



TARGETED BROWNFIELDS ASSESSMENT JIMMY CAREY STADIUM

Weirton, WV

May 2016

SITE INFO/BACKGROUND

Strategically located in downtown Weirton, this 8.7 acre site is recognized by Weirton as a priority brownfield site and its reuse is supported by a cooperative property owner, the Business Development Corporation, and Weirton Redevelopment Authority. The site is located immediately adjacent to ArcelorMittal Steel (formerly Weirton Steel) and consequentially offers significant return on investment to the community. The former Jimmy Carey Stadium is a prime example of the many underutilized and abandoned former industrial brownfield sites located along the Ohio River throughout the Northern Panhandle region of West Virginia.

The subject property contains a football stadium, a vehicle fueling station, a two-story commercial building, and several smaller ancillary structures. The remainder of the subject property consists of asphalt pavement, gravel parking areas, and landscaped areas.



What is a Targeted Brownfields Assessment

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.

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

A Phase 1 Environmental Site Assessment was completed for the site in September 2013.

The following Recognized Environmental Conditions (REC) were identified:

- Potential impacts from possible petroleum releases from former USTs on the site;
- The presence of gross staining at the access door of the concrete block shed indicating the historical release of petroleum product to the outdoor, unpaved ground surface adjacent to the shed.

The assessment work performed under this task order included a survey of asbestos containing materials (ACMs) sufficient for future renovations or demolition of existing structures. Soil and lead sampling and two 10,000 gallon Underground Storage Tank closures were completed.

REPORT/INVESTIGATION FINDINGS

The results of the TBA, most notably, revealed the presence of Asbestos Containing Material throughout the main building associated with pipe insulation, tile, caulk, window glazing, and roofing material. Lead was detected in paint chip samples associated with the ancillary buildings associated with the football field. Based on the intended use of the property for industrial purposes, no further soil remedial action is necessary to address inorganics and PAHs detected in surface and subsurface samples.

EPA worked collaboratively with the West Virginia Department of Environmental Protection (WVDEP) throughout the TBA process at the Former Jimmy Carey Stadium 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 has leveraged additional Federal funds in the amount of \$52,500 from an EPA Brownfields Cleanup Grant to assist with the cleanup of the Former Jimmy Carey Stadium Site. EPA offers competitive grants to eligible entities for the assessment and the cleanup of Brownfield sites.

REUSE/REVITALIZATION DETAILS

A USEDA funded economic adjustment strategy identified the need to direct resources toward the development of abandoned industrial property. Developable land is scarce in the Northern Panhandle of West Virginia. The strategy went on to direct the Business Development Corporation to focus on recruiting industry related to energy and fabricated metal product manufacturing and non-metallic mineral product manufacturing. This Weirton site is ideal to assist with implementing the USEDA funded economic development plan.

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.