EPA

PUTTING SITES TO WORK

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

2018

Cover page photos:
Kennecott (South Zone) (Utah), Midvale Slag (Utah), Eagle Mine (Colorado), California Gulch (Colorado)

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Figure 1. View of the Eagle Mine 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 has created the Superfund Task Force whose work includes 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 states – Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming – 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.

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

Businesses:	*1,611*
Total Annual Sales:	*$6.1 billion*
Number of People Employed:	*28,715*
Total Annual Employee Income:	*$2 billion*

Figure 2. The new CHG Healthcare Services corporate headquarters facility at the Midvale Slag site (Utah).

Through programs like the Superfund Redevelopment Initiative, EPA Region 8 helps communities reclaim cleaned-up Superfund sites. Factoring in 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. On-site businesses and organizations at current and former Region 8 Superfund sites provide an estimated 28,715 jobs and contribute an estimated $2 billion in annual employment income. Cleaned-up sites in use in Region 8 generate $23 million in annual property tax revenues for local governments.[1]

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 29 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 51 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 2018 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 following cleanup 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: A Quality Inn hotel at the Vasquez Boulevard and I-70 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 at cleaned-up sites. 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.

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 then 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, 55 NPL sites and 11 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.

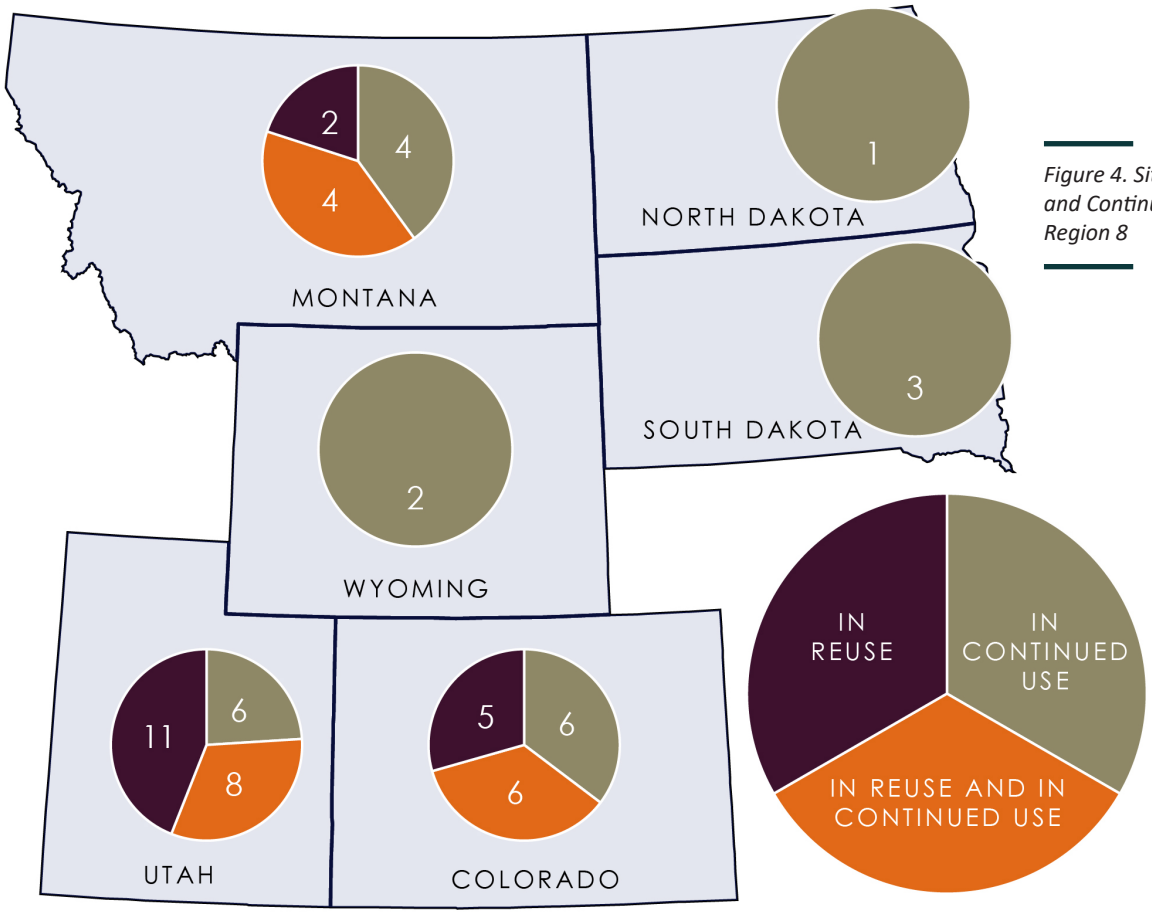

Figure 4. Sites in Reuse and Continued Use in Region 8

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

BENEFICIAL EFFECTS OF SUPERFUND SITE REDEVELOPMENT IN REGION 8

Businesses and Jobs

EPA has collected economic data for 1,611 businesses, government agencies and civic organizations operating on 29 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 FL Smidth, 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 $6.1 billion in estimated annual sales and employ about 28,715 people, earning an estimated $2 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 (2017)

	Sites[a]	Sites with Businesses[b]	Businesses[c]	Total Annual Sales[d]	Total Employees	Total Annual Employee Income
In Reuse	*20*	*10*	*488*	*$2.6 billion*	*12,202*	*$642 million*
In Continued Use	*25*	*14*	*301*	*$708 million*	*3,996*	*$205 million*
In Reuse and in Continued Use	*21*	*13*	*822*	*$2.8 billion*	*12,517*	*$1.2 billion*
Total	***66***	***37[e]***	***1,611***	***$6.1 billion***	***28,715***	***$2 billion***

[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.

3 See footnote 1, page 1.
4 For additional information on the collection of business, jobs and sales data, see Sources.

Figure 5. Commercial uses at the Denver Radium site (Colorado).

Sites in Reuse and Continued Use: A Closer Look

