

Phase 1 Environmental Site Assessment with Visual Asbestos Survey

520 W. Olive St. (Artifacts Warehouse)

Date of Report: April 22, 2010

Assessment Funding: EPA Brownfields Petroleum Assessment Grant

Acres: 0.71

Site Background

Environmental Works, Inc. (EWI) conducted a Phase I Environmental Site Assessment (ESA) of the property located at 520 West Olive Street in downtown Springfield, Missouri. The subject property has been commercially developed since approximately the 1890s. The building onsite was constructed in approximately 1972 and was occupied by a drug company until 2000. Since 2000, the Site has been utilized as office space, lofts, pottery storage, an enclosed parking area and a warehouse for a mailing service. The Site appears to have been temporarily vacant prior to 1972 and in the late 1950s. In the 1960s, a petroleum transport and oil company occupied the Site southwest of the current building. From approximately 1910 to the late 1950s, the northeast portion of the Site was occupied by the hotels of various names. The remaining portions were occupied by an auto repair (approximately 1950 to 1957), retail including a used car dealer (1941), restaurants and residences. In the 1930s, a coal yard occupied the southern portion of the subject property. Two transfer companies occupied portions of the Site from approximately 1926 to 1931. Prior to 1910, the subject property was residential.



Findings

A petroleum transport and oil company operated in the west portion of the Site (southwest of current building) in the 1960s. The extent of their activities is unknown. No definitive information regarding the installation or removal of tanks at this facility was identified. Based on the nature of the company, the potential exists for these activities to have adversely environmentally impacted the subject property. This is a recognized environmental condition.

A coal yard occupied the adjoining property to the south in the 1930s and also occupied the southern portion of the subject property during that time. It is unknown how long this facility operated. The potential exists for contaminants associated with these activities to be present and to have adversely environmentally impacted the subject property. This is a recognized environmental condition.

Two gasoline USTs were reportedly removed from the adjoining property to the north and northeast. No additional documentation was identified regarding these USTs. Based on their proximity to the Site and lack of documentation regarding their removal, the potential exists that these tanks have adversely environmentally impacted the subject property. This is a recognized environmental condition.

A coal yard occupied the west portion of the adjoining property to the north in the early 1900s. It is unknown how long this facility operated. The potential exists for contaminants associated with these activities to be present and to have adversely environmentally impacted the subject property. This is a recognized environmental condition.

A filling station occupied the west-southwest portion of the adjoining property to the south from approximately the early 1930s to the late 1950s. According to the historical research conducted during this assessment, three gasoline tanks were utilized by this property at the corner of Main Avenue and College Street. No additional documentation was identified regarding these tanks. It is unknown whether the tanks were aboveground or underground. Based on their proximity to the Site and lack of documentation regarding their removal, the potential exists that these tanks have adversely environmentally impacted the subject property. This is a recognized environmental condition.

A service station occupied a portion of the adjoining property to the west (across Main Street) from the early 1930s to the early 1970s with a tire exchange also present until the late 1940s. According to the historical research conducted during this assessment, two gasoline tanks were utilized by this property along Main Avenue. No additional documentation was identified regarding these tanks. It is unknown whether the tanks were aboveground or underground. Based on their proximity to the Site and lack of documentation regarding their removal, the potential exists that these tanks have adversely environmentally impacted the subject property. This is a recognized environmental condition.

A transfer and storage facility occupied the adjoining properties to the north, from approximately the late 1920s to 2002 with a service/filling station present in the western portion of this property from the late 1920s to 1950, approximately. According to the historical research conducted during this assessment, three gasoline tanks were utilized by this property near Olive Street. No additional documentation was identified regarding these tanks. It is unknown whether the tanks were aboveground or underground. EWI has knowledge that a limited subsurface investigation was conducted on this property in 2004, and that no chemicals of concern were detected above applicable regulatory default target levels. This is a historical recognized environmental condition.

Suspect ACMs observed at the Site includes plastered walls and ceilings, vinyl sheet flooring and ceiling tiles. Sampling and analysis of those materials would be necessary in order to determine the asbestos content of these items, if any.