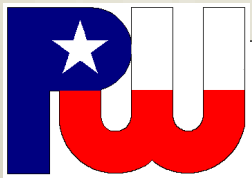


Municipal Setting Designations

Mark A. Wooten Jr.
Program Coordinator

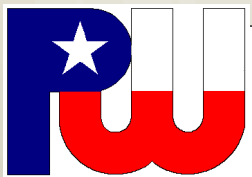




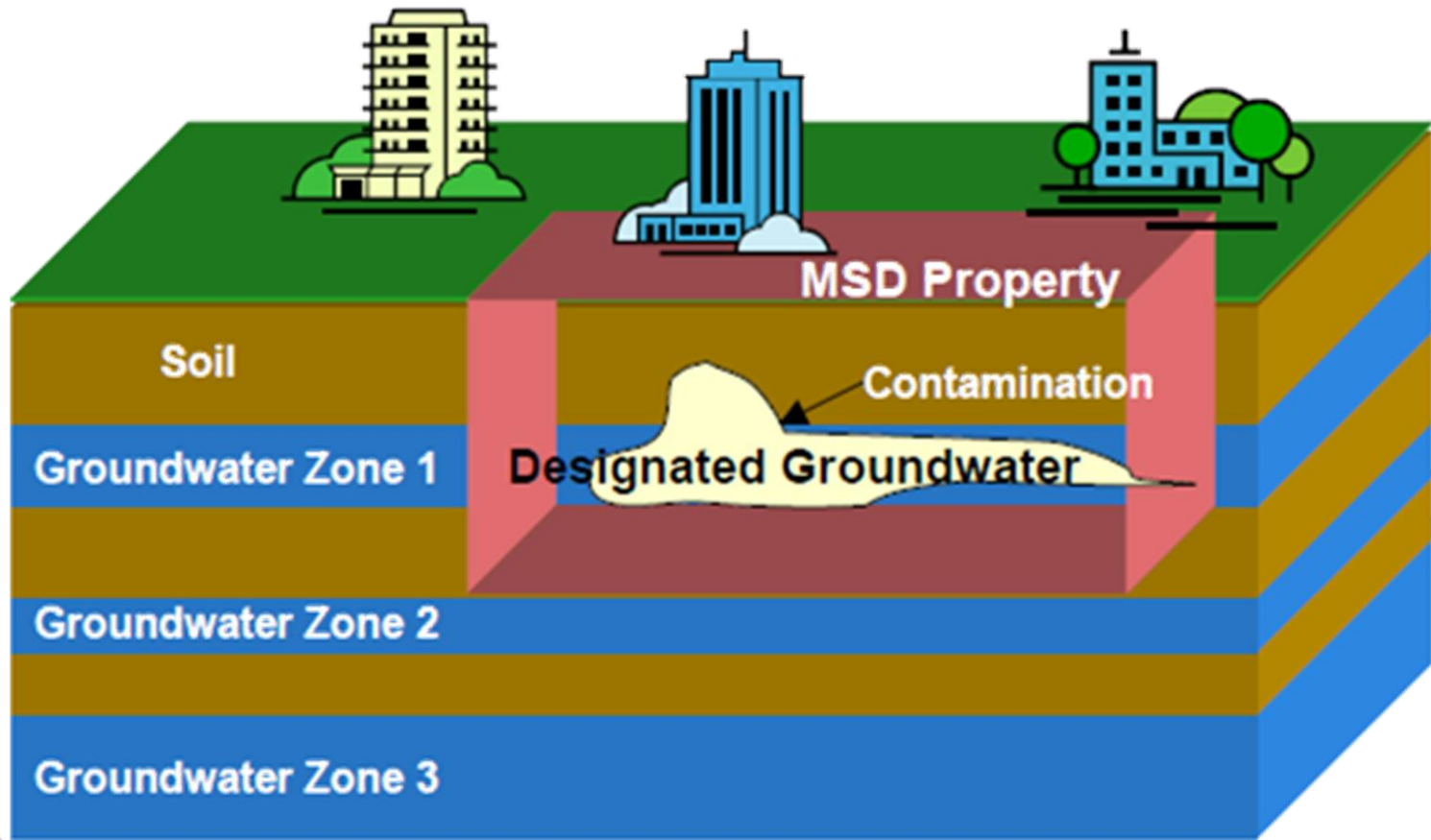
What is an MSD?

