



MUNICIPAL SETTING DESIGNATIONS

CASSANDRA WALKER, MPA

**ADMINISTRATION MANAGER, BROWNFIELDS AND MSDS
INFRASTRUCTURE AND DEVELOPMENT SERVICES,
HOUSTON WATER**



AGENDA



City of Houston – Programmatic

- What the MSD is
- Who the MSD impacts
- Steps in the MSD process

MSD Applicants – Technical

- Specific information on the sites:
 - **2022-165-IHI** - 2323 Allen Pkwy Houston, TX 77019
 - **2023-166-GSP**- 6525 Goforth; 6505 Foster St.; and 0 Foster St., Houston, TX 77021

Questions / Comments

ENVIRONMENTAL PROTECTION IN TEXAS

The State of Texas has jurisdiction for Environmental Protection

- Texas Commission on Environmental Quality (TCEQ)

Environmental Complaints

- **TCEQ Contacts**
 - By Phone: 1-888-777-3186
 - Online: www.tceq.texas.gov/compliance/complaints
- **City of Houston Contacts**
 - By Phone: 311
 - Online: www.houstontx.gov/311/





WHAT IS AN MSD

A voluntary deed restriction that is initiated by the property owner 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

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.

MSD NOTICE OF PUBLIC MEETING – AGA KHAN FOUNDATION 3/4/2025

NOTICE OF PUBLIC MEETING REQUEST FOR SUPPORT OF MUNICIPAL SETTING DESIGNATION 3/4/2025

An application has been filed with the City of Houston for the city's support of a Municipal Setting Designation (MSD) for the Applicant/location listed below. You are receiving this notification because, according to the last approved city tax roll, you are in one of the following categories: an owner of real property lying within a half-mile, owner/operator of water wells within five-miles, including retail public utilities, municipality within a half-mile, municipality owning/operating a groundwater supply well within five-miles, Harris-Galveston Subsidence District, or any other interested group registered with the Planning & Development Department within a half-mile of this site. Please note: Any municipality or retail public utility receiving this notice may pass a resolution opposing the MSD application no later than the 120th day from the date of this notice. Otherwise, no action from the municipality or retail public utility is required. This notice implies no legal obligation upon you. If you have received this notice in error, please disregard it.

Applicant Information:

Name: Aga Khan Foundation (MSD #2022-165-IHD)
 Location: 2323 Allen Pkwy, Houston, TX 77019
 Legal Description: RES A BLK 1, Village at Allen Parkway Sec 1
 Responsible Party: Aga Khan Foundation

The property is within the corporate limits or ETJ of a municipality authorized by statute. A public drinking water supply system exists that satisfies the requirements of Chapter 341. This system supplies or is capable of supplying drinking water to the property for which the MSD is sought and to property within one-half mile of the Site.

The purpose of the public meeting is for the Applicant to provide information to the community about the Site, the Applicant's request for an MSD, and to obtain community input prior to a public hearing at City Council. Public viewing of this application is available online at <https://www.houstonpublicworks.org/municipal-settings-designation>.

PUBLIC MEETING

Virtual Meeting: Link for Presentation:
<https://www.houstonpublicworks.org/municipal-setting-designation-calendar>
 Questions or comments should be sent to: msd@houstontx.gov
 Date-Time: March 4, 2025 – 6:00 PM
 For additional projection information go to: <https://www.publicworks.houstontx.gov/msd-calendar>

If you are unable to attend and have questions or comments, please contact Houston Public Works:
 Phone: (832) 394-8976 Email: msd@houstontx.gov Website: <https://www.houstonpublicworks.org/municipal-settings-designation>

The purpose of an MSD is to create a means by which the TCEQ may limit the scope of investigations and response actions for groundwater contamination at a site if the groundwater is prohibited for use as a source of potable water. Any person owning, operating or controlling the designated property remains responsible for complying with all applicable federal and state laws and regulations and all ordinances, rules, and regulations of the City. If the City Council approves the application, it will enact an ordinance prohibiting the use of designated groundwater beneath the site for potable purposes and supporting the application to the TCEQ. "Potable water" means water used for irrigation, production of food or drink products intended for human consumption, drinking, showering, bathing, or cooking purposes.

