

Site Redevelopment Profile

Allen Street Development

1061-1071 Allen Street, Jamestown, New York 14701

Property Overview

Size

2.1-acre parcel

Current Site Uses

- The site is not in use. The city of Jamestown acquired the site property in 2024. A nearby furniture business has expressed interest in expanding onto the site.

Use Restrictions

- The EPA does not intend to place any land use restrictions on the site property.

Surrounding Population

6,074

1 MILE

33,249

3 MILES

42,848

5 MILES

An environmental justice screening indicates that the surrounding area has an above-average probability for environmental justice concerns. Several environmental justice indicators are greater than the 50th percentile for New York and the United States. Some environmental justice indicators are above the 75th percentile. The higher the percentile, the more likely a community is disproportionately burdened by environmental harms and risks.

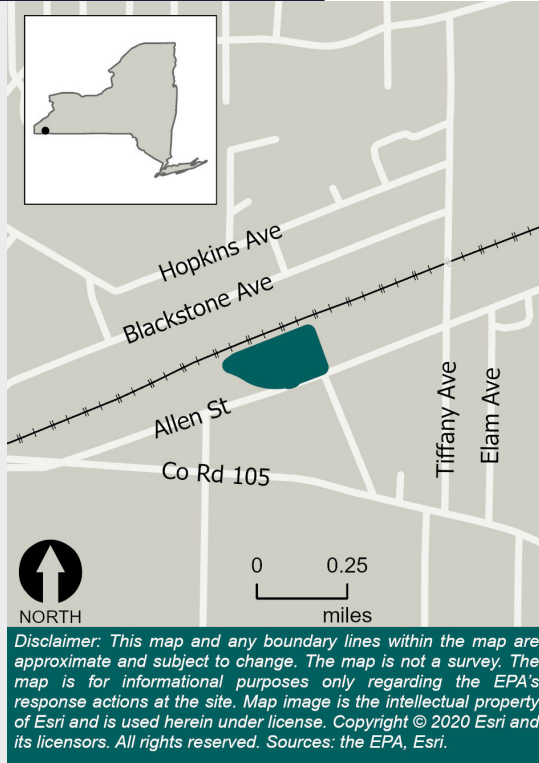


Figure 1. The location of the Allen Street Development site in New York.

Site History and Redevelopment Timeline

1883 to 2011

Crawford Furniture Manufacturing Corporation and its predecessors ran a furniture-manufacturing facility at the site. In August 2011, Crawford filed for bankruptcy.

April-May 2012

In April 2012, Crawford's assets, including the site property, were put up for sale as part of the bankruptcy. In May 2012, Allen Street Development, LLC bought the site property.

2021

The EPA and the city of Jamestown were concerned about the condition of structures and visited the site. The property owner agreed to perform cleanup activities with the EPA's supervision.

2022

The EPA continued to supervise the cleanup activities and determined that the site owner was not adequately performing cleanup and mitigation efforts.

September 2022

The EPA's Superfund Redevelopment Program began providing the EPA's site team and the city of Jamestown with assistance for reuse planning activities.

November 2022

There was a major fire at the site. Many structures on the site burned, which released asbestos and other hazardous substances into the environment. The EPA conducted an emergency cleanup to secure the site.

June 2023

The EPA started a cleanup action to address the release of hazardous substances, including asbestos.

2024

The city of Jamestown acquired the site property.

September 2024

The EPA finished removing asbestos and other hazardous substances.

Present

An adjacent furniture business is interested in purchasing the site property from the city of Jamestown and expanding its facilities on-site.

History and Cleanup

The 2.1-acre Allen Street Development site is in a commercial and light industrial area in Jamestown, New York. From 1883 to 2011, Crawford Furniture Manufacturing Corporation and its predecessors ran a furniture manufacturing facility at the site. Crawford filed for bankruptcy in 2011. In April 2012, Crawford's assets, including the site property, were put up for sale as part of the bankruptcy. In May 2012, Allen Street Development, LLC purchased the property to store various items, including airplane parts.

