



# BROWNFIELDS

## Revitalization through TCEQ Brownfields

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# WHAT ARE BROWNFIELDS?

A *brownfield site* is defined as real property, the expansion, redevelopment/reuse of which may be complicated by the perceived presence of a hazardous substance, pollutant or contaminant.





# WHAT MIGHT A BROWNFIELD SITE LOOK LIKE IN YOUR COMMUNITY?



<https://www.tceq.texas.gov/remediation/bsa/SuccessStories.html>

**NEW** Austin Brownfields Tour Story Map 

Take a virtual tour with the TCEQ Brownfields Program and explore Austin's transformed redevelopments of former brownfields properties.







# ABANDONED BUILDINGS







# VACANT PROPERTIES







# ABANDONED GAS STATION







# WHAT IS THE PURPOSE OF THE BROWNFIELDS PROGRAM ?

- Many commercial, industrial and even some residential properties may be environmentally impacted due to past uses of the site.
- Small Business Liability Relief and Brownfields Revitalization Act or “Brownfields Law” amends CERCLA, providing grants for site assessment, cleanup and liability exemptions.
- Brownfields grant funding aids the redevelopment of properties that are dormant or underutilized AND promotes sustainable cleanup and reuse.





# WHY REDEVELOP BROWNFIELDS?







# TCEQ PROGRAM PROCESS

**Planning &  
Application**

**Phase I  
Environmental  
Site Assessment**

**Phase II  
Environmental  
Site Assessment**

**Cleanup  
Planning**

**Cleanup &  
Redevelopment**







# TCEQ BROWNFIELDS APPLICATION

## Planning & Application



<https://www.tceq.texas.gov/remediation/bsa>

- Key information needed:
  - Property owner
  - Access agreement
  - Site name
  - Site address
  - Historical use of property
  - Redevelopment plan





# WHO IS ELIGIBLE?

Nonprofit OR  
Governmental Entity

Economic Development  
Corporation

Redevelopment Agencies

Federally Recognized  
Tribes

Cities/Towns/Local  
Government







# INELIGIBLE PROPERTIES

- Federal property
- Listed or proposed for the National Priority List (NPL)
- Leaking Underground Storage Tanks (LUST)
- Corrective Action permitted sites
- Superfund Sites and properties subject to an administrative order under CERCLA







# Phase I Environmental Site Assessment



- Property research, interviews and site inspection conducted by the TCEQ contractor.
- Identifies Recognized Environmental Conditions (RECs) and Historic Environmental Conditions.
- Should be completed prior to purchase of property and within 180 days of the final Phase I report.







# Phase II Environmental Site Assessment



- Site activities determined based on Phase I findings.
- Investigations conducted by the TCEQ contractor.
  - Groundwater sampling
  - Soil sampling
- Supplemental Activities
  - Geophysical Survey
  - Water well survey
  - Engineering estimate for cleanup





# Cleanup Planning



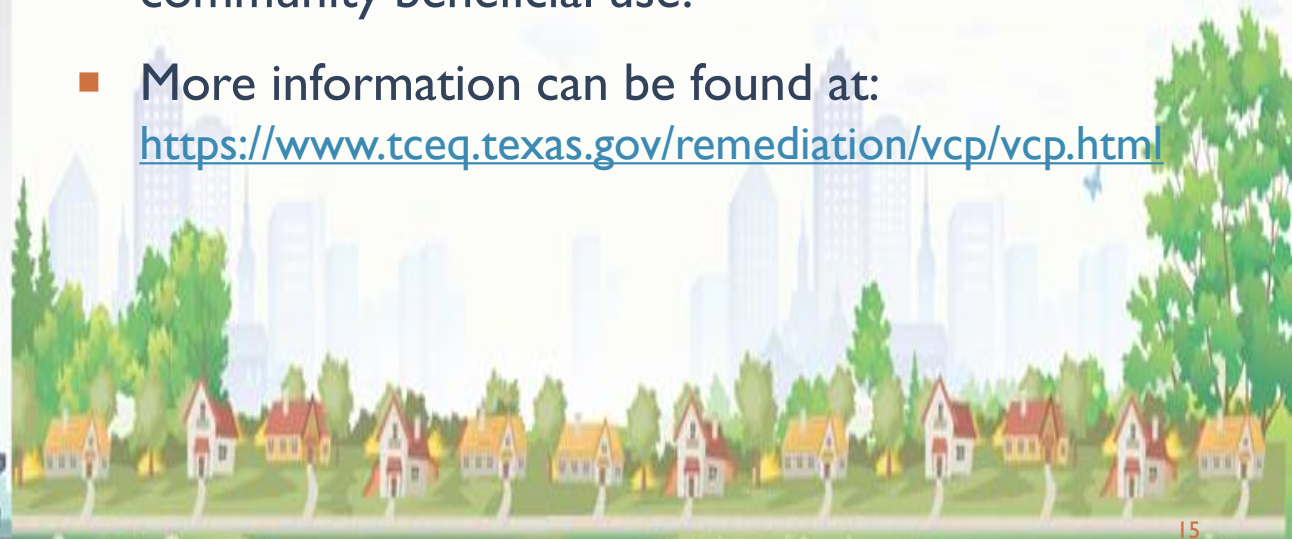
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TECHNICAL ASSISTANCE TO BROWNFIELDS



- TCEQ Partners with Texas Railroad Commission (RRC), EPA, federal & state entities, local redevelopment agencies, and applicants to facilitate cleanup, transferability and revitalization
- Grant support letters
  - Grant writing workshops
  - Schedules and registration can be found at <https://www.ksutsab.org/>

