



**City of Dallas**

# **Municipal Setting Designation (MSD) and Environmental Due Diligence (EDD) Program Overview**

**Parks, Trails, & the Environment  
Committee  
April 1, 2024**

Lori Trulson, Senior Environmental Coordinator  
Office of Environmental Quality &  
Sustainability  
City of Dallas

# Presentation Overview



- Overview
- Purpose
- Main Programs
- Support Services
- Priority Projects
- Action Items



# Overview: Background



- **Established in 2006** soon after the creation of the City's Environmental Division.
- **Focus** - Provide internal environmental consulting support to City Departments prior to acquiring property and managing the Municipal Setting Designation (MSD) Program to facilitate redevelopment in Dallas.
- **Early Special Projects** – For example, Hensley Field Environmental Management and Singleton Blvd MSD





# Overview: Who We Are

A Team with ~70 years of experience!

**Lori Frauli Trulson: Sr. Environmental Coordinator**, B.S. in Geology from Southern Methodist University. Professional Geoscientist (PG) & Registered Environmental Manager (REM) with **27 years** of environmental experience managing various redevelopment/cleanup programs; 11 years in environmental consulting prior to over 17 years of experience in OEQS.



**Jo Carbone Welles: Environmental Coordinator III**, B.S. in Earth and Environmental Science from University of Illinois at Chicago. Dallas native with over **14 years** in the environmental field, including 12 years in Environmental Consulting focused on site assessment, remediation, compliance, and various State Programs. Most recently, she led the COD Aviation Environmental Compliance team.



**Elizabeth Perez Long: Environmental Coordinator II**, B.S. in Environmental Geosciences from Texas A&M University. She has over **10 years** experience focused on environmental programs with the City on the EDD/MSD Team.



**Andrew Shaw: Environmental Coordinator I**, B.S. in Environmental Science from Oklahoma State University. He is a Registered Environmental Manager (REM) with over **17 years** experience in the environmental field including environmental due diligence and stormwater.





# Purpose

- **Main Purpose** - Manage environmental risk as it relates to the City acquiring new properties and redevelopment of these newly acquired properties and existing property for the planned future use (e.g. park, trail, levees, fire station, library, service center)
- **Who do we support?** - Internal and External Customers
- **What do we do?** - Environmental Due Diligence and Municipal Setting Designation Programs
- **How?** - Conduct all services in compliance with Federal and State regulations supported by utilizing City approved environmental consultants





- Environmental Due Diligence (EDD)
  - Soil and Groundwater Management (SGWM)
  - Hazardous Building Materials (HBM)
- Voluntary Clean Up Program (VCP)
- Municipal Setting Designation (MSD)



# Programs: EDD



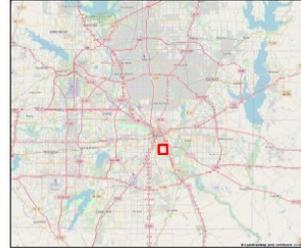
- Provide support to City departments with **Environmental Due Diligence (EDD) services** prior to acquisition and redevelopment of real property
- Includes, but is not limited to, **Phase I Environmental Site Assessments (ESAs), Subsurface Investigations (Phase II ESAs), soil and groundwater management associated with construction, and assessment and abatement of HBM (mold, lead-based paint, and asbestos containing materials)**
  - Actions in accordance with AD 6-16 – Environmental Due Diligence with Respect to Contemplated Real Estate Transactions
  - Primary internal customers include Dallas Water Utilities (DWU), Parks and Recreation (PKR), Bond & Construction Management (BCM), Housing (HOU)
  - Over 330 Phase I ESAs reviewed
  - Projects include DFE levees, Downtown Parks, HUD grant reviews



# Programs: EDD (cont.)



## Cadillac Heights Levee



0 500 1,000 2,000 Feet  
 Prepared by Geospatial Services Section  
 Friday, October 25, 2019

