

# Phase 1 Environmental Site Assessment

## Railroad/Creamery Property - Approx. 500 N. Sherman Avenue & North of Creamery Building

Date of Report: March 27, 2002

Assessment Funding: EPA Brownfields Assessment Grant

Acres: < 1 acre

### Site Background

The subject property includes two parcels of land located in the historic industrial downtown area of Springfield. Tract 1 is located immediately west of North Sherman Avenue and north of the former



Springfield Creamery Company. Tract II is located west of Tract I and west of the former Springfield Creamery Company. The land surface slopes down toward Jordan Creek which is located about ¼ mile north of the subject property. The subject property is in the railroad right-of-way. The property is currently vacant. Base on aerial photographs and information presented on historic maps, the subject property was vacant format least 1933 through 2001. A bulk oil station with several associated tanks was located west of the subject property from approximately 1933 through 1963. No above ground storage tanks were present on the subject property, however numerous underground storage tanks were located near the property.

### Findings

Two historical recognized environmental conditions were identified for the subject property.

1. A bulk oil station was located northwest of the property from approximately 1933 through 1963. In the assessor's opinion, the bulk oil storage tanks represent a historical environmental condition.
2. The property has been a railroad right-of-way since at least 1933. Herbicides historically were commonly used on railroad properties. It is the assessor's opinion, that the probable historical use of herbicides represents a historical recognized environmental condition.