



Department of Planning + Urban Design

Unified Government of Wyandotte County • Kansas City, Kansas

701 N 7th Street, Suite 423
 Kansas City, Kansas 66101
www.wycokck.org/planning

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Application Information Sheet

1. Applicant Identification: Unified Government of Wyandotte County and City of Kansas City Kansas, 701 N 7th Street Ste. 423, Kansas City, KS 66101

2. Website URL: www.wycokck.org

3. Funding Requested

- a. Grant Type: Single Site Cleanup
- b. Federal Funds Requested: \$3,731,430

4. Location

- a. City: Kansas City
- b. County: Wyandotte County
- c. State: Kansas

5. Property Information:

The Douglass/Sumner Vacant Lots Site comprises the following addresses:

1. 728 Everett Avenue Kansas City, KS 66101
2. 924 Everett Avenue Kansas City, KS 66101
3. 1010 Everett Avenue Kansas City, KS 66101
4. 1037 Everett Avenue Kansas City, KS 66101
5. 726 Freeman Avenue Kansas City, KS 66101
6. 826 Freeman Avenue Kansas City, KS 66101
7. 830 Freeman Avenue Kansas City, KS 66101
8. 832 Freeman Avenue Kansas City, KS 66101
9. 834 Freeman Avenue Kansas City, KS 66101
10. 837 Freeman Avenue Kansas City, KS 66101
11. 840 Freeman Avenue Kansas City, KS 66101
12. 843 Freeman Avenue Kansas City, KS 66101
13. 906 Freeman Avenue Kansas City, KS 66101
14. 930 Freeman Avenue Kansas City, KS 66101
15. 941 Freeman Avenue Kansas City, KS 66101
16. 947 Freeman Avenue Kansas City, KS 66101
17. 949 Freeman Avenue Kansas City, KS 66101
18. 839 New Jersey Avenue Kansas City, KS 66101
19. 1017 New Jersey Avenue Kansas City, KS 66101
20. 1019 New Jersey Avenue Kansas City, KS 66101
21. 1023 New Jersey Avenue Kansas City, KS 66101
22. 1316 N 7th Street, Kansas City, KS 66101
23. 1512 N 9th Street, Kansas City, KS 66101

24. 1516 N 9th Street, Kansas City, KS 66101
25. 1600 N 9th Street, Kansas City, KS 66101
26. 1602 N 9th Street, Kansas City, KS 66101
27. 1606 N 9th Street, Kansas City, KS 66101
28. 1613 N 9th Street, Kansas City, KS 66101
29. 1311 N 10th Street, Kansas City, KS 66101
30. 1312 R N 10th Street, Kansas City, KS 66101
31. 1315 N 10th Street, Kansas City, KS 66101
32. 1317 N 10th Street, Kansas City, KS 66101
33. 1401 N 10th Street, Kansas City, KS 66101
34. 1403 N 10th Street, Kansas City, KS 66101
35. 1405 N 10th Street, Kansas City, KS 66101
36. 1410 N 10th Street, Kansas City, KS 66101
37. 1518 N 10th Street, Kansas City, KS 66101
38. 1613 N 11th Street, Kansas City, KS 66101
39. 830 Oakland Avenue, Kansas City, KS 66101
40. 832 Oakland Avenue, Kansas City, KS 66101
41. 925 Oakland Avenue, Kansas City, KS 66101
42. 926 Oakland Avenue, Kansas City, KS 66101
43. 947 Oakland Avenue, Kansas City, KS 66101
44. 1014H Oakland Avenue, Kansas City, KS 66101
45. 1041 Oakland Avenue, Kansas City, KS 66101
46. 903 Walker Avenue, Kansas City, KS 66101
47. 916 Walker Avenue, Kansas City, KS 66101
48. 942 Walker Avenue, Kansas City, KS 66101
49. 945 H Walker Avenue, Kansas City, KS 66101
50. 950 Walker Avenue, Kansas City, KS 66101
51. 951 Walker Avenue, Kansas City, KS 66101
52. 955 Walker Avenue, Kansas City, KS 66101
53. 1025 Walker Avenue, Kansas City, KS 66101
54. 1052 Washington Boulevard, Kansas City, KS 66101

6. Contacts

- a. Project Director:
Ms. Alyssa Marcy
Brownfields Coordinator, Long Range Community Planner
Department of Planning + Urban Design
Unified Government of Wyandotte County, Kansas City, Kansas
701 N 7th Street Ste. 423 Kansas City, KS 66101
913-573-5755
amarcy@wycokck.org

b. Chief Executive/Highest Ranking Elected Official:

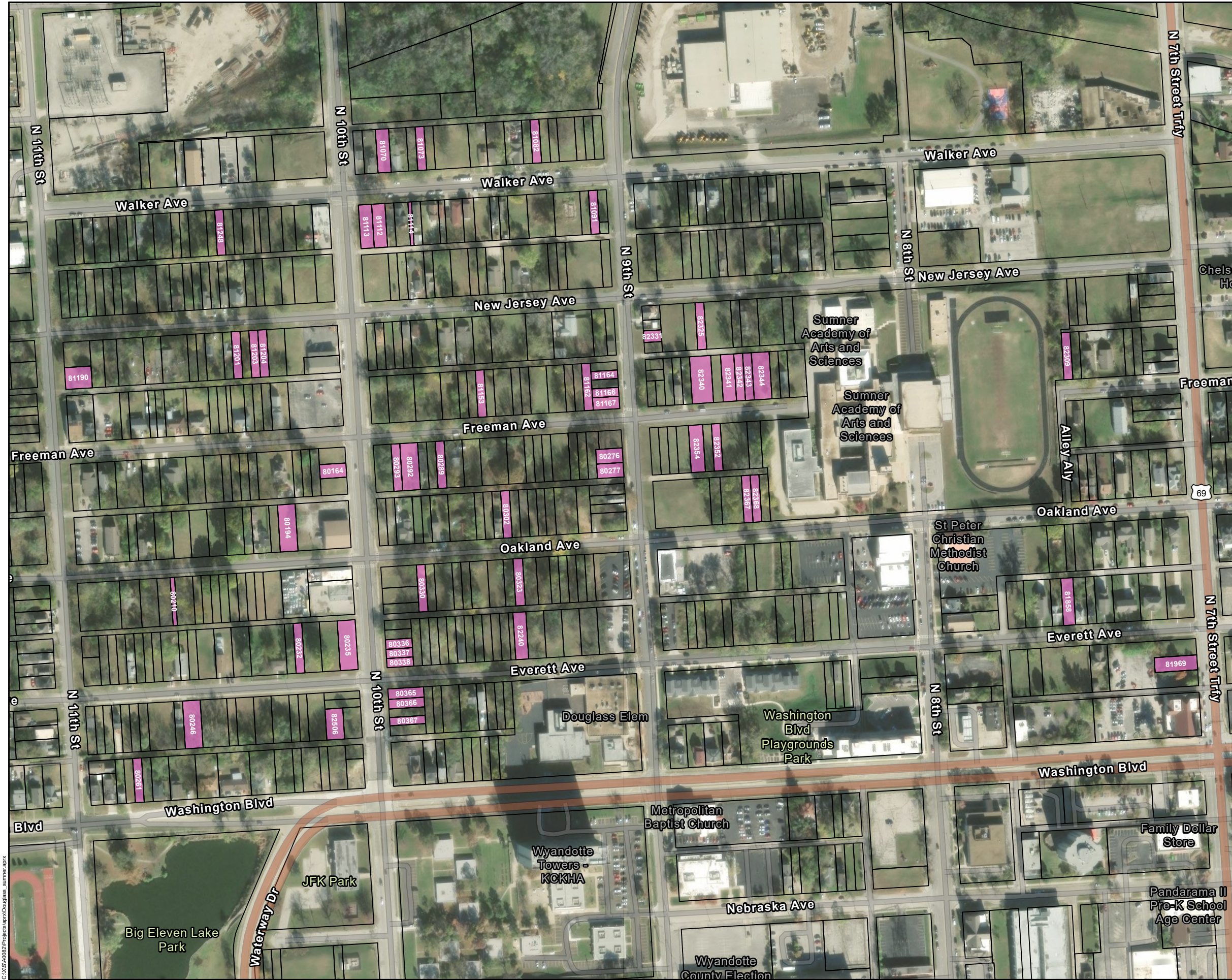
Ms. Christal E. Watson
Mayor and Chief Executive Officer
Unified Government of Wyandotte County, Kansas City, Kansas
701 N 7th Street, City Hall, 2nd Floor Kansas City, KS 66101
913-573-5010
mayorwatson@wycokck.org

