

## Region 7 Brownfields Accomplishments Report

### Brownfields: Renewal and Revitalization

EPA's Brownfields Program works to assess, clean up and redevelop potentially contaminated lands. Last year, EPA issued \$8.68 million in grants to 24 entities in Iowa, Kansas, Missouri, Kansas, and tribal lands to help local governments start these projects.

### Project Highlight: Negro League Education and Research Center, Kansas City, MO

Completed in 1914, the Paseo YMCA was one of 25 YMCAs in America built specifically to house African-Americans. At a meeting held at the Y in 1920, the National Negro Leagues were founded. After serving a multitude of purposes for Kansas City residents over the years, the building was closed in the 1970s and remained vacant for 30 years.

The Negro Leagues Baseball Museum (NLBM) has successfully taken on the responsibility of developing the Negro Leagues Education and Research Center, named in honor of a legendary Negro Leaguer John "Buck" O'Neil. It will be hosted at the site of the restored Paseo YMCA, birthplace of the Negro Leagues. The Buck O'Neil Center will total 46,827 sq. ft. of space dedicated to sharing the history, highlighted by an educational curriculum for school age children and the availability of archival documents to researchers of all ages.



*The Paseo YMCA, an abandoned historic building on Paseo Boulevard in Kansas City, MO. The building is listed on the National Register of Historic Places.*

An EPA Brownfield Cleanup grant totaling \$165,047 for site remediation has been awarded. Construction and rehabilitation of the Center will double the number of



*An architectural rendering of the future John "Buck" O'Neil Negro Leagues Education and Research Center. "This new education and research center is much more important to me than any Hall of Fame election."-- Buck O'Neil*

permanent NLBM employees and generate hundreds of jobs. Redevelopment also will eliminate potential health hazards, act as a catalyst for development, and enhance the neighborhood and surrounding communities.

## Project Highlight: Abandoned City Hospital Transformed Into the Georgian Condominiums

After much collaboration and investment by private and public entities, the old City Hospital on Lafayette Street in St. Louis, MO, is springing back to life after years of abandonment and deterioration.



*City Hospital site conditions, 2004. This site has been a City Hospital since 1874. The current structure was built in 1905-1906, but was abandoned in 1985 and sat dormant for nearly 20 years.*

Redevelopment was complicated because of many contaminants of concern: Asbestos, Lead-Based Paint, bulbs & ballasts, USTs, PCBs, oils, cleaners, and refrigerants. A Brownfields Assessment Grant was issued in 1998, and assessment work was conducted by the Army Corps of Engineers on behalf of the City of St. Louis Land Reutilization Authority in 1999.

Since then, the property has been developed by Gilded Age Renovation LLC in three phases. The first phase,

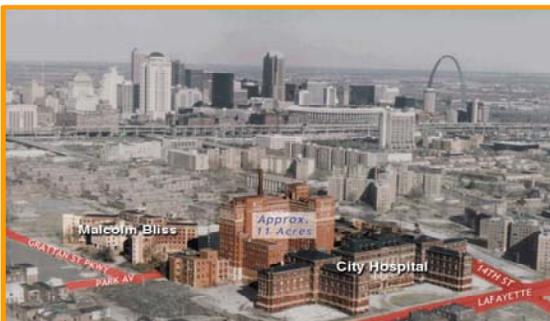
totaling \$25 million, includes 101 condos in the renovated 92-year-old administration building and two attached wings, renamed the Georgian Condominiums for the style in which the hospital was originally built.

The second phase entails renovating the old power plant, laundry room and remaining hospital buildings for retail, a restaurant, office space and more housing. The third and last phase of redevelopment will occur across the street from the main building, on the south side of Lafayette. The area will either be developed into small shops or a small corporate campus for a local employer, at an estimated cost of \$15 million to \$20 million per subsequent phase.



