



2013 Brownfields Coalition Grant

KDHE Chanute Ottawa
Fort Scott/Bourbon County Riverfront Authority

2013 EPA Assessment Grant Recipients

KDHE Coalition Grant

The Kansas Brownfields Program, the City of Chanute, Fort Scott/Bourbon County Riverfront Authority, and the City of Ottawa have been selected to receive \$600,000 from EPA's Brownfields Assessment, Revolving Loan Fund and Cleanup (ARC) Grants program. The ARC grant process is part of an annual national competition, and the Kansas coalition partners are among 240 recipients in 45 states receiving ARC grants in 2013. Receiving these funds allows KDHE to reach out to targeted communities such as Chanute, Fort Scott, and Ottawa that might not otherwise be able to redevelop blighted neighborhoods.

Most of the ARC grant funds will be used for assessment and cleanup planning of approximately 60 properties in these cities, clearing the way for subsequent redevelopment. Eight properties in Chanute are already proposed for redevelopment into a commercial retail incubator, an aircraft manufacturing plant, a Community Center, greenspace, recreational areas, or other uses.

The Fort Scott/Bourbon County Riverfront Authority has slated approximately 26 acres of vacated Marmaton riverfront property in northern Fort Scott for greenspace redevelopment. Their plan includes waterfront features, recreational and picnic areas, a botanical garden, open greenspaces, and pedestrian/bike trails that seamlessly connect the river with the historic downtown district. This grant provides the Riverfront Authority funding to complete the necessary environmental assessments and cleanup planning.

Ottawa's historic downtown business district has about 33 identified brownfields properties, many vacant due in part to the U.S. 59-bypass now directing traffic around Ottawa instead of through its downtown. ARC Grant funding will be used to assess storefronts and other properties and open them for redevelopment into commercial and retail business, restaurants, low-income housing, walking/bike trails, a Community Center, and several small community gardens.

Remaining funds will be applied across Kansas to further enhance the Kansas Brownfields Program and assist rural communities with environmental assessments, remedial action planning, and community outreach activities resulting in the statewide reuse, revitalization, and redevelopment of underutilized property. Interested communities are encouraged to visit <http://www.kdheks.gov/brownfields/> and submit a Brownfields Targeted Assessment Application. Each application is individually evaluated to determine property eligibility. Eligible properties are awarded on a first come, first served based depending on the availability of limited funds

Kansas City, Wyandotte County

EPA has selected the City of Kansas City for a \$600,000 brownfields assessment coalition grant. Community-wide grant funds will be used to conduct eight Phase I and six Phase II environmental site assessments focused on 25.5-square-miles in eastern Wyandotte County, Kansas, and western Jackson County, Missouri. Coalition partners for this grant are the Unified Government of Wyandotte County/Kansas City, Kansas, and the Mid-America Regional Council.

Brownfields News

*Gardens are not made by singing 'Oh, how beautiful,' and
sitting in the shade.*

Rudyard Kipling

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Kansas Environmental Conference Will Feature Brownfields Presentation

The Kansas Brownfields Program will present a one hour breakout session titled “Brownfields and Urban Gardening” at the upcoming 2013 Kansas Environmental Conference to be held at the Capital Plaza Hotel in Topeka on August 13-15, 2013. Community gardening is becoming more common as communities seek to increase their access to healthy, nutritious and affordable produce.

With more community gardens being proposed and constructed on vacant lots and suspected brownfields, citizens and communities are asking the age old question of “how clean is clean” to ensure our community garden is safe. Come find out the answer to this question and learn how, with some upfront planning and guidance from local resources, your community can establish its very own urban garden.

Speakers will include Maggie Weiser, KDHE Brownfields Program, Blase Leven, Kansas State University Technical Assistance to Brownfields, and a representative from Cultivate Kansas city.

For more information regarding the Environmental Conference, including how to register, please visit the conference website at http://www.kdheks.gov/sbcs/environment_conf.html.



The Gibbs Road Farm is part of the Cultivate Kansas City network of urban agriculture initiatives in the Greater Kansas City area. Cultivate Kansas City works with urban farm businesses, community gardens, local municipalities, and non-profits to increase local employment opportunities and convert unused spaces into farms and gardens.



Another urban garden in Kansas City.

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Kansas Brownfields Program on the Move

Public/Community Outreach Activities

The Kansas Brownfields Program conducted a Kansas Brownfields Workshop, “Economic Revitalization of Kansas Communities Using Brownfields,” in De Soto, Kansas, on March 21, 2013. The goal of the workshop was to assist communities in dealing with brownfields properties, and introduce them to State, Federal, and other financial and technical resources available for resolving environmental and redevelopment issues. The KDHE Brownfields Program, the KSU Technical Assistance to Brownfields (TAB) Program, the Kansas Department of Commerce, USDA Rural Development, the City of De Soto, and Kansas City SmartPort all gave presentations.

Attendees learned how to obtain free brownfield environmental assessments and potential grant support from KDHE and the State of Kansas. Kansas City SmartPort presented on intermodal facilities, focusing on how they can spur economic development, and included an update on the BNSF Intermodal Facility currently being constructed in Edgerton, Kansas. A copy of the presentations along with general workshop information may be found on the KDHE Brownfields Program website at <http://www.kdheks.gov/brownfields/workshops.html>.



