



Seagull Environmental Technologies, Inc.

121 NE 72nd Street
Gladstone, Missouri 64118
www.seagullenvirotech.com

PHASE I ENVIRONMENTAL SITE ASSESSMENT

1457 North Texas Avenue Site

Date of Report: December 29, 2016

Acres: Approximately 0.15 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 1457 North (N.) Texas Avenue (Ave.) site in Springfield, Missouri. The site will hereafter be referred to as the “subject property,” or “site.” The site encompasses approximately 0.15 acre and contains a vacant 1,100 square feet (ft²) two-story residential dwelling. The subject property is owned by Mr. James Hawthorn and the Sherman Avenue Project Area Committee (PAC) is the prospective purchaser. Future development plans are for the Career Center to use the residential dwelling for asbestos-containing material (ACM) and lead-based paint (LBP) training center for several months. After using the subject property as a training center, the residential dwelling will be redeveloped/remodeled for low income housing by the Division of Youth Services using available funds from a U.S. Environmental Protection Agency (EPA) Brownfields grant.

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.

No RECs were identified for the subject property. However, several environmental concerns were identified as a result of this Phase I ESA:

- A previous lead-based paint inspection was completed at the subject property and several areas of the house tested positive for LBP. This is of environmental concern.
- During site reconnaissance activities, it was determined ACM was likely present at/in the 1457 N. Texas Ave. house. The presence of ACM is of environmental concern.

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

- 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.
- If future plans for the residential dwelling include renovation/demolition activities, then LBP should also be conducted in accordance with applicable local, state, and federal regulations.