

College Street Revitalization Plan: Brownfield Inventory Report

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Project Overview

The City of Springfield is preparing the College Street Revitalization Plan, a community-driven effort focused on the historic Route 66/West College Street corridor between Grant Avenue and Kansas Expressway. The area is also bounded by W Walnut Street to the south and the properties on W Water Street to the north. The plan is intended to guide future redevelopment, environmental assessment, and strategic investment while supporting broader community goals related to housing, economic development, transportation, infrastructure, and neighborhood revitalization. The project is being completed through an EPA Brownfields Assessment Grant and builds upon the vision established through Forward SGF and other local planning efforts.

The W College Street corridor contains a diverse mix of residential, commercial, and industrial properties and is surrounded by both known and potential brownfield sites. Historic and ongoing industrial activities, transportation infrastructure, automotive-related businesses, salvage operations, and material storage uses have contributed to environmental concerns within portions of the study area. Previous investigations have identified contaminants including petroleum products, heavy metals, and polycyclic aromatic hydrocarbons (PAHs), highlighting the importance of environmental due diligence as redevelopment opportunities are considered.

To support the planning process, a brownfields inventory was completed for properties located within the W College Street study area, see **Appendix B, Figure 1**. The inventory was designed to identify properties exhibiting potential environmental concerns, visible signs of distress, redevelopment opportunities, and varying levels of redevelopment readiness. The results provide a corridor-wide understanding of existing conditions and support future environmental assessments, redevelopment planning, and implementation activities.

The inventory serves as both a brownfield screening tool and a redevelopment planning resource. Rather than focusing solely on environmental concerns, the methodology evaluates multiple dimensions of redevelopment potential to identify sites where future public and private investment may support meaningful revitalization outcomes. The findings will help inform redevelopment strategies, identify priority sites for additional investigation, and support preparation of the W College Street Revitalization Plan.

Methodology

The College Street brownfield inventory methodology emphasizes observable site characteristics and separates major redevelopment questions into distinct analytical indices. This approach simplifies data collection and improves consistency by relying on documented indicators rather than broad condition ratings that may vary subjectively between surveyors.

The methodology was designed to evaluate both brownfield-related conditions and redevelopment planning considerations. In doing so, it distinguishes between properties that may warrant environmental due diligence, properties exhibiting visible distress, properties with strategic redevelopment potential, and properties that may be more feasible for near-term reinvestment.

Several guiding principles informed development of the inventory framework:

- Emphasize observational clarity and use of repeatable indicators whenever possible
- Minimize subjective scoring and field interpretation
- Separate environmental concern from redevelopment opportunity
- Incorporate both brownfield identification and redevelopment planning considerations

The resulting framework evaluates properties through four separate indices that are combined into an overall Brownfield Priority Score.

Inventory Process

The inventory consisted of both desktop review and field verification efforts.

Desktop Review

Prior to field activities, parcel and property information was compiled from available geographic information systems (GIS), assessor, and planning datasets. Information reviewed and analyzed included:

- Parcel identification numbers
- Property addresses
- Parcel size
- Assessed land and improvement values
- Improvement-to-land ratios, calculated from provided values
- Year built
- Zoning classifications
- Floodplain information
- Known UST/LUST records
- Records of previous environmental assessments
- Historic and current land use information

This data established a baseline for all inventoried properties and provided contextual information used during subsequent analysis.

Field Inventory

Field evaluations were completed through a pedestrian survey conducted within the study area. Surveyors documented observable conditions from publicly accessible locations (e.g., sidewalks) and rights-of-way. No interior inspections were conducted, and no environmental testing occurred as part of this effort.

Photographs were collected for each inventoried property to assist with documentation and quality assurance.

Information collected during field surveys focused on observable indicators related to:

- Occupancy and site activity
- Structural conditions
- Physical distress
- Environmental concerns
- Redevelopment opportunity
- Site readiness

The inventory was designed to emphasize observable conditions rather than subjective quality ratings. Therefore, whenever feasible, surveyors selected documented indicators rather than assigning general condition scores.

Index Development

Four separate indices were developed to evaluate different aspects of redevelopment potential and brownfield conditions within the corridor.

Environmental Concern Index

Question Answered: Could environmental concerns be present?

The Environmental Concern Index evaluates observable indicators that may suggest the presence of contamination, hazardous materials, or environmentally sensitive conditions warranting additional investigation.

Variables incorporated into the index include:

- Observable environmental indicators (e.g. stained soil, chemical odors or storage, distressed vegetation)
- Hazard and environmental warning signage
- Outdoor storage of potentially hazardous materials
- Chemical storage and industrial operations
- Visible evidence of spills or releases
- UST/LUST records
- Critical environmental flags identified during field review (e.g. confirmed/likely UST/LUST, suspected hazardous storage, active industrial chemical use)

Sites with a greater concentration of environmental indicators received higher Environmental Concern scores and may represent priority candidates for future environmental due diligence initiatives.

Physical Distress Index

Question Answered: Is the property visibly deteriorated?

The Physical Distress Index evaluates observable signs of deferred maintenance, deterioration, vacancy, and nuisance conditions.

Variables incorporated into the index include:

- Structural deficiencies
- Building deterioration
- Vacancy indicators
- Debris accumulation
- Open storage
- Illegal dumping
- Graffiti
- Unsecured conditions
- Other visible signs of property distress

The index does not determine structural integrity, code compliance, or building safety. Rather, it serves as a screening tool to identify properties exhibiting evident signs of deteriorated conditions.

Redevelopment Opportunity Index

Question Answered: Could redevelopment stimulate further corridor revitalization?

The Redevelopment Opportunity Index evaluates characteristics associated with strategic redevelopment potential. Unlike the Physical Distress Index, this analysis focuses on future opportunities rather than existing conditions.

Variables incorporated into the index include:

- Visibility within the corridor
- Location along major transportation routes
- Corner lot and intersection presence
- Assemblage potential¹
- Adjacent redevelopment opportunities
- Adaptive reuse potential

¹ Assemblage characteristics examine whether smaller, vacant, or underutilized adjacent properties could potentially be combined into a larger redevelopment site or coordinated project area.

- Improvement-to-land value ratio
- Public realm characteristics
- Placemaking indicators
- Nearby destination anchors

This index recognizes that highly strategic redevelopment sites are not always distressed properties. Active or occupied sites may still score highly if located in areas capable of supporting broader corridor revitalization objectives. A high Redevelopment Opportunity score means the property may be important to future corridor planning because of its location, visibility, or redevelopment context. It does not mean the property is expected or recommended to change its current use or redevelop in the near-term.

Site Readiness Index

Question Answered: How feasible is redevelopment in the near-term?

The Site Readiness Index evaluates factors affecting the practicality and feasibility of future redevelopment.

Variables incorporated into the index include:

- Current site activity
- Occupancy indicators
- Access characteristics
- Visible or apparent utility service
- Vacancy indicators
- Site accessibility

Higher readiness scores generally indicate properties with fewer observed barriers to redevelopment and greater potential for near-term coordination or implementation, subject to confirmation of utilities, ownership, access, and site-specific conditions.

Community Context Considerations

A standalone Community Context Index was considered during methodology development. However, because the study area consists of a single corridor with generally similar access to transportation, commercial services, recreational amenities, and community facilities, a separate index was determined to provide limited additional analytical value.

Instead, community context considerations such as parks, trails, transit access, commercial clusters, public realm characteristics, and pedestrian activity were incorporated into the Redevelopment Opportunity Index where appropriate. This approach reduced redundancy while ensuring broader revitalization objectives remained part of the evaluation process.

Scoring and Prioritization

Raw Scores

Each index was initially calculated using coded responses derived from field observations and desktop review information. Observable indicators were translated into numerical values based on the presence or absence of individual characteristics. The use of indicator-based scoring reduced reliance on subjective ratings and improved consistency among surveyors.

Percentile Ranking

Following calculation of raw scores, properties were converted to percentile rankings within the study area. This approach allows scores to reflect relative conditions within the corridor rather than arbitrary scoring cutoffs.

Percentile ranking was selected to:

- Reduce reliance on predetermined scoring thresholds
- Better differentiate sites relative to one another
- Create a consistent basis for comparison across properties

Composite Priority Score

The four indices were combined into a single Brownfield Priority Score to support overall prioritization.

The index weights were assigned to reflect the primary goals of the inventory. Environmental Concern received the highest weight because identifying potential brownfield conditions is the central purpose of the assessment. Redevelopment Opportunity received a similar weight to ensure that strategically located sites with strong revitalization potential were elevated in the results. Physical Distress was included to account for visible deterioration and vacancy, while Site Readiness was weighted lower because readiness supports implementation but should not outweigh environmental concern or redevelopment value. Together, the weights balance brownfield screening with corridor revitalization planning.

