APPENDIX 1 Community Engagement Meeting Summaries

Cleveland Opportunity Corridor Brownfield Area-Wide Planning Pilot Program May 11, 2011 – Project Working Meeting

Meeting Notes

ATTENDANCE:	
NAME:	AFFILIATION:
Stephanie Howse	City of Cleveland Planning Department (PD)
Kim Scott	City of Cleveland Planning Department (PD)
Liz Forester	City of Cleveland Economic Development (ED)
Lindsey Raab	Partners Environmental (PE)
Alex Pesta	City Architecture (CA)

THE PURPOSE OF THE MEETING WAS TO REVIEW THE PLANNING PROCESS AND DATA COLLECTION PROGRESS WITH A FOCUS ON THE PUBLIC OUTREACH STRATEGY. ALSO, NEXT STEPS AND MEETINGS WERE DISCUSSED.

Overview:

- PD began the meeting with updates on data collection and coordination between varying environmental resources and will continue to collect information from the County Planning Commission and Environmental Health Watch (Ridall Property Phase 1).
- PE stated that a request has been made to HNTB/ODOT for the Phase 1 report for the 29 identified properties (approximately 12 properties are in the Design Districts). PD will follow up with ODOT to check on the release of information to PE.
- CA stated that an information request has been made to HNTB after CA and PE review of the Conceptual Alternatives Study document. HNTB has sent an email/FTP link and CA will review and distribute information as required.
- CA and PE stated that basemaps and data collection could be completed and coordinated by the first week
 of June for review and distribution. These maps will act as the base for the Community Outreach process
 and the Brownfields Advisory Committee.
- PD stated that a follow up meeting with CPP has occurred and that CPP plans on using the property north
 of Buckeye Road as a Service Center, not a sub-station. This use requires a majority of the site and, at this
 juncture, rules out the use of the land as potential Miceli's expansion space. PD stated that a site plan has
 not been prepared by CPP.
- PE stated that additional feedback is needed for the definition of "brownfield" for the purposes of the study.
 PE and CA discussed the importance of keeping the definition flexible to ensure the planning process is not negatively affected. All were in agreement with the approach.
- CA asked about the latest Miceli's siteplan and expansion option that was previously distributed via email.
 PD will follow up internally and get back to CA.
- CA asked about reaching out to Orlando Bakery. CA will follow up with ED and Terri Hamilton Brown to coordinate a meeting and begin planning for Orlando's anticipated expansion.
- CA stated that a meeting focused on green infrastructure strategies and initiatives is needed and will work with PD to schedule.

CITY ARCHITECTURE - PARTNERS ENVIRONMENTAL

Community Outreach Strategy

Brownfields Advisory Committee

- PD will reach out to potential members of the Advisory Committee. CA has provided a list of the Steerting Committee members lead by Terri Hamilton Brown. PD will extend invitations to NEORSD, CPP, St. Lukes/St. Vincent (healthy living programs and initiatives)
- PD will draft email invitation to Advisory Committee members and distribute to CA and PE for review before release
- The first Advisory meeting is projected for the week of June 20th

Public Meetings and Charrettes

- CA and PD discussed how to reach an effective audience for the community outreach planning process. CA suggested contacting the neighborhood CDC's, community institutions, resident groups and other influential groups to send letters asking for participation in the process. CA will work with PD to draft and distribute the letters.
- PD mentioned the importance of including people that visit the area (employees, people dropping of children at daycare centers, church goers, etc.)
- PD stated that the city's legal department would need to be consulted as to how potential brownfields are identified and discussed in the public process. For example, if a property owner is attempting to sell a property that is identified by the community as a "brownfield", there might be legal ramifications.
- Specific business owners will be invited to participate in individual planning charrettes to ensure their opinions, concerns and suggestions are incorporated
- CA mentioned the importance of having the Advisory Committee members lead breakout groups and other discussions in the public process. Obviously, final strategies will be determined as the planning process continues.
- CA and PD will work together to develop a survey to be distributed and collected at the first public meeting.
- The first Public meeting is projected for the week of July 11th

Next Steps:

City of Cleveland Planning Department

- PD will collect information from the County Planning Commission and Environmental Health Watch (Ridall Property Phase 1).
- PD will follow up with ODOT to check on the release of information to PE
- PD will investigate if there is a site plan available for the CPP Service Center
- PD will compile list of potential Advisory Committee members and draft an invitation email for review by CA and PE

Page 3 Cedar Extension Estates – Executive Staff Review 09-21-2010 Meeting Minutes

> PD will touch base with the City's legal department concerning the public discussions and identifications of perceived brownfield properties

City Architecture

- CA will review and distribute information provided by HNTB
- CA to continue developing basemaps and compiling information into the graphics for the project
- CA will contact Terri Hamilton Brown and Economic Development to begin planning for Orlando Bakery
- CA will work with PD to draft an invitation letter to be distributed by influential neighborhood groups to solicit input from residents, business owners, etc. CA will also reach out to groups with PD.
- CA is going to contact NEORSD, etc. to set up a green infrastructure coordination meeting
- CA will draft a survey for the first public meeting and distribute for comments

Partners Enviornmental

- PE will continue to collect and analyze data, coordinate with CA for incorporation into the mapping
- PE will continute to develop the definition of "brownfield", including soliciting additional feedback from various groups, etc.

Anticipate Meeting Schedule:

- May 25th Project update meeting at 9am at City Architecture's office scheduled
- Week of June 20th First Advisory Committee Meeting anticipated
- Week of July 11th First Public Meeting **anticipated**

If any of the items appearing herein are in conflict with your recollection of what was discussed, or if any important elements have been omitted it would be appreciated if you would contact us immediately. Otherwise, we will assume the above items are correct.

Sincerely,

CITY ARCHITECTURE, INC.

