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 Avenue 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

<table>
<thead>
<tr>
<th>Workshop #1</th>
<th>Review existing plans and programs, discuss future land-use strategies and begin to create a development vision</th>
</tr>
</thead>
<tbody>
<tr>
<td>Workshop #2</td>
<td>Define guidelines and principles for encouraging, yet regulating, development of the corridor and refine vision</td>
</tr>
<tr>
<td>Workshop #3</td>
<td>Evaluate the corridor in its physically defined location and recommend desired characteristics, relationships and connections to surrounding areas</td>
</tr>
<tr>
<td>Workshop #4</td>
<td>Launch study to quantify land-use strategies and related investment resulting in development, job creation and interim uses</td>
</tr>
<tr>
<td>Workshop #5</td>
<td>Begin to explore and establish partnerships and programs to stimulate public and private investment in the corridor neighborhood</td>
</tr>
</tbody>
</table>
Opportunity Corridor – Redevelopment Districts 1 thru 9
Traffic Studies
• Traffic modeling
• Capacity analysis
Opportunity Corridor Project in Cleveland gets $29 million for planning

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

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.

Do you support the development of the Opportunity corridor?

- Yes, it will ease traffic congestion
- No, there are plenty of roads 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

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

DEVELOPMENT DISTRICTS
2. RAILROAD R.O.W. / E. 79TH ST. (EAST)  66 ACRES
3. RAILROAD R.O.W. / E. 79TH ST. (WEST)  37 ACRES
4. KINSMAN AVE. / E. 79TH ST.  60 ACRES
5. BUCKEYE AVE. / RAILROAD R.O.W.  62 ACRES
TOTAL  225 ACRES

DRAWING KEY
- PROPOSED OPPORTUNITY CORRIDOR STREET RIGHT OF WAY
- VACANT LOTS (PRIVATE)
- VACANT LOTS (CITY LAND BANK)
- VACANT / DISTRESSED STRUCTURE
- ESA PHASE 1 RECOMMENDED PARCELS
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 Gorda 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 rates are down across the board.

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

By JAY MILLER jmiller@crain.com

Grant: Firm faces competition

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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 likely 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 (6)
   - 1 – 5 years (1)
   - 5-10 years (2)
   - Over 10 years (4)
   - Over 20 years (8)

3. Have you attended Community Meetings for the Opportunity Corridor Roadway project?  
   - YES (11)
   - NO (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)

<table>
<thead>
<tr>
<th>Rank</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Businesses that can bring jobs to the area (manufacturing, shipping, industrial, etc.)</td>
</tr>
<tr>
<td>2</td>
<td>Clean up vacant land and illegal dump sites</td>
</tr>
<tr>
<td>3</td>
<td>New housing opportunities (homes, apartments)</td>
</tr>
<tr>
<td>4</td>
<td>Increased and improved access to public transportation</td>
</tr>
<tr>
<td>5</td>
<td>Stores that serve the community (gas stations, grocery stores, etc.)</td>
</tr>
<tr>
<td>6</td>
<td>Improving neighborhood roads with sidewalks, trees, bike lanes, etc.</td>
</tr>
<tr>
<td>7</td>
<td>Parks, plazas and green spaces</td>
</tr>
</tbody>
</table>

5. Do you have concerns about the potential of living or working near suspected Brownfield Sites?  
   - YES (12)
   - NO (11)

