



Seagull Environmental Technologies, Inc.

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

640 West Walnut Street Site

Date of Report: April 19, 2016

Acres: Approximately 0.27 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 640 West (W.) Walnut Street site in Springfield, Missouri. The site encompasses two parcels of land that total 0.27 acre, west of downtown Springfield. The addresses associated with the two parcels are 640 W. Walnut Street (north parcel) and 410 South (S.) Grant Avenue (south parcel). Both parcels are owned by Mr. Nick Sibley. The south parcel has historically contained of a residential dwelling since at least 1902. The north parcel has contained a gasoline and auto service station since at least the 1950s.

The subject property encompasses two parcels of land that total 0.27 acre, west of downtown Springfield. A 1,260- (ft²) single-story commercial building (with an overhead garage door) is present on the north parcel, and a 1,064-ft² single-story residential dwelling is present on the south parcel. The north parcel also has a concrete area that surrounds the commercial building on the north, west, and south sides. The site is bordered north by W. Walnut Street and commercial businesses, west by S. Grant Avenue and residences, south by residences, and east by an apartment building and residences. The subject property is owned by Mr. Nick Sibley. The commercial building is currently unoccupied, and the residential dwelling is occupied. A review of historical records determined that the subject property contained a gasoline filling station and auto service garage on the north parcel, and a residential dwelling on the south parcel.

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

- A review of historical documents — Sanborn® maps and city directories in particular — identified an auto service/filling station on the subject property and at nearby properties. Historic operation of these businesses could be potential sources of contamination if releases of petroleum products or hazardous wastes occurred; therefore, they pose RECs to the subject property.
- The address associated with the north portion of the subject property (at 640 W. Walnut Street) was identified in the UST and SPILLS environmental databases searched by EDR. Based on current regulatory status, the listing of the 640 W. Walnut Street site in the SPILLS database does not pose a REC to the subject property. According to environmental records reviewed, two 2,000-gallon USTs were removed from the northwest portion of the subject property in 1996. A letter recommending NFA was issued by MDNR and provided to the property owner in 1997. It should be noted that no samples were collected from the north portion of the subject property (where product piping may have been present). It is possible that a release of petroleum-related contaminants may have occurred via failure of product piping in that area, posing a REC to the site.
- During site reconnaissance activities, a 55-gallon drum potentially containing waste oil, and petroleum-stained surfaces were observed at the rear of the commercial building on the north parcel of the subject property. The presence of the 55-gallon drum and petroleum-stained surfaces are indicative of spillage during activities at the former auto service garage. The indication that spillage of waste oil occurred at the site during previous operation of the auto service garage poses a REC to the site.
- It was determined that ACM and paint-covered surfaces containing LBP are likely present at/in the buildings on the subject property. The presence of ACM and LBP is of environmental concern. Based on the preliminary identification of suspect materials, a subsequent asbestos and/or LBP inspection may be required to characterize these materials. Future renovation (including abatement and disposal activities) that could disturb ACM or LBP should be conducted in accordance with applicable local, state, and federal regulations. Additionally, electrical ballasts possibly containing PCBs were identified in the commercial building at the site. 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 the RECs environmental issues, Seagull provides the following recommendations in connection with the subject property:

- 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 building for LBP may be warranted if future plans involve renovation.

- Electrical ballasts possibly containing PCBs are located in the commercial building at the site. Prior to changing/removing those ballasts, they should be inspected to determine if PCBs are present and then properly disposed of.