

Municipal Setting Designations



MSDs: Another tool for Houston

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Municipal Setting Designations (MSDs)

Agenda



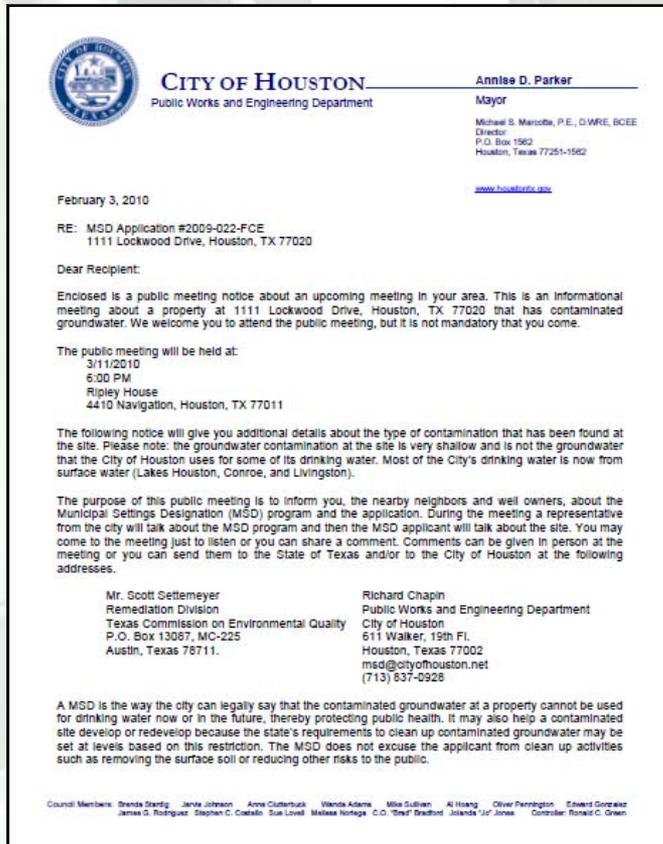
- City of Houston
 - Why we are here
 - Who the MSD impacts
 - What an MSD is
 - Why support an MSD
 - Steps in the MSD process
- MSD Applicant
 - Specific information on the site
1111, Lockwood Drive, Houston, TX 77020
- Public comment and questions

Why Are We Here



- Inform you about an MSD application
 - Westbrook Investments, LP
 - MSD #2009-022-FCE
- Explain what an MSD is and what it does for the applicant, the local community, and the City
- Receive public comments

MSD Notice Letters



■ Public Notices:

Property owners

First Class Mail

½ Mile

Water well owners

Certified Mail

5 Miles

Who the MSD Impacts



- Unless you are the applicant:
 - An MSD does not affect your property
 - An MSD does not affect your water well
 - There are no requirements on you
- Drinking water supplied by the City is not affected

What an MSD is



- Voluntary deed restriction to prevent the use of contaminated groundwater
 - State program created in 2003, administered by TCEQ
 - City process created in November 2007, administered by Public Works & Engineering
- TCEQ cannot approve an MSD without the City Council's support

What an MSD is



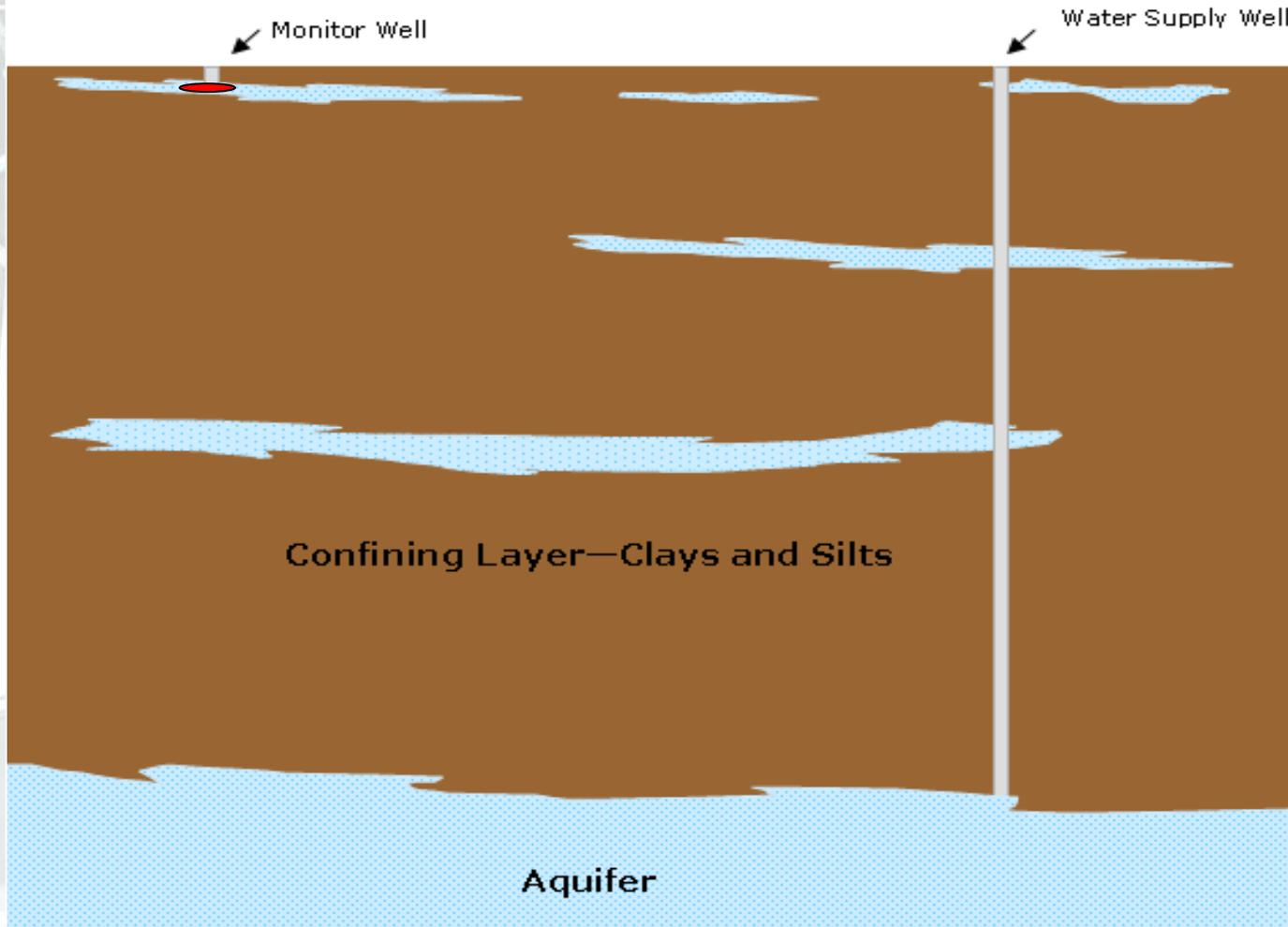
- An alternative method to address groundwater contamination
- Houston has shallow groundwater contamination scattered across the city
- This program only considers very shallow contamination (up to 200' below the surface)

