

# Phase 2 Environmental Site Assessment

## 635 E. Trafficway (Sears Warehouse)

Date of Report: October 1998

Assessment Funding:

Acres: 1.45

### Site Background

A warehouse on the property was constructed in 1955 and has been used for a warehouse by Sears since that time. The warehouse is still used by Sears but is no longer the primary warehousing facility in Springfield.



A [Phase I Environmental Assessment](#) revealed evidence of a recognized environmental condition in connection with the Property, that is:

1. There were two underground storage tanks (USTs) located in the Property. A gasoline UST was removed in the mid-1980's and a used oil UST is still located on the west side of the Property along North Gage Street. There is potential for historical petroleum releases at the USTs, pump island, and product pipelines from filling, product transfers, spills and corrosion leaks that could impact soils and groundwater of the Property.
2. Potential asbestos containing materials have been detected in piping and boiler insulation and floor tiles at several locations in the Sears Warehouse. Samples of potential asbestos containing materials need to be collected to confirm the composition of these materials.

### Findings

1. The existing waste oil UST should be permanently closed by removal to comply with MDNR regulations. MDNR UST regulations require that the UST be registered and a closure notification submitted prior to removal. Removal of the USTs should be in accordance with MDNR's document entitled Underground Storage Tank – Closure Guidance Document.
2. For the former gasoline UST north of the east loading dock extension, borings could not be placed in the former UST pit because of the shallow bedrock depth. A soil sample that was downgradient of the former UST had no petroleum contamination above MDNR cleanup levels and could be considered clean. No groundwater was encountered during placement of borings anywhere on the Sears Warehouse property.
3. The 12-inch square floor tile on the south side of the restrooms, the boiler packing, the pipe run insulation, and the mudded elbow joints tested positive for asbestos content.