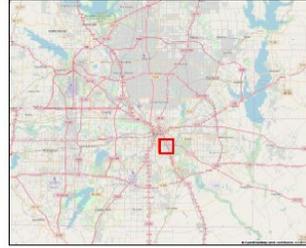
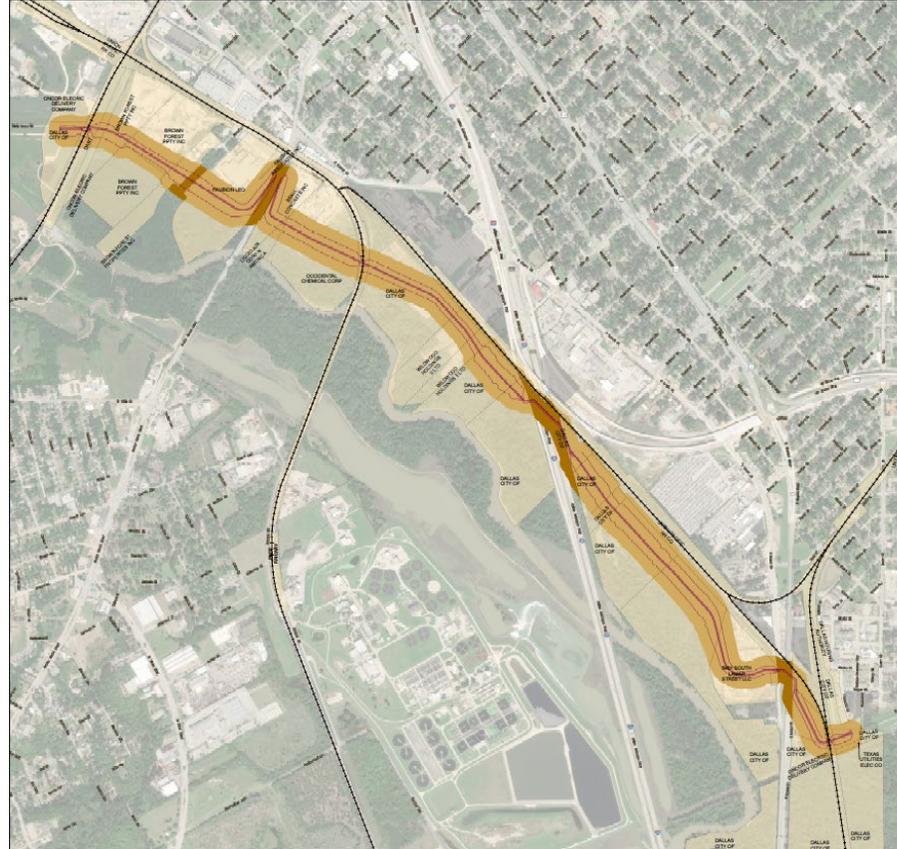
- Legend**
- Railroads
  - Cadillac Heights Levee design
  - Cadillac Heights Levee Parcels
  - Outer Buffer Parcels
  - Cadillac Heights Levee Buffer (150')

The U.S. Army Corps of Engineers has depicted this spatial data as a representation of the various geographic information gathered from multiple sources. This data should be viewed only as a representation of the data and should not be used for any other purpose. No guarantee is made by the U.S. Army Corps of Engineers regarding the accuracy or completeness of the data or their suitability for a particular use.

**U.S. ARMY ENGINEER DISTRICT, FORT WORTH  
 CORPS OF ENGINEERS  
 FORT WORTH, TEXAS**

TRINITY RIVER BASIN, TEXAS  
 CADILLAC HEIGHTS LEVEE  
 DALLAS FLOODWAY, TEXAS

## Lamar Levee



0 500 1,000 2,000 Feet  
 Prepared by Geospatial Services Section  
 Friday, October 25, 2019

- Legend**
- Railroads
  - Lamar Levee design
  - Lamar Levee Parcels
  - Outer Buffer Parcels
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TRINITY RIVER BASIN, TEXAS  
 LAMAR LEVEE  
 DALLAS FLOODWAY, TEXAS



# Programs: HBM



- Oversee **Hazardous Building Materials (HBM) projects** and support City departments with technical expertise and consultant management for the assessment and remediation of Asbestos, Lead, and Mold at City-owned buildings
- Primary Internal Customers include PKR, BCM, Office of Homeless Solutions (OHS)
- Projects include:
  - Fair Park Buildings surveys and abatement, Forest Audelia abatement, Reverchon Park Grandstand Renovation abatement
  - 4150 Independence mold abatement

