

Brownfields Targeted Assessments in 2013

The Kansas Brownfields Program (KBP) assessed 26 underutilized, vacant, and/or abandoned properties totaling approximately 95.5 acres in 2013. More than half of these properties (69%) were cleared for redevelopment immediately after completing the Phase I and/or Phase II Brownfields Targeted Assessment (BTA) process, freeing up approximately 51 acres for economic redevelopment. Cities that have benefited from the KBP in 2013 include Salina, Kinsley, Fort Scott, Coffeyville, Liberal, Horton, Andover, Pittsburg, WaKeeney, Wichita, Lyons, Atchison, Overland Park, Burlingame, Dwight, Ellis, Leavenworth, and Oakley. The KBP provided assistance for renovating a former school building and historical downtown building into senior housing; making way for a new residential housing development; construction of a new Dairy Queen; redeveloping a dilapidated former hotel into an estimated \$9 million multi-use recreational facility; converting a recently closed post office building into an event center, music/art school, and art studio and small park; rehabilitating a former creamery building into a suitable location for a former Kansas resident to move back home and start a new business; transforming former railroad corridors into biking/pedestrian paths; and renovating old community buildings into new or improved community spaces such as libraries and a museum. Brownfields assessments also provide the due diligence for property transactions that results in new or expanding businesses, creating jobs, increasing the local tax base, and providing goods and services to local communities.

Do you have a redevelopment project that needs to be “jump started?” Don’t wait, fill out a BTA Application today for your **free** environmental site assessment.



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Brownfields Cleanup Assistance Program

In 2013 the Brownfields Cleanup Assistance (BCA) Program helped remove lead and chromium impacted soil at two adjacent properties (105 and 107 E Santa Fe Ave) in Burlingame. KDHE used BCA funds to excavate and dispose of contaminated soil and the associated confirmation sampling. The City used their own equipment and labor for the removal. By partnering with the KDHE and using Brownfields Cleanup funds, the City will save approximately \$15,000.

A combined Phase II BTA performed under the Kansas Brownfields Program identified elevated levels of lead and chromium in the soil above their respective Risk-based Standards for Kansas (RSK) levels. The City of Burlingame was encouraged to enter into KDHE's Voluntary Cleanup and Property Redevelopment Program (VCPRP) to address the metals contamination.

The City enrolled the properties in the VCPRP in August 2013 and requested assistance from the BCA Program to address the metals-impacted soil. Brownfields cleanup activities in October consisted of "characterization by excavation" under the oversight of the VCPRP. A total of 30 tons of impacted soil was removed and disposed of at the Coffey County landfill with a Special Waste Disposal Authorization obtained from the KDHE Bureau of Waste Management. The excavated areas were backfilled with clean material brought on-site from a borrow source.

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Excavation at 105 E Santa Fe Ave was limited on the west and north edges because of the presence of a utility line and the building. Due to these restrictions, residual lead-impacted soil above the residential RSK, but below the non-residential RSK, was left in place. An Analysis of Brownfields Cleanup Alternatives under the BCA Program will evaluate additional remedial alternatives such as an Environmental Use Control.

The cleanup was completed as part of the City's downtown revitalization plans. The City intends for a new grocery store to be constructed on this property.

Characterization by excavation activities at the combined Burlingame Newspaper and Burlingame TV Repair Shop sites.

Brownfields News

KBP Outreach Efforts



Maggie Weiser, Kansas Brownfields Coordinator, leads a discussion of Kansas Brownfields Coalition assessment and redevelopment goals.

The Kansas Brownfields Program co-hosted a successful brownfields workshop in coordination with KSU Technical Assistance to Brownfields (TAB) and the Kansas Brownfields Coalition Members. The workshop was held in Chanute on Thursday October 3, 2013 and highlighted both the State Brownfields Program and the Kansas Brownfields Coalition Grant. Approximately 25 people were in attendance including, local government employees, community organizations, bankers, and consultants. Several presentations were given on brownfields redevelopment case studies and economic growth in Kansas. The workshop also provided a platform for each Coalition Member to discuss their vision and future plans for use of the Coalition Grant Assessment funds.

Maggie Weiser, Brownfields Coordinator, traveled to Vermillion on July 23, 2013, to meet with the Mayor and Utilities Director to discuss redevelopment and funding concerns for their small rural community of 100. Vermillion has several potential brownfields properties looking for productive reuse. On August 1 Maggie traveled to Fort Scott to evaluate and discuss options for the historical downtown buildings known as the Western Building and Tower. These properties were then the subject of BTAs.

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The Western Building, built in 1929, is part of the historic Fort Scott downtown district.

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KBP Outreach Efforts

Brownfields program staff attended Topeka's Ward-Meade Neighborhood Association monthly meeting in September to discuss how brownfields redevelopment will help their plans to create urban gardens in several vacant lots within their neighborhood.