Reuse Type	Description	Region 8 Example
In Reuse	*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.*	*Intermountain Waste Oil Refinery (Utah) – a former waste oil refining site is now home to an irrigation supply and design business. Facilities on site include an office and garage.*
In Continued Use	*Historical uses at a site remain active; these uses were in place when the Superfund process started at the site.*	*Burlington Northern Livingston Shop Complex (Montana) – the Northern Pacific Railroad constructed the BNLSC facility in 1883. Today, the facility continues to operate. It includes an active rail yard with train repair and maintenance shops.*
In Reuse and Continued Use	*Part of a site is in continued use and part of the site is in reuse.*	*Denver Radium (Colorado) – Many site properties remain in commercial, industrial and residential use. New uses on site include recreation areas such as Ruby Hill Park as well as new residential and commercial developments.*

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 Midvale Slag site in Utah are now valued at nearly $726 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.

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

Total Property Value: *$3.2 billion*

Total Annual Property Taxes: *$23 million*

Figure 6. Residential development in Daybreak at the Kennecott South Zone site (Utah).

EPA has collected property value and tax data for 15 Superfund sites in reuse and continued use in Region 8.[5] These sites span 5,949 property parcels and 2,611 acres. They have a total property value of $3.2 billion. The average total property value per acre is $1.2 million.

Land and improvement property value information is available for 13 sites. These properties have a total land value of $940 million and a total improvement value of $2.3 billion.[6]

Property tax information is available for 15 sites. The properties generate a combined $23 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 (13 sites)[b]	*Total Improvement Value (13 sites)*	*Total Property Value (15 sites)*	*Total Property Value per Acre (15 sites)[c]*	*Total Annual Property Taxes (15 sites)*
$940 million	*$2.3 billion*	*$3.2 billion*	*$1.2 million*	*$23 million*

[a] Results are based on an EPA Superfund Redevelopment Initiative effort in 2018 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 2018. For additional information, see Sources.

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

[c] Based on total property value amount of $3.2 billion divided by total acreage of 2,611.

5 There are 51 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.

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 2012, outdoor recreation contributed $646 billion to the U.S. economy, supporting 6.1 million jobs and generating $39.9 billion in national tax revenue and $39.7 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. The city of Salt Lake, Utah, turned the Rose Park Sludge Pit site into an expansion of Rosewood Park, a neighboring community recreation facility. The site now supports additional parking areas, a dog park and a playground. At the Eagle Mine site in Minturn, Colorado, cleanup has allowed community members to once again use the Eagle River for fishing and other recreation activities.

Figure 7. Oquirrh Hills Golf Course at the International Smelting and Refining site (Utah).

