

# Phase 1 Environmental Site Assessment

## West of 221 W. Phelps (vacant lot)

Date of Report: July 31, 2009

Assessment Funding: EPA Brownfields Assessment Grant

Acres: 0.39

### Site Background

The subject site is located within a mixed commercial and light industrial setting near the intersection of West Phelps Street and North Campbell Avenue. The property includes one developed parcel directly west of 221 W. Phelps Street. This parcel includes a 0.39-acre tract of land that is currently unimproved with a water well.



Land use records indicate initial development of the subject site and surrounding properties prior to 1884. One commercial structure was built on the property by 1896 and was removed by 1975. Since then, the lot has been vacant with general storage.

### Findings

Terracon Consultants Inc. completed a Phase I Environmental Site Assessment (ESA) of the property in July 2009. The Phase I identified adjoining property to the surrounding area as a Recognized Environmental Condition (REC) based on the long term historical commercial/industrial use of this area.

Historical uses of the adjoining properties include various service business (implement, vehicle and forklift repair/service and sales), wood factory (with painting operations), a couple creamery and poultry businesses, and Springfield Ice and Refrigerating Company.

