

# KANSAS CITY BROWNFIELDS COALITION

1017, 1021 & 1023 W. 17th; Mattie Rhodes Arts Center

April 2022



**Location:** 1017, 1021 & 1023 W. 17th, Kansas City, MO

**Project Description:** The Mattie Rhodes Center requested assistance from the Brownfields Program for assessment and cleanup of three properties located at 1017, 1021 & 1023 W. 17<sup>th</sup> to develop a permanent facility to expand youth art programming, exhibit its art collections, and consolidate operations. The properties were all commercial vacant lots owned by Mattie Rhodes.

**History:** Beginning in 2012, the City assisted the Mattie Rhodes Center, a local community arts and educational non-profit organization, in efforts to consolidate its facilities and develop a new permanent home in the Westside Neighborhood for a community center and studio exhibit space.

Based on the recommendations of the Phase I ESA report, a Phase II ESA was performed. The Phase II ESA soil sample results indicate soil samples exhibited arsenic, lead, and cadmium concentrations exceeding MRBCA RBTLs. Of most significance, lead concentrations above residential and non-residential Tier 1 levels were detected in the surface soils at two locations at the west edge and southwest corner, respectively. Groundwater was not encountered during the Phase II ESA investigation. Additional site characterization was recommended to determine if there are off-site

impacts for surface soil metals and to help determine the three-dimensional extent of impacted soils.

The City Brownfields Coordinator discussed with the non-profit board several remedial options, including an engineered control with an environmental covenant and a limited soil removal action. Residential homes are located adjacent to the site and data suggest that additional sampling may be advised to determine potential off-site impacts. In 2013, a conceptual site plan and facility design was prepared with assistance from El Dorado Architects.

At a board meeting in March 2014, members expressed a preference to remove contaminants, as the Center would be location for children and family activities, but understood that funds might not be available for this option and alternatives involving capping and long-term stewardship might have to be considered. The City's consultant roughly estimated a soil removal action to address the maximum concentrations of lead at \$70,000.

An additional site investigation was conducted October 27, 2014. No off-site impacts above residential Tier 1 risk-based target levels were identified to the south or west. However, additional subsurface soil impacts for lead were identified in the south-center portion of the site. Soil impacts for lead were delineated to Tier 1 non-residential levels but delineation to residential Tier1 could not be accomplished to the east due to dense trees and brush in the southeastern area of the site.

It was then determined that due to the heterogenous nature of the contaminants appearing in soils, fill and rubble materials, and without a definite plan of how the new facility will be designed, that additional site characterization be suspended until a facility design is developed indicating where and how site preparation (soil grading and removal of fill materials) will be performed for the development.

The City Brownfields Coordinator also recommended that the site be entered into the Brownfields Voluntary Cleanup Program in order gain independent regulatory oversight and to obtain a Certificate of Completion stating that site conditions are appropriate for the intended use. A BVCP application has been prepared was submitted to MDNR.

In 2018, Mattie Rhodes received pre-development funding from LISC, hired McCown-Gordon and El Dorado architects to design the facility, and produced redesigned preliminary drawings on June 28, 2018. A geotechnical survey was also completed 7/19/18.

In May 2019, the Kansas City Revolving Loan Fund (RLF) issued a subgrant for \$100,000 towards remediation costs. In August 2020, Kansas City approved increasing the subgrant to \$200,000 because of unexpected increases in remediation cost. Remediation began March 2020 and was completed in June 2021.

**Remediation:** What started as a limited removal of “hot spot” lead contamination in surface and subsurface soils ended up removing far more in volume of contaminated

materials than originally anticipated. The cleanup was innovative in that the grading plan and remediation plan were integrated together so that the environmental contractor, not the civil contractor, was the one who encountered the unanticipated contaminated fill and managed the cleanup. This contractual posture was critically important when the conditions were discovered. The expertise, creativity and dedication of MRC's contractor EWI, working together with MRC, the city's QEP and MDNR, allowed the grading and cleanup work to adapt and continue towards completion while remaining compliant with the BVCP process so that it could earn a Certificate of Completion.

When promptly notified, MDNR responded quickly to the changed conditions with guidance and approvals to allow appropriate modifications to the remedial action plan. Site redesign also allowed construction of a green infrastructure feature to naturally retain stormwater, and when even more contaminated fill was encountered during final grading for foundations and the green infrastructure, MDNR was again promptly informed and provided further guidance and approval to continue implementation of the modified RAP. The attached figure shows the areas of contamination discovered after remediation and grading per the remedial design was conducted. Additional excavation was performed and confirmation samples obtained for MDNR review and approval.

Throughout the process, MRC remained dedicated to delivering a site that went beyond acceptable non-residential use levels to meet residential cleanup levels so as to assure residents of this low-middle income area with a rich Latinx cultural history a site that is safe for children who will visit and learn, and for any uses in the distant future. Vertical construction on the \$4 million cultural arts center began in Summer 2021 and was completed March 2022. The new center greatly expands MRC's mission to educate and engage local youth in the arts and exhibit its nationally significant collection of folk art.

# LEGEND

- = DENOTES AREAS OF EXCAVATED IMPACTED MATERIAL (553.1 TONS)
- = DENOTES AREAS OF IMPACTED MATERIAL AT GROUND SURFACE, UNDISTURBED OR STOCKPILED
- = DENOTES SUSPECTED QUANTITIES OF SUB-SURFACE IMPACT WITH NON-IMPACTED OVERBURDEN
- = XRF SCREENING DATA BELOW RESIDENTIAL RBTLS
- = XRF SCREENING DATA ABOVE RESIDENTIAL RBTLS
- 388.41 = CONCENTRATIONS REPORTED VIA XRF SCREENINGS (PPM)
- = CISTERN/TRASH PIT LOCATION. TOTAL DEPTH APPROX. 12 FT BGS
- \*NOTE - PARCEL BOUNDARIES APPROXIMATED



**LEGEND:**

- |   |   |                            |
|---|---|----------------------------|
| Proposed Contours                                 | G3- Designated Vehicle and Equipment Fueling Area | G8- Concrete Washout       |
| Existing Contours                                 | G4- Solid Waste Receptacle                        | G9- Erosion Control Mat    |
| G1- Notification Sign                             | G5- Sanitary Waste Receptacle                     | G10- Material Storage Area |
| G2- Stabilized Vehicle and Equipment Parking Area | G6- Silt Fence                                    | G11- Construction Fence    |
|   | G7- Stabilized Construction Entrance              | G12- PROPERTY LINE         |

02 SEDIMENT AND EROSION CONTROL  
 RES:

NORTH



CHECKED BY:  
J. PFANNENSTIEL

E.W.I. # 210817  
 UPDATED BY: JAP  
 APR. 15, 2021

SCALE IN FEET  
 0 15 30  
 APPROXIMATE



Kansas City Office Location:  
 1731 Locust Street  
 Kansas City, MO 64108  
 Phone: (816) 285-8410

## SITE DIAGRAM

MATTIE RHODES COMMUNITY CENTER  
 1017-1023 W. 17TH STREET  
 KANSAS CITY, JACKSON COUNTY, MISSOURI

FIGURE

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