- A **voluntary** deed restriction that prohibits the use of impaired groundwater as potable water
 - A tool property owners can use to address environmental impairments to groundwater
 - Allows reinvestment and redevelopment of impaired properties
- A public health protection





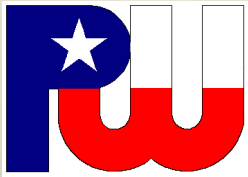
MSD Depiction



What is an MSD?

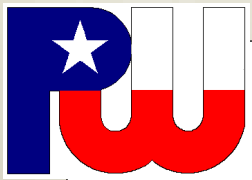
- It is a State Program
 - Administered by the Texas Commission on Environmental Quality (TCEQ)
 - Requires Local Support
- Article 13 of Chapter 47
 - Public Hearing Required





6952 Lawndale Street

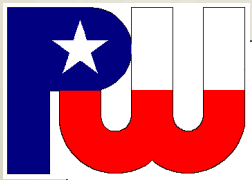




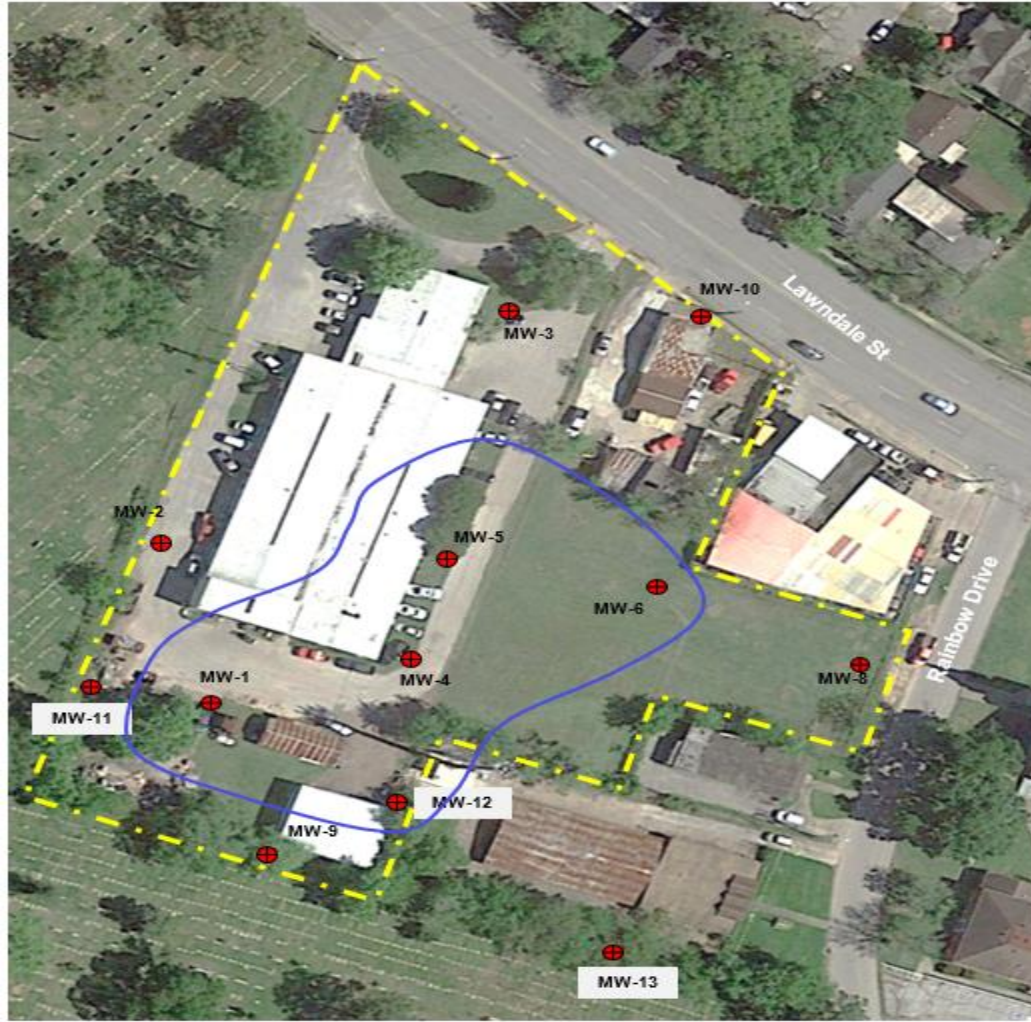
L-K Industries

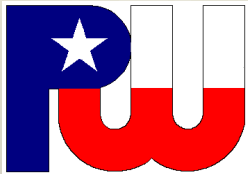
- 2.8567 acres
- L-K Industries began operations in 1960s
- Manufactures centrifuges for oil testing equipment
- Historically Trichloroethene (TCE) was used in a vapor degreaser as part of manufacturing process
- Voluntary Cleanup Program 2015
- Discontinued use of TCE in all on-site processes in January 2016
- L-K Industries continues to operate on-site





Groundwater Impacts





MSD Notice Letters



CITY OF HOUSTON
Houston Public Works

Sylvester Turner
Mayor

Carol Ellinger Haddock, P.E.
Director
P.O. Box 1562
Houston, Texas 77251-1562
832-395-2500
www.publicworks.houstontx.gov

March 26, 2018

RE: MSD Application #2016-093-LKI, 6952 Lawndale St., Houston, TX 77023

Dear Recipient:

