



PUTTING SITES TO WORK

*How Superfund Redevelopment in Region 8
Is Making a Difference in Communities*



REGION 8 ECONOMIC PROFILE

Cover page photos:

*Midvale Slag (Utah), California Gulch (Colorado), Milltown Reservoir Sediments (Montana), Libby Asbestos (Montana), Midvale Slag (Utah),
Kennecott South Zone (Utah)*

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Figure 1. The Arkansas River at the California Gulch site (Colorado).

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PREFACE

EPA's Superfund program is a cornerstone of the work that the Agency performs for citizens and communities across the country. The revitalization of places affected by contaminated lands is a key part of Superfund's mission, meeting community needs for thriving economies and improved environmental and public health outcomes. Through EPA's Superfund Redevelopment Initiative, the Agency contributes to these communities' economic vitality by supporting the return of sites to productive use.

EPA has established a renewed focus on accelerating work and progress at all Superfund sites across the country and created the Superfund Task Force whose work included promoting redevelopment and community revitalization. Working closely with communities, developers and property owners, EPA is leading the way to return these once-contaminated sites back to productive use.

These regional profiles highlight community-led efforts as EPA expedites cleanup and remediation and engages with partners and stakeholders to support redevelopment and community revitalization.

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INTRODUCTION

EPA Region 8 (Mountains and Plains) serves Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 tribal nations. The Mountains and Plains Region states are widely known for their striking scenery and recreation resources as well as deep ties to farming and ranching, timber production, mining, railroads, and tourism. The region's beauty, history and economic strength continue to attract residents and visitors from across the country. Local governments, state agencies and organizations across these western states work hard to help smaller communities remain vibrant and plan carefully for growth in large cities and suburbs. A key part of this work focuses on finding new uses for old industrial and mining sites, including Superfund sites. The Superfund program in EPA Region 8 is proud to play a role in these efforts.

The cleanup and reuse of Superfund sites often restores value to site properties and surrounding communities that have been negatively affected by contamination. Site redevelopment can revitalize a local economy with jobs, new businesses, tax revenues and local spending.

Through programs like the Superfund Redevelopment Initiative, EPA Region 8 helps communities reclaim cleaned-up Superfund sites. Factoring future use of Superfund sites into the cleanup process promotes their safe redevelopment. In addition, EPA Region 8 works closely with state and local officials to remove barriers that have kept many Superfund sites underused. EPA Region 8 works to ensure that businesses on properties being cleaned up under Superfund can continue operating in a way that protects human health and the environment during site investigations and cleanup work. This continuity enables these businesses to remain open and serve as a source of jobs for communities.

Superfund sites across the Rocky Mountain and Plains Region are now industrial parks, shopping centers, hospitals and neighborhoods. Many sites continue to host industrial operations such as large-scale manufacturing facilities. Others are now ecological preserves, parks and recreation complexes.¹ On-site businesses and organizations at current and former Region 8 Superfund sites provide an estimated 36,423 jobs and contribute an estimated \$1.9 billion in annual employment income. Sites in reuse and continued use in Region 8 generate \$74 million in annual property tax revenues for local governments.¹

Region 8 Sites in Reuse and Continued Use: Business and Job Highlights

Businesses:	2,043
Total Annual Sales:	\$9.7 billion
Number of People Employed:	36,423
Total Annual Employee Income:	\$1.9 billion



Figure 2. View 72 at Bingham Junction office building at the Midvale Slag site (Utah).

¹ Business and property value tax figures represent only a subset of the beneficial effects of sites in reuse or continued use in Region 8. There are 36 Superfund sites in reuse or continued use in Region 8 for which EPA does not have business data, including 10 federal facilities on the Superfund National Priorities List (NPL). Not all sites in reuse involve an on-site business or other land use that would employ people. Several sites without businesses have beneficial effects that are not easily quantified, such as properties providing ecological or recreational benefits (e.g., parks, wetlands, ecological habitat and open space). In addition, there are 33 sites in reuse or continued use in Region 8 for which EPA does not have property value or tax data, including 10 NPL federal facilities.

This profile looks at how redevelopment activities at Superfund sites make a difference in communities across Region 8. In particular, it describes some of the beneficial effects of redevelopment and continued use of current and former Superfund sites. The profile also describes the land values and property taxes associated with Superfund sites returned to use and sites that have remained in use throughout the cleanup process. EPA updates these profiles periodically. The beneficial effects may increase or decrease over time due to changes in:

- The number of sites in reuse or continued use.
- The number of on-site businesses.
- Data availability.
- Changes in business and property value data.

Figures presented represent only a subset of all Superfund sites in reuse or continued use in Region 8.



Figure 3. Left: Development at the Murray Smelter site (Utah). Right: New residential construction underway at the Denver Radium site (Colorado).

SUPPORT FOR SUPERFUND REDEVELOPMENT

EPA Region 8 is committed to improving the health and livelihood of Americans by cleaning up and returning land to productive use. In addition to protecting human health and the environment through the Superfund program, Region 8 partners with stakeholders to encourage redevelopment opportunities at Superfund sites. Region 8 helps communities and cleanup managers consider redevelopment during cleanup planning and evaluate remedies already in place to ensure appropriate redevelopment. In addition, EPA participates in partnerships with communities and encourages opportunities to support Superfund Redevelopment projects that emphasize environmental and economic sustainability.

Specific redevelopment support efforts in EPA Region 8 include:

- Identifying and evaluating local land use priorities to align with site cleanup plans through the redevelopment planning process.
- Facilitating cleanup and redevelopment discussions to help resolve key issues between parties interested in site redevelopment.
- Supporting targeted projects intended to help Region 8 communities and EPA find the right tools to move site redevelopment forward.
- Making efforts to help address communities' and developers' liability, safety and reuse concerns through development of educational materials, comfort letters, developer agreements and environmental status reports – known as Ready for Reuse Determinations – that provide information about the appropriate use of sites.
- Supporting partnerships with groups committed to returning Superfund sites to productive use, such as the U.S. Soccer Foundation, The Trust for Public Land and the Rails-to-Trails Conservancy.
- Developing reuse fact sheets, websites, webinars and reuse case studies to share opportunities and lessons associated with Superfund Redevelopment.

These efforts have helped build expertise across Region 8, making it easier to both consider future use of Superfund sites prior to cleanup and to identify opportunities for removing reuse barriers. These efforts also help tribes, state agencies, local governments, communities, potentially responsible parties, site owners, developers, and other partners and stakeholders to better understand potential future uses for Superfund sites. This helps stakeholders engage early in the cleanup process, ensuring that Superfund sites are restored as productive assets for communities. Most importantly, these efforts lead to significant returns for communities, including jobs, annual income and tax revenues.

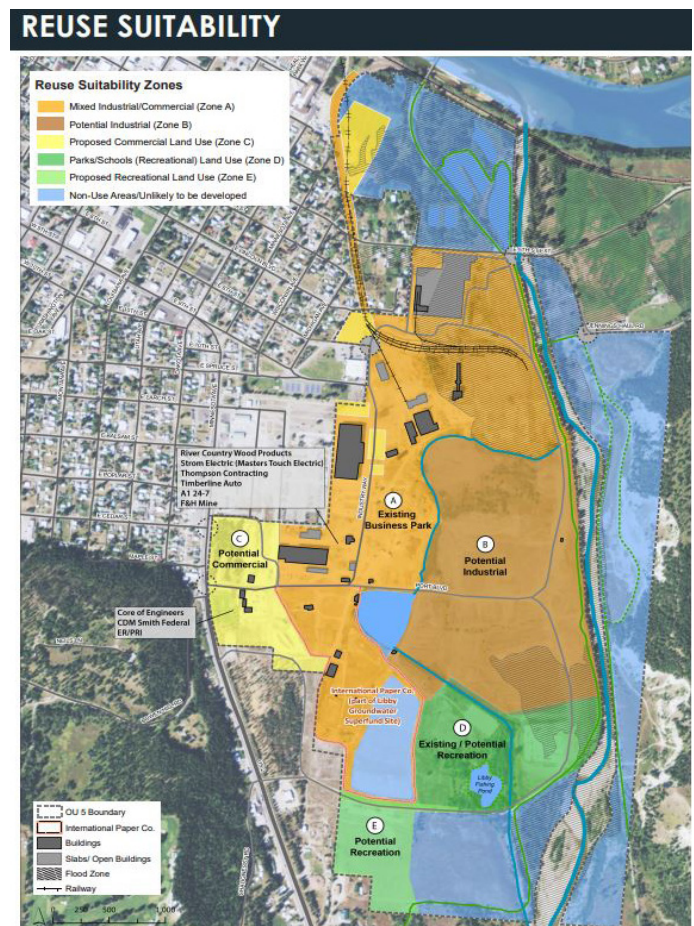


Figure 4. Excerpt from the Superfund Redevelopment Initiative Reuse Planning Summary for the Libby Asbestos site (operable unit 5) and the Libby Ground Water Contamination sites (Montana).

