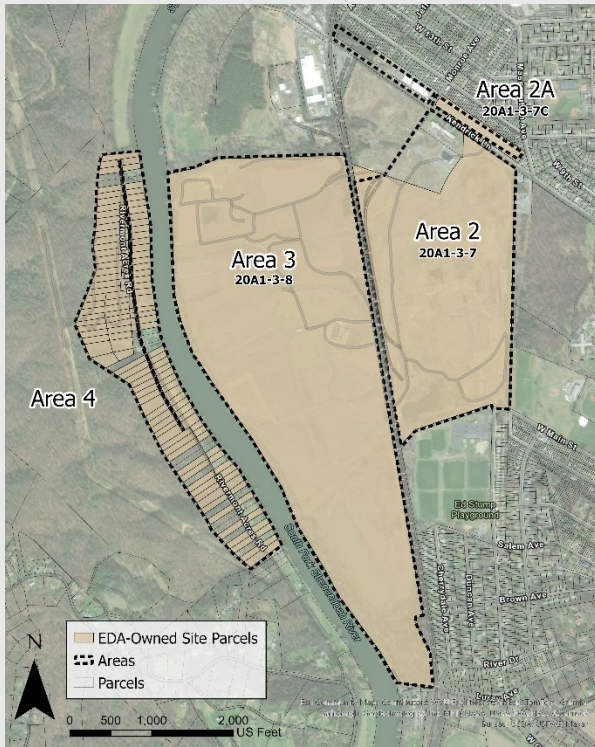


## Ready for Reuse

# Avtex Fibers, Inc. Superfund Site

Front Royal, Warren County, Virginia



Map showing EDA-owned site parcels available for redevelopment.

### Site Properties Ready for Reuse

The Front Royal-Warren County Economic Development Authority (EDA) owns multiple site parcels and is interested in returning those parcels to productive use.

### EDA-Owned Parcels Highlighted for Redevelopment

- A 117-acre parcel (20A1-3-7) is available for industrial/commercial use with some restrictions (Area 2).
- A 4.5-acre parcel (20A1-3-7C) is available for industrial/commercial use with some restrictions (Area 2A).
- Riverfront and river-road properties (multiple parcels) west of the Shenandoah River are available for park and recreational uses with some restrictions (Area 4).

The U.S. Environmental Protection Agency (EPA) provides ongoing collaboration to support Superfund reuse that aligns with cleanup conditions.

## Site History

The 440-acre former manufacturing plant property was operated by a series of fiber manufacturers from 1940 to 1989. Facility operations and waste disposal practices contaminated soil, sediment, surface water and groundwater with hazardous substances. EPA added the property to the Superfund program's National Priorities List in 1986. In 1989, the facility owner Avtex declared bankruptcy and ceased operations. In 1999, EPA entered into a Consent Decree with the previous owner FMC Corporation (FMC), in which FMC agreed to conduct required cleanup actions including related ongoing operations and maintenance (O&M) activities at the site.

In 1999, as part of the Avtex bankruptcy settlement, and contingent upon the execution of a Prospective Purchaser Agreement (PPA), the Economic Development Authority of Front Royal (EDA) took ownership of the Avtex facility property, comprised of approximately 500 acres. The EDA's goal is to transition the parcels it still owns to recreational, commercial and industrial use.

## Cleanup Summary

**Former Plant Area** – East of the railroad tracks, a number of remedial and removal actions took place on parcel 20A1-3-7, the Former Plant Area. Buildings and other infrastructure were decontaminated and demolished, contaminated soils were excavated, and drums, debris and material were either treated on-site for reuse or taken off-site for disposal. Much of this area is now open fields and contains paved roads, wetland areas (covering less than about 5 acres) and an approximately 2-acre borrow pit area (a feature created as a result of soil excavation activities and since filled with water).

