

Phase 1 Environmental Site Assessment

309 S. Jefferson Avenue

Date of Report: April 6, 2012

Assessment Funding: EPA Brownfields Assessment Grant

Acres: Approximately 0.25

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 309 S. Jefferson Avenue site located in Springfield, MO. The site contains a single-story building that is located on a 0.25-acre property in downtown Springfield. For this Phase I ESA, the subject property encompasses the addresses of 309 to 313 S. Jefferson Avenue; however, the site is referred to as 309 S. Jefferson Avenue. The purpose of the Phase I ESA is to identify recognized environmental conditions (REC) in association with the subject property, and to identify the nature of contamination and the risks posed by the contamination, if present.

The subject property is currently used as Mille's Café and Banquet Facility and is owned by Lakebuds LLC. The single-story building at the site is approximately 8,100 square feet in size, and does not have a basement. The area surrounding the site is primarily occupied by commercial businesses and residential properties. Historical records indicate that the surrounding area has been developed since the late 1800s and has contained a mix of commercial, educational, and residential properties.

Findings

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 the 309 S. Jefferson Avenue building. The presence of ACM and LBP is of environmental concern. According to the property owner, a renovation of the interior of the building was conducted in 1999. The full extent of that renovation is unknown; however, any building materials associated with the building that predate the 1999 renovation should be suspected to contain ACM and LBP.

Recommendations

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

- If future plans for the 309 S. Jefferson Avenue building include renovation/demolition activities, then asbestos and LBP inspections may be warranted. It should be determined if renovation or demolition plans will disturb building materials that predate the 1999 renovation. If renovation or demolition plans are to disturb pre-renovation (or original) building materials, then asbestos and LBP inspections should be completed. Future demolition or renovation of building materials determined to contain ACM and/or LBP (including abatement and disposal activities) should be conducted in accordance with applicable local, state, and federal regulations.