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## PHASE I ENVIRONMENTAL SITE ASSESSMENT

**353 N. Campbell Avenue, Springfield, Missouri**

**Date of Report:** August 12, 2020

**Acres:** Approximately 1.4 acres

### 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 property at 353 North (N.) Campbell Avenue 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*, ASTM International (ASTM) designation E 1527-13, and otherwise in compliance with the U.S. Environmental Protection Agency’s (EPA) “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 1.4 acres, is occupied by an asphalt parking lot and a one-story metal storage building. The property is intended to be redeveloped by the City as part of a large-scale plan to daylight a section of Jordan Creek, which currently runs through a buried box culvert near the south boundary of the property. The area surrounding the subject property primarily consists of commercial properties. The parcel identification number associated with the site is 1323101001. The site is located in Section 23, Township 29 North, and Range 22 West. Coordinates for the approximate center of the subject property are 37.2113220 degrees north latitude and 93.2944830 degrees west longitude.

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

- A review of environmental databases identified the historical presence of a foundry and machine shop at the subject property, and previous coal storage across a large portion of the site. Also, a grain and seed company, manufactured gas plant (MGP), and coal storage facilities were previously

located near the subject property. Those activities represent RECs due to potential for environmental contamination (e.g., heavy metals, solvents, fumigants, and petroleum products).

- During site reconnaissance activities, it was determined that asbestos-containing material (ACM) and/or lead-based paint (LBP) could be present in the on-site building. The presence of ACM and LBP is of environmental concern.
- During the site reconnaissance, several surplus refrigerators that contained Freon as a refrigerant were observed in an outside storage area. The presence of Freon is of environmental concern.
- Electrical ballasts that potentially contain polychlorinated biphenyls (PCB) were observed in the site building.

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

- Seagull recommends a Phase II ESA of the subject property to determine if historical operations at the property or 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 an LBP inspection.
- Any Freon in surplus refrigerators stored in the fenced area south of the building should be properly recovered before disposal of any of the appliances.
- 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.