

Municipal Setting Designations



MSDs: Another tool for Houston

Jedediah Greenfield
Program Manager



Municipal Setting Designations (MSDs)



Agenda

- City of Houston - Programmatic
 - What the MSD is
 - Who the MSD impacts
 - Steps in the MSD process
 - **Questions / Comments**
- MSD Applicant - Technical
 - Specific information on the site
1600 Memorial Drive
 - **Questions / Comments**



Environmental Protection in Texas

- The State of Texas has jurisdiction for environmental protection
 - Texas Commission on Environmental Quality (TCEQ)

- Environmental Complaints



- By Phone: 1-888-777-3186

- Online: <http://www5.tceq.texas.gov/oce/complaints/>



- By Phone: 311

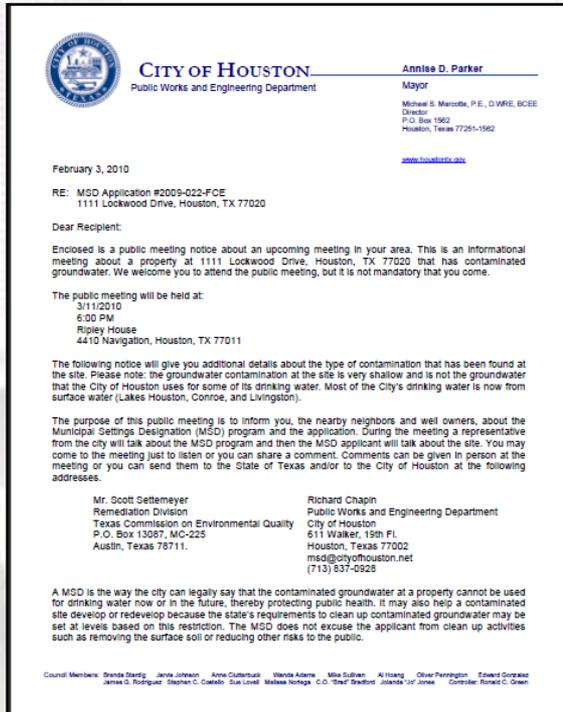
- Online: http://webintake.houstontx.gov/web_intake/Controller



Municipal Setting Designations (MSDs)

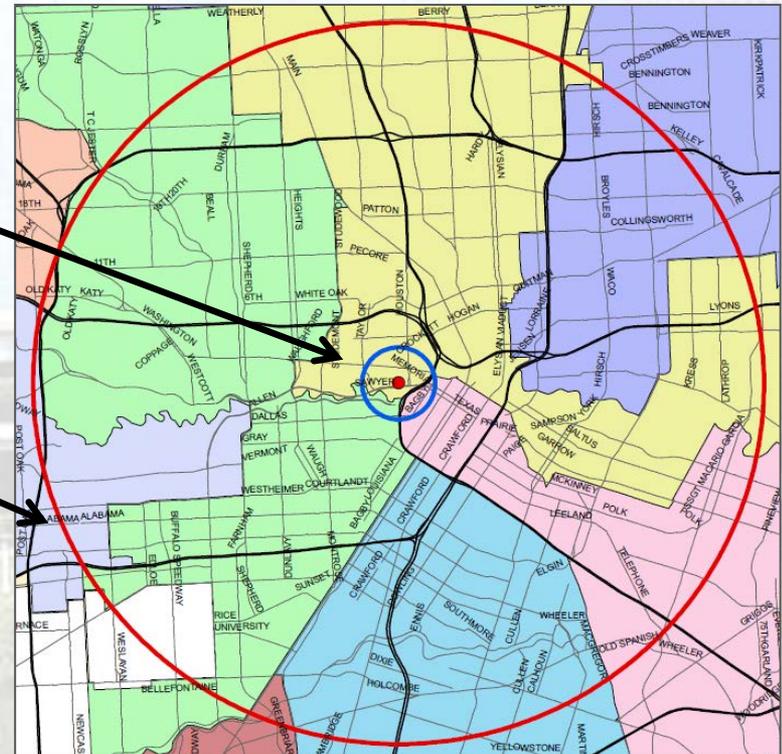


MSD Notice Letters



Property Owners
First-Class Mail
½-Mile Radius
City Requirement

Water Well Owners
Certified Mail
5-Mile Radius
State Requirement



If you received a notice through certified mail that means you have a water well according to the State's records