Alex Pesta, AIA, LEED AP

cc: All Present & File

Cleveland Opportunity Corridor Brownfield Area-Wide Planning Pilot Program May 25, 2011 – Project Working Meeting

Meeting Notes

ATTENDANCE:	
NAME:	AFFILIATION:
Stephanie Howse	City of Cleveland Planning Department (PD)
Kim Scott	City of Cleveland Planning Department (PD)
Jim Danek	City of Cleveland Planning Department (PD)
Liz Forester	City of Cleveland Economic Development (ED)
Lindsey Raab	Partners Environmental (PE)
Alex Pesta	City Architecture (CA)
Paul Volpe	City Architecture (CA)

THE PURPOSE OF THE MEETING WAS TO UPDATE THE PROGRESS OF COLLECTION AND ORGANIZING DATA, REVISING THE PROJECT SCHEDULE AND SETTING MILESTONE AND MEETING DATES.

Project Meeting:

- PD began the meeting by discussing the Opportunity Corridor Overlap Meeting (scheduled for June 1). The
 meeting is intended to coordinate and update multiple efforts pertaining to Opportunity Corridor related
 projects. Community Development Corporations, neighborhood planning efforts, transportation planning and
 other known initiatives will be discussed to best identify where collaboration might and should occur.
- It was discussed by all that the public processes of the transportation project (HNTB), other initiatives and the Brownfield Area-Wide Planning project should be coordinated as to not overwhelm and confuse the communities. The Overlap meeting will discuss this approach and further discussions will occur with HNTB.
- PD reviewed the anticipated project schedule and its updates. See meeting schedule at end of this report.
- PD also reviewed the Advisory Committee invitee list and corresponding letter from Bob Brown. The invitation to the Advisory Committee will be distributed within the next few days by PD.
- CA discussed the Allegro Market Study and stressed the importance of scheduling an update meeting with Terri Hamilton Brown. It was agreed that the market study should be responsive to the Brownfield Area-Wide plan, creating momentum and identifying marketable land-uses their locations and land acquisition strategies. Further discussion and coordination will occur as the Allegro study is better understood by the project team. Also, the project team will ask Terri is she would like a representative at the next Opportunity Corridor Steering Committee meeting (date unknown).
- CA also mentioned the importance of setting up a meeting with HNTB and Terri Hamilton Brown to discuss the updated transportation project timeline. HNTB recently stated that their project timeline has been extended (due to traffic modeling process). Also, the planning work completed for the Micele's expansion will be presented and discussed, notably the proposed roadway shift to better accommodate the Miceli's campus.
- CA is meeting with Orlando Bakery on Friday May 27 to better understand their expansion needs and concerns about the roadway's construction. It is expected that a similar corporate campus expansion planning process will occur for Orlando as completed for Miceli's.

- CA stated that a follow up meeting with Miceli's should be scheduled. CA asked that PD set up the meeting since that is how this outreach has occurred in the past.
- As the planning project moves forward, coordination and information will be gathered from the City Engineering Department to help locate major utilities.
- CA will develop an overall project schedule, showing milestones and critical dates where coordination, outreach and community involvement will occur.
- CA discussed the process of invoicing for planning work done to date. It was determined the last invoice would be resubmitted to Jim Danek. PD stated that the invoice material would be distributed by PD within City Hall. CA discussed CA and PE scope and work performed to date.
- PE reported on their research and stated a preliminary brownfield list will be ready for review and mapping next week. Additionally, attendees discussed the proper term for a "brownfield" for public conversations and presentations. The City's Law Department has been consulted. In a conference call (5/24) the US EPA stated that the term "sites" has been utilized in the past. Further discussions will occur.
- CA stated that after ground-truthing the area, more than 80 buildings have been torn down since the GIS
 mapping was completed. This has confirmed the level of urban decay and illustrates the vast amount of land
 that could be reutilized. A discussion followed focusing on the City's approach for redevelopment planning,
 notably how aggressive the planning efforts should be. It is anticipated that the next Project Team meeting
 will begin addressing potential when mapping is completed.
- CA also discussed the potential of ranking the existing properties based on their conditions and an ownership map will be assembled. Further discussion will occur.
- CA has scheduled a Green Infrastructure meeting with EPA and NEORSD for June 1.
- The next Project Team Working Meeting is scheduled for June 8th at 2pm at City Architecture's office. In
 order to maximize productivity, the following items must be prepared to discuss:
 - Brownfield list and preliminary rankings (priority, anticipated level of contamination, etc.
 - Updated base maps, showing brownfields, vacant land, land banked properties and updated existing conditions.
 - Property analysis in the primary planning areas indicating conditions. This will help the planning team make future decisions based on current state of affairs, helping determine if a property or building has value or if the property would better serve as redeveloped.

Next Steps:

City of Cleveland Planning Department

- PD will host Overlap Meeting on June 1
- PD will reach out to the potential Advisory Committee members via letter / email
- PD will coordinate scheduling a meeting with Miceli's Dairy to review the latest rounds of planning for their corporate expansion

City Architecture

- CA will talk with Terri Hamilton Brown and set up meetings to discuss the Allegro market analysis project, HNTB's progress and updates the Opportunity Corridor Steering Committee (Greater Cleveland Partnership group)
- CA will develop a project workplan, indicating milestones and critical dates (Advisory Committee Meetings, Neighborhood Charette Sessions and Community Meetings / Presentations)
- CA will update mapping and begin the property conditions analysis for the primary planning areas
- CA will work with PD to draft an invitation letter to be distributed by influential neighborhood groups to solicit input from residents, business owners, etc. CA will also reach out to groups with PD.

Partners Environmental

- PE will continue to collect and analyze data. The preliminary brownfield list will be distributed the week of May 31 to CA for incorporation into the mapping
- For the June 8th Project Meeting, an initial ranking of brownfields will be ready for review (rankings based on levels of anticipated contamination, potential priorities, etc.)

