

Site Overview

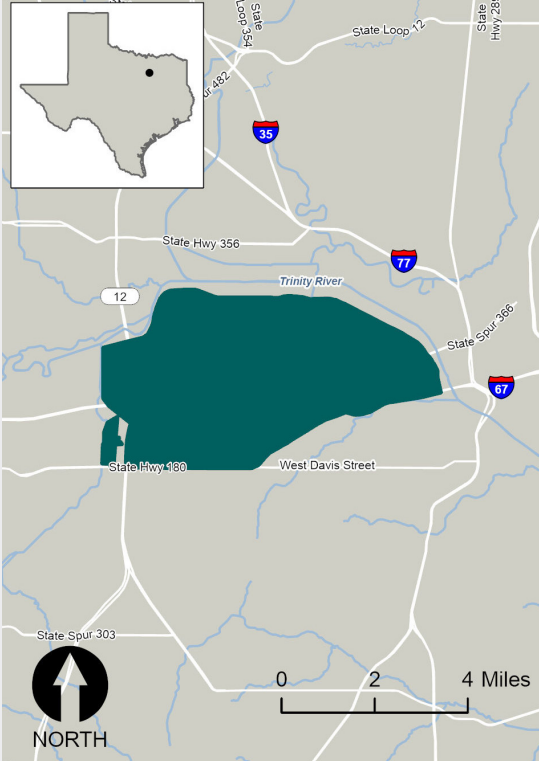


Figure 1. A map of the RSR Corporation site in Dallas, Texas.

Size and Location

EPA initially identified a 13.6-square-mile area as the Superfund Investigation Area in Dallas, Texas. EPA later identified smaller specific areas in and near the investigation area for cleanup.

Previous Site Uses

- Lead smelter
- Residential neighborhoods
- Commercial and industrial uses

Current Site Uses

- Commercial and light industrial businesses
- Public services
- Recreational amenities
- Health care facilities
- Residential neighborhoods and affordable housing

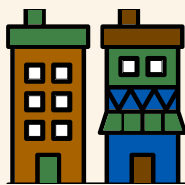
Community Information

As of the 2020 U.S. Census, about 39,000 people live within the site’s initial Superfund Investigation Area. An estimated 91% of the people living on and near the site in West Dallas are people of color. Fifty-two percent of the community is classified as low income. An analysis of the Superfund area was conducted using EPA’s Environmental Justice Screening and Mapping tool (EJScreen), which identifies key factors relating to environmental justice and socioeconomic risks. At this site, the majority of the EJ and socioeconomic risk factors identified by EPA have high values that are greater than values for 80% of the state and the rest of the country.

Site Reuse Highlights

This case study explores the cleanup and reuse of the RSR Corporation Superfund site, illustrating the beneficial effects of equitable Superfund site redevelopment. Driven by community priorities and values, equitable development is an approach to meeting the needs of underserved communities that reduces disparities, while fostering places that are healthy and vibrant. Since the start of the cleanup process, EPA has supported community efforts advocating for equitable, protective redevelopment at the site through reuse planning and redevelopment support activities. Today, after cleanup, the site supports a wide range of new uses that meet local needs and reflect community priorities, including affordable and safe housing, expanded access to high-quality education opportunities, state-of-the-art recreation amenities, health care, social services and job training. In addition, the cleanup of over 400 residential properties lowered lead-related health risks and impacts, especially for children.

Economic Benefits of Site Reuse



29

businesses



1,103

jobs



\$50 million

annual employment income

Introduction

Since the mid-1990s, community organizations, government agencies and business leaders have worked to revitalize communities in the West Dallas part of Dallas, Texas. The shutdown of a lead smelting facility and cleanup of the surrounding RSR Corporation Superfund site was an important catalyst for the revitalization effort. Investigation and cleanup by EPA, the state of Texas, the Dallas Housing Authority (DHA) and private parties set the stage for equitable redevelopment on formerly contaminated properties. Careful planning and consideration of community priorities throughout the cleanup and development process have helped meet the needs of this historically underserved and overburdened area. Site cleanup improved the health and well-being of residents living on and near the RSR Corporation Superfund site and helped make it possible for people to keep living safely in their neighborhoods.

Site History and Cleanup

A secondary lead-smelting and battery breaking facility started operating on site around 1934. In 1971, RSR Corporation acquired the facility and continued lead smelting. Smelter operations and waste disposal practices resulted in widespread contamination of surface soil, sediment, and groundwater around West Dallas with lead and other metals. Operations left piles of waste slag around the facility and in area landfills operated by the city of Dallas. Lead slag and battery-casing chips were used in residential driveways and yards as fill material. In addition, smelter emissions created health risks for residents. Wind transported lead particles emitted from the smelter stack into nearby parks, schools and neighborhoods.

To address long-term cleanup and protectiveness, EPA added the site to the Superfund program's National Priorities List (NPL)

in 1995. To help manage the investigation and cleanup of the large area, EPA divided the site into five distinct areas, or operable units (OUs). After the smelter's closure in 1984, RSR Corporation did initial cleanup of properties in nearby neighborhoods (OU1), which included removing lead-contaminated soil from playgrounds, day care centers and gardens and backfilling excavated areas with clean soil and new vegetation. In the early 1990s, EPA led removal action cleanups across this area to address elevated levels of lead and arsenic at over 400 residential properties and at high-risk areas for children, including elementary schools, church play areas, community parks and a recreation facility. The Dallas Housing Authority Area (OU2) is a 460-acre public housing area north of the smelter that initially included multi-family housing units owned by DHA as well as schools, parks and recreation facilities. In 1993, DHA agreed to investigate and clean up contamination in the area. Activities included the removal of lead-contaminated materials and backfilling of excavated areas with clean fill. The cleanup allowed residents to safely stay in their homes, and enabled DHA to later build several new affordable housing units on site.

EPA and RSR worked together to clean up former waste disposal areas (OU3), the former Smelter Area (OU4) and the former battery breaking facility (OU5). Cleanup activities across those areas included excavation and off-site disposal of slag waste, battery chips and contaminated soil; backfilling and regrading of excavated areas with clean soil and revegetation; installation of protective caps; decontamination and demolition of buildings and structures; and institutional controls. Site cleanup helped set the stage for widespread revitalization of the area – providing opportunities to rebuild foundations for a healthier, safer and more equitable future for the community.

