



Seagull Environmental Technologies, Inc.

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

PHASE I ENVIRONMENTAL SITE ASSESSMENT

420 East Commercial Street Site

Date of Report: July 23, 2015

Acres: Approximately 0.22 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 420 East Commercial Street site in Springfield, Missouri. The subject property encompasses 0.22 acre and is comprised of a four-story building that was formerly a hotel. The site is currently owned by The Kitchen, Inc. The Kitchen, Inc. has owned the property for 30 years.

The site is in a commercial business district north of downtown Springfield. The site is comprised of a four-story building on a 0.22-acre parcel of land. The site is bordered west by a two-story building owned by The Kitchen, Inc., north by E. Commercial Street, east by a non-profit donation center and a public sidewalk, and south by E. Blaine Street. Currently, the basement and first floor of the four-story building is being used for storage and office space by The Kitchen, Inc. The remaining floors of the building are unoccupied. The Kitchen, Inc. had previously used the building as a shelter for the homeless. The exact date of construction for the site building is unknown; however, historical documents indicate the property has contained a building (hotel) since at least 1884. Filling stations and laundry cleaning businesses were near the site from 1933 to 1963.

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 south of the site from 1933 to 1963. Storage tanks (underground or above ground) associated with the filling station may have resulted in a release of potentially hazardous substances. Additionally, Sanborn[®] maps identified steam laundry businesses and auto repair shops near the site. Solvents and other hazardous substances associated with these businesses may have been released during operation.

- The environmental database search identified a leaking underground storage tank (LUST) site and historic automobile filling/service stations near the subject property. Potential releases from storage tanks (underground or aboveground) and past activities associated with the filling and service stations may have involved petroleum products or hazardous substances; however, based on topography, estimated groundwater flow direction, and/or current regulatory status, those sites do not pose REC's to the subject property. 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, based on the past activities and findings, 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 420 E. Commercial Street building. The presence of ACM and LBP is of environmental concern. Electrical ballasts possibly containing polychlorinated biphenyls (PCB) 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.

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 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 building 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 building 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.