Meeting Schedule:

- May 27 (10am) Orlando Bakery Corporate Expansion Meeting scheduled
- June 1 (10am) City Hall Overlap Meeting scheduled
- June 1 (2pm) City Architecture Green Infrastructure Meeting scheduled
- June 8 (2pm) City Architecture Project Team Meeting scheduled
- Overall Project Public Outreach Meeting Schedule anticipated

Advisory Committee Meeting #1 – June 29	Community Outreach Meeting #2 – September 21
Community Outreach Meeting #1 – July 20	Advisory Meeting #2 – October 19
Neighborhood Charette Meeting #1 – August 8	Community Outreach Meeting #3 – November 16
Neighborhood Charette Meeting #2 – August 10 (am)	
Neighborhood Charette Meeting #3 – August 10 (pm)	

If any of the items appearing herein are in conflict with your recollection of what was discussed, or if any important elements have been omitted it would be appreciated if you would contact us immediately. Otherwise, we will assume the above items are correct.

Sincerely,

CITY ARCHITECTURE, INC.

Alex Pesta, AIA, LEED AP

cc: All Present, Terri Hamilton Brown, Bob Brown, File

Cleveland Opportunity Corridor Brownfield Area-Wide Planning Pilot Program May 27, 2011 – Orlando Baking Company Stakeholder Meeting

Meeting Notes

ATTENDANCE:	
NAME:	AFFILIATION:
John C. Orlando	Orlando Baking Company (OBC)
John Anthony Orlando	Orlando Baking Company (OBC)
Nick Orlando, Jr.	Orlando Baking Company (OBC)
Christopher Orlando	Orlando Baking Company (OBC)
J. Ross Halloran, Jr.	Bellwether Real Estate (BRE)
Bob Brown	City of Cleveland Planning Department (PD)
Stephanie Howse	City of Cleveland Planning Department (PD)
Kim Scott	City of Cleveland Planning Department (PD)
Liz Forester	City of Cleveland Economic Development (ED)
Terri Hamilton Brown	Greater Cleveland Partnership (GCP)
Alex Pesta	City Architecture (CA)
Paul Volpe	City Architecture (CA)

THE PURPOSE OF THE MEETING WAS TO BETTER UNDERSTAND ORLANDO BAKING COMPANY'S EXPANSION NEEDS AND WANTS AND HOW THE USEPA PLANNING GRANT COULD POTENTIALLY IMPACT THEIR LAND-USE, LAND ACQUISITION, CORPORATE CAMPUS PLANNING AND STRATEGIES.

Project Meeting:

- OBC began the meeting with an introduction of their company, its strong Cleveland roots and how the
 placement and construction of the Opportunity Corridor roadway will impact their future expansion plans.
 The company has studied options in the past, completing a freezer and operations expansion study last
 year. Options included vacating East 75th Street and building atop the current road and ROW. During the
 discussion, OBC explained the manner in which production occurs, moving east to west across the site.
- OBC presented expansion drawings and layouts. After discussing the site plans, CA asked that OBC provide digital copies of the drawings and a written program. The program should include square footage areas, production relationships and other needs and wants that OBC would like to consider in their long term plan.
- CA explained the purpose of the Area-Wide plan and the impact the planning efforts have had on Miceli's Dairy, a similar sized company in the study area. By examining multiple site layouts and land acquisition strategies, the project team has produced options for consideration. It is anticipated that similar studies will occur for OBC.

Next Steps:

- OBC will provide CA with program requirements and a list of "needs and wants" along with drawings
- CA will prepare an initial series of site options to be reviewed with OBC as early as next week (5/30)

cc: All Present, File

Cleveland Opportunity Corridor Brownfield Area-Wide Planning Pilot Program June 1, 2011 – Green Infrastructure Meeting

Meeting Notes

ATTENDANCE: NAME:	AFFILIATION:
NAIVIE.	AFFILIATION.
Kyle Dreyfuss-Wells Tim Coleman Denis Zaharija Julie Blair Karla Auker Brooke Furio Dan Brown Lindsey Raab Alex Pesta Paul Volpe	Northeast Ohio Regional Sewer District (NEORSD) Northeast Ohio Regional Sewer District (NEORSD) Northeast Ohio Regional Sewer District (NEORSD) Northeast Ohio Regional Sewer District (NEORSD) United States EPA (USEPA) United States EPA (USEPA) Partners Environmental (PE) Partners Environmental (PE) City Architecture (CA) City Architecture (CA)

THE PURPOSE OF THE MEETING WAS TO DISCUSS ONGOING AND ANTICIPATED NEORSD PROGRAMS AND OPPORTUNITIES TO INCORPORATE GREEN INFRASTRUCTURE INITIATIVES INTO THE BROWNFIELD PLANNING PROCESS.

Project Meeting:

- CA introduced the Opportunity Corridor Brownfield Area-Wide Planning project to the group and identified the potential of incorporating green infrastructure initiatives into the planning process, notably with integral open space, bio-remediation opportunities, storm water management strategies, etc. Additionally, CA discussed recent planning efforts focused on Miceli's Dairy and the Orlando Baking Company. It was discussed that potential lies within each facility to incorporate green infrastructure practices. NEORSD mentioned their programs related to potential funding, land acquisition, etc.
- NEORSD presented their program "Project Green Lake" which focuses on reducing CSO's (combined sewer overflows) throughout the district's system by reducing storm run-off throughout the region. Strategies include replacing gray infrastructure with green, in efforts to treat 44M gallons of water via green infrastructure. NEORSD has committed \$42M to facilitate and install green infrastructure and sustainable best management practices. NEORSD stated that the district wants to implement their programs within an 8 year timeframe.
- NEORSD stated that the district is very interested in partnering with private initiatives to create private and public investment programs. NEORSD stressed that the district is not currently interested in "leading an effort" but would support others' initiatives (for instance, a neighborhood-supported plan) with various resources. USEPA stated that NEORSD may want to consider leading future programs or initiatives to illustrate their commitment and show the public the importance of green infrastructure investment.
- NEORSD mentioned that the district would help fund certain initiatives. Specific installations must meet the district's criteria and be consistent with the goal of reducing overflows.
- NEORSD stated their overflow issues do not include the anticipated increase in volume as a result of the Opportunity Corridor roadway's construction. NEORSD made the point that ODOT's engineers must design the road's drainage system to have a "zero-impact" on the sewer system.