SUPERFUND REDEVELOPMENT: THE BIG PICTURE

EPA can take and oversee immediate action at contaminated sites through short-term cleanup actions, also called removal actions.² EPA refers sites warranting long-term cleanup to its remedial program or to state programs. EPA's National Priorities List (NPL) is a list of sites the Agency is targeting for further investigation and possible remediation through the Superfund program. Once EPA places a site on the NPL, the Agency studies the contamination, identifies technologies that could address the material and evaluates alternative cleanup approaches. EPA then proposes a cleanup plan and, after collecting public input, issues a final cleanup plan. The Agency then cleans up the site or oversees cleanup activities. EPA has placed 70 sites in Region 8 on the NPL.

Whenever possible, EPA seeks to integrate redevelopment priorities into site cleanup plans. In Region 8, 67 NPL sites and 14 non-NPL Superfund sites are in use. These sites have either new uses in place or uses that remain in place from before cleanup. Many of these sites have been redeveloped for commercial, industrial and residential purposes. Others have been redeveloped for recreational, ecological and agricultural uses. Many redeveloped sites support multiple uses and have the capacity to support additional uses and further redevelopment. The following sections take a closer look at the beneficial effects of businesses operating on current and former Superfund sites in Region 8.

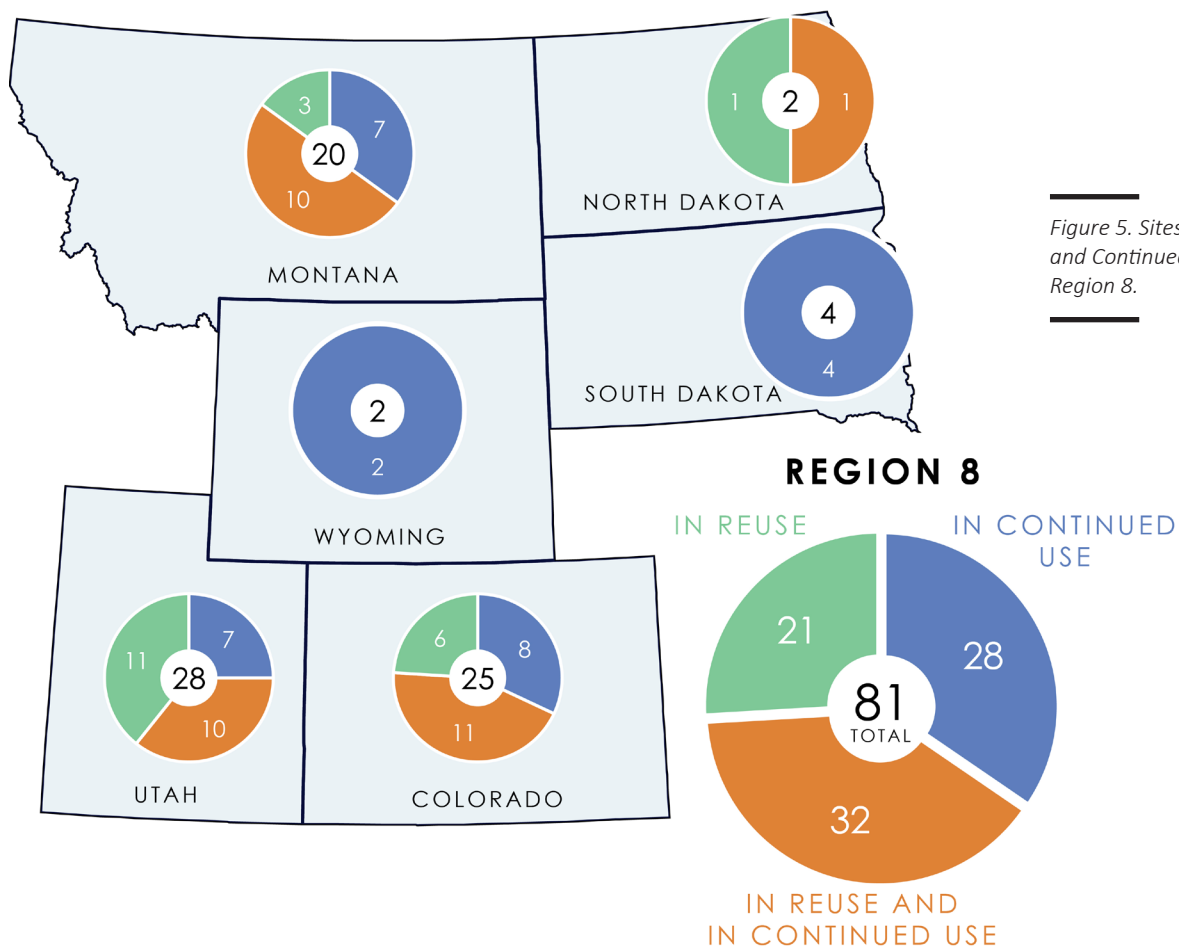


Figure 5. Sites in Reuse and Continued Use in Region 8.

² Removal actions may be taken at sites on the NPL and sites not on the NPL.



Figure 6. Denver Coliseum and Quality Inn Denver at the Vasquez Boulevard and I-70 site (Colorado).

Sites in Reuse and Continued Use: A Closer Look

Reuse Type	Description	Region 8 Example
<i>In Reuse</i>	<i>There is a new land use or uses on all or part of a site. This is because either the land use has changed (e.g., from industrial use to commercial use) or the site is now in use after being vacant.</i>	<i>Intermountain Waste Oil Refinery (Utah) – a former waste oil refining site is now home to the regional irrigation district’s main office.</i>
<i>In Continued Use</i>	<i>Historical uses at a site remain active; these uses were in place when the Superfund process started at the site.</i>	<i>Burlington Northern Livingston Shop Complex (BNLSC) (Montana) – the Northern Pacific Railroad constructed the BNLSC facility in 1883. Today, the facility, which includes an active rail yard with train repair and maintenance shops, continues to operate on site.</i>
<i>In Reuse and Continued Use</i>	<i>Part of a site is in continued use and part of the site is in reuse.</i>	<i>Vasquez Boulevard and I-70 (Colorado) – Cleanup enabled continued residential use on part of the site and extensive commercial reuse at the former smelter locations.</i>

BENEFICIAL EFFECTS OF SUPERFUND SITE REDEVELOPMENT IN REGION 8

Businesses and Jobs

EPA has collected economic data for 2,043 businesses, government agencies and civic organizations operating on 37 NPL sites and eight non-NPL sites in reuse and continued use in Region 8.³ (See the State Redevelopment Profiles for each state's reuse details.) Businesses and organizations at these sites are part of several different sectors, including wholesale and retail trade, construction, manufacturing, transportation and warehousing, professional, scientific and technical services, and health care and social services.

Businesses, facilities and organizations at these sites include international engineering company FLSmidth, warehouse club and superstore Costco, home improvement center Home Depot, and hospital and health care provider Intermountain Medical Center.

