

## City of Dallas - Brownfields Success Stories - Completed

### PalEx (formerly American Pallet Recyclers, Inc.) - 2401 Vinson Street - 26.4-acre site

- ! Site location had been vacant for more than eight years and originally housed a concrete pipe manufacturing facility.
- ! Both aboveground and underground storage tanks (USTs), present on the site, were removed.
- ! Soil contaminants on site included hydrocarbons and volatile organic compounds (VOCs).
- ! Site cleanup, using soil excavation, was completed to Texas Risk Reduction Standard Number 2 - Closure/remediation to Health-based Standards and Criteria.
- ! Owner received Texas Commission on Environmental Quality (TCEQ) Voluntary Cleanup Program (VCP) Certificate of Completion in November 1996.
- ! Environmental Protection Agency (EPA) Comfort Letter was issued in January 1997.
- ! The City of Dallas provided development fee rebates and a 10-year, 90 percent real property tax abatement on added value worth \$293,000.
- ! Site has seven buildings; some have been refurbished.
- ! Approximately 30 new jobs were created by PalEx; thus retaining 91 jobs in West Dallas.
- ! PalEx has expanded operations to include manufacture of horticultural mulches and wooden play ground cover material.
- ! Private dollars invested - \$1,202,500
- ! Jobs retained/created - 61/30 = 91
- ! The site was located in state-approved Dallas Enterprise Zone (EZ) 1 which expired on August 31, 2005.
- ! The site is not included in the state-established (September 1, 2003) Texas Enterprise Zone.
- ! 2000 Census Tract - 105.00; Block Group – 4; Block - 4003; City Council District - 3.

### Dallas Fire Station #34 - 7604 Lake June Road - .86-acre site

- ! Site formerly occupied by M & M Used Cars for 20 years.
- ! Two buildings are on the site - a 1,000 square-foot building and a 800 square-foot shed.
- ! A former gas station abuts the eastern side of the property.
- ! On August 9, 1995, a preliminary site assessment was completed on the site.
- ! On October 31, 1995, a supplemental site assessment was completed on the site.
- ! November 15, 1995, TCEQ investigated a leaking UST on the former gas station.
- ! An Engineering Evaluation/Cost Analysis (EE/CA) was conducted for the property.
- ! Groundwater contamination was identified as gasoline compounds from the off-site source.
- ! Limited area of shallow surficial soil lead contamination identified.
- ! The City has initiated the process to enter the site in the VCP.
- ! Dallas City Council approved purchase of the property in May 1998.
- ! Planned site use will be the construction of Fire Station #34.
- ! Construction began on July 5, 2000 substantial completion was April 24, 2002.
- ! Fire crew moved into the building on May 7, 2002.
- ! The City received a VCP Certificate of Completion on August 27, 2002.
- ! Public investment - \$1.7M.
- ! Jobs retained - 35.
- ! The site was not located in state-approved Dallas EZ 1 which expired on August 31, 2005

or the Enterprise Community/Enterprise Zone (EC/EZ) which expired December 31, 2004.

Brownfields Success Stories - Completed

March 31, 2006

Page 2

**Dallas Fire Station #34 - 7604 Lake June Road - .86-acre site, Contd.**

! The site is included in the state-established (September 1, 2003) Texas Enterprise Zone.  
! 2000 Census Tract - 93.01; Block Group - 2; Block – 2001; City Council District - 5.

**Dallas Police Association (Nicol Scales Building), 1412 East Griffin Street - 1.1083-acre site**

! The site has been occupied by dwellings, a school, and businesses since 1892.  
! Several buildings have been present on the site since development.  
! The present, two story, 11,500 square-foot building was constructed in 1961.  
! Nichol Scales occupied the site in 1980.  
! The two-story building housed the Nicol Scales Company administrative offices, supply storage, and areas for repair and servicing of commercial and industrial scales.  
! The site also included paved and non-paved areas.  
! The Dallas Brownfields Program (DBP) conducted a Phase I Environmental Site Assessments (ESA) was completed for the site in September 2001.  
! The only recognized environmental concern was the presence of asbestos-containing materials (ACMs) in the building.  
! The Dallas Police Association (DPA) purchased the building in September 2001.  
! Demolition of interior structures began in February 2003; renovation and construction began in April 2003.  
! ACM abatement (minor abatement of floor tile) was performed in March 2003.  
! DPA occupied the building in September 2003.  
! The estimated total project cost is \$1.3M.  
! Four existing full-time and five existing part-time employees occupy the facility. New jobs were not created.  
! The site was located in the federally-approved EC/EZ which expired on December 31, 2004.  
! The site is included in the state-established (September 1, 2003) Texas Enterprise Zone.  
! 2000 Census Tract - 33; Block Group - 2; Block – 2027; City Council District - 2.

**Dallas Police Headquarters - 1400 South Lamar Street at Bellevue Street - 3.2-acre site**

! The 3.2-acre, 138,300 square-foot site was included in the South Side on Lamar complex.  
! The site was occupied by a single-story building with a basement and a parking lot.  
! The building housed the Sears Automotive Store from 1962 to 1989.  
! The location of the existing building has been occupied by two other service stations beginning in 1929.  
! The Gulf Refining Company filling station operated from 1929 to 1952.  
! The business was sold to an owner who continued to operate a filling station with a tire shop and maintenance facility from 1952 to 1962.  
! Two other filling stations operated on the site, and adjacent to it, during 1928 to 1981.  
! A number of underground storage tanks (USTs) had been installed and/or removed from

the site during the 1929 to 1993.

- ! A dry cleaning business occupied a portion of the parking lot area from 1923 to 1959.
- ! Phase I and Phase II ESAs were conducted on the site for the City of Dallas through a partnership with the EPA and the US Army Corps of Engineers (USACE).

Brownfields Success Stories - Completed

March 31, 2006

Page 3

**Dallas Police Headquarters - 1400 South Lamar Street at Belleview Street - 3.2-acre site, Contd.**

- ! The Phase II ESA identified several recognized environmental concerns, including petroleum hydrocarbons - toluene, ethylbenzene, and total xylenes (BTEX); and metals - arsenic, barium, chromium, and lead. Concentrations were below regulated levels.
- ! The City and Matthews Southwest, the owner, developed an agreement for the property donation.
- ! The owner conducted all necessary environmental cleanup and donated the property to the City in November 2000.
- ! The City of Dallas constructed a 354,000 square-foot police headquarters building on the site which consolidated 36 operations and currently houses 880 employees.
- ! Construction was paid for with \$58.9M of bond funds.
- ! This project served as the beta test for the City of Dallas Green Building Program (GBP) which encourages implementation of Leadership in Energy and Environmental Design (LEED) techniques in municipal buildings over 5,000 square feet.
- ! Additional private and public funds leveraged include:
  - X Owner transfers ownership to City - \$696,960 (appraised value)
  - X Closing costs paid by City - \$8,000
  - X Demolition of existing building paid by City - \$20,000
  - X Resurfacing of South Lamar Street to Pine Street paid by City - \$780,000
  - X Cedars TIF District funds for streetscape improvements on Belleview Street between South Lamar and Akard Streets - \$290,000
  - X Lease/purchase agreement between the City and IBM for parking garage - worth \$9.5M over 23 years
- ! Demolition of the Sears Automotive Store began in October 2000.
- ! Groundbreaking for the Dallas Police Headquarters was January 2001.
- ! Police occupied the building in March 2003.
- ! The building open house was June 3, 2003.
- ! An adjacent building was donated by Sears to the City.
- ! This building served as the construction office and will be renovated to house the Police Quartermaster.
- ! The site is located in the Cedars Tax Increment Financing (TIF) District.
- ! The site was located in the federally-approved EC/EZ which expired on December 31, 2004.
- ! The site is included in the state-established (September 1, 2003) Texas Enterprise Zone.
- ! 2000 Census Tract - 33; Block Group - 2; Block - 2064; City Council District - 2.

**DART Passenger Transfer Location (PTL) - 5057 Singleton Boulevard - 1.83-acre site**

- ! Site formerly occupied by automotive repair and salvage businesses.

- ! Site was purchased by Dallas Area Rapid Transit (DART) in April 1997.
- ! No health-harmful contaminants were found on the site.
- ! No environmental cleanup was required.
- ! The City of Dallas assisted DART obtain an EPA Comfort Letter in March 1997.
- ! Demolition of several building on the site began in February 1998.
- ! Construction of the DART PTL began in fall 1999.