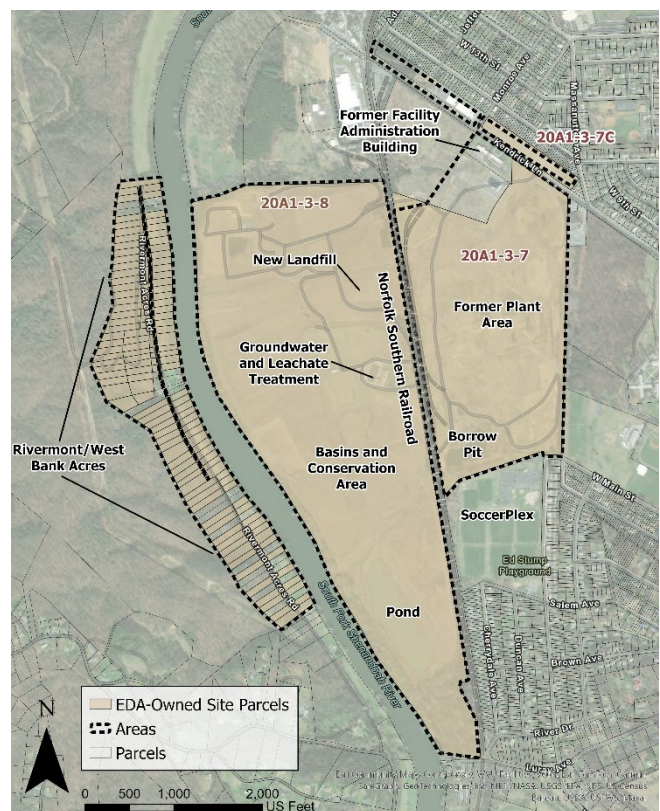
On parcel 20A1-3-6A, EDA restored an on-site administrative building for EDA offices and other tenants, including the Northern Shenandoah Valley Regional Planning Commission.

EDA also owns a parcel north of Kendrick Lane (20A1-3-7C) that is currently a paved parking area.

**Landfill and Conservation Area** – The former waste disposal area is located on the large EDA-owned parcel west of the railroad tracks (parcel 20A1-3-8). It includes 23 capped or covered basins and fill areas, paved and gravel roads, a pond, gas vents, monitoring wells, and a groundwater leachate treatment plant (GLTP). Remedy construction included the installation of a tall chain-link fence around the GLTP and around viscose basins 9-11 to restrict unauthorized access to those areas.

**Rivermont Acres/West Bank Acres Area** – West of the South Fork Shenandoah River, a groundwater plume from the conservation area/former waste disposal areas extends southwest under the South Fork Shenandoah River and beneath or near properties on the west bank of the river. These properties, which range from 0.5 acre to 1.63 acres, are mostly forested and open vegetated spaces. One bedrock extraction well and a system of groundwater monitoring wells are located west of the river.

**Ongoing O&M** – FMC is responsible for ongoing O&M activities including, but not limited to, sampling, inspections, mowing and clearing vegetation on site properties affecting the cleanup. The O&M Plan is available upon request.



Map showing the site area and features.

## Future Use Considerations

**Activity and Use Limitations** – At this site, institutional controls in the form of environmental covenants have been recorded on individual properties to limit specific activities and uses to reduce exposure to residual contamination. Institutional controls prevent installation of new drinking water supply wells where there is still groundwater contamination and to prevent damage to the remedy (or cleanup). More information about specific use limitations on EDA-owned properties is summarized on the following pages.

**Coordination and Approval Prior to Purchase** – Coordination and approval prior to purchase is critical for Avtex site properties. The EDA is required to obtain the United States' and FMC's approval prior to property transfer, and the prospective purchaser must agree in writing to be bound by the terms of the PPA including, but not limited to, ongoing access and cooperation requirements. The PPA is available upon request.

Contact information for parties of the environmental covenants includes:

*EDA*

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**Liability Protections** – EPA supports the safe redevelopment of Superfund sites through tools and technical assistance. The Superfund law provides important liability protections that could apply to prospective purchasers of site property to successfully manage risk. Parties interested in purchasing or developing site properties should contact the EPA Region 3 Superfund Redevelopment Coordinator to better understand next steps and Superfund liability protection options that are available. Also, please see EPA's Top Ten Questions to Ask When Buying a Superfund Site factsheet at [www.epa.gov/superfund-redevelopment/top-10-questions-ask-when-buying-superfund-site](http://www.epa.gov/superfund-redevelopment/top-10-questions-ask-when-buying-superfund-site).

Jackie Kondrk, EPA Region 3 Superfund Redevelopment Coordinator

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## Redevelopment Opportunities

The following is a summary of key remedial and future use considerations for EDA-owned site properties.