The businesses and organizations at these sites earn about \$9.7 billion in estimated annual sales and employ about 36,423 people, earning an estimated \$1.9 billion in annual employment income. This income injects money into local economies and generates revenue through personal state income taxes. These businesses also help local economies through direct purchases of local supplies and services. On-site businesses that produce retail sales and services also generate tax revenues through the collection of sales taxes, which support state and local governments. More detailed information is presented in Table 1.⁴

Table 1. Site and Business Information for Region 8 Sites in Reuse and Continued Use (2019)

	Sites ^a	Sites with Businesses ^b	Businesses ^c	Total Annual Sales ^d	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	21	10	422	\$3.9 billion	15,003	\$818 million
<i>In Continued Use</i>	28	17	292	\$863 million	3,724	\$202 million
<i>In Reuse and in Continued Use</i>	32	18	1,329	\$4.9 billion	17,696	\$924 million
Total	81	45^e	2,043	\$9.7 billion^f	36,423	\$1.9 billion^f

^a Ten sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.

^c Business information is not available for all businesses on all Superfund sites in reuse or continued use.

^d For information on the collection of business, jobs and sales data, see Sources.

^e See footnote 1, page 1.

^f Throughout this report, sales and annual employee income may not sum exactly to the totals presented due to rounding.

³ See footnote 1, page 1.

⁴ For additional information on the collection of business, jobs and sales data, see Sources.

Property Values and Property Tax Revenues

Properties cleaned up under the Superfund program and returned to use have the potential to increase in value significantly. This increased value can boost property tax revenues, which help pay for local government operations, schools, transit systems and other public services. Site properties at the Smuggler Mountain site in Colorado are now valued at \$698 million.

Identifying increases in property values and property taxes following cleanup and reuse is challenging. This is due to several factors, including limited data on past property values and the frequency and timing of local property value assessments. Likewise, many factors affect property values, including external economic and neighborhood factors not related to a site's contamination or Superfund status. It is also difficult to isolate the effects of Superfund cleanup and redevelopment using current property values. However, these values do provide insight into the current value of Superfund properties and the potential loss in economic value if the properties were not cleaned up and made available for reuse or continued use.

EPA has collected property value and tax data for 48 Superfund sites in reuse and continued use in Region 8.⁵ These sites span 39,481 property parcels and 159,777 acres. They have a total property value of \$11 billion. The average total property value per acre is \$68,000.

Land and improvement property value information is available for 43 sites. These properties have a total land value of \$3.2 billion and a total improvement value of \$7.5 billion.⁶

Property tax information is available for 39 sites. The properties generate a combined \$74 million in local property taxes annually.

Table 2. Property Value and Tax Information for Sites in Reuse and Continued Use in Region 8^a

Total Land Value (43 sites) ^b	Total Improvement Value (43 sites) ^c	Total Property Value (48 sites)	Total Property Value per Acre (48 sites) ^d	Total Annual Property Taxes (39 sites)
\$3.2 billion	\$7.5 billion	\$11 billion	\$68,000	\$74 million

^a Results are based on an EPA Superfund Redevelopment Initiative effort to collect on-site property values and property taxes for a subset of Superfund sites. The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2016 to 2019. For additional information, see Sources. Throughout this report, property and tax values may not sum exactly to the totals presented due to rounding.

^b Detailed (land and improvement) property value data as well as tax data were not available for every site.

^c Land and improvement value for one of the sites is listed as \$0.

^d Based on total property value amount of \$11 billion divided by total acreage of 159,777.

“ This kind of asset is something that makes the area a special place. It gives us a different future, helps make the area a place where people want to visit and live and work. That’s a real economic driver for us.” Peter Nielson, Missoula City-County Environmental Health Supervisor, in reference to the Milltown Reservoir Sediments Superfund site.

5 There are 33 additional sites in reuse or continued use in Region 8 for which EPA does not have property value or tax data, including 10 NPL federal facilities. See footnote 1, page 1.

6 Property values consist of land value and the value of any improvements (buildings and infrastructure) placed on a property. When sites are redeveloped, some or all of these improvements may be new or already in place. In some cases, the breakdown showing the land value and improvement value is not always available; only the total property value may be available.

Region 8 Sites in Reuse and Continued Use: Property Value and Tax Highlights

Total Property Value: \$11 billion

Total Annual Property Taxes: \$74 million



Figure 7. Residential development in Daybreak at the Kennecott South Zone site (Utah).

Beneficial Effects from Enhanced Recreational and Ecological Amenities

In addition to hosting commercial developments, retail centers and industrial facilities, many Region 8 sites in reuse and continued use provide recreational and ecological benefits. Greenspace and habitat reuses help attract visitors and residents and indirectly contribute to local economies.

Careful planning can enable the integration of green spaces and habitat into site cleanup plans, resulting in the transformation of contaminated properties into valuable community and wildlife assets. Green spaces are integral components of sustainable communities – they can help protect the environment and human health while providing other social and economic benefits. Parks, community gardens and other public green spaces create opportunities for people to gather, exercise and connect with nature. The creation of green spaces and habitat at once-contaminated properties can serve to re-introduce ecosystems and biodiversity into urban and suburban landscapes by providing corridors for migrating species and preserving habitat. They can also mitigate stormwater runoff problems by slowly absorbing and naturally filtering stormwater, resulting in improved water quality due to decreased runoff and erosion.

Parks, natural areas and scenic landscapes also have great economic value – supporting regional economies through tourism, agriculture and other activities. Economic impacts of recreational activities can include outdoor recreation spending and reduced public costs related to healthcare and infrastructure. In 2017, outdoor recreation contributed \$887 billion to the U.S. economy, supporting 7.6 million jobs and generating \$65.3 billion in national tax revenue and \$59.2 billion in state and local tax revenue.⁷ Protected green space can also increase the property values of nearby homes by providing amenities that draw people to live and work in the community.

Many sites in Region 8 provide recreational and ecological benefits. At the International Smelting and Refining site in Tooele, Utah, the Pine Canyon Conservation Area provides recreation opportunities, including hiking, horseback riding, wildlife observation and hunting, and the city-owned Oquirrh Hills Golf Course remains in operation. Reuse at the Milltown Reservoir/Clark Fork River site in Milltown, Montana, resulted in the opening of the Milltown State Park. It features more than 500 acres of terrain and provides visitors with a place to go hiking, biking, fishing, floating and watching for birds and wildlife. Recreational uses at the California Gulch site in Leadville, Colorado, include a public sports complex, a skate park and two trails. State and local governments also purchased more than 2,300 acres of ranch land that now serve as wildlife habitat and recreational resources. Developers turned 250 acres of the Anaconda Co. Smelter site in Anaconda, Montana, into a 21-hole golf course that features historic mining artifacts. Over 12,000 acres of adjacent contaminated soil have been reclaimed and support wildlife and grazing lands.

“ *Providing support services to park visitors makes a lot of sense. For outfitters, restaurants, breweries, other businesses. The park makes a big difference in local quality of life, for our economy as well as recreation.*”
Jim Hammons, City Administrator of Libby, Montana, in reference to the Libby Asbestos Superfund site.



Figure 8. Playground and public sports complex at the California Gulch site (Colorado).

⁷ The Outdoor Recreation Economy. Outdoor Industry Association. Available at https://outdoorindustry.org/wp-content/uploads/2017/04/OIA_RecEconomy_FINAL_Single.pdf.

Why Are Wetlands Economically Important?

Superfund site reuse can support wetland habitat, as seen at several sites in Region 8. At the Kennecott (North Zone) site in Utah, Kennecott transformed a once-degraded wetland into a shorebird and waterfowl reserve that is now frequented by birding groups, schools and university research teams. Cleanup at the Silver Bow Creek/Butte Area included wetlands restoration, which now provide valuable habitat for more than 230 types of waterfowl, birds of prey, brown and rainbow trout, and terrestrial wildlife.

Wetlands provide a variety of benefits. The combination of shallow water, high levels of nutrients and primary productivity is ideal for organisms that form the base of the food web and feed many species of fish, amphibians, shellfish and insects. Wetlands are extremely effective in removing pollutants from water and acting as filters for future drinking water. Wetlands play a role in reducing the frequency and intensity of floods. They can store large amounts of carbon. They also provide recreational amenities.

These benefits also have economic value. Replacing wetlands' water treatment services with manmade facilities, for example, would be expensive. Worldwide, wetlands provide an estimated \$14.9 trillion in ecosystem services. To learn more, see:

- EPA's *Economic Benefits of Wetlands*: nepis.epa.gov/Exe/ZyPDF.cgi/2000D2PF.PDF?Dockey=2000D2PF.PDF.
- EPA's *Why Are Wetlands Important?*: www.epa.gov/wetlands/why-are-wetlands-important.