The composite score incorporated:

Table 1 Index Score Breakdown

Index	Weight	Purpose
Environmental Concern	35%	Identifies potential contamination concerns and environmental assessment needs
Redevelopment Opportunity	30%	Evaluates strategic redevelopment and revitalization potential
Physical Distress	20%	Measures visible deterioration, vacancy, and nuisance conditions
Site Readiness	15%	Assesses redevelopment feasibility and implementation potential

While Environmental Concern received the highest weighting, no single index independently determined site prioritization. This approach prevented sites from being prioritized solely due to Environmental Concerns or Physical Distress while ensuring that Redevelopment Opportunity and implementation feasibility remained important factors in the final evaluation.

Priority Tiers

Final priority tiers were assigned using percentile rankings of the Brownfield Priority Score, see **Appendix B, Figure 2**. This approach classifies properties based on their relative position within the College Street inventory rather than fixed numerical thresholds. As a result, the four tiers represent approximate quartiles of the study area, with Tier 1 properties representing the highest-priority group relative to other inventoried sites. This method was used to support comparison within the corridor, avoid arbitrary score cutoffs, and create a practical framework for phased implementation. Because the tiers are percentile-based, they should be interpreted as relative prioritization categories rather than absolute determinations of environmental risk, property condition, or redevelopment feasibility.

Properties were ultimately grouped into four priority tiers.

Tier 1 – Priority Review Site

Sites exhibiting elevated environmental concern, significant redevelopment opportunity, high revitalization potential, or a combination of these factors. These sites are strong candidates for additional environmental due diligence or redevelopment planning.

Tier 2 – Strategic Opportunity

Sites with notable redevelopment potential that may benefit from future assessment, public-private partnership development, or strategic investment.

Tier 3 – Long-Term Opportunity

Sites with redevelopment potential but fewer immediate indicators suggesting the need for near-term intervention.

Tier 4 – Stable and Monitor

Sites that demonstrate comparatively stable conditions and limited immediate need for redevelopment-focused intervention.

This tiered approach provides a practical framework for implementation planning while recognizing that future opportunities may emerge as market conditions, ownership patterns, and redevelopment priorities change.

Inventory Results

Following completion of the field inventory and scoring process, 166 properties within the College Street study area were evaluated. Of those properties, 112 contained one or more structures, while the remaining 54 properties consisted of vacant parcels, open storage areas, parking areas, and other sites without structures.

This mix of structured and non-structured parcels influenced how individual indices were interpreted. Structural indicators were only applicable to properties with buildings, while vacant parcels and open lots were evaluated through applicable site-based indicators, including site activity, physical disorder, observable environmental indicators, access, redevelopment opportunity, and adjacent context. This approach allowed improved properties, vacant parcels, and underutilized sites to be evaluated within a consistent prioritization framework.

The results, see **Table 2 Index Tier Summary**, provide a corridor-wide snapshot of existing conditions and help distinguish between properties that may warrant environmental due diligence, sites with strong redevelopment potential, longer-term opportunity areas, and properties that are generally stable or lower priority for intervention. Table 2 indicates the number of properties within each index and tier. When reviewed by individual index, Environmental Concern and Physical Distress were more concentrated among a smaller subset of properties, while Redevelopment Opportunity and Site Readiness indices were more broadly distributed across the corridor.

This distinction is important because not all Priority Review Properties are distressed or environmentally suspect. Some properties ranked highly due to strategic location, visibility, assemblage potential, placemaking value, or readiness for reinvestment.

Table 2 Index Tier Summary

Index	High	Elevated	Moderate	Low	Main Takeaway
Environmental Concern	37	34	—	95	Most properties have low Environmental Concern, but a meaningful subset exhibits elevated or high concern indicators.
Physical Distress	27	36	45	58	Distress is present but not corridor-wide; it is concentrated among a smaller group of properties.
Redevelopment Opportunity	40	38	40	48	Redevelopment Opportunity is more evenly distributed, supporting the corridor-wide revitalization focus of the plan.
Site Readiness	38	41	41	46	Many sites have at least moderate readiness, suggesting access and infrastructure may not be the primary barrier for all properties.

The index summary shows that Environmental Concern is not uniformly distributed across the study area. While most properties scored low for Environmental Concern, 71 properties scored either high or elevated, indicating a meaningful group of sites where additional due diligence may be appropriate. These sites are generally associated with industrial activity, automotive uses, outdoor storage, suspected hazardous materials, or known or suspected petroleum-related concerns.

Physical Distress was also concentrated rather than widespread. A total of 63 properties scored high or elevated for Physical Distress, while 103 properties scored moderate or low. This suggests that visible deterioration, vacancy, debris, structural issues, and nuisance conditions are present within the corridor but are focused among a more limited set of properties rather than affecting the corridor as a whole.

Redevelopment Opportunity was more evenly distributed across the study area, with 78 properties scoring high or elevated and another 40 properties scoring moderate. This indicates that redevelopment potential is not limited to the most distressed or environmentally suspect properties. Sites scored well for Redevelopment Opportunity due to factors such as corridor visibility, corner locations, proximity to major intersections, assemblage potential, adaptive reuse potential, improvement-to-land value characteristics, and proximity to parks, trails, commercial clusters, and other community destinations.

Site Readiness was also broadly distributed, with 79 properties scoring high or elevated and 41 properties scoring moderate. This suggests that many properties have characteristics that could support redevelopment or reinvestment, such as existing access, visible or apparent utility service, ongoing occupancy, or maintained site conditions. However, lower readiness scores among some vacant or distressed properties indicate that additional site preparation, ownership coordination, environmental assessment, or infrastructure verification may be needed before redevelopment can advance.

Environmental Concern Findings

Elevated Environmental Concern scores were most common among industrial, automotive, storage, and material-handling properties within the corridor. The largest concentration of high and elevated scores was located north of W College Street and between N Fort Avenue and N Nettleton Avenue, as shown in **Appendix B, Figure 3**. This area includes a cluster of properties with industrial, storage, rail-adjacent, and material-handling characteristics that contributed to higher environmental review scores.

High and elevated scores were often driven by indicators such as outdoor drums or containers, chemical storage, heavy equipment storage, stained pavement, distressed vegetation, industrial process equipment, hazard signage, and known or suspected UST/LUST conditions. Many of the highest Environmental Concern scores were associated with active industrial or storage-related uses. These properties may not be vacant or distressed, but observed activities, historic use patterns, or known records suggest that additional environmental due diligence may be appropriate before redevelopment, major reinvestment, or property transition occurs.

The Environmental Concern Index should be interpreted as a screening tool rather than a regulatory determination. A high or elevated score does not confirm contamination. Instead, the score identifies properties where additional review, Phase I Environmental Site Assessments, Phase II investigations, or other due diligence may be warranted based on observed or documented indicators.

Physical Distress Findings

Properties with high or elevated Physical Distress scores exhibited visible deterioration, vacancy, or nuisance conditions. Common indicators included boarded openings, broken windows, roof deterioration, exterior wall damage, structural damage, debris, open storage, abandoned vehicles, overgrown access points, and unsecured conditions.

The highest concentrations of Physical Distress were found in smaller groupings rather than consistently throughout the full corridor, as seen in **Appendix B, Figure 4**. Notable areas included the McCoy Iron & Metal area and surrounding properties, the area to the north and northeast of the W College Street and S Broadway Avenue intersection, and the western residential properties along W College Street prior to N Fort Avenue. These

areas contained a mix of older structures, vacant or underutilized parcels, visible site disorder, and building condition concerns.

These findings suggest that visible blight is not evenly distributed throughout the corridor. Many properties remain active, maintained, or only moderately distressed; however, the subset of properties exhibiting conditions may affect corridor perception, redevelopment feasibility, or nearby reinvestment. Properties with high Physical Distress may require different implementation strategies than properties with high Environmental Concern. Potential responses may include property owner coordination, code enforcement support, stabilization, cleanup planning, site preparation, or redevelopment feasibility analysis.

Redevelopment Opportunity Findings

Redevelopment Opportunity is one of the clearest strengths identified through the inventory. High and elevated Redevelopment Opportunity scores were commonly driven by corridor visibility, corner locations, proximity to major intersections, assemblage potential, adjacent vacant or underutilized parcels, adaptive reuse potential, low improvement-to-land value ratios, and public realm or placemaking indicators. These characteristics suggest that certain properties could support broader revitalization goals even if they are currently active, maintained, or only moderately distressed.

A concentration of high and elevated scores occurred near the W College Street and S Broadway Avenue intersection and extended west along W College Street, as illustrated in **Appendix B, Figure 5**. Properties north of W College Street and west of the intersection scored highly due to their visibility, underutilization, and proximity to the main intersection and relationship to nearby vacant or underused parcels. This area serves as a central node to the College Street corridor and may provide an opportunity to focus future redevelopment concepts, public realm improvements, adaptive reuse strategies, or property owner coordination.

This finding reinforces the importance of evaluating Redevelopment Opportunity separately from Physical Distress. A site may be a strong redevelopment candidate because of location, relationship to adjacent properties, or ability to support the corridor's long-term vision, even if the site does not currently exhibit severe deterioration. A high opportunity score should be understood as an indicator of planning relevance, not as a recommendation that an active property should change use or redevelop in the near-term.

