



## Seagull Environmental Technologies, Inc.

121 NE 72<sup>nd</sup> Street  
Gladstone, Missouri 64118  
www.seagullenvirotech.com

### PHASE I ENVIRONMENTAL SITE ASSESSMENT

#### 1629 West Hovey Avenue Site

**Date of Report:** December 15, 2016

**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 1629 West (W.) Hovey Avenue (Ave.) site in Springfield, Missouri. The site encompasses approximately 0.17 acre and contains a vacant one-story house, a concrete slab, and a gravel driveway. The subject property is currently owned by Mr. Randy Lopez. Future development plans are to demolish the house and build a new affordable (three bedrooms and two bathroom) house using available funds from the City of Springfield Housing and Urban Development (HUD) program. The Phase I ESA was requested by the City of Springfield and Mr. Randy Lopez (current property owner). 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 surrounding area is primarily occupied by residential and commercial properties. Several RECs and environmental concerns were identified as a result of this Phase I ESA:

- During site reconnaissance activities, it was determined asbestos-containing material (ACM) and lead-based paint (LBP) were likely present at/in the 1629 W. Hovey Ave. house. The presence of ACM and LBP is of environmental concern.

- Review of the Environmental Data Resources (EDR) databases identified Fast-N-Friendly #8 (1451 North Kansas Expressway) directly to the east (175 feet) of the subject property. Fast-N-Friendly #8 was listed in the Aboveground Storage Tank (AST), Leaking Underground Storage Tank (LUST), and underground storage tank (UST) databases. Fast-N-Friendly #8 (Facility ID:ST0006476) uses three USTs which include: one 4,000-gallon UST containing diesel and two 8,000-gallon UST containing gasoline. In April 1989, a petroleum release was reported on the property and a subsequent cleanup was completed. All three USTs are currently still in use on the property. Missouri Department Natural Resources (MDNR) did not issue a No Further Action (NFA) letter for the property. Based on the information reviewed, distance, and estimated groundwater flow direction, the Fast-N-Friendly #8 site poses a REC to the subject property.
- Review of EDR databases identified three Hist Auto sites. Two Auto sites are directly northeast of the subject property at 1600 and 1612 W. Division Street. These sites pose RECs to the subject property based on the distance (75 feet), topography, and estimated groundwater flow direction.
- Based on the distance of Fast-N-Friendly #8 and the EDR Hist Auto sites, potential Vapor Encroachment Conditions (pVECs) were identified during the initial vapor encroachment screening for this site.
- Review of Sanborn® maps identified filling stations to the northeast of the subject property dating back to 1950. The former filling stations pose RECs to the subject property.
- Review of the city directories identified a filling station at 1526 W. Division Street from 1964 to 1978 (northeast of the subject property). An auto repair shop was identified at 1600 and 1612 W. Division Street from 1992 to 2013 (northeast of the subject property). The gas station and auto repair shop pose RECs to the subject property based on distance from the site, topography, and/or estimated groundwater flow direction, and current regulatory status.

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

- A Phase II ESA should be conducted to determine to what extent, if any, historical operation of filling stations at surrounding properties has resulted in impacts to soil and groundwater. Soil and groundwater (if encountered) samples should be collected and analyzed for contaminants commonly associated with filling stations, including volatile organic compounds (VOC), total petroleum hydrocarbons, polynuclear aromatic hydrocarbons (PAHs), and metals.
- If future plans for the residential dwelling include renovation/demolition activities, then an asbestos 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 building plans should occur prior to conducting a LBP inspection.