

Kansas Department of Health and Environment

Bureau of Environmental Remediation, Assessment and Restoration Section

Voluntary Cleanup and Property Redevelopment Program



Proposed Shopping Center, Northwest of 6th and MacVicar Site

Background

The property lies in a commercial and residential area of Topeka, Kansas, and was a vacant lot in 2013. The Kansas Department of Agriculture Testing Laboratory and a building for the Kansas Rehabilitation Center for the Blind had previously been on the property. A developer proposed using the property for a new neighborhood Wal-mart store. A Phase I Environmental Site Assessment conducted before property acquisition identified the potential for environmental contamination from the testing laboratory. In response, a Limited Site Investigation collected soil and groundwater samples, and identified mercury in groundwater above applicable Risk-Based Standards for Kansas (RSK). The developer applied to KDHE's Voluntary Cleanup and Property Redevelopment Program in September 2013 in order to address this contamination.

Solution

Six monitoring wells were installed during a Supplemental Site Investigation in October 2013, but identified mercury. Mercury was detected in one unfiltered groundwater sample, below the Tier-2 residential RSK level, but not detected in any filtered groundwater samples.

The Voluntary Cleanup Investigation (VCI) installed eight temporary groundwater monitoring wells in February 2014 and analyzed groundwater samples for eight RCRA metals (arsenic, barium, cadmium, chromium, lead, mercury, selenium, and silver), volatile organic compounds, pesticides, organophosphorous pesticides, herbicides, ammonia, nitrate, and nitrite. The VCI also collected and analyzed soil samples. The only contaminant identified above its Tier-2 RSK level was lead in one unfiltered groundwater sample.

The VCI concluded that there are no on-site sources for the identified contamination in groundwater. An adjacent property has been referred to KDHE's Site Assessment Unit in order to determine whether that property is a contaminant source. KDHE issued a "No Further Action" determination to Wal-Mart Real Estate Business Trust in May 2014.

Benefits

- **KDHE has given the site a "No Further Action" determination.**
- **The proposed redevelopment can proceed.**



The proposed location for a neighborhood shopping center has been vacant since 2010.