Site Readiness Findings

Site Readiness scores indicate that many properties within the corridor have conditions that could support reinvestment or redevelopment. High and elevated readiness scores were associated with visible access, visible or apparent utility service, active occupancy, maintained site conditions, and fewer vacancy indicators.

Readiness varied across the corridor, as seen in **Appendix B, Figure 6**. Several high and elevated Site Readiness scores were located in the northwestern portion of the study area between N Fort Avenue and Kansas Expressway. These properties were associated with active industrial, auto-oriented, storage, and commercial uses. They often scored well because of visible access, visible or apparent utility service, ongoing activity, or maintained operational use. However, readiness within this area was not uniform. Nearby vacant, storage-oriented, or less actively managed parcels scored lower where field observations indicated limited visible access, limited utility visibility, vacancy indicators, overgrown access, or no active use.

Properties near the W College Street and S Broadway Avenue intersection showed mixed scores for Site Readiness due to varying site conditions, differences in visible utility indicators, and mixed vacancy or occupancy characteristics. For these properties, additional steps may be needed before redevelopment can occur, including ownership coordination, utility confirmation, access improvements, environmental investigation, or site preparation.

The readiness results suggest that implementation barriers vary by property. Some Priority Review Properties may be suitable for near-term assessment or planning, while others may require longer-term coordination before redevelopment becomes feasible.

Priority Review Property Findings

Tier 1 properties are identified as Priority Review Properties and should not be interpreted as abandoned, blighted, unsafe, contaminated, or inappropriate in their current use. Because the prioritization framework combines Environmental Concern, Redevelopment Opportunity, Physical Distress, and Site Readiness, some active and viable businesses ranked highly due to environmental due diligence considerations, strategic location, corridor visibility, access, or future redevelopment relevance. These properties should be understood as priority sites for review, coordination, or future planning rather than properties requiring immediate intervention.

Appendix A: Selected Tier 1 Priority Review Properties highlights selected Tier 1 properties for further examination.

Priority Review Properties generally exhibited one or more of the following characteristics:

- High or elevated Environmental Concern indicators
- Industrial, automotive, material storage, or former petroleum-related uses
- Visible physical distress or nuisance conditions
- Strong corridor visibility or location near major intersections
- Assemblage or adjacent redevelopment opportunity
- Proximity to parks, trails, commercial clusters, or other community assets
- Existing infrastructure or access conditions that may support future reuse

Priority Review Properties were not randomly distributed throughout the study area. The largest concentration occurs in the northwest portion of the corridor, where industrial, storage, rail-adjacent, and material-handling uses contribute to elevated Environmental Concern and redevelopment review scores. A secondary concentration appears near W College Street and S Broadway Avenue, where older structures, vacant or underutilized parcels, and high corridor visibility create a mix of physical distress and redevelopment opportunity. In contrast, many properties along the central and eastern portions of the corridor ranked lower, reflecting comparatively stable conditions or fewer overlapping priority indicators.

Lower-tier properties remain relevant to long-term corridor planning. Tier 2 properties represent strategic opportunities that may support future redevelopment, partnership development, property owner coordination, or environmental review as conditions change. Tier 3 properties generally represent longer-term opportunities with fewer immediate priority indicators. Tier 4 properties were generally characterized by comparatively stable conditions, lower environmental concern, lower distress, or limited near-term redevelopment urgency.

The highest-priority properties generally align with known corridor conditions, including industrial transition areas, older commercial nodes, visible redevelopment opportunity areas, and locations where environmental due diligence may be appropriate.

Use of Inventory Results

The inventory results are intended to support planning and implementation rather than serve as a final determination of environmental condition, redevelopment feasibility, or property value. The scoring framework provides a structured method for identifying relative priorities across the corridor and should be used alongside property owner interest, market conditions, infrastructure planning, community priorities, and future environmental due diligence. The findings from this inventory should be reviewed alongside Loggia's architectural preservation study to help ensure future redevelopment strategies integrate environmental conditions, site readiness, and historic preservation opportunities.

Potential uses of the inventory include:

- Prioritizing properties for Phase I Environmental Site Assessments
- Identifying candidate sites for additional environmental funding
- Supporting redevelopment planning and concept development
- Informing property owner outreach

- Identifying clusters of opportunity for coordinated reinvestment
- Supporting future grant applications and implementation strategies
- Guiding discussions with City staff, stakeholders, and property owners

The inventory should be revisited as new information becomes available. Property conditions, ownership, market interest, environmental records, and redevelopment opportunities may change over time.

Limitations

The College Street Brownfields Inventory is a planning-level screening tool. It is not a substitute for site-specific environmental assessment, engineering analysis, appraisal, title review, or regulatory determination.

Key limitations include:

- Observations were made from publicly accessible locations
- No interior building inspections were conducted
- No environmental sampling was completed
- Structural conditions were not evaluated by a licensed structural engineer
- Utility service was based on visible or apparent conditions and may require confirmation
- Scores reflect conditions observed at the time of inventory
- Percentile-based tiers represent relative priority within the College Street study area, not absolute environmental or redevelopment classifications

Conclusion

The College Street Brownfields Inventory provides a corridor-scale framework for identifying properties with Environmental Concerns, Physical Distress, Redevelopment Opportunity, and varying levels of Site Readiness.

The results show that Environmental Concern and Physical Distress are concentrated among a subset of properties, while Redevelopment Opportunity and Site Readiness are more broadly distributed throughout the corridor. This distinction is important for implementation. Some sites may warrant environmental due diligence because of potential contamination concerns, while others may be significant because of strategic location, visibility, adjacent redevelopment potential, or readiness for reinvestment.

The four-index framework and final priority tiers provide a practical tool for guiding future brownfield assessment activities, redevelopment planning, property owner coordination, and implementation of the College Street Revitalization Plan.

Appendix A: Selected Tier 1 Priority Review Properties

The properties included in Appendix A represent a selection of Tier 1 Priority Review Properties identified through the College Street Brownfields Inventory. Because the prioritization framework considers Environmental Concern, Physical Distress, Redevelopment Opportunity, and Site Readiness, Tier 1 properties may vary significantly in current use and condition. Some are distressed or vacant, while others are active businesses or occupied properties that ranked highly because of environmental due diligence considerations, strategic location, corridor visibility, assemblage potential, or readiness for future reinvestment.

To clarify the reason each property was elevated, the Tier 1 sites are organized by primary follow-up category. These categories are intended to support future discussion, not to assign regulatory status or determine redevelopment action. Additional environmental review, owner coordination, and planning analysis would be needed before any site-specific recommendations are advanced. The properties included in this appendix were selected from the Tier 1 Priority Review Properties based on a combination of composite score, relevance to known corridor conditions, representation of different follow-up needs, and prior discussion during the planning process. Inclusion in this appendix does not indicate that a property is abandoned, contaminated, blighted, or inappropriate in its current use; rather, it indicates that the property ranked within the Tier 1 Priority Review group and may warrant additional review, coordination, or planning consideration.

Address	701 W College St	
PIN	881323118004	
Environmental Concern	High	
Physical Distress	Moderate	
Redevelopment Opportunity	High	
Site Readiness	High	
Final Tier	Tier 1	
Primary Follow-Up Category: Strategic Redevelopment / Environmental Due Diligence Candidate		
Key Notes: High-visibility corner property with strong corridor exposure, active use indicators, multiple access points, and high site readiness. The property also included environmental due diligence indicators, including flammable materials signage and confirmed or likely UST/LUST and suspected hazardous storage flags. Future review should focus on confirming environmental records, understanding current site operations, and evaluating long-term redevelopment or reinvestment potential.		

Address	1405 W Walnut St	
PIN	881323223013	
Environmental Concern	High	
Physical Distress	Moderate	
Redevelopment Opportunity	High	
Site Readiness	High	
Final Tier	Tier 1	

Primary Follow-Up Category: Environmental Due Diligence Candidate

Key Notes: Industrial/storage-oriented property located in a floodway with high Environmental Concern and high Redevelopment/Readiness scores. Observed indicators included outdoor drums/containers, outdoor chemical storage, heavy equipment storage, industrial process equipment, hazardous materials signage, flammable materials signage, and environmental warning signage. The site appears appropriate for future environmental due diligence and coordination related to industrial operations, floodplain constraints, and adjacent opportunity areas.

Address	1330 W Water St	
PIN	881323201012	
Environmental Concern	High	
Physical Distress	Elevated	
Redevelopment Opportunity	Elevated	
Site Readiness	High	
Final Tier	Tier 1	

Primary Follow-Up Category: Environmental Due Diligence Candidate

Key Notes: Industrial property associated with material storage and active operations. High Environmental Concern was driven by indicators including chemical odors, outdoor chemical storage, heavy equipment storage, fill material, industrial process equipment, and suspected hazardous storage/active industrial chemical use flags. The property also scored high for site readiness, suggesting that future assessment or planning coordination may be feasible if owner interest and environmental due diligence align.

