



BROWNFIELDS GRANT PROGRAM



CITY OF ARLINGTON, TEXAS
DEPARTMENT OF COMMUNITY DEVELOPMENT AND PLANNING
(817) 459-6652
WWW.ARLINGTONTX.GOV/PLANNING

THE INCLUSION OF A PROPERTY WITHIN THE BROWNFIELDS PROGRAM DOES NOT NECESSARILY MEAN THAT THE PROPERTY IS CONTAMINATED. IT SIMPLY IDENTIFIES PROPERTIES THAT HAD ENVIRONMENTAL SITE ASSESSMENTS PERFORMED ON THE SITE.



What is a BROWNFIELD?

As defined by the U.S. Environmental Protection Agency (EPA), a Brownfield is **“real property, the expansion, redevelopment or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant.”**

Where do BROWNFIELD CONTAMINANTS come from?

Sometimes when factories or businesses leave a location, they may leave behind contaminants in pipes, barrels or underground oil tanks. These chemicals can leak (or leach) into the ground and contaminate the soil, groundwater and river water.



Where do Brownfields EXIST?

Brownfields exist everywhere. Brownfields can exist in any populated area, including rural and suburban areas, industrial and commercial areas, residential areas, or green spaces and parks.



How does this relate to ARLINGTON?

In 2010, the City of Arlington was awarded \$400,000 in grant funding from the EPA to conduct community wide Brownfields site assessments over the next three years. \$200,000 is reserved for Hazardous Substances Assessments and \$200,000 is reserved for Petroleum Assessments. This is the second Brownfield Grant awarded by the EPA to the City of Arlington. In the 2006 grant program cycle, 36 properties received funding for environmental assessments.

What areas in Arlington are TARGETED?

Although these assessments are citywide, specific regions of Arlington will serve as target areas. For example, in recent years, development has shifted away from the Central and East sectors of the City, which historically served as Arlington’s commercial and industrial centers. This shift has resulted in many vacant and under utilized properties in the downtown area, which are excellent candidates for Brownfields sites.

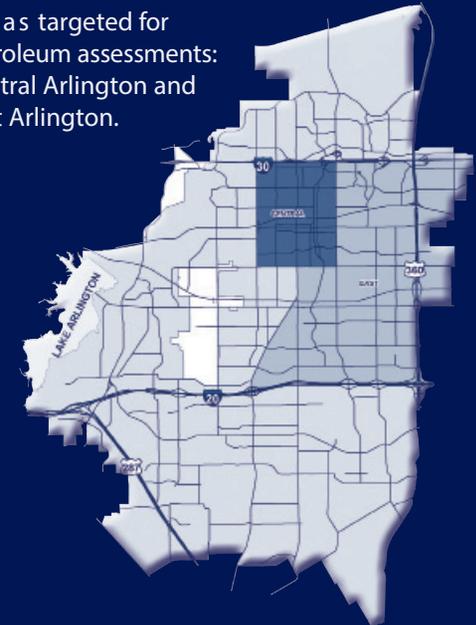
Possible petroleum sites include former gas stations, abandoned fuel tanks, oil and gas exploration sites, abandoned oil pits, and other similar uses. Possible hazardous substances sites include former dry cleaners, manufacturing sites, utility companies, and residential properties containing asbestos.



Areas targeted for hazardous substances assessments:
Central Arlington, East Arlington, Great Southwest Industrial District and South Arlington.



Areas targeted for petroleum assessments:
Central Arlington and East Arlington.



How does this program **BENEFIT** Arlington?

The City recognizes that Brownfields redevelopment along with sustainable development is essential to the economic vitality of Arlington. As such, the grant funding will be used not only to conduct petroleum and hazardous substance assessments, but also to create a comprehensive site cleanup and redevelopment plan for identified problem areas.

How does this program benefit **YOU**?

It's FREE money. The Phase I Environmental Site Assessment (ESA) and Phase II assessment are conducted at **NO COST** to you. The program also provides possible site closure at no cost. Your property becomes re-developable and more marketable. In addition, these assessments can get lenders beyond lending hurdles.



