

# Kansas Department of Health and Environment

## Bureau of Environmental Remediation, Remedial Section

### Brownfields Redevelopment Program



## 205 Washington Street BTA

### Background

KDHE conducted a Brownfields Targeted Assessment (BTA) at 205 Washington Street in Ellis, Kansas. Ellis, which is just south of Interstate 70 in western Kansas, has a population of approximately 1,900. The BTA was conducted for the Ellis County Coalition for Economic Development to evaluate a property they were proposing to redevelop into a Days Inn, to be owned by local community residents. Not only had the community been without a hotel for nearly 18 months, but amenities such as meeting rooms and dog kennels for traveling hunters were a community-wide "on-demand" necessity.

### Investigation

Environmental concerns associated with the property were identified during the initial Phase I assessment. Leaking Underground Storage Tank (LUST) sites and a State Hazardous Waste site in the vicinity created environmental uncertainties. Therefore KDHE conducted a Phase II environmental site assessment on the property, which included soil and groundwater sampling. Based on data collected during the Phase II BTA, no significant environmental impacts were present and 205 Washington Street was cleared for development.

### Development

Construction began in 2009. The hotel construction itself created 30-35 jobs within the community. In addition, the

hotel business anticipates it has created another 10-15 permanent jobs once construction is completed. As with any multifaceted project, unforeseen obstacles can arise. During the hotel planning state, it was apparent that a sprinkler system would be necessary to support the beautification efforts. However, there was insufficient water pressure to the property for fire protection. Further evaluation determined that the north side of the city lacked adequate water main capacity to provide fire protection for homes and businesses in the area. With loan and grant assistance from the United States Department of Agriculture, Ellis was able to upgrade its water distribution system. Sometimes hidden obstacles find a way of bestowing priceless treasures.

The Days Inn in Ellis, Kansas, is expected to open in spring 2010. The community, as well as fatigued travelers and visitors, will certainly benefit from the redevelopment efforts.

### Benefits:

- **A property with environmental concerns was cleared for redevelopment.**
- **This project identified the need for an upgrade of the city's public water supply, and assisted the City to obtain financial assistance for the upgrade.**
- **More than 30 temporary construction jobs and up to 15 permanent jobs added to this rural community.**
- **Increased economic opportunities from tourism.**



*The new Days Inn in Ellis, Kansas.*