



Seagull Environmental Technologies, Inc.

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

424 East Commercial Street Site

Date of Report: July 24, 2015

Acres: Approximately 0.28 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 424 East (E.) Commercial Street site in Springfield, Missouri. The subject property encompasses 0.28 acre and contains one two-story building, part of a grass-covered children’s park, and part of a gravel parking lot. The site will hereafter be referred to as the “subject property” or “site.”

The site is bordered to the north by E. Commercial Street, to the west by the former Hotel Missouri, to the south by E. Blaine Street, and to the east by the Fresh Start Kid’s Park and a gravel parking lot. The subject property contains a two-story building, which contains three storefronts. The far west storefront is occupied by Bill’s Place, a day shelter and outreach center for the homeless. The other two storefronts are operated by The Kitchen, Inc. and utilized as storage for furniture, clothing, and toy donations. Additionally, the western portions of the Fresh Start Kid’s Park and gravel parking lot are included in the subject property. Historical documents indicate that the site has been developed since the at least 1884 and was formerly used for commercial purposes. The area surrounding the site is primarily occupied by commercial properties, with some residences beyond.

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

- A review of Sanborn[®] maps identified several filling stations and an above ground gasoline tank near the site from 1933 to 1963. Releases from storage tanks (underground or above ground) associated with the filling stations and from the other above ground gasoline tank may have occurred. Additionally, Sanborn[®] maps identified a steam laundry business and auto repair shop that operated at the site in 1910 and 1933, respectively. Solvents and other hazardous substances

associated with these businesses may have been released during operation and pose a REC to the subject property.

- A review of environmental databases identified a Leaking Underground Storage Tank (LUST) site and a historic automobile filling and service station near the subject property. Releases from storage tanks (underground or above ground) and past activities associated with the filling and service station may have occurred. The UST at the LUST site, Bicycles & More, was removed on May 31, 1995, and the site was archived. The Bicycles & More site does not pose a REC to the subject property based on its current regulatory status; however, this property does pose a historical REC (HREC) 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 subject property. The presence of ACM and LBP is of environmental concern.
- Electrical ballasts that potentially contain polychlorinated biphenyls (PCB) remain in the site buildings and are of environmental concern.

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

- A Phase II ESA should be conducted to determine to what extent, if any, historical operations at the site (and at surrounding properties) have resulted in impacts to soil and groundwater. Soil and groundwater (if encountered) samples should be collected and analyzed for contaminants commonly associated with filling stations and industrial activities.
- If future plans for the site building includes renovation/demolition activities, then asbestos inspections 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 buildings for LBP may be warranted if future plans involve renovation; however, a discussion of the building plans should occur prior to conducting a LBP inspection.
- Electrical ballasts possibly containing PCBs are located throughout the site buildings. Prior to changing/removing those ballasts, they should be inspected to determine if PCBs are present and then properly disposed of.