6. Do you see yourself continuing to live or work in the Study Area in the future?  
   - YES (18)
   - NO (5)

7. Do you know 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

<table>
<thead>
<tr>
<th>Development District</th>
<th>Parcel Number(s)</th>
<th>Summary</th>
<th>Environmental Concern Category</th>
<th>Contaminant Characteristics</th>
<th>Property Characteristics</th>
<th>USEPA Excluded Brownfields</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Adjoining 2 (to north)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>12422011</td>
<td>RTA R-O-W. Historic ravine and C&amp;Y Railroad</td>
<td>1</td>
<td>X</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td></td>
<td>12423006 - north</td>
<td>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.</td>
<td>2</td>
<td>X</td>
<td>U L</td>
<td>X X</td>
</tr>
<tr>
<td></td>
<td>12418038</td>
<td>Auto repair shop. Facility is included on multiple databases.</td>
<td>3</td>
<td>X</td>
<td>CN R D</td>
<td></td>
</tr>
<tr>
<td></td>
<td>12417025</td>
<td>Community Apartments. Historic oil house, AST, UST and machine shop. Facility is included on SPILLS database.</td>
<td>2</td>
<td>X</td>
<td>ER</td>
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</tr>
<tr>
<td></td>
<td>12423007</td>
<td>RTA R-O-W. Historic NYC &amp; St. L. Railroad.</td>
<td>1</td>
<td>X</td>
<td></td>
<td>X</td>
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<tr>
<td></td>
<td>12417013</td>
<td>Playground. Historic foundry, manufacturing, and junk yard. Facility is included on DERR database.</td>
<td>3</td>
<td>X</td>
<td>D X X</td>
<td>X</td>
</tr>
<tr>
<td>Adjoining 2 (to south)</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>12425011</td>
<td>Vacant lot. Historic machine shop, rubber manufacturing, and barrel repair facility.</td>
<td>2</td>
<td>X</td>
<td>X X</td>
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<tr>
<td></td>
<td>12422008</td>
<td>RTA R-O-W. Historic ravine and C&amp;Y Railroad</td>
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<td>X X</td>
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<td></td>
<td>12422007 - west</td>
<td>RTA R-O-W. Historic ravine and C&amp;Y Railroad</td>
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<td>X</td>
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<tr>
<td></td>
<td>12423009</td>
<td>RTA R-O-W. Historic ravine and C&amp;Y Railroad</td>
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<td>X</td>
<td>X X</td>
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</table>

### 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
## Opportunity Corridor Area-Wide Brownfield Plan – Existing Conditions

### Existing Conditions – Property Conditions Analysis

<table>
<thead>
<tr>
<th>Condition</th>
<th>Approx. Buildings</th>
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<tbody>
<tr>
<td>Properties in Good Condition</td>
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</tr>
<tr>
<td>Appearance</td>
<td>Occupied and well-maintained</td>
</tr>
<tr>
<td>Properties in Moderate Condition</td>
<td>113</td>
</tr>
<tr>
<td>Appearance</td>
<td>Recently or currently occupied</td>
</tr>
<tr>
<td>Properties in Poor Condition</td>
<td>47</td>
</tr>
<tr>
<td>Appearance</td>
<td>Disrepair or appear to be vacant</td>
</tr>
</tbody>
</table>

### Combined Study Area: 225 total acres

**Existing Buildings**

- Residential: Approx. 135
- Commercial / Institutional: Approx. 48
- Industrial: Approx. 183

**Total:** Approx. 183
Redevelopment Strategy – Retains Majority of Structures

<table>
<thead>
<tr>
<th>Site</th>
<th>Acres</th>
<th>Site</th>
<th>Acres</th>
<th>Site</th>
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<td>12.</td>
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<td>3</td>
<td>5.28</td>
<td>13.</td>
<td>2.15</td>
<td>23.</td>
<td>2.15</td>
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<tr>
<td>4</td>
<td>3.06</td>
<td>14.</td>
<td>22.75</td>
<td>24.</td>
<td>1.17</td>
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<tr>
<td>5</td>
<td>1.13</td>
<td>15.</td>
<td>3.14</td>
<td>25.</td>
<td>15.83</td>
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<td>6</td>
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<td>16.</td>
<td>2.89</td>
<td>26.</td>
<td>4.55</td>
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<td>7</td>
<td>2.58</td>
<td>17.</td>
<td>1.02</td>
<td>27.</td>
<td>1.07</td>
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<td>8</td>
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<td>18.</td>
<td>0.98</td>
<td>28.</td>
<td>2.09</td>
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<td>9</td>
<td>1.66</td>
<td>19.</td>
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<tr>
<td>10</td>
<td>3.42</td>
<td>20.</td>
<td>6.06</td>
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<table>
<thead>
<tr>
<th>Site Size</th>
<th>Site Count</th>
<th>Acreage</th>
</tr>
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<tbody>
<tr>
<td>0.5-3 Acres</td>
<td>15 Sites</td>
<td>26.07 Acres (22%)</td>
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<tr>
<td>3-5 Acres</td>
<td>4 Sites</td>
<td>14.31 Acres (12%)</td>
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<tr>
<td>5-10 Acres</td>
<td>7 Sites</td>
<td>41.38 Acres (35%)</td>
</tr>
<tr>
<td>10+ Acres</td>
<td>2 Sites</td>
<td>37.58 Acres (31%)</td>
</tr>
<tr>
<td>28* Sites</td>
<td></td>
<td>119.3 Acres (56%)</td>
</tr>
</tbody>
</table>

