

# Phase 1 Environmental Site Assessment

## 809 N. Campbell Avenue

Date of Report: March 5, 2010

Assessment Funding: EPA Brownfields Assessment Grant

Acres:3

### Site Background

The subject site is located within a mixed commercial and light industrial setting at the southwest corner of the intersection of West Central Street and N. Campbell Avenue. The property includes an undeveloped 3-acre tract of land listed as 809 N. Campbell Street.



Land use records indicate initial development of the subject site and surrounding properties prior to 1891. Over the years, the site use generally shifted from residential, to a dairy, to a storage/warehouse facility. The former site building was demolished in 2009.

### Findings

Terracon Consultants Inc. completed a Phase I Environmental Site Assessment (ESA) of the property in March 2010. The Phase I identified and documented the following recognized environmental conditions (RECs):

- An interview with the current site owner revealed the possibility of a former onsite UST;
- MDNR regulatory files indicate five USTs on the west-adjointing property which may have extended onto the southwest portion of the site;
- The filling station present in 1933, 1950, and 1957 approximately 70 feet to the northeast of the site;
- The broom factory identified east across N. Campbell from 1933 to 1963;
- Former maintenance/garage building present to the west of the site; and
- Gasoline and fuel oil spills at the site (associated with historic industrial waste water problems and known releases of petroleum in the 1970's and 1980's).