Type of Contaminants Found: Chlorinated hydrocarbons, 1,1-dichloroethane, cis-1,2-dichloroethane, tetrachloroethene, trichloroethene, vinyl chloride

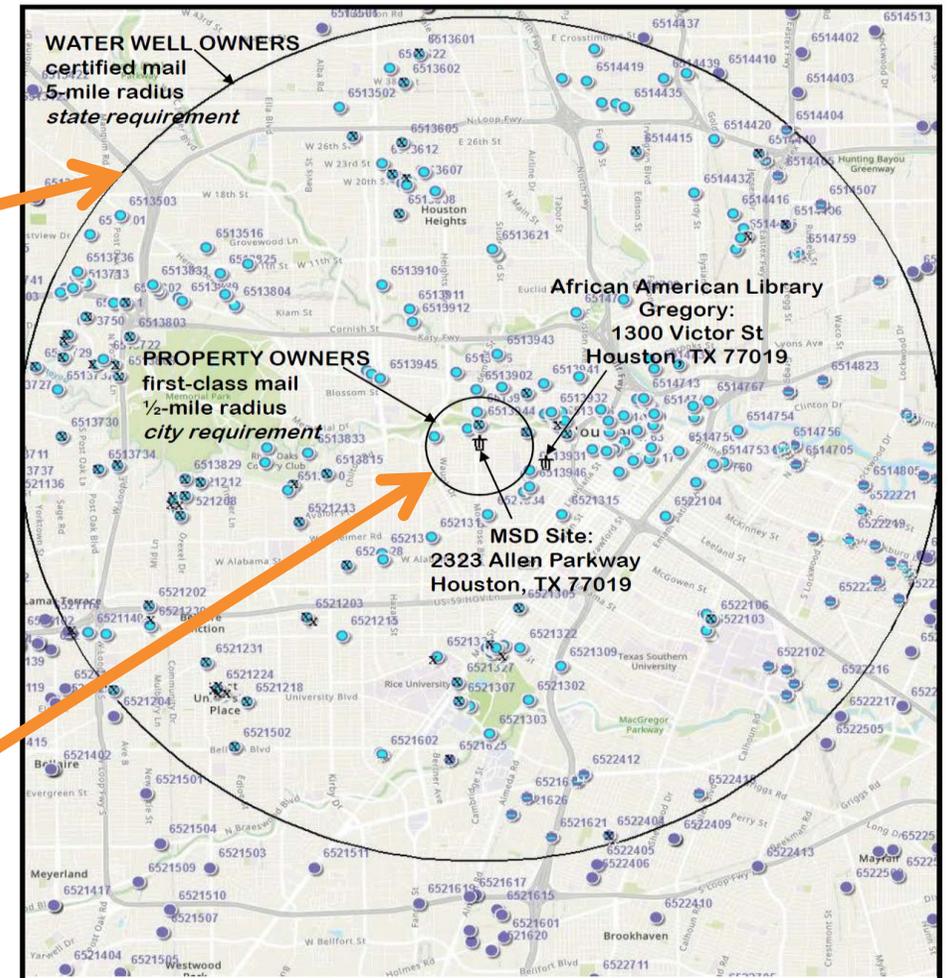
State law provides that the following persons may give written comments to the TCEQ on any information relevant to the TCEQ Executive Director's consideration of an MSD for the Site: (1) each municipality in which the Site is located, with a boundary located not more than 1/2 mile from the Site, or that owns or operates a groundwater supply well located not more than 5 miles from the Site; (2) each retail public utility that owns or operates a groundwater supply well located not more than 5 miles from the Site; and (3) each owner of a state-registered private water well located within 5 miles of the Site. Comments must be submitted no later than 60 days after the date of receipt of this notice to:

MSD Program Coordinator
 TCEQ Remediation Division
 P.O. Box 13087, MC-221
 Austin, Texas 78711

The Executive Director of the TCEQ will certify or deny the application filed with TCEQ or request additional information from the Applicant no later than 90 days after receiving such application.

WATER WELL OWNERS
 certified mail
 5-mile radius
 state requirement

PROPERTY OWNERS
 first-class mail
 1/2-mile radius
 city requirement



5-Mile Radius Well and 1/2-Mile Radius Property Owners Map

Source: Google Earth: December 3, 2018

Scale:
 Noted



Project:
 APAR – Ismaili Center
 Allen Pkwy at Montrose Blvd
 Houston, Harris County, Texas



Project No.: 20.01.013

Client:
 Aga Khan Foundation

2323 ALLEN PKWY, REPRESENTED BY: PAUL WILD, CAPM

Background

- The Site consists of approximately 11.08 acres of grass-covered land within one (1) land parcel owned by Aga Khan Foundation U.S.A. (AKF-USA), with its local entity known as Imara Houston.
- The Site is to be developed into the Ismaili Center Houston (ICH), which will consist of an educational/cultural outreach building with landscaped grounds and below-ground parking.
- The Site is in a high-rent district in downtown Houston and is surrounded by mixed-use, multi-family residential and commercial properties, a cemetery, and a public park between the Site and Buffalo Bayou, the major drainage feature within the City.

