



Seagull Environmental Technologies, Inc.

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

420 East Blaine Street Site

Date of Report: July 23, 2015

Acres: Approximately 0.57 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 (E.) Blaine Street site in Springfield, Missouri. The subject property encompasses 0.57 acre and is comprised of a single-story building (approximately 9,200 square feet), small asphalt parking lot, children’s playground, and grass-covered area. The site is currently owned by The Kitchen, Inc. The Kitchen, Inc. has owned the property for approximately 25 years.

The site is in a commercial business district north of downtown Springfield. The site is comprised of the eastern portion of a parcel identified as 1720 North Jefferson Avenue on the Greene County Assessor’s website. The site is bordered north by E. Blaine Street, south by E. Pacific Street, east by a small warehouse, and west by an office building (1720 N. Jefferson Avenue). The site building is currently used for storage (food, water, blankets, etc.) and office space by The Kitchen, Inc. Portions of the site building had previously been used as a daycare (the playground was used during daycare operations). Reportedly, the daycare closed 1 year ago. Historical documents indicate that the subject property contained a garage/filling station since at least 1933 through 1963.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 development at the site and surrounding properties since at least 1884. The Sanborn® maps also identified an auto garage/filling station on the subject property from at least 1933 to 1963. Surrounding properties in close proximity to the site also contained filling stations. Releases from storage tanks (underground or aboveground) associated with the filling stations at the site and surrounding properties may have occurred.

- 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. Blaine 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 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 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.