



# CUYAHOGA LAND BANK

812 Huron Road E, Suite 800 | Cleveland, Ohio 44115 | [cuyahogalandbank.org](http://cuyahogalandbank.org)

## **DECISION DOCUMENT**

**US EPA Brownfields Cleanup Grant No. 4B00E03571**

**12500 & 12524 Euclid Ave and 1810 Woodlawn Ave, East Cleveland, OH 44112**

**PPNs 672-13-009, 672-13-010, & 672-13-011**

**7/3/2025**

### **Introduction**

The Cuyahoga County Land Reutilization Corporation (Cuyahoga Land Bank, or Land Bank) acquired the three parcels at 12500 and 12524 Euclid Ave and 1810 Woodlawn Ave in East Cleveland through tax foreclosure/forfeiture and as a key part of the Circle East District redevelopment plan, which will revitalize a roughly 80-acre residential and commercial area of East Cleveland northeast of University Circle and Lakeview Cemetery. Because of conditions brought about by prior industrial/commercial uses of the site, the Land Bank applied for and received a FY2023 United States (US) Environmental Protection Agency (EPA) Brownfields Cleanup Grant to engage in site cleanup activities.

The purpose of this document is to detail the results of the public comment period on the Analysis of Brownfield Cleanup Alternatives (ABCA) and present the final cleanup remedy.

### **Site Background**

The three parcels totaling 0.824 acres were first developed in 1913. Uses over the years include general retail, a bowling alley, auto sales, a mechanics garage, an auto body repair shop, a gas station, a commercial printer, and a dry cleaner. The building facing Woodlawn Ave was demolished in 2014, and the buildings facing Euclid Ave were demolished in August/September 2022.

### **Environmental Investigations**

A series of environmental investigations found trichloroethylene (TCE), a degreasing and cleaning solvent that can vaporize and be harmful to human health, in site soil and groundwater samples above applicable Ohio EPA Voluntary Action Program (VAP) standards. A gasoline underground storage tank (UST) was found previously on the site and has since been removed in accordance with Ohio Bureau of Underground Storage Tank Regulations (BUSTR).

### **Community Involvement**

The site is a key component of the Land Bank's [Circle East District](#) redevelopment initiative, which aims to revitalize approximately 80 acres of residential and commercial property in East Cleveland, just northeast of University Circle and Lakeview Cemetery.

The Land Bank has consistently prioritized community engagement throughout the Circle East planning process, including:

- A kickoff event on 10/8/2022 attended by over 150 residents
- Public meetings on 4/20/2023, 7/14/2023, and 8/30/2023 at the Land Bank's Mickey's Building, directly across from the site
- A walking tour of the Circle East area on 5/24/2023
- [Ongoing placemaking events and outreach](#)

Specific to the site cleanup, the Land Bank has worked with the East Cleveland Public Library to host the Administrative Record, as well as informational flyers regarding the project. At the library's Women's History Month event on 3/29/2025, the Land Bank engaged with approximately 20-30 community members at its information table. Similarly, at the East Cleveland Town Hall on 4/17/2025, the Land Bank spoke with over ~40 attendees. These engagement events were advertised through the library/City, as well as on the Land Bank's website public notice page and banner.

### **Administrative Record**

The Administrative Record for the project is available on the Land Bank's [website](#). Hard copies of documents are available for viewing at the Land Bank's offices and the East Cleveland Public Library during normal business hours. The Administrative Record has been kept up to date as new documents have been made available.

### **ABCA Public Comment Period**

Because of prior community involvement efforts and scheduling conflicts with the Land Bank's remediation contractor, the US EPA approved a shortened two-week ABCA public comment period (6/17/2025 through 7/1/2025). The Land Bank advertised the public comment period on its website public notice page and home page banner, and a public notice was run in the [Plain Dealer](#). The ABCA was made available as part of the Administrative Record, which was posted on the Land Bank's website and available in hard copy format at the Land Bank's offices and the East Cleveland Public Library.

No comments were received during the public comment period.

### **Selection of Final Cleanup Remedy**

The Land Bank will move forward with Alternative #2 – Treatment and Complete Removal of 6-12' Soil and In-Situ Groundwater Treatment from the ABCA as the final cleanup remedy. This alternative is the most effective of the three alternatives, easily implementable, and within the grant budget. Cleanup will begin in mid-July and last approximately three weeks.

### **Contact Information**

For more information, contact Carly Beck, Environmental Project & Data Analyst at 216-698-4696 or [cbeck@cuyahogalandbank.org](mailto:cbeck@cuyahogalandbank.org).