Brownfields Success Stories - Completed

March 31, 2006

Page 4

**DART Passenger Transfer Location (PTL) - 5057 Singleton Boulevard - 1.83-acre site, Contd.**

- ! The PTL opened on July 31, 2000.
- ! Ridership has not been determined.
- ! Potential dollars invested - \$1,080,000
- ! Jobs created - 30 temporary/3 permanent
- ! The site is located in state-approved Dallas EZ 1 which expires on August 31, 2005.
- ! The site is included in the state-established (September 1, 2003) Texas Enterprise Zone.
- ! 2000 Census Tract - 106.01; Block Group - 3; Block – 3022; City Council District - 6.

**Empire Stemmons - 8383 Stemmons Freeway - 8.50-acre site**

- ! Site is located on a major thoroughfare in an industrial/commercial area.
- ! Site formerly occupied by four commercial buildings constructed in 1964.
- ! Buildings were razed in 1980; site was vacant until construction of new building in 1996-1997.
- ! The 70,000 square-foot building, constructed on a 5.5-acre portion of the site, houses Star Wholesale Florist, with a long-term lease, and additional retail businesses.
- ! The building was designed with easy adaptations for additional uses, including loading docks.
- ! Four pad sites available on the 3.5- acre portion of site.
- ! The remaining 3.0 acres were divided into four pad sites which are developed and are now occupied by Schlotzsky=s Deli, Taco Bell, Kinko's Copies, and Burger King.
- ! Phase I ESA was conducted in January 1996. No environmental concerns were identified.
- ! Phase II ESA identified subsurface contaminants in the groundwater.
- ! Property owner worked with the VCP for certification.
- ! Acquisition costs include - \$1.8 million total; \$1.5 million for 5.5-acre portion; \$300,000 for 3.0-acre portion.
- ! Total private dollars invested for original development - \$4.3 million
- ! Jobs created - approximately 70 with wholesale florist; approximately 42 with four pad sites.
- ! Estimated pad site private investment - \$6M (Owner estimated \$1.5M/site)
- ! The site is not located in state-approved Dallas EZ 1 which expires on August 31, 2005 or the EC/EZ which expired December 31, 2004.
- ! The site is included in the state-established (September 1, 2003) Texas Enterprise Zone.
- ! 2000 Census Tract - 100.00; Block Group - 1; Block 1057; City Council District - 6.

### **Jefferson at Kessler Heights - 1520 North Beckley Avenue - 27-acre site**

- ! The site was divided into four tracts based on former uses.
- ! Tract 1 was occupied from 1965 by a golf course until 1970 and then a mobile home park from 1972 through 1992.
- ! Tract 2 was occupied by the Grande Tourist Lodge from 1940s to the late 1970s; the Sun Oil Company Laboratory from the 1940s through 1984; and apartments from the 1960s through the 1980s.

Brownfields Success Stories - Completed

March 31, 2006

Page 5

### **Jefferson at Kessler Heights - 1520 North Beckley Avenue - 27-acre site, Contd.**

- ! Tract 3 was occupied by a lumber yard and apartments from the 1960s through the 1990s; unidentified development present from the 1940s.
- ! Tract 4 was occupied by a single-family residence or apartments from the 1940s through the 1980s.
- ! Environmental issues include municipal solid waste, hydrocarbons and solvents in soil and groundwater, and ACMs in an existing building.
- ! Site cleanup is being coordinated with the TCEQ using soil excavation and groundwater treatment.
- ! One of the property owners spent \$25,000 for environmental cleanup.
- ! The developer spent \$600,000 for environmental cleanup.
- ! JPI purchased the site and constructed a 643-unit multifamily residential complex with 134 units dedicated to affordable housing.
- ! The project is adjacent to the Oak Cliff Gateway TIF District.
- ! The TIF district boundaries were modified to exclude the project site.
- ! Public (TIF) improvements in the project area, totaling \$2.35M, included street reconstruction, streetscapes, landscaping and pedestrian lighting.
- ! The City of Dallas provided a 10-year, 100 percent real property tax abatement on added value worth \$2.9M; and development fee rebates of \$130,000.
- ! Private dollars invested by JPI are approximately \$52M
- ! Total public and private investment is \$57.25M
- ! JPI received permits in early November 2000; construction began on November 15, 2000.
- ! A Certificate of Occupancy was issued on the first five apartment buildings and the club house in Phase I in December 2001.
- ! The remaining apartment buildings in Phase I (338 apartments) were completed in June 2002.
- ! Construction of Phase II (336 apartments) began in May 2003 and was completed on November 15, 2004.
- ! The construction of the apartment complex (674 apartments) and club houses created 24 jobs.
- ! The site is located in state-approved Dallas EZ 1 which expires on August 31, 2005.
- ! The site is included in the state-established (September 1, 2003) Texas Enterprise Zone.
- ! 2000 Census Tract - 20; Block Group - 1; Block - 1009; City Council District - 3.

### **Jefferson North End - 2323 North Field Street - 11-acre parcel of a 22.5-acre site**

- ! Commercial use of the site began in about 1905 and continued until mid 1960s.
- ! Site buildings were razed and removed in the 1970s leaving the property vacant for more than 20 years.
- ! Previous occupants/activities producing environmental concerns included gasoline station, metal finishing operation, battery manufacturing, automotive repair, paint and varnish manufacturing.
- ! Soil contaminants on the site included petroleum hydrocarbons, VOCs, semi volatile organic compounds (SVOCs), and lead.

#### Brownfields Success Stories - Completed

March 31, 2006

Page 6

#### **Jefferson North End - 2323 North Field Street - 11-acre parcel of a 22.5-acre site, Contd.**

- ! The site was owned by Federal Deposit Insurance Corporation (FDIC) which spent \$800,000 toward environmental cleanup.
- ! The property was purchased from FDIC for \$2M by local entrepreneurs.
- ! Approximately \$1.3M were expended by the property owners for cleanup of a 3.5-acre portion of the site.
- ! Site cleanup was accomplished using soil excavation.
- ! Property owners received a TCEQ VCP Certificate of Completion in October 1996.
- ! An EPA Comfort Letter was issued in November 1996.
- ! The site served as the location for the signing ceremony for the Memorandum of Understanding (MOU) between the EPA and TCEQ.
- ! Entrepreneurs sold the site to JPI, a property developer.
- ! The City of Dallas provided a 10-year, 100 percent real property tax abatement on added value worth \$2.1M.
- ! In January 1997, developer began construction of a \$32M, 540-unit, multi-family residential complex on the site.
- ! Occupancy began in fall 1998.
- ! Complex includes 108 units dedicated to affordable housing.
- ! Private dollars invested - \$35.3M
- ! Jobs created - 12
- ! The site was located in the federally-approved EC/EZ which expired on December 31, 2004.
- ! The site is not included in the state-established (September 1, 2003) Texas Enterprise Zone.
- ! 2000 Census Tract - 19.00; Block Group - 1; Block – 1058; City Council District - 14.

#### **Larry Johnson Recreation Center - 3700 Dixon Avenue at Wullschleger Lane - 2.64-acre site**

- ! The site was a City of Dallas-owned property and had been vacant for approximately eight years.
- ! Previously, an apartment complex had occupied the site.
- ! Larry Johnson, a professional basketball player, donated \$1M to Dallas to build a recreation center in his old neighborhood, Dixon Circle.

- ! EPA conducted a Brownfields Site Assessment (BSA) in May 1996 and determined that no health-harmful contaminants were present on the site.
- ! The cost of the BSA was \$25,000.
- ! The ground-breaking celebration ceremony for the Larry Johnson Recreation Center was conducted in June 1996, with Larry Johnson, Dallas officials, neighborhood children and community residents in attendance.
- ! Private/public dollars invested - \$1M/\$500,000 Community Development Block Grant (CDBG) funds.
- ! Construction of the 14,260 square-foot Larry Johnson Recreation Center started in fall 1996 and was completed in November 1997.
- ! The City of Dallas Parks and Recreation Department provides tutoring, after-school care, an intramural basketball league, senior and women's activities.
- ! Jobs created - 5

Brownfields Success Stories - Completed

March 31, 2006

Page 7

**Larry Johnson Recreation Center - 3700 Dixon Avenue at Wullschleger Lane - 2.64-acre site, Contd.**

- ! The site is located in state-approved Dallas EZ 3 which expires on August 31, 2005.
- ! The site is included in the state-established (September 1, 2003) Texas Enterprise Zone.
- ! 2000 Census Tract - 115.00; Block Group - 3; Block – 3003; City Council District - 7.