Address	321 N Fort Ave	
PIN	881323206017	
Environmental Concern	High	
Physical Distress	High	
Redevelopment Opportunity	Elevated	
Site Readiness	Elevated	
Final Tier	Tier 1	
Primary Follow-Up Category: Environmental Due Diligence Candidate		
Key Notes: Active heavy-industrial property with high Environmental Concern and high physical distress scores. Observed indicators included chemical odors, outdoor drums/containers, outdoor chemical storage, heavy equipment storage, fill material, distressed vegetation, industrial process equipment, open storage, loose debris/materials, and abandoned vehicles. The site may warrant future environmental due diligence and site condition review prior to any redevelopment or reinvestment planning.		

Address	318 N Kansas Expy	
PIN	881323204010	
Environmental Concern	High	
Physical Distress	Moderate	
Redevelopment Opportunity	High	
Site Readiness	High	
Final Tier	Tier 1	
Primary Follow-Up Category: Strategic Redevelopment / Environmental Due Diligence Candidate		
Key Notes: Highly visible property near Kansas Expressway with strong Redevelopment Opportunity and Site Readiness scores. The property is associated with a closed UST record and critical environmental flags including confirmed or likely UST/LUST, suspected hazardous storage, and active industrial chemical use. Future review should focus on confirming environmental records, understanding current site uses, and evaluating long-term redevelopment potential given the site's visibility and access characteristics.		

Address	208 S New Ave	
PIN	881323226009	
Environmental Concern	High	
Physical Distress	Elevated	
Redevelopment Opportunity	High	
Site Readiness	High	
Final Tier	Tier 1	

Primary Follow-Up Category: Strategic Redevelopment Opportunity

Key Notes: High-opportunity property with strong visibility, access, and adjacent redevelopment indicators. The site scored high for Environmental Concern, Redevelopment Opportunity, and Site Readiness, with elevated Physical Distress. Environmental Concern was driven by distressed vegetation and suspected hazardous storage, while Redevelopment Opportunity was supported by corner/corridor visibility, adjacent opportunity sites, and public realm context. Future review should consider both environmental due diligence and redevelopment feasibility.

Address	803 W Olive St	
PIN	881323115013	
Environmental Concern	High	
Physical Distress	Moderate	
Redevelopment Opportunity	High	
Site Readiness	High	
Final Tier	Tier 1	

Primary Follow-Up Category: Environmental Due Diligence / Reinvestment Opportunity

Key Notes: Active industrial/materials-related property with high Environmental Concern, high Redevelopment Opportunity, and high Site Readiness. Observed indicators included outdoor drums/containers, heavy equipment storage, flammable materials signage, open storage, and strong adjacent opportunity indicators. The site may be appropriate for future environmental due diligence and owner coordination related to reinvestment or long-term site planning.

Address	1500 W College St	
PIN	881323212008	
Environmental Concern	High	
Physical Distress	Moderate	
Redevelopment Opportunity	High	
Site Readiness	High	
Final Tier	Tier 1	
Primary Follow-Up Category: Environmental Due Diligence / Reinvestment Opportunity		
Key Notes: Highly visible property near a major intersection and commercial corridor with high Environmental Concern, Redevelopment Opportunity, and Site Readiness scores. The property included vent pipe/tank indicators and a confirmed or likely UST/LUST flag. Because the site is in a high-visibility corridor location and has strong access/readiness characteristics, future review should evaluate environmental records and potential reinvestment or redevelopment opportunities.		

Address	935 W College St	
PIN	881323117010	
Environmental Concern	High	
Physical Distress	Elevated	
Redevelopment Opportunity	High	
Site Readiness	Moderate	
Final Tier	Tier 1	
Primary Follow-Up Category: Strategic Redevelopment / Environmental Due Diligence Candidate		
Key Notes: High-opportunity corridor property with strong visibility, corner location, and major intersection proximity. The site scored high for Environmental Concern and Redevelopment Opportunity, with elevated Physical Distress and moderate readiness. Environmental Concern was driven by a confirmed or likely UST/LUST flag. Future review should focus on environmental records, ownership coordination, and redevelopment feasibility given the property's prominent corridor location.		

Address	1408 W Water St	
PIN	881323205001	
Environmental Concern	High	
Physical Distress	High	
Redevelopment Opportunity	Elevated	
Site Readiness	Elevated	
Final Tier	Tier 1	
Primary Follow-Up Category: Site Condition / Environmental Due Diligence Candidate		
Key Notes: Industrial/storage-oriented property with high Environmental Concern and high Physical Distress. Observed indicators included stained soils/pavement, outdoor drums/containers, distressed vegetation, roof deterioration, exterior wall damage, foundation cracking, structural sagging, broken glass, open storage, loose debris/materials, and no active use observed. Future review should focus on site condition, environmental due diligence, and feasibility of stabilization, cleanup, or redevelopment planning.		

Address	1320 W College St	
PIN	881323224005	
Environmental Concern	High	
Physical Distress	Moderate	
Redevelopment Opportunity	Elevated	
Site Readiness	High	
Final Tier	Tier 1	
Primary Follow-Up Category: Environmental Due Diligence Candidate		
Key Notes: Industrial property with high Environmental Concern and high Site Readiness. Observed indicators included chemical odors, outdoor drums/containers, outdoor chemical storage, heavy equipment storage, industrial process equipment, hazardous materials signage, flammable materials signage, and environmental warning signage. Future review should focus on environmental due diligence, operational context, and coordination with surrounding industrial/redevelopment opportunities.		

Address	203 S Broadway Ave	
PIN	881323226001	
Environmental Concern	High	
Physical Distress	Elevated	
Redevelopment Opportunity	High	
Site Readiness	Moderate	
Final Tier	Tier 1	
Primary Follow-Up Category: Environmental Due Diligence / Corridor Opportunity		
Key Notes: Corner property with high Environmental Concern, elevated Physical Distress, high Redevelopment Opportunity, and moderate readiness. Environmental concern was driven by outdoor drums/containers and confirmed or likely UST/LUST indicators. The property's corridor visibility and reuse potential make it appropriate for future due diligence and redevelopment feasibility review.		

Address	353 N Nettleton Ave	
PIN	881323203005	
Environmental Concern	High	
Physical Distress	High	
Redevelopment Opportunity	Moderate	
Site Readiness	Elevated	
Final Tier	Tier 1	
Primary Follow-Up Category: Environmental Due Diligence / Site Condition Review		
Key Notes: Industrial/storage-oriented property with high Environmental Concern and high Physical Distress. Indicators included outdoor drums/containers, heavy equipment storage, confirmed or likely UST/LUST, boarded openings, broken windows, exterior wall damage, open storage, loose debris/materials, abandoned vehicles, and overgrown access points. The site may warrant environmental due diligence and site condition review before any future redevelopment or reuse planning.		

Address	220 N Nettleton Ave	
PIN	881323210001	
Environmental Concern	High	
Physical Distress	High	
Redevelopment Opportunity	Elevated	
Site Readiness	Elevated	
Final Tier	Tier 1	
Primary Follow-Up Category: Distress / Stabilization Candidate		
Key Notes: Property scored high for Environmental Concern and Physical Distress, with elevated Redevelopment Opportunity and readiness. Observed conditions included distressed vegetation, suspected hazardous storage, exterior wall damage, collapsing elements, broken glass, open storage, loose debris/materials, encampment indicators, unsecured hazards, and abandoned vehicles. Future follow-up may include site condition review, owner coordination, environmental due diligence, and stabilization or cleanup planning.		

Address	1001 W College St	
PIN	881323227001	
Environmental Concern	Elevated	
Physical Distress	High	
Redevelopment Opportunity	High	
Site Readiness	Moderate	
Final Tier	Tier 1	
Primary Follow-Up Category: Strategic Redevelopment / Site Condition Review		
Key Notes: High-visibility corner property along College Street with strong Redevelopment Opportunity indicators, including arterial/collector frontage, corner lot location, unobstructed roadway visibility, nearby vacant and underutilized parcels, and proximity to park/open space and a commercial cluster. The site also exhibits high physical distress due to boarded openings, exterior wall damage, loose debris/materials, graffiti, and no active use observed. Environmental Concern was elevated but limited, primarily driven by distressed vegetation. Future review should focus on property condition, adaptive reuse feasibility, owner coordination, and whether the site could support reinvestment as part of the College Street/Broadway area opportunity cluster.		

Address	1303 W College St	
PIN	881323209001	
Environmental Concern	Elevated	
Physical Distress	High	
Redevelopment Opportunity	Elevated	
Site Readiness	Moderate	
Final Tier	Tier 1	
Primary Follow-Up Category: Strategic Redevelopment / Adaptive Reuse Review		
Key Notes: Historic former bottling company property with strong corridor visibility, including arterial frontage, unobstructed roadway visibility, and proximity to a major intersection. The site scored high for Physical Distress and elevated for Redevelopment Opportunity, with indicators including exterior wall damage, broken glass, loose debris/materials, vacant appearance, and no active use observed. Redevelopment potential is supported by adaptive reuse potential, visible storefront/public interface features, direct driveway and corner lot access, visible or apparent utility service, and proximity to park/open space and trail assets. Future reviews should focus on building condition, adaptive reuse feasibility, owner coordination, and whether the site could contribute to corridor reinvestment near the western College Street opportunity area.		

