

Cleveland Opportunity Corridor

Brownfield Area-Wide Plan

Reclaiming Land to Create Opportunity

OHIO BROWNFIELD CONFERENCE 2014

APRIL 9, 2014



A boulevard of opportunity

Proposal would link I-490, E. 105th

TOM BRECKENRIDGE
Plain Dealer Reporter

Opportunity is knocking on Cleveland's East Side, where a proposed boulevard promises a spinoff of jobs, housing and new parks for some of the city's poorest neighborhoods.

A three-mile route — from Interstate 490's terminus at East 55th Street, east to East 105th Street — would funnel thousands of workers from points south and

west to University Circle, the second-largest job center in the county.

Those workers now pack daily on the Inner Belt or Interstate 490, then make a halting trek down east-west routes like Chester and Carnegie avenues.

But the proposed route isn't just about moving traffic. The boulevard would link with and invigorate the Forgotten Triangle and other long-neglected pockets of despair near Woodland Ave-

nue and Kinsman and Buckeye roads, supporters say.

Those prospects are captured in the project's name — Opportunity Corridor.

"This will be one of the highest-impact projects in the city and county in years," says Jamie Ireland, a venture capitalist and civic booster who co-chairs the project's advisory committee. The Ohio Department of Transportation leads the planning effort.

Such impact comes with a big investment of money and time.

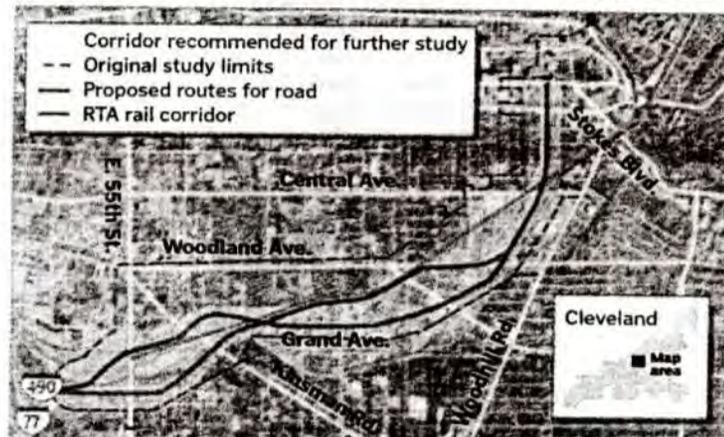
The price tag is \$260 million or more, and no funding is available. Under best-case scenarios, the project would be done no sooner than 2012.

The project has prominent boosters, such as the Cleveland Clinic and University Circle Inc.

Others are restrained in their support, mainly because the boulevard's six-lane swath could threaten dozens of homes, along with a number of businesses and churches.

East Side link

The Ohio Department of Transportation has joined city, neighborhood and University Circle officials to study a proposed 3-mile boulevard linking Interstate 490 with East 105th Street.

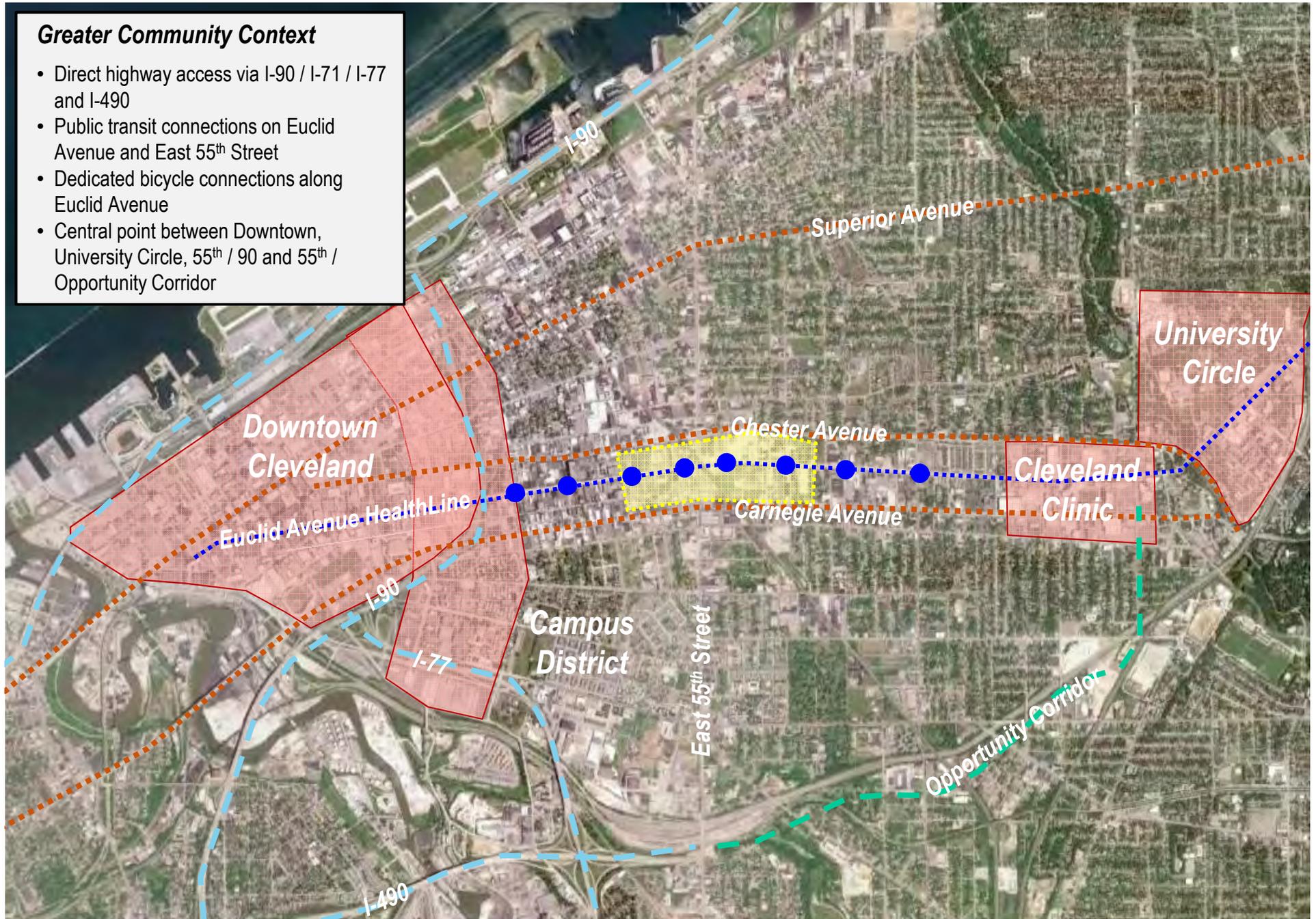


SOURCES: Ohio Department of Transportation; HNTB

THE PLAIN DEALER

Greater Community Context

- Direct highway access via I-90 / I-71 / I-77 and I-490
- Public transit connections on Euclid Avenue and East 55th Street
- Dedicated bicycle connections along Euclid Avenue
- Central point between Downtown, University Circle, 55th / 90 and 55th / Opportunity Corridor



Opportunity Corridor Community and Economic Development Vision Workshops

Workshop #1	Review existing plans and programs, discuss future land-use strategies and begin to create a development vision
Workshop #2	Define guidelines and principles for encouraging, yet regulating, development of the corridor and refine vision
Workshop #3	Evaluate the corridor in its physically defined location and recommend desired characteristics, relationships and connections to surrounding areas
Workshop #4	Launch study to quantify land-use strategies and related investment resulting in development, job creation and interim uses
Workshop #5	Begin to explore and establish partnerships and programs to stimulate public and private investment in the corridor neighborhood

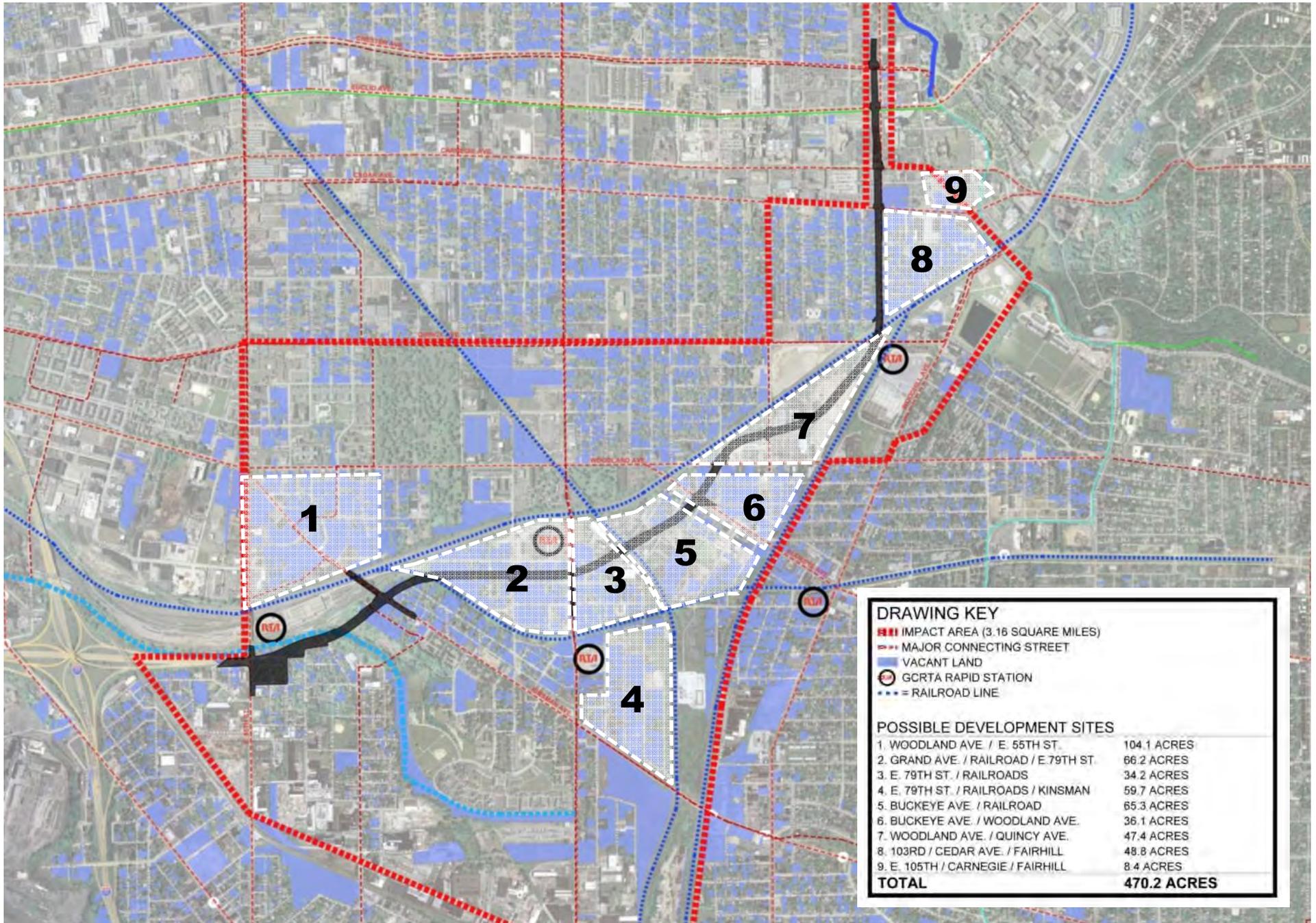












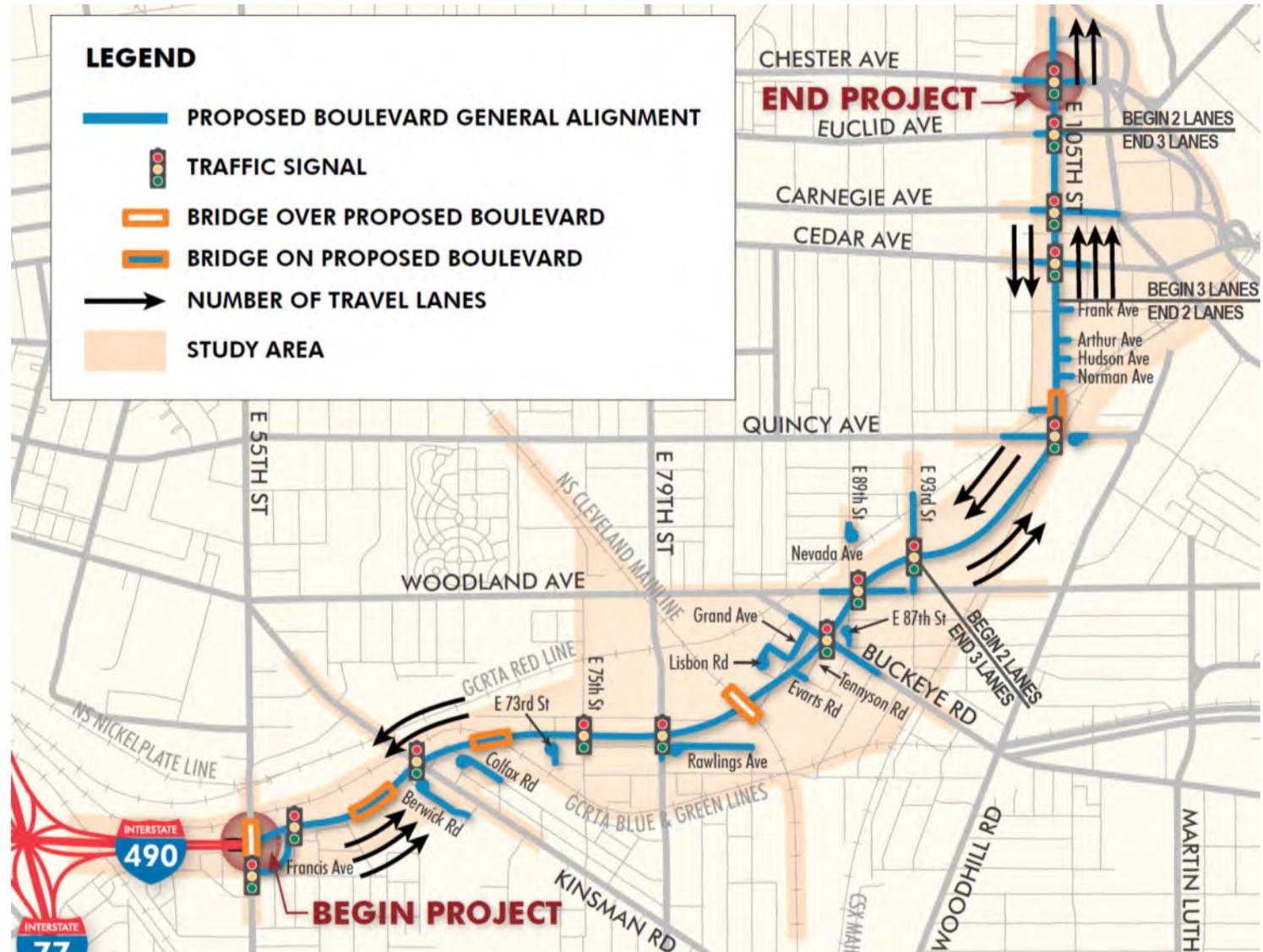
Opportunity Corridor — Redevelopment Districts 1 thru 9

Traffic Studies

- Traffic modeling
- Capacity analysis



Preferred
Alternative
Updates



Opportunity Corridor, Inner Belt Bridge get turnpike commission commitment



Sponsored By:



Opportunity Corridor Project in Cleveland gets \$29 million for planning



By Tom Breckenridge, The Plain Dealer

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on July 09, 2013 at 7:00 PM, updated July 10, 2013 at 11:17 AM

[Print](#)

CLEVELAND, Ohio -- The **Opportunity Corridor** project has received \$29 million from the state for full-bore planning.

Ohio's largest full-service commercial real estate firm

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The \$324 million project would link Interstate 490 with University Circle by way of a 3 1/2-mile boulevard through Cleveland's East side neighborhoods.



Money for the long-sought project is starting to fall into place. Community leaders back the plan as a way to move traffic

Turnpike commission members have committed spending construction money for 10 projects, work totaling \$930 million for the first time in the turnpike's history that it has contributed to projects outside the toll-road corridor. (Marvin Fong/The Plain Dealer)



By Alison Grant, The Plain Dealer

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on September 10, 2013 at 12:12 PM, updated September 10, 2013 at 5:38 PM

CLEVELAND, Ohio -- The recently renamed **Ohio Turnpike and Infrastructure Commission** has committed to funding initial work on the Opportunity Corridor, as well as a major portion of the second Inner Belt Bridge.

