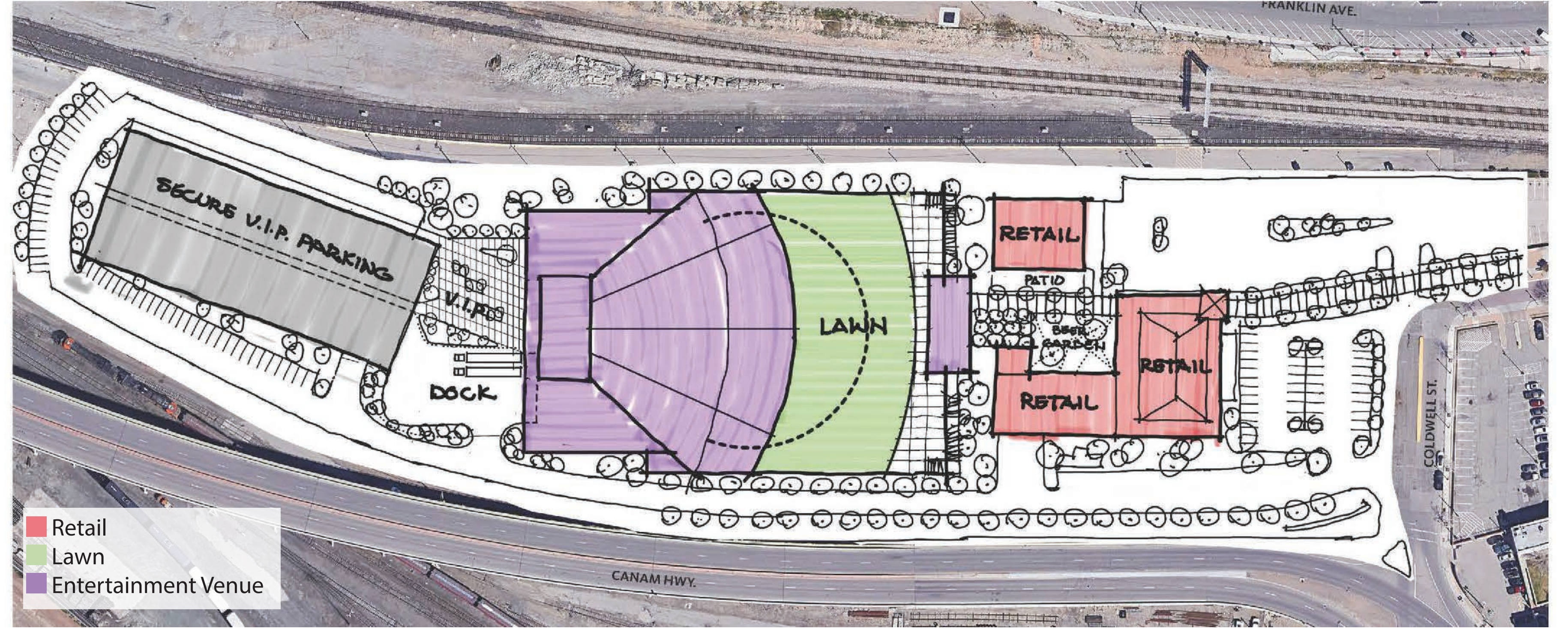
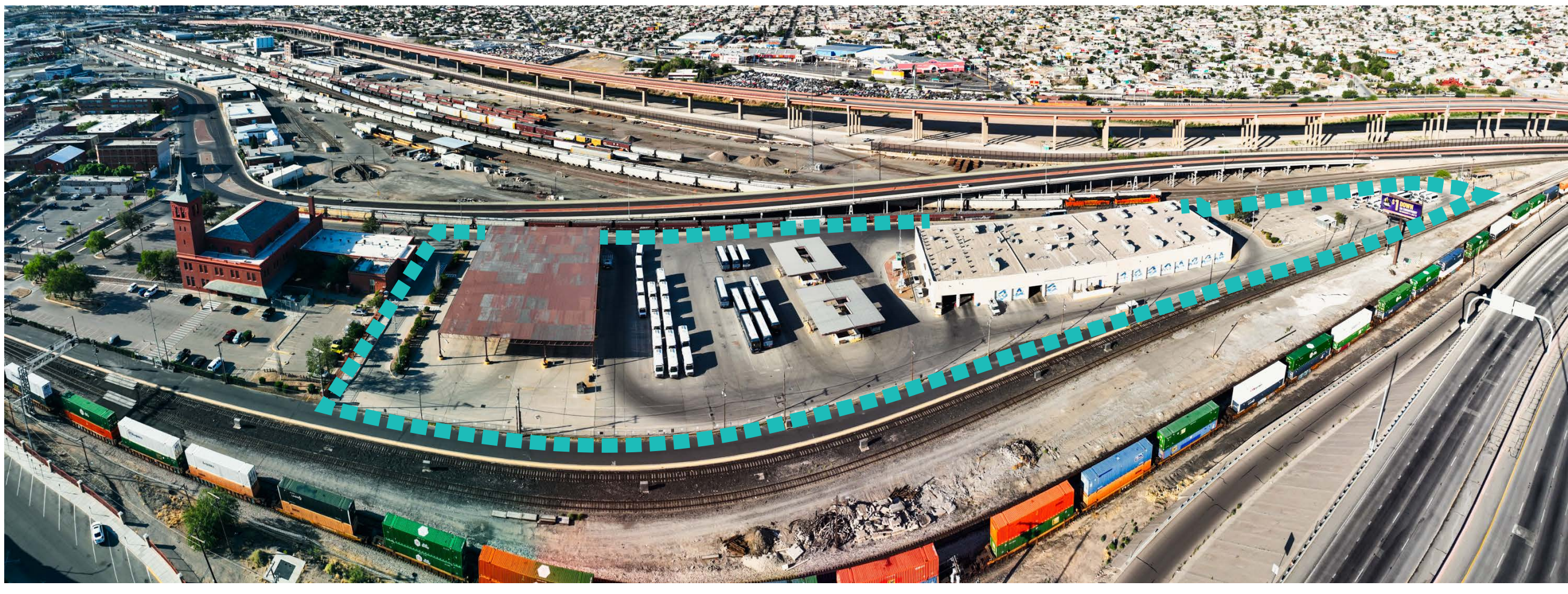
