



Seagull Environmental Technologies, Inc.

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

301 East Commercial Street Site

Date of Report: April 26, 2017

Acres: Approximately 0.11 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 301 East (E.) Commercial Street site in Springfield, Missouri. The subject property encompasses 0.11 acre and contains a one-story building with two storefronts. The site will hereafter be referred to as the “subject property” or “site.”

The subject property is at the northeast corner of the E. Commercial Street and N. Robberson Avenue intersection. The site is bordered by an art studio with a loft apartment to the east, an alley to the west, E. Commercial Street to the south, and a railyard to the north. The subject property has been developed since at least 1884 and has contained many businesses, including an office for several unspecified businesses, a cobbler, tire shop, metal warehouse, and plumbing store. According to the records reviewed, a carpet cleaning business was located adjacent to the east of the subject property from 1999 to 2003.

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

- Records review and site reconnaissance determined a railyard has been north of the subject property since at least 1884. Past activities associated with the railyard may have resulted in the release of hazardous substances and pose a REC to the subject property.
- Records review identified a carpet cleaning business that historically operated adjacent to the east of the subject property from 1999 to 2003. Additionally, a steam laundry business was adjacent to the east of the subject property in 1896. Solvents and other hazardous substances associated

with these businesses may have been released during operation and poses 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 subject property. The presence of ACM and LBP is of environmental concern.
- Electrical ballasts that potentially contain polychlorinated biphenyls (PCB) remain in the site buildings and are of environmental concern.

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

- Based on previous soil and groundwater sampling efforts conducted by Seagull in close proximity to the site, a Phase II ESA is not required to determine to what extent, if any, historical operations at the surrounding properties have resulted in impacts to soil and groundwater. Previous investigations have not found any significant contamination of the soil or groundwater.
- If future plans for the site building includes 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.
- Electrical ballasts possibly containing PCBs are located throughout the site building. Prior to changing/removing those ballasts, they should be inspected to determine if PCBs are present and then properly disposed of.