



Department of Health  
and Environment

**KANSAS BROWNFIELDS ASSESSMENT DECISION**  
**Kansas Department of Health and Environment**  
**Bureau of Environmental Remediation**

**SITE NAME:** Brock Pharmacy Building BTA  
**ADDRESS:** 135 S. Broadway  
**CITY /COUNTY:** Sterling/Rice  
**REFER TO REPORT DATED:** July 28, 2011 (Phase I ESA)  
**REPORT TYPE:** Phase I Environmental Site Assessment  
**REPORT DEVELOPED BY:** Terracon

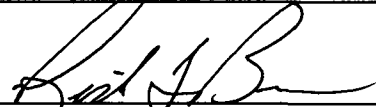
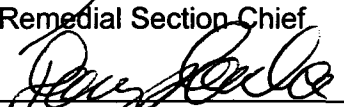
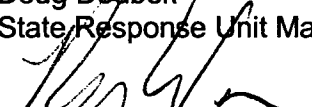
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DECISION DISCUSSION AND RATIONALE

The Kansas Department of Health and Environment (KDHE) conducted a Phase I Brownfields Targeted Assessment (BTA) at 135 S. Broadway Avenue in Sterling, Rice County, Kansas. The BTA was conducted through the Central Prairie RC&D petroleum grant. EPA post-award eligibility was granted on August 5, 2011. The BTA was conducted for Rice County on a building that is dilapidated and pending redevelopment. A reuse plan has been proposed to rehabilitate the building with retail business on the first floor and apartments on the second floor. Neighborhood Revitalization Plan Tax Rebates, Historic Preservation Tax Credits, and loan and grants from USDA and Department of Commerce have been identified to spur the redevelopment of the building.

Based on the Phase I report, "Recognized Environmental Conditions" (RECs) were identified as potential petroleum and hazardous substances associated with: a former dry cleaning facility **and** a former paint shop/carriage works facility, both of which are located upgradient to the Brock Building property. However, the same RECs were identified for the Studio 96 BTA in 2010. The Studio 96 building is located 100 feet north of the Brock Building. In 2010, a Phase II was completed for the Studio 96 property in response to the RECs. Groundwater probes were conducted immediately downgradient from both the former dry cleaner and the former paint shop. Based on the results from the 2010 Phase II, groundwater is not impacted from the former operations. Therefore, further assessment is not recommended and the Brock Building is cleared for redevelopment.

BROWNFIELDS ASSESSMENT DECISION CONCURRENCE

	_____	Date	<u>8-19-11</u>
Rick L. Bean	Remedial Section Chief		
	_____	Date	<u>8-15-11</u>
Doug Dzubek	State Response Unit Manager		
	_____	Date	<u>8/15/11</u>
Ryan Weiser	Brownfields Coordinator		

*The conclusions and recommendations provided herein are based exclusively on the conditions identified through the Brownfields Assessment. Future contaminant releases on the subject property and/or future discovery of additional environmental impacts may warrant subsequent response not discussed in the BTA report or this document.*