REUSE PROFILE

Jackson Ceramix Superfund Site
Falls Creek, Pennsylvania

DECEMBER 2019

OVERVIEW

The Jackson Ceramix Superfund site (the site) is located in Falls Creek Borough, Pennsylvania. The Borough owns approximately 16-20 acres and is interested in redevelopment opportunities that benefit the community. EPA and Pennsylvania Department of Environmental Protection (PADEP) are working with the Borough to identify reuse opportunities that can inform future cleanup options and best accommodate reuse to the extent feasible. EPA Superfund Redevelopment provided reuse planning assistance to identify potential reuse options for the Borough-owned properties. In October 2019, EPA facilitated a reuse working session with the Borough and local officials. This reuse profile summarizes reuse goals, site assets, reuse suitability and an overview of tools to support future use.

SITE BACKGROUND

Past china manufacturing activities at the site resulted in soil, sediment, surface water and groundwater contaminated with metals and other organic compounds. Prior to being listed on the National Priorities List (Superfund List) in 2005, PADEP addressed some of the contamination issues, including construction and revegetation of a soil cap on about 12 acres of the property to cover china waste. The Borough-owned properties of the site are the focus of this profile. These properties include the soil cap and are part of the site where EPA is issuing a cleanup plan.

FUTURE USE GOALS

The borough of Falls Creek shared the following goals:

- Pursue industrial or commercial uses that promote long-term job creation and economic opportunity.
- Identify reuse opportunities that provide an alternate site access to Highway 950 that would alleviate tractor trailer truck traffic on Main Street.
- Leverage site assets to facilitate redevelopment.

REDEVELOPMENT ASSETS

- Approximately 20 acres of property zoned industrial and owned by the borough of Falls Creek.
- Extensive rail siding network is adjacent to the site.
- Utilities including water, gas, sewer, electric and high-speed internet are available on or near the site.
- Convenient access to I-80.

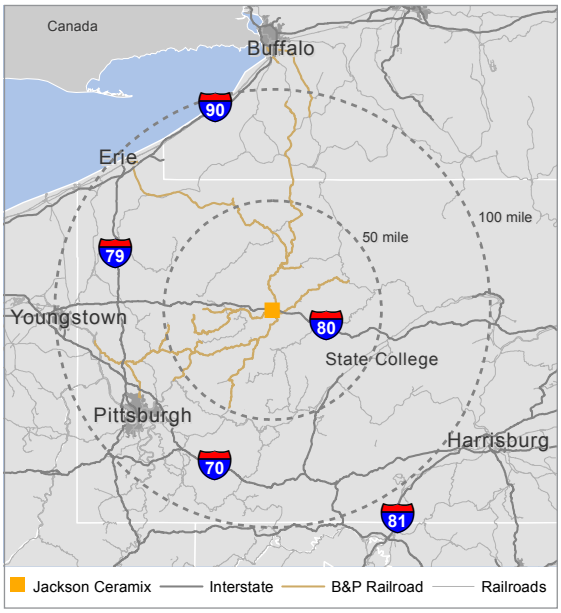

Figure 1. The Jackson Ceramix site is strategically located within a regional transportation network.

REGIONAL ASSETS

- **Transportation** - located along major transportation routes connecting key population centers, located between two Class I railroads, and in close proximity to regional and municipal airports.
- **Foreign Trade Zone** - the DuBois Regional Airport is a designated Foreign Trade Zone, which allows for duty-free import and export of merchandise.
- **Regional Economic Development** - North Central Pennsylvania Regional Planning and Development Commission is active in supporting business start ups.
- **Workforce** - access to a skilled workforce with area organizations focused on workforce development.

Funded by EPA Superfund Redevelopment

REUSE SUITABILITY

FUTURE USE ZONES

The Borough-owned properties have different site and remedy-related characteristics that can inform redevelopment opportunities. The map and table below highlight future use zones based on site features and remedy components. All zones are within the site boundary and therefore would require coordination with EPA and PADEP prior to development.

Zone A – Industrial / Commercial Development

This area provides buildable acreage suitable for commercial/industrial development with road and rail access. Zoned for industrial land use, this area is most suitable for supporting the Borough's redevelopment goals.

Zone B – Open Space/ Park

This area will likely stay open space and support existing recreation uses at the adjacent Taylor Park.

Zone C – Drainage Area / Supporting Uses

This area includes existing forested drainage areas. Portions may be able to support auxiliary uses such as parking, outdoor storage, an access road to 1st Street or serve as a buffer to adjacent properties.

