



Seagull Environmental Technologies, Inc.

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

214 West McDaniel Street

Date of Report: April 29, 2016

Acres: Approximately 0.06 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 214 West (W.) McDaniel Street site in Springfield, Greene County, Missouri. The 214 W. McDaniel Street site encompasses approximately 0.06 acre and is comprised of an approximately 8,000-square-foot (ft²) two story building. The 214 W. McDaniel Street property is owned by Sensory Integration Audio Visual (SI-AV), LLC, an audio, visual, and lighting service provider.

The 8,000-ft² building is currently unoccupied. SI-AV intends to renovate the building for use as an event space and restaurant/lounge. The site is bordered north by W. McDaniel Street, south by an SI-AV, LLC office building, east by a tattoo shop, and west by a printing business. Historical documents indicate that the site has been developed since at least 1933 and has contained an art gallery and church, retail shops, offices, beauty school/salon, and a bar. The area surrounding the site is primarily comprised of commercial properties.

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

- A review of Sanborn® maps identified development at the site since at least 1933. An auto service shop was identified at an adjacent property south of the subject property on 1957, 1963, and 1969 Sanborn® maps. Review of the Sanborn® maps also identified retail and wholesale stores, banks, hotels, drug stores, printing and painting shops, barber shops, restaurants, churches, theatres, billiard halls, bowling alleys, steam laundry services, auto sales and repair shops, filling stations, auto parking garages, bottling and garment factories, and a bus station at surrounding properties. Environmental database records reviewed for several of the aforementioned

adjacent/nearby businesses determined that past operations at those businesses do not pose RECs to the site.

- The subject property was not listed in any of the environmental records reviewed; however, an adjacent property south of the site previously contained an auto repair shop. That site was listed in the U.S. Brownfields database as Former Jerry's Antiques at 309 S. Avenue. It should be noted that that property is owned by SI-AV, LLC (the user). Further review of those records determined that Phase I and II ESAs were completed for that property. The Phase II ESA completed for that property included soil sampling; the Phase II ESA report concluded that no contaminants of concern had impacted soil at the property. Therefore, it is unlikely that operation of the former auto service shop at the adjacent property has impacted the subject property. A review of the U.S. Brownfields database records for several other nearby sites determined that none of those sites pose RECs to the subject property.
- During site reconnaissance activities, it was determined asbestos-containing material (ACM) and lead-based paint (LBP) may be present at/in the building located on the subject property. The potential presence of ACM and LBP is of environmental concern. It should be noted that the property owner reported that the site building had been renovated within the past 20 years. Additionally, electrical ballasts possibly containing polychlorinated biphenyls (PCB) are present in the site building. Prior to changing/removing those ballasts, they should be inspected to determine if PCBs are present and then properly disposed of.

Based on the identification of the aforementioned environmental concerns, Seagull provides the following recommendations:

- If future plans for the site building include renovation/demolition activities, then an asbestos and LBP inspection 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 building for LBP may be warranted if future plans involve renovation; however, a discussion of the plans for future use of the building should occur prior to conducting a LBP inspection.
- Electrical ballasts possibly containing PCBs are present in the site building. Prior to changing/removing those ballasts, they should be inspected to determine if PCBs are present and then properly disposed of.