

Site Redevelopment Profile

South Bay Asbestos Area Superfund Site

Alviso District, San Jose, California

Property Overview

Size

550 acres

Current Site Uses

- The site is in commercial, residential and ecological reuse.

Use Restrictions

- Deed restrictions are in place on site to protect the integrity of landfill caps.

Surrounding Population

2,274

1 MILE

61,423

3 MILES

216,758

5 MILES



A map of the site in California.

Site History and Redevelopment Timeline

1953-1992

Landfills accepted asbestos-containing materials.

1986

EPA placed the site on the NPL.

1998

Gold Street Technology Center opened on the former Santos Landfill.

Construction of remedial components completed.

2007

Construction of the America Center began on the former Marshland Landfill.

2012

Flex based its administrative headquarters on site.

2013

Legacy Development Partners sold the America Center to USAA Real Estate Company.

2017

Hewlett Packard Enterprises opened corporate offices on site.

Present

Site remains in active use with two business parks, a mobile home community, and recreational and ecological resources.

History and Cleanup

Timely planning and early communication between developers and EPA resulted in the successful transformation of former landfills into thriving business parks in Silicon Valley.

The 550-acre South Bay Area Superfund site (site) is located in the Alviso District of San Jose, California. Local landfills received asbestos-containing materials. The town of Alviso used local rock containing naturally-occurring asbestos to build a levee and address flooding. Several truck yards also had asbestos present in soil. EPA placed the site on the National Priorities List (NPL) in 1986.

EPA cleanup activities included removing the ring levee, removing and properly disposing of asbestos containing material, paving truck yards, installing asphalt landfill caps, placing deed restrictions, establishing institutional controls, requiring landfill cap maintenance and inspection, and restoring wetlands.

Redevelopment

There is significant demand for office space in San Jose and Silicon Valley. Developers worked with EPA to address liability concerns and protect the Superfund site remedy during development activities. During redevelopment, companies are required to protect workers from potential asbestos exposure and follow federal and state OSHA requirements and the site soil management plan. Companies are required to submit their work plans to all applicable government agencies including EPA.



A viewing platform at the Don Edwards San Francisco Bay National Wildlife Refuge.



Left: Flex's U.S. operations headquarters at America Center. Right: The entrance to the America Center.

Today, the site includes two thriving business parks. The first business park, Gold Street Technology Center (formerly Bixby Tech Park), is located on part of the former Santos Landfill. Constructed in 1998, the center includes four buildings that provide commercial space and office space for a wide range of businesses.

Construction of the 70-acre America Center began on the former Marshland Landfill in 2007. In 2013, USAA Real Estate Company purchased America Center from Legacy Partners. The America Center now includes office buildings, a parking garage and a hotel. Polycom, Inc.'s headquarters occupies a U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) Gold-certified building on site. Flex moved their U.S. headquarters to the America Center in 2012. Hewlett Packard Enterprises has a corporate office at the America Center. As of December 2020, on-site businesses support about 2,873 jobs and provide over \$588 million in estimated annual employee income. In 2020, on-site businesses generated about \$969 million in sales revenue.

EPA cleaned up 25 acres of wetlands and open space, providing wildlife habitat and walking trails. EPA removed asbestos-contaminated soil and restored wetlands for the Environmental Education Center for the Don Edwards San Francisco Bay National Wildlife Refuge. EPA paved truck yards that had asbestos-contaminated soil due to wind blown asbestos from the ring levee.



Flex's U.S. administrative headquarters at the site.



An outdoor pavilion at the site, with Summerset Mobile Estates Community in the background.

EPA installed an asphalt landfill cap at the Sunnyside Mobile Estates, which was built on part of the Santos Landfill in 1976. Residential use continues in this community. Capped areas of the site are routinely inspected for protectiveness and to ensure residents and workers remain safe.