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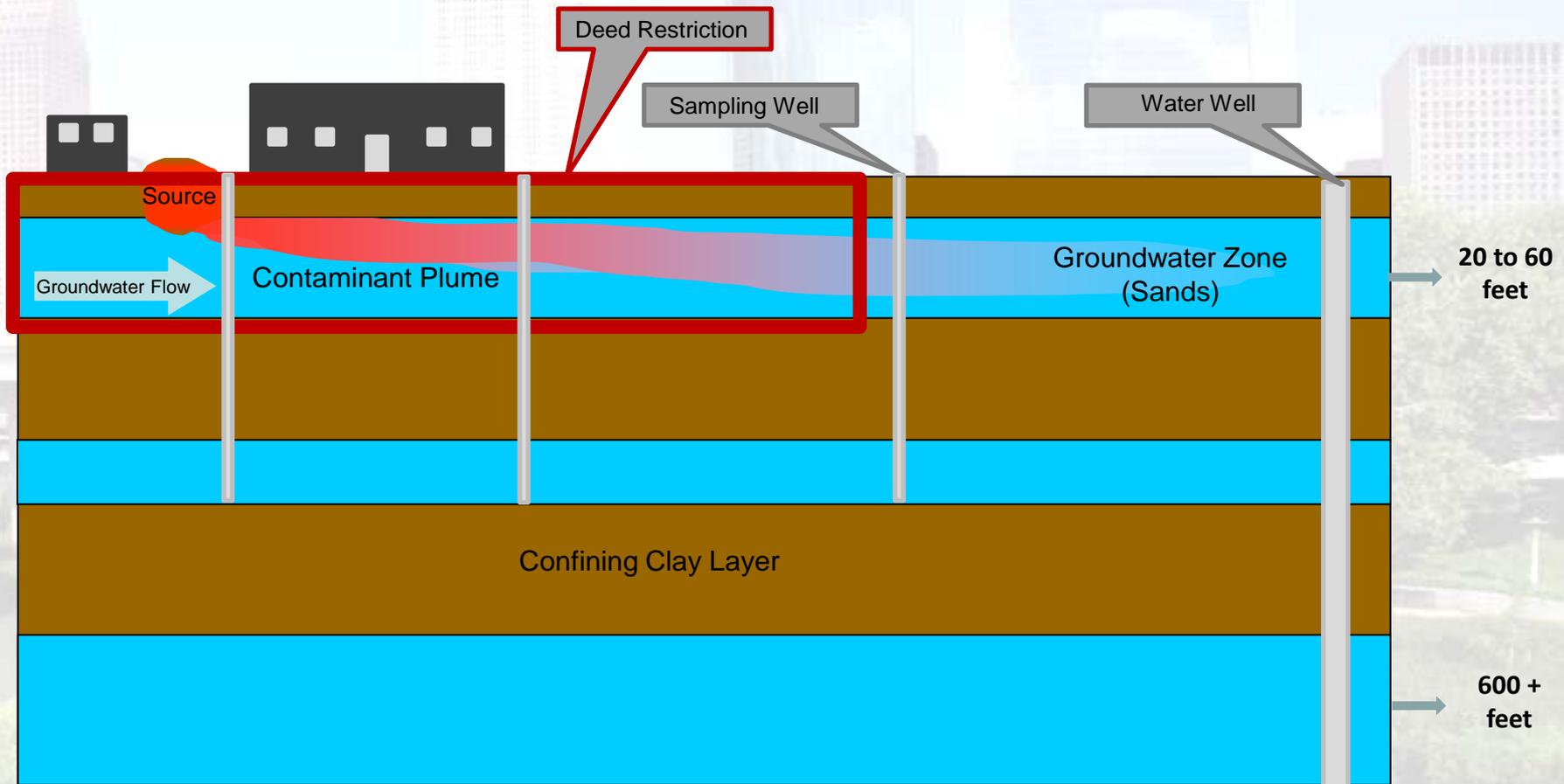


