# Seagull Environmental Technologies, Inc.

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


## PHASE I ENVIRONMENTAL SITE ASSESSMENT

### 1544 North National Avenue Site

**Date of Report**: November 25, 2019

**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 1544 North (N.) National Avenue site in Springfield, Missouri. The subject property encompasses 0.17 acres and contains a 2,500-square-foot ($ft^2$) one-story building, an asphalt parking lot, and an asphalt pad. The site will hereafter be referred to as the "subject property" or "site."

The site, currently owned by Nick Newman, is on the south side of East (E.) Locust Street and east of N. National Avenue. The site is bordered to the west by N. National Avenue, to the north by E. Locust Street, to the east by a residential dwelling, and to the south by a residential dwelling. The subject property has been developed since at least 1910, and has been occupied by commercial retail businesses.

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

- A review of environmental database searches identified several underground storage tanks (USTs) near the subject property. Edward and Elsie Pinnon (Facility ID: ST0019201), at 1140 E. Commercial Street (1,104 ft. north of the subject property), contained a 2,900-gallon UST and 1,000-gallon UST. All USTs were removed from the property and no further documentation was reported. Reliant Industries, Inc (Facility ID: ST0013587), at 1205 E. Commercial Street (1,233 ft. to the north of the subject property), contained two 4,000-gallon USTs and one 550-gallon UST. All USTs were removed from the property and no further documentation was reported. Based on distance, topography, estimated groundwater flow direction, and/or current regulatory status, these two UST sites pose RECs to the subject property. In addition, environmental database searches identified a U.S. Brownfields site at 1075-1139 E. Commercial Street, where several RECs were identified during a Phase I ESA. The Phase I ESA identified a former filling station and potential former drycleaners on site and former filling stations adjacent to the east and

south of the site, which may have resulted in impacts to soil and groundwater.

- Review of historical documents – Sanborn maps, city directories, aerial photographs, and topographic maps identified a railyard to the north and railroad tracks adjacent to the east and a service station, drycleaners, and chemical supply store adjacent to the southwest of the subject property. These sites pose RECs to the subject property.

- An initial vapor encroachment screening was conducted in accordance with ASTM Practice E 1527-13 to determine potential for subsurface vapors below existing and/or proposed on-site structures as a result of possible or known below-grade presence of petroleum, hazardous, or toxic materials that may contain volatile or semi-volatile organic compounds (VOC/SVOC). A "non-invasive" screening process, including a site reconnaissance and records review, was used to conduct the initial vapor encroachment screening. Based on the initial screening process, Seagull determined that a potential for vapor encroachment exists at the site. The determination that a vapor encroachment condition exists poses a REC to the subject property.

- During the site reconnaissance activities, it was determined that asbestos containing materials (ACM) and lead-based paint (LBP) are likely present on/in site building components. The presence of ACM and LBP is of environmental concern.

- During the site reconnaissance activities, it was determined that electrical ballasts possibly containing polychlorinated biphenyls (PCBs) are located throughout the site building. The presence of PCBs is of environmental concern.

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

- Seagull recommends a Phase II ESA of the subject property to determine if historical operations at surrounding properties have resulted in impacts to soil and groundwater. Soil and groundwater (if encountered) samples should be collected and analyzed for volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PAHs), total petroleum hydrocarbons (TPHs), and metals. Seagull also recommends that vapor intrusion sampling, including indoor/outdoor air and sub-slab vapor samples, should be conducted at the site as part of the Phase II ESA to evaluate the vapor intrusion pathway.

- If future plans for the site building 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.

- Electrical ballasts possibly containing PCBs are located throughout the site building. Prior to changing/removing those ballasts, they should be inspected to determine if PCBs are present and then properly disposed of.