



Seagull Environmental Technologies, Inc.

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

PHASE I ENVIRONMENTAL SITE ASSESSMENT

1112 East St. Louis Street Site

Date of Report: June 26, 2014

Acres: Approximately 0.38 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 1112 East (E.) St. Louis Street site in Springfield, Missouri. The site contains a one-story building on a 0.38-acre property. The site will hereafter be referred to as the “subject property” or “site.”

The subject property is currently owned by the ownership group Chun Huang Pong, et al., and operated as the Korea House restaurant. The subject property has been operated as the Korea House for approximately 28 years. The subject property contains a 1,036-square-foot (ft²) building that is utilized as the restaurant. The restaurant dining room is in the north portion of the building, and the kitchen is in the south portion of the building. The remainder of the subject property contains an asphalt parking area for the restaurant.

Historical documents indicate that prior to the current ownership, the subject property was operated as a Dairy Queen restaurant, dating back to 1970. Prior to development as a Dairy Queen, the subject property contained two residential dwellings, dating back to at least 1910. Currently and historically, the area surrounding the subject property is (and has been) primarily occupied by commercial and residential properties. Commercial properties are currently (and have historically been) north, west, and east of the subject property. Residential properties are currently (and have historically been) south of the subject property.

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

- Records reviews determined a leaking underground storage tank (LUST) site was formerly located east of the subject property, across South (S.) Florence Avenue. The LUST site (Former Conoco Service Station) is currently listed by the Missouri Department of Natural Resources (MDNR) as "No Further Action" required, indicating the site has been closed in accordance with applicable state regulations. Based on its currently regulatory status, the Former Conoco Service Station is identified as a historical recognized environmental condition (HREC) to the subject property.
- During site reconnaissance activities, it was determined asbestos-containing materials (ACM) and lead-based paint (LBP) are likely present at/in the site building. The presence of ACM and LBP is of environmental concern.

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

- Based on the current regulatory status (No Further Action Required) of the Former Conoco Service Station (the LUST site east of the subject property), no additional activities are recommended.
- If future plans for the site building 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 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. No LBP inspection is warranted if plans are for demolition only.

- The following significant findings were identified from review of historic records, environmental database review, site reconnaissance, or interviews:
- Interviews with the current property owner and records review determined the subject property is currently and has historically been operated as an automobile repair business. Specifically, the property has been operated for this purpose since the early 1990s. Business use includes the use of chemicals for parts degreasing, as well as the recovery of petroleum products. Current and historical use for automotive repair poses a REC to the subject property.
- During the site reconnaissance, various automotive-related chemicals and petroleum products were determined to be present inside the site building. The subject property buildings is currently in operation for automotive repair.
- During site reconnaissance activities, it was determined ACM is likely present at/in buildings located on the subject property. The presence of ACM is of environmental concern.

Based on the identification of these RECs and other issues of concern, Seagull provides the following recommendations:

- A Phase II ESA of the subject property should be performed to determine if historical operations at the site have resulted in impacts to soil and groundwater. Soil and groundwater (if encountered) samples should be collected and analyzed for contaminants commonly associated with automotive repair activities, including petroleum products.
- If future plans for the site buildings 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.
- Chemical and petroleum products currently remaining at the site should be removed for proper use or disposal prior to property transfer.