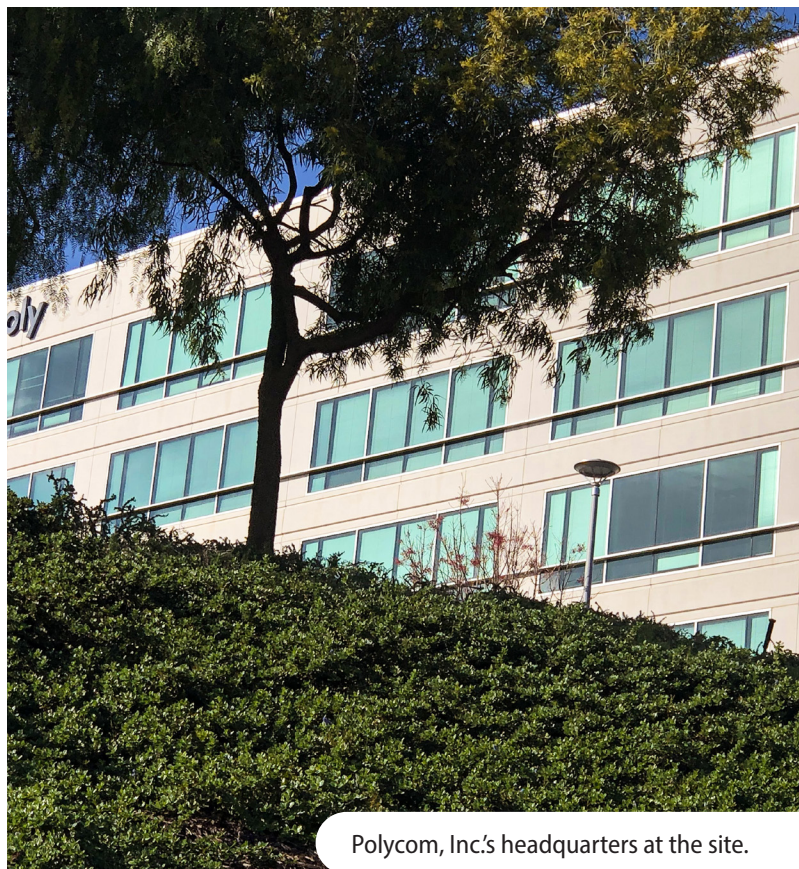
Property owners are responsible for maintaining the landfill caps in perpetuity. EPA evaluates the landfill caps and site remedy through property owner and EPA inspection reports and the Five-Year Review process. The State of California evaluates the landfill caps through an annual process.

Contacts

For more information, please contact:

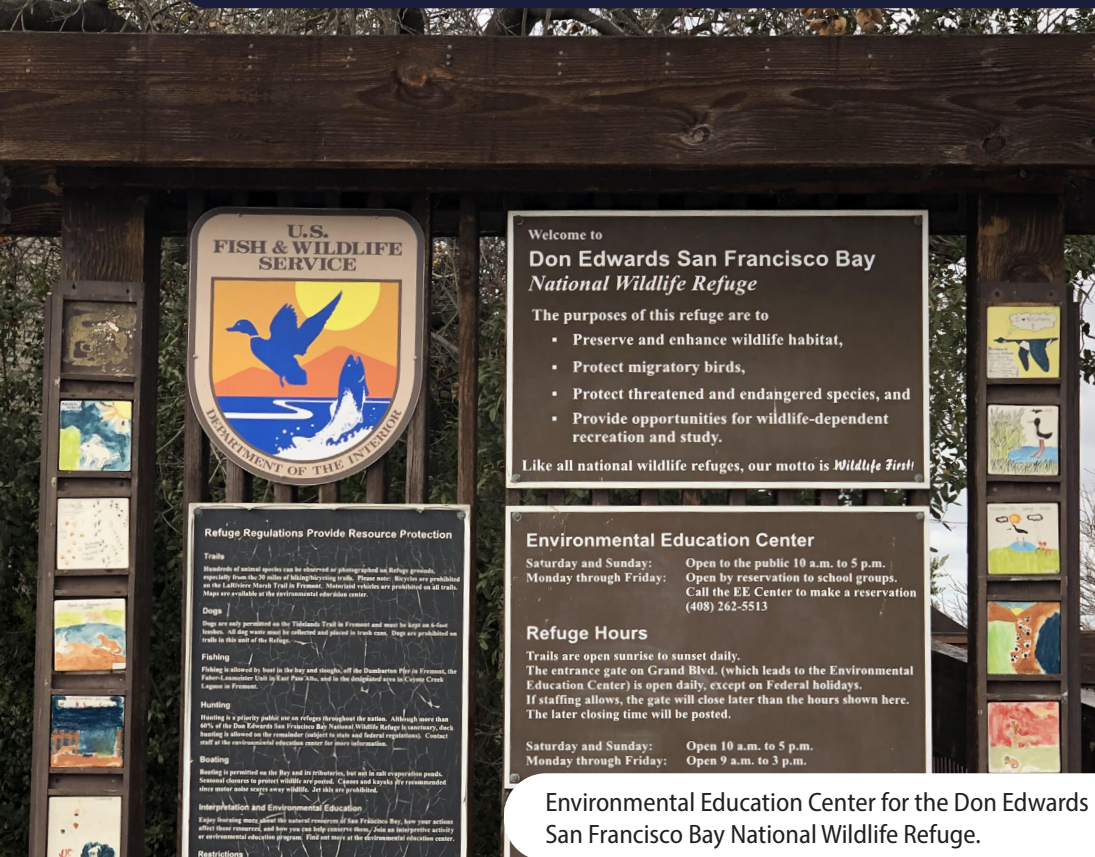
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Polycom, Inc.'s headquarters at the site.

For more information see: www.epa.gov/superfund-redevelopment



Environmental Education Center for the Don Edwards San Francisco Bay National Wildlife Refuge.