7 The Outdoor Recreation Economy. Outdoor Industry Association. Available at outdoorindustry.org/pdf/OIA_OutdoorRecEconomyReport2012.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 restoring wetlands, which now provide valuable habitat for osprey and migrating Canadian geese.

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

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 700 businesses currently operate on 12 different Superfund smelter sites. The businesses and organizations on these sites employ more than 18,000 people, contributing close to an estimated $1.5 billion in annual employment income, with almost $3.5 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 Smeltertown site in Colorado.

Figure 9. Trail sign with historic mining headframe in background in the historic mining community of Butte, Montana, part of the Silver Bow Creek/Butte Area site (Montana).

Smelter Redevelopment Success Story: Murray Smelter

Thanks to innovative partnerships and local leadership, the Murray Smelter Superfund site in Murray City, Utah, is now a valuable community resource. Once the world's largest primary lead smelter, the site is now home to the Intermountain Medical Center, a light rail station, a commercial retail warehouse, a police training center, several small businesses and a cement company.

From the outset, Murray City emphasized the area's strong redevelopment potential – its size, location and visibility in the community, access to major roadways, future light rail access and existing utility infrastructure. EPA and the Utah Department of Environmental Quality worked closely with Murray City and the responsible party to identify opportunities to coordinate site cleanup and redevelopment.

Figure 10. Costco Wholesale facility at the Murray Smelter site (Utah).

The site was idle for nearly 50 years. Located in an old industrial area in need of economic revitalization, its redevelopment has helped address Murray City's need for regional health care facilities, public transit access and diversified economic development. Businesses on site employ over 5,500 workers, contribute an estimated $300 million in annual employment income and generate nearly $1 billion in estimated annual sales. The combined assessed value of the parcels in 2017 reached nearly $647 million. Reuse at the site has also helped foster development in the surrounding area. Additionally, public transit ridership at the Murray Utah Transit Authority station has significantly reduced pollution emissions in the community.

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 historic 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 portions of the site. Cooperation and collaboration has 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 could include 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 4,388 homes built and sold since 2004. 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 have been 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 bolster the region's economy. Today, these businesses employ about 4,500 people, contributing an estimated $821 million in annual employment income. In 2017, site businesses generated nearly $1.5 billion in estimated sales revenue.

Figure 11. Oquirrh Lake and the Daybreak skyline 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 with clean fill or other materials, such as building footprints, roads, and parking lots, as well as 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. The protections achieved as a result of cleanup activities were maintained during redevelopment and have been maintained since, in large part directly because Midvale City incorporated remedy institutional controls 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 over 1,800 residences on the site, including dedicated units for moderate- and low-income residents. 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 the cleanup, EPA took the site off the NPL in 2015.

In addition to new residential uses, the site also supports a wide range of commercial businesses. FL Smidth, an international engineering company, has LEED-certified offices and laboratories on site and employs 400 people. In 2012, Intermountain Healthcare opened a LEED-certified medical distribution center and office complex near Bingham Junction's light rail station. The facility employs 318 people. In 2016, Overstock.com opened a 231,000-square-foot corporate campus on site, in a facility called the Peace Coliseum. The facility, which serves as the company's headquarters, was built on 19 acres and includes a data center, auditorium and gourmet café. The golf entertainment venue Topgolf also opened its Salt Lake City branch on site in 2016. The 3-story, 65,000-square-foot facility includes more than 100 climate-controlled hitting bays, full-service restaurants and bars, private event spaces and meeting rooms, and a rooftop terrace. In 2017, 500,000 people visited the venue. Also in 2017, CHG Healthcare opened a 282,000-square-foot LEED-certified facility, employing 350 people, that will serve as its new headquarters.

Twenty-plus years of collaboration and dedication at the local, state and federal level have transformed this once-contaminated land into a vibrant community resource. Site businesses employ over 1,650 people and generate nearly $90 million in estimated employee income each year. In 2017, estimated sales revenue at site businesses exceeded $384 million. The site also 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.

Figure 12. The Overstock.com headquarters facility at the Midvale Slag site (Utah).