Site History and Redevelopment Timeline

1934

Lead-smelting and battery-breaking activities started on site.

1971

RSR Corporation acquired the facility.

Early 1980s

Federal, state and local agencies started site investigations and took actions to try and stop further contamination.

1984

Lead smelting facility closed; RSR did some initial cleanup in nearby neighborhoods.

1991-1995

EPA removal actions and early cleanup by Dallas Housing Authority (DHA) addressed immediate threats to human health and the environment.

1995

EPA added the site to the Superfund program's National Priorities List (NPL).

2000-2004

RSR Corporation and EPA conducted site cleanup.

2001

EPA selected the site for a reuse assessment pilot project.

2005

EPA issued Ready for Reuse (RfR) Determinations for parts of the Site.

Present

Today, the RSR Corporation Superfund site supports a wide range of new uses that meet important community needs and reflect community priorities. EPA continues to work with area communities and key stakeholders to support new, equitable site uses that will meet community needs.

Supporting Community Priorities and Equitable Redevelopment

Communities near the RSR Corporation site have past and present environmental justice (EJ) concerns as they are disproportionately affected by environmental pollution and hazards. These communities with EJ concerns typically include marginalized, underserved, low-income groups and people of color. Superfund cleanups and redevelopment can support communities in addressing EJ concerns through meaningful community involvement efforts and by engaging communities in productive dialogue to increase local benefits through reuse opportunities that meet community needs.

Many of the new uses at the RSR Corporation site are good examples of equitable redevelopment and community-wide revitalization. Equitable development is an approach for meeting the needs of underserved communities that reduces disparities, while fostering places that are healthy and vibrant. Equitable development is driven by community priorities and values as well as clear expectations that development outcomes need to be responsive to underserved and vulnerable populations. Since the start of the cleanup process, EPA has supported community efforts to advocate for equitable, protective redevelopment at the site through reuse planning and redevelopment support activities. The site's cleanup and careful, community-informed planning has helped address challenges, such as the negative impacts of gentrification and access to jobs, faced by local communities with EJ concerns.

Effective and inclusive engagement early in the cleanup process supported several successful reuse outcomes at the site. For example, EPA selected the site for a reuse assessment pilot project in 2001. EPA awarded funding to the city of Dallas to bring together all key stakeholders to help assess community needs. This needs assessment helped stakeholders identify and rank potential future uses for the site. In 2005, EPA issued Ready for Reuse (RfR) Determinations for OU3 Site 1 and Site 4, OU4 and OU5 Subareas 1-4 to encourage reuse.

An RfR Determination is an environmental status report that documents a technical determination by EPA, in consultation with tribes, states and local governments, that all or a portion of a site can support specified types of uses and remain protective of human health and the environment.

“The Superfund cleanup has been critical to the revitalization of the area.”

Tim Lott, Vice President of Capital Development, DHA

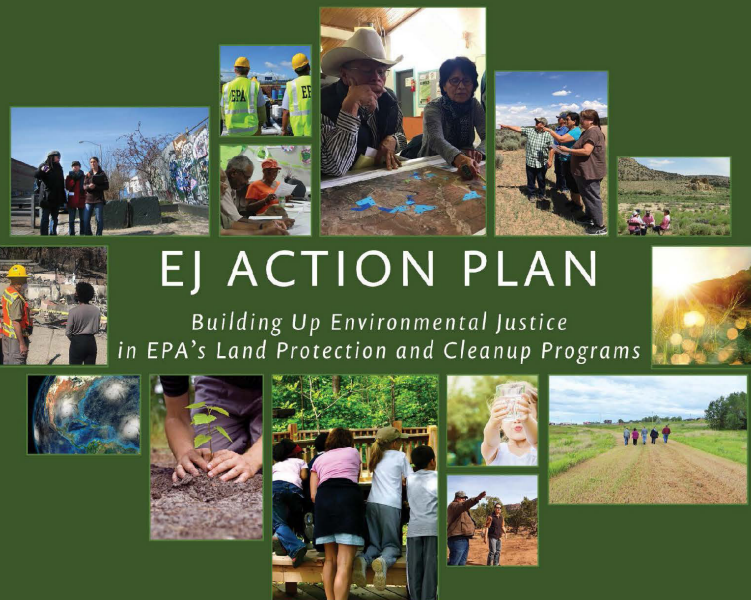


Figure 2. EPA's EJ Action Plan prioritizes Agency activities addressing cleanup-related issues in overburdened communities across the country.

EPA's 2022 EJ Action Plan

In 2021, President Biden issued two executive orders – Executive Order 13985 (Advancing Racial Equity and Support for Underserved Communities Through the Federal Government) and Executive Order 14008 (Tackling the Climate Crisis at Home and Abroad). The executive orders directed federal agencies to develop and implement policies and strategies that strengthen compliance and enforcement, incorporate environmental justice considerations in their work, increase community engagement, and ensure that at least 40% of the benefits from federal investments in climate and clean energy flow to underserved communities.

In September 2022, EPA issued the EJ Action Plan: Building Up Environmental Justice in EPA's Land Protection and Cleanup Programs (EJ Action Plan), intended to address cleanup-related issues in overburdened communities across the country. It includes goals to help further equitable redevelopment and community-wide revitalization in Superfund redevelopment work.

Beneficial Effects

Today, the RSR Corporation Superfund site supports a wide range of new uses that meet important community needs and reflect community priorities, including affordable and safe housing, expanded access to high-quality education opportunities, state-of-the-art recreation amenities, health care, social services and job training. New and long-time businesses that operate on site also bolster the local economy and help generate local and state tax revenues. This section describes the beneficial effects of continued use and reuse at the site.

Affordable Housing

Thanks to site cleanup actions, residents in area neighborhoods have been able to stay in their homes. Cleanup also made it possible for DHA to build single-family and multi-family residential units on site, as well as independent and assisted-living facilities for seniors.

Since the cleanup of the site, DHA and Habitat for Humanity have partnered for several years to bring much-needed affordable housing to the lowest income earners in West Dallas. In 2002, Habitat for Humanity worked with one of the area's largest homebuilders on a neighborhood for low-to-moderate-income residents on the DHA part of the site. Today, Greenleaf Village sits on 68 acres near Hampton Road that were purchased from DHA. The city of Dallas provided some of the financing for the land.