2323 ALLEN PKWY, REPRESENTED BY: PAUL WILD, CAPM

Site Information

- **July 2021** The TCEQ conducted an Affected Property Assessment Report (APAR) resulting in a request for more soil sampling to be conducted.
- **September 2021** Wild Associates conducted the requested work and submitted APAR Addendum #1.
- **October 2021** TCEQ requested additional wells to delineate off-site, impacted groundwater.
- **June 2022** Wild Associates conducted the requested work and submitted APAR Addendum #2.
- **July 2022** TCEQ stated that:
 - The impacted groundwater plume had been delineated,
 - TCEQ understands that Aga Khan Foundation intends to develop a Response Action Plan that addresses soils with Contaminants of Concern (COCs) above the Total-Soil-Combined PCLs using physical controls, and the contaminated soils were excavated/removed by the applicant prior to construction.
 - The APAR cannot be approved until the MSD is approved by the City of Houston.

2323 ALLEN PKWY | PRE-EXCAVATION



2323 ALLEN PKWY | POST-EXCAVATION



MSD NOTICE OF PUBLIC MEETING - GOFORTH PROPERTY 3/11/2025

NOTICE OF PUBLIC MEETING REQUEST FOR SUPPORT OF MUNICIPAL SETTING DESIGNATION 11 March 2025

An application has been filed with the City of Houston for the city's support of a Municipal Setting Designation (MSD) for the Applicant location listed below. You are receiving this notification because, according to the last approved city tax roll, you are in one of the following categories: an owner of real property lying within a half-mile, owner/operator of water wells within five-miles, including retail public utilities, municipality within a half-mile, municipality owning/operating a groundwater supply well within five-miles, Harris-Galveston Subsidence District, or any other interested group registered with the Planning & Development Department within a half-mile of this site. Please note: Any municipality or retail public utility receiving this notice may pass a resolution opposing the MSD application no later than the 120th day from the date of this notice. Otherwise, no action from the municipality or retail public utility is required. This notice implies no legal obligation upon you. If you have received this notice in error, please disregard it.

Applicant Information:

Name: Hindsight Investments LLC and 542 Allston Rental LP
(MSD# 2023-166-GSP)
Location: 6525 Goforth St, 6505 Foster St, and 0 Foster St, Houston TX 77021
6525 Goforth St - LTS 3 4 5 6 11 12 13 & 14 BLK 34 & RES A BLK 1 P S J INC & LT 1 BLK 6 FOSTER PLACE BELMONT SEC 2, 6505 Foster St - LTS 13 & 14 BLK 33 BELMONT SEC 2, 0 Foster St - LT 12 BLK 33 BELMONT SEC 2
Legal Description:
Responsible Party: Hindsight Investments, LLC and 542 Allston Rental LP

The property is within the corporate limits or ETJ of a municipality authorized by statute. A public drinking water supply system exists that satisfies the requirements of Chapter 341. This system supplies or is capable of supplying drinking water to the property for which the MSD is sought and to property within one-half mile of the Site.

The purpose of the public meeting is for the Applicant to provide information to the community about the Site, the Applicant's request for an MSD, and to obtain community input prior to a public hearing at City Council. Public viewing of this application is available online at <https://www.houstonpublicworks.org/municipal-setting-designation>.

PUBLIC MEETING

Virtual Meeting: Link for Presentation:
<https://www.houstonpublicworks.org/municipal-setting-designation-calendar>
Link for Questions/Comments: <https://www.publicworks.houstons.gov/tmsd>
Date/Time: 11 March 2025 - 6:00 PM CST
For additional projection information go to: <https://www.publicworks.houstons.gov/msd-calendar>

If you are unable to attend and have questions or comments, please contact Houston Public Works.

Phone: (832) 394-8976 Email: msd@houstons.gov Website: <https://www.houstonpublicworks.org/municipal-setting-designation>

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Type of Contaminants Found: The primary contaminants in soil are trichloroethene (TCE) and a degradation product cis-1,2-dichloroethene (cis-1,2-DCE). The primary contaminants in groundwater are trichloroethene (TCE) and a degradation product vinyl chloride (VC). TCE is typically used to remove oil and grease from metal parts, and has been frequently used in automotive repair facilities and machine shops.

