PUBLIC NOTICE

PUBLIC COMMENT PERIOD
September 20, 2026 to October 20, 2026
Proposed Environmental Remediation
The Other Side Village Phase 2A, VCP Site C136
1882 West Indiana Avenue, Salt Lake City, Utah

A Remedial Action Plan (RAP) has been drafted in preparation for the redevelopment of a portion of property owned by Salt Lake City Corporation (SLCC) referred to as The Other Side Village (TOSV). The Other Side Academy (TOSA) is seeking to lease the site from SLCC to expand development of the south-adjoining tiny home development, referred to as TOSV Phase 1, to serve the city's unsheltered population. This development will be referred to as The Other Side Village, Phase 2A (Exhibit 1).

The site is enrolled in the Utah Division of Environmental Response and Remediation's (DERRs) Voluntary Cleanup Program (VCP) and is designated by DERR as VCP Site C136. This TOSV project area is located within the boundaries of the Redwood Road Dump Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) facility (Facility ID UTD980961502), a historical municipal landfill that accepted waste from 1923 to 1962. The CERCLA facility boundaries extend from approximately 1800 West to 2200 West and 500 South to Indiana Avenue; however, the boundaries of the historic landfill area are not included within Phase 2A of the project.

Extent of Impacts

The site generally consists of undeveloped, vacant land. The site is located east of the Redwood Road Dump, west of the Tear A Part Auto Recycling facility, south of vacant property owned by SLCC, and north of Phase 1 of The Other Side Village. Although landfill debris was not identified on Phase 2A during site investigations, past uses of the adjacent Redwood Road Dump site have resulted in concentrations of metals, semi-volatile organic compounds (SVOCs), and polychlorinated biphenyls (PCBs) in soil and/or fill materials; dissolved metals, volatile organic compounds (VOCs), SVOCs, and per- and poly-fluoroalkyl substances (PFAS) in groundwater; and elevated concentrations of VOCs and methane in soil vapor in samples collected from the adjacent properties (Phase 1 or to the west-adjacent property).

Impacted soil and soil vapor have not been identified at the site. Concentrations of VOCs, PFAS, and dissolved arsenic and hexavalent chromium were identified in groundwater or surface water at the site above EPA Maximum Contaminant Levels (MCLs) or Tap Water Regional Screening Levels (RSLs).

Cleanup Measures

Although impacts in fill materials were not identified at the site, it is proposed to remove and properly dispose of fill materials. Although impacts in soil vapor were not identified, potential future vapor intrusion will be addressed with the implementation of vapor intrusion mitigation strategies for future buildings, including building design and vapor intrusion mitigation systems. The remediation proposed is intended to allow for unrestricted development of the property. The remediation will be conducted in accordance with a Remedial Action Plan approved by DERR.

Schedule

On-site cleanup activities are anticipated to begin after SLCC final approvals and execution of a ground lease. Once the corrective actions commence, they are expected to require approximately 2.5 years to complete, including installation of structures with vapor intrusion mitigation.

For More Information

A copy of the draft Remedial Action Plan will be available for review on the UDEQ's website listed below. To provide feedback and comments regarding the draft Remedial Action Plan, please contact the following:

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Office hours: 8:00 AM to 5:00 PM, Monday through Friday
https://deq.utah.gov/division-environmental-response-remediation

Emails and mailed comments submitted to the email, website, and physical address provided must be received within the 30-day public comment period, which will begin on September 20, 2026, and end at 5:00 p.m. MDT on October 20, 2026.