

Phase 1 Environmental Site Assessment

1421 N. Johnston Avenue

Date of Report: August 15, 2011

Assessment Funding: EPA Brownfields Assessment Grant

Acres: approximately 0.17 acre

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 1421 North (N.) Johnston Avenue site located in Springfield, Missouri. The 1421 N. Johnston Avenue site is an unoccupied single-family residence that is located on a 0.17-acre property in a primarily residential area of Springfield. The subject property is currently owned by Mr. Robert Obrecht. The Phase I ESA was requested by the City of Springfield for redevelopment of the subject property. 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 contains an unoccupied single-family residence that is approximately 684 square feet in size. Historical documents indicate the residence was built between 1922 and 1933. The site is located on the west side of N. Johnston Avenue between West Hovey Street to the north and West Lynn Street to the south. A railroad corridor borders the site to the west. Mr. Obrecht has owned the property for over 10 years. During that time period, the house has been rented for residential occupancy. The residence is currently in poor condition and has not been occupied for over 1 year. Currently, Mr. Obrecht plans to demolish the residence and construct a new residential structure.

Findings

No RECs were identified from review of historic records, review of environmental databases, site reconnaissance, or interviews. However, it should be noted that suspected asbestos-containing materials (ACM) associated with building materials were identified inside/outside of the residence. The presence of ACM is of environmental concern. Future demolition of the residence should be conducted in accordance with applicable local, state, and federal regulations. Specifically, the City of Springfield requires that a demolition permit be obtained prior to razing the structure. Additionally, the City requires that an asbestos inspection be completed for commercial structures, which include rental housing.