

# DEVELOPMENT OF WALMART NEIGHBORHOOD MARKET IN ARGENTINE NEIGHBORHOOD

**March 26, 2014. KANSAS CITY, Mo.** After a complex regulatory approval process, LANE4 Property Group has announced the official groundbreaking of La Plaza Argentine, a grocery anchored neighborhood retail center on a former EPA Superfund site in the Argentine area of Kansas City, KS.

La Plaza Argentine, anchored by Walmart Neighborhood Market, is located on the former Kansas City Structural Steel Superfund Site just west of Highway 69 on Metropolitan Avenue. The development site encompasses a total of 13+ acres and will include four additional pad sites available for development.

The project represents the culmination of years of collaboration between neighborhood groups, the Unified Government of Wyandotte County, a private developer, state and federal environmental agencies and Walmart. La Plaza Argentine responds to the local residents in Argentine who have long desired a first class grocery store in a neighborhood underserved with quality grocery shopping options.

“It was a true case of ‘many people, one goal’ for this project,” says Hunter Harris, Vice President of Development and Partner at LANE4. “Without the extreme dedication of each involved party, this project would never have happened.”

The La Plaza Argentine site, once the home of a silver smelting and refining operation and, subsequently, a steel fabrication plant, but vacant since 1984, had been contaminated by lead and other heavy metals. In 1993, the EPA demolished the structures, and conducted a removal action which included capping the contaminated soil. The property was officially deemed remediated and deeded to El Centro, Inc. (ECI), a local non-profit organization serving the needs of the Hispanic community of Kansas City. El Centro, however, had been unable to find a suitable use for the property.

LANE4 worked with neighborhood groups and the Unified Government to obtain zoning, tax increment financing and municipal entitlements for construction of the project, and has, with EPA’s approval, enrolled the property in the Environmental Use Controls program administered by the Kansas Department of Health and Environment. The controls maintain the cap and protect human health and the environment during construction and into the future.

The end result of this unique team effort will bring new economic development to a brownfield property while at the same time provide a class A grocery store to what has long been considered a “food desert.” La

Plaza Argentine will be one of the first and only centers developed specifically to serve the needs of the Argentine Neighborhood.

“The real test for projects like this one is whether residents feel like, when it’s done, their neighborhood is a better place to live than it was before--this projects meets that test in every way,” said Ann Murguia, the Executive Director of the Argentine Neighborhood Development Association (ANDA).

Harris pointed to Murguia and ANDA’s role as critical, stating, “It made a difference working with Ann and ANDA because of their vision and willingness to get everyone to work toward the common goals of improving the Argentine Neighborhood and Wyandotte County.”

**ABOUT LANE4:** LANE4 Property Group specializes in project leasing, tenant representation, development and property management of retail, office, hospitality and mixed-use projects throughout the Midwest including 39Rainbow in Kansas City, Kan., The Village in Prairie Village, Kan., Corinth Square in Prairie Village, Kan., Mission Crossing in Mission, Kan., One Kellogg Place in Wichita, Kan., The Shoppes at Market Pointe in Papillion, Neb., and Tiffany Springs MarketCenter in Kansas City, Mo. For more information on LANE4 Property Group, visit [www.lane4group.com](http://www.lane4group.com).

**ABOUT ARGENTINE NEIGHBORHOOD DEVELOPMENT ASSOCIATION:** Argentine is a mature urban neighborhood in Kansas City, Kansas with a stable population that was showing signs of decay despite the community vitality and loyalty of its residents. Since 2004, the Argentine Neighborhood Development Association (ANDA) has been dedicated to building long term relationships with businesses, governments and individuals to help the Argentine community realize their maximum benefit through housing stock, commercial development, infrastructure improvement and community involvement.

ANDA is a Kansas non-profit Community Development Corporation (CDC) which is certified as a tax-exempt 501c3 organization by the IRS. ANDA is certified by the Kansas Housing Resources Corporation as a Community Housing Development Organization (CHDO). The business of the corporation is managed by an 11-member board of directors who serve without compensation. It currently has a full-time staff of three and part-time staff of one and pursues its business activities with partnerships and collaborations with a variety of independent contractors.

**ABOUT EL CENTRO INC.:** El Centro, founded in 1976 with significant support from the Archdiocese of Kansas City, is a multi-faceted community-based organization with a mission of “strengthening communities and improving lives of Latinos and others through educational, social, and economic opportunities.” El Centro operates a nationally accredited dual-language learning center for children, adult and family support services, health care outreach and case management, financial education and counseling, and policy advocacy.

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