Maggie Weiser and KSU TAB hosted a vendor promotional booth and led a roundtable discussion at the 2013 League of Kansas Municipalities (LKM) Annual Conference held at the Overland Park Convention Center October 12-13. The roundtable discussion focused on brownfields redevelopment and urban gardening as communities seek to increase their access to healthy, nutritious, and affordable produce. In particular, KSU TAB provided information on common contaminants likely to be found at potential urban gardens and "how clean is clean" to ensure a community garden is safe. The Executive Director of Cultivate Kansas City also presented on their organization and the assistance available to local communities for establishing urban gardens.

Brownfields program staff hosted another vendor promotional booth at the Kansas Association of Counties (KAC) Annual Conferences in Wichita on October 29-30. The KAC conference was an opportunity for brownfields personnel to make new contacts with local government officials throughout the state and inform them how the KBP may help them redevelop idle properties within their communities, producing jobs, increasing the tax base, or adding other benefits such as creating greenspace.

KDHE Brownfields staff are available to meet with communities statewide to discuss the redevelopment of underutilized or vacant properties and provide technical assistance. Our staff can assist you in promoting partnerships, assessing environmental conditions, and protecting public health and the environment. If you have a project in mind, please contact us.

Kansas Brownfields Program contacts:

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<http://www.kdheks.gov/brownfields/>

Upcoming Training: KDHE Brownfields staff will be attending an upcoming Training on March 11-12, 2014, at the USEPA Region 7 offices in Lenexa to learn about the recently issued new *ASTM 1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.

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Coalition Grant Update



2013 Brownfields Coalition Grant
KDHE City of Chanute City of Ottawa
Fort Scott/Bourbon County Riverfront Authority

The Kansas Brownfields Coalition Assessment Grant continues to accept and approve applications for BTA projects. Approximately 60 acres of brownfields properties have been assessed to date with more underway. Property-specific details are available on the Kansas Brownfields Coalition Assessment Grant webpage at: <http://www.kdheks.gov/brownfields/2013coalitionprojects.html>.



The Fort Scott/Bourbon County Riverfront Authority plans to turn currently unused properties along the Marmaton River into a riverfront park and recreation area.

The Skyhook site in Ottawa is a former factory slated for redevelopment into light industry or a warehouse.



A business owner in Chanute will renovate the historic Stewart Furniture building, doubling the size of the store.



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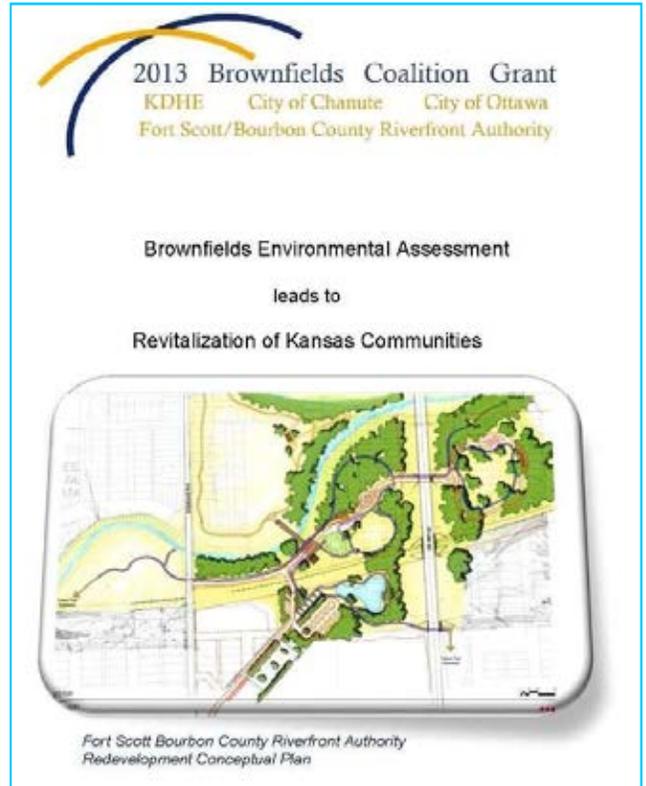
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Do *you* have a property that needs to be assessed before it can be redeveloped? Are there troubling concerns regarding potential liability for environmental problems? Apply for KBP assistance today! If approved, your property will receive one of our Brownfields Targeted Assessments at no cost to you. KBP, for all of your Brownfields redevelopment assessment needs!



Kaitlin Salley, Geology Associate

Meet the Staff

Kaitlin Salley joined the KDHE Brownfields Team in October 2013. Kaitlin will act as a project manager for the Brownfields Program within the KDHE Bureau of Environmental Remediation.

Kaitlin received a Bachelor of Science degree in Geology from Eastern Washington University, and has previous experience as a Geologist for two mining companies in the northwest. She comes to us from the State of Washington and while new to Kansas, she is enjoying, navigating bike paths, the beautiful sunsets and vibrant colors of fall, and exploring northeast Kansas.

Kaitlin may be reached by phone at 785-296-1681 or by email at ksalley@kdheks.gov.