City Water Supply



- Houston's drinking water comes from either deep aquifers or surface water
 - Nearest public water supply well
 - Northeast well #4 depth 2,080 ft.
 - 3 miles from the MSD site
 - Surface water supply
 - Lake Houston
 - Lake Conroe
 - Lake Livingston

Shallow Contamination



Impacted groundwater is typically between 20 and 60 feet below the surface.

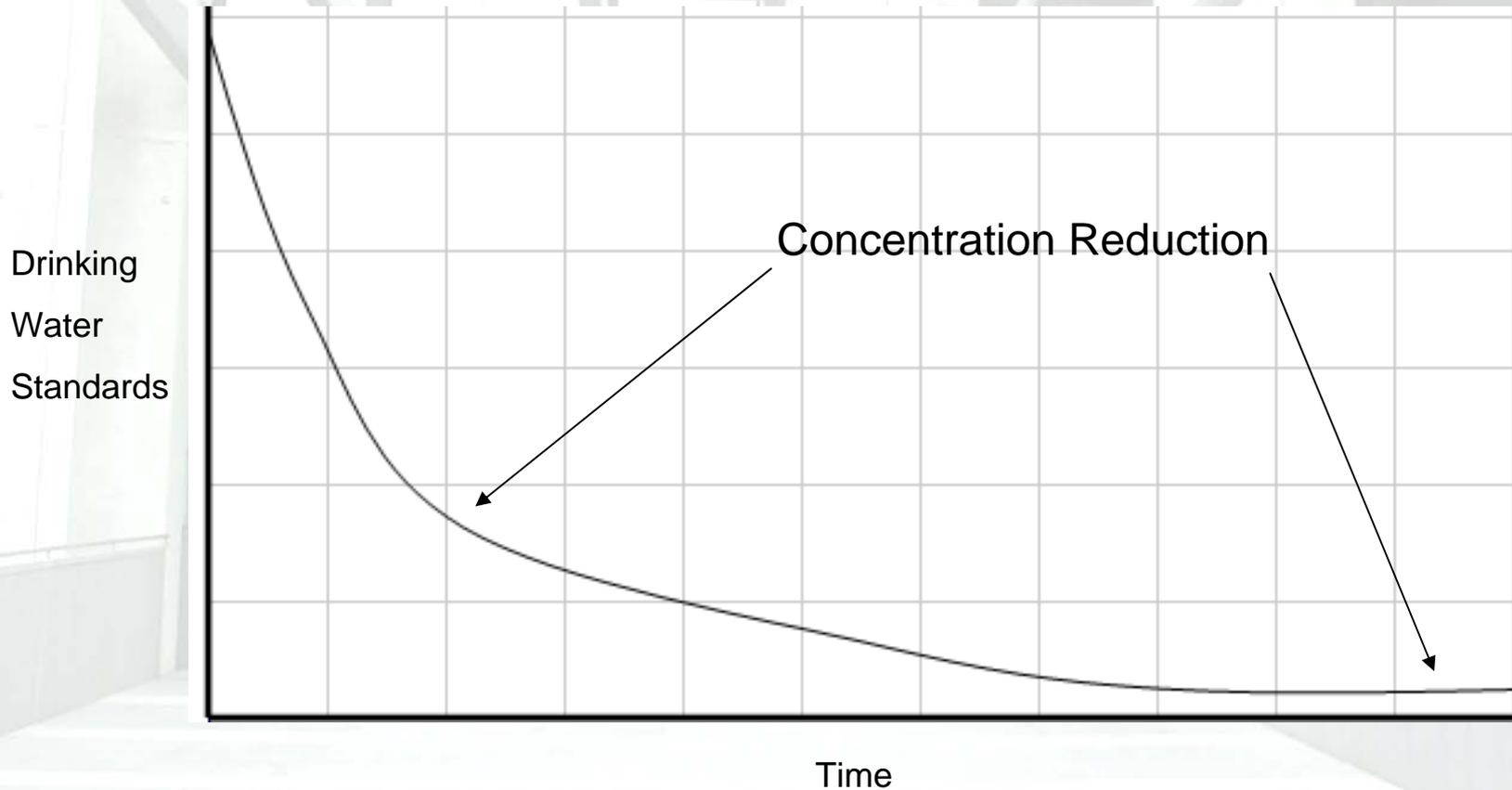
Drinking Water Supply Wells typically get water from 600 feet or deeper below the surface.