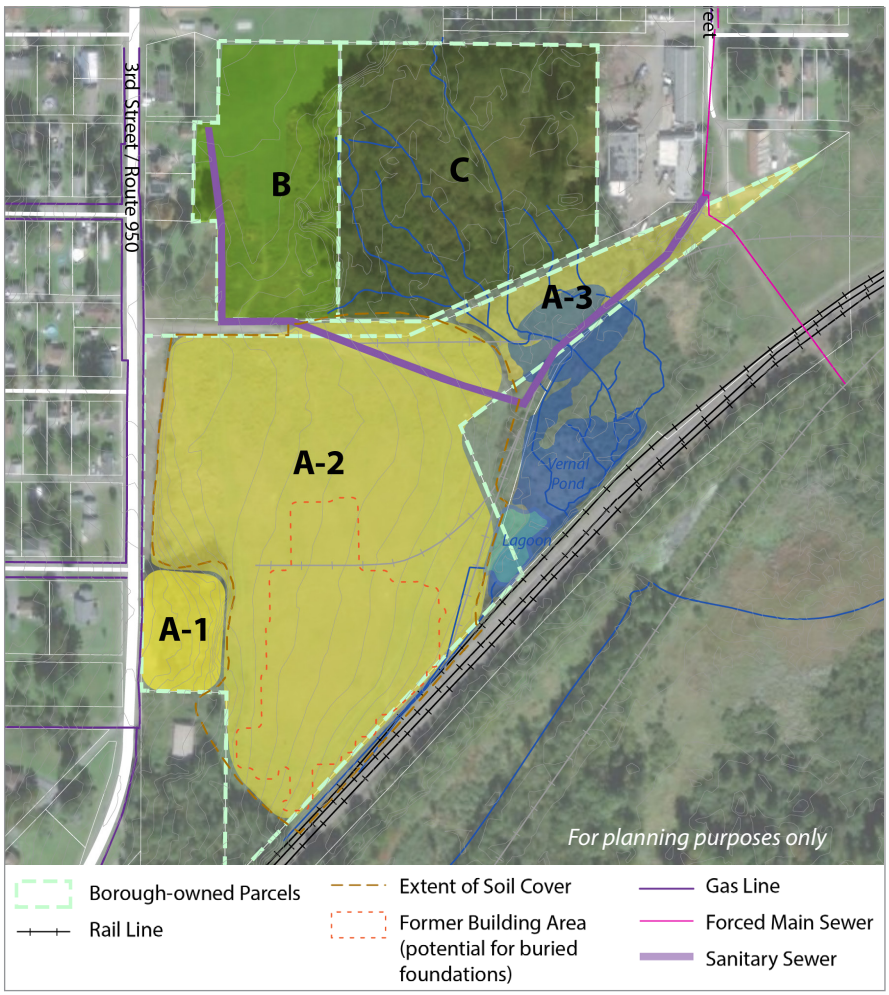

Figure 2. Potential Future Use Zones based on site suitability.

Zone	Remedial Considerations	Reuse Considerations
A	Zones A-1 and A-3 are outside the soil cover area. Zone A-2 is within the soil cover area and EPA/ PADEP would advise on the proper precautions during development. In-situ thermal remediation and cap repair is being considered for this area. Buried building foundations are present and may need to be considered prior to construction. Any enclosed building would need vapor mitigation. Zone A-3 is outside the soil cover area. In-situ stabilization is being considered for this area.	Zoned industrial and only industrial/commercial use allowed per environmental covenant. A-1 and A-2 include sizeable area for potential buildings with road frontage. A-2 has potential rail access. A-3 has potential access from 1st Street and could support alternative access to the area.
B	Excavation and off-site disposal is being considered for one area.	Currently a park area and Borough plans for area to remain as park with potential for additional parking.
C	Excavation and in-situ stabilization is being considered for the wetland area, which is downslope from this area near the railroad.	Zoned industrial. Development may be limited due to drainage areas. Access to 1st Street may provide alternate site access and road to connect Highway 950.

Table 1. Future Use Zone Considerations

REUSE SCENARIO

The Borough-owned properties can support a range of industrial, light manufacturing or commercial uses. The map below provides one reuse scenario that optimizes the buildable area with road frontage for industrial / commercial development (Area 1) and back portion of the property adjacent the rail (Area 2) for storage, parking and rail spur or transloading access. A potential new access road through the property can provide an alternative route and help reduce truck traffic on Main Street.

Figure 3. Potential Future Use Scenario.

MOVING FORWARD

The Jackson Ceramix Reuse Profile is a tool to help the Borough position the property for redevelopment and provide additional information for potential prospective purchasers about the properties available for redevelopment. Sometimes, inclusion of property within a Superfund site is incorrectly perceived to limit reuse of the property; however, there are legal provisions available to successfully manage liability risk. Parties who are interested in purchasing or developing the property should contact the EPA Region 3 Superfund Redevelopment Coordinator or site team to better understand next steps for acquiring and developing the property and Superfund liability protections that are available.

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EXAMPLES FROM OTHER COMMUNITIES

There are hundreds of examples of successful redevelopment of Superfund sites across the country. Below are two examples from communities with similar reuse goals and Superfund sites that were returned to productive industrial and commercial uses that provided jobs and supported local economic development.

South Point Plant Superfund Site Reuse Snapshot

The South Point Plant Superfund site is located in South Point, Ohio. Past manufacturing activities contributed to the contamination of groundwater and soils. EPA placed the site on the National Priorities List (Superfund List) in 1984. Cleanup activities included excavation, on-site consolidation, off-site disposal of contaminated soil, capping of contaminated soil and groundwater containment, as well as land and groundwater use restrictions.

Through collaboration with the Lawrence Economic Development Corporation (LEDC) and local governments, EPA supported the site's redevelopment. LEDC used an EPA grant to evaluate ways to integrate potential reuse opportunities with cleanup considerations. After cleanup, The Point Business Park opened on site in 2001. In 2004, EPA issued the first Ready for Reuse Determination in the Midwest for the site. Today, The Point hosts dozens of businesses. Future plans for The Point include additional tenants, expanded facilities and construction of an intermodal facility to serve as a road, rail and river transportation resource for the region. Portions of the site are also leased for agricultural use.
EPA reuse case study: http://semspub.epa.gov/src/document/05/633305

Northern Stacks Industrial Park Campus Reuse Snapshot

Today, the former Naval Industrial Reserve Ordnance Plant (NIROP) site, located in Fridley, Minnesota, is home to the Northern Stacks industrial park. The park is situated on a major regional highway and has access to a Burlington Northern rail line. The park campus includes multiple packing, assembly and logistics facilities. Using carefully specified facility footprints in the range of 125,000 – 150,000 s.f., the park's modern buildings host e-commerce businesses with requirements for minimal office, production and assembly areas and ample warehousing space with loading docks.
Project information: https://www.northernstacksmn.com/