

**BROWNFIELDS REDEVELOPMENT
SUCCESS IN KANSAS**

PREPARED BY THE KANSAS DEPARTMENT OF HEALTH AND
ENVIRONMENT
JUNE 2008

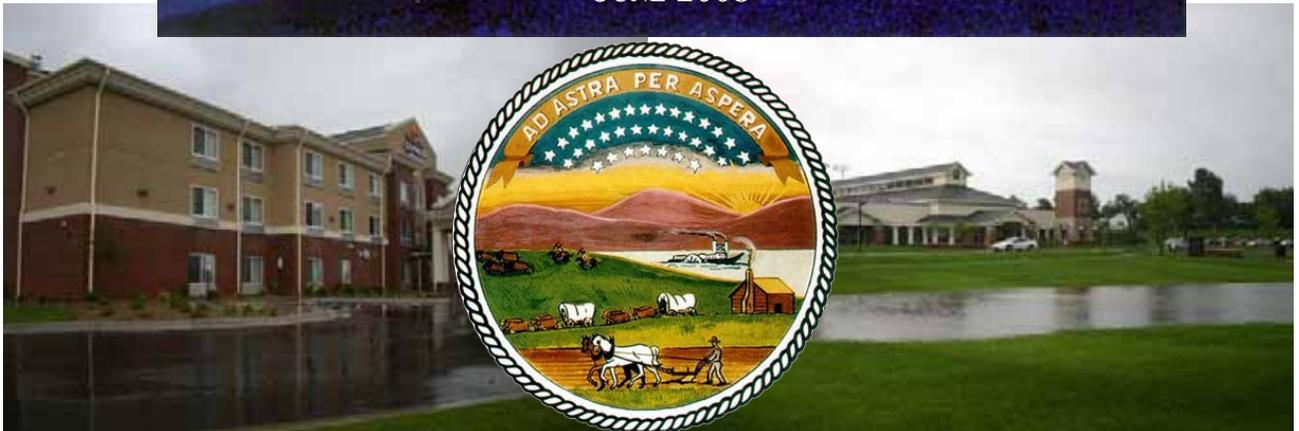


Table of Contents

Introduction	1
---------------------------	----------

North East District	2
----------------------------------	----------

<i>Burlington Railroad Abandonment Corridor BTA, Maczuk Industries (814 River Road) BTA, Textile Manufacturing Plant (Former) BTA, Atchison</i>	<i>3</i>
<i>De Soto Boat Ramp and Park, De Soto</i>	<i>4</i>
<i>Horton BTA, Horton</i>	<i>5</i>
<i>94 Garfield Avenue BTA, Kansas City</i>	<i>6</i>
<i>Barnett Avenue Warehouse, Midwest Underground BTA, Kansas City</i>	<i>7</i>
<i>Bethany Hospital, Kansas City</i>	<i>8</i>
<i>Prescott Community Garden BTA, Kansas City</i>	<i>9</i>
<i>St. Peters Gas Station BTA, Kansas City</i>	<i>10</i>
<i>Heritage Court (Former Leavenworth BTA), Leavenworth</i>	<i>11</i>
<i>7700 Cottonwood, Lenexa</i>	<i>12</i>
<i>91st & Marshall Drive BTA, Lenexa</i>	<i>13</i>
<i>City of Lyndon BTA, Lyndon</i>	<i>14</i>
<i>Youth Extended Services BTA, McLouth</i>	<i>15</i>
<i>Hartley's Garage BTA, Morrill Elevator BTA, Talley Welding Shop, Morrill</i>	<i>16</i>
<i>City of Seneca BTA, Seneca</i>	<i>17</i>
<i>70th and Flint BTA, Shawnee</i>	<i>18</i>
<i>EBA Building BTA, Topeka</i>	<i>19</i>
<i>Quincy Water Tower, Topeka</i>	<i>20</i>
<i>Topeka Park Project BTA, Topeka</i>	<i>21</i>
<i>Topeka Riverfront Development BTA , Topeka</i>	<i>22</i>

South East District.....	23
---------------------------------	-----------

<i>Chanute Movie Theater, Chanute</i>	<i>24</i>
<i>City of Cherryvale (Penny Plunkett Building) BTA, Cherryvale</i>	<i>25</i>
<i>Tal's Drive In BTA, Coffeyville</i>	<i>26</i>
<i>Eureka Library BTA, Eureka</i>	<i>27</i>
<i>Anderson Building BTA, Garnett</i>	<i>28</i>
<i>Independence Skate Park BTA, Independence</i>	<i>29</i>
<i>4th and Rouse, Pittsburg</i>	<i>30</i>
<i>A & M Rentals, Pittsburg</i>	<i>31</i>

North Central District	32
-------------------------------------	-----------

<i>Old Abilene Town BTA, Abilene</i>	<i>33</i>
<i>City of Aurora BTA, Aurora</i>	<i>34</i>
<i>Clay County BTA, Clay Center</i>	<i>35</i>
<i>Orphan Train Depot BTA, Concordia</i>	<i>36</i>

<i>Bitterman-Button Facility (Former) BTA, Junction City</i>	37
<i>Junction City Foundry (Former) BTA, Junction City</i>	38
<i>City of Lyons BTA, Lyons</i>	39
<i>Marion County Transfer Station BTA, Marion</i>	40
<i>McPherson Museum Site BTA, McPherson</i>	41
<i>Ottawa County Health Planning Commission BTA, Minneapolis</i>	42

South Central District 43

<i>Augusta Salvage BTA, Augusta</i>	44
<i>City of Bel Aire BTA, Bel Aire</i>	45
<i>Caldwell Recycling Center BTA, Caldwell</i>	46
<i>Derby Aquatic Park, Derby</i>	47
<i>Derby Industrial Park 2nd Addition, Derby</i>	48
<i>Porter Salvage BTA, Derby</i>	49
<i>El Dorado Biosolids, El Dorado</i>	50
<i>El Dorado Business Park, El Dorado Business Park # 3, El Dorado</i>	51
<i>El Dorado Industrial Sites, El Dorado</i>	52
<i>El Dorado Theater, El Dorado</i>	53
<i>Montfort Processing Plant BTA, Harper</i>	54
<i>Latham School (Former) BTA, Latham</i>	55
<i>Howard's Pond BTA, Mount Hope</i>	56
<i>Eshnaur's Grocery BTA, Norwich</i>	57
<i>Cargill B Mill (Former), Wellington</i>	58
<i>21st Street Corridor #1 and #2, Wichita</i>	59
<i>River Corridor Improvement Project, Wichita</i>	60

North West District 61

<i>Ellis Redevelopment Project BTA, Ellis</i>	62
<i>Great Bend Fire Station #2, Great Bend</i>	63
<i>Morland Community Foundation BTA, Morland</i>	64

South West District 65

<i>Finney Game Refuge, Garden City</i>	66
<i>Blacksmith Shop (Former), Traveler's Motel, Scott's Oilfield Construction, Greensburg</i>	67
<i>Fitzgerald Oil Company (Former) BTA, Leoti</i>	68
<i>Liberal Truck Wash, Liberal</i>	69
<i>Trade Winds BTA, Liberal</i>	70
<i>Pratt Redevelopment Area, Pratt</i>	71
<i>City of Tribune BTA, Tribune</i>	72

Introduction

The Kansas Department of Health and Environment (KDHE), in cooperation with the United States Environmental Protection Agency (EPA), conducts Brownfield Targeted Assessments (BTAs) on properties that may be underutilized because of actual, potential, or perceived environmental impacts. By redeveloping underutilized properties, local communities can turn existing brownfields sites into productive industrial, commercial, residential, and recreational properties. Consequently, the direct and indirect benefits of brownfield redevelopment include increased employment opportunity and tax revenue, in addition to environmental restoration and preservation.

Between the years of 2001 and mid-2007, KDHE has performed BTAs on numerous properties across the state. This report documents the redevelopment efforts at 72 of those properties. Properties for this report were selected based on several criteria including the completion of a BTA and if KDHE had issued a Brownfields Determination letter to the participant prior to June 30, 2007, clearing the property for future redevelopment. The June 2007 date was used to allow participants a sufficient amount of time to begin or complete redevelopment of their properties. There are currently 38 properties enrolled in the KDHE Brownfields program that are not a part of this report.

The report documents that 33 of the subject brownfields properties have been successfully redeveloped, and 11 are in the planning or promotion stages. Twelve have not begun the redevelopment process, because of lack of funding, lack of a developer, or a change in plans. All participants interviewed indicated KDHE's Brownfields Program provided a very beneficial and valuable service to local governments and nonprofit organizations across the state of Kansas.

In order to promote the redevelopment of brownfields properties, KDHE created the RedevelopKS initiative. This initiative is designed to bring together buyers, sellers, developers, and businesses interested in investing in and redeveloping brownfields properties in Kansas communities. The RedevelopKS web site provides information on properties for sale and financial incentives associated with certain properties. The program provides alternative locations for developers interested in new business opportunities. This program, partnered with KDHE's Brownfields Program, strives to return underutilized properties into public use. Over the next year, KDHE will promote RedevelopKS to Kansas communities as another tool to assist in the redevelopment of their properties.

KDHE's Brownfields Program has assisted communities in the redevelopment of underutilized properties. This in turn has enhanced the economic vitality of communities through job creation, community growth, and tax revenue. The economic opportunities represented by brownfields redevelopment are particularly important in Kansas' rural and small communities, which are undergoing challenges caused by population migration to larger cities and economic hardship. The report clearly demonstrates the positive contributions and continued need of the program.

North East District



KDHE's North East District has 25 Brownfields sites located in 12 cities. It is one of the earliest areas in Kansas to have been settled, and contains major population centers including Kansas City, Topeka, Lawrence, and Leavenworth. Its long history includes industrialization dating back more than 150 years. The Brownfields Program is particularly important in these areas. It enables the use of infill properties, combating urban sprawl, preserving green space for recreational and agricultural uses, and making Kansas towns more liveable.

Burlington Railroad Abandonment Corridor BTA, Maczuk Industries (814 River Road) BTA, Textile Manufacturing Plant (Former) BTA, Atchison

Application Date: December 2002

Status: Redeveloped



A secondary containment area at Maczuk Industries before remedial activities.

All three properties are contiguous. The City of Atchison wanted to redevelop these former industrial sites into a riverfront park in time for the Lewis and Clark Bicentennial celebration in 2004. As part of this effort, the City applied for Phase I and Phase II BTAs to be performed. The assessments discovered only limited ground water contamination at the Burlington Railroad and Textile Manufacturing sites. At the Maczuk Industries site, the Phase II BTA discovered nitrate, ammonia, and arsenic in soil and ground water, as well as polynuclear aromatic hydrocarbons, lead, and petroleum impacts in soil.

The Riverfront Park is now a beautifully landscaped addition to Atchison's parks. It served as the signature site for the Lewis and Clark Bicentennial Commemorative on July 3-4, 2004. It also hosts the State Barbecue Championship and the annual Amelia Earhart Festival, which more than 30,000 people attend each year. Park amenities include a Veterans Memorial, riverside walking trails, a boat ramp, boating and fishing docks, a Lewis and Clark themed playground with a play fountain, and public restrooms. Riverfront Park is an anchor for Atchison's recreational and tourism development strategy.



The River Overlook area at the Riverfront Park (above), part of the riverside trail (below), and the Lewis and Clark themed play area (left).



De Soto Boat Ramp and Park, De Soto
Application Date: July 2005
Status: Redevelopment in progress

In order to prepare for the City of De Soto's Sesquicentennial celebration, the City applied to the Brownfields Program to assess a portion of the riverbank intended for a park. The Phase I BTA identified a historic use of the property as an unregulated dump site; however the Phase II assessment did not discover any contamination above risk-based standards. KDHE recommended that the City coordinate with the Bureau of Waste Management for the recovery and proper disposal of dumped materials.



