



## Region 7

Iowa  
Kansas  
Missouri  
Nebraska

## Fact Sheet

JUNE 2005

### **LAND REVITALIZATION** ***Brownfields – Prospect Corridor, Kansas City, Missouri***

#### **SITE HISTORY**



#### ***Prospect Avenue Corridor***

The Prospect Avenue Corridor has a history of underground storage tanks (UST) and other petroleum sites. Prior companies consisted of former gas stations, garages (such as tire, transmission, general service, auto inspection, etc.) and auto sales/salvage lots. Two specific sites involved the 3901 and the 2747 Prospect sites.

The Prospect Avenue and 27<sup>th</sup> Street area was one of the sites in the first UST field

grant. Kansas City, Missouri was the first State in Region 7 to receive an UST field petroleum grant. This pilot brought a lot of issues and problems to the surface for future pilots. There were many lessons learned but two specific lessons were Cost Recovery and ownership problems. It also fostered better working relationships with the City, communities and other partners, generated face-to-face conversations with the community and partners, brought community issues to project managers, and helped the State, EPA and the City to become more knowledgeable of the area.

The 2747 Prospect site was owned by an individual who wanted to reopen it as a gasoline station and a liquor store. This property was a concern to MDNR and the City because of its location, community concerns and possible contamination problems. The community did not want the gas station to reopen and sell liquor. MDNR and the City did not want to work with the owner to clean up his station and reopen without the owner making the commitment not to sell liquor. MDNR tried to negotiate conditions and costs with the owner but could never reach an agreement. Therefore, MDNR and the City began to pursue options for purchasing the property from the owner. After some time, the City was finally able to purchase the site and assessment began. The site was found to have some contamination. Removal and cleanup was necessary and the City began discussing redevelopment ideas.

A Phase II investigation was completed at the 3901 Prospect site in December, 2004. One groundwater sample and twelve soil samples were analyzed for petroleum hydrocarbons related to the former gasoline station operation and volatile organic compounds (VOCs) related to a former adjacent drycleaners. The analytical results found no detectable traces of dry cleaning solvents or other VOCs, and only a few measurable instances of petroleum hydrocarbons in soil at levels that may fall below the recently-revised state petroleum cleanup levels.

### **SITE UPDATE**

Missouri Department of Natural Resources (MDNR) made a site visit at the 2747 Prospect location to sample monitoring wells installed last year. The wells were installed to monitor residual petroleum hydrocarbon contamination in groundwater after the removal of tanks and contaminants at the site. The wells were inadvertently removed during demolition of the former convenience store structure on site in 2004. MDNR indicates it will replace the wells and continue a program of long-term groundwater monitoring. The property is the subject of a cooperative agreement with the owner, Land Clearance for Redevelopment Authority (LCRA), to provide for temporary improvements and maintenance for interim use, and to help plan permanent development with community input.



**UST Fields Site: 2747 Prospect – Former Service Station – 5 USTs on property**

### **PROSPECT CORRIDOR PROFILE**

#### **Abundant UST and Other Petroleum Sites**

- Former gas stations
- Garages (tire, transmission, general service, auto inspection, etc.)
- Auto Sales/Salvage lots

#### **Prospect Corridor Initiative**

- \$2 million initial investment at 39<sup>th</sup> and Prospect (ground zero)
  - Initial project: gas station relocation and expansion into modern facility, mini-grocery, 2<sup>nd</sup> floor community services center.
- Urban Renewal Plan and Blight Study
- Community support
- Prospect bridge replacement to the south
- \$1.2 billion Stowers Biomedical Research Institute to the south

### **ADDITIONAL INFORMATION**

If you have questions, or need additional information, please contact:

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