



# Seagull Environmental Technologies, Inc.

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## PHASE I ENVIRONMENTAL SITE ASSESSMENT

### 1621 West College and 1620 West Olive Street Site

**Date of Report:** May 1, 2014

**Assessment Funding:** 2014 EPA Brownfields Assessment Grant

**Acres:** Approximately 0.98 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 1621 West (W.) College and 1620 W. Olive Street site in Springfield, Missouri. The subject property is 0.98 acre in size and contains two buildings. The site building addressed as 1621 W. College Street is referred to in this report as the "commercial building." The site building addressed as 1620 W. Olive Street is referred to in this report as the "residence." The site formerly contained a third building (addressed as 215 North [N.] Kansas Expressway); however, that building was destroyed by a fire in October 2012. The subject property is currently owned by Empire Bank.

The site is located northwest of the N. Kansas Expressway (also identified as Highway 13) and W. College Street intersection. The site is bordered to the south by W. College Street, to the west by commercial buildings, to the north by W. Olive Street, and to the east by N. Kansas Expressway. The subject property contains two buildings. The commercial building at 1621 W. College Street is 12,000 square-feet (ft<sup>2</sup>) in size. The residence at 1620 W. Olive Street is 1,900 ft<sup>2</sup> in size. Both of the site buildings are vacant. A gravel road and parking area are on the east, north, and west sides of the commercial building. The residence contains gravel driveways on the north and south sides. The area surrounding the site is primarily occupied by commercial and industrial properties; however, residential properties are located west of the site.

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

- Records review determined the subject property has historically been operated as an industrial facility (primarily trailer manufacturing) from at least 1950 through 2013. Industrial activities likely involved the use of chemicals and petroleum products. Operation of the property for industrial purposes for an extended period of time poses a REC to the subject property.
- A review of Sanborn® maps identified commercial and industrial businesses at surrounding properties dating back to at least 1933. These former facilities (filling station, bulk oil storage businesses, and automobile salvage yard, in particular) could be potential sources of contamination, if releases of hazardous materials or wastes occurred; therefore, they pose RECs 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 buildings located on the subject property. The presence of ACM and LBP 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 (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 industrial activities, including petroleum products.
- If future plans for the site buildings include 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 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.