## City of Dallas - Brownfield Sites Under Redevelopment - Ongoing

### Alford Refrigerated Warehouse property – 52.8-acre site

- ! The 52.8-acre site is occupied by two buildings that total 1.2 million square feet and house office and formerly-refrigerated warehouse storage space.
- ! This was the largest above-ground refrigerated warehouse in the world when constructed between 1948 and 1973.
- ! Each building is 0.6-mile long. The eastern warehouse covers nine acres; the western warehouse covers 10 acres and includes 50,000 square feet of office area.
- ! The refrigeration system used ammonia as its cooling medium.
- ! The warehouse temperatures varied from 33 to 35 degrees in the warmest storage areas to -2 to -25 degrees with wind chill drafts to -40 degrees in the refrigerated spaces.
- ! There was an on-site blast freezer which could instantly freeze one million hamburger patties a day.
- ! There was an on-site power generating plant located in the engine room which produced 750,000 watts of continuous power.
- ! At any time, about 200 million pounds of food was stored on the site.
- ! On an average day, Alford would ship five million pounds of food.
- ! Both warehouse buildings have exterior and/or interior railroad access.
- ! There was a railroad round house and turntable on the northeastern part of the property from prior to 1942 through 1960.
- ! A gas station operated on the property from approximately 1965 through the early 1990s when five USTs were removed. Investigation determined groundwater was impacted.
- ! Five more USTs associated with the engine room, were removed in 1991. Investigation indicated only soil was impacted.
- ! Two additional on-site USTs associated with Refrigerated Transport, Inc., were removed in 1990. TCEQ issued a closure for these two USTs.
- ! There are between three and six oil/water separators associated with the engine room and maintenance building.
- ! Previous assessments indicate solvents and hydrocarbons in soil and groundwater on the site.
- ! ACMs had been identified and abatement of friable materials was completed in the past.
- ! The DBP conducted a Phase I ESA in June 2005
- ! A Phase II ESA was completed in December 2005.
- ! The Alford Refrigerated Warehouse company went into bankruptcy in 2003.
- ! Site was purchased by current owners in October 2004.
- ! The majority of the space is vacant.
- ! Currently, one trucking company and one retail business operate on the site.
- ! Anticipated future use is mixed development with residential, commercial and retail.
- ! Private dollars invested - unavailable
- ! The site is not located in state-approved Dallas EZs which expire on August 31, 2005.
- ! The site is included in the state-established (September 1, 2003) Texas Enterprise Zone.
- ! 2000 Census Tract - 33; Block Group - 2; Block – 2041; City Council District - 2.



**American Airlines Center- 2500 Victory Avenue - 72-acre site**

- ! The site centers around a former electric generating plant built by the Dallas Electric Company in about 1890 at the end of Griffin Street on the Missouri, Kansas & Texas Railway, now north of the Central Business District.
- ! The red brick power plant housed Texas Utilities Electric Company (TXU) operations for a network substation which provided electric power to downtown Dallas.
- ! The 72-acre site included 32 TCEQ VCP parcels.
- ! Project is a \$425M Public/Private Partnership between Hillwood Development Corporation and City of Dallas; Hillwood conducted environmental cleanup; City provided \$125M in construction of public infrastructure.
- ! The 840,000 square-foot indoor sports/entertainment venue was constructed on a 11.6-acre portion of the site, north of the former TXU building, and at the location of the former spray, or cooling, ponds.
- ! Extensive environmental investigation to identify and delineate environmental concerns was conducted.
- ! Environmental issues included pesticides, ACMs, fill materials, elevated metals and/or polyaromatic hydrocarbons (PAHs) concentrations in fill material and railroad track ballast, and hydrocarbons in soil and groundwater.
- ! Environmental cleanup costs were approximately \$12M.
- ! Clean fill materials were sampled, stockpiled and reused for geotechnical stabilization.
- ! Concrete was crushed on-site and reused as road base material.
- ! Remediation contractor prepared a Stormwater Pollution Prevention Plan for the site.
- ! The selected architect was David Schwarz who designed the Ballpark in Arlington (home of the Texas Rangers).
- ! Construction began in approximately September 1999; the facility opened on July 28, 2001.
- ! TXU demolished the former electric generating plant and relocated electric utilities to a new substation west of I-35.
- ! Environmental assessment and cleanup of the generating plant site was conducted in 2003.
- ! Proposed uses include commercial/retail/hotel.
- ! The site was located in the federally-approved EC/EZ which expired on December 31, 2004.
- ! The site is included in the state-established (September 1, 2003) Texas Enterprise Zone.
- ! 2000 Census Tract – 100.00; Block Group - 3; Block –3095; City Council District - 2.

**BAC5 Business and Job Training Complex, 208 East Wheatland Road, 0.796-acre site**

- ! The site is vacant land which as served as a pasture for horses.
- ! Portions of the site are wooded and a drainage channel crosses the property east to west.
- ! Sections of a diesel USTs were installed in the drainage channel 15 years ago to construct a conduit to control stormwater runoff erosion.

- ! Fill material - concrete, bricks and asphalt - was imported to stabilize the channel walls and surrounding area.
- ! The DBP conducted a Phase I ESA in June 2005.

Brownfield Sites Under Redevelopment - Ongoing  
March 31, 2006  
Page 3

**BAC5 Business and Job Training Complex, 208 East Wheatland Road, 0.796-acre site, Contd.**

- ! A Phase II ESA was recommended to investigate the filled areas and the drainage ditch for petroleum compounds.
- ! Limited Phase II ESA completed in August 2005.
- ! Detectable concentrations of hydrocarbons were at or below Texas-specific background concentrations or did not exceed Texas Risk Reduction Program (TRRP) Tier I Residential Protective Concentration Limits (PCLs).
- ! On-site drainage channel may be subject to USACE regulations as a water of the United States.
- ! Site will serve as the location of the Business and Job Training Complex operated by Business Assistance Center (BAC) 5 in the southern sector.
- ! Construction anticipated to begin May 2006.
- ! Anticipated completion is October 2006.
- ! Dollars invested – \$675,000 public/\$330,000 private
- ! Anticipated job creation – 139 (full and part-time)
- ! The site is not located in state-approved Dallas EZs which expired on August 31, 2005.
- ! The site is not included in the state-established (September 1, 2003) Texas Enterprise Zone.
- ! 2000 Census Tract - 112; Block Group - 4; Block – 4009; City Council District – 8

**Belleview – Lamar Condos, 1300 South Lamar Street, 3.761-acre site**

- ! Site was originally developed as residential on or before 1905.
- ! Between 1915 and 1973, commercial improvements on the property included warehouses, an oil company, a smelting and foundry operations, various manufacturing businesses, restaurants, and a plant nursery.
- ! Matthews Southwest closed on the property in January 1997.
- ! The DBP completed a Phase I ESA in November 2005.
- ! A Phase II ESA was recommended to investigate former industrial operations on the site.
- ! DBP initiated a Phase II ESA in January 2006 and completed in April 2006.
- ! Chemicals of concern included limited elevated metals concentrations in soil which could be addressed through removal as construction proceeds.
- ! Anticipated future use is development of 390 condominium units in four phases.
- ! Private dollars invested in future development - \$63M
- ! The site is located in the Cedars TIF District.
- ! The site was located in the federally-approved EC/EZ which expired on December 31, 2004.
- ! Site is included in the state-established (September 1, 2003) Texas Enterprise Zone.
- ! 2000 Census Tract - 33; Block Group - 2; Block – 2046; City Council District - 2.

### **Buckeye Trail – 3000 Rochester Street - 1.34-acres in 983-acre Rochester Park**

- ! The site extends through Rochester Park in the 100-year flood plain of the Trinity River.
- ! Rochester Park is included in the 6,000-plus-acre Great Trinity Forest.

