



**2023 USEPA Brownfields Cleanup Grant  
Euclid-Woodlawn Redevelopment**

**Public Meeting November 17, 2022**

**1810 Woodlawn Avenue, 12500 and 12524 Euclid Avenue  
East Cleveland, Ohio**



# The Site

- The Euclid-Woodlawn Redevelopment site consists of three contiguous parcels owned by the Cuyahoga County Land Reutilization Corporation (CCLRC) in East Cleveland:
  - 1810 Woodlawn Avenue
  - 12500 Euclid Avenue
  - 12524 Euclid Avenue
- **Prior Uses:** Auto repair and sales, commercial printing, drycleaning, and a gasoline station. Former buildings were razed in 2022.
- **Phase I and Phase II Environmental Site Assessments:** conducted between 2019 and 2022. Assessment results showed an area measuring approximately 14,000 square feet in the west central portion of the Site in which the concentrations of trichloroethene in soil, groundwater, and soil gas vapor exceed applicable State standards. In addition, the potential for a vapor intrusion risk is present for residents and commercial workers at nearby properties from groundwater migration.
- **Clean Up Plan:** For the Site to be redeveloped for residential use, cleanup of groundwater & soils in the saturated zone have been recommended and vapor mitigation measures will be necessary for the planned building.

# Planned Remediation Area





# Project Goal

- The planned reuse for the Site is an approx. 60-unit apartment building.
- The City of East Cleveland has partnered with CCLRC for a \$122 million revitalization project within the target area scheduled to commence in 2023.
- The cleanup Site is at the heart of this area redevelopment and will complement the 23,000 sq. ft. commercial building being renovated for \$3 million on the adjacent parcel and the townhomes and single-family homes being built directly south of the Site.
- The apartment building would create approx. \$20 million of new property value and \$3.6 million of new household income, bringing \$114,000 annually of new income tax revenue to the City of East Cleveland.



CIRCLE EAST DISTRICT | EAST CLEVELAND, OH | EUCLID AVENUE LOOKING EAST

# Analysis of Brownfields Cleanup Alternatives

To address contamination at the Site, three different alternatives were considered:

- **Alternative #1:** No Action. There would be no costs under this alternative. However, new construction would be prohibited due to the vapor migration to indoor air pathway. Further, the potential for future off-site migration of contaminants would remain.
- **Alternative #2:** Complete removal of impacted soil and groundwater, with VAP No Further Action (NFA) submitted along with a request for a Covenant Not To Sue (CNS) from the Ohio EPA once applicable VAP standards are demonstrated to have been achieved. The estimated cost for this alternative is approximately \$3.5M, including VAP related activities to attain an NFA and CNS.
- **Alternative #3:** Limited soil removal in areas of planned building foundations, in-situ treatment of groundwater and soil in the saturated zone, and installation of a sub-slab depressurization system during construction of the future building, with VAP NFA submitted along with a request for a CNS from the Ohio EPA once applicable VAP standards are achieved. The estimated cost is \$500,000, including VAP related activities to attain an NFA and CNS.

# Recommended Cleanup Alternative

The recommended cleanup alternative is Alternative #3: Limited soil removal in the area of planned building foundations, in-situ treatment of groundwater, and installation of a sub-slab depressurization system during construction of future buildings.

This remedy is appropriate because it will reduce human exposure to onsite contamination. The selected alternative will reduce the human exposure to the hazardous substances by removing the source and eliminating the exposure pathways. The site would enter into the Voluntary Action Program with the Ohio EPA and will have an approved Soil Management Plan (SMP) and a Health and Safety Plan to ensure that all remediation activities are performed with strict adherence to the health and safety of the public and the environment.