Is your property a **QUALIFYING SITE** for this program?

Search our City Database online to view potential Brownfields sites!
www.arlingtontx.gov/planning/brownfields_grant_program.html

Qualifying Sites

- Purchaser or developer can qualify;
- Site is expected to be redeveloped;
- Requires TCEQ concurrence on petroleum sites;
- Requires EPA approval;
- City of Arlington submits all information for TCEQ & EPA approval/concurrence.

Qualifying **PETROLEUM** Sites

- Site has history of past or current petroleum use on-site or in vicinity;
- Site owner cannot be responsible party for existing underground storage tanks (USTs);
- Petroleum contamination is main site concern.

Qualifying **HAZARDOUS** Sites

- Site has history of past or current hazardous use on-site or in vicinity;
- Site owner is not planning to continue potentially contaminating use.
- Hazardous contamination is main site concern.

What are the **PROGRAM'S GOALS** and **OBJECTIVES**?

The goals of the program are to assist in the redevelopment of under utilized properties and to assist in the removal of blighted properties and community environmental problems. In addition, the program's objectives include:

- Educating the community about Brownfields and the impact of Brownfields sites;
- Raising awareness among the community on how identification and redevelopment of Brownfields sites compliment an overall community reinvestment strategy;
- Encouraging community members to participate in identifying Brownfields sites;
- Conducting assessments based on the environment, economic and social benefit criteria as well as the future development goals of the property;
- Developing a comprehensive site cleanup and redevelopment plan for high priority sites that will specifically encourage and facilitate the establishment of neighborhood amenities and foster employment opportunities to serve neighborhoods; and
- Encouraging partnerships between the City and community stakeholders to address legal issues, remove regulatory barriers, and offer incentives that will facilitate actual cleanup and redevelopment activities in areas identified as Brownfields.

If so, contact the City of Arlington to apply!

817-457-6652 or planningdevelopment@arlingtontx.gov

What does the ASSESSMENT CONSIST of?

A Phase I Environmental Site Assessment is a preliminary examination of a site to determine the potential for contamination. It includes a review of existing and historical land uses and records, as well as a visual inspection of the property for contamination or asbestos. Based on these findings, the City will decide what sites need a Phase II assessment, which includes the actual collection of samples for chemical analysis. The program also includes Phase III assessments for clean-up and redevelopment planning as well as assisting with Municipal Setting Designations (MSDs), the TCEQ Voluntary Cleanup Program (VCP) and the TCEQ Innocent Owner/Operator Program (IOP). However, remediation, waste disposal, and site reconstruction/restoration are not included in the program.

What are the TCEQ Voluntary Cleanup (VCP) and Innocent Owner/Operator (IOP) Programs?