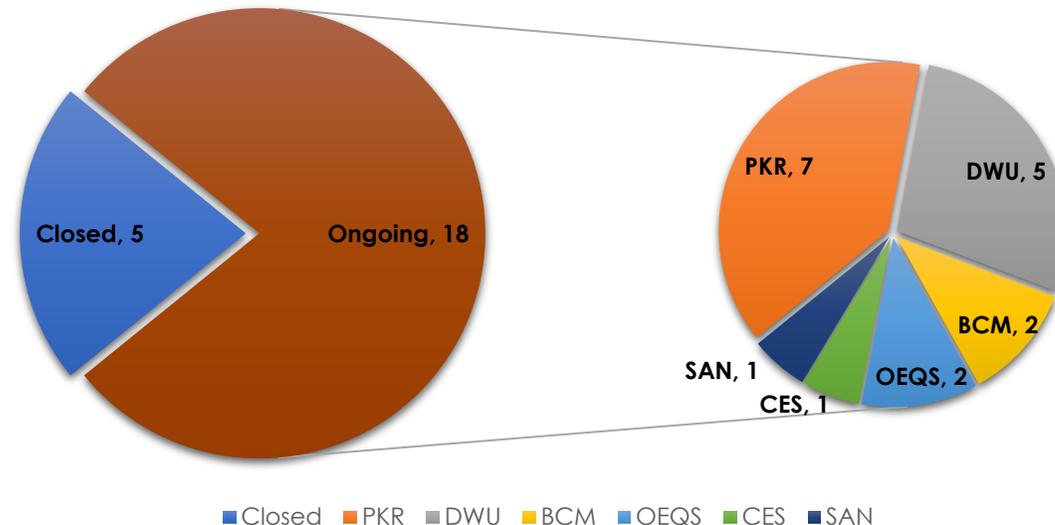


# Programs: VCP



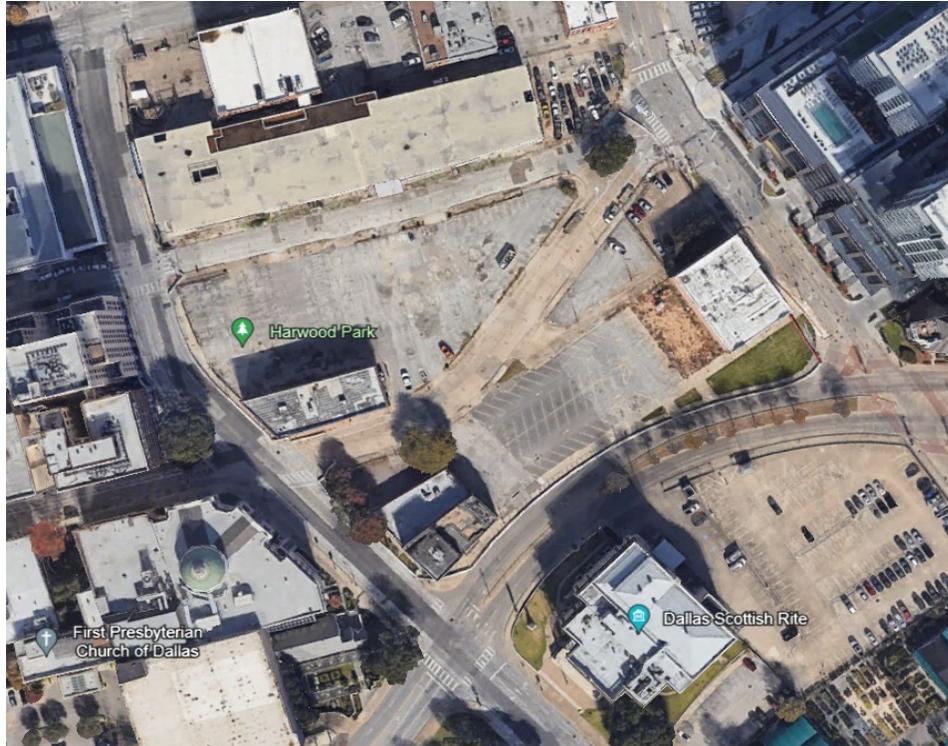
- Manage environmental investigation and remediation projects in the **TCEQ Voluntary Cleanup Program (VCP)** for various City Departments
  - Sites entered when chemicals of concern identified in a Phase II ESA exceed action levels
  - Turn-key management to move projects toward closure in compliance with the TCEQ Texas Risk Reduction Program (Ch 350)
  - 23 Sites entered; 5 closed; 18 in process

