



Phase II Environmental Site Assessment and Hazardous Materials Survey
Automotive Repair Building
2316 and 2320 West College Street
Springfield, Greene County, Missouri

Report Dates: November 1 and 4, 2019
Acres: Approximately 0.58 acres

Site Background

Environmental Works Inc. (EWI) was retained by City of Springfield Planning and Development Department to conduct a Phase I Environmental Site Assessment (ESA) of the Auto Repair Building located at 2316 and 2320 West College Street in Springfield, Missouri (hereinafter referred to as subject property or Site).

The Site is approximately 0.58 acres in size with a 9,294 square foot (ft²) commercial building constructed in 1943. The remaining portions of the Site consist of asphalt parking. The Site is a former automotive repair shop with an office space and repair shop currently utilized for vehicle storage. The subject property is owned by Mr. Robert Farr, Farris Westside Auto.

According to historical documentation, the subject property was residential prior to 1933 and occupied by various commercial business from 1943 until present day including a bottling company, pie bakery, pool hall and automotive repair. The north adjoining property has historically been occupied by commercial businesses including automotive repair facilities. The east adjoining property was occupied by automotive repair facilities, a gas station and laundry facility. The south and west adjoining properties have been occupied by primarily residences.

The former use of the subject property as an automotive repair shop and the former use of the adjoining properties to the east as automotive repair facilities, gas station and laundry facility were identified as Recognized Environmental Conditions (RECs).

Findings

EWI completed a Phase II ESA of the subject property in September 2019 to further assess the Phase I RECs noted above. The Phase II ESA investigation included a Ground Penetrating Radar (GPR) survey to investigate potential underground storage tanks (USTs), underground hydraulic lifts (UHL) systems and oil water separators (OWS) associated with the former automotive repair shop. No anomalies indicative of USTs, UHLs or OWS were identified. Additionally, the Phase II ESA included the advancement of soil borings and installations of temporary groundwater wells and collection of soil and groundwater samples for chemicals of concern (COC) associated with the former use of the Site and adjoining properties to the east. No COCs were identified above Missouri Department of Natural Resources (MoDNR) default target levels (DTLs) in the samples collected during the investigation. Additional investigation of the subject property is not anticipated based on the findings of the Phase II ESA.

EWI also completed a Hazardous Materials Survey which included an asbestos inspection, lead based paint survey and waste inventory in September 2019. Asbestos containing sheet flooring and roofing tar were identified during the asbestos inspection and three walls inside the automotive repair building were determined to contain lead based paint. Hazardous materials identified during the waste inventory



included hydraulic oil, new and used motor oil, fuel oil mix, lubricants, paints, gasoline, propane tanks, a waste oil heater, fluorescent light bulbs and ballasts and fire extinguishers. EWI recommended the removal of asbestos containing materials (ACM) prior to construction renovation and/or demolition activities in accordance with EPA, OSHA, State of Missouri and local regulatory requirements. EWI recommended that any LBP that may be disturbed during renovation or demolition activities be stabilized or abated to minimize exposure. Additionally, EWI recommended the hazardous waste identified during the survey be used until spent or disposed of in accordance with applicable federal, state and local regulations.