



Superfund
Redevelopment
Initiative

SITE REDEVELOPMENT PROFILE

Raymark Industries, Inc. Superfund Site
Stratford, Connecticut



Home Depot at Stratford Crossing Shopping Center.
(Source: EPA)

Site Location: 75 East Main Street, Stratford, Connecticut 06497

Size: 34 acres

Existing Site Infrastructure: All major types of infrastructure are located on site.

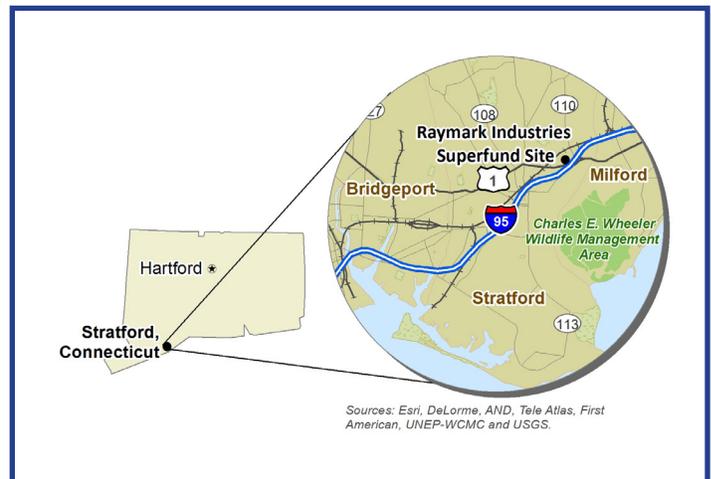
Current Site Uses: Stratford Crossing Shopping Center, a commercial complex, is located on site. Businesses include Walmart, Home Depot, Webster Bank and ShopRite. The town of Stratford is working with developers on redevelopment plans for other areas of the site, including a new self-storage facility and an expansion of the Stratford Department of Public Works.

Use Restrictions: Environmental land use restrictions prohibit residential use and limit excavation, building construction and other activities that could impact the site's remedy.

Surrounding Population: within 0.5 miles, 1,138 people; within 2.5 miles, 68,988 people; within 4 miles, 131,346 people.

Stakeholders have transformed the Raymark Industries, Inc. Superfund site into the Stratford Crossing Shopping Center. On-site businesses contribute \$11.7 million in annual employment income and employ over 400 people. In 2015, businesses on the site generated over \$101.1 million in combined annual sales and \$1.3 million in combined tax revenues.

From 1919 to 1989, Raymark Industries made components for the automotive industry on site. Developers used manufacturing wastes as fill at the facility, in wetland areas near the Housatonic River, and around Stratford. The widespread use of contaminated fill led to extensive soil contamination at commercial, recreational, municipal and 46 residential properties. Contaminants of concern include polychlorinated biphenyls, asbestos, lead and copper. Groundwater remains contaminated with volatile organic compounds, impacting over 100 primarily residential buildings nearby. EPA installed vapor intrusion mitigation systems in these buildings.



Sources: Esri, DeLorme, AND, Tele Atlas, First American, UNEP-WCMC and USGS.

Location of the site in Stratford, Connecticut.

In the late 1970s, the town of Stratford and the Connecticut Department of Energy and Environmental Protection (CTDEEP) placed temporary soil covers on some municipal properties to limit exposure to contaminants. Limited sampling and investigations

SITE HISTORY AND REDEVELOPMENT TIMELINE

- 1919 - 1989** Raymark Industries makes automotive components at the site.
- 1992 - 2003** Initial sampling and cleanup actions by EPA.
- 1995** EPA places the site on the National Priorities List.
- 2000** A consortium of companies acquires the site property.
- February 2000** Environmental land use restrictions are put in place.
- 2001** EPA awards Stratford a Superfund Redevelopment pilot grant.
- 2002** Stratford Crossing Shopping Center opens on site.
- June 2015** Removal action on a vacant part of the site enables extension of the Sikorsky Memorial Airport runway safety zone.

“[Site redevelopment] is an exact case of how we can be successful in economic development by cleaning up contaminated properties and getting them back on our tax rolls.”

– John Harkins, Mayor of Stratford

took place in the 1980s. EPA conducted more extensive sampling of sediment, soil, buildings and surface water from 1992 to 2003. EPA also led initial cleanup actions during this time and placed the site on the Superfund Program’s National Priorities List in 1995.

As investigations and cleanup planning moved forward, future use considerations were taken into account. The site’s central location in Stratford and its proximity to Interstate 95 attracted developers interested in commercial redevelopment. Close coordination between a developer, EPA and the U.S. Army Corps of Engineers (USACE) resulted in cleanup plans that made large-scale commercial use of the site possible.

After cleanup finished in 1997, a consortium of companies acquired the site property in 2000. Stratford Crossing Shopping Center opened on site in 2002. In 2013 and 2014, in response to Sikorsky Memorial Airport plans to improve runway safety, the city of Bridgeport, CTDEEP, the Connecticut Department of Transportation, the Federal Aviation Administration and EPA assessed the extent of contamination on a vacant part of the site near the airport. After a removal action addressed the contamination, remaining workplan commitments were completed in May 2016. The action allowed for the realignment of Main Street to facilitate the extension of a runway safety zone.

Today, the site is home to a commercial complex that includes Walmart, Home Depot, Webster Bank and ShopRite. The town of Stratford is working with developers on redevelopment plans for remaining areas of the site. Collaboration among stakeholders, developers, EPA, CTDEEP and USACE resulted in the protection of public health and the environment while also creating commercial redevelopment opportunities for this Connecticut community.



The vacant part of the site near Sikhorsky Memorial Airport after the removal action. (Source: EPA)



Webster Bank at the Stratford Crossing Shopping Center. (Source: EPA)

FOR MORE INFORMATION

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