What an MSD is

- **Voluntary** deed restriction to prevent the use of contaminated groundwater
 - No water wells on the subject property for drinking water purposes
 - A legally binding way to ensure the public is not exposed to contaminants



Groundwater Contamination

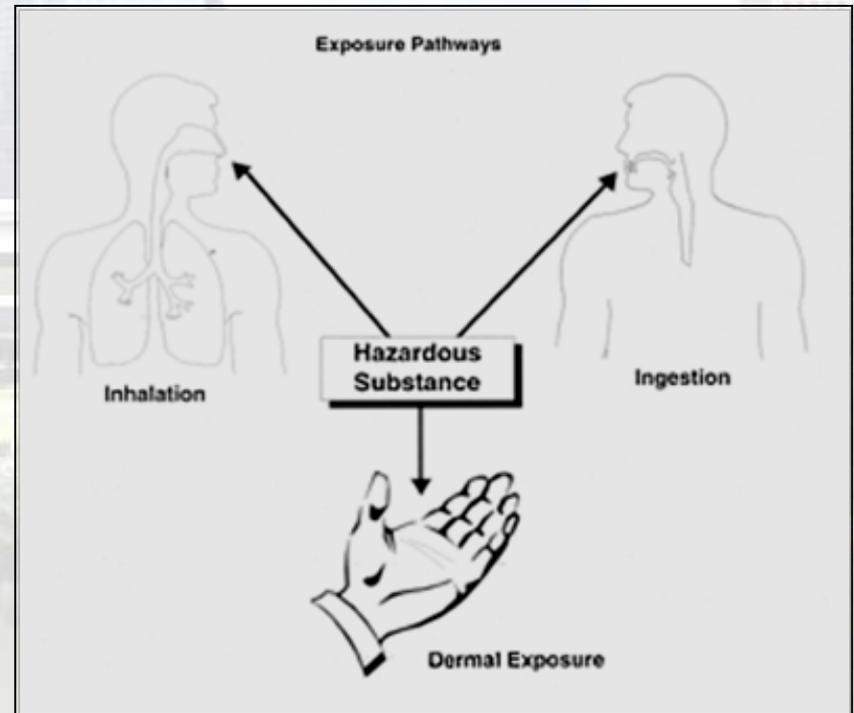


Please Note: Houston has shallow contaminated groundwater scattered across the City



Exposure Pathways

- Cleanup Programs are based on public exposure to contaminants and reducing public health risks
- Exposure Pathways
 - ~~Ingestion~~
 - Inhalation
 - Contact (dermal)
 - Soil
 - Groundwater to surface water
 - Ecological



Environmental Cleanup

- The MSD is only **one step** in the cleanup process
- An MSD does **NOT** excuse the applicant from reducing other risks to the public
- Responsible Parties are always responsible



Who the MSD Impacts

- An MSD does not affect you!
 - 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



City's Requirements

- Enrollment in a State or Federal cleanup program
- Thorough investigation
 - Data must show that the groundwater plume is stable or decreasing, and delineated.
 - Reviewed by Public Works, Health, and Legal Departments
- Public Meeting and Hearing
- A **third party** Engineer (P.E.) or Geologist (P.G.) must certify application



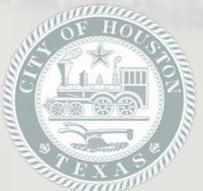
Public Hearing

- **Date:** March 21, 2013
- **Time:** 10:00 AM
- **Place:** City Council Chamber (Committee Meeting)
Transportation, Technology, & Infrastructure
- **Address:** 901 Bagby, Second Floor
Houston, Texas 77002

Any person wishing to speak on this issue must arrive at least 15 min early and sign the speakers list located on the front desk.

