



Superfund
Redevelopment
Initiative

SITE REDEVELOPMENT PROFILE

Martin-Marietta, Sodyeco, Inc. Superfund Site

Charlotte, North Carolina



Sign at the entrance to ReVenture Park. (Source: EPA)

Site Location: Highway 27 West, Charlotte, North Carolina 28214

Size: 667 acres

Existing Site Infrastructure: All major utilities are on site. In addition, the site has rail and interstate access, a wastewater treatment facility, existing industrial space, utility substations and transmission lines, and a 360-million-gallon containment pond to create a platform for large-scale renewable energy and alternative fuel projects.

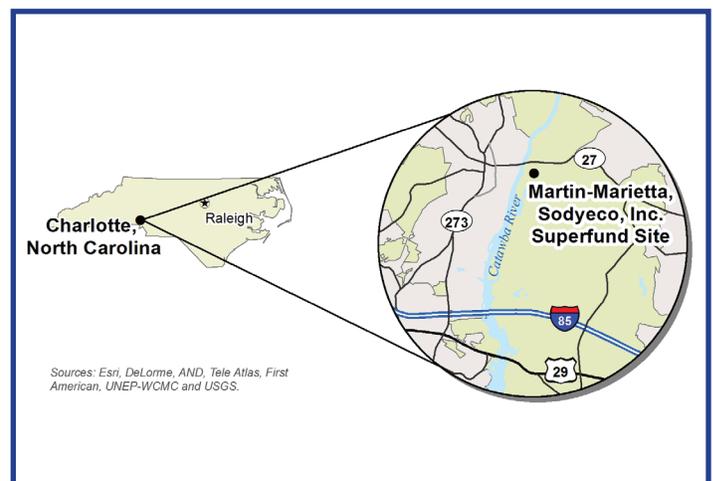
Current Site Uses: The site hosts a 185-acre conservation area and ReVenture Park, a business park focused on energy efficiency, renewable energy and environmental technology. The site is home to a biomass combined heat-and-power project, an algae-to-fuel pilot plant, a fuels and lubricants distributor, a composite walls contractor, a composting operation, a manufacturer of formwork technology, a gypsum board producer, a building materials delivery company and a 35-acre aquaculture project.

Use Restrictions: Institutional controls restrict activities that could result in damage to caps or exposure to contaminated soil. Groundwater use is also restricted.

Surrounding Population: within 0.5 mile, 33 people; within 2.5 miles, 21,569 people; within 4 miles, 53,120 people.

For more than 70 years, industrial facilities in western Charlotte, North Carolina, produced textile dyes, chemicals and other industrial products. Facility operations resulted in soil and groundwater contamination. EPA has worked closely with Clariant Corporation, the site's potentially responsible party (PRP); Forsite, the site redeveloper; and its state and local partners to clean up the site and support its return to productive use as the region's first eco-industrial energy park.

EPA discovered contamination at the site in 1982 – disposal of untreated chemical manufacturing



Location of the site in Charlotte, North Carolina.

“The successful reuse of the Martin-Marietta/Sodyeco site is an example of EPA’s commitment to support beneficial reuse of sites, using cleanup programs to ensure protection of future users. The partnership between government and the private sector, and a vision to bring about positive change for the community has resulted in the accomplishment of a great milestone for the site. The path to redevelopment has been established and it will lead to a productive community asset. EPA will continue to work with enterprising individuals and organizations to bring new opportunities to communities impacted by contaminated sites.”

– EPA Region 4 Superfund & Emergency Management Division Director Franklin E. Hill

SITE HISTORY AND REDEVELOPMENT TIMELINE	
1936-2005	Various site owners manufactured dyes and specialty chemical products at the site.
1982	EPA found contaminants in surface water and groundwater on site.
1983	EPA placed the site on the NPL.
1987	EPA selected long-term remedy.
1989-1999	EPA implemented selected remedy.
2011	Land use controls limit use of cleaned-up areas to commercial and industrial uses.
2012	EPA deleted the site from the NPL.
2012-present	Forsite Development developed ReVenture Park and businesses operate on site.
2014	EPA Region 4 recognized Forsite Development with the Region’s Excellence in Site Reuse Award.

wastes and landfilled materials resulted in contaminated soils and groundwater. Following the site’s inclusion on the Superfund program’s National Priorities List (NPL), EPA and its partners developed a comprehensive remedy that included capping some site contamination in place, disposing of waste materials and contaminated soil off site, and pumping and treating site groundwater.

To make the site’s reuse possible, EPA’s Superfund and Resource Conservation and Recovery Act (RCRA) programs worked closely with the site’s owner and the community to make sure reuse plans were compatible with the cleanup. In 2011, the site owner put land use controls in place permitting commercial and industrial land uses across cleaned-up areas of the site and restricting land uses incompatible with the remedy. The site owner also maintains the remedy. Following the Superfund cleanup, EPA deleted the site from the NPL in 2012, clearing the way for the transformation of a 667-acre area along the Catawba River into ReVenture Park.

The site’s current and planned redevelopment are breathing new life into the area by reusing the site’s extensive existing infrastructure – rail and interstate access, a wastewater treatment facility, 500,000 square feet of existing industrial space, utility substations and transmission lines, and a 360-million-gallon containment pond – to create a platform for large-scale renewable energy and alternative fuel projects. ReVenture Park is already home to a biomass combined heat-and-power project, an algae-to-fuel pilot plant, a fuels and lubricants distributor, a composite walls contractor, a composting operation, a manufacturer of formwork technology, a gypsum board producer, a building materials delivery company and a 35-acre aquaculture project,



Entrance to ReVenture Park. (Source: EPA)



Pollinator habitat at ReVenture Park. (Source: EPA)

among others. Beyond current on-site business operations, seven additional buildings offer nearly 120,000 square feet of space for future development.

Environmental stewardship is an integral part of the site's redevelopment plans. The site's natural resources are enhanced by a 185-acre conservation easement, wildlife habitat projects, stream restoration and a trail system connecting the regional Carolina Thread Trail across the site to the nearby U.S. National Whitewater Center. In addition, ReVenture Park also secured a Wildlife and Industry Together Certification with the North Carolina Wildlife Federation. A well-established pollinator garden is also located on site.

By reclaiming, restoring and reinventing this industrial area, ReVenture Park is seeking to become a national model for innovative redevelopment and is one of the leading renewable energy projects in the United States. At full buildout, ReVenture Park will generate an estimated \$900 million in new investment and create more than 1,000 jobs. In 2014, EPA Region 4 awarded Forsite Development the

Region's Excellence in Site Reuse Award in recognition of its outstanding efforts to safely and sustainably reuse the formerly contaminated industrial property. In 2018, on-site businesses support local economic growth, providing about 30 jobs and over \$2.2 million in estimated annual employee income. The project illustrates how EPA programs and agency partners can work together to protect human health, advance environmental protection and help communities turn Superfund sites into valued assets.

FOR MORE INFORMATION

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In May 2017, EPA established a task force to restore the Superfund program to its rightful place at the center of the Agency's core mission to protect health and the environment.

epa.gov/superfund/superfund-task-force