- CA discussed coordinating planning efforts to incorporate green space or open space as a land-use designation for the Brownfield Area-Wide Plan. This may include strategies related to undeveloped land, R.O.W. configurations and developing design guidelines.
- NEORSD discussed utilizing a reconfigured Marion Motley Park land as potential location for an offloading and storage area, most likely as a large wetland. Further volume studies and discussions with neighborhood groups will occur to explore technical feasibility and community input. This might include relocating the current underused playfields to be more incorporated into the neighborhood, along Kinsman Avenue. It was discussed that the current park is not used because of safety concerns, its disconnect to the surrounding homes and that the City has previously discussed partnering with NEORSD. CA will continue the discussion throughout the planning process.
- CA mentioned the degree of planning for both Miceli's and Orlando's corporate campus expansions and asked if there were potential opportunities for partnerships with NEORSD related to storm water treatment, etc. NEORSD stated that they would be interested in partnering if certain criteria are met. For instance, removing impervious surfaces, installing permeable paving, treating storm water on-site and working towards a zero run-off site might all qualify for NEORSD funding. Funding may be applicable towards land acquisition and installation of best practices. CA will continue to involve NEORSD in the planning process for both Miceli's and Orlando.

Next Steps:

- CA will follow up with NEORSD to identify NEORSD's key locations for green infrastructure initiatives throughout the Brownfield planning process. CA will map areas and incorporate into the redevelopment planning.
- CA will engage with NEORSD as corporate campus plans and expansion options are further developed for Miceli's and Orlando.

If any of the items appearing herein are in conflict with your recollection of what was discussed, or if any important elements have been omitted it would be appreciated if you would contact us immediately. Otherwise, we will assume the above items are correct.

Sincerely,

CITY ARCHITECTURE, INC.

Alex Pesta, AIA, LEED AP

cc: All Present, Kim Scott, James Danek, Liz Forester & File

Cleveland Opportunity Corridor Brownfield Area-Wide Planning Pilot Program July 20, 2011 – Community Meeting Summary

Meeting Notes

ATTENDANCE:		
NAME:	AFFILIATION:	
Various members of the community (residents, CDC representatives, etc.)		
Kim Scott	City of Cleveland Planning Department (PD)	
James Danek	City of Cleveland Planning Department (PD)	
Dan Brown	Partners Environmental (PE)	
Lindsey Raab	Partners Environmental (PE)	
Alex Pesta	City Architecture (CA)	
Paul Volpe	City Architecture (CA)	

Meeting Objective:

To communicate purpose of the Area-Wide Brownfield Plan as it relates to the Opportunity Corridor Roadway project, present Brownfield research / inventory completed to-date and discuss the potential for redevelopment by reclaiming underutilized land. Also, to receive feedback, additional historical information and hear community concerns related to the future of the study areas via Question and Answer session and distribution/collection of Community Survey.

Community Meeting:

- The City of Cleveland Planning Department introduced the Area-Wide Planning Program and provided a
 brief overview of the study's intent, what has been completed to-date and what the immediate next steps
 may include. During the introduction, the audience was asked (show of hands): if they had heard of the
 Opportunity Corridor and if they had heard the term "brownfield" before. There was a very limited showing of
 hands, indicating the importance of the community involvement process and the educational component of
 the brownfield/environmental study.
- City Architecture provided a brief overview of the study area as it relates to the overall Opportunity Corridor
 roadway project. Discussion included the large amount of vacant land, neighborhood initiatives and future
 land-use planning that the City of Cleveland has undertaken over the past years. The focus of the existing
 conditions analysis (mapping and aerial photographs) was to give an indication of the amount of
 underutilized land in the study area that should be considered for redevelopment. A critical component in
 planning for future uses is an understanding of what brownfield properties are in the area and their potential
 impact on health, safety and the environment.
- Partners Environmental began the environmental discussion by showing examples of property throughout
 the study area. As each example was presented (photograph), the audience was polled as to whether the
 property is considered a brownfield or not. This was an important exercise since it showed how different
 properties, some with vacant industrial buildings, open space or small commercial buildings, may qualify as
 a brownfield. This portion of the presentation's intent was to illustrate the wide range of possible
 contaminated land. The investigation, information gathering and research / analysis has culminated into an
 overall listing of properties for the study area. Properties are organized by parcel number, address,
 prioritization classification (likely to impact health, unlikely to impact health and under current sanctions) and
 mapped to show land-use patterns and help identify large assemblies of land to be considered

redevelopment. Partners Environmental explained that the process of collection information is ongoing and that the community input was important since a property may be prioritized for redevelopment if it is perceived as contaminated. It was stressed that at the conclusion of the presentation there would be a Question and Answer session and further, one-on-one, discussions with people in the audience to gather more input geared towards historical use and perceived contamination within the study area.

- City Architecture continued the presentation with a discussion on the impact of the Opportunity Corridor Roadway project (Ohio Department of Transportation) and how the Area-Wide Planning Project relates and examines prospects for redevelopment and growth along the proposed roadway. The discussion focused on the notion of the roadway as a catalyst for investment. While the planning process has not studied large assemblies of land yet, the planning team has been working with Miceli's Dairy and the Orlando Baking Company. City Architecture showed the importance of working with existing stakeholders, using Miceli's as a prototype. Working with representatives from Miceli's, the location of the Opportunity Corridor has been shifted, to better accommodate their campus's expansion. The example illustrates the commitment both existing businesses and the City of Cleveland have to reinvestment along the proposed corridor route, retaining existing jobs and creating new employment opportunities in the future.
- The presentation concluded with the distribution of a community survey and a review of the next steps in the Area-Wide Planning process and a Question and Answer session.