Address	1037 W College St	
PIN	881323227022	
Environmental Concern	Elevated	
Physical Distress	High	
Redevelopment Opportunity	High	
Site Readiness	Low	
Final Tier	Tier 1	

Primary Follow-Up Category: Strategic Redevelopment / Distress Review
Key Notes: High-opportunity corridor property with high Physical Distress and low Site Readiness. Indicators included boarded openings, roof deterioration, exterior wall damage, foundation cracking, structural sagging, loose debris/materials, abandoned vehicles, vacant appearance, and no active use observed. Despite readiness constraints, the property's corridor location, Redevelopment Opportunity score, and adjacent opportunity context support inclusion as a Priority Review Property.

Appendix B Inventory Maps



Legend

-  Boundary
-  SpringfieldParcels



0 160 320 480 640 800 Feet

Figure 1. Study Area Map

Brownfield Inventory Survey Results
College Street Revitalization Plan

NAD 1983 StatePlane Missouri Central FIPS 2402 Feet

8/13/2026



Legend

Brownfield Priority Tier

- Tier 1 Priority Review
- Tier 2 Strategic Opportunity
- Tier 3 Long-Term Opportunity
- Tier 4 Stable Condition
- Study Area
- Springfield Parcels



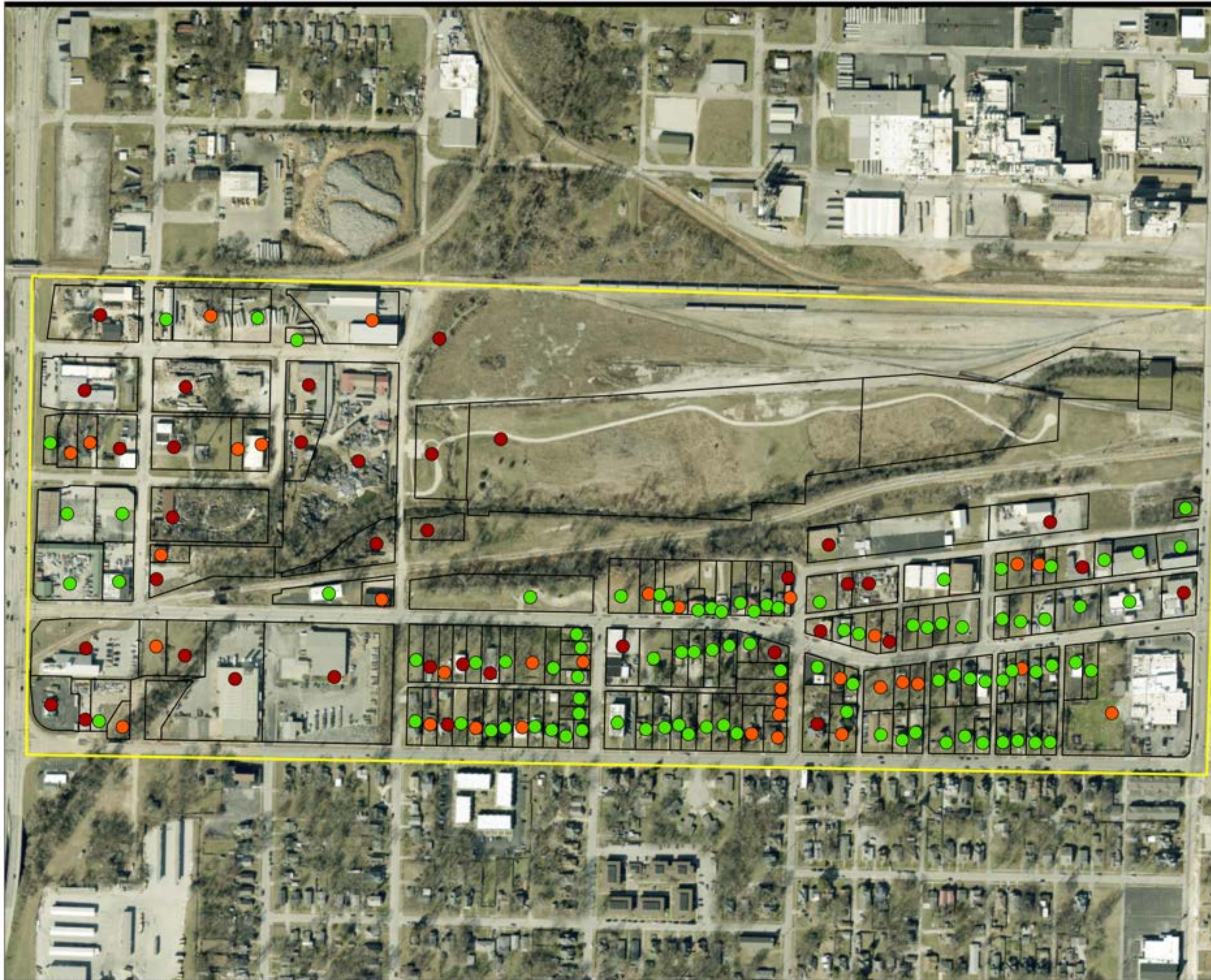
0 160 320 480 640 800 Feet

Figure 2. Brownfield Priority Tier Map

Brownfield Inventory Survey Results
College Street Revitalization Plan

NAD 1983 StatePlane Missouri Central FIPS 2402 Feet

8/13/2026



Legend

Environmental Index

- High
- Elevated
- Low
- Study Area
- Springfield Parcels



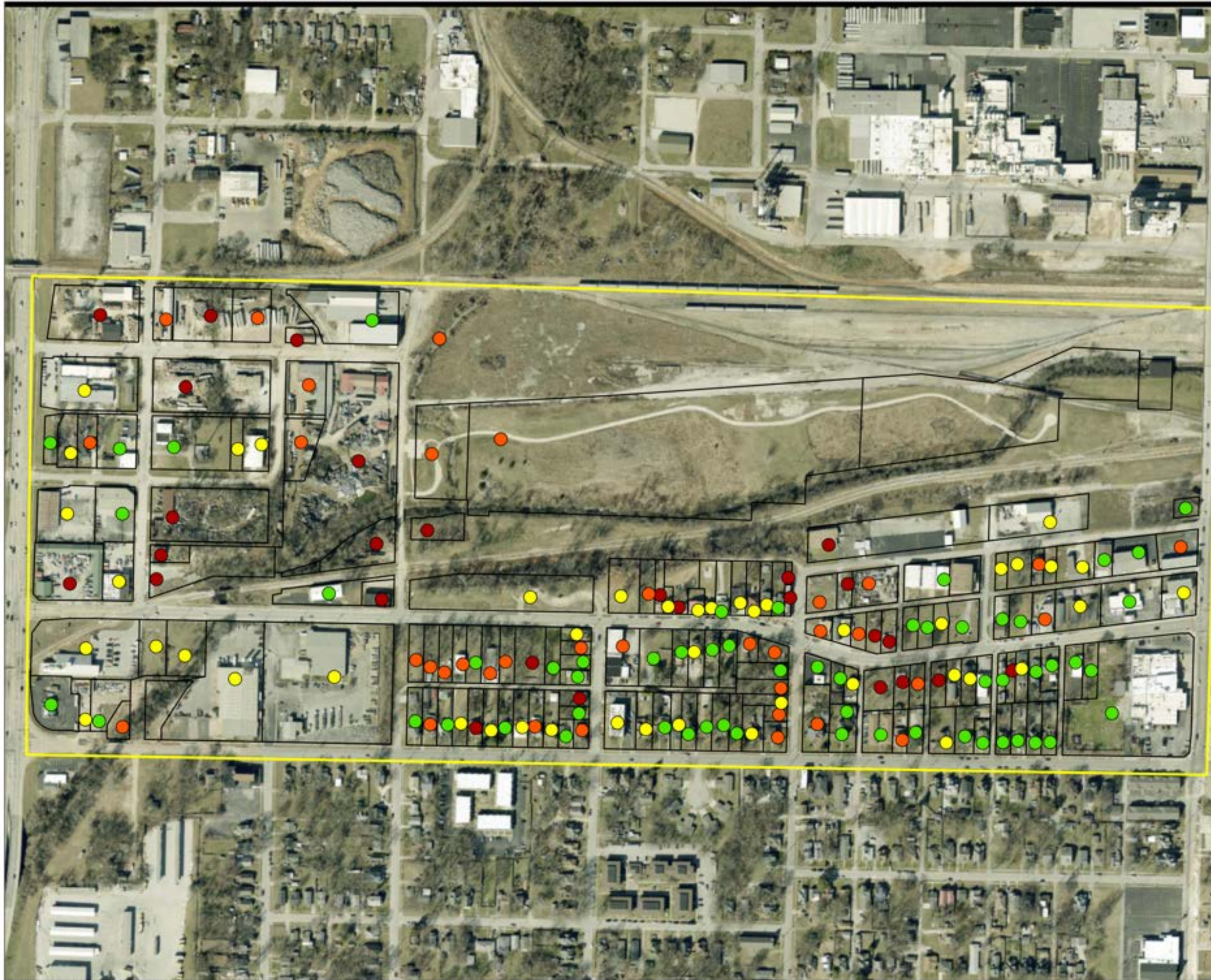
