



BROWNFIELDS

Revitalization through TCEQ Brownfields

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OVERVIEW

- What are Brownfields?
- How to apply for the program
- Program timeline
- Brownfields success stories





WHAT ARE BROWNFIELDS?

ANY PROPERTY
where redevelopment is hindered due to
ENVIRONMENTAL CONCERNS
(real or perceived)





BROWNFIELDS

What might a
BROWNFIELD
look like in
YOUR COMMUNITY?





ABANDONED BUILDINGS





ABANDONED GAS STATIONS





VACANT FIELDS





BROWNFIELDS REVITALIZATION

What can you do with these
BROWNFIELDS?



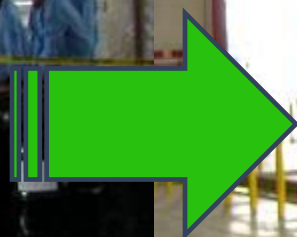


HOUSING



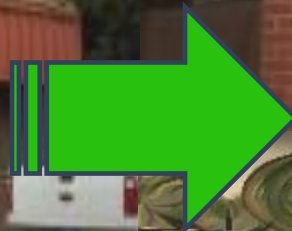


TRANSPORTATION





COMMUNITY RESOURCES





GETTING STARTED

I have the perfect site!
...
Now what?





BROWNFIELDS

Site Assessment Program

APPLY!



ABOUT TCEQ BROWNFIELDS

When you enter a qualifying site, we provide:

- FREE Environmental Site Assessment reports
- Limited contaminant removal
- Other technical assistance

- Funded by EPA grant
 - Small Business Liability Relief and Brownfields Revitalization Act
- Available to nonprofits & local governments