7. Population: 156,607

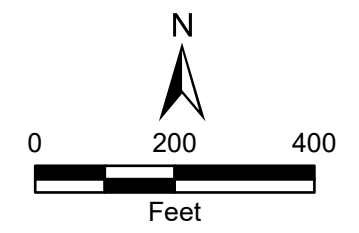
8. Other Factors

Sample Format for Providing Information on the Other Factors	Page #
Community population is 15,000 or less.	n/a
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	n/a
The proposed site(s) is impacted by mine-scarred land.	n/a
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	n/a
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	2
The proposed site(s) is in a federally designated flood plain.	n/a
The reuse of the proposed site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	n/a
The reuse of the proposed site(s) will incorporate energy efficiency measures.	n/a
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	n/a
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	n/a

9. Releasing Copies of Applications: Not Applicable



- Legend
- Parcel boundary
 - Priority site



Source:
 Esri, ArcGIS Online, World Imagery, 2024
 GeoSpatial Services of the Unified Government
 of Wyandotte County/Kansas City, KS, Parcel Dataset, 2023

**Douglass Sumner Neighborhood
 Wyandotte County, Kansas**



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1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1a. Overview of Brownfield challenges and description of target area: The target area for this grant proposal is the 0.4-square-mile Douglass/Sumner (D/S) neighborhood in northeast Kansas City, KS (KCK). KCK is part of the larger bi-state Kansas City metro area and an urban center in its own right as the third most populous city in Kansas (pop. 156,752 in 2024).¹ D/S, pop. 1,000, spans Census Tract 20209041100 (CT411) and is bounded by 10th Street to the west, 7th Street to the east, Washington Boulevard to the south, and Parallel Parkway to the north. Less than 4 miles from the downtown Kansas City, Missouri (KCMO-) business district, D/S is part of the urban core of the bistate metro area and an important strand in the fabric of Northeast KCK (NE KCK).

NE KCK, including D/S, boomed in the 1890s and again in the 1930s as a streetcar suburb of KCMO and was the home of ~40,000 “Exodusters,” African Americans who migrated to seek refuge from both neighboring Missouri, a slave state, and the broader American South. This migration created a thriving entrepreneurial economy in NE KCK beginning in the late 19th century. It continues to be tended by their descendants, who in spite of their rich cultural history, are left with a legacy of systemic disinvestment and discrimination along racial and socioeconomic lines. The area was drastically altered during the 1970s era of urban renewal, when deindustrialization increased and white residents abandoned their homes in response to desegregation. But recent data from the US Census Bureau and American Community Survey shows that NE KCK’s population is slowly growing after a decade of decline, falling by 9.7% between 2000 and 2010 and increasing by 4.2% between 2010 and 2018. This lags the growth of Wyandotte County (WyCo) as a whole, which grew by 6% just between 2010 and 2017. Despite modest population gains, NE KCK struggles to retain current residents and attract new ones. The majority of homes that go to tax sale (and often then to the Land Bank) come from NE KCK.

As NE KCK and D/S became depopulated, the remaining community was left with a harmful legacy. Abandoned homes with lead paint (LBP) and asbestos were demolished, along with nearby gas stations, auto repair shops, dry cleaners, and manufacturers. These lots are now vacant, and the D/S landscape is dotted with 408 of these brownfield sites. About half are privately owned, and 220 were acquired by the Unified Government of WyCo and Kansas City, KS (UG)’s Land Bank mainly via tax foreclosure. Most lots are also contaminated by lead deposited by the historical burning of leaded gasoline. Outdated combined sewer overflow (CSO) systems also affect the area, compounding environmental contamination concerns. The health impacts of harmful environmental exposures are evident. Data from the 2022 WyCo Community Health Assessment and 2025 WyCo Health Rankings show WyCo lags the state and nation in health and well-being measures, including premature death and above national averages for air pollution, unemployment, child poverty, and housing insecurity. Because so much land is vacant in D/S, residents’ well-being is further compounded by illegal dumping, vandalism, violence, and illicit drug use.

The D/S community is committed to honoring the area’s legacy of thriving entrepreneurship while acknowledging the impact of historical environmental and economic harm. Residents envision a clean, solid foundation to support a future of revitalization, including a variety of housing options, green space and small business development. This would meet a need for mixed-income and midscale market rate housing identified in a 2023 WyCo Market Analysis, which would be attainable for today’s workforce.

Developers and new entrepreneurs are beginning to move into the NE KCK area, creating the potential for vast economic growth. A combined-sewer overflow (CSO) stormwater/sewer project currently underway over much of D/S will enhance the neighborhood by mitigating discharges to the adjacent Jersey Creek, which is a perennial waterway. Because sidewalks and streets will be replaced for CSO construction, this work will also improve infrastructure for residents and those passing through D/S. An EPA Brownfields

¹ U.S. Census Bureau

cleanup grant would allow the UG to conduct soil remediation on 54 vacant lots to ready them for beneficial reuse, compounding the impact of this work and creating a new foundation in D/S.

1b. Description of Priority Brownfield Site(s): Priority brownfield sites in D/S include 54 of the 220 vacant Land Bank parcels across the 0.4 square miles that make up the neighborhood, with the northernmost sites abutting Jersey Creek and one site abutting Big Eleven Lake on the southern border. The average lot size is 0.09 acres, and the total area of the 54 parcels is about 4 acres. There are no structures remaining on any of the 54 parcels. The parcels were formerly residential, with a few parcels identified with commercial uses (such as a small business run out of a home) for brief periods of time. The 54 parcels are scattered through the neighborhood, with about half adjoining one to three other brownfields parcels.

A Phase I environmental site assessment (ESA) was completed in May 2025 for the entire 220 parcels owned by the Land Bank in D/S. It identified recognized environmental conditions (RECs) related to possible soil contamination from LBP and polychlorinated biphenyls (PCB) on former structures and associated buried debris as well as potential exposure to volatile organic compounds (VOC) from historical use nearby including printing shops, drycleaners, and automotive stations.

A Phase II ESA was performed in September and October 2025, which identified 54 parcels with lead in soil at concentrations above the EPA residential regional screening level (RSL) (200 milligrams per kilograms [mg/kg]). Six of those parcels also exceeded the Kansas Department of Health and Environment (KDHE) Tier 2 residential Risk-Based Standards (RSK) for surface soil (400 mg/kg). Three of them also had exceedances of arsenic and/or mercury above the KDHE Tier 2 residential RSK. Exceedances were primarily in the upper 6 inches; however, 12 parcels had exceedances at a depth of 3 feet below ground surface (bgs) and one at 5 feet bgs. These deeper exceedances may result from LBP or other debris being used as infill after demolition. The Phase II ESA also detected VOCs (benzene, bromodichloromethane and chloroform) exceeding the EPA Vapor Intrusion Screening Level (VISL) in 9 of the 19 soil-gas samples collected across the 54 D/S priority sites. The source of this contamination is unknown but appears to be from offsite historical or current gas stations or automotive facilities.

1c. Reuse Strategy and Alignment with Revitalization Plans: Project partners were meaningfully involved in developing the reuse strategy; the Douglass/Sumner Neighborhood Association (DSNA) created its own Land Bank Strategy in 2023 in collaboration with Build WyCo. This serves as a guiding document for the reuse plans described here. After remediation, vacant lots will be developed into a variety of housing types, focusing on attainable housing, in collaboration with the UG Land Bank, DSNA, and developers who wish to address the need for infill development in NE KCK. Previously, development in D/S has been challenging due to developers' concern regarding environmental contamination.

The 2023 D/S Land Bank Strategy also clarifies neighborhood expectations and proposes amended zoning as part of a full rewrite of the zoning code originally adopted in 1984. This update is intended to remove barriers to growth by allowing denser infill redevelopment. Revised zoning would permit a wider range of affordable mixed housing types, including "missing middle" housing types such as duplexes or bungalow courts. These housing forms would bridge the gap between single-family homes and larger developments that are often unattainable to low-income households, allowing residents of varying income levels to live and work in the neighborhood. The Strategy also considers infrastructure costs, physical constraints, and adjacent uses. To support workforce housing, it encourages density along Washington Boulevard, a high-volume thoroughway, and near Sumner Academy², a high school regularly ranked as one of the best high schools in Kansas and the US and likely to staff up for an expansion in the next several years. It encourages development of contiguous parcels near community assets, such as churches and parks,

² [Sumner Academy of Arts and Science in Kansas City, KS - US News Best High Schools](#)

offering larger opportunities than single parcel development. It also honors neighborhood heritage with a planned parkette on the site of jazz legend Charlie Parker's birth home.

