



## TARGETED BROWNFIELDS ASSESSMENT BROOKE GLASS SITE

Wellsburg, WV

February 2015

### SITE INFO/BACKGROUND

The former Brooke Glass Site in Wellsburg, WV is comprised of 6 parcels encompassing approximately 1.89 acres of land located at the intersection of Yankee and 6th Streets. The Site is located in a mixed use area consisting of commercial, industrial and residential properties and was primarily used for glass manufacturing, including a decorative process, from 1879 to 2005. The Site contains two large building structures associated with the glass manufacturing process as well as ancillary structures. The surrounding area gently slope to the west in the direction of the Ohio River. The Business Development Corporation (BDC) of the Northern Panhandle obtained ownership of the property in March 2014. The BDC requested EPA to perform a TBA at the Site to assess the potential for hazardous substances that may be an impediment to redevelopment.



### What is a Targeted Brownfields Assessment (TBA)

EPA's Targeted Brownfields Assessment (TBA) program provides technical assistance to states, communities and non-profit organizations, to minimize the uncertainties of contamination on brownfield sites. EPA, at no charge to the community, will characterize a brownfield to determine the nature and extent of contamination. The assessment will be conducted by environmental consultants currently under contract with EPA. Results are provided to the community to assist them in redevelopment planning. The site must be known to be contaminated or suspected to be contaminated with hazardous substances or petroleum product.

### ADDITIONAL INFORMATION

For more information on TBAs or to request a TBA:

<http://www.epa.gov/reg3hwmd/bf-lr/technicalassistance.html>

Information on EPA's Brownfields program and Brownfields grant information can be found at:

<http://www.epa.gov/reg3hwmd/bf-lr/bfeligibility.html>

### DETAILS OF EPA'S SITE ACTIVITIES

EPA performed a Phase II Environmental Site Assessment (ESA) at the property. The purpose of the Phase II ESA is to expand on the information gathered to date and to continue to evaluate the property through the environmental sampling of soil and groundwater to determine the nature and potential extend of contamination. The Phase I ESA that was previously conducted is more limited in scope and focused on the identification Recognized Environmental Conditions RECs, as defined by the American Society of Testing and Materials (ASTM) Standard E 1527-13, Standard Practice for Environmental Site Assessments. The EPA Phase II ESA focused on these RECs and gathered additional information in the form analytical field data to determine if various environmental media may be contaminated.

The Phase II ESA consisted of constructing and sampling a total of five monitoring wells and 20 soil borings. The samples collected included; 6 ground water samples, 25 surface and 22 subsurface soil samples.

## REPORT/INVESTIGATION FINDINGS

The results of the TBA, most notably, revealed the presence of Semi-Volatile Organic Contamination (SVOC) and metals at elevated levels in surface soil. The SVOCs were detected at levels above the 2014 West Virginia DeMinimis levels for industrial soil. Moreover, arsenic and lead were detected at levels above the industrial screening concentration at the surface and arsenic was detected at depth in the soil above the industrial screening concentration. Tert-butyl methyl ether, a common additive to gasoline, was detected in the groundwater at one monitoring well location. A gas station is located adjacent to the site. Inorganics were detected above ground water screening levels at an additional well.

EPA worked collaboratively with the West Virginia Department of Environmental Protection (WVDEP) throughout the TBA process at the Brooke Glass Site. It is anticipated that the WVDEP will continue provide guidance and oversight to the BDC as they develop cleanup alternatives as appropriate. The WVDEP Voluntary Cleanup Program (VCP) will be structured process used by the BDC to attain the certificate of successful cleanup completion to facilitate the reuse of the property.

Since the completion of this TBA, the BDC is seeking to leverage additional Federal funds in the amount a \$200,000 from an EPA Brownfields Cleanup Grant to assist with the cleanup of the Brooke Glass Site. EPA offers competitive grants to eligible entities for the assessment and the cleanup of Brownfield sites.

## REUSE/REVITALIZATION DETAILS

It is recommended that the BDC of the Northern Panhandle coordinate with their Land Revitalization Specialist and WVDEP with the finding of this report to discuss how best to address the future reuse of the property.

## CONTACT US

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## QUESTIONS AND ANSWERS

### **Q: What is a Brownfield?**

**A:** Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

### **Q: Who is eligible to apply for a TBA?**

**A:** EPA assistance will be offered for sites where control and ownership issues are not an impediment, and there are strong commitments to clean up and redevelop the site. The site should currently be publicly owned, or will eventually be publicly owned, either directly or by a municipality through a quasi-public entity such as a redevelopment authority or industrial development corporation. A nonprofit entity (e.g., a community development corporation) may also apply for assistance as long as the nonprofit or a municipality owns the site.

### **Q: What kind of technical assistance is provided in a TBA?**

**A:** Generally, a Phase 1 and Phase 2 environmental site assessment. EPA can also provide analysis for risk assessment to potential contaminants and recommendations for site cleanup.