0 160 320 480 640 800 Feet

Figure 3. Environmental Index Map

Brownfield Inventory Survey Results
College Street Revitalization Plan

NAD 1983 StatePlane Missouri Central FIPS 2402 Feet

8/13/2026



Legend

Physical Distress Index

- High
- Elevated
- Moderate
- Low
- Study Area
- Springfield Parcels



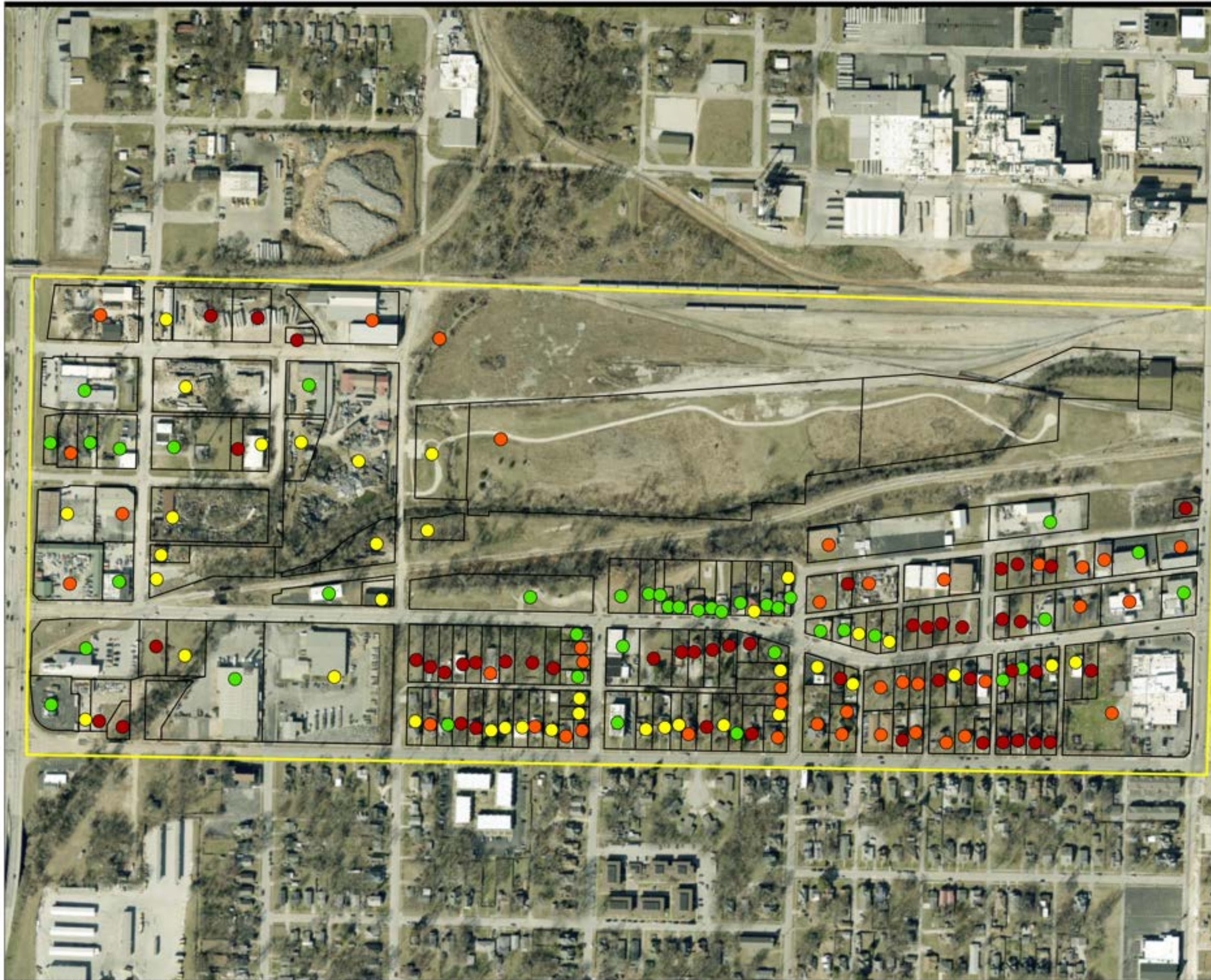
0 160 320 480 640 800 Feet

Figure 4. Physical Distress Index Map

Brownfield Inventory Survey Results
College Street Revitalization Plan

NAD 1983 StatePlane Missouri Central FIPS 2602 Feet

8/13/2026



Legend

Redevelopment Opportunity Index

- High
- Elevated
- Moderate
- Low
- Study Area
- Springfield Parcels



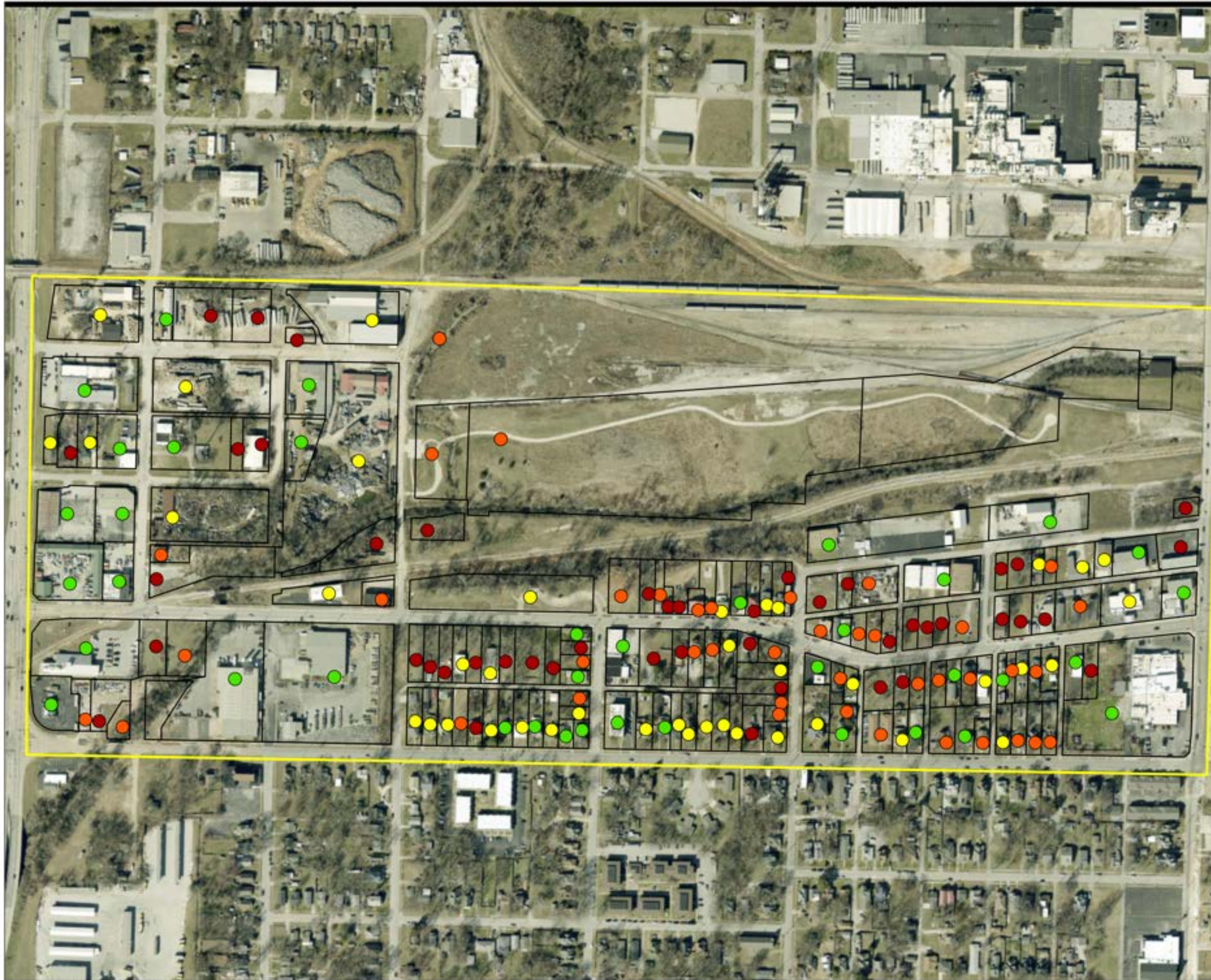
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Figure 5. Redevelopment Opportunity Map

Brownfield Inventory Survey Results
College Street Revitalization Plan

NAD 1983 StatePlane Missouri Central FIPS 2402 Feet

8/13/2026



Legend

Site Readiness Index

- High
- Elevated
- Moderate
- Low
- Study Area
- Springfield Parcels



0 160 320 480 640 800 Feet

Figure 6. Site Readiness Index Map

Brownfield Inventory Survey Results
College Street Revitalization Plan

NAD 1983 StatePlane Missouri Central FIPS 2402 Feet

8/13/2026

Appendix C Priority Tier Tables

Table 3. Tier 1 Priority Review Results

Some addresses appear more than once where multiple parcels, structures, or site areas were inventoried separately. These records were retained to reflect distinct parcel-level or observation-level conditions within larger property areas.

