

Executive Summary

The 4-acre FMC Corp. (Yakima Pit) Superfund site in Yakima, Washington, was once home to a pesticide-making facility. Collaboration and cooperation among EPA, the Washington State Department of Ecology, FMC Corporation (FMC) and later site owners led to the successful cleanup, redevelopment and reuse of the site. Today, a home-and-garden business and a recreational vehicle (RV) repair facility occupy the area. This case study explores the site’s cleanup and reuse, illustrating the positive impacts of Superfund redevelopment in action.

Positive Impacts

- There are two businesses on site. They employ about 14 people and provide an estimated \$540,000 in annual income to the local community.
- On-site businesses generate over \$1.2 million in annual sales.
- The estimated value of on-site properties is over \$1.5 million.
- In 2013, site properties generated over \$20,000 in property tax revenues.

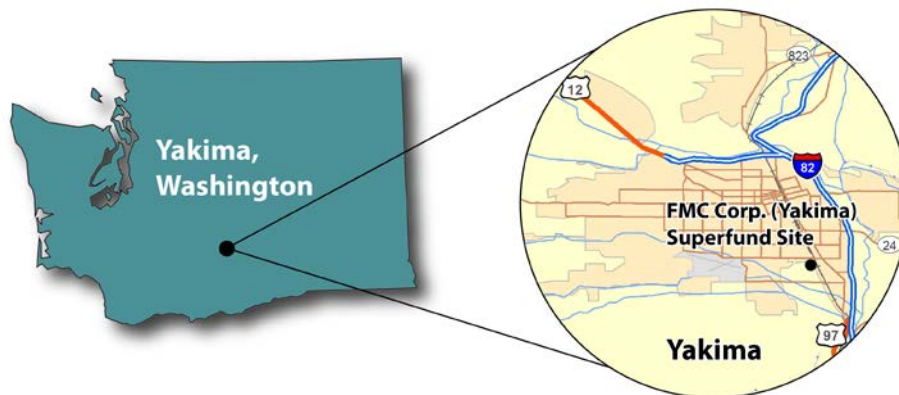
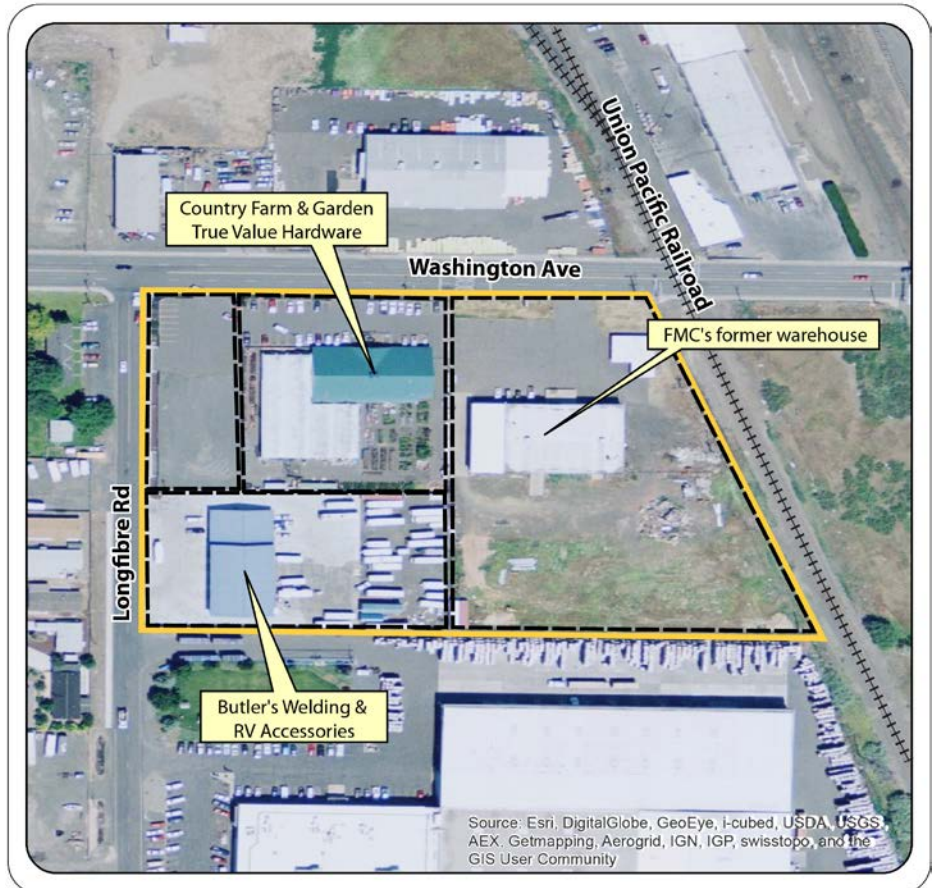


Figure 1: The site’s location in Yakima, Yakima County, Washington

Introduction

The successful cleanup of a Superfund site can result in restored value to the site and surrounding communities. Once a site property is ready for reuse, it can revitalize a local economy with jobs, new businesses, tax revenues and local spending. This case study captures the on-site and some community impacts of redevelopment at the FMC Corp. (Yakima Pit) Superfund site.