Do you support the development of the Opportunity corridor?

Yes, it will ease traffic congestion

No, there are plenty of routes connecting



Michael Brantley celebrates with fans.

USEPA Brownfield Area-Wide Planning Pilot Program

- Part of the Partnership for Sustainable Communities collaboration among EPA and the Departments of Transportation (DOT) and Housing and Urban Development (HUD).
- Created to assist communities in responding to local brownfields challenges, particularly where multiple brownfield sites are in close proximity, connected by infrastructure, and overall limit the economic, environmental and social prosperity of their surroundings.
- Grant provides assistance by helping communities perform the research needed to develop an area-wide plan for brownfields assessment, cleanup, and reuse.
- Core Elements:
 1. Collecting information and identifying community priorities related to brownfields cleanup and near- and long-term revitalization;
 2. Evaluating existing environmental conditions, local market potential, and needed infrastructure improvements;
 3. Developing strategies for brownfields site cleanup and reuse; and
 4. Identifying resources or leveraging opportunities to help implement the plans, including specific strategies for public and private sector investments and improvements necessary to help with cleanup and area revitalization.

USEPA Brownfield Grant Comparison

Type	Max Grant Amount	Period	Eligible Entities	Match	Eligible Projects
Planning Grant	\$175,000	24 months	State & Local governments, quasi-governmental entities, and nonprofits		Brownfields Assessment & Cleanup
Clean-up Grant	\$200,000	3 years	State & Local governments, quasi-governmental entities, and nonprofits	\$40,000	Brownfields Cleanup
Community-Wide Assessment Grant	\$200,000 for hazardous substance and/or \$200,000 for petroleum	3 years	State & Local governments and quasi-governmental entities		Brownfields Assessment
Site-Specific Assessment Grant	\$200,000 for hazardous substance and/or \$200,000 for petroleum	3 years	State & Local governments and quasi-governmental entities		Brownfields Assessment
Coalition Assessment Grant	\$600,000 for 3 or more eligible entities	3 years	State & Local governments and quasi-governmental entities		Brownfields Assessment
Multi-Purpose Grant for Petroleum	\$550,000	3 years	Local governments, quasi-government organizations, nonprofits, and other community-based organizations and individuals		Brownfields Assessment & Cleanup
Environmental Workforce Development & Job Training Grant	\$200,000	3 years	Local governments & nonprofit agencies		Training of unemployed persons for environmental jobs in their communities

Cleveland Opportunity Corridor Brownfield Area-Wide Plan

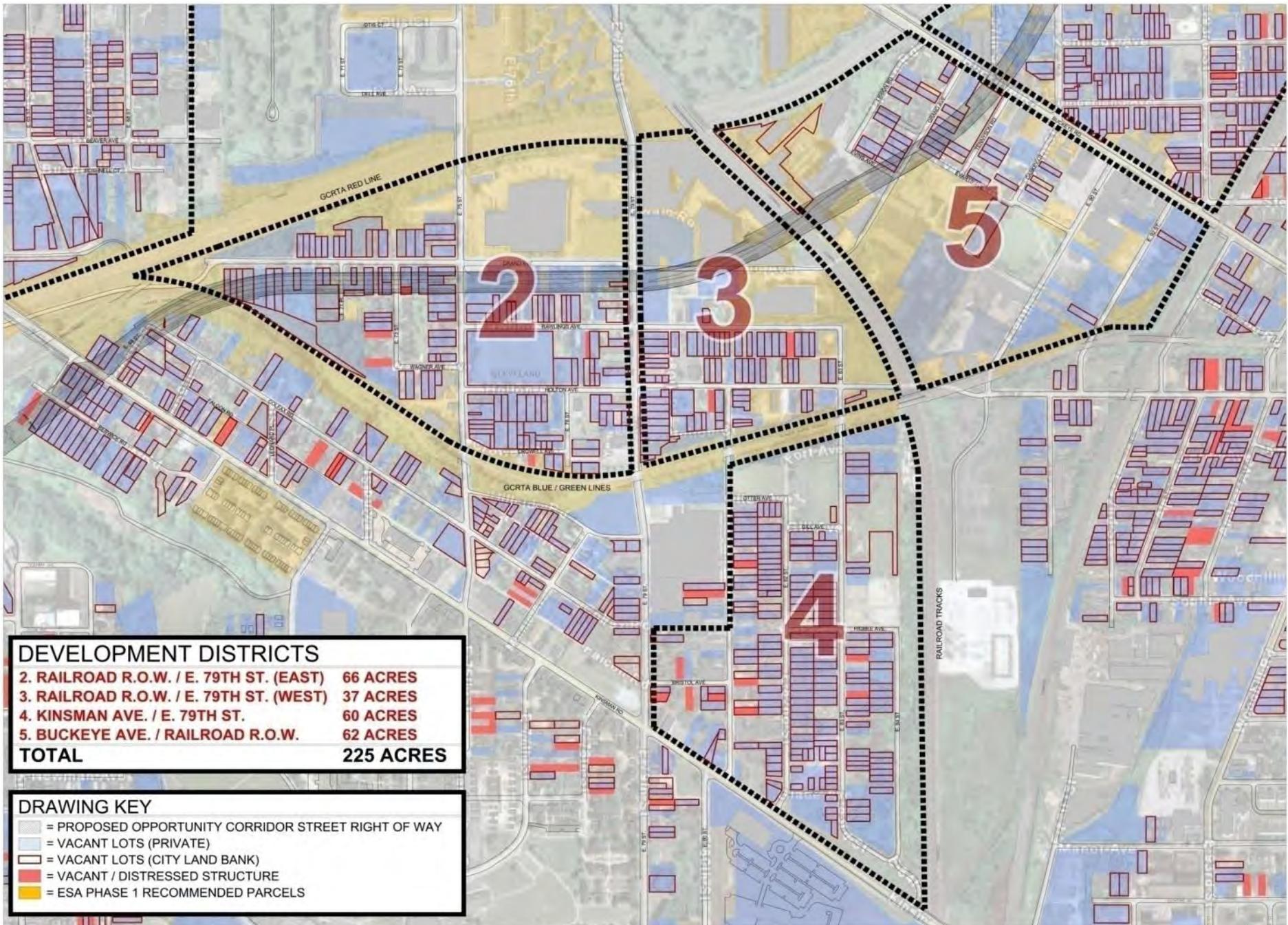
- USEPA launched nationwide pilot program in March 2010
- Partners and City Architecture assisted Cleveland City Planning Commission with grant application
- USEPA awarded 23 pilot projects in fall of 2010
 - Maximum award amount: \$175,000
 - Grant period: 24 months
- Cleveland Opportunity Corridor Brownfield Area-Wide Plan
 - Support development decisions adjacent to ODOT roadway project
 - Focused on 4 Development Districts (2, 3, 4 & 5)
 - District 4 Designated the Urban Agriculture Innovation Zone
 - Expanded into Development Districts 7, 8 & 9 on behalf of Greater Cleveland Partnership
 - Plan Authored by Partners and City Architecture
 - Supported by Advisory Committee and Cleveland City Planning Commission Staff

Goals of Cleveland Opportunity Corridor Area-Wide Plan

- Educate residents and business owners about Brownfields
 - Prioritize sites to guide redevelopment
 - Guide ODOT planning process
 - Plan for use of Brownfields
 - Estimate cleanup costs
 - Neighborhood revitalization
 - Economic development and job creation
- 

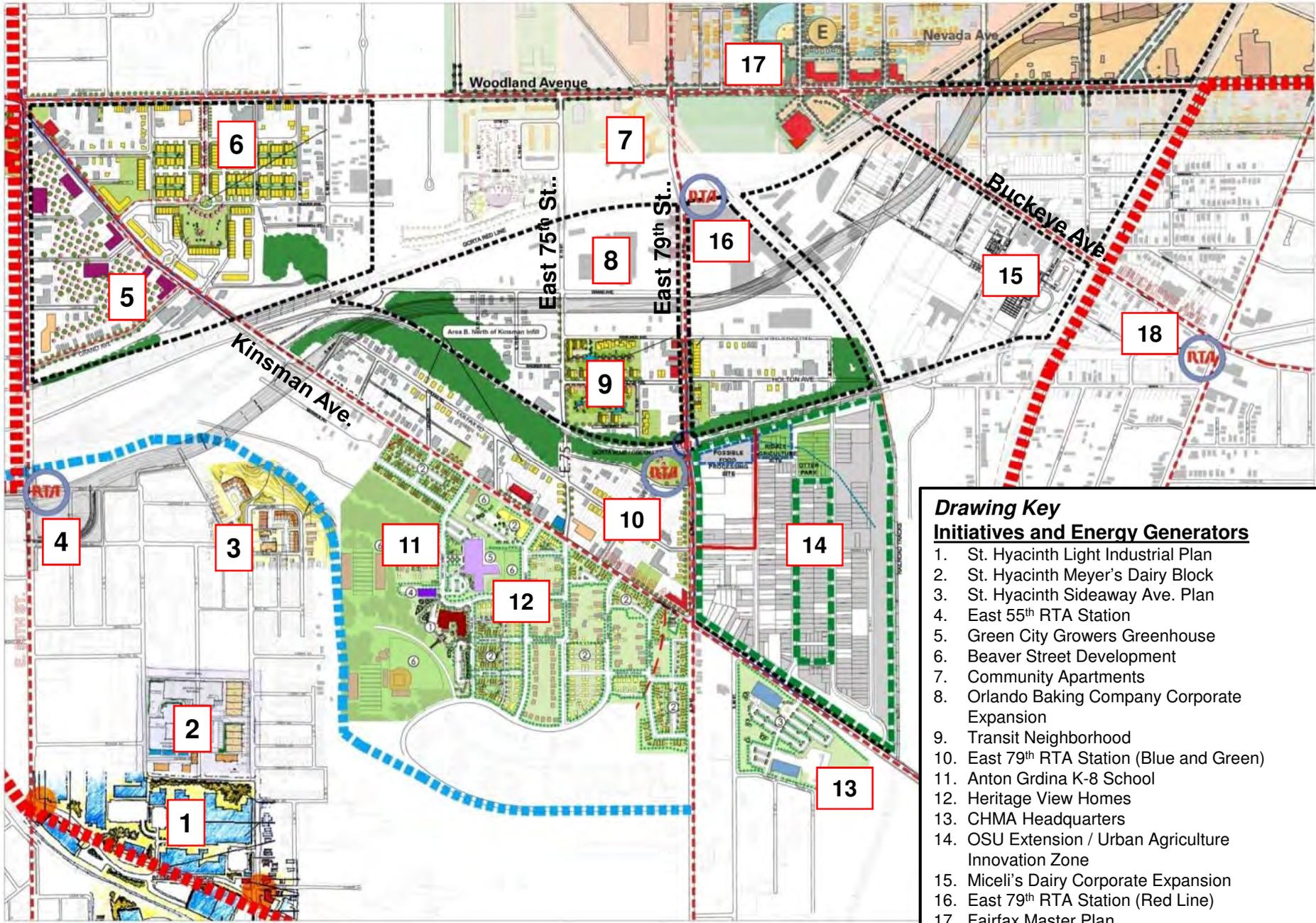


Central Section – Development Districts 2,3,4 and 5



Central Section – Development Districts 2,3,4 and 5





- Drawing Key**
Initiatives and Energy Generators
1. St. Hyacinth Light Industrial Plan
 2. St. Hyacinth Meyer's Dairy Block
 3. St. Hyacinth Sideaway Ave. Plan
 4. East 55th RTA Station
 5. Green City Growers Greenhouse
 6. Beaver Street Development
 7. Community Apartments
 8. Orlando Baking Company Corporate Expansion
 9. Transit Neighborhood
 10. East 79th RTA Station (Blue and Green)
 11. Anton Grdina K-8 School
 12. Heritage View Homes
 13. CHMA Headquarters
 14. OSU Extension / Urban Agriculture Innovation Zone
 15. Miceli's Dairy Corporate Expansion
 16. East 79th RTA Station (Red Line)
 17. Fairfax Master Plan
 18. Woodhill RTA Station (Blue and Green)

Appetite for industrial real estate returns

Rebound in steel and auto, reshoring efforts have property owners again in driver's seat

By STAN BULLARD
sbullard@crain.com

Unlike most people in the real estate business, Terry Coyne wishes, in at least two respects, that he could go back a few years to the Great Recession.

The Newmark Grubb Knight Frank executive managing director recalls industrial buildings he sold at bargain prices a few years ago and would like to have that inventory now — as well as the ability to sell them at higher prices.

"If you have a crane building, I can sell it in the blink of an eye," Mr. Coyne said, referring to factories that offer large cranes on their ceilings to move products and equipment from one end to the other.

Likewise, Bob Garber, a principal

at the Cresco real estate brokerage in Independence, said he has been astounded by the number of times he has callers ask about a building that was sold or leased recently, especially if it just went off the market.

Although Northeast Ohio's industrial real estate market in the last few years has taken some big hits, such as closed auto plants in Twinsburg and Lorain, it generally has bounced back — and quickly — to the point where industrial space is becoming tight in a number of cities.

The rebound is due to a combination of factors. The steel and auto industries are humming again. Activity by industrial property users has picked up as manufacturers bring work home from foreign markets,

See **INDUSTRIAL** Page 32

Industrial: Space supply diminished

continued from **PAGE 1**

take action on long-delayed expansions or experience the benefit of the ramp-up of companies serving drillers in the oil and gas sector, Mr. Coyne said.

17 years.

Better, but not great

The contrast is particularly striking when comparing the industrial market with the office market, where vacancy

Resources Inc. has offset some of that excess.

Surveys by Marcus & Millichap, a national brokerage with a Cleveland office, put the strengths of various property types in perspective in a

Supply tightens, prices rise

Mr. Browning said there is a quandary unfolding in the industrial market.

"The good news is that rents have held and property values are holding" compared with other commercial property types that have been falling in value, Mr. Browning said. "The bad news is that suddenly, if a user

Phase 1: High-level Land Use Analysis

Preliminary Land Use Findings

- Absorption projections recognize that real estate expansion cycles tend to be 5 to 7 years in length each decade, with new construction receiving more than half of the absorption during expansion cycles and reflecting a smaller share of the negative absorption during recession cycles
- **Projected Absorption**
 - **Western and Central Sections**
 - **Industrial Uses (60% light manufacturing / 40% distribution)**
 - **510,000 to 550,000 SF (2020 through 2029)**
 - 15.2 to 15.3 million SF in Greater Cleveland Market applying 3.55% fair share to study area
 - 60% to 85% of absorption received by new deliveries
 - **400,000 to 440,000 SF (2030 through 2039)**
 - *Demand forecasts based on historical absorption rates from the broader "Cleveland Market Area" (defined by CoStar) applied to "fair share" of study area*
- **Desired Employment Types**
 - **Broad spectrum of jobs from GED to PhD**
 - **Job opportunities linked to local neighborhoods**
 - **Retain and support expansion of local employers**

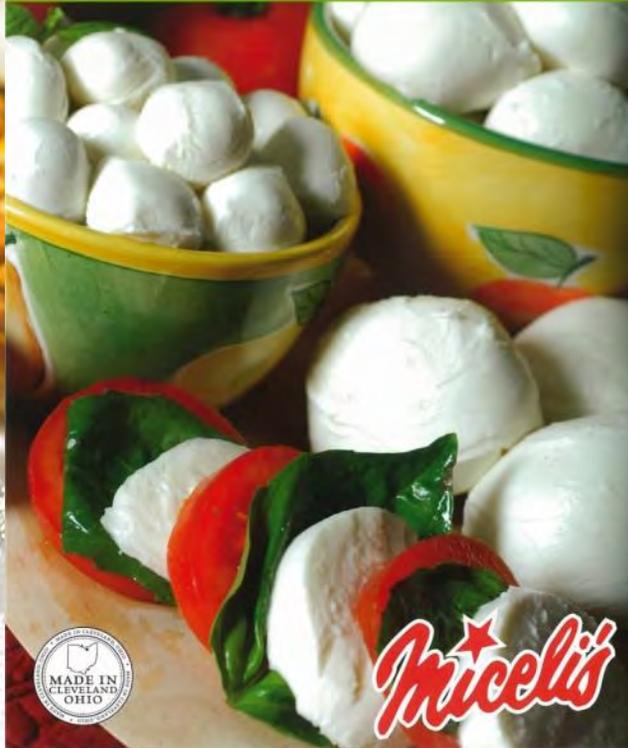


SHREDDED CHEESE



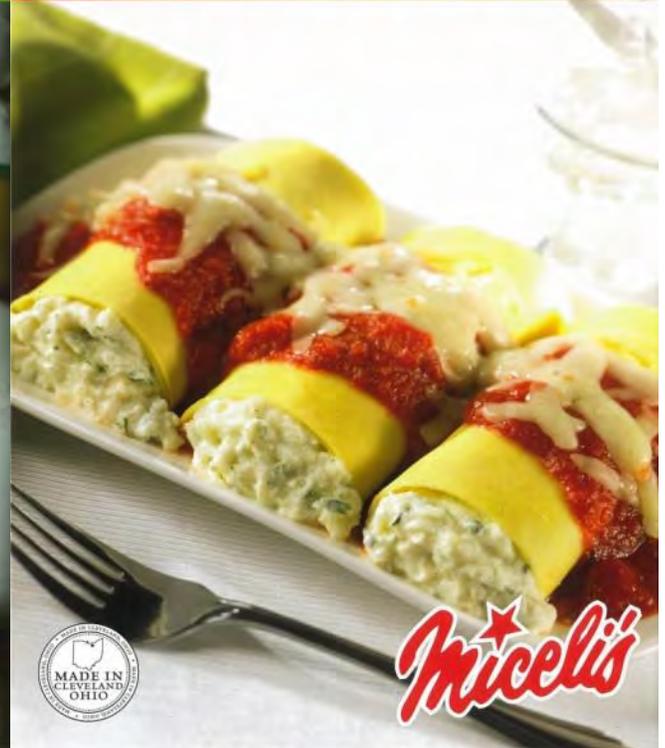
Miceli's

FRESH MOZZARELLA



Miceli's

RICOTTA



Miceli's





development news

orlando baking company will expand its operations, add 15 workers

THURSDAY, MAY 24, 2012

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Q ENLARGE

The [Orlando Baking Company](#), which was founded in 1872 in Castel di Sangro, Italy and came to Cleveland in 1904, has received a \$1.3 million [Clean Ohio](#) grant to clean up a brownfield adjacent to its facility at E. 79th and Woodland Avenue. Orlando plans to expand onto the property, retaining about 40 jobs and creating 15 new jobs.