Figure 9. Restored wetlands at the Silver Bow Creek/Butte Area site (Montana).

“ *The trails, the memorial, the festivals – all those recreation opportunities help us to bring in new employees. Those kinds of opportunities help us recruit people.*” **Elizabeth Erickson, Principal Hydrogeologist with an environmental consulting company located on East Park Street in Butte, in reference to the Silver Bow Creek/Butte Area Superfund site.**

Finding Value in Old Smelter Sites

Historically, Region 8 has been home to many former mines and smelters. The legacy of those operations – slag piles, contaminated structures, polluted soil and groundwater – left behind large areas in need of remediation. Despite the size and complexity of these sites, EPA, state and local governments, and community partners have proven that with careful planning and collaboration, successful redevelopment is possible. Once-contaminated, underused lands across the Region now provide long-term social, economic and environmental benefits. These sites are also helping to revitalize surrounding areas.

In Region 8, over 1,000 businesses currently operate on 14 different Superfund smelter sites. The businesses and organizations on these sites employ almost 24,000 people, contributing an estimated \$1.2 billion in annual employment income, with almost \$5.4 billion in estimated annual sales. A few of these former smelter sites include Murray Smelter in Utah, the Silver Bow Creek/Butte Area and Anaconda Co. Smelter in Montana, and the Smelertown site in Colorado.



Figure 10. Intermountain Medical Center at the Murray Smelter site (Utah).

Smelter Redevelopment Success Story: Silver Bow Creek/Butte Area

Through key partnerships and collaborative tools, the Silver Bow Creek/Butte Area Superfund site in Butte, Montana, is now a coveted community asset. Containing over 450 copper mines at the turn of the twentieth century, the site is now home to parks, preserved historic areas, restored wetlands, a public memorial, the early stages of a greenway trail system and continued commercial, industrial and mining uses. Planning for additional future uses continues to take place in a manner compatible with the site's remedy and community priorities.

Early during the site's cleanup, responsible parties and the local government realized the need to return remediated areas to beneficial use – areas designated for cleanup were hundreds of acres in size and early cleanup efforts had simply fenced these areas and left them behind. In 1990, responsible parties and the local government sponsored a community planning process. The process allowed coordination of redevelopment efforts and spurred several projects, including Foreman Park and the Granite Mountain Memorial Interpretive Area. Cleanup of contaminated soils has also enabled continued commercial, industrial, residential and public-service uses as well as new uses. Together, on-site businesses employ over 4,600 people, contribute an estimated \$228 million in annual employee income and generate close to \$800 million in estimated annual sales. The combined value of site parcels reached over \$680 million in 2018.



Figure 11. Commercial development at the Silver Bow Creek/Butte Area site (Montana).

Efforts to support redevelopment in Butte are ongoing. A community board now provides funding made available through the Superfund cleanup to support local economic and community development and health initiatives. In April 2018, county officials hosted a public meeting centered on developing a "Vision Plan for Historic Uptown Butte" in hopes of creating a business district focused on improving the area. In November 2018, residents met with local officials and Atlantic Richfield, the site's primary responsible party, to discuss plans to integrate cleanup of Silver Bow Creek with plans to transform the creek corridor into a dynamic community asset. Plans for the creek include an extensive greenway, stormwater retention ponds that mimic natural wetlands, and boardwalks that provide access to local and regional trails.

REDEVELOPMENT IN ACTION

KENNECOTT (SOUTH ZONE)

Daybreak Community

Mining has long been a way of life in and around Utah's Bingham Canyon. Mining activities in the area began in the 1860s, with mining wastes disposed of in nearby creeks and on valley slopes, which later eroded and washed downstream. These activities contaminated soil, surface water and groundwater in the surrounding area. Located southwest of Salt Lake City, the 37-square-mile area is known as the Kennecott South Zone site. It includes active mining operations, mining waste rock dumps, cleaned-up residential and commercial areas, and historical sites.

During cleanup discussions, the site's potentially responsible party, Kennecott Utah Copper (Kennecott), proposed a course of action that would address contamination while avoiding the site's listing on the NPL. This approach helped inform the development of EPA's Superfund Alternative Approach, which has been used at sites across the country. Cleanup has included the excavation and removal of contaminated soil from residential and ecological areas, removal and capping of waste rock and tailings, soil regrading, institutional controls, and diversion and treatment of contaminated groundwater. Continued mining and site redevelopment were top priorities for Kennecott, with mining operations helping to pay for the cleanup. To maximize future redevelopment opportunities, EPA, the Utah Department of Environmental Quality (UDEQ) and Kennecott worked together on cleanup approaches in consultation with key stakeholders and local communities.

Incremental cleanups have made it possible to redevelop key areas of the site. Cooperation and collaboration resulted in the transformation of operable unit 7 (OU7), the former South Jordan Evaporation Ponds, into a thriving residential area and regional economic hub called Daybreak. Construction for the 4,126-acre master-planned community began in 2003. At full buildout, it will include up to 20,000 housing units and 9.1 million square feet of commercial space. The 67-acre freshwater Oquirrh Lake, which covers much of the reclaimed OU7 area, is the heart of the development. Surrounded by trails, parks and beaches, the lake provides opportunities for boating and fishing. Today, Daybreak is the largest master-planned community in Utah, with over 5,000 households and over 17,000 residents. Developers have committed to meeting sustainability measures throughout the project. Three-quarters of all home construction waste is recycled, all homes are Energy Star-certified, and more than 1,000 acres are set aside for open space. A focus on neighborhood walkability means that parks, pools, restaurants and three elementary schools are no more than a five-minute walk from any home. Over 30 miles of trails weave through the community. This network of interconnected sidewalks, trails and streets helps keep people out of their cars, reducing air emissions.

Development of the Daybreak community has been a powerful catalyst in attracting residents and businesses to the area and bolstering the region's economy. Together, businesses at Daybreak and the rest of the site employ over 4,500 people. In 2019, site businesses generated over \$2.3 billion in estimated sales revenue. In 2018, site property parcels had a total value of nearly \$2.1 billion, generating nearly \$15 million in annual property taxes.

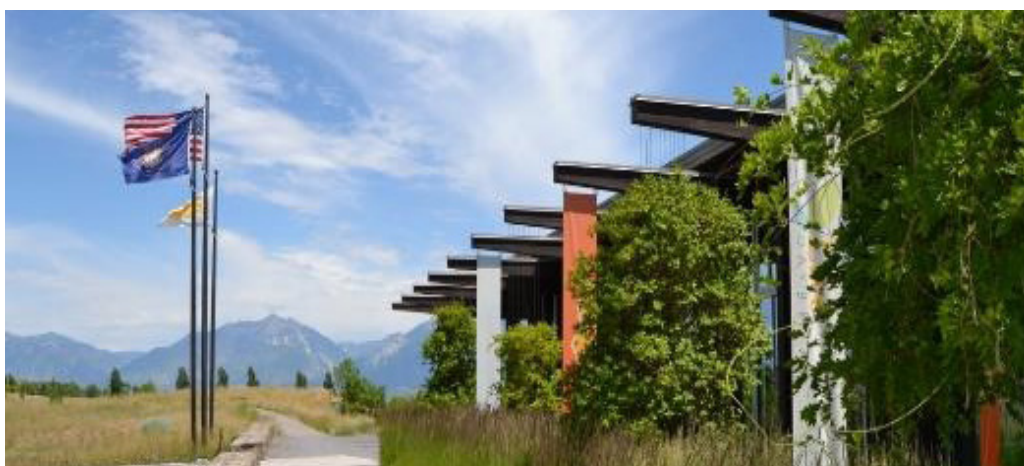


Figure 12. The Rio Tinto Daybreak Information Center at the Kennecott South Zone site (Utah).