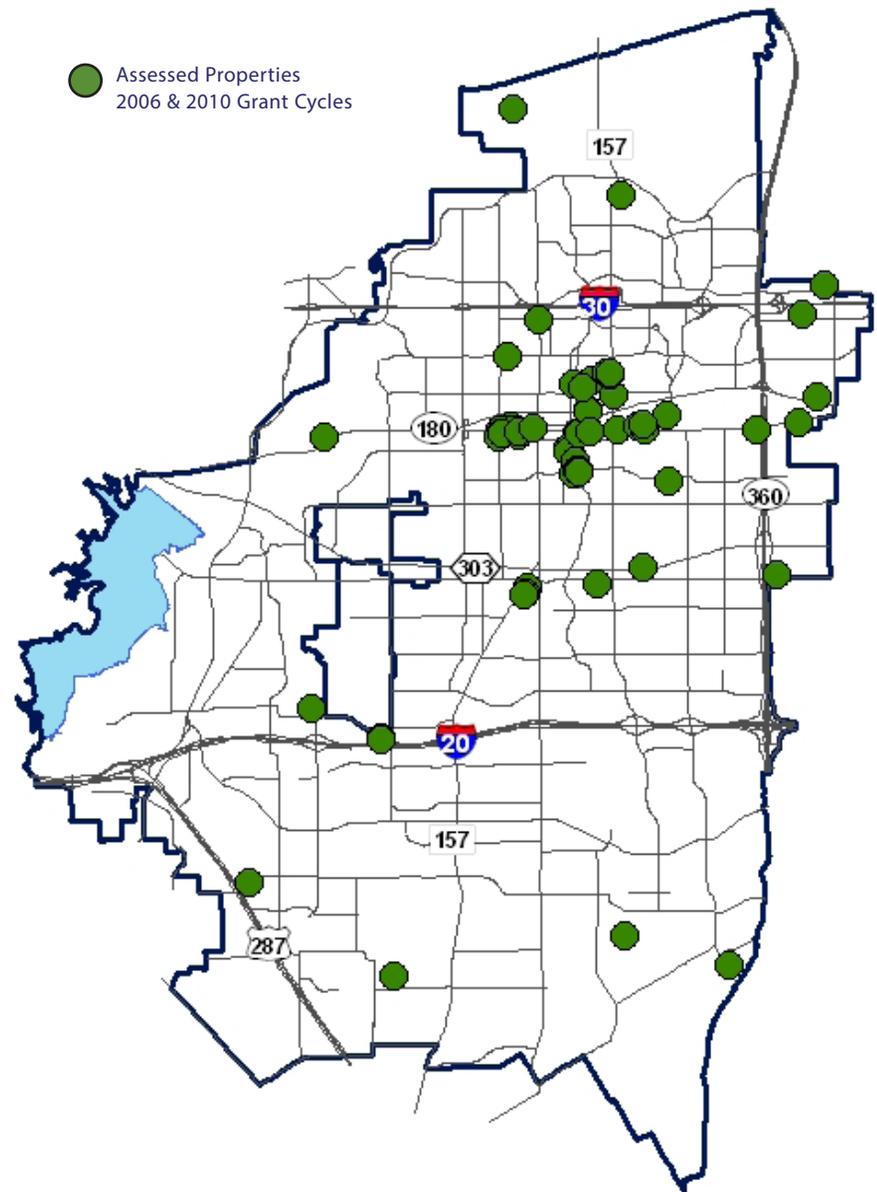
The Texas IOP provides a certificate to an innocent owner or operator if their property is contaminated as a result of a release or migration of contaminants from a source or sources not located on the property, and they did not cause or contribute to the source or sources of contamination. The Texas VCP provides administrative, technical, and legal incentives to encourage the cleanup of contaminated sites in Texas.

What is a MUNICIPAL SETTING DESIGNATION (MSD)?

An MSD is an official state designation given to property within a municipality or its extraterritorial jurisdiction that certifies that designated groundwater at the property is not used as potable water, and is prohibited from future use as potable water because that groundwater is contaminated in excess of the applicable potable-water protective concentration level. As part of a Phase III assessment, the City can assist in obtaining this designation. Please visit www.arlingtontx.gov/planning/MunicipalSettingDesignation.html for more information.



● Assessed Properties
2006 & 2010 Grant Cycles



How are SAMPLES COLLECTED?

To do Phase II Environmental Site Assessments, scientists dig holes (or test wells) into the ground and take samples of the soil and water on the site. This helps property owners understand the nature and extent of contamination.