Enclosed is a public meeting notice about an upcoming meeting in your area. This is an informational meeting about a property at 6952 Lawndale St., Houston, TX 77023 that has low levels of contaminated groundwater beneath their property. This application was submitted by L-K Industries (the applicant). The contamination from this site does not affect your property unless you have been specifically contacted by the applicant. Please note: the drinking water supplied by the City is not affected, nor are any of the local water wells affected by the contamination at this site. The following notice will give you additional details about the type of contamination that has been found at the site. We welcome you to attend the public meeting to find out more about the site and cleanup efforts, but it is not mandatory that you come.

Public Meeting Information:

When: April 26, 2018 at 6:00PM
Where: Magnolia Multi-Service Center
7037 Capitol St., Houston, TX 77011

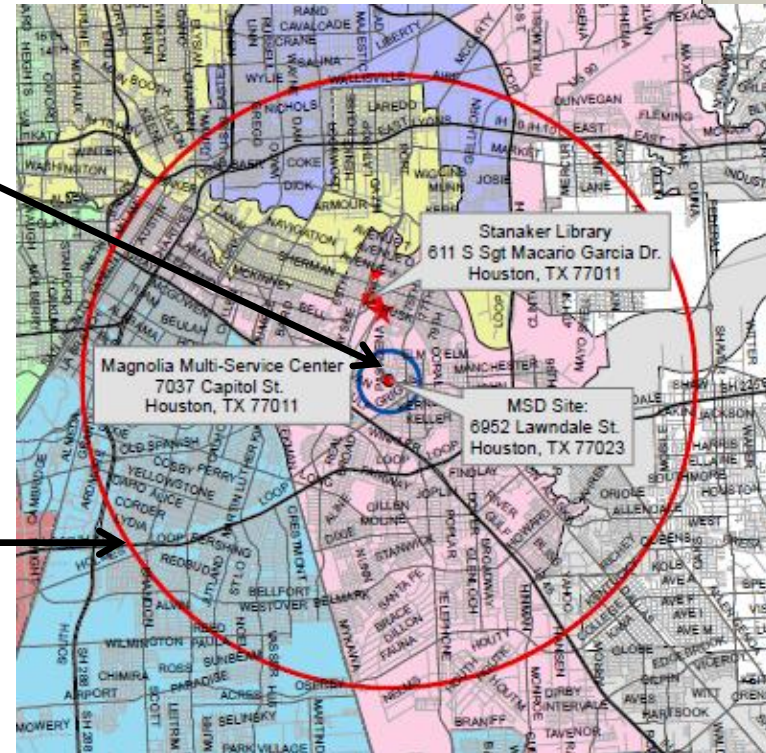
You are invited to this meeting because you either own property that is within a half-mile of the site, or state records show you own a water-well that is within five-miles of the site. Other cities, retail public utilities, and civic groups have also been invited to attend. If you received this letter by mistake, please ignore it. The enclosed map shows you the MSD site, meeting location, and library where a copy of the application may be viewed.

