



Superfund  
Redevelopment  
Initiative

# SITE REDEVELOPMENT PROFILE

Arlington Blending & Packaging Superfund Site  
Arlington, Tennessee



Mary Alice Park opened on November 15, 2006. (Source: EPA)

**Site Location:** 12121 Hwy 70, Arlington, Tennessee 38002

**Size:** 2.3 acres

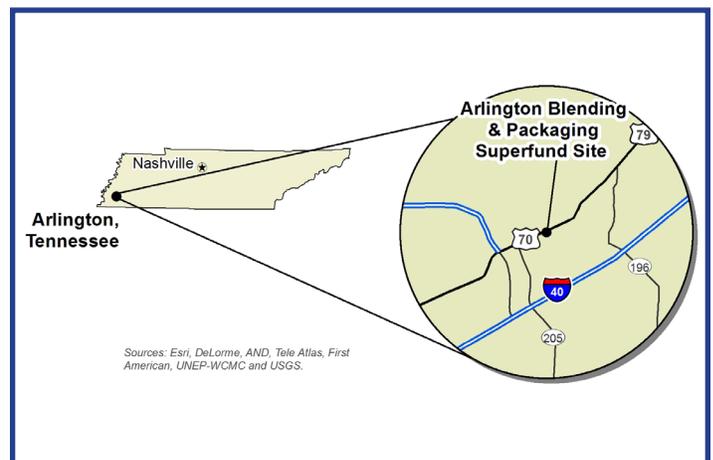
**Existing Site Infrastructure:** Recreational fields, playgrounds, exercise stations, off-leash dog areas, walking and biking trails, a basketball court, nature area/interpretive areas, a picnic area, and an area to host special events such as concerts and festivals are located on site.

**Current Site Uses:** The site is now home to the Mary Alice Park.

**Use Restrictions:** Institutional controls prohibit access to or use of groundwater until cleanup standards are met. Per Shelby County regulations, wells cannot be placed within a half-mile of the site and groundwater exposure is prohibited at any point between the site and the Loosahatchie River. Maintenance of a fence and the site's cover as well as regular monitoring of wells and surface water are required.

**Surrounding Population:** within 0.5 mile, 634 people; within 2.5 miles, 8,778 people; within 4 miles, 14,798 people.

Collaboration between federal and state agencies, local government and community members led to the cleanup and revitalization of this formerly contaminated Superfund site in Arlington, Tennessee. The once-vacant site is now a community asset that provides recreational fields, playgrounds, exercise stations, off-leash dog areas, walking and biking trails, a basketball court, nature/interpretive areas, a picnic area, and event location for the Mary Alice neighborhood.



Location of the site in Arlington, Tennessee.

Arlington Blending & Packaging Company operated a pesticide formulation and packaging facility from 1971 to 1978 at the 2.3-acre site. Its operations and pesticide spills contaminated soil and groundwater.

## SITE HISTORY AND REDEVELOPMENT TIMELINE

- 1971 – 1978** The Arlington Blending & Packaging Company's facility was active on site.
- 1983** EPA performed short-term cleanup to address immediate site risks.
- 1987** EPA placed the site on the Superfund program's National Priorities List (NPL).
- 1990** Site investigations completed.
- 1991** EPA evaluated cleanup options. EPA selected final cleanup plan.
- 1994** Cleanup began.
- 1997** Cleanup plan for groundwater updated from pumping and treatment to monitored natural attenuation. Cleanup finished.
- 2004** EPA announced that site is ready for reuse, issued Comfort Letter.
- 2005** Helena Chemical Company donated adjacent property, increasing park area by 30 percent. Town of Arlington received \$300,000 community development block grant for park design and construction.
- 2006** Ribbon-cutting ceremony at the opening of Mary Alice Park.
- 2009** Town of Arlington recognized with EPA's Excellence in Site Reuse award.
- 2017** Site's fourth five-year review confirmed remedy's continued protectiveness.

EPA placed the site on the Superfund program's National Priorities List (NPL) in 1987.

Following site investigations, EPA led a short-term cleanup to address immediate risks. Activities included disposal of contaminated equipment and waste chemicals, removal and treatment of over 41,000 tons of contaminated soil, and monitoring of groundwater and surface water.

