

## Site Redevelopment Profile

# Peters Cartridge Factory Superfund Site

1415 Grandin Road, Kings Mills, Hamilton Township, Ohio 45034

### Property Overview

#### Size

71 acres

#### Current Site Uses

- Parts of the site are currently used or have been in use by commercial or industrial businesses, as a public bike trail (historic railroad right-of-way), and as a parking lot.
- Future plans include commercial uses, including a brewery, and additional cleanup that will allow the restoration of historic buildings for residential use.

#### Use Restrictions

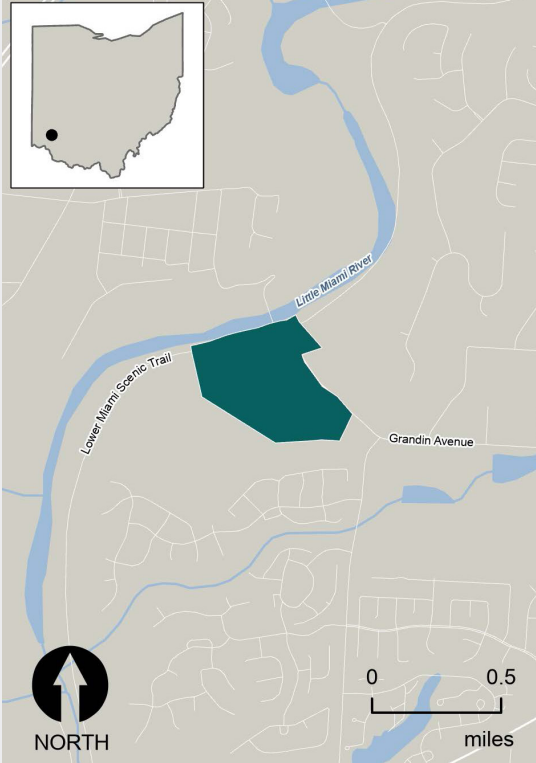
- Institutional controls require all excavation, digging, grading or disturbance of the ground be done in accordance with the September 2017 Soil Management Plan developed for the site.
- Site uses are limited to commercial and/or industrial activities unless and until additional cleanup activities are performed.
- The use of groundwater for any purpose is prohibited.

#### Surrounding Population

**4,568**  
1 MILE

**35,130**  
3 MILES

**86,418**  
5 MILES



A map of the site in Ohio.

### Site History and Redevelopment Timeline

#### 1887-1944

Ordnance and ammunition produced on site.

#### 1994-1999

Ohio EPA conducted investigations at the site.

#### 2003

Site proposed for listing on the NPL.

#### 2009

EPA selected the site's final cleanup plan.

#### 2012

Site placed on the NPL.

#### 2014

Bloomfield/Schon and Partners acquired the FPA property.

#### 2015

Cleanup began.

EPA updated the remedy in an Explanation of Significant Differences.

#### 2017

Cleanup finished. Maintenance, monitoring and five-year reviews of the remedy are ongoing.

#### 2018

Land use restrictions put in place.

Microbrewery signed lease for space in old factory.

FPA portion of the site deleted from the NPL.