Revitalization of D/S aligns with the still-used 2010 D/S Quality of Life Plan and UG's 2023 PlanKCK Citywide Comprehensive Plan, in which brownfield redevelopment is prioritized. The 2018 NE KCK Area Master Plan also prioritizes brownfield redevelopment and includes a strategy to target adjacent parcels such as many of the lots in D/S. These plans dovetail with a 2022 NE KCK Heritage Trail Plan that uses trail-oriented development and heritage tourism strategies and is currently informing a \$1.2M extant project to complete Phase 1 of such a trail which will traverse D/S along Jersey Creek. The 2022 goDotte WyCo Strategic Mobility Plan also adds a trail along the southern and western borders of D/S. The reuse strategy is also aligned with the community's commitment to development that will rectify past harms, illustrated by the Equitable Development Scorecard that became a critical part of the NE KCK Heritage Trail, which emphasized environmentally and socially conscious redevelopment in NE KCK.

1d. Outcomes and Benefits of Reuse Strategy: As outlined in the D/S Land Bank Strategy, D/S residents envision a thriving neighborhood with abundant attainable housing and the ability to host small businesses that maintain the neighborhood's character and history. With general walkability, proximity to transit, and active community support, the potential for sustainable redevelopment in D/S is high. DSNA, the community development organization Build WyCo, and NE KCK have collectively supported remediation, participating in Peer Learning Groups about soil contamination, offering space at monthly meetings to share updates on brownfields work, and championing environmental policy change.

Though the area is relatively small, lots are zoned tightly. With zoning supporting a strong mixed housing typology, it is estimated that 200-225 homes could be built here. Situated close to new and planned development in D/S including the Mt. Carmel mixed-use apartments, 601 Minnesota mixed-use apartments, and City Hall Place apartments, the sites have strong market potential and are known to developers. Remediation of vacant lots in D/S would remove barriers to redevelopment, resulting in economic growth and increasing property tax revenue, population, and workforce. Environmental assessment and cleanup costs pose significant barriers for smaller developers and residents interested in building and remaining in KCK. In some cases, development has stalled or stopped due to these costs.

As identified in PlanKCK, increasing population is crucial for a tax base that supports basic community services like maintained infrastructure that allows the community to thrive. Each of these now-vacant lots was a residence or business that contributed; filling those vacancies is key to achieving a vibrant community once again. The plan also identifies brownfields in NE KCK as a major health and welfare concern on a regional level. This reuse strategy keeps the community from continuing to bear the brunt of excessive environmental burdens and mitigates existing health and socioeconomic outcomes. It would also catalyze construction complying with the efficient design and construction standards mandated by the CSO consent decree. This reduces the impact of urban heat islands identified in a 2023 Urban Heat Island Study of WC, making D/S more resilient to extreme weather events. The NE KCK Heritage Trail and the new trail along Washington Ave. and 10th Street will increase neighborhood mobility and green space.

1e. Resources Needed for Site Characterization: The 2025 Phase I ESA and Phase II ESA revealed that further assessment would be needed to complete full remediation of D/S. This grant would also fund additional soil-gas sampling at the 37 lots that were not previously sampled. Should further assessment be needed, the UG would tap into brownfield funds through KDHE, EPA Region 7, and/or the Kansas City Brownfields Initiative. The UG will also provide staffing and administrative support as an in-kind contribution, valued at up to \$300,000 over the grant period.

1f. Resources Needed for Site Remediation: Funding requested for remediation of 54 vacant lots in D/S.

1g. Resources Needed for Site Reuse: Funding sources with allocations for reuse purposes in NE KCK or citywide include:

- *From the US Department of Housing and Urban Development:* A \$1M Community Development Block Grant (CDBG) to support microenterprise and small business assistance; a \$20,000 CDBG to help eliminate slum and blight through art projects repurposing solid waste which could increase the cultural character of D/S; \$139,038 in HOME-CHDO partnerships for Community Housing Development organizations (HOME-CHDO) to build new homes for low-to-moderate income buyers; \$334,760 toward the HOME Developer Subsidy Program which provides a base subsidy to incentivize developers who build and sell new homes to low-to-moderate income buyers
- *Mid-America Regional Council (MARC):* \$1.2M in Carbon Reduction Fund Program funding for NE KCK Heritage Trail Phase 1 which will traverse D/S
- The UG is investing \$28,310,909 in General Obligation bonds and user fees for the CSO19 project

Other sources of funding to support redevelopment in D/S include: Economic Development Exemptions (property tax exemptions for new businesses); Industrial Revenue Bonds (a financing tool allowing businesses to finance up to 100% of new or growing facilities); property tax increment rebates for property owners defined by the Kansas Neighborhood Revitalization Act; Greater Kansas City Local Initiatives Support Coalition financing (loans, grants, and equity) for developers; and tax increment financing for residential and commercial redevelopment project costs. This project also leverages \$340,000 in funding from the EPA Innovative Water Workforce Development Grant Program for a green infrastructure project along Jersey Creek at D/S's northern boundary.

1h. Use of Existing Infrastructure: The existing infrastructure that supports current D/S residents including utilities (water, electrical, telecommunications, and sewer) will also be available for future residents and businesses. Because the Land Bank waives all utility connection costs, new developments will benefit from the improved water infrastructure systems while avoiding the cost of utility hook-up. Additionally, there is a combined sewer overflow plan (CSO19) under consent decree in portions of D/S and beyond. CSO19 projects will result in improved streets and mobility, including repaved sidewalks in much of D/S. The resulting upgrades to stormwater, sewer, and flood management systems will make the area more development-ready.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2a. Community Need for Funding: Though D/S is resilient, the socioeconomic need is great. The poverty rate in CT411 is 49%, more than triple that of WyCo¹ and four times the national rate. The low-income level falls in the 99th percentile nationally, and the social vulnerability index is Very High.³ With only 38% of the CT employed and income to housing cost ratio in the 97th percentile⁴, both income and sales tax revenue are low; the area cannot afford remediation costs on its own. According to the Distressed Communities Index, which considers poverty, housing vacancy, education, income, and other factors, all of NE KCK is considered Distressed. The UG and other stakeholders are committed to revitalizing brownfields concentrated in D/S and NE KCK, but face a challenge: the UG's Land Bank owns 4,600 total brownfield properties with similar needs. Cleanup funding is particularly scarce in comparison to assessment. Now that D/S has been assessed and with the CSO project underway, the proposed EPA remediation grant would be a crucial and timely factor in inviting new development into the area.

2b. Health or Welfare of Sensitive Populations: D/S is home to several sensitive populations whose health and welfare are compromised. The largest of these are those considered low-income. D/S has a

³ Federal Emergency Management Agency (FEMA)

⁴ Climate and Economic Justice Screening Tool (CEJST)

median household income of \$27,212¹—less than half that of WyCo. Nearly 49% of the CT residents have faced food insecurity, and 44% have received food stamps in the past 12 months.⁵ About 9% of the population is 65 or older.¹ Many residents also carry serious disease burden, resulting in a low life expectancy rate in the 93rd percentile.⁴ Finally, the CT has a high number of children under 5 (10%) in comparison to WyCo (7%) and Kansas (6%) and of women between ages 15-49 (27%) compared to 25% in WyCo and 23% in Kansas.¹ Because children and pregnant women are particularly at risk to lead exposure, lead-contaminated soil in D/S is of particular concern and would be alleviated by remediation. A grant that would mitigate blight in D/S may also help alleviate depression, which occurs in 19.6% of adults in the CT⁵ (higher than WyCo) and reduce crime, which occurs in NE KCK at a rate 3.31 times that of KCK according the NE KCK Master Plan.