Unregulated materials left at the site.



The boat ramp was constructed with the help of The Friends of the Kaw.

The initial stage of the project was to install a concrete boat ramp into the Kansas River. Since then, the surrounding area has been intended for an ambitious park that includes walking trails, a festival area including a stage, picnic and play areas, RV camping areas, and practice fields. The City passed a bond issue for financing the park in January 2008. The park roads have been laid out and graveled, and green spaces seeded with grass.



The proposed Riverfront Park plan.

Horton BTA, Horton

Application Date: August 2001

Status: Redevelopment in planning stages

The City of Horton planned to use this property to build a new city storage shop. Phase I and II BTAs indicated petroleum contamination in the ground water and asbestos-containing floor tiles left in debris on site. KDHE recommended that the tiles be disposed of properly, and transferred the site to the Storage Tank Program for further remedial action. The storage tanks were removed, and the site was declared resolved in 2003.



The site at the time of the BTA.

The City has erected a retaining wall, planted grass, and is in the process of negotiating for the purchase of the property to the north. This purchase will enable them to build a larger facility.



The site as of May, 2008. The City is negotiating for the purchase of the property in the left background.

94 Garfield Avenue BTA, Kansas City

Application Date: June 2006

Status: Redevelopment pending

The Unified Government of Wyandotte County and Kansas City Kansas wished to sell a property the Government had been using as a city vehicle maintenance facility since the 1960s. Since it is adjacent to a residential area, the Unified Government applied to the Brownfields Program. The Phase I BTA identified the site as the location of a former petroleum refinery. The Phase II BTA discovered petroleum hydrocarbons, volatile organic chemicals, and heavy metals in the soil and ground water.

The Unified Government continues to lease the site to a used equipment dealer and is actively seeking a developer to purchase the property.

The site is currently used to store and maintain rental equipment.



Barnett Avenue Warehouse, Midwest Underground BTA, Kansas City

Application Date: July-August 2005

Status: Redevelopment in planning stages

Community Housing of Wyandotte County, Inc., purchased a former warehouse property and the neighboring former sewer pipe services property with the intention of building houses on it. A Phase I BTA identified no recognized environmental conditions at the Barnett Avenue Warehouse site, however, Phase I and II BTAs at the Midwest Underground property discovered impacts from petroleum and lead, arsenic, and cadmium above residential risk-based standards. The site was transferred to KDHE's Storage Tank Program to clean up the petroleum contamination. KDHE recommended placing an Environmental Use Control (EUC) on the property to prevent future landowners from disturbing metals-contaminated soil. The property is not yet enrolled in the EUC Program; this step or further remediation is necessary before final redevelopment.

The existing buildings have been demolished. Community Housing of Wyandotte County, Inc., are actively promoting the property for residential redevelopment. Signs on the property in both English and Spanish offer "build to suit" lots. Community Housing of Wyandotte County, Inc., will begin construction as soon as a suitable buyer expresses interest, or as soon as they reduce their inventory of already constructed houses.



Left and Below Left: The Midwest Underground and Barnett Ave. Warehouse area during the BTA. The warehouse was unused, contained debris from previous operations and was in poor shape. Midwest Underground was a business that constructed and replaced sewage mains, and used the site to store equipment and construction materials.

Below: The site has been cleared and is now ready for redevelopment as single family homes.



Bethany Hospital, Kansas City

Application Date: October 2005

Status: Redevelopment in planning stages

In order to complete the purchase of a former hospital site, Community Housing of Wyandotte County, Inc., applied to the Brownfields Program. Phase I and Phase II BTAs discovered no significant environmental concerns at the property.

Community Housing of Wyandotte County, Inc., plans a senior living campus that will include a 59-unit assisted-living facility, 20 independent living units, walking trails, and fountains. These homes are intended for seniors with moderate to low incomes in the city's urban core. A second phase of construction will develop 40 new town homes and is scheduled to begin after the first phase is complete. As of June, 2008, a contractor has been selected, the ceremonial groundbreaking has been done, and Community Housing of Wyandotte County, Inc., expects to have completed units in August 2008.

Before



Now

Prescott Community Garden BTA, Kansas City

Application Date: April 2004

Status: Redeveloped

The South Central Neighborhood Association in Kansas City wished to convert a vacant lot into a community garden, and were concerned about potential impacts from service stations adjacent to the property. The Association applied to the Brownfields Program in April 2004. A Phase II BTA did not discover petroleum contamination above Kansas residential risk-based standards.

The garden has been developed into a pocket park, with picnic tables, stone pathways, green space, and a sculpture.

The garden at the time of the BTA.



The garden now.



St. Peters Gas Station BTA, Kansas City

Application Date: May 2004

Status: Redeveloped

Community Housing of Wyandotte County, Inc., applied to the Brownfields Program prior to redeveloping this former gas station into a single family home. The BTA discovered petroleum contamination in the ground water, and KDHE transferred the site to the Storage Tank Program for further assessment and remedial action.

Once the remediation was completed, a single family house was built on the site.



An empty lot, formerly a gas station.



An attractive single-family home.

***Heritage Court (Former Leavenworth BTA),
Leavenworth***

Application Date: February 2001

Status: Redeveloped

The City of Leavenworth applied to the Brownfields Program in order to assess a city lot that was slated for redevelopment. Phase I and II BTAs revealed a history of metal fabrication facilities at that location and petroleum contamination in the soil. The City enrolled the site into KDHE's Voluntary Cleanup and Property Redevelopment Program in order to address the cleanup. Approximately 345 cubic yards of petroleum impacted soil were removed, as well as an abandoned underground storage tank.

The site is now the location of the C. W. Parker Carousel Museum, which compliments the historic character of Leavenworth's downtown area. The museum opened on April 30, 2005.



The area before redevelopment.

The C. W. Parker Carousel Museum



7700 Cottonwood, Lenexa

Application Date: November 2004

Status: Former use continues

The City of Lenexa plans to decommission this public works service center and sell it to a residential developer. The City applied for a Phase II BTA in order to evaluate the impact of its use as a waste water treatment facility and roads maintenance shop. The site investigation revealed only very limited impacts and KDHE issued a no further action determination.

The City continues to use the site as a roads maintenance shop. This property is infill in a rapidly developing portion of the city, and has a highly desirable location. The City has not yet located a developer, and is evaluating options.



91st & Marshall Drive BTA, Lenexa
Application Date: March 2004
Status: Redeveloped

Water District No. 1 of Johnson County, Kansas, demolished a water tower that had been erected in 1956. In June 2004, Phase I and II BTAs were performed in order to establish the presence of environmental impacts to the surrounding area. Lead was found in soil above risk-based standards, probably from sandblasting lead paint from the water tower. As a result of these findings, The Water District enrolled in KDHE’s Voluntary Cleanup Program, and ultimately excavated 140 cubic yards of soil. The cleanup successfully reduced lead contamination below residential risk-based standards, and KDHE determined that no further action was necessary.

The property was sold the neighboring commercial landowner. It is now a grassy area behind a set of retail shops.



Before.



Now.



A view of the property before tank removal. The fuel loading rack with fill nozzles, rubber hoses, and piping manifold is visible.

City of Lyndon BTA, Lyndon

Application Date: January 2005

Status: Redevelopment in progress

The City of Lyndon applied to the Brownfields Program to request assistance when purchasing property for a new storage building. The property contained several aging aboveground storage tanks (ASTs). The Phase I BTA revealed soil staining and stressed vegetation. A Phase II assessment was performed, but did not identify any contamination of petroleum or volatile organic chemicals above risk-based standards. KDHE recommended coordinating with the Storage Tanks Program to remove and properly dispose of the storage tanks.

The City completed the purchase of the property and plans a storage building to be used for municipal works equipment and other materials. The next step is to remove the old stanchions for the ASTs.

The property after being acquired by the City. The tanks and associated equipment have been removed. The debris pile to the right of the picture is made of tree limbs awaiting disposal.





Youth Extended Services BTA, McLouth
Application Date: March 2002
Status: Redeveloped

KDHE accepted Y. E. S. into the Brownfields Program in order to assess a property being considered for a day care. The Phase I BTA revealed debris on the property, and a history of use as a railroad right-of-way, lumber yard, and concrete batch plant. Samples taken as part of the Phase II BTA did not reveal any contaminants of concern above residential risk-based standards.

Below: an abandoned rail car was part of the debris left on the site before cleanup and redevelopment.



The day care center was built, and currently operates as the Open Arms Christian Daycare and Pre-school. The school serves approximately 60 children from 50 families, and employs 12 people.

The daycare as it appears today.





The BTA site before (above) and after (below) redevelopment.



Hartley's Garage BTA, Morrill Elevator BTA, Talley Welding Shop, Morrill

Application Date: September 2003

Status: Redeveloped

The City of Morrill identified the need for a new fire station and community center, and chose to purchase three properties in a suitable location. Two of these properties, the Talley Welding Shop and the Morrill Elevator, had been abandoned for more than 20 years. KDHE performed a Phase I and Phase II BTA, identifying metals and petroleum contamination in ground water. However, because there appeared to be no risk of exposure to this water, no remedial action beyond disposing of surface debris was required.

The combined fire station and community center, located in the central business district near the post office and city offices, is a great success. The City now has a place to store all of its fire fighting equipment in one place. The community center is heavily used for family reunions, birthday parties, funeral dinners, school reunions, and other community activities. The new building was constructed using Kansas Small Towns Environment Program grant funds from the Kansas Department of Commerce.



Before redevelopment. An old loading dock and the footings for a number of aboveground storage tanks are visible in this photo.



City of Seneca BTA, Seneca
Application Date: March 2000
Status: Redeveloped

The City of Seneca wished to reuse this former fuel storage facility as a parking lot for the neighboring ball field. The Phase II BTA revealed contamination due to petroleum impacts, and referred the site to the Storage Tanks Program for further evaluation and monitoring. Since the planned use was as a parking lot, risk of exposure was limited.

The City demolished the existing structures and built a gravel parking lot, which is used by residents enjoying the ball park. This project would not have been possible without the Brownfields Program.



After redevelopment. The property is cleared and graveled. The ball field is visible to the left.



70th and Flint BTA, Shawnee

Application Date: March 2004

Status: Redevelopment in progress

Water District No. 1 of Johnson County, Kansas, demolished a water tower that had been erected in 1953. In June 2004, Phase I and II BTAs were performed in order to establish the presence of environmental impacts to the surrounding area. Lead was found in soil above risk-based standards, probably from sandblasting lead paint from the water tower. As a result of these findings, The Water District enrolled in KDHE's Voluntary Cleanup Program, and ultimately excavated 160 cubic yards of soil. The cleanup successfully reduced lead contamination to below residential risk-based standards.

The property was conveyed to the City of Shawnee for use as a park. The concrete footings from the water tower still remain. The City of Shawnee lists Water Tower Park as under construction.



Concrete debris and access to underground piping and other structures have been removed.

EBA Building BTA, Topeka

Application Date: December 2004

Status: Redeveloped

The City of Topeka was considering purchasing an empty building formerly used by the Employee Benefits Association (EBA) in order to use it for city offices. A Phase I BTA indicated no recognized environmental conditions in the building itself, and potential recognized environmental conditions for an adjoining parking lot. However, since the parking lot was not to be disturbed while the building was undergoing renovations, KDHE recommended a Phase II environmental site assessment be deferred until the parking lot is redeveloped as something else.

City offices now in the building include Housing and Neighborhood Development, Parks and Recreation, and an Express Payment Center for bills. Also included is the the Human Relations Commission, Engineering Division, Technical Support Group, Public Works Administration, Code Compliance, Development Services, Planning Department, Fire Marshal and Inspection, and Facility Management. Topeka residents now have one location for paying bills, applying for licenses, etc. The renovations have created an attractive place to work and visit.