DHA's residential communities are affordable rental housing properties for low-to-moderate-income people and families. DHA affordable housing developments on site include Kingbridge Crossing, Lakeview Townhomes, Villa Creek Apartments and the Hamptons at Lakewest. The Village at Lakewest Independent Living is a DHA development that offers accessible, one-bedroom apartment homes to seniors ages 55 and older. The gated community includes several amenities, including a community center theater, a fitness center, access to public transportation and a landscaped courtyard. Lakewest Assisted Living provides affordable housing and health-care support for low-income seniors. With continued high demand for affordable housing in North Texas, DHA continues to invest in properties to help meet those critical housing needs.



Figure 3. DHA housing developments at the DHA part of the Site (OU2).

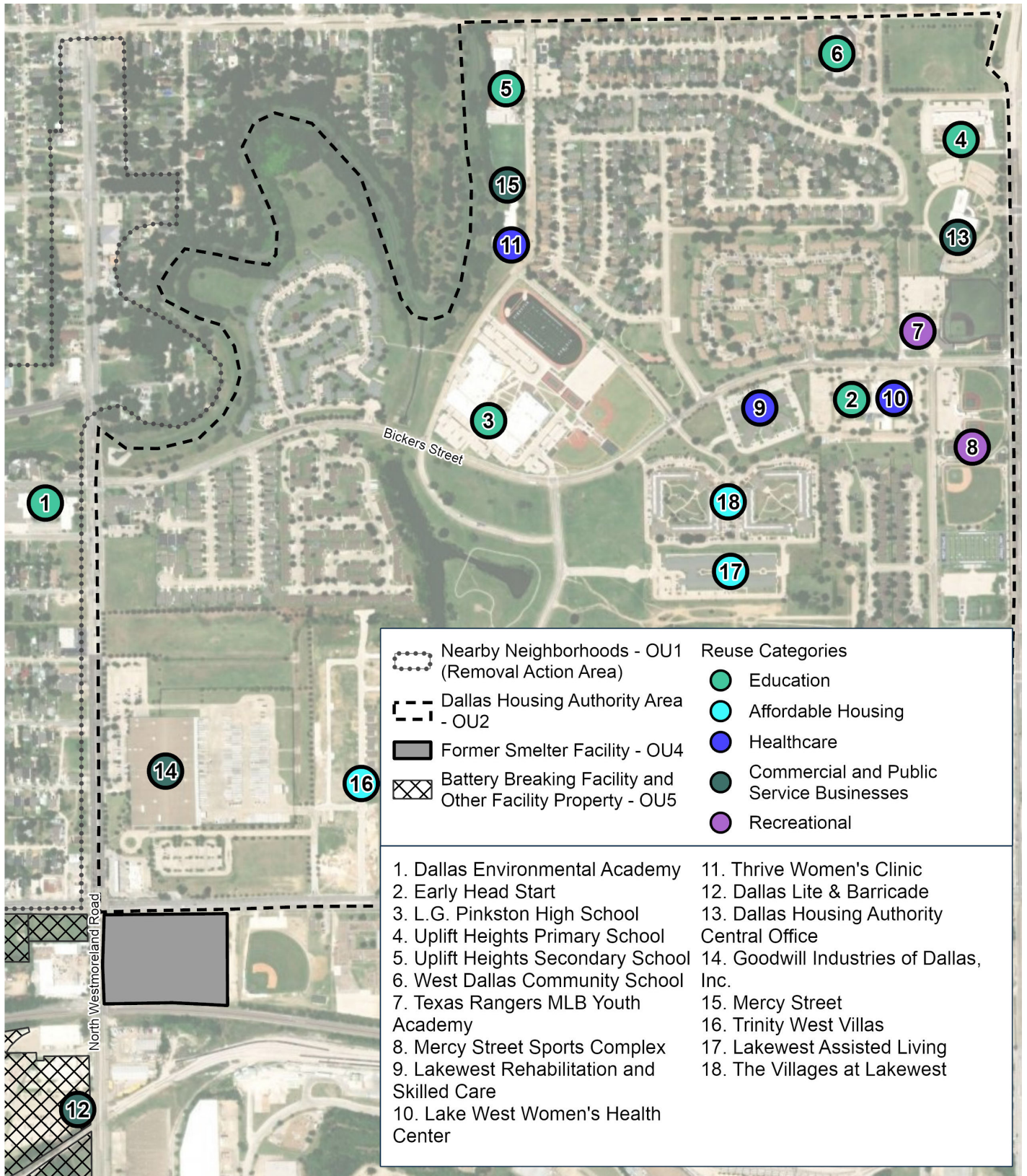


Figure 4. Highlighted uses at the RSR Corporation Superfund site.

Improved Access to Equitable Education Opportunities

Several public, private and charter schools are located at the site. Across the Dallas Independent School District, about 88% of students are economically disadvantaged. Local government, community members and DHA have partnered to increase access to high-quality education opportunities at the site. In addition to providing high-quality education opportunities, the schools and other education facilities on site employ a combined total of about 450 people as teachers, administrators and support staff. Together, those jobs provide over \$24 million in estimated annual employment income.

Dallas Independent School District (ISD) – Public Schools

On-site public schools that are part of the Dallas ISD include L.G. Pinkston High School and the Dallas Environmental Science Academy. The academy is in the nearby neighborhoods part of the site (OU1) and provides hands-on education programs for over 400 middle-school students.

In January 2022, the \$94.8 million L.G. Pinkston High School – referred to as the “pride of the West side” – opened on Greenleaf Street on the DHA part of the site. The 3-story, 226,948-square-foot facility sits on a 20.79-acre campus that can serve 1,100 students. It includes athletic fields, a 1,000-seat gymnasium/storm shelter, auditorium and visual and performing arts spaces, a library/media services area, areas for automotive technology, welding and law classes, and U.S. Army Junior Reserve Officers’ Training Corps facilities, as well as science labs and special education accommodations. The school also includes the West Dallas Youth & Family Center.

Prior to and during construction, Dallas ISD worked with an environmental consulting company, the city of Dallas and TCEQ to make sure the property would be a safe location for the new school. Prior to construction, Dallas ISD removed about 7 feet of soil under the building’s footprint and disposed of it at a permitted landfill.