2c. Greater Than Normal Incidence of Disease and Adverse Health Conditions:

Residents of the CT have higher incidences of disease and adverse health conditions than WyCo or the nation. Some of these conditions, including cardiovascular issues like heart disease and high blood pressure, are directly correlated with elevated lead levels,⁶ which have been found in D/S. Additionally, 3% of WyCo children whose blood lead levels (BLL) were tested were confirmed at greater than 3.5 micrograms per deciliter (µg/dL) and 2% had BLLs greater than 5 µg/dL, as compared to 3% and 2% respectively in Kansas.⁷ Maternal health indicators also associated with lead exposure including gestational hypertension, pre-term delivery, and low birth weight were also higher in WyCo than in the state.⁸ Natal or early childhood lead exposure can lead to behavioral and learning problems in children.⁶ Remediation would directly reduce exposure to lead in surface soil via ingestion or inhalation

Disease Burden in Adults 18+	CT 411	WyCo	National
Asthma	14%*	9.8%	10.1%
Chronic Obstructive Pulmonary Disease	11.3%	7%	5.3%
Coronary Heart Disease	7.9%	6.4%	5.3%
Diabetes	20.3%*	13.9%	10.3%
High Blood Pressure	44.5%	35.9%	30.7%
Stroke	5.9%	3.7%	2.9%

*In the 99th percentile. Data accessed December 2025¹

2d. Economically Impoverished/Disproportionately Impacted Populations: D/S is subject to negative socioeconomic and consequences resulting from the historical governmental practice of redlining, in which zoning practices excluded lower income residents and people of color from access to housing. These practices also exposed residents to greater environmental risk, since they were forced to live in locations close to environmental hazards, as evidenced by the fact that CT411 is in the 98th percentile for proximity to risk management plan facilities and 91st for proximity to hazardous waste facilities.⁴ CEJST also shows that CT411 is in the 96th percentile for underground storage tanks and in the 68th percentile for lead-based paint, one of the prevalent contaminants in D/S. The 2022 WyCo Community Health Assessment found that 100% of residents in northeastern WyCo have low access to healthy foods; in NE KCK, almost a third of residents are more than 1 mile from a grocery store. This number has increased with the closing of a grocery store in 2025. Remediation of soil throughout D/S across will help minimize contact with contaminants that may cause poor health and welfare outcomes and entice more development to the area, which could greatly increase quality of life.

⁵ Center for Disease Control PLACES Program

⁶ Environmental Protection Agency

⁷ Center for Disease Control

⁸ Maternal and Infant Health Mapping Tool

2e-f. Project Involvement and Project Roles

Name of Entity	Entity’s Mission	Point of Contact (Name and Email)	Specific involvement in or assistance to the project
Build WyCo	Invest in the power of our neighbors to build communities that thrive for generations.	Megan Painter mpainter@buildwyco.org	Director of Community Development, Project Manager for D/S redevelopments. Provide meeting space, input on prioritization of remediation, and refine reuse plans.
Douglass/Sumner Neighborhood Association (DSNA)	Supporting community vitality in Douglass/Sumner through environmental remediation, economic growth and community development.	Beverly Easterwood, douglasssumner@gmail.com	Coordinate all community engagement efforts across the project team. Provide input on initial prioritization of parcel remediation, and help refine reuse plans.
Groundwork Northeast Revitalization Group (Groundwork NRG)	To sustain and revitalize our beloved Northeast KCK community through forward-looking and inclusive action rooted in the principles of equity, community cohesion, institutional transparency, and environmental justice.	Dr. Alicia Dickens Alicia@northeastkck.org	Assist with community engagement, long-range planning, and project coordination. Provide input on initial prioritization of parcel remediation, and help refine reuse plans.
Wyandotte County Public Health Department	The Wyandotte County Public Health Department works to promote good health for the vibrantly diverse community of nearly 170,000 Wyandotte County residents.	Anthony Lee Lead Hazard Control Program Supervisor Aolee@wycokck.org / Clarissa Stephenson CHIP Supervisor Cstephenson@wycokck.org	Support the UG Brownfields Coordinator in public engagement efforts, particularly those relating to public health.

2g. Incorporating Community Input: The UG is connected to DSNA through its ongoing brownfields program and Land Bank. Throughout the grant process, the UG plan to communicate progress to residents and community partners is to: 1) provide brief, non-technical summaries of the project and work completed on a quarterly basis at both in-person meetings and on the UG’s website; 2) make materials and resources available to those who want a better understanding of the issues and options; 3) given that over 70 languages are spoken within the USD 500 School District, the UG will provide bilingual materials or translation to those who need them; and, 4) use the normal monthly neighborhood association meeting times and place familiar to residents and partners to share updates. The UG will provide a virtual hybrid meeting alternative for those who cannot attend in-person and make recordings and meeting minutes available via email and the UG website. Meetings will be ADA and transit accessible. Public comment can be made through a feedback form linked to the project website on the UG’s website. The UG responds to comments by email. Food and childcare will also be provided.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3a. Proposed Cleanup Plan: The cleanup at the D/S site will involve two phases, as described in the January 2026 Analysis of Brownfields Cleanup Alternatives (ABCA). Phase I will include surface soil remediation, and Phase II will include installing soil vapor controls during redevelopment of the parcels. This grant will cover Phase I (surface soil remediation) and additional assessment for the 35 parcels that have not been sampled for soil-gas. The D/S vacant lots will be enrolled in the KDHE Voluntary Cleanup and Property Redevelopment Program (VCPRP) prior to the proposed cleanup.

Phase I will be managed as an interim action, with a clear outcome to meet cleanup levels established for metals by EPA and KDHE. Phase II is installing soil vapor controls for parcels as they are developed and in line with their end use, to be funded by others. To guarantee that development of those parcels will not move forward without first completing a parcel-specific assessment followed by the installation of appropriate vapor intrusion controls, the current grant's scope of work for Phase I will include a deliverable to prepare and file an environmental covenant with the deed/title for each affected parcel with the restriction that development is not permitted without vapor intrusion controls. Developers will be legally required to follow the environmental covenant.

Cleanup of soil at the D/S site will remove about 73,000 cubic feet (CF) of surface soil containing lead, arsenic, and mercury concentrations above the preliminary cleanup level. This volume is based on the area of composite surface soils exceeding the Tier 2 RSKs and/or EPA RSL for lead, arsenic and mercury with depths varying between 6 inches, 3 feet, and 5 feet, based on the results of the surface soil sampling. Based on the known historical practice of burying demolition debris in basements of the former buildings, cleanup activities will include excavating, transporting, and disposing of contaminated construction and demolition (C&D) waste if encountered. A total of 54 parcels will require surface soil excavation and disposal. During excavation, controls will be implemented to protect residents including dust control, silt fencing, and truck decontamination to prevent track out and regular street cleaning. Work will be during typical business hours, and truck routes will be routed through nonresidential streets whenever possible.

Following excavation, five-point composite confirmation soil samples would be collected from the walls and floor of each excavation area to confirm that lead, arsenic, and mercury concentrations in remaining soils are below residential EPA RSLs and Tier 2 RSKs. Soil would be stockpiled on the Site for waste profile characterization before off-site disposal. Following characterization for disposal, excavated soils would be hauled to an off-site permitted disposal facility for disposal. Depending on hazardous and leaching characteristics, waste disposal may occur at a permitted hazardous or nonhazardous solid waste facility. The excavated areas would then be backfilled with clean soil and seeded.

3a-e.: Description of Tasks/Activities and Outputs

Task 1: Project Management

- *EPA-funded activities:* 1. Preparation of a workplan in cooperation with EPA; 2. Track and ensure compliance with grant terms and conditions; 3. Maintain financial management systems for grant activities and drawdown grant funds; 4. Prepare scopes of work, program plans, as needed; 5. Submit financial, subcontracting, and closeout reports, other than final performance report, and; 6. Submit quarterly reports and ACRES entries
- *Non-EPA grant resources needed to carry out task/activity:* The UG will complete project management activities in-kind. Activities include administrative oversight, required reporting, grant compliance, financial reports, and closeout.
- *Anticipated Project Schedule:* Start activities 1st quarter and continue through end of term.
- *Task/Activity Lead:* UG Project Manager (Alyssa Marcy) is lead on Task 1.
- *Outputs:* Four annual subcontracting reports; 16 ACRES updates; 16 quarterly reports; 4 annual

reports; and 1 final financial report.

Task 2: Cleanup

- *EPA-funded activities:* 1. Mobilize equipment and secure areas for excavation, loading and stockpiling activities; 2. Excavate, transport and dispose of contaminated soils and any C&D waste; 3. Monitor excavation for buried debris, including suspected asbestos, and sample for waste characterization; 4. Control dust with water spray and prevent track-out by decontaminating trucks and regularly cleaning streets; and 5. Backfill with verified clean soils.
- *Non-EPA grant resources needed to carry out task/activity:* UG project management activities in-kind, including administrative oversight, required reporting, grant compliance, financial reports, closeout.
- *Anticipated Project Schedule (for EPA-funded Activities Only):* Conduct cleanup activities, 4th quarter, Year 1 to 2nd quarter Year 2.
- *Task/Activity Lead:* Qualified Environmental Professional (QEP) and UG Project Manager (Alyssa Marcy) will lead Task 2.
- *Outputs:* ~73,000 CF of contaminated soil removed documented with landfill tickets; 54 remediated and ready-to-reuse properties (4 acres).

