



Department of Health
and Environment

SITE NAME:

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

Hutchinson Mobile Home Park BTA

ADDRESS:

3007 East 4th Avenue

CITY /COUNTY:

Hutchinson/Reno County

REFER TO REPORT DATED:

August 3, 2011

REPORT TYPE:

Phase II Brownfields Targeted Assessment (BTA)

REPORT DEVELOPED BY:

Terracon

BER SCANNED
AUG 24 2011

DECISION DISCUSSION AND RATIONALE

The Kansas Department of Health and Environment (KDHE) conducted a Phase II Brownfields Targeted Assessment (BTA) at the Hutchinson Mobile Home Park property in Hutchinson, Reno County, Kansas. The BTA was conducted for the City of Hutchinson/Reno County Chamber of Commerce to evaluate a property with environmental uncertainties, located within a neighborhood revitalization area. The property has been proposed to be redeveloped as a police impound. Utilizing the Brownfields Program, the City hopes to encourage future development on the property. The BTA was conducted through the Central Prairie RC&D petroleum grant. EPA post-award eligibility was granted on April 7, 2011.

Based on information collected during the Phase I, "Recognized environmental conditions" (RECs) were identified as potential petroleum contaminants associated with the following adjacent facilities: 2nd Avenue and Kirby, Groendyke Transport Inc., and Dillons Lust site. Therefore, a Phase II was conducted to document the groundwater quality beneath the site.

The Phase II consisted of collecting groundwater from eight (8) locations on the property. Groundwater samples were analyzed for VOCs, DRO, and GRO. Based on the analytical data, chlorinated solvent, specifically TCE, was detected in two groundwater probes above the KDHE RSK. TCE was detected in GP-7 and GP-8 at 18.8 µg/L and 17.8 µg/L, respectively. The TCE detections identified on the property is from an offsite source, known as the 2nd and Kirby site (KDHE project code: C2-078-70770), located immediately upgradient to the Mobile Home Park. The 2nd and Kirby site is being actively monitored through the State Cooperative Program. In addition, indoor air issues have been evaluated by the State Cooperative Program on the existing structures and no impacts were found. Groundwater impacts related to the facility will be monitored and addressed through the State Cooperative Program. Due diligence on the Hutchinson Mobile Home Park property has been properly completed and it is recommended that redevelopment proceed. The KDHE Brownfield Program will notify the City of potential issues related to constructing a building over the contamination, as well as preconstruction options for mitigation.

BROWNFIELDS ASSESSMENT DECISION CONCURRENCE


Rick L. Bean

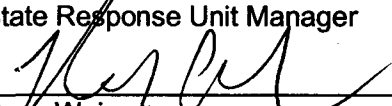
Remedial Section Chief

8/23/11
Date


Doug Doufek

State Response Unit Manager

8-23-11
Date


Ryan Weiser

Brownfields Coordinator

8/23/11
Date

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.