

SECTION 3.0
PROPERTY DESCRIPTION AND PRIOR USE

Project Resources Inc.
Phase I Environmental Assessment

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Property Description

Property address:	Shalom Geriatric Center 7801 Holmes Road Kansas City, Missouri 64131
	In addition: three (3) single family residences located at: 7711 Holmes, 845 East 78 th Street, and 908 East 78 th Street in Kansas City, Missouri
Property management:	Ballantrae Management
Age of subject:	According to our property contact, the subject was constructed circa 1950
Number of rooms / beds:	114 rooms / 196 beds
Number of buildings:	One geriatric center, one maintenance building (constructed circa 1966), and three single family residences
Number of stories:	Geriatric center is two and three stories; mechanical building is one story
Amenities:	Interior courtyard, walking paths, beauty salon, social halls, and activity rooms
Parking:	Open spaces
Site Characteristics	
Site configuration/size:	Generally irregular in shape; site size is approximately 10 acres
Site drainage:	Surface gradient to public right-of-way and sump pumps
Utilities:	Adequately serviced by City of Kansas City Water Services

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Department and Kansas City Power and Light

Wastewater disposal: The subject is served by the municipal sanitary system

Landscaping: Moderate landscaping includes trees, shrubs, bushes and grass

Building Systems

Building foundation(s): Continuous concrete spread footings, cast in place concrete and concrete masonry unit (CMU) foundation walls at perimeter and load bearing locations

Building structural system(s): Cast in place concrete and CMU walls, cast in place concrete roof deck (geriatric center), and a steel framed roof structure (mechanical building)

Building exterior(s): Brick masonry, glass block, limestone and metal siding

Building roofing system(s): Built-up roof coverings with mineral cap sheets, gravel ballast and floor coat. Some roof areas contain metal roof coverings

Mechanical and Electrical Systems

HVAC system: Hydronic heating via two low-pressure, dual fired (complete with underground fuel storage tank) steam boilers, exchangers, pumps, air handling units and electric fan coils. Three chillers (2 X 225-ton and 1 X 50-ton capacity) and three cooling towers (with associated capacities)

Hot water system: Domestic hot water is provided by one gas-fired boiler (A.O. Smith brand) and one 2,000-gallon storage tank. Hot water to the kitchen and laundry is provided by two A.O. Smith gas-fired boilers and two storage tanks.

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Interior Finishes:

Flooring: Limited resident rooms contain carpet, while most contain vinyl flooring. All resident bathrooms contain ceramic tile flooring

Walls and ceilings: Living spaces include painted plaster walls and acoustic ceilings. Bathrooms include painted plaster walls and ceilings and ceramic tile wainscot

Physical Setting

Subject area: Residential

Weather conditions during visit: At the time of our environmental survey, the weather in the area was sunny and approximately 60°F

Topographical map review: According to the *United States Geological Survey (USGS), Grandview Quadrangle, 7.5 Minute Series Topographic Map*, the subject is located at an approximate elevation of 990 feet above mean sea level. There is a gentle downward gradient to the south in the subject area.

Wetlands / sensitive resources: Based on our site survey and topographical map review, no wetlands or sensitive resources were observed at or adjacent to the subject.

Geologic setting / hydrogeology: The site is located in Jackson County within the Forest City Basin. Typically, the region around the subject consists of Quaternary alluvium of sandstone and conglomerates. For the purposes of this report, it is assumed that shallow ground-water flow generally mimics surface water flow (i.e. from topographic highs to topographic lows). However, multiple factors can affect the direction of ground-water flow in subsurface layers including, but not limited to, sediment/rock type, subsurface utility lines, buried river valleys and stream beds, folds, fractures, and

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faults. Based on our review of the topographic map of the area, ground-water flow is estimated to be southerly.

Adjacent Properties

Adjacent properties were observed to be occupied by the following:

Direction	Occupied By
North	Shalom Plaza (a senior apartment complex) and single family residences
Northeast	Single family residences
East	Single family residences
Southeast	Single family residences
South	Single family residences
Southwest	Single family residences
West	A church
Northwest	Duplexes and multi-family residences

It is PRI's opinion that none of the properties located adjacent to the subject are anticipated to pose a negative environmental impact at the present time.

Prior Use of Subject

Importance of Historical Searches

A crucial component of any due diligence environmental assessment, the site history inquires into past activities or land uses at the site. Historical uses which may have environmentally impacted the subject are often neglected, and may be associated with previous subject occupation by service stations, automotive businesses, dry cleaners, metal plating operations, manufacturers, or landfills.

Historical documents, interviews with local, state and federal agencies, or with employees of companies at or near the subject can aid in site history preparation. Site histories enhance not

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only the site survey process itself, but may be used to identify where Phase II work is warranted, where more detailed investigation into past uses is needed, and where soil testing is appropriate.

Interviews

Our property contacts had no knowledge of the prior use of the subject property. However, according to Ms. Lisa Vansille, the art therapist at the subject, she indicated that the subject was possibly an apple orchard prior to construction of the current improvements. Reportedly, her information was obtained from the Director of the adjacent Shalom Plaza.

Historical Aerial Photograph Review

Aerial photographs were not available at the Kansas City, Missouri downtown library. PRI also visited the City of Kansas City, Missouri Department of Maps and Department of Surveying and Mapping; aerial photographs prior to 1964 were not available at both locations. In addition, aerial photographs were not available prior to 1964 at MJ Hardin, a private surveying and mapping company.

Atlas Map

PRI reviewed the "Atlas Map of Kansas City, Missouri, and environs" dated 1925 and revised 1932 by Tuttle-Ayers-Woodward Company. The subject was vacant land and identified as Lot J – owned by J.W. Sponable.

City Directories

Polk and Celes City Directories were reviewed for the subject from 1936 to 1995. The information reviewed is as follows:

1995 – Polk directory lists 7801 Holmes as Shalom Geriatric Convalescent

1989 - Polk directory lists 7801 Holmes as Shalom Geriatric Convalescent

1981 - Polk directory lists 7801 Holmes as Jewish Geriatric Convalescent

1965 - Polk directory lists 7801 Holmes as Home for Jewish Aged

1953 – Celes directory lists 7801 Holmes as Home for Jewish

1950-1951 – Polk directory lists 7812 as Appleman Home for Aged Jews – under construction

1949 – Polk directory lists 7728 to 7840 Holmes as single family residences

1941 – Polk directory lists 7800 Holmes as single family residence and 8011 Holmes as single family residence

1936 – Polk directory lists 7800, 8011, and 7725 Holmes as single family residence

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Local Newspaper Article

PRI reviewed a newspaper article from the Chronicle dated June 5th, 1947 regarding the development of the subject property. According to the article, the city plan commission approved the development of the subject property as a home for aged Jews by the Moshav Zkeinim Home for the Aged society. The society reportedly purchased the subject property in 1939. The occupant of the subject in 1939 was a single family residence. The article indicated that the subject and surrounding area were all zoned for single family residences.

Conclusion

No significant environmental concerns were identified regarding the prior use of the subject property. According to our research, the subject and surrounding areas have been in residential use throughout their history. No further investigation is recommended.