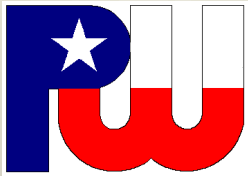
If you received a certified letter it is because public records show there is a registered water well on your property that is within five miles of the site and State law requires that you be notified by certified letter. You may have been notified even if you no longer use the well or it has been abandoned. If you feel like this is in error, please review Appendix P in the on-line application, located on the "MSD in Review" section of the MSD webpage (<https://www.publicworks.houstontx.gov/pds/municipal-settings-designation.html>), for the permitting agency that has provided information pertaining to your property and contact that agency. *The City of Houston does not maintain the water well databases and, therefore, cannot remove your name from any of the water well databases or correct the information.* If you received the notice through the regular mail it is because you own property within a half-mile of the site.

Council Members: Brenda Starob, Jerry Davis, Ellen R. Cohen, Dairght A. Boykins, Dave Martin, Steve Li, Greg Travis, Kara Cisneros, Robert Gallegos, Mike Lester, Larry V. Green, Mike Knox, David W. Robinson, Michael Kubooh, Amanda K. Edwards, Jack Christie, D.C. Controller: Chris B. Brown

Property Owners
First-Class Mail
1/2-Mile Radius
City Requirement

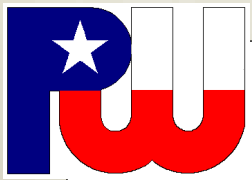
Water Well Owners
Certified Mail
5-Mile Radius
State Requirement





8300 Hempstead Road

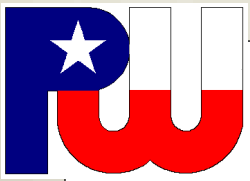




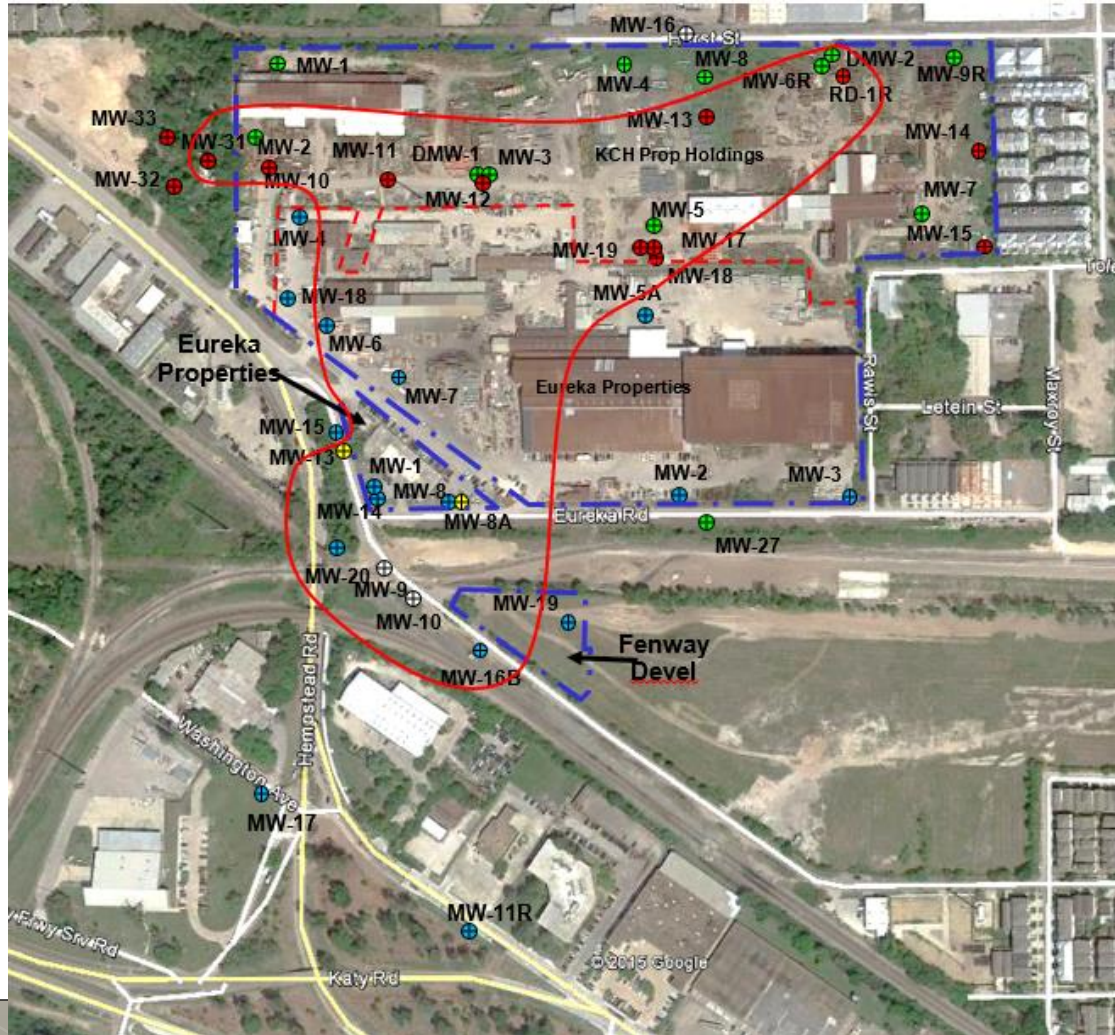
Eureka Properties, Ltd & KCH Properties Holdings, LLC

