



# Cuyahoga River Corridor Brownfield Area

(CASE STUDY)

▶ Local, State & Federal Resources to Redevelop Blighted Properties Workshop

▶ October 2, 2014

# Cuyahoga River Corridor Brownfield Area



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## Negatives

- ▶ Older industrial area with potential environmental issues
- ▶ Outdated industrial buildings that did not appeal to modern industrial users
- ▶ Dilapidated parking lots
- ▶ Lack of new investment (other than Sheraton Suites Hotel)
- ▶ Dated Industrial zoning

## Positives

- ▶ Adjacent to Route 8
- ▶ Adjacent to Cuyahoga River and Gorge Park
- ▶ Near Downtown Akron and University of Akron
- ▶ Sheraton Suited Hotel
- ▶ Available buildings and land
- ▶ Existing low rate utilities
- ▶ Walkable area with available public transportation
- ▶ Underutilized parking lots that could be used for new development

# Cuyahoga River Corridor Brownfield Area

## US EPA Pilot Assessment Grant

- ▶ \$200,000 US EPA Pilot Assessment Grant (2003-2005)
  - ▶ Areawide Phase I and II Environmental Assessments
  - ▶ Corridor Master Plan (Farr Associates)

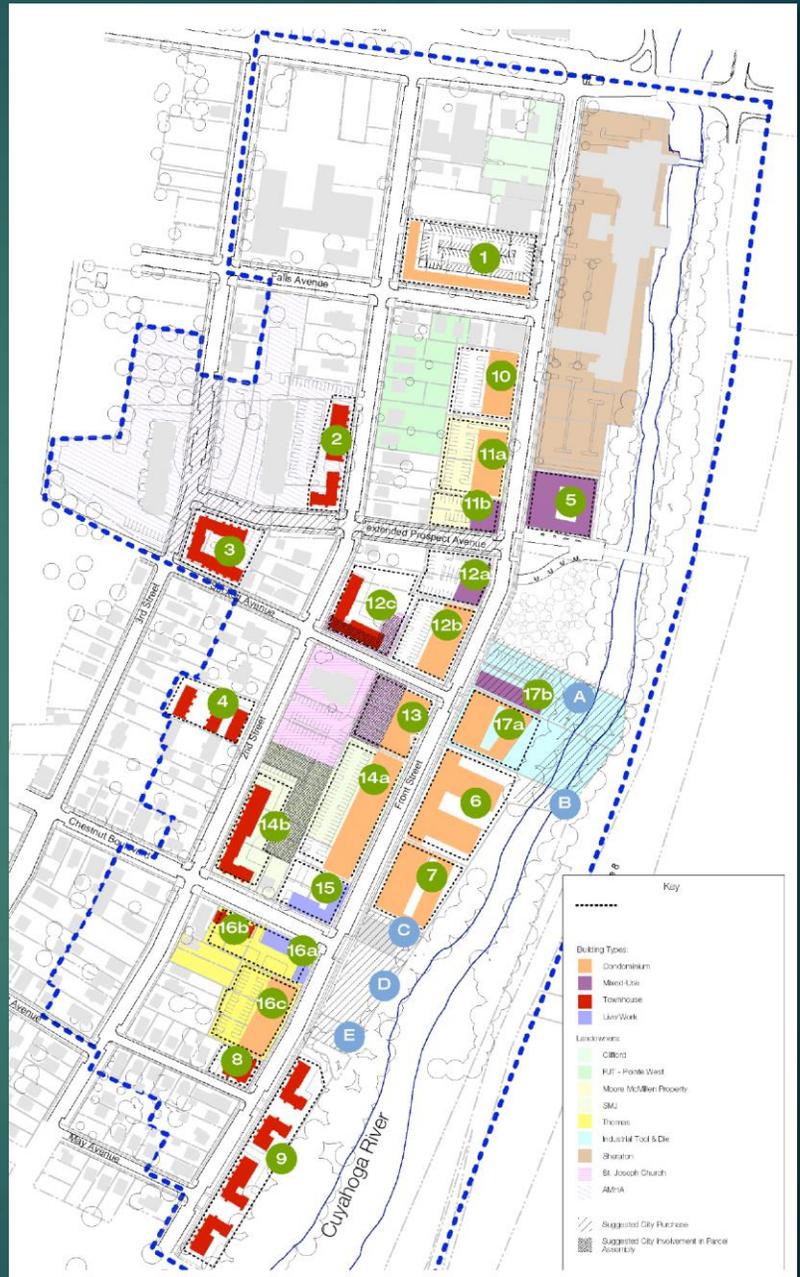
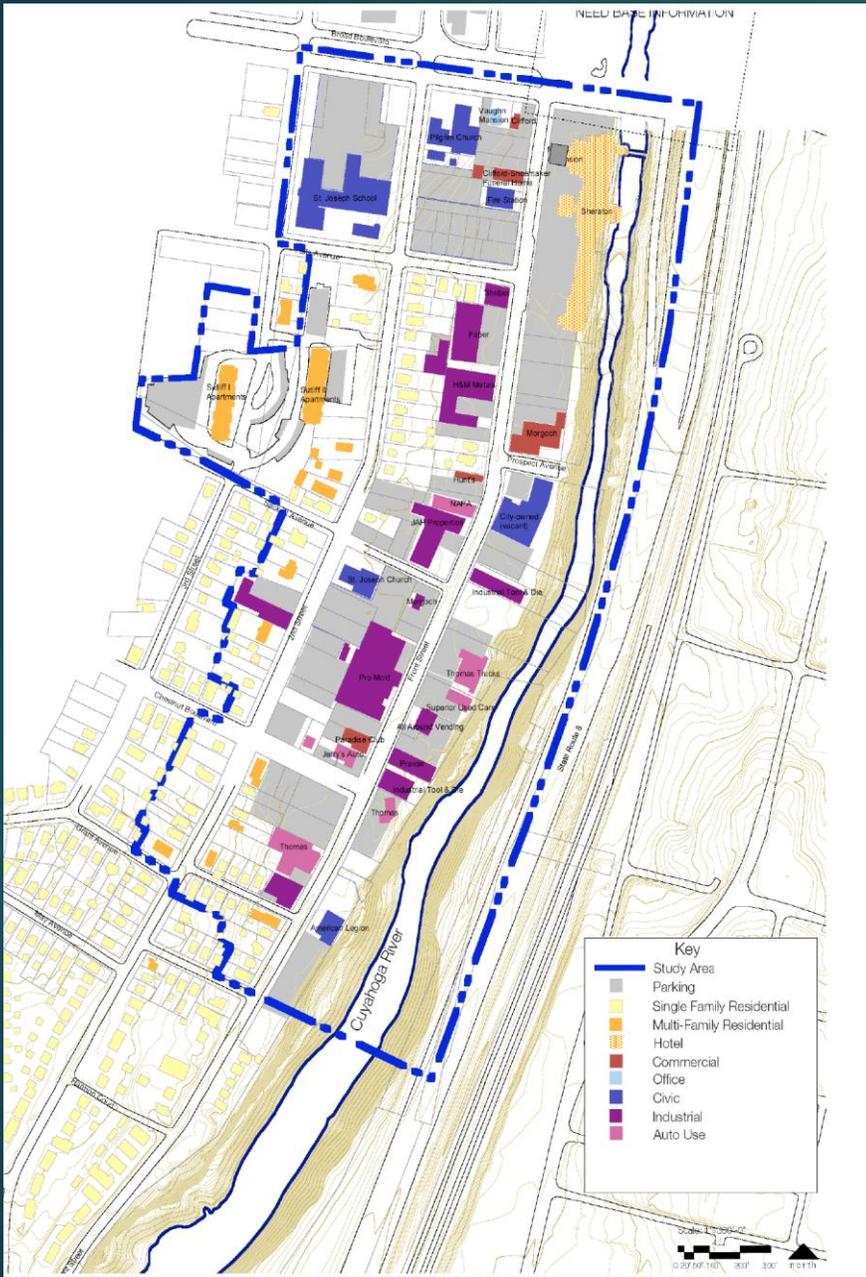
## Cuyahoga Falls General Development Plan & Code

- ▶ \$140,000 Master Plan/Code Revisions (2003-2005)
  - ▶ Ward Charettes (Planning)
  - ▶ Created a Mixed-Use (MU-5) Zoning District for the Corridor – General Development Code (Gould Evans)