REDEVELOPMENT IN ACTION

MIDVALE SLAG

Mixed-Use, Mixed-Income Redevelopment

The 446-acre Midvale Slag site is a former smelter in Midvale City, located 12 miles south of Salt Lake City in northern Utah. From 1871 to 1958, five smelters processed lead and copper ore at the site, contaminating groundwater and soils, including residential properties. EPA listed the site on the NPL in 1991. Cleanup included regrading contaminated material and covering it with clean fill or other materials such as buildings, roads and parking lots. The site's remedy also included groundwater monitoring and institutional controls. Throughout the cleanup, EPA, state agencies, Midvale City, local citizens and the site's owner worked together to link cleanup and redevelopment with land revitalization goals. Midvale City incorporated institutional controls for the remedy and related redevelopment and reuse requirements into the city code.

In 1999, Midvale City became the first community in EPA Region 8 selected as an EPA Superfund Redevelopment pilot project, which provided support for development of the community's Bingham Junction Reuse Assessment and Master Plan. Today, Bingham Junction has become the thriving mixed-use development envisioned by the community. There are now over 2,300 housing units in Bingham Junction, including dedicated units for moderate- and low-income residents and seniors. In 2015, EPA Region 8 recognized the project with its Excellence in Site Reuse Award, celebrating the city's leadership in returning the site to beneficial use. Following cleanup, EPA took the site off the NPL in 2015.

Today, the site also supports a wide range of commercial businesses, including headquarters or major support facilities for FLSmidth, an international engineering company, Intermountain Healthcare, Overstock.com, Progressive and CHG Healthcare. The golf entertainment venue Topgolf opened its Salt Lake City branch on site in 2016. In 2017, 500,000 people visited the venue. In addition, the View 72 office campus was established as part of the redevelopment project.

In 2018, construction of the Kimpton Square Senior Living Center finished; 67 single-family homes are planned as part of this project. Founder's Point, another project focused on seniors and single-family homes, will be completed soon. Construction of the hotel Tru by Hilton is also underway.

Bingham Junction also includes a light rail station and supports recreational uses. Sections of Bingham Junction's Riverwalk Park have opened, providing improved community access to the Jordan River. Bingham Junction Park offers a softball field, a basketball court, a playground and a sledding hill.

Twenty-plus years of collaboration and dedication at the local, state and federal level have transformed this once-contaminated area into a vibrant community resource. In 2019, site businesses employed over 3,400 people, contributing nearly \$200 million in estimated employee income and generating over \$1.7 billion in estimated sales. In 2018, site property parcels had a total value of nearly \$780 million, generating over \$7 million in annual property taxes.

“ We have been able to attract and reassure developers and businesses that the site is safe and protective. EPA had clearly stated that the Agency was comfortable with the reuse of the site.” **Joann Seghini, former Mayor of Midvale City, Utah.**



Figure 13. Residential use at Bingham Junction at the Midvale Slag site (Utah).

REDEVELOPMENT IN ACTION

SHARON STEEL CORP. (MIDVALE TAILINGS)

Jordan Bluffs Mixed-Use Development

The 470-acre Sharon Steel Corp. (Midvale Tailings) Superfund site is located in Midvale, Utah. A smelting and ore-milling facility produced lead, copper, zinc and other metals on site from 1906 to 1971. Site investigations found contaminated soil and groundwater.

EPA and the state of Utah's cleanup activities included fencing installation, riverbank stabilization, dust control, building removal, waste capping, groundwater monitoring, and removal of contaminated soil with clean soil backfilling. Cleanup finished in 1999. EPA took the site off the NPL in 2004. As it did for the Midvale Slag site, Midvale City has incorporated the engineering and institutional control components of the remedy into the city code.

Midvale City, EPA and the state of Utah have been working with developers on redevelopment options. The site is zoned for mixed-use redevelopment; its location near downtown Midvale, highways and Utah Transit Authority light rail makes it attractive for new projects. After EPA issued a reasonable steps comfort letter in October 2017 for operable unit 1, the area of the site targeted for redevelopment, the Gardner Company purchased the property in November 2017. The company is one of the developers of the adjacent Midvale Slag site. EPA, UDEQ and Midvale City approved the design plan for site infrastructure and roadways in March 2018. Road construction for the redevelopment project is underway.

In October 2018, EPA, Midvale City, UDEQ, along with the KC Gardner Company, Wasatch Group and Midvale City Redevelopment Agency, announced a plan to create a high-profile, mixed-use project on site called Jordan Bluffs. It is the second phase of the View 72 development, originally located on the adjacent Midvale Slag site. Today, construction is underway for the 265-acre residential and commercial development. The project is slated to bring more than 1 million square feet of additional office and commercial space to Midvale City, along with thousands of multi-story apartments and townhomes, all built around a mile-long park that will run parallel to the Jordan River. The project also includes an extension of Bingham Junction Boulevard and other infrastructure improvements. In 2018, site property parcels had a total value of nearly \$330 million, generating nearly \$3 million in annual property taxes.



Figure 14. Aerial view of the future location of the Jordan Bluffs development at the Sharon Steel Corp. (Midvale Tailings) site (Utah). Imagery © 2018 Google.

REDEVELOPMENT IN ACTION

LIBBY ASBESTOS

Recreational Reuse and the Kootenai Business Park

The Libby Asbestos Superfund site is located in the northwest corner of Montana. It includes the cities of Libby and Troy. Gold miners discovered vermiculite in Libby in 1881; mining of the resource began in the 1920s and ended in 1990. Vermiculite was used in everything from construction materials such as insulation and tiles to soil amendments and packing materials. The vermiculite mine in Libby contains a form of naturally occurring asbestos. Mining and processing activities led to widespread contamination in and around Libby.

EPA's work at the site began in 1999 when the Agency sent an Emergency Response Team to investigate local concerns about asbestos-contaminated vermiculite. Beginning in 1999, EPA started a series of short-term cleanups to address immediate risks to human health and the environment. Those efforts included soil and debris excavation, attic and yard cleanups, and building demolition. EPA listed the site on the NPL in 2002. Cleanup involved removal of over a million cubic yards of asbestos-contaminated waste from major source areas and structures. Contaminated soil was disposed of at the former vermiculite mine. Contaminated construction debris was placed in a specially designed landfill cell. To date, EPA has investigated more than 7,600 properties. As of late 2018, EPA had completed more than 2,600 property cleanups.

In 2009, the community decided to focus on turning the former Export Plant area of the site into a park. EPA worked closely with the city of Libby on a cleanup plan that would support future recreational use of the site. EPA cleanup included capping, excavation and disposal of contaminated materials, backfilling of excavated areas, and grading and seeding. The city planted trees in the area, graded and paved roads, and installed utilities and infrastructure, including street lights, restrooms, signage, trails, a gazebo and a fishing pier. Following cleanup and restoration activities, the city officially dedicated Riverfront Park in August 2013. The park is now a highly valued community resource. This multi-use facility includes river access, pavilions, a memorial, parking, picnic tables and fishing areas. The park also hosts Libby's annual Riverfront Blues Festival. In November 2018, EPA presented site stakeholders with its Excellence in Site Reuse Award in recognition of the work and collaboration that resulted in the beneficial reuse of the site.

As part of a regional economic development strategy, the city of Libby and Lincoln County worked for several years to transform the on-site Stimson Lumber Mill into the Kootenai Business Park Industrial District. Stimson Lumber Company donated the property to the Lincoln County Port Authority after lumber production stopped in 2003. EPA worked with the county in 2004 to support land use planning and reuse efforts for the area. Plans for the industrial park became a reality in 2009 when the industrial district received funding through state and federal grants and loans, and a bridge manufacturer signed on to locate there.

In April and November 2017, with assistance from EPA, the Lincoln County Port Authority hosted a redevelopment planning process for the Kootenai Business Park. The project provided an opportunity for the Port Authority to collaborate with representatives from Libby, the state and regional economic development experts to develop a strategy to boost economic development at the business park. The goal of these collaborative efforts is for the business park to once again serve as an economic engine for Libby and the surrounding region. Today, business park tenants employ 75 people and provide over \$5 million in estimated annual employment income. In 2019, site businesses generated nearly \$12 million in combined annual sales revenue.



Figure 15. The Fred Brown Riverfront Pavilion at the Libby Asbestos site (Montana).