Brownfield Sites Under Redevelopment - Ongoing  
March 31, 2006  
Page 4

### **Buckeye Trail – 3000 Rochester Street - 1.34-acres in 983-acre Rochester Park, Contd.**

- ! The site extends through Rochester Park in the 100-year flood plain of the Trinity River.
- ! Rochester Park is included in the 6,000-plus-acre Great Trinity Forest.
- ! The trail is five feet wide; with a construction right-of-way of 15 feet; and a length of approximately 3,900 feet.
- ! Typical vegetation is southern hardwood mix.
- ! The DBP conducted a Phase I ESA in October 2002.
- ! Aerial photographs indicate agricultural uses from at least 1942 with reforestation in the 1970s.
- ! The site has been vacant and undeveloped since 1942 with natural reseeding occurring to reforest the area to the present time.
- ! The Phase I ESA historical review did not identify the presence of recognized environmental concerns.
- ! Several areas along trail routes are identified as exhibiting regulated wetland criteria under Section 404 of the Clean Water Act.
- ! The historical review did not identify the presence of recognized environmental concerns.
- ! Proposed use is nature trails - one hiking trail, one Americans With Disabilities Act (ADA)-approved.
- ! The site is located in state-approved Dallas EZ 3 which expires on August 31, 2005.
- ! The site is included in the state-established (September 1, 2003) Texas Enterprise Zone.
- ! 2000 Census Tract - 115; Block Group 4; Block - 4015; City Council District - 4.

### **Calatrava Bridge Approach, 2920 North Beckley Avenue, 0.428-acre site**

- ! Dallas Power and Light Company (DPL) operated an oil pump house on the property from at least 1922 until 1957.
- ! The oil pump house dispensed fuel oil stored in one to three 55,000-gallon above ground storage tanks located west of and adjacent to the subject property.
- ! In 1957, DPL sold the property to H & H Petroleum Company.
- ! In 1961-62, H & H Petroleum Company converted the site into a service station and warehouse/office.
- ! Between 1962 and 1990, the service station maintained between three and eight USTs.
- ! A waste oil UST was operated between 1979 and 1990.
- ! The service station operated a hydraulic hoist with an in-ground oil reservoir which is still in the ground.
- ! The DBP completed a Phase I ESA in December 2005.
- ! A Phase II ESA was recommended to investigate former industrial operations on the site related to oil storage and fueling operations and automotive servicing.

- ! Field work for the Phase II ESA was conducted in March 2006.
- ! The site will be among parcels included in the Margaret Hunt Hill Bridge, a City of Dallas Signature Bridge designed by Santiago Calatrava.
- ! Private dollars invested - unavailable
- ! The site is located in state-approved Dallas EZ 1 which expired on August 31, 2005.
- ! The site is included in the state-established (September 1, 2003) Texas Enterprise Zone.
- ! 2000 Census Tract - 43; Block Group - 1; Block - 1002; City Council District - 6.

Brownfield Sites Under Redevelopment - Ongoing  
 March 31, 2006  
 Page 5

**Centennial Plaza Addition- 2271 West Northwest Highway at I-35 - 18.2-acre site**

- ! Site divided into two portions - 3.2 acres and 15.0 acres.

3.2-Acre Portion

- ! The 3.2-acre portion developed for use of convenience store, service station and car wash.
- ! Private dollars invested by original developer - \$3.2M
- ! Jobs created - 25

15-Acre Portion

- ! From 1951 to 1964, site used by University Park as a municipal solid waste landfill for disposal of domestic refuse.
- ! Site formerly contained one petroleum UST, one diesel UST and one above ground diesel storage tank (operated by Lone Star Cement during 1970s).
- ! TCEQ approved Application to Disturb the Final Cover for construction and infrastructure installation.
- ! Site was enrolled in the TCEQ VCP and received a Certificate of Completion in July 1998.
- ! Site owner received Certification letter and is eligible for Federal Brownfields tax incentive.
- ! Site owner, the TCEQ, and the City of Dallas Water Utilities Department developed approved plan to install water delivery and utility infrastructure.
- ! Clean soil was brought in to raise the elevation of the site above the 100-year flood plain of an adjacent creek.
- ! The Federal Emergency Management Agency (FEMA) provided a Letter of Map Revision in April 1998.
- ! Excavation of the landfill to install the infrastructure began in February 1998.
- ! Roadways were completed in June 1998.
- ! Private dollars invested for original development - \$2,922,000
  - X Original investment - \$1.4M
  - X Site development (utilities and streets) - \$1.1M
  - X Environmental investigation, inspection, testing - \$122,000
  - X Environmental clean-up - \$300,000
- ! The site was platted into five tracts. Three tracts have been developed and are occupied by Cabo Cantina (formerly Schlotzsky's Deli), Hearthside, Extended-Stay Suites, and the Vantex Enterprises Inc., Centennial Fine Wine and Spirits Company (Vantex/Centennial) offices.
- ! Private investment for Schlotzsky's and Hearthside estimated at \$4M.
- ! Estimated number of jobs created for these two developments - 28.
- ! Property owner moved his office/warehouse to the site.

- ! Construction of the 84,000 square-foot building housing Vantex/Centennial offices and warehouse began in April 2001; building was occupied in February 2002.
- ! Private dollars invested for office/warehouse development - \$8M
- ! Contracting/consulting jobs created - 100
- ! Permanent facility jobs retained/created - 82/30.
- ! Site is not located in state-approved Dallas EZs which expire on August 31, 2005 or the EC/EZ which expired December 31, 2004.
- ! Site is included in the state-established (September 1, 2003) Texas Enterprise Zone.
- ! 2000 Census Tract - 99.0; Block Group - 1; Block - 1162; City Council District - 6.

Brownfield Sites Under Redevelopment - Ongoing

March 31, 2006

Page 6

**Dallas Eco Business Park (formerly McCommas Bluff/Floral Farms) - 89 acre site; IETTC – 5215 Simpson Stuart Road**

- ! Area was formerly occupied by single-family residences in the 1950s and 1960s.
- ! Area experienced flooding and owners were offered a voluntary buyout in the early 1970s.
- ! The site experienced extensive illegal dumping during the next 25 years.
  
- ! Environmental concerns are wetlands, radon, limited chemical spills, ACMs and PCBs.
- ! The site is adjacent to, and north of, the City's municipal landfill, McCommas Bluff Landfill, and is zoned industrial research.
- ! The City has acquired all property.
- ! Planned site use is for the International Environmental Training and Technology Center (IETTC) and an eco-business park.
- ! The target research and training at the center will focus recycling, solid waste management, wastewater management, and wetland preservation.
- ! Project partners include Texas A&M University System, Paul Quinn College, Dallas County Community College District (DCCCD), and the City of Dallas.
- ! Necessary environmental permit applications and clearances from the USACE, FEMA, and the City of Dallas were obtained.
- ! Public and private funds leveraged include:
  - X Property acquisition by City - \$520,000
  - X City of Dallas bond funds to improve Simpson Stuart Road - \$2.7M
  - X Water and wastewater infrastructure development - \$390,000
  - X Economic Development Administration grant in 1997 for site and infrastructure development - \$1.5M
  - X CDBG funds for site cleanup and brush removal - \$155,000
  - X City of Dallas funds to engineering firm to acquire environmental permits - \$71,400
- ! Construction of the 20,000 square-foot IETTC was substantially complete in February 2003.
- ! This project was constructed using LEED techniques and received a Silver Certification from the US Green Building Council on March 3, 2006.
- ! Members of the Sanitation Department occupied a portion of the building in July 2003 and assist with facility management.
- ! Estimated jobs created - 700; this includes both the educational center and business park.
- ! The site is located in state-approved Dallas EZ 3 which expires on August 31, 2005.

- ! The site is included in the state-established (September 1, 2003) Texas Enterprise Zone.
- ! 2000 Census Tract - 114.02; Block Group - 1; Block – 1009; City Council District - 5.

### **Grand Plaza Shopping Center, 3103-3129 Grand Avenue - 1.99-acre site**

- ! The property, owned by the Innerscity Community Development Corporation (ICDC), a non-profit community development agency, includes a single-story, 26,189 square-foot building divided into nine individual stores.
- ! The current structure was constructed in 1966; an addition was added in 1982.
- ! ICDC plans to upgrade the facility with a new facade, remodeled stores, improved parking facilities with a green space component.
- ! Adjoining properties include residences, small businesses, and a post office.

