

**From:** [REDACTED]  
**To:** [REDACTED]; Garcia, Ella; [REDACTED]  
**Cc:** [Rousselin, Jorge](#)  
**Subject:** Brad Snow presentation for Item 16 Jack Brown Cleaners property redevelopment  
**Date:** Tuesday, March 10, 2026 2:50:59 PM  
**Attachments:** [Brad Snow presentation .pdf](#)  
[Brad Snow presentation .pptx](#)

Some people who received this message don't often get email from brad@snowenv.com. [Learn why this is important](#)

External Email - Exercise Caution

Hi Ella

Can you add the attached presentation (as PowerPoint and pdf) for Item 16 on tonight's agenda? If so, I will reference the slides during my presentation. Also, will I be able to advance the slides, or will someone else do that? Thanks. Please let me know if you have any questions.

Brad

Brad L. Snow, P.E, P.G  
Snow Environmental Solutions, LLC  
Austin, Texas  
(512) 705-0010  
[REDACTED]

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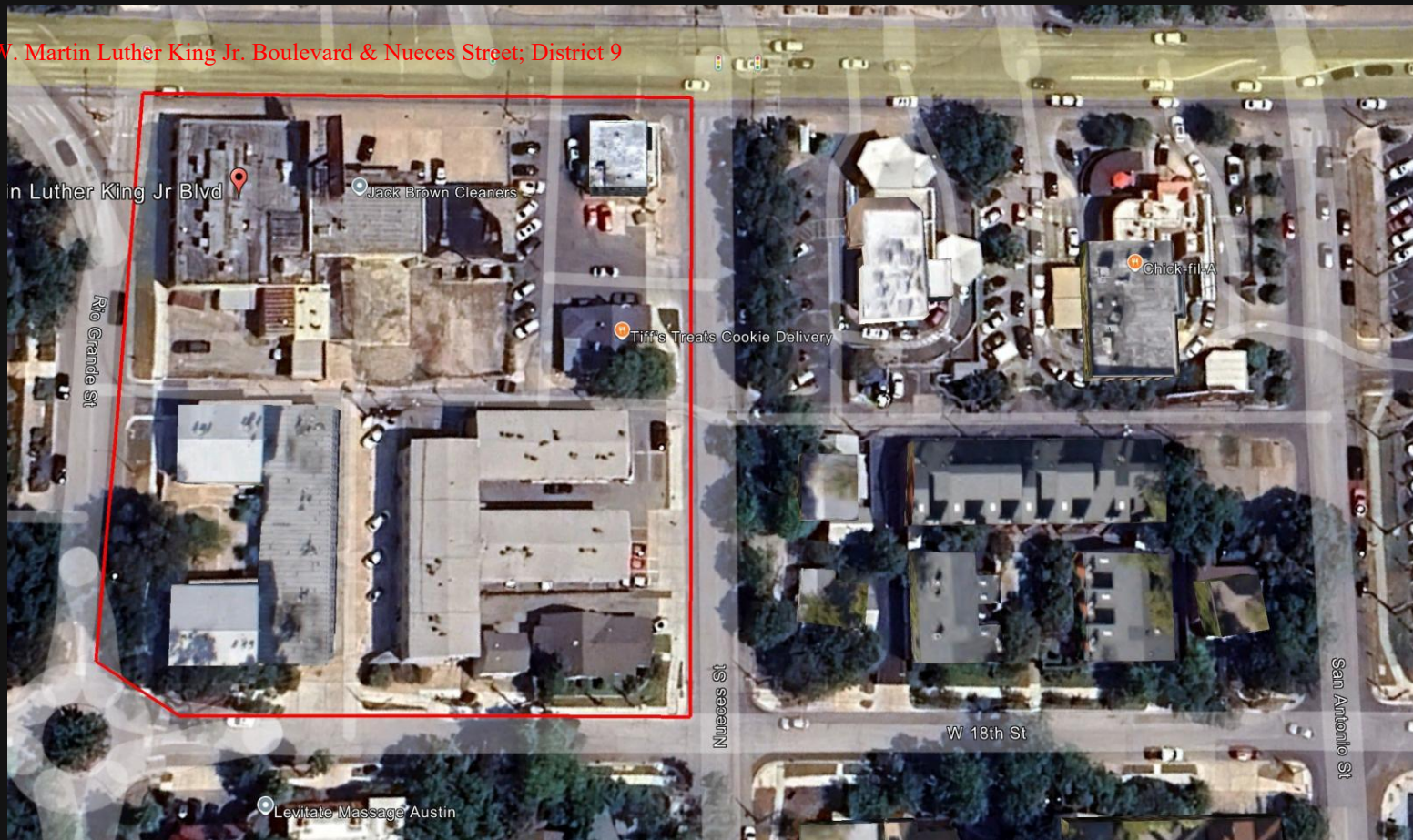
**From:** Megan Meisenbach <meganmeisenbach05@gmail.com>  
**Sent:** Tuesday, March 10, 2026 11:54 AM  
**To:** Brad Snow <[REDACTED]>; Garcia, Ella <ella.garcia@austintexas.gov>; Stacey Berlow <[REDACTED]>; Jeff Harper <[REDACTED]>; Mark Seeger <[REDACTED]>; Jo Sue Howard <[REDACTED]>; Marisela Smookler <[REDACTED]>  
**Subject:** A change in the order of speakers for Item 16 we now request this order