Address	Parcel ID	Zoning District	UST/LUST Presence	Environmental Concern Tier	Physical Distress Tier	Redevelopment Opportunity Tier	Site Readiness Tier	Brownfield Priority Score
701 W College St	881323118004	C-MX1		High	Moderate	High	High	85.655
1405 W Walnut St	881323223013	HM		High	Moderate	High	High	84.66
1330 W Water St	881323201012	HM		High	Elevated	Elevated	High	83.045
321 N Fort Ave	881323206017	HM		High	High	Elevated	Elevated	82
1330 W Water St	881323201012	HM		High	Elevated	High	High	81.69
318 N Kansas Expy	881323204010	GC	Closed UST	High	Moderate	High	High	80.48
208 S New Ave	881323226009	C-MX1		High	Elevated	High	High	79.51
803 W Olive St	881323115013	HM		High	Moderate	High	High	79.045
1500 W College St	881323212008	LIC		High	Moderate	High	High	75.775
935 W College St	881323117010	C-MX1		High	Elevated	High	Moderate	75.28
1408 W Water St	881323205001	HM		High	High	Elevated	Elevated	74.905
1320 W College St	881323224005	HM		High	Moderate	Elevated	High	74.685
203 S Broadway Ave	881323226001	R-MX2		High	Elevated	High	Moderate	73.8
353 N Nettleton Ave	881323203005	HM	Closed UST	High	High	Moderate	Elevated	73.47
220 N Nettleton Ave	881323210001	HM		High	High	Elevated	Elevated	72.355
1041 W College St	881323227011	C-MX1		Elevated	High	High	Low	71.23
310 N Nettleton Ave	881323205011	HM		High	Low	High	High	71.11
823 W Olive St	881323116020	HM		High	High	Moderate	High	70.785
305 N Nettleton Ave	881323204012	GC		High	Low	High	High	69.84
304 N Fort Ave	881323114004	HM		High	Elevated	Elevated	Moderate	69.31
1001 W College St	881323227001	C-MX1		Elevated	High	High	Moderate	69.02
915 W College St	881323117025	C-MX1		Elevated	High	High	Moderate	68.8
1420 W College St	881323213005	HM		High	Moderate	Elevated	Moderate	68.165
1531 W Walnut St	881323212011	LIC		High	Low	High	High	67.84

Address	Parcel ID	Zoning District	UST/LUST Presence	Environmental Concern Tier	Physical Distress Tier	Redevelopment Opportunity Tier	Site Readiness Tier	Brownfield Priority Score
1435 W College St	881323210004	HM		High	High	Elevated	Low	67.535
221 N Fort Ave	881323208009	HM		High	High	Elevated	Low	66.74
Unaddressed Parcel - W Walnut St	881323212012	LIC		High	Moderate	Elevated	Moderate	66.215
1517 W Olive St	881323204013	GC		Elevated	Elevated	High	Elevated	65.23
1204 W College St	881323225029	R-MX1		High	Elevated	Moderate	Elevated	64.775
N Fort Ave	881323229001	HM		High	High	Elevated	Low	63.765
911 W College St	881323117026	C-MX1		High	High	Elevated	Low	63.545
221 N Broadway Ave	881323227017	C-MX1		High	High	Elevated	Low	63.545
Railroad ROW		HM		High	Elevated	Moderate	Moderate	62.985
1303 W College St	881323209001	C-MX1		Elevated	High	Elevated	Moderate	61.955
304 N Fort Ave	881323230003	HM		High	Elevated	Moderate	Moderate	61.68
810 W College St	881323122003	R-MX2		Elevated	Moderate	High	Elevated	61.495
1047 W College St	881323227014	C-MX1		Elevated	Elevated	High	Low	61.155
1211 W Walnut St	881323225015	R-MX1		High	Low	High	Elevated	61.13
734 W Olive St	881323118029	HM		High	Moderate	Moderate	Elevated	60.08
1215 W Walnut St	881323225016	R-MX1		Elevated	Elevated	Moderate	Elevated	59.79
210 N Nettleton Ave	881323210002	HM		Elevated	High	Elevated	Moderate	58.825
1121 W Walnut St	881323225011	R-MX1		Elevated	Moderate	Elevated	Elevated	58.75

Table 4. Tier 2 Strategic Opportunity Results

Address	Parcel ID	Zoning District	UST/LUST Presence	Environmental Concern Tier	Physical Distress Tier	Redevelopment Opportunity Tier	Site Readiness Tier	Brownfield Priority Score
933 W Walnut St	881323125011	R-MX2		High	Elevated	Moderate	Elevated	58.72
1212 W College St	881323225022	R-MX1		High	Elevated	Low	Elevated	58.365
221 S Broadway Ave	881323226021	R-MX2		Elevated	Elevated	Elevated	Moderate	57.345
1003 W Walnut St	881323226020	R-MX2		Elevated	Elevated	Moderate	Elevated	56.535
1043 W College St	881323227021	C-MX1		Low	High	High	Moderate	53.025
823 W Olive St	881323116020	HM		High	Elevated	Moderate	Moderate	52.685
1501 W College St	881323211008	LIC		Low	Moderate	High	High	52.31

Address	Parcel ID	Zoning District	UST/LUST Presence	Environmental Concern Tier	Physical Distress Tier	Redevelopment Opportunity Tier	Site Readiness Tier	Brownfield Priority Score
1401 W Olive St	881323205009	HM		Elevated	Moderate	Elevated	Low	52.065
908 W College St	881323124003	R-MX2		Elevated	High	Moderate	Low	51.5
804 W Olive St	881323118020	HM		Elevated	Elevated	Moderate	Elevated	50.935
823 W Olive St	881323116020	HM		High	High	Low	Low	50.895
929 W College St	881323117011	C-MX1		Low	Moderate	High	High	50.675
221 S Broadway Ave	881323226021	R-MX2		Elevated	Moderate	Moderate	Moderate	50.355
900 W College St	881323124001	R-MX2		Elevated	Elevated	Moderate	Moderate	49.405
906 W College St	881323124002	R-MX2		Elevated	High	Moderate	Low	48.915
213 S Broadway Ave	881323226024	R-MX2		Elevated	Elevated	Moderate	Low	47.625
1222 W College St	881323225020	R-MX1		High	Elevated	Low	Low	47.255
1015 W College St	881323227025	C-MX1		Low	Moderate	High	High	46.53
1205 W Walnut St	881323225014	R-MX1		Elevated	High	Low	Low	45.955
201 S New Ave	881323225001	R-MX1		Low	Moderate	High	High	45.81
925 W Walnut St	881323125012	R-MX2		Elevated	Low	Moderate	High	45.73
1201 W College St	881323228002	HM		Low	Moderate	High	Elevated	45.695
Unaddressed Parcel - W Water St	881323202009	HM		Elevated	High	Low	Low	45.5
215 S Grant Ave	881323120010	GAP-A		Elevated	Low	Moderate	High	45.19
1527 W College St	881323211009			Low	High	Moderate	High	44.905
1114 W College St	881323225027	R-MX1		Elevated	High	Low	Low	43.925
357 N Fort Ave	881323201010	HM		Elevated	Low	Moderate	Elevated	43.735
1021 W College St	881323227006	C-MX1		Low	Moderate	High	Moderate	43.13
1055 W Walnut St	881323226011	R-MX2		Low	Moderate	High	High	42.54
350 N Nettleton Ave	881323202008	HM		Low	Elevated	Elevated	High	42.395
1530 W Olive St	881323211012	GC		Low	Moderate	Elevated	High	42.075
1009 W College St	881323227023	C-MX1		Low	Moderate	High	Elevated	41.96
1031 W College St	881323227009	C-MX1		Low	Moderate	High	Moderate	41.855
1521 W Olive St	881323204006	GC		Elevated	Moderate	Moderate	Low	41.68
Unaddressed Parcel - W Walnut St	881323223012	HM		Elevated	Elevated	Low	Moderate	41.125
301 S New Ave	881323225005	R-MX1		Low	High	Elevated	Moderate	40.905
1021 W College St	881323227006	C-MX1		Low	Low	High	Elevated	40.695
921 W College St	881323117012	C-MX1		Low	Elevated	Elevated	Moderate	40.655

Address	Parcel ID	Zoning District	UST/LUST Presence	Environmental Concern Tier	Physical Distress Tier	Redevelopment Opportunity Tier	Site Readiness Tier	Brownfield Priority Score
1005 W College St	881323227002	C-MX1		Low	Low	High	Elevated	39.63
834 W College St	881323123003	R-MX2		Low	Moderate	Elevated	High	39.345

