



FLINT HILLS REGIONAL COUNCIL

Revitalization in the Flint Hills



FLINT HILLS
REGION



Mission

*The Flint Hills Regional Council is a **non-profit, voluntary service association** of local Kansas governments to provide services of mutual benefit to the region with the goal of **enhancing economic vitality and improving quality of life throughout the Flint Hills.***



Our Service Area



The Flint Hills Regional Council serves 24 member jurisdictions



Administrator of the seven-county Flint Hills Economic Development District (FHEDD): *Chase, Geary, Lyon, Morris, Pottawatomie, Riley and Wabaunsee Counties*

FHRC Brownfields Program Overview

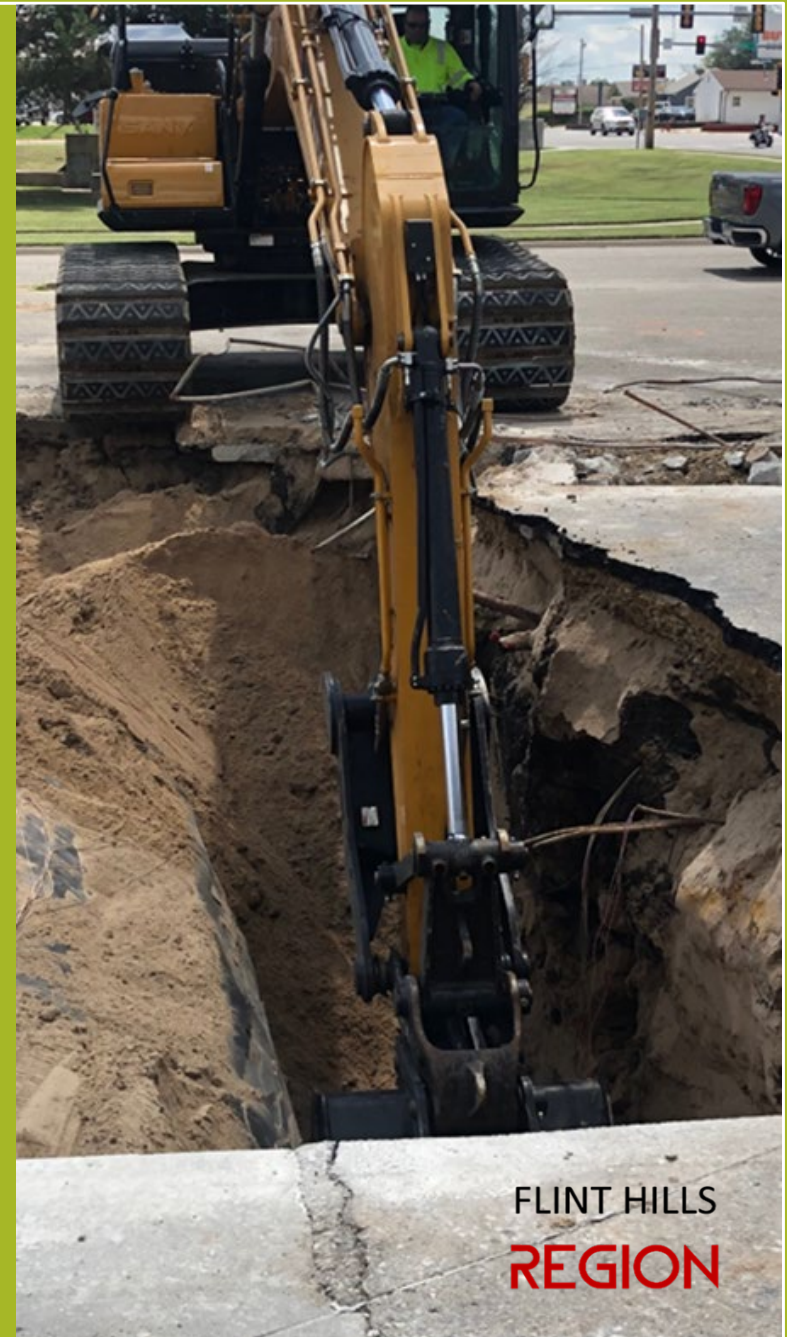
Established 2018 – Funded by U.S. EPA Brownfields Assessment Program.

Regional in Scope

Assessment Services

Conducts area-wide planning to guide community revitalization.

Target Areas are Junction City, Herington, Manhattan, Alta Vista, Hillsboro, St. George, Onaga, and potentially more...