Next Steps:

- Hold series of Charette Workshops, with the following schedule:
 - August 3 (2-4 pm at Mt. Sinai Church) Advisory Committee and Other Study Area Institutions
 - August 10 (8-10am at Ken Johnson Recreation Center) Business / Commercial Stakeholders
 - August 10 (6-8 pm at Ken Johnson Recreation Center) Residents and Resident-related Institutions / CDC's
- Schedule meeting with City of Cleveland to discuss planning objectives and strategies and to identify larger parcels of land for redevelopment

If any of the items appearing herein are in conflict with your recollection of what was discussed, or if any important elements have been omitted it would be appreciated if you would contact us immediately. Otherwise, we will assume the above items are accurate.

Sincerely,

CITY ARCHITECTURE, INC.

Alex Pesta, AIA, LEED AP

cc: Project team members, File

Cleveland Opportunity Corridor Brownfield Area-Wide Planning Pilot Program 10/17/2011 - Working Group Meeting Summary

Meeting Notes

ATTENDANCE:	
NAME:	AFFILIATION:
Liz Forester	City of Cleveland Economic Development (ED)
Renee Constantino	City of Cleveland Economic Development (ED)
Kim Scott	City of Cleveland Planning Department (PD)
David Short	ODOT District 12 (ODOT)
John Motl	ODOT District 12 (ODOT)
Sarah Brown	HNTB
John Hopkins	Buckeye Area Development Corporation (BADC)
Vickie Johnson	Fairfax Renaissance Development Corporation (FRDC)
Marie Kittredge	Slavic Village Development (SVD)
Debbie Berry	University Circle, Inc. (UCI)
Chris Ronayne	University Circle, Inc. (UCI)
Tim Tramble	Burten, Bell, Carr Development Corporation (BBC)
Terri Hamilton Brown	Greater Cleveland Partnership (GCP)
Alex Pesta	City Architecture (CA)
Paul Volpe	City Architecture (CA)

Meeting Objective:

To update and discuss various planning, transportation and neighborhood initiatives throughout the Brownfield Area-Wide Plan study area. Multiple project updates were given by the numerous attendees.

General Discussion

- GCP introduced the agenda and provided general updates on several efforts. The focus of the meeting, per GCP, was "what can we get done?" with the various projects and what impact can they have on one another. The roadway's alignment, Allegro market study and existing business needs are all being considered and are influences. GCP also stated that important discussions and decisions must be reached regarding land acquisition strategies, site assembly policies, possible replacement housing opportunities and interim land uses as the market demand for development increases (Allegro study will further elaborate; initial timeframes extend to 2040).
- HNTB provided a brief update on the roadway project; specifically reaching a final preferred alignment and projected traffic impacts on the configuration of the roadway. This decision is expected to be reached by the end of 2011. The traffic engineering process aims to consider existing traffic volumes, an increase in traffic due to potential redevelopment and overall regional traffic patterns. SV commented that a smaller roadway is preferred due to the impact on neighborhoods and surrounding communities. The general consensus of attendees was in agreement with a 4 lane roadway configuration (2 lanes in each direction) with the addition of turning lanes where required.
- CA updated the group on the Brownfield Area-Wide Plan and what considerations have been produced, presented during Charette sessions and will be presented to the community. The recap included a review of a community survey identifying job creation as a top priority for the community. The redevelopment concepts created to-date show a long-term build out, in attempts to show the impact of building along the

corridor and maximizing job creation. CA stated that redevelopment parcels could be split in a variety of ways; the current drawings simply show a scenario for discussion purposes. The planning concepts will continue to evolve with anticipated additional information from the City concerning existing business needs, community input and other factors. GCP asked if BBC is in support of consolidating land to create desirable redevelopment parcels, based on the presentation by CA. BBC stated they are in support of that strategy and would continue to be engaged in the Brownfield Area-Wide Plan.

- BBC commented on the Urban Agriculture Innovation Zone and expressed their full support of the project. Since the urban agriculture model is new to the region, its planning (by Floyd Browne) must remain flexible. It is anticipated that the Urban Agriculture Innovation Zone will be planned as to not preclude future development, if desired.
- GCP provided an update on the Allegro Market Study. Market trends show a demand, along the entire corridor for:
 - Light industry, manufacturing, logistics:

500k s.f. between 2020-2029, additional 400k between 2030-2039

• Office / Lab:

100k s.f. between 2020-2029, additional 50k each following decade

NOTE: The long-term scenario concept for the Opportunity Corridor central portion, as presented by CA, exceeds these projected demand quantities.

- ODOT discussed an updated timeline for the transportation / roadway project:
 - Project will be constructed in 3 phases; first phase includes East 105th St. extending south to Woodland, second phase includes Woodland to Kinsman, third phase includes Kinsman to East 55th St.
 - Updated probable timeline:
 - 11/2011 Decision on final alignment so HNTB can proceed
 - 6/2012 Submit draft of Environmental Impact Document to Federal Highway Administration
 - 9/2012 Final Environmental Impact Document submitted
 - 12/2012 Anticipated approval of alignment / record of decision with FHWA
 - GCP discussed the process and strategy to assemble larger parcels of land to support and attract the types of redevelopment that has been discussed along the central portion of the Opportunity Corridor. Several discussions focused on who would hold / control the land in the interim, what are possible "place holder" uses, and if showing an assembly of land, controlled by a singular entity, would be favorable with FHWA. General consensus is that land should start to be acquired / under control as soon as possible. Further discussions and strategies must occur and be developed.

Next Steps:

• City Planning, Economic Development to coordinate with Greater Cleveland Partnership in reaching out to existing businesses to learn more about their needs, plans, etc. Wire-Net will be contacted by CA and CA will report out to GCP to best determine outreach efforts and roles.