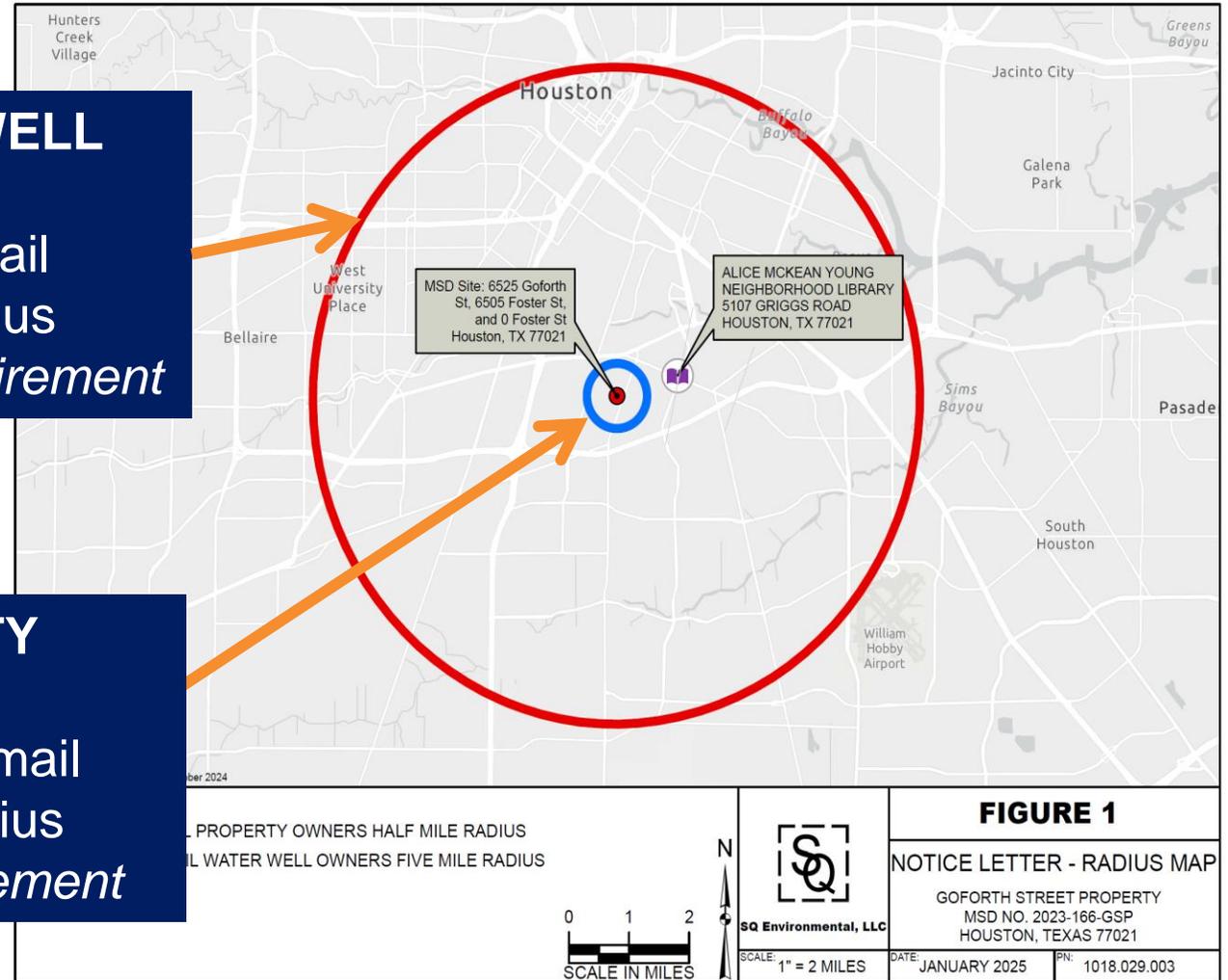
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The Executive Director of the TCEQ will certify or deny the application filed with TCEQ or request additional information from the Applicant no later than 90 days after receiving such application.

WATER WELL OWNERS
certified mail
5-mile radius
state requirement

PROPERTY OWNERS
first-class mail
1/2-mile radius
city requirement



GOFORTH STREET REPRESENTED BY: TREVOR COLE, PG

Background

- The property is located approximately 1.6 miles east of the intersection of Interstate 610 and Highway 288. the property is approximately 1.2 miles south of Brays Bayou, which generally runs east to west.
- The privately-owned portions of the designated property are currently participating in the Texas Commission on Environmental Quality (TCEQ) Voluntary Cleanup Program (VCP) and have been assigned VCP ID No. 3207. The TCEQ is the final approving authority of it's VCP.
- Public drinking water is currently available to the properties located within one-half mile radius surrounding the designated property by the City of Houston public water supply system. No domestic or commercial water wells were identified within 500-feet of the designated property.