Table 5. Tier 3 Long-Term Opportunity Results

Address	Parcel ID	Zoning District	UST/LUST Presence	Environmental Concern Tier	Physical Distress Tier	Redevelopment Opportunity Tier	Site Readiness Tier	Brownfield Priority Score
1041 W College St	881323227011	C-MX1		Low	Moderate	High	Low	39.215
215 S New Ave	881323225031	R-MX1		Low	Low	High	High	38.505
1051 W College St	881323227019	C-MX1		Low	Moderate	High	Moderate	38.355
1121 W College St	881323225021	R-MX1		Elevated	Elevated	Low	Low	38.02
803 W College St	881323118013	C-MX1		Low	Elevated	High	Low	37.92
1115 W Walnut St	881323225010	R-MX1		Low	Elevated	Moderate	High	37.76
1315 W College St	881323209010	HM		Low	Low	High	Elevated	36.975
1201 W Walnut St	881323225013	R-MX1		Low	Moderate	Elevated	Elevated	36.465
722 W Olive St	881323118038	HM		Low	Low	High	High	36.33
1101 W Walnut St	881323225007	R-MX1		Low	Elevated	Moderate	High	36.105
1011 W Walnut St	881323226036	R-MX2		Elevated	Moderate	Low	Low	35.715
1411 W Olive St	881323205008	HM		Elevated	Moderate	Low	Low	35.68
1432 W College St	881323213004	HM		Elevated	Moderate	Low	Low	35.68
816 W College St	881323122004	R-MX2		Low	Low	High	High	35.52
1035 W Walnut St	881323226014	R-MX2		Low	Moderate	Elevated	Elevated	35.42
920 W College St	881323125013	R-MX2		Low	Moderate	Elevated	Elevated	35.42
1111 W Walnut St	881323225009	R-MX1		Low	Moderate	Elevated	Elevated	35.19
1045 W Walnut St	881323226012	R-MX2		Low	Moderate	Elevated	Elevated	35.06
Unaddressed Parcel - W Olive St	881323118032	HM		Elevated	Moderate	Low	Low	33.13
1009 W College St	881323227023	C-MX1		Low	Moderate	Elevated	Low	33.035
930 W College St	881323125007	R-MX2		Low	Low	Elevated	High	32.895
920 W College St	881323125013	R-MX2		Elevated	Low	Low	Moderate	32.575
1015 W Walnut St	881323226018	R-MX2		Low	Low	High	Elevated	32.52

Address	Parcel ID	Zoning District	UST/LUST Presence	Environmental Concern Tier	Physical Distress Tier	Redevelopment Opportunity Tier	Site Readiness Tier	Brownfield Priority Score
318 N Kansas Expy	881323204010	GC	Closed UST	Low	Low	High	Elevated	30.795
1041 W Walnut St	881323226013	R-MX2		Low	Low	Elevated	High	30.165
740 W College St	881323121004	GAP-A		Low	Low	Elevated	High	29.43
210 N Broadway Ave	881323117009	C-MX1		Low	Elevated	Moderate	Low	29.315
1221 W Walnut St	881323225017	R-MX1		Low	Low	Elevated	Elevated	28.605
1021 W Walnut St	881323226017	R-MX2		Low	Low	Elevated	Elevated	28.17
305 S New Ave	881323225006	R-MX1		Low	Low	Elevated	Elevated	28.17
Unaddressed Parcel - S New Ave	881323225034	R-MX1		Low	Elevated	Moderate	Low	27.9
215 N Grant Ave	881323118036	HM		Low	Elevated	Moderate	Low	27.665
1125 W Walnut St	881323225012	R-MX1		Low	Low	Elevated	High	27.615
840 W College St	881323123004	R-MX2		Low	High	Low	Moderate	27.325
810 W College St	881323122003	R-MX2		Low	High	Low	Moderate	26.32
207 S Broadway Ave	881323226025	R-MX2		Low	Low	Elevated	Elevated	25.62
903 W Walnut St	881323124006	R-MX2		Low	Low	Moderate	High	25.605
733 W College St	881323118035	C-MX1		Low	Moderate	Moderate	Moderate	25.47
800 W College St	881323122011	R-MX2		Low	Low	Elevated	Elevated	25.26
915 W Walnut St	881323124004	R-MX2		Low	Elevated	Low	Elevated	23.835
837 W Walnut St	881323123005	R-MX2		Low	Moderate	Moderate	Moderate	23.82

Table 6. Tier 4 Stable Conditions Results

Address	Parcel ID	Zoning District	UST/LUST Presence	Environmental Concern Tier	Physical Distress Tier	Redevelopment Opportunity Tier	Site Readiness Tier	Brownfield Priority Score
823 W Olive St	881323116020	HM		Low	Low	Moderate	High	23.625
715 W College St	881323118031	C-MX1	Closed UST	Low	Low	Moderate	Elevated	23.61
1031 W Walnut St	881323226015	R-MX2		Low	Low	Moderate	Elevated	23.61
1330 W Water St	881323201012	HM		Low	High	Low	Low	23.56
1211 W Walnut St	881323225015	R-MX1		Low	Moderate	Low	Moderate	22.25
221 N Nettleton Ave	881323211011	GC		Low	Low	Moderate	High	22.14

Address	Parcel ID	Zoning District	UST/LUST Presence	Environmental Concern Tier	Physical Distress Tier	Redevelopment Opportunity Tier	Site Readiness Tier	Brownfield Priority Score
831 W Walnut St	881323123009	R-MX2		Low	Low	Moderate	High	21.33
1401 W Water St	881323202001	HM		Low	Elevated	Low	Low	21.015
1107 W Walnut St	881323225008	R-MX1		Low	Low	Moderate	High	20.325
828 W College St	881323123002	R-MX2		Low	Moderate	Low	Moderate	19.47
1124 W College St	881323225026	R-MX1		Low	Elevated	Low	Low	18.68
Unaddressed Parcel - W College St	881323225019	R-MX1		Low	Elevated	Low	Low	18.465
824 W College St	881323123001	R-MX2		Low	Low	Moderate	Elevated	18.255
1027 W Walnut St	881323226016	R-MX2		Low	Low	Low	Elevated	16.905
800 W Olive St	881323118021	HM		Low	Moderate	Low	Moderate	16.85
925 W Walnut St	881323125012	R-MX2		Low	Low	Moderate	Moderate	16.8
915 W Walnut St	881323124004	R-MX2		Low	Low	Moderate	Moderate	16.8
728 W Olive St	881323118028	HM		Low	Low	Moderate	Elevated	16.605
1012 W College St	881323226002	R-MX2		Low	Elevated	Low	Low	16.08
222 N 8th Ave	881323118017	HM		Low	Moderate	Low	Low	15.59
817 W Walnut St	881323122006	R-MX2		Low	Low	Low	Elevated	12.255
1032 W College St	881323226031	R-MX2		Low	Moderate	Low	Moderate	11.73
800 W College St	881323122011	R-MX2		Low	Low	Low	Moderate	11.175
823 W Walnut St	881323123010	R-MX2		Low	Low	Low	Moderate	10.8
807 W Walnut St	881323122008	R-MX2		Low	Low	Low	Moderate	9.9
811 W Walnut St	881323122007	R-MX2		Low	Low	Low	Moderate	9.525
801 W Walnut St	881323122009	R-MX2		Low	Low	Low	Moderate	9.525
839 W College St	881323117017	C-MX1		Low	Moderate	Low	Low	9.36
1020 W College St	881323226003	R-MX2		Low	Low	Low	Elevated	8.265
Unaddressed Parcel - W College St	881323117024	C-MX1		Low	Low	Low	Moderate	5.07
1024 W College St	881323226030	R-MX2		Low	Low	Low	Moderate	4.17
Unaddressed Parcel - N New Ave	881323225032	R-MX1		Low	Low	Low	Low	3.435
1208 W College St	881323225023	R-MX1		Low	Low	Low	Low	3.435
255 N Grant Ave	881323115012	HM		Low	Low	Low	Low	3.435
736 W College St	881323121003	GAP-A		Low	Low	Low	Low	3.435

Address	Parcel ID	Zoning District	UST/LUST Presence	Environmental Concern Tier	Physical Distress Tier	Redevelopment Opportunity Tier	Site Readiness Tier	Brownfield Priority Score
1405 W Walnut St	881323223013	HM		Low	Low	Low	Low	2.34
845 W College St	881323117029	C-MX1		Low	Low	Low	Low	2.34
903 W College St	881323117030	C-MX1		Low	Low	Low	Low	2.34
1034 W College St	881323226032	R-MX2		Low	Low	Low	Low	1.98
811 W College St	881323118014	C-MX1		Low	Low	Low	Low	1.44
1042 W College St	881323226037	R-MX2		Low	Low	Low	Low	1.35
821 W College St	881323118015	C-MX1		Low	Low	Low	Low	1.35