



Environmental Working Group

Findings and Recommendations

January 2008



Purpose and Background

- Environmental Working Group (EWG) convened in response to ULI report from June 2006. EWG focused on three primary topics:
 - Wetlands and water quality
 - Environmental justice
 - Air quality
- Group membership was fluid and included representatives from cities' staff, Dallas County, NCTCOG, TCEQ, community representatives and environmental groups (See Appendix A for complete list)
- Meetings structured to first brainstorm issues that would affect Southern Dallas County and then come up with potential solutions to address these issues



Water and Wastewater



Water and Wetlands

■ Background

- Much of the IIPOD area is currently undeveloped and some is in a flood plain
 - Currently, run-off that degrades water quality is not a problem, but this could change as more land is developed.
 - Major creeks in the area are Ten Mile Creek, Five Mile Creek and Hutchins Creek.
 - Much of the region is in the Trinity River watershed



Water and Wetlands

- Identified Issues

- Impacts can be classified into three categories:

- Rain water run-off
 - Waste water treatment
 - Water supply



Water and Wetlands

■ Rain water run-off

- Non-permeable surfaces (paved surfaces, roofs, etc) will increase, which would lead to an increase in rain water runoff, causing erosion, increased sediment and increased potential for flooding.
- Construction activities create additional dirt, which can have similar impacts to watershed as non-permeable surfaces.
- Increased risk of industrial spills which could eventually impact water quality

■ One way to control the quality of rain water run-off is through state or federal permitting programs.

- There are a variety of state and federal programs that would be applicable and would set standards through the IIPOD region.



Water and Wetlands

■ Wastewater Treatment

- Need for expanded infrastructure
- Increased wastewater flows to local water bodies from treatment plants

■ Water Supply

- Increase in consumption
- Potential for decrease in ground water quality due to contaminated run-off



Water and Wastewater

■ Recommendations

- Utilize storm water collection systems.
 - Could decrease negative impacts on water quality to watershed
 - Could be used for on-site irrigation
 - Above-ground facilities could help with wildlife restoration.
- Use of Best Management Practices (BMPs) during the development, construction, and operation
 - Options include: integrated Storm Water Management (iSWM) principles developed by NCTCOG; permeable pavement; green roofs; Green Building standards or the LEED (Leadership in Energy and Environmental Design); and landscape buffers.



Water and Wastewater

■ Recommendations (cont)

- Create a drainage master plan for the project area
 - Could improve the location and types of potential BMPs, help reduce impacts of increased rain water runoff, and lessen the probability that construction and operation activities would negatively affect the quality of rain water runoff
- Adhere to local, state, and federal construction and storm water ordinances and permit requirements
- Encourage construction projects that would help restore habitats and enhance the natural hydrology of the creeks.
 - Would prevent the potential negative impacts of increased storm water runoff, and enhance the recreational opportunities and quality of life in the project area
- Explore opportunities for incentive funding for developers to encourage implementation of recommendations.



Environmental Justice



Environmental Justice

■ Background

- Defined as working to ensure the fair treatment and meaningful involvement of all people regardless of race, color, national origin or income by addressing the effects of public projects.



Environmental Justice

■ Issues Identified

□ Safety and health hazards

■ Top priority

- Increased air emissions may impact respiratory illness.
- Potential displacement of elderly population
- Potential increase of hazardous materials being carried
- Increase of regional and local traffic

□ Environmental impacts

- Historical and natural assets in area

□ Accountability

- Need for a master plan and community involvement
- Benefits should be received by those directly impacted.

□ Nuisances

- Light and noise pollution



Environmental Justice

■ Recommendations

- Identify demographics of impacted population and potential vulnerabilities
- Develop robust public participation, involving all community leaders
 - Increased outreach through schools, churches, etc.
- Further examination into whether the National Environmental Policy Act (NEPA) applies
- Create a master plan for the region




Environmental Justice

■ Recommendations (cont)

□ Research opportunities for:


- Creation of an oversight or advisory board (similar to the TRE)
 - Alternatives to lesson truck impacts, including increased rail access
 - A day use fee with proceeds to be used by communities to address EJ issues
- ### □ Ensure accessibility to workforce training and encourage local hiring
- ### □ Look at other projects nationwide for best practices (including LA/Long Beach, Detroit, etc)



Air Quality

■ Background

- DFW is in nonattainment for ground-level ozone under the Clean Air Act
- Action needs to be taken to revise the State Implementation Plan (SIP) to achieve compliance by 2010.
- On-road mobile sources are a significant contributing factor to the high level of ground-level ozone in the region
- Continued development of the IIPOD project could put additional strains on air quality in the region



Air Quality

- Issues Identified

- Issues were classified into six general categories:

- Traffic (site specific and regional)
 - Maintenance and Operations
 - Energy Use
 - Short Term/Long Term issues
 - Construction
 - Partner Coordination




Air Quality

■ Traffic

- Primary concern to the panel
- Growth anticipated for both truck and rail traffic
 - Long haul trains and more cars in switching yards
 - Delays and idling at at-grade crossings
 - Increased truck traffic and impacts on cars

■ Maintenance and Operations

- Ground support equipment
- Emissions from refueling stations
- Increased idling while resolving ownership claims or security issues



Air Quality

- Energy Use

- Need for increased electric power
- Use of auxiliary power/plug-in units during rest periods

- Short term/Long term

- Impact of growth in population, amenities, etc on emissions
- Potential impacts from the expansion of the Lancaster airport



Air Quality

■ Construction

- Road work should consider industrial development
- Construction should be phased in and coordinated

■ Partner Coordination

- High importance to panel
- Need to coordinate energy efficiency standards throughout communities
- Need to ensure road standards are consistent



Air Quality

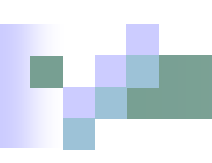
- Recommendations

- Three broad categories:

- Coordination

- Standards

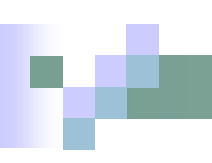
- Conservation or reduction of use of non-renewable resources



Air Quality

■ Coordination

- Get all communities' buy-in and explore incentive opportunities
- Work with TxDOT and NCTCOG to ensure transportation planning addresses needs
- Work with TCEQ and local agencies to share info about the TERP and explore obtaining SIP credits through local ordinances
- Explore creating agreements for voluntary programs like EPA's SmartWay and federal grant funding options
- Within the private sector, work closely with the railroads



Air Quality

■ Standards

- Use of uniform construction standards (Quality Assurance/Quality Control)
- Use of low-emissions diesel fuel and clean construction equipment
- Encourage use of “green” building practices, including photovoltaic and geothermal energy sources, xeriscaping and energy-star products

■ Reduction of use of non-renewable resources

- Creation of live, work, play development
- Employee ridesharing and shuttle use
- Increase electrification



Conclusions

- Four themes appeared regularly and should be considered the top priority for achievement:
 - Partner Coordination
 - Planning and Timing
 - “Green” Buildings
 - Grant and Incentive Funding
- In addition, environmental projects in the IIPOD area should be identified for the Supplemental Environmental Projects (SEP) list maintained by the state.



Appendix A: Participants

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William	Madison	City of Dallas, OEQ
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Mary	Phinney	Dallas County
Mildred	Pope	Dallas League
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Terrace	Stewart	Sen. West's Office
Jack	Tidwell	NCTCOG
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