GOFORTH STREET, REPRESENTED BY: TREVOR COLE, PG

Site Information

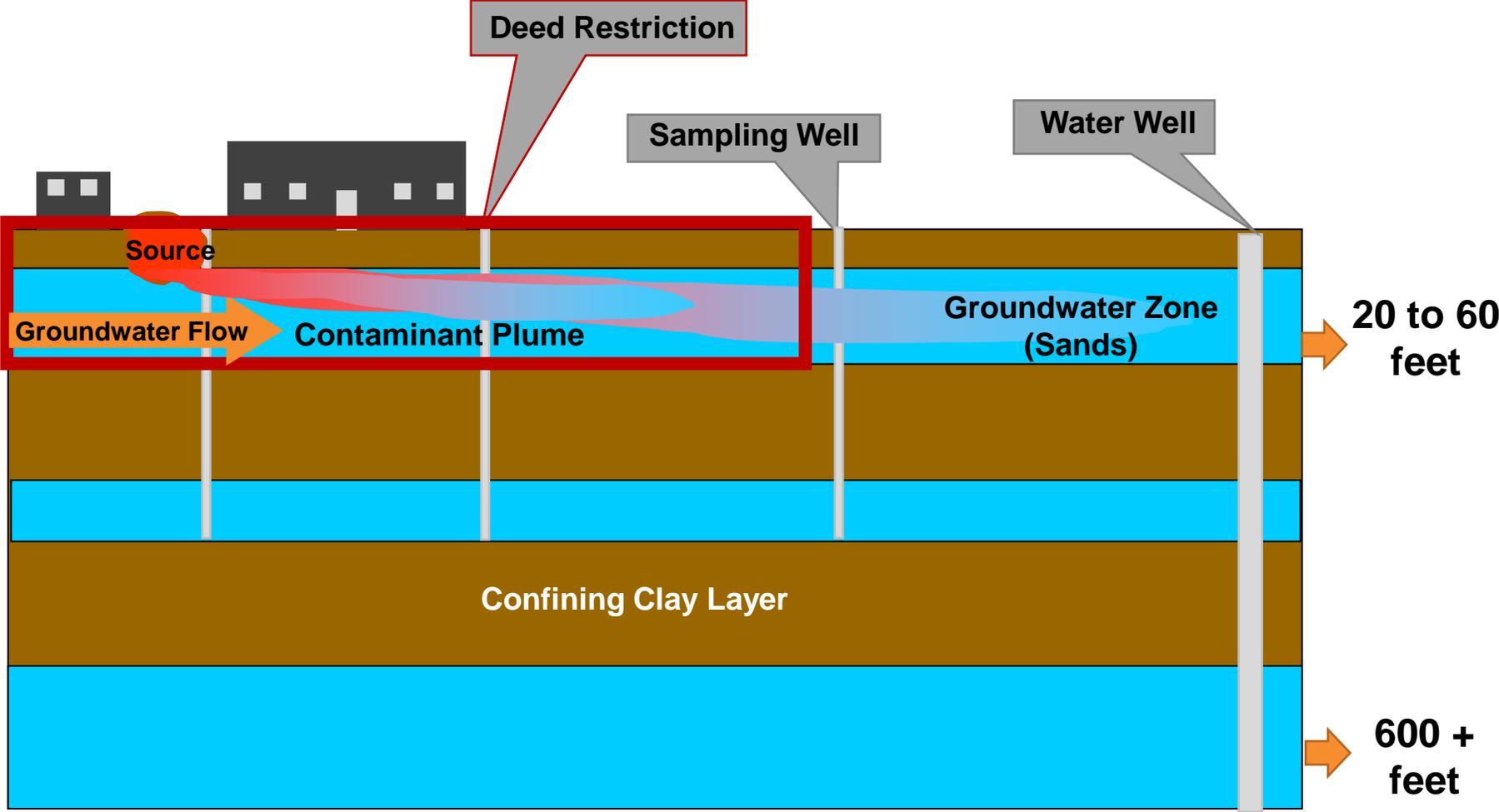
- **February 24, 2022**, The property was accepted into the VCP after identification of chlorinated solvent constituents in soil and groundwater, and to a lesser extent petroleum related compounds, associated with historical operations.
- No municipalities, other than the City of Houston, have corporate limits within one-half mile of the boundary of the designated property.
- The site includes properties which encompasses 3 parcels in Houston, Harris County, Texas totaling 3.1271 acres located at:
 - 6525 Goforth Street (St),
 - 6505 Foster St, and
 - 0 Foster St.

GOFORTH PROPERTY ATTENUATION

This is an aerial image of the application site and the monitoring wells that were installed. This shows the contamination levels are decreasing over time. The yellow border are levels for June 2022 and the red border line are levels in September 2024.