Assessed Sites - Hazardous Substance 2006 Brownfields Grant Program Cycle



Raines Tract



Brown Property

SITE NAME	SITE ADDRESS	ASSESSMENT TYPE(S)	MONTH/YEAR ASSESSED (Phase)
UTA Office Building	1000 W. Abram Street	Phase I/II	11/2009 (PI) / 05/2010 (PII)
UTA House I	1001 UTA Boulevard	Phase I	11/2009
UTA House II	1003 UTA Boulevard	Phase I	11/2009
110 & 112 E. 3rd Street	110 E. 3rd Street	Phase III	03/2009
Brown Property I	1110 W. Abram Street	Phase I	10/2009
Brown Property II	1116 W. Abram Street	Phase I	10/2009
Student Housing I	1118 W. Abram Street	Phase I/II	02/2010 (PI) / 03/2010 (PII)
Raines Tract	1513 Raines Street	Phase I/II	07/2009 (PI) / 12/2009 (PII)
201 E. 4th Street	201 E. 4th Street	Phase III	03/2009
202 E. 3rd Street	202 E. 3rd Street	Phase III	03/2009
Student Housing II	205 S. Davis Street	Phase I/II	02/2010 (PI) / 03/2010 (PII)
Student Housing III	209 S. Davis Street	Phase I/II	02/2010 (PI) / 03/2010 (PII)
Student Housing IV	211 S. Davis Street	Phase I/II	02/2010 (PI) / 03/2010 (PII)
Kerby House & Duplex I	216 Kerby Street	Phase I/II	11/2009 (PI) / 05/2011 (PII)
Kerby House & Duplex II	218 Kerby Street	Phase I/II	11/2009 (PI) / 05/2011 (PII)
M&K Investments	2405 W. Harris Road	Phase II*	10/2010
Your Lucky Lady/Comet Cleaners	2544 E. Abram Street	Phase I/II/III*	11/2008 (PI) / 03/2009 (PII) / 09/2009 (PIII)
Former Waffle House	3309 E. Division Street	Phase I/II	11/2008 (PI) / 02/2009 (PII)
500 E. Abram Street	500 E. Abram Street	Phase I/II	08/2009 (PI) / 11/2009 (PII)
Galletta Site	700 E. Arkansas Lane	Phase II	04/2010
Cambridge Terrace Apartments	701 E. Rogers Street	Phase II/III	01/2009 (PII) / 02/2009 (PIII)
704 Glenn Crossett	704 Glenn Crossett	Phase III	03/2009
706 Glenn Crossett	706 Glenn Crossett	Phase III	03/2009
Eden Creek Tract	925 Penny Royal Court	Phase I	07/2009



M&K Investments



Former Waffle House

*Carried over to 2010 Cycle

Assessed Sites - Petroleum Substance 2006 Brownfields Grant Program Cycle

SITE NAME	SITE ADDRESS	ASSESSMENT TYPE(S)	MONTH/YEAR ASSESSED (Phase)
UTA Office Building	1000 W. Abram Street	Phase I/II/III	11/2009 (PI) / 05/2010 (PII) / 09/2010 (PIII)
UTA House III	1005 UTA Boulevard	Phase I	05/2010
UTA Vacant Land	1016 W. Abram Street	Phase I/II/III*	11/2009 (PI) / 05/2010 (PII) / 09/2010 (PIII)
Cooper Mini Mart	1425 N. Cooper Street	Phase I/II	11/2008 (PI) / 03/2009 (PII)
Old Montgomery Ward	2801 E. Arkansas	Phase I	11/2009
XTO Energy Site	3698 N. Collins Street	Phase I	09/2009
Sunstar	415 N. Collins Street	Phase I	04/2010
Kay Lynn I	4216 Kay Lynn	Phase I	05/2010
Kay Lynn II	4218 Kay Lynn	Phase I	05/2010
Kay Lynn III	4220 Kay Lynn	Phase I	05/2010
Dipert Travel Agency	709 W. Abram Street	Phase I	02/2009
Former Transportation Maintenance Facility	7215 New York Avenue	Phase I/II	12/2008 (PI) / 02/2009 (PII)
Former Stadium Mart	804 N. Collins Street	Phase I/II/III*	07/2010 (PI) / 08/2010 (PII) / 09/2010 (PIII)
Taqueria	808 N. Collins Street	Phase II/III	09/2009 (PI) / 10/2009 (PII)

