

# Phase 1 Environmental Site Assessment

## 1201 W. College Street

Date of Report: October 21, 2002

Assessment Funding: EPA Brownfields Assessment Grant

Acres: approximately 1.6 acres

### Site Background

The subject property is located in a historical commercial and light industrial area immediately south of an old rail yard. The land slopes down toward Jordan Creek which is located immediately north of the subject property. At the time of the assessment, the property was vacant and overgrown with trees and shrubs. In 1902 and 1910 a dwelling is present on the eastern portion of the subject property. In 1910 a railroad track and two spurs are present on the property. The College Street Railyard, including a turn table and rail house, was located immediately to the north of the property. In the early 1900s, the property was used by Dingledein Brewery and later on Redrock Cola. Two underground caverns, used in the brewery business, were present on the property. In 1986, Mr. Gorham brought in fill dirt to level the property out. And the entrances to the caverns were covered with 8 to 12 feet of dirt. According to Mr. Gorham, in the 1940's the building occupying the property burned down and since then the property has been vacant. From 1954 through 2001, the property appears vacant on aerial photographs.



### Findings

One recognized environmental condition was identified for the subject property based on the historic presence of the College Street Railyard immediately adjacent to the subject property. A variety of petroleum products are used at railyards, and releases during historical operating practices were common. Petroleum impacted soils have been excavated from the College Street Railyard and groundwater monitoring was ongoing at the time of the assessment. In the assessor's opinion, the presence of soil and groundwater contamination at the railyard property adjacent to the subject property is a recognized environmental condition. Based on review of the Semi-Annual Groundwater Monitoring Report for the adjacent site dated August 13, 2002, it appears that Union Pacific Railroad is adequately addressing environmental issues related to the former operation of a railyard at the site. The assessor recommends no further investigation at the subject property at the time of the assessment.