Private Education

The private West Dallas Community School also operates on the DHA part of the site. The school boasts a 99% high school graduation rate and 81% of graduates attend college. More than half of the school’s graduates are first-generation college students.



Figure 5. The new L.G. Pinkston High School at the DHA part of the Site.



Figure 6. View of L.G. Pinkston High School.

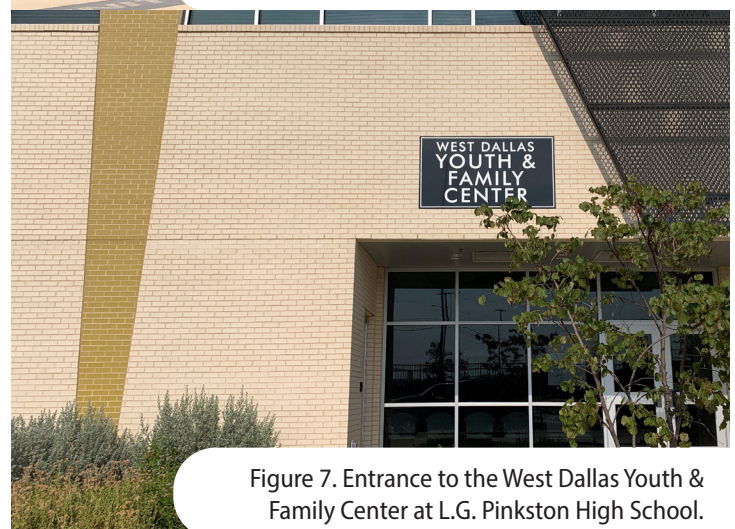


Figure 7. Entrance to the West Dallas Youth & Family Center at L.G. Pinkston High School.

Charter Schools

Uplift Education and DHA have partnered to bring high-quality education to children living in the DHA housing area. Uplift Heights Preparatory School has two campuses on site. Together, the campuses serve 1,900 students from pre-kindergarten through 12th grade. In 2021, U.S. News and World Report ranked the school among the top 12% in its best high schools in the nation. The entire graduating class of 2021 was accepted to college, earning \$5.3 million in scholarships and grants.

DHA and Partners – Early Head Start of Greater Dallas and Opportunity Rising Foundation

DHA partners with non-profit organizations to provide tutoring programs for resident youth on site at DHA-owned properties. DHA also provides education opportunities through partnerships with Head Start of Greater Dallas and the Opportunity Rising Foundation. Early Head Start at Lakewest is located on site, close to several DHA housing communities. The organization provides no-cost childcare, extended social services, preventative health and prenatal education services to the parents of infants and toddlers.

With the support of donors and sponsors, the Opportunity Rising Foundation provides access to post-secondary education and success for DHA students. It provides scholarships, internships, mentorships, financial assistance, college tours and other learning opportunities. Through the Opportunity Rising Foundation, DHA has provided education scholarships to residents for more than 20 years, investing \$1.5 million in non-federal funds.



Figure 8. The Uplift Heights Preparatory charter school campus.

Expanded Access to Recreation Opportunities and Community Support Services

Texas Rangers Major League Baseball (MLB) Youth Academy at Mercy Street Sports Complex

With a \$21 million investment, The Texas Rangers, MLB, Mercy Street, Toyota and DHA developed the nation's ninth MLB Youth Academy on the DHA part of the site. The MLB Youth Academy is a national program designed to provide baseball and softball instruction, and youth and community services. The project was the first in the country developed in partnership with a public housing authority. What was once an empty field is now a 17-acre recreation complex with a 750-seat minor league-size ballpark, two full-size fields, two little league fields, a smaller t-ball field, indoor and outdoor batting cages, and the Globe Life Training Center. The 39,000-square-foot center includes the indoor Adrian Beltre Field, a training room, a conference room, four classrooms, weight-room facilities, academy staff offices and a concession stand.

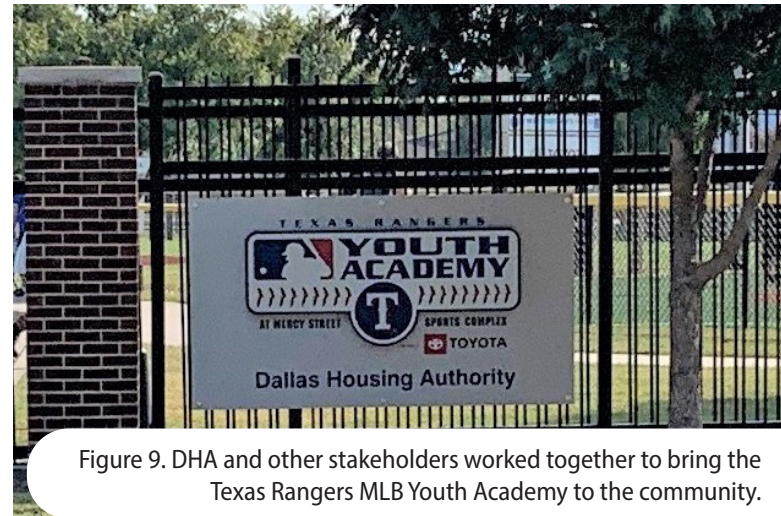


Figure 9. DHA and other stakeholders worked together to bring the Texas Rangers MLB Youth Academy to the community.

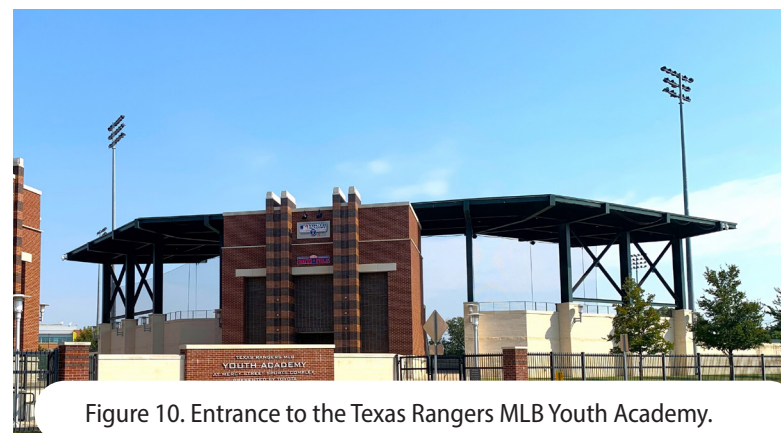


Figure 10. Entrance to the Texas Rangers MLB Youth Academy.

