

Nissan USA Redevelopment Project, Smyrna, Tennessee

Nissan USA purchased a blighted, vacant, and contaminated property to expand their operations in the Smyrna, Tennessee area. The property consists of 76.22 acres and was once considered a hazardous substance site, after industrial waste had historically been dumped into on-site sinkholes decades ago. The sinkholes once used for dumping were addressed by cross-divisional collaboration.

In 2015 the developer, PDC Inc. joined the Brownfields Voluntary Cleanup, Oversight and Assistance Program (VOAP) through the Tennessee Department of Environment and Conservation (TDEC) Division of Remediation (DoR). During construction, soil and water were tested to determine if contamination was still present on site. DoR worked with the TDEC Division of Water Resources to remediate and reconstruct the sinkholes to allow for the construction of the new facility. Contaminated soils were removed and properly disposed of during the excavation and construction of the new building.

Through the VOAP, the site was investigated, remediated, and put back into use as the new supply and training facility for the Nissan Smyrna automotive plant creating 1,000 new supplier jobs for the area. This \$160 million expansion included a new a 1.5 million square foot facility that is used by Nissan suppliers as an integrated logistics center. It also provides essential space to support the on-site suppliers necessary for continued growth, while further supporting Nissan's overall strategy to bring more production to the United States. In 2016, the construction of the new building was completed, creating new jobs and bringing economic growth to the Nashville area.



Before remediation and redevelopment, the property sat vacant in August 2014.



After environmental challenges were addressed, the Nissan USA facility opened in 2016.