Problems of Traditional Remediation Methods



- Groundwater must be cleaned to drinking water standards even if:
 - There is no need or desire to use it, or
 - Water bearing zone is too silty, too salty, or low producing
- Groundwater remediation to drinking water standards is inefficient, costly, and can take decades

Groundwater Remediation



Municipal Setting Designations (MSDs)

Applicant's Responsibility



- An MSD does **NOT** excuse the applicant from reducing other risks to the public
- Owner must still address:
 - Non-Ingestion
 - Soil
 - Vapors
 - Runoff and other flows

City's Requirements of the Applicant:



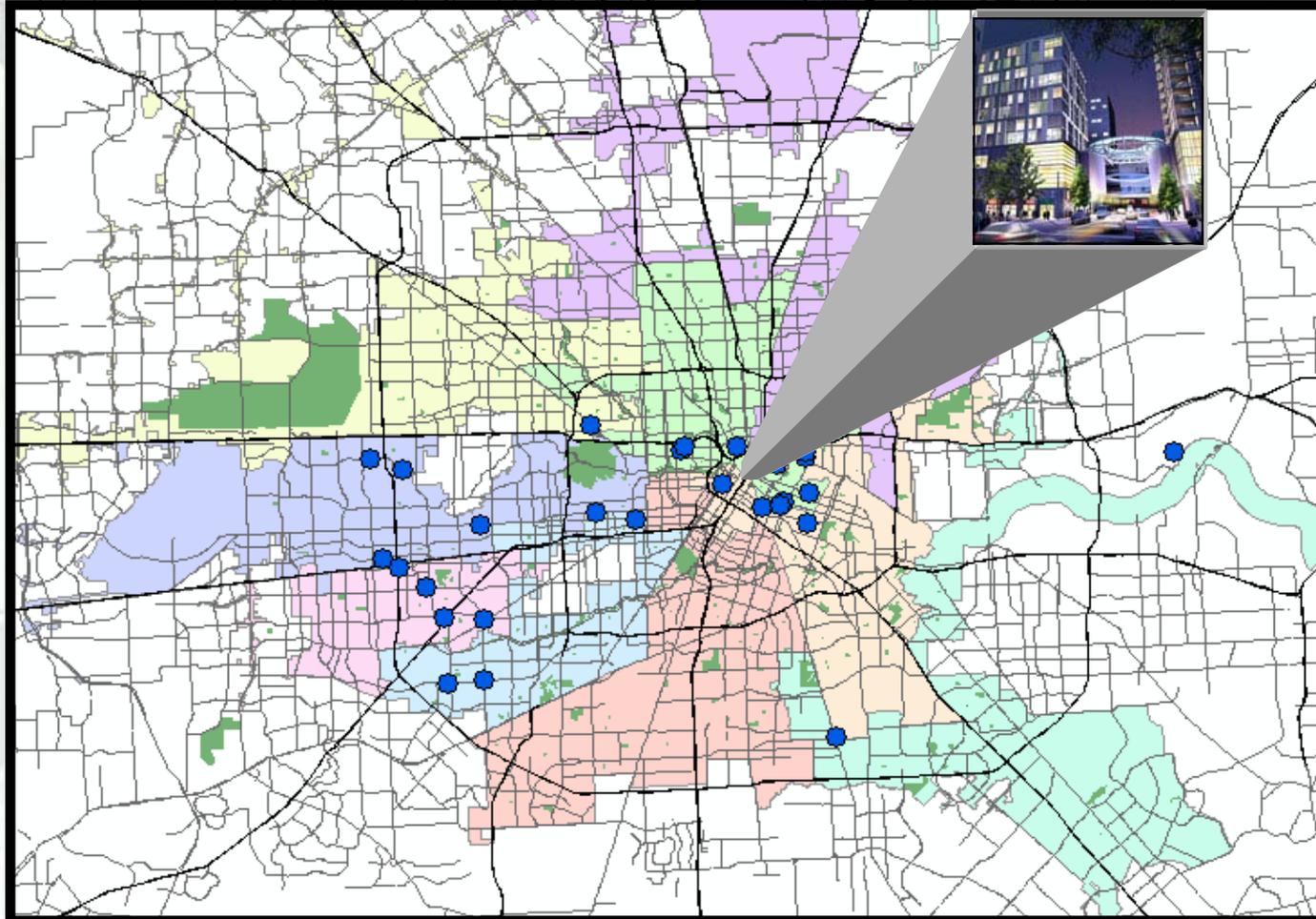
- Site must already be in a State or Federal clean up program
- Site must have been thoroughly investigated
- Data must show that the groundwater plume is stable or diminishing.
- A Professional Engineer (P.E.) or Professional Geologist (P.G.) must be willing to certify that the plume is stable or contracting.

Why Support An MSD?



- Protects the public from consumption of shallow contaminated groundwater
- Encourages clean-up of contaminated sites through participation in a State or Federal program
- Promotes redevelopment of under-utilized properties

MSD Sites in Houston



Municipal Setting Designations (MSDs)

Steps in the Process



- Based on input from this meeting and the public hearing, the City will consider supporting an MSD
- If supported, the applicant submits its application to the TCEQ
- TCEQ grants or denies the MSD
- If granted, the City files a deed restriction on the property

MSD Application



- Central Library reference desk
- 500 McKinney
Houston, TX 77002

The MSD Website



www.houstonmsd.org

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Senior Assistant Director, PE
PW&E/Planning & Development Services Division
PH 713.837.0928
FX 713.837.0658

#	Article Title
1	MSD Calendar
2	MSD Completed
3	MSD in Review

The screenshot shows the City of Houston website interface for Municipal Setting Designations (MSDs). It includes a search bar, navigation tabs (Home, About, Services, etc.), and a sidebar with categories like 'Director's Office' and 'Programs'. The main content area is titled 'Municipal Setting Designation' and lists 'Carol Ellinger Haddock, Assistant Director, PE'. It contains sections for 'History', 'General Information', 'Forms and Information', and 'FAQ'. At the bottom, there is a table with article titles and numbers, which is highlighted by an orange arrow pointing to the 'MSD in Review' article.

