



## EXECUTIVE SUMMARY

The designated property (also referred to as the "Site") is located in downtown Houston, Texas, in Harris County. The property address is 1210 San Jacinto Street, Houston, Texas 77002 and consists of 4.3 acres of commercial land referred to as Blocks 272, 273, and 274 of downtown Houston and is surrounded by commercial facilities including parking garages, office buildings, and the South Texas College of Law. The Site was residential from the 1890's until the mid 1920's when the first commercial buildings were identified on Sanborn Fire Insurance Maps. The property is currently under development for the construction of a mixed-use commercial and retail facility. The three-block project is bounded by Dallas, Polk, Main, and Caroline Streets and will include 360,000 square feet of retail and 200,000 square feet of office space. The most recent property use for each block was paved parking lots used for 24-hour parking prior to development. Central Parking currently owns the southeast quadrant of Block 273, while the remainder of the block, and Blocks 272 and 274 are owned by Houston Pavilions, LP.

Environmental investigation activities have identified chemicals of concern (COCs) in the soils and groundwater above the Texas Commission on Environmental Quality (TCEQ) Texas Risk Reduction Program (TRRP) residential protective concentration levels (PCL) for ingestion of groundwater on Block 273. The groundwater contaminant plume is stable or contracting. The affected groundwater is on average 26-feet (ft) below ground surface (bgs). Local groundwater flow beneath the site is generally toward the southeast. Four COCs in the shallow groundwater unit have been identified with protective concentration level exceedence (PCLE) zones including tetrachloroethene (PCE), trichloroethene (TCE), cis-1,2-dichloroethene (cis-1,2-DCE), and vinyl chloride (VC). ***By implementing an MSD, groundwater analytical results will not exceed the TRRP residential non-ingestion PCLs.***

One state registered water well is located within one half-mile of the property based on the most recent search of the Texas Water Development Board (TWDB) records. According to the TWDB this well is drilled to a depth of 986 ft bgs. Since the groundwater contamination plume is located in the shallow, upper groundwater bearing unit approximately 26 ft bgs and separated by a thick confining unit from the deeper Evangeline Aquifer, the well is not threatened by the shallow groundwater impact at 1210 San Jacinto Street.

**CITY OF HOUSTON**



**PUBLIC WORKS AND  
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DIVISION**

### **EXECUTIVE SUMMARY (cont.)**

There are no municipalities within a ½ mile radius of the property other than the City of Houston. Further, the City of Houston and the City of West University are the only municipal utilities located within five miles of the site.

In March 2006, source excavation of soil with PCE concentrations of approximately 1.0 mg/kg or greater was performed to reduce the mass of PCE in the source area of Block 273. Although residual COC concentrations remain, physical barriers consisting of surface cover over the remaining affected soil effectively eliminate any threat to human health and the environment. Further, upon comparison of residual concentrations of COCs located in the soil to TCEQ Tier 2 PCLs that utilize existing physical controls, no soil PCLE zone exists, and no further response actions are needed for soil.

Based on the most recent results from samples collected from off-site monitoring wells, it appears that additional sources of chlorinated solvents are present in this area and complete delineation of any contributions from Block 273 would not be possible. Research of the historical property usage of the area identified multiple auto repair facilities in the immediate vicinity of Block 273, as well as dozens of other potential source areas that are typical for the urban, mixed-use nature of the downtown environment. It is highly likely that one or more of these facilities have contributed to groundwater contamination, complicating the delineation of impacts from Block 273 and suggesting, not unexpectedly, that historical use of this area has resulted in multiple impacts to the shallow water-bearing zone. Based on current groundwater analytical data, it is evident that additional sources are likely, and that multiple plumes exist in this downtown area. It is not possible for one property owner to delineate and remediate contamination from multiple sources, especially with the complexity of restricted access, due to the urban environment and limited space to perform such an investigation.

The applicant's current plan for the site is to obtain closure for groundwater issues through the TCEQ Voluntary Cleanup Program (VCP) after obtaining the MSD with the City of Houston and TCEQ. Affected groundwater is confined vertically to the shallow groundwater-bearing unit and shows indications of natural attenuation based on the presence of degradation compounds in the downgradient direction towards the south/southeast.