Brownfield Sites Under Redevelopment - Ongoing

March 31, 2006

Page 7

### **Grand Plaza Shopping Center, 3103-3129 Grand Avenue - 1.99-acre site, Contd.**

- ! The DBP conducted a Phase I ESA in July 2001. Recognized environmental concerns were identified.
- ! Historically the site has been occupied by a lumber yard in the 1950s; a dry cleaners from 1970 through 1986; a Minyard food store from 1970 through 1986; and miscellaneous retail stores from 1970 through the present.
- ! A portion of the site was occupied by a dry cleaning business from 1970 to 1986.
- ! Sanborn maps from 1950 and 1952 indicated a gas tank was present on the site associated with the lumber yard. No records of its removal were discovered.
- ! Historically, adjacent properties have been occupied by a lumber treatment facility, various retail and service businesses.
- ! A limited ACM survey, conducted as a screen tool, was used to evaluate interior spaces.
- ! Several of the building materials were found to be ACM; these were found in all of the stores.
- ! ICDC requested TCEQ conduct additional investigation and monitoring to delineate environmental concerns.
- ! Work included installing off-site monitoring wells.
- ! TCEQ conducted two BSAs for ICDC on the site in June and August 2002 and a groundwater monitoring event in August 2003.
- ! A third BSA was conducted by TCEQ in May 2004.
- ! Samples from all events were analyzed for total petroleum hydrocarbons, metals, VOCs, and SVOCs.
- ! Elevated levels of VOCs were found in soil and groundwater in the vicinity of the former dry cleaner store.
- ! The City, in partnership with ICDC, submitted an application in May 2003 to the EPA Innovative Technology Office for assistance to identify a cleanup remedy through the Superfund Innovative Technology Evaluation (SITE) Program.
- ! The application was accepted in December 2003; project was initiated in July 2004.
- ! The initial SITE Program characterization investigation was conducted in April 2005.
- ! Additional characterization, including installation of two additional monitoring wells (for a total of 10), monitoring of eight existing wells, and collection of additional vapor intrusion data, were conducted in August and November 2005.

- ! Slug tests to determine aquifer production were conducted in December 2005.
- ! Descisions regarding next steps and possible closure of the site are expected by summer 2006.
- ! All work is conducted in accordance with TCEQ requirements and approvals.
- ! The site was located in the federally-approved EC/EZ which expired on December 31, 2004.
- ! The site is included in the state-established (September 1, 2003) Texas Enterprise Zone.
- ! 2000 Census Tract - 29; Block Group - 3; Block – 3000; City Council District - 7.

**Hensley Field (formerly Naval Air Station Dallas, NASD) - 8200 West Jefferson Boulevard - 742-acre site**

- ! In 1928, the City of Dallas purchased the original site of Hensley Field and leased it to the Department of the Army.

Brownfield Sites Under Redevelopment - Ongoing

March 31, 2006

Page 8

**Hensley Field (formerly Naval Air Station Dallas, NASD) - 8200 West Jefferson Boulevard - 742-acre site, Contd.**

- ! Under the National Defense Act of 1940, the Navy began construction of a Reserve Base east of Hensley Field.
- ! In May 1941, the Naval Air Reserve Base was commissioned to provide primary flight training to Naval Aviation cadets and train personnel in aviation skills.
- ! During World War II, the Naval Air Base was elevated from reserve to active status and designated as a US Naval Air Station.
- ! In Operation Desert Storm, the facility served as the gathering point for 1,700 reservists statewide.
- ! There are in excess of 29 buildings of all types and sizes totaling more than 400,000 square feet.
- ! In 1993, Naval Air Station Dallas (NASD) was targeted for closure under the Defense Base Closure and Realignment Act.
- ! To address environmental issues, the Navy established a Base Realignment and Closure (BRAC) Cleanup Team comprised of members from the Navy, state and regional federal regulatory agencies, City of Grand Prairie and Dallas representatives, environmental and engineering consultants.
- ! A Restoration Advisory Board (RAB) of citizen participants has been established.
- ! Environmental concerns include ACMs, chlorofluorocarbon (CFC) refrigerants, lead-based paint, PCBs and petrochemicals.
- ! The Navy has developed a three-year soil remediation plan and a 15-year groundwater remediation plan for Hensley Field which is underway.
- ! Texas Department of Economic Development has awarded a grant of \$870,000 for water and wastewater infrastructure replacement.
- ! TXU moved office and maintenance operations to three buildings on the site on its 10-acre lease.
- ! TXU is the first non-military user at NASD.
- ! TXU has made \$3.5M in improvements and has created more than 100 jobs.
- ! The Texas Armory Board (TAB), the second active tenant has leased 147 acres and has

- created more than 90 jobs.
- ! The TAB has made \$6.2M improvements to their lease.
- ! The US Air Force has leased 22 acres and anticipates creating more than 100 jobs.
- ! To date, the US Air Force has contributed \$1M for water/wastewater main replacement.
- ! The City has recently hired a real estate consulting firm to evaluate the development options once the environmental remediation is complete.
- ! Tenants have agreed not to seek tax abatements.
- ! The site is not located in state-approved Dallas EZs which expire on August 31, 2005 or the EC/EZ which expired December 31, 2004.
- ! The site is not included in the state-established (September 1, 2003) Texas Enterprise Zone.
- ! 2000 Census Tract - 159.00; Block Group - 1; Block – 1008; City Council District - 3.

Brownfield Sites Under Redevelopment - Ongoing  
 March 31, 2006  
 Page 9

**Los Arboles de Santa Maria (formerly St. Mary=s Project) 1810 - 1846 Muncie Avenue; 1802 - 1838 Bayonne Street; - 5.05-acre site**

- ! Vecinos Unidos, a non-profit organization, anticipates developing a mixed-use development of approximately 40 acres which will include single-family affordable and market rate housing, commercial development, multi-family and senior housing.
- ! Initial site location (27 lots, 5.05 acres) is currently vacant containing patchy, dense vegetation with sporadic debris piles and municipal solid waste.
- ! Site developed with residences in the 1950s and demolished in the 1970s.
- ! Brownfields Phase I ESA completed on initial 27 lots as of December 2000.
- ! The Phase I ESA recommended:
  - X A limited ACM survey of the shingles found on the site.
  - X A limited Phase II ESA in small area of stained soils
- ! Other Phase I ESA concerns identified:
  - X Potential historic waste disposal on the site.
  - X Potential of wetlands on the southeastern and southwestern borders.
- ! TCEQ conducted a BSA in June 2001 which included installation of four groundwater monitor wells and 30 surface soil samples.
- ! Samples were analyzed for total petroleum hydrocarbons, metals, VOCs, and SVOCs.
- ! Analytical data indicated:
  - X On-site groundwater was not affected
  - X Surface soils on portions of three lots were impacted by lead above the residential protective concentration level of 500 parts per million.
  - X Trash and debris, including tires and discarded building materials, were found on parts of three lots.
- ! Recommendations included excavation of affected soils to a depth of six inches; conducting confirmatory sampling to demonstrate that the residential protective concentration level for lead had been achieved; or cover affected areas with impervious cover to prevent contact.



- ! TCEQ anticipates conducting cleanup on the site in August 2005.
- ! Vecinos Unidos closed on the initial 27 lots in April 2002.
- ! Additional properties may be purchased in the future for mixed use development.
- ! A conceptual plan has been developed by PageSoutherlandPage.
- ! The site is located in state-approved Dallas EZ 1 which expires on August 31, 2005.
- ! The site is included in the state-established (September 1, 2003) Texas Enterprise Zone.
- ! 2000 Census Tract - 43; Block Group - 2; Block – 2006; City Council District - 3.

#### **Northwest Service Center – Phase II – 9901 Harry Hines Boulevard – 17-acre site**

- ! Information from previous reports indicate the site was formerly mined for sand and gravel.
- ! When quarrying operations ceased, the site was backfilled with clay soils.
- ! In the mid 1990s, the site was purchased by private parties to construct Plaza Mexico, a retail and entertainment venue with public parking.
- ! The City of Dallas purchased the property in October 1999.
- ! An adjacent used car business was designated by TCEQ as a Leaking Petroleum Storage Tank (LPST) site following removal of three USTs in 1990.

