



RCRA Corrective Action Cleanup + Productive Use

Economic Profile

Brooks

San Antonio, Texas

BEFORE

Air Force base

AFTER



Housing



Hotels



Retail



Restaurants



Manufacturing

From 1917 until 2011, Brooks Air Force Base served first as a military flight training center and then an aerospace medical research center. The base was one of 32 Army Air Services training camps used for training military aviators for World Wars I and II, and the Cold War.

The base was initially proposed for closure in 1995, but was removed from the Base Realignment and Closure (BRAC) list through special federal legislation in 1999 enacting the Brooks City Base Project, a collaboration between the Air Force, the City of San Antonio, and the State of Texas. The Air Force conducted environmental investigations and all necessary cleanups. With oversight by the Texas Commission on Environmental Quality (TCEQ) and EPA, hazardous wastes were removed from landfills on the site and disposed of, and groundwater and soil monitoring were performed.

After the site's environmental concerns were addressed, the conditions were right for redevelopment. In 2001, the City of San Antonio established the Brooks Development Authority (BDA). In 2002, the base was formally conveyed to the BDA as Brooks City Base. Later that year, the EPA and the TCEQ jointly issued a Ready for Reuse determination to Brooks City Base to help promote reuse of the facility. Brooks was the first federal facility in the nation to receive this certification.

CLEANUP OVERSEEN BY

Texas Commission on Environmental Quality and EPA



EMPLOYEES

1,322



ANNUAL SALES

\$293 million



ANNUAL WAGES

\$72 million

For more information about RCRA and the economic benefits of site reuse, visit www.epa.gov/hw/learn-about-corrective-action





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The site has been completely transformed and is now a thriving 1,308-acre mixed-use community with residential areas, beautiful green spaces for community events, manufacturing, retail businesses and lodging. Site businesses now provide over 1,300 jobs and generate nearly \$300 million in revenue per year.

In 2005, Brooks was re-added to the BRAC list and all military operations ceased in 2011. In 2015, the U.S. Economic Development Administration announced a \$1.2 million Economic Adjustment Program investment. The grant allowed the community to turn unused land and buildings at the base into a viable area for business growth and investment. These spaces sparked economic growth as they marketed innovative business in bioscience, technology and renewable energy.

The base's redevelopment focuses on addressing the needs of the surrounding community in employment, housing and transportation. Today, Brooks is home to nearly a hundred employers including major hotels, professional services and technology companies, and a company that designs and assembles solar modules. The new Mission Trail Baptist Hospital opened at the site in 2011, in a building certified by the U.S. Green Building Council.

Through its redevelopment, Brooks aims to promote and develop a vibrant and sustainable community that drives economic development for the region. The Greenline is a 43-acre green space in the community that hosts community events, neighborhood clubs, and public art exhibits and is home to several restored prairies with pollinator gardens. Hangar 9, the oldest wooden aircraft hangar of its kind, is used today as an events venue. The base's cleanup and redevelopment have transformed a historic military base into a vibrant community and economic engine for San Antonio.



The Greenline houses several public art exhibits along the community walking and biking trails.



Brooks Park features a pollinator garden that is part of a nationwide initiative called the Mayors' Monarch Pledge. The initiative aims to increase the amount of pollinator habitat in the U.S.

THE BROOKS REGION IS HOME TO 40 BUSINESSES AND IS PREDICTED TO SUPPORT MORE THAN 17,000 DIRECT AND INDIRECT JOBS BY 2021.

Leo Gomez, President & CEO, Brooks