



Region 7

Iowa
Kansas
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Fact Sheet

JUNE 2005

LAND REVITALIZATION ***Brownfields – Faultless Starch/Bon Ami, Kansas City, Missouri***

SITE HISTORY

The Faultless Starch Bon/Ami site is located at 1025 West 8th Street in Kansas City, Missouri. The site was formerly occupied by the burned-out Sunshine Biscuit building, the abandoned Zea Chemical Company, and a former gas station.

The development of this area and the project's location and context are important to its significance. Situated at the rivers' edge, this urban core industrial area is the City's cradle of commerce and industry. Formerly a national center for agricultural, railroad and manufacturing industries, in the last 50 years, the area lost tens of thousands of jobs to long-term economic changes and flooding that occurred before the construction of the present levee system by the U.S. Army Corps of Engineers.

These losses are still keenly felt within nearby neighborhoods characterized by high unemployment and low per capita income as identified by the federal Enhanced Enterprise Community. Problems were compounded by the relocation of many businesses and jobs from the urban core to suburban communities and municipalities throughout the 1960s, 1970s and 1980s.

The former uses of this site were; a seven-story bakery, a tire company warehouse, a manufacturer of curing compounds and building sealers, and an

electrical company. The site had been abandoned for 12 years and is 1.5 acres.

Before Redevelopment



The Old Sunshine Biscuit Complex

SITE CONTAMINANTS

Contamination at the site consisted of:

- Friable asbestos
- Brick
- Masonry and other demolition debris
- Fuel oil
- Petroleum hydrocarbons
- Kerosene
- Xylol, hexane, gasoline
- Mineral spirits
- #2 diesel fuel
- Hydraulic fluid and transmission oil

SITE UPDATE

The new Faultless Starch/Bon Ami Company building in Kansas City's West Bottoms, expanded its 100-year-old facility and stayed in the neighborhood

due in part to the environmental assurances and financial incentives available through the Brownfields Voluntary Cleanup Program. To be successful, a program needs the private sector champion, a strong business community, and be located where there is a need for growth and expansion. Participants in this project consisted of the following groups:

- City of Kansas City, Missouri Brownfields Office
- Environmental Protection Agency
- Department of Commerce, Economic Development
- Senator Christopher Bond
- Senator John Ashcroft
- Representative Karen McCarthy
- Missouri Department of Natural Resources
- Missouri Department of Economic Development City of Kansas City
- Kansas City Brownfields Initiative (KCBI)
- Planned Industrial Development Authority
- Economic Development Corporation of K.C.
- Central Industrial District Association
- Faultless Starch/Bon Ami
- Landmark West Bottoms, LLC

expected to leverage numerous jobs through the development of the nearby 35- acre former rail yard site. It has also resulted in the removal of a visual blight and contaminants from underground storage tanks and soil.

ADDITIONAL INFORMATION

If you have questions, or need additional information, please contact:

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After Redevelopment



Sunshine Biscuit is now the Faultless/Bon Ami Facility Extension (as built in April 2004)

The duration of the project was 31 months. Total project cost was \$5,623,800. This project is projected to spur the creation and retention of approximately 1,031 jobs. It is also