Left: The Employee Benefits Association building at the time of the BTA.

Right: The lobby of the new City Offices building is a pleasant place to do business with the City.



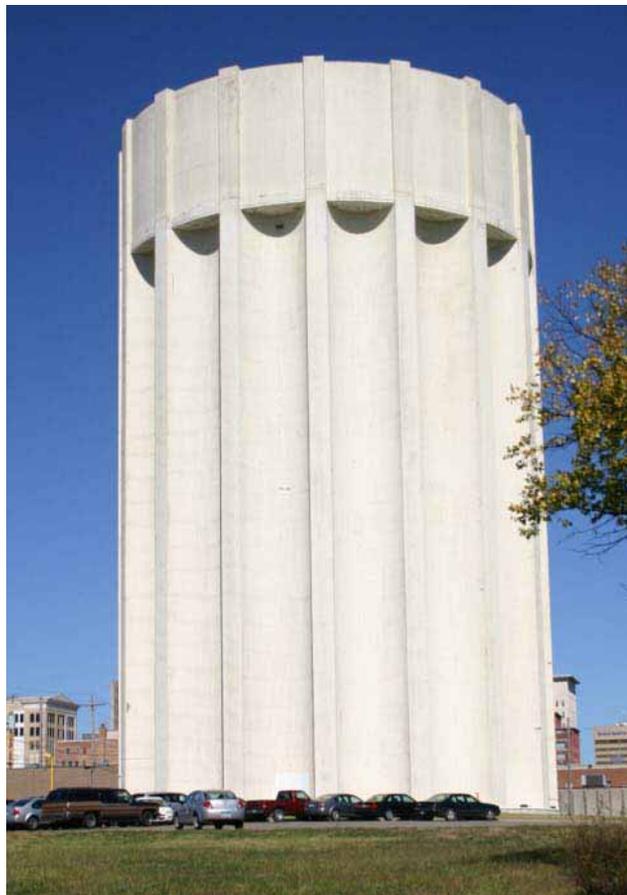
Quincy Water Tower, Topeka

Application Date: February 2006

Status: Redevelopment pending

The City of Topeka requested Phase I and II BTAs on this disused water tower before making plans for demolition and redevelopment. There was a concern that the tower contained lead-based paint and asbestos-containing materials. The BTAs revealed that while there are lead-based paint and lead pipe joints in the tower, the presence of these materials has not yet impacted the environment above residential risk-based standards. KDHE recommends that an abatement plan for lead be included in the demolition work plan.

The City has no current plans for this site. It is located near city and state offices, and would be an attractive property for office space development.





Topeka Park Project BTA, Topeka
Application Date: November 1999
Status: Redevelopment in planning stages

The City of Topeka considered converting an auto impound lot into a riverside park, and applied to the Brownfields Program for an environmental assessment of the property. The Phase I and II BTAs revealed petroleum impacts in soil from its use as an impound lot, as well as lead in soil above risk-based standards. The City decided against the park project. KDHE recommended that a deed notice be placed on the property to restrict future land use without remedial activity.

The City continues to use the impound lot. The property is within the Riverfront Development area, and is now considered part of that project.

Topeka Riverfront Development BTA , Topeka

Application Date: December 2004

Status: Redevelopment in planning stages

The City of Topeka has long-term plans to renovate the banks of the Kansas River to make an attractive recreational, residential, and commercial center that would act as an anchor for the city and be a point of civic pride. One of the first steps in creating redevelopment plans was to evaluate the existing properties for environmental concerns. The City applied to the Brownfields Program in the earliest stages of this process.

KDHE performed Phase I and II BTAs on properties on both the north and south banks of the river. More than half the properties required only Phase I evaluation. The Phase II BTAs identified contamination above risk-based standards on three properties, and KDHE recommended that these conditions be addressed either before or in conjunction with redevelopment.

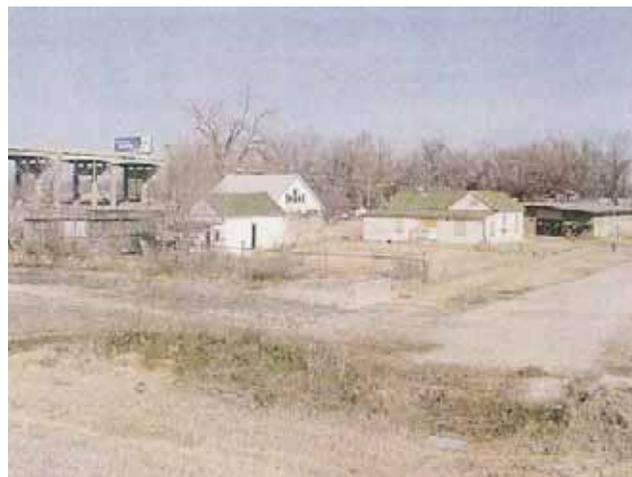
The City has created a Riverfront Development Authority to manage this large project. The Authority is actively recruiting developers, architects, and other city planning professionals to develop a master plan.



The Burlington Northern Santa Fe Railroad bridge is just to the west of the proposed park.

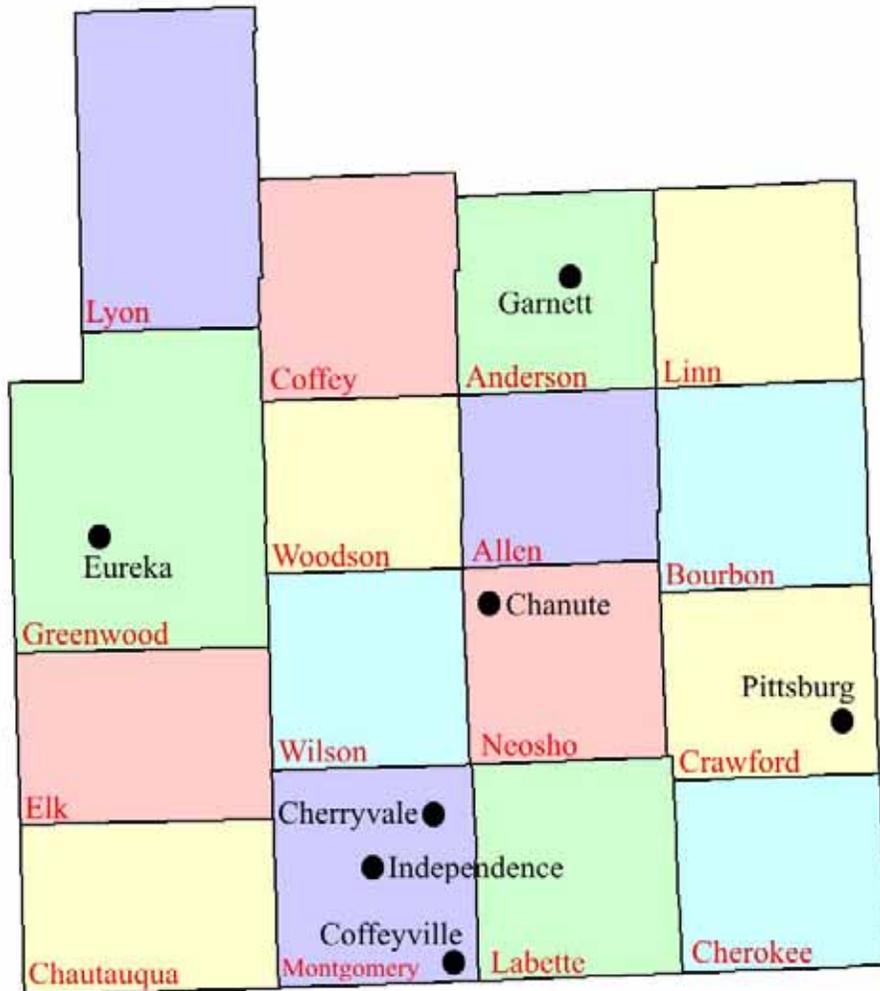


An industrial area south of the Kansas River. Many of these buildings are abandoned or only partially used.



Left: Dilapidated houses on the north bank of the river. These buildings were demolished, and the area used to store construction materials for the rebuilding of the Topeka Avenue Bridge.

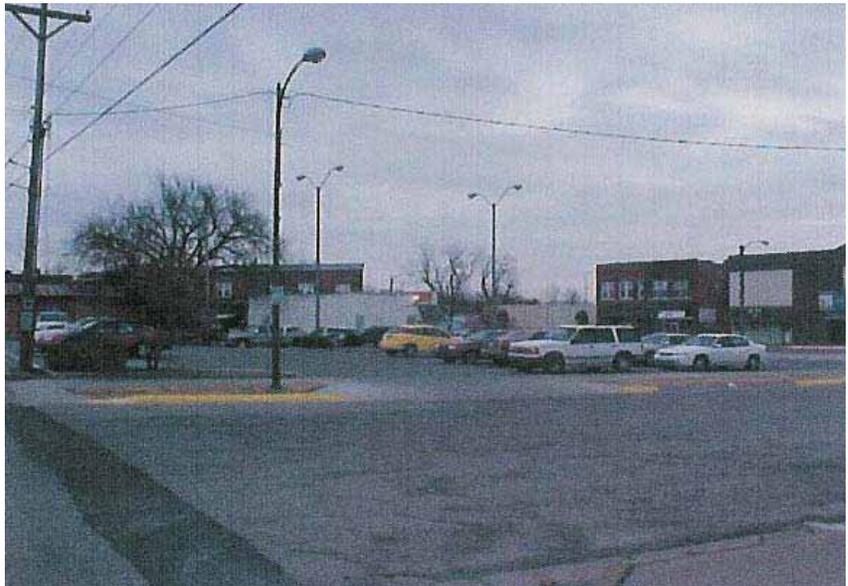
South East District



KDHE's South East District contains current and former industrial and mining centers such as Pittsburg, Iola, Cherryvale, and Coffeyville. Historically, Pittsburg was known for coal mining and zinc smelting.

There are eight Brownfields properties located in seven cities in the South East District.

Before redevelopment, the Chanute Movie Theater site was used as a parking lot.



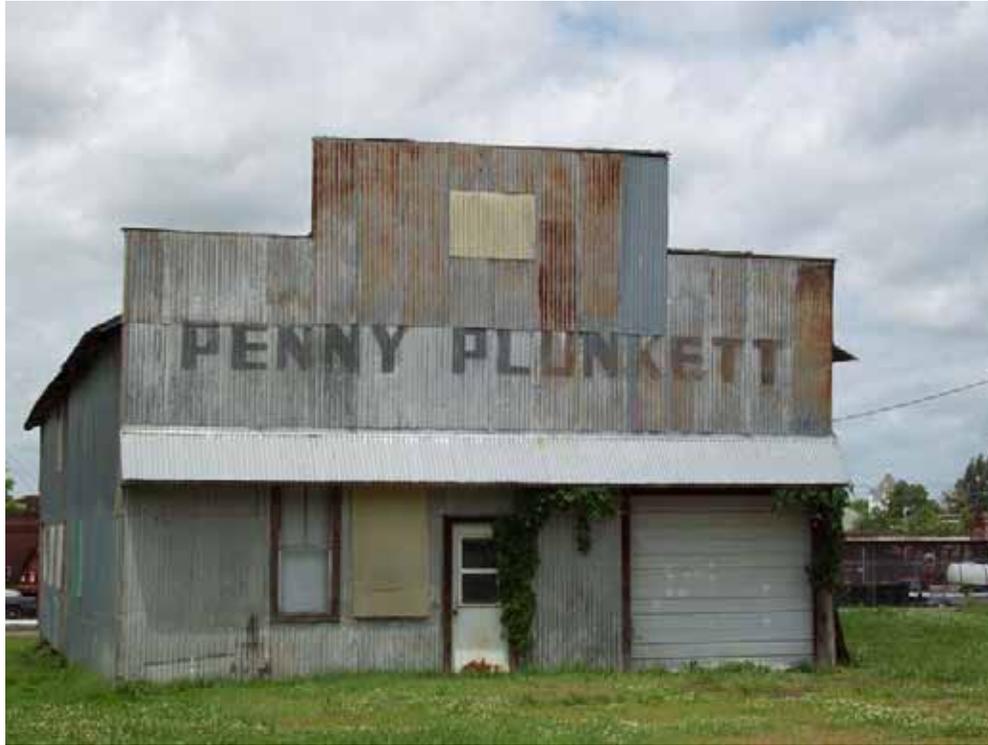
Chanute Movie Theater, Chanute
Application Date: October 2005
Status: Redeveloped

The City of Chanute began a tax increment financing project to revitalize their downtown area. A perceived risk of contamination was making it difficult to deed the BTA property to a private owner for redevelopment. A Phase II assessment identified petroleum hydrocarbons in ground water above residential risk-based standards, but below non-residential standards. An EUC was placed on the property in October 2006 to prevent exposure to contaminated media.