CRAIN'S

\$2.00/MAY 14 - 20, 2012

CLEVELAND BUSINESS

WWW.CRAINSCLEVELAND.COM

Food service supplier's expansion depends on last of Clean Ohio funds

Without grant, S.S. Kemp likely will move

By JAY MILLER
jmillercrain.com

economic development programs, is expected to create a brownfield revitalization program in the next

Grant: Firm faces competition

continued from PAGE 3

The situation highlights the importance of public environmental cleanup assistance to older communities that have little or no clean, open land for development. They find it hard to compete for companies with rural towns or outer-ring suburbs that have lots of lower-cost and clean "greenfield" land.

The Clean Ohio program has allowed those cities to compete for new development and to retain existing businesses that like S S

Attieboro, Mass., in 2007. The Cleveland operation, he said, is one of nine run by TriMark, which has annual sales of about \$500 million.

Mr. Fishman said he's contemplated moving for at least five years and unsuccessfully sought another location in Cuyahoga Heights. He said he even entered into an agreement to buy the adjacent property at 4582 Willow Parkway but was scared off by the high cost of environmental remediation.

When he recently told Cuyahoga



Community Survey Results

Cleveland Opportunity Corridor Brownfield Area-Wide Planning Pilot Program July 20, 2011 – Community Meeting Survey

1. Do you live, work or visit in the Study Area? (Circle each that apply)

Live **(14)** Work **(9)** Visit (attend religious services, shop, other) **(3)**

2. How long have you lived or worked in the Study Area? (Circle one)

Less than 1 year 1 – 5 years 5-10 years Over 10 years Over 20 years
(6) **(1)** **(2)** **(4)** **(8)**

3. Have you attended Community Meetings for the Opportunity Corridor Roadway project?

YES NO
(11) **(12)**

4. When the roadway is constructed, new opportunities for investment will occur. In your opinion, what are the most important things to invest in?

Please rank each of the following:

(1= very important, 2 = somewhat important, 3 = not important)

1

2

3

Rank	
1 (23)	Businesses that can bring jobs to the area (manufacturing, shipping, industrial, etc.)
1 (19) 2 (3)	Clean up vacant land and illegal dump sites
1 (17) 2 (4) 3 (1)	New housing opportunities (homes, apartments)
1 (17) 2 (2) 3 (1)	Increased and improved access to public transportation
1 (18) 2 (1)	Stores that serve the community (gas stations, grocery stores, etc.)
1 (17) 2 (3)	Improving neighborhood roads with sidewalks, trees, bike lanes, etc.
1 (15) 2 (7)	Parks, plazas and green spaces

5. Do you have concerns about the potential of living or working near suspected Brownfield Sites?

YES NO
(12) **(11)**

6. Do you see yourself continuing to live or work in the Study Area in the future?

YES NO
(18) **(5)**

7. Do you know of any Brownfield Sites that we have missed or should look further into?

Quincy 71st-87th, Cedar Ave. Hough 101st-93rd, St. Clair area, the library on Broadway (E. 55th).

Brownfield Integration

- Established Brownfield Definition
 - Known as Priority Sites
 - USEPA regulatory definition
 - Perceived vs. actual contamination
 - Listed on regulatory database
 - Vacant or abandoned
 - Underutilized
 - Poor Condition
 - Concentrated in the Urban Core
 - USEPA Excluded
- Review of existing environmental records
- Establishment of priority site inventory

Priority Site Definition

- A Priority Site is further defined as a site that meets at least one (1) of the criteria on List A and at least one (1) of the criteria on List B. List C is provided solely to segregate Priority Sites that may not be eligible for USEPA funding.

List A: Contaminant Characteristics

- Perceived and/or actual presence of a Hazardous Substance, Pollutant, or Contaminant [Defined under Section 101 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA)], a Petroleum Product, or a Controlled Substance (Defined under Section 102 of the Controlled Substances Act), above applicable standards
- Mine Scarred Land

Listed on any of the following regulatory databases

- Resource Conservation and Recovery Act (RCRA) Generator
- RCRA Treatment, Storage, and Disposal (TSD) Facility
- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)
- CERCLIS No Further Remedial Action Planned (NFRAP)
- Leaking Underground Storage Tank (LUST)
- Regulated Underground Storage Tank (UST)
- Voluntary Cleanup Program (VCP)
- Ohio EPA Division of Emergency and Remedial Response/Master Sites List (DERR/MSL)
- Institutional Controls/Engineering Controls (IC/EC)
- State/Federal Brownfield
- Emergency Release Reports
 - Local Emergency Planning Committee (LEPC)
 - State Emergency Response Commission (SERC)
 - Ohio EPA's Spills
 - National Response Center

Priority Site Definition

- A Priority Site is further defined as a site that meets at least one (1) of the criteria on List A and at least one (1) of the criteria on List B. List C is provided solely to segregate Priority Sites that may not be eligible for USEPA funding.

List B: Property Characteristics

- Vacant/Abandoned properties
- Underutilized properties
- Tax delinquent properties
- Municipally owned land-banked lots that have gone through foreclosure
- Standing commercial/industrial buildings of very poor (or worse) quality
 - Based on designation by County Auditor records
- Vacant residential land under private ownership

List C: Excluded Brownfields

- Normally excluded from USEPA definition
 - Subject of planned or ongoing removal action under CERCLA
 - Superfund Site representing a major hazard to human health or the environment
 - Listed on NPL database
 - Subject of a unilateral administrative order, a court order, an administrative order on consent or judicial consent decree related to site contamination
 - Facility permitted under or subject to corrective action under Solid Waste Disposal Act, Water Pollution Control Act, Toxic Substances Control Act, or Safe Drinking Water Act
 - Received funding from the Leaking Underground Storage Tank Trust Fund of the SWDA
 - Federally owned land affected by any of the criteria on List A

Priority Site Inventory

Development District	Parcel Number(s)	Summary	Environmental Concern Category	Contaminant Characteristics			Property Characteristics					USEPA Excluded Brownfields
				Perceived	Actual	Database	Vacant/Abandoned	Underutilized	Tax Delinquent	Municipally owned	Buildings of very poor quality	
Adjoining 2 (to north)	12422011	RTA R-O-W. Historic ravine and C&Y Railroad	1	X							X	
	12423006 - north	Railroad R-O-W and vacant lot. Historic asphalt plant, filling station, repair shop, and machine shop. Facility is included on UST and Unregulated Leaking Tanks databases.	2	X		U L	X	X				
	12418036	Auto repair shop. Facility is included on multiple databases.	3	X		CN R D						
	12417025	Community Apartments. Historic oil house, AST, UST and machine shop. Facility is included on SPILLS database.	2	X		ER						
	12423007	RTA R-O-W. Historic NYC & St. L. Railroad.	1	X							X	
	12417013	Playground. Historic foundry, manufacturing, and junk yard. Facility is included on DERR database.	3	X		D	X	X			X	
Adjoining 2 (to south)	12425011	Vacant lot. Historic machine shop, rubber manufacturing, and barrel repair facility.	2	X			X	X				
	12422006	RTA R-O-W. Historic ravine and C&Y Railroad	1	X						X		
	12422007 - west	RTA R-O-W. Historic ravine and C&Y Railroad	1	X						X		
	12429009	RTA R-O-W. Historic ravine and C&Y Railroad	1	X						X		

Environmental Concern Categories	
1	Unlikely to present a threat to human health or the environment and generally would not be the subject of regulatory enforcement action if brought to the attention of appropriate governmental agencies
2	Likely to present a threat to human health or the environment and/or likely to be the subject of regulatory enforcement action or obligation
3	Currently the subject of a regulatory enforcement action and/or subject to ongoing regulatory obligations.

Contaminant Characteristics - Database Types:

R = Resource Conservation and Recovery Act (RCRA) Generator

T = RCRA Treatment, Storage, and Disposal (TSD)

CR = RCRA Corrective Action Sites (CORRACTS)

C = Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)

CN = CERCLIS No Further Remedial Action Planned (NFRAP)

L = Leaking Underground Storage Tank (LUST)

U = Regulated Underground Storage Tank (UST)

V = Voluntary Cleanup Program (VCP)

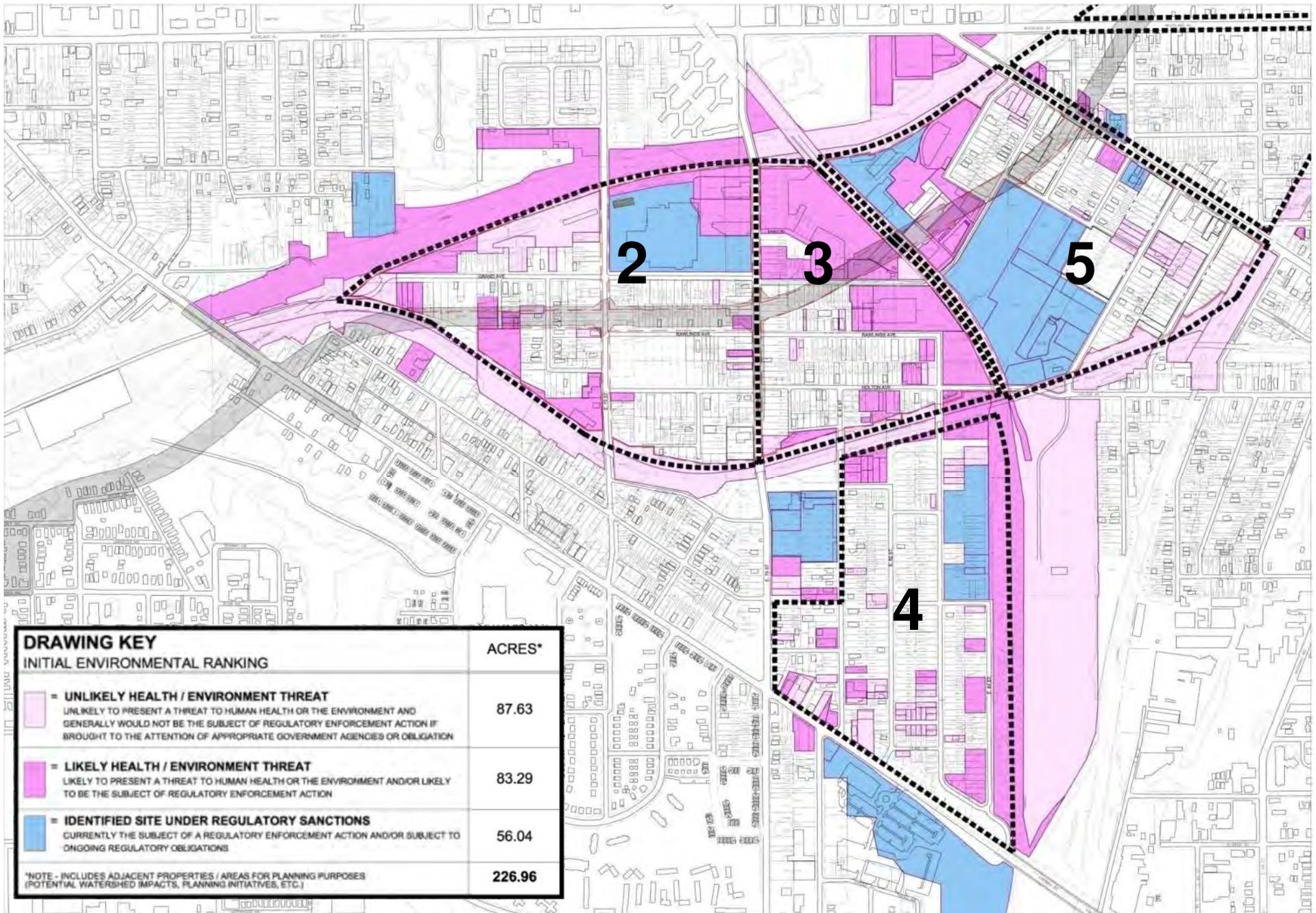
D = Ohio EPA Division of Emergency and Remedial Response/Master Sites List (DERR/MSL)

IC = Institutional Controls

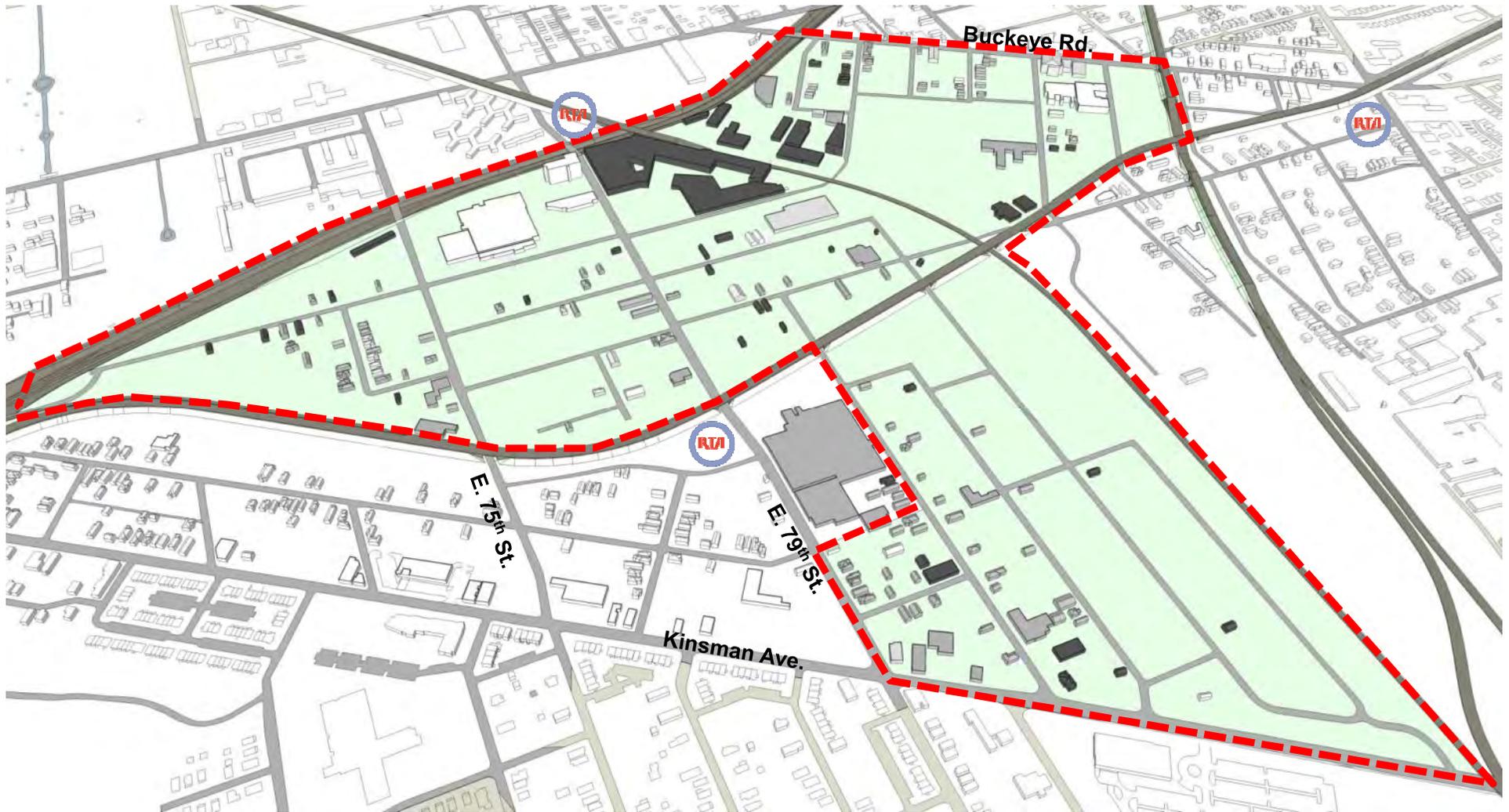
EC = Engineering Controls

B = State or Federal Brownfield

ER = Emergency Release Reports, including Local Emergency Planning Committee (LEPC), State Emergency Response Commission (SERC), Ohio EPA's SPILLS, & National Response Center



