



Seagull Environmental Technologies, Inc.

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

1720 East Kearney Street Site

Date of Report: January 23, 2016

Acres: Approximately 1.56 acres

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 1720 East (E.) Kearney Street site in Springfield, Missouri. The site contains 17 motel rooms divided between two buildings, one office building on the northern portion of the property, 10 mobile homes, one house, a warehouse, and a garage on a 1.56-acre property. The Phase I ESA was requested by the City of Springfield, Mr. Tim O’Reilly (prospective purchaser/buyer), and Ms. Donna Culbertson (current owner). Seagull conducted this Phase I ESA in accordance with the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, American Society for Testing and Materials designation E 1527-13, and otherwise in compliance with EPA’s “All Appropriate Inquiries” Rule (“AAI Rule”) (40 *Code of Federal Regulations* [CFR] Part 312). The purpose of the Phase I ESA is to identify recognized environmental conditions (REC) in association with the subject property, and to identify the nature of contamination and the risks posed by the contamination, if present.

The site is currently owned by a trust under the care of Ms. Donna Culbertson. Future development plans for the subject property are to demolish the hotel and site buildings and pave the site to be used as a hotel parking lot. The site is bounded to the north by E. Kearney Street with commercial properties beyond, to the east by a commercial property with N. Glenstone Avenue beyond, to the south by commercial and residential properties with E. Turner Street beyond, and to the west by a vacant/undeveloped lot with commercial and residential properties beyond. The surrounding area primarily contains residential dwellings and commercial properties with associated parking lots.

Based on available information including the review of historic records, environmental database review,

site reconnaissance, or interviews, the following REC and environmental concerns were identified:

- During site reconnaissance activities, it was determined asbestos-containing material (ACM) and lead-based paint (LBP) were likely present at/in some of the buildings located at 1720 E. Kearney Street. The presence of ACM and LBP is of environmental concern.
- A review of Sanborn® maps identified a filling station to the east of the subject property from 1957 to 1963. The observed filling station at the property to the east of the subject property poses a REC to the subject property.
- Review of the city directories identified a gas station/filling station (1728 E. Kearney Street) adjacent to (east of) the subject property in 1953 and 1959. The listings of the gas/filling station pose a REC to the subject property.
- Electrical ballasts that potentially contain polychlorinated biphenyls (PCB) remain in the site buildings.

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

- A Phase II ESA of the subject property should be performed. Soil and groundwater samples should be collected and analyzed for contaminants commonly associated with filling/gasoline stations, including volatile organic compounds, polynuclear aromatic hydrocarbons, total petroleum hydrocarbons, and metals.
- If future plans for the include renovation/demolition activities, then an asbestos inspection 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 buildings 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.
- Electrical ballasts possibly containing PCBs are located throughout the site buildings. Prior to changing/removing those ballasts, they should be inspected to determine if PCBs are present and then properly disposed of