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MEDIA CONTACT: Erin Strouse, (614) 644-2160
CITIZEN CONTACT: Amber Finkelstein, (614) 644-2160

Columbus Coated Fabrics Property Cleared for Residential Redevelopment

Another brownfield is ready for redevelopment after undergoing an investigation and cleanup through Ohio EPA's [Voluntary Action Program](#) (VAP), thanks to the voluntary efforts of Wagenbrenner Development, its subsidiaries, the city of Columbus and Momentive Specialty Chemicals Inc.

"Ohio EPA is committed to public-private partnerships that clean up brownfield properties like the former Columbus Coated Fabrics (CCF) site, promote economic redevelopment and spur job growth across the state," said Ohio EPA Director Scott J. Nally, who spoke at today's grand opening of Weiland Park Homes at the former industrial facility.

Ohio EPA has issued a covenant not to sue for the approximately 21.5-acre property located at N. Grant Ave. and Sixth St. in Columbus. CCF began operations in the early 1900s, coating materials with plastics and embossing, printing and engraving materials. CCF was acquired by Borden Inc. in 1961 and Decorative Services International in 1998. The latter filed for bankruptcy in 2002. In 2006, the city acquired the site and began working with Campus Partners for Community Urban Development for possible redevelopment of the site. Weinland Park Reinvestment, the current owner, acquired the property in 2008 and is developing a residential community at the property.

Issuance of the covenant completes the volunteers' participation in the VAP. By entering the VAP, the volunteers assumed responsibility for remediating the property. Following standards developed by Ohio EPA, the volunteers hired a certified environmental professional from HzW Environmental Consultants LLC to assess the site, identify any areas of concern and remediate any contamination on the property to a level that allows for residential redevelopment.

The investigation identified several areas of the property that contained high levels of volatile organic compounds, semi-volatile organic compounds, polychlorinated biphenyls, metals and total petroleum hydrocarbons. The remediation included excavating 37,550 tons of soil contaminated with plastic-making chemicals (phthalates); establishing an environmental covenant to limit use of the property, including ground water use; and a plan to maintain engineering controls at the property.

A covenant not to sue protects the property's owners or operators and future owners from being legally responsible to the State of Ohio for further environmental investigation and remediation. This protection applies only when the property is used and maintained in accordance with the terms and conditions of the covenant.

In the 16 years since Ohio EPA issued the first covenant under VAP, nearly 7,000 acres of blighted land have been revitalized at more than 350 sites across the state.