Task 3: Cleanup Planning & Oversight

- *EPA-funded activities:* 1. Procure QEP, enroll Site in KDHE VCPRP; 2. Finalize remedial action plan (RAP), develop quality assurance project plan (QAPP) and health and safety plan (HASP), review work plan; 3. Perform soil-gas sampling on the 35 lots that have not been sampled; 4. File environmental covenants for the parcels that require vapor intrusion controls (up to 44 lots); 5. Prepare closeout report and liaison with VCPRP on No Further Action (NFA) letters. The UG-procured QEP will manage cleanup planning, bid specifications, and procurement of the remediation contractor, and will provide construction oversight and regulatory compliance support throughout implementation.
- *Non-EPA grant resources needed to carry out task/activity:* UG project management activities in-kind.
- *Anticipated Project Schedule (for EPA-funded Activities Only):* Procure QEP in the 1st quarter. Enroll site into VCPRP in the end of the 1st quarter, Year 1. Bid specifications, final RAP and QAPP by the end of the 2nd quarter, Year 1. Procure bids and sign cleanup contracts by 3rd quarter, Year 1. Cleanup Oversight 4th quarter, Year 1 to 2nd quarter, Year 2. NFA letters and environmental covenants filed by 1st quarter, Year 3.
- *Task/Activity Lead:* The QEP and UG Project Manager (Alyssa Marcy) is lead on Task 3
- *Outputs:* Approved RAP, QAPP, HASP, bid plans, and specifications; soil-gas sampling report; close out report; and 54 NFA letters.

Task 4: Community Engagement

- *EPA-funded activities:* Host public meetings quarterly in-person at the Boulevard Lofts meeting room as well as a virtual hybrid meeting alternative for those that cannot attend in person. Public comment can be made through a feedback form linked to the project website on the UG's website. The UG responds to comments by responding back via email. Food and childcare will also be provided.
- *Non-EPA grant resources needed to carry out task/activity:* UG project management activities in-kind.
- *Anticipated Project Schedule:* Begin quarterly public meetings 1st quarter. In Years 3 & 4, present results of Site cleanup to community.
- *Task/Activity Lead:* UG Project Manager (Alyssa Marcy) is lead on Task 4.
- *Outputs:* 16 public meetings; meeting agendas; minutes; sign-in sheets.

3f. Cost Estimates Grant Budget Table

Budget Categories		Project Tasks				Total
		Task 1: Project Management	Task 2: Cleanup	Task 3: Cleanup Planning & Oversight	Task 4: Community Engagement	
Direct Costs	Personnel	0	0	0	0	0
	Fringe Benefits	0	0	0	0	0
	Travel	\$4,600	0	0	0	\$4,600
	Equipment	0	0	0	0	0
	Supplies	0	0	0	\$2,400	\$2,400
	Contractual	0	0	\$75,000	\$16,000	\$91,000
	Construction	0	\$3,506,490	0	0	\$3,506,490
	Other: VCPRP Fees, Brownfields Conference Fees, Ads, Environmental Covenant, Sampling	\$1,000	0	\$118,740	\$7,200	\$126,940
Total Direct Costs		\$5,600	\$3,506,490	\$193,740	\$25,600	\$3,731,430
Indirect Costs		0	0	0	0	0
Total Budget		\$5,600	\$3,506,490	\$193,740	\$25,600	\$3,731,430

Task 1, Project Management - \$5,600

- Personnel (all costs will be completed in-kind by the UG): Project Manager (required reporting, grant compliance, financial reports, closeout); Grants Financial Administrator (administrative oversight, required reporting), Buyer (procurement)
- Travel: 2 brownfields conferences x 1 person x (\$800 air + \$1,000 hotel + \$500 per diem) = \$4,600
- Other: Brownfields conference registration fees, 1 person x 2 conferences x \$500ea = \$1,000

Task 2, Cleanup - \$3,506,490

- Construction - \$3,506,490
- Surface soil remediation: 54 contaminated lots (site prep, excavation, hauling, grading and compaction, surveying) \$49,950 x 54 lots = \$2,697,300
- 30% contingency for C&D debris removal (with and without ACM): \$809,190

Task 3, Cleanup Planning & Oversight - \$193,740

- Personnel (all costs will be completed in-kind by the UG): Project Manager (procurement, contract administration, project management)
- Contract – QEP: 500hrs x \$150/hr = \$75,000
- Other – Additional soil-vapor sampling \$1,200 x 35 lots = \$42,000
- Other – Confirmation sampling \$102 x 270 samples (54 lots x 5 samples/lot) = \$27,540
- Other – Environmental covenant: \$1,000 x 44 lots (9 with known soil-vapor contamination and 35 that have not been sampled – assumed to be contaminated for cost estimate) = \$44,000
- Other – VCPRP: \$200 enrollment fee + \$5,000 oversight fees = \$5,200

Task 4, Community Engagement - \$25,600

- Personnel (all costs will be completed in-kind by the UG): Project Manager (community meetings)
- Supplies: \$100 x 16 meeting supplies and yard signs for lots that will be remediated (\$800) = \$2,400
- Contractual: Public meeting support - QEP (\$150/hr), 4 meetings (6 hours/ea)/yr x 4ys = \$16,000

- Other: Ads, 4 meetings/yr x 4ys x \$450/ad = \$7,200
- Indirect Costs. Not Applicable.

3g. Plan to Measure and Evaluate Environmental Progress and Results: Progress on outputs and outcomes will be tracked in quarterly reports and ACRES. Project will be reviewed monthly by the UG Project Manager and the QEP to identify and resolve any issues impeding performance. Outputs will be evaluated annually against work plan goals for the 4-year period.

Outputs	Measure	Goal
Community Meetings	Numbers of meeting minutes prepared	16 minutes
Land Cleaned	Acres of cleanups completed	4 acres
Properties Ready for Reuse	Number of “No Further Action” Letters	54 letters
Outcomes	Measure	Goal
Properties Sold to Developers	Number of properties sold	54 properties
Building Permits Issued	Number of permits issued	54 permits
Housing Units Developed	Number of units developed	Will be tracked
Property Tax Generated	Amount of property tax generated	Will be tracked

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4a. Organizational Structure and b. Description of Key Staff: The UG Brownfields Program is in the Department of Planning + Urban Design. A team of three will manage and implement the grant. Ms. Marcy, Long Range Planner for the UG, will interface with EPA, lead public outreach efforts, oversee the QEP, and work with neighborhood associations. She holds a MPA in Environmental Policy from Cornell University and has been with the UG for 3 years. She manages brownfields assessment and remediation for KCK and WyCo, as well as long-term planning including area, comprehensive, and corridor plans. She oversees the Wyandotte County Vision Zero Action Plan, which is funded through a \$1.2M Federal Highway Administration grant, ARPA revenue replacement funds, and match provided by the Kansas Department of Transportation. Ms. Lupe Valdovino, Grants Financial Administrator, will manage reporting requirements, ensure funds are spent appropriately, and provide administrative oversight of grant management tasks. She has over 27 years of experience working with non-profit agencies in positions from data analyst to accounting for federal and state grants. Ms. Sharon Reed, Buyer, will lead the procurement process for the federal award. She has over 18 years of experience with procurement at the UG and over 6 years with the City of KCMO.

4c. Acquiring Additional Resources: The UG will procure a QEP in accordance with federal procurement requirements. The QEP will oversee remediation implementation and competitively procure the remediation contractor, with the UG retaining contractual authority and oversight.

4d. Previously Received an EPA Brownfields Grant:

1. Accomplishments: The UG received two EPA brownfields assessment grants (CA#s BF97711701 and BF97711601) in 2009 for \$200,000 each. These were used to complete Phase I ESAs at eight properties and for Phase II ESAs at six properties. They also supported the creation of cleanup plans and community outreach activities. All properties are in the Discovery Point Revitalization Area of NE KCK, a 325-acre area home to industries including grain storage, railroads, and petroleum refining along the Missouri River. ACRES accurately reflects each output/outcome from these cooperative agreements.