VCP Distribution





## Before and After - Harwood Park (VCP 3155)



Source: Google Earth

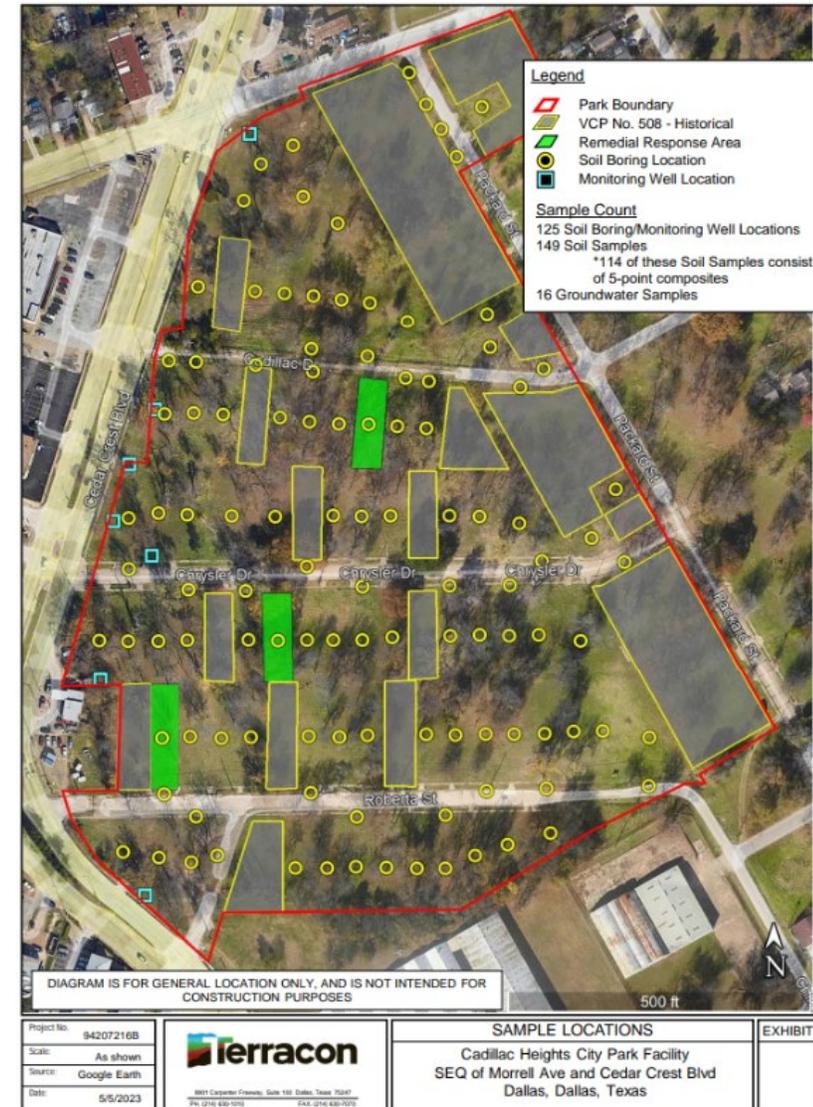


Source: <https://downtowndallasparks.org/>



- **Cadillac Heights Park (VCP 3144)**

- Assessment completed: Aug 2022 – March 2021
- Remediation completed: May – Jun 2023
- TCEQ approval received Jan 2024





