

# EPA Potential for Future Use

## Sharon Steel Corp. (Midvale Tailings) Superfund Site

7800 South, 700 West, Midvale, Utah

**Supported Site Uses:** The site can support reuses including residential, commercial, industrial and open space. Site reuse requires a reuse plan that demonstrates that the integrity and stability of the cap will be maintained and the institutional controls are followed. The City of Midvale must approve the reuse plan.

**Restricted Use:** Institutional controls restrict new well drilling, groundwater use and activities that could damage the site's cap.

### Setting:

- The approximately 470-acre site is divided into two areas; an undeveloped 270-acre capped area and 200 acres of residential and commercial properties located east of the vacant area.
- The site is located across W Center Street from the Bingham Junction residential development area on the Midvale Slag Superfund site.
- An extension of Bingham Junction Boulevard crosses the vacant portion of the site, and provides access to West Center Street and Sandy Parkway.
- The Jordan River Parkway Trail runs along the western edge of the site and supports a variety non-motorized recreational uses.
- Surrounding land uses include residential and commercial uses.
- Surrounding population: 0.5 mile, 4,046 people; 2.5 miles, 75,089 people; 4 miles, 197,500 people.

### Remedial Status:

- Since 1989, EPA and the Utah Department of Environmental Quality (UDEQ) have conducted cleanup activities including stabilization of the Jordan River banks, spraying to control dust, removal of contaminated material and structures, and construction of a vegetated soil cap.
- In 1995, EPA and UDEQ installed groundwater monitoring wells and began groundwater monitoring.
- EPA and UDEQ completed cleanup activities at the site in 1999.
- In 2004, EPA issued a Ready for Reuse Determination for residential and mixed reuse at the site and deleted the site from the National Priorities List.
- In 2011, EPA completed a geotechnical report, which determined the site's appropriate future uses and laid out a framework for the reuse planning process.

### FOR MORE INFORMATION, PLEASE CONTACT:

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### Site Summary:

<http://www2.epa.gov/region8/sharon-steel-corp-midvale-tailings>

*Disclaimer:* EPA does not warrant that the property is suitable for any particular use. Any prospective purchaser must contact the property owner for sale potential.



*Midvale, Utah: The site is located just south of Salt Lake City, in Salt Lake County, Utah.*



*An aerial view of the undeveloped portion of the site looking south.*



*The site's vegetated cap.*



*A view of the Jordan River and recreational trail at the site.*