Municipal Setting Designations (MSDs)

The MSD Website



Westbrook Investments, LP, # 2009-022-FCE (Former Cooper Energy Services Facility)
Executive Summary
Full Application
Public Meeting Notice
KBR Technical Services, Inc. # 2009-023-KBR (KBR Clinton Drive Facility)
Executive Summary
Full Application
Public Meeting Notice
Weingarten Realty Investors # 2010-024-FSW (Fondren Southwest Village Shopping Center Site)
Executive Summary
Full Application
Silver Bishop Holdings, LP # 2010-025-NOR (Navigation-Norwood Site)

Date	Time	Event
3/11/2010	6:00 PM	Public Meeting: Westbrook Investmetns, LP (MSD # 2009-022-FCE) Ripley House, 4410 Navigation, Houston, TX 77011
4/6/2010	6:00 PM	Public Meeting: KBR Technical Services, Inc. (MSD # 2009-023-KBR) Ripley House, 4410 Navigation, Houston, TX 77011
4/14/2010	9:00 AM	Public Hearing: Flex Tank Systems, LLC (MSD #2009-021-DZR) City Hall Council Chambers, 2 nd Floor, 901 Bagby, Houston, TX 77002
4/14/2010	9:00 AM	Public Hearing: Westbrook Investments, LP (MSD #2009-022-FCE) City Hall Council Chambers, 2 nd Floor, 901 Bagby, Houston, TX 77002
4/20/2010	6:00 PM	Public Meeting: Weingarten Realty Investors (MSD # 2010-024-FSW) Bayland Community Center, 6400 Bissonnet, Houston, TX 77074
5/06/2010	6:00 PM	Public Meeting: Silver Bishop Holdings, LP (MSD #2010-025-NOR) Ripley House Community Center, 4410

Public Hearing



- Date: April 14, 2010
- Time: 9:00 am
- Place: City Council Chamber
- Address: 901 Bagby, Second Floor
Houston, Texas 77002

Any person wishing to speak on this issue must contact the City Secretary's office at (832) 393-1100 to reserve time not later than 8:30 am on 2/17/10.

Contact Information



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&

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**Public Works & Engineering
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(713) 837-0928**



Municipal Setting Designations (MSDs)

Contact Information



Scott Settemeyer

Remediation Division

Texas Commission on Environmental Quality

P.O. Box 13087, MC-225

Austin, Texas 78711



Municipal Setting Designations (MSDs)



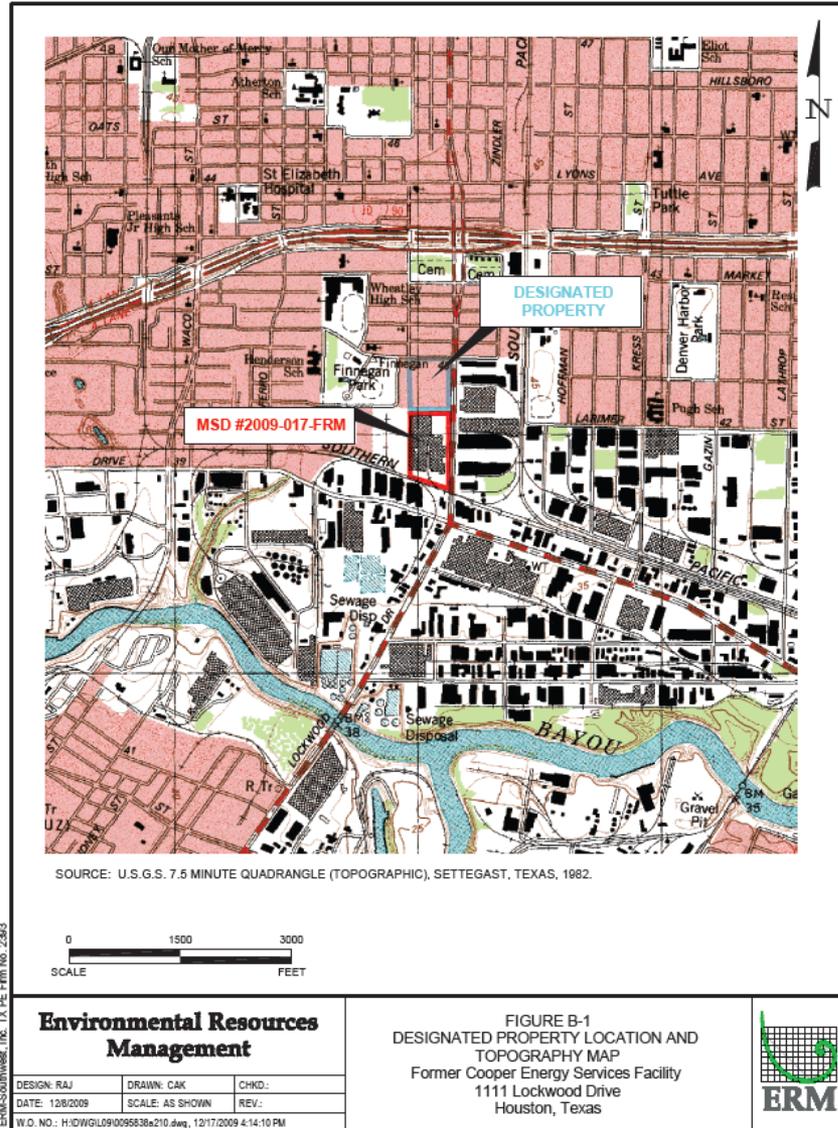
	<h1>MSD #2009-022-FCE</h1>				
	<p>Former Cooper Energy Services Facility 1111 Lockwood Drive Current Owner and MSD Applicant: Westbrook Investments, LP Previous Owner: Cooper Energy Services</p>				
	<p>Presenter:</p> <p>Representatives:</p>	<p>Mr. Paul Stefan P.G., Principal, Environmental Resources Management</p> <p>Mr. Chuck Rockwell, Cameron International Corporation Mr. Rob Jaros, Environmental Resources Management</p>			