2. Compliance with Grant Requirements: The UG met schedule and reporting milestones as required by the cooperative agreements. This included submitting all required progress and federal financial reports. The UG also updated the ACRES database as required. No funds remained at the grants’ closure.

Threshold Criteria Responses

Item 1: Applicant Eligibility

Item 2: Previously Awarded Cleanup Grants

Item 3: Expenditure of Existing Multipurpose Grants

Item 4: Site Ownership

Item 5: Basic Site Information

Item 6: Status of History of Contamination at the Sites

Item 7: Brownfield Site Definition

Item 8: Environmental Assessment Required for Cleanup Grant Application

Item 9: Site Characterization

Item 10: Enforcement or Other Actions

Item 11: Sites Requiring a Property-Specific Determination

Item 12: Threshold Criteria Related to CERCLA/Petroleum Liability

Item 13: Cleanup Authority and Oversight Structure

Item 14: Community Notification

Item 15: Contractors and Named Subrecipients

ITEM 1

Applicant Eligibility

The Unified Government of Wyandotte County and Kansas City, Kansas (the “UG”), as applicant, is a general-purpose unit of local government and thus is an eligible entity for a Brownfields Cleanup grant.

ITEM 2

Previously Awarded Cleanup Grants

The UG affirms that the proposed sites have not received funding from a previously awarded Environmental Protection Agency (EPA) Brownfields Cleanup Grant.

ITEM 3

Expenditure of Existing Multipurpose Grant Funds

The UG affirms that it does not have an open EPA Brownfields Multipurpose Grant.

ITEM 4

Site Ownership

The UG is the current owner of the priority sites identified in this application through the Wyandotte County Land Bank, an instrumentality of the UG funded, staffed, and governed by the UG.

ITEM 5

Basic Site Information

The Douglass/Sumner Vacant Lots Site comprises the following addresses:

1. 728 Everett Avenue Kansas City, KS 66101
2. 924 Everett Avenue Kansas City, KS 66101
3. 1010 Everett Avenue Kansas City, KS 66101
4. 1037 Everett Avenue Kansas City, KS 66101
5. 726 Freeman Avenue Kansas City, KS 66101
6. 826 Freeman Avenue Kansas City, KS 66101;
7. 830 Freeman Avenue Kansas City, KS 66101
8. 832 Freeman Avenue Kansas City, KS 66101
9. 834 Freeman Avenue Kansas City, KS 66101
10. 837 Freeman Avenue Kansas City, KS 66101
11. 840 Freeman Avenue Kansas City, KS 66101
12. 843 Freeman Avenue Kansas City, KS 66101;
13. 906 Freeman Avenue Kansas City, KS 66101

14. 930 Freeman Avenue Kansas City, KS 66101
15. 941 Freeman Avenue Kansas City, KS 66101
16. 947 Freeman Avenue Kansas City, KS 66101
17. 949 Freeman Avenue Kansas City, KS 66101
18. 839 New Jersey Avenue Kansas City, KS 66101;
19. 1017 New Jersey Avenue Kansas City, KS 66101
20. 1019 New Jersey Avenue Kansas City, KS 66101
21. 1023 New Jersey Avenue Kansas City, KS 66101
22. 1316 N 7th Street, Kansas City, KS 66101
23. 1512 N 9th Street, Kansas City, KS 66101
24. 1516 N 9th Street, Kansas City, KS 66101
25. 1600 N 9th Street, Kansas City, KS 66101
26. 1602 N 9th Street, Kansas City, KS 66101
27. 1606 N 9th Street, Kansas City, KS 66101
28. 1613 N 9th Street, Kansas City, KS 66101
29. 1311 N 10th Street, Kansas City, KS 66101
30. 1312 R N 10th Street, Kansas City, KS 66101
31. 1315 N 10th Street, Kansas City, KS 66101
32. 1317 N 10th Street, Kansas City, KS 66101;
33. 1401 N 10th Street, Kansas City, KS 66101
34. 1403 N 10th Street, Kansas City, KS 66101
35. 1405 N 10th Street, Kansas City, KS 66101
36. 1410 N 10th Street, Kansas City, KS 66101
37. 1518 N 10th Street, Kansas City, KS 66101
38. 1613 N 11th Street, Kansas City, KS 66101;
39. 830 Oakland Avenue, Kansas City, KS 66101
40. 832 Oakland Avenue, Kansas City, KS 66101
41. 925 Oakland Avenue, Kansas City, KS 66101
42. 926 Oakland Avenue, Kansas City, KS 66101
43. 947 Oakland Avenue, Kansas City, KS 66101
44. 1014H Oakland Avenue, Kansas City, KS 66101
45. 1041 Oakland Avenue, Kansas City, KS 66101
46. 903 Walker Avenue, Kansas City, KS 66101
47. 916 Walker Avenue, Kansas City, KS 66101
48. 942 Walker Avenue, Kansas City, KS 66101
49. 945 H Walker Avenue, Kansas City, KS 66101
50. 950 Walker Avenue, Kansas City, KS 66101
51. 951 Walker Avenue, Kansas City, KS 66101
52. 955 Walker Avenue, Kansas City, KS 66101
53. 1025 Walker Avenue, Kansas City, KS 66101
54. 1052 Washington Boulevard, Kansas City, KS 66101

ITEM 6

Status and History of Contamination at the Site

a. Type of Contamination: Hazardous Substances

b. Operational History and Current Use: The following information is based on a Phase I Environmental Site Assessment (ESA) prepared by the Toeroek Team dated May 8, 2025. The site properties have been used as residential and commercial since at least 1907. By 2015 the properties appear as vacant. At present, the site properties are vacant and have no current land use. The UG is the current owner through the Wyandotte County Land Bank, an instrumentality of the UG funded, staffed, and governed by the UG. The UG acquired the subject property parcels from the 1990s through the early 2000s through tax sale and plans to redevelop the parcels in partnership with the development community and the D/S neighborhood.

c. Environmental Concerns:

Recognized environmental concerns (RECs) on the site parcels noted by the 2025 Phase I ESA report include:

- Based on the age of the former subject property structures (built before 1950), lead-based paint (LBP) and polychlorinated biphenyls (PCB) were likely used in their construction. Soil on subject property parcels may contain lead or PCBs in debris or runoff from painted surfaces. Likely presence of lead and PCBs in soil poses a REC.
- Based on the review of Environmental Data Resources (EDR) database listings, Sanborn fire insurance maps and city directories, historical dry cleaners and automotive stations were identified in close proximity to the subject properties from as early as the 1920s. Presence of these facilities in close proximity to the subject property and prior to the implementation of environmental regulations is considered a REC for the subject property.
- Multiple adjacent properties are either known or suspected to be contaminated with petroleum hydrocarbons, including:
 - The Wyandotte Tower site at 915 Washington Boulevard/1124 North 9th Street, adjacent to the subject property, which has soil and groundwater contaminated with petroleum hydrocarbons at concentrations above Kansas Department of Health and Environment (KDHE) risk-based standards (RSKs) and excessive VOCs in indoor air. The site is subject to environmental use controls (EUCs).
 - The Pleasant Green Baptist Church/Rapid Mart/Jesus Christ Loves You Service site at 748 Washington Boulevard, adjacent to and southwest of the subject property, which has groundwater monitoring wells on the site known to be contaminated.

- The Fina Service Station/Bowlin, Lenville site at 1301 North 7th Street adjacent to and southeast of the subject property, which had concentrations of petroleum constituents that exceeded regulatory levels. The site was closed in 1998, but no cleanup confirmation sampling is reported. This facility is adjacent to the subject property.
- The Bosland Enterprises Inc #2/TJD Enterprises Inc/Burdetts APCO Service Station site at 1800 North 10th Street, adjacent to and north of the subject property, has petroleum constituents that continue to exceed the non-residential KDHE RSKs in groundwater.

Vapor Encroachment Concerns (VECs) for the site parcels noted by the Toeroek Team Phase I ESA report include historical dry cleaners and automotive stations within 0.1 or 0.33 mile of the subject property that operated as early as the 1920s.

Business Environmental Risks (BERs) for the site parcels noted by the Toeroek Team Phase I ESA report include:

- Based on years during which former subject property structures were constructed (pre-1950s), asbestos may have been used in building materials during initial construction. Soil on subject property parcels may contain ACM in debris. Possible presence of ACM in soil derived from building materials is an environmental concern.