Mercy Street and the Mercy Street Sports Complex

Founded in 2003, Mercy Street established a mentoring program to promote positive change and cultivate leaders in the West Dallas community. In 2005, the non-profit organization integrated a sports component, Mercy Street Sports, to extend its outreach efforts to the community through accessible, affordable, quality sports leagues. With the support of several multiple local donors and businesses, Mercy Street transformed a once vacant piece of property at Bickers Street and North Hampton Road into the state-of-the-art Mercy Street Sports Complex. The venue includes multiple baseball fields, two futsal fields, a full-size football field, a soccer field and open space with picnic tables. Mercy Street Sports was one of the community partners that helped develop the Texas Rangers MLB Youth Academy at the Mercy Street Sports Complex. This on-site organization provides an estimated \$1.9 million in annual employment income.

Health Benefits and Improved Access to Health Care Services

Cleanup of contamination sources and affected residential areas, along with education and outreach, have resulted in improved community health by reducing blood lead levels in area children. One study that evaluated changes in blood lead levels of children in Dallas neighborhoods affected by lead smelters, including the RSR smelter, found that average blood lead levels decreased significantly, from 23.6 micrograms per deciliter in 1980 to 1.6 micrograms per deciliter in 2002. Over time, reductions in blood lead levels can improve IQ levels, leading to greater worker productivity and higher worker earnings.

Addressing health disparities is a key community priority, at and around the site. Transportation is a major barrier preventing low-income people from being able to easily access health care services. The site is home to several health-care facilities, expanding access to high-quality health care in the area. The on-site locations of the health-care facilities above help remove that barrier for area residents. Together, these on-site



Figure 11. Lake West Women's Healthcare Center at 3737 Goldman Street.

health-care businesses employ over 110 people, providing combined, estimated annual employment income of \$6.8 million and generating about \$11 million in annual sales.

These facilities include Lakewest Rehabilitation and Skilled Care, Thrive Women's Clinic and Lake West Women's Health Center. Lakewest Rehabilitation and Skilled Care is a short-term skilled and long-term care community located in the hospital district of Dallas. Services include skilled nursing care, rehabilitation and therapy, respite and hospice care, as well as specialized services. Lake West Women's Health Center, which is part of the Parkland Health & Hospital System, is in the former YMCA building on site. Thrive Women's Clinic provides support and resources to women in the Dallas area. All services provided by Thrive Women's Clinic are provided at no charge and medical insurance is not required.

New Commercial Development Supports Local Jobs – Dallas Lite & Barricade

This business opened its new headquarters at Subarea 1 of OU5 in 2022. The company regraded a buried slag area to allow for more vehicle parking areas. EPA provided oversight of the activities to make sure they did not impact the remedy. To ensure that the remedy remains protective over the long term, a restrictive covenant is in place for the subarea that prohibits land uses other than commercial and industrial uses and prohibits activities that could disturb remedy components. Cleanup of the area also included decontamination of a former vehicle maintenance facility. The facility now supports Dallas Lite & Barricade's business operations.

Founded in 1969, Dallas Lite & Barricade provides a wide range of traffic management products and services. Today, this once-vacant site property now supports a thriving business headquarters facility that provides jobs for local community members, generating over \$1.3 million in estimated annual employment income.



Figure 12. Signage at the new Dallas Lite & Barricade facility at OU5.

Dallas Housing Authority – Central Office

The authority opened its central office on site in 1993, establishing a strong presence in the community it serves. DHA is the 10th largest public housing authority in the nation and one of the largest developers of affordable housing in North Texas. It provides affordable housing opportunities for over 55,700 people through public housing communities and the Housing Choice Voucher (HCV) program. DHA has developed 3,604 DHA-owned public housing units and 2,678 DHA-owned affordable housing units, and prevented over 4,000 evictions through Coronavirus Aid, Relief and Economic Security (CARES) Act Rent Relief initiatives. It has also housed 15,540 seniors and disabled community members and 4,300 formerly homeless people. According to DHA's website, it contributes more than \$22 million to area communities each month.

DHA's central office, located on site on North Hampton Road, contributes an estimated \$5.6 million in annual employment income.



Figure 13. DHA's central office on site.

Goodwill Industries of Dallas

After outgrowing its old location in West Dallas, Goodwill Industries of Dallas built a new facility on site on 46 acres acquired from DHA. Employees moved into the 275,000-square-foot facility in 2002. Goodwill Industries of Dallas' central processing facility for donated goods supplies over 27 Goodwill stores across the Dallas metropolitan area. In addition to the processing area, the facility includes meeting space, offices and a retail store. In 2020, a factory outlet opened at the north end of the building, selling merchandise for \$1 per pound. The Goodwill Industries of Dallas facility on site contributes an estimated \$8 million in annual employment income and generates about \$25 million in annual sales.

"We are uniquely positioned to lead the way in ensuring that every North Texan, regardless of challenges and backgrounds, has access to the skills and services they need to face today's economic situation."

Tim Heis

President and CEO, Goodwill Industries of Dallas



Figure 14. Goodwill Industries of Dallas' central processing facility on site.

EPA Region 6 Excellence in Site Reuse Award

EPA created the Excellence in Site Reuse Award to recognize those who have gone above and beyond in supporting redevelopment through outstanding efforts when redeveloping a site. In November 2015, EPA Region 6 recognized DHA and Goodwill Industries of Dallas with the award for their remarkable efforts at the RSR Corporation Superfund site and across West Dallas.

New Housing – Trinity West Villas

In June 2022, the Dallas City Council unanimously approved Builders of Hope Community Development Corporation’s (CDC’s) Trinity West Villas project – an 18-acre, \$7.4 million development that promises to bring much-needed affordable rental units to the West Dallas community.

The Trinity West Villas project brings much-needed units to the market and serves as an example of how non-profit-public-private partnerships can serve as a model for equitable development. Construction of Trinity West Villas is underway. The development is part of the DHA site area and is just east of Goodwill Industries of Dallas.

