

## **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 1028 East (E.) St. Louis Street site in Springfield, Missouri. A Phase I ESA was originally completed for the site by Seagull on October 10, 2012. This Phase I ESA will serve as an update to that report. The site is a 4.65-acre property east of downtown Springfield where a bakery was previously located. The subject property contains three permanent structures and asphalt-paved parking lots. The physical address of the site is 1028 E. St. Louis Street. The site is east of downtown Springfield, at the southwest corner of the E. St. Louis Street and South Hampton Avenue intersection. The site is bordered to the west by several commercial businesses, to the south by residential apartments, to the east by a commercial business and an educational building (Bryan College), and to the north by baseball field parking lots.

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

- Records review (primarily the 2012 Phase I ESA) have determined that four underground storage tanks (UST) were removed from the site in the 1990s. During removal of the USTs, petroleum contamination was identified in soil surrounding the USTs in the southwest portion of the site. That contamination was characterized and remediated (excavated). Following excavation of the contaminated soil, the Missouri Department of Natural Resources (MDNR) determined “no further action” was necessary at the site in regards to the removed USTs and identified soil contamination. A site-specific soil cleanup goal for total petroleum hydrocarbons was established for the site based on property use at that time. If excavation occurs in the southwest portion of the site during future redevelopment, petroleum-contaminated soils can be expected to be encountered. However, soil sample results of Phase II ESAs conducted in 2012 and 2013 determined contaminants of concern were below applicable residential (unrestricted) standards.

The removed USTs and associated releases of petroleum products pose a historical recognized environmental condition (HREC) to the subject property.

- Records review and interviews have determined that two USTs remain closed in place at the site. Historical information indicates the two USTs contained gasoline and #5 heating oil. Because records indicate the gasoline UST has not been used since 1973, and #5 heating oil is not a material regulated by MDNR, both USTs are considered in compliance with applicable regulations. Based on sample results of Phase II ESAs conducted in 2012 and 2013, releases of petroleum products were not indicated. The closed-in-place USTs pose a HREC to the subject property.
- The 2012 Phase II ESA determined multiple materials throughout the former bakery building contained asbestos. Those materials included multiple sizes of thermal system insulation pipe wrapping and associated mudded elbow fittings, vinyl floor tile and its associated mastic, transite wallboard, and roofing materials. The presence of asbestos-containing materials (ACM) is of environmental concern.
- During the site reconnaissance, two hydraulic lifts and associated pits were observed in the former vehicle maintenance building near the north side; however, these pits were covered by permanent steel covers and could not be completely viewed. It did appear that the northernmost

pit contained a small amount of oil. Additionally, it is suspected that each pit contains a hydraulic oil tank.

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

- If future redevelopment plans are to impact the area of the site containing the two closed-in-place USTs, then the USTs should be removed and properly disposed of. To properly document removal of the USTs, Seagull recommends generally following MDNR closure regulations (although the USTs are not currently regulated by MDNR). Collection of soil samples from the UST excavation is recommended to confirm no threats remain.
- Prior to demolition of the former bakery building, abatement of the identified ACM should be conducted. Abatement activities should be conducted in accordance with applicable local, state, and federal regulations.
- Prior to demolition of the former vehicle maintenance building, any oil present and/or hydraulic oil tanks should be properly removed and disposed of.
- Chemical products (including HHW) currently remaining inside the site buildings should be removed for proper use or disposal prior to property transfer or demolition.