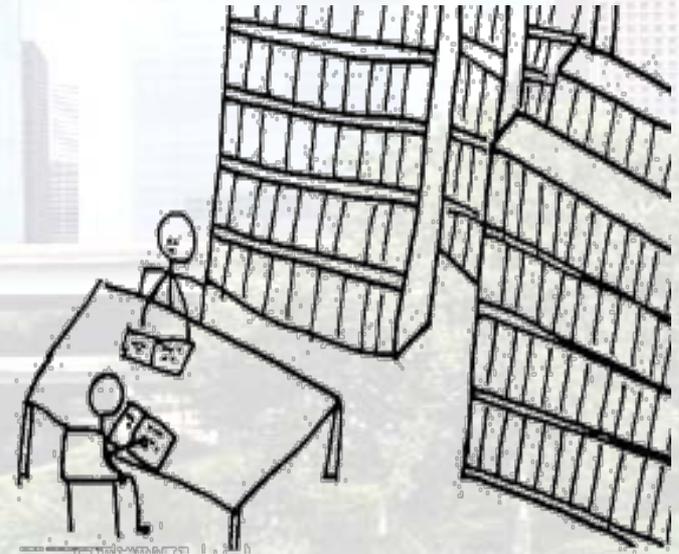


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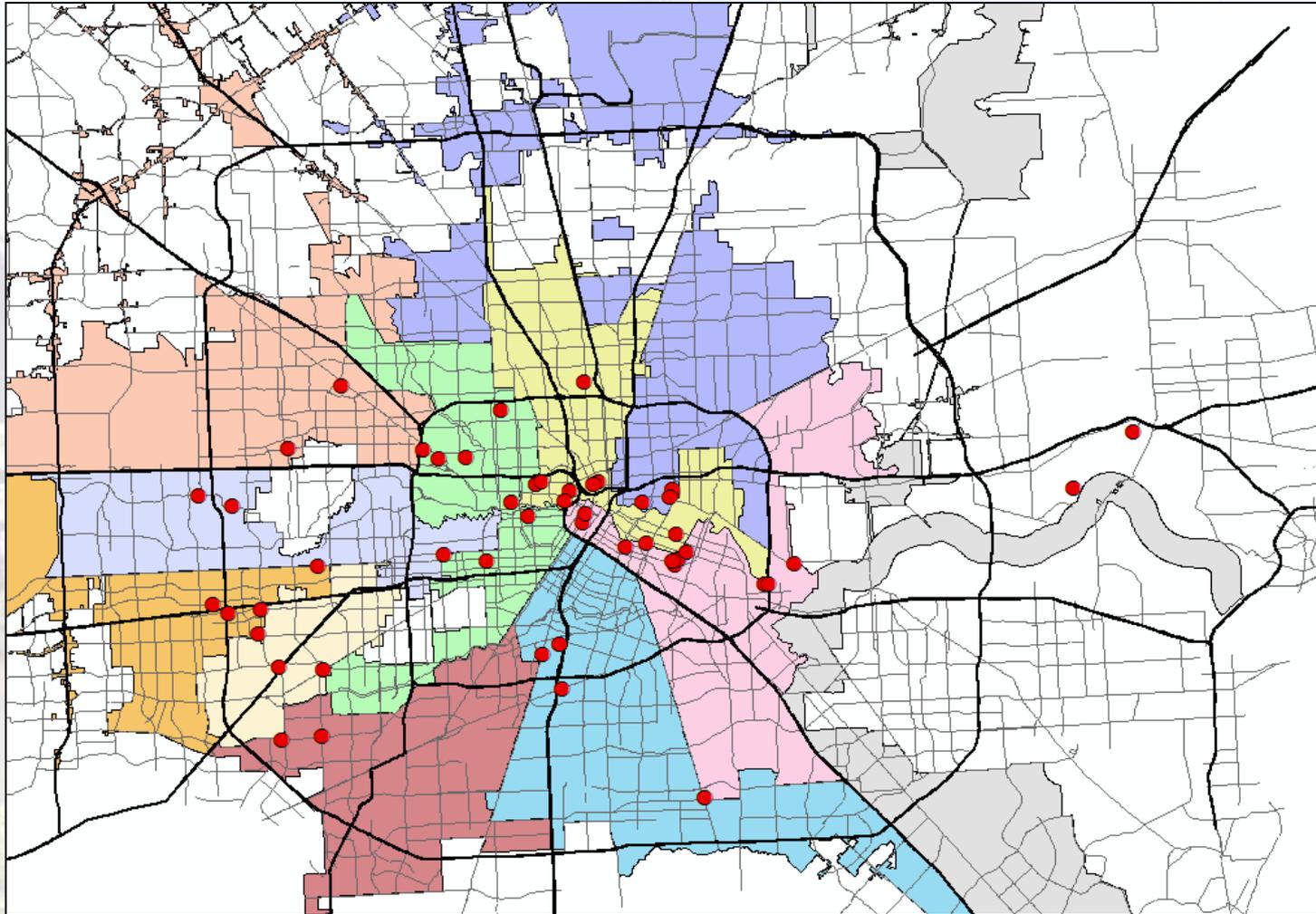


