



Seagull Environmental Technologies, Inc.

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

1824 West College Street Site

Date of Report: February 1, 2019

Acres: Approximately 0.21 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 1824 W. College Street site in Springfield, Greene County, Missouri. The subject property encompasses 0.21 acre and contains a one-story building currently used as a dry cleaners. The site will hereafter be referred to as the “subject property” or “site.”

The site is currently owned by Ms. Gale Stanely. The subject property is on the south side of W. College Street and west of South (S.) Lexington Avenue. The site is bordered to the west by a residential dwelling, to the north by W. College Street, to the east by a residential dwelling, and to the south by an alley. The subject property has been developed since at least 1933 and has operated as a dry cleaners since at least 1953.

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 dry cleaners to be present at the site from 1953 to the present. Solvents and other hazardous substances associated with dry cleaners 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 building and are of environmental concern.

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

- A Phase II ESA of the subject property should be performed to determine if historical operations at the subject property have resulted in impacts to soil and groundwater. Soil and groundwater (if encountered) samples should be collected and analyzed for contaminants commonly associated with dry cleaners.
- 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. 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.