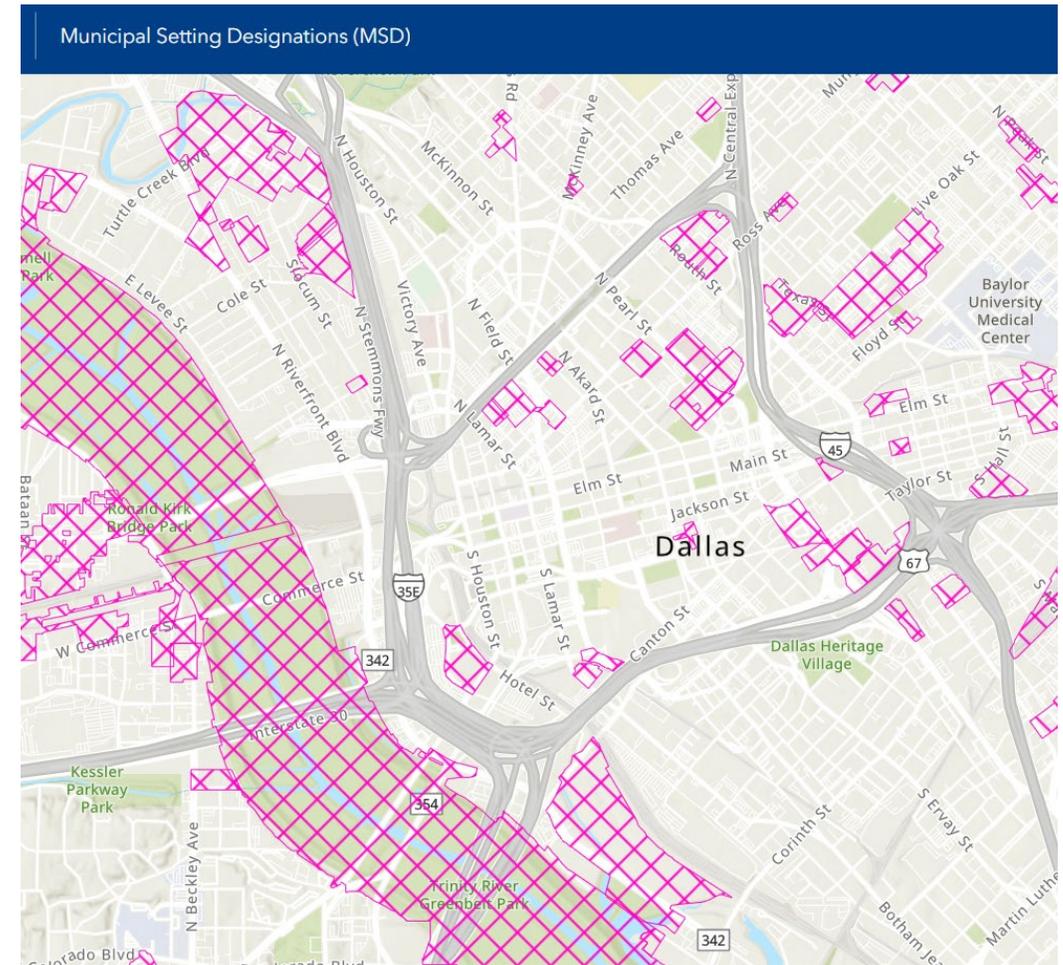
- Manage and oversee the **Municipal Setting Designation (MSD) Program**
- Balances redevelopment with protection of human health and the environment by restricting potable use of groundwater by ordinance
- Authorized by Texas Health and Safety Code - Subchapter W, Municipal Setting Designations
- Ordinance 26001 – Municipal Setting Designation (2005); FY2023 Fee adjustment approved



# Programs: MSD (cont.)



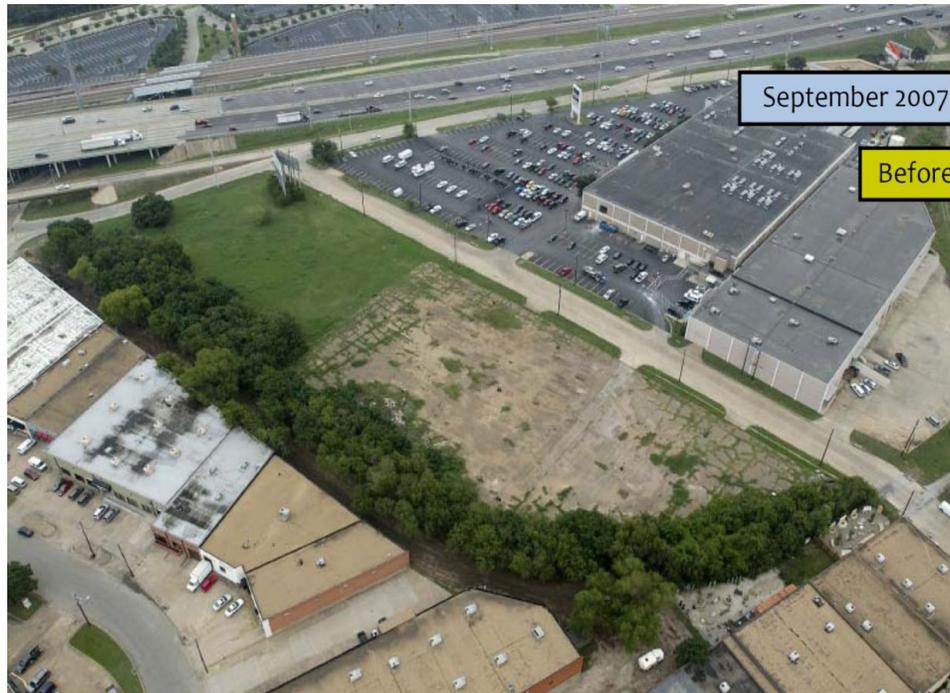
- 157 MSDs approved by City Council;  
Approximately 8,160 acres
- 12 MSD application reviews in process
- Interactive GIS map identifies MSDs; supported by SDC GIS staff