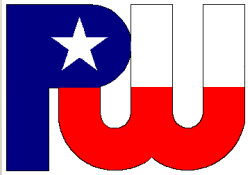
- 39.8775 acres
- Smith Industries manufactured steel products
- Historically Trichloroethene (TCE) was used as a cleaning solvent for parts
- Ceased operations and filed for bankruptcy in 1994
- Corrective Action Program 2003
- Voluntary Cleanup Program 2015
- Current owners are addressing onsite environmental issues and plan to sell for redevelopment





Groundwater Impacts





MSD Notice Letters



CITY OF HOUSTON
Houston Public Works

Sylvester Turner

Mayor

Carol Ellinger Haddock, P.E.
Director
P.O. Box 1562
Houston, Texas 77251-1562
832-395-2500
www.publicworks.houstontx.gov

April 9, 2018

RE: MSD Application #2016-099-BKC, 8300 Hempstead Rd, Houston, TX 77008

Dear Recipient:

Enclosed is a public meeting notice about an upcoming meeting in your area. This is an informational meeting about a property at 8300 Hempstead Rd, Houston, TX 77008 that has low levels of contaminated groundwater beneath their property. This application was submitted by Eureka Properties, Ltd. & KCH Property Holdings, LLC (the applicants). The contamination from this site does not affect your property unless you have been specifically contacted by the applicant. Please note: the drinking water supplied by the City is not affected, nor are any of the local water wells affected by the contamination at this site. The following notice will give you additional details about the type of contamination that has been found at the site. We welcome you to attend the public meeting to find out more about the site and cleanup efforts, but it is not mandatory that you come.

Public Meeting Information:

When: May 9, 2018 at 6:00 PM
Where: Houston Permitting Center
1002 Washington Ave, Houston, TX 77002