In 2025, a brownfields Phase II ESA was conducted to evaluate the RECs, VECs, and BERs identified during the Phase I ESA. Direct push technology (DPT) surface and subsurface soil samples were collected and analyzed for Resource Conservation and Recovery Act (RCRA) 8 metals. A total of 17 discrete surface soil (from 0 to 3 feet below ground surface [bgs]) and 23 discrete subsurface soil samples were collected (from 3 to 30 feet bgs).

- Arsenic was detected in all surface soil samples at concentrations exceeding the Environmental Protection Agency (EPA) Regional Screening Level (RSL) for residential soils. These detections exceeded the Wyandotte County average in three samples. The concentration of arsenic in two of these also exceeded the KDHE Tier 2 Risk-based Standards for Kansas (RSK) for residential soil.
- Lead occurred at concentrations exceeding the Wyandotte County average in 11 surface soil samples. Concentrations of lead exceeded the EPA RSL for residential soil in 11 surface soil samples. Concentrations of lead in two of these samples also exceeded the KDHE Tier 2 RSK for residential soil.
- Mercury occurred at concentrations exceeding the Wyandotte County average in 19 surface soil samples. Concentrations of mercury in samples two surface soil samples exceeded the KDHE Tier 2 RSK for residential soil, and the concentration in one of these also exceeded the EPA RSL for residential soil.

One five-point composite surface soil sample was collected from each subject property parcel for lead analysis. A total of 54 samples were collected.

- Lead occurred at concentrations exceeding the Wyandotte County average in all samples.
- Concentrations of lead exceeded the EPA RSL of 200 mg/kg in 42 samples and the KDHE Tier 2 RSK of 400 mg/kg for residential soil in six samples

A total of 19 soil gas samples were collected and analyzed for VOCs.

- Concentrations of benzene in eight samples exceeded the EPA residential VISL. KDHE has not established an RSK for soil vapor.
- Concentration of bromodichloromethane and chloroform in one sample exceeded the EPA residential VISL.

d. How the Site Became Contaminated and the Nature and Extent of Contamination

The Phase II ESA Report does not discuss the source of contamination. Based on the RECs noted in the Phase I ESA Report, it is reasonable to conclude that at least some of the contamination is related to LBP fragments from now-demolished structures on the site properties or from or lead leached from LBP by precipitation. However, air emissions from leaded gasoline near roadways and historic air emissions from regional lead smelters and industrial sources may have also contributed to lead soil concentrations.

ITEM 7

Brownfield Site Definition

The UG affirms that the priority sites are not:

- a) listed or proposed for listing on the National Priorities List;
- b) subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA); and
- c) subject to the jurisdiction, custody, or control of the U.S. government

ITEM 8

Environmental Assessment Required for Cleanup Grant Application

1. Phase I Environmental Site Assessment (ESA), Kansas City, Kansas Residential Parcels (KCK Site) – Douglass Sumner, Kansas City, Wyandotte County, Kansas Targeted Brownfields Assessment (TBA), Toeroek, July 9, 2025.

A Phase I ESA was performed in accordance with ASTM International (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-21), and otherwise in compliance with EPA's "All Appropriate Inquiries" Rule (40 Code of Federal Regulations [CFR] Part 312). This assessment encompassed all priority sites listed here, in the attached application information sheet, and the application narrative.

2. Final Phase II ESA, Douglass Sumner Neighborhood Site Kansas City, Wyandotte County, Kansas - Targeted Brownfields Assessment (TBA), Toeroek, January 20, 2026.

The Phase II ESA included collection of surface and subsurface soil, groundwater, and soil-gas samples at various locations across the Site. Future Phase II work may include additional surface soil, subsurface soil, groundwater, and soil-gas sampling to confirm or eliminate RECs identified during the 2025 Phase I ESA. This Draft Preliminary Phase II ESA Report is consistent with ASTM Standard E1903-19 for Phase II ESAs and otherwise complies with EPA's "All Appropriate Inquiries" Rule (40 CFR Part 312).

ITEM 9

Site Characterization

Attached is a current letter from the Kansas Department of Health and Environment regarding the sites proposed by the UG for this cleanup grant.

ITEM 10

Enforcement or Other Actions

The UG affirms that there are no known ongoing or anticipated environmental enforcement or other actions related to either of the two sites for which Brownfields Grant funding is sought.

ITEM 11

Sites Requiring a Property-Specific Determination

The UG affirms that no property specific determination is required for any of the sites for which Brownfields Grant funding is sought.

ITEM 12

Threshold Criteria Related to CERCLA/Petroleum Liability

a. Property Ownership Eligibility – Hazardous Substance Sites

i. Exemptions to CERCLA Liability

3. Property Acquired Under Certain Circumstances by Units of State and Local Government

a. Circumstances Under Which the Property Was Acquired

All properties were acquired either by tax delinquency or by intergovernmental transfers through uniquely governmental functions. See below and attached table.

b. Date on Which the Property Was Acquired

See below and attached table.

c. Disposal of Hazardous Substances at the Site Occurred Before Acquisition

The UG affirms as to all 54 properties of the Douglass/Sumner Vacant Lots Site that the disposal of all hazardous substances occurred prior to the UG's acquisition of these properties.

d. Cause or Contribute to the Release of Hazardous Substances

The UG affirms as to all 54 properties of the Douglass/Sumner Vacant Lots Site that the UG did not cause or contribute to the release of hazardous substances on the properties.

e. Arranged for the Disposal of Hazardous Substances or Transported Hazardous Substances to the Site

The UG affirms as to all 54 properties of the Douglass/Sumner Vacant Lots Site that the UG did not arrange for the disposal of hazardous substances on the properties or transport hazardous substances to the properties.

Facts Concerning Ownership

Each of the 54 properties that comprise the Douglass/Sumner Vacant Lots Site is owned by the UG through the Wyandotte County Land Bank, an instrumentality of the UG.

Vacant Lots Site Properties List

Address	Owner	Type of Acquisition	Date Acquired
1518 N 10th St.	UG via the WyCo Land Bank	Tax Sale	1/10/2020
1403 N 10th St.	UG via the WyCo Land Bank	Tax Sale	1/23/2009
1401 N 10th St.	UG via the WyCo Land Bank	Tax Sale	2/13/2009
1405 N 10th St.	UG via the WyCo Land Bank	Tax Sale	1/23/2009
1311 N 10 th St.	UG via the WyCo Land Bank	Tax Sale	1/23/2009
1315 N 10th St.	UG via the WyCo Land Bank	Tax Sale	8/7/2008
1317 N 10th St.	UG via the WyCo Land Bank	Tax Sale	8/27/2008
1312 R N 10th St.	UG via the WyCo Land Bank	Tax Sale	7/12/2019
1410 N 10th St. (1404 N 10th St.)	UG via the WyCo Land Bank	Tax Sale	7/12/2019
1316 N 7th St.	UG via the WyCo Land Bank	Tax Sale	1/23/2009
950 Walker Ave.	UG via the WyCo Land Bank	Tax Sale	9/6/2017
955 Walker Ave.	UG via the WyCo Land Bank	Tax Sale	9/6/2017
951 Walker Ave.	UG via the WyCo Land Bank	Tax Sale	9/6/2017
941 Freeman Ave.	UG via the WyCo Land Bank	Tax Sale	1/23/2009
949 Freeman Ave.	UG via the WyCo Land Bank	Tax Sale	1/23/2009
947 Freeman Ave.	UG via the WyCo Land Bank	Tax Sale	1/23/2009
1613 N 9th St.	UG via the WyCo Land Bank	Tax Sale	1/23/2009
1606 N 9th St.	UG via the WyCo Land Bank	Tax Sale	1/23/2009
1602 N 9th St.	UG via the WyCo Land Bank	Tax Sale	1/23/2009
1516 N 9th St.	UG via the WyCo Land Bank	Tax Sale	1/23/2009
1512 N 9th St.	UG via the WyCo Land Bank	Tax Sale	1/23/2009
1600 N 9th St.	UG via the WyCo Land Bank	Tax Sale	2/25/2021
728 Everett Ave.	UG via the WyCo Land Bank	Tax Sale	6/6/2002
924 Everett Ave.	UG via the WyCo Land Bank	Tax Sale	1/23/2009
826 Freeman Ave.	UG via the WyCo Land Bank	Tax Sale	9/6/2017
832 Freeman Ave.	UG via the WyCo Land Bank	Tax Sale	12/13/2011
830 Freeman Ave.	UG via the WyCo Land Bank	Tax Sale	12/13/2011
837 Freeman Ave.	UG via the WyCo Land Bank	Tax Sale	1/23/2009