Catalyzing Further Revitalization in Greater West Dallas

The extensive investigations and cleanup overseen by EPA, in cooperation with TCEQ and the city of Dallas, have also played an important part in ongoing efforts by city agencies, community development organizations, business leaders and local residents to revitalize greater West Dallas. Other important factors in the revitalization since the 1990s include new housing developments and detailed revitalization planning. Infrastructure improvements – such as completion of Margaret Hunt Hill Bridge in 2012 – have also been critical. An area once dominated by heavy industrial uses is now seeing significant commercial and residential development, including Trinity Groves and Lakewest Town Center.

Trinity Groves, which opened in 2013, is located at the western end of the Margaret Hunt Hill Bridge, within the initial Superfund Investigation Area. The development is now a Dallas landmark offering events and more than a dozen restaurants and shops. In March 2022, the outdoor ArtPark Trinity Groves opened to the public. The 14-acre Lakewest Town Center is a 7-building, 155,000-square-foot shopping center just outside the southeast corner of the DHA (OU2) property, within the initial Superfund Investigation Area. It hosts retail businesses, restaurants and a bank. DHA purchased the property in 1992 for \$2.5 million to make sure stores and other services would be available for its residents. DHA then spent another \$2.5 million to redevelop it. In 2014, DHA invested an additional \$3 million in the property and conducted more property renovations in 2015. DHA sold the property in 2019 and is investing the proceeds from the transaction in providing more affordable housing and access to supportive resources across North Texas.



Figure 15. New residential construction at Trinity West Villas (OU2).



Figure 16. Businesses at Trinity Groves.



Figure 17. Margaret Hunt Hill Bridge.

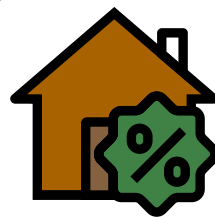
Property Values and Tax Revenues

On-site properties help generate property tax revenues that support local government and public services. Today, site properties have a combined value of about \$554 million. In 2022, site properties generated nearly \$4.3 million in total property tax revenues. On-site businesses also generate tax revenues through the collection of sales taxes, which support state and local governments.



\$554 million

combined total
property value



\$4.3 million

total property tax revenues
generated

Conclusion

Fifty years of lead-smelting and associated waste disposal practices left a legacy of contamination in West Dallas. The cleanup and redevelopment of the RSR Corporation Superfund site illustrates how effective and inclusive community engagement early in the planning process, coupled with EPA support of community reuse priorities, can result in successful large-scale revitalization of once-contaminated properties.

Today, after extensive cleanup and long-term reuse planning, the site supports a wide range of uses that are helping meet the community's most pressing needs. Some of these key reuse benefits include availability of affordable housing, robust and accessible health and social services, job training, and access to local, high-quality education and recreation opportunities. Many site businesses and organizations are changing lives every day, by helping to close longstanding gaps in education, skills and services, and by proactively reducing long-standing disparities in area communities. Cleanup has also enabled continued use of homes and businesses, as well as set the stage for new commercial and public service uses. Today, nearly 30 businesses and organizations on site provide about 1,100 jobs and contribute an estimated \$50 million in annual employment income to area communities.

While cleanup and equitable redevelopment has helped turn the tide on decades of disproportionate environmental impacts at the site, important work remains. EPA continues to work with area communities and key stakeholders to support new, equitable site uses that will meet community needs and ensure the continued protection of human health and the environment.

Looking forward, there are new opportunities on the horizon to reuse vacant site properties and expand existing uses, including construction of more affordable housing. Ongoing planning and coordination among community and government partners and the private sector will help ensure that public health, environmental protection, economic growth and equitable development remain core components of long-term revitalization in West Dallas.

