

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

SITE NAME: Proposed Trail City Bed & Breakfast BTA
ADDRESS: 111 Elm Street
CITY /COUNTY: Coolidge/Hamilton County
REFER TO REPORT DATED: April 25, 2011
REPORT TYPE: Phase I Brownfields Targeted Assessment (BTA)
REPORT DEVELOPED BY: Terracon

DECISION DISCUSSION AND RATIONALE

The Kansas Department of Health and Environment (KDHE) conducted a Phase I Brownfields Targeted Assessment (BTA) at 111 Elm Street in Coolidge, Kansas. The BTA was conducted on behalf of Great Plains Development Inc. (Not-for-Profit) for a property owner that is revitalizing a historic structure in Coolidge. Lori Lennen (property owner) plans to turn an old saloon, which was moved from historic Trail City to Coolidge in 1887, into a bed and breakfast. The project was featured in the Hutchinson News on April 14, 2011 as a major push to revitalize the Coolidge community.

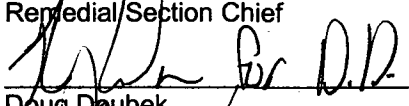
Based on information collected during the Phase I report, "All Appropriate Inquiry" (AAI) was obtained with no significant data gaps. No "Recognized Environmental Conditions" (RECs) were identified on the property; therefore, further assessment is not being recommended at this time. The BTA property is cleared for redevelopment. An Asbestos and Lead Based Paint Survey was also conducted as an additional scope outside of the ASTM-1527-05 Phase I assessment. Asbestos Containing Material (ACM) and lead were identified in the structure. The property owner has been referred to the KDHE Asbestos Control Section and Healthy Homes/Lead Prevention Programs for further guidance.

BROWNFIELDS ASSESSMENT DECISION CONCURRENCE


 Rick L. Bean
 Remedial Section Chief

Date

5/23/11


 Doug Droubek
 State Response Unit Manager

Date

5/20/11


 Ryan Weiser
 Brownfields Coordinator

Date

5/20/11

BER SCANNED
 MAY 24 2011

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.