



Cuyahoga County Land Reutilization Corporation

812 Huron Rd E, Suite 800, Cleveland, Ohio 44115

Telephone (216) 698-8853 Fax (216) 698-8972

COMMUNITY RELATIONS PLAN

12500 EUCLID AVE., EAST CLEVELAND: SITE CLEANUP

10/2/24

Overview

The Cuyahoga County Land Reutilization Corporation (Cuyahoga Land Bank, or Land Bank) has acquired the parcels known as 12500 Euclid Ave. in East Cleveland. It is a key site in 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. This specific site has been conceptually chosen for future construction of two mid-rise apartment buildings with featuring ground-floor retail.

Because of conditions brought about by prior uses of the site, we have applied for and received a grant from the United States Environmental Protection Agency (EPA) to engage in site cleanup activities. The purpose of this Plan is to provide a general road map of how we will engage the community in working through the remediation of known and suspected environmental hazards.

Site Background

The site runs on the south side of Euclid Ave. from Lakeview Rd. to Woodlawn Ave., and includes three parcels totaling .824 acres: 672-13-009; 672-13-010; and 672-13-011. Addresses previously used included 12500, 12520, and 12524 Euclid Ave.; and 1810 Woodlawn Ave.

Records were found that date the first development of the site to 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 Woodlawn Ave.-facing building was demolished in 2014, and the Euclid Ave.-facing buildings were demolished in August/September 2022. No structures or other above-ground improvements (e.g. paved parking) remain.

Environmental Investigations

A series of environmental investigations determined that the site's prior uses involved a number of potentially-concerning Recognized Environmental Conditions (RECs), including: hydraulic lifts; underground storage tanks (USTs); automotive paint operations; dry cleaning; commercial printing; and gas station/auto repair activities. While most of these were either addressed by proper removal or otherwise left no discernable contamination, soil and groundwater samples did indicate an area of the site that contained trichloroethene (TCE), which is a degreasing and cleaning solvent that can vaporize into a gas at temperatures in the 50-100 degree Centigrade range. Because TCE's vapors can be harmful to human health and because the site is slated for construction activity and specifically residential development, a remediation plan was called for.

An initial investigation also noted the presence of a 1,000-gallon gasoline Underground Storage Tank (UST) at 1810 Woodlawn.

Environmental Remediation

The Land Bank removed the UST from 1810 Woodlawn in 2022. A formal UST closure application was made to the Ohio Bureau of Underground Storage Tank Regulations (BUSTR) and a No further Action (NFA) letter was issued by BUSTR on August 1, 2022, indicating that the UST was safely removed and that no further remediation activity related to it was necessary.

An application was made by the Land Bank to the EPA for remediation of the TCE-contaminated soil, by removing it in the area of the planned buildings' foundations, in-place treatment of groundwater, and installation of a sub-slab (i.e. below the new buildings' foundations) depressurization system during construction of the proposed apartment buildings. The estimated cost of this work was \$500,000, and the EPA approved this application.

To further define the exact area of TCE hazards, it was determined that additional drilling should be conducted, for which the Land Bank made application to the Ohio Environmental Protection Agency (OEPA) via the OEPA's Targeted Brownfield Assessment (TBA) program. This additional assessment was completed in August, 2024 via soil borings, laboratory analysis of soil samples, and groundwater monitoring via soil borings that were converted into wells. A map of the area to be remediated was created based on these results, and can be found .

The remediation related to the TCE is expected to commence during the fourth quarter of CY 2024, and be complete during the first or second quarter of 2025.

Prior Community Outreach

The Land Bank has consistently engaged in community outreach related to our Circle East District planned redevelopment starting with a community meeting on October 8, 2022 that was attended by 150+ residents. A Circle East District website, <https://circleeastdistrict.org/>, has been created and contains informational and marketing material about the overall Circle East project. In addition to regular contact with both the community leadership (Mayor, City Council, staff) and individual residents in this area, we have held the following formal public activities: community meetings on April 20, July 14, and August 30, 2023, all held at our Mickey's Building, across the street from this site; and a walking tour of the Circle East area on May 24, 2023.

Additional, regular activities planned by the Land Bank's Senior Housing Development Manager have included social and educational events and activities like artist events, story-telling brunches, blacklight roller disco events, and an Earth Day celebration.

Future Community Outreach

As we begin remediation of the TCE-impacted area, we will shift more to site-specific outreach to both the community leadership and the area's residents and other stakeholders. We are interested in responsibly cleaning the site to avoid any community or individual health risks as we proceed with redevelopment. We also recognize the importance of engaging the public to keep them informed and to learn from them about areas of importance that we might otherwise miss or under-emphasize.

To that end, we will proceed with the following:

(1) Participation in Community Events. We will market the project at tables at formal events that the Land Bank will be holding related to the overall Circle East District. We will target two of these events during the remediation period discussed above. If event opportunities do not present themselves we will set up a table

at the East Cleveland Public Library (ECPL) during a time of day/week when there is likely to be a high number of patrons.

(2) Ongoing solicitation of questions and feedback. Our Senior Housing Development Manager is in regular, frequent contact with the community regarding the overall Circle East District project and will solicit feedback related to the remediation project. In addition, see below for contact information related to the remediation project.

An additional public outreach opportunity recently presented itself with the July, 2024 opening of Loiter Café and Marketplace in the Mickey's building, across the street from 12500 Euclid. We will work with the business owner to help publicize activity and seek public feedback related to this project.

(3) Creation of Administrative Record. Per EPA requirements, we are creating a formal group of documents related to this project, easily accessible to the public. This will be located as printed versions at the East Cleveland Public Library (ECPL) located at 14101 Euclid Ave., about one mile northeast of the site. ECPL is a highly-regarded library and well-attended by the community. The records will be updated as needed to reflect new activity and reports. At its start the Administrative Record will include:

1. the list of Administrative Record documents
2. this Community Relations Plan
3. US EPA Cleanup Grant Work Plan - Euclid Woodlawn v 3
4. Final Analysis of Brownfields Cleanup Alternatives (ABCA) Euclid-Woodlawn Redevelopment, dated 11/1/22
5. CCLRC East Cleveland Target Area application narrative information sheet
6. Post-cleanup image (elevation drawings of conceptual buildings)
7. Euclid Woodlawn Public Mtg Presentation, held 11/17/22
8. 12500 Euclid Ave Phase I environmental assessment, dated 10/13/21
9. 12500 Euclid Ave Limited Phase II environmental assessment, dated 2/10/22
10. CCLRC eligibility documentation
11. US EPA Consultant Request for Qualifications (RFQ) - Euclid Woodlawn Project
12. Memorandum - USEPA Grant Environmental Consultant
13. BUSTR No Further Action letter, dated 8/1/22: underground storage tank removal at 1810 Woodlawn Ave.
14. Final Phase II Euclid-Woodlawn Site, featuring the results of additional assessment activity to further define the areas to be remediated
15. combined Remedial Action Plan (RAP) and Analysis of Brownfields Cleanup Alternatives (ABCA), to guide the project's remediation activity (as of 10/2/24, to be finalized)

Updates and Contact Information

This document will be updated as necessary.

Comments from the public are welcome at any of our formal outreach events, or any time by contacting Vince Adamus at 216-698-8843 or vadamus@cuyahogalandbank.org. Any questions will be responded to and kept as part of the project record.