Maggie Weiser, the Kansas Brownfields Coordinator, presents at the workshop held on March 21, 2013

KDHE Brownfields staff traveled to Salina on April 8, 2013, to discuss potential brownfields projects located in the area. As a result of those meetings, the Brownfields Program received an application for a redevelopment project at the former Phoenix Hotel located at 100 N. 5th Street in downtown Salina. Plans for the property include a corporate business office for Assurance Partners and a new indoor multi-use recreational facility. The project required a brownfields assessment and asbestos survey and a property evaluation to fulfill due diligence requirements. In May 2013 the Brownfields Program performed an ASTM 1527-05 Phase I Environmental Site Assessment and NESHAP Asbestos Building Survey. The assessment identified no recognized environmental conditions, and asbestos containing material in the former restaurant/conference center has been referred to KDHE's Bureau of Environmental Health Asbestos Control Section for proper removal and disposal.



The former Phoenix Hotel in Salina's central business district will be redeveloped into commercial and recreational space.

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Kansas Brownfields Program to Assist City of Cherryvale with Clean Up of a Contaminated Property

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The City of Cherryvale was a leader in the zinc smelting industry for decades early in the 20th century. Many properties impacted by the former smelter operations have been cleaned up, but some adjacent properties have remained idle due to perceived environmental issues. The City of Cherryvale applied for an EPA ARC grant, and was awarded \$400,000 in 2010. This grant allowed the City to hire an environmental consultant to inventory more than 50 potential brownfields properties and complete assessments on several of them. At one assessed property, the investigation identified lead contamination in the subsurface soil above Risk-based Standards for Kansas (RSK) levels due to contaminated fill material spread across the entire property.

The City of Cherryvale enrolled the property in the KDHE Voluntary Cleanup and Property Redevelopment Program (VCPRP) in January 2012 to address the lead-impacted soil. The VCPRP approved the Analysis of Brownfields Cleanup Alternatives (ABCA) report submitted in August 2012. The ABCA proposed excavation and off-site disposal of the lead-impacted soil followed by a gravel cover and placing an Environmental Use Control (EUC) on the property to prevent future use for residential purposes.

In April 2013 the KDHE Brownfields Program received a letter from the City requesting financial assistance for the voluntary cleanup. KDHE will use Brownfields Cleanup funds for excavation and disposal of lead-impacted soil and the associated confirmation sampling. The City has committed the use their own equipment and labor for the removal and will also be responsible for the gravel cover and EUC. By partnering with the KDHE and using Brownfields Cleanup funds, the City will save over \$20,000. Cleanup activities began June 3, 2013.

KDHE Attends National Brownfields Conference

Maggie Weiser, KDHE Brownfields Coordinator and Doug Doubek, KDHE Brownfields Program Manager, attended the National Brownfields Conference in Atlanta on May 15-17, 2013. This Conference is the largest event in the nation that focuses on environmental revitalization and economic redevelopment. More than 2,500 attendees partook in three days of educational sessions, mobile workshops, and networking opportunities.

KDHE Brownfields staff attended several educational sessions and workshops discussing creative funding and other financial incentives for brownfields redevelopment projects, brownfields projects in small towns and rural communities, creating “healthfields” out of brownfields, current developments at EPA at the national and local (Region 7) levels; and safe practices and site screening methods for community/urban gardens.



Excavating lead-contaminated fill material in Cherryvale.

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Brownfields Successes

State Farm Office Building, Pittsburg– Renovated Office Space

The Brownfields Program recently completed environmental assessments for a Pittsburg business owner who decided to renovate an underutilized building into new offices rather than constructing a new building or purchasing a smaller building elsewhere. The Brownfields property had a superior location, with enough space for the business and three additional tenants. The costs to renovate this property have totaled about half as much per square foot as the other two options would have. Furthermore, two existing tenants are sprucing up their spaces; the third space has several parties interested in moving in. These businesses expect to add three to five new permanent jobs.

This redevelopment has also inspired neighboring businesses to upgrade their own properties by investing in new landscaping, exterior touchups, repaving the parking lot, and otherwise turning an out-of-date commercial complex into a showcase. This is an example of how redeveloping underutilized properties creates jobs, and uses existing infrastructure rather than new construction to save money for small business owners and local entrepreneurs.



After renovation and redevelopment, the new State Farm offices are bright and welcoming.

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Photos: The El Dorado Sports Complex before (left), during (below left), and after redevelopment (below right).

El Dorado Sports Complex Update

This project was first reported in the Spring 2011 Brownfields News, Issue #11. Construction of the sports complex facility began in 2011 following supplemental sampling conducted by the Brownfields Program. The stadium was completed in time to host the National Junior College Championship in September 2012. Since its construction, sporting events for Butler Community College and El Dorado High School as well as other non-sporting events have been held at this facility. The completed sports complex has also spurred several other development projects in the immediate area, including a dormitory for Butler Community College.



Thinking Ahead

Whether big or small, it's never too early to start planning for your next redevelopment and/or expansion project and the Kansas Brownfields Program is here to help. We can assist with all stages of the redevelopment project by offering technical guidance during the planning phase, conducting Brownfields Targeted Assessments (BTAs), which provide ASTM 1527-05 Phase I and Phase II evaluations, and providing guidance on remedial alternatives if an environmental cleanup is warranted, all at no cost to the project or community. With help from the KDHE Brownfields Program, you can have the "peace of mind" that due diligence was achieved and the overall quality of the property promotes conditions protective to the human health and environment. The KDHE Brownfields Program is a free service and a great resource that encourages reuse, expansion, and redevelopment of property in Kansas. Contact us today and be worry-free during your next redevelopment project!