REDEVELOPMENT IN ACTION

DENVER RADIUM

Cleanup Sets the Stage for New Commercial and Residential Development

The Denver Radium Superfund site, located in Denver, Colorado, consists of over 65 properties along the South Platte River Valley. In the early 1900s, Denver ore-processing facilities provided a domestic source of radium to meet the demand of nearby businesses. After the collapse of the local radium industry in the 1920s, radioactive substances remained in locations across Denver and were often used as fill or for paving materials. EPA listed the site on the NPL in 1983. Cleanup included excavation and off-site disposal of contaminated soil, demolition of contaminated buildings, capping of some metal-contaminated soil, installation of ventilation systems to mitigate radon gas, natural attenuation of groundwater contamination and institutional controls. Cleanup finished in 2006.

EPA worked with stakeholders during the cleanup to facilitate the safe reuse of site properties. For example, in 1995, Home Depot USA, Inc. (Home Depot) selected part of the site for the location of a new store. The company partnered with EPA to help clean up contaminated soil in exchange for liability protections. EPA consolidated the soil on site and Home Depot placed a protective cap over it. Under the agreement, Home Depot is responsible for maintaining the cap as well as making sure the property is never used for residential purposes and that groundwater is never used for drinking water. By the end of 1996, the store, parking lot, and outdoor garden and lawn care center were completed, and Home Depot was open for business. Today, the business employs 200 people on site.

Cleanup has also enabled the redevelopment of another part of the site, known as the Shattuck property. The S. W. Shattuck Chemical Company processed radioactive materials at the property from 1917 to 1984. Cleanup of the area included demolition and off-site disposal of site structures and excavation and off-site disposal of contaminated soil. Following the cleanup, a developer purchased the property and broke ground on a 224-unit apartment complex in 2017. Today, this once-contaminated property is home to Encore Evans Station – a luxury apartment community. Amenities include a fitness center, a resort-style pool and spa, an outdoor lounge and firepit, on-site dog park, a pedestrian and bike plaza, and a business center.

Together, businesses operating across the different parts of the site employ over 1,200 people and generate over \$67 million in estimated annual employee income. In 2019, site businesses generated over \$356 million in combined estimated sales revenue. In 2018, site property parcels had a total value of nearly \$261 million, generating over \$3 million in annual property taxes. The site also supports recreational uses. For example, Ruby Hill Park covers about 90 acres of land owned by the city and county of Denver. Park amenities include a picnic shelter and pavilion, picnic tables, benches, a playground, an outdoor pool, a baseball field, a bike/pedestrian path, and a bike skills course.



Figure 16. Atlas Metal & Iron Corporation office at the Denver Radium site (Colorado).

REDEVELOPMENT ON THE HORIZON IN REGION 8

TRANSFORMING A SMELTER SITE TO SUPPORT NEW COMMUNITY RESOURCES AND ECONOMIC GROWTH

The American Smelting and Refining Company (ASARCO) began operating a lead smelter along the banks of Prickly Pear Creek in East Helena, Montana, in the late 1800s. The smelter was a vital part of the East Helena community until ASARCO shut down the facility in 2001. Over time, the smelting operation contaminated soil, surface water and groundwater in Helena Valley with heavy metals (including arsenic, lead and selenium) as well as other hazardous chemicals.

In the 1970s, health studies found that some area children had high blood lead levels. EPA added the site to the NPL in 1984. In 1998, ASARCO entered into a Consent Decree to address violations of the Clean Water Act and the Resource Conservation and Recovery Act (RCRA), which required ASARCO to clean up contamination at the facility under the RCRA Corrective Action program. Residential yards and outlying properties continued to be cleaned up under the Superfund program. ASARCO filed for bankruptcy and the bankruptcy court approved a settlement agreement in 2009. Under the agreement, all ASARCO-owned lands in East Helena (about 2,000 acres) were transferred to an environmental response and custodial trust along with about \$96 million to complete the cleanup.

In 2011, EPA hosted a redevelopment planning design charrette to gather and synthesize ideas from a broad group of stakeholders about potential future uses for the 2,000 acres of trust property. While the cleanup has proceeded, the community has also moved forward with putting those reuse plans into action. Cleanup activities in and around East Helena have included cleanup at the facility as well as cleanup of 1,700 residential yards, commercial properties and public lands, groundwater remediation, and restoration of Prickly Pear Creek.

Today, most of the cleanup has been completed and the community is well on its way to making its reuse vision into a reality. The East Helena Public School District has built a new elementary school on a 50-acre parcel of remediated land and Prickly Pear Creek has been restored. An ArtPlace grant is funding a robust community collaborative effort to create a culinary education center and employment opportunities in the food and hospitality sector. In 2019, site businesses employed 390 people, contributing an estimated \$17 million in annual employment income and generating over \$92 million in estimated sales revenue. In 2018, site properties had a combined value of nearly \$242 million.

In addition, plans are in the works for a variety of other uses across the site. A network of trails that provide public access to Prickly Pear Creek and connect the area with other parts of the community will soon be a reality. The East Helena Public School district is moving forward with plans for a new high school. A Montana-based developer has purchased 100 acres at the site and is working with the city of East Helena on plans for a residential subdivision that will include 300 single-family homes. Lastly, another Montana-based company acquired about 230 acres at the site and is working on plans for a mixed-use development.

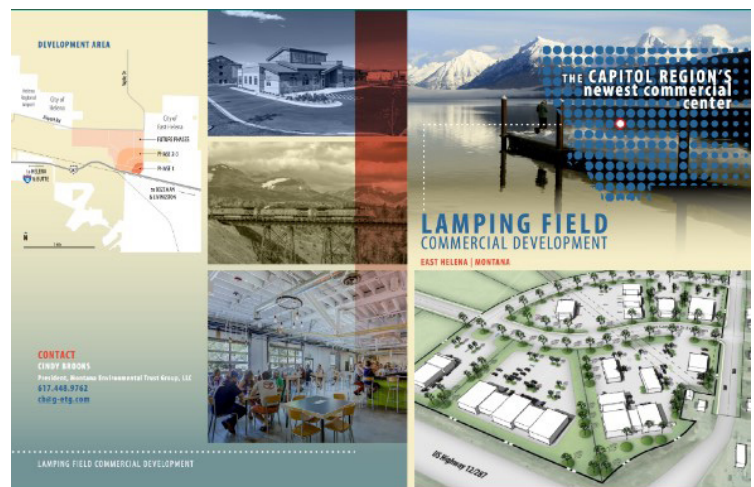


Figure 17. Marketing materials created for the Lamping Field property at the East Helena site (Montana). Image used with permission of the Montana Environmental Trust Group, LLC.

CONCLUSION

EPA works closely with its partners at Superfund sites across Region 8 to make sure sites can safely be reused or remain in continued use during and following cleanup. EPA also works with businesses and organizations at Superfund sites throughout the cleanup process to make sure they can remain open.

The businesses and organizations at these sites provide jobs and income for communities and generate local and state taxes. Cleanup and redevelopment also helps stabilize and boost property values. There are 67 NPL sites and 14 non-NPL Superfund sites in Region 8 that have either new uses in place or uses that have remained in place since before cleanup. Future uses are planned for many more Superfund sites in Region 8. EPA remains committed to working with all stakeholders to support Superfund redevelopment opportunities in Region 8.



Figure 18. One of the many outdoor Daybreak amenities at the Kennecott (South Zone) site (Utah).

The redevelopment of Superfund sites takes time and is often a learning process for project partners. Ongoing coordination among EPA, tribes, state agencies, local governments, communities, potentially responsible parties, site owners, developers, and nearby residents and business owners is essential. EPA tools, including reuse assessments and plans, comfort letters and partial deletions of sites from the NPL, often serve as the foundation for moving forward. At some sites, parties may need to take additional actions to ensure reuses are compatible with site remedies.

Across Region 8, Superfund sites are now home to major commercial and industrial facilities, mid-size developments and small businesses providing services to surrounding communities. EPA is committed to working with all stakeholders to support the restoration and renewal of these sites as long-term assets.