REDEVELOPMENT IN ACTION

LOWRY LANDFILL

Landfill Gas-to-Energy Plant

This 507-acre area is located in unincorporated Arapahoe County near Aurora, Colorado, 15 miles southeast of Denver. Starting in the 1960s, the city and county of Denver operated a municipal landfill on site. It accepted a variety of wastes until 1990. Landfill operations contaminated groundwater, surface water, sediment and soil. Gases from the buried wastes also contaminated air spaces in subsurface soil. EPA added the site to the NPL in 1984.

Early cleanup efforts in the mid-1980s and early 1990s included groundwater control and treatment, removal of drummed wastes, placement of a soil cover over the main landfill, and construction of a surface water collection system in a creek to prevent contaminated groundwater from contacting surface water. The site's long-term remedy included groundwater containment, extraction and treatment, an engineered landfill cover and a gas collection system, and land and groundwater use restrictions. Following cleanup, the city of Denver, Waste Management and local utility Xcel Energy collaborated to reuse the site's landfill gas. In July 2007, construction began on a landfill gas-to-energy plant at Lowry Landfill and the adjoining Denver Arapahoe Disposal Site Landfill.

The plant, which converts landfill gases into electricity, started operating in September 2008. It removes about 5,000 tons of methane from the two landfills annually, equivalent to removing 22,000 cars from the road each year. This process provides electricity for about 3,000 households. The plant also destroys hazardous substances in extracted landfill gas and offsets the use of non-renewable resources for the generation of electricity. In addition to these beneficial effects, the plant provides local employment opportunities. The 37 Waste Management employees working on site earn nearly $2 million in estimated annual employment income. In 2017, the business generated almost $9 million in estimated annual sales revenue.

Figure 13. The landfill gas-to-energy plant at the Lowry Landfill site converts landfill gases to electricity (Colorado).

REDEVELOPMENT IN ACTION

MILLTOWN RESERVOIR/CLARK FORK RIVER

Milltown State Park

The remarkable natural resources surrounding the Clark Fork and Blackfoot Rivers in western Montana have sustained communities, including the Bitterroot Salish, Pend d'Oreille and Kootenai tribes, for generations. The area was part of one of the richest mining regions in the world, with mining activities beginning in the 1860s and continuing to today. The older mining operations upstream of the Clark Fork and Blackfoot Rivers generated wastes and caused widespread metals contamination. EPA listed three contiguous sites on the NPL in this area known as the Clark Fork Basin sites. One of those sites is the Milltown Reservoir/Clark Fork River Superfund site. Cleanup at the Milltown Reservoir Operable Unit of this site has included the removal of contaminated reservoir sediment, revegetation of restored floodplains and removal of the historic Milltown Dam in 2010.

Throughout the project, EPA, local communities, responsible parties, and federal, state and tribal partners have collaborated on a coordinated approach to address cleanup, restoration and redevelopment. Assisted by an EPA Superfund Redevelopment pilot grant, area communities developed a reuse plan in 2005 that focused on creation of a state park with trails, river access, wildlife habitat and interpretive areas celebrating the region's history and heritage. In 2010, the state acquired 415 acres of the site and allocated $2.7 million for the park's development. Today, Milltown State Park is open to the public. 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. The Milltown State Park Overlook provides a panoramic view of the Blackfoot and Clark Fork Rivers and features interpretive displays and picnic tables. Future work will add new trails, parking areas, an interpretive shelter, river access, ramps and other facilities.

Figure 14. Aerial view of the Clark Fork River – part of the Milltown Reservoir/ Clark Fork River site (Montana).

REDEVELOPMENT IN ACTION

CALIFORNIA GULCH

Recreational Amenities for a Historic Mining Community

At an elevation of over 10,000 feet, the historic city of Leadville sits higher than any other incorporated city in the United States. The 18-square-mile California Gulch site in Lake County, Colorado, includes Leadville and its surroundings. For over 100 years, prospectors and companies mined the area for lead, gold, silver, copper, zinc and manganese. Mining operations left slag and other materials contaminated with heavy metals in soils and waterways such as the Arkansas River. EPA placed the site on the NPL in 1983. To date, cleanup actions in over eighty percent of the site are complete. These areas have been deleted from the NPL.

