



# TDY Project Status Update

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**San Diego County Regional Airport Authority**



# Outline

- ◆ Site History
- ◆ Settlement Agreement
- ◆ Remediation
- ◆ Demolition
- ◆ Site Development





# Site History: Aircraft Manufacturing



- ◆ **1939-** Ryan Aeronautical Co. first leased property and operated for 60 years manufacturing aircraft, including vertical takeoff & landing aircraft (X-13 Vertijet).
- ◆ **1969-** Company was sold to Teledyne Inc. and became Teledyne-Ryan Aeronautical Co. (TDY Industries).
- ◆ **1996-** TDY Industries merged with and then became subsidiary of Allegheny Corp.
- ◆ **1999-** Northrop Grumman acquired TDY Industries and relocated operations to Rancho Bernardo, leaving site vacant.



1 of 3 buildings  
relocated to site

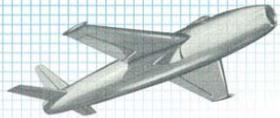


X-13 Vertijet





# Teledyne-Ryan Interpretative Display



The Teledyne-Ryan facility played an important role in San Diego aviation history. Established by T. Claude Ryan in 1935 on a 10-acre site on the south central part of the airport along North Harbor Drive, the facility has a long aviation history, beginning as a flight school and evolving into an aircraft manufacturing facility containing offices, aircraft hangars and engineering buildings. At this site, many different kinds of aircraft were manufactured during the company's period of operations. Initially, the aircraft were made by hand, but as technologies improved, the assembly-line was used to build airplanes during World War II. The company made important contributions to the nation's war efforts during World War II, through the Korean War and into the Cold War.

The Ryan Aeronautical District contains 47 buildings, of which, 17 are considered historically significant resources for their contribution to aircraft manufacturing from 1939 to 1969 at Lindbergh Field and are also considered important for their industrial architecture during the period. Each of the buildings and structures included with the boundaries of the site were documented according to the [National Park Service Historic American Building Survey \(HABS\)](#) standards. HABS documentation combines drawings, history, and photography to produce a comprehensive, interdisciplinary record. HABS documentation conveys what is most important about the buildings and structures, both historically and architecturally.

This website is designed to offer a glimpse into the history of the Teledyne-Ryan facility so that visitors can grasp its historic significance and come away with a new appreciation of the role that this company played in San Diego's aviation history.



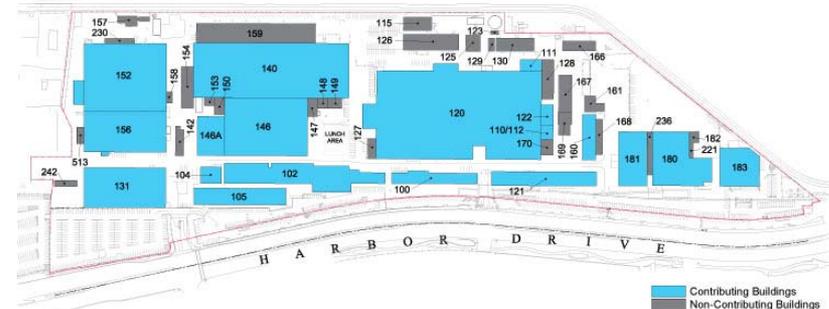
## Site Map of Ryan Aeronautical Historic District

The interactive sitemap below depicts the historic Ryan Aeronautical site. The buildings that contribute to the historic district are depicted in blue. Please click on the buildings for a brief description of the HABS report for that particular building.



### Building 100

Building 100 was the Administration Building. The two-story office building was constructed in 1940, and displayed elements of the Art Deco and Moderne architectural styles. It was expanded in 1942, adding 177 feet to the west side of the original 1941 building. The total footprint measured 30 x 315 feet. Design features included horizontal banding along the south and east elevations, horizontal rows of windows, stepped massing which was accentuated by the original projecting entryway, and stucco exterior material.



Website

[http://www.san.org/sdcraa/airport\\_initiatives/environmental/ryan.aspx](http://www.san.org/sdcraa/airport_initiatives/environmental/ryan.aspx)

**May 2004** Port District and Airport Authority sign Settlement Agreement regarding TDY lease and cost sharing for site demolition.

**Oct 2004** Regional Water Quality Control Board issues Clean up and Abatement Order to TDY Industries to address contamination issues at site.

**Mar 2007** Port District, Airport Authority and TDY Industries sign Settlement Agreement addressing TDY site demolition and remediation.

