



## TARGETED BROWNFIELDS ASSESSMENT TOM'S AUTO 249 SYCAMORE STREET

**Xenia, Ohio**

**September 2017**

The United States Environmental Protection Agency assisted the city of Xenia by completing a targeted brownfields assessment, or TBA, for the Tom's Auto property in Xenia, Ohio. The city plans on using the land for a recreational park and parking lot.



*Tom's Auto site.*

The property is known as Tom's Auto and is located at 249 Sycamore Street in Xenia, Greene County, Ohio. It consists of five parcels of land totaling 0.9189 acres and is currently vacant.

The property was originally developed as a gasification plant for Xenia Gas & Light Co. and was a documented manufactured gas plant from 1901 to 1964. An auto repair service called Tom's Auto then operated on the property from 1977 until 2004. The site has remained unused since 2004.

The property includes three dilapidated buildings and a paved drive running through the center of the site.

Previous property environmental investigations include a March 2015 Phase I Environmental Site Assessment, or ESA, and a June 2016 Phase II Property

Assessment, or PA. Both projects were completed for Ohio EPA by its environmental contractor. Findings of the Phase I ESA identified 14 areas where environmental conditions associated with the property might exist. The Phase II PA findings indicated that soil, groundwater and soil gas at the site had been impacted by contamination related to former on-site activities.

### **What is a Targeted Brownfields Assessment?**

U.S. EPA's Targeted Brownfields Assessment, or TBA, program provides technical assistance to states, communities and non-profit organizations, to minimize the uncertainties of contamination on brownfield sites. U.S. 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 U.S. 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.

### **DETAILS OF U.S. EPA'S SITE ACTIVITIES**

The purpose of the TBA was to complete supplemental Phase II PA activities and further investigate and evaluate property conditions. Soil, groundwater, and sediment contamination, as well as the potential vapor intrusion to off-property residences, were evaluated.

After completing Supplemental Phase II PA activities, contractors completed a Remedial Action Plan, or RAP, to document the proposed corrective action to ensure that Ohio EPA Voluntary Action Program, or VAP, standards are met on the property through implementation of remedial activities. The RAP also documented that the proposed activities would be conducted in accordance with Ohio EPA and U.S. EPA requirements regarding protection of human health and the environment.

## REPORT/INVESTIGATION FINDINGS

Findings indicated that soil, groundwater, and soil gas contamination at the property was a result of former on-site activities, predominately located in the southern half of the property where historic manufactured gas plant operations occurred.

The property contains semi-volatile organic compound, or SVOCs and metal-impacted soil exceeding Ohio VAP standards for direct contact with contamination, as well as total petroleum hydrocarbon, or TPH-impacted soils exceeding the Ohio Bureau of Underground Storage Tank Regulations soil saturation limits. Groundwater at the property contains volatile organic compounds, or VOCs, SVOCs, and metals at levels exceeding the VAP standards for drinking water called the unrestricted potable use standard. U.S. EPA found no vapor intrusion risk for the adjacent properties. Vapor intrusion occurs when volatile organic compound, or VOC-contaminated vapors in the soil or groundwater move into the basements or foundations of buildings. Sediment samples collected from Shawnee Creek were in the acceptable range for use of the property for construction excavation and residential development.

## REUSE/REVITALIZATION DETAILS

The anticipated future land use of the property is a recreational park and parking lot in the “Hub District” of Xenia. The Hub District got its name due to its proximity to the hub of four regional bike paths and includes the property as well as areas immediately surrounding the property. Successful redevelopment of the property and Hub District could support a broader future redevelopment plan that could include open space, protection of river corridors, recreational amenities such as an outdoor amphitheater, scenic overlooks on adjacent properties, additional parking, and walking paths.

## CONTACT US

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## ADDITIONAL INFORMATION

### **For more information on TBAs or to request a TBA:**

<https://www.epa.gov/brownfields/brownfields-and-land-revitalization-illinois-indiana-michigan-minnesota-ohio-and>

Information on U.S. EPA's brownfields program and brownfields grant information can be found at:

<http://www.epa.gov/brownfields/>

## 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:** Eligible entities include state, local and tribal governments; general purpose units of local government, land clearance authorities or other quasi-governmental entities; regional council or redevelopment agencies; states or legislatures; or nonprofit organizations.

TBA assistance may only be used at properties that meet the statutory definition of a brownfield. The TBA program does not provide resources to conduct cleanup or building demolition activities. Cleanup assistance is available under U.S. EPA's cleanup or Revolving Loan Fund, or RLF, grants. Information on U.S. EPA's brownfields cleanup and RLF grants can be found on the U.S. EPA brownfields website at [www.epa.gov/Brownfields](http://www.epa.gov/Brownfields).

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

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