

Phase 1 Environmental Site Assessment with Visual Asbestos Survey

519, 525 and 529 E. Cherry Street (Family Violence Center)

Date of Report: July 1, 2010

Assessment Funding: ARRA Petroleum Grant

Acres: approximately 0.68

Site Background

Environmental Works, Inc. (EWI) conducted a Phase I Environmental Site Assessment (ESA) of the properties located at 519, 525 and 529 E. Cherry Street in downtown Springfield, Missouri. The subject property currently consists of two tracts of land occupied by a domestic violence non-profit agency since approximately 1994. The eastern tract is occupied by an office and residential buildings. The western tract is occupied by an office building with an attached communal services building. From 1937 to 1994, the subject property was utilized as nursing homes, residences and an apartment complex. The Site consisted of several single-family residences prior to 1937.



Findings

An underground storage tank (UST) was reportedly removed north of the residential building at the Site in the early 1990s. No additional documentation was identified regarding this UST and its contents are unknown. Reportedly, this tank was associated with a service station located on the adjoining property to the east. Based on the lack of documentation regarding its removal, this facility represents a Phase I recognized environmental condition (REC) for the subject property.



The south portion of the adjoining property to the east (533 South Kimbrough Avenue) was occupied by a filling station from the early 1930s to the late 1970s. The Environmental Data Resources, Inc. (EDR) report notes that four USTs were removed from this property in 1992. They include a 1,000-gallon UST that contained an unspecified substance; two 2,000-gallon empty USTs and a 6,000-gallon empty UST. Additional information in the EDR report indicates the larger tanks previously contained gasoline, a 560-gallon waste oil UST was also onsite, and the tanks were "closed in place". The EDR report further states the Missouri Department of Natural Resources (MDNR) issued a no further action (NFA) letter for these tanks in June 1992. These



tanks were steel and their installation dates are unknown. The registered owner stated the tanks were removed and taken offsite. These tanks were removed/closed prior to the 1998 standards for tank protection and spill prevention. According to the Sanborn Fire Insurance Maps reviewed during this assessment, three gasoline tanks were utilized south of the original gasoline station near Cherry Street. No additional documentation was identified regarding these tanks. Due to the age of this facility, the potential exists for a previous generation of tanks to be located onsite. This facility is also listed on the Missouri Petroleum Storage Tank Insurance Fund (MPSTIF) database under ST0013232, which indicates it may be eligible for coverage of past releases prior to 1993 under Missouri House Bill 251. Based on this information and their proximity to the Site, this facility represents a Phase I REC for the subject property.

The adjoining property to the southeast (across Cherry Street at 601 South Kimbrough Avenue) was occupied by a gasoline station from approximately 1933 to 1970. According to the historical research conducted during this assessment, three gasoline tanks were utilized east of the gasoline station, near Kimbrough Avenue. No additional documentation was identified regarding these tanks and it is unknown whether they were aboveground or underground. This property is listed on the MPSTIF database as vacant and addressed as 601 Kimbrough Avenue (ST5016562). Its presence in the database indicates it may be eligible for coverage of past releases prior to 1993 under Missouri House Bill 251. Based on its proximity to the Site and lack of documentation regarding the removal of its tanks, this facility represents a Phase I REC for the subject property.

EWI conducted a visual asbestos survey in order to identify possible asbestos containing materials (ACMs). Suspect ACMs observed at the Site include: ceiling tiles; painted textured walls, ceilings and piping; vinyl sheet flooring; vinyl floor tiles and piping insulation. Sampling and analysis of these materials would be necessary in order to determine the asbestos content of these items, if any.