MSD Application Availability

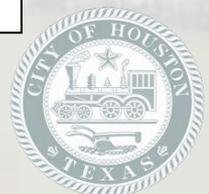
- Central Library
 - 500 McKinney
 - Reference Desk, 3rd floor
- Also available online at:
www.houstonmsd.org
 - MSD in Review Page



MSD Sites in Houston

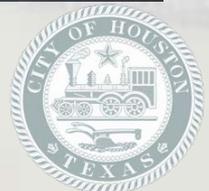


Municipal Setting Designations (MSDs)



Why Support An MSD?

- Protects the public from consumption of contaminated groundwater
- Encourages clean-up of contaminated sites
- Promotes redevelopment of under-utilized properties



Contact Information

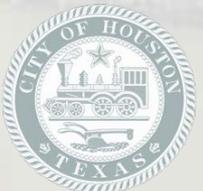
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Municipal Setting Designations (MSDs)



Municipal Setting Designation Houston Police Federal Credit Union Property 1600/1714/1716/1720 Memorial Drive and 1708 State Street Houston, Texas



*MSD Applicant:
Houston Police Federal
Credit Union*

MSD No. 2012-051-PCU

Mike Schultz, P.E.
Vice-President/Partner
713-266-6056

February 7, 2013



DESIGNATED PROPERTY LOCATION



DESIGNATED PROPERTY

- Acquired by the Houston Police Federal Credit Union (HPFCU) in 2010 from Professional Service Industries (PSI).
- Approximately 2.2587 acres in the MSD Appl.
- Located 0.1 mile west of the intersection of Memorial Drive and Houston Avenue
- To be redeveloped as an addition to the existing HPFCU office.

DESIGNATED PROPERTY HISTORY

- 1714/1716/1720 N. Memorial Way
- Originally residential from 1896.
- Commercially developed since the 1920s.
- Beginning in the 1950s, this property was used as a geotechnical laboratory, office, and drilling rig yard by Shilstone Engineering and Testing Laboratory (Shilstone).
- PSI acquired Shilstone and the property in the 1980s.