A four-screen movie theater was built at the site, and more tax increment financing money was used to build a parking lot across the street. The theater’s retro architectural design fits in well with the historic nature of Chanute’s central business district. The theater replaced an older theater which had become unattractive and “embarrassing”, and has anchored additional growth in the downtown area. The City considers the movie theater a source of civic pride.



The new Roxy movie theater.



Apart from remediation of petroleum and use as a municipal storage building, the Penny Plunkett building is largely unchanged.

City of Cherryvale (Penny Plunkett Building) BTA, Cherryvale

Application Date: December 2004

Status: Former use continues

When the City of Cherryvale learned that the former Penny Plunkett building was the site of a service station in the 1940s, a concern for environmental impacts led the City to apply for a BTA. Phase I and II BTAs discovered petroleum impacts in the soil and ground water, and the site was transferred to KDHE's Storage Tank Program to coordinate the cleanup.

At the time of the application, a neighboring business was considering expanding onto the property. However, an economic downturn has placed those plans on hold, and the site continues to be used for municipal storage.

Tal's Drive In BTA, Coffeyville

Application Date: October 2001

Status: Redeveloped

The Coffeyville USD 445 school district applied for a BTA to assess environmental concerns at a former drive-in movie theater being considered for the site of a community elementary school. The location was immediately across the street from the Sherwin-Williams Facility, a RCRA Corrective Action site. A Phase II BTA indicated some impacts from lead, and recommended soil removal and encapsulation. Sherwin-Williams completed soil removal from the proposed school site, and placed an engineered cap on approximately seven acres across the street; this area is now used for a parking lot and baseball and soccer fields. The Community Elementary School opened August 23, 2004.



This picture shows the supports for the movie screen and material from the demolished concession stand.

The school was built with three storm shelters constructed to FEMA standards. During the 2007 Coffeyville Flood, FEMA used the Community Elementary School as an administration center, and to distribute water, ice, and donations to the community. The Recreation Commission building was destroyed by the flood, and they use the Community Elementary School for activities.

The new Community Elementary School.



Before redevelopment, the site was a grassy lot used for school bus parking.



Eureka Library BTA, Eureka
Application Date: May 2002
Status: Redeveloped



The reading room has a glorious stained glass window.



When the Eureka Library Board considered locations for a new library, the site of a former hospital and nursing home seemed to suit their needs. Phase I and II BTAs identified petroleum, lead, and arsenic impacts to soil and ground water. The petroleum contamination was traced to an offsite source and referred to KDHE's Storage Tank Program. Lead and arsenic were attributed to the demolition of the former structure, when the building materials were used to fill the foundation.

During redevelopment and construction, all the debris was removed and replaced with clean fill. The new library is now compliant with the Americans with Disabilities Act, and has room for training, community meetings, and story hour. There is more programming, and the building itself is safer and healthier than the old one. The improvements have resulted in greater use of the library by the community; circulation has increased by one-third since the new building opened in March 2007. The Eureka Library Board attributes the success of the project to their positive experience with the Brownfields process, and have given presentations at professional conferences for other librarians who are considering entering the Brownfields program.

Anderson Building BTA, Garnett
Application Date: May 2004
Status: Redevelopment in progress

The City of Garnett made plans to assess and renovate this historic building in order to preserve the late 19th century atmosphere of the core commercial area. It had formerly been used as a furniture store, beauty salon, automobile dealership and garage, and residential apartment area. At the time of the BTA, the building was being used to store old appliances. Phase I and II BTAs discovered a previously unknown underground storage tank (UST), which was referred to KDHE's Storage Tank Program and subsequently removed. Lead and arsenic impacts to local ground water were determined to be insignificant because the aquifer does not meet standards of potability. No asbestos or significant lead paint was discovered at the property.

The historic building has acquired a new roof, windows, and a paint job, and is currently being used for restoring automobiles. The landowner is making slow but steady progress on restoring the building. Even these simple changes have improved the appearance of downtown, and attracted a new business into an existing building across the street. The City continues to work with the landowner on this and two other properties.



The Anderson Building is now "Old Boys Toys," and houses an automobile restoration company.





Some of the debris removed from the site after it was used as an unregulated dump.

Independence Skate Park BTA, Independence
Application Date: July 2003
Status: Redeveloped

The City of Independence wished to develop this abandoned paving construction property into a skate park. The property contained abandoned debris and equipment and had been used as an illegal dump, which was not a good fit with the residential nature of the surrounding area. Phase I and II BTAs documented surface debris, but did not detect significant contamination in the subsurface.

The City used its own equipment and workforce to clear the property. Construction of the Skate Park was funded through donations. Amenities include lighting so the park can be used at night. The park is a success in the community by providing a safe place to play.



The new skate park has a number of ramps and an apron for flat ground practice.



Two views of the intersection, showing the former gas station and the former dry cleaners.

4th and Rouse, Pittsburg

Application Date: April 2006

Status: Redevelopment in progress

In order to improve the intersection at 4th and Rouse Streets, the City of Independence wished to demolish neighboring buildings, including a former gas station and former dry cleaners, widen the intersection, and redevelop the remaining land as commercial properties. Phase I and II BTAs discovered petroleum impacts above risk-based standards in soil and ground water at the former gas station. There were no impacts discovered at the former dry cleaners. The former gas station was referred to KDHE's Storage Tank Program for further analysis and cleanup.

As of spring 2008 the intersection was in the process of being rebuilt. All neighboring buildings, including some residences, had been acquired by the City and demolished, leaving a few foundations which would be removed in a further phase of the project. Once the intersection improvements are completed in the fall, the City will begin marketing the adjacent properties to commercial developers.

The intersection under construction.



Pittsburg

A & M Rentals, Pittsburg

Application Date: December 2002

Status: Redeveloped

The City of Pittsburg and Crawford County partnered with Southeast Kansas Recycling, Inc., to develop a recycling center at a former railroad switch yard in Pittsburg. Phase I and II BTAs discovered petroleum and fertilizer contamination above risk-based standards. In order to facilitate cleanup, the site was entered into the Voluntary Cleanup and Property Redevelopment Program. Ultimately more than 500 cubic yards of soil were removed and land applied offsite.



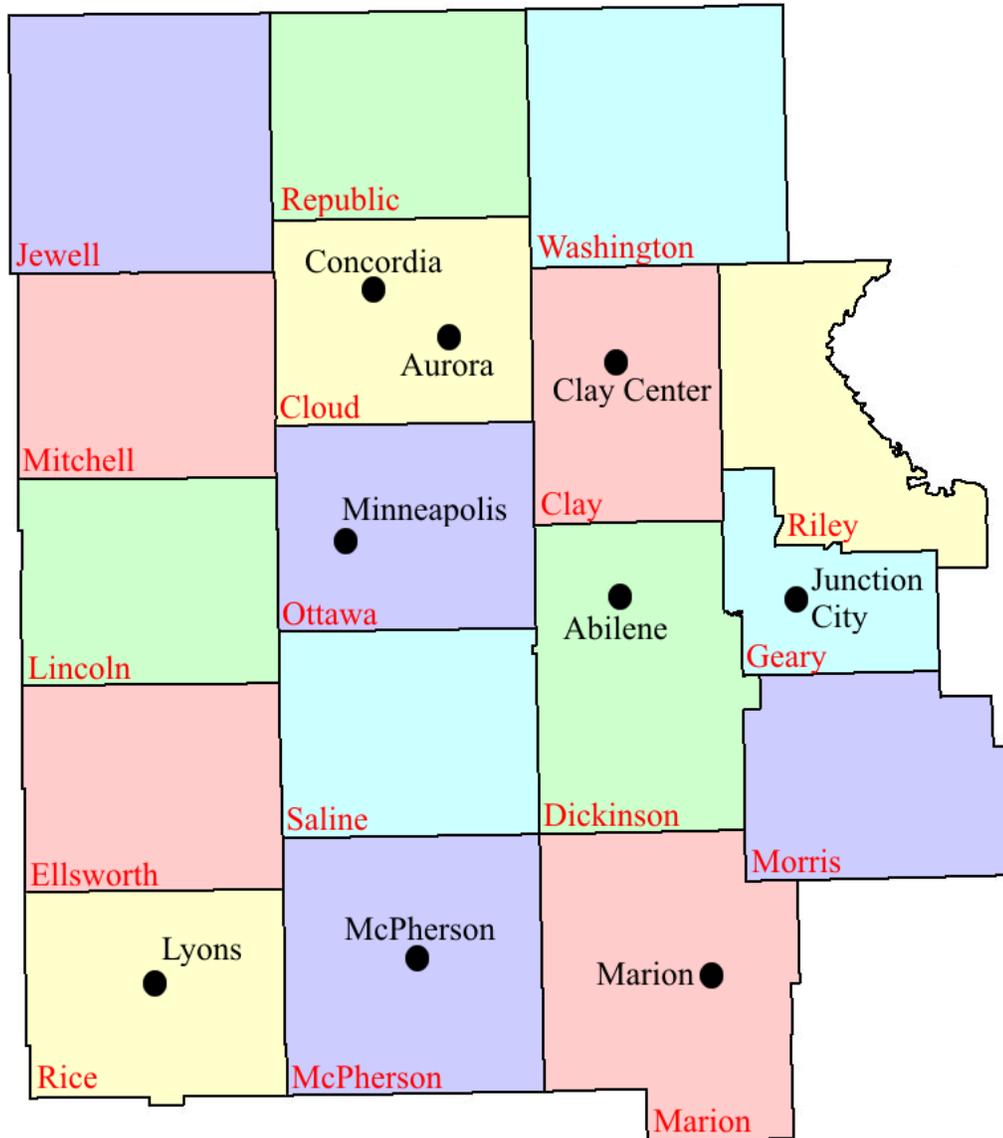
The BTA property before redevelopment. There are three aboveground storage tank foundations to the left of the red building, which may have been used to store fertilizer.

With funding from Crawford County and further KDHE grants, Southeast Kansas Recycling, Inc., constructed a recycling center which now provides one-stop recycling opportunities for Crawford County. The center has been so successful, the operators are planning to expand and accept household hazardous waste. The center currently has eight full-time and two part-time employees, as well as using workers through the judicial system and volunteers.



The recycling center as it looks now.

North Central District



KDHE's North Central District consists primarily of rural farmland and small communities. Like much of rural Kansas, these communities are faced with the challenges of declining population and the necessity for economic development. By taking advantage of the Brownfields program, communities in north central Kansas can reuse existing and infill properties, revitalizing their central business districts and bringing new opportunities into the area. There are ten Brownfields sites located in nine cities.

Some of the historic buildings in Old Abilene Town at the time of the BTA.



