

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 1212-1220 West (W.) Kearney Street site in Springfield, Missouri. The 1212-1220 W. Kearney Street site will hereafter be referred to as the “subject property” or “site.” The subject property is 0.60 acre in size and contains four buildings. The site buildings are referred to in this report as the "commercial building, warehouse, garage, and residence." Addresses associated with the site include 1204, 1208, and 1212 W. Kearney Street (all associated with the commercial building), and 2352 North (N.) Fort Avenue (associated with the residence). The subject property is currently owned by Ann Cournia.

The site is southeast of the W. Kearney Street and North (N.) Fort Avenue intersection. The site is bordered to the north by W. Kearney Street with commercial properties beyond, to the east by a commercial property, to the south by residential properties, and to the west by N. Fort Avenue with commercial properties beyond. The subject property contains four buildings, all of which are vacant. The commercial building is 2,128 square feet (ft²) in size and is divided into three units. The warehouse is 1,200 ft² in size. The residence is 1,595 ft² in size and the garage is 408 ft² in size. An asphalt parking lot is on the north side of the commercial building. Historically, the commercial building has contained commercial businesses, and the warehouse has been used for storage by commercial businesses. The residence has historically been occupied as living quarters. The area surrounding the site is a mix of commercial and residential properties.

No RECs were identified as a result of this Phase I ESA. However, the following environmental issues were identified during the site reconnaissance:

- 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. Additionally, mercury-containing thermostats were identified in the commercial building and residence. The presence of ACM, LBP, and mercury-containing thermostats is of environmental concern.

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

- 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. The removal and proper disposal of the mercury-containing thermostats should also occur prior to renovation/demolition. 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.