Brownfield Sites Under Redevelopment - Ongoing  
March 31, 2006  
Page 10

#### **Northwest Service Center – Phase II – 9901 Harry Hines Boulevard – 17-acre site, Contd.**

- ! Subsurface investigations conducted from 1991 – 1999 included installation of monitoring wells on the used car lot and proposed Plaza Mexico site.
- ! New wells were installed on City property adjacent to the used car business and sampled in 1999.
- ! Analytical results demonstrated hydrocarbon contamination was present, but below action levels in two wells and had significantly reduced in the third.
- ! Prior to this work, the TCEQ had issued a letter stating “no further action is necessary and final concurrence issued case closed.”
- ! The City confirmed the TCEQ position in 2004.
- ! The City purchased the used car business in 2005 and incorporated this property into the overall site.
- ! Environmental cleanup of this final portion of the site was required; activities were initiated in October 2005.
- ! The cleanup of the used car business was completed in February 2006.
- ! The site includes electric and stormwater utility easements which will remain.
- ! The City will construct facilities on this site to accommodate district operations for Sanitation, Streets and Equipment and Building Services Departments.
- ! The project will implement LEED principles, including recycling of existing asphalt for road material used at the McCommas Bluff Landfill, construction on a brownfield site, and raising the elevation out of the existing floodplain, among others.
- ! The site is a block from a future DART light rail station.
- ! Construction began in early 2005.
- ! Anticipated completion is May 2006.
- ! Dollars invested – \$17M which includes \$12,500 for environmental cleanup.

- ! Environmental cleanup jobs created - 19
- ! Construction jobs created – unknown at this time.
- ! Anticipated job creation – not available
- ! The site is located in state-approved Dallas EZ 1 which expires on August 31, 2005.
- ! The site is included in the state-established (September 1, 2003) Texas Enterprise Zone.
- ! 2000 Census Tract - 100; Block Group - 1; Block – 1000; City Council District - 6.

**Red Coleman Site - 1226 South Lamar Street - 0.34-acre site**

- ! The site has been developed since the early 1900s with residences.
- ! The existing, vacant 3,500 square-foot building was constructed in 1925 and housed a restaurant, a market and a package store.
- ! The site was not listed on any state or federal regulatory data bases.
- ! Adjoining sites, including painting and automotive and truck repair businesses, may pose an environmental concern.
- ! The DBP conducted a Phase I ESA which identified potential effects to groundwater; a Phase II ESA was recommended.
- ! The DBP conducted a Phase II ESA in August 2002.

Brownfield Sites Under Redevelopment - Ongoing  
 March 31, 2006  
 Page 11

**Red Coleman Site - 1226 South Lamar Street - 0.34-acre site, Contd.**

- ! Analytical data indicated:
  - X Trace amounts of two VOC compounds were detected in groundwater.
  - X Methylene chloride at a low concentration was detected in one well; no other well was affected.
  - X A second VOC, methyl-tertiary-butyl ether (MTBE), was detected in a second well; no other wells were affected.
- ! Due to groundwater depth; lack of exposure routes and low concentrations, no response action was recommended.
- ! Proposed reuse is unknown.
- ! The site is located in the Cedars Tax Increment Financing (TIF) District.
- ! The site was located in the federally-approved EC/EZ which expired on December 31, 2004.
- ! The site is included in the state-established (September 1, 2003) Texas Enterprise Zone.
- ! 2000 Census Tract - 33; Block Group - 2; Block 2045; City Council District - 2.

**South Side on Lamar - 1409/1601/1325/1319/1400/1300 South Lamar Street - 17.5-acre site**

- ! The site is a six-building complex that totals 1.4 million square feet and includes approximately 1,500 parking spaces.
- ! Property formerly housed the first Sears, Roebuck Catalog Merchandise Center which was built in phases beginning in 1912 and ending in 1915.
- ! Potential environmental concerns identified as limited hazardous waste contamination including, removed underground storage tanks, asbestos-containing materials and lead-

based paint.

- ! South Side on Lamar is a City of Dallas Landmark District and is listed on the National Register of Historic Places.
- ! Through the Historic Preservation Incentives Program, the City of Dallas authorized exemptions from city taxes from 10 to 15 years (depending on parcel) valued at \$9.2M.
- ! The main building, at 1409 Lamar Street, has 1.2 million square feet with one million devoted to lofts and 120,000 square feet devoted to retail and commercial development.
- ! South Side on Lamar developers installed the complex with state-of-the-art telecommunications.
- ! The complex is a mixed use development containing commercial, residential, retail, and hospitality.
- ! The development includes construction of 457 residential lofts; leasing models were completed by January 1998; construction of units which began in April of 1999.
- ! The first unit was occupied in July 2000.
- ! The units vary in area from less than 1,000 to more than 3,000 square feet.
- ! The 221(d)(4) Market Rate Program of the Department of Housing and Urban Development Federal Housing Administration insured the mortgage, in the amount of \$65M, for the substantial rehabilitation of the South Side on Lamar project.
- ! The site is located within two blocks of Cedars and within four blocks of the Convention Center DART light rail stations.
- ! The DBP conducted Phase I ESAs on two buildings within the complex – a warehouse building and the former training building – and a non-contiguous parcel and a pilot Phase II ESA on the training building.

Brownfield Sites Under Redevelopment - Ongoing

March 31, 2006

Page 12

**South Side on Lamar - 1409/1601/1325/1319/1400/1300 South Lamar Street - 17.5-acre site, Contd.**

- ! Private dollars invested for entire project is approximately \$90M.
- ! Anticipated job creation - 1,500
- ! A portion of the complex is located in the Cedars TIF District.
- ! Project complex was located in the federally-approved EC/EZ which expired on December 31, 2004.
- ! Site is included in the state-established (September 1, 2003) Texas Enterprise Zone.
- ! 2000 Census Tract - 33; Block Group - 2; Block – 2065; City Council District - 2.

**1923 South Akard Street – 0.317 acre site**

- ! The site has been developed since approximately 1955.
- ! Historical information indicates the site was occupied by a maintenance facility, an electrical contractor, and a forklift service facility from 1955-1978.
- ! Adjacent and adjoining site uses included auto repair, printing, and a Humble Oil depot from 1920s to present.
- ! A Phase I ESA was completed in October 2003.
- ! A Phase II ESA was recommended.
- ! The site is currently vacant and enclosed with a fence.
- ! Site is located within 1/25 mile of Cedars DART light rail station.

- ! Anticipated use is parking for business expansion
- ! Private dollars invested – not available
- ! Anticipated job creation – not available
- ! The site is located in the Cedars TIF District.
- ! The site was located in the federally-approved EC/EZ which expired on December 31, 2004.
- ! Site is included in the state-established (September 1, 2003) Texas Enterprise Zone.
- ! 2000 Census Tract - 33; Block Group - 2; Block – 2071; City Council District – 2

**1919 South Akard Street – 1.24-acre site**

- ! The site was first developed in 1899 for residential uses.
- ! Beginning in the 1920s, the site was occupied by commercial and light industry, including machine and vehicle maintenance.
- ! This site adjoins 1923 South Akard Street and may be purchased for property consolidation.
- ! The site formerly housed a building which was removed. The concrete foot print remains in place.
- ! A 12,000-gallon UST, which formerly contained gasoline, remains in place as do two sand/grit traps.
- ! Adjacent and adjoining site uses included auto repair, printing, and a Humble Oil depot from 1920s to present.
- ! The site is currently vacant and enclosed with a fence.
- ! A Phase I ESA was completed in July 2004.
- ! A Phase II ESA was recommended.

Brownfield Sites Under Redevelopment - Ongoing  
 March 31, 2006  
 Page 13

**1919 South Akard Street – 1.24-acre site, Contd.**

- ! The 12,000-gallon UST and associated dispensing lines were removed in January 2005.
- ! Laboratory results indicated that there had not been a release in excess of action levels for total petroleum hydrocarbons (TPH) and BTEX.
- ! The site is currently vacant and enclosed with a fence.
- ! Site is located within 1/25 mile of Cedars DART light rail station.
- ! Anticipated use is mixed use
- ! Private dollars invested – not available
- ! Anticipated job creation – not available
- ! The site is located in the Cedars TIF District.
- ! The site was located in the federally-approved EC/EZ which expired on December 31, 2004.
- ! Site is included in the state-established (September 1, 2003) Texas Enterprise Zone.
- ! 2000 Census Tract - 33; Block Group - 2; Block – 2071; City Council District – 2

**1500 South Industrial Boulevard – 7.109-acre site**

- ! The site is currently vacant and part is enclosed with a fence.

