

The five-story, 44,000 square foot Parking Garage and retail space were constructed in 1960 and 1948, respectively. The garage and retail space were also developed prior to 1885 with historical uses as a grocery store, repository, bank, cotton sampling rooms, offices, buggy repository, harness shop, seed company, gas and electric light company, bookstore, tin shop, tailor, and theatre.

4.0 Project Goal

The goal of the Project is to address environmental concerns so that the Site can be redeveloped into affordable housing, a boutique hotel, convention space, retail shops, office space, storage, and parking for the City's residents. The developer plans to seek historic building designation at the former Texarkana National Bank building once the exterior facade is abated and the original structure is restored as preservation of the historic element of the building is important to the community, and at the parking garage as this structure contains the first motor bank in Texarkana, and the only underground motor bank.

Cleanup and redevelopment of the Site will be conducted in accordance with applicable Federal and State regulations. The Developer will have primary responsibility for implementation of the cleanup. The asbestos and lead-based paint abatement activities will be conducted under the oversight of the Texas Department of State Health Services (TDSHS). A notification will be filed with the TDSHS at least ten working days prior to commencement of the asbestos abatement.

The Developer will hire qualified contractors to complete the selected cleanup activities. A qualified consultant will be hired to evaluate remedial alternatives for the selected corrective action and develop specifications for the cleanup of lead-based paint, asbestos, and other potential hazards (if encountered) within the building. The consultant will oversee and monitor all cleanup activities conducted on-site. Cleanup will be carried out by a qualified contractor with appropriate certifications/licenses/training in the handling of materials containing lead and asbestos.

5.0 Nature of Threat to Public Health and the Environment

The following previous environmental assessments, investigation and cleanup plans have been completed for the Site:

- *Phase I Environmental Site Assessment Report for Capital One Building - Eximius* prepared by Weston Solutions, Inc, December 2019
- *Phase I Environmental Site Assessment Report for Eximius - Parking Garage* prepared by Weston Solutions, Inc, December 2019
- *Phase I Environmental Site Assessment, Capitol One Building* prepared by Terracon Consultants, Inc., August 31, 2011
- *Phase II Environmental Site Assessment Report, Capital One Building and Eximius Properties* prepared by Terracon, April 26, 2013
- *Asbestos & Lead Work Plan, Former Capital One Bank Building and Adjoining Eximius Parking Garage* prepared by Brady Environmental Services, April 6, 2020
- *Technical Specifications Asbestos Abatement of the Former Bank Building Parking Garage and Key Shop 100 West Broad Street* prepared by Brady Environmental Services, September 15, 2020

Copies of these reports are available in the information repository located at the Texarkana Central Library on West Third Street and/or on the City's website (<http://ci.texarkana.tx.us/406/Brownfields>). Findings from the previous investigations identified hazardous materials at the Site including asbestos-containing building materials, lead-based paint, and multiple surrounding properties typically associated with chemical use including drycleaners, photography shop, printing operations, and service stations.

The *Phase II Environmental Site Assessment Report* identified metals impacts to soil above the Texas Commission on Environmental Quality (TCEQ) Action Levels; however, the soil samples were not collected on the Texarkana National Bank/Capitol One Building or Parking Garage parcels (they were collected in the adjacent alley and the parking lot). The structures on the Texarkana National Bank/Capitol One Building and Parking Garage parcels cover the entire properties. There has been no soil or groundwater sampling conducted on these parcels. If required, soil and/or groundwater impacts will be addressed separately.

6.0 Proposed Cleanup

For asbestos and lead-based paint, the recommended cleanup technology is to abate (i.e., remove) asbestos and lead-based paint and then renovate the building as affordable family apartments with ground floor retail/office spaces and parking. This option includes abatement (a mixture of removal/disposal, encapsulation, enclosure, encasement, and maintenance) of asbestos-containing material; removal of debris, and furniture; decontamination of interior surfaces; and the removal of lead contaminated debris, building components, and flaking lead-based paint. To meet historic preservation goals, some surfaces may be partially stripped of LBP and sealed. Asbestos and lead abatement contractors would perform the abatement in accordance with applicable regulations.

This cleanup technology meets the City's goals of removing environmental hazards to redevelop the Site into affordable housing and preserving historical buildings. Additionally, this cleanup is aligned with Smart Growth Initiatives that reuse brownfields Sites to revitalize neighborhoods and provide affordable housing while reducing urban sprawl.

Preliminary Cleanup Plans were submitted to submitted to the EPA on September 30, 2020 and are currently being reviewed by the EPA.

7.0 Public Notice and Comment

The City seeks input from the community throughout the cleanup process. The public is encouraged to review the reports and documents, which are available at the information repository located in the City of Texarkana Central Library at 600 West Third Street.

General information about the Brownfields program can be found on the City of Texarkana's Brownfields website: <http://ci.texarkana.tx.us/406/Brownfields>.

Comments and questions should be submitted to Daphnea Ryan, City of Texarkana Planning and Community Development, P.O. Box 1967, 220 Texas Blvd., 4th Floor, Texarkana, Texas 75504
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