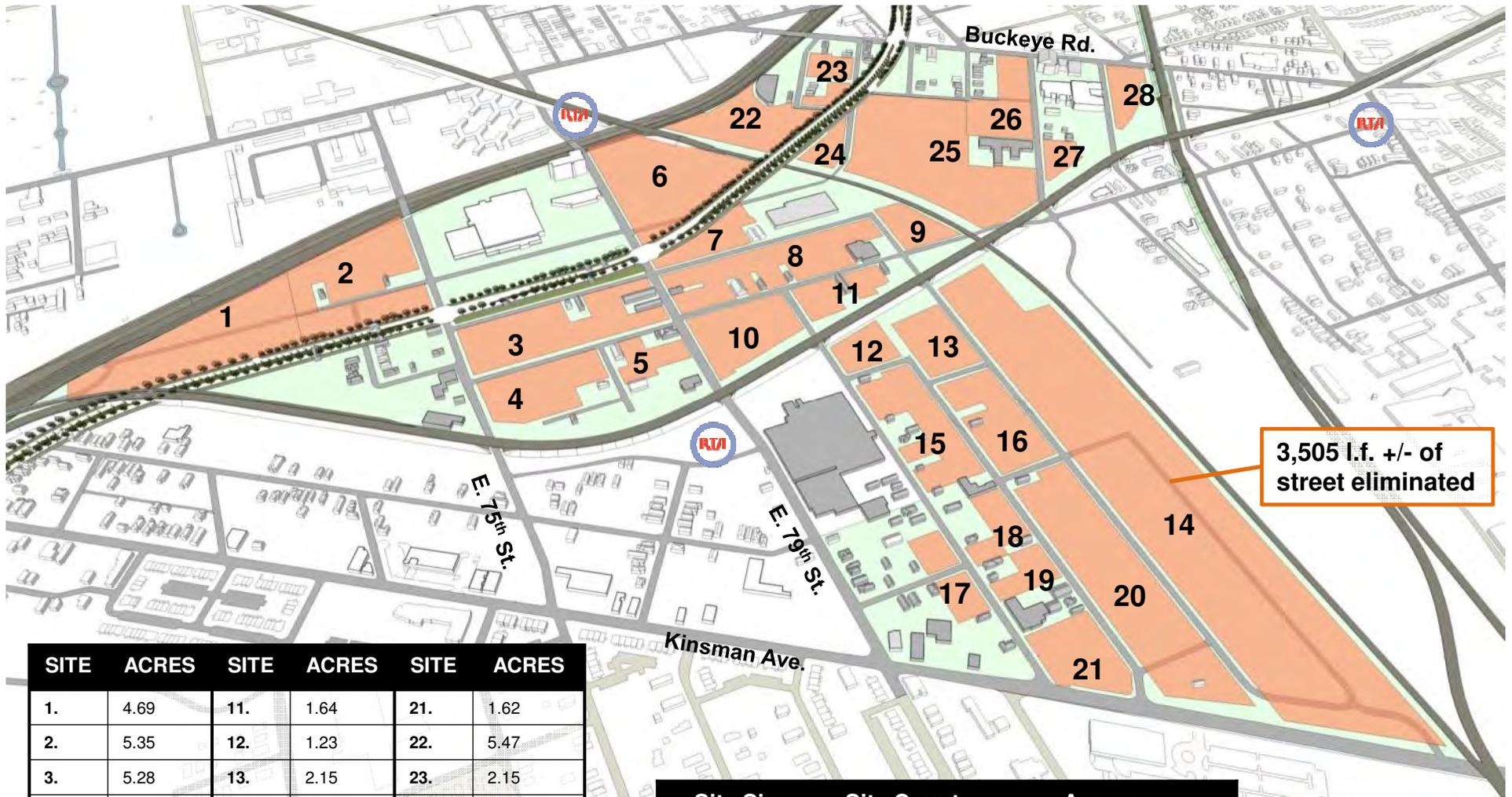
Central Section Brownfield Inventory Map – Development Districts 2,3,4 and 5



Existing Conditions – Property Conditions Analysis		
	Properties in Good Condition Appear to be occupied and well-maintained	Approx. 23 Buildings
	Properties in Moderate Condition Appear to be recently or currently occupied	Approx. 113 Buildings
	Properties in Poor Condition Sites in disrepair or appear to be vacant	Approx. 47 Buildings

Combined Study Area: 225 total acres	
<u>Existing Buildings</u>	
Residential:	Approx. 135
Commercial / Institutional / Industrial	Approx. 48
Total:	Approx. 183

Opportunity Corridor Area-Wide Brownfield Plan – Existing Conditions

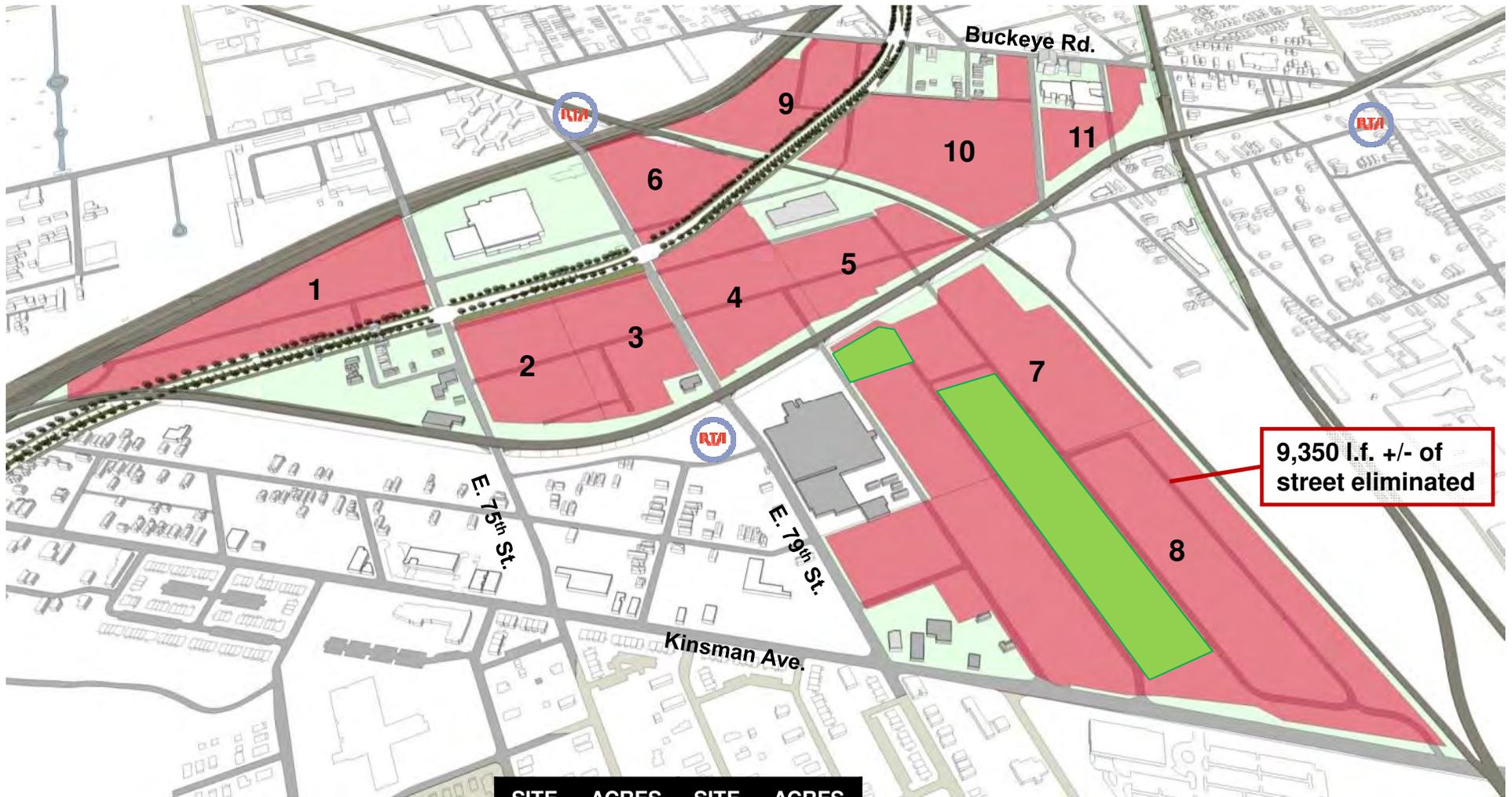


SITE	ACRES	SITE	ACRES	SITE	ACRES
1.	4.69	11.	1.64	21.	1.62
2.	5.35	12.	1.23	22.	5.47
3.	5.28	13.	2.15	23.	2.15
4.	3.06	14.	22.75	24.	1.17
5.	1.13	15.	3.14	25.	15.83
6.	8.92	16.	2.89	26.	4.55
7.	2.58	17.	1.02	27.	1.07
8.	5.75	18.	0.98	28.	2.09
9.	1.66	19.	0.71		
10.	3.42	20.	6.06		

Site Size	Site Count	Acreage
0.5-3 Acres	15 Sites	26.07 Acres (22%)
3-5 Acres	4 Sites	14.31 Acres (12%)
5-10 Acres	7 Sites	41.38 Acres (35%)
10+ Acres	2 Sites	37.58 Acres (31%)
	28* Sites	119.3 Acres (56%)

*3.97 Acre Average Site Size

Redevelopment Strategy – Retains Majority of Structures



Additional Property Acquisition	
Residential	Approx. 50 structures
Commercial / Industrial / Institutional	Approx. 24 structures
Total	Approx. 74 structures (40%)

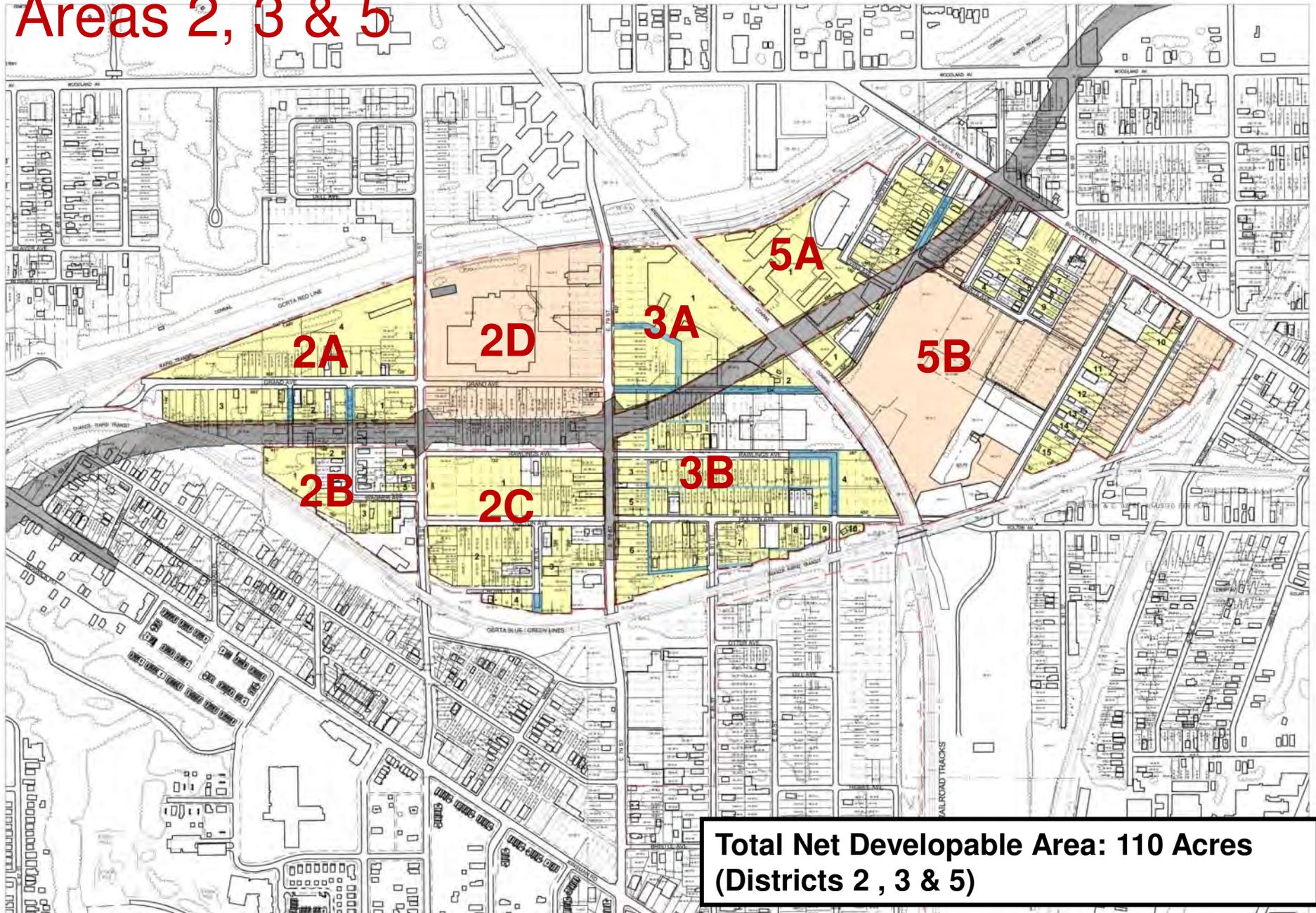
SITE	ACRES	SITE	ACRES
1.	10.93	7.	22.5
2.	8.85	8.	32.66
3.	10.2	9.	13.37
4.	11.5	10.	23.13
5.	8.5	11.	5.94
6.	8.92		

Site Size	Site Count	Acreage
5-10 Acres	4 Sites	32.21 Acres (21%)
10-20 Acres	4 Sites	46 Acres (29%)
20+ Acres	3 Sites	78.29 Acres (50%)
	11* Sites	156.5 Acres