### Industrial/Commercial Opportunity

Parcel 20A1-3-7 (Town of Front Royal)

- Approximately 117 acres (Area 2).

#### Remedy Considerations

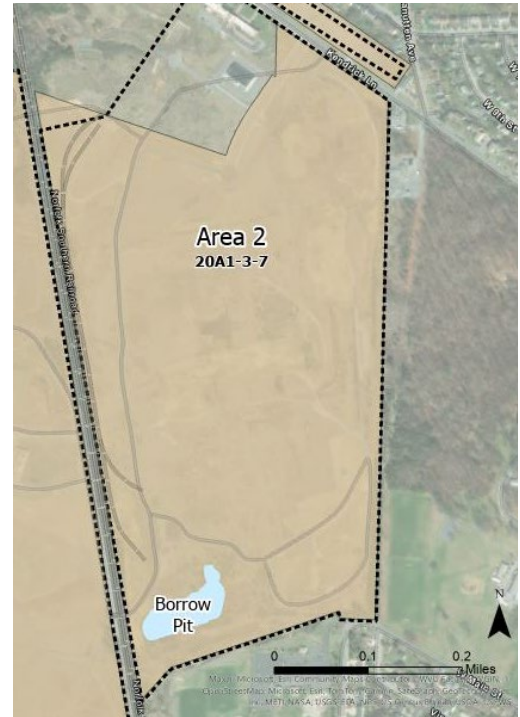
- Buildings were demolished, contaminated soil excavated, and drums removed. Excavation of soils greater than 10 feet is prohibited.
- An approximately 2-acre borrow area is located on the southern end of the parcel; excavation in this area is prohibited.
- FMC is conducting O&M activities at this parcel, including annual habitat surveys and habitat removal activities.

#### Activity and Use Restrictions

- Restricts land uses to light commercial and industrial uses.
- Prohibits various specific activities and uses, including, but not limited to, childcare centers and residential dwellings.
- Prohibits excavation of any soil from Borrow Area A and prohibits excavation of soil greater than 10 feet.
- Prohibits groundwater extraction and use, except as may be required by EPA or the Virginia Department of Environmental Quality (VA DEQ) for remedial purposes.
- Prohibits the installation of groundwater wells unless approved in writing by EPA.
- Prohibits activities that could impact the integrity of the remedy.
- Grants the environmental covenant holders, EPA and VA DEQ rights of access to the property for remedial purposes.

#### Zoning

- Zoned as Mixed-Use Campus Development (MCD) by the Town of Front Royal.



Map showing Parcel 20A1-3-7 (Town of Front Royal).

## Redevelopment Opportunities

### Industrial/Commercial Opportunity

Parcel 20A1-3-7C (Town of Front Royal)

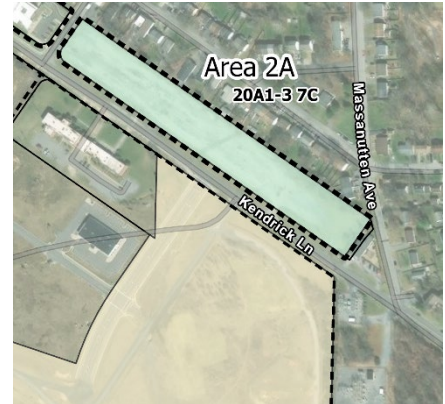
- 4.5 acres (Area 2A).

#### Remedy Considerations

- Currently a paved parking area.

#### Activity and Use Restrictions

- Restricts land uses to light commercial and industrial uses.
- Prohibits various specific activities and uses, including, but not limited to, childcare centers and residential dwellings.
- Prohibits excavation of soil greater than 10 feet.
- Prohibits groundwater extraction and use, except as may be required by EPA or VA DEQ for remedial purposes.
- Prohibits the installation of groundwater wells unless approved in writing by EPA.
- Prohibits activities that could impact the integrity of the remedy.
- Grants the environmental covenant holders, EPA and VA DEQ rights of access to the property for remedial purposes.



Map showing Parcel 20A1-3-7C (Town of Front Royal).

#### Zoning

- Zoned as Industrial Employment District (I-2) by the Town of Front Royal.

# Redevelopment Opportunities

## Public Park/Recreational Opportunity

### Parcels

- Multiple riverfront and river-road properties west of the Shenandoah River in Warren County (Area 4).
- Typical parcel size is about 1 acre.

