



## **Seagull Environmental Technologies, Inc.**

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### **PHASE I ENVIRONMENTAL SITE ASSESSMENT**

#### **524 West College Street Site**

**Date of Report:** June 2, 2016

**Acres:** Approximately 1.6081 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 524 West (W.) College Street site in Springfield, Missouri. The site contains three buildings and an asphalt-paved parking lot on a 1.6081-acre property. The site will hereafter be referred to as the “subject property,” or “site”. The subject property is currently owned by Mr. George Templeton; future plans for the site are unknown.

The site is a 1.6081-acre property that contains three buildings that are currently occupied by C & C Floor Covering, Inc. The physical addresses for the site 524 W. College Street, the parcel identification number associated with the site is 881323109012 and 881323109005. The site is bordered to the north by W. College Street, with a bus transfer station, commercial businesses, and railroad tracks beyond; to the south by W. McDaniel Street, with commercial businesses and apartment buildings beyond; to the east by an apartment building and beauty salon; and to the west by South (S.) Main Street and commercial businesses.

Two RECs was identified as a result of this Phase I ESA. Additionally, other environmental issues were identified during the site reconnaissance:

- The subject property was listed in two databases (MO Clandestine [CDL] and MO SPILLS) searched by Environmental Data Resource (EDR), Inc. These listings are related to a clandestine drug lab confiscated on December 18, 2013. The drug lab was related to the production of methamphetamine. Listings in these databases pose a REC to the subject property.

- Review of Sanborn® maps identified a filling station (and gasoline storage tank), and auto repair and mechanical service shops at the subject property dating back to 1933. In addition, a review of Sanborn® maps identified commercial and industrial businesses including gasoline filling stations, a steam laundry, drycleaners, and auto repair shops, at surrounding properties (directly adjacent to the west, south, southeast, and north of the subject property) dating back to 1884. These former businesses on the subject property and at surrounding properties could be potential sources of contamination if releases of petroleum or hazardous substances occurred; therefore, these former businesses pose RECs to the subject property.
- During site reconnaissance activities, it was determined asbestos containing-material (ACM) and lead-based paint (LBP) were likely present at/in the three buildings. The presence of ACM and LBP is of environmental concern.
- Electrical ballasts that potentially contain polychlorinated biphenyl (PCBs) remain in the site buildings.

Based on the identification of the two RECs and other environmental issues, Seagull provides the following recommendations:

- A Phase II ESA should be conducted to determine whether a former clandestine methamphetamine lab (meth lab), historical filling station and auto repair shops on the subject property, and/or historical filling stations, auto repair shops, and dry cleaning operations at surrounding properties, have resulted in releases of hazardous contaminants or petroleum products to soil or groundwater. Soil and groundwater samples should be collected for analysis of petroleum products and other contaminants associated with auto shops, including volatile organic compounds, total petroleum hydrocarbons, polycyclic aromatic hydrocarbons, and metals.
- Future demolition or renovation of building materials determined to contain ACM and LBP (including abatement and disposal activities) should be conducted in accordance with applicable local, state, and federal regulations.
- Prior to changing/removing electrical ballasts, they should be inspected to determine if PCBs are present and then properly disposed of.