Assessment Grants

- 2017-2021

- \$600,000
- Site nominations and inventory - 100
- Eligibility Determinations - 100
- Phase I-25
- Phase II -10
- Asbestos, Lead Based Paint and Restricted Waste Surveys -6
- Area Wide Plans -2
- Public Outreach-
 - Outreach sessions held via area-wide plans,
 - FHRC meetings and web site, 2022 Brownfields workshop

- 2022 -2024

\$500,000

- Site Nominations - 30
- Eligibility Determinations - 30
- Phase I-27
- Phase II – 4 large, 5 small
- Asbestos, Lead Base Paint Surveys- 8
- Area Plans – 3
- Area Visioning – 1
- Structural Studies – 5
- KDHE Phase I & II- 3
- Public Outreach- Ongoing
 - 2023 Workshop
 - Community Meetings

- 2024-2028

\$1,500,000

- Site Nominations – 12
- Eligibility Determinations - 12
- Phase I-5
- Phase II – 2
- Asbestos, Lead Base Paint Surveys- 2
- Area Plans – JC, Herington, Alta Vista, MHK, SG
- Structural Studies - 2
- KDHE Phase I & II--2
- Public Outreach

Project Highlights

Program Impact and Success Stories

The Brownfields program has directly served 16 communities/counties enabling reuse of properties, new business development, and infrastructure investment.

Ogden, KS

FHRC completed an Area-Wide Plan and multiple Phase I and II assessments adjacent to the eastern gates of Fort Riley. This led to reuse of key properties (now a restaurant and hair salon) and catalyzed broader infrastructure planning. The city is now pursuing engineering for Riley Avenue improvements and is preparing for a future OLDCC/DCIP grant application implementing the Riley Avenue Area Plan as well development by the river.

Onaga, KS

USD 322 School, Phase I & II and Sampling to provide information to the school district to make an informed decision on whether to rehabilitate or demolish the existing school.

Junction City, KS

With three Area-Wide Plans (Downtown, Washington/Grant, and Grant Avenue), Junction City has emerged as a Brownfields success model. The city is actively leveraging this planning to secure OLDCC/DCIP funding for Grant Avenue—a key gateway to Fort Riley’s southern access for soldiers, families, and civilian employees. Junction City is also a finalist for an EPA RERC (Recreation Economy for Rural Communities) grant, building on momentum from its Main Street designation and its riverfront location and neighbor, Ft. Riley.

Manhattan, KS

Parkside Station, a former gas station, was transformed into a popular restaurant, bakery, and live music venue on Poyntz Avenue—creating 20+ jobs and revitalizing a key corridor near City Park.

Our current grant will have area-wide planning for the rural communities of **Onaga, St. George, Hillsboro, Alta Vista.**



Ogden Area Wide Plan

June 7th, 2023 | 4:00 – 6:00 PM
Ogden Community Center



1. Street view at Riley Avenue and Walnut looking West
2. Four-lane street configuration with 11' drive lanes, 15' center median with street trees and 10' sidewalks
3. Sections of angled parking reserved for pockets of green space, landscaping and pocket parks
4. Large street trees, densely planted, on center median and on either side of the street



218 Riley Avenue (Site 3)



Existing Conditions

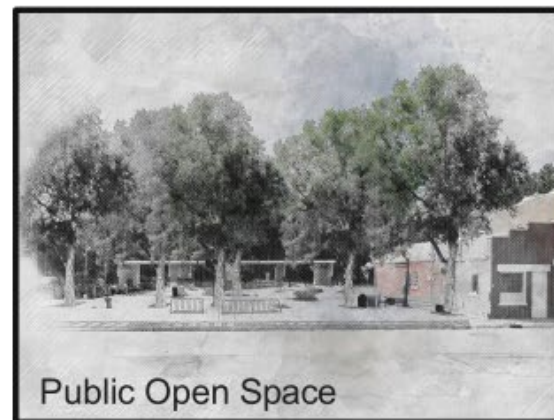
Design and Character Recommendations:



Residential Infill



Commercial Infill



Public Open Space

Grant Avenue Corridor –Area Wide Plan Process

Existing Conditions-Market Analysis

Engagement & Analysis

Conceptual Designs

Final Plans

Funding Strategy

WEST GRANT AVENUE

AREA DEVELOPMENT DATA Note: (quantities are approximate)

Mixed Use: 45,600 SF
Commercial: 111,900 SF
Housing: 81,600 SF

SITE AMENITIES

Fountain Plaza
River Walk
Overlooking Plaza
River Access Point/Kayaking Point
Multi + Pedestrian Pathways
Crosswalks

The western corner of the Grant Avenue study area has some of the greatest potential for continued investment, adaptive reuse, and new development for a variety of building types and public spaces. With this area being mainly outside of floodplain hazards, it is recommended that mixed-use building types be explored for development, especially where views of the Republican River and high walkability among commercial businesses, park spaces, and public transportation could be highlighted to attract residents and tenants.

While this plan takes preservation of existing buildings and established businesses into strong consideration, aging infrastructure and lot size constraints may be reimagined in the future to allow for separated parking lots which may service businesses while giving them desirable street frontage and visibility along Grant Avenue. The reconfiguration of the N. Franklin St. intersection could also address current safety and congestion concerns where business parking currently backs onto Grant Avenue and conflicts with cars queuing at the nearby stoplight.