EPA Superfund Site Redevelopment Resources

EPA Region 8 Superfund Redevelopment Initiative Coordinator
Fran Costanzi | 303-312-6571 | costanzi.frances@epa.gov

Superfund Sites in Reuse: find more information about Superfund sites in reuse
www.epa.gov/superfund-redevelopment-initiative/find-sites-reuse

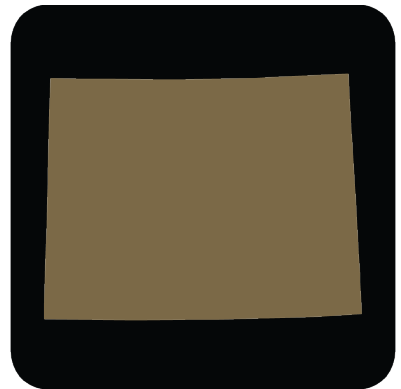
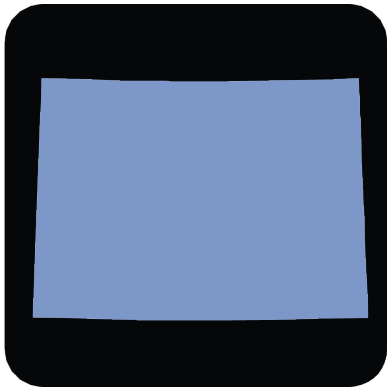
Superfund Redevelopment Initiative Website: tools, resources and more information about Superfund site reuse
www.epa.gov/superfund-redevelopment-initiative

EPA Office of Site Remediation Enforcement Website: tools that address landowner liability concerns
www.epa.gov/enforcement/landowner-liability-protections

“ *There is so much potential for the City to be reborn, to start over. I think it will be incredible how much that will influence a change in the way the community redevelops and rebrands itself.*” **Ron Whitmoyer, East Helena Public Schools Superintendent, in reference to the East Helena Superfund site.**

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STATE REDEVELOPMENT PROFILES





COLORADO REDEVELOPMENT PROFILE

EPA partners with the Colorado Department of Public Health and Environment to oversee the investigation and cleanup of Superfund sites in Colorado. Colorado has 25 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Colorado.

Businesses and Jobs

EPA has collected economic data for 948 businesses and organizations operating on 13 sites in reuse or continued use in Colorado.

Table 3. Detailed Site and Business Information for Sites in Reuse and Continued Use in Colorado (2019)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	6	1	1	\$7 million	5	\$387,000
<i>In Continued Use</i>	8	5	149	\$553 million	2,259	\$127 million
<i>In Reuse and in Continued Use</i>	11	7	798	\$2.2 billion	8,716	\$468 million
Total	25	13	948	\$2.7 billion	10,980	\$595 million

^a Three sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

EPA has collected property value data for 14 Superfund sites in reuse or continued use in Colorado. These sites span 8,706 property parcels and 8,272 acres.

Table 4. Property Value and Tax Information for Sites in Reuse and Continued Use in Colorado^a

Total Land Value (14 sites)	Total Improvement Value (14 sites)	Total Property Value (14 sites)	Total Annual Property Taxes (14 sites)
\$1.1 billion	\$2 billion	\$3.1 billion	\$26 million

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2016 to 2019.



Figure 19. The Crossroads Commerce Park opened in 2016 at the ASARCO, Inc. (Globe Plant) site.

Did You Know?

Cleanup of the ASARCO, Inc. (Globe Plant) site in Denver, Colorado, finished in 2015. Following cleanup, Crossroads Commerce Park opened in 2016. The business park includes warehousing, distribution and light industrial businesses. The facility provides about 1 million square feet of space. Cleanup also allowed surrounding commercial and industrial businesses to continue to operate. In total, these businesses employ over 4,000 people. They provide over \$220 million in estimated annual employee income and generate over \$1 billion in estimated annual sales.

MONTANA REDEVELOPMENT PROFILE

EPA partners with the Montana Department of Environmental Quality to oversee the investigation and cleanup of Superfund sites in Montana. Montana has 20 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Montana.

Businesses and Jobs

EPA has collected economic data for 493 businesses and organizations operating on 10 sites in reuse or continued use in Montana.

Table 5. Detailed Site and Business Information for Sites in Reuse and Continued Use in Montana (2019)

	Sites	Sites with Businesses	Businesses ^a	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	3	2	330	\$785 million	4,628	\$228 million
<i>In Continued Use</i>	7	4	22	\$17 million	145	\$6 million
<i>In Reuse and in Continued Use</i>	10	4	141	\$154 million	1,165	\$50 million
Total	20	10	493	\$956 million	5,938	\$284 million

^a Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

EPA has collected property value data for 13 Superfund sites in reuse or continued use in Montana. These sites span 11,586 property parcels and 83,477 acres.

Table 6. Property Value and Tax Information for Sites in Reuse and Continued Use in Montana^a

Total Land Value (13 sites)	Total Improvement Value (13 sites)	Total Property Value (13 sites)	Total Annual Property Taxes (5 sites)
\$234 million	\$906 million	\$1.1 billion	\$425,000

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2017 to 2018.



Figure 20. The town of Columbus' public works building at the Mouat Industries site.

Did You Know?

Manufacturing operations at the Mouat Industries site in Columbus, Montana, contaminated soils and groundwater. Cleanup construction finished in 1996. In 2011, the town of Columbus built a new public works building on site. Wood manufacturing operations took place on part of the site, but operations ceased in 2015. EPA is working with the new property owners to make sure the area's redevelopment is compatible with the site's remedy.



NORTH DAKOTA REDEVELOPMENT PROFILE

EPA partners with North Dakota Department of Health to oversee the investigation and cleanup of Superfund sites in North Dakota. North Dakota has two Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in North Dakota.

Businesses and Jobs

EPA has collected economic data for one business operating on one site in reuse and continued use in North Dakota.

Table 7. Detailed Site and Business Information for Sites in Reuse and Continued Use in North Dakota (2019)

	Sites	Sites with Businesses	Businesses ^a	Total Annual Sales ^b	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	1	0	0	\$0	0	\$0
<i>In Continued Use</i>	0	0	0	\$0	0	\$0
<i>In Reuse and in Continued Use</i>	1	1	1	\$2 million	16	\$2 million
Total	2	1	1	\$2 million	16	\$2 million

^a Business information is not available for all businesses on all Superfund sites in reuse or continued use.

^b While sales values typically exceed estimated totals of annual income, sales can sometimes be lower than estimated income. This could be attributed to a number of business conditions and/or data reporting. In addition, annual sales figures are not available (or applicable) for every organization that makes jobs data available.

Property Values and Property Tax Revenues

Property value and tax data were not available for sites in reuse or continued use in North Dakota.



Figure 21. The geothermal heating and cooling system at the Arsenic Trioxide site.

Did You Know?

The Arsenic Trioxide site in Ransom, Richland and Sargent counties, North Dakota, spans about 568 square miles. Today, the site remains primarily in agricultural use. It also includes a few small cities with residential uses. In addition, the Southeast Water Users District operates on site; it provides potable water for surrounding communities. Its building includes a geothermal heating and cooling system, which reduces the facility's use of fossil fuels and lowers operation and maintenance costs.



SOUTH DAKOTA REDEVELOPMENT PROFILE

EPA partners with South Dakota Department of Environment and Natural Resources to oversee the investigation and cleanup of Superfund sites in South Dakota. South Dakota has four Superfund sites with uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in continued use in South Dakota.

Businesses and Jobs

EPA has collected economic data for one business operating on one site in continued use in South Dakota.

Table 8. Detailed Site and Business Information for Site in Continued Use in South Dakota (2019)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	0	0	0	\$0	0	\$0
<i>In Continued Use</i>	4	1	1	\$6 million	10	\$542,000
<i>In Reuse and in Continued Use</i>	0	0	0	\$0	0	\$0
Total	4	1	1	\$6 million	10	\$542,000

^aOne site is a federal facility. Federal facility sites are excluded from all other detailed site and business data presented above.

^bBusiness information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

EPA has collected property tax data for one Superfund site in continued use in South Dakota. This site spans one property parcel and 56 acres.

