



# Reclaiming an Urban Landfill

## A TCEQ Brownfields Success Story

VCP 1999 – Inspiration Drive  
1531 Inspiration Drive, Dallas, Texas



**History:** The site at Inspiration Drive was identified as a prime location for urban housing in the Dallas area. Initial due diligence identified historic landfiling on the site from the late 1800s, with “City Dumping Grounds” noted in the 1920s, and an on-site incinerator noted in the 1940s. Based on the findings of Phase I and II activities, redevelopment was delayed. Once it was determined that the Voluntary Cleanup Program (VCP) provided the most benefits and was the best fit for redevelopment needs, a VCP application was submitted in 2006.



**Investigation:** Soil and groundwater at the site were investigated for impacts from petroleum compounds, chlorinated solvents, metals, pesticides, semi-volatile organic compounds, and poly-chlorinated biphenyls. Several chemicals, such as lead, benzo(a)pyrene, mercury, and arsenic were found to exceed their respective protective concentration levels inside the historic landfill. It was also discovered that the chemicals from the landfill were leaching into the groundwater at the site.

**Remediation:** Over 100,000 cubic yards of historic landfill was excavated and properly disposed of at an off-site permitted facility. The site was excavated 15 to 17 feet below surface level in order to remove all waste materials. An institutional control to prevent groundwater usage addressed the shallow perched groundwater in the former landfill, as well as the installation of clay liner at all boundaries to prevent leaching. Confirmation soil samples show that concentrations were protective of residential standards on the site.



**Redevelopment was successfully completed in 2009, creating over 300 new residences, more than 25 new jobs, and reclaiming five acres of urban Brownfields.**



Photos courtesy of Kenneth Tramm with Kleinfelder and Tom McCullough with Wood Partners