

### FORMER DDI FACILITY

Garland, TX  
Assessment Grant

### *Brownfields Assessment Improves City's Emergency Services*

<b>ADDRESS:</b> 1500 East Highway 66, Garland, TX 75040	
<b>PROPERTY SIZE:</b> 20.9 acres	
<b>FORMER USE:</b> Former electronics research and development facility	
<b>CURRENT USES:</b> City of Garland Fire Department Administrative and Training Facility	
<b>EPA GRANT RECIPIENT:</b>	<b>PROJECT PARTNERS:</b>
The City of Garland, Texas received a \$200,000 EPA Brownfields Assessment grant in 2003	City of Garland and Texas Commission on Environmental Quality



*The city's new Fire Administration building*

#### **PROJECT BACKGROUND:**

From 1984 to 2000, this Garland, Texas property housed an electronics research and development facility. While under private ownership, the property was enrolled in the Texas Commission on Environmental Quality (TCEQ) Voluntary Cleanup Program (VCP). From 2000 to 2003, the property was idle and listed for sale. The City of Garland purchased this property in 2003. Using \$66,000 of their EPA Brownfields Assessment grant and \$75,000 in municipal funds, the city conducted environmental assessments of the property. These tests confirmed the presence of groundwater contamination consisting of volatile organic compounds (VOCs) and trace metals used in electronics manufacturing. As part of the Brownfields Assessment activities, the City of Garland applied for the Municipal Setting Designation (MSD) Program administered by TCEQ. The MSD is an innovative institutional control that eliminates the need for 30 years of post-closure monitoring as typically required by the VCP. The City of Garland was awarded the MSD certification on March 6, 2006, and used \$575,000 of its own funds to complete cleanup of this property. The VCP certificate of completion, which verified cleanup, was awarded on November 7, 2008.

#### **KEY ACCOMPLISHMENTS:**

- The property received a Municipal Setting Designation Program certification on March, 6, 2006
- Over \$17 million in city funding was leveraged for cleanup and redevelopment
- The property now houses the City of Garland Fire Department's Administrative and Training Facility
- Approximately 48 jobs were leveraged through cleanup and redevelopment

#### **OUTCOME:**

Construction and redevelopment progressed concurrently with this property's cleanup. The City of Garland invested over \$17 million to redevelop the property into its Fire Department's Training and Administrative Facility, which also houses administrative offices for other city departments. The property now includes a five-acre training field featuring a drill tower, structure for "burning building" exercises, flashover chamber, a training high-rise apartment, a driving course, and classroom facilities. Previously, the City of Garland had to send its firefighters to off-site training courses; now the facility can train 24 recruits at a time and is able to accommodate regional classes for the National Fire Academy. About four acres of the property remain undeveloped, as they are within a drainage area. Cleanup of this property leveraged 12 jobs while redevelopment has leveraged more than 36 jobs. In addition to new training facilities, the City of Garland's Fire Department is now located on the property.