

Economic Profile

Former Lawrence Nitrogen Plant

Lawrence, Kansas

BEFORE

Fertilizer manufacturing

AFTER



Business Park

CLEANUP OVERSEEN BY

Kansas Department of Health and Environment

For 50 years, Farmland Industries produced a variety of fertilizer products at the 467-acre Former Lawrence Nitrogen Plant facility in Lawrence, Kansas. Manufacturing processes contaminated soils, sediment, surface water and groundwater. In 2004, Farmland Industries filed for bankruptcy and a bankruptcy trust was formed to address the facility's contamination.

The city of Lawrence acquired the facility in 2010. With oversight by the Kansas Department of Health and Environment (KDHE) under the RCRA Hazardous Waste Cleanup Program (formerly the RCRA Corrective Action Program), the city cleaned up the facility. Today, the formerly contaminated facility is home to the city's newest economic hub - the Lawrence VenturePark. Since 2021, three businesses have opened in the business park, supporting 190 new jobs in the area. The city is working with prospective tenants to bring additional economic opportunity to the area.



ANNUAL SALES

\$44 million



EMPLOYEES

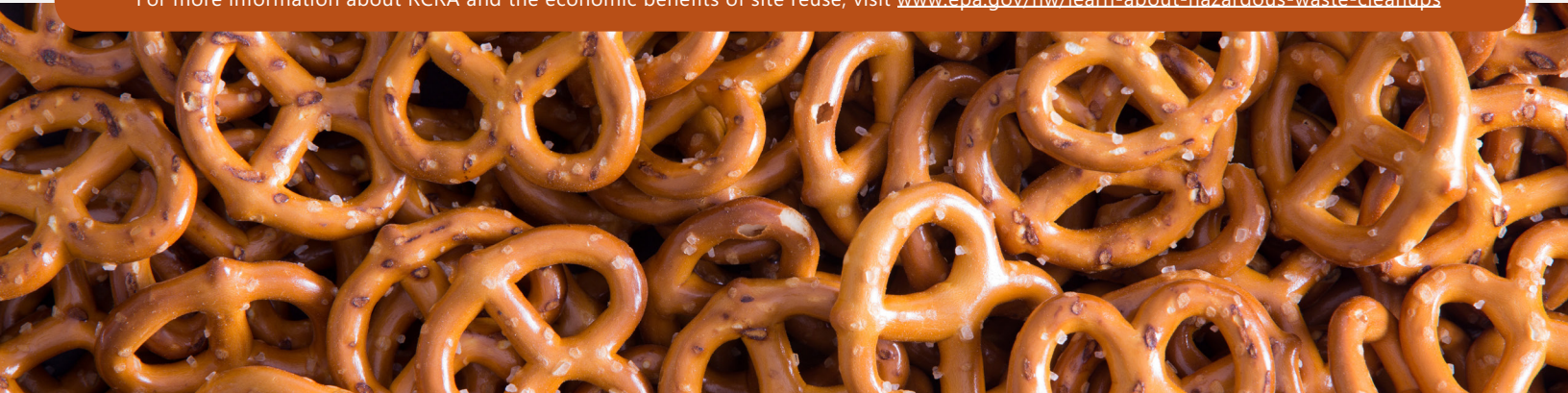
190



ANNUAL WAGES

\$8.5 million

For more information about RCRA and the economic benefits of site reuse, visit www.epa.gov/hw/learn-about-hazardous-waste-cleanups





SUSTAINABILITY IS CORE TO OUR BUSINESS, SO WE'RE THRILLED FOR THE OPPORTUNITY TO REUSE LAND IN THE LAWRENCE COMMUNITY WITH A MANUFACTURING FACILITY THAT MEETS LEED SILVER CRITERIA.

- Brandon Wikoff, Chief Administrative Officer, U.S. Engineering

To clean up the facility, the city excavated contaminated soils and constructed a groundwater treatment and monitoring network. The city placed land use restrictions on the facility to prohibit installation of groundwater wells and residential development of the property. Additional land use restrictions are in place that restrict the removal of contaminated soil without a management plan approved by KDHE.

During cleanup, the city worked collaboratively with EPA and KDHE to return the facility to beneficial use. The result of this collaboration was the Lawrence VenturePark, a 200-acre business park adjacent to one of the city's existing business parks. To help ensure the long-term success of the park, the city developed a Master Plan. The plan calls for sidewalks and bike paths throughout the park, with plans to connect the paths to the city's extensive trail and bikeway system.

The business park's location near a major metropolitan area, easy access to highway and rail, and economic incentives have already attracted businesses to set up shop. Pretzels, Inc., an artisan snack manufacturer, launched its operations on 10 acres of the park in 2021. In 2022, U.S. Engineering opened its new manufacturing facility, which has LEED Silver certification from the U.S. Green Building Council, on a 27-acre tract in the business park. The company offers custom piping, plumbing, steel and sheet metal fabrication to its customers. A hotel also opened at the former facility, providing 20 jobs.

As a result of the collaboration between the city and KDHE, what once was a contaminated property with crumbling infrastructure is now being transformed. The sustainable commercial redevelopment is creating jobs and expanding the local tax base. Today, three businesses employ 190 people at the former facility, with more opportunity on the horizon.



In an effort to attract businesses to the area, the city of Lawrence is offering incentives such as free or reduced price land, property tax abatement, industrial revenue bond financing, infrastructure, special assessment waivers and job training grants.



U.S. Engineering was attracted to the area because of the available skilled workforce, abundant space and flexibility to design a facility ideal for its product flow, and the opportunity to help reuse formerly contaminated land in a safe and beneficial manner.