

Kansas Department of Health and Environment

Bureau of Environmental Remediation, Remedial Section

Voluntary Cleanup and Property Redevelopment Program



Wind Ridge Apartments

Background:

In July 2007 the Michaels Development Company conducted a Phase I Environmental Site Assessment at the Wind Ridge Apartments, 2502 Wildwood Street, Wichita, Kansas. The Phase I Assessment noted that the property was situated downgradient of known sources of ground water contamination and recommended a Limited Site Investigation be conducted. The Limited Site Investigation consisted of three borings to ground water to sample ground water at shallow and deep depths. Analysis of the ground water demonstrated that volatile organic chemicals (VOC) were present in five of the six samples, some at levels that exceed Kansas risk-based cleanup levels. The ground water contamination was believed to have a source on another property upgradient of the apartment complex.



Wind Ridge Apartments.

Solution:

The Michaels Development Company applied to the Voluntary Cleanup and Property Redevelopment Program (VCPRP) on October 30, 2007, as a property having Class I (off-property source) contamination. A Voluntary Agreement was executed on December 17, 2007. KDHE identified the source property as Electromech Technologies, 2600 South Custer. Electromech Technologies is also in the VCPRP and,

under an approved Voluntary Cleanup Plan, is actively remediating soil and ground water contaminated by the same VOCs that were found in ground water at the Wind Ridge Apartments. Electromech Technologies is monitoring ground water conditions in the area and has installed additional monitoring wells at the Wind Ridge Apartments.

The presence of contamination in the ground water at the Wind Ridge Apartments is unlikely to affect surface use of the property. KDHE carried out a site inspection at the apartment complex on February 12, 2008, that found no potential sources for the VOC at the property. A No Further Action letter for Class I contamination was signed by the Secretary on February 29, 2008.

Benefits:

- Further delineation of the VOC plume originating from the Electromech Technologies property, resulting in more effective action to protect Kansans and the environment.
- The Michaels Development Company was relieved of environmental liability for VOC contamination in ground water at the 11 acre Wind Ridge Apartments.



A children's play area at Wind Ridge Apartments.