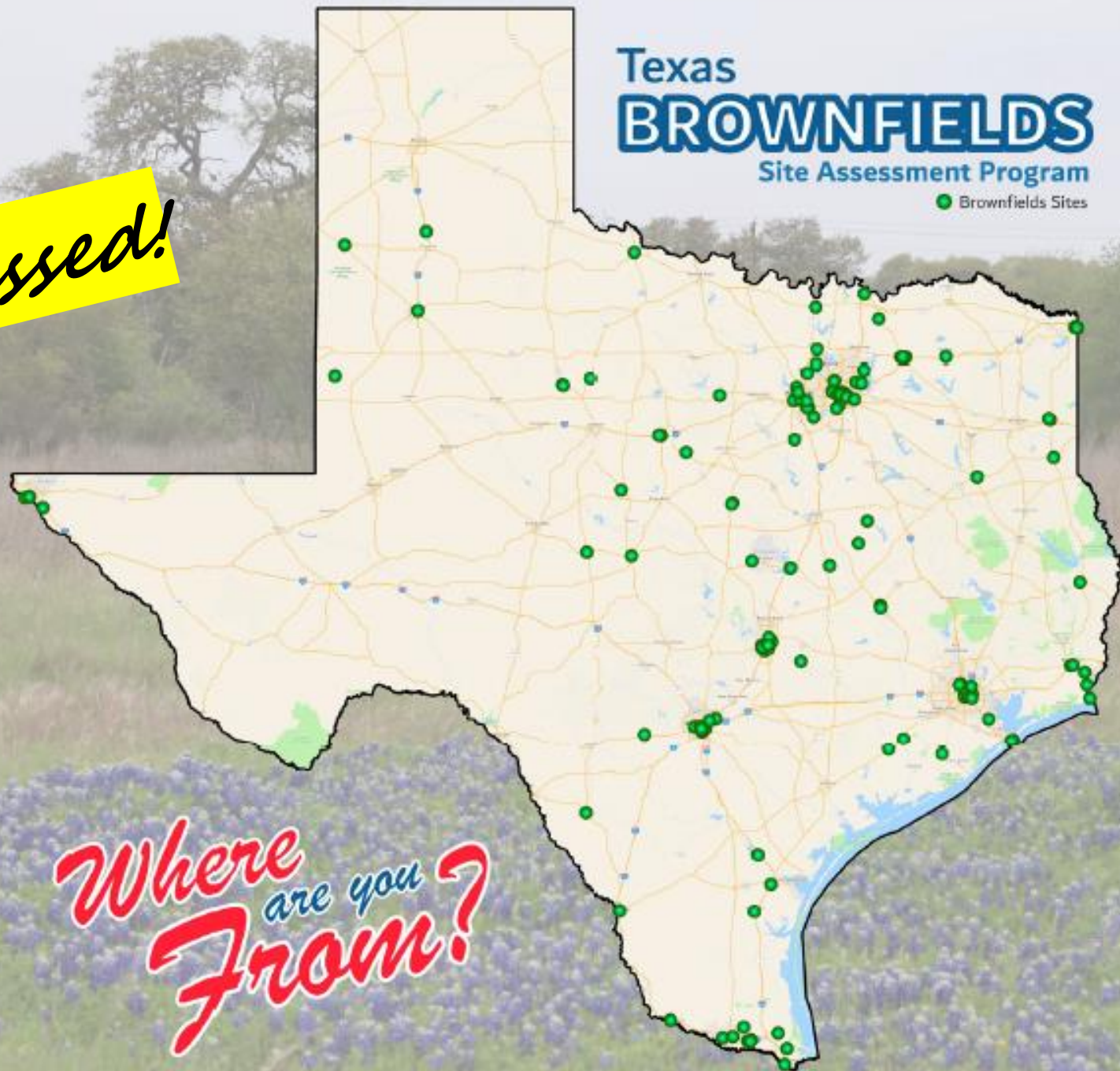


BENEFITS





Over
200
sites assessed!



Where
are you
From?





WHO CAN APPLY?

Governmental Entity
or Nonprofit

Economic Development
Corporations

Redevelopment Agencies

Federally Recognized
Tribes

Cities/Towns/Local
Governments





PROPERTIES WE CAN'T ACCEPT:

- Federal property
- Leaking Underground Storage Tanks (LUST) grant-funded sites
- Sites subject to Resource Conservation and Recovery Act (RCRA) Correction Action
- Listed or proposed for the National Priority List (NPL)
 - Superfund sites
- Sites subject to Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) or other enforcement orders





IMPORTANT -

**APPLY
BEFORE
YOU BUY!**





BROWNFIELDS PROCESS

BROWNFIELDS PROJECT TIMELINE





BROWNFIELDS PROCESS: PLANNING & APPLICATION

**Planning &
Application**

**Phase I
Environmental
Site Assessment**

**Phase II
Environmental
Site Assessment**

**Cleanup
Planning**

**Cleanup &
Redevelopment**





APPLY ON OUR WEBSITE!

Brownfields Trade Fair Presenta x Brownfields Site Assessments P x +

tceq.texas.gov/remediation/bsa

ABOUT US CONTACT US CALENDAR JOBS ORG CHART SIGN UP FOR UPDATES ESPAÑOL

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Home Air Land Water Licenses Permits Reporting Search Site

Remediation Home Texas Risk Reduction Program Superfund Leaking Petroleum Storage Tank Cleanups Voluntary Cleanup Program Innocent Owner/Operator Program Industrial and Hazardous Waste Corrective Action Dry Cleaner Remediation Program


How are we doing? Take our customer satisfaction survey

Home / Remediation / Brownfields Site Assessment

Questions or Comments: brownfields@tceq.texas.gov

Brownfields Site Assessments Program

Many former industrial properties lie dormant or underutilized due to the liability associated with real or perceived contamination. The Brownfields program supports communities by assessing and assisting with the redevelopment and revitalization of these properties, broadly referred to as Brownfields.



Benefits of Cleaning up a Site through the Brownfields Site Assessment Program

Learn how your site and community can benefit from the Brownfields Program, along with tools and technical and financial assistance.

