

Site Redevelopment Profile

PCB Inc.-Missouri Superfund Site

2100 Wyandotte Street, Kansas City, Missouri 64108

Property Overview

Size

Less than 1 acre

Current Site Uses

- The site was cleaned up under EPA's removal program in 2005.
- A 12-story apartment building with retail space on the first floor is located on site.

Use Restrictions

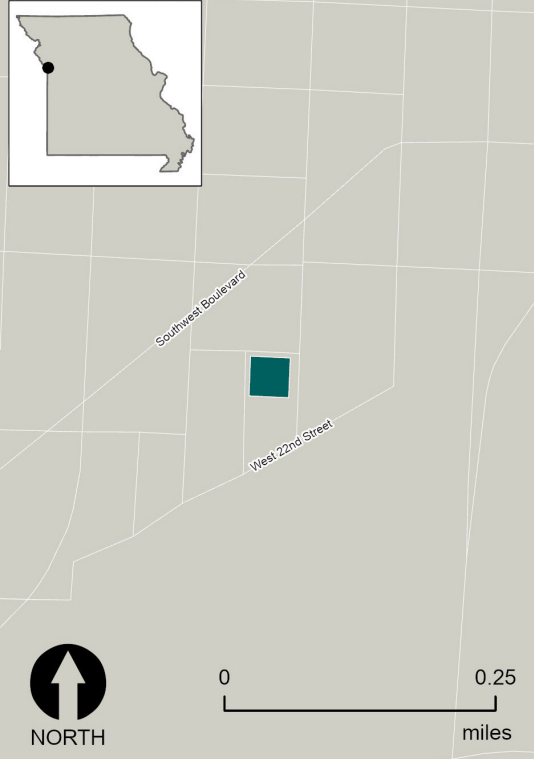
- There are no use restrictions at the site.

Surrounding Population

9,909
1 MILE

94,724
3 MILES

232,079
5 MILES



A map of the site in Missouri.

Site History and Redevelopment Timeline

1982-1987

PTI treated and disposed of materials containing PCBs at the site.

1995

Steering Committee met with EPA to initiate cleanup discussions.

2004

Building removal started.

2005

Building removal completed.

2007

Redevelopment discussions started for a new building at the site.

2016

Sales tax exemption granted for the development project.

2017

Project construction underway.

2018

Project completed. Apartment leasing started.

History and Cleanup

Extensive cleanup of this former waste disposal facility overseen by EPA's Superfund Emergency Response and Removal program made possible the construction of a mixed-use project that combines luxury apartments and ground-floor shopping areas.

PCB Treatment Inc. (PTI) began treating and disposing of materials containing polychlorinated biphenyls (PCBs) at the site in 1982. From 1982 to 1987, PTI removed PCBs from electrical transformers, capacitors, and waste oil discarded by the federal government, rural electric cooperatives, utility companies, cities, states, and businesses. While it operated, PTI received shipments of materials contaminated with PCBs from about 1,500 entities. PCB concentrations ranged from about 50 parts per million (ppm) to nearly pure PCBs. Over 25 million pounds of PCB-contaminated materials were treated and disposed of by PTI at this site.

A group of former PTI customers (Steering Committee), who were responsible for site cleanup met with EPA in 1995. The Steering Committee agreed to assess contamination at the PTI facilities, evaluate cleanup methods, and then implement the cleanup. The Steering Committee planned and implemented all required work, with oversight provided by EPA and the Missouri Department of Natural Resources (MDNR).

Building removal began in late 2004. Hydraulic rams broke the structure down into manageable pieces. Water misting ensured that any dust resulting from demolition did not spread off site. PCB-contaminated materials were then disposed of at the Clean Harbors Lone Mountain Disposal Facility in Waynoka, Oklahoma. Cleanup finished in June 2005.



Cleanup action on the site.



Cleanup action on the site.

Pictures of the Site: Before & After



The building before demolition, cleanup and redevelopment on the site.



The newly constructed apartment complex after demolition, cleanup and redevelopment on the site.



The building before demolition, cleanup and redevelopment on the site.



The newly constructed apartment complex after demolition, cleanup and redevelopment on the site.



A sign providing information about cleanup action on the site.



A sign for the apartment complex on the site.

