

C4-052-72756 Through
C4-052-72770



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



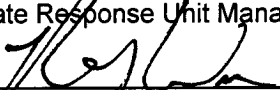
SITE NAME: Leavenworth Hotel & Convention Center BTA
ADDRESS: Multiple addresses between Metropolitan Avenue,
Cheyenne Street, N. 4th Street, and N. 5th Street
CITY /COUNTY: Leavenworth City/County
REFER TO REPORT DATED: January 25, 2011
REPORT TYPE: Phase I Brownfields Targeted Assessment (BTA)
REPORT DEVELOPED BY: Terracon

DECISION DISCUSSION AND RATIONALE

The Kansas Department of Health and Environment (KDHE) conducted a Phase I Brownfields Targeted Assessment (BTA) at the Leavenworth Hotel and Convention Center site in Leavenworth. The BTA was conducted for Leavenworth to evaluate a 2.4 acre area that is proposed for redevelopment as a hotel and convention center. The area of redevelopment encompasses 15 different properties in northern Leavenworth. For the purposes of the Phase I, all 15 properties were included and evaluated in the Phase I report. Each property has been assigned a unique KDHE project code for tracking purposes.

Based on information collected during the Phase I report, it appears that the All Appropriate Inquiry (AAI) was obtained with no significant data gaps. A "Recognized Environmental Condition" (REC) was identified at 415 Metropolitan Avenue as potential petroleum and hazardous substances associated with former auto repair operations. **It is recommended that Phase II activities be conducted at the Property due to the identified REC.** The Phase II will be performed by KDHE in February 2011. Asbestos Surveys were conducted as an additional scope outside of the ASTM-1527-05 Phase I assessment. ACM was identified in several structures and will need to be addressed prior to the demolition activities. The City has been referred to the KDHE asbestos control section for further guidance.

BROWNFIELDS ASSESSMENT DECISION CONCURRENCE

 _____ Rick L. Bean Remedial Section Chief	Date	1-24-11
 _____ Doug Douberk State Response Unit Manager	Date	1-24-11
 _____ Ryan Weiser Brownfields Coordinator	Date	1/24/11

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.