



Seagull Environmental Technologies, Inc.

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

600 North Benton Avenue Site

Date of Report: November 1, 2019

Acres: Approximately 0.50 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 600 North (N.) Benton Avenue site in Springfield, Missouri. The subject property encompasses 0.50 acres and contains a 5,000-square-foot (ft²) one-story building, an asphalt parking lot, and a grass area. The site will hereafter be referred to as the “subject property” or “site.”

In accordance with the Greene County, Missouri Assessor record, there are two Parcel Identification Numbers associated with the subject property. One parcel includes a billboard and is owned by Lamar Advertising and the other parcel includes the site building and is owned by Pitts Chapel United Methodist Church. The site is on the north side of East (E.) Tampa Street and east of N. Benton Avenue. The site is bordered to the west by N. Benton Avenue, to the north by a community center, to the east by a refrigeration store, and to the south by E. Tampa Street. The subject property has been developed since at least 1884.

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

- Review of historical documents—Sanborn® maps and city directories—identified machine shops, auto parts shop, and transmission shop directly adjacent to the north of the subject property. These sites pose RECs to the subject property
- During site reconnaissance activities, it was determined that asbestos-containing material (ACM) and lead based paint (LBP) were likely present in the on-site building. The presence of ACM and

LBP is of environmental concern.

- Electrical ballasts that potentially contain polychlorinated biphenyls (PCBs) remain in the site building.

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 the site (and 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, polynuclear aromatic hydrocarbons, total petroleum hydrocarbons, and metals.
- If future plans for the site building include renovation/demolition activities, then an inspection for ACM and LBP 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.