## Defined Roles and Responsibilities of Parties:

### TDY Industries

- Clean-up of contaminated soil, soil vapor & groundwater
- Long-term site monitoring after clean-up to assure compliance

### Port District

- Demolition of buildings, slabs & subsurface utilities & infrastructure
- Removal & disposal of all contaminated building materials

### Airport Authority

- Environmental review & analysis of demolition project
- Implementation of post-demolition mitigation measures

## Cleanup Methods

Soil Contamination

Soil Vapor  
Contamination

Groundwater  
Contamination

- Bioremediation  
(injecting nutrients & microbes)

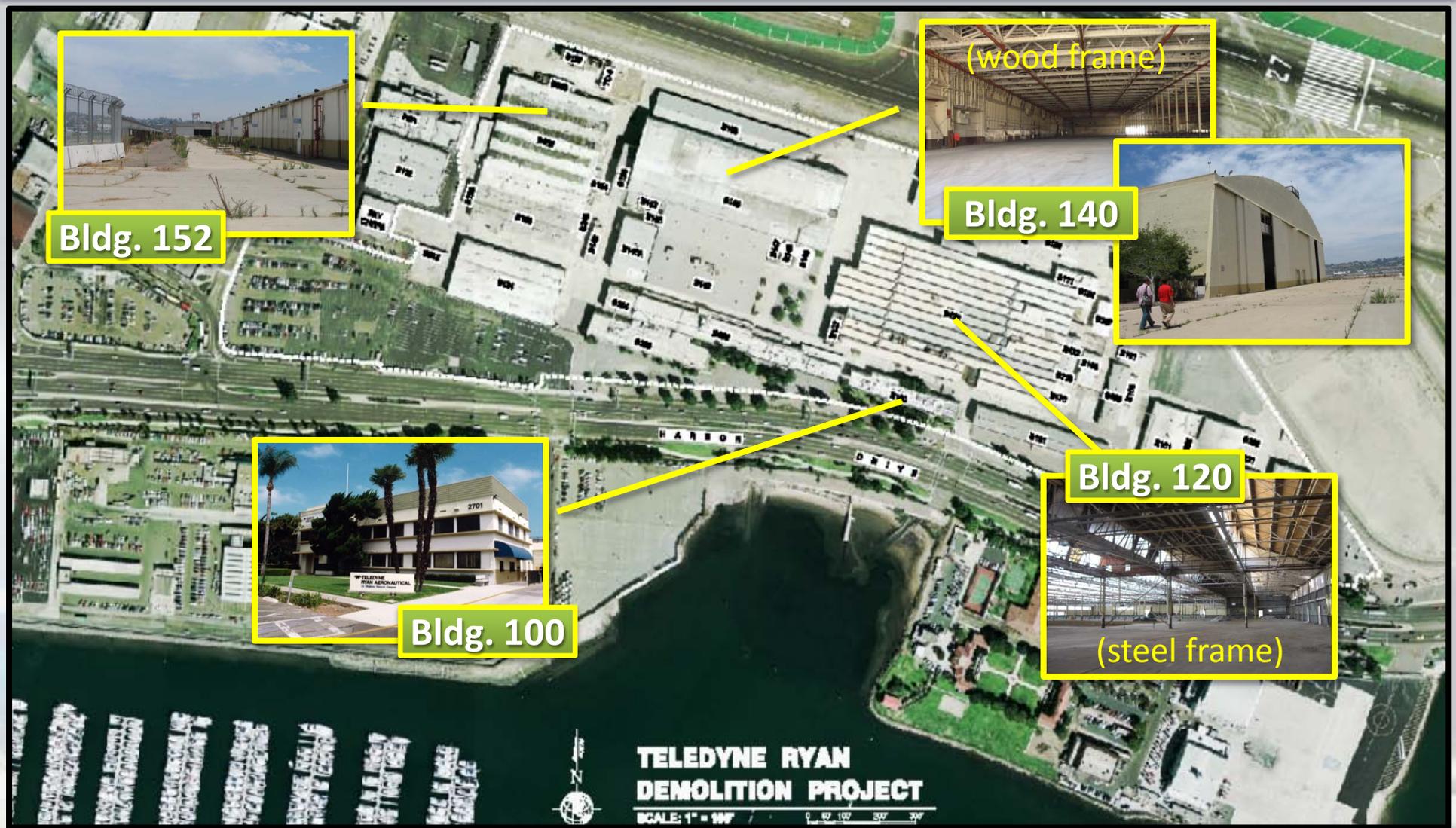
- Excavation  
(with removal & disposal)

- Bioremediation  
(injecting nutrients & microbes)

- Groundwater Monitoring  
(long-term, i.e., a few years)