Benefit to the Public

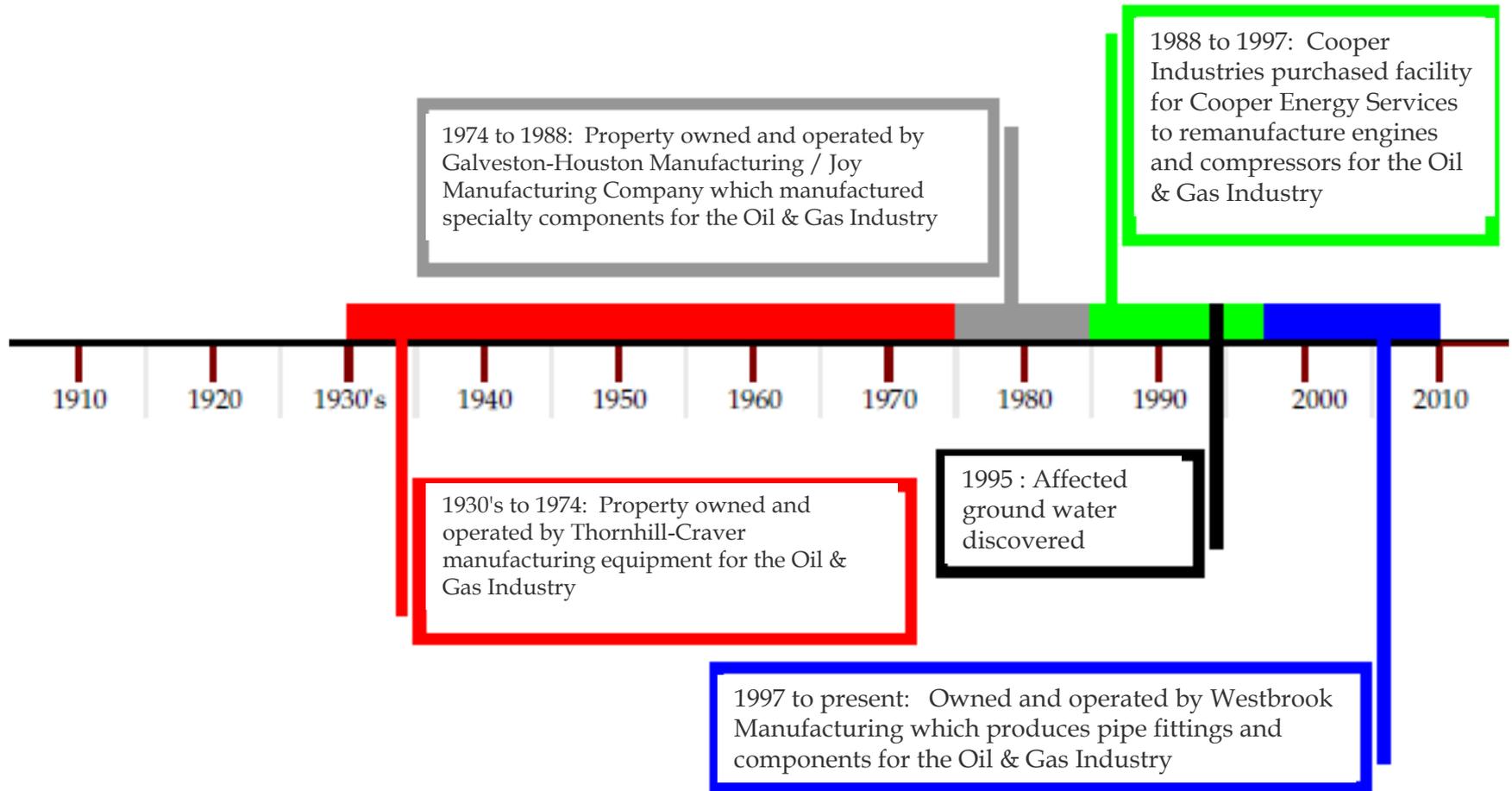
The MSD will:

- Help prevent inadvertent use of shallow ground water
- Address Compliance Status with the State and Local Agencies
- Enhance land use and future property values

