



# Ready for Reuse

## Former Midvale Industrial Property

7800 South 700 West, Midvale, Utah 84047



Images from left to right: Views of the site (left and center) and the Jordan River Parkway Trail next to the site.

**Site Name:** Sharon Steel Corp. (Midvale Tailings) Superfund Site, Operable Unit 1

**Size:** 264 acres of operable unit 1

**Existing Site Infrastructure:** All major utilities are available in the area around the site, but not currently on the site.

**Readiness for Reuse:** The site's remedy is compatible with mixed uses, including residential, commercial office and retail, and industrial uses, as well as open space.

**Use Restrictions:** Reuse plans must be approved by the city of Midvale, the state of Utah and EPA. Groundwater use is restricted and a significant portion of the site is capped.

### SETTING:

- The site, zoned for mixed-use redevelopment, is located near downtown Midvale, with access to I-15 and I-215 nearby. A Utah Transit Authority light rail station is also located nearby.
- Site surroundings include commercial and residential areas to the north and east, and open space to the south and west.
- The Jordan River Parkway Trail runs along the site's western edge, supporting a variety of non-motorized recreational uses.
- KC Gardner Company, one of the main developers of the adjacent Midvale Slag Superfund site, purchased the Sharon Steel site in November 2017.
- Surrounding population: 0.5 mile, 5,800 people | 2.5 miles, 92,910 people | 4 miles, 212,585 people.
- EPA's Ready for Reuse Determination for this site is available on the Site Summary page listed at right.

### REMEDIAL STATUS:

- From 1906 to 1971, smelting and ore milling facilities produced lead, copper, zinc and other metals at the site.
- Facility activities and waste management practices at the site contaminated air, soil, surface water and groundwater with heavy metals.
- EPA placed the site on the Superfund program's National Priorities List (NPL) in 1990.
- EPA and the state of Utah's cleanup activities included building removal, removal of contaminated soil, waste consolidation and capping, riverbank stabilization, and fencing installation. Operation and maintenance activities including groundwater monitoring are ongoing.
- After cleanup finished in 1999, EPA took the site off the NPL in 2004.

### FOR MORE INFORMATION, PLEASE CONTACT:

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Site Summary: [www.epa.gov/superfund/sharon-steel](http://www.epa.gov/superfund/sharon-steel)

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