

Site Redevelopment Profile

Chemical Recycling Inc. Superfund Site

802 Kirby Street, Wylie, Texas 75098

Property Overview

Size

5 acres

Current Site Uses

- No current uses.
- Site is available for commercial and industrial uses.

Use Restrictions

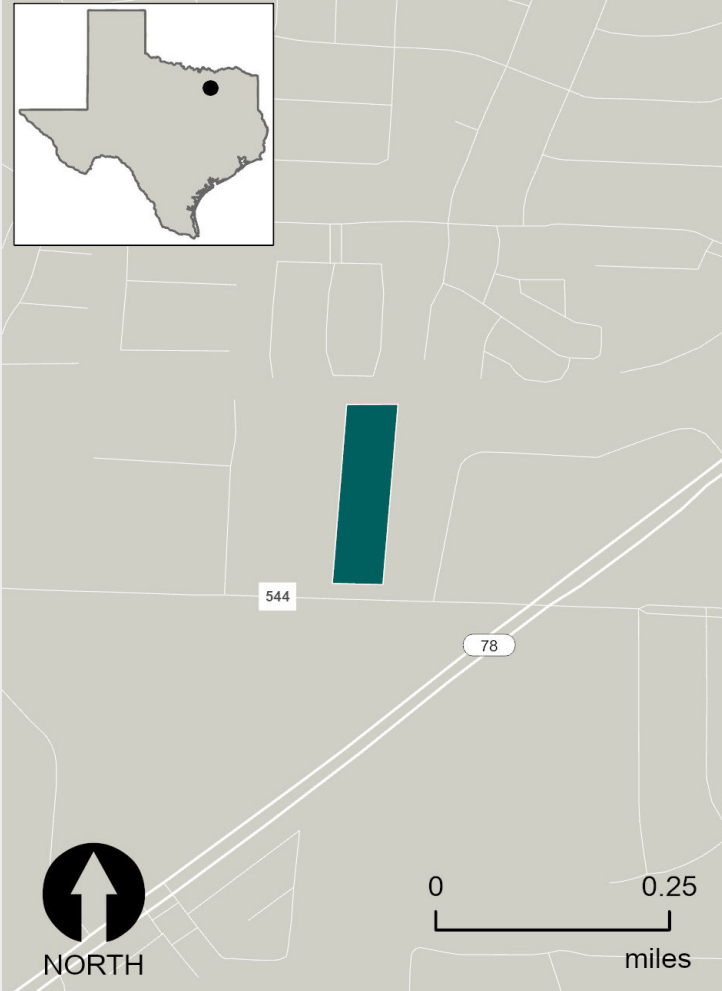
- Land uses restricted to commercial and industrial uses only.

Surrounding Population

10,068
1 MILE

62,533
3 MILES

122,457
5 MILES



A map of the site in Texas.



View of part of the site before excavation.

Site History and Redevelopment Timeline

1975-1970s

Chemical Recycling, late Inc. (CRI) recycled paint on site.

1989

EPA ordered the responsible parties to begin preliminary cleanup activities.

2014

EPA conducted soil sampling at the site.

2015

Responsible parties filed for bankruptcy and the city of Wylie acquired the property. EPA performed additional cleanup activities.

2016

EPA determined the site is ready for industrial and commercial reuse.

History and Cleanup

The completion of cleanup efforts at the former Chemical Recycling Inc. site in Wylie, Texas, has opened the door to new opportunities for job creation and economic development. The 5-acre site now has new prospects for industrial and commercial use resulting from the successful collaboration and partnership between the city of Wylie, EPA and U.S. Representative Pete Sessions' office.

Lease Back Corporation manufactured and stored ceramic tile at the site until 1975 when Chemical Recycling, Inc. (CRI) acquired the property. From 1975 through the late 1970s, CRI recycled paint by reprocessing inks and paint solvents. CRI disposed of some waste materials off site. However, waste materials stored in tanks and drums or in concrete drying beds on site resulted in soil contamination with heavy metals, including lead and chromium. In 1989, EPA ordered the responsible parties to begin preliminary cleanup activities. In 2014, EPA conducted soil sampling on site to determine if the site still presented a risk to public health and the environment. In 2015, after the responsible parties filed for bankruptcy and the city of Wylie (the City) acquired the property, EPA removed contaminated soil and drums that still remained on site.



EPA site team members with Congressman Sessions and Wylie's Mayor Hogue during the signing of the site's RfR Determination.

Redevelopment

Wylie City Manager Mindy Manson noted the prime location of the site property on one of the City's main thoroughfares, highlighting its potential for economic opportunity. Site reuse discussions began when Wylie Economic Development Corporation Executive Sam Satterwhite asked Congressman Sessions to assist in allowing for future business development at the site. The congressman worked with EPA Region 6 to find a way for EPA and the City to join forces to accomplish the goal.

These efforts paved the way to a successful cleanup, building a strong partnership between EPA and the City along the way. EPA and the Texas Commission on Environmental Quality (TCEQ) began additional removal work in December 2015.

In 2016, after completing the cleanup and to support reuse at the site, EPA developed a ready for reuse (RfR) determination. EPA's RfR determination indicates the property is ready to support industrial and commercial land uses. Wylie Mayor Eric Hogue and EPA Administrator Curry signed the RfR on June 2, 2016, at Wylie City Hall. Congressman Sessions, who was instrumental in forging this partnership, oversaw the signing ceremony and called the project "a huge milestone for the city of Wylie, that will foster job creation and spur economic development." The City is now exploring a new chapter of reuse and revitalization at this site.

Contacts

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