

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

**SITE NAME:** Planter's Lounge BTA  
**ADDRESS:** 116 E. Kansas  
**CITY /COUNTY:** Smith Center/Smith County  
**REFER TO REPORTS DATED:** July 22, 2010 (Phase I Report)  
June 22, 2010 (Limited Asbestos Survey)  
**REPORT TYPES:** Phase I Brownfields Targeted Assessment (BTA)  
Limited Asbestos Survey (LAS)  
**REPORTS 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 Planter's Lounge Property in Smith Center, Kansas. The BTA was conducted for the Smith Center Economic Development to evaluate a property they are considering for redevelopment. The existing building is planned to be demolished and the lots marketed for redevelopment opportunities.

Recognized environmental conditions (RECs) associated with the BTA Property was identified as the following: the historic property use as a machine shop, and a historic auto repair facility located upgradient and four drums identified on the property, and an upgradient dry cleaning facility. A Limited Asbestos Survey was also conducted as an additional scope outside of the ASTM-1527-05 Phase I assessment. ACM was identified in the building and will need to be addressed prior to renovation or demolition activities. The Terracon Limited Asbestos Survey Report (dated July 22, 2010) provides specific recommendations regarding the ACM. Additional guidance, including demolition and abatement notification forms, and contact numbers can be found on the KDHE Asbestos Control website at <http://www.kdheks.gov/radiation/index.html>.

**Based on information collected during the Phase I report, it appears that the All Appropriate Inquiry (AAI) was obtained with no significant data gaps. It is recommended that Phase II activities be conducted at the Property due to the identified RECs.**


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.

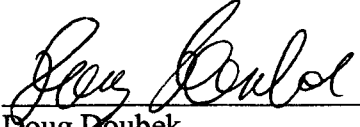
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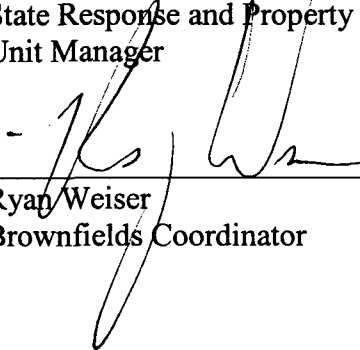
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BROWNFIELDS ASSESSMENT DECISION CONCURRENCE

**KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT**

By:  \_\_\_\_\_ 7/27/10  
Rick L. Bean Date  
Remedial Section Chief

 \_\_\_\_\_ 7/27/10  
Doug Doubek Date  
State Response and Property Redevelopment  
Unit Manager

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Brownfields Coordinator