## 2004 Land Use Goals

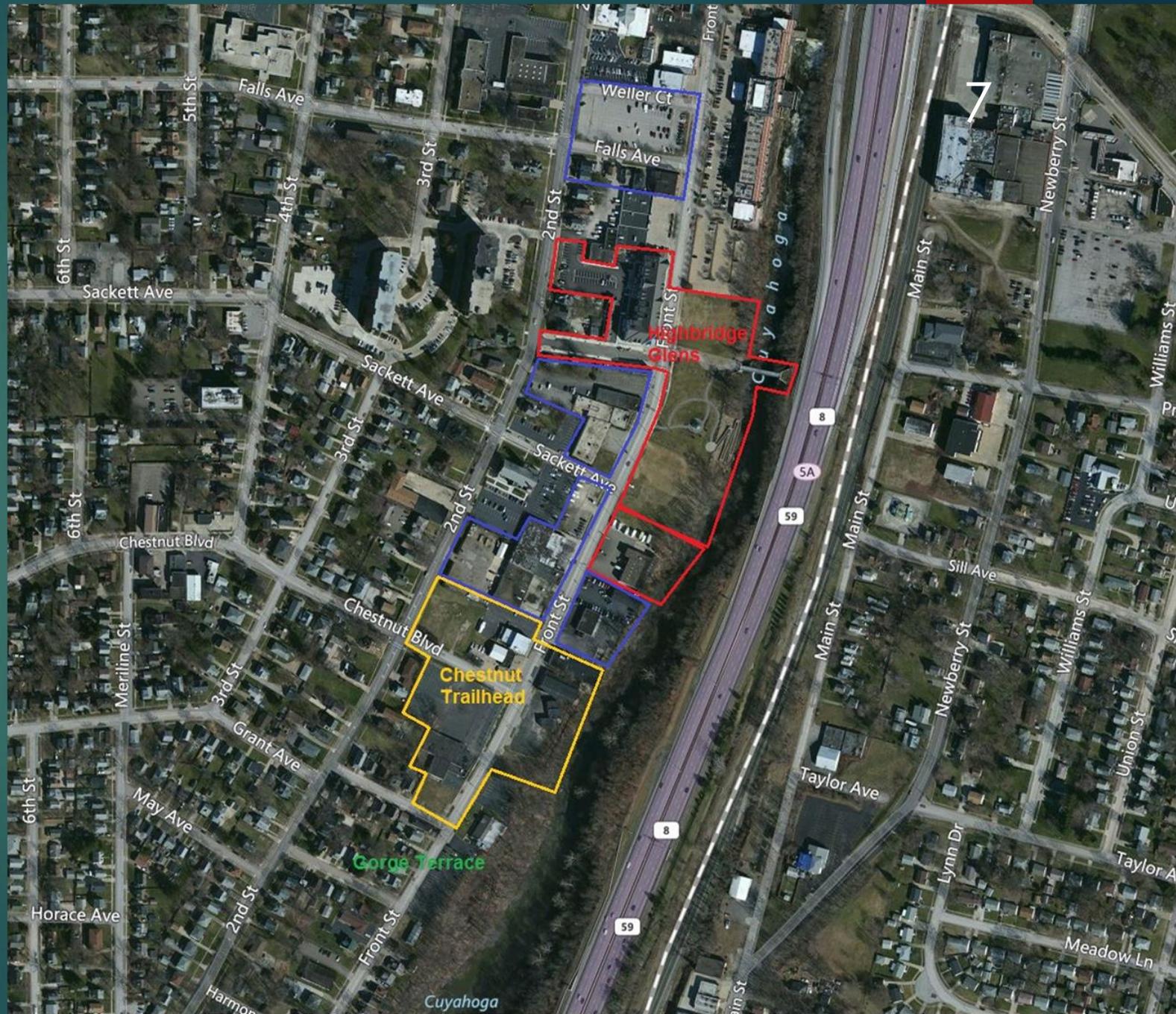
- ✓ Establish a new mixed-use neighborhood.
- ✓ Limit commercial use to mixed-use structures
- ✓ Create 500 to 1,000 new residential units that includes condominiums, loft apartments and town homes
- ✓ Make the district more pedestrian friendly and make the Cuyahoga River more accessible to the district and adjacent neighborhoods
- ✓ Establish a new mixed-use zoning classifications that promotes the three crucial building patterns of an urban village (build to the street, parking behind the building and make the street front permeable)