Example of Mixed-Use Building Character



Example of Commercial Building Character



Example of Potential Town House Building Style

LEGEND

- Mixed-Use Building Type
- Commercial Building Type
- Housing - Town Houses
- Existing Buildings
- Pedestrian Pathways



Figure 18 - Plan View Map of Recommendations for West Grant Avenue

Final Plans

These parcels could respond to engagement findings by offering an age-inclusive space for entertainment, dining, or even an outdoor recreational outfitter space, which could tie well to the goals for this area and connect to larger open spaces and trails recommended along the River. The use of personal watercraft such as canoes and kayaks could be facilitated through a renting facility or as locker storage, as illustrated in keynote "J" in Figure 21. It should also be noted that Regulatory Floodway boundaries must be considered before proceeding with any development in this area and some designed features nearer to the Republican River may need special permitting in order to meet compliance.



Riverside Accessible Walkway



Beach Access Area with Ramps and Stairs



Bench Swing Seating Along Riverside



Kayak Locker Space for Rentals or Storage



Figure 21 - Birdseye View of East Grant Avenue Recommendations

FUNDING OVERVIEW



Housing; Commercial business

Grant Program	Grant summary	Eligibility	Award Maximum	Cost Share	Funding cycle
1. Historic Economic Asset Lifeline (HEAL) Program	Supports the revitalization of downtown buildings in Kansas through fast, efficient funding for projects with strong potential to drive local economic growth. Offered in partnership by the Kansas Department of Commerce and the Patterson Family Foundation.	NPs; Local Govt. & Private Owners*	Max \$100,000 (for building) Max \$40,000 (for facade)	1:1 owner match required with proof of funds	End of November 2025



Public Transportation & Infrastructure; Parks & Open Space

Grant Program	Grant summary	Eligibility	Award Maximum	Cost Share	Funding cycle
2. Community Facilities: Large Grants	Supports city/county facility projects for long-term community service and quality-of-life improvements.	NPs; Local Govt.	Min \$210,001 - Max \$1,500,000	20% match; must survey to meet 51% LMI requirement.	Pre-proposal in mid-October; full proposal in mid-November.
3. Community Facilities: Small Grants	Supports small-scale, high-impact facility projects with 10% match and \$231K cap; focuses on modernization, accessibility, safety, and community vibrancy.	NPs; Local Govt.	Min \$50,000 - Max \$210,000	10% match; must survey to show 51% LMI requirement.	Pre-proposal in mid-October; full proposal in mid-November.



Housing; Public Transportation & Infrastructure; Parks & Open Space

Grant Program	Grant summary	Eligibility	Award Maximum	Cost Share	Funding cycle
4. Community Challenge	Supports improvements in housing, transportation, public space, technology, civic engagement, and related areas.	Local Govt, 501(c)(3), 501(C)(4) and 501(c)(6) Nps	\$100s to \$10,000s, based on project size	N/A	N/A



Parks & Open Space; Environmental Sustainability & Resiliency

Grant Program	Grant summary	Eligibility	Award Maximum	Cost Share	Funding cycle
5. Community Change Grants	Supports Innovative, engaging, and inclusive programs and projects that create change and opportunity for walking and movement at the community level	NPs; Local Govt.	\$1,500	N/A	N/A
6. Competitive Tourism & Outdoor Recreation Grants	Supports tourism recovery through investment in infrastructure, workforce, and community resilience projects.	NPs; Local & State Govt, Indian tribes, US territories	Min \$500,000 - Max \$10,000,000	N/A	N/A
7. Land and Water Conservation Fund Program (LWCF)	Supports preservation and enhancement of outdoor recreation opportunities across the United States.	Local & State Govt	N/A	N/A	Closed for 2025; anticipated reopening in early 2026
8. Active Transportation Infrastructure Investment Program (ATTIP)	Supports development of safe, connected active transportation networks and spines.	Local, Regional & State Govt, Special Districts, Multi-state Govt Groups & Indian tribes	Planning: Min \$100,000 - max \$2,000,000; Construction: Min \$15,000,000 Max \$15,000,000	80% federal share & 100% funding for projects serving areas with over 40% poverty rate	N/A



Public Transportation & Infrastructure

Grant Program	Grant summary	Eligibility	Award Maximum	Cost Share	Funding cycle
9. Innovative Coordinated Access and Mobility Grants	To enhance mobility by fostering coordinated access to public transportation through cross-sector partnerships.	Private & NPs; Local & State Govt, and Operators of Public Transportation	No set grant limit; awards may be partial, and projects must remain viable with reduced funding.	80% federal share; 20% local match required	N/A
10. Buses and Bus Facilities Program	Supports capital projects for buses and related facilities, including purchase, lease, replacement, and rehabilitation.	Local & State Govt, Territories & Indian Tribes	Max \$1,500,000	N/A	Mid June of 2025