### Remedy Considerations

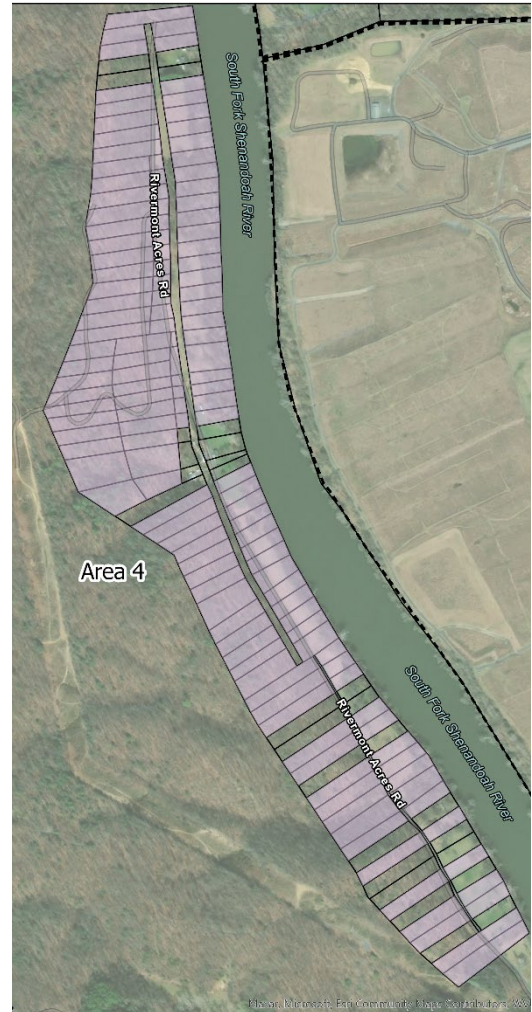
- Monitoring wells and an extraction well are on select parcels.

### Activity and Use Restrictions

- Restricts to public park and recreational uses.
- Prohibits residential dwellings of any kind.
- Prohibits construction of any permanent or temporary building or structure on the property, (with the exception of buildings that are customary and appropriate for park and recreational usage, or those necessary for protection of human health or the environment, or constructed by EPA or FMC to implement a response action).
- Prohibits hunting or trapping of animals.
- Prohibits groundwater extraction and use, except as may be required by EPA or VA DEQ for remedial purposes.
- Prohibits the installation of groundwater wells unless approved in writing by EPA.
- Prohibits activities that could impact the integrity of the remedy.
- Grants the environmental covenant holders, EPA and VA DEQ rights of access to the property for remedial purposes.

### Zoning

- Zoned Residential One (R1) by Warren County.



Map showing parcels west of the Shenandoah River in Warren County.

## Landfill and Conservation Area

### Parcel 20A1-3-B (Town of Front Royal)

- Approximately 241 acres (Area 3).

### Remedy Considerations

- Remedy components include 23 capped or covered basins and fill areas, gas vents, monitoring wells and a GLTP.
- FMC is conducting O&M activities at this parcel, including but not limited to, operation of the GLTP, sampling of vents and wells, and mowing.

### Activity and Use Restrictions

- Prohibits residential dwellings of any kind.
- Prohibits construction of any permanent or temporary building or structure on the property (with the exception of buildings that are customary and appropriate for park and recreational usage or those necessary for protection of human health or the environment, or constructed by EPA or FMC to implement response actions).
- Prohibits groundwater extraction and use, except as may be required by EPA or VA DEQ for remedial purposes.
- Prohibits the installation of groundwater wells unless approved in writing by EPA.
- Prohibits activities that could impact the integrity of the remedy.
- Grants environmental covenant holders, EPA and VA DEQ rights of access to the property for remedial purposes.
- Restricts parcel to conservancy and open space uses, but permits particular activities as specified in the environmental covenant, with additional limitations on trails and access to treatment and disposal areas, as well as restrictions on tree cutting.

### Zoning and Future Land Use Considerations

- Zoned Industrial Employment District (I-2) by the Town of Front Royal.
- *Avtex Fibers Conservancy Park Master Plan Report* (2000) proposed green space, trails and nature areas.



Map showing Parcel 20A1-3-B (Town of Front Royal).