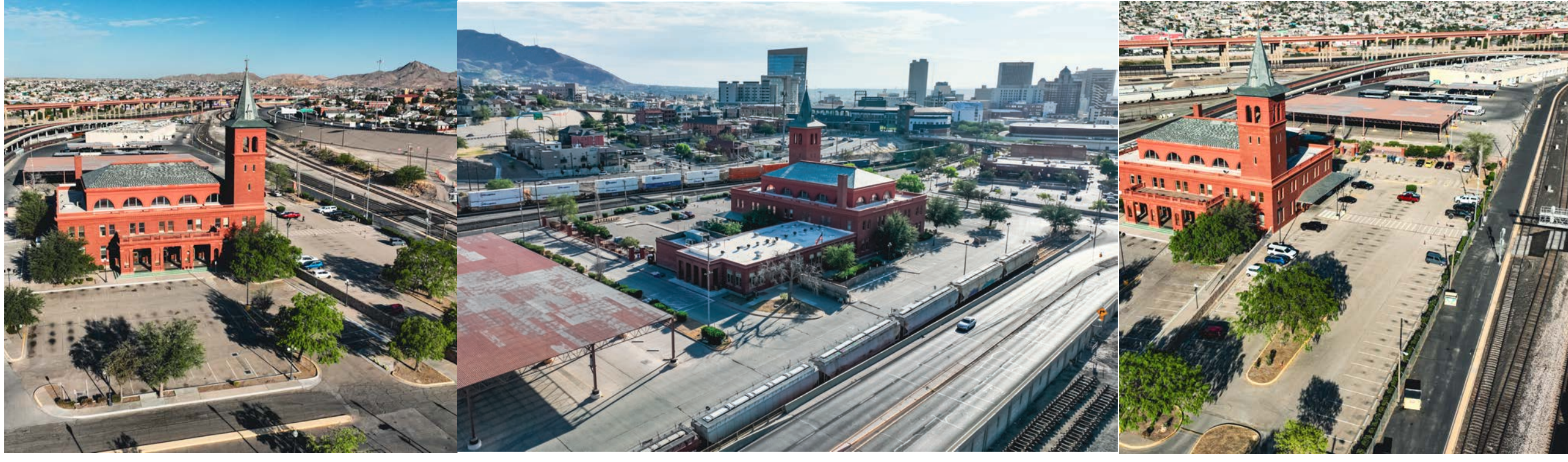


# UNION DEPOT SITE



## Council Directive

Council made the motion on June 5<sup>th</sup>, 2023, to undertake a Phase 2 Environmental Site Assessment for alternative sites of the Multipurpose Performing Arts & Entertainment Center, in an amount not to exceed \$168,135.00

The Team  
WSP - Jaime Barnes  
Mark Weatherly  
Brenda Barnes

## Findings

- 5 large 40,000-gallon fuel tanks are on site (USTs). 1 is still in use, and 4 are out of service but still in-place under TCEQ criteria.
- A fuel dispenser is on the east wash bay of the bus facility. This connects to the USTs referenced above, via underground lines.
- Storage for equipment supplies.
- Electrical ballast, lighting, mercury switches, and similar relatively small quantities of materials which may have hazardous components or be regulated as universal wastes.
- **Groundwater was only encountered in five borings at depths between 31 to 35 feet.**
- **No volatile organic compounds have been detected above current TCEQ TRRP default criteria in the study.**

## ROM Cost of removal

- **Chemical Storage Removal:** \$100 - \$250 per drum, plus oversight - \$6,500
- **Asbestos:** recommended surveys prior to demolition - \$10,000
- **Soil impacted by removed Underground Storage Tanks:** \$ 40,000 - \$100,000
- **5 remaining USTs** lines and dispenser: \$15,000 - \$200,000
  - Additional soil removal (approx. 100 - 250 cubic yards) - \$35,000 - \$75,000
  - **ALT-** impacts may be left in place under TCEQ guidelines, with additional studies with a cost of \$50,000 - 75,000
- Existing **Machinery:** \$25,000 - \$100,000
- **Near Surface Soil "Hot Spots":** \$50,000 - \$175,000
- **Deeper Soil & Groundwater Impacts:** \*assumptions of 50 drilled piers of 36 inches diameter\* \$120,000 - \$250,000

## Summary

- **Majority of impacts** remain in locations associated with former LPST release locations, and include hydrocarbons on groundwater ranging from 25 - 55 feet in depth.
- **Excavations in the worker safety zone** will address the shallow soil hydrocarbon impacts beneath and adjacent to the bus maintenance facility.
- **Removal of identified impacts is recommended**, however more impacted areas may be encountered during construction.
- Any **earthwork, utility work, or deep foundation systems** should incorporate proper contractual language covering worker safety, waste management, and stop work / change order conditions
- **Total ROM costs** (plus 50% contingency range): **\$600,000 - \$2,700,000**

## Union Depot Sun Metro and FTA Remaining Interest

- Amtrak to remain operational on site
- Sun Metro & FTA agreements:
  - Remaining interest on Union Depot & Maintenance building: 80% of appraised value ONLY if transit use is removed
  - FTA to make determination on private operator providing transit-related services

**Project Cost to use this site = \$0**

## Brownfield Remediation:

Brownfield remediation is the act of removing or sealing off points of contamination within a property in order for the property to be used again without health concerns.

