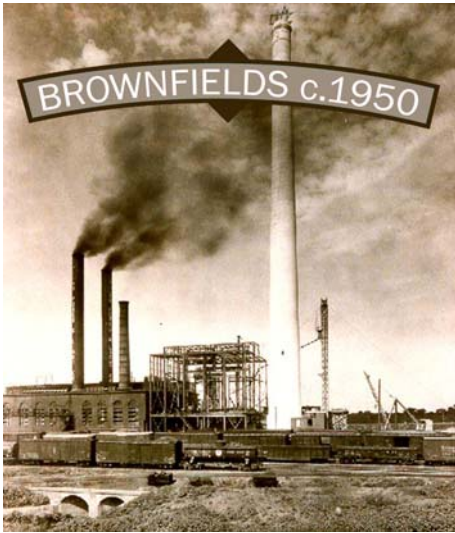




Victory Park—Dallas, Texas

Brownfields to Greenfields

When thousands of fans jam the American Airlines Center at Victory Park, they probably don't think about old power plants that have long since gone dim. Likewise, visitors who shop and dine at the park aren't likely to ponder over the fate of long-forgotten landfills. The more than 100 Dallas elementary school students who descended on Victory Park for the 2007 Earth Day celebration on April 19 probably didn't care about any of these historical footnotes either. And that's fine with Richard Greene, who heads up the Environmental Protection Agency's regional office in Dallas. EPA worked with the State, City of Dallas, Hillwood Development Corporation, and Hicks Holding for more than a decade to transform Victory Park's environmentally challenged past into a thriving, green future. "It is one of our most outstanding achievements in Brownfields redevelopment, and the largest EPA Brownfields project in the country," Greene said. The celebration also included the unveiling of the Brownfields Commemorative Plaque for Victory Park.

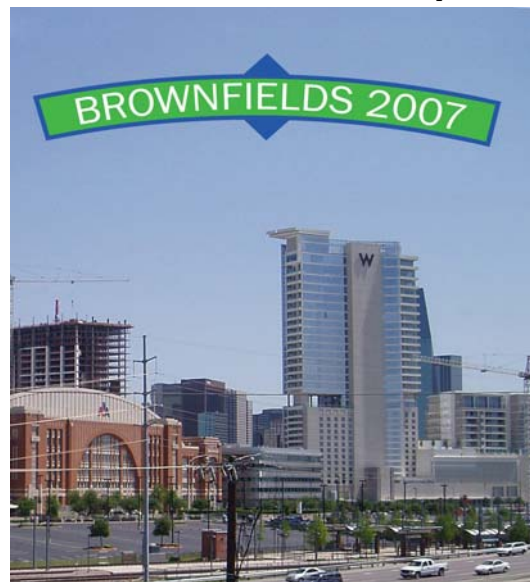


Former Electric Power Generating Plant

Victory Park, the \$3 billion development on the 75-acre site located just north of downtown Dallas, has given new life to a former Brownfields legacy. Previous uses of the site included an electric power generating plant and associated cooling ponds, garbage crematorium, railroad maintenance facility, packinghouse, and landfill for debris from a devastating fire in downtown Dallas. In addition to underground and aboveground storage tanks, the site's past uses left it contaminated with petroleum hydrocarbons, metals, solvents, asbestos, pesticides, and polynuclear aromatic hydrocarbons. Even considering the history of industrial use and contamination in both soil and groundwater on about 70 percent of the property, no toxic hazardous wastes were identified. The property's size and location would have made it irresistible to developers if not for the contamination left behind as a result of its former users and operators.

To develop this project, a public/private partnership was forged with the City of Dallas, Hillwood Development Corporation, Hicks Holding, and local residents. Hillwood led the cleanup of the property, working with property owners, community groups, architectural and engineering firms, the City of Dallas, and the Texas Commission on Environmental Quality Voluntary Cleanup Program (VCP) to create an integrated, comprehensive plan for the property's assessment, cleanup, and redevelopment.

In October 1997, the Arena Master Agreement, which launched the American Airlines Center, was approved and progress on the site began. While some portions of the 75-acre property are still



Victory Park with American Airlines Center

awaiting cleanup, the majority of the property cleanup occurred between 1998 and 2000, with the cost of environmental assessment, monitoring, and cleanup of the site totaling approximately \$12 million. To address environmental concerns, 32 individual parcels were entered into the Texas VCP. Developers utilized risk-based cleanup principles and eventually received VCP Certificates of Completion for each parcel. A comprehensive soil management plan was developed, which led to the excavation and disposal of 310,000 cubic yards of contaminated soil and the reuse of another 250,000 cubic yards of soil. Across the property, 45 structures were demolished and 26 miles of underground utilities were excavated and reworked. In addition, approximately 15 million gallons of groundwater were treated, and 47,000 cubic yards of concrete recycled. To support the property's



Earth Day 2007, American Airlines Center in Victory Park

Victory Park includes a hotel, residences, street-front retail, and office buildings. Construction of the W Dallas Victory Hotel and Residences, a 33-story combination hotel/residence development, featuring 42,540 square feet of retail space was opened in 2006. Additionally, four mixed-use buildings are currently under construction with three others to follow in 2008.

For more information about Brownfields redevelopment, contact EPA Region 6 at (214) 665-2241, or log on to <http://www.epa.gov/region6/brownfields>.

eventual use as a centerpiece within an even larger, multi-use, urban community redevelopment project, more than 700 trees were planted.

With the completion of American Airlines Center in 2001, Victory Park is well under way to realizing the vibrant and innovative urban district envisioned in its master-planned development. This multi-billion dollar redevelopment is expected to generate \$1 billion annually and create 11,000 jobs by 2009.



Brownfields Commemorative Plaque Unveiling, Victory Park