



CleanOhioFund

Clean Ohio Assistance Fund Application

PROVIDENCE NORTH

Central Avenue and Findlay Street

Cincinnati, Ohio 45219



Contact Information:

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Application Summary

Providence North Redevelopment

History

The Providence North Redevelopment Area is located in the West End neighborhood of Cincinnati, a dense urban area where manufacturing meets residential uses. The site is centered at the intersection of Central Avenue and Findlay Street.

Since the 1800's, the West End developed as a traditional industrial neighborhood where employees lived within walking distance of the factories where they worked. The neighborhood witnessed the same steady decline as most urban areas in Ohio have experienced through the end of the 20th century. However, the West End is now a community on the rise.

Today, the formerly low-income residential community is transitioning to a mixed-income neighborhood. According to the 2004 West End Comprehensive Plan, "the household income has increased 190% from 1980 to 2000 and family income has increased 155% during the same period." This stability in the residential market has created a positive climate that is beginning to encourage economic investment in the neighborhood as well.

Several years ago, The Payne Firm discovered volatile soil and groundwater contamination in the area while performing due diligence for a client. Since this time, the City has worked with The Payne Firm, the West End Community, the Ohio Department of Development, and the Ohio Environmental Protection Agency to determine the extent of the contamination and protect residents in the affected area. With this application, the City is requesting additional funding for environmental site assessment to fully define the extent of the contamination and develop a remediation plan.

Current Uses

The COAF Property (Property or Site) is owned by the City of Cincinnati and several private parties, and includes adjacent rights-of-way. The City's property is currently vacant. The City completed the remediation of this site, including the removal of a UST in 2003. The private properties consist of a reproduction company, a vacant lot, a former electrical supply company, a closed auto repair shop, a vacant apartment building, a dry cleaning supply distributor/warehouse (Dry Cleaning Warehouse) and a closed church.

Adjacent Uses

The northern portion of the property is abutted by several apartment buildings and underutilized commercial buildings. To the South, the adjacent property is occupied by the Samuel Adams Brewing Company. Additional commercial/industrial properties lie across Central Parkway to the East of the

Site. Another manufacturing building and a vacant apartment building sit across Central Avenue to the West.

Existing Buildings

Seven buildings are located on the Site, all but two of which are vacant. Several of the vacant buildings are in a deteriorated condition. Asbestos inspections have determined that varying amounts of asbestos containing materials are present in the buildings.

Previous Sampling Activities

Phase I environmental site assessments consistent with the American Society for Testing and Materials (ASTM) Standard E 1527-00 were conducted by the Payne Firm for the Property from 2005-2007. The Phase I reports concluded that potential impacts from the Dry Cleaning Warehouse were a Recognized Environmental Condition. Phase II events occurred at the parcels in 2005 and 2007, although some sampling work has been performed prior to and after these events. The sampling identified that soil, soil vapors and ground water had been impacted by volatile organic compounds, including tetrachloroethene (PCE). A Voluntary Action Program (VAP) Phase I Property Assessment was performed in 2008 and updated in May 2009. The Identified Areas included locations at the Dry Cleaning Warehouse and the ground water in the surrounding area. The Ohio Environmental Protection Agency (Ohio EPA) performed soil, soil gas and ground water sampling in rights-of-way and private property located off the COAF Site in 2008 and 2009. The Ohio EPA sampling also included sampling of sub-slab and indoor air from several private residences. During meetings and conference calls, the Ohio EPA suggested that additional Phase II sampling would be necessary to fully understand the remedial requirements for the site and adjoining area. The Ohio EPA indicated that they were unable to fund any further assessments associated with the Site.

Redevelopment Potential

As adopted in 2004 and updated in 2008, the West End Comprehensive Plan recommends working with existing businesses in the area adjacent to the Site in order to retain existing jobs and facilitate future expansion. Though recent development projects have improved the neighborhood, the Site is located in a census tract in which more than 64% of the population lives below the poverty line.

In recent years, businesses in the area around the Site have shown a willingness to invest in the neighborhood by expanding their operations. Specifically, the Samuel Adams Brewing Company has purchased property and expressed an interest in expanding on the Site.

The redevelopment potential of the property is undeniable. The Site is located within one mile of Cincinnati's Central Business District, cultural hubs such as

Music Hall and the Cincinnati Museum Center at Union Terminal, and the new mixed-income City West residential development.

However, the pollution that has been found on the Site will negate the positive attributes of its location for redevelopment. Currently, the Samuel Adams Brewing Company employs approximately 100 people in a facility adjacent to the Site. Based on average Hamilton County wage rates, this facility alone represents approximately \$90,000 in annual City earnings taxes—all of which is at risk if the City cannot facilitate the remediation of the Site.

Without a better understanding of the contamination and a comprehensive remediation plan, the City risks further harm to residents in the area and a renewed trend of disinvestment in an area that is ready for renewal.

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LEGAL NOTICE The City of Cincinnati intends to file an application for Clean Ohio Assistance Funds for site assessment funding for property in the area of Central Avenue and Findlay Street, Cincinnati, Ohio 45214. An application for Clean Ohio Assistance Funds is on file for public review at the Public Library of Cincinnati and Hamilton County, West End Branch, 805 Ezzard Charles Drive, 45203. A public meeting to take public comment will be held on Tuesday, June 30, 2009 at 6:00 p.m. at the Centennial II Building, 805 Central Avenue, 1st floor auditorium, Cincinnati, Ohio 45202. Call City of Cincinnati, Office of Environmental Quality (513) 352-5310, with questions. 748084/100146

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