



The RACER Trust: Empowering America's Auto Communities



Kansas City, KS

RACER Site 12891

Fairfax Industrial Land
100, 120 and 220 Kindelberger Road
Kansas City, KS 66115

Site Description

This site, once home to the former Fairfax I Plant, is composed of 74 acres of vacant land in an industrial area known as the Fairfax District. The site is located south and west of a bend in the Missouri River and immediately west of the GM LLC Assembly operations in the Fairfax District. A levee is present between the site and the Missouri River.

The Fairfax I Plant consisted of several buildings, a tank farm, rail support and drum storage areas. The assembly building and former aircraft hangar was more than 2.2 million square feet in size. The Fairfax I Plant was demolished in 1987.



The U.S. government constructed the Fairfax I Plant in 1940 for North American Aviation, which assembled B-25 bombers at the facility through 1944 for use in World War II. In 1945, GM Corp. negotiated a lease for the facility from the U.S. government and began assembling automobiles. During the Korean conflict, GM Corp. assembled F84F jet aircrafts in addition to continuing to assemble automobiles. GM Corp. purchased the facility from the U.S. government in 1960 and continued automobile assembly operations until the late 1980s.

Cleanup activities are performed by the RACER Trust in cooperation with the Kansas Department of Health and Environment (KDHE) and under the terms of a consent order. The Settlement Agreement that established the RACER Trust set aside \$4.8 million for cleanup work.

Continued



Environmental History

Environmental investigation at the site began in 1987, when GM Corp. was planning to demolish the Fairfax I Plant buildings. Soil borings and monitoring wells have indicated the presence of petroleum and volatile organic compounds (VOCs) in soil and groundwater on certain areas of the site. All aboveground and underground storage tanks (USTs) were removed from the site in the late 1980s.

In 2003, the KDHE requested that GM Corp. perform further testing of the entire site to address uncertainties remaining from the 1987 and 1988 studies. A number of groundwater and soil investigations and remediation activities have been performed since that time.

Five distinct areas concern (AOCs) have been identified at the site. The chemicals of concern include trichloroethene (TCE) and breakdown products, non-chlorinated VOCs and light non-aqueous phase liquid (LNAPL). The five areas of concern are dispersed throughout the site, but they are limited in size.

Next Steps

The Trust is working with KDHE on an environmental investigation and remediation plan for each of the AOCs that remain at the site. RACER, the developer and KDHE will work cooperatively to coordinate activities and analyze remedial alternatives so that redevelopment efforts can begin while RACER executes a cleanup plan that is protective of human health and the environment, consistent with KDHE cleanup standards, and within the parameters of the cleanup budget.

Information on the site and past environmental tests can be viewed at the RACER website at www.racertrust.org.

*For more information on vapor intrusion, please visit the KDHE website:
www.kdheks.gov/remedial/vapor_intrusion.html*

KDHE Virtual File Cabinet: www.kdheks.gov/remedial/isl_disclaimer.html

For More Information

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