*3.97 Acre Average Site Size

3,505 l.f. +/- of street eliminated
Redevelopment Strategy – Consolidates Large Parcels of Land

<table>
<thead>
<tr>
<th>Site</th>
<th>Acres</th>
<th>Site</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>10.93</td>
<td>7.</td>
<td>22.5</td>
</tr>
<tr>
<td>2.</td>
<td>8.85</td>
<td>8.</td>
<td>32.66</td>
</tr>
<tr>
<td>3.</td>
<td>10.2</td>
<td>9.</td>
<td>13.37</td>
</tr>
<tr>
<td>4.</td>
<td>11.5</td>
<td>10.</td>
<td>23.13</td>
</tr>
<tr>
<td>5.</td>
<td>8.5</td>
<td>11.</td>
<td>5.94</td>
</tr>
<tr>
<td>6.</td>
<td>8.92</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site Size</th>
<th>Site Count</th>
<th>Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>5-10 Acres</td>
<td>4 Sites</td>
<td>32.21 Acres (21%)</td>
</tr>
<tr>
<td>10-20 Acres</td>
<td>4 Sites</td>
<td>46 Acres (29%)</td>
</tr>
<tr>
<td>20+ Acres</td>
<td>3 Sites</td>
<td>78.29 Acres (50%)</td>
</tr>
<tr>
<td>11* Sites</td>
<td></td>
<td>156.5 Acres</td>
</tr>
</tbody>
</table>

Additional Property Acquisition

- Residential: Approx. 50 structures
- Commercial / Industrial / Institutional: Approx. 24 structures
- Total: Approx. 74 structures (40%)

9,350 l.f. +/- of street eliminated
Areas 2, 3 & 5

Total Net Developable Area: 110 Acres (Districts 2, 3 & 5)
Total Net Developable Area: 123 Acres
(Districts 2, 3 & 5)
Superblock 2A – Existing Conditions
77.9% of land in Superblock 2A is Vacant
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
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

