



EPA Targeted Brownfields Assessments

The Basics

The U.S. Environmental Protection Agency's (EPA) Brownfields Program is designed to empower states, communities and other stakeholders to work together in a timely manner to prevent, assess, safely clean up and sustainably reuse brownfields. EPA provides technical and financial assistance for brownfields activities through an approach based on four main goals: protecting human health and the environment, sustaining reuse, promoting partnerships and strengthening the marketplace. Brownfields grants and technical assistance, through Targeted Brownfields Assessments (TBAs), serve as the foundation of the Brownfields Program and support revitalization efforts by funding environmental assessment, cleanup and job training activities. Thousands of properties have been assessed and cleaned up through the Brownfields Program, clearing the way for their reuse.

What Is a Targeted Brownfields Assessment?

EPA's TBA program is designed to help minimize the uncertainties of contamination often associated with brownfields—especially for those entities without EPA Brownfields Assessment grants. The TBA program is not a grant program, but a service provided through an EPA contract in which EPA directs a contractor to conduct environmental assessment activities to address the requester's needs. Unlike grants, EPA does not provide funding directly to the entity requesting the services. TBA assistance is available through EPA's Regional Brownfields offices.

A TBA may encompass one or more of the following activities:

- An "all appropriate inquiries" assessment (Phase I), including a historical investigation and a preliminary site inspection;
- A more in-depth environmental site assessment (Phase II), including sampling activities to identify the types and concentrations of contaminants and the areas to be cleaned; and
- Evaluation of cleanup options and/or cost estimates based on future uses and redevelopment plans.

A BROWNFIELD is defined as 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. The 2002 Brownfields Law further defines the term to include a site that is "contaminated by a controlled substance; contaminated by petroleum or a petroleum product excluded from the definition of 'hazardous substance;' or mine-scarred land."

Who Is Eligible to Apply for a Targeted Brownfields Assessment?

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 EPA's Cleanup or Revolving Loan Fund (RLF) grants. Information on EPA's Brownfields Cleanup and RLF grants can be found on the EPA Brownfields website at www.epa.gov/Brownfields.



Environmental assessments through the TBA Program help to revitalize communities and assist in redevelopment.

What Properties Are Typically Targeted for TBA Assistance?

The TBA selection process varies slightly in each EPA Region. The Regions have discretion in selecting areas to target for environmental site assessment assistance and typically prefer to target properties that are abandoned or publicly owned, have low to moderate contamination, include environmental justice issues, suffer from the stigma of liability or have a prospective purchaser willing to buy and pay for the cleanup of the property, if needed. The selection process is guided by regional criteria. **Please visit www.epa.gov/Brownfields for more information on your region's criteria and application process.**

Examples of TBA Successes

Bellflower, CA – EPA provided \$65,000 in contractor-led TBA assistance to assess the Café Camillia/Fronk's Restaurant site in downtown Bellflower. From the 1940s to 1970s, the property was the site of a fueling and service station. EPA's Underground Storage Tank (UST) Program provided support for the identification and initial assessment of the site in 2011. In 2012, EPA TBA funds were used for a field investigation to determine if petroleum contamination from three USTs had caused groundwater or soil contamination. Results found contamination levels to be of no impact to the health of future site occupants and next-door residents. The property has been redeveloped, as part of Downtown Bellflower's Revitalization Vision Strategy, and now is home to the new Fronk's Restaurant and mixed-use affordable housing.

Nashville, TN – Cumberland Park is an innovative play space for children and families, incorporating unique play structures and water features that create an exciting new attraction along Nashville's riverfront. EPA contractor-led TBA assistance, along with the Army Corps of Engineers and the Tennessee Department of Environment and Conservation (TDEC), assessed the property, which was formerly a saw mill and a bridge/barge manufacturing facility. The assessments identified several areas impacted by polynuclear aromatic, lead and arsenic that required cleanup. TDEC and the Metro Parks and Recreation Department worked cooperatively to develop and implement plans that incorporated a combination of soil removals, engineered caps and institutional controls to address environmental concerns and provide for safe reuse of the property. The Play Park opened in April 2012 and is approximately 6.5 acres, encompassing 900 feet of riverfront. It includes an outdoor amphitheater that can hold approximately 1,200 people for an event.



A fueling and service station, closed in the 1970s, is assessed before being redeveloped into a new restaurant and affordable housing complex in downtown Bellflower.



Nashville's Cumberland Park has become a community hub after redevelopment in 2012.

Weirton, WV – EPA provided contractor-led TBA assistance to assess the former RG Steel Plant in Beech Bottom. The 200-acre property has an ideal location, situated between State Route 2 and the Ohio River. As a historic steel manufacturer, site operations raised environmental concerns affecting long-term development options. The site owner, The Business Development Corporation of the Northern Panhandle, requested EPA assistance and EPA performed Phase I and Phase II environmental site assessment activities. The Phase II investigation revealed that groundwater contamination may be present. The site owner is coordinating with its Land Revitalization Specialist and the WV Department of Environmental Protection to determine the best redevelopment options for the site.

How Can I Apply for TBA Assistance?

If you are interested in receiving TBA assistance, please contact the EPA Brownfields staff in your Region. **You can find current contact information on the EPA Brownfields website at www.epa.gov/Brownfields.**