- Assistance with application to the TCEQ Voluntary Cleanup Program (VCP)
  - Fees waived (up to \$1,000)
  - Constraints, like liability protection, for completing real estate transactions at VCP sites allow unused or under used properties an opportunity to be restored to economically productive or community beneficial use.
  - More information can be found at: <https://www.tceq.texas.gov/remediation/vcp/vcp.html>





- ☺ #5
1. FARMER'S MARKET/OFFICES
  2. ANTIQUE MALL (MICROBREWERY - WINE BAR)  
●●●● (4)
  3. ENTERTAINMENT CTR (ESCAPE ROOM, BOWLING, ROCK CLIMBING, TRAMPOLINE, THEMED RESTAURANT)  
●●●●● (5)
  4. MUSEUM (THEMED COUNTRIES/ANIMALS, BIRTHDAY PARTIES = HOLIDAY THEMES)  
●●●●● (6)  
PUT
  5. SHIPPING WAREHOUSE (BREAD-BAKERY)  
↓



## Visioning meetings with your community







# Redevelopment

# Housing

**Guadalupe Saldana Subdivision  
Austin, TX**

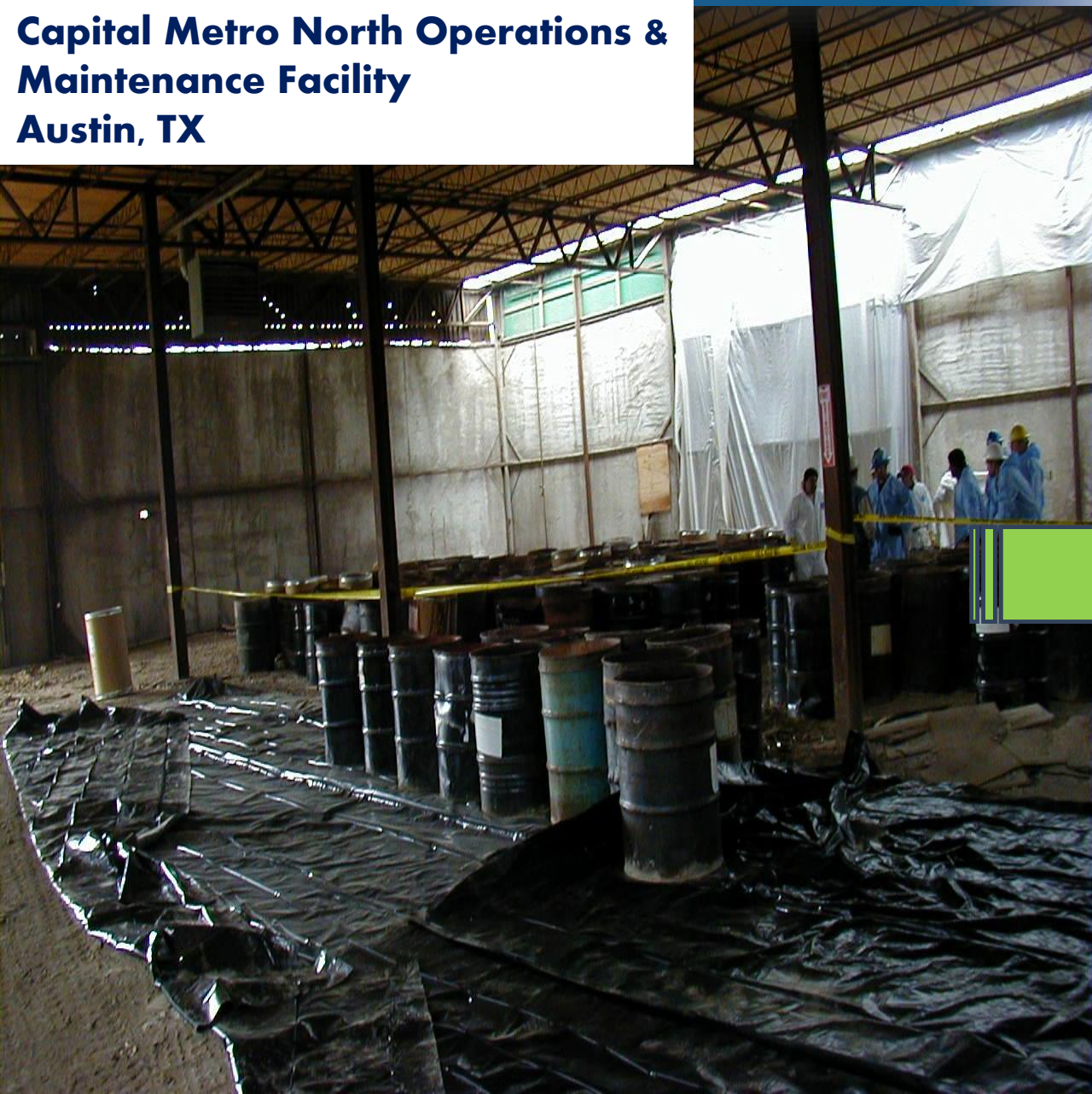






# Redevelopment

**Capital Metro North Operations & Maintenance Facility  
Austin, TX**



# Transportation







# Redevelopment

# Community Resources

**St. Philips Food Pantry  
Dallas, TX**







# CONTACT INFORMATION

## TCEQ Brownfields Program:



[www.tceq.texas.gov/remediation/bsa](http://www.tceq.texas.gov/remediation/bsa)



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Visit the TCEQ Brownfields Webpage for more success stories  
<https://www.tceq.texas.gov/remediation/bsa>