## History and Cleanup

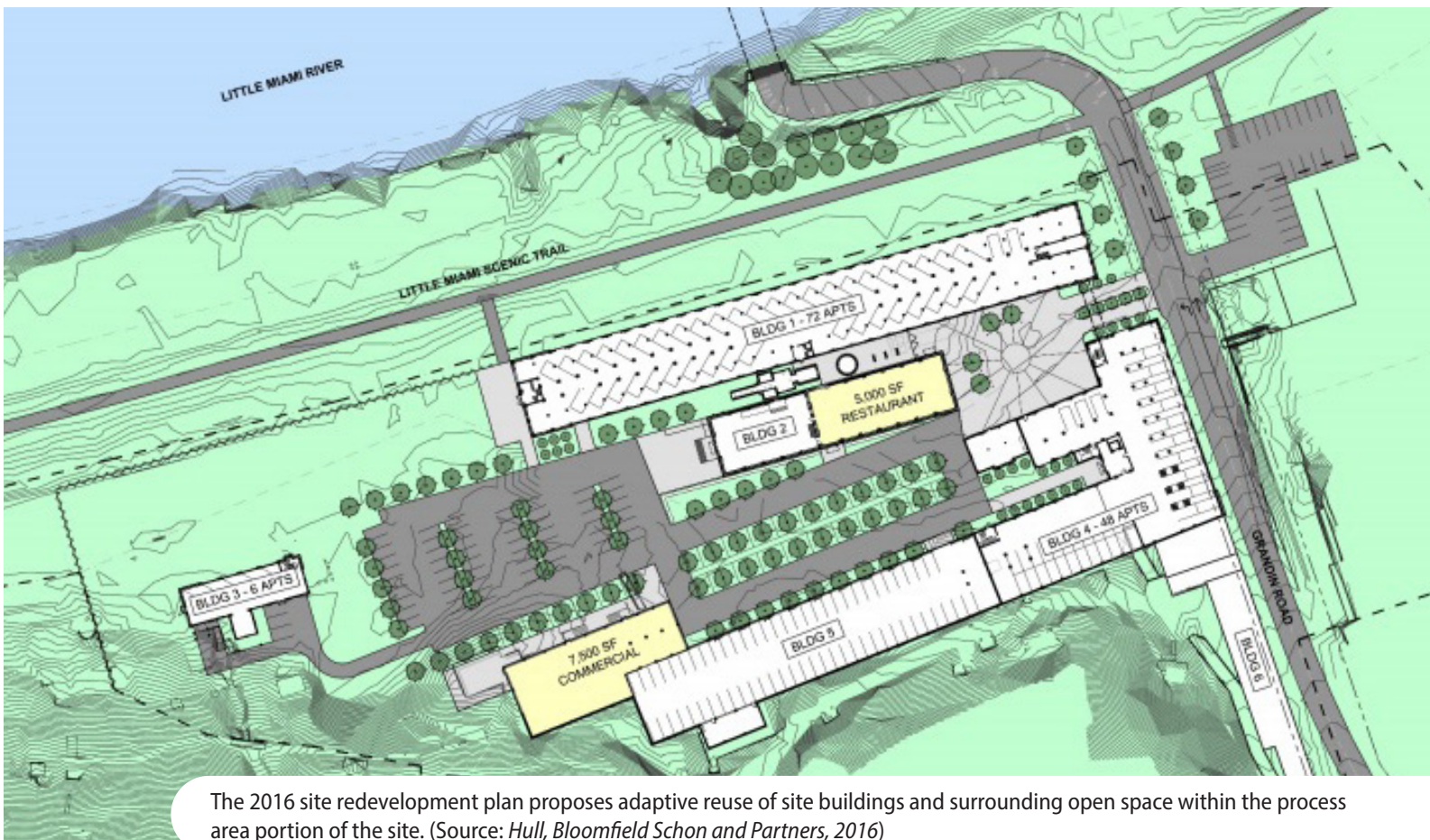
EPA's efforts to take sites off the National Priorities List (NPL) more quickly after cleanup will open new doors and opportunities at the Peters Cartridge Factory Superfund site in Kings Mill, Ohio. The successful cleanup of the site under the Superfund program, including the implementation of institutional controls, will permit additional cleanup and reuse to happen under the Ohio EPA Voluntary Action Program (VAP). The resulting partnership among developers, local government, and federal and state cleanup agencies will maximize benefits for the community, bringing in new residences and businesses.

From 1887 to 1944, the Peters Cartridge facility produced ordnance, shot shell and cartridge ammunition. Since 1944, the Peters Cartridge Facility has been divided into parcels owned and occupied by organizations and businesses that are not responsible for site contamination. The Former Process Area (FPA) is the part of the site where most of the manufacturing took place. The FPA comprises three parcels of developed land and covers about 14 acres. However, the site's remedy is protective for commercial or industrial uses only in this area. Hamilton Township purchased the remaining 56-acre area of

the site which functions as a managed open space area and trail head parking lot for the Little Miami River bike path.

Ohio EPA conducted several screening investigations and evaluations at the site between 1994 and 1999. Ohio EPA found copper, lead and mercury contamination. EPA proposed the site for listing on the NPL in 2003 and selected the cleanup in the site's 2009 Record of Decision (ROD). EPA added the site to the NPL in 2012.

