



Redefining a Cultural District

VCP 1933

811 University Drive
Fort Worth, Texas

History: The site at 811 University Drive was identified as a prime location for development in the Fort Worth area. The site is located in the Cultural District, a vital and high-profile neighborhood for the City of Fort Worth. Initial due diligence identified groundwater contamination that had migrated from a gasoline station onto the site. Once it was determined that the Voluntary Cleanup Program (VCP) provided the most benefits and was the best fit for redevelopment needs at the site, a VCP application was submitted to the TCEQ in 2007.

Remediation: Business operations at the site included heavy machinery rental, and the handling of few chemicals. Previous structures and improvements to the site were demolished and leveled, removing all possible contaminant sources. The former tenant moved to a more suitable location and was involved in the redevelopment of the site.



Redevelopment: This site is part of a larger redevelopment plan for the Cultural District. Currently, neighboring sites are being redeveloped, and construction on the properties adjacent to the site has already been completed. Redevelopment is scheduled to move to the 811 University Drive location in the near future.



The site will be developed for mixed use of retail and residential housing to bring a unique atmosphere to the Fort Worth Cultural District. Property values have significantly increased and jobs have been created in the community. The future overall development plan for this neighborhood is extensive and will lead to the creation of many more jobs and economic benefits.

Pictures courtesy of W&M Environmental Group, Inc.