

Phase 1 Environmental Site Assessment

527/535 W. Walnut Street and 521 W. McDaniel Street

Date of Report: August 9, 2012

Assessment Funding: EPA Brownfields Assessment Grant

Acres: approximately 0.87 total

Site Background

Seagull Environmental Technologies Inc. conducted a Phase I Environmental Site Assessment (ESA) of the 527/535 W. Walnut Street and 521 W. McDaniel Street site located in Springfield, MO. The Phase I ESA was requested by the City of Springfield and EmmLott, LLC (prospective purchaser). The purpose of the Phase I ESA is to identify recognized environmental conditions (REC) in association with the subject property, and to identify the nature of contamination and the risks posed by the contamination, if present.

The site, comprised of three adjacent parcels of land in downtown Springfield, together encompass approximately 0.87 acre bounded by S. Main Street to the west, W. Walnut Street to the south, S. Market Avenue to the east, and W. McDaniel Street to the north. The parcels that comprise the subject property are:

1. 535 W. Walnut Street property, approx 0.34 acre
2. 527 W. Walnut Street property, approx 0.17 acre
3. 521 W. McDaniel Street property, approx 0.36 acre

The subject property is currently owned by Bob Menzie, except for the 527 W. Walnut Street property, which is currently owned by Ken Boyer. Mr. Menzie stated during the Phase I ESA site reconnaissance that he has had a Contract for Deed on the 527 W. Walnut Street property for over 15 years, and during that time period he has managed the property for a variety of uses. The 535 W. Walnut Street the 521 W. McDaniel Street properties have been operated by Mr. Menzie as part of an automotive paint and body shop business (Menzie's). The 527 W. Walnut Street property currently contains a small building that was last operated as a small restaurant; a small storage garage is also located on the property. Historical documents indicate that the site has been developed since at least the 1930s. Previously, various buildings that were used for commercial and residential purposes have been located on the subject property.

Findings

The following significant findings were identified from review of historic records, environmental database review, site reconnaissance, or interviews:

- Interviews with the current property owner and records review determined the subject property (535 W. Walnut and 521 W. McDaniel Street, in particular) is currently and has historically (dating back to the early 1970s) been operated as an automobile repair business. Historical use

for automotive repair poses a REC to the subject property.

- A review of Sanborn® maps identified commercial and industrial businesses located at surrounding properties dating back to the early 1900s. These former facilities (filling stations, drycleaning businesses, and automotive repair facilities, in particular) could be potential sources of contamination, if releases of hazardous materials or wastes occurred; therefore, they pose RECs to the subject property.
- During site reconnaissance activities, it was determined asbestos-containing materials (ACM) and lead-based paint (LBP) were likely present at/in buildings located on the subject property. The presence of ACM and LBP is of environmental concern.
- During the site reconnaissance, various automotive-related chemicals and paints were determined to be present inside the 535 W. Walnut Street and 521 W. McDaniel Street buildings. Those buildings are still currently in operation for automotive maintenance. Additionally, electrical ballasts that potentially contain polychlorinated biphenyls (PCB) remain in the site buildings.

Recommendations

Based on the identification of these RECs and other issues of concern, Seagull provides the following recommendations:

- A Phase II ESA of the subject property should be performed to determine if historical operations at the site (and at surrounding properties) have resulted in impacts to soil and groundwater. In particular, samples should be collected from the 535 W. Walnut and 521 W. McDaniel Street properties, where automotive repair activities have primarily been conducted. Soil and groundwater (if encountered) samples should be collected and analyzed for contaminants commonly associated with industrial activities, including petroleum products.
- If future plans for the site buildings include renovation/demolition activities, then asbestos inspections should be completed. Future demolition or renovation of building materials determined to contain ACM (including abatement and disposal activities) should be conducted in accordance with applicable local, state, and federal regulations. An inspection of the site buildings for LBP may be warranted if future plans involve renovation; however, a discussion of the building plans should be discussed prior to conducting a LBP inspection.
- Chemical products currently remaining inside the site buildings should be removed for proper use or disposal prior to property transfer. PCB-containing ballasts located inside the site buildings should be removed for proper use or disposal prior to demolition and/or renovations.