EPA began the cleanup in March 2015. Activities included the excavation of contaminated soil, cleanout and removal of debris and erosional material at drainage culvert and outfall areas, excavation and backfill of shoreline sediment areas with clean fill, consolidation of impacted soil, sediment and erosional material in an onsite consolidation cell, cell capping, groundwater monitoring, and institutional controls. The cleanup activities at the site started in March 2015 and were completed in June 2017.



The 2016 site redevelopment plan proposes adaptive reuse of site buildings and surrounding open space within the process area portion of the site. (Source: Hull, Bloomfield Schon and Partners, 2016)



## Redevelopment

The site is located next to the Little Miami River, a designated scenic river, and includes a section of the Little Miami Scenic Trail. After the ROD, Bloomfield/Schon and Partners purchased three parcels of land affiliated with the FPA part of the site, with the aim of redeveloping the historic buildings for residential use. Plans call for conversion of the FPA buildings into a combination of commercial space and residential apartments. The planned redevelopment also includes restoration and preservation of the historic exterior of the factory, along with a shot tower and smokestack. EPA actively sought ways to ensure the protection of public health and the environment while supporting the reuse goals, including making residential reuse possible.

The owner asked EPA to fast-track the deletion of the FPA parcels (a partial deletion) from the NPL. This required the implementation of institutional controls, which EPA accomplished in a January 2018 environmental covenant, to ensure all parties understood necessary conditions for the safe reuse of the property. Partial deletion of the parcels finished in September 2018. The owner can now complete additional cleanup activities under the Ohio EPA, enhancing the cleanup and protection of public health and the environment, and allowing for residential use.

A new microbrewery is the first commercial tenant to sign on for the long-awaited redevelopment of the site. Cartridge Brewing Company signed a 10-year lease for 10,000 square feet in the

*“EPA is making good on its commitment to pick up the pace of Superfund cleanups so the sites can be restored to productive use. Promoting redevelopment is part of EPA’s core mission and helps spur the local economy in communities near Superfund sites.”*

**Cathy Stepp**  
Regional Administrator, EPA Region 5

old factory and qualified for \$2.3 million in funding. Today, the redevelopment of the FPA portion of the site is part of a broader Warren County plan to overhaul and rehabilitate the surrounding area. The locality is working with the new owner to reduce water and sewer system connection fees and a new bridge to be built in 2022 will ease access to the area. By working together, project partners will help developers bring new economic growth, services and infrastructure to the community.



The former facility buildings were built in the 1800s and are listed on the National Register of Historic Places. (Source: Hull, Bloomfield Schon and Partners, 2016)

## Contacts

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For more information see: [www.epa.gov/superfund-redevelopment](http://www.epa.gov/superfund-redevelopment)

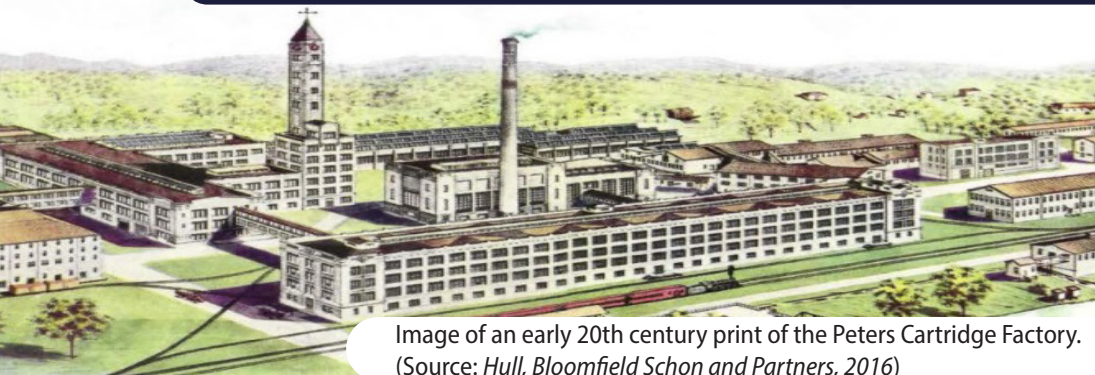


Image of an early 20th century print of the Peters Cartridge Factory. (Source: Hull, Bloomfield Schon and Partners, 2016)

