

Phase 1 Environmental Site Assessment

3563 and 3657 W. Nichols Street

Date of Report: November 5, 2010

Assessment Funding: EPA Brownfields Assessment Grant

Acres: approximately 24

Site Background

Seagull Environmental Technologies Inc. conducted a Phase I Environmental Site Assessment of the 3563 and 3657 West Nichols Street site located in Springfield, Missouri. The subject property, which is approximately 24 acres in size, is located west-northwest of the intersection of Highway 160 (also identified as the West Bypass) and West Nichols Street, near the western edge of Springfield. The site is comprised of two parcels of land that are both currently owned by Commercial Metals Company (CMC). Those are (1) the 3563 West Nichols Street property, referred to as the east parcel, and (2) the 3657 West Nichols Street property, referred to as the west parcel. The 3563 West Nichols Street property is approximately 12.09 acres in size, and the 3657 West Nichols Street property is approximately 12.03 acres in size.

The subject property is currently owned by CMC and is inactive. The east parcel was formerly occupied by Nichols Street Auto Salvage. An office building and several salvage-and storage-related buildings remain at the site. In addition, several tractor trailers (empty) that belong to CMC are also located at the site. The north portion of the east parcel was used for staging scrap vehicles. No vehicles remain on the north portion of the east parcel, which is now a grass-covered field. The west parcel contains a vacant residence, several outbuildings, and grass fields on the east and north portions. The west parcel has historically been occupied by a residence, and the grass fields have periodically been used for livestock grazing. A small area containing scrap vehicles is located on the southeast corner of the west parcel. The area surrounding the site is a mix of residential, commercial, and industrial properties. A railroad corridor borders the site to the north, a salvage yard borders the site to the east, commercial/industrial businesses border the site to the south (beyond West Nichols Street), and an automobile repair shop and construction yard border the site to the west. Private residences are also sporadically located in the surrounding area.

Findings

The following significant findings were identified from records review, interviews, or site reconnaissance:

- Records review and interviews with the current property owner (CMC) determined that the east parcel of the subject property (3563 West Nichols Street) was previously operated as an automobile salvage yard. Historical records indicate the east parcel was occupied by Nichols Street Auto Salvage from at least 1978 to 2005, although the exact time period of operation is not known. Historical use of the east parcel as an automobile

salvage yard poses a REC to the subject property.

- During the site reconnaissance, the west parcel (3657 West Nichols Street) was found to contain an area of scrap automobiles. Those automobiles are located in the southeast portion of the west parcel. The scrap vehicles pose a REC to the subject property based on their potential to release petroleum products or heavy metals to the surface soil.
- During the site reconnaissance, chemicals were found to remain inside buildings located on the east parcel of the subject property. Those materials included paints, solvents, pesticides, herbicides, fuel, and oil (including waste oil). The majority of the chemical and petroleum products were located in a former office/workshop and attached storage shed. The presence of those materials pose RECs to the subject property based on a threat of release.
- During site reconnaissance activities, it was determined asbestos and lead-base paint (LBP) were likely present at the site. Building materials thought to contain asbestos-containing materials (ACM) and LBP were identified in buildings located on both the east and west parcels on the subject property. The presence of ACM and LBP is of environmental concern.

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. Soil and groundwater samples should be collected from the subject property. In particular, samples should be collected from areas where salvage yard activities were conducted and automobiles were staged. Those locations include the entire east parcel and the southeast portion of the west parcel where scrap vehicles currently remain. Samples should be analyzed for contaminants commonly associated with salvage yards-including volatile organic compounds (VOC), polynuclear aromatic hydrocarbons (PAH), total petroleum hydrocarbons (TPH), and metals.
- Hazardous materials and petroleum products located in the buildings on the east parcel should be removed for proper use or disposal.
- If future plans for the buildings located at the site include renovation/demolition activities, then asbestos and LBP inspections should be completed. Future demolition or renovation of the buildings/structures determined to contain ACM and/or LBP (including abatement and disposal activities) should be conducted in accordance with applicable state and federal regulations.