*Carried over to 2010 Cycle



Dipert Travel Agency



UTA House III



Cooper Mini Mart Site

Assessed Sites - Hazardous Substance 2010 Brownfields Grant Program Cycle

SITE NAME	SITE ADDRESS	ASSESSMENT TYPE(S)	MONTH/YEAR ASSESSED (Phase)
UTA Office Building	1000 W. Abram Street	Phase III	04/2011
Lev Investments I	1001 S. Center Street	Phase I/II	11/2010 (PI) / 05/2012 (PII)
UTA House I	1001 UTA Boulevard	Phase II	05/2011
UTA House II	1003 UTA Boulevard	Phase II	05/2011
Atmos Energy Office	106 Stadium Drive	Phase II	10/2011
Lev Investments II	101 Hosack Street	Phase I/II	11/2010 (PI) / 05/2012 (PII)
Cedar Place Apartments	108 E. Cedar Street	Phase I/II	12/2011 (PI) / 01/2012 (PII)
Creative Arts Theatre and School, Inc.	1100 W. Randol Mill Road	Phase I	12/2012
SSYO Ent & Yas Auto Trading	1315 E. Abram Street	Phase I/II	09/2012 (P1)/10/2012 (PII)
Abram Trading Corp.	1324 E. Abram Street	Phase I	11/2012 (P1)
Savage Property	1325-27 E. Abram Street	Phase I	11/2012 (P1)
SPSD I	200 E. South Street	Phase I/II/III	11/2010 (PI) / 02/2011 (PII) / 06/2011 (PIII)
SPSD II	210 E. South Street	Phase I/II/III	11/2010 (PI) / 02/2011 (PII) / 06/2011 (PIII)
M&K Investments	2405 W. Harris Road	Phase II*	11/2010
Your Lucky Lady/Comet Cleaners	2544 E. Abram Street	Phase III*	02/2012
Federal Sign	3015 Avenue E. East Street	Phase II	01/2011
Former Hamilton Car Care	3028 E. Abram Street	Phase I	05/2012
Division Warehouse	3303 W. Division Street	Phase I	03/2011
Woodbine Square Apartments	509 N. Elm Street	Phase I/II	12/2011 (PI) / 01/2012 (PII)
Remington Meadows	903 Ashford Lane	Phase II	02/2011
Lev Investments III	906 S. Mesquite Street	Phase I/II	11/2010 (PI) / 05/2012 (PII)
Lev Investments IV	908 S. Mesquite Street	Phase I/II	11/2010 (PI) / 05/2012 (PII)
Lev Investments V	920 S. Mesquite Street	Phase I/II	11/2010 (PI) / 05/2012 (PII)
Eden Creek Tract	925 Penny Royal Court	Phase I	07/2009

Assessed Sites - Petroleum Substance 2010 Brownfields Grant Program Cycle

SITE NAME	SITE ADDRESS	ASSESSMENT TYPE(S)	MONTH/YEAR ASSESSED (Phase)
UTA Vacant Land	1016 W. Abram Street	Phase III*	04/2011
Atmos Energy Office	106 Stadium Drive	Phase I/II	08/2011 (PI) / 10/2011 (PII)
Metro Engineering Office	1101 W. Abram Street	Phase I	03/2011
XTO Energy Site	3698 N. Collins Street	Phase I	09/2009
Wilkerson's II	305 N. East Street	Phase I/II/III	05/2011 (PI) / 07/2011 (PII) / <i>Pending (PIII)</i>
Pleasant Ridge Land	3801 W. Pleasant Ridge Road	Phase I	02/2012
Wilkerson's I	401 E. Division Street	Phase I/II/III	05/2011 (PI) / 07/2011 (PII) / <i>Pending (PIII)</i>
Lynn Michael	410 E. Rogers Street	Phase I	04/2011
4621 W. Sublett Road	4621 W. Sublett Road	Phase I	05/2011
Arlington Orthopedic Associates I	800 Orthopedic Way	Phase III	<i>Pending</i>
Former Stadium Mart	804 N. Collins Street	Phase III*	02/2012
Arlington Orthopedic Associates II	813 Secretary Drive	Phase III	<i>Pending</i>
Arlington Orthopedic Associates I II	815 Secretary Drive	Phase III	<i>Pending</i>