Old Abilene Town BTA, Abilene
Application Date: December 2004
Status: Redevelopment in planning stages

Historic Abilene, Inc., applied to the Brownfields Program in order to evaluate potential environmental impacts to a historic section of Abilene. Environmental contamination was of particular concern because of plans to convert the area into a Western Town theme park. Phase I and II BTAs did not discover any impacts from previous operations in the area or asbestos in older buildings.

The original plans for the theme park fell through when a similar park near Wichita went out of business. The company has since reorganized, and is creating plans to form a heritage district that will be less capital intensive than the original plans. They are actively seeking financing at this time.

The historical train depot is maintained by the Abilene and Smoky Valley Railroad Association, a not-for-profit corporation dedicated to the restoration, operation, and display of historic railroad equipment and locomotives. The Association operates an excursion/tourist train that runs between Abilene and Woodbine, with a stop in Enterprise.



Above: The historic Rock Island depot is maintained as a museum by the Abilene and Smoky Valley Railroad Association. Below: Buildings in the central square of Old Abilene Town.



City of Aurora BTA, Aurora

Application Date: November 2004

Status: Redevelopment in progress

The City of Aurora found themselves with a dilapidated gas station with unknown contamination issues from storage tanks and spillage. The City had already razed the building and was planning a new facility with credit-card operated pumps. A Phase II BTA revealed petroleum hydrocarbons at levels high enough to warrant action and the site was referred to KDHE's Storage Tank Program. The site is currently in long-term monitoring.



The site is in Aurora's central business district, across the street from the post office. Currently the City is partnering with a private party to seek funding for building the new fueling facility. A new gas station is desperately needed in this small town.

*Left: The BTA property after the demolition of the gas station and removal of the underground storage tanks
Below: The property after being seeded with grass and ready for redevelopment.*





Inside and outside views of the former Wier Machine and Manufacturing facility.

Clay County BTA, Clay Center
Application Date: August 2000
Status: Redeveloped

The Clay County Highway Department hoped to use an existing former metals fabrication plant as their new maintenance shop and offices. Phase I and II BTAs identified no environmental contaminants above risk-based standards.

The facility is now the main office for the county highway department. The county was able to save a great deal of money by using an existing building rather than building a new one. The old county highway offices are now being used for public meetings and emergency services training, providing badly-needed services to the county.

The Clay County Highway Department maintenance shop and offices.



Orphan Train Depot BTA, Concordia

Application Date: July 2003

Status: Redeveloped

The Cloud County Community College Foundation hoped to redevelop a former passenger train depot into a museum and research center documenting the history of the Orphan Trains, which placed 200,000 orphaned and abandoned children in homes across the United States and Canada between 1854 and 1929. Phase I and II BTAs identified former railroad and grain storage operations, and discovered nitrate and petroleum contamination that were determined to originate off-site. The contamination was referred to the appropriate KDHE programs for remediation.

The National Orphan Train Complex opened September 14, 2007, and drew more than 2,000 visitors in its first six months. They scheduled their grand opening to coincide with the 90th anniversary of the train depot and 100th anniversary of a local theater. The center is already planning parking improvements and an expansion.



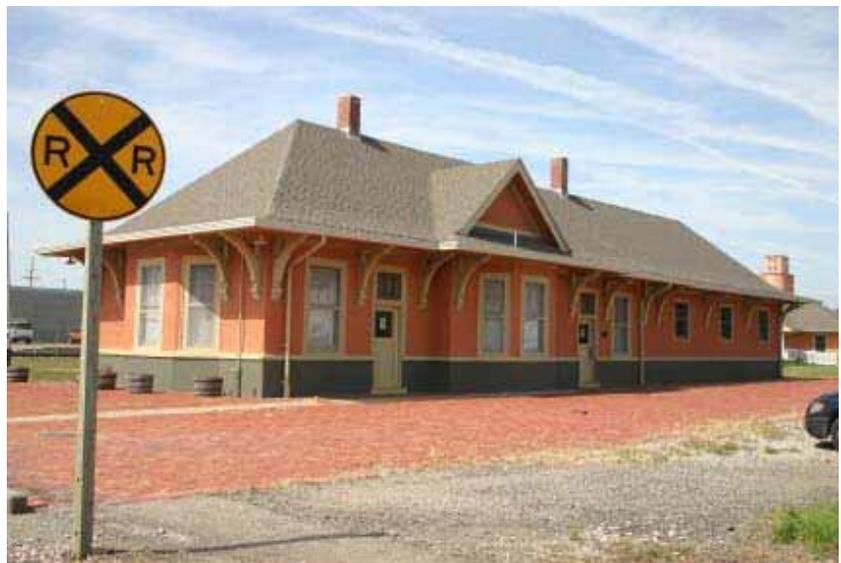
The depot at the time of the BTA.



*Above: The new Orphan Train Depot research center.
Below: The National Orphan Train Depot and Museum.*



Above: One of the sculptures on the research center lawn.



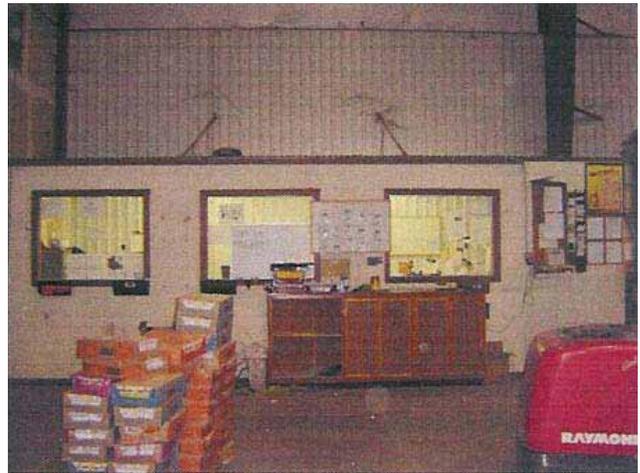
Bitterman-Button Facility (Former) BTA, Junction City

Application Date: January 2005

Status: Redeveloped

As part of a due diligence effort by the Junction City-Geary County Economic Development commission, KDHE performed a Phase I BTA on a former military commissary supplier facility that had been empty for 12 years. No recognized environmental conditions were discovered, although KDHE recommended a secondary containment system be erected around a set of aboveground storage tanks.

The City of Junction City purchased the property and it has been renovated to suit the needs of a bioscience and research company. This company has 18 to 20 employees. The economic opportunities for Junction City are significant.



An inside view of the former commissary building.



Above: The Bitterman-Button facility at the time of the assessment.

Below: The Bitterman-Button facility now.



Junction City



West view of the foundry.



South view of the foundry.

Junction City Foundry (Former) BTA, Junction City

Application Date: July 2004

Status: Redeveloped

The Junction City-Geary County Economic Development commission enrolled in the Brownfields Program to assess an old, abandoned foundry located in Junction City. The city was interested in obtaining the property and develop it into a new industrial park. Phase I and II BTAs revealed former waste lagoons and nitrate, petroleum, and asbestos concerns. However, further assessment indicated that remedial action for nitrate and petroleum was unnecessary because of relatively low contaminant levels and the lack of any threat to a potable aquifer. Asbestos found in the buildings was properly removed before demolition. Redevelopment of the area of the former waste lagoons should be coordinated with KDHE's Bureau of Water to ensure the integrity of the lagoon closure conditions.

The industrial park now houses three tenants employing 90-100 workers. These businesses are new to Junction City.



Some of the industrial park's new facilities.



*Above: The exterior of the former truck stop.
Right: At the time of the BTA, the building was full of
debris and assorted trash.*



City of Lyons BTA, Lyons

Application Date: March 2006

Status: Redevelopment in progress

The City of Lyons applied to the Brownfields Program in order to conduct Phase I and II BTAs at a former truck stop being considered for redevelopment as a hotel. The site investigations discovered no significant environmental concerns apart from the removal of the USTs.

The hotel is under construction and will include a restaurant. The City of Lyons is extremely pleased with the Brownfields process and has enrolled a second site in the program.

*The new hotel, under construction,
will serve visitors to Lyons and is
located across the street from the
Celebration Center, which hosts
equestrian and agricultural events.*



Marion County Transfer Station BTA, Marion

Application Date: April 2002

Status: Former use continues

The Marion County Board of County Commissioners planned to acquire and operate the Marion County Transfer Station, and needed an environmental assessment to complete the transaction. The County enrolled in the Brownfields Program. The property had a previous use as a solid waste transfer station and a power plant. A Phase II assessment identified only petroleum impacts above risk-based standards. The site was transferred to KDHE's Storage Tank Program for further evaluation.

The County completed its purchase of the transfer station. There is an improved fee structure and the facility is an important feature in the county.



Left and below: The transfer station building is a former power generation facility. Westar Energy still operates the transformer station on the neighboring property.



Left: The transfer station today accepts municipal waste and white goods such as household appliances.



The former nursing home chapel.

McPherson Museum Site BTA, McPherson
Application Date: August 2002
Status: Redevelopment in planning stages

In order to receive the donation of a former nursing home to use as their new museum, the McPherson Museum and Arts Foundation wished to evaluate possible environmental impacts at the site. The Foundation enrolled in the Brownfields Program. A Phase I BTA did not identify any recognized environmental conditions with the exception of ceiling tiles that possibly contained asbestos.

Upon further strategic planning, the Foundation decided a better way forward would be to tear down the existing structure and build a new museum. The museum will have a 40 seat theater, exhibits, a restaurant, storage, meeting rooms, and so forth. Construction has not yet started. The building currently houses a model train exhibit and has railroad themed signage.



The Minneapolis Medical Building at the time of the BTA.



***Ottawa County Health Planning Commission
BTA, Minneapolis***

Application Date: July 2003

Status: Former use continues

The Ottawa County Health Planning Commission became concerned that if the Medical Building in Minneapolis were to be sold to out-of-town investors, local health practitioners might leave the area. The Commission proceeded to purchase the building itself, and an environmental assessment was required to close the deal. A Phase I BTA did not reveal any recognized environmental conditions originating from the Medical Building, but a Phase II BTA revealed ground water contamination from off-site sources. A responsible party was located and agreed to address the contamination.

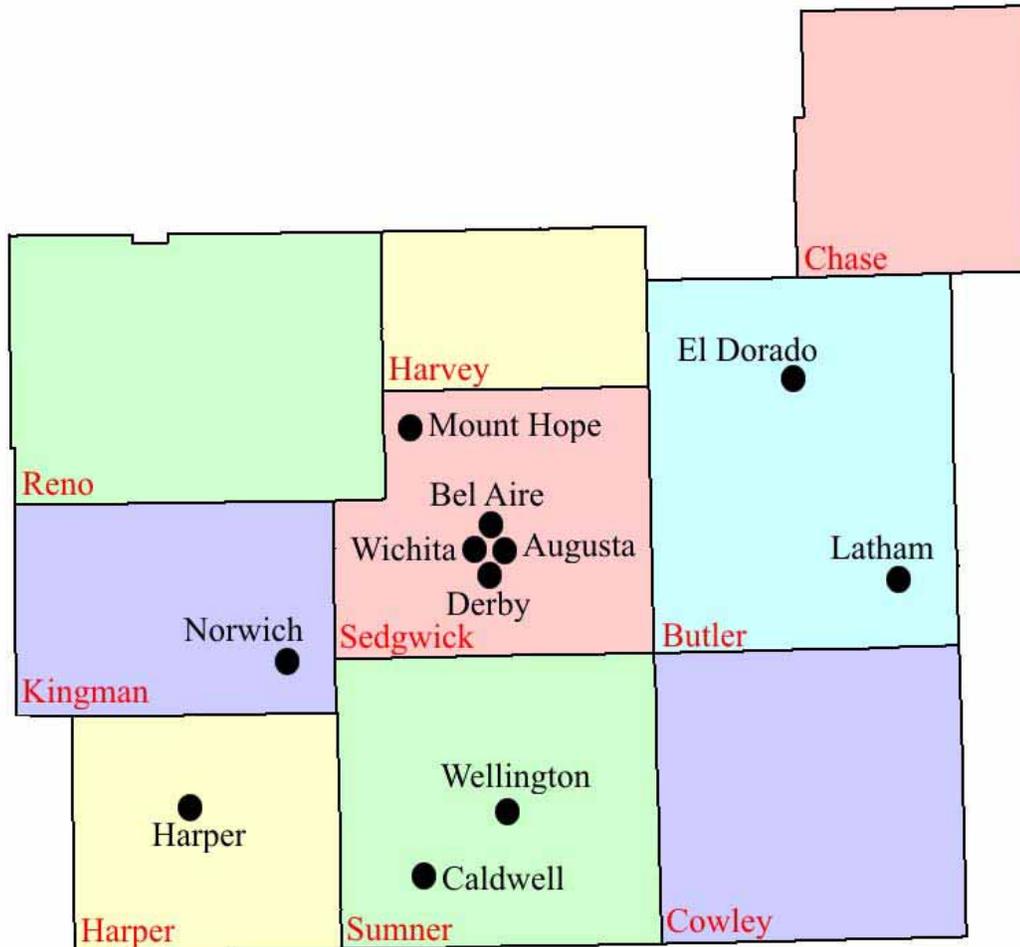
The Commission completed the purchase of the Medical Building, and provide office space at or below market rates to a doctor, a dentist, and an optometrist. These offices provide needed medical services to a small, rural community, and as an organization devoted to providing health care, the Commission can continue to recruit health professionals as needed.