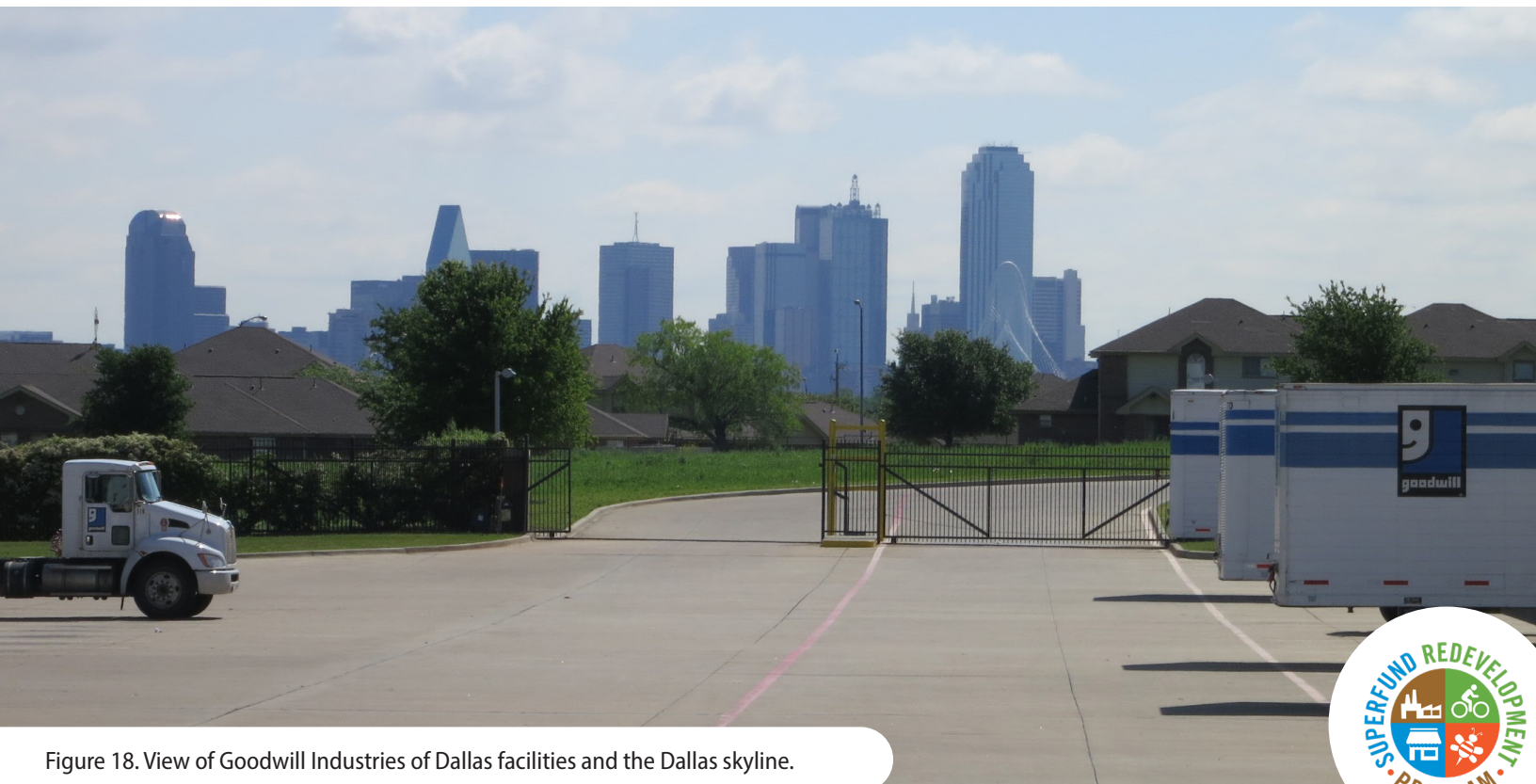


Figure 18. View of Goodwill Industries of Dallas facilities and the Dallas skyline.

For information about EPA's Superfund Redevelopment Program, visit epa.gov/superfund-redevelopment.

RSR Corporation

Technical Appendix

Employment Information for On-Site Jobs

EPA obtained the data included in this appendix directly from reputable sources and reported the data as presented by those sources. Information on the number of employees and sales volume for on-site businesses came from the Hoovers/Dun & Bradstreet (D&B) database.¹ D&B maintains a database of over 300 million businesses worldwide. When Hoovers/D&B database research was unable to identify employment and sales volume for on-site businesses, EPA used the Reference Solutions database.² These databases include data reported by businesses. Accordingly, some reported values might be underestimates or overestimates. In some instances, business and employment information came from business websites. While sales values typically exceed estimated totals of annual income, sales can sometimes be lower than estimated income. This could be attributed to a number of business conditions and/or data reporting.

Wage and Income Information for On-Site Jobs

EPA obtained wage and income information from the U.S. Bureau of Labor Statistics (BLS). Part of the U.S. Department of Labor, the BLS is the principal federal agency responsible for measuring labor market activity, working conditions and price changes in the economy. All BLS data meet high standards of accuracy, statistical quality and impartiality.

EPA used the BLS Quarterly Census of Employment and Wages database to obtain average weekly wage data for businesses at the RSR Corporation Superfund site. Average weekly wage data were identified by matching the North American Industry Classification System (NAICS) codes for each type of business with weekly wage data for corresponding businesses in Dallas County. If weekly wage data were not available at the county level, EPA sought wage data by state or national level, respectively. In cases where wage data were not available for the six-digit NAICS code, EPA used higher-level (less-detailed) NAICS codes to obtain the wage data.

To determine the annual wages (mean annual) earned from jobs generated by each of the selected businesses at the RSR Corporation Superfund site, EPA multiplied the average weekly wage figure by the number of weeks in a year (52) and by the number of jobs (employees) for each business.

¹ <http://www.dnb.com>.

² <https://www.thereferencegroup.com>.

Table A-1 RSR Corporation Superfund Site: Information for On-Site Organizations and Businesses by Site Area

On-Site Business	NAICS Code ^a	NAICS Title	Number of Employees ^b	Average Weekly Wage (2021) ^c	Annual Wage (Mean Annual) per Employee	Total Annual Income ^d	Annual Sales (2022) ^b
<i>Nearby Neighborhoods</i>							
Dallas Independent School District (Dallas Environmental Science Academy)	611110	Elementary and Secondary Schools	92	\$1,043	\$54,236	\$4,989,712	NA
<i>Dallas Housing Authority Area (OU2)</i>							
Circle K	445131 ^e	Convenience Retailers	5 ^e	\$536	\$27,872	\$139,360	\$1,788,000 ^e
Dallas Construction Boys Roofing and Remodeling	238160 ^f	Roofing Contractors	NA	\$1,234	\$64,168	NA	NA
Dallas Independent School District (L. G. Pinkston High School)	611110	Elementary and Secondary Schools	143	\$1,043	\$54,236	\$7,755,748	NA
Goodwill Industries of Dallas, Inc.	459510	All Other General Merchandise Stores	300	\$516	\$26,832	\$8,049,600	\$25,065,000 ^g
Hampton Supportive Housing, Inc. (Mabel Meshack White Manor)	531110 ^f	Lessors of Residential Buildings and Dwellings	4 ^e	\$1,323	\$68,796	\$275,184	NA
Headstart & Early Headstart	624410	Child Day Care Services	2	\$534	\$27,768	\$55,536	NA
Kamaha's House of Beauty	812112 ^e	Beauty Salons	1 ^e	\$702	\$36,504	\$36,504	\$83,000 ^e

On-Site Business	NAICS Code ^a	NAICS Title	Number of Employees ^b	Average Weekly Wage (2021) ^c	Annual Wage (Mean Annual) per Employee	Total Annual Income ^d	Annual Sales (2022) ^b
Lakewest Assisted Living	623312	Assisted Living Facilities for the Elderly	10	\$633	\$32,916	\$329,160	\$450,030
Lakewest Senior Housing I, LP (The Villages at Lakewest)	531110 ^e	Lessors of residential Buildings and Dwellings	9	\$1,323	\$68,796	\$619,164	\$398,110 ^h
Lakewest Snf Operations LLC (Lakewest Rehabilitation and Skilled Care)	621498	All Other Outpatient Care Centers	100	\$1,188	\$61,776	\$6,177,600	\$8,860,000
Mercy Street	813110	Religious Organizations	34 ⁱ	\$1,095	\$56,940	\$1,935,960	\$2,890,000
OnDemand Dallas Fire Sprinkler & Hood Cleaning Co.	238290 ^f	Other Building Equipment Contractors	NA	\$1,850	\$96,200	NA	NA
Our Lady of San Juan De Los Lagos - St. Theresa	813110 ^e	Religious Organizations	1 ^e	\$1,095	\$56,940	\$56,940	NA
Seven Rays Ministry	813110	Religious Organizations	2	\$1,095	\$56,940	\$113,880	\$45,990 ^h
Texas Rangers MLB Youth Academy	611620 ^f	Sports and Recreation Instruction	NA	\$598	\$31,096	NA	NA

