

Economic Profile

Ethyl Capitol Products Corporation Mechanicsburg, Pennsylvania

BEFORE

Aluminum products manufacturer

AFTER



Shopping Center

CLEANUP OVERSEEN BY
Pennsylvania Department of Environmental
Protection

The former Ethyl Capitol Products facility covers 45 acres in Mechanicsburg, Pennsylvania. From 1956 to 1991, Capitol manufactured aluminum products such as windows, doors and light fixtures at the 650,000-square-foot facility. The facility's industrial history led to groundwater contamination of the area.

Cleanup at the facility was performed under the RCRA Hazardous Waste Cleanup Program (formerly the RCRA Corrective Action Program), with oversight by the Pennsylvania Department of Environmental Protection (PADEP). The facility now supports beneficial reuse and houses six businesses that employ over 350 people in the area.



358

EMPLOYEES



\$59 million

ANNUAL SALES



\$12 million

ANNUAL WAGES





THIS FACILITY'S REDEVELOPMENT PROCEEDED WHILE ITS ENVIRONMENTAL CONCERNS WERE BEING INVESTIGATED AND ADDRESSED.

Imagery ©2022 Maxar Technologies, PA Department of Conservation and Natural Resources-PAMAP/USGS, U.S. Geological Survey, USDA/FPAC/Geo, Map data ©2022

The facility owner conducted extensive environmental investigation and monitoring projects, where contaminants in wells were found to have exceeded EPA's maximum contaminant levels (MCLs) for drinking water. After the facility closed in 1991, the structures were demolished in 1994. In 1995, Olympic Realty and Development Corporation acquired the property and began planning for its redevelopment. In 2019, EPA's RCRA Hazardous Waste Cleanup Program issued a cleanup plan for the facility. The plan calls for groundwater monitoring and land and groundwater use restrictions. Groundwater will be monitored until the MCLs are achieved for every substance, to stay in compliance with PADEP orders. Future residential use will be prohibited by keeping in place the current commercial zoning.

The facility's redevelopment proceeded while its environmental concerns were being investigated and addressed. The property is currently home to the Hampden Commons shopping center, which includes an Ashley HomeStore, Home Depot, Banfield Pet Hospital, Ollie's Bargain Outlet, Crunch Fitness and PetSmart. These businesses bring in combined sales of nearly \$59 million yearly.

The central location and proximity to major highways puts this shopping center on a convenient route for residents and gives access to major markets in the area. With the former facility's environmental concerns being addressed under the RCRA Hazardous Waste Cleanup Program, the facility has been returned to productive economic reuse, providing convenient shopping for nearby residents and over \$12 million in employee income per year.



Home Depot is the largest business operating at the former facility, employing 300 people and generating over \$45 million in sales per year.



The Hampden Commons shopping center also has an Ashley HomeStore offering a range of home furniture and décor. This business employs 10 people and brings in nearly \$6 million a year in sales.