

## Economic Profile

Eaton (Sorensen Park Plaza)  
Omaha, Nebraska

### BEFORE

Regional airport, hydraulic pump manufacturer

### AFTER



Mixed Shopping  
Center

## CLEANUP OVERSEEN BY EPA

The 95-acre Eaton (Sorensen Park Plaza) facility in Omaha, Nebraska, was first used as a small regional airport from 1944 to 1960. Later, it was sold and Vickers Hydraulics, a founder in the hydraulics industry, built a plant on-site. The plant was once one of the largest hydraulics manufacturing facilities in the world, providing components found in many industries. Eaton Hydraulics acquired Vickers in 1999 and closed the plant in 2001.

Manufacturing practices contaminated facility groundwater. Eaton, as the property owner, cleaned up the facility under a 1999 EPA Administrative Order on Consent. Eaton performed groundwater monitoring and recorded a legal document in 2005 restricting the property's future land use. Now a shopping center, the facility hosts 23 businesses, supports 487 employees with nearly \$13 million in annual wages and generates about \$48 million in annual revenue.



ANNUAL SALES

**\$48 million**



EMPLOYEES

**487**



ANNUAL WAGES

**\$13 million**

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





"THE SITE INCLUDES OVER 600,000 SQUARE FEET OF OFFICE AND COMMERCIAL SPACE, WHICH DID NOT EXIST IN THIS PART OF THE CITY PRIOR TO THE SITE BEING REDEVELOPED. THE REDEVELOPMENT CREATED ABOUT 500 NEW EMPLOYMENT OPPORTUNITIES."

- Dave Fanslau, Planning Director for the city of Omaha

Eaton's cleanup actions limited human exposure to contaminants in 2001 and by 2005, the cleanup controlled further groundwater migration from the site. In 2006, the former manufacturing space was repurposed for Sorenson Park Plaza as part of the Omaha Chamber of Commerce's economic development strategy to redefine North Omaha. The shopping plaza is anchored by a Target store and now includes a variety of retail businesses.

Retail shopping locations on-site include CVS Pharmacy, Marshalls, PetSmart, Ross and Sally's Beauty. Food and beverage businesses include a locally owned Mexican restaurant, a Starbucks and several chain restaurants. Other tenants at the plaza include a U.S. Army recruiting station, DaVita Sorensen Park Dialysis center and Jiffy Lube. The shopping center has several storefronts available for further economic development.

Cleanup activities under the RCRA Hazardous Waste Cleanup Program allowed the Eaton facility to redevelop into an economic center for the community's benefit. With a wide mix of tenants, large employers and available space for further development, Sorensen Park Plaza replaces a manufacturing facility with modern shopping and dining options supporting 487 employees, about \$13 million in annual wages and about \$48 million in annual sales.



The Target store is the largest of the 23 businesses at Sorensen Park Plaza. It supports 150 employees who earn an estimated \$3.5 million per year.



The Marshalls store provides employment and shopping options for the community by supporting 91 employees who earn over \$2.1 million per year.