Facility Location



Site History and Property Ownership History

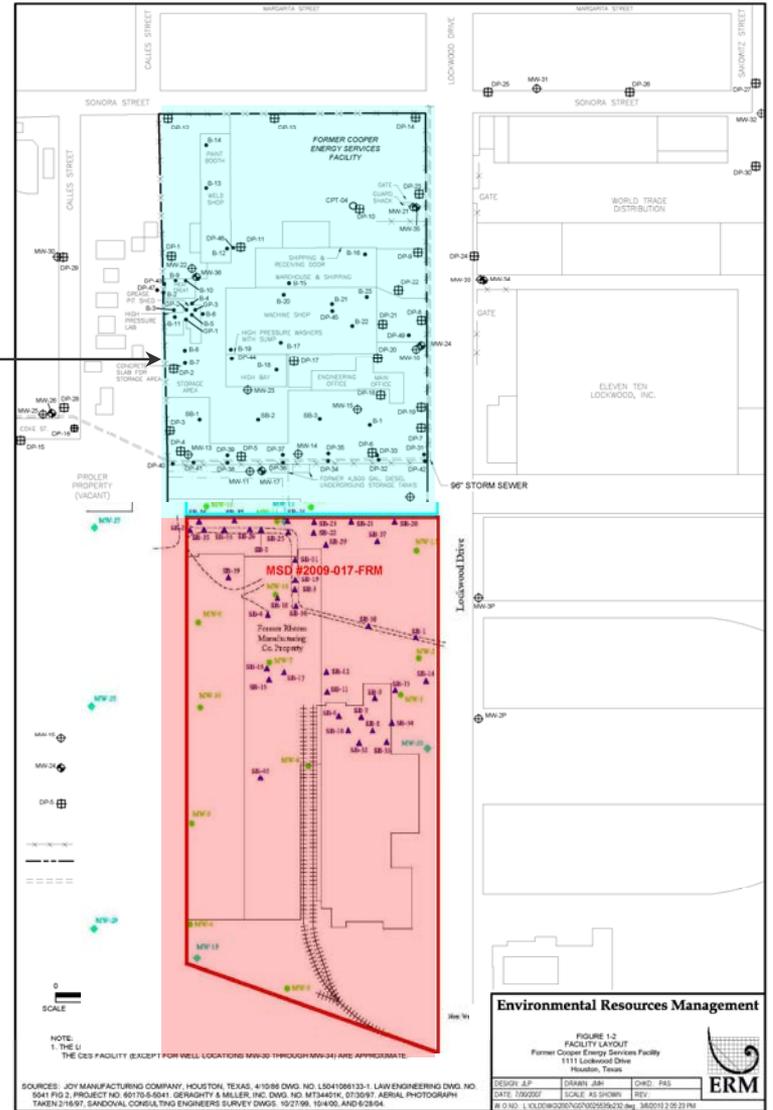


Current Site Conditions

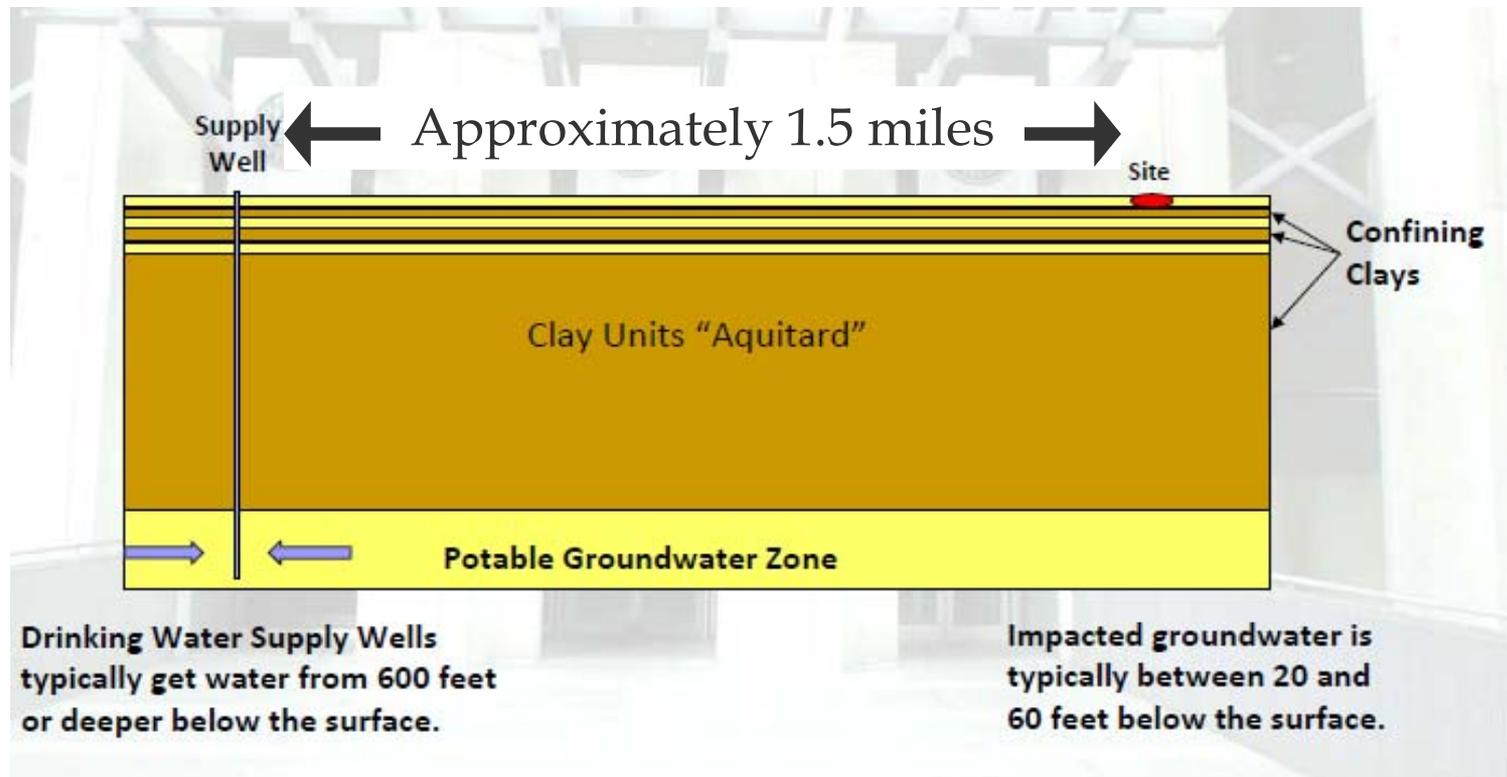
- Common Volatile Organic Compounds (VOCs) are present in ground water:
 - Tetrachloroethene (PCE)
 - Trichloroethene (TCE)
 - cis-1,2-Dichloroethene (cis-1,2-DCE)
 - Vinyl Chloride (VC)

