



## **Seagull Environmental Technologies, Inc.**

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### **PHASE I ENVIRONMENTAL SITE ASSESSMENT**

#### **434-450 East Commercial Street Site**

**Date of Report:** July 24, 2015

**Acres:** Approximately 0.21 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 434-450 East (E.) Commercial Street site in Springfield, Missouri. The subject property encompasses 0.21 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 southwest of the E. Commercial Street and North (N.) Benton Avenue intersection. The site is bordered to the north by E. Commercial Street, to the east by N. Benton Avenue, to the south by E. Blaine Street, and to the west by the Fresh Start Kid’s Park and a gravel parking lot. The subject property contains a two-story building, which contains several storefronts. The 1<sup>st</sup> floor is partially vacant and used for storing donated furniture and appliances. The 2<sup>nd</sup> floor is vacant, with the central portion of the floor removed, resulting in a partially complete atrium. Additionally, the eastern 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 Historical documents indicate that the site has been developed since at least 1884 and was formerly used for commercial and residential purposes.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<sup>®</sup> maps identified several filling stations and an aboveground gasoline tank present 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<sup>®</sup> maps identified two steam laundry businesses and two auto repair shops, which operated on 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 building 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 building. Prior to changing/removing those ballasts, they should be inspected to determine if PCBs are present and then properly disposed of.