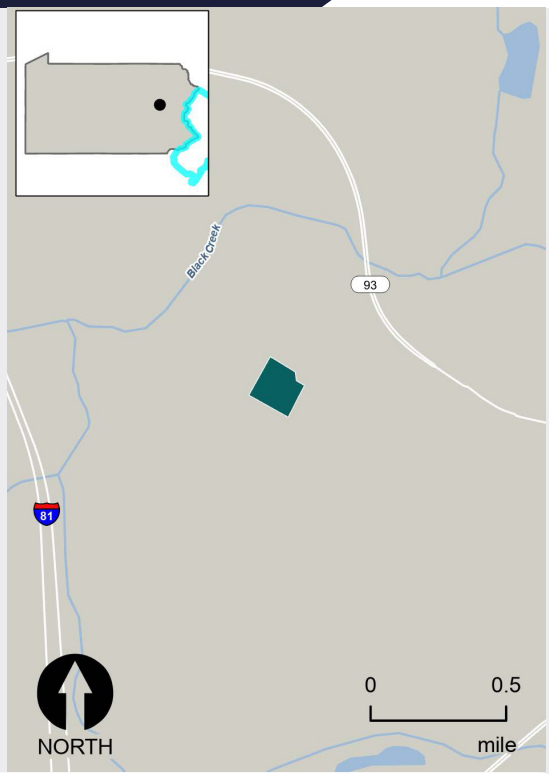
United States Environmental Protection Agency

Site Redevelopment Profile

Valmont TCE Superfund Site

Valmont Industrial Park, West Hazleton, Pennsylvania 18202



A map of the site in Pennsylvania.

Property Overview

Size
25 acres

Current Site Uses
- An industrial storage facility on site provides logistics and distribution services.

Use Restrictions
- West Hazleton adopted an ordinance to restrict use of groundwater around the site as a source of drinking water during groundwater cleanup.
- Hazle Township also adopted an ordinance to restrict groundwater use.

Surrounding Population

1 MILE	3 MILES	5 MILES
2,081	36,136	51,832

Site History and Redevelopment Timeline

1978 - 2001
Chromatex makes upholstery fabric on site.

1987
EPA identifies groundwater contamination at the site.

2001
EPA places the site on the National Priorities List.

2004 - 2007
EPA removes contaminated soil and installs vapor intrusion systems.

2011
EPA selects groundwater and vapor intrusion remedies.

2011
EPA completes cleanup activities.

2012
West Hazleton adopts an ordinance restricting groundwater use.

2015
Hazle Township adopts an ordinance restricting groundwater use.

2016
EPA provides a comfort letter to Karchner Properties to clarify site conditions.

2016
Karchner Partners acquires the site property.

History and Cleanup

EPA's support of private-sector efforts to redevelop the Valmont TCE Superfund site has made reuse of this former furniture upholstery facility possible during the site's ongoing cleanup. Today, the project continues to provide the Hazleton community with long-term economic and employment benefits.

The 25-acre area is part of the Valmont Industrial Park. From 1978 to 2001, Chromatex made upholstery fabric on site. During the manufacturing process, fluorocarbon stain repellants containing trichloroethylene were applied to fabrics. As a result of manufacturing activities and spills, a plume of contaminated groundwater extends beneath the plant.

EPA identified the groundwater contamination in 1987 and found contamination in several nearby residential wells. EPA connected the homes to the public water supply and placed the site on the Superfund program's National Priorities List in 2001. From 2004 to 2007, EPA removed contaminated soil from the site, installed systems to address vapor intrusion in nearby homes, and installed a treatment system inside the former plant to address contaminated soils beneath its foundation. Today, soil cleanup is complete. Groundwater restoration is ongoing.

Redevelopment

In September 2016, Karchner Partners purchased the site property for $650,000 after EPA provided the business with a comfort letter clarifying site conditions. Today, the former plant building hosts a storage facility that provides logistics and distribution services. In 2016, site businesses employed 11 people, provided over $448,000 in employment income and generated nearly $499,000 in sales. EPA continues to work with on-site businesses during the cleanup process to minimize disturbances to their daily operations.

More broadly, the site's redevelopment has also strengthened the capacities and services provided by Valmont Industrial Park. Its facilities include state-of-theart electric, water, natural gas and sewer connections as well as a high-speed telecommunications network. Major infrastructure at the park includes direct rail and highway access, with air services located a mile away. The project illustrates how effective redevelopment planning and coordinated cleanup efforts at Superfund sites can result in long-term economic benefits for communities.

"Coordination and planning with the on-site business has been instrumental in conducting remedial activities with minimal disruption to business operations."

Brad White,
EPA Remedial Project Manager

Chemical oxidation injections into site groundwater are part of site cleanup efforts.

The soil vapor extraction system inside the former Chromatex facility.

One of the residential subslab depressurization systems installed at homes near the site.

Contacts

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