Remediation Efforts

MSD#2009-022-FCE

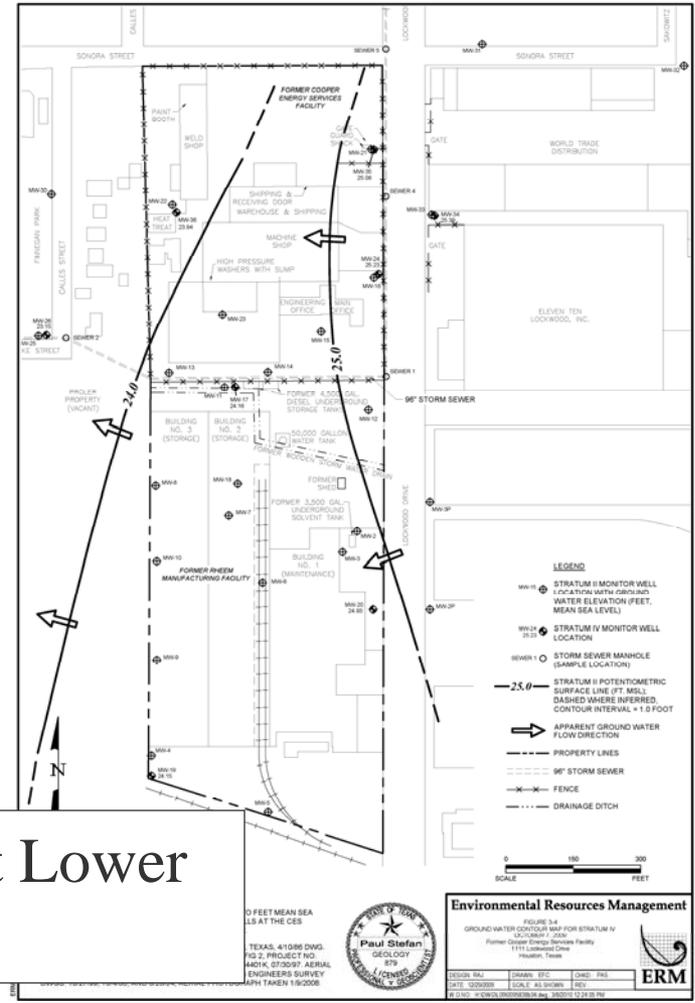
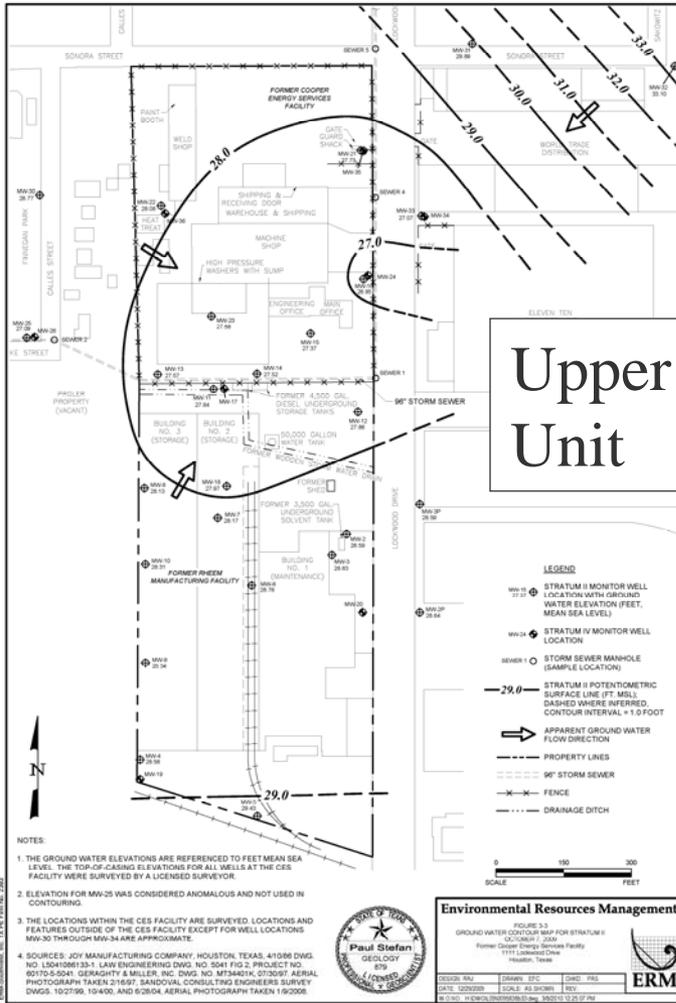


Remediation Efforts – Vertical Delineation



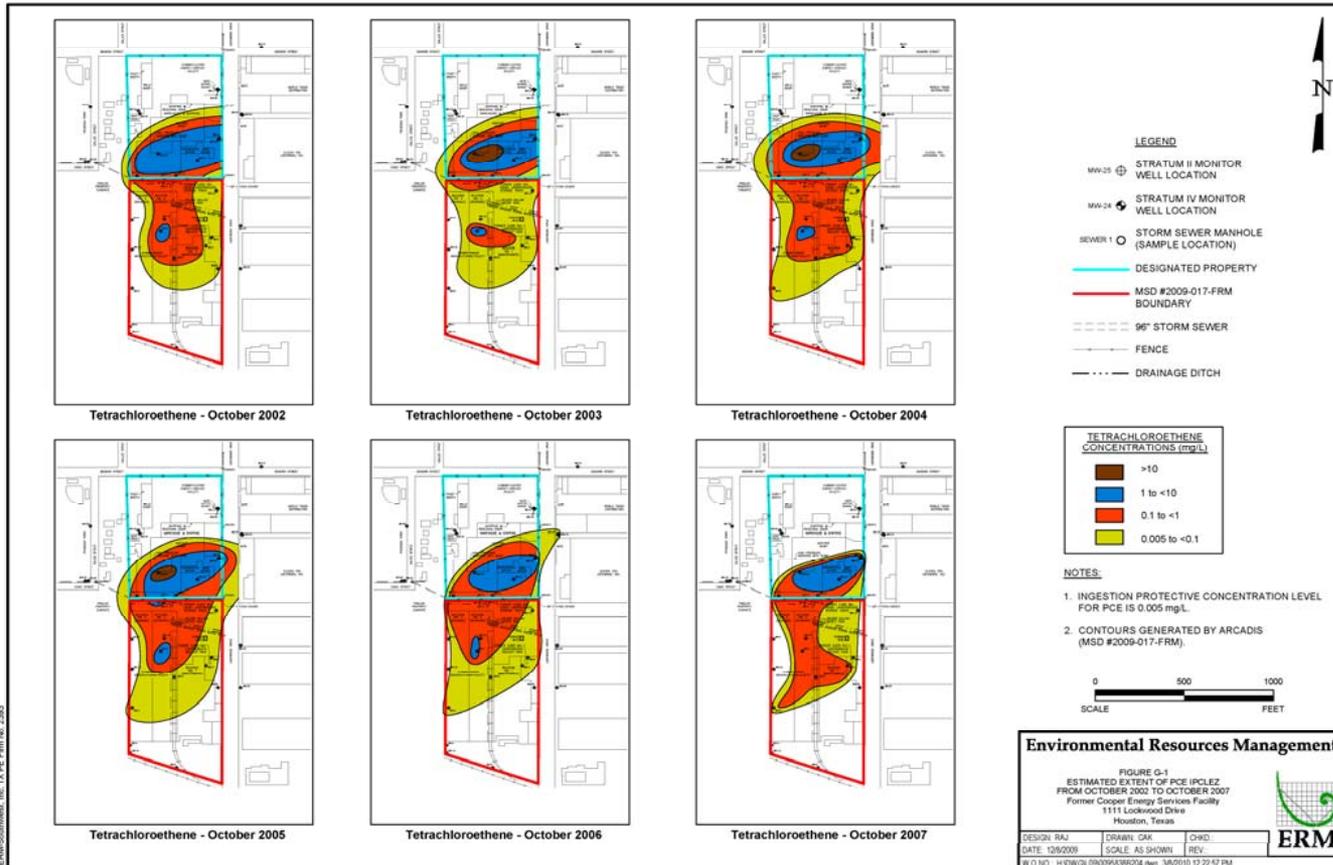
- Constituents are confined to shallow ground water as shown below
- Only one 50 foot well reported COCs – generally stable concentrations
- Delineated to the North, Northeast, West, and Southwest