*Carried over from 2006 Cycle



Wilkerson's



Lynn Michael Site

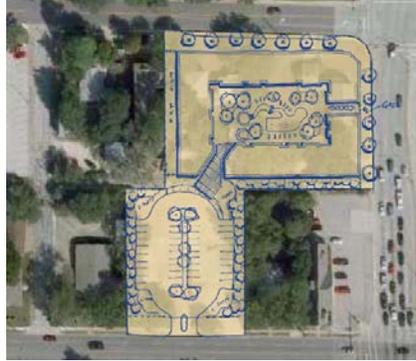


Metro Engineering Office

Municipal Setting Designations (MSD)

SITE NAME	SITE ADDRESS
Former Atmos Energy <i>(Pending TCEQ Approval)</i>	106 Stadium Drive
V.T. Inc.	1100 W. Interstate Highway 20
Radioshack Corp.	1908 South Peyko Drive
2131 N. Collins Street	2131 N. Collins Street
First Industrial Texas, LP.	2401-2497 Centennial Drive
Van-Texas Properties, LP.	2401 & 2421 Ascension Boulevard
Your Lucky Lady/Comet Cleaners	2544 E. Abram Street
Old Montgomery Ward	2801 E. Arkansas Lane 3000 E. Pioneer Parkway
Siemens Energy Automation, Inc.	2910 Avenue F
Wilkerson's <i>(Pending TCEQ Approval)</i>	305 N. East Street 401 E. Division Street
Berryman Products, Inc.	3800 Randol Mill Road
Arlington Orthopedic Associates <i>(Pending TCEQ Approval)</i>	800 Orthopedic Way 813 Secretary Drive 815 Secretary Drive
Former Stadium Mart	804 N. Collins Street
924 E. Park Row Drive	924 E. Park Row Drive

709 W. Abram Street Redevelopment Plan



Redevelopment Plans

SITE NAME	SITE ADDRESS
Cooper Mini Mart	1425 N. Cooper Street
201 E. Fourth Street	201 E. Fourth Street
202 E. Third Street	202 E. Third Street
Your Lucky Lady/Comet Cleaners	2544 E. Abram Street
Dipert Travel Agency	709 W. Abram Street
Arlington Orthopedic Associates	800 Orthopedic Way 813 Secretary Drive 815 Secretary Drive

Cleanup Plans

SITE NAME	SITE ADDRESS
UTA Office Building	1000 W. Abram Street (IOP)
UTA Vacant Land	1016 W. Abram Street (IOP)
Atmos Energy Office	106 Stadium Drive (AAP)
110 & 112 E. Third Street	110 & 112 E. Third Street (AAP)
SPSD	200 E. South Street (IOP) 210 E. South Street (IOP)
201 E. Fourth Street	201 E. Fourth Street (AAP)
202 E. Third Street	202 E. Third Street (AAP)
Your Lucky Lady/Comet Cleaners	2544 E. Abram Street (MSD+VCP)
Cambridge Terrace Apts.	701 E. Rogers Street (AAP)
704 Glenn Crossett	704 Glenn Crossett (AAP)
706 Glenn Crossett	706 Glenn Crossett (AAP)
Former Stadium Mart	804 N. Collins Street (MSD+VCP)
Taqueria	808 N. Collins Street (AAP)

Innocent Owner/Operator Program (IOP)
Voluntary Cleanup Program (VCP)
Asbestos Abatement Plan (AAP)

Midtown (UTA Blvd./Davis St./Abram St.)



BEFORE

AFTER

Campus Edge (UTA Blvd./Kerby St./Abram St.)



BEFORE

AFTER

Valley View Park (1513 Raines Street)



BEFORE

AFTER

Brownfields Program Success
Cleanup and Redevelopment Planning

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FOR MORE INFORMATION ABOUT BROWNFIELDS, PLEASE VISIT THE ENVIRONMENTAL PROTECTION AGENCY (EPA) WEBSITE AT
WWW.EPA.GOV/BROWNFIELDS

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WWW.ARLINGTONTX.GOV/PLANNING/BROWNFIELDS_GRANT_PROGRAM.HTML