# Programs: MSD (cont.)



## Before and After – Inspiration Drive MSD

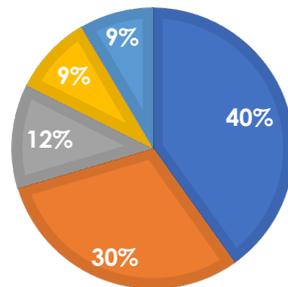




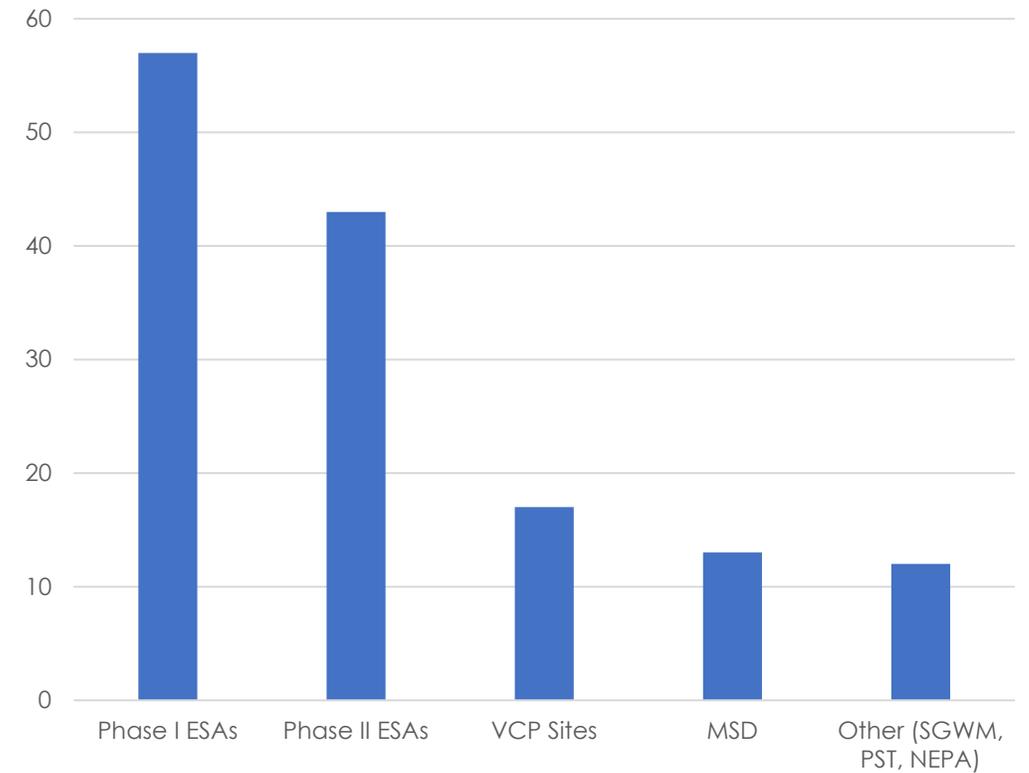
## 2023 Program Profile

### 2023 SNAPSHOT: QUANTIFIABLE ENVIRONMENTAL RISK MANAGEMENT PROJECTS

- Phase I ESAs
- Phase II ESAs
- VCP Sites
- MSD
- Other (SGWM, PST, NEPA)