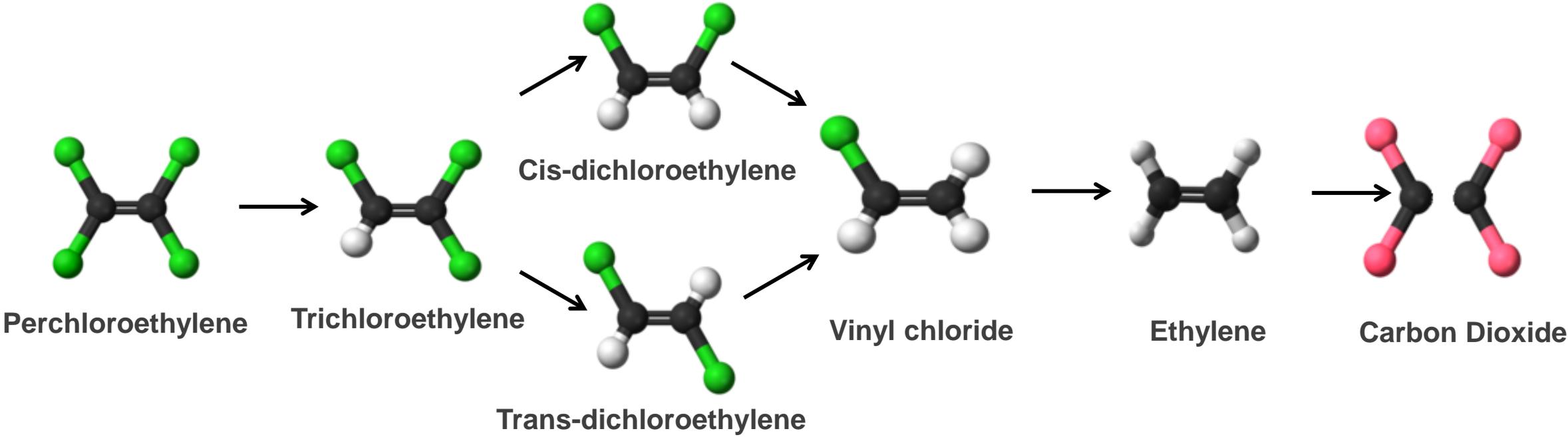


GROUNDWATER CONTAMINATION



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

CHEMICAL DEGRADATION



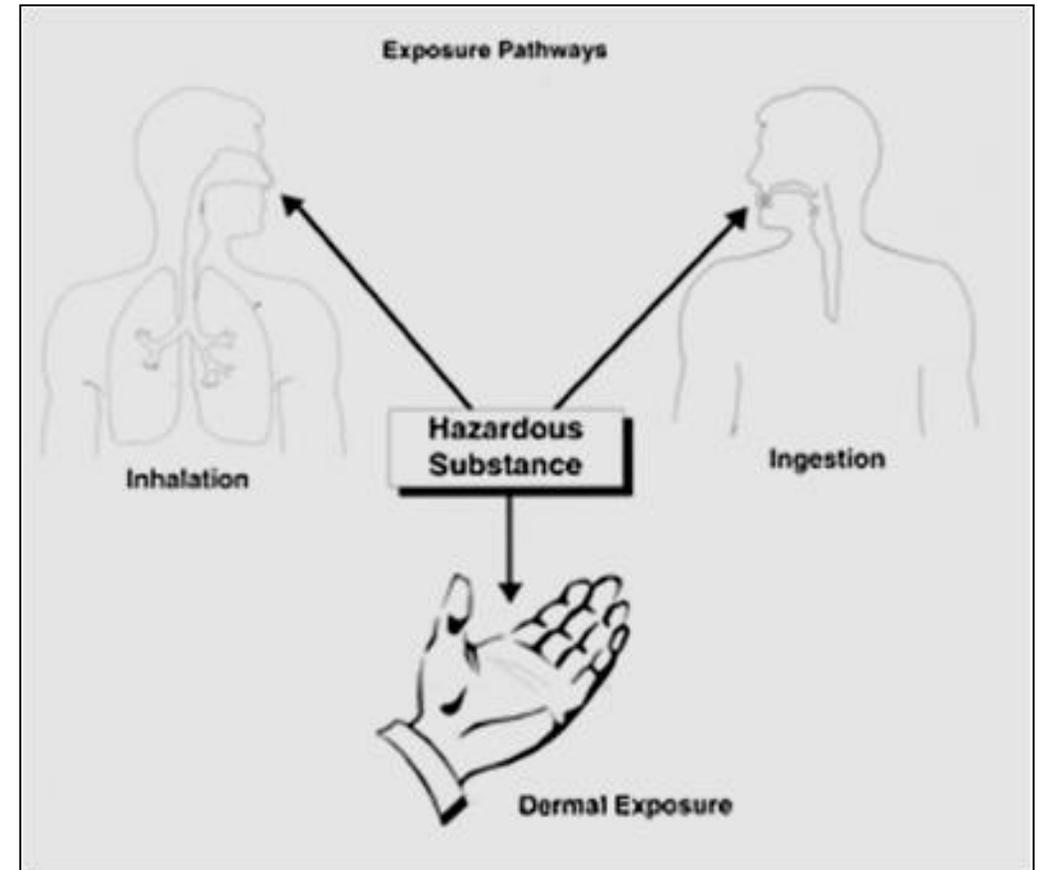
This process takes decades but is found to be the most efficient strategy.

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 risks to the public.
- Responsible Parties are always responsible.