# Targeted Areas

- ✓ Contamination
- ✓ Master Plan
- ✓ Land Availability
- ✓ Important Structures





Highbridge Glens Brownfield Area

- ✓ 2.8 million Clean Ohio Brownfield Redevelopment Grant-High Bridge Glens Grant (2007-2011) – The State of Ohio provided funding for groundwater and soil remediation, asbestos removal, acquisition and demolition of four industrial buildings.
- ✓ 1.2 million High Bridge Glens Park (2007-2009) – City and State funds created this one-acre park that includes an overlook bridge and boardwalk into the gorge.
- ✓ \$500,000 New Prospect Avenue (2009-2011) – City CDBG funds were used to construct a new street between Front Street and Second Street, across from the High Bridge Glens Park. This new street allows residents better access to the High Bridge Glens Park and better access to the new Watermark building.
- ✓ 10 million Watermark Mixed-Use Buildings (2010-2012) – The Testa Companies constructed a new mixed-use building, across the street from the High Bridge Glens Park. The four-story building includes 44 senior apartments, 12 market rate condos and 9,000 square feet of ground floor commercial space. Developed with private financing, housing tax credits, property tax abatement and CDBG-Recovery funds.



Highbridge Glen Park

Watermark

Prospect Ave.

Highbridge Glens Brownfield Area

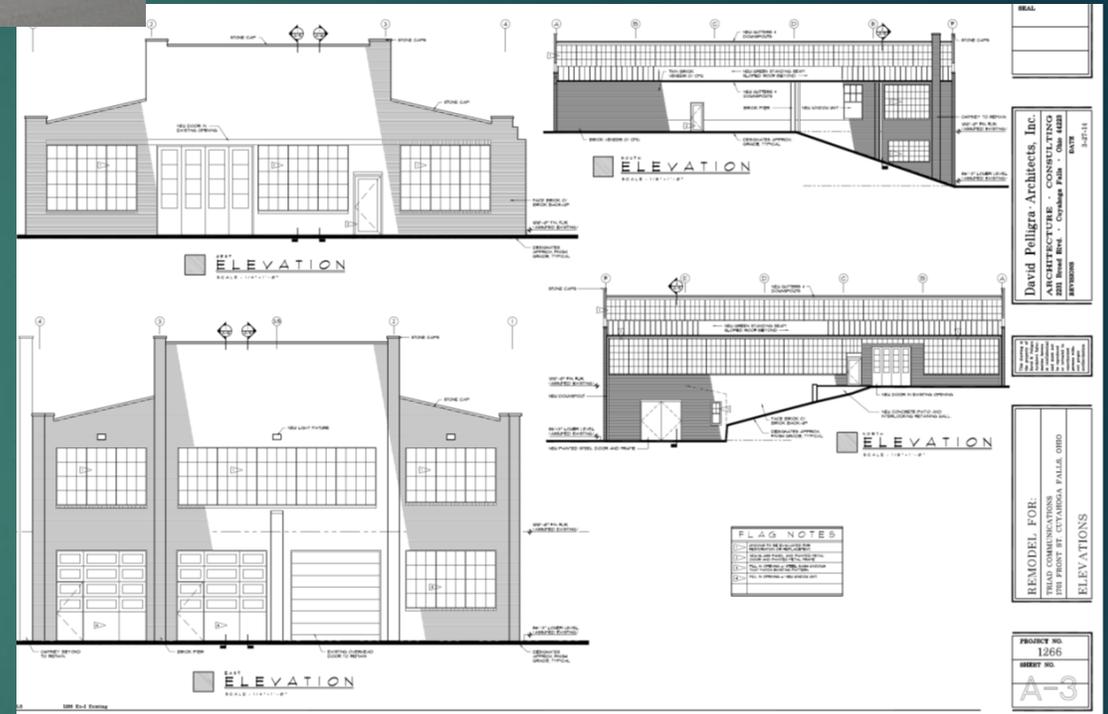




**Chestnut Trailhead-Gorge Terrace Brownfield Area**

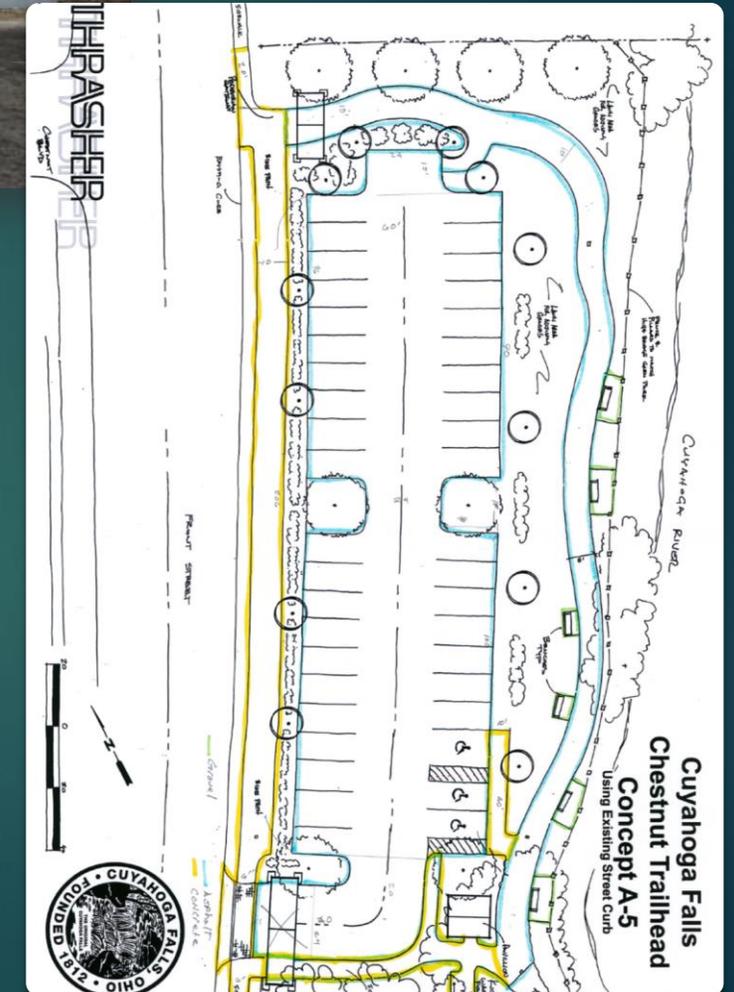
