

**Quarterly Progress Report
City of Arlington
Brownfields Community-wide Hazardous Assessment Grant**

I. Cooperative Agreement Recipient Information

Recipient:	City of Arlington
Assistance ID No.:	BF-00F69601-0
Quarterly Report No.:	3
Quarterly Reporting Period:	April 1, 2014 to June 30, 2014
Submittal Date:	July 30, 2014

II. Grant Program Progress and Activities for the Quarter

The following sections summarize activities for the quarter as they relate to the tasks/budget categories defined in the approved grant work plan.

PHASE I/II ASSESSMENT

Eastern Star

The prospective purchaser submitted an application form to the City for assistance with an environmental assessment of this site because they were considering purchasing and redeveloping the property. The City requested approval from the EPA for a Phase I assessment on 11/13/13, which was granted on 11/14/13. Consent for the access agreement was executed by the current property owners, prior to initiation of the Phase I. The Phase I was completed on 12/5/13.

The following Recognized Environmental Conditions (RECs) were found:

- The former on-site gasoline tank.
- The former on-site power plant.
- The current auto repair facility located to the west of the site.
- The current gas station located to the west of the site.

Based on the findings, a Phase II assessment request was submitted for EPA approval on 1/28/14, which was granted on 2/5/14. The City requested approval of the property specific sampling and analysis plan (PSAP) on 2/14/14, which was granted on 2/26/14. The Phase II assessment was completed on 4/14/14.

Findings and Recommendations

Based on the Phase II analytical results, the on-site groundwater in the vicinity of MW-3 appears to be affected by a release of petroleum hydrocarbons, but at concentrations below the TCEQ risk-based regulatory standards. Based on the review of the analytical results from soil and groundwater samples collected, further investigation does not appear warranted.

Huntington Chase

The owner submitted an application form to the City for assistance with an environmental assessment (asbestos survey) of this site to redevelop the property. The City requested approval from the EPA for an asbestos survey on 2/17/14; however, the EPA stated that the previous Phase I ESA submitted was not compliant with AAI standards and on 3/11/14 the EPA requested a new Phase I ESA be completed. However, due to approaching deadlines, the property owner elected to proceed forward with redevelopment of this site outside of the Brownfields program.

The Point of North Arlington Apartments

The owner submitted an application form to the City for assistance with an environmental assessment (asbestos survey) of this site to redevelop the property. The City requested approval from the EPA for an asbestos survey on 2/17/14; however, the EPA stated that the previous Phase I ESA submitted was not compliant with AAI standards and on 3/11/14 the EPA requested a new Phase I ESA be completed. The City requested approval from the EPA for a new Phase I assessment on 3/14/14. The EPA approved the Phase I and asbestos survey on 4/17/14. The Phase I was completed on 5/12/14. RECs were not identified for the site.

The asbestos survey was completed on 5/16/14. Based on the results of the PLM laboratory analyses laboratory analyses for the samples collected, asbestos was confirmed in the following materials:

- Ceiling texture with drywall and joint compound
- Wall texture with drywall and joint compound (2 types)
- Floor tile with mastic (3 types)
- Sink Undercoating (2 types)
- Exterior building texture
- Resilient sheet flooring

Based on the fining of the asbestos survey and the scheduled demolition, it was recommended that the identified asbestos containing materials be abated prior to demolition. The asbestos abatement activities are currently scheduled to begin in August 2014.

Countrywood Apartments

The owner submitted an application form to the City for assistance with an environmental assessment (asbestos survey) of this site to redevelop the property. The City requested approval from the EPA for an asbestos survey on 2/17/14; however, the EPA stated that the previous Phase I ESA submitted was not compliant with AAI standards and on 3/11/14 the EPA requested a new Phase I ESA be completed. The City requested approval from the EPA for a new Phase I assessment on 3/14/14. The EPA approved the Phase I and asbestos survey on 4/17/14. The Phase I was completed on 5/12/14. RECs were not identified for the site.

The asbestos survey was completed on 5/16/14. Based on the results of the PLM laboratory analyses laboratory analyses for the samples collected, asbestos was confirmed in the following materials:

- Ceiling texture with drywall and joint compound (3 types)
- Wall texture with drywall and joint compound (3 types)
- Resilient sheet flooring with mastic
- Ceramic floor tile associated with fireplaces
- Interior door/window caulk
- Ceramic wall tile/grout/ and thin set
- Exterior building texture on plaster
- Vinyl floor tile with mastic

Based on the fining of the asbestos survey and the scheduled demolition, it was recommended that the identified asbestos containing materials be abated prior to demolition. The asbestos abatement activities are currently scheduled to begin in September 2014.