*The Georgian Condominiums, August 2006.*

The revitalization of the City Hospital, spurred by a Brownfields Assessment grant, has helped turn an eyesore into a beautiful city landmark. This project has reconnected the historic Lafayette Square, Soulard and LaSalle Park neighborhoods. Phase I of the project is nearing completion.



## Project Highlight: Revitalized Warehouse Becomes Gateway to Jordan Valley Park in Springfield, MO

Built during the 1920's, the warehouse at 319 North Main in Springfield, MO is a Brownfield redevelopment site originally built for Springfield Seed Company, and listed on National Register of Historic Places. The warehouse is located in the future West Meadows of Jordan Valley, Springfield's Center City economic revitalization catalyst. The Jordan Valley Park concept was created through Vision 20/20, the City's comprehensive planning process beginning in 1994. Jordan Valley Park will be created from the historic industrial valley in Springfield that has been abandoned and underutilized for decades.

319 North Main itself is a three-story, 38,000 square foot building in the Burlington Northern Railway yard. It has served as a seed warehouse and paint manufacturer during its useful life. However, after being abandoned for over 10 years, the building is now home to Butler, Rosenbury & Partners who occupy the upper two floors of the building. The building renovation was funded through a \$400,000 HUD Brownfields Economic Development Initiative (BEDI) grant and \$2.4 million Section 108 Loan Guarantee. The parking lot construction is beginning soon which will allow the leasing of the first floor to a restaurant or retail establishment.



*The historic Springfield Seed Company warehouse, 319 N. Main, Springfield, MO.*



*Interior of the newly renovated 319 N. Main warehouse.*

If not for the Brownfield program, it is doubtful that this site would have been redeveloped. It is located near two former manufactured gas plant facilities and a rail yard, both of which created contamination on the site. However, environmental assessments by the private developer, the City's Brownfield program, and EPA's Targeted Assessment program have helped identify issues, remove environmental uncertainty, and lead to cleanup of the contamination. The site is enrolled in the MDNR Voluntary Cleanup Program and the parking lot site cleanup will start in a few weeks.

The City of Springfield, along with its partners including EPA, MDNR, the US Army Corps of Engineers, Burlington Northern and Union Pacific Railways, City Utilities, and private developers, will eventually create the West Meadows of Jordan Valley Park with the restored 319 North Main warehouse as the gateway.

## Project Highlight: First Avenue Revitalization in Coralville, IA



*Entire Brownfields redevelopment site, Coralville, IA, 2001.*

In Coralville, Iowa, the ambitious First Avenue Revitalization Project seeks to make positive changes and create new opportunities for the city by redeveloping 150 acres of declining industrial park property along the Iowa River. The City of Coralville received its first EPA Grant for the revitalization of the Iowa River Landing Revitalization area in 1998. Since then, the City has been awarded more than \$1.1 million in EPA grant funding. To date, more than 50 Phase I and 20 Phase II ESAs have been completed.



*Demolition of an abandoned property in the industrial park, Coralville, IA, 2001.*

The former industrial park, comprised of truck stops, fueling stations, auto body repair shops and storage facilities now houses the Coralville Marriott Hotel and conference Center. The Marriott opens August 15, 2006 and features 286 guest rooms, 15,000 square feet of meeting space and 30,000

square feet of exhibit space. An \$8.5 million infrastructure improvement project is underway, and the Iowa River Gazebo—commemorating the history of Coralville and serving as a pedestrian/ bike trail between Coralville and Iowa City—is complete. Although the First Avenue Revitalization Project is not yet complete, more than 300 jobs have already been created and a significant number of commercial and hospitality-oriented businesses, as well as “clean” businesses including software and pharmaceutical companies have located to the area. According to Kelly Hayworth, City Administrator for Coralville, “It has been the goal of many organizations...to take these environmental matters into their own hands and make this blighted area into a beautiful gateway for the Cities of Coralville, Iowa City, and the University of Iowa.”



*The fountain and clocktower in front of the new Marriott Hotel in Coralville, IA, August 2005.*