- Community Meeting #2 (November 16, 2011 @ Heritage View Community Center 6-8pm)
- CA will send community survey to HNTB
- HNTB will send updated roadway alignment information to CA as available.

If any of the items appearing herein are in conflict with your recollection of what was discussed, or if any important elements have been omitted it would be appreciated if you would contact us immediately. Otherwise, we will assume the above items are accurate.

Sincerely,

CITY ARCHITECTURE, INC.

Alex Pesta, AIA, LEED AP

cc: All attendees, Bob Brown, Dan Brown, Lindsey Raab, File

Cleveland Opportunity Corridor Brownfield Area-Wide Planning Pilot Program 10/27/2011 – Project Team Meeting Summary

Meeting Notes

ATTENDANCE:	
NAME:	AFFILIATION:
Kim Scott	City of Cleveland Planning Department (PD)
Jim Danek	City of Cleveland Planning Department (PD)
Dan Brown	Partner's Environmental (PE)
Alex Pesta	City Architecture (CA)
Paul Volpe	City Architecture (CA)

Meeting Objective:

To update on efforts such as: business/institution outreach effort, Urban Agriculture Innovation Zone, Opportunity Corridor roadway alignment selection, community outreach strategy, redevelopment strategies and final deliverables for USEPA report.

General Discussion

- Business/Institution Outreach Effort
 - PD provided an update on the Business and Institution outreach. After discussing the issue, it was
 determined that a meeting should be set up between Tim Tramble (BBC), Michael Hoag (WireNET) and
 the project team; PD will determine if other CDC's should be in attendance. At that meeting, findings
 and expectations will be discussed. Additional cross-referencing can then be completed with information
 (spread sheets) as provided by PD (Stephanie Howse).

• Urban Agriculture Innovation Zone

- PD and CA reported on the UAIZ meeting that they attended on 10/26. The Floyd Browne led planning
 effort is in initial stages. As more planning work is created from the UAIZ project, the Brownfields plan
 will be updated. However, it was determined that the Brownfields plan cannot wait for the UAIZ plan to
 evolve before moving forward; the UAIZ timeframe is still unknown. It is anticipated that the Floyd
 Browne team will email information / slides to CA to be incorporated into the 11/16 Community Meeting.
- Integrating UAIZ considerations into the Brownfields plan may include: coordinating infrastructure layouts to ensure serviceability into agriculture zone, envisioning support buildings/facilities for agriculture uses within the Brownfields plan, etc.

• Opportunity Corridor Roadway Alignment Selection

- PD updated that the city is reviewing the proposed alignments, and will likely support the southern-most alignment in order to allow the Orlando Baking Company's expansion to occur. It was discussed that this alignment has a great impact on the layout, type and scale of potential redevelopment along the corridor. PD will provide information as to when the final alignment is agreed upon. Once this information is shared, the project team will update the planning diagrams accordingly. It was also discussed that this update is not critical before the next Community Meeting. PD stated that the roadway project team, HNTB and ODOT, will be making that announcement publicly.
- Community Outreach Strategy
 - PD shared the poster/flyer as prepared by CA for the upcoming Community Meeting and discussed the
 potential for adding more content to the flyer. PD will let CA provide additional content by 11/1 in order to
 be updated and distributed to community partners.

Page 2 Opportunity Corridor – Project Team Meeting 10-27-2011 Meeting Summary

• Redevelopment Strategies

- PD and CA reviewed the development strategy as illustrated in the planning diagrams to-date. As stated
 in previous meetings and correspondence, CA hesitated to move forward with planning diagrams,
 eventually evolving into a plan, until a strategy for land acquisition and site assemble has been
 established. After discussing several scenarios, it was decided that the current planning strategy of
 considering all of the land in the study areas (less large existing businesses and key properties) should
 be continued and act as the basis for planning objectives. PD stated that approach maximized the
 potential, and therefore, may increase funding opportunities for the roadway project.
- The team will schedule a workshop meeting and provide mapping that overlay all existing conditions with the planning diagrams to best prioritize and shape the development layouts. This is expected to occur within the next few weeks. At that meeting, the direct impact of individual brownfield sites will be discussed and reviewed to help ensure planning objectives are related to potential clean up strategies.
- Deliverables
 - Final deliverable expectations were discussed to make sure the planning process's end result can be
 utilized as a tool to attract potential businesses, prioritize site clean-up efforts and identify potential
 funding sources for clean-up implementation. PD shared a report outline and the attendees were in
 agreement that strategies should accompany the planning. As the project continues to develop, further
 discussions will take place to help guide and frame the final deliverable package as an integrated body
 of work, including planning and environmental information and guidelines.

Next Steps:

- PD to provide additional comments / content for the Community Meeting flyer (completed). PD will distribute flyer to CDC's and other community partners.
- PD to schedule a meeting between project team members, WireNET and others to discuss existing business outreach and strategies
- PD / CA to continue discussions with Urban Agriculture Innovation Zone team
- PD / CA to schedule a project working meeting to review existing conditions, business outreach findings and overlay of planning diagrams completed to-date to begin prioritization of sites, make layout adjustments, etc.

If any of the items appearing herein are in conflict with your recollection of what was discussed, or if any important elements have been omitted it would be appreciated if you would contact us immediately. Otherwise, we will assume the above items are accurate.

Sincerely,

CITY ARCHITECTURE, INC.