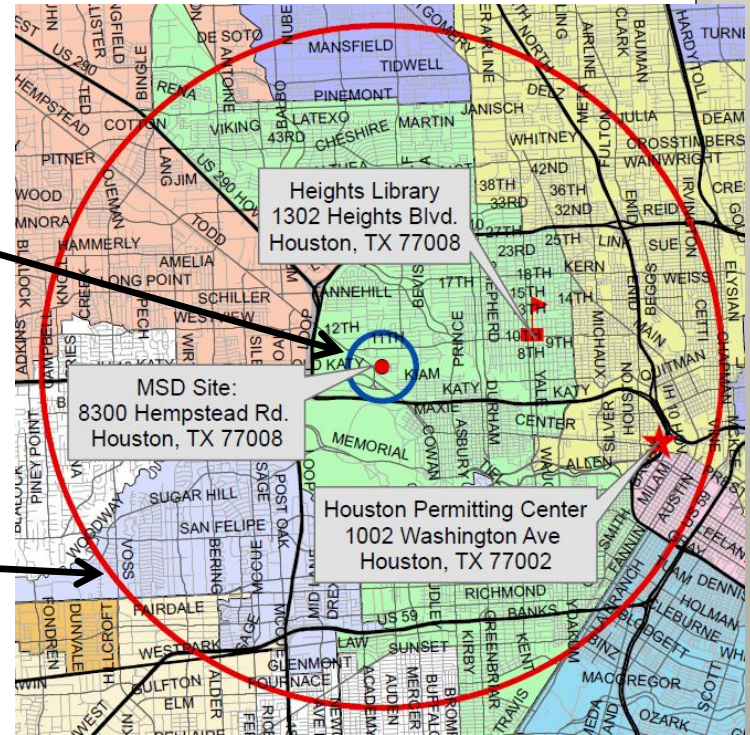
You are invited to this meeting because you either own property that is within a half-mile of the site, or state records show you own a water-well that is within five-miles of the site. Other cities, retail public utilities, and civic groups have also been invited to attend. If you received this letter by mistake, please ignore it. The enclosed map shows you the MSD site, meeting location, and library where a copy of the application may be viewed.

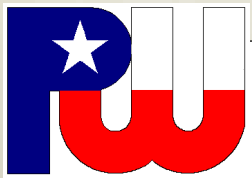
If you received a certified letter it is because public records show there is a registered water well on your property that is within five miles of the site and State law requires that you be notified by certified letter. You may have been notified even if you no longer use the well or it has been abandoned. If you feel like this is in error, please review Appendix P in the on-line application, located on the "MSD in Review" section of the MSD webpage (<https://www.publicworks.houstontx.gov/pds/municipal-settings-designation.html>), for the permitting agency that has provided information pertaining to your property and contact that agency. *The City of Houston does not maintain the water well databases and, therefore, cannot remove your name from any of the water well databases or correct the information.* If you received the notice through the regular mail it is because you own property within a half-mile of the site.

Council Members: Brenda Starzyk, Jerry Davis, Ellen R. Cohen, Dwight A. Boykins, Dave Martin, Steve Le, Greg Travis, Kara Cisneros, Robert Gallegos, Mike Laster, Larry V. Green, Mike Knox, David W. Robinson, Michael Kubosh, Amanda K. Edwards, Jack Christie, D.C. Controller: Chris B. Brown

Property Owners
First-Class Mail
1/2-Mile Radius
City Requirement

Water Well Owners
Certified Mail
5-Mile Radius
State Requirement

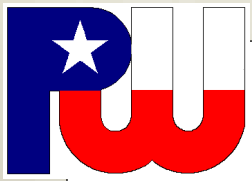




Yale and I-10 Property Management LLC, 5401 Lawndale, LLC, Yale Midtown Partners, LLC

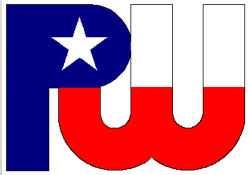
- 3.9360 acres
- Chipman Chemical Company manufactured pesticides and herbicides from 1920s through late 1940s or early 1950s
- Historically used arsenic in manufacturing processes
- Gulf Laundry and Cleaning Supply operated on site from 1960 through late 2010
- Schneider Construction Company had 5 underground storage tanks on site that were removed in 1990
- Voluntary Cleanup Program in 2015
- Current owners are addressing onsite environmental issues and plan to sell for redevelopment once environmental closure has been received





Groundwater Impacts





MSD Notice Letters



CITY OF HOUSTON
Houston Public Works

Sylvester Turner

Mayor

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P.O. Box 1562
Houston, Texas 77251-1562
832-395-2500
www.publicworks.houstontx.gov

April 9, 2018

RE: MSD Application #2016-101-YSP, 357 & 403 Yale Street, Houston, Texas 77007

Dear Recipient:

Enclosed is a public meeting notice about an upcoming meeting in your area. This is an informational meeting about a property at 357 & 403 Yale Street, Houston, Texas 77007 that has low levels of contaminated groundwater beneath their property. This application was submitted by Yale and I-10 Property Management, LLC, 5401 Lawndale, LLC, Yale Midtown Partners, LLC (the applicant). The contamination from this site does not affect your property unless you have been specifically contacted by the applicant. Please note: the drinking water supplied by the City is not affected, nor are any of the local water wells affected by the contamination at this site. The following notice will give you additional details about the type of contamination that has been found at the site. We welcome you to attend the public meeting to find out more about the site and cleanup efforts, but it is not mandatory that you come.

