



Superfund
Redevelopment
Initiative

SITE REDEVELOPMENT PROFILE

Valmont TCE Superfund Site

West Hazleton, Pennsylvania



Site Location: Valmont Industrial Park, West Hazleton, Pennsylvania 18202

Size: 25 acres

Existing Site Infrastructure: Electric, water, natural gas and sewer connections and a high-speed telecommunications network are located on site. The site also provides direct rail and highway access, with air services located nearby.

Current Site Uses: An industrial storage facility on site provides logistics and distribution services.

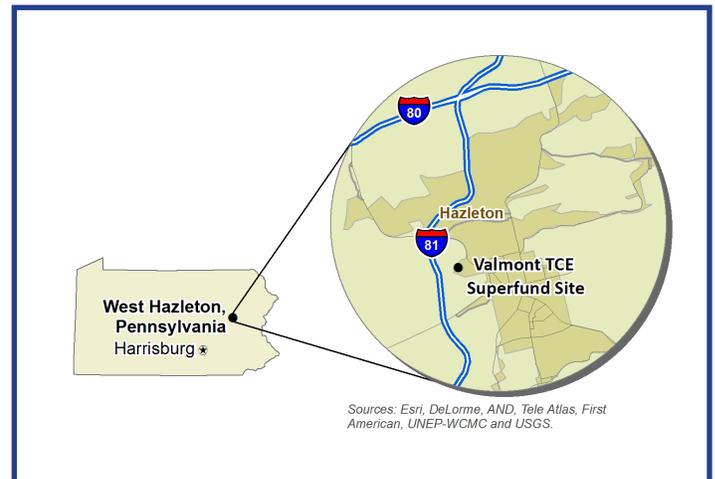
Use Restrictions: West Hazleton adopted an ordinance to restrict use of groundwater around the site as a source of drinking water during groundwater cleanup. Hazle Township also adopted an ordinance to restrict groundwater use.

Surrounding Population: within 0.5 miles, 211 people; within 2.5 miles, 28,171 people; within 4 miles, 45,789 people.

EPA's support of private-sector efforts to redevelop the Valmont TCE Superfund site has made reuse of this former furniture upholstery facility possible during the site's ongoing cleanup. Today, the project continues to provide the Hazleton community with long-term economic and employment benefits.

The 25-acre area is part of the Valmont Industrial Park. From 1978 to 2001, Chromatex made upholstery fabric on site. During the manufacturing process, fluorocarbon stain repellants containing trichloroethylene were applied to fabrics. As a result of manufacturing activities and spills, a plume of contaminated groundwater extends beneath the plant.

EPA identified the groundwater contamination in 1987 and found contamination in several nearby residential wells. EPA connected the homes to the public water supply and placed the site on the Superfund program's National Priorities List in 2001. From 2004 to 2007, EPA removed



Location of the site in West Hazleton, Pennsylvania.

contaminated soil from the site, installed systems to address vapor intrusion in nearby homes, and installed a treatment system inside the former plant to address

SITE HISTORY AND REDEVELOPMENT TIMELINE

- 1978 - 2001** Chromatex makes upholstery fabric on site.
- 1987** EPA identifies groundwater contamination at the site.
- September 2001** EPA places the site on the National Priorities List.
- 2004 - 2007** EPA removes contaminated soil and installs vapor intrusion systems.
- January 2011** EPA selects groundwater and vapor intrusion remedies.
- September 2011** EPA completes cleanup activities.
- July 2012** West Hazleton adopts an ordinance restricting groundwater use.
- January 2015** Hazle Township adopts an ordinance restricting groundwater use.
- June 2016** EPA provides a comfort letter to Karchner Properties to clarify site conditions.
- September 2016** Karchner Partners acquires the site property.

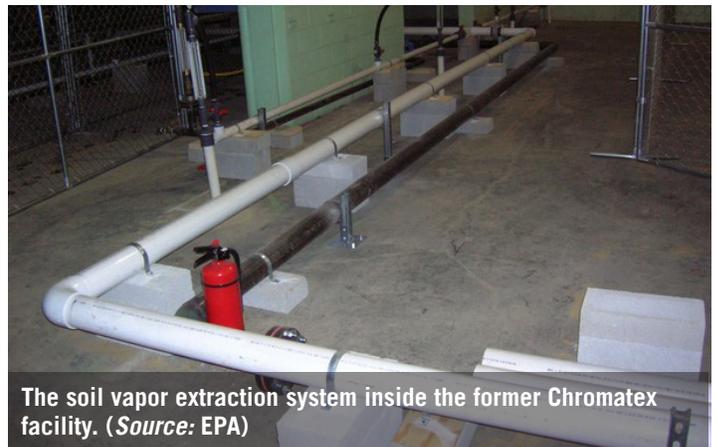
“Coordination and planning with the on-site business has been instrumental in conducting remedial activities with minimal disruption to business operations.”

– Brad White, EPA Remedial Project Manager

contaminated soils beneath its foundation. Today, soil cleanup is complete. Groundwater restoration is ongoing.

In September 2016, Karchner Partners purchased the site property for \$650,000 after EPA provided the business with a comfort letter clarifying site conditions. Today, the former plant building hosts a storage facility that provides logistics and distribution services. In 2016, site businesses employed 11 people, provided over \$448,000 in employment income and generated nearly \$499,000 in sales. EPA continues to work with on-site businesses during the cleanup process to minimize disturbances to their daily operations.

More broadly, the site’s redevelopment has also strengthened the capacities and services provided by Valmont Industrial Park. Its facilities include state-of-the-art electric, water, natural gas and sewer connections as well as a high-speed telecommunications network. Major infrastructure at the park includes direct rail and highway access, with air services located a mile away. The project illustrates how effective redevelopment planning and coordinated cleanup efforts at Superfund sites can result in long-term economic benefits for communities.



FOR MORE INFORMATION

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