Alex Pesta, AIA, LEED AP

cc: All attendees, Lindsey Raab, File

Cleveland Opportunity Corridor Brownfield Area-Wide Planning Pilot Program November 16, 2011 – Community Meeting Summary

Meeting Notes

ATTENDANCE:	
NAME:	AFFILIATION:
Various members of the comm	unity (residents, representatives, etc.)
Phyllis Cleveland	City of Cleveland City Council, Ward 5
Tim Tramble	Burten, Bell, Carr (BBC)
Terry Schwartz	Kent State CUDC (CUDC)
Jeff Kerr	Floyd Browne (FB)
Arlene Watson	Mobius Grey (MB)
Kim Scott	City of Cleveland Planning Department (PD)
Lindsey Raab Alex Pesta	Partners Environmental (PE) City Architecture (CA)
Paul Volpe	City Architecture (CA)
I I	

Meeting Objective:

To update the community on the planning process, to solicit additional feedback concerning land use and densities and introduce the Urban Agriculture Innovation Zone and its potential role for the neighborhood.

Community Meeting:

- The City of Cleveland Planning Department introduced the meeting and provided a brief review of the planning study areas, project partners and the goals of the plan.
- Partners Environmental discussed the potential impacts of brownfield properties. This included criteria that a
 parcel may include to classify as a brownfield, potential clean-up resources and several examples of
 property that are included in the study areas.
- City Architecture presented results from the first Community Meeting's survey, showing that job creation is
 the top priority of the community. CA discussed the analysis work completed to-date, illustrating the process
 of inventorying existing buildings, classifying them into condition categories (poor, moderate and good) and
 the impact of the potential roadway on redevelopment sites. Comparisons and examples of industrial parks,
 office parks and manufacturing facilities were also shared to provide examples of the anticipated land uses
 expected in the central portion of the Opportunity Corridor roadway and their required site sizes.
- CA illustrated how much land is available and the average site size if all moderate properties were retained. In addition to providing sites too small (average of 4 acres) to support the anticipated land use, CA confirmed that most of the moderate properties would fall into further disrepair, as the timeline for the Opportunity Corridor stretches for two decades, and would likely be classified as poor condition. For these reasons, redevelopment sites can be maximized if the concept of a broader land acquisition strategy is followed. A map was presented showing the potential land for redevelopment and average site size of 14 acres per parcel if poor and moderate properties are acquired. Maximizing site sizes can provide for more redevelopment, potentially creating the highest yield for job creation, etc.

- Floyd Browne introduced the Urban Agriculture Innovation Zone. Connections to the neighborhood, interfacing with Kinsman Avenue and program highlights were presented. Additional information was provided by a representative from the OSU Extension.
- CA facilitated an open discussion with attendees at the conclusion of the meeting. Below is a summary of comments received during the question and answer session:
 - The redevelopment must work for the neighborhood; the jobs created should be prioritized for the residents. It was stated that the biggest need here is jobs.
 - Corporate community is supportive of the roadway and plan, but residents are hesitant because it is uncertain what the impact will be to them; what will they lose / gain?
 - Job creation must be long-term and lasting, not only temporary construction jobs.
 - BBC focused on equity issues and considerations and stated their organization is committed to maximizing the amount of resources that are directed back into the community.
 - MB distributed survey and collected to solicit additional feedback centered on the Urban Agriculture Zone.
 - Brownfields plan must be community supported and access to the neighborhoods must be considered and maximized.
 - Brownfield clean up is important; how long does it take to clean up and make marketable land? PE responded by stating it depends on the end use of the property.
 - The community asked if the redevelopment was dependent on the construction of the Opportunity Corridor roadway. CA and PD stated that redevelopment could happen if the roadway is not constructed, but the new roadway's added access and traffic would likely be needed to spur investment.
 - PD posed the question related to desired development around the two GCRTA rapid stations. BBC reminded attendees that a recently completed plan, as directed by the public, showed a strategy for transit-oriented-development that should be integrated into the Brownfield Plan.

Next Steps:

 Conduct a follow-up working session meeting with the core working team to set direction for the planning of individual parcels / sites. This session will study each site, overlay environmental conditions, consider T.O.D. strategies along East 79th St., etc.

If any of the items appearing herein are in conflict with your recollection of what was discussed, or if any important elements have been omitted it would be appreciated if you would contact us immediately. Otherwise, we will assume the above items are accurate.

Sincerely,

CITY ARCHITECTURE, INC.

Alex Pesta, AIA, LEED AP

cc: Project team members, File

Cleveland Opportunity Corridor Brownfield Area-Wide Planning Pilot Program Charette Sessions – Workshop Summaries

Meeting Notes

ATTENDANCE:		
NAME:	AFFILIATION:	

Various members of the community (residents, CDC representatives, etc.) Sign-in sheets from each workshop attached for reference

Kim Scott	City of Cleveland Planning Department (PD)
James Danek	City of Cleveland Planning Department (PD)
Dan Brown	Partners Environmental (PE)
Lindsey Raab	Partners Environmental (PE)
Alex Pesta	City Architecture (CA)
Paul Volpe	City Architecture (CA)

Meeting Objective:

To review initial planning and redevelopment concepts with focused working groups to solicit feedback and direction. An analysis of existing conditions to be presented and the impact of the proposed Opportunity Corridor's location / scale to be discussed in relation to redevelopment opportunities. Additionally, the role the Urban Agriculture Innovation Zone plays within the Study Area to be discussed to better understand potential supportive development, land use, etc.

Charette Work Sessions:

- Multiple work sessions were held to garner feedback and present initial concepts for redevelopment
 potential. Redevelopment scenarios were digitally modeled and integrated into the overall model to show
 relationships to the Corridor. Three Charette Workshop sessions were conducted. They are summarized
 below:
 - Advisory Committee and Other Study Area Institutions; August 3, 2011 (Mt. Sinai Church) – The first charette session focused on hearing feedback from the Brownfield Advisory Committee. The overall sense of the group was that of a supportive nature. General comments centered on the need for further studies around the existing RTA stations along East 79th Street, ongoing participation with existing business owners, and requests to create more-dense land development that could potentially yield more jobs. Further discussions with CDC organizations confirmed this development approach and expressed a desire that the types of new businesses would not directly compete with neighborhood retail / commercial development that are currently in operation. Also, replacement housing opportunities were discussed and potential locations identified for infill housing, multi-family and mixed-use buildings. Further discussion and study will follow.
 - Business and Commercial Stakeholders; August 10, 2011 AM (Ken Johnson Recreation Center) – The second charette focused on the needs of existing businesses. The two largest businesses in the area (Miceli's and Orlando) are currently expanding and have been fully integrated into the planning process to-date. Attendees at the charette expressed concern that other, smaller businesses also need to be engaged to understand their intent and future plans.