Hi Ella,  
A slight change in order of speakers for Item 16. We now request this order:

Primary Speaker is Brad Snow (5 minutes)  
Donated time for Mr. Snow from Stacey Berlow and Jeffrey Davies  
Marisela Smookler

Donated time for Ms Smookler from Jeffrey Harper  
Megan Meisenbach  
JoSue Howard  
Donated time from Mark Seeger  
Thank you,  
Megan

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# Environmental Risks Jack Brown Cleaners Redevelopment

Presented by Brad Snow, P.E., P.G. - Snow Environmental Solutions, LLC

For Neighbors in Judge's Hill Neighborhood

# Introduction

Brad Snow, P.E., P.G.

Self-employed environmental consultant with 44 years experience evaluating contaminated soil, groundwater, and surface water sites

Working with three interested neighbors

Assignment: evaluate potential environmental risks associated with redevelopment of the Jack Brown Cleaners site at 615 W. MLK, Jr., Austin

Focus on possible migration of dry cleaning chemical vapors from underlying soil and groundwater into current and future building (Vapor Intrusion)

# Groundwater is Contaminated with Dry Cleaner Chemicals Concentrations Pose Human Health Risk via Inhalation of Indoor Air

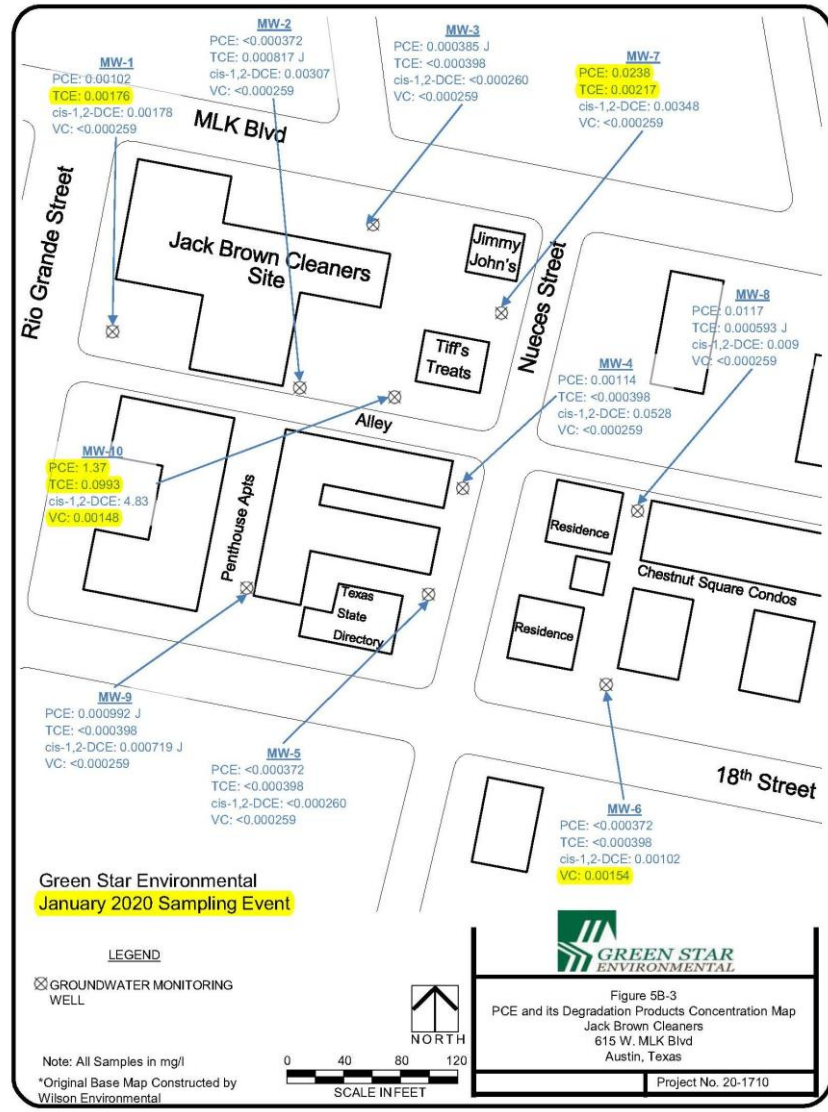
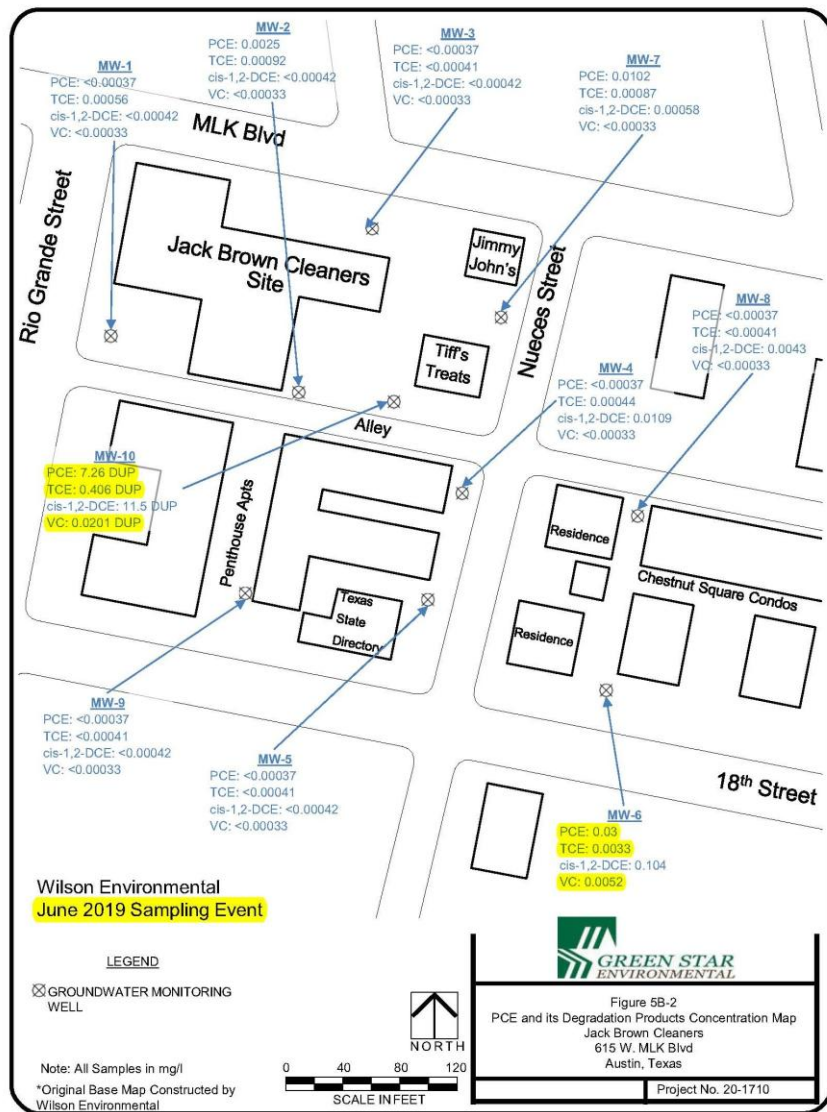
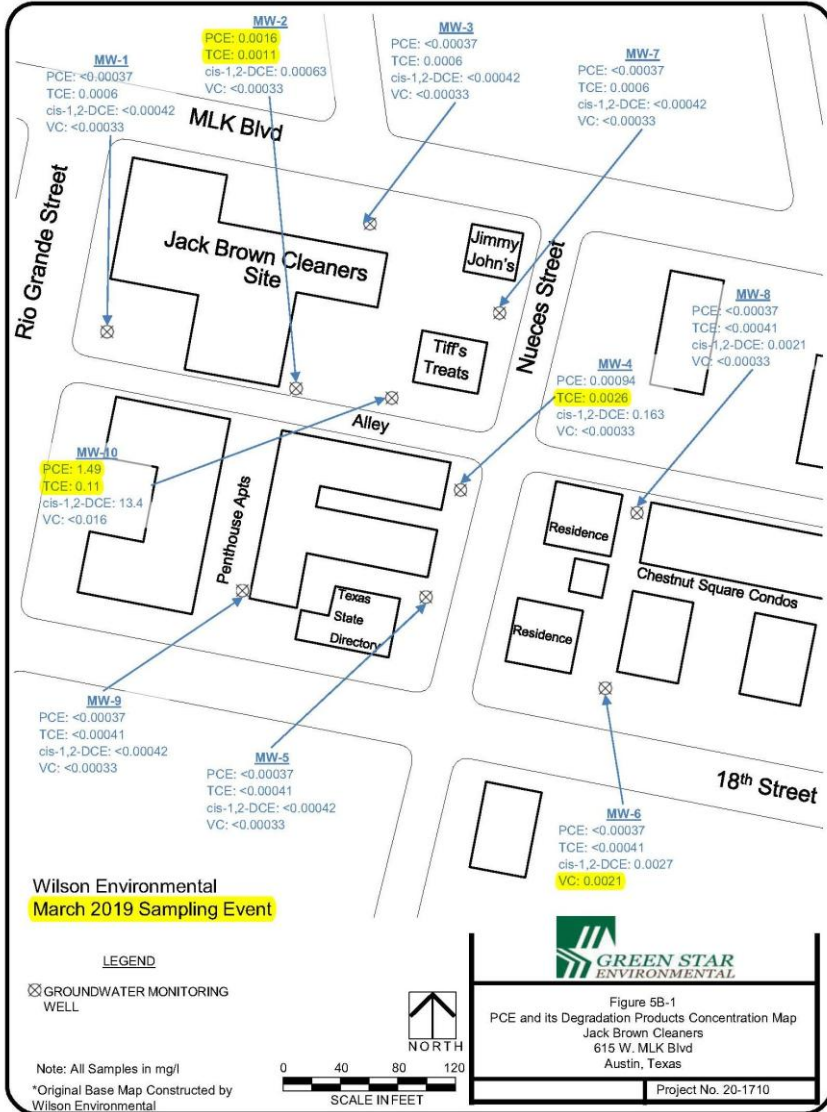
## MAXIMUM GROUNDWATER CONCENTRATIONS vs. VAPOR INTRUSION SCREENING LEVELS

