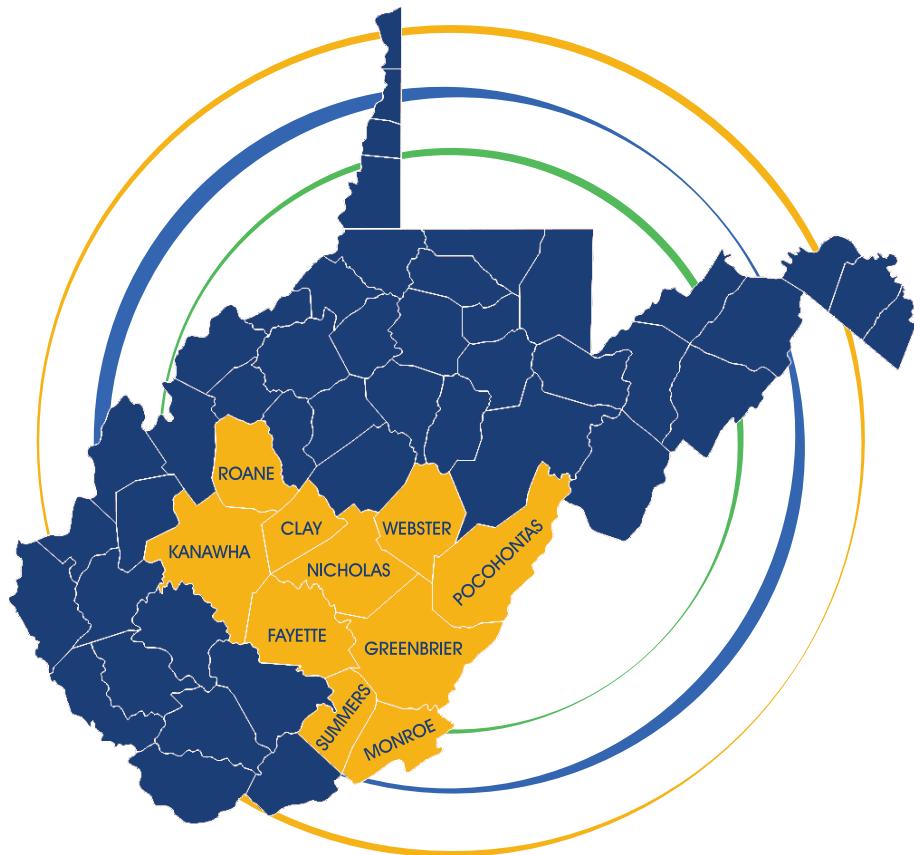




west virginia department of environmental protection



PROJECT CONTACTS

To suggest a brownfield for assessment or obtain additional information, please contact:



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WVDEP maintains strong relationships with multiple federal, state, and local governmental agencies for any given brownfield site.

KEY PARTNERSHIPS FOR THIS SPECIFIC PROJECT INCLUDE:



Brownfields Assessment Flood Recovery Project

October 2017 - September 2020

BACKGROUND

The West Virginia Department of Environmental Protection has been awarded a \$300,000 EPA Brownfields Assessment Grant to perform environmental site assessments and reuse planning within the communities impacted by the June 2016 flooding event. The three-year grant period begins October 1, 2017 and ends September 30, 2020.

PROJECT SUMMARY

The primary goal of this project is to assess priority brownfields with known or perceived contamination and return those properties to productive reuse to support flood recovery.

To rebuild a more resilient community and protect future generations from repeat devastation, priority brownfields will have reuse plans that include:

- redevelopment out of the floodway;
- strategic and sustainable redevelopment within the floodway; or
- flood-mitigating greenspace (including parks and recreational complexes) within the floodway.



WHY ASSESS AND REDEVELOP BROWNFIELDS?

Communities experience many environmental, social, and economic benefits from brownfield redevelopment. Potential environmental and social benefits include reduced or eliminated exposure to contamination, improved public health and safety, decreased blight and crime, preservation of historic landmarks, and conservation of greenspaces. Potential economic benefits include private investment, job creation, increased property values, and improved local tax base.

WHY ARE PHASE I AND PHASE II ESAs IMPORTANT?

Under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) (42 U.S.C. §9601), landowners may be held liable for the costs of cleaning up contaminated properties if "All Appropriate Inquiries" (AAI) is not conducted prior to acquiring the property. AAI is the process of conducting due diligence or a Phase I Environmental Site Assessment to determine prior uses and ownership of a property and assess conditions at the property that may be indicative of releases or threatened releases of hazardous substances at, on, in, or to the property. AAI must be conducted or updated within 180 days prior to acquiring ownership of a property.

WHAT EXACTLY IS A BROWNFIELD?

A brownfield is generally defined as a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. A brownfield typically is underutilized, idled, or abandoned property.

PHASE I ESAS

PHASE II ESAS

RAPS

PROJECT GOALS

1. CONDUCT UP TO TWELVE (12) PHASE I ENVIRONMENTAL SITE ASSESSMENTS

Phase I ESAs are conducted to identify any recognized environmental conditions (the presence or likely presence of any hazardous substances or petroleum products) on a subject property. The process includes visiting the site, reviewing site records, and interviewing individuals with site knowledge. Upon evaluation of commonly known and reasonably ascertainable information, an environmental professional provides conclusions and an opinion regarding appropriate additional investigation.

Phase I ESAs that do not identify any recognized environmental conditions remove barriers to redevelopment for sites previously perceived to be contaminated.

2. CONDUCT UP TO NINE (9) PHASE II ENVIRONMENTAL SITE ASSESSMENTS

Phase II ESAs are conducted when a Phase I ESA identifies recognized environmental concerns. The Phase II provides sound, scientifically valid data concerning actual property conditions. The process includes collecting samples of potentially affected media, testing those samples for contaminants of concern, and analyzing that data to determine whether there has been a release of hazardous substances or petroleum products and, if so, the extent of the contamination. Upon evaluation of the results, an environmental professional provides conclusions and recommendations for further investigation or remediation.

Phase II ESAs that do not identify property conditions posing a risk to human health or the environment remove barriers to redevelopment for sites previously perceived to be contaminated. Phase II ESAs that do identify property conditions posing a risk to human health or the environment can be used to develop Remedial Action Plans (RAPs).

3. DEVELOP UP TO NINE (9) REMEDIAL ACTION PLANS

When appropriate, completed Phase II ESAs will be used to develop Remedial Action Plans (RAPs) for site remediation. The RAPs will provide alternative cleanup methods developed with consideration of site-specific conditions, identified contaminants of concern, human health and ecological risk factors, and future site reuse plans and objectives. These plans will then be utilized by the community and site developers to proceed with site redevelopment.