

Phase 1 Environmental Site Assessment

1432 W. College Street

Date of Report: March 21, 2012

Assessment Funding: EPA Brownfields Assessment Grant

Acres: Approximately 0.27 acre

Site Background

Seagull Environmental Technologies Inc. (Seagull) was tasked by the City of Springfield–Planning and Development Department to conduct a Phase I Environmental Site Assessment (ESA) of the 1432 W. College St. site located in Springfield, Missouri. The 0.27-acre site is located southeast of the W. College St. and North Nettleton Ave. intersection. The Phase I ESA was requested by the City of Springfield. 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 LE Enterprises LLC, which is Mr. Lloyd Eckley. The site is bordered to the north by W. College Street, to the west by the vacated North Nettleton Avenue, to the south by Jordan Creek, and to the east by a vacated property. The subject property contains a single-story building, which is approximately 600 square feet (ft²) in size. A small carport is also located at the site. The north portion of the property is covered by asphalt and gravel, and the southern portion of the property is primarily covered by grass. A fence surrounds the property. The subject property is currently used by the Eckley family for dog breeding purposes. Additionally, the subject property is used for storage of boats/trailers and miscellaneous materials. Historical documents indicate that the site has been developed since the 1930s and was formerly used for commercial purposes. The area surrounding the site is primarily a mix of industrial and commercial properties.

Findings

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

- The adjacent property to the east of the subject property is currently enrolled in the Missouri Department of Natural Resource (MDNR) Voluntary Cleanup Program (VCP). A remedial action to address petroleum-related contamination in soil as a result of historic releases from underground storage tanks formerly located at the property is currently planned to be completed by the City of Springfield by the end of summer 2012. That adjoining property is identified as the Smith Starter site in the MDNR Leaking Underground Storage Tank (LUST) database. The Smith Starter site was added to the MDNR LUST database in 2002, and MDNR determined no further action was needed for the site in 2006. Past actions at the site have included several investigations that involved collection of soil and groundwater samples. The Smith Starter site is identified as the Ehlers Property in the MDNR VCP database. The Smith

Starter (or Ehlers Property) site does not pose a REC to the subject property based on historical investigation results and its current regulatory status. However, based on the past activities and findings, this property does pose a historical REC 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 the 1432 W. College St. building. The presence of ACM and LBP is of environmental concern.

Recommendations

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

- If future plans for the 1432 W. College St. building include renovation/demolition activities, then asbestos and LBP inspections should be completed. Future demolition or renovation of building materials determined to contain ACM and/or LBP (including abatement and disposal activities) should be conducted in accordance with applicable local, state, and federal regulations.