*14.2 Acre Average Site Size

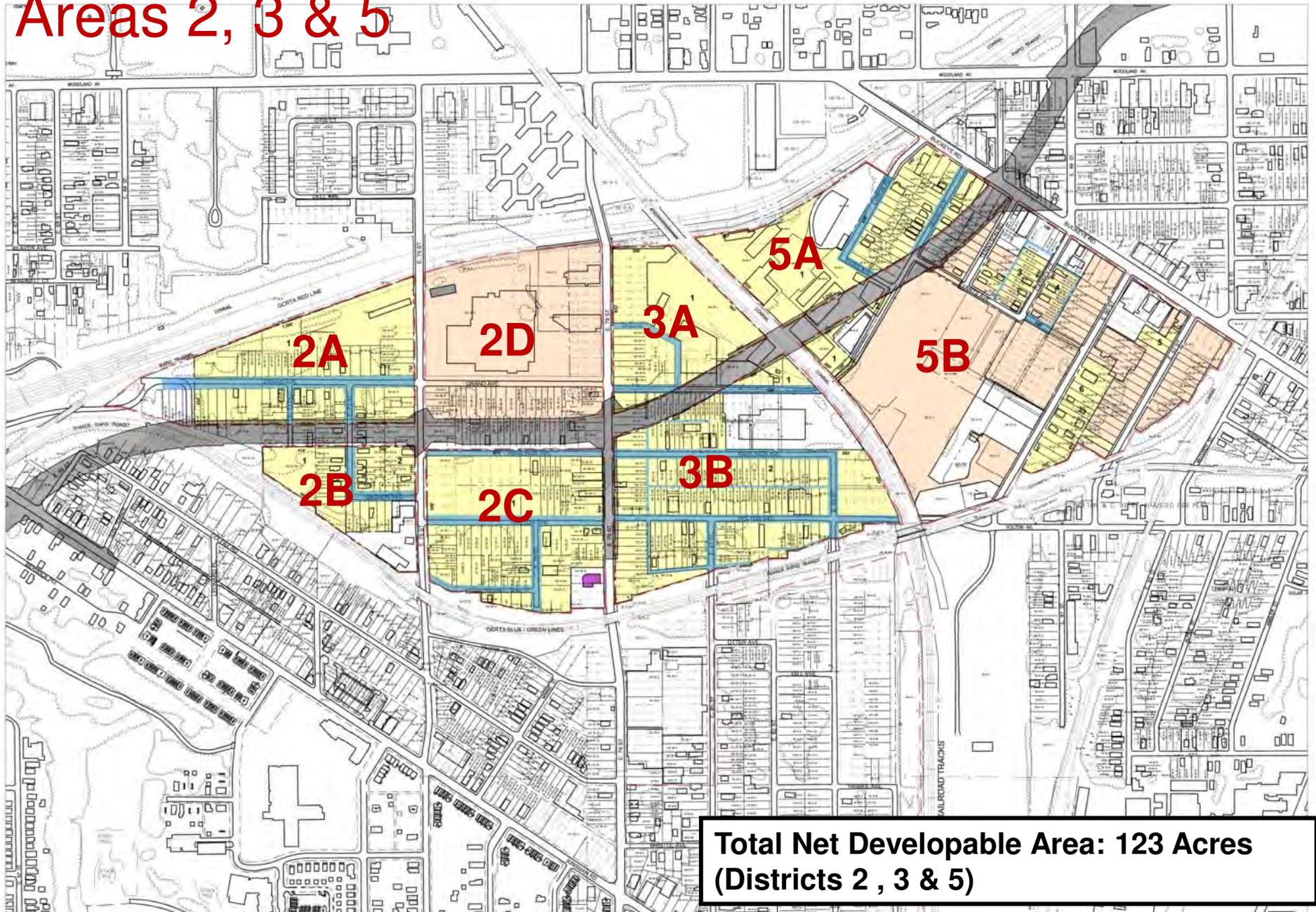
Redevelopment Strategy – Consolidates Large Parcels of Land

Areas 2, 3 & 5

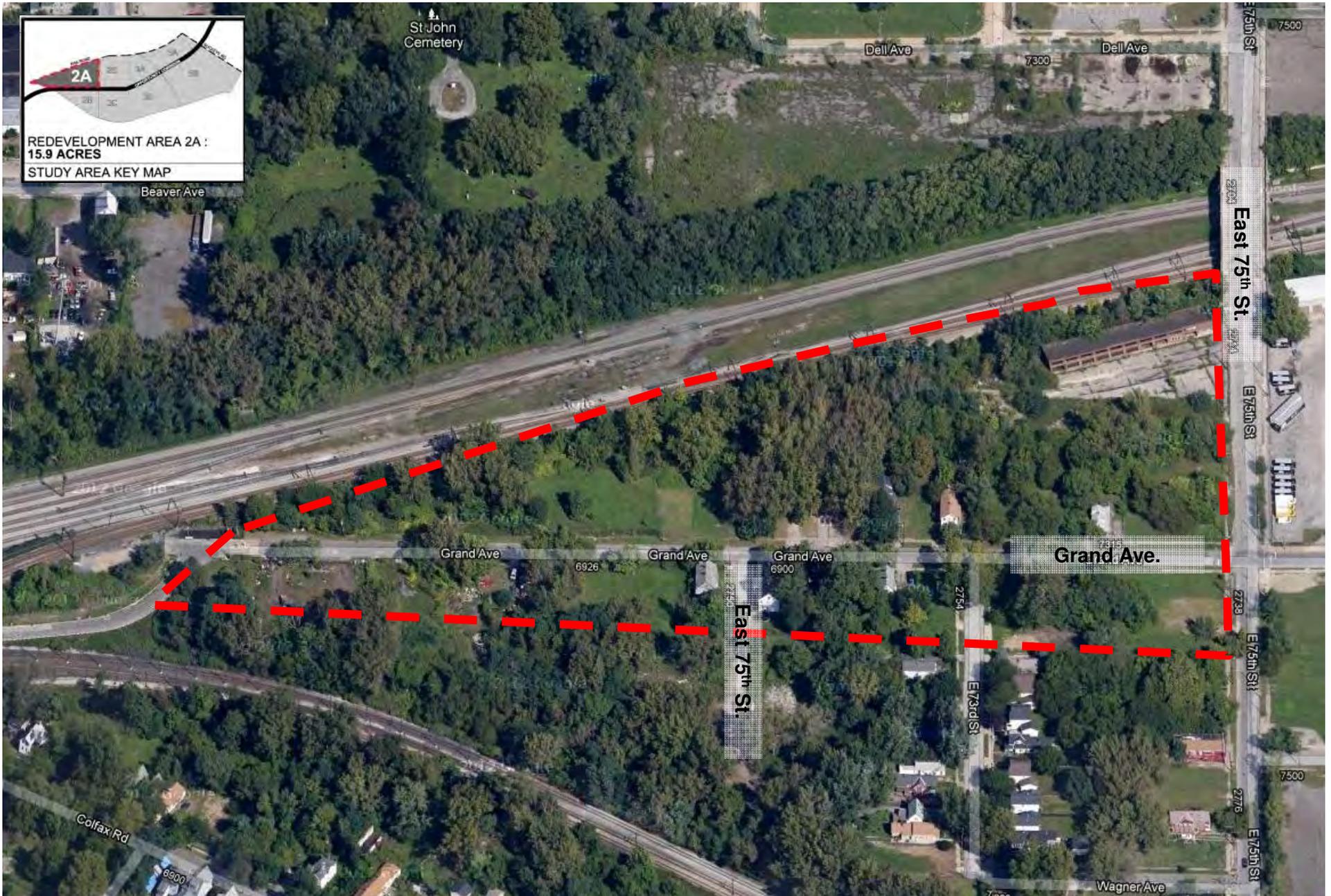


STUDY AREAS 2, 3 & 5 - ENCUMBERED REDEVELOPMENT SITE CONFIGURATIONS
May 15, 2012

Areas 2, 3 & 5

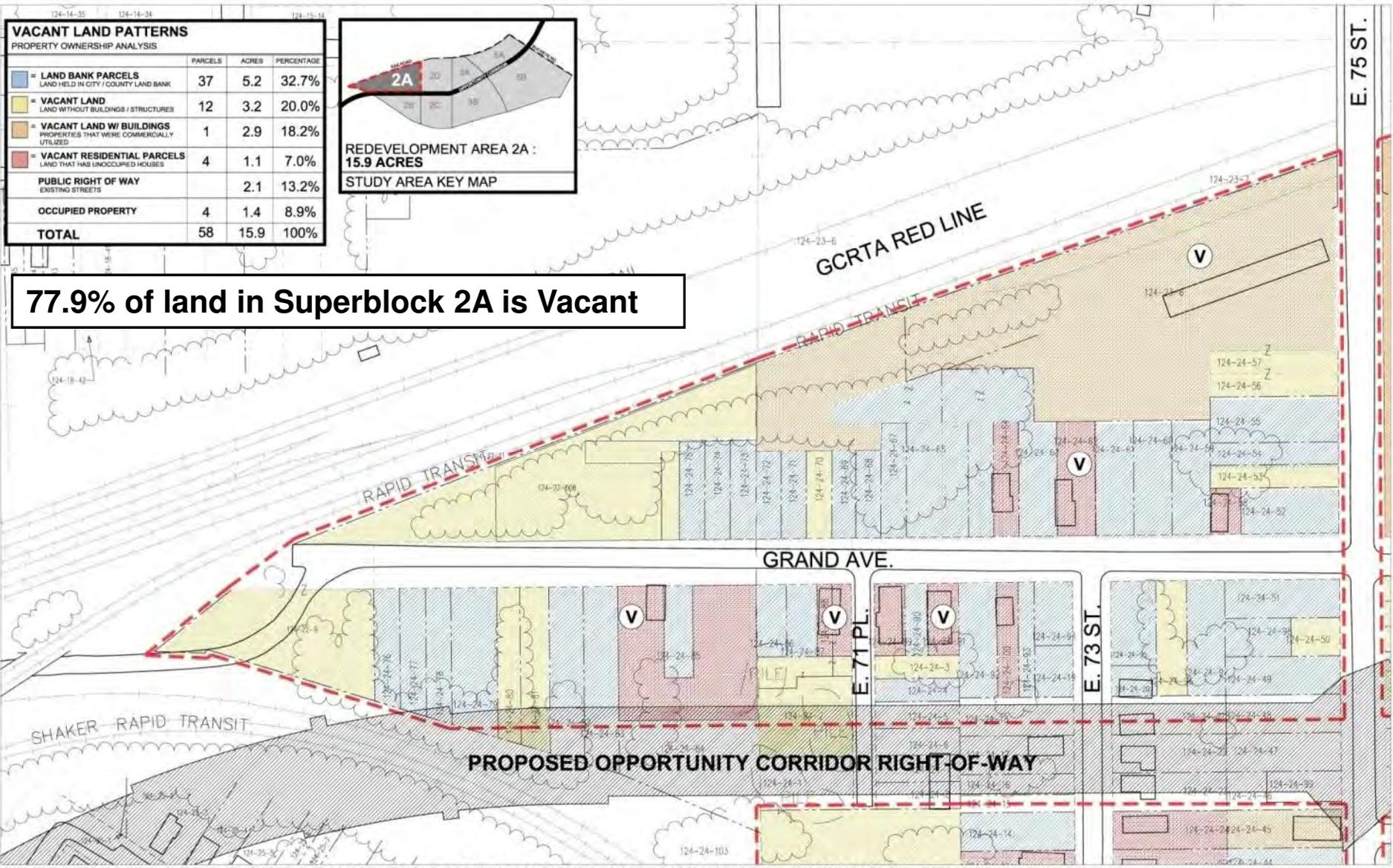


STUDY AREAS 2, 3 & 5 - UNENCUMBERED REDEVELOPMENT SITE CONFIGURATIONS
May 15, 2012



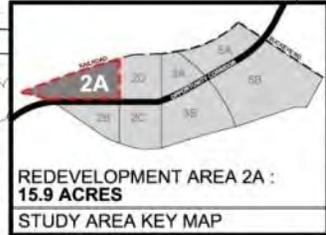
Superblock 2A – Existing Conditions

2A



VACANT LAND PATTERNS
PROPERTY OWNERSHIP ANALYSIS

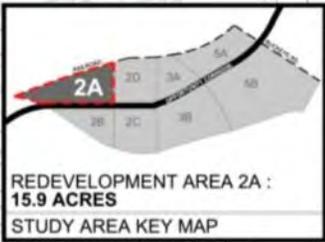
	PARCELS	ACRES	PERCENTAGE
LAND BANK PARCELS LAND HELD IN CITY / COUNTY / LAND BANK	37	5.2	32.7%
VACANT LAND LAND WITHOUT BUILDINGS / STRUCTURES	12	3.2	20.0%
VACANT LAND W/ BUILDINGS PROPERTIES THAT WERE COMMERCIALY UTILIZED	1	2.9	18.2%
VACANT RESIDENTIAL PARCELS LAND THAT HAS UNOCCUPIED HOUSES	4	1.1	7.0%
PUBLIC RIGHT OF WAY EXISTING STREETS		2.1	13.2%
OCCUPIED PROPERTY	4	1.4	8.9%
TOTAL	58	15.9	100%



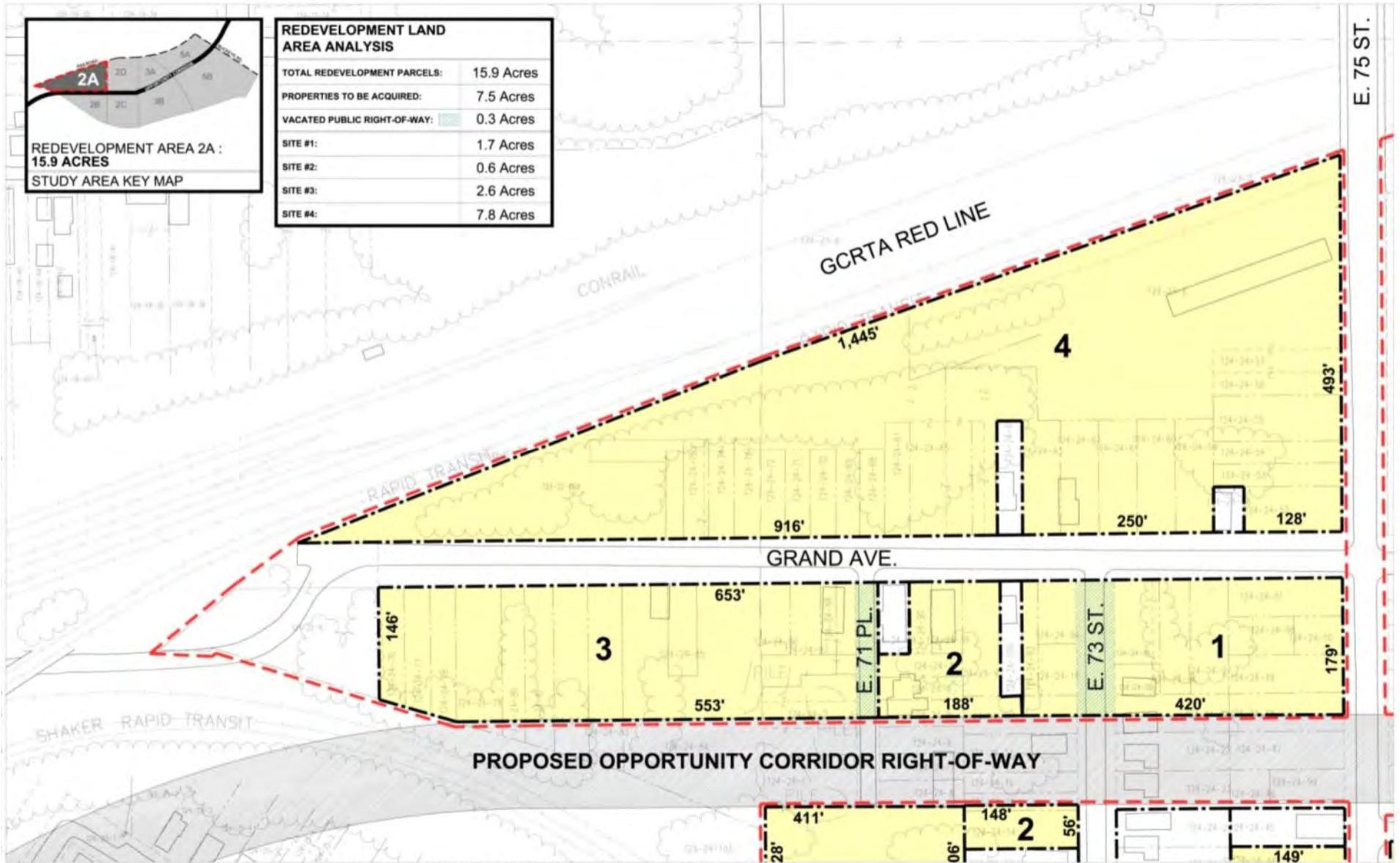
77.9% of land in Superblock 2A is Vacant

OPPORTUNITY CORRIDOR BROWNFIELDS AREA-WIDE PLAN - OWNERSHIP ANALYSIS - STUDY AREA 2A
May 2, 2012

2A



REDEVELOPMENT LAND AREA ANALYSIS	
TOTAL REDEVELOPMENT PARCELS:	15.9 Acres
PROPERTIES TO BE ACQUIRED:	7.5 Acres
VACATED PUBLIC RIGHT-OF-WAY:	0.3 Acres
SITE #1:	1.7 Acres
SITE #2:	0.6 Acres
SITE #3:	2.6 Acres
SITE #4:	7.8 Acres

