



Seagull Environmental Technologies, Inc.

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PHASE I ENVIRONMENTAL SITE ASSESSMENT

2012 North (N.) Washington Avenue Property, Springfield, Missouri

Date of Report: June 3, 2021

Acres: 1 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 property at 2012 North (N.) Washington 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 approximately 1 acre, is occupied by a two-story rock building with an attached single-story building. Both buildings are currently vacant. A heating and air conditioning company operated at the property for about 50 years, until March 2021. The area surrounding the subject property primarily consists of residential properties to the north, east, and west and commercial and industrial properties to the south. The parcel identification number associated with the site is 1312223006. The site is located in Section 12, Township 29 North, and Range 22 West. Coordinates for the approximate center of the subject property are 37.233508 degrees north latitude and 93.284889 degrees west longitude.

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

- A historical photograph of the subject property was provided by the users that showed the rock building with two fuel pumps in front (on the west side). Handwritten information on the back of the photo indicates that a grocery store (with a filling station) operated at the property from 1920 to 1945. Although no release of hazardous substances is known to have occurred at the property,

historical presence of a filling station represents a REC due to potential for environmental contamination.

- An initial vapor encroachment screening was conducted in accordance with ASTM Practice E 1527-13 to determine potential for subsurface vapors, as a result of possible or known below-grade presence of petroleum, hazardous, or toxic materials, which could present an inhalation threat to future occupants of on-site structures. 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, due to historical presence of the filling station. The determination that a vapor encroachment condition exists poses a REC to the subject property.
- 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 buildings. The presence of ACM and LBP is of environmental concern.
- Electrical ballasts that potentially contain polychlorinated biphenyls (PCB) were observed in the site buildings.

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 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. In addition, Seagull also recommends that soil gas, sub-slab vapor, and/or indoor air sampling be conducted at the site as part of the Phase II ESA to evaluate the vapor intrusion threat. Also, a geophysical survey may be warranted to determine whether any underground storage tanks (UST) related to the historical filling station remain at the property.
- If future plans for the site buildings 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 buildings 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.
- Electrical ballasts possibly containing PCBs are located throughout the site buildings. Prior to changing/removing those ballasts, they should be inspected to determine if PCBs are present and then properly disposed of.