In 2021, the city of Jamestown shared concerns with Allen Street Development, LLC, about trespassing, vandalism and deterioration of structures at the site. The city worked with the EPA to address code violations at the former furniture manufacturing plant and then requested that the EPA evaluate the site for a short-term cleanup known as a removal action. During a visit, the EPA's staff saw numerous 55-gallon drums, discarded batteries, paints and adhesives, and hazardous waste containers at the site. The EPA found asbestos-containing materials inside the facility. The site owner agreed to work with the EPA to clean up and remove all hazardous waste materials. From January to July 2022, the EPA oversaw cleanup efforts. However, after July 2022, the EPA determined that the property owner was not adequately continuing to perform the cleanup. A catastrophic fire broke out at the facility in November 2022, burning the primary structures and leaving asbestos-containing materials and other hazardous substances exposed to the environment.

After the fire, the EPA stabilized and secured the property, fenced the area and posted signs. The EPA then demolished the remaining structures, removed asbestos-containing materials and addressed other hazardous substances at the site. These activities began in June 2023. The EPA finished removing contaminants in September 2024.

Redevelopment

During the cleanup actions, the EPA coordinated with the city of Jamestown and Chautauqua County on ways to support the site's return to productive use. It is in a lively commercial and industrial area in the community where nearby businesses are growing and seeking opportunities to expand. The EPA does not intend to place any land use restrictions on the site property. The city expressed interest in exploring options for acquiring the site property and promoting its reuse for industrial or commercial purposes.

With support from the EPA's Superfund Redevelopment Program, the EPA worked with the city of Jamestown on a situational assessment for the site and an evaluation of property acquisition options. The Superfund Redevelopment Program also helped the EPA's site team conduct a Prospective Purchaser Inquiry Support call with the city to discuss the site's status, federal prospective purchaser liability protections and considerations for addressing any outstanding liens. The EPA and the city coordinated these reuse planning activities throughout the EPA's cleanup activities.

In 2024, the city of Jamestown obtained a court judgment against the property owner and acquired the site property.

The EPA's Prospective Purchaser Inquiry Support Service

The Prospective Purchaser Inquiry Support Service provides comprehensive information about Superfund sites – for both short-term removal and long-term remedial sites – to prospective purchasers so they can make timely business decisions about whether to buy and redevelop site properties. The service is free of charge. The information helps prospective purchasers become good stewards of properties at existing and former Superfund sites. Through this service, the EPA makes sure people have current and accurate information about a site's cleanup status, the compatibility of proposed reuses with site cleanups, including any use restrictions, available Superfund liability protections and any EPA liens. Discussions with the EPA's staff can help clarify appropriate land uses, liability issues and protections, and timelines for proposed activities. In turn, informed purchasers can make sure that their redevelopment plans, timelines and activities are consistent with site cleanups and coordinate with the EPA to ensure the long-term protection of human health and the environment. After a Prospective Purchaser Inquiry call or meeting, the EPA may summarize the information in a comfort letter and suggest additional reuse tools.

The city met the criteria to qualify as a Bona Fide Prospective Purchaser before acquiring the property.

The EPA facilitated reuse considerations starting from the early stages of the project, coordinating with agency resources and local government. Support from the EPA's Superfund Redevelopment Program provided reuse tools to help facilitate ownership transfer. The site is now on a path to redevelopment. A local furniture business that owns the property next to the site has expressed interest in purchasing the property from the city and expanding its facilities on-site. The timely and sustained efforts of the EPA, state and local governments, and neighboring businesses show how reuse planning can support successful redevelopment projects at Superfund sites, while providing long-term economic, public health and environmental benefits to the community.

"The city of Jamestown is grateful for the EPA's partnership and assistance at the Allen Street Development site. We began working with the EPA in June 2021 to address hazardous conditions. Technical assistance through the EPA's Superfund Redevelopment Program helped us evaluate the site's future redevelopment potential. Our Urban Renewal Agency then successfully acquired part of the site. The guidance we received made it possible for us to look to a more positive future – a future that restores the site to the tax rolls, builds on the city's strong manufacturing ecosystem, and creates new business and job opportunities"

Crystal Surdyk
Director of Development, city of Jamestown

"The fact that this success is during/following a removal action highlights that reuse is an important part of the Superfund process at any and every stage and should be integrated into the cleanup mindset from the get-go."

Claudia Shuman
EPA Region 2 Superfund Redevelopment Coordinator



Figure 2. Crystal Surdyk, Director of Development for the city of Jamestown, New York, at the Allen Street Development site. The city acquired the property as a Bona Fide Prospective Purchaser. (Image used with permission of the city of Jamestown.)

Contacts

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For more information see: www.epa.gov/superfund-redevelopment

