



Redevelopment Opportunity Sites Kansas City Commercial Properties

2100 Metropolitan Avenue, Kansas City, Kansas 66106



Images from left to right: Views of site property parcels currently available for redevelopment (Source: Argentine Retail Developers, Inc.).

Site Name: Kansas City Structural Steel Superfund Site

Size: 27 acres; remaining property parcels available for redevelopment are 1.38 acres, 1.19 acres, 1.17 acres and 1.18 acres.

Existing Site Infrastructure: All major types of infrastructure are located on site.

Current Site Uses: The site is home to a commercial area, a police station and community space. Four property parcels owned by Argentine Retail Developers, Inc. remain available for use. These four property parcels have been cleaned up and are ready for redevelopment.

Use Restrictions: Land use controls restrict soil disturbance. At least 4 feet of clean fill must remain below the finished grade. Buildings cannot have basements. Crawl spaces cannot be more than 2 feet below the finished grade. Foundations and support structures cannot extend below the 4-foot clean fill barrier. The site's consolidated fill area must remain fenced off.

SETTING:

- The site is located in a commercial and residential area. It is zoned for commercial uses.
- Site surroundings include the BNSF railyard and the Kansas River to the north, commercial and residential properties to the south, commercial and residential properties to the east, and a recreational field at Vega Park to the west.
- Argentine Retail Developers, Inc., Oak Orchard LLC, and Unified Government of WyCo-KCK currently own properties at the site.
- The site is part of the La Plaza Argentine shopping center. This 61,000-square-foot development includes a Walmart Neighborhood Market and Kansas City Police Department patrol station.
- As of December 2019, EPA had data on two on-site businesses. These businesses employed 115 people and generated an estimated \$12,822,000 in annual sales revenue.
- Four site property parcels have been cleared in preparation for redevelopment and are available for lease or purchase.
- Surrounding population: 0.5 miles, 1,828 people | 2.5 miles, 44,923 people | 4 miles, 131,392 people.

REMEDIAL STATUS:

- Smelting and steel fabrication led to the contamination of soil and groundwater with heavy metals.
- Site cleanup took place from 1993 to 1995. Cleanup activities included demolition of vacant structures and consolidation of contamination under a soil cap.
- Following cleanup, operation and maintenance activities are ongoing.
- In 2014, EPA and the state worked with the developer to enroll the site in the Environmental Use Controls Program administered by the Kansas Department of Health and Environment. The program helps maintain the site remedies and make sure the remedies remain protective during construction and reuse.

FOR MORE INFORMATION, PLEASE CONTACT:

Tonya Howell
Superfund Reuse Coordinator
Superfund Division
U.S. EPA Region 7
(913) 551-7589
howell.tonya@epa.gov

Jeff Berg
Partner
Elevate Property Advisors
(913) 914-7065
jeff@elevatecre.com

Andrea Schiller, P.G.
Unit Manager, Long-Term
Stewardship & Brownfields
Redevelopment Section
Kansas Department of Health
and Environment
(785) 296-0489
andrea.schiller@ks.gov

Site Summary: www.epa.gov/superfund/kansascitystructuralsteel

Disclaimer: EPA does not warrant that the property is suitable for any particular use. Prospective purchasers must contact the property owner for sale potential.