



BROWNFIELDS PROGRAM PROJECT FACT SHEET

1222 6th Street Wells, Elko County

SITE BACKGROUND

The City of Wells' historic downtown corridor, the community's main source of tourism and tax dollars, was devastated by a 2008 magnitude 6.0 earthquake. The City of Wells has prioritized the redevelopment of its downtown corridor, and has prepared a Mixed Use Redevelopment Project plan which designates a Redevelopment Area (RDA) to provide tax and other incentives to developers and new businesses. The redevelopment plan intends to address the growing need for housing, retail, hospitality, and recreational opportunities associated with the growth of mining in Elko County. The property at 1222 6th street is located within the RDA and is an integral parcel in the proposed mixed-use project. It is comprised of a single-story, 900 sq. ft. commercial office building constructed in 1968. The rest of the 8.54 acre site is undeveloped.

The parcel is privately owned, and the owners are committed to selling to property to the City of Wells to facilitate redevelopment.

FUNDING

<u>Activity</u>	<u>NBP Funding</u>	<u>Date</u>
Phase I Environmental Site Assessment	\$5,200	2018

SITE LOCATION

- Address: 1222 6th Street, Wells, Elko County
- APN: 002-760-004
- 8.54 acres

CURRENT STATUS

The City of Wells plans to redevelop the site into mixed-use, which may include residential, retail, office, or recreation.

RESOURCES

To learn more about the Nevada Brownfields Program, visit:
<https://ndep.nv.gov/environmental-cleanup/brownfields>

INVESTIGATIONS

A Phase I Environmental Site Assessment (ESA) revealed the following RECs:

- A drainage ditch on the eastern portion of the property appears to be contaminated with petroleum hydrocarbons, and groundwater beneath the property may be impacted;
- An MTBE plume from an adjacent site appears to have migrated below the property. Although a "No Further Action" letter was issued by NDEP, groundwater may still contain MTBE.

Based on the age of the building, the report also recommends conducting an asbestos survey if the building is demolished.

