

Phase 1 Environmental Site Assessment

717 W. State Street

Date of Report: March 18, 2014

Assessment Funding: EPA Brownfields Assessment Grant

Acres: 0.3

Site Description

Seagull Environmental Technologies, Inc. conducted a Phase I Environmental Site Assessment (ESA) of the 717 W. State Street site in Springfield, MO. The site contains a three-story building on a 0.3-acre property. The Phase I ESA was requested by the City of Springfield. Seagull conducted this Phase I ESA in accordance with the Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, American Society for Testing and Materials designation E 1527-13, and otherwise in compliance with EPA's "All Appropriate Inquiries" Rule ("AAI Rule") (40 Code of Federal Regulations [CFR] Part 312). 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 subject property is currently owned by the City of Springfield. The subject property contains a three-story building, which encompasses approximately 6,070 square feet of floor space, not including the basement. The building is split into six apartment units. The building is currently vacant. Additionally, the subject property contains a gravel driveway on the west portion of the site and a grass-covered area on the north portion of the site. Historic use of the site building as residential apartments dates back to at least 1933. In addition, a residential dwelling was also located at the site from the early 1900s through at least 1933. Currently (and historically), the area surrounding the subject property is (and has been) primarily occupied by residential housing.

Findings

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

- During site reconnaissance activities, it was determined a heating oil underground storage tank (UST) remains at the site. The UST is thought to be approximately 300 gallons in size. An inspection of the UST in December 2013 determined it contains approximately 1 foot of heating oil/water. The UST is not used for any purpose at the site and is not connected to the site building. No other information associated with the UST is available. The presence of the UST and heating oil that remains inside the tank pose a REC to the subject property based on a threat of release.
- Asbestos-containing materials (ACM) and lead-based paint (LBP) are likely present at/in the 717 W. State Street building. The presence of ACM and LBP is of environmental concern.

Recommendations

Based on the identification of the REC and environmental issues, Seagull provides the following recommendations:

- Since the UST is not used for any purpose, Seagull recommends the UST be removed and properly disposed of. This would include removal/disposal of heating oil/water that currently 7.0 remains in the UST. Heating oil USTs are not regulated by the Missouri Department of Natural Resource (MDNR); therefore, there is no required closure protocol. However, to properly document removal of the UST, Seagull recommends generally following MDNR closure regulations. Collection of soil samples from the UST excavation is recommended to confirm no threats remain.
- If future plans for the site building include renovation/demolition activities, then an asbestos inspection 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 building for LBP may be warranted if future plans involve renovation; however, a discussion of building plans should be discussed prior to conducting a LBP inspection.