



## RCRA Corrective Action Cleanup + Productive Use

### Economic Profile

## U.S. Steel MVW – Fairless Plant Fairless Hills, Pennsylvania

#### BEFORE

Steel plant

#### AFTER



Industrial Port  
Complex



Metalworks



Future Logistics  
Center

### CLEANUP OVERSEEN BY

EPA and the Pennsylvania Department of  
Environmental Protection

U.S. Steel began operating the 2,500-acre Fairless Plant near Levittown, Pennsylvania, in 1952. The steelmaking complex was a mainstay of the local economy, drawing workers and their families to Bucks County.

Environmental investigations in 1993 discovered soil and limited groundwater contamination from the plant's operations. With oversight by EPA and the Pennsylvania Department of Environmental Protection, U.S. Steel cleaned up the impacted groundwater, demolished much of the old facility and redeveloped more than 450 acres of land for productive use. U.S. Steel continues to operate a galvanizing plant at the site.

In 2020, a developer purchased more than 1,800 acres of the site to create an e-commerce and logistics hub, which is projected to bring 5,000 to 10,000 new jobs.



**901**

EMPLOYEES



**\$905 million**

ANNUAL SALES



**\$62 million**

ANNUAL WAGES





## THE FORMER FAIRLESS PLANT DEMONSTRATES THE POTENTIAL OF MELDING CONTINUED USE WITH NEW REUSE.

As steel production declined at the Fairless Plant in the late 20th century, officials created the Keystone Opportunity Zone in 2001, granting tax incentives to businesses that create jobs and invest at the site. Combined with U.S. Steel's cleanup, the effort has revitalized the Levittown area, turning the former steel mill into an industrial port complex. U.S. Steel's galvanizing plant at the site finishes products as part of the integrated Mon Valley Works operations in Pennsylvania. The existing infrastructure has attracted numerous metal production companies. Site businesses also fulfill other industrial needs, including wind turbine manufacturing, chemical wholesale and data processing. In total, site businesses have already created over 900 jobs.

With the renewal of the opportunity zone designation, a new developer has committed to investing more than \$1.5 billion to create the Keystone Trade Center. The planned logistics hub would include 10 to 15 million square feet of warehouse space and attract tenants with close access to Interstate 95, international airports and commercial ports. The area is within a day's drive of 40% of the U.S. population. This investment is projected to create between 5,000 to 10,000 new jobs. The developer will also prioritize completing U.S. Steel's environmental cleanup of the area.

Phase I of the development is currently underway and Phase II was recently approved. By ushering in a future in e-commerce while staying true to its foundation in metalwork, the former Fairless Plant demonstrates the potential of melding continued use with new reuse.



Metal fabrication and finishing companies reuse the former U.S. Steel complex to produce crucial infrastructure components for the Mid-Atlantic region.



The future Keystone Trade Center will be the largest of its kind along the I-95 corridor, bringing up to 10,000 jobs to the Philadelphia area.