



Seagull Environmental Technologies, Inc.

121 NE 72nd Street
Gladstone, Missouri 64118
www.seagullenvirotech.com

PHASE I ENVIRONMENTAL SITE ASSESSMENT

1500 West College Street Site

Date of Report: June 9, 2015

Acres: Approximately 1.09 acres

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 1500 West (W.) College Street site in Springfield, Missouri. The subject property encompasses 1.09 acres and contains a railroad track, storage building, former feed mill, asphalt parking area, concrete slab, and vacant grass lot. The site is currently owned by James A. Hawkins.

The site is southeast of the South (S.) Kansas Expressway and W. College Street intersection. The site is bordered to the north by W. College Street, to the west by S. Kansas Expressway, to the south by a tank storage area and a construction/renovation company, and to the east by the vacated North Nettleton Avenue. The subject property contains a single-story storage building and a three-story former feed mill building with a full basement. Both of the site buildings are currently vacant. James Hawkins has owned the property since 1968. A feed mill operated at the site from 1939 to 1999. Several bulk oil stations and filling stations have been located near the subject property.

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

- A review of Sanborn[®] maps identified a filling station adjacent to the west of the site until at least 1933. Storage tanks (underground or above ground) associated with the filling station may have resulted in a release of potentially hazardous substances.
- During site reconnaissance activities, it was determined asbestos-containing materials (ACM) and lead-based paint (LBP) were likely present at/in buildings located on the subject property. The presence of ACM and LBP is of environmental concern.

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

- A Phase II ESA of the subject property should be performed to determine if 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 industrial activities, including petroleum products.
- If future plans for the site buildings include 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.