Eligibility and Application Process

Eligibility requirements and forms needed for the Brownfields Program such as the application and guidance.

Success Stories

See what the Brownfields Site Assessment Program can do for you.

Featured Events and Education

Upcoming workshops, outreach events, and related educational opportunities.

Program Publications

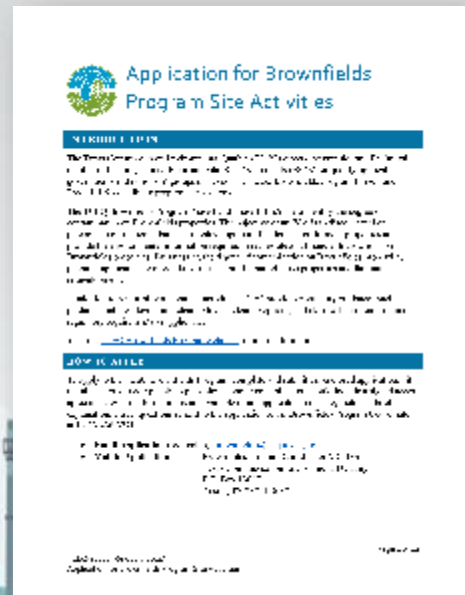
Publications highlighting the Brownfields Program.

Eligibility and Application Process
Eligibility requirements and forms needed

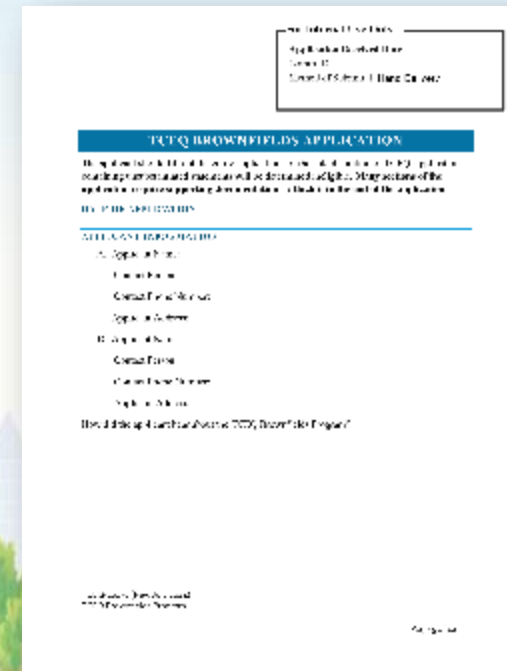


APPLICATION FORM

First 4 pages: Program Information



