

**Phase I Environmental
Site Assessment**

**ASTM Practice
E1527-21**

51-0710.04
575 Bush Street
Brighton, CO, 80601

Prepared For:
Aaron Herrera / City of Brighton

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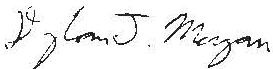
**Former Brighton Senior Center
575 Bush Street, Brighton CO 80601**

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Contents

	<u>Page No.</u>
1.0 Executive Summary	2
1.1 Findings and Opinions.....	2
1.2 Conclusions.....	2
1.2.1 Recognized Environmental Conditions.....	2
1.2.2 Controlled Recognized Environmental Conditions	2
1.2.3 Significant Data Gaps.....	2
1.3 Additional Investigation	3
1.5 Acknowledgment	3
2.0 Introduction	4
2.1 Purpose.....	4
2.2 Project Scope and Background.....	4
2.3 Non-Scope Considerations	5
2.4 Special Terms and Conditions.....	5
2.5 Limitations	5
2.6 Significant Assumptions	5
2.7 Deviations and Exceptions	6
2.8 Reliance	6
3.0 User-Provided Information	7
3.1 Environmental Liens.....	7
3.2 Activity and Use Limitations.....	8
3.3 Specialized Knowledge or Experience.....	8
3.4 Relationship of Purchase Price to Fair Market Value	8
3.5 Commonly Known or Reasonably Ascertainable Information	8
3.6 Obvious Indicators of Contamination	8
4.0 Physical Setting	9
5.0 Historical Records Review	10
5.1 Subject Property.....	10
5.2 Adjoining Properties	10
5.3 Surrounding Area	11
5.4 Data Failure.....	11
6.0 Regulatory Records Review	12
6.1 Subject Property.....	15
6.2 Adjoining Properties	15
6.3 Surrounding Area	15
7.0 Site Reconnaissance	16
7.1 Methods and Limiting Conditions	16
7.2 Current Use of the Subject Property	16
7.3 Past Use of the Subject Property	16
7.4 Current Uses of Adjoining Properties	16
7.5 Past Uses of Adjoining Properties.....	16
7.6 Current or Past Uses in the Surrounding Area	17
7.7 Geologic, Hydrogeologic, Hydrologic, and Topographical Conditions.....	17
7.8 Structures and Other Improvements at the Subject Property	17

7.9	Roads.....	17
7.10	Potable Water Supply/Source	17
7.11	Sewage Disposal System.....	17
7.12	Site Observations Table Instructions	17
	Observed Conditions, Features, or Operations.....	17
8.0	Interviews.....	19
8.1	Past and Present Owners and Occupants	19
8.2	State and Local Government Officials.....	19
8.3	Others.....	19
9.0	Non-Scope Services	21
10.0	Evaluation	22
10.1	Findings and Opinions.....	22
10.2	Conclusions.....	22
10.2.1	Recognized Environmental Conditions.....	22
10.2.2	Controlled Recognized Environmental Conditions	22
10.2.3	Significant Data Gaps	22
10.3	Additional Investigation	22
11.0	Environmental Professional Statement.....	23
12.0	References.....	24
12.1	General.....	24
12.2	Physical Setting, Regulatory, and Historical.....	24

List of Appendices

- Appendix A Subject Property Figures
- Appendix B User Questionnaire
- Appendix C Environmental Records
- Appendix D Historical Records
- Appendix E Site Reconnaissance Photographs
- Appendix F Resumes

List of Acronyms

<u>Regulatory Agencies</u>	
CDLE	Colorado Department of Labor and Employment
CDPHE	Colorado Department of Public Health and Environment
USEPA	United States Environmental Protection Agency
<u>Other</u>	
AAI	All Appropriate Inquiries
AST	Aboveground Storage Tank
ASTM	American Society for Testing and Materials, Practice E1527-21
BRRTS	Bureau of Remediation and Redevelopment Tracking System
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CFR	Code of Federal Regulations
CORRACTS	Resource Conservation and Recovery Information System Corrective Action Sites
ERNS	Emergency Response Notification System
ERP	Environmental Repair Program
LLP	Landowner Liability Protection
ESA	Environmental Site Assessment
LAST	Leaking Aboveground Storage Tank
LUST	Leaking Underground Storage Tank
NA	Not applicable
NAR	No Action Required
NFRAP	No Further Remedial Action Planned
NPL	National Priority List (Superfund)
NRCS	Natural Resources Conservation Service
RCRA	Resource Conservation and Recovery Act
REC	Recognized Environmental Condition
SEMS	Superfund Enterprise Management System
SWL	Solid Waste Landfill
TSD	Treatment Storage and Disposal Facilities
USGS	United States Geological Survey
UST	Underground Storage Tank
WDS	Waste Disposal Site

1.0 Executive Summary

Ayres Associates Inc. (Ayres) has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Practice E1527-21 of 575 Bush Street, Brighton, Colorado, the subject property. Any exceptions to or deviations from this practice are described in Section 2.7 of this report. This practice is intended to permit a Phase I ESA user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) liability, collectively referred to as "landowner liability protections" (LLPs): that is, the practice that constitutes "all appropriate inquiries" (AAI) into the previous ownership and uses of the property consistent with good commercial and customary practice as defined at 42 U.S.C. §9601(35)(B).

The primary objective of a Phase I ESA is to identify recognized environmental conditions (RECs), defined as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions, defined as conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies, are not RECs.

The following findings, conclusions, and opinions are based upon record reviews, interviews, and site reconnaissance conducted during this assessment as well as environmental professional experience. All users of this Phase I ESA are advised to read the report in its entirety.

1.1 Findings and Opinions

- The subject property is the former Brighton City Hall and former Brighton Senior Center building located in the City of Brighton, Colorado. The property is located along Bush Street, which serves as a neighborhood street in the City of Brighton. The property is owned by The City of Brighton.
- The property was originally constructed in 1919 and totaled 5,951 square feet. The original building functioned as the town hall and water department for the city of Brighton. The latter function included its role as the pumping station for the city water supply. In 1946, the building became the Brighton Public Library and then a branch of the Adams County Library and served as such until 1972, when it became the Senior Center. In 1986, a 3,278 addition was added to the east side of the existing improvements. The building now totals 9,256 square feet. The property has obtained status as an historical building, which encompasses the entire building, including the 1986 addition.
- The subject property was not identified on the standard environmental record databases.
- Several sites in the surrounding area were identified on standard environmental records, but based on their locations, none are likely to have contamination that could migrate to and affect the subject property.

1.2 Conclusions

1.2.1 Recognized Environmental Conditions

The Phase I ESA did not identify any RECs.

1.2.2 Controlled Recognized Environmental Conditions

The Phase I ESA did not identify any controlled RECs.

1.2.3 Significant Data Gaps

The Phase I process did not identify any significant data gaps.

1.3 Additional Investigation

Based on the findings of this Phase I ESA, it is the opinion of the environmental professional that additional investigation is not warranted to detect the presence of petroleum products or hazardous substances on the subject property.

1.5 Acknowledgment

On behalf of the City of Brighton, Ayres would like to extend its sincere appreciation to the U.S. Environmental Protection Agency (USEPA) for their funding support and for their technical assistance. The USEPA Brownfield Site Assessment Grant Program not only graciously awarded the City of Brighton this grant to assist in funding the environmental activities outlined in this report but has continued to support the City's efforts as they move toward redevelopment. Without this funding support, this Brownfield site may have laid idle indefinitely. We are indebted to the USEPA for making financial assistance available for this important redevelopment project.