# Triad Communications Next Level Interactive 1701 S. Front Street

- ✓ Phase I & II Assessments -- \$22,876 (NEFCO/US EPA)
- ✓ Clean-Up -- \$35,000 (CDBG)
- ✓ Certified Local Government Status/Local Landmark Designation -- \$25,000 (CDBG)
- ✓ Soft Cost Loan -- \$20,000 (CDBG)
- ✓ Ohio Historic Tax Credits -- \$240,000
- ✓ Private Investment -- \$1,000,000



## Chestnut Trailhead & Parking Lot 1659 S. Front Street

- ✓ Acquisition -- \$138,000 (CF CIC)
- ✓ Environmental Assessments -- \$22,876 (NEFCO/US EPA)
- ✓ Clean-Up & Demolition -- \$43,350 (CDBG)
- ✓ Design/Engineering -- \$25,000
- ✓ Construction -- \$475,000 (CDBG)





*Chestnut Trailhead-Gorge Terrace Brownfield Area*

Riverwalk

*Riverwalk Mixed-Use Development*



## Proposed Riverwalk Development (Testa Companies) 1745-1783 S. Front Street

- ✓ Acquisition Assistance -- \$160,000 (CORF)
- ✓ Environmental Assessments -- \$22,3007 (NEFCO/ US EPA)
- ✓ Clean-up & Demolition -- \$52,000 (CDBG)  
\$50,000 (CORF)
- ✓ Private Financing -- \$10,300,000
- ✓ Community Reinvestment Tax Abatement --  
50%/15 years





*Riverwalk*

# Projects in the Planning Stages

1734 S. Front Street



1620 -1710 S. Front Street



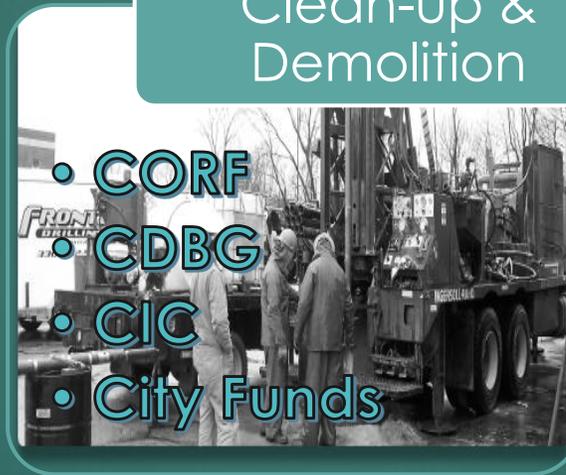
# Process by Activity



# Process by Sources of Funds



Environmental Studies and Land Use Planning



Acquisition, Clean-up & Demolition



New Construction & Rehabilitation

# Thank You

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