

Phase 1 Environmental Site Assessment

506 S. Jefferson Avenue

Date of Report: March 22, 2012

Assessment Funding: EPA Brownfields Assessment Grant

Acres: Approximately 0.47

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 506 South (S.) Jefferson Avenue site located in Springfield, Missouri. The site contains a single-story building that is located on a 0.47-acre property in downtown Springfield. The Phase I ESA was requested by the City of Springfield. 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 vacant and currently owned by Alfred and Patti Penny. The single-story building at the site is approximately 13,000 square feet (ft²) in size. Additionally, the subject property contains a fenced asphalt-covered surface parking lot on the east portion of the site. The area surrounding the site is primarily occupied by commercial, educational, and residential properties. Historical records indicate that the surrounding area has been developed since the late 1800s and has contained a mix of commercial, industrial, 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 506 S. Jefferson Avenue building. The presence of ACM and LBP is of environmental concern.
- Electrical ballasts that potentially contain polychlorinated biphenyls (PCB) remain in the 506 S. Jefferson Avenue building.

Recommendations

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

- If future plans for the 506 S. Jefferson Avenue building include renovation/demolition activities, 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.

- Electrical ballasts possibly containing PCBs are located throughout the 506 S. Jefferson Avenue building. Prior to changing/removing those ballasts, they should be inspected to determine if PCBs are present and then properly disposed of.