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

<table>
<thead>
<tr>
<th>Development District</th>
<th>Superblock</th>
<th>Parcel Number(s)</th>
<th>Summary</th>
<th>Initial Environmental Ranking</th>
<th>Size (Acres)</th>
<th>Building Area</th>
<th>Number of Buildings</th>
<th>Proposed Land Use Type</th>
<th>Suggested Remedial Activity</th>
<th>Remediation Cost</th>
<th>Suggested Funding Resource</th>
<th>Demolition Cost</th>
<th>Suggested Demolition Activities</th>
<th>Timeframe (months)</th>
<th>Assessment Complexity</th>
<th>Remediation Completion Date</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1A</td>
<td>12420099</td>
<td>Main entrance to the STA Central Rail Facilities complex. Historic campus area and park/grounds.</td>
<td>1</td>
<td>46 AC</td>
<td></td>
<td>-</td>
<td>Existing Stable Facility</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>Low</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td></td>
<td>12420088</td>
<td>Historic HL and HL,6, 7, 8, buildings and lots</td>
<td>2</td>
<td>21.22 AC</td>
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<td>-</td>
<td>-</td>
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<td>-</td>
<td>Medium</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1242017</td>
<td>Abandoned storage facility</td>
<td>3</td>
<td>84 AC</td>
<td></td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<td>-</td>
<td>-</td>
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<td>High</td>
<td>-</td>
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<tr>
<td></td>
<td></td>
<td>1242027</td>
<td>Grant Avenue east of Parcel 12420096.</td>
<td>4</td>
<td>38 AC</td>
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</tr>
<tr>
<td></td>
<td></td>
<td>1242035</td>
<td>Historic campus area, manufacturing facility</td>
<td>5</td>
<td>14.4 AC</td>
<td></td>
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<td>High</td>
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</tr>
<tr>
<td></td>
<td></td>
<td>1242046</td>
<td>Historic and residential area.</td>
<td>6</td>
<td>38 AC</td>
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<td>Medium</td>
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<tr>
<td></td>
<td>2A</td>
<td>1242056</td>
<td>Historic and residential area.</td>
<td>7</td>
<td>25.25 AC</td>
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<td>-</td>
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<tr>
<td></td>
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<td>1242077</td>
<td>Historic campus area, manufacturing facility</td>
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<td>-</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1242089</td>
<td>Historic campus area, manufacturing facility</td>
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<td>38 AC</td>
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<tr>
<td></td>
<td></td>
<td>1242097</td>
<td>Historic campus area, manufacturing facility</td>
<td>10</td>
<td>38 AC</td>
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<td>-</td>
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</tr>
<tr>
<td></td>
<td></td>
<td>1242109</td>
<td>Historic campus area, manufacturing facility</td>
<td>11</td>
<td>38 AC</td>
<td></td>
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<td>-</td>
<td>-</td>
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<td>-</td>
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<tr>
<td></td>
<td></td>
<td>1242110</td>
<td>Historic campus area, manufacturing facility</td>
<td>12</td>
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</tr>
<tr>
<td></td>
<td></td>
<td>1242111</td>
<td>Historic campus area, manufacturing facility</td>
<td>13</td>
<td>38 AC</td>
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<td>-</td>
<td>-</td>
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</tr>
<tr>
<td></td>
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<td>1242112</td>
<td>Historic campus area, manufacturing facility</td>
<td>14</td>
<td>38 AC</td>
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</tr>
<tr>
<td></td>
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<td>1242113</td>
<td>Historic campus area, manufacturing facility</td>
<td>15</td>
<td>38 AC</td>
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</tr>
<tr>
<td></td>
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<td>1242114</td>
<td>Historic campus area, manufacturing facility</td>
<td>16</td>
<td>38 AC</td>
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<td>-</td>
<td>-</td>
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<td>Medium</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1242115</td>
<td>Historic campus area, manufacturing facility</td>
<td>17</td>
<td>38 AC</td>
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<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>Medium</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1242116</td>
<td>Historic campus area, manufacturing facility</td>
<td>18</td>
<td>38 AC</td>
<td></td>
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<td>-</td>
<td>-</td>
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<td>-</td>
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<td>-</td>
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<td>Medium</td>
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<tr>
<td></td>
<td></td>
<td>1242117</td>
<td>Historic campus area, manufacturing facility</td>
<td>19</td>
<td>38 AC</td>
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<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>Medium</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**Notes:**
- Low: Remediation is feasible and likely cost-effective.
- Medium: Remediation may be feasible, but costs may be higher.
- High: Remediation may not be feasible or cost-effective.

**Assessment Complexity:**
- Low: Simple assessment.
- Medium: Moderate assessment.
- High: Complex assessment.

**Remediation Completion Date:**
- Date when remediation is expected to be completed.

**Removal Activities:**
- Demolition: Activities related to removal of buildings.
- Other: Activities related to removal of other structures or materials.