Last 8 pages: Actual Application

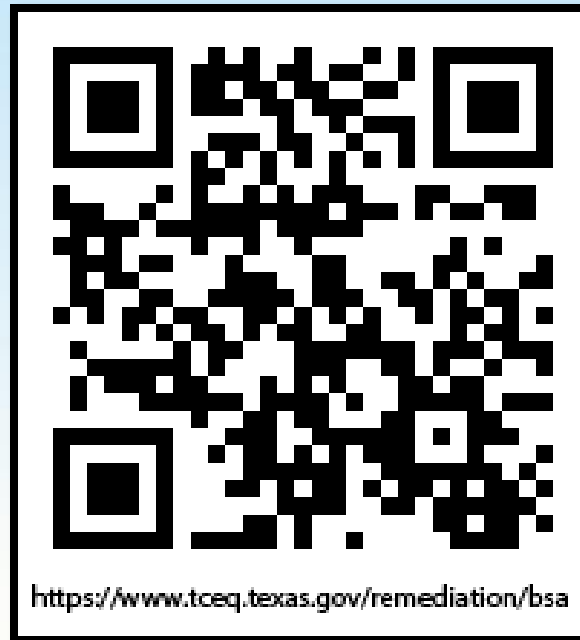




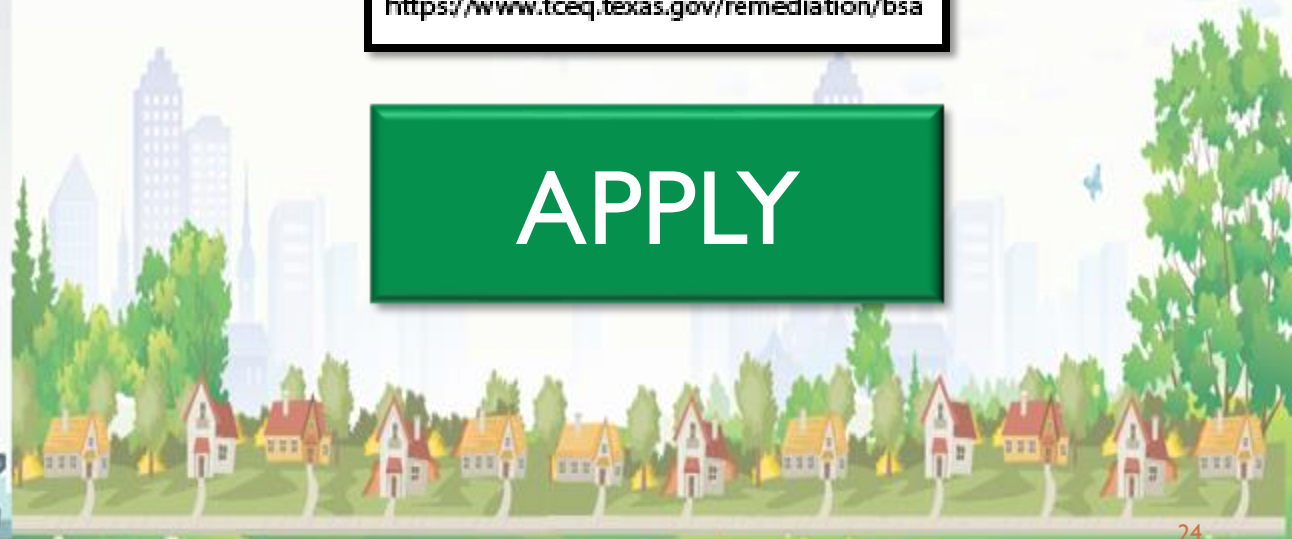
APPLICATION INFO

You will need:

- Site name
- Site address
- Property owner
- **Access agreement**
- Historical use of property
- Redevelopment plan



APPLY





BROWNFIELDS PROCESS: PHASE I ESA

Planning &
Application

Phase I
Environmental
Site Assessment

Phase II
Environmental
Site Assessment

Cleanup
Planning

Cleanup &
Redevelopment





PHASE I ESA

- Property research
 - Interviews
 - Site inspection
 - Records search
- Looking for Recognized Environmental Conditions (RECs)
- Performed by TCEQ contractors