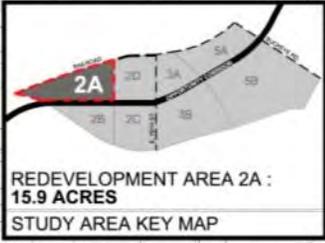


STUDY AREA 2A - ENCUMBERED REDEVELOPMENT SITE CONFIGURATIONS

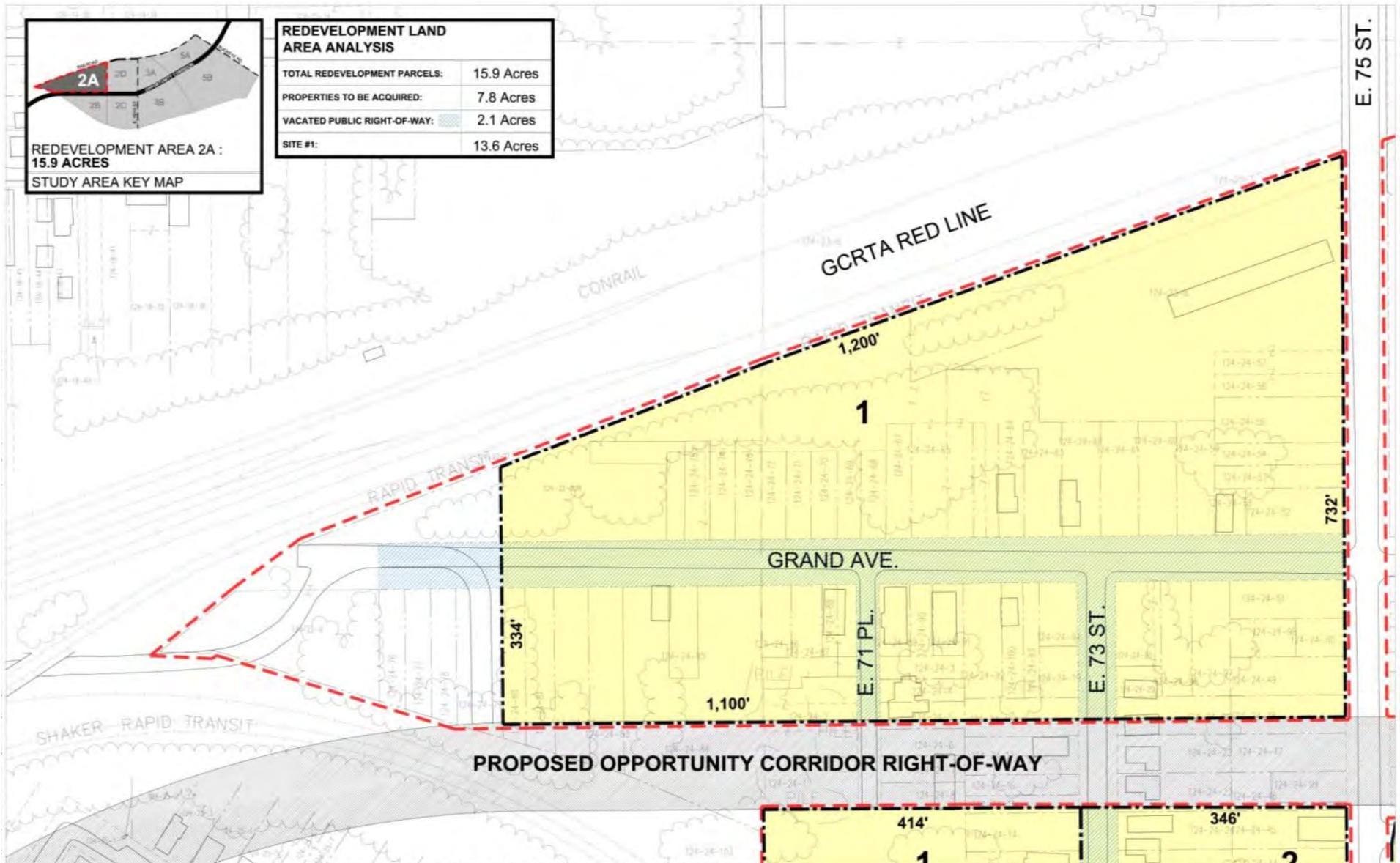
December 22, 2011



2A



REDEVELOPMENT LAND AREA ANALYSIS	
TOTAL REDEVELOPMENT PARCELS:	15.9 Acres
PROPERTIES TO BE ACQUIRED:	7.8 Acres
VACATED PUBLIC RIGHT-OF-WAY:	2.1 Acres
SITE #1:	13.6 Acres

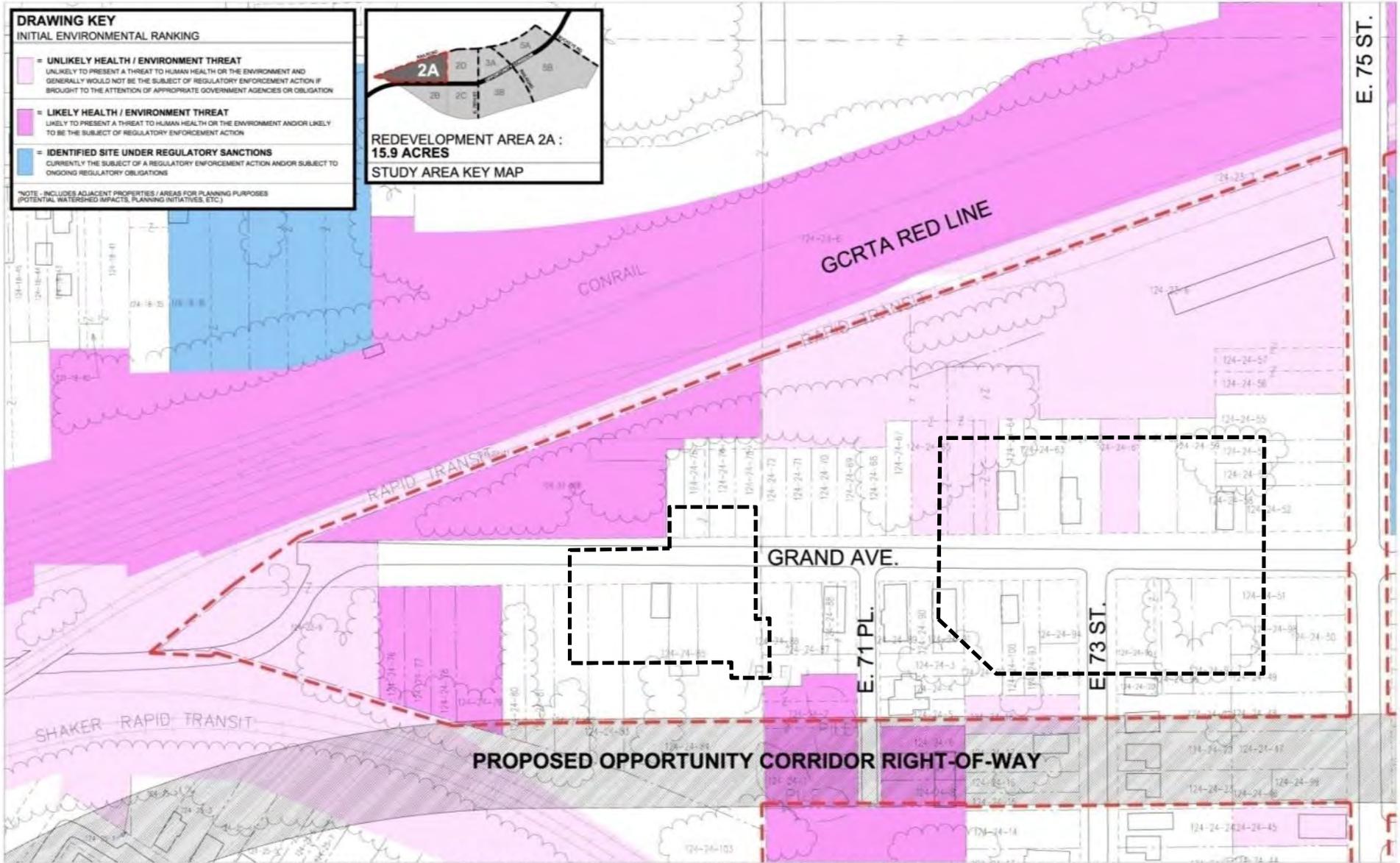


STUDY AREA 2A - UNENCUMBERED REDEVELOPMENT SITE CONFIGURATION

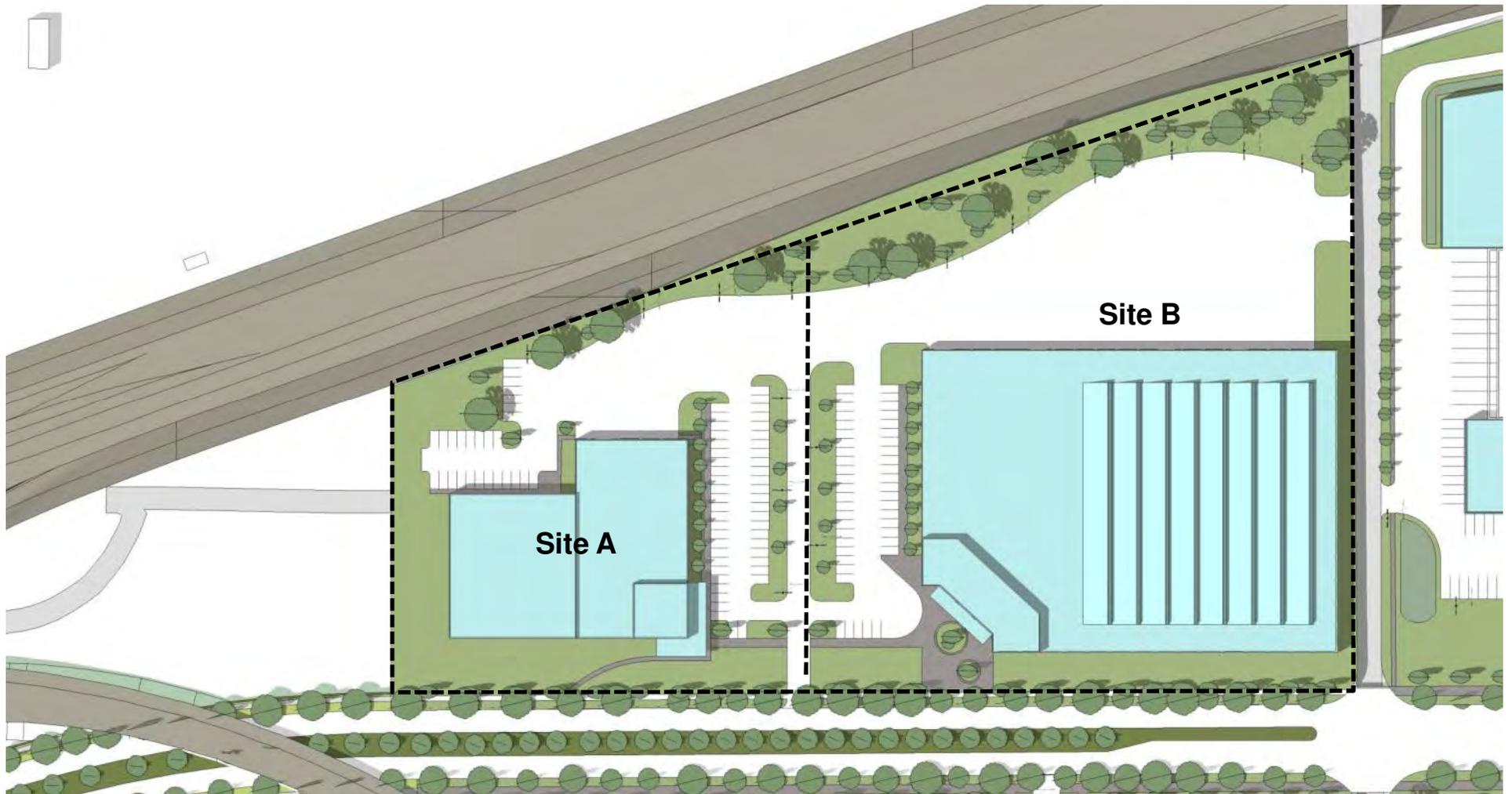
December 22, 2011



2A



Study Area 2A - Priority Sites Map



Site A: 50,000 s.f. building

4.86 Acre Site

(Office and Logistics)

10,300 s.f. / acre

Superblock 2A – Redevelopment Models

Site B: 150,000 s.f. building

8.56 Acre Site

(Distribution and Office Support)

17,500 s.f. / acre

Cost Analysis

- Consideration of proposed land use
 - Identification of suspected contaminants of concern
 - Preliminary receptor pathway completeness analysis
 - Calculated costs for:
 1. Assessment activities
 2. Remediation activities
 3. Demolition activities (including roadways)
 - Baseline chart vs. Redevelopment chart
 - Baseline assumed commercial light manufacturing/distribution building would be placed over every square foot of redevelopable land.
 - Baseline helped to refine site layout plan and estimated cost savings
 - Resulted in a calculation of the estimated development premium for each Superblock
- 

Priority Sites Comprehensive Analysis

Development District	Superblock	Parcel Number(s)	Summary	Initial Environmental Ranking	Site (acres or linear foot)	Building Area (square foot)	Number of Buildings/Structures ¹	Proposed Land Use	Suspected COCs	Receptor Pathways	Assessment Complexity			Assessment Cost	Suggested Funding Resource	Anticipated Remedial Activity	Remediation Complexity			Remediation Cost	Suggested Funding Resource	Anticipated Demolition Activities	Demolition Cost	Suggested Funding Resource	Timeframe (months)		
											Low	Medium	High				Low	Medium	High						Assessment	Remediation/Demolition	
1	3A	1242009	Main entrance to the RTA Central Rail Facilities complex. Historic carve and parts warehouse	1	86 AC	-	-	Existing Viable Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		1242006	Vacant lot. Historic oil tank, barrel cleaning and drum storage yard. Facility is included on SPILLS database	2	1.22 AC	-	-	VOC, LP, HP, PCB	IA, DC	X	550,000	City, Mun, Priv	SE, RA, UEC, UST	X	550,000	City, Mun, Priv	RD	\$0	City, Mun, Priv	RD	6	12					
		12424076	Abandoned in-ground lot. Historic junk yard, auto repair shop and auto wrapping yard	3	84 AC	-	-	VOC, MT, LP, HP, PCB, Waste	IA, DC	X	550,000	City, Mun, Priv	SE, RA, UEC, WO	X	550,000	City, Mun, Priv	RD	\$0	City, Mun, Priv	RD	6	6					
		ROW ²	Grand Avenue east of Parcel 12424080	-	325 LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12424065	Vacant lot. Historic barrel manufacturing facility	1	74 AC	-	-	VOC, MT, LP, HP	IA, DC	X	550,000	City, Mun, Priv	RA, UEC	X	550,000	City, Mun, Priv	RD	\$0	City, Mun, Priv	RD	6	6					
		12424081	Vacant lot. Historic welding/machine shop and manufacturing structure	1	17 AC	-	-	VOC, MT, LP, HP, PCB	IA, DC	X	550,000	City, Mun, Priv	RA, UEC	X	550,000	City, Mun, Priv	RD	\$0	City, Mun, Priv	RD	6	6					
		12423006 - south	Abandoned Motor Freight building	1	16.55 AC	6,536 SF	2	VOC, LP, HP, PCB, ACM	IA, DC	X	550,000	City, Mun, Priv	SE, RA, UEC, UST	X	550,000	City, Mun, Priv	RD	\$39,216	City, Mun, Priv	RD	6	6					
		12424056	Abandoned Motor Freight building	1	16.55 AC	6,536 SF	2	VOC, LP, HP, PCB, ACM	IA, DC	X	550,000	City, Mun, Priv	SE, RA, UEC, UST	X	550,000	City, Mun, Priv	RD	\$39,216	City, Mun, Priv	RD	6	6					
2	2A	12424074	Vacant land bank lot	-	1 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12424073	Vacant land bank lot	-	1 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12424072	Vacant land bank lot	-	08 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12424071	Vacant land bank lot	-	09 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12424070	Vacant lot	-	09 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12424069	Vacant land bank lot	-	08 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12424068	Vacant land bank lot	-	09 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12424067	Vacant land bank lot	-	11 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12424064	Residential dwelling	-	11 AC	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12424063	Vacant land bank lot	-	17 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12424062	Vacant residential dwelling	-	17 AC	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12424060	Vacant land bank lot	-	17 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12424059	Vacant land bank lot	-	17 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12424058	Residential dwelling	-	06 AC	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12424055	Vacant land bank lot	-	23 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12424054	Vacant land bank lot	-	11 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12424053	Vacant lot	-	11 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12424052	Vacant land bank lot	-	17 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ROW ²	East 7th Street	-	100 LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
ROW ²	Grand Avenue east of Parcel 12424080	-	775 LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
3	2A	12424080	Portion of 12424080	-	11 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12424081	Portion of 12424081	-	13 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12424082	Portion of 12424082	-	16 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12424083	Portion of 12424083	-	16 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12424084	Portion of 12424084	-	35 AC	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12424085	Vacant land bank lot	-	1 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12424086	Vacant land bank lot	-	08 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12424087	Vacant land bank lot	-	09 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12424088	Vacant residential dwelling	-	1 AC	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		ROW ²	East 7th Place	-	200 LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12424089	Residential dwelling	-	09 AC	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12424090	Vacant land bank lot	-	09 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12424091	Vacant residential dwelling	-	09 AC	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12424092	Vacant lot	-	08 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12424094	Vacant land bank lot	-	08 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12424092	Vacant land bank lot	-	17 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12424100	Residential dwelling	-	1 AC	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12424093	Vacant land bank lot	-	07 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12424094	Vacant land bank lot	-	1 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
12424019	Vacant land bank lot	-	08 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
ROW ²	East 7th Street	-	200 LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
12424096	Vacant land bank lot	-	15 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
12424095	Vacant land bank lot with residential dwelling	-	05 AC	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
12424098	Vacant lot	-	14 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
12424097	Vacant land bank lot	-	17 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
12424098	Vacant land bank lot	-	1 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
12424051	Vacant land bank lot	-	17 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
12424050	Vacant lot	-	07 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
12424048	Vacant land bank lot	-	17 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
12424001	Vacant lot	-	17 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
12424099	Vacant lot	-	17 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		