2010				2011												2012					
SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
<u>Demolition</u>																					
Above ground <input checked="" type="checkbox"/>					Slab, below grade & Bldg. 100 <input checked="" type="checkbox"/>																
<u>Remediation</u>																					
Bioremediation of groundwater <input checked="" type="checkbox"/>																					
					Bioremediation of soil & soil vapor <input checked="" type="checkbox"/>																
					Excavation of soil <input checked="" type="checkbox"/>																
Long-term groundwater monitoring to assure compliance <input checked="" type="checkbox"/>																					

# TDY Demolition Project Typical Site Buildings





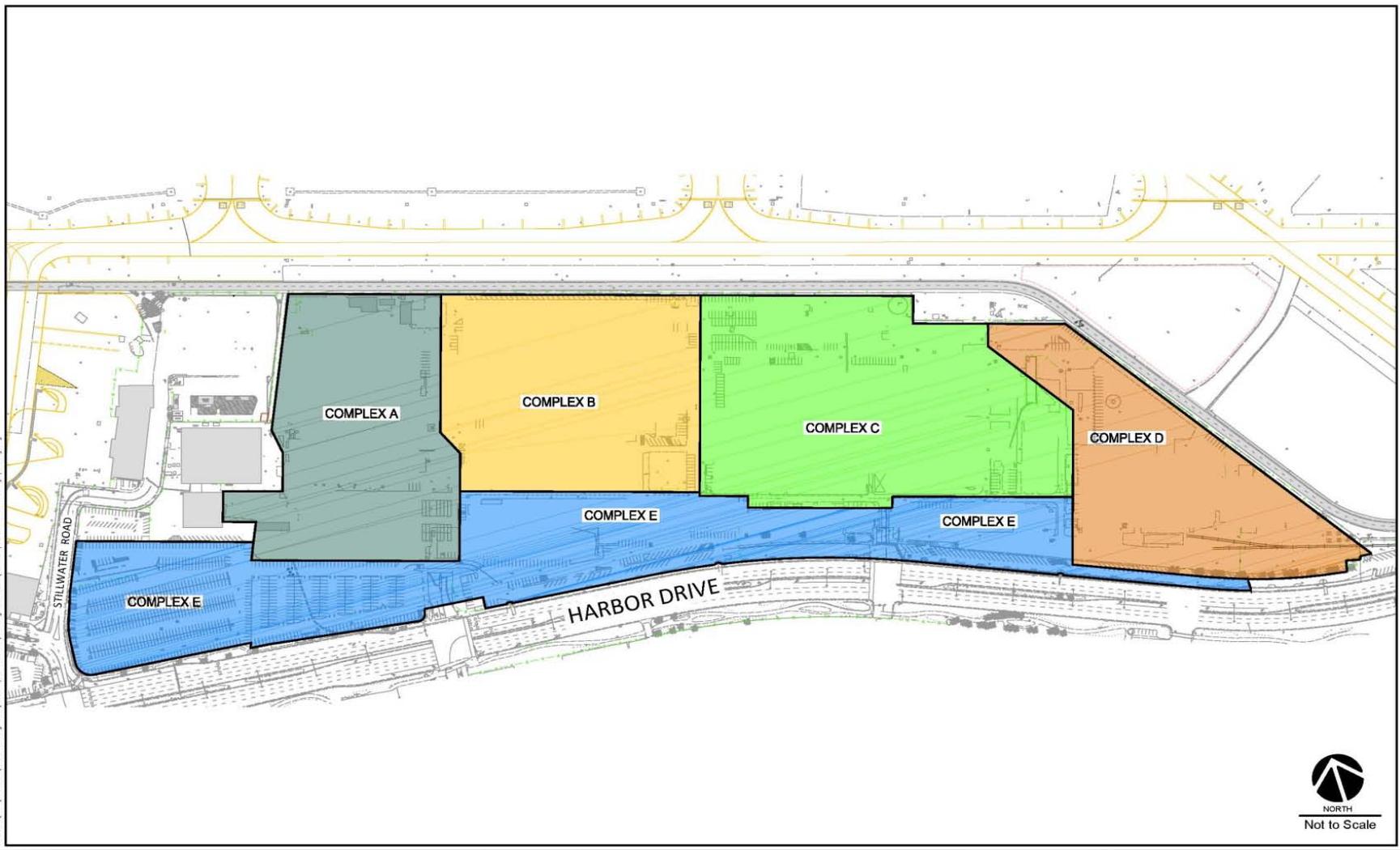
# TDY Budget Summary

Total Litigation Award (Judgment) + Interest	\$13,476,380
Estimated Expenditures Phase I, II and III	(\$24,793,561)
Amount Remaining from Litigation Award	(\$11,317,181)
Subtotal: Airport (50%) Share of Expenses	<u>\$5,658,590</u>





# TDY Demolition Complex Layout



# TDY Interim & Cell Phone Parking Lot



# TDY Interim & Cell Phone Parking Lot