- ! Site was first developed in the 1950's for Rodeo Frontier which operated two years.
- ! In the 1970s – 1980s, the site was used for parking associated with adjoining warehouse.
- ! The site is currently vacant and portions covered by deteriorated asphalt surface.
- ! Scattered piles of solid waste and debris are present on site.
- ! Surrounding uses do not appear to pose environmental concern to site.
- ! The DBP conducted a Phase I ESA in September 2004.
- ! No additional investigation was recommended.
- ! Anticipated use is residential or mixed use
- ! Private dollars invested – not available
- ! Anticipated job creation – not available
- ! The site is located in the Cedars TIF District.
- ! The site was located in the federally-approved EC/EZ which expired on December 31, 2004.
- ! The site is included in the state-established (September 1, 2003) Texas Enterprise Zone.
- ! 2000 Census Tract – 33; Block Group – 2; Block – 2041; City Council District 2

## City of Dallas Brownfields- Inactive Sites

### **Botanical Technologies Corporation - 1841 West Northwest Highway - 5.107-acre site**

- ! Site was a former municipal landfill for the City of Highland Park operated between 1973 and 1977.
- ! Site has been vacant since closure.
- ! Environmental investigations indicate the municipal solid waste is approximately 14 feet thick and overlain by five feet of clayey sandy fill.
- ! A narrow portion of the east side of the site is in Trinity River floodplain.
- ! Anticipated use was for a landscape construction and consulting business.
- ! Anticipated improvements include an office, a greenhouse, storage and equipment buildings and a conservatory.
- ! The City of Dallas created a Reinvestment Zone to include Botanical Technologies.
- ! The City of Dallas provided a 10-year, 50 percent real property tax abatement on added value worth an estimated \$40,568.
- ! Estimated private investment is \$1.4M.
- ! Jobs information unknown.
- ! The site is not located in state-approved EZs which expire on August 31, 2005 or the EC/EZ which expired December 31, 2004.
- ! The site is included in the state-established (September 1, 2003) Texas Enterprise Zone.
- ! 2000 Census Tract - 99.0; Block Group - 1; Block – 1103; City Council District - 6.

### **Catellus - 3001 South Hampton Road - 169-acre site**

- ! Property has been vacant of a number of years. Area has been used for environmentally negative purposes, including illegal dumping.
- ! The EPA conducted a BSA on the site in September 1996 at a cost of approximately \$19,200.
- ! Prospective purchaser may enter site into the TCEQ VCP.
- ! Several neighborhood meetings have been conducted in efforts to bring in the public to discuss development plans for the site.
- ! Catellus (developer) anticipates construction of single family, senior and cluster housing units for several hundred families on the site.
- ! Site owners have tentative plans to sell part of the site to the Dallas Independent School District for a new school building.
- ! The site is not located in state-approved EZs which expire on August 31, 2005 or the EC/EZ which expired December 31, 2004.
- ! The site is not included in the state-established (September 1, 2003) Texas Enterprise Zone.
- ! 2000 Census Tract - 108.02; Block Group - 1; Block – 1016; City Council District - 3.

### **Consolidated Castings - 2425 Caroline Street - 1-acre site**

- ! A Resource Conservation Recovery Act (RCRA) site moved to a Comprehensive Environmental Responsibility, Compensation and Liability Act (CERCLA) designation.
- ! The site was then designated by EPA as being No Further Remediation Action Planned (NFRAPed).
- ! Owner cleaned up the lead contamination on site in September 1996.

**Consolidated Castings - 2425 Caroline Street - 1-acre site, Contd.**

- ! Property sold in November 1996 to a developer who plans to build multi-family housing on site.
- ! Private dollars invested - \$100,000
- ! The site was located in the federally-approved EC/EZ which expired on December 31, 2004.
- ! The site is not included in the state-established (September 1, 2003) Texas Enterprise Zone.
- ! 2000 Census Tract - 19; Block Group - 1; Block – 1047; City Council District - 14.

**Dallas Police Association, 2104/2108 Jackson Street - .317-acre site**

- ! The George E. Butler building has been occupied by a printer, a used car lot, a theater and radio station.
- ! The two story, 13,500 square foot building was constructed in 1952.
- ! The Dallas Police Association (DPA) offices were located there since 1971.
- ! The DBP conducted a Phase I ESA in September 2001.
- ! Recognized environmental concerns included ACM's and hydraulic oil staining in the elevator shaft.
- ! DPA sold the building in May 2003.
- ! Anticipated use is first floor office space; second floor residential.
- ! Investment dollars not available.
- ! Jobs information not available.
- ! The site is located in state-approved Dallas EZ 1 which expires on August 31, 2005.
- ! The site is not included in the state-established (September 1, 2003) Texas Enterprise Zone.
- ! 2000 Census Tract - 31.01; Block Group - 1; Block – 1066; City Council District - 14.

**Dress Factory, 2201 South Harwood Street - 1.049-acre site**

- ! The site, which includes three buildings, asphalt parking areas and green space, has been occupied by commercial development since the 1920s, and garment manufacturing businesses since the 1960s.
- ! The three buildings include 22,380 square feet and are described as follows:
  - X A vacant, two-story stucco structure, with a total of 16,800 square feet, constructed in 1921; formerly housed the dress manufacturing business; future use is loft apartments.
  - X A one-story concrete masonry building with a total of 5,100 square feet, constructed in 1959, which has been renovated into a loft apartment. This building is attached to the two-story structure.
  - X A one-story concrete building, with a total of 480 square feet, has an unknown construction date; formerly served as a boiler room; currently serves as a small

apartment and for record storage.

- ! Possible environmental concerns include lead-based paint, ACM, and petroleum hydrocarbons.

City of Dallas Brownfields- Inactive Sites

March 31, 2006

Page 3

**Dress Factory, 2201 South Harwood Street - 1.049-acre site, Contd.**

- ! Redevelopment plans include residential.
- ! Private investment amount not available.
- ! The site was located in the federally-approved EC/EZ which expired on December 31, 2004.
- ! The site is included in the state-established (September 1, 2003) Texas Enterprise Zone.
- ! 2000 Census Tract - 33; Block Group - 1; Block – 1163; City Council District - 2.

**Drew=s Place, 2802 Lagow Street - .30-acre site**

- ! Early site development, beginning about 1922, included dwellings and small outbuildings.
- ! Existing building, constructed in 1954, housed a gasoline service station and repair shop.
- ! Underground storage tanks were installed in 1954; one was replaced in 1966; a fueling pump was installed in 1972; underground fueling lines were replaced in 1974.
- ! Site reconnaissance revealed a hydraulic hoist was in place in the building.
- ! Site is included on a state database of registered USTs.
- ! Surrounding properties include private residences and commercial businesses.
- ! Proposed reuse was restaurant.
- ! Development ceased; project inactive.
- ! Private investment amount not available.
- ! The site was located in the federally-approved EC/EZ which expired on December 31, 2004.
- ! The site is included in the state-established (September 1, 2003) Texas Enterprise Zone.
- ! Census Tract - 27.01; Block Group - 2; Block – 2025; City Council District - 7.

**Fishburn=s Cleaners, 3200-3216 Ross Avenue - 1.457-acre site**

- ! Fishburn=s Cleaners occupied the site from 1916 through 1995 and operated a dry cleaning and dyeing facility.
- ! The facility includes three structures totaling 50,649 square feet.
- ! The property is listed as a RCRA Small Quantity Generator.
- ! A modified Phase I ESA, including interpretation of existing analytical data, was completed by the DBP in July 2000.
- ! The Phase I ESA identified several recognized environmental concerns, including 20 55-gallon drums of known and unknown materials, three registered USTs, and three underground mixing tanks.
- ! Previous subsurface investigations identified VOCs in soil and groundwater on site.
- ! Redevelopment efforts stalled.
- ! The building was demolished in April 2003.
- ! Anticipated use of the property is unknown.



- ! The site was located in the federally-approved EC/EZ which expired on December 31, 2004.
- ! The site is not included in the state-established (September 1, 2003) Texas Enterprise Zone.
- ! 2000 Census Tract - 16; Block Group - 4; Block – 4010; City Council District - 14.

City of Dallas Brownfields- Inactive Sites  
 March 31, 2006  
 Page 4

**Magdeline Street - 3700 Block of Magdeline Street at Esmalda Street - .86-acre site**

- ! West Dallas Neighborhood Development Corporation (WDNDC) owns the property and plans to build low income, single family residential units on the site.
- ! The EPA conducted a BSA on the site in September 1996 at a cost of approximately \$12,500.
- ! The Final Report indicated that, with one exception, all concentrations of lead in the soil samples were below the state action level. The exception was believed to be an analytical lab error.
- ! The site is located in state-approved Dallas EZ 1 which expires on August 31, 2005.
- ! The site is included in the state-established (September 1, 2003) Texas Enterprise Zone.
- ! 2000 Census Tract - 105.00; Block Group - 2; Block – 2002; City Council District - 3.

