



TARGETED BROWNFIELDS ASSESSMENT WILLIAMS LODGE

Weirton, WV

May 2016

SITE INFO/BACKGROUND

The Williams Lodge property is located in Weirton, West Virginia and is adjacent to the Williams County Club. Originally built as the former Weirton Steel corporate residence, the lodge is situated on a hill overlooking the Ohio River, the property includes lodge, pool house, and garage building. The property is currently vacant.



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 brown-field 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

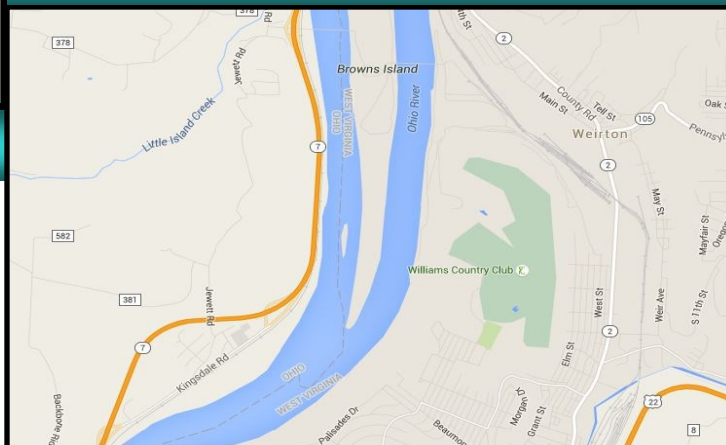
An asbestos survey of the lodge building was completed in November 2015.

The following Recognized Environmental Conditions (REC) were identified:

- ◆ Asbestos

Final report included cleanup options and cost estimate.

MAP



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, flooring, caulk, window glazing, and roofing material. The age of building also dictated that lead based paint was present throughout the building.

Since the completion of this TBA, the BDC has leveraged additional Federal funds in the amount of \$106,000 from an EPA Brownfields Cleanup Grant to assist with the cleanup of the Williams Lodge site. EPA offers competitive grants to eligible entities for the assessment and the cleanup of Brownfield sites.

REUSE/REVITALIZATION DETAILS

The TBA will make way for a \$5.5 million investment and preservation of the historic landmark, employment generator, and tourist/visitor attraction as well as the adjacent golf course. USEPA's and WVDEP's assistance will help maintain the 48 jobs currently dependent on it and make possible an additional 12 positions after renovations are completed.

Among possible future uses for the Lodge are a wedding and banquet facility, lodge providing rooms for overnight guests, and the possibility of a restaurant, which would be open to the public.

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.