AFTER PHASE I ESA IS COMPLETE

Phase I Environmental Assessment Report

No REC's

Close out of program

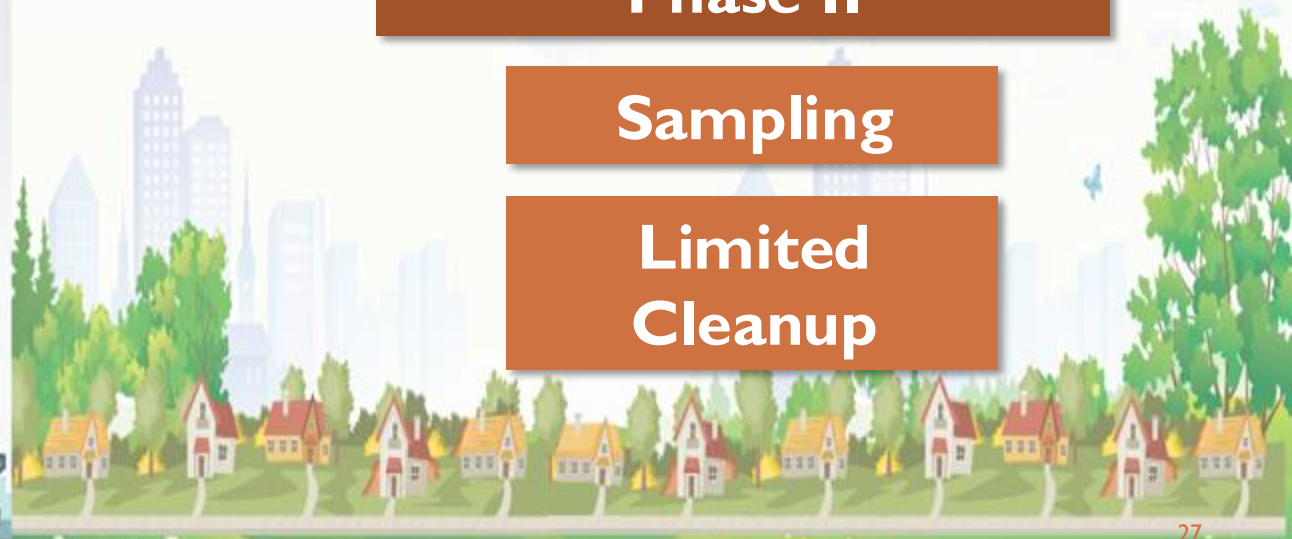
**Report is good for 180
days**

**Found REC's
(Environmental Concerns)**

Phase II

Sampling

**Limited
Cleanup**





BROWNFIELDS PROCESS: PHASE II ESA

Planning &
Application

Phase I
Environmental
Site Assessment

Phase II
Environmental
Site Assessment

Cleanup
Planning

Cleanup &
Redevelopment

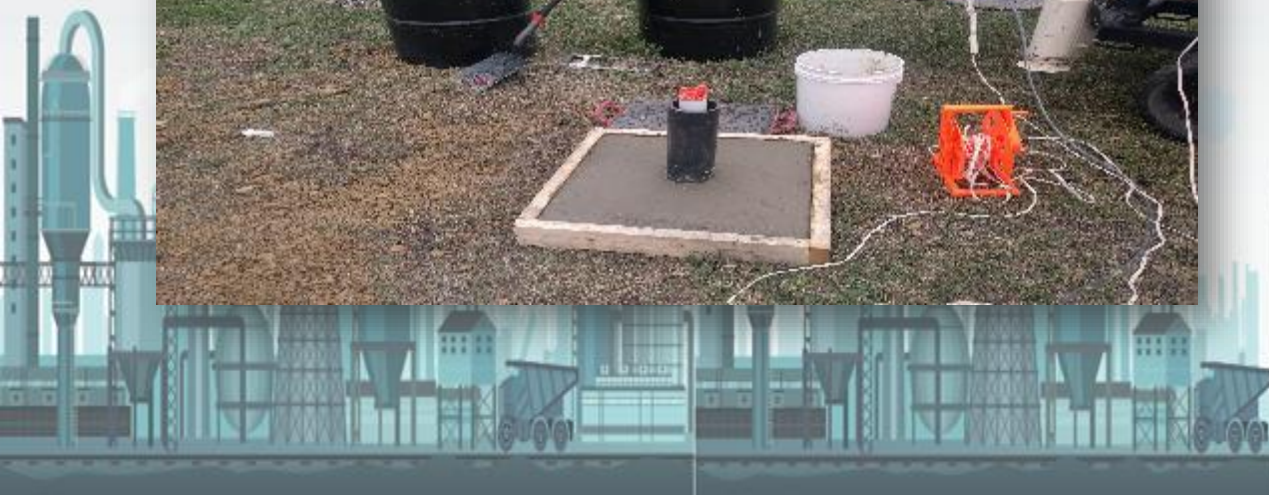




PHASE II ESA



- If we find any Environmental Concerns in Phase I...
- Now's our chance to address it!
 - Sample Soil & Groundwater
 - Assess Contamination
 - Geophysical Survey
 - Water Well Survey
 - Cost estimate for cleanup
- Performed by TCEQ contractor.





WHAT DO WE DO?



**Sample
Soil & Groundwater**



**Remove
Old Petroleum
Storage Tanks**

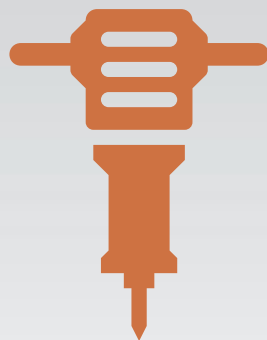


**Excavate
Contaminated Soil
(rare cases)**

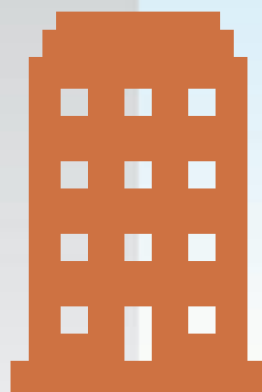




WHAT WE DON'T DO



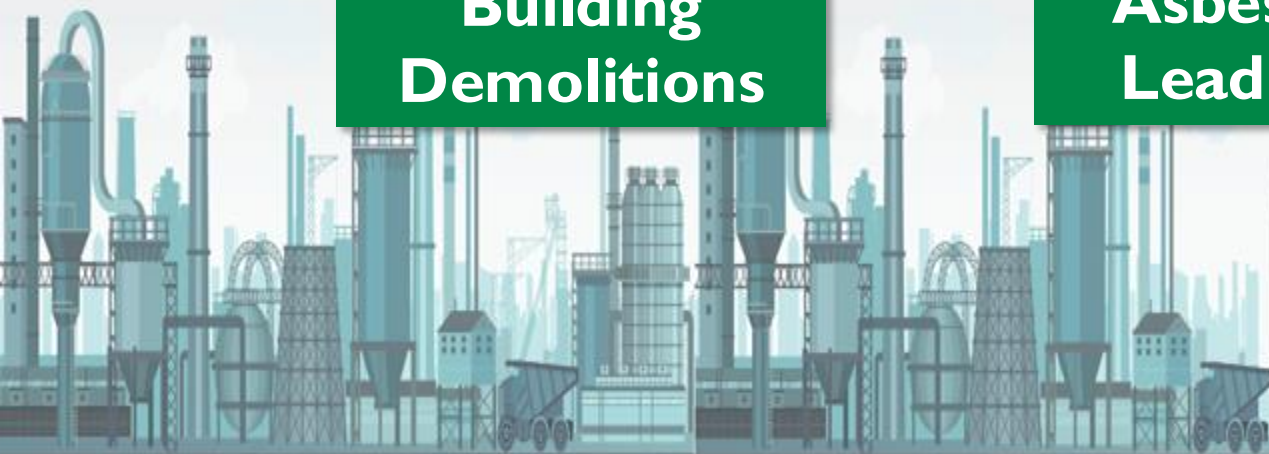
**Building
Demolitions**



**Asbestos &
Lead Paint**



**Oil
Properties**





BROWNFIELDS PROCESS: CLEANUP & REDEVELOPMENT

Planning &
Application

Phase I
Environmental
Site Assessment

Phase II
Environmental
Site Assessment

Cleanup
Planning

Cleanup &
Redevelopment





CLEANUP PLANNING

- TCEQ works with partners to facilitate cleanup and revitalization:
 - EPA
 - Texas Railroad Commission (RRC)
 - Federal & state entities
 - Local redevelopment agencies
- Community Involvement
- Grant support letters



TAB

TECHNICAL ASSISTANCE TO BROWNFIELDS



CLEANUP PLANNING CONT.