Both WIRE-Net and the Greater Cleveland Partnership stated their willingness to help reach out to other businesses located in the Study Area. After discussing with City Planning, it was determined that the Economic Development department would reach out to further learn about existing businesses' needs, concerns and desires. Further exploration of the redevelopment concepts will examine the integration of existing businesses and provide for expansion opportunities, if desired.

• Residents and Resident-related Institutions; August 10, 2011 PM (Ken Johnson Recreation Center) – The third charette, geared towards residents, concentrated on potential property acquisitions and the process that led to the initial planning concepts. The planning team explained the property assessment and how existing property conditions affected land value. In many cases, the "poor" category's highest value is in the land, not the existing structure. This weighed into the strategy of consolidating parcels with a more aggressive land acquisition strategy. Residents were in general support of the redevelopment concepts, stating that job creation was a high priority. Other questions stemmed from existing conditions of roads and what the Corridor's construction means for the repair and maintenance of the neighborhood connector streets.

Next Steps:

- Hold follow-up meeting with City of Cleveland to review Charettes (completed)
- Schedule meeting with Urban Agriculture Innovation Zone project team (September 13)
- Schedule meeting with expanded project team (HNTB, Terri Hamilton Brown, Allegro Realty, etc.) (anticipated)
- Further refine redevelopment concepts as it relates to Opportunity Corridor Roadway location, land
 acquisition strategies and desired redevelopment parcel sizes. Ongoing discussions with the City of
 Cleveland Planning Commission.
- Prepare for Community Meeting (September 21)

If any of the items appearing herein are in conflict with your recollection of what was discussed, or if any important elements have been omitted it would be appreciated if you would contact us immediately. Otherwise, we will assume the above items are accurate.

Sincerely,

CITY ARCHITECTURE, INC.

Alex Pesta, AIA, LEED AP

cc: Project team members, File

Cleveland Opportunity Corridor Brownfield Area-Wide Planning Pilot Program 01-13-2012– Project Meeting Summary

Meeting Notes

ATTENDANCE:	
NAME:	AFFILIATION:
Bob Brown	City of Cleveland Planning Department (PD)
Kim Scott	City of Cleveland Planning Department (PD)
Tim Tramble	Burten, Bell, Carr Development (BBC)
Paul Volpe	City Architecture (CA)
Alex Pesta	City Architecture (CA)

Meeting Objective:

To review the latest planning efforts related to redevelopment sites, and discuss a land acquisition strategy for the brownfield redevelopment plan with city officials and neighborhood CDC representative.

General Discussion

- Overview of planning efforts review of what has been accomplished
 - CA provided an overview of the brownfield planning process, focusing on community outreach, Opportunity Corridor Roadway alignment updates, site redevelopment strategies and multiple initiatives that are ongoing and impact the study.
 - BBC and CA discussed the importance of bringing together multiple studies and efforts, including the Allegro market analysis (market demand for anticipated land uses, associated timeframes, etc.)

• Review of HNTB / ODOT, Allegro market demand analysis

- CA provided an overview, calling attention to the HNTB market demand analysis's projected timeframe. The timeframe anticipates redevelopment to first occur at the ends of the roadway; starting on the eastern portion (East 105th St.), then the western portion (East 55th St.). The report anticipates redevelopment in the central portion (the brownfield study area) to occur in 2040.
- BBC and PD discussed the inaccuracy of the HNTB market report, pointing out that redevelopment initiatives are currently occurring (Green City Growers, Urban Ag., etc.). Both BBC and PD expressed the importance of assembling land now to take full advantage of buying power, reduce the amount of land acquisition costs and to ensure redevelopment sites (environmentally cleaned) are available as the roadway is constructed and comes online.
- BBC stated that recent conversations with the City of Cleveland Economic Development Department reflects similar thought; if land is pre-assembled, redevelopment in the central portion will occur sooner. BBC stated that a follow up conversation will held to further communicate with Economic and Community Development organizations.
- BBC mentioned that there have been previous discussions pertaining to approaching stakeholders in University Circle to provide funding for property acquisition. BBC and PD stated that a follow-up meeting with Councilwoman Phyllis Cleveland would be appropriate. BBC to facilitate. CA to provide presentation material to BBC.
- Planning Update : Establishing redevelopment zones for consideration

- CA introduced the concept of the Superblock, redevelopment zones that can be quantified and studied. PD and BBC agreed with the methodology and supported how CA has established the blocks.
- CA presented the following information for each of the Superblocks: Property Conditions Analysis, Ownership Analysis, Encumbered Redevelopment Sites (maintaining occupied buildings) and Unencumbered Redevelopment Sites (consolidating most land, including public rights-of-way, to provide the largest and most marketable sites possible).
- After a discussion, BBC and PD supported the Unencumbered approach, requiring a more aggressive land acquisition strategy and potentially displacing houses, commercial buildings and institutional uses. This conclusion was drawn after an analysis of buildings, viability of businesses and the quality of the existing structures.
- BBC mentioned that there is a cluster of newer homes along East 73rd St. that are well-maintained. BBC will discuss their future and what considerations must be made with Councilwoman Phyllis Cleveland.
- It was determined that the East 73rd St. houses represent the most viable buildings throughout the study area; all other buildings and their associated land should be considered as redevelopment sites (less several properties previously identified by PD) for the brownfield plan. PD will continue discussions with the City of Cleveland administration and inform CA if that objective is supported.
- CA concluