

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.

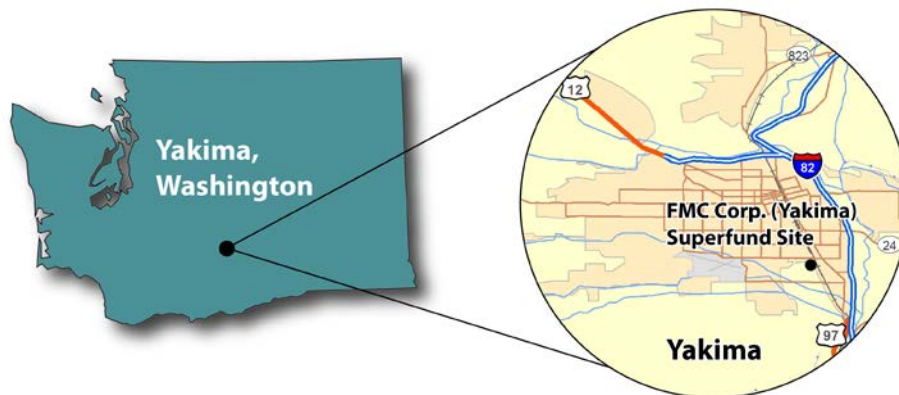
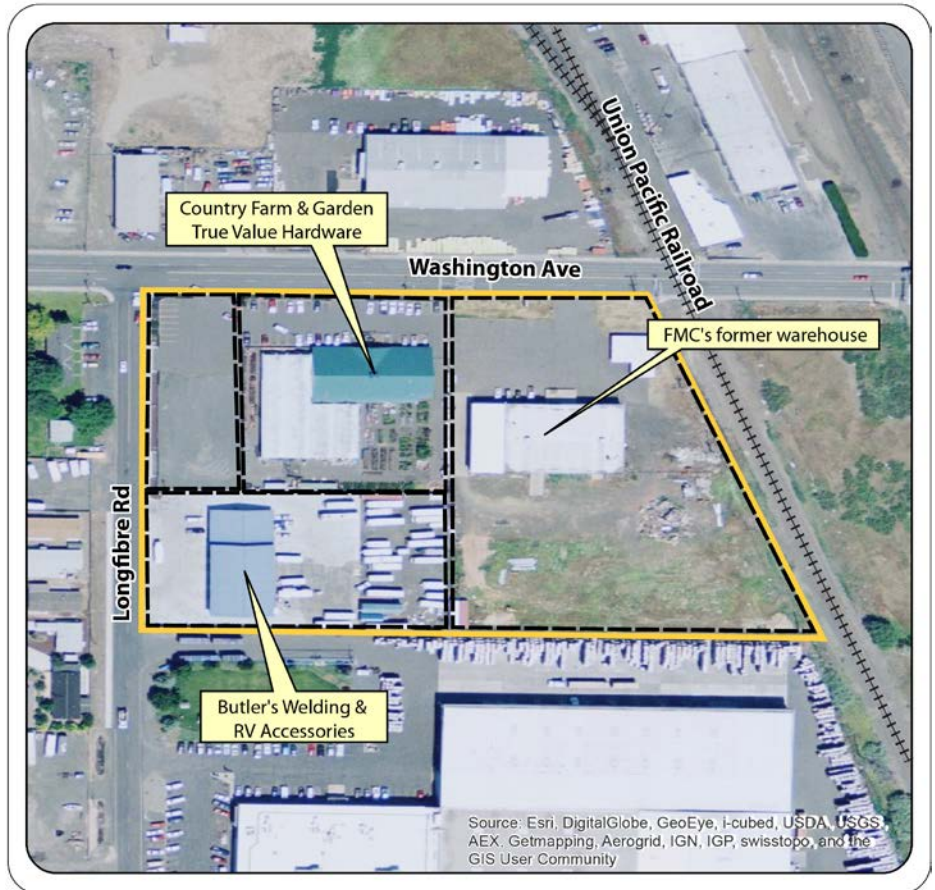


Figure 1: The site's location in Yakima, Yakima County, Washington

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.