Voluntary Cleanup Program (VCP)

- You do the cleanup
- Certificate of Completion releases your liability
- Fee & oversight costs waived
 - Normally \$1000
- More info:
- <https://www.tceq.texas.gov/remediation/vcp/vcp.html>



Source: Wiki Commons





BROWNFIELD REVITALIZATION

Success Stories



Seaholm Power Plant, Austin

2002



2020's



Seaholm Power Plant, Austin



Applicant: City of Austin



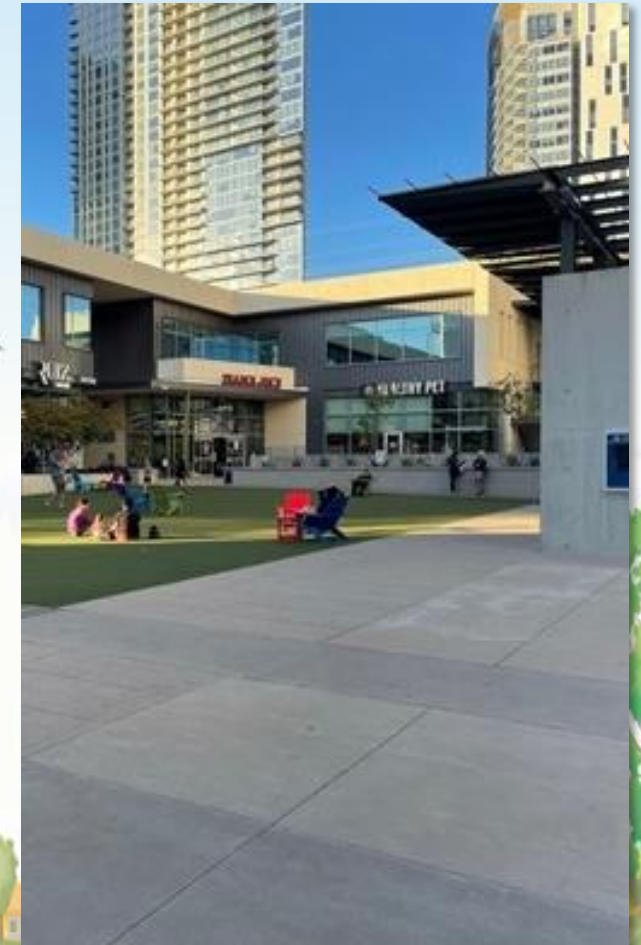
Phase I: Former railyard operations, buried debris



Phase II: TCEQ sampled soil & groundwater



Cleanup: Excavated 20,000 yd³ contaminated soil



Foremost Dairy, El Campo

2016



2024



Foremost Dairy, El Campo (cont.)



Applicant: City of El Campo



Phase I: Old dairy plant,
possible chemical processing



Phase II: TCEQ sampled soil &
groundwater



Cleanup: None needed. City
used additional funds for further
cleanup.



Lost Pines Art Center, Bastrop

2013



2019



Lost Pines Art Center, Bastrop (cont.)



Applicant: Lost Pines Art League of Bastrop



Phase I: Former cottonseed mill & auto repair yard.



Phase II: TCEQ sampled soil & groundwater

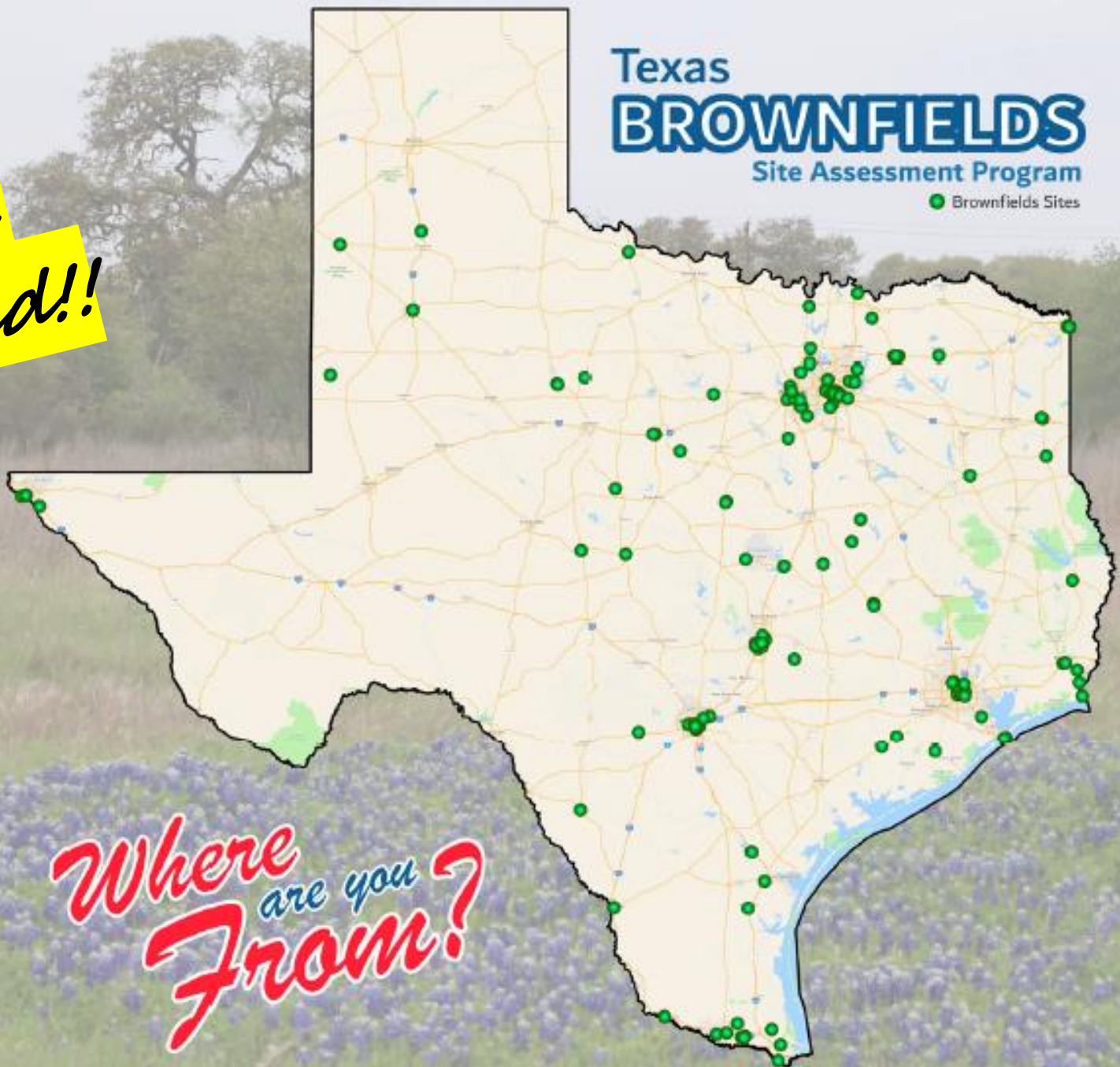


Cleanup: Silos were left in place to act as caps over contamination.





Over
200
sites
assessed!!



Where
are you
From?





CONTACT US!

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Brownfields Outreach Coordinator

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512-239-5061

TCEQ Brownfields Program

www.TCEQ.texas.gov/remediation/bsa

Brownfields@TCEQ.texas.gov
1-833-436-3271





Useful Links:

- <https://www.tceq.texas.gov/downloads/remediation/brownfields/success/gi-468.pdf>
- <https://tceq.maps.arcgis.com/apps/MapTour/index.html?appid=7477e68d82d34f32a68dba34f394c8e6>
- <https://www.tceq.texas.gov/remediation/bsa>
- https://www.epa.gov/sites/default/files/2020-05/documents/festival_beach_food_forest.pdf