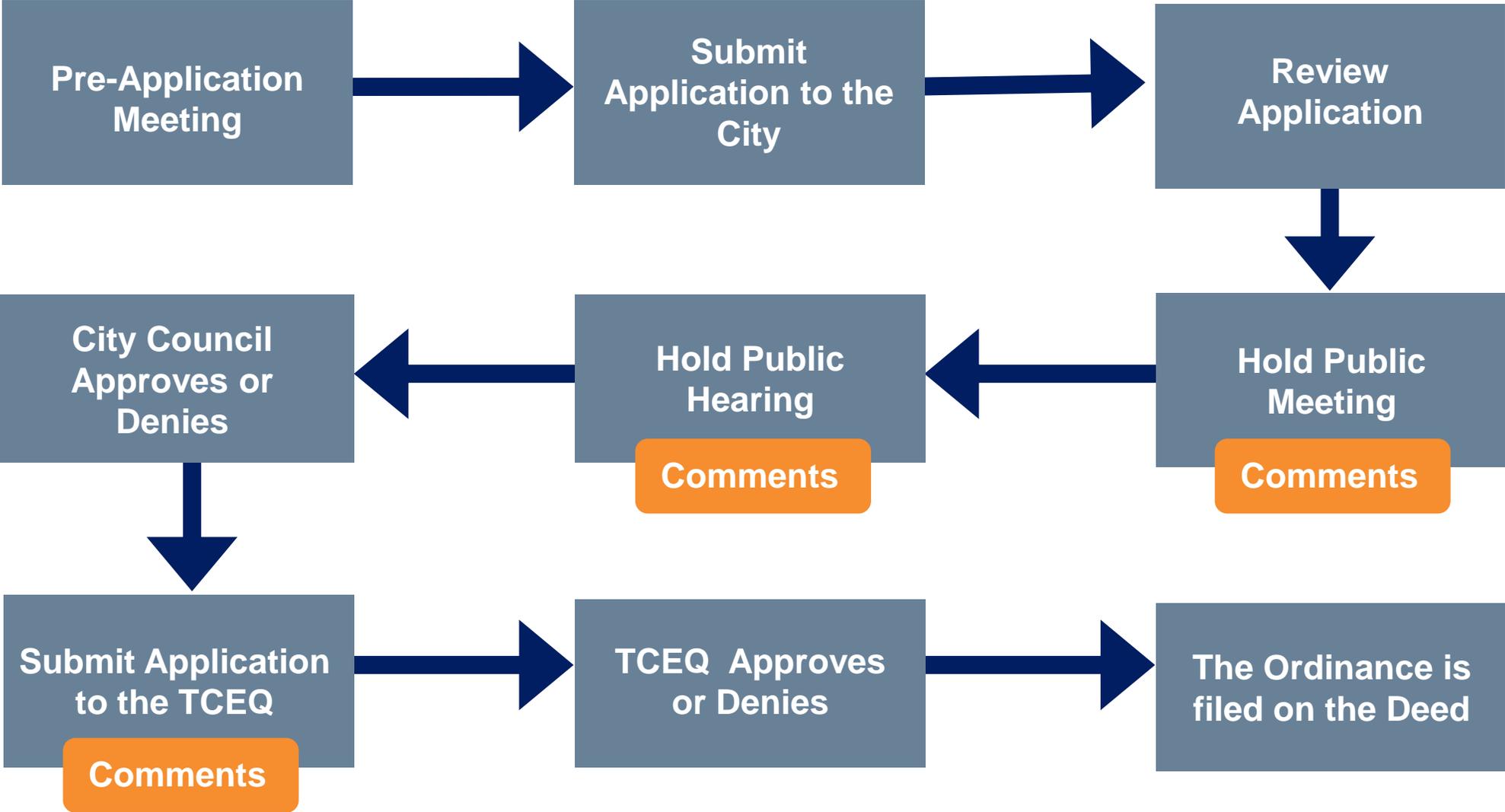


CITY'S REQUIREMENTS OF THE APPLICANT

- Enrollment in a State or Federal cleanup program.
- Thorough investigation confirming that the groundwater plume (contamination) is stable or decreasing, and delineated (exact position identified).
- Source of contamination has been removed.
- A third-party Engineer (P.E.) or Geologist (P.G.) must certify the application.



