



Seagull Environmental Technologies, Inc.

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

417 South Jefferson Avenue Site

Date of Report: August 23, 2016

Acres: Approximately 1.16 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 Young Men’s Christian Association (YMCA) at 417 South (S.) Jefferson Avenue site in Springfield, Missouri. The site will hereafter be referred to as the “subject property” or “site.” Future development plans are to construct apartments on the upper floors of the building, while continuing the YMCA operations. The Phase I ESA was requested by the City of Springfield and Ozark Regional YMCA. Seagull conducted this Phase I ESA in accordance with the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, American Society for Testing and Materials designation E 1527-13, and otherwise in compliance with EPA’s “All Appropriate Inquiries” Rule (“AAI Rule”) (40 *Code of Federal Regulations* [CFR] Part 312). 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 site is located on a 1.16-acre property that contains a 68,478- square-foot (ft²) four-story building that is being used by the Ozark Regional YMCA. The subject property also contains an asphalt-covered surface parking lot on the west, northwest, and northern portions of the site. The physical address of the site is 417 S. Jefferson Avenue in downtown Springfield. The site is bordered to the west by S. Robberson Avenue with commercial businesses beyond; to the south by East (E.) Pershing Street with commercial businesses, restaurants, and apartment lofts beyond; to the east by S. Jefferson Avenue and commercial businesses; and to the north by commercial businesses, a restaurant, parking lots, and East (E.) Walnut Street.

Several RECs and environmental concerns were identified as a result of this Phase I ESA:

- Review of Sanborn® maps identified a filling station (and gasoline storage tanks), auto repair shop, sign printing company, and tire service shop at the subject property dating back to 1910. These former businesses on the subject property could be potential sources of contamination if releases of petroleum or hazardous substances occurred; therefore, these former businesses pose RECs to the subject property.
- Review of Sanborn® maps also identified a former filling station with two gasoline storage tanks directly adjacent (to the west-northwest) to the subject property. This adjacent property has an address of 310 E. Walnut Street. In 2012, as part of a Phase II ESA investigation for the 305 E. Walnut Street Site, Seagull collected soil borings at the 310 E. Walnut Street property. The 310 E. Walnut Street property is currently a parking lot. Based on the sample results, an area of petroleum-contaminated soil was present at the 310 E. Walnut property. Seagull concluded that the petroleum-contaminated soil is likely small and confined to the northeast portion of the 310 E. Walnut property. The former filling station on the adjacent property directly (to the west-northwest) of the subject property could be potential sources of contamination if releases of petroleum or hazardous substances occurred; therefore, the former filling station poses a REC to the subject property.
- During site reconnaissance activities, it was determined ACM and LBP were likely present at/in the site building. The presence of ACM and LBP is of environmental concern.
- Hazardous materials were identified throughout the site buildings. The hazardous materials included fluorescent light bulbs, chemical containers, electrical ballasts, and exit signs. The presence of these materials is of environmental concern.

Based on the identification of the several RECs and environmental concerns, Seagull provides the following recommendations:

- A Phase II ESA should be conducted to determine whether operations at historical businesses and filling stations at the subject property and adjacent property have resulted in releases of hazardous contaminants or petroleum products to soil or groundwater. Soil and groundwater samples should be collected for analysis of petroleum products and other contaminants associated with filling stations, sign printing companies, auto repair shops, and tire service shops including volatile organic compounds, total petroleum hydrocarbons, polycyclic aromatic hydrocarbons, and metals.
- Future demolition or renovation of building materials determined to contain ACM and LBP (including abatement and disposal activities) should be conducted in accordance with applicable local, state, and federal regulations.
- A hazardous materials survey should be completed throughout the site building to identify hazardous materials that could be impacted by future demolition or renovation activities, including fluorescent light bulbs, chemical containers, electrical ballasts, and exit signs.