*The Minneapolis Medical Building at the present
time.*



South Central District



KDHE's South Central District contains Wichita, the largest city in Kansas, which has a rich industrial history. It is also the location of many historic oil fields and petroleum drilling, transport, and refining facilities. There are 19 Brownfields sites located in 11 cities.

Augusta Salvage BTA, Augusta

Application Date: December 2005

Status: Redevelopment in progress

The City of Augusta requested Phase I and II BTAs when considering acquiring a former scrap yard and erecting a public works facility on the site. The investigations discovered no significant environmental impacts, and recommended placing an EUC on the property to minimize potential exposure to residual contamination. The EUC was completed in January 2007.



Views of the salvage yard prior to the City's purchase.

The property has been acquired by the City of Augusta. At present it is being used as a non-hazardous materials storage facility while the City prepares to erect the public works building. They may be in a position to do so within the next few years. Among other services, the City uses the site as a compost and recycling facility.

The area is now tidy, and contains these temporary buildings used for storage.





*Evidence of oil drilling activities.
Left: the remnant of an oil-gathering pipe.
Above: Former oil well pump-jack
location.*

City of Bel Aire BTA, Bel Aire
Application Date: July 2004
Status: Redevelopment in planning stages

The City of Bel Aire planned to take a semi-rural agricultural/oil field location northeast of the city and create a large industrial park. Phase I and II BTAs did not identify significant risk of exposure to hazardous materials at the site.

The City is actively recruiting industrial, retail, commercial, and residential developers as part of the municipal development plan. At present two residential and one light industrial areas have been developed. The City has discovered that the completed BTA reports act as an effective selling point for the properties; potential developers and landowners who have concerns about preexisting contamination are reassured.



In June 2008 most of the industrial park area was planted in wheat.

Caldwell Recycling Center BTA, Caldwell

Application Date: October 2004

Status: Redeveloped



The recycling center at the time of the BTA.

The Caldwell Recycling Center and the local Masonic Lodge applied to the BTA program in order to assess a former gas station's suitability to be used as a recycling center. The Phase I and II BTAs discovered lead contamination in the soil related to gas station activities; this property was already enrolled in KDHE's Storage Tank Program, and long-term monitoring is continuing through that program.

After receiving the BTA reports, the Caldwell Recycling Center repainted and expanded the existing structure, and now accepts recyclable materials on the second and fourth Tuesdays of every month. It is staffed by volunteers. More than 100 households participate in the recycling program each day it is open. This project has provided the citizens of Caldwell with recycling opportunities they would not otherwise have had.



The recycling center has been repainted and is conveniently located near Caldwell's central business district.



Derby Aquatic Park, Derby
Application Date: March 2003
Status: Redeveloped

The City of Derby wished to develop previous agricultural land into a water park. The City applied to the BTA program in order to identify any potential environmental impacts. The Phase I BTA did not discover any recognized environmental conditions or history of hazardous materials at the site.

The project was supported by Supporters for the Aquatic center, a grassroots citizen interest group, and financed by an ½ cent sales tax increase approved by a local election. The aquatic park consists of three pools including a “zero entry” pool, a lap/diving pool, a waterslide plunge basin, a 30-foot high water slide, and a “lazy river” float area. There is also a building housing the concession stand, bathhouse, pavilion events building, and filter building. The park is open between Memorial Day and mid-August, employs 115 workers seasonally, and hosts 150,000 visitors every year.

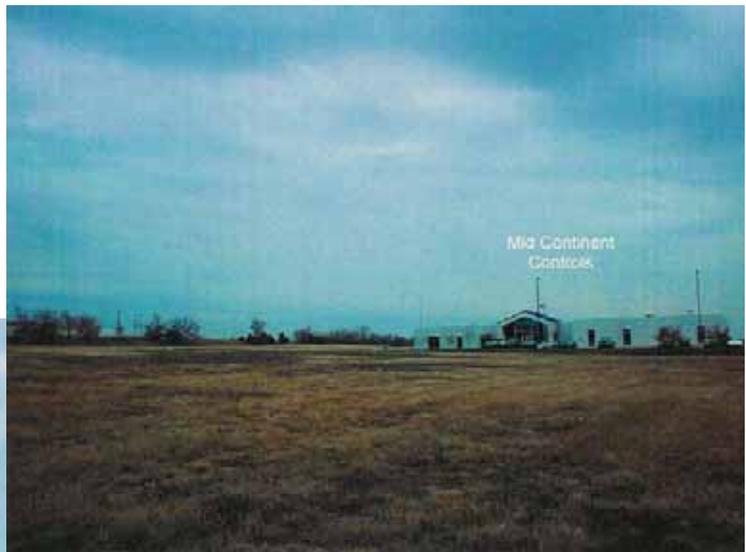


The aquatic park site was formerly agricultural land adjacent to a residential area.



The new park.

Right: A view of vacant industrial park lots. Mid-Continent Controls is visible in the background.



Left: A storm water retention pond in the industrial park addition.

Derby Industrial Park 2nd Addition, Derby
Application Date: September 2006
Status: Redevelopment in planning stages

The City of Derby applied for Phase I BTA assessments on vacant lots in the industrial park in preparation for putting the lots up for sale. The Phase I BTA identified one recognized environmental condition (REC); a trichloroethylene plume originating from a dry cleaning operation adjacent to the industrial park. That facility is now being addressed by the Kansas Dry Cleaning Program. No other RECs were found.

The City is actively recruiting small and light manufacturing businesses as tenants. Several contracts are currently pending. One already existing business is considering expanding their facility into the industrial park.

The industrial park addition is ready for redevelopment. There are several other manufacturing and retail establishments in the area.



Porter Salvage BTA, Derby

Application Date: March 2003

Status: Redeveloped

In order to better serve local citizens, the City of Derby wished to upgrade the water treatment services. The City purchased the Porter Salvage property and applied for a BTA grant in order to assess any environmental conditions. The Phase II BTA did not identify any contamination beyond some metals naturally occurring in the environment.

The City completed the property transaction and cleared the land. Instead of constructing a new drinking water treatment plant, the City arranged to purchase drinking water from the City of Wichita. The site now contains a water metering station.



Above: The Porter Salvage Yard before redevelopment.

Below: The water metering station is an attractive building in the middle of new retail development. The rest of the property is kept as greenspace.





El Dorado Biosolids, El Dorado
Application Date: September 2006
Status: Former use continues

In order to improve wastewater services, the City of El Dorado opened negotiations to purchase a salvage yard property in order to convert it to a biosolids land farm. Phase I and II BTAs identified recognized environmental conditions at the site; use as a salvage yard and historical illegal dumping. However, no contaminants of concern were detected above Kansas non-residential RSK values.

The City was unable to complete the purchase of the property, and is evaluating other options. However, the property has been tidied and improved, and now is the location of an active salvage yard and auto and truck parts business.



*Above: The property at the time of the BTA.
Below: The property after improvements.*



El Dorado Business Park, El Dorado Business Park # 3, El Dorado

Application Date: August 2001, November 2002

Status: Redeveloped; Redevelopment in progress

The City of El Dorado wanted to develop a business park at the El Dorado Interchange on I-70/Kansas Turnpike. Two BTAs were performed, one for the southern portion of the planned business park in September 2001, and a second for the northern portion in December 2002. Both properties had historically been part of an active oil recovery field, and Phase I and Phase II BTAs revealed petroleum hydrocarbons contaminating the soil and ground water. KDHE referred the area to the Kansas Corporation Commission to coordinate cleanup activities, and recommended that portions of the site that had shown no contamination be opened for development.



The site held oil wells and various aboveground storage tanks and associated piping and structures.

Development so far has been slow. One business, a Holiday Inn Express shown below, has opened in the business park, employing about 25 people. The City of El Dorado has zoned the area light industrial/office, and is actively promoting the business park to developers.



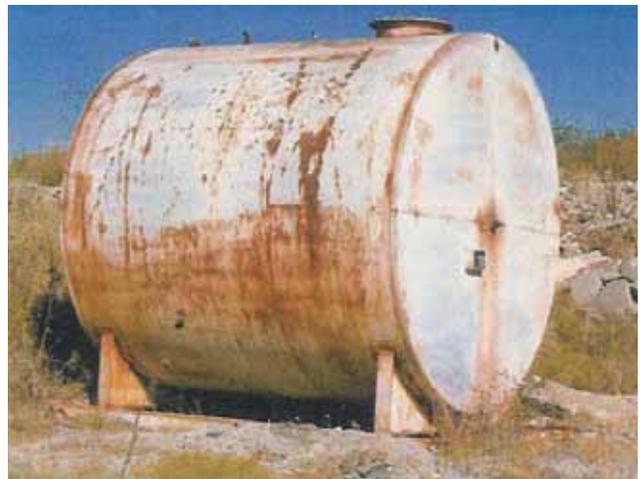
El Dorado Industrial Sites, El Dorado

Application Date: August 2006

Status: Redeveloped; Redevelopment in progress

The City of El Dorado proposed redeveloping an active oil recovery field into an industrial park. The City applied to the Brownfields program in order to evaluate any environmental impacts caused by the drilling and extraction activities. The Phase II BTAs tested samples for petroleum hydrocarbons and heavy metals. No significant environmental contamination was found.

Most properties within the new industrial park are under development at the current time. The remaining two properties are being actively marketed to potential tenants. Several facilities are currently occupied. The tenant for Parcel #5, MG Concrete Accessories, employs up to 225 workers.



Above: BG Products, Inc., is a new entity in El Dorado, and is typical of the new development in the industrial park.

Below: Pioneer Balloon Co.



Above: The BTA site included active oil wells, an abandoned AST, and evidence of illegal dumping.

El Dorado Theater, El Dorado

Application Date: November 2002

Status: Redeveloped

The City of El Dorado applied for a BTA grant in order to evaluate the suitability of developing a parking lot, located in the city's central arts and culture district, into a movie theater. An environmental assessment was required by the lending institution as a condition for financing the project. The investigation identified two monitoring wells on the property associated with a site in the Underground Storage Tanks program. Analysis of samples taken from the wells showed the contaminants of concern were at near non-detect levels.

The City subsequently leased the property to B & B Theaters, and a six-screen movie theater was opened in November 2003.



