



Ready for Reuse

Nineteenth Avenue Landfill Property

19th Avenue, Phoenix, Arizona 85041



Images from left to right: View of the gas extraction system; Aerial view of the site; View of the landfill cap looking northeast toward downtown Phoenix.

Site Name: Nineteenth Avenue Landfill Former Superfund Site

Size: 213 acres

Existing Site Infrastructure: The site is currently fenced and vacant. It is within one mile of electrical lines and Interstate 17. It is about half a mile from the nearest active rail line. The Rio Salado Walking Trail crosses the site and is available for public use.

Readiness for Reuse: EPA removed the site from the National Priorities List (NPL) in 2006. EPA determined the site had achieved the Sitewide Ready for Anticipated Use performance measure in October 2007.

Use Restrictions: Site use restrictions are in place to protect remedy components. Residential use of the site is prohibited. Disturbance of caps placed over contaminated soil is prohibited without prior written approval from the Arizona Department of Environmental Quality. The property owner must maintain the drainage, levee, groundwater monitoring and landfill gas extraction systems.

SETTING:

- The site, totaling 213 acres, consists of former gravel pits that were used as a municipal landfill until 1979. Improper waste management activities contaminated groundwater and soil with volatile organic compounds, heavy metals, polychlorinated biphenyls and pesticides.
- The site, owned by the city of Phoenix, is in an industrial area at the southeast corner of 19th Avenue and Lower Buckeye Road.
- The Salt River forms the site's southern boundary. The city of Phoenix restored the native riparian habitats and developed recreational trails as part of the Rio Salado Habitat Restoration Area. The North Terrace Trail and South Terrace Trail run along the Salt River next to the site boundary.
- The area is connected to the municipal water system, which draws from groundwater and surface water sources over 30 miles away.
- The site is within an Opportunity Zone. Opportunity Zones are areas where new investments, under certain conditions, may be eligible for preferential tax treatment. First designated in 2018, the Zones are designed to spur economic development and job creation in distressed communities.
- Surrounding population: within 0.5 mile, 14 people | within 2.5 miles, 67,716 people | within 4 miles, 168,900 people.

• REMEDIAL STATUS:

- Cleanup activities included building levees along the riverbanks, placing a soil cap over the landfill and constructing a gas extraction system in the 1990s.
- The site achieved remedy construction completion in 1998 and was removed from the NPL in 2006.
- EPA determined the site had achieved the Sitewide Ready for Anticipated Use performance measure in October 2007.
- Groundwater, air quality and methane monitoring activities are ongoing.

Disclaimer: EPA does not warrant that the property is suitable for any particular use. Prospective purchasers must contact the property owner for sale potential.

FOR MORE INFORMATION, PLEASE CONTACT:

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Site Summary: www.epa.gov/superfund/nineteenthave