On-Site Business	NAICS Code ^a	NAICS Title	Number of Employees ^b	Average Weekly Wage (2021) ^c	Annual Wage (Mean Annual) per Employee	Total Annual Income ^d	Annual Sales (2022) ^b
The Housing Authority of The City of Dallas (Dallas Housing Authority)	925110	Administration of Housing Programs	125	\$869	\$45,188	\$5,648,500	NA
Thrive Women's Clinic (West Dallas Clinic)	624230	Emergency and Other Relief Services	3	\$979	\$50,908	\$152,724	\$723,000 ^e
Uplift Education (Uplift Heights Preparatory School, Primary School)	611110	Elementary and Secondary Schools	85	\$1,043	\$54,236	\$4,610,060	NA
Uplift Education (Uplift Heights Preparatory Secondary School)	611110	Elementary and Secondary Schools	85	\$1,043	\$54,236	\$4,610,060	NA
West Dallas Community School	611110	Elementary and Secondary Schools	41	\$1,067	\$55,484	\$2,274,844	\$3,570,000
Dallas County Hospital District (Lake West Women's Health Center, Parkland Health & Hospital System)	621111 ^e	Offices of Physicians (except Mental Health Specialists)	10 ^e	\$977	\$50,804	\$508,040	\$1,446,000 ^e
Dallas Police Department - Lakewest Storefront Team	922120 ^f	Police Protection	6 ^j	\$1,365	\$70,980	\$425,880	NA
Former Waste Disposal Areas (OU3)							
National Convenience Stores Incorporated (Chevron #382992)	445131	Convenience Retailers	5	\$536	\$27,872	\$139,360	\$330,000 ^e
Davis Street Valero	447190 ^f	Other Gasoline Stations	NA	\$745	\$38,740	NA	NA

On-Site Business	NAICS Code ^a	NAICS Title	Number of Employees ^b	Average Weekly Wage (2021) ^c	Annual Wage (Mean Annual) per Employee	Total Annual Income ^d	Annual Sales (2022) ^b
Taqueria Vazquez #2	722511 ^f	Full-Service Restaurants	NA	\$565	\$29,380	NA	NA
City of Dallas (Jaycee/Zaragoza Recreation Center, Parks and Recreation Dept.)	713940	Fitness and Recreational Sports Centers	9	\$460	\$23,920	\$215,280	\$310,000 ^e
Former Smelter Facility (OU4)							
7-Eleven	445131 ^e	Convenience Retailers	5 ^e	\$536	\$27,872	\$139,360	\$1,565,000 ^e
Former Battery-Breaking Facility and Other Industrial Land Associated with the Smelter Facility (OU5)							
Dallas Lite & Barricade	532490	Other Commercial and Industrial Machinery and Equipment Rental and Leasing	26 ⁱ	\$1,003	\$52,156	\$ 1,356,056	\$10,723,556 ⁹
Totals			1,103			\$50,614,512	\$58,247,686

^a NAICS code provided in the D&B database, unless otherwise noted.

^b Data are from the D&B database, unless otherwise noted.

^c Average weekly wage per employee based on BLS 2021 Average Weekly Wage data.

^d Total annual income figures derived by multiplying "Number of Employees" by "Annual Wage (Mean Annual) per Employee".

^e Data are from the Reference Solutions database.

^f NAICS code assumed, based on business type.

⁹ Annual sales value calculated using the "Sales Per Employee" method. In cases where information sources do not provide annual sales data, an estimated annual sales value was calculated using the "Sales Per Employee Method". This method involves dividing the company-wide sales value by the number of employees that work at all branches of the business. That value equals an estimated business sales value per employee for the entire company. That value is then multiplied by the number of employees at the on-site business location to calculate an estimated annual sales value for the site-specific business location.

^h While sales values typically exceed estimated totals of annual employee income, annual reported sales can sometimes be lower than estimated annual income. This atypical condition of estimated income exceeding sales can be a result of business conditions, estimated business wages not accurately reflecting actual wages for the site-specific business, annual sales being under-reported, a business loss for the year or a combination of those factors.

ⁱ Site-specific employee number obtained from the business website (accessed 9/30/2022).

^j Site-specific employee number obtained from the Dallas Police Department website (accessed 9/30/2022).

NA = not available or not applicable.

Property Values and Local Tax Revenue Generated from Property Taxes

EPA obtained data on the most recently assessed values for property parcels at the RSR Corporation Superfund site in September 2022 using property records accessible through Dallas County's online property appraisal database.^a EPA also obtained 2022 property tax information for the site parcels.^b

Table A-2 Property Value and Tax Summary for Taxes Payable in 2022, by Site Area

Site Areas		Number of Parcels	Total Property Value (2022)	Total Property Tax (2022)
Nearby Neighborhoods	Phase 1 Removal Area ^c	575	\$105,790,260	\$1,884,588
Dallas Housing Authority Area	OU2	476	\$418,966,350	\$1,733,876
Former Waste Disposal Areas	OU3 - Site 1	10	\$12,218,580	\$269,242
	OU3 - Site 3	8	\$2,652,150	\$66,579
	OU3 - Site 4	170	\$3,723,160	\$78,221
Former Smelter Facility	OU4	3	\$2,396,520	\$60,162
Former Battery Breaking Facility and Other Industrial Land Associated with the Smelter Facility	OU5 - Subarea 1	1	\$6,656,730	\$167,109
	OU5 - Subarea 2	49	\$280,260	\$7,036
	OU5 - Subarea 3	11	\$152,170	\$3,820
	OU5 - Subareas 4A, 4B and 4C	1	\$971,520	\$24,389
Totals		1,304	\$553,870,700	\$4,295,022

^a Dallas Central Appraisal District Data Products: <https://www.dallascad.org/DataProducts.aspx>.

^b Dallas Central Appraisal District Property Tax Estimator: <https://www.dallascad.org/TaxRateCalculator.aspx>.

^c As the Phase 1 removal action addressed only residential properties and high-risk areas such as schools, the property value and tax totals for that site area only includes those types of properties; commercial and industrial properties are not included.

