



## Region 7

Iowa  
Kansas  
Missouri  
Nebraska

## Fact Sheet

JULY 2006

### **LAND REVITALIZATION** **Brownfields – Westside Business Park, Kansas City, Missouri**

#### **SITE HISTORY**

##### **Before Redevelopment**



**Exterior of Building**

##### **Interior of Building**



The Hispanic Economic Development Corporation identified redevelopment of the Kansas City Terminal Railway rail yard as key to revitalizing the largely Hispanic Westside district of Kansas City. Located at 2500 Southwest Boulevard in Kansas City, Missouri, the rail yard was built in 1914 to serve Kansas City's Union Station. Once proclaimed as the "Great Gateway to the West" by President Woodrow Wilson, the rail yard provided support for thousands of passenger trains and locomotives. In 1917, nearly 80,000 trains passed through Union Station and its yards. During World War II, half of all soldiers deployed stopped here. The rail yard was the center for a bustling Westside district economy.

In the 1960s, the Postal Service stopped using passenger trains as its primary way to move mail across the country, and the once strong economy of the Westside district declined along with the passenger rail service. The need for support

services decreased, the number of jobs shrank, and the rail yard and maintenance facility were well on the way to becoming a brownfield. In the mid 1990s, the City of Kansas City, Missouri and the Hispanic Economic Development Corporation (HEDC) planned to revitalize the largely Hispanic Westside district by redeveloping the old rail yard. HEDC formed the Westside Industrial Redevelopment Corporation (Westside) and hired the Forrester Group, Inc. to evaluate environmental site conditions and prepare a cleanup plan. The Forrester Group secured approval of a remedial action plan from the Missouri Department of Natural Resources Voluntary Cleanup Program, and also secured insurance coverage to protect Westside from unknown environmental conditions.

#### **CONTAMINANTS AND REMOVAL**

The contaminants identified through environmental investigations were asbestos-containing materials, lead-based paint, lead contamination in small areas of soil, and petroleum contamination in soil from years of locomotive fueling activities. The asbestos-containing materials were removed using traditional abatement techniques.

Removal of lead-based paint, while preserving the original character of the underlying brick and mortar in the historic buildings to be preserved, required pilot testing a number of techniques. Westside, The Forrester Group, and state

historic preservation authorities determined that sand blasting provided the best combination of paint removal and substrate preservation. Remediation of the soil contaminants proceeded with excavation and off-site disposal until two site conditions not previously discovered were identified. During the final stages of the petroleum excavation, a buried rail car was found containing petroleum wastes. Subsequent investigations showed that arsenic was widespread at the 22-acre site. This discovery delayed the completion of the project. The extent of contamination and the magnitude of the necessary remediation required careful consideration of remedial alternatives and implementation techniques. Over 50,000 tons of arsenic-impacted soil and approximately 3,000 tons of petroleum-impacted soil were removed from the property.

which is bringing new industry, new jobs, and new life to the community. The Westside Business Park, a participant in the Missouri Department of Natural Resources' Brownfields/Voluntary Program, received the Environmental Protection Agency's 2003 Phoenix Award for excellence in brownfield redevelopment.



### **SITE UPDATE**

This project was partially funded with a \$7.1 million HUD Community Development Block Grant and a \$7.1 million HUD Section 108 Loan. The project also received \$100,000 from the State Department of Economic Development to be used for environmental due diligence. The community participated in the state's Brownfields Program resulting in the project receiving a \$640,000 loan from the State Department of Economic Development secured solely by state tax credits. State and federal historic tax credits for the renovation of the preserved historic structures totaled \$4 million. The balance of the project was funded solely by the redeveloper and its parent company.



*After Redevelopment*

The 22-acre site, challenged by its legacy of industrial use over the years, included roundhouses, service railcars, and locomotives – all of which have since been transformed into office space in the new Westside Business Park. The Westside Business Park is now home to DST Output Technology Solutions, Inc.,



### **ADDITIONAL INFORMATION**

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

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