Midvale Slag Superfund Site
Building Consensus for Reuse Planning
April 2004
Overview

- Midvale Slag and Sharon Steel Site Orientation
- Midvale Slag Redevelopment Pilot
- Lessons Learned
Site Orientation
Midvale Slag & Sharon Steel Sites

- Smelting and milling operations for ~ 90 years
- At listing, facility was divided into 2 adjacent sites
  - Sharon Steel Tailings Site (former mill) – 270 acres
  - Midvale Slag Site (former smelter) – 450 acres
- National Priorities List
  - Sharon Steel August 1990
  - Midvale Slag February 1991
Site Orientation
Midvale Slag & Sharon Steel Sites
1999

- Sharon Steel Tailings Site
  - 600 properties remediated
  - 170 acres of tailings consolidated and capped
  - Construction complete 1999

- Midvale Slag site
  - OU1 residential yards completed 1999
  - Investigation and feasibility study for smelter area wastes
Remedy was selected over city and community objections

Reuse considerations were dismissed

Tensions and mistrust were high between EPA, State, City, community, and property owners
Midvale Slag OU2 circa 1940s

- Smelter stack
- Terrace
- North
- South
- Baghouse dust pond
- West
Midvale Slag Pioneer Cemetery circa 1940s

Pioneer Cemetery
Midvale Slag Pilot Redevelopment

Grant Awarded

- July 1999 - Site became EPA’s Region 8’s 1st round redevelopment pilot
Primary Stakeholders Group

- City of Midvale
- Citizens for a Safe Future for Midvale (TAG Group)
- Littleson, Inc. (owner of majority of Site)
- UDEQ
- USEPA
Redevelopment Objective

- Midvale City is an EJ community
  - Low to moderate income
- Two Superfund sites = 20% of city land area
  - Sites contain almost all of the City’s undeveloped land
- Community objectives: stable tax base, affordable housing, alternative transportation, add community open space and parks, extend and blend with historic downtown
Midvale Slag & Sharon Steel Sites

Comparison with downtown Salt Lake City
Great Location…

- Minutes from downtown Salt Lake City
- Adjacent to a major highway & rail lines
- Scenic Jordan River Watershed
Conceptual Site Model

Terrace
Bingham Junction Reuse Plan

- April 2000 - Reuse plan developed
- August 2000 - Midvale City Council adopted plan
- October 2002 - Record of Decision (ROD)
Bingham Junction
Illustrative Plan
Lessons Learned

Midvale OU2 objective: Don’t make the same mistake (No more Sharon Steels)

– Listen, be inclusive
– Try to understand each stakeholder’s needs
– Everyone has a piece to the puzzle
– Build trust
– Take calculated risks
– Learn from each other
– Learn together
Midvale Slag – Current Status

- City initiated redevelopment/urban renewal process November 2002
- Property owner & City: development plan now in approval process
- Draft consent decree for remediation in review process at EPA and DOJ HQ
Redevelopment Proposal
(Concept Plan)
October 2003

Proposed Land Use
Bingham Junction, Midvale, Utah

- Retail
- Mixed use
- Multi family
- Single family
- Office
- Open space
Remedy Decision Objective

Develop protective remedy that facilitates redevelopment

- Flexible to allow different uses
- Layered covers: Top layer vegetative or hardscape (buildings or roads)
- Groundwater: monitoring for ACLs
- Riparian corridor (eco-park)
Lessons Learned – Sharon Steel

- Keep trying
- Go at problem from different angles
- Success breeds success
MIDVALE — The anticipated sale of the Sharon Steel Superfund site has been finalized, and Midvale officials are now looking forward to two large-scale developments where only toxic tailings and contaminated soil have existed for decades.