

# Celebrating Success: Martin-Marietta, Sodyeco, Inc. Charlotte, North Carolina



Superfund  
Redevelopment  
Initiative



Attendees at the 2014 Grand Unveiling of ReVenture Park. *Source: Terri Bennett Enterprises, LLC*

“Developing an energy park at a dormant industrial complex is an opportunity for private sector, public policy and environmental interests to align and promote the clean energy economy. We are transforming liabilities into assets – the essence of recycling.”

– Tom McKittrick, President, Forsite Development



Site infrastructure includes rail and interstate access. *Source: EPA*

## For More Information

Please contact:

Melissa Friedland  
[friedland.melissa@epa.gov](mailto:friedland.melissa@epa.gov) | (703) 603-8864

Frank Avvisato  
[avvisato.frank@epa.gov](mailto:avvisato.frank@epa.gov) | (703) 603-8949

A new day is dawning in Charlotte, North Carolina. In August 2014, over 200 people attended the Grand Unveiling of ReVenture Park. This 667-acre renewable energy industrial park is bringing together a host of innovative businesses that will create hundreds of new jobs. The redevelopment effort is reusing the property’s extensive existing infrastructure – rail and interstate access, a wastewater treatment facility, existing industrial space, utility substations and transmission lines, and a 360-million-gallon containment pond – to create a platform for attracting renewable energy, alternative fuel and recycling projects. EPA has worked closely with developer Forsite Development, Clariant Corporation, the site’s owner, and its state and local partners to clean up the site and support its return to productive use.

EPA discovered contamination at the site in 1982 – disposal of untreated chemical manufacturing wastes and landfilled materials resulted in contaminated soils and ground water. Following the site’s listing on the Superfund program’s National Priorities List (NPL), EPA and its partners developed a comprehensive remedy. It included capping some contamination in place, disposing of wastes and soil off site, and treating ground water.

EPA took the site off the NPL in February 2012, clearing the way for the transformation of this 667-acre area along the Catawba River into ReVenture Park. To make the site’s reuse possible, EPA’s Superfund and Resource Conservation and Recovery Act (RCRA) programs worked with the site’s owners and the community to make sure reuse plans were compatible with the cleanup. Clariant Corporation and Forsite Development committed to maintaining the site’s remedy and putting land use controls in place for commercial and industrial uses.

“This successful project is an example of EPA’s commitment to support beneficial reuse of sites, using cleanup programs to ensure protection of future users,” said EPA Region 4 Superfund Division Director Franklin E. Hill. “The partnership between government and the private sector, and a vision to bring about positive change for the community, has resulted in the accomplishment of a great milestone for the site. The path to redevelopment has been established and will lead to a productive community asset. EPA will continue to work with enterprising individuals and organizations to bring new opportunities to communities impacted by contaminated sites.”

Forsite Development is currently converting 300,000 square feet of industrial building space into a business park focused on energy efficiency, renewable energy and environmental technology. The area is now home to two biomass combined heat-and-power projects, an algae-to-fuel pilot plant, an all-electric truck company, an energy efficiency training firm, a plastics recycler and a 35-acre aquaculture project, among others. In total, new investments by companies on site exceed \$14 million.

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Projects planned for ReVenture Park include:

- A solar energy field on a closed 25-acre landfill.
- An anaerobic digestion facility, including an indoor composting facility.
- A regional wastewater treatment facility that changes bio-solids into a renewable energy resource.
- An ethanol mixing and transloading operation.
- A propane fleet vehicle conversion facility.
- A biofuels production facility.
- A 300,000-square-foot business park focused on energy efficiency, renewable energy and environmental technology.
- Office space for community organizations.

Environmental stewardship is also an integral part of the project. The site's natural resources will be enhanced by a 185-acre conservation easement, wildlife habitat projects, stream restoration and a trail system connecting the regional Carolina Thread Trail to the nearby U.S. National Whitewater Center.

By reclaiming, restoring and reinventing this industrial area, ReVenture Park is seeking to become a national model for innovative redevelopment and one of the leading renewable energy projects in the United States. At full buildout, ReVenture Park will generate an estimated \$900 million in new investment and more than 1,000 jobs. Forsite Development ultimately also plans to surround ReVenture Park with an "eco-district" of almost 600 acres of new neighborhoods, shopping areas and office space.

The project illustrates how EPA and its partners can work together to protect human health, advance environmental protection and help communities turn Superfund sites into valued assets.