Leadville's economy now includes a vibrant sector focused on recreation. EPA, the state, the community and the site's potentially responsible parties (PRPs) worked together to make reuse possible and enhance the area's recreational amenities. In 1998, EPA and the state signed agreements to provide public access to open space near the Arkansas River. The community made remaining slag part of the design of the Mineral Belt Trail, a 12.5-mile, nationally-recognized recreation trail that highlights the community's history and heritage. The U.S. Soccer Foundation awarded a grant to support planning for a $1.5 million public sports complex built on a former zinc smelter in 2009. A community-led initiative called the Huck Finn Park Project included a 21,000-square-foot skate park that opened in the fall of 2013.

After decades of cleanup, which benefited the ecology of the watershed, Colorado Parks and Wildlife honored the site with a Gold Medal Waters designation in 2014. The designation notes the accomplishment of the Upper Arkansas River's improved water quality and revitalized habitat for trout and other wildlife. Through the efforts of local governments and community members working with EPA, state and federal agencies, and site PRPs, the Upper Arkansas River now supports a thriving, award-winning trout population that draws anglers from all around.

In 2014, EPA Region 8 celebrated the project with its Excellence in Site Reuse Award, recognizing several parties for their leadership and sustained involvement with key reuse projects at the site. Today, site businesses employ nearly 1,200 people, contributing an estimated over $48 million in annual employment income and generating over $85 million in estimated annual sales revenue. Currently, a 250-home mixed use development is under way at the Old Railyard site, formally part of the deleted Operable Unit 3 of the California Gulch Superfund Site. This development includes commercial and retail space, single-family homes, townhomes, condominiums and affordable housing. These collaborative efforts have helped start a new chapter in Leadville's rich history.

Figure 15. The Mineral Belt Trail is a popular recreational resource at the California Gulch site (Colorado).

REDEVELOPMENT ON THE HORIZON IN REGION 8

TRANSFORMING A VACANT FORMER SMELTING SITE INTO A THRIVING MIXED-USE REDEVELOPMENT

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 for this site into the City Code, and will revise these legal requirements as redevelopment proceeds to ensure that remedy protectiveness is maintained during redevelopment and reuse.

The Jordan River Parkway Trail runs along the site's western edge, supporting a variety of non-motorized recreational uses. In addition, EPA, the state of Utah and the city of Midvale have been working with potential developers on site redevelopment options. The site is zoned for mixed-use redevelopment; its location near downtown Midvale, highways and Utah Transit Authority light rail makes the site attractive for new projects.

KC Gardner Company, one of the main developers of the adjacent Midvale Slag Superfund site, has begun development of the Sharon Steel Corp. (Midvale Tailings) site. The redevelopment will likely include residential, commercial office and retail, and industrial uses. After EPA issued a reasonable steps comfort letter in October 2017 for Operable Unit 1, the area of the site targeted for redevelopment, the company purchased the applicable part of the site in November 2017. EPA, UDEQ and Midvale City approved the design site plan for backbone infrastructure and roadways in March 2018. Construction on the primary roads for the redevelopment is underway. An official ground-breaking ceremony is being planned for early fiscal year 2019. The site is on EPA's national Redevelopment Focus List of sites with major redevelopment potential.

Figure 16. KC Gardner Company has completed studies to inform redevelopment plans at the Sharon Steel Corp. (Midvale Tailings) site (Utah). These plans cover capped areas such as the one seen here.

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 55 NPL sites and 11 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, including at least one site in each of the six Region 8 states. EPA remains committed to working with all stakeholders to support Superfund redevelopment opportunities in Region 8.

Figure 17. View 72 at Bingham Junction office building at the Midvale Slag 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

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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 19 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 and continued use in Colorado.

Businesses and Jobs

EPA has collected economic data for 930 businesses and organizations operating on 12 sites in reuse and continued use in Colorado.

Table 3. Detailed Site and Business Information for Sites in Reuse and Continued Use in Colorado (2017)

	Sites[a]	Sites with Businesses	Businesses[b]	Total Annual Sales	Total Employees	Total Annual Employee Income
In Reuse	6	3	416	$1.1 billion	4,145	$206 million
In Continued Use	6	4	148	$543 million	2,197	$120 million
In Reuse and in Continued Use	7	5	366	$946 million	4,170	$209 million
Total	19	12	930	$2.6 billion	10,512	$535 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 four Superfund sites in reuse and continued use in Colorado. These sites span 4,932 property parcels and 1,851 acres.

