

Kansas Department of Health and Environment

Bureau of Environmental Remediation

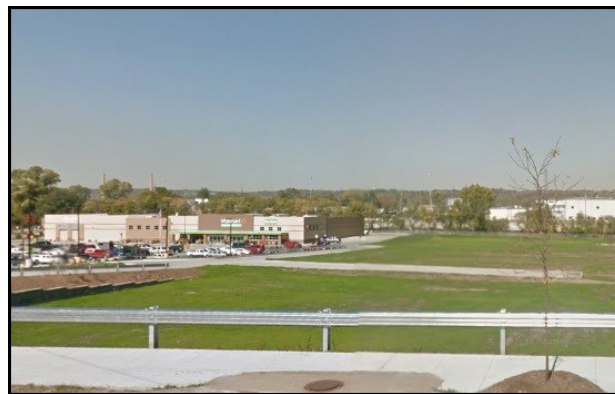
Environmental Use Control Program



Kansas City Structural Steel Site Redevelopment

Site History:

The former Kansas City Structural Steel site covers an area of approximately 22 acres, located at 2100 Metropolitan Avenue in Kansas City, Wyandotte County, Kansas. Between 1880 and 1901, smelter operations were conducted by the Kansas City Consolidated Smelting and Refining Company and successors. In 1907 the site was occupied by the Kansas City Structural Steel Company. The steel plant produced fabricated steel products for much of the downtown Kansas City skyline and other structures throughout the world.



View of Site after Construction, facing north (© 2015 Google)

Site Remediation:

Facility operations left behind smelter slag and soils with elevated concentrations of heavy metals. In 1993, the United States Environmental Protection Agency (EPA) demolished the site structures and began cleanup of the impacted soils. The highly impacted soils were treated, stabilized, and encapsulated in a consolidation berm located on-site. The consolidated material was covered with a geotextile fabric and a vegetated soil cap, while the rest of the property was covered with compacted limestone gravel as depicted below. Under the guidance of the EPA the landowner filed a Declaration of Covenants and Restrictions with the Wyandotte County Register of Deeds to place an Institutional Control on the property to restrict construction activities and ensure continued operations and maintenance of the property.



View of the Site after the 1993 removal action, facing north

Site Redevelopment:

In 2013, a Construction Build Plan (CBP) and Soil Management Plan (SMP) were approved by KDHE to direct future construction activities and management of impacted soils brought to the surface. In 2014, Argentine Retail Developers, Inc. purchased the property. With help from the EPA, Argentine Retail Developers, Inc. applied for Environmental Use Controls to be put on the property. The Environmental Use Control Program drafted a Long-Term Care Agreement (LTCA) and Environmental Use Control Agreement (EUCA) to supersede the Institutional Controls. The construction of a Walmart Neighborhood Market was achieved within the framework of the EUCA restrictions, allowing the underutilized property to be developed, while still protecting the human health and the environment from the residual contamination. The EUC Program will continue to inspect the property on an annual basis to ensure compliance with the terms of the LTCA and EUCA.

Future Redevelopment Opportunities:

Four other lots on the property are available for development. The EUC program will be responsible for reviewing construction plans and reports to support the Site's productive and safe reuse.

Benefits

- **Redevelopment of an underutilized property**
- **Creation of 85 new jobs and numerous opportunities for the local community**