Ground Water Flow



Ground Water Plume

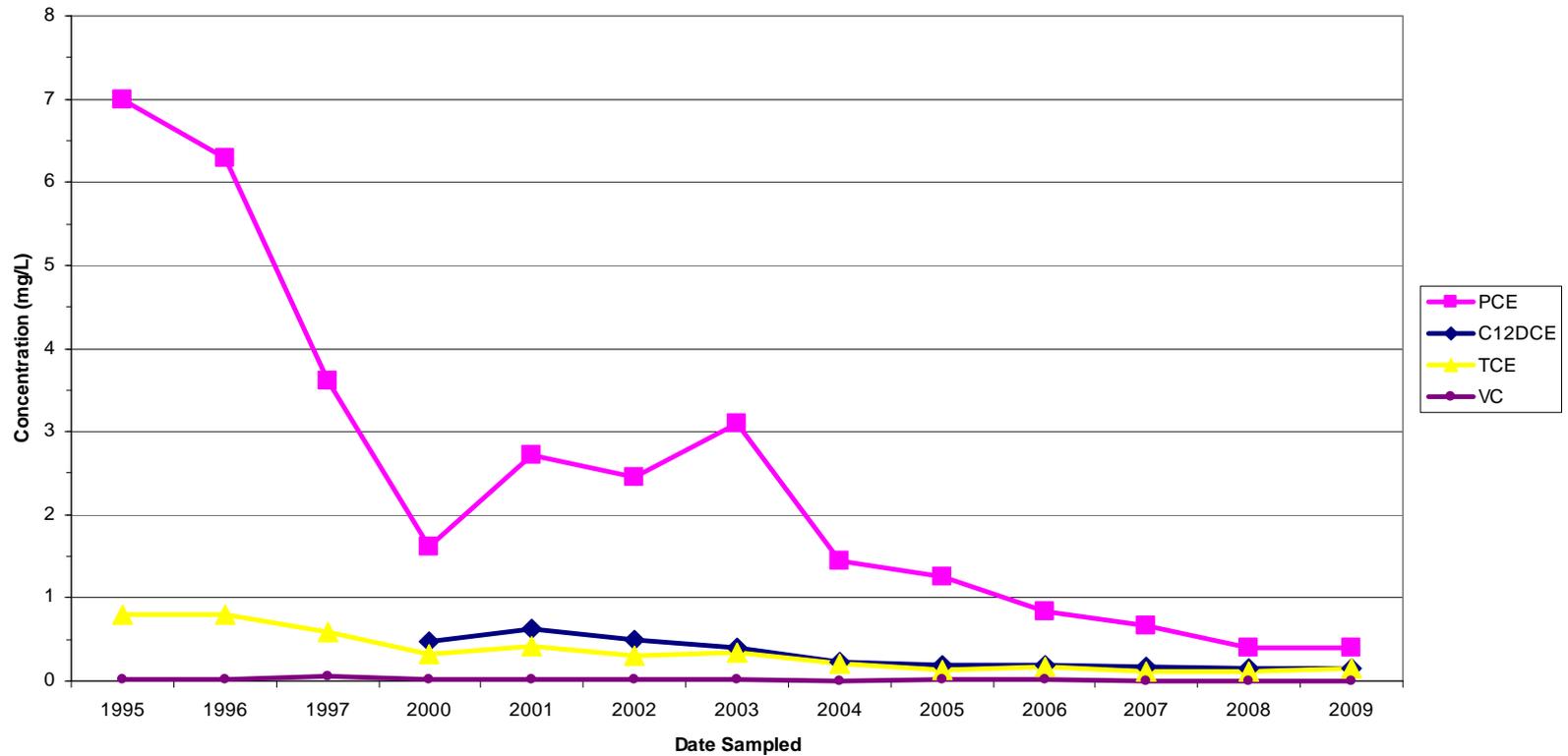
- Aerial Extent of the VOC Plume Continues to Decrease in both Size and Concentration



Ground Water Plume

- Natural Attenuation is working
- Significant reductions in VOC concentrations since discovery
- Trends are anticipated to continue declining

Average Chlorinated Compound Concentrations since 1995



Summary: MSD 2009-022-FCE

- **Cameron and Rheem have worked together with the TCEQ to protect human health and the environment**
- **Setting is largely commercial/industrial**
- **Shallow ground water contains common chlorinated solvents**
- **The extent is generally confined within the two MSD boundaries – MSD# 2009-017 to the South and MSD# 2009-022 to the North**
- **Conditions will continue to improve because of natural processes**
- **Meanwhile, the Site poses no threat to drinking water supplies**

MSD# 2009-022-FCE

Questions ?

MSD# 2009-022-FCE

Thank you for participating.

**We appreciate your time and interest in the MSD
process.**