



Seagull Environmental Technologies, Inc.

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

PHASE I ENVIRONMENTAL SITE ASSESSMENT

519 and 525 Cherry Street

Date of Report: April 29, 2016

Acres: Approximately 0.34 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 519 and 525 East (E.) Cherry Street site in Springfield, Missouri. The site contains three buildings (519, 525, and 529 E. Cherry Street) that are located on a 0.34-acre property in downtown Springfield. The site will hereafter be referred to as the “subject property,” or “site.” The subject property is currently owned by Lisa Farmer and future plans are to potentially demolish the buildings on the site.

The site contains three buildings: the building at 519 E. Cherry Street is the administration building; the building at 525 E. Cherry Street is the office for case workers; and the building at 529 E. Cherry Street is the housing portion of the property. Additionally, the subject property contains an asphalt-covered surface parking lot on the northwest portion of the site. The area surrounding the site is primarily occupied by commercial, educational, and residential properties. Historical records indicate that the surrounding area has been developed since the late 1800s and has contained a mix of commercial and residential properties.

One REC was identified as a result of this Phase I ESA. Additionally, several environmental issues were identified during the site reconnaissance:

- A review of Sanborn® maps identified filling stations directly adjacent to the east and southeast (533 and 536 Kimbrough Avenue). These filling stations contained three gasoline storage tanks from at least 1933 through 1950. From 1950 to 1969, these filling stations were identified on the Sanborn® maps, but the gasoline storage tanks were not identified on the property. The former filling stations could be a potential source of contamination if releases of petroleum or hazardous materials occurred; therefore, the former filling stations pose a REC 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 519, 525, and 529 E. Cherry Street buildings. The presence of ACM and LBP is of environmental concern.
- Electrical ballasts that potentially contain polychlorinated biphenyls (PCB) remain in the 519, 525, and 529 E. Cherry Street building.

Based on the identification of the one REC and the environmental issues, Seagull provides the following recommendations:

- A Phase II ESA should be conducted to determine to what extent, if any, 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 filling stations.
- If future plans for 519, 525 and 529 E. Cherry Street site buildings include renovation/demolition activities, then asbestos and LBP inspections should be completed. Future demolition or renovation of building materials determined to contain ACM and/or LBP (including abatement and disposal activities) should be conducted in accordance with applicable local, state, and federal regulations.
- Electrical ballasts possibly containing PBCs are located in the 519, 525, and 529 E. Cherry Street buildings. Prior to changing/removing those ballasts, they should be inspected to determine if PCBs are present and then properly disposed of.