**River Levee Operations, 2243 and 2245 Irving Boulevard - .942-acre site**

- ! The site is occupied by a 6,000 square-foot greenhouse and a 3,860 square-foot office/warehouse building.
- ! The greenhouse (2243 Irving Boulevard) was constructed in the mid 1960s and is unoccupied.
- ! The office/warehouse (2245 Irving Boulevard) was constructed by Industrial Properties Corporation (IPC) in the late 1940s and is currently used for storage by IPC.
- ! Surrounding properties include the existing City of Dallas River Levee Operations facility (adjacent on the west), industrial, commercial and retail.
- ! Possible environmental issues include on-site ACMs and petroleum hydrocarbons from an off-site source.
- ! The City Council authorized purchase of the site for \$266,000 in December 1999.
- ! The site will be consolidated with the existing River Levee Operations facility to provide additional office and warehouse space.
- ! The City may replat the site to include the existing facility.
- ! The City will contract with an architect to evaluate options and develop a comprehensive plan for site renovation.
- ! The preliminary estimate for renovation is \$150,000.
- ! Once renovations requirements are determined, a contractor will be selected to address the environmental issues.
- ! Positions retained at this location – 105
- ! The site was located in the federally-approved EC/EZ which expired on December 31, 2004.
- ! The site is included in the state-established (September 1, 2003) Texas Enterprise Zone.
- ! 2000 Census Tract - 100; Block Group - 3; Block – 3044; City Council District - 2.

### **Sundown Market - 5302 Singleton Boulevard - .82-acre site**

- ! Site was formerly occupied by a non-profit grocery store which burned down in August 1994.
- ! The DBP conducted a Phase I ESA in August 1997. No additional investigation was recommended.

City of Dallas Brownfields- Inactive Sites  
March 31, 2006  
Page 5

### **Sundown Market - 5302 Singleton Boulevard - .82-acre site, Contd.**

- ! Developer had site plan which included a non-profit grocery store and several retail spaces.
- ! Construction schedule is in development.
- ! Potential private dollars invested - \$100,000
- ! Jobs created – 5
- ! The site is located in state-approved Dallas EZ 1 which expires on August 31, 2005.
- ! The site is included in the state-established (September 1, 2003) Texas Enterprise Zone.
- ! 2000 Census Tract - 106.02; Block Group - 3; Block – 3000; City Council District - 6.

### **West Dallas Occupational Training Institute - 3423 & 3425 North Westmoreland Road - .43-acre site**

- ! The site owned by the West Dallas Neighborhood Development Corporation (WDNDC).
- ! WDNDC plans to build an Occupational Training Institute on the site.
- ! Site is in center of the RSR Smelter NPL/Superfund Phase I Removal area.
- ! EPA Comfort Letter was issued on July 3, 1997.
- ! The site is located in state-approved Dallas EZ 1 which expires on August 31, 2005.
- ! The site is included in the state-established (September 1, 2003) Texas Enterprise Zone.
- ! 2000 Census Tract - 105.00; Block Group - 2; Block – 2010; City Council District - 3.

### **Wooten Property - 919 Ft. Worth Avenue - 4.46-acre site**

- ! This property was first developed in 1921 and occupied by buildings which burned in the 1950s.
- ! For more than 35 years, the site served as an illegal dumping ground.
- ! During 1996 and 1997, the site owner had non-hazardous waste materials, which included mostly construction debris, at a depth of 15 to 20 feet, excavated down to bedrock and removed from the property.
- ! Owner introduced clean fill material in order to prepare a building site.
- ! In September 1996, TCEQ conducted a BSA on the site.
- ! The owner conducted community meetings to discuss the site plans.
- ! All objections raised that were addressed by site owner prior to City zoning approval in December 1996.
- ! A neighborhood association leader appeared before the Zoning Board and spoke in favor of the site owner's request for a zoning change.

- ! The DBP completed an additional Phase I ESA on the site in November 1997.
- ! Owner received a Certificate of Completion from the TCEQ in July 1998.
- ! Construction of a loft-, or condominium-style residential development, is anticipated.
- ! Private dollars invested - \$730,000
- ! Jobs created – 5
- ! The site is located in state-approved Dallas EZ 1 which expires on August 31, 2005.
- ! The site is included in the state-established (September 1, 2003) Texas Enterprise Zone.
- ! 2000 Census Tract - 43; Block Group – 3; Block - 3027; City Council District - 6.

City of Dallas Brownfields- Inactive Sites

March 31, 2006

Page 6

**10501 Shady Trail – 3.865-acre site**

- ! Site is vacant, undeveloped land surrounded by commercial buildings in active business park.
- ! Site is covered with grasses and low vegetation; the southern and western boundaries support trees and woody vegetation.
- ! Site may have been mined for sand and gravel in the 1940s.
- ! A pit, visible on historical aerial photographs, appears to have been utilized for the uncontrolled disposal of municipal solid waste in the 1950s.
- ! Historical information indicates the site has never been developed.
- ! Adjacent and adjoining site uses included a machine shop, a motor parts distributor, a printing business, and residential development.
- ! Previous subsurface investigations conducted by prospective purchasers confirmed the site was used as a disposal area for municipal solid waste and documented evidence of methane gas.
- ! Areas of stressed vegetation observed on northern portion of site.
- ! The DBP conducted a Phase I ESA in December 2003.
- ! A Phase II ESA was recommended.
- ! Unknown conditions have precluded redevelopment of property and negated several purchase offers.
- ! Anticipated use is unknown at this time.
- ! Private dollars invested – not available
- ! Anticipated job creation – not available
- ! Site is not located in state-approved Dallas EZ 1 which expires on August 31, 2005 or the EC/EZ which expired December 31, 2004.
- ! The site is included in the state-established (September 1, 2003) Texas Enterprise Zone.
- ! 2000 Census Tract - 99; Block Group - 1; Block – 1110; City Council District - 6

**1923 South Akard Street – 0.317 acre site**

- ! *The site has been developed since approximately 1955.*
- ! *Historical information indicates the site was occupied by a maintenance facility, an electrical contractor, and a forklift service facility from 1955-1978.*
- ! *Adjacent and adjoining site uses included auto repair, printing, and a Humble Oil depot from 1920s to present.*

! A Phase I ESA was completed in October 2003.  
! A Phase II ESA was recommended.  
! The site is currently vacant and enclosed with a fence.  
! Site is located within 1/25 mile of Cedars DART light rail station.  
! Anticipated use is parking for business expansion  
! Private dollars invested – not available  
! Anticipated job creation – not available  
! The site is located in the Cedars TIF District.  
! The site was located in the federally-approved EC/EZ which expired on December 31, 2004.  
! Site is included in the state-established (September 1, 2003) Texas Enterprise Zone.  
! 2000 Census Tract - 33; Block Group - 2; Block – 2071; City Council District – 2  
City of Dallas Brownfields- Inactive Sites  
March 31, 2006  
Page 7

**1919 South Akard Street – 1.24-acre site**

! The site was first developed in 1899 for residential uses.  
! Beginning in the 1920s, the site was occupied by commercial and light industry, including machine and vehicle maintenance.  
! This site adjoins 1923 South Akard Street and may be purchased for property consolidation.  
! The site formerly housed a building which was removed. The concrete foot print remains in place.  
! A 12,000-gallon UST, which formerly contained gasoline, remains in place as do two sand/grit traps.  
! Adjacent and adjoining site uses included auto repair, printing, and a Humble Oil depot from 1920s to present.  
! The site is currently vacant and enclosed with a fence.  
! A Phase I ESA was completed in July 2004.  
! A Phase II ESA was recommended.  
! The 12,000-gallon UST and associated dispensing lines were removed in January 2005.  
! Laboratory results indicated that there had not been a release in excess of action levels for total petroleum hydrocarbons (TPH) and BTEX.  
! The site is currently vacant and enclosed with a fence.  
! Site is located within 1/25 mile of Cedars DART light rail station.  
! Anticipated use is mixed use  
! Private dollars invested – not available  
! Anticipated job creation – not available  
! The site is located in the Cedars TIF District.  
! The site was located in the federally-approved EC/EZ which expired on December 31, 2004.  
! Site is included in the state-established (September 1, 2003) Texas Enterprise Zone.  
! 2000 Census Tract - 33; Block Group - 2; Block – 2071; City Council District – 2

c:\agrimes\ann\docs\brownf~\Success Stories January 2006.doc\01-20-06