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Reuse and the Benefit to Community

FMC Corp. (Yakima Pit) Superfund Site

Technical Appendix

Positive Impacts: Employment Information for On-site Jobs

The Dun & Bradstreet (D&B) database provided information on the number of employees and sales volume for on-site businesses. [D&B](#) provides information on businesses and corporations. It maintains a database of over 179 million companies globally and over 53 million professional contact names using a variety of sources, including public records, trade references, telecommunication providers, newspapers and publications, and telephone interviews.

Positive Impacts: Wage and Income Information for On-site Jobs

The U.S. Bureau of Labor Statistics (BLS) provided wage and income information. The BLS is a governmental statistical agency that collects, processes, analyzes and disseminates essential statistical data to the American public, the U.S. Congress and other federal agencies in the broad field of labor economics and statistics. The data provided by the BLS have high standards of accuracy and consistently high statistical quality, and impartiality in both subject matter and presentation.

The BLS Quarterly Census of Employment and Wages database provided average weekly wage data for each of the businesses located at the FMC Corp. (Yakima Pit) Superfund site. Average weekly wage data were identified by matching the North American Industry Classification System (NAICS) codes corresponding with each type of business with weekly wage data for corresponding businesses in Yakima County. If not available at the county level, wage data were sought by state or national level, respectively. In cases where wage data were not available for the six-digit NAICS code, higher level (less detailed) NAICS codes were used to obtain the wage data.

To determine the annual wages (mean annual) earned from jobs generated by each of the businesses located at the FMC Corp. (Yakima Pit) Superfund site, the average weekly wage figure was multiplied by the number of weeks in a year (52) and by the number of jobs (employees) for each of the businesses.

Table 1: FMC Corp. (Yakima Pit) Superfund Site Businesses: NAICS Code and Title, Employees, Average Weekly Wage, Annual Wage per Employee, Total Annual Wages, and Annual Sales

On-site Business	NAICS Code	NAICS Title	Employees	Average Weekly Wage (2012) ^a	Annual Wage (Mean Annual) per Employee	Total Annual Wages ^b	Annual Sales (2012)
Country Farms and Garden Inc ^c	444220	Nursery, Garden Center, and Farm Supply Stores	11	\$811	\$42,172	\$463,892	\$960,000
Butler's Welding Inc (doing business as: Butler's Welding & RV Accessories)	811310	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance	3	\$506	\$26,312	\$78,936	\$280,000
TOTALS			14			\$542,828	\$1,240,000

^a Average weekly wage per employee is based on BLS Average Weekly Wage data.

^b Total annual wage figures were derived by multiplying "Employees" by "Annual Wage (Mean Annual) per Employee."

^c The D&B database has two separate entries for Country Farms and Garden (one for headquarters and one for a branch) at the same location on site. The figures for jobs and annual sales combine these two entries.

Positive Impacts: Property Values and Local Tax Revenue Generated from Property Taxes

Property records accessible through Yakima County's online property records database (http://yes.co.yakima.wa.us/Assessor/char_search.aspx) provided data on the most recently assessed values and taxes for property parcels at the FMC Corp. (Yakima Pit) Superfund site in 2013.

Table 2: Property Value and Tax Summary for Taxes Payable in 2013

Parcel ID #	Current Parcel Owner (2012)	Acreage	Total Market Value of Land and Improvements (2012) ^a	Total Net Tax (2013)
191331-42402	Dennis L & Alice E Stephens	2.58	\$438,500	\$5,655.04
191331-42405	Thomas & Sherry Desanto	1.31	\$627,300	\$8,089.89
191331-42406	Thomas & Sherry Desanto	0.58	\$87,000	\$1,121.99
191331-42407	Larry J Butler	1.17	\$438,600	\$5,656.35
TOTALS		5.64	\$1,591,400	\$20,523.27

^a Values established by Yakima County's Assessor.