

# Kansas Department of Health and Environment

## Bureau of Environmental Remediation, Remedial Section

### Brownfield Redevelopment Program



## El Dorado Theatre

### Background:

The El Dorado Theatre was accepted into the Kansas Department of Health and Environment's (KDHE) Brownfields Redevelopment Program on November 10, 2002. An application for a Brownfields Targeted Assessment (BTA) was prepared by the City of El Dorado and submitted to KDHE, November 7, 2003. The BTA property consisted of a parking lot approximately one acre in size. The City proposed the property to be redeveloped as a theatre. The property consisted of an asphalt parking lot, a groomed grassy area, and a demonstration garden maintained by the Kansas State University Research and Extension Center. The objective of this BTA was to research and compile information and data related to existing and historical land use at the BTA property and adjacent properties so the uncertainties associated with environmental impacts would be identified and/or minimized prior to redevelopment.

### Community/Financial Assistance:

The City was required to perform Phase I activities for the lending institution. The City also obtained a Comprehensive Development Loan from the Kansas Department of Commerce. The Economic Restructuring Committee-Part of the El Dorado Main Street Youth Commission and the El Dorado Inc., South Main Grant Committee were involved with the site reuse planning.



*Abandoned parking lot.*



*Central Six, the newly developed movie theatre.*

### Phase I:

Phase I activities including historical research, indicated that the BTA property included vacant land as part of the Walnut River Channel and a parking lot. During the site reconnaissance (part of Phase I activities) of the BTA property existing utilities were located including water, sewer, electric, gas and telephone. Two monitoring wells associated with the El Dorado Maintenance Shop were identified during the site reconnaissance. KDHE recommended to the City that the monitoring wells be sampled and analyzed through KDHE's Underground Storage Tank program. The wells were sampled in February 2003 for BTEX contamination. Both wells were at or near non-detection. The results of the BTA did not identify the presence of environmental conditions of concern at the property. KDHE's Brownfields Targeted Assessment indicated no further action was necessary at the property and informed the city of the findings in April 2003.

### Redevelopment:

The City formed a lease agreement between B&B Theatres and the City and 'Central Six', a six-screened movie theatre opened in November 2003.