834 Freeman Ave.	UG via the WyCo Land Bank	Tax Sale	12/13/2011
843 Freeman Ave.	UG via the WyCo Land Bank	Tax Sale	12/13/2011
726 Freeman Ave.	UG via the WyCo Land Bank	Tax Sale	8/27/2008
930 Freeman Ave.	UG via the WyCo Land Bank	Tax Sale	6/2/2010
906 Freeman Ave.	UG via the WyCo Land Bank	Tax Sale	8/23/2006
840 Freeman Ave.	UG via the WyCo Land Bank	Tax Sale	12/13/2011
839 New Jersey Ave.	UG via the WyCo Land Bank	Tax Sale	1/23/2009
830 Oakland Ave.	UG via the WyCO Land Bank	Tax Sale	2/13/2009
832 Oakland Ave.	UG via the WyCo Land Bank	Tax Sale	1/23/2009
947 Oakland Ave.	UG via the WyCo Land Bank	Tax Sale	1/23/2009
926 Oakland Ave.	UG via the WyCo Land Bank	Tax Sale	1/23/2009
925 Oakland Ave.	UG via the WyCo Land Bank	Tax Sale	1/23/2009
942 Walker Ave.	UG via the WyCo Land Bank	Tax Sale	6/6/2002
916 Walker Ave.	UG via the WyCo Land Bank	Tax Sale	1/23/2009
945 H Walker Ave.	UG via the WyCo Land Bank	Tax Sale	1/23/2009
903 Walker Ave.	UG via the WyCo Land Bank	Tax Sale	1/23/2009
1052 Washington Blvd.	UG via the WyCo Land Bank	Tax Sale	7/12/2019
1613 N 11th St.	UG via the WyCo Land Bank	Tax Sale	6/12/2009
1010 Everett Ave.	UG via the WyCo Land Bank	Tax Sale	7/12/2019
1037 Everett Ave.	UG via the WyCo Land Bank	Tax Sale	11/2/2006
1017 New Jersey Ave.	UG via the WyCo Land Bank	Tax Sale	7/12/2019
1023 New Jersey Ave.	UG via the WyCo Land Bank	Tax Sale	10/29/2013
1019 New Jersey Ave.	UG via the WyCo Land Bank	Tax Sale	2/25/2021
1014 H Oakland Ave. (1012 Oakland Ave.)	UG via the WyCo Land Bank	Tax Sale	10/3/2019
1041 Oakland Ave.	UG via the WyCo Land Bank	Tax Sale	2/25/2021
1025 Walker Ave.	UG via the WyCo Land Bank	Tax Sale	10/3/2019

ITEM 13

Cleanup Authority and Oversight Structure

A. Cleanup Oversight

The UG plans to enroll its priority sites into the KDHE Voluntary Cleanup and Property Redevelopment Program (VCPRP). Through this program, KDHE will ensure adequate oversight of the cleanup of the sites.

B. Plan to Access Adjacent Properties, If Needed:

Should access to adjacent or neighboring properties be necessary to conduct the cleanup, perform confirmation sampling, or to monitor offsite migration of contamination, the UG will make reasonable attempts to contact the owner or occupants of such properties by registered mail to the address on file or email for the owner of the property as recorded in the UG's Register of Deeds or by other appropriate means. Should the owner fail to respond, the

UG will provide documentation of its attempts to contact the owner and request that the KDHE contact the owner to request site access. Should the owner fail to respond to KDHE, the UG will consider whether it has the authority to obtain access to the adjacent property under state law and/or municipal code provisions, and whether the exercise of such authority is appropriate under the circumstances.

ITEM 14

Community Notification

a. Draft Analysis of Brownfield Cleanup Alternatives (ABCA)

A draft ABCA, which included the same alternatives as a version reviewed and approved by the EPA as of January 2026, was available for review during the community meeting. The finalized version of the ABCA document is attached to this application below.

b. Community Notification Ad

Notice of the public meeting was advertised using several means the UG customarily uses to communicate with target area residents. Notice was publicized via:

- DotteNews, the UG's biweekly e-newsletter (38,182 subscribers)
- Email distributed by the Douglass/Sumner Neighborhood Association (50 subscribers)
- The UG's web-based calendar and brownfields website
- UG's Facebook page

Notification was posted beginning January 6, 2026, more than 14 days prior to submission of the grant application. The meeting was also announced in person at the monthly D/S Neighborhood Association meeting held on January 6, 2026. The UG's brownfields website clearly states that a copy of the grant application, including the draft ABCA, was available for public review and comment; how to provide comments via Google Form <https://forms.gle/YzxYWrY5LRjiLBaQ8>; where the draft application could be accessed on-line through the UG's site, and the date, time, and location of the public meeting(s). See Advertisement Tear Sheets and copies of email notifications attached below.

c. Public Meeting

A public meeting was held on January 13, 2026 from 5:30pm to 6:30pm Central Time at the Boulevard Lofts community meeting space in Kansas City, Kansas, which is ADA accessible. Language translation was not requested but was available should it be requested (not typical for the target area). A draft of the application, including the draft ABCA and the Phase II ESA, was provided at the public meeting and was accessible online via a link in the public notice posted to the UG's brownfields webpage. An additional public meeting hosted by the DSNAs whose agenda included a preliminary presentation of the proposed project and grant application, presented by the UG's Alyssa Marcy, was held January 6, 2026.

- 1. Summary of Public Comments Received and**
- 2. Responses to Public Comments**

The only public comments received concerning the draft grant application were in the form of questions asked during the public meeting. UG and Tetra Tech staff were able to answer all questions in real time and provided the ABCA, Phase II, and grant application for reference during the meeting. The questions and responses are summarized in the meeting notes, attached below. No written or online comments were received.

- 3. Meeting Notes**

Meeting notes and deck presented during the meeting are attached.

- 4. Meeting Sign-In Sheet**

The sign-in sheet is included following the meeting notes.

ITEM 15

Contractors and Named Subrecipients

No contractor has been procured and a subrecipient has not been named.

Division of Environment
Curtis State Office Building
1000 SW Jackson St., Suite 400
Topeka, KS 66612-1367



Phone: 785-296-1535
Fax: 785-559-4264
www.kdheks.gov

Janet Stanek, Secretary

Laura Kelly, Governor

January 23, 2026

Alyssa Marcy
Long Range Planner, Brownfields Coordinator
Unified Government of Wyandotte County and Kansas City, Kansas
701 N. 7th Street
Kansas City, KS 66101

Re: Brownfields Cleanup Grant for Unified Government of Wyandotte County and Kansas City, Kansas

Alyssa Marcy:

This letter is written in support of the FY26 Brownfields Cleanup Grant Application to be submitted by Unified Government of Wyandotte County and Kansas City, Kansas (KCK) to the U.S. Environmental Protection Agency (EPA). KDHE understands the purpose of the grant is to clean up 54 vacant Land Bank properties in the Douglass/Sumner area of Kansas City, Kansas. The funds received from the EPA will be utilized to remediate and restore the environmental integrity of the Brownfield target areas outlined in the grant application and support much needed redevelopment.

KDHE commends KCK's revitalization efforts in these communities, which represent the very ideals and goals of the Brownfields Program. KCK has previously utilized the KDHE Brownfields Program for brownfields assistance for other areas of the community and such support will continue during this project. KDHE understands that KCK will enroll this site into the state Voluntary Cleanup and Property Redevelopment Program (VCP) for oversight. This site would appear to meet eligibility criteria for the state VCP. KDHE understands that it is KCK's intention to remediate lead detected in soil to the EPA RSL (200 mg/kg) rather than the Kansas Tier 2 Risk-based Standard (400 mg/kg). Alternative site-specific cleanup goals are allowed for consideration and approval in VCP. Based upon the environmental site assessment provided, the site has had sufficient level of characterization to perform the proposed soil remediation. KDHE understands a portion of the cleanup funds is proposed for additional characterization of soil-gas at certain parcels; however, this characterization should occur following soil remediation to evaluate the parcel conditions at that time and determine if institutional controls will be a requirement of the cleanup and eventual No Further Action (NFA) determination.

KDHE fully supports your grant application and looks forward to working with you on this and future Brownfields projects within your area. If you have any questions, please feel free to contact me at (785) 291-5519 or email at timothy.speer@ks.gov.

Sincerely,

A handwritten signature in black ink that reads "Tim Speer".

Timothy Speer
Brownfields Coordinator
Long Term Stewardship & Brownfields
Bureau of Environmental Remediation