



RCRA Corrective Action

Cleanup + Productive Use

Economic Profile

United Shoe Machinery

Beverly, Massachusetts

BEFORE

Shoemaking and industrial machinery manufacturer

AFTER



Business Park



Condominium Complex

CLEANUP OVERSEEN BY

Massachusetts Department of Environmental Protection

United Shoe Machinery opened its factory at this site in 1906, where it developed shoemaking machines and patented more than 9,000 industrial inventions. The factory closed in 1989.

Environmental investigations beginning in the 1980s found soil contamination across the 77-acre campus. With oversight by the Massachusetts Department of Environmental Protection, the developer cleaned up the site in the mid-1990s. The site now includes industrial and commercial usage – with 200 businesses from biotechnology research to family services – and an adjacent residential condominium complex.

Much of the former campus was redeveloped as the Cummings Center business park. The site currently employs more than 2,400 people and generates over \$340 million in annual revenue.



EMPLOYEES

2,423



ANNUAL SALES

\$343 million



ANNUAL WAGES

\$206 million

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





Prior to its purchase, the former United Shoe Machinery property sat vacant for more than 15 years. Large portions of the shuttered factory were neglected and unheated – and the heated areas consumed vast amounts of energy, resulting in huge losses for the previous owner. However, the new owner was not dissuaded, since redevelopment meant both a cleaner environment and an opportunity to reimagine the old factory. As further incentive, local officials designated the site as the Cummings Center Economic Opportunity Area and provided tax benefits.

Cleaning up and redeveloping the property was an \$80 million financial leap that has paid off for both the developer and the city of Beverly. The 2-million-square-foot project was one of the world's largest industrial plant renovations. In 2000, *Buildings* magazine recognized that EPA's involvement was crucial to the cleanup process and named the Cummings Center as its National Grand Prize Winner for building restoration. More than 20 years later, the campus continues to support dozens of business headquarters and fosters innovation in biotechnology and medical research. Just in 2020, one site business developed a cutting-edge gene analyzer that screens samples for up to 27 different components and returns results in one hour.

Today, the Cummings Center includes two ENERGY STAR-certified buildings, the only spaces of their kind in Beverly. The ENERGY STAR-certification marks the achievement of exceptional energy performance levels set by EPA.



500 Cummings Center achieved ENERGY STAR-certification in 2011. Its tenants include a range of businesses, from medical to financial and more.



Shoe Pond was originally used to cool the turbines in the United Shoe factory. Today, it features a recreational walkway with historic landmarks and picnic areas.

THE CONVERSION OF THE UNITED SHOE MACHINERY COMPLEX FROM AN OUTDATED FACTORY INTO THE MIXED-USE CUMMINGS CENTER COMMERCIAL COMPLEX HAS CREATED HIGH QUALITY JOBS AND TAX REVENUES FOR THE CITY.

Darlene Wynne, City of Beverly Director of Planning & Community Development