

Phase 1 Environmental Site Assessment

Multiple Tracts Near 909 E. Trafficway (Tri States/Whitely)

Tri-States/Whitely Property Summary		
Tract Number	Address	Size (acres)
6A	909 E. Trafficway	1.17
6B	None	0.12
6C	405 & 411 N. Sherman	1.44
6D	325 & 327 N. Dollison	1.42
6E	301 & 323 N. Dollison	1.39
6F	723 & 725 E. Trafficway	0.14

Date of Report: June 1998

Assessment Funding:

Acres: 5.68 total

Site Background

A Phase I environmental site assessment was performed on the properties listed below. The assessment revealed potential contamination, as described.



909 E. Trafficway – A three story building containing 33,190 square feet, constructed in 1959 of steel and reinforced concrete. The building is used for laundry operations. Dry cleaning operations using perchloroethylene (perc) were performed on the 2nd floor mezzanine area until around 1985. Historically used only for laundry operations.

301 N. Dollison – A one story building constructed in 1965 with 8,850 square feet known as the Colonial building. Formerly used for commercial operations for linens, towels, and mops. The building was empty at the time of the assessment. Historically used only for laundry operations, no drycleaning.

323 N. Dollison – A one story building constructed in 1967 with 17,500 square feet known as the Arwood building. Used for commercial laundry operations, including clothing, linens, towels, floor mats, and mops. A warehouse is attached to the building and used to store cleaning supplies and other materials. Historically used only for laundry operations, no drycleaning.

325 N. Dollison – A one story building constructed in 1962 with 3,800 square feet. The building is used as a vehicle maintenance garage and includes two bays with overhead doors. The building is connected to the 323 Dollison building and was historically used for laundry

operations (not drycleaning), according to the report.

327 N. Dollison – A one story, prefabricated metal-sided building with 2,400 square feet used for storage. Outside of this building is a fenced area used as a “bone yard” for cleaning equipment and other parts.

405/411 N. Sherman – Two story buildings with a basement on the west end with a total of 19,500 square feet. These were the original buildings on the property and house office space, leased office space, and the Queen City Cleaning Supplies business. The Queen City Cleaning Supplies business is a wholesaler of cleaning materials and supplies. The building is used to store cleaning materials. The original portion of the 411 building was constructed in the late 1800’s and early 1900’s. Many businesses have been housed in these buildings including the Springfield Creamery, O’Reilly Automotive, and the Webster Oil Company.

723/725 E. Trafficway – Two one story, attached buildings with a total area of 2,300 square feet that have been used for various retail and commercial operations including a ServRite Dry cleaners.

411 N. Sherman – Historical presence of a tank farm, former underground storage tanks, and dark petroleum-like stains on the stone basement walls of the building suggest the possibility of historic petroleum releases.

909 E. Trafficway – There is the potential that during historical dry cleaning operations, spent perc (dry cleaning fluid) was disposed in the yard areas of the facility and could have impacted soils and groundwater.

723/725 E. Trafficway – There is the potential that during historical dry cleaning operations, spent perc (dry cleaning fluid) was disposed in the yard areas behind the building and could have impacted soils and groundwater.

323 N. Dollison – There is the potential that historical dumping practices of drums and petroleum fluids could have impacted soils and groundwater in this area.

301 and 323 N. Dollison – The potential exists for the presence of asbestos containing materials in these buildings. A comprehensive asbestos evaluation for all buildings on these and the other properties has not been performed.

The environmental consultant recommended a Phase II Environmental Assessment be completed, focusing on potential contamination from the former petroleum tank farm location, former underground storage tank locations, and potential spent dry cleaning fluid (perc) disposal areas. In addition a comprehensive asbestos evaluation was recommended for all buildings on these properties.

Findings

In the former bulk oil tank farm area, petroleum hydrocarbon contamination was determined to be approximately 90 feet by 120 feet with an average depth of 10 feet located on the west and south side of the 405 N. Sherman office building. The former bulk oil tank farm was never registered with MDNR since it existed prior to most environmental regulations. The property could be enrolled in the Missouri Department of Natural Resources Voluntary Clean-up Program for clean-up.

In the former underground storage tank and fuel pump area on the east side of the 301 N. Dollison building, petroleum hydrocarbon contamination was detected. An area approximately 20 feet by 30 feet and 10-feet deep is impacted. The site may be eligible for the Missouri Petroleum Storage Tank Insurance Fund.

Asbestos containing materials were detected in the Tri-States/Whitely buildings including linoleum and floor tile in the 301 N. Dollison building; floor tile and transite window panels in the 323 N. Dollison building; floor tile in the 405/411 N. Sherman building; linoleum in the 723/725 E. Trafficway building; and pipe joints, pipe insulation, and floor tile in the 909 E. Trafficway building.