



# Seagull Environmental Technologies, Inc.

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## PHASE I ENVIRONMENTAL SITE ASSESSMENT

**503 North (N.) Booneville Avenue, Springfield, Missouri**

**Date of Report:** July 31, 2020

**Acres:** Approximately 0.1381 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 503 North (N.) Booneville Avenue site 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 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 encompasses 0.1381 acre and contains two adjacent single-story commercial building that are connected by a doorway; the eastern building also has a basement. The two single-story commercial buildings cover a total of 3,895 square feet (ft<sup>2</sup>) and are primarily used for storage of excess home decor items from a nearby home furnishings and interior design business. In addition, a small paved parking lot is on the eastern portion of the subject property. Future plans for the subject property are to house a manufacturing business and for storage. The parcel identification number associated with the site is 1313309014. The site is bordered to the west by a parking lot and metal storage building; to the north by a small vegetated area and indoor flea market; to the east by Booneville Avenue with the seven-story Missouri State University (MSU) Jordan Valley Innovation Center and a vacant grain elevator facility with several large silos beyond; and to the south by Phelps Street with the Chi Alpha Campus Ministries office and a multi-use building beyond.

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

- A review of environmental database – leaking underground storage tank (LUST) and underground storage tank (UST) - searches identified MFA Feed Division (Facility ID: ST0003539), at 506 N. Boonville Avenue (directly adjacent to the east-southeast of the subject property), contained a 350-gallon gasoline UST. The 350-gallon UST were permanently removed from the property in June 1989. From January 2003 to October 2004, a total of 172 tons of soil and 12,000 gallons of petroleum contaminated groundwater were remediated from the MFA Feed Division site. After four consecutive quarters of contaminated groundwater levels below MDNR cleanup levels, a No Further Action (NFA) letter was issued from MDNR in October 2004. Based on current regulatory status, the MFA Feed Division site poses a HREC to the subject property.
- A review of environmental database – Voluntary Cleanup Program (VCP), RCRA Non-Generator (RCRA-NonGen), Site Management and Reporting System (SMARS) - searches identified MFA Feed Mill, at 524 N. Boonville Avenue (directly adjacent to the east-northeast of the subject property). Based on current regulatory status, the MFA Feed Division poses a HREC to the subject property.
- Review of historical documents—Sanborn® maps and city directories—identified Queen City and Missouri Farmers Association Flour Mill and Grain Elevator and MFA Milling Company at 506 N. Boonville Avenue directly adjacent to the east of the subject property. These sites pose HRECs to the subject property.
- During the site reconnaissance, it was determined that asbestos containing material (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, it was determined that electrical ballasts located throughout the site building possibly contain polychlorinated biphenyls (PCB). The presence of PCBs is of environmental concern.

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

- If future plans for the site building includes renovation/demolition activities, then an asbestos and a LBP inspection should be completed. Future demolition or renovation of building materials determined to contain ACM and LBP (including abatement and disposal activities) should be conducted in accordance with applicable local, state, and federal regulations.
- The electrical ballasts located throughout the site building possibly contain PCBs. Prior to changing/removing the transformer and the ballasts, they should be inspected to determine if PCBs are present and then properly disposed of.