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

Total Land Value (4 sites)	Total Improvement Value (4 sites)	Total Property Value (4 sites)	Total Annual Property Taxes (4 sites)
$675 million	$1.1 billion	$1.7 billion	$15 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 2018.

Figure 18. Brannan Sand & Gravel's asphalt plant at the Broderick Wood Products site.

Did You Know?

From 1947 to 1982, a wood-treating facility operated at the Broderick Wood Products site in Denver, Colorado. Brannan Sand & Gravel now operates an asphalt plant on site. The plant provides over $300,000 in estimated annual income and generates nearly $7 million 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 15 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 and continued use in Montana.

Businesses and Jobs

EPA has collected economic data for 127 businesses and organizations operating on eight sites in reuse and continued use in Montan.

Table 5. Detailed Site and Business Information for Sites in Reuse and Continued Use in Montana (2017)

	Sites	Sites with Businesses	Businesses[a]	Total Annual Sales[b]	Total Employees	Total Annual Employee Income
In Reuse	*2*	*2*	*3*	*$25 million*	*337*	*$34 million*
In Continued Use	*9*	*4*	*59*	*$60 million*	*693*	*$28 million*
In Reuse and in Continued Use	*4*	*2*	*65*	*$55 million*	*419*	*$17 million*
Total	*15*	*8*	*127*	*$140 million*	*1,449*	*$79 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

EPA has collected property value data for one Superfund site in reuse in Montana. This site span four property parcels and four acres.

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

Total Land Value (1 sites)	Total Improvement Value (1 sites)	Total Property Value (1 sites)	Total Annual Property Taxes (1 sites)
$157,000	*$653,000*	*$810,000*	*$11,000*

[a] The property value and tax amounts reflect the latest property value year and tax data year available in county assessor datasets, which was 2017.

Figure 19. View of the Carpenter Snow Creek Mining District site.

Did You Know?

The Carpenter Snow Creek Mining District site in Neihart, Montana, includes about 96 abandoned mines in the Little Belt Mountains. Cleanup is ongoing and the site remains in continued residential, recreational, public service and commercial use. Site businesses employ 21 people. They provide nearly $750,000 in estimated annual income and generate nearly $2 million in estimated annual sales.

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 and continued use in North Dakota.

Businesses and Jobs

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

Table 7. Detailed Site and Business Information for Sites in Reuse and Continued Use in North Dakota (2017)

	Sites	Sites with Businesses	Businesses[a]	Total Annual Sales[b]	Total Employees	Total Annual Employee Income
In Reuse	*1*	*0*	*0*	*$0*	*0*	*$0*
In Continued Use	*1*	*1*	*1*	*$2 million*	*16*	*$775,000*
In Reuse and in Continued Use	*0*	*0*	*0*	*$0*	*0*	*$0*
Total	*2*	*1*	*1*	*$2 million*	*16*	*$775,000*

[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 20. A variety of firefighter trainings are held on the Minot Landfill site.

Did You Know?

Landfill operations at the Minot Landfill site in Minot, North Dakota, contaminated groundwater, surface water, soil, sediment and air. After cleanup, the site was seeded and hay is now harvested twice each year. In 2014, the Minot Fire Department built a burn tower on site. The facility is used for firefighter training. The city of Minot is currently planning to redevelop another part of the site as a public park.

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 three 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 and 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 Sites in Reuse and Continued Use in South Dakota (2017)

	Sites[a]	Sites with Businesses	Businesses	Total Annual Sales[c]	Total Employees	Total Annual Employee Income
In Reuse	0	0	0	$0	0	$0
In Continued Use	3	1	1	$4 million	10	$568,000
In Reuse and in Continued Use	0	0	0	$0	0	$0
Total	3	1	1	$4 million	10	$568,000

[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

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

Figure 21. Petroleum storage tanks at the Williams Pipe Line Co. Disposal Pit site.

Did You Know?

The Williams Pipe Line Co. Disposal Pit site in Sioux Falls, South Dakota, has been in use since the early 1940s. Cleanup finished in 1999. Williams Pipe Line Terminal (now Magellan Pipeline Company) facilities on site include 42 aboveground petroleum storage tanks, a fuel-loading area, garages and an administration building. The company provides nearly $600,000 in estimated annual income and generates over $4.4 million in estimated annual sales.