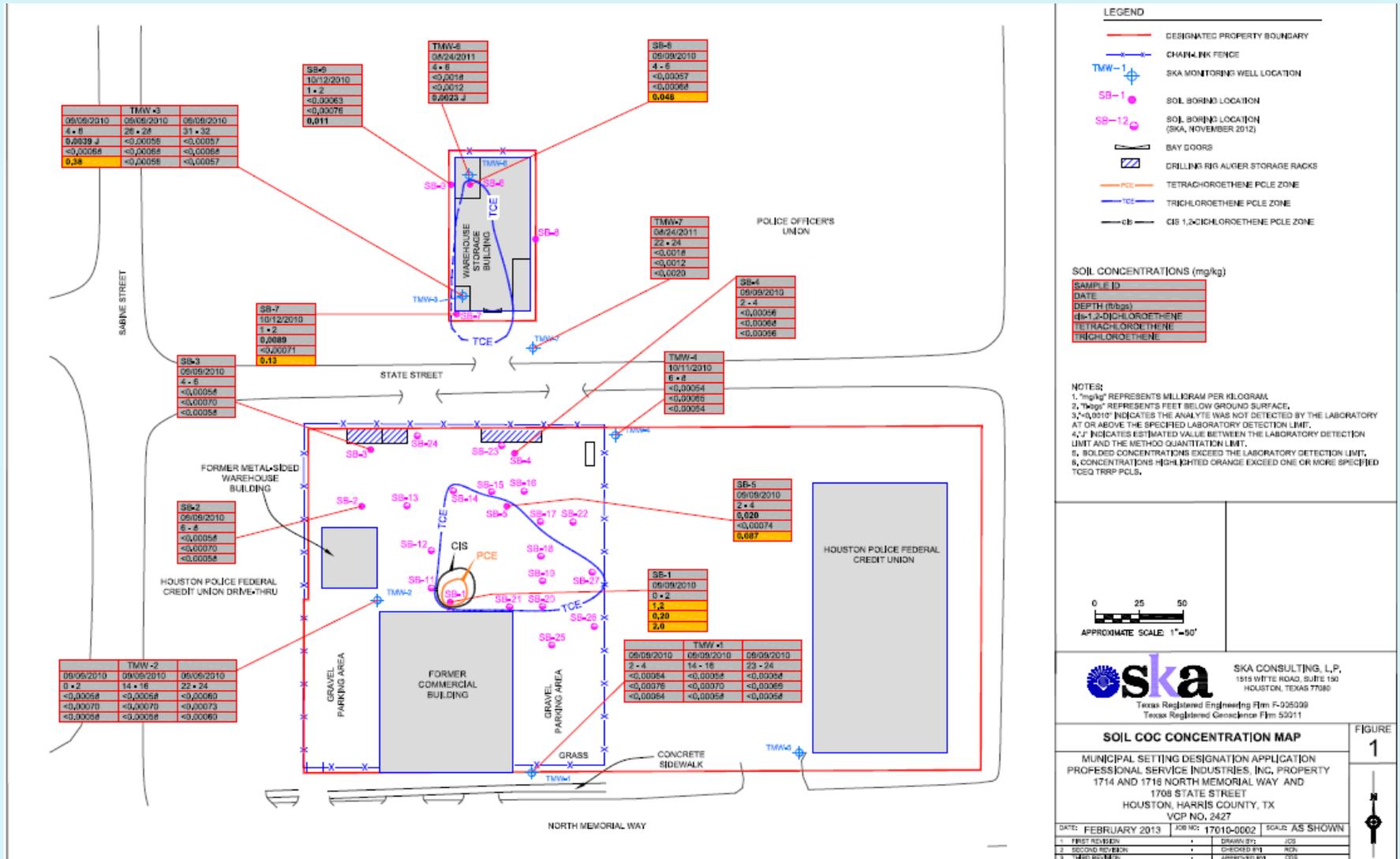
DESIGNATED PROPERTY HISTORY

- 1708 State Street
- Originally residential until the mid 1940's
- Piano repair shop from late 1940s-1950s.
- Carpet shop in the 1960s.
- Acquired by Shilstone in the early 1970s for use as a warehouse for drilling supplies, samples, and other equipment.
- Acquired by PSI in the 1980s who continued use of the property as a warehouse.

USE OF SURROUNDING PROPERTIES



SOILS - PROTECTIVE CONCENTRATION LEVEL EXCEEDANCE (PCLE) ZONES



NON-INGESTION CONTACT PREVENTION

- All soil sample analytical results are below non-ingestion levels.
- Extensive delineation was performed so that contaminated soils could be managed on-site.
- All shallow groundwater analytical results are below non-ingestion levels.
- Final cover will be almost all concrete pavement.
- MSD will be placed in the City of Houston's Utility database.
 - Utility workers will be notified to use protective equipment when working on buried utility lines on the property.

SUMMARY

- Designated Property
 - Approximately 2.2587 acres
 - In the TCEQ Voluntary Cleanup Program (VCP No. 2427).
- Soil and groundwater contamination from historic industrial activities
 - PCE, TCE, cis-1,2-DCE (soil and groundwater)
- Groundwater contamination stable, delineated, and decreasing in the downgradient direction

Conceptual Property Development (looking NE from Memorial)



**Municipal Setting Designation
Former Professional Service Industries Property
1600/1714/1716/1720 Memorial Drive
and 1708 State Street**

**MSD Applicant: Houston Police Federal Credit
Union**

MSD No. 2012-051-PCU



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