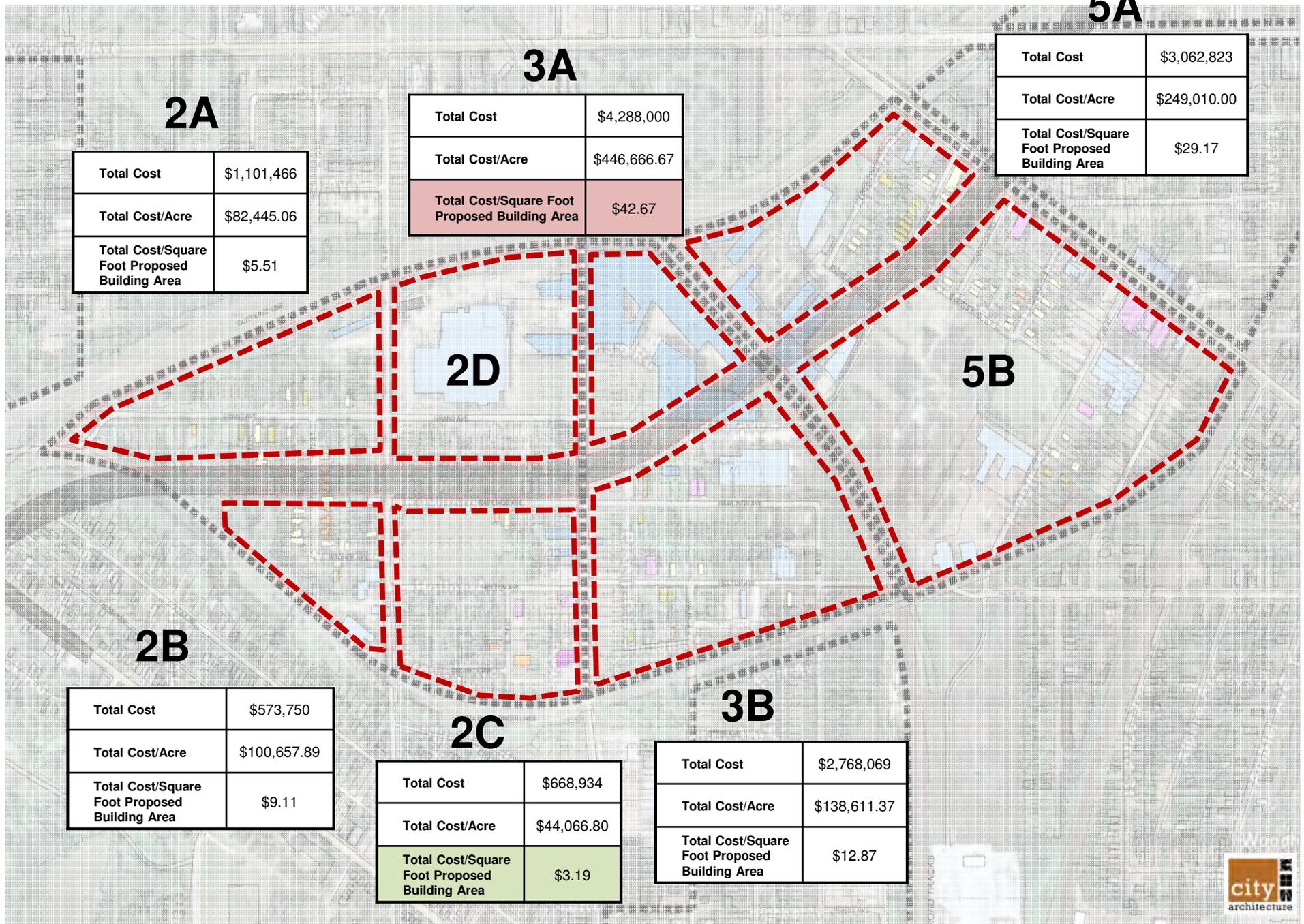
Development District	Superblock	Parcel Number(s)	Summary	Initial Environmental Ranking	Site (acres or linear foot)	Building Area (square foot)	Number of Buildings/Structures ¹	Proposed Land Use	Suspected COCs	Receptor Pathways	Assessment Complexity	Assessment Cost	Suggested Funding Resource	Anticipated Remedial Activity	Remediation Complexity	Remediation Cost	Suggested Funding Resource	Anticipated Demolition Activities	Demolition Cost	Suggested Funding Resource	Timeframe (months)	
1	3A	1242009	Main entrance to the RTA Central Rail Facilities complex. Historic carve and parts warehouse	1	86 AC	-	-	Existing Viable Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		1242006	Vacant lot. Historic oil tank, barrel cleaning and drum storage yard. Facility is included on SPILLS database	2	1.22 AC	-	-	VOC, LP, HP, PCB	IA, DC	X	550,000	City, Mun, Priv	SE, RA, UEC, UST	X	550,000	City, Mun, Priv	RD	\$0	City, Mun, Priv	RD	6	12
		12424076	Abandoned in-ground lot. Historic junk yard, auto repair shop and auto wrapping yard	3	84 AC	-	-	VOC, MT, LP, HP, PCB, Waste	IA, DC	X	550,000	City, Mun, Priv	SE, RA, UEC, WO	X	550,000	City, Mun, Priv	RD	\$0	City, Mun, Priv	RD	6	6
		ROW ²	Grand Avenue east of Parcel 12424080	-	325 LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12424065	Vacant lot. Historic barrel manufacturing facility	1	74 AC	-	-															

Study Area 2A - Priority Sites Assessment and Cleanup Cost Estimate

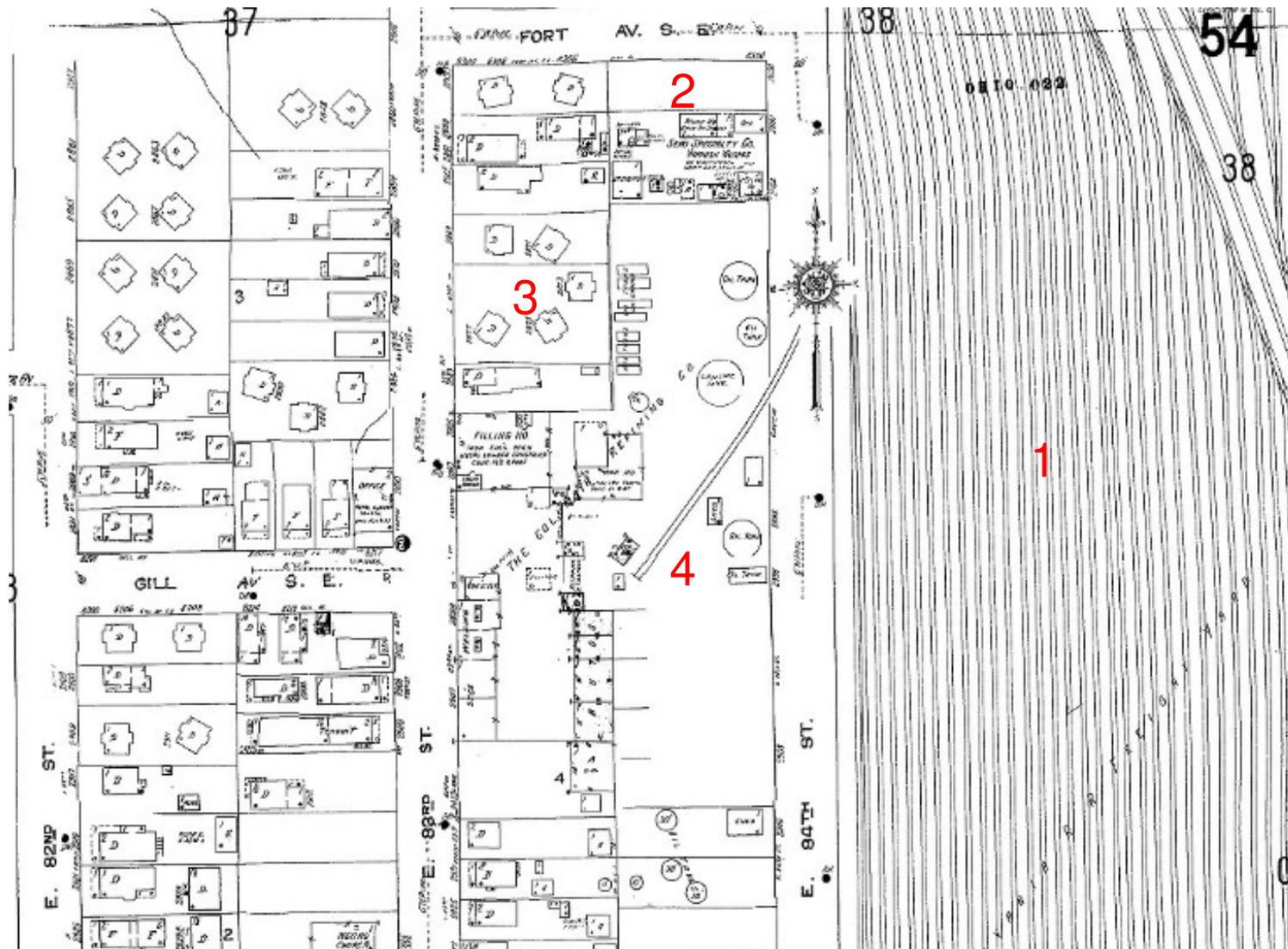
	Superblock 2A
Total Area (Acres)	15.9 AC
Total Redevelopment Area (Acres)	13.36 AC
Proposed Building Area (Square Foot)	200,000 s.f.
# Priority Sites	6
# Priority Sites Taken by ODOT	2
Total Vacated Public ROW	1,275 LF
Total Reused Public ROW	325 LF
# Existing Viable Facilities	1
Category 1 Priority Site Acreage	4.38 AC
Category 2 Priority Site Acreage	1.1 AC
Category 3 Priority Site Acreage	-
% Redevelopment Area Priority Site	41.02%
Total Assessment Cost	\$310,000
Total Remediation Cost	\$600,000
Total Demolition Cost	\$191,466
Total Cost	\$1,101,466
Total Cost/Acre	\$82,445.06
Total Cost/Square Foot Proposed Building Area	\$5.51

Coordinated Priority Site Planning reduces mitigation costs by approximately \$700,000

Priority Sites Cost Estimate Comparison



Case Study – Historical Resources



Case Study – Priority Site Inventory

Site Number	Summary	Environmental Concern Category	Contaminant Characteristics			Property Characteristics					USEPA Excluded Brownfield
			Perceived	Actual	Database	Vacant/Abandoned	Underutilized	Tax Delinquent	Municipally owned	Buildings of very poor quality	
1	Vacant lot and trailer truck storage lot. Historic Pennsylvania Railroad Freight Yard.	2	X			X	X				
2	Vacant lot. Historic tire repair and used tire yard facility.	1	X			X	X				
3	Vacant lot with debris piles. Historic residences and later salvage lumber yard.	1	X			X	X		X		
4	Vacant Former Columbia Refining Co./Huth Oil facility. Historic oil refinery and solvent and chemical facility and truck repair building. Facility is included on multiple databases.	3	X		C R D	X	X		X		X

Environmental Concern Categories:

- 1 = Unlikely to present a threat to human health or the environment and generally would not be the subject of regulatory enforcement action if brought to the attention of appropriate governmental agencies
- 2 = Likely to present a threat to human health or the environment and/or likely to be the subject of regulatory enforcement action or obligation
- 3 = Currently the subject of a regulatory enforcement action and/or subject to ongoing regulatory obligations.

Contaminant Characteristics - Database Types:

- C = Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)
- D = Ohio EPA Division of Emergency and Remedial Response/Master Sites List (DERR/MSL)
- R = Resource Conservation and Recovery Act (RCRA) Generator



Case Study – Priority Site Map



Case Study – Cost Analysis

Site Number	Summary	Environmental Concern Category	Proposed Land Use	Suspected COCs	Receptor Pathways	Assessment Complexity			Cost (\$1000)	Remedial Activity	Remediation Complexity			Cost (\$1000)	Demolition Activity	Cost (\$1000)
						Low	Medium	High			Low	Medium	High			
1	Vacant lot and trailer truck storage lot. Historic Pennsylvania Railroad Freight Yard.	2	Parking lot	VOC, MT, LP, HP, P/H, PCB	DC	X			\$10	-	-	-	-	-	-	
2	Vacant lot. Historic tire repair and used tire yard facility.	1	Green space	VOC, MT, LP, HP	DC	X			\$10	-	-	-	-	-	-	
3	Residence and vacant lot with debris piles. Historic residences and later salvage lumber yard.	1	Building	ACM, Waste	IA, DC		X		\$50	RA, UEC, ACM, WD	X		\$100	RD	\$11.25	
4	Vacant Former Columbia Refining Co./Huth Oil facility. Partially demolished. Historic oil refinery and solvent and chemical facility and truck repair building. Facility is included on multiple databases.	3	Building	VOC, MT, LP, HP, PCB, ACM, A/B/Cyn	IA, DC		X		\$150	EC, RA, UEC, ACM, UST, WD		X	\$500	CD	\$120	

Suspected COCs (Contaminants of Concern)

VOC = Volatile Organic Compounds
 MT = Metals
 LP = Light Petroleum Compounds
 HP = Heavy Petroleum Compounds
 PCB = Polychlorinated Biphenyls
 ACM = Asbestos Containing Materials
 P/H = Pesticides and Herbicides
 A/B/Cyn = Acids, Bases and Cyanide
 Waste = Tires, Debris, Solid Waste, Junk Cars, etc.