**LEVERAGED FUNDING:
KDHE:
ASSESSMENTS**

**KSUTAB :
MARKET STUDIES
VISIONING PLANS
REUSE PLANS**

**EPA REGION 7
TBA-REUSE PLANS
SMALL TOWN COACHING
*CDBG APPLICATIONS**

Pottawatomie County Courthouse

- Phase I ESA completed
- Phase II ESA/Lead Paint and Asbestos Study requested by Pottawatomie County
- Targeted Brownfields Assessment (TBA) Structural Analysis
- Site Reuse & Revitalization -community engagement. and next steps



REUSE PLAN
Option 2 - Second Floor Plan



LEVEL-OF-MAGNITUDE COSTS

Cost Breakdown - Scenarios B & C



SCENARIO B T FULL BLDG REHAB T NOT COMPLYING WITH HISTORIC STANDARDS			
Group & Description	Building SF	Cost per SF	Total Cost
A T Substructure	13,306	5	\$59,877
B T Shell	13,306	26	\$345,956
C T Interiors	13,306	25	\$332,650
D T Services	13,306	117	\$1,556,802
E T Equipment & Furnishings	13,306	12	\$159,672
F T Special Construction	13,306	15	\$199,590
G T Building Sitework	13,306	5	\$66,530
Subtotal		\$204.50	\$2,721,077
Percentage			
General Conditions & General Requirements	8.00%		\$217,686
Profit	5.00%		\$146,938
Bond and Insurance	1.25%		\$38,571
Estimate Contingency	15.00%		\$468,641
Total Construction Cost		\$270.02	\$3,592,913
Other/Soft Costs	20.00%	\$54.00	\$718,583
Total Project Costs		\$324.03	\$4,311,496

Not Eligible for Federal or State Tax Credits

SCENARIO C T FULL BLDG REHAB T COMPLYING WITH HISTORIC STANDARDS			
Group & Description	Building SF	Cost per SF	Total Cost
A T Substructure	13,306	5	\$59,877
B T Shell	13,306	35	\$465,710
C T Interiors	13,306	30	\$399,180
D T Services	13,306	130	\$1,729,780
E T Equipment & Furnishings	13,306	15	\$199,590
F T Special Construction	13,306	15	\$199,590
G T Building Sitework	13,306	5	\$66,530
Subtotal		\$234.50	\$3,120,257
Percentage			
General Conditions & General Requirements	8.00%		\$249,621
Profit	5.00%		\$168,494
Bond and Insurance	1.25%		\$44,230
Estimate Contingency	15.00%		\$537,390
Total Construction Cost		\$309.63	\$3,119,991
Other/Soft Costs	20.00%	\$61.93	\$823,998
Total Project Costs		\$371.56	\$4,943,989

Potential Federal Tax Credits^A 20.00% T\$889,918
Potential State Tax Credits^A 40.00% T\$1,779,836

Total Project Costs Incorporating Tax Credits^A \$171 \$2,274,235

^A Tax Credit is based on Qualified Rehabilitation Expenditures. These have been estimated at 90% of Total Project Costs
^{*} Calculation provided as a representation of the magnitude that tax credits may have on overall project costs. A full proforma should be developed with all funding and financing sources to understand actual project costs.

2022 Assessment Grant

Highlights and Funding



Sites

- Parkside Bakery –
 - Phase II 2021
 - Phase I 2023



Lessons Learned

Challenges: capacity, funding gaps, rural constraints.

Solutions: bundled assessments, reuse-focused planning, leveraging (CDBG, HEAL)

Importance of regional scale and *flexibility*.

It takes time...

What's Next:

New EPA Revolving Loan Fund (RLF) Award

will build upon the success of the Brownfields Assessment Program, financing cleanup activities on assessed sites. The RLF is especially significant for rural areas and military-impacted communities that often face limited access to capital.

Who Can Apply?

Local governments

Nonprofit organizations

Private Developers /Commercial Property Owners

Eligible Activities Include:

Cleanup of petroleum and hazardous substance contamination

Asbestos & lead-based paint abatement

Cleanup to demolition

Funding Options

Loans: \$100,000–\$500,000 | Low-interest | Flexible repayment

Set terms, interest rate

Funds revolve back into the program as loans are repaid, allowing continuous investment in regional redevelopment.

Replenish fund once funds are committed.

Community Benefits

Healthier environments: Removal of toxic materials

Economic growth: New jobs, tax revenue, and business activity

Sustainable development: Reduced sprawl and efficient land use

QUESTIONS

Flint Hills Regional Council
Janna Williams, Regional Planner
Flinthillsregion.org