Park and recreation facilities were a community priority. However, the site remained vacant for many years after cleanup. As part of the Return to Use Initiative, EPA worked with local stakeholders to identify barriers preventing the site's return to use. In addition to concerns about liability issues,





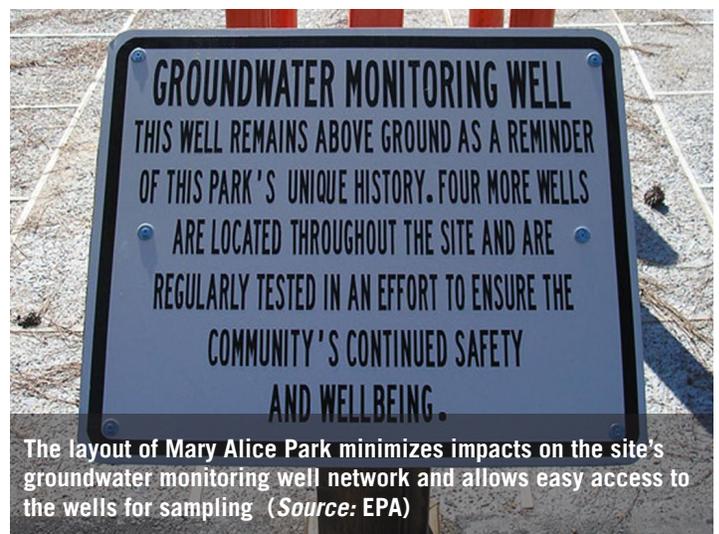
EPA Region 4 presenting the town of Arlington with its Excellence in Site Reuse award in 2009. (Source: EPA)

the community associated the property with its contaminated past. EPA and local stakeholders worked together on materials that addressed these issues and updated the community on the site's history, cleanup and availability for reuse.

In July 2004, EPA issued a Comfort Letter to the town of Arlington. The letter indicated that federal liability statutes would protect the town's interests when it assumed ownership of the property. EPA also declared the site ready for recreational use in a Ready for Reuse (RfR) Determination. EPA issued the RfR Determination, the first in the southeast, in 2004. EPA designed the RfR Determination to reassure Arlington residents and officials that the site's remedy could be compatible with recreational uses. EPA Region 4 worked with the town of Arlington on remedy-friendly plans for a neighborhood park at the site. EPA's participation in the planning process made sure that playground construction activities did not affect the remedy.

In 2005, Helena Chemical Company donated an adjacent property, increasing the size of the park by 30 percent. The town of Arlington was also able to secure a \$300,000 community development block grant administered by the Department of Housing and Urban Development to fund the park's

design and construction. Since purchasing the property in 2005, the town of Arlington has worked cooperatively with EPA to coordinate the park's development with EPA's implementation of the remedy. The locality's efforts have enhanced the cleanup and the remedy's long-term protectiveness.



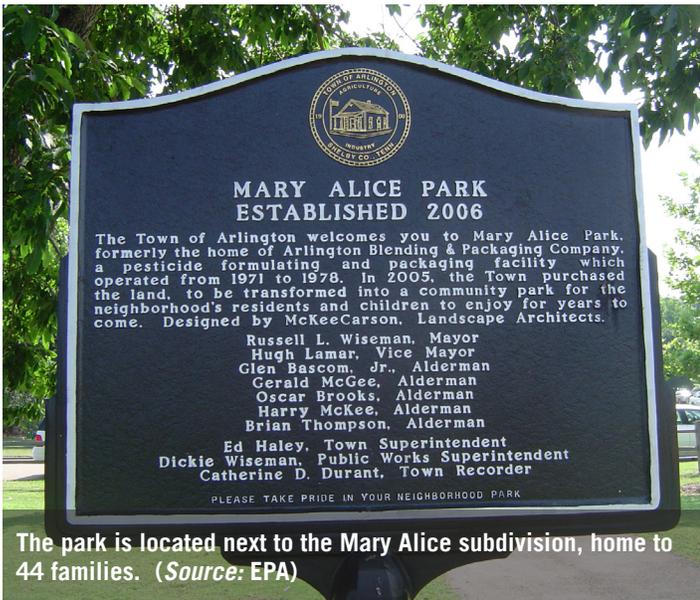
The layout of Mary Alice Park minimizes impacts on the site's groundwater monitoring well network and allows easy access to the wells for sampling (Source: EPA)

For example, the town of Arlington's commitment to enforce a Shelby County ordinance prohibiting the installation of water wells within a half-mile of a Superfund site is consistent with the remedy.

Years of collaborative efforts came to fruition when Mary Alice Park, named for a nearby subdivision, opened with a ribbon-cutting ceremony in 2006. The park includes a playground, field space, walking and biking trails, and exercise stations. It also includes a half-court basketball court and signs that explain the park's history and celebrate its successful redevelopment. Picnic areas and space for events are located at the park. In 2009, EPA Region 4 recognized the town of Arlington with its Excellence in Site Reuse award. The site's redevelopment enhanced EPA's selected remedy and revitalized the property and the surrounding neighborhood.

By turning the site into a park, the town has provided the community with a public green-space resource that can be enjoyed by everyone. Additionally, the town has taken on some of the site's long-term stewardship responsibilities. Consistent

with EPA's RfR Determination, the town and the Memphis Environmental Center now work together to maintain the site's remedy. The layout of Mary Alice Park was designed to minimize impacts on the site's groundwater monitoring well network and allow easy access to the monitoring wells for sampling by EPA and Center staff.



**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](https://epa.gov/superfund/superfund-task-force)