

# Phase 1 Environmental Site Assessment

## 827 N. Boonville Avenue Site

Date of Report: May 8, 2012

Assessment Funding: EPA Brownfields Assessment Grant

Acres: approximately 1.19

### Site Background

Seagull Environmental Technologies Inc. (Seagull) was tasked by the City of Springfield to conduct a Phase I Environmental Site Assessment (ESA) of the 827 N. Boonville Avenue site located in Springfield, MO. The site contains three separate buildings and parking spaces located on a 1.19-acre lot north of downtown Springfield. The property is owned by the Greene County Government. Addresses associated with the site include 827, 833, 843, and 845 N. Boonville Avenue. The Phase I ESA was requested by the City of Springfield and Greene County.



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 physical address of the entire site is 827 N. Boonville Avenue; however, the addresses of 827, 833, 843, and 845 N. Boonville Avenue are associated with the site. The southernmost building, which is addressed 827 N. Boonville Avenue, is currently used by the Greene County Sheriff's Department for storage of property and evidence. The building located in the center of the site, which is addressed 833 N. Boonville Avenue, is currently used for offices and operations by the Greene County Office of Emergency Management. The northernmost building, which is addressed 843 and 845 N. Boonville Avenue, is currently occupied by the Greene County Office of Public Administration. Surface parking lots, which are asphalt-covered, are located on the north, west, and southwest portion of the property. Historical documents indicate that the site has been developed since at least 1886. Buildings located at the site have been used for commercial and residential purposes. The north portion of the site (843/845 N. Boonville Avenue) contained a hotel and several stores. The 833 N. Boonville Avenue building was operated as a candy factory, bakery, wholesale drug warehouse, and furniture store. The 827 N. Boonville Avenue building was operated as a filling station and formerly contained two underground gasoline storage tanks.

### Findings

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

- A review of Sanborn® maps identified the current 827 N. Boonville Avenue building as a filling station, containing two underground gasoline storage tanks, from at least 1950 through 1963. The Missouri Department of Natural Resources (MDNR) has records of two underground storage tanks (UST) being registered for the site by Greene County (property owner) in 1999. However, based on limited information concerning the site, it appears the USTs were likely removed during the 1970s, prior to the enactment of regulations requiring proper closure sampling and reporting for USTs. The former filling station could be a potential source of contamination if releases of petroleum or hazardous materials occurred; therefore, the former filling station poses a REC to the subject property.
- During the site reconnaissance activities, it was determined a pit located inside the 827 N. Boonville building contains an unknown volume of oil. The property owners were unaware of the pit and any piping/drainage associated with it. The presence of the oil poses a REC to the site.
- During site reconnaissance activities, it was determined asbestos-containing materials (ACM) and lead-based paint (LBP) were likely present at/in the three site buildings. The presence of ACM and LBP is of environmental concern.
- During the site reconnaissance, various common chemicals were determined to remain inside the three site buildings. In addition, numerous mercury-containing thermostat switches and electrical ballasts suspected to contain polychlorinated biphenyls (PCB) were also observed throughout the buildings. The presence of those materials poses a REC to the subject property based on a threat of release.

## **Recommendations**

Based on the identification of these RECs and other issues of concern, Seagull provides the following recommendations:

- A limited Phase II ESA of the subject property should be performed. Soil samples should be collected at/near the former filling station and USTs located at the 827 N. Boonville Avenue property. From this area, soil and groundwater (if encountered) samples should be collected and analyzed for contaminants commonly associated with gasoline.
- Oil currently located in the pit inside the 827 N. Boonville Avenue building should be removed and properly disposed of. Once the oil has been removed, a visual inspection of the pit should be completed to determine if leakage has occurred that could impact environmental media (soil and groundwater). If it is determined a release has occurred from the pit, then soil and groundwater sampling would be warranted to determine the extent of contamination as a result of a release from the pit.
- If future plans for the site buildings include renovation/demolition activities, then asbestos inspections 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. An inspection of the site buildings for LBP may be warranted if future plans involve renovation; however, a discussion of the building plans should be discussed prior to conducting a LBP inspection.

- Chemical products, mercury-containing switches, and any PCB-containing ballasts located inside the site buildings should be removed for proper use or disposal prior to demolition and/or renovations.