Table 9. Property Value and Tax Information for Site in Continued Use in South Dakota^a

Total Land Value (1 site)	Total Improvement Value (1 site)	Total Property Value (1 site)	Total Annual Property Taxes (1 site)
\$0	\$0	\$0	\$39,000

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which was 2018 for all data collected.



Figure 22. Continued uses at the Whitewood Creek site include agricultural areas.

Did You Know?

At the Whitewood Creek site in Lawrence, Meade and Butte counties, South Dakota, gold mining operations discharged millions of tons of mine tailings into Whitewood Creek, contaminating soil, groundwater and surface water. Today, cleanup has allowed continued agricultural and residential uses. Native woodlands and wildlife habitats are still present on site and area residents use Whitewood Creek for recreational purposes.



UTAH REDEVELOPMENT PROFILE

EPA partners with UDEQ to oversee the investigation and cleanup of Superfund sites in Utah. Utah has 28 Superfund sites with either new uses in place or uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in reuse or continued use in Utah.

Businesses and Jobs

EPA has collected economic data for 599 businesses and organizations operating on 19 sites in reuse or continued use in Utah.

Table 10. Detailed Site and Business Information for Sites in Reuse and Continued Use in Utah (2019)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	11	7	91	\$3.1 billion	10,370	\$590 million
<i>In Continued Use</i>	7	6	119	\$116 million	1,285	\$66 million
<i>In Reuse and in Continued Use</i>	10	6	389	\$2.6 billion	7,799	\$404 million
Total	28	19	599	\$5.8 billion	19,454	\$1.1 billion

^a Five sites are federal facilities. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

EPA has collected property value data for 19 Superfund sites in reuse or continued use in Utah. These sites span 19,042 property parcels and 67,536 acres.

Table 11. Property Value and Tax Information for Sites in Reuse and Continued Use in Utah^a

Total Land Value (15 sites)	Total Improvement Value (13 sites)	Total Property Value (19 sites) ^b	Total Annual Property Taxes (18 sites)
\$1.9 billion	\$4.7 billion	\$6.6 billion	\$48 million

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which varied from 2017 to 2019.

^b Detailed (land and improvement) property value data were not available for every site.



Figure 23. Mining operations at the Kennecott (North Zone) site.

Did You Know?

From 1906 through today, the Kennecott (North Zone) site in Magna, Utah, has been used to process and mine various metals, including copper and lead. Cleanup has allowed continued residential, commercial and public service uses on site. Interstate 80, state highways and rail lines pass through the site. A degraded wetland along the Great Salt Lake has been turned into a shorebird and waterfowl reserve. The Great Salt Lake provides recreation opportunities for nearby residents, including swimming, sunbathing and bird watching.



WYOMING REDEVELOPMENT PROFILE

EPA partners with Wyoming Department of Environmental Quality to oversee the investigation and cleanup of Superfund sites in Wyoming. Wyoming has two Superfund sites with uses that have remained in place since before cleanup. The sections below present economic data, property values and tax data for sites in continued use in Wyoming.

Businesses and Jobs

EPA has collected economic data for one business operating on one site in continued use in Wyoming.

Table 12. Detailed Site and Business Information for Site in Continued Use in Wyoming (2019)

	Sites ^a	Sites with Businesses	Businesses ^b	Total Annual Sales	Total Employees	Total Annual Employee Income
<i>In Reuse</i>	0	0	0	\$0	0	\$0
<i>In Continued Use</i>	2	1	1	\$171 million	25	\$2 million
<i>In Reuse and in Continued Use</i>	0	0	0	\$0	0	\$0
Total	2	1	1	\$171 million	25	\$2 million

^a One site is a federal facility. Federal facility sites are excluded from all other detailed site and business data presented above.

^b Business information is not available for all businesses on all Superfund sites in reuse or continued use.

Property Values and Property Tax Revenues

EPA has collected property value data for one Superfund site in continued use in Wyoming. This site spans 146 property parcels and 437 acres.

Table 13. Property Value and Tax Information for Site in Continued Use in Wyoming^a

Total Land Value (0 sites)	Total Improvement Value (0 sites)	Total Property Value (1 site) ^b	Total Annual Property Taxes (1 site)
\$0	\$0	\$25 million	\$183,000

^a The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which was 2018 for all data collected.

^b Detailed (land and improvement) property value data were not available for every site.



Figure 24. An active gas compression facility at the Mystery Bridge Road/U.S. Highway 20 site.

Did You Know?

Past industrial activities at the Mystery Bridge Road/U.S. Highway 20 site in Evansville, Wyoming, contaminated soil and groundwater with solvents and oils. Industrial businesses and homes remain on site. The businesses generate over \$170 million in estimated annual sales. They employ 25 people and provide over \$2.4 million in estimated annual income. An active railroad line also crosses the site.

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SOURCES

BUSINESS, JOBS, SALES AND INCOME INFORMATION

Information on the number of employees and sales volume for on-site businesses comes from the Hoovers/Dun & Bradstreet (D&B) (<https://www.dnb.com>) database. EPA also gathers information on businesses and corporations from D&B. D&B maintains a database of over 330 million active and inactive businesses worldwide.

When Hoovers/D&B research was unable to identify employment and sales volume for on-site businesses, EPA used the ReferenceUSA database (<http://resource.referenceusa.com>). In cases where ReferenceUSA did not include employment and sales volume for on-site businesses, EPA used the Manta database (<https://www.manta.com>). The databases include data reported by businesses. Accordingly, some reported values might be underestimates or overestimates. In some instances, business and employment information came from local newspaper articles and discussions with local officials and business representatives. While sales values typically exceed estimated totals of annual income, sales can sometimes be lower than estimated income. This can be attributed to a number of business conditions and/or data reporting.

EPA obtained wage and income information from the U.S. Bureau of Labor Statistics (BLS). Part of the U.S. Department of Labor, the BLS is the principal federal agency responsible for measuring labor market activity, working conditions and price changes in the economy. All BLS data meet high standards of accuracy, statistical quality and impartiality.

EPA used the BLS Quarterly Census of Employment and Wages database to obtain average weekly wage data for site businesses. Average weekly wage data were identified by matching the North American Industry Classification System (NAICS) codes for each type of business with weekly wage data for corresponding businesses in site counties. If weekly wage data were not available at the county level, EPA sought wage data by state or national level, respectively. In cases where wage data were not available for the six-digit NAICS code, EPA used higher-level (less-detailed) NAICS codes to obtain the wage data.

To estimate the annual income earned from jobs at site businesses, EPA multiplied the average weekly wage figure by the number of weeks in a year (52) and by the number of jobs (employees) for each business.

Business and employment data used for this profile were collected in 2019. Estimated annual employment income was calculated using 2019 jobs data and BLS average weekly wage data for those jobs from 2018 (the latest available wage data at the time of this profile). Federal facility sites are included in calculations of total sites in reuse or continued use only. Federal facility sites are excluded from all other calculations (i.e., number of sites with businesses, number of businesses, total jobs, total income and total annual sales). All sales and income figures presented have been rounded for the convenience of the reader. Throughout this report, sales and annual employee income may not sum exactly to the totals presented due to rounding.

PROPERTY VALUE AND TAX INFORMATION

EPA collected on-site property values and property taxes included in this profile for a subset of Superfund sites by comparing available site boundary information with available parcel boundary information and gathering information for selected parcels from county assessor datasets. The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which typically varied from 2016 to 2019. Throughout this report, property and tax values may not sum exactly to the totals presented due to rounding. Federal facility sites are excluded from all property value and tax calculations.

REUSE INFORMATION SOURCES

Write-ups of sites in reuse or continued use included in this profile are based on available EPA resources, including Superfund Redevelopment Initiative case studies as well as other resources. Links to EPA's Superfund Redevelopment Initiative case studies and other resources are included below.

EPA Resources

Denver Radium. 2003. Redevelopment of the Denver Radium Superfund Site. semspub.epa.gov/src/document/08/1570696.

Kennecott (South Zone). 2017. Reuse and the Benefit to the Community, Kennecott (South Zone). semspub.epa.gov/src/document/HQ/196991.

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Back cover photos: Eagle Mine (Colorado), Libby Asbestos site (Montana), California Gulch (Mexico)



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