The El Dorado Theater site, before (above) and after (below) redevelopment.





Montfort Processing Plant BTA, Harper

Application Date: July 2003

Status: Redeveloped

The plant before being acquired and reopened.

Harper County Economic Development applied for a BTA on a disused meat packing plant prior to acquiring and reopening the facility. Phase I and Phase II assessments revealed highly localized contamination from petroleum hydrocarbons, ammonia, and chloride. Because the concentrations were low and exposure risks were minimal, KDHE recommended no further remedial action.

Elkhorn Valley Meat Packing began occupying the plant in March 2004, and currently employs approximately 60 to 80 people. The plant currently packages meat products for distribution. Elkhorn Valley Meat Packing is impressed with the success of the location in Harper and has plans to open a slaughterhouse in the vicinity. The plant provides good jobs and opportunities for the citizens of Harper County.



The Elkhorn Valley Meat Packing Plant.



*Above and left: The burned-out remains of the former school building at the time of the BTA.
Below: The school grounds in 2008.*



Latham School (Former) BTA, Latham
Application Date: April 2004
Status: Redevelopment pending

A disused school building in Latham, built in 1930, had been gutted by fire and needed to be razed. The City of Latham applied for a BTA to assess the possibility of asbestos-containing materials in the school. The assessment confirmed asbestos in seven of 17 samples analyzed.

Every year since then the City has applied for grants to cover the cost of remediation and demolition, approximately \$100,000. So far they have been unsuccessful, even after Butler County offered to provide partial funding. Fundraising efforts continue. The property is fenced to restrict access by the public.

Mount Hope



Howard's Pond BTA, Mount Hope

Application Date: March 2002

Status: Redeveloped

Sampling at the pond and environs during the BTA.

The City of Mount Hope, which had for years used the Howard's Pond area for recreation, wanted to accept the donation of the property and develop it as a park. The Phase I and Phase II BTA discovered no environmental impacts above RSK values.

The City has added a walking trail, lights, restrooms, and a shelter, and dredged the pond. The park is the site for an annual Fishing Derby, and has been listed on the state registry of fishing parks and lakes. The additions to the park make the park more accessible to the community, and allow them to enjoy the fishing pond even more.



Howard's Pond today, after dredging, stocking, and greenspace development.



Eshnaur's Grocery BTA, Norwich

Application Date: May 2004

Status: Redevelopment pending

The Norwich Community Foundation identified a community need for a full-service grocery store in this small rural community. The previous grocery store had closed, forcing the residents to travel to another city to buy groceries. The Foundation applied to the Brownfields Program in order to assess the hazards associated with demolishing the current building, constructed in 1907. Phase I and Phase II BTAs identified asbestos-containing material and lead paint in the deteriorating structure.



Eshnaur's Grocery at the time of the BTA.

The building has been razed and the materials properly disposed of. However, the Foundation was unable to secure grant funding to build a new grocery store, and no private developers are interested in the project. The community is considering its options; to build a community center or recreational space, to convert the property to green space, or continue to court developers to build a grocery store.



The site is now an empty lot in Norwich's central business district, ready for redevelopment.

Cargill B Mill (Former), Wellington
Application Date: September 2001
Status: Former use continues



Above: The City installed this standpipe when the site was intended for a community garden.

Left: Former mill parts discarded along the bank of Hargis Creek in the southeast corner of the site.

The location of a former grain elevator had been used as a community garden and parking lot for the city-owned elderly housing building. The City of Wellington, citing fears of contamination from the elevator operations, applied to the Brownfields program to assess their options. Phase I and Phase II BTAs discovered no contaminant levels above residential standards.

The property continues to be used as a parking lot for the elderly housing building. The community garden was discontinued when there was a fear of contamination. The site still has access to city water supplies in case the community garden wishes to reopen.

The intended community garden is now a grassy, parklike area across the street from senior housing.





Some of the empty or underutilized commercial spaces in the area at the time of the Phase I BTA.



21st Street Corridor #1 and #2, Wichita
Application Date: February 2005
Status: Redevelopment in progress

The City of Wichita designated the active commercial area around 21st Street as a redevelopment zone, and asked KDHE to perform Phase I and II BTAs on 109 properties within this area. Recognized environmental conditions were identified at only 20 of the properties.

These findings increased the confidence that city and community leaders had in their redevelopment efforts, and various subprojects are currently underway or in the planning stages. Private financial reinvestment in the area has been steady. Because the area contains operating businesses, the City has decided on a neighborhood improvement strategy focusing on organizing, fundraising, community needs assessment, and engineering improvements in order to lay the groundwork for positive community-led change. Redevelopment activities are bringing services and opportunities to a low-income population and are changing the run-down image of the area. This is a long-term, multiple-phase project.



Right: Jardine Street was renamed Opportunity Drive, and is now the location of an extensive Boys and Girls Club complex in a park-like setting.
Below: The Oasis Car Wash is one of the new businesses along 21st Street.



Right and below right: A former reflecting pond, part of the disused electrical cooling system, and a view of the BTA property from across the Arkansas River.

River Corridor Improvement Project, Wichita
Application Date: October 2004
Status: Redeveloped

The City of Wichita wanted to improve the public park system along the Arkansas River. The park system consists of Veterans Memorial Park, Sim Memorial Park, Riverside Park, and other park areas along the river. These parks host the annual Wichita River Festival, which draws more than 350,000 visitors each year. The Brownfields property is a strip of riverbank on the north side of the Arkansas River, connecting South Riverside Park and Veterans Memorial Park.

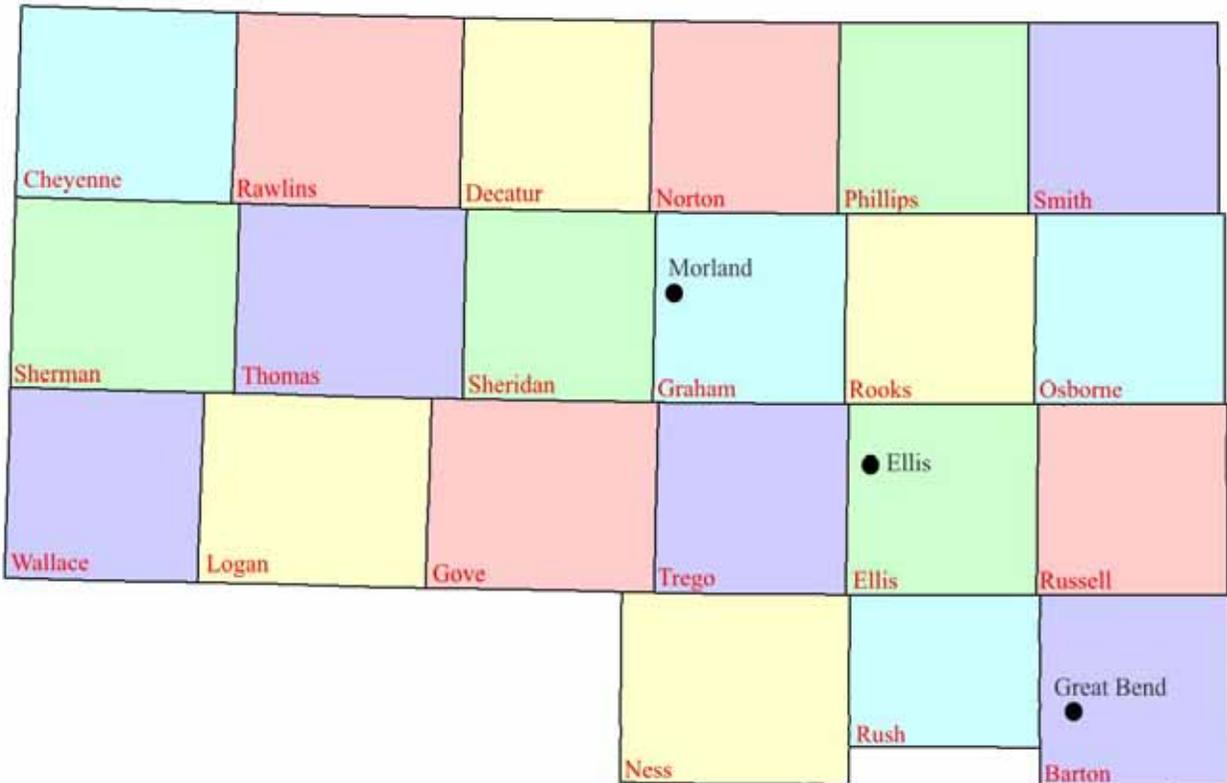
An environmental concern was the adjacent presence of a former cooling station for an electrical generating plant. The Phase II BTA identified polynuclear aromatic hydrocarbons in the soil near a former above ground storage tank. With this information, the City of Wichita coordinated with Westar Energy to clean up the contamination.

The park area has now been improved by adding streetlights, a paved walking trail, and landscaping. It is a valuable addition to the Riverside Park system.



Above and left: Among the park's new features are paved walks, parking, water features, and a series of stone benches providing river views.

North West District



KDHE's North West District has three Brownfields sites in three cities. Like other rural areas in the United States, this area in the north west part of the state faces the challenge of a declining and aging population. Financial resources are strained by a falling tax base. The use of Brownfields grants to promotes the reuse and redevelopment of existing and infill properties in these communities. A future goal of KDHE's Brownfields Program is to encourage communities in northwestern Kansas to participate in brownfields redevelopment.



Above: Views of the three service stations and abandoned oil drums at the site.

Below: The new travel center includes a Subway, Dairy Queen, convenience store, a fueling station for cars and trucks, a trucker lounge and shower, and an RV sanitary dump facility.

Ellis Redevelopment Project BTA, Ellis
Application Date: January 2005
Status: Redeveloped

The Ellis County Coalition for Economic Development applied to the Brownfields Program in order to request assistance in evaluating potential contamination at a former travel center on Interstate 70 that included three abandoned service stations. The area was considered blighted and unattractive. It was known that 12 USTs, possibly leaking, still existed on the property, and the buildings were dilapidated. The Phase I BTA confirmed historical operations including the possible spill of waste oil at the site. The site was directly referred to KDHE’s Storage Tank Program for further assessment and cleanup.

Cleaning up the site included removing nearly 1000 cubic yards of contaminated soil. The property has since been redeveloped into a new travel center, including a service station, restaurant, and Dairy Queen. Approximately 60 people are employed at the travel center. The City is discussing the possibility of a hotel being built in the area, which would not have been possible without the new travel center.



The new fire station is well positioned to serve an area of Great Bend that is seeing new residential and industrial development.



Great Bend Fire Station #2, Great Bend

Application Date: April 2003

Status: Redeveloped

The City of Great Bend applied to the Brownfields Program in order to assess the impact of nearby chromium contamination at the site of their new fire station. A Phase II BTA collected samples that not only facilitated the new construction, but also helped further delineate contamination from the Plating, Inc., site.

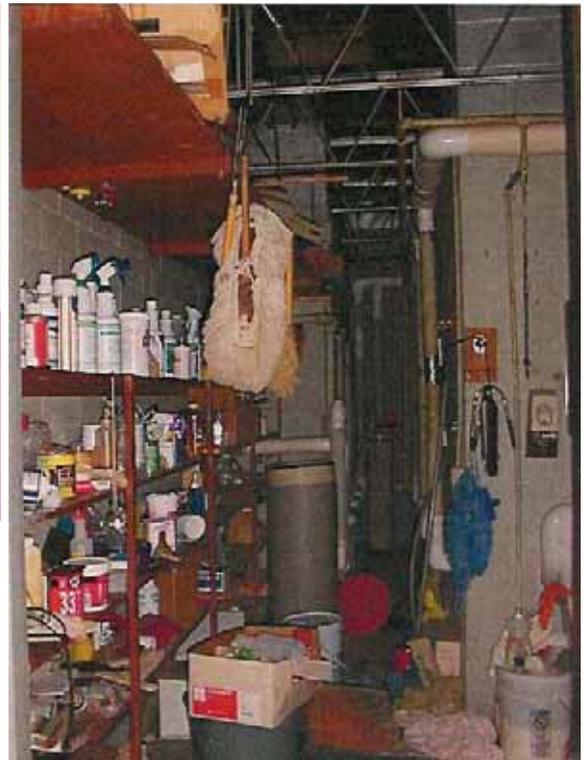
The new fire and EMS station has been built. It provides better access to the city by emergency personnel, and is also large enough to store and maintain their new equipment.





Above: A chemical cabinet in one of the former science classrooms.

Right: Abandoned janitorial supplies.

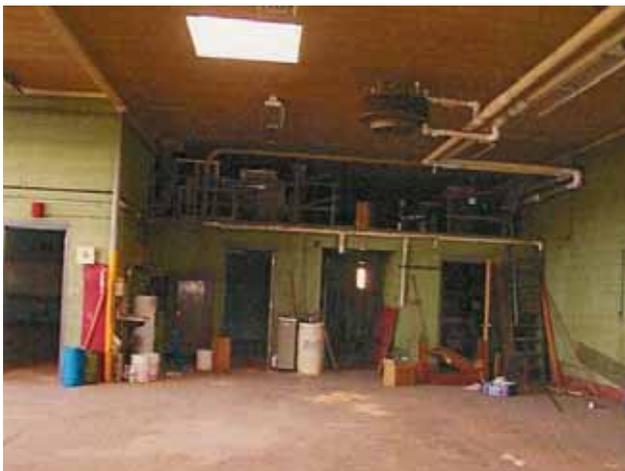


Morland Community Foundation BTA, Morland
Application Date: July 2003
Status: Redevelopment pending

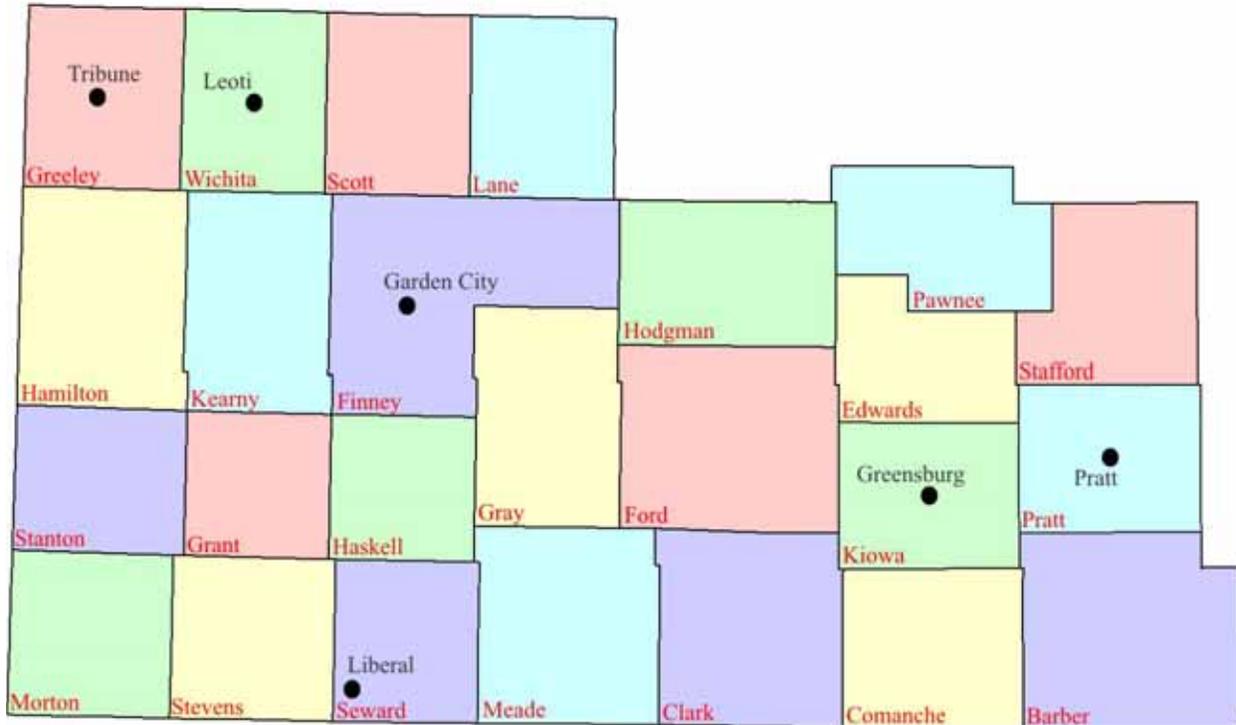
The Morland Community Foundation requested a BTA in order to evaluate an unused set of school buildings for environmental hazards. These buildings were at least 50 years old and had potential asbestos issues, plus abandoned maintenance and laboratory chemicals. A limited Phase II assessment did not identify any impacts to soil or ground water.

The buildings, which were in usable condition, were cleaned up. The property was sold to group of out-of-state realtors, who planned to develop a new school in the existing buildings. This plan fell through, and the landowners are actively searching for new buyers. The property is not well-maintained. The former shops are currently rented to an auto repair company.

The shop area, at the time of the BTA (left) and now (right).



South West District



KDHE's South West District has nine Brownfields sites located in six cities. These communities also face shrinking populations and economic challenges. Brownfields assessments on formerly utilized properties enable these communities to effectively promote sustainable and healthy economic and civic growth. The City of Greensburg, devastated by a tornado in May 2007, is promoting its resurrection as the first “green” city in the United States, highlighting Kansans’ commitment to healthy and sustainable communities, environment, and economies.

Finney Game Refuge, Garden City
Application Date: September 2002
Status: Redevelopment in progress

A twenty-five year old firing range used by the Kansas Highway Patrol and Kansas Department of Wildlife and Parks needed an environmental assessment for lead contamination before being converted to a wildlife area. Phase I and II BTAs did not discover lead levels above risk-based standards.



Above: The firing range at the time of the BTA.

The park is now named the Sandsage Bison Range and Wildlife Area. The area is currently fenced while ground cover is being reestablished. This process is being delayed by inclement weather. Present plans are to allow the wooded wildlife area adjacent to the former firing range to expand into the site. Until sufficient ground cover is established to stabilize the soil, the area will remain fenced to prevent bison from causing erosion by traveling across it.



Above: The Sandsage Bison Range and Wildlife Area is restricted to the public. Tours can be arranged by contacting the Kansas Department of Wildlife and Parks.



Left: A shelter has been removed, and the land is fenced until new vegetation has been established.

Greensburg

Blacksmith Shop (Former), Traveler's Motel, Scott's Oilfield Construction, Greensburg

Application Date: July 2003

Status: Redevelopment pending

The City of Greensburg applied to the Brownfields Program as a condition of a neighborhood revitalization grant. All three sites were to be condemned under a dilapidated building ordinance. BTAs did not discover any recognized environmental conditions at any of the three sites.



Debris left at the Scott's Oilfield Construction site, a dilapidated building at the former Blacksmith Shop, and the Traveler's Motel.

The May 2007 tornado that struck Greensburg destroyed the structures on these three properties, along with most of the rest of the town. The debris has been cleared on two of the three sites, which are now ready for redevelopment. A church is planned for the Traveler's Motel site. Part of the structure of the Blacksmith Shop was salvaged for brick and other materials; the property is the future site of a People's Bank branch.

The land at the Scott's Oilfield Construction site is owned by the Union Pacific Railroad Co.; the business will be rebuilt elsewhere. The remains of the destroyed buildings and other tornado debris still exist at the site.

Since the tornado, the City has made a plan to rebuild itself as an environmentally sustainable city. The BTAs will give the developers additional assurance that their green building standards can be met.



The same three sites in June 2008.



The Fitzgerald Oil Company building at the time of the BTA.

Fitzgerald Oil Company (Former) BTA, Leoti

Application Date: August 2004

Status: Redeveloped

This former gas station was intended to be utilized as a used car dealership and detailing shop. Conditions of the mortgage required an environmental assessment to be performed, and the site was enrolled in the Brownfields Program. No significant environmental impacts were discovered by the Phase I and Phase II BTAs.

The site is now a used car dealership. Enrollment in the Brownfields Program made this project possible, since the bank did not want provide financing due to problems of perceived contamination. Leoti now has a local car dealership, and the owner, a former resident who had left the city, was able to return home with his family.



The Auto Express used car lot provides economic opportunities for the City of Leoti.



Above: The truck wash office/shop building as seen across one of the waste water lagoons.

Below: Some of the truck maintenance equipment and debris found at the time of the BTA.



Liberal Truck Wash, Liberal
Application Date: August 2004
Status: Redeveloped

The Kansas Department of Transportation purchased the property in order to provide a highway interchange and Visitor’s Center. The site, which had been used to clean trucks used to transport livestock, consisted of an office and shop building, a concrete wash pad, and three waste water lagoons. There was some debris associated with truck maintenance near the building. Phase I and II BTAs identified elevated nitrate and chloride levels.

The interchange has been built as planned, and travel around Liberal is greatly simplified. While the truck maintenance operation still exists, the site is no longer used for truck washing and the lagoons are closed. KDOT coordinated with the Bureau of Environmental Remediation and the Bureau of Waste Management during construction to remediate contaminated soil.



The waste water lagoons have been closed. On the left, the new Highway 54 can be seen.



Trade Winds BTA, Liberal

Application Date: August 2004

Status: Redevelopment in progress

A financial institution and the City of Liberal identified this abandoned truck stop as prime real estate for redevelopment. The site was being used for recreational vehicle storage, auto maintenance, and miscellaneous storage. The site also had a history as a manufacturing facility, and it was known that solvents and plating chemicals were involved. Previous environmental site assessments, conducted by a private party without following the appropriate standards, suffered from flaws in methodology and the results were inconclusive. The Phase II BTA analyzed soil samples and discovered no contamination above risk-based standards.



An exterior view of the site. The site consisted of four buildings, none of which were considered usable.



Some of the materials being stored.

A developer has purchased the site. Certain parts have been leased, while some structures have been cleared. Developer plans to build another truck stop are currently on hold. The site is currently used for warehousing and truck parking.



The largest building at the site is currently used for truck maintenance.



*A typical view of one of the lots in the redevelopment area at the time of the BTA.
The area is grassy, and a manhole can be seen.*

Pratt Redevelopment Area, Pratt

Application Date: May 2005

Status: Redevelopment pending

After World War II, the Pratt Army Air Base was given to the City of Pratt. The airport portion of the base has retained airport operations, while most of the rest of the base, after demolition, was converted to open, grassy areas. Some underground structures such as sewers still exist. The City of Pratt would like to develop an industrial park in this area. Phase I and II BTAs did not discover any environmental issues that would impact future development.

Beyond signage, the City has not yet been actively promoting their new industrial park, and there has been no significant action taken towards acquiring developers or tenants. The area is just north of Pratt's primary industrial area, and is a logical place to develop.



Signage for the industrial area provides city contact information.



Views of the hog farm at the time of the BTA.

City of Tribune BTA, Tribune
Application Date: August 2003
Status: Redeveloped

When the City of Tribune considered locations for drilling two new public water supply wells, a BTA on this former farm property seemed appropriate. The farm had a history of raising hogs and had some ASTs, so nitrate and petroleum contamination were a possibility. Phase I and II BTAs confirmed no levels of contamination above risk-based standards.

Since then the City acquired the property, installed its two public water supply wells, and connected the wells to existing transmission lines. One metal building was preserved. The rest of the property is leased for dry-land farming. With the additional water supply the City expects to keep up with growth and provide economic development opportunities.



One of two new public water supply wells.