Redevelopment

Developers quickly recognized the property's potential; Copaken Brooks and a partner acquired the Wyandotte property in 2007. However, initial plans for a condominium did not advance due to the global economic decline that started later that year. After a project redesign, new partners stepped forward to work with Copaken Brooks.

The new plans for the Arterra high-rise apartment project called for a 116-unit building. Estimated construction costs were \$27 million. Project partners then worked through several challenges, including contractor changes. To address rising project costs, the project team proposed a larger building with more apartments and ground-level retail space. The local Land Clearance for Redevelopment Authority also helped by providing the developers, Copaken Brooks and St. Louis-based Altus Properties, with a sales tax exemption. Work began on the final project in July 2017.

Today, the property is home to the Arterra 12-story luxury residential tower, the first highrise apartment project built in the Crossroads Arts District area of downtown Kansas City. Copaken Brooks and Altus Properties jointly developed the project, which serves as a visual beacon of development and growth in the District. Arterra offers 126 state-of-the-art residential units, first-floor retail, an integrated parking garage, an infinity pool overlooking Liberty Memorial, Penn Valley Park, and the Arts District, and a 12th-floor amenity suite that offers a free coffee bar and views of the Kansas City skyline.

Contacts

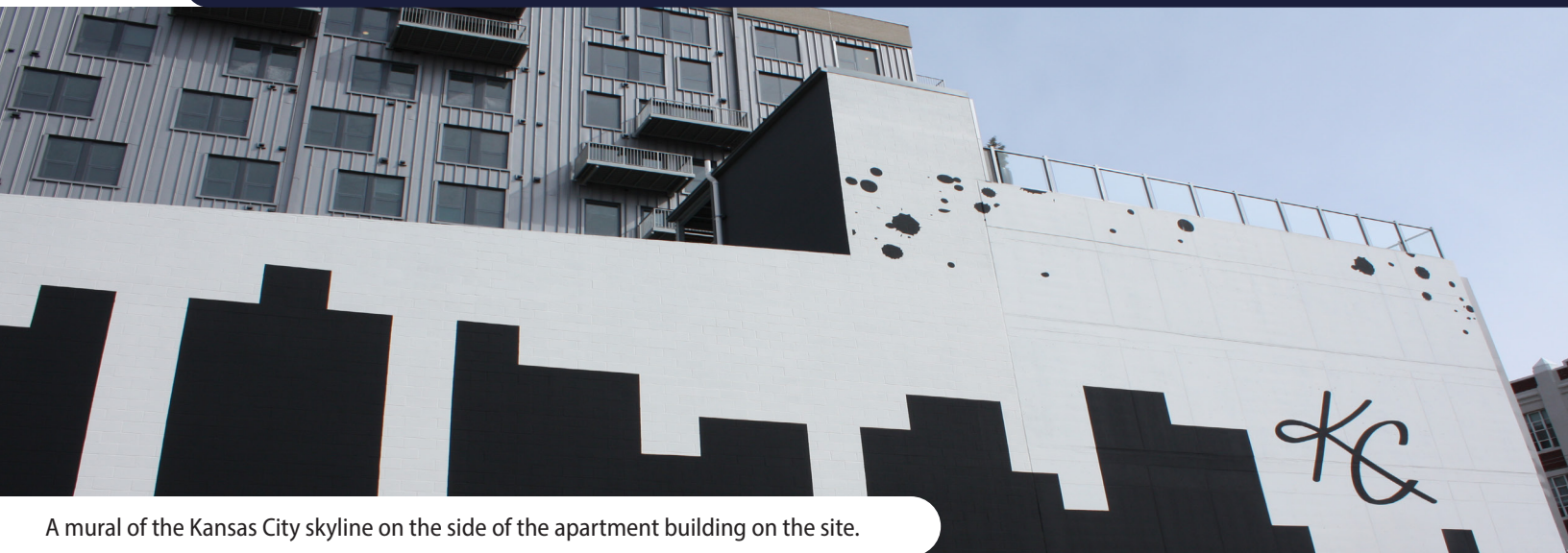
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For more information see: www.epa.gov/superfund-redevelopment



A mural of the Kansas City skyline on the side of the apartment building on the site.