UTAH REDEVELOPMENT PROFILE

EPA partners with Utah Department of Environmental Quality to oversee the investigation and cleanup of Superfund sites in Utah. Utah 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 and continued use in Utah.

Businesses and Jobs

EPA has collected economic data for 543 businesses and organizations operating on 14 sites in reuse and continued use in Utah.

Table 9. Detailed Site and Business Information for Sites in Reuse and Continued Use in Utah (2017)

	Sites[a]	Sites with Businesses	Businesses[b]	Total Annual Sales	Total Employees	Total Annual Employee Income
In Reuse	*11*	*5*	*69*	*$1.4 billion*	*7,720*	*$402 million*
In Continued Use	*5*	*4*	*92*	*$100 million*	*1,080*	*$56 million*
In Reuse and in Continued Use	*9*	*5*	*382*	*$1.8 billion*	*7,828*	*$930 million*
Total	*25*	*14*	*543*	*$3.3 billion*	*16,628*	*$1.4 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 eight Superfund sites in reuse and continued use in Utah. These sites span 1,013 property parcels and 755 acres.

Table 10. Property Value and Tax Information for Sites in Reuse and Continued Use in Utah[a]

Total Land Value (8 sites)	Total Improvement Value (8 sites)	Total Property Value (10 sites)	Total Annual Property Taxes (10 sites)
$265 million	*$1.2 billion*	*$1.5 billion*	*$8 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 2017.

Figure 22. The North Sixth Apartments development located at the Utah Power & Light/American Barrel Co. site.

Did You Know?

The Utah Power & Light/American Barrel Co. site is located in Salt Lake City, Utah. Several reuses are located on site. Union Pacific Railroad tracks run across the site. The Utah Transit Authority operates a commuter rail line that crosses the site and a transfer station located on site. Residential uses include three homes and a five-story apartment building. The first floor of the apartment building hosts several commercial businesses and a nonprofit organization.

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 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 and continued use in Wyoming.

Businesses and Jobs

EPA has collected economic data for nine businesses and organizations operating on one site in reuse and continued use in Wyoming.

Table 11. Detailed Site and Business Information for Sites in Reuse and Continued Use in Wyoming (2017)

	Sites[a]	Sites with Businesses	Businesses[b]	Total Annual Sales	Total Employees	Total Annual Employee Income
In Reuse	*0*	*0*	*0*	*$0*	*0*	*$0*
In Continued Use	*1*	*0*	*0*	*$0*	*0*	*$0*
In Reuse and in Continued Use	*1*	*1*	*9*	*$44 million*	*100*	*$6 million*
Total	*2*	*1*	*9*	*$44 million*	*100*	*$6 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

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

Figure 23. Tallgrass Energy Partners facility at the Mystery Bridge Rd/U.S. Highway 20 site.

Did You Know?

Past industrial activities at the Mystery Bridge Rd/U.S. Highway 20 site in Evansville, Wyoming, contaminated soil and groundwater with solvents and oils. Businesses and homes remain on site. The businesses generate over $44 million in estimated annual sales. They employ 100 people and provide almost $6 million in estimated annual income.

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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) (www.dnb.com) database. EPA also gathers information on businesses and corporations from D&B. D&B maintains a database of more than 225 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 (resource.referenceusa.com). In cases where ReferenceUSA did not include employment and sales volume for on-site businesses, EPA used the Manta database (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 2017. Estimated annual employment income was calculated using 2017 jobs data and BLS average weekly wage data for those jobs from 2016 (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.

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 2018. All figures presented have been rounded for the convenience of the reader. 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

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

Midvale Slag. 2015. Reuse and the Benefit to the Community, Midvale Slag. semspub.epa.gov/src/document/HQ/196710.

Other Resources

"CHG Healthcare opens new corporate headquarters." Utah Business. August 14, 2017.

"From environmental hazard to prime Midvale real estate." KUTV Salt Lake City. Updated January 9, 2018. kutv.com/news/local/from-environmental-hazard-to-prime-midvale-real-estate.

Montana State Parks. stateparks.mt.gov/milltown/.

"Overstock.com Opens New Building in Midvale." Good4Utah. Updated October 20, 2016. www.good4utah.com/news/local-news/overstockcom-opens-new-building-in-midvale/595283196.

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Back cover photos: *Asarco Globe Plant (Colorado), Midvale Slag (Utah)*




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