## Remediation Cost

Remediation Cost range from \$600,000 to \$2,700,000

Factors contributing to large range:

- Unknown Design; exact site plan and foundation types
- 50% Contingency to buffer for unknowns

## Recommended Impacts to be removed:

- Underground Storage Tanks (5 total USTs)
- Machinery and Equipment
- Stored chemicals
- Remaining asbestos from existing bus facility

## Union Depot Sun Metro Grant Application

**Grant Name: 2024 Texas Historical Trust Fund (Texas Historical Commission)**

- Scope of work: Restore/Repair **16 rotunda windows** and **116 office windows**
- **Grant Request Amount: \$50,000**
- **Match Amount \$50,000**

- Phase 1 application submitted Feb 5th.
- Pending THC's invitation to proceed to Phase 2

Grant Request \$50,000  
City Match \$50,000  
**Total \$100,000**

## STRENGTHS

- City-owned property which allows for Speed to Market
- Walking distance to existing entertainment & ample parking
- Culturally distinguished site with historic character sets it apart for any other venue in the country
- Allows for multi-modal access/pedestrian oriented development
- Adaptive re-use of historic building and brownfield remediation makes this site a sustainability champion

## OPPORTUNITIES

- Venue becomes an anchor to reinforce the area as an entertainment district; drives economic development & growth for the surrounding business
- Potential partner opportunity with railroad provider for a unique guest experience & branding
- Close proximity to the Convention Center to be considered an expansion and partner use for additional convention space
- Potential for creating an engaging visual experience for vehicular and train traffic flanking the site

## WEAKNESSES

- Ingress and egress are primarily isolated to the east side.
- Currently four different lease agreements/tenant contracts are active on the property

Addressed through site design

Tenant	Awarded	Expiration Date	Lease Options	SF	Current Annual Rent	#Days to notify
First Transit, Inc.	2/4/2020	12/31/2022	Two (2) terms @ 1 year each	6,098	\$ 59,186.16	60
Amtrak	12/18/2015	12/7/2025	Two (2) terms @ 5 years each	1,993	\$ 38,498.28	120
Greyhound	9/14/2016	10/31/2026	Three (3) terms @ 5 years each	15,832	\$ 91,323.96	90
Texas Tech	6/1/2013	5/31/2038	Two (2) terms @ 25 years each	21,940	\$ 1.00	120

□ Departing tenants      ■ Remaining tenants

## THREATS

- A transit-oriented use reportedly must remain on site.
- Potential environmental impacts from a past spillage may require hazardous materials remediation.

## Environmental Site Assessment Results

- Sun Metro site was significantly impacted by hydrocarbons (diesel and gasoline) from leaking petroleum storage tank releases, first documented in 1990.
- Hydrocarbon groundwater plume covered much of the site.
- Known impacts include **soil contamination** around the leak areas, with **deeper soil impacts near the water table across site.**
- Conditions documented through comprehensive studies, remedial activities, and risk assessments conducted between **1991 to 2008.**
- **TCEQ granted closure for the cases in 2009, understanding impacts were left in-place, but plume was stable and not moving.**
- Multiple reports of asbestos surveys, abatements, site management plan suggest most asbestos containing materials have been removed from the building on-site.
- Equipment, machinery, and chemicals associated with current Sun Metro/ Greyhound use are present on the site.

## Site Appropriateness for Project Criteria

- City-owned property
- Facilitates Speed to Market
- Great Brownfield remediation opportunity
- Revitalization for the Union Plaza District
- Accommodates Hybrid 8,000 seat capacity facility
- Incorporation & Adaptive Re-Use of Historic Union Depot
- Promotes Economic Development for local business
- Within walking distance of other City Amenities:
  - Convention Center
  - Abraham Chavez Theater
  - Cultural Campus
  - Baseball Stadium
  - Streetcar Corridor (Santa Fe) & mass transit
  - Unique character that celebrates local history
  - Opportunity to incorporate open-space programming
  - Opportunity to incorporate train transit into the experience