110 Stadium Drive

The City of Arlington is considering purchasing and redeveloping the property. The City requested approval for a Phase I assessment on the property on 5/13/14. Site eligibility was granted by the EPA on 5/14/14. Consent for the access agreement was executed by the current property owners, prior to initiation of the Phase I. The Phase I is currently in progress and will be completed during the 4th quarter.

114 Stadium Drive

The City of Arlington is considering purchasing and redeveloping the property. The City requested approval for a Phase I assessment on the property on 5/13/14. Site eligibility was granted by the EPA on 5/14/14. Consent for the access agreement was executed by the current property owners, prior to initiation of the Phase I. The Phase I is currently in progress and will be completed during the 4th quarter.

118 Stadium Drive

The City of Arlington is considering purchasing and redeveloping the property. The City requested approval for a Phase I assessment on the property on 5/13/14. Site eligibility was granted by the EPA on 5/14/14. Consent for the access agreement was executed by the current property owners, prior to initiation of the Phase I. The Phase I is currently in progress and will be completed during the 4th quarter.

122 Stadium Drive

The City of Arlington is considering purchasing and redeveloping the property. The City requested approval for a Phase I assessment on the property on 5/13/14. Site eligibility was granted by the EPA on 5/14/14. Consent for the access agreement was executed by the current property owners, prior to initiation of the Phase I. The Phase I is currently in progress and will be completed during the 4th quarter.

Sites Assessed with Grant Funds

To date, three Phase I assessments, one Phase II assessment and two asbestos surveys have been completed with grant funds. Four new Phase I assessments are in progress. All sites with assessments completed or pending are described in *Table 1*.

Table 1 – Sites Assessed with Grant Funds

Site Name	Site Address	Assessment Type	Year Assessed	Site Info In ACRES?
Eastern Star	1201 East Division Street	Phase I Phase II	December 2013 April 2014	Yes
The Point of North Arlington Apartments	505 E. Lamar Street	Phase I Asbestos	May 2014 May 2014	Yes
Countrywood Apartments	525 E. Lamar Street	Phase I Asbestos	May 2014 May 2014	Yes
110 Stadium Drive	110 Stadium Drive	Phase I	In Progress	No
114 Stadium Drive	114 Stadium Drive	Phase I	In Progress	No
118 Stadium Drive	118 Stadium Drive	Phase I	In Progress	No
122 Stadium Drive	122 Stadium Drive	Phase I	In Progress	No

CLEANUP AND REDEVELOPMENT PLANNING

No cleanup or redeveloping planning was conducted during the 2nd Quarter of FY14.

SITE INVENTORY AND CHARACTERIZATION

The City continues to use Terracon's services for GeoSearch to help manage and update our Brownfields inventory.

COMMUNITY OUTREACH AND INVOLVEMENT

The City chose to continue with the existing Brownfields Advisory Committee (BAC), which was established through our previous grants. The Committee had their first meeting of the new grant cycle on 10/14/13. At this meeting, we discussed the grant closeout process of the previous grant, the new grant, and upcoming assessments. City staff also announced that Terracon had been selected as the City's environmental contractor through a competitive RFQ process.

The Committee had their second meeting of the new grant cycle on 3/17/14. At this meeting, we discussed the on-going assessments continuing from the previous grant, the current assessment activities and potential future assessment activities.

The Committee had their third meeting of the new grant cycle on 6/26/14. At this meeting, we discussed the on-going assessments continuing from the previous grant, the current assessment activities and potential future assessment activities.

TRAVEL

No travel-related activities were conducted this quarter.

MBE/WBE REPORT

This report is due semi-annually for periods ending March 31 & September 30. The MBE/WBE report for the 1st and 2nd quarters were completed and mailed to Debora Bradford at Region 6 EPA in April 2014. The next MBE/WBE report for current period and the 4th quarter will be completed in October 2014. For the 2015 fiscal year, the MBE/WBE reports will be due annually and will be submitted to Debora Bradford at Region 6 EPA in October 2015.

ACRES - SITE ASSESSMENT REPORTING

ACRES' reporting was updated on 7/24/14 to reflect the status of all sites listed in Table 1.

FEDERAL FINANCIAL REPORT

The SF-425 report will be submitted on 10/30/14.

QUALITY MANAGEMENT PLAN

The EPA Region 6 Quality Assurance Officer approved the QMP on 7/22/13. The QTRAK # for the initial QMP was 13-38.1. At the end of the 3rd quarter, the City was updating the QMP to submit to the EPA in July 2014.

GENERIC QUALITY ASSURANCE PROJECT PLAN

The City's generic Quality Assurance Project Plan was prepared and provided to EPA on 11/14/13. The EPA approved the QAPP on 12/18/13. However, on 2/28/14, the EPA stated, that due to a change in policy, all future Phase II Assessment activities will require a site specific QAPP for approval. The first site specific QAPPs will be submitted for assessment of the properties at 110-126 Stadium Drive.