The site is located at 4 West Washington Avenue in Yakima, Washington. It includes four property parcels. The site is about one mile east of Yakima Municipal Airport and one mile west of Interstate 82. Mostly industrial land uses surround the site to the north, south and east. Single- and multi-family homes are located west of the site, along Longfibre Road.



Key:
- - - Parcel boundaries
- - - Site boundary

Figure 2: Site reuses and FMC's former warehouse



Site History

FMC leased the site from Union Pacific Land Resources Corporation (Upland) and produced agricultural pesticide dusts from 1951 until 1986, when the plant closed. Structures on site included a warehouse with a loading dock, an office building and a parking lot. Contamination resulted from the disposal of pesticides in a pit from 1952 to 1969. Beginning in 1969, FMC disposed of pesticides at Yakima Valley Disposal in Yakima and at a permitted hazardous waste disposal facility in Arlington, Oregon. An EPA contractor conducted preliminary investigations in 1982. Findings indicated that pit soil and underlying ground water was contaminated. Primary contaminants of concern included pesticides, pesticide-related compounds and some metals. EPA placed the site on the Superfund program's National Priorities List (NPL) in 1983.

Property Cleanup and Transformation

Preliminary cleanup began in 1986. FMC removed all the contents from the main facility warehouse and surface tanks and washed the floors and walls of the warehouse. Between 1988 and 1989, FMC disposed of 850 tons of contaminated soil at the permitted hazardous waste facility in Oregon. EPA selected the final remedy in 1990. It focused on cleaning up remaining contaminated soils and structures.

FMC undertook final cleanup actions in 1992 and 1993. FMC dug up 5,600 cubic yards of contaminated material, stockpiled it on site, and then incinerated the material. FMC disposed of an additional 1,000 cubic yards of contaminated soil from beneath the soil stockpile liner after discovering the liner was faulty. FMC also scarified the concrete floor of the warehouse to remove contamination. The company then restored the floor so the warehouse could be reused in the future. In December 1993, EPA determined that FMC had completed soil cleanup activities appropriately. Ground water monitoring is ongoing.

In the mid-1990s, current owners acquired the site properties and new businesses opened. Stephens Metal Products, one of the first businesses to locate there, operated out of FMC's former warehouse. Country Farm & Garden True Value Hardware and Butler's Welding & RV Accessories built their facilities west and southwest of the warehouse.

In 2011, EPA required the placement of institutional controls to prevent contact with hazardous substances remaining deep underground in the southeast corner of the site, known as the land use control area. Implemented by FMC in 2012 in accordance with the Washington Uniform Environmental Covenant Act, the restrictions prevent the use of shallow ground water as drinking water. They also prevent unauthorized digging below ground.



Figure 3: FMC's former warehouse, occupied until recently by Stephens Metal Products

Local Impacts

Today, Country Farm & Garden True Value Hardware and Butler's Welding & RV Accessories remain on site, providing jobs and employment income for the community. Stephens Metal Products operated there until relocating for expansion. In 2013, the company leased its property to another business that is expected to move into the warehouse.

Country Farm & Garden True Value Hardware

The store provides lawn care and home improvement products. The business also sells flowers, vegetables, herbs and mason bees in its outdoor nursery. It employs 11 people and contributes an estimated \$460,000 in annual income to the local economy.

Butler's Welding & RV Accessories

The business repairs RVs and sells RV parts and accessories. It employs three people and contributes an estimated \$78,000 in annual income to the local economy.

Property Value and Tax Revenue Impacts

In 2013, the site's property parcels generated over \$20,000 in property taxes for Yakima County. The total county-estimated value of the properties in 2013, including redevelopment improvements, was over \$1.5 million. The two on-site businesses also produce annual retail sales and services that generate state and local tax revenues through the collection of sales taxes.¹ Together, the two businesses produce over \$1.2 million in annual sales.

Conclusion

Cooperation among EPA, the Washington State Department of Ecology, FMC and later site owners has led to successful cleanup and reuse of the FMC Corp. (Yakima Pit) Superfund site. As part of the cleanup, FMC also removed contamination from the warehouse floor and then restored it so the warehouse so it could be available for reuse by other businesses. Once FMC completed soil and warehouse cleanup in 1993, businesses began locating on the site, including a metal fabricating company that established operations inside the warehouse. Two of the original businesses that located on site continue to operate, providing job opportunities, income, and services for the community. With a third business planning to relocate to the site in the near future, the site will likely continue serving as an important source of jobs for the community.



Figure 4: Country Farm & Garden True Value Hardware and Butler's Welding & RV Accessories

*For more information about EPA's Superfund Redevelopment Initiative (SRI), visit:
<http://www.epa.gov/superfund/programs/recycle>.*

¹ The combined sales tax rate in Yakima is 7.9 percent. This includes the 6.5 percent state rate, the local rate and the Regional Transit Authority rate. See the Washington State Department of Revenue sales tax page for more information: http://dor.wa.gov/Content/GetAFormOrPublication/FormBySubject/forms_sale.aspx#Annual.