Receptor Pathways

IA = Indoor Air
 DC = Direct Contact

Remedial Activities

EC = Engineered Cover
 VC = Vapor Control
 HGC = Hydrologic/Geologic Control
 SE = Soil Excavation
 ISS = In-Situ Soil
 ISG = In-Situ Groundwater
 RA = Risk Assessment
 UEC = Universal Environmental Covenant
 RC = Regulatory Closure
 ACM = Asbestos Containing Material Removal
 UST = Underground Storage Tank Removal
 RAD = Radiological Removal
 RP = Viable Responsible Party Assumes Remediation and Associated Costs
 WD = Waste Disposal

Demolition Activities

RD = Residential Building Demolition
 CD = Commercial Building Demolition



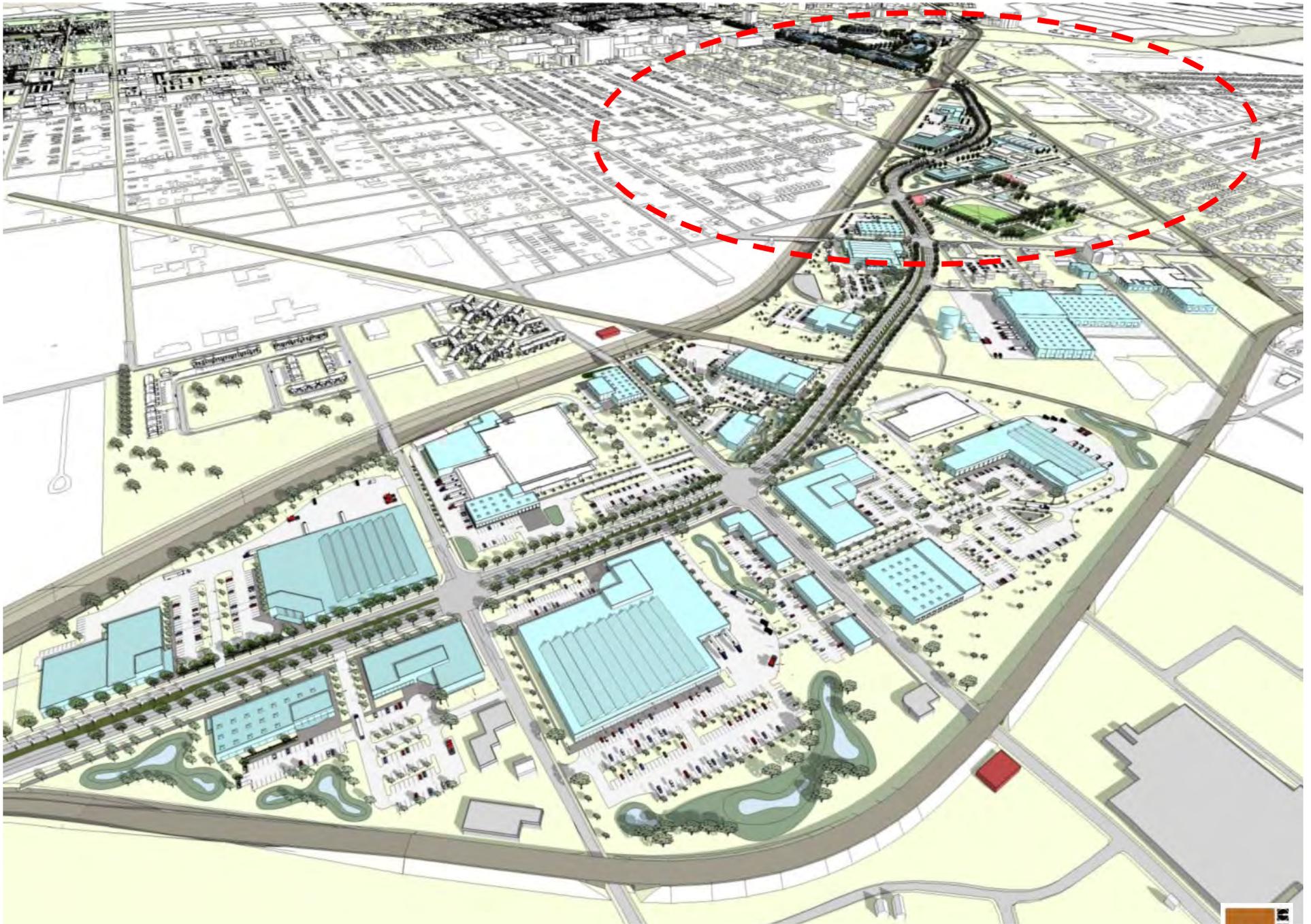
Aerial view looking east along Opportunity Corridor Roadway





Opportunity Corridor - Central Section Manufacturing Hub

View along new boulevard with new development, green infrastructure initiatives and multi-purpose trail

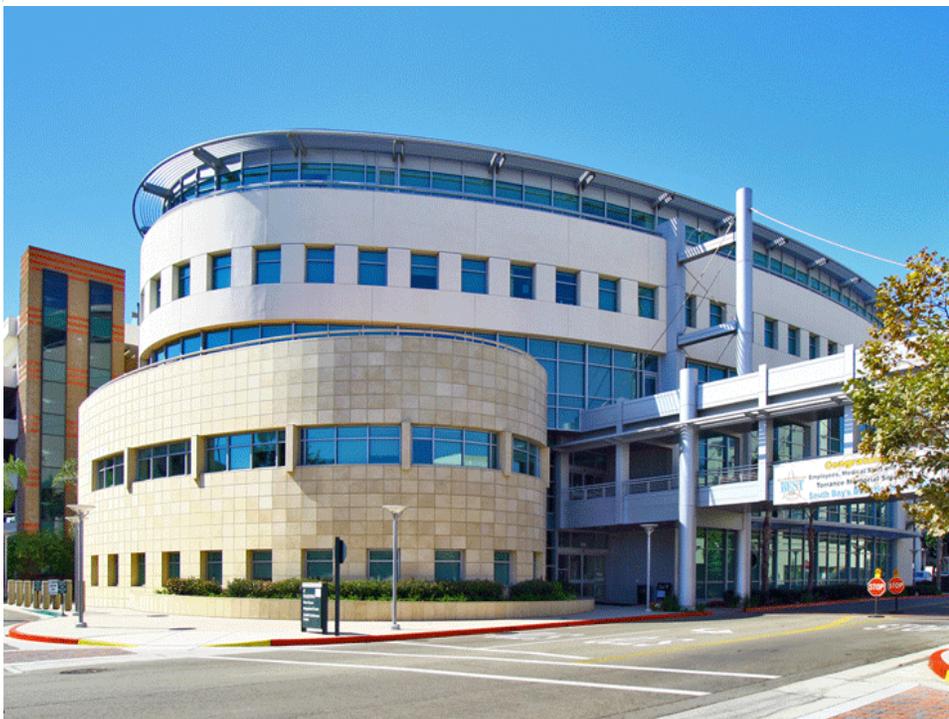


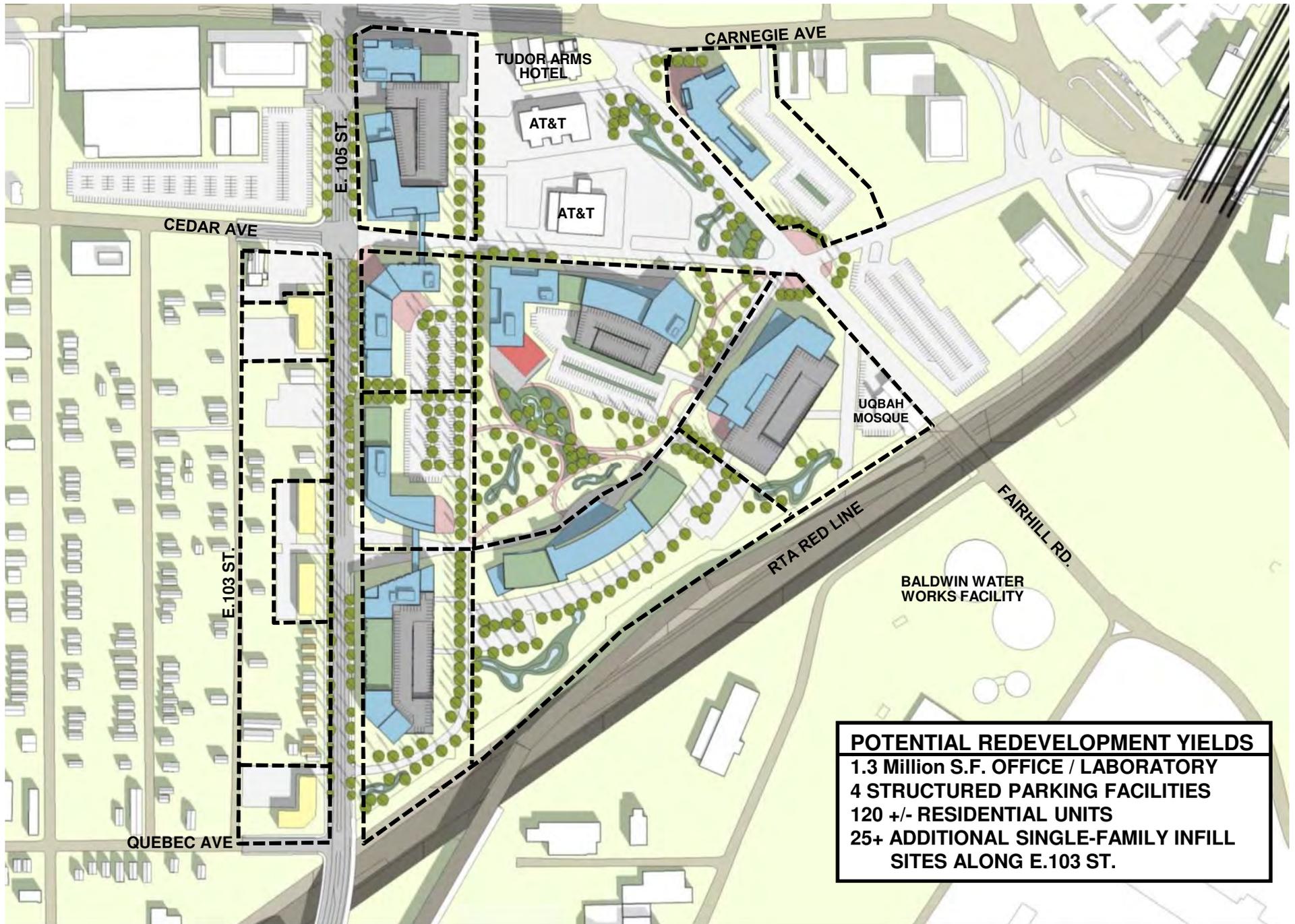
Central Section Redevelopment Vision

Phase 1: High-level Land Use Analysis

Preliminary Land Use Findings

- Projected Absorption
 - Eastern Section
 - Lab and Office Uses (67% lab / 33% general office)
 - 100,000 to 150,000 SF per decade (50,000 SF pre-2020, 100,000 SF each successive decade)
 - Demand forecasts primarily based on five case studies of third party lab space projects built over the past two decades, but grounded in Greater Cleveland Market trends
 - Support Retail – Eastern Section
 - Restaurant , banking, business services uses
 - 25,000 SF of retail to support Lab/Office Buildings
 - Absorption over 20 years (none pre-2020, 10,000 SF 2020-2029, 15,000 SF 2030-2039)
 - Convenience Retail – potentially 4 intersections (E.55th, Kinsman, Buckeye, Quincy)
 - Convenience retail, including fuel stations, fast food, and necessity retail
 - 75,000 to 125,000 SF of retail absorption primarily occurs in 2020 decade





STUDY AREA 8 & 9 – CAMPUS REDEVELOPMENT CONCEPT



Study Area 8 & 9 - New Economy Neighborhood





Opportunity Corridor - New Economy Neighborhood

View along enhanced and redeveloped East 105th Street

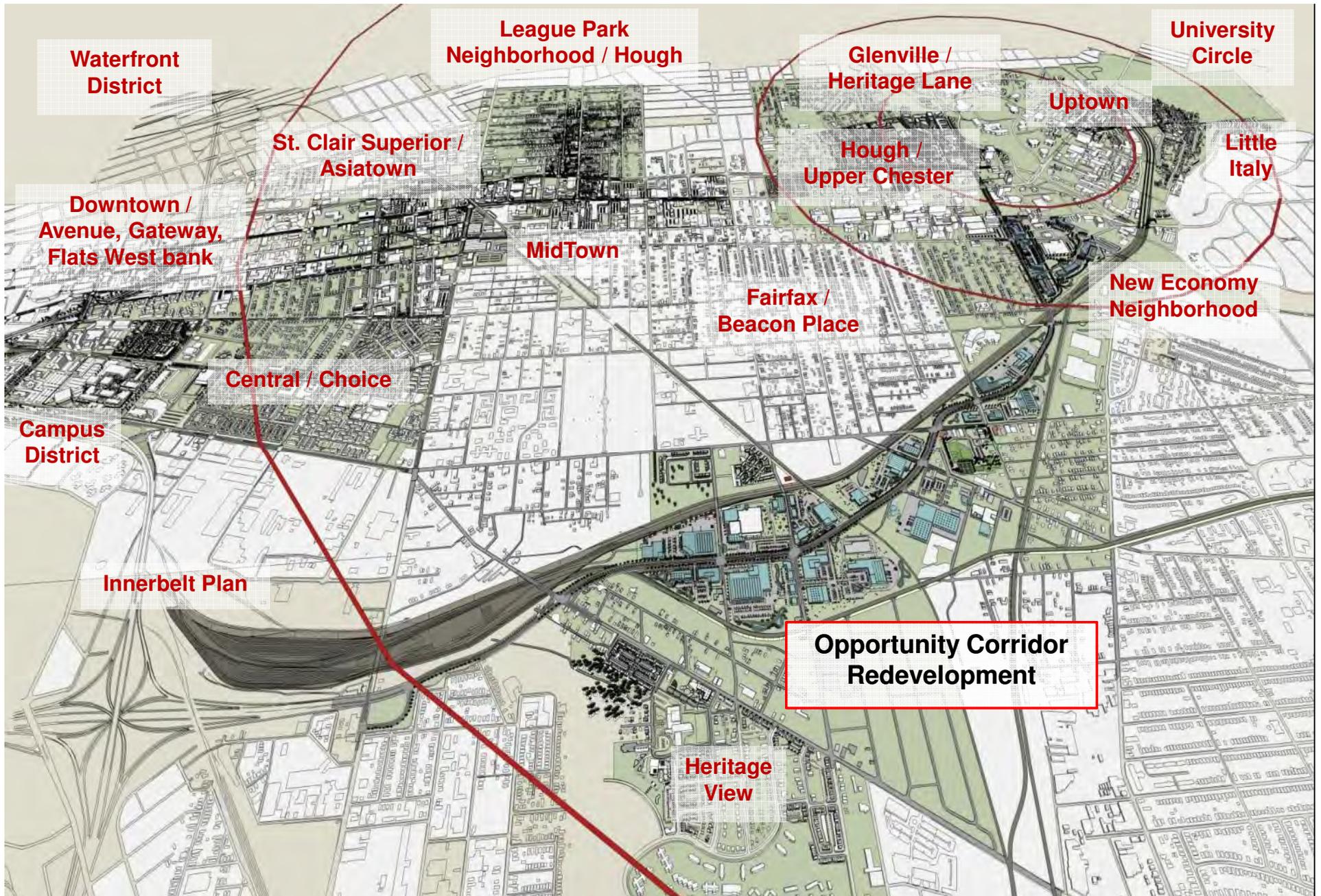
OPPORTUNITY CORRIDOR'S 3.5 MILE INVESTMENT YIELDS:

Infrastructure Initiatives

- **1/2 mile long Transit Oriented Corridor** designation for East 79th Street, promoting a safe, walkable streetscape connecting the RTA Rapid Blue/Green and Red lines
- **2.6 miles of new sidewalks** which connect into surrounding neighborhoods
- **2.9 mile Multi-Purpose Link** along south and east side of the corridor which continues regional bicycle network – *equivalent to 3.5 Lorain-Carnegie Bridge Multi-Purpose Links*
- Potential vacation and **removal of more than 4 miles of public streets** reducing the City's maintenance burden
- **27.2 acres of bio-swales**, manufactured wetlands and basins to naturally treat storm water and minimize the impact on the combined sewer system – *represents 2.7 times Cleveland Public Square area*
- **Over 2000 new shade trees** to soften the built environment, mitigate the heat island effect and increase landscaping opportunities – *exceeds 1,500 trees planted as part of the Euclid Avenue HealthLine*

OPPORTUNITY CORRIDOR'S 3.5 MILE INVESTMENT YIELDS: Redevelopment Investment Potential

- **280 acres redeveloped land** which repurposes underutilized and discontinuous parcels
- Over **144 acres of reclaimed brownfields** for clean up and redevelopment within immediate Study Area – *represents 52% of the total redeveloped land*
- Creation of **large sites, averaging over 6.1 acres**, to meet anticipated market demand – *compared to Green City Growers 3.2 acre site*
- **1.7 Million s.f.** within the **Central Section** providing manufacturing, logistics, distribution and production facilities
- **1.3 Million s.f.** of new offices and laboratories within the **New Economy Neighborhood**
- Over **3,400 potential new jobs** created by maximizing redevelopment opportunities – *compared to Sherwin Williams northeast Ohio employment of 3,500 people*



Opportunity Corridor – Viewed as an integral component of Cleveland’s east side neighborhoods revitalization plans