### 2023 SNAPSHOT: QUANTIFIABLE ENVIRONMENTAL RISK MANAGEMENT PROJECTS



# Support Services



- Provide Housing (HOU) environmental review services for **HUD related grants**
- Provide departments general technical guidance related to **redevelopment projects**
- Perform **zoning case reviews, engineering permit reviews, abandonments/license request reviews**
- Facilitate multi-department communication to ensure **construction projects** stay on schedule



# Support Services (cont.)



- Provide technical support to City Controller's Office (CCO) for annual **GASB-49 Pollution Remediation Liabilities Accounting**
  - Support CCO with accounting updates and project descriptions for annual financial report
  - Liaison with departments and environmental consultants to obtain all supporting documentation





- **Former Naval Air Station  
Dallas (NAS Dallas)/ Hensley  
Field**

- Ongoing regular discussions with Navy and TCEQ about the investigation and remediation progress to minimize redevelopment delays due to cleanup requirements
- Technical expert for environmental activities and status



## • Blue Star Site

- Managed environmental during the shingles removal and engaged Data Analytics to create the dashboard that OEQS updated daily
- Completed environmental assessments and entered the Site into the TCEQ VCP program
- Managed the removal of lead-impacted soil and fill material
- Pending TCEQ approval letter



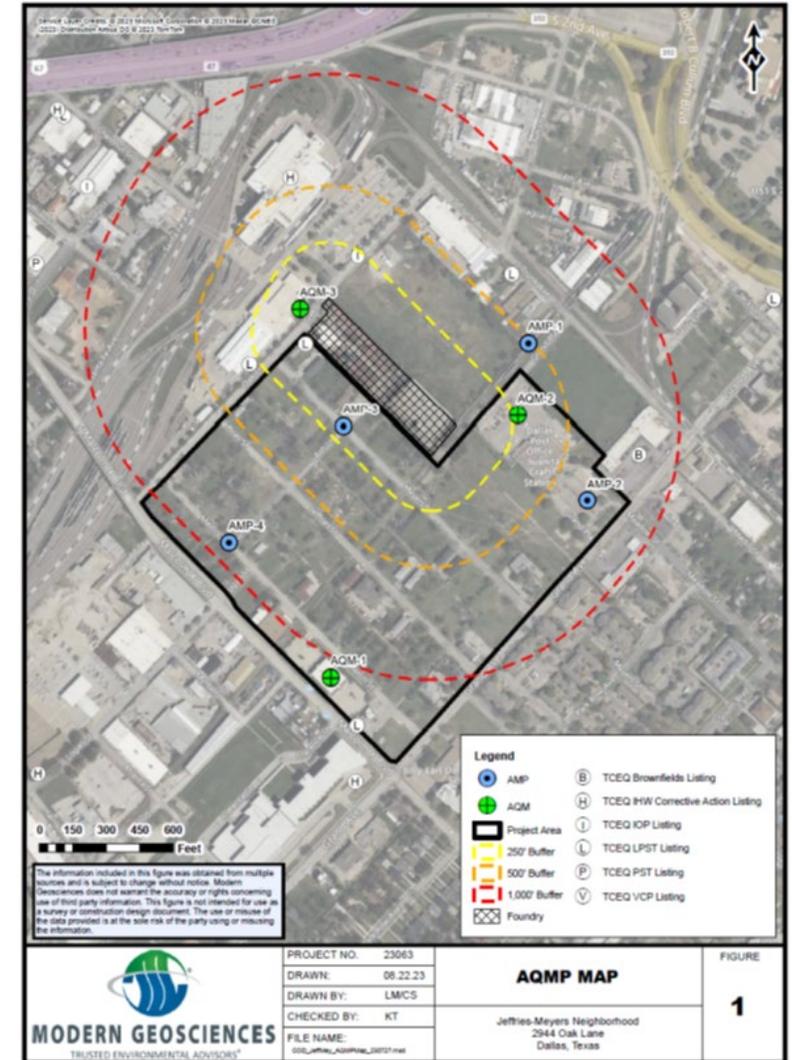
Drone shot on 03/21/2024



# Priority Projects

## • Jeffries Meyers Environmental Assessment

- Identified project to support the City's Racial Equity Plan
- \$500k Funding approved in FY2023
- Over 75% completed
- Efforts to get additional private property owner voluntary participation is in process for land assessment





# Action Items

- Re-establish training for City departments on EDD and MSD
- Improve community engagement related to MSD
- Update MSD Public Notice language to be more simplified





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