



Seagull Environmental Technologies, Inc.

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

2142 West (W.) Atlantic Street Site, Springfield, Missouri

Date of Report: June 22, 2020

Acres: Approximately 0.1722 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 2142 West (W.) Atlantic Street property in Springfield, Greene County, Missouri. 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 subject property, which encompasses 0.1722 acre, is on the south side of W. Atlantic Street and east of North (N.) Park Avenue. The subject property contains a 2,256-square-foot (ft²) one-story building with an attached garage and a grass lot. The area surrounding the subject property primarily consists of residential properties. The parcel identification number associated with the site is 1310403021. The site is located in Section 10, Township 29 North, and Range 22 West. Coordinates for the approximate center of the subject property are 37.233635 degrees north latitude and 93.320381 degrees west longitude.

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

- 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 (PCB) remain in the site building.

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

- 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.