**Suggested Funding Resource:**
- State: Funding from state-level programs.
- Federal: Funding from federal-level programs.
- Private: Funding from private sources.
### Study Area 2A - Priority Sites Assessment and Cleanup Cost Estimate

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

Coordinated Priority Site Planning reduces mitigation costs by approximately $700,000
Priority Sites Cost Estimate Comparison

2A
- Total Cost: $1,101,466
- Total Cost/Acre: $82,445.06
- Total Cost/Square Foot Proposed Building Area: $5.51

2B
- Total Cost: $573,750
- Total Cost/Acre: $100,657.89
- Total Cost/Square Foot Proposed Building Area: $9.11

2C
- Total Cost: $668,934
- Total Cost/Acre: $44,066.80
- Total Cost/Square Foot Proposed Building Area: $3.19

2D

3A
- Total Cost: $4,288,000
- Total Cost/Acre: $446,666.67
- Total Cost/Square Foot Proposed Building Area: $42.67

3B

5A
- Total Cost: $3,062,823
- Total Cost/Acre: $249,010.00
- Total Cost/Square Foot Proposed Building Area: $29.17

5B

Total Cost
- $2,768,069
- Total Cost/Acre: $138,611.37
- Total Cost/Square Foot Proposed Building Area: $12.87
Case Study – Historical Resources
### Case Study – Priority Site Inventory

<table>
<thead>
<tr>
<th>Site Number</th>
<th>Summary</th>
<th>Environmental Concern Category</th>
<th>Contaminant Characteristics</th>
<th>Property Characteristics</th>
<th>USEPA Excluded Brownfield</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Vacant lot and trailer truck storage lot. Historic Pennsylvania Railroad Freight Yard.</td>
<td>2</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>2</td>
<td>Vacant lot. Historic tire repair and used tire yard facility.</td>
<td>1</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>3</td>
<td>Vacant lot with debris piles. Historic residences and later salvage lumber yard.</td>
<td>1</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>4</td>
<td>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.</td>
<td>3</td>
<td>X</td>
<td>C</td>
<td>R</td>
</tr>
</tbody>
</table>

**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

<table>
<thead>
<tr>
<th>Site Number</th>
<th>Summary</th>
<th>Proposed Land Use</th>
<th>Suspected COCs</th>
<th>Receptor Pathways</th>
<th>Assessment Complexity</th>
<th>Cost ($1000)</th>
<th>Remedial Activity</th>
<th>Remediation Complexity</th>
<th>Cost ($1000)</th>
<th>Demolition Activity</th>
<th>Cost ($1000)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Vacant lot and trailer truck storage lot. Historic Pennsylvania Railroad Freight Yard.</td>
<td>2 Parking lot</td>
<td>VOC, MT, LP, HP, P/H, PCB</td>
<td>DC X</td>
<td>Low</td>
<td>$10</td>
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<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>2</td>
<td>Vacant lot. Historic tire repair and used tire yard facility.</td>
<td>1 Green space</td>
<td>VOC, MT, LP, HP</td>
<td>DC X</td>
<td>Low</td>
<td>$10</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
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</tr>
<tr>
<td>3</td>
<td>Residence and vacant lot with debris piles. Historic residences and later salvage lumber yard.</td>
<td>1 Building</td>
<td>ACM, Waste</td>
<td>IA, DC X</td>
<td>Low</td>
<td>$50</td>
<td>RA, UEC, ACM, WD</td>
<td>X</td>
<td>$100</td>
<td>RD</td>
<td>$11.25</td>
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<tr>
<td>4</td>
<td>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.</td>
<td>3 Building</td>
<td>VOC, MT, LP, HP, PCB, ACM, A/B/Cyn</td>
<td>IA, DC X</td>
<td>Low</td>
<td>$150</td>
<td>EC, RA, UEC, ACM, UST, WD</td>
<td>X</td>
<td>$500</td>
<td>CD</td>
<td>$120</td>
</tr>
</tbody>
</table>

**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
POTENTIAL REDEVELOPMENT YIELDS

1.3 Million S.F. OFFICE / LABORATORY

4 STRUCTURED PARKING FACILITIES

120 +/- RESIDENTIAL UNITS

25+ ADDITIONAL SINGLE-FAMILY INFILL SITES ALONG E.103 ST.

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