Public Meeting Information:

When: May 10, 2018 at 6:00 PM
Where: Houston Permitting Center
1002 Washington Ave, Houston, TX 77002

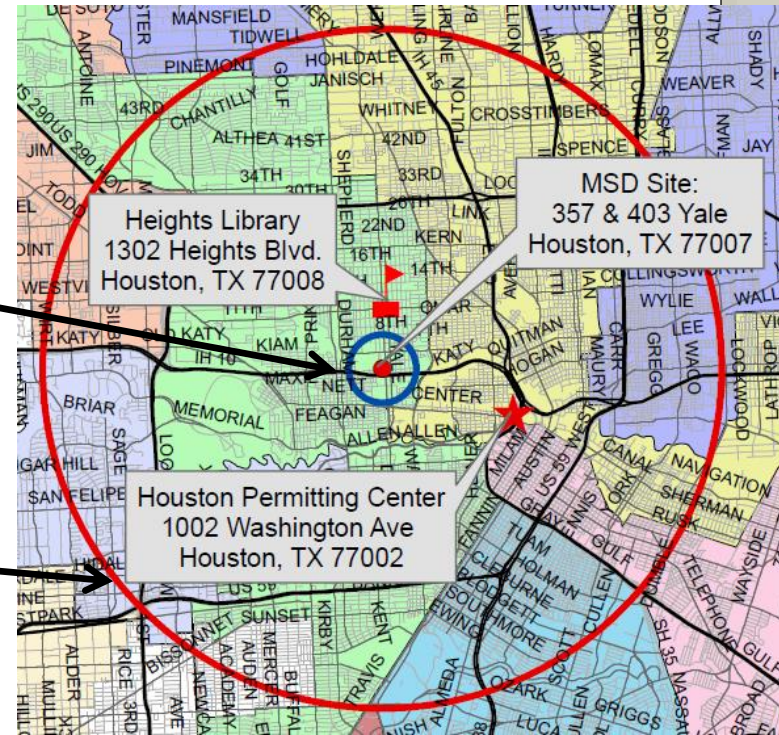
You are invited to this meeting because you either own property that is within a half-mile of the site, or state records show you own a water-well that is within five-miles of the site. Other cities, retail public utilities, and civic groups have also been invited to attend. If you received this letter by mistake, please ignore it. The enclosed map shows you the MSD site, meeting location, and library where a copy of the application may be viewed.

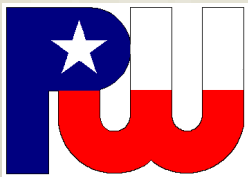
If you received a certified letter it is because public records show there is a registered water well on your property that is within five miles of the site and State law requires that you be notified by certified letter. You may have been notified even if you no longer use the well or it has been abandoned. If you feel like this is in error, please review Appendix P in the on-line application, located on the "MSD in Review" section of the MSD webpage (<https://www.publicworks.houstontx.gov/pds/municipal-settings-designation.html>), for the permitting agency that has provided information pertaining to your property and contact that agency. *The City of Houston does not maintain the water well databases and, therefore, cannot remove your name from any of the water well databases or correct the information.* If you received the notice through the regular mail it is because you own property within a half-mile of the site.

Council Members: Brenda Sturdy, Jerry Davis, Ellen R. Cohen, Dwight A. Boykins, Dave Martin, Steve Le, Greg Travis, Kara Cisneros, Robert Gallegos, Mike Laster, Larry V. Green, Mike Knox, David W. Robinson, Michael Kubson, Amanda K. Edwards, Jack Ceresa, D.C., Comptroller Chris S. Brown

Property Owners
First-Class Mail
1/2-Mile Radius
City Requirement

Water Well Owners
Certified Mail
5-Mile Radius
State Requirement





Contact Information

Mark A. Wooten Jr.

Program Coordinator

**Houston Public Works
1002 Washington, 3rd Floor
Houston, Texas 77002**

msd@houstontx.gov

(832) 394-9005