STEPS IN THE PROCESS

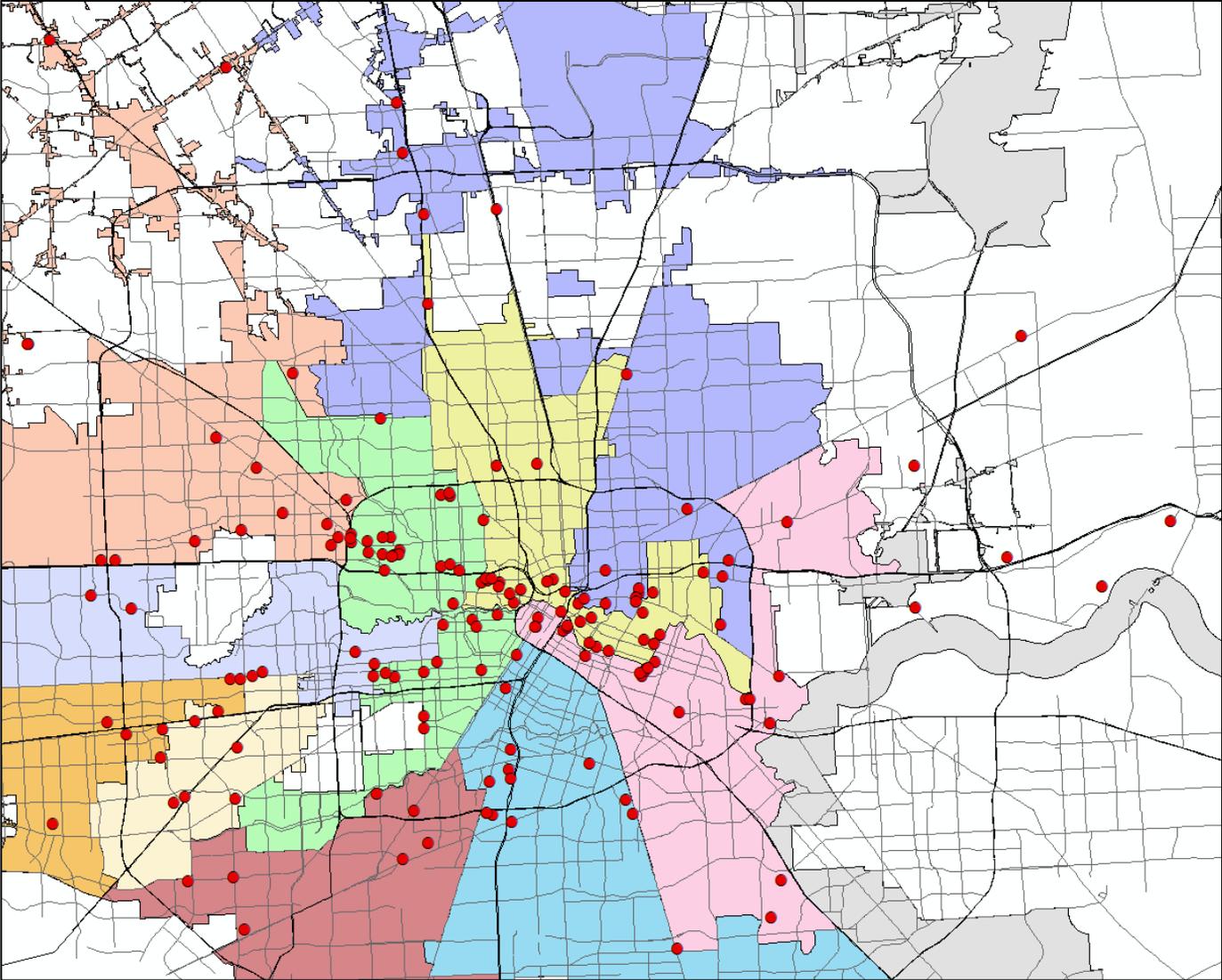


WHY SUPPORT AN MSD?

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



MSD SITES IN HOUSTON



MSD APPLICATION AVAILABILITY

Aga Khan Foundation

African American Library, Gregory
1300 Victor Street, Houston, TX 77019

Goforth Street Properties

Alice McKean Young Neighborhood Library
5107 Griggs Road, Houston, TX 77021



Also available online at:

www.houstonpublicworks.org/municipal-settings-designation

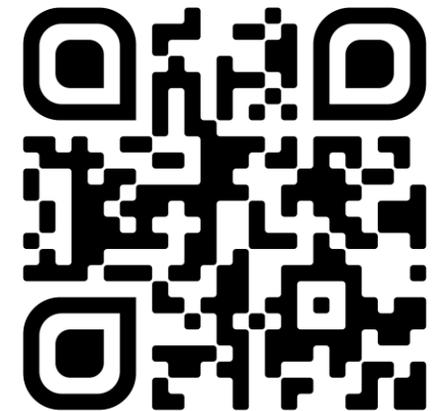
CONTACT INFORMATION



Cassandra Walker

- **Location:** Houston Public Works, 1002 Washington, 3rd Floor, Houston, Texas, 77002
- **Direct Email:** Cassandra.Walker@houstontx.gov
- **Team Email:** msd@houstontx.gov
- **Phone:** 832-393-7966

Website: www.houstonpublicworks.org/municipal-settings-designation





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