CHEMICALS OF CONCERN (COCs)	MAXIMUM CONCENTRATIONS			VAPOR INTRUSION SCREENING LEVELS	
	Well No.	Sample Date	Concentration, µg/L (ppb)	Resident VISL, µg/L	Max. Conc./VISL
Tetrachloroethene (PCE)	MW-10	9/29/2017	31,500	15	2,100 times
Trichloroethene (TCE)	MW-10	9/29/2017	1,690	1	1,690 times
Vinyl Chloride (VC)	MW-10	5/4/2017	59.2	0	∞ times

## RECENT HIGH GROUNDWATER CONCENTRATIONS vs. VAPOR INTRUSION SCREENING LEVELS

CHEMICALS OF CONCERN (COCs)	MAXIMUM CONCENTRATIONS			VAPOR INTRUSION SCREENING LEVELS	
	Well No.	Sample Date	Concentration, µg/L (ppb)	Resident VISL, µg/L	Max. Conc./VISL
Tetrachloroethene (PCE)	MW-10	6/29/2019	7,260	15	484 times
Trichloroethene (TCE)	MW-10	6/29/2019	406	1	406 times
Vinyl Chloride (VC)	MW-6	6/29/2019	52	0	∞ times

# Recent Groundwater Data (2019-2020) VISL Exceedances



# Conclusions and Recommendations

Dry Cleaner Chemicals (PCE, TCE and VC) groundwater concentrations greatly exceed US EPA Vapor Intrusion Screening Levels by up to 2,100 times

Potential human health cancer risk of vapor intrusion into current and future buildings

## Recommendations

1. Owner/Developer evaluate vapor intrusion risk by collecting site soil gas data, and/or
2. Install vapor barrier to prevent migration into future buildings; and
3. Apply an environmental restrictive covenant (ERC) on the property deed to:
  - a) Inform future owners of site conditions, and
  - b) Require vapor mitigation measures, as needed, to protect human health.
4. Request City to sign ERC to enforce the above provisions

# Questions?

## Contact

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Austin, Texas  
(512) 705-0010  
[brad@snowenv.com](mailto:brad@snowenv.com)

**From:** [REDACTED]  
**To:** [Cohen, Jessica - BC](#); [Lan, Anna - BC](#); [Ahmed, Imad - BC](#); [Haney, Casey - BC](#); [Woods, Alice - BC](#); [Ramirez, Nadia - BC](#); [c-josh.hiller@austintexas.gov](mailto:c-josh.hiller@austintexas.gov); [Skidmore, Danielle - BC](#); [Bedrosian, Brian - BC](#); [Gannon, Chris - BC](#); [Breton, Peter - BC](#); [Powell, Adam - BC](#); [Maxwell, Felicity - BC](#); [Hunter, Candace - BC](#); [Rousselin, Jorge](#); [Garcia, Ella](#)  
**Subject:** Item 16 TCE is Trichloroethylene .TCE has health risks :liver cancer, kidney cancer, lymphoma, etc. damages the central nervous system & causes fetal heart defects  
**Date:** Tuesday, March 10, 2026 12:46:48 PM  
**Attachments:** [tce-fact-sheet.pdf](#)

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External Email - Exercise Caution

Dear Planning Commissioners,

Thank you for your time and service to the City of Austin.

In Item 16 you will be deciding on higher density for a future residential building that will sit on dangerous contamination from a dry cleaning plant. The contamination is from Trichloroethylene and its byproducts.

In December 2024, EPA issued a final rule regulating TCE (Trichloroethylene) under the Toxic Substances Control Act to protect people from health risks including liver cancer, kidney cancer, non-Hodgkin's lymphoma and more. The EPA Fact Sheet is attached below. TCE also causes damage to the central nervous system, liver, kidneys, immune system, reproductive organs, and causes fetal heart defects. The developer for this project, Leah Bojo, has offered the concerned neighbors an agreement to study and remove or install barriers between the danger and the building. The agreement is still in progress as of this email.

Sincerely,  
Megan Meisenbach

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