

Kansas Department of Health and Environment

Bureau of Environmental Remediation, Remedial Section

Brownfield Redevelopment Program



Tal's Drive-In Property

Background:

In October 2001, Coffeyville USD 445 (school district) submitted an application for KDHE to perform a Brownfields Targeted Assessment (BTA) of city-owned property, which had formerly been utilized as a drive-in theater. The property was proposed as the new location of a community wide elementary school. Because the former drive-in property was located adjacent to the Sherwin-Williams Facility, a Resource Conservation and Recovery Act (RCRA) Corrective Action site, there was some concern regarding potential impacts from the Sherwin-Williams site to the former drive-in property. During the planning stages for the new school, the school district approached KDHE, EPA, and Sherwin-Williams to explore the possibility of building a new school within the contaminated area outside of the facility property and utilize a portion of Sherwin-Williams' property for parking and recreational purposes for the school.

To determine if the property had been impacted, KDHE's BTA investigation consisted of a combined Phase I and Phase II environmental assessment.

Investigation:

Brownfields Phase II sampling was conducted by KDHE in November 2001 and field screening indicated minimal lead impact. BTA data indicated localized lead impacts slightly above the KDHE residential standard. Based on these findings, the Brownfields Assessment Decision recommended soil removal and/or soil encapsulation to mitigate exposure risks.



Tal's Drive-In property prior to redevelopment.

Cleanup:

Soil removal, off-site disposal, and site restoration activities occurred in late 2002. KDHE, EPA, Coffeyville School District, Sherwin-Williams, and the City of Coffeyville worked together to resolve environmental issues related to the lead soil contamination. After the extent of contamination was determined, Sherwin-Williams Company completed remediation of the school property prior to construction activities.

Just east of the new school, Sherwin-Williams Company placed an engineered cap over approximately seven acres of their facility for use as a parking lot and baseball and soccer fields. This recreational area will be used by the school district and City of Coffeyville.

Redevelopment:

The Community Elementary School (CES) opened August 23, 2004. The 144,800 square foot facility consists of a competition gym, multipurpose/cafeteria, district central kitchen, media center, ~900 square feet classrooms, with a student capacity of 950. The Sherwin Williams-City Park collaboration provides additional school parking/hard surface play area, two little league baseball and three soccer fields, and a high school practice soccer field. A dedication ceremony was held for the project on October 9, 2004.

Funding:

The Community Elementary School is the first and only school constructed using city (community) sales tax (~48%) and the only school built using major community funding (~25%, Coffeyville City Surplus Electric Funds) to match state aid (~24%) from the Kansas Community and local district community funding (~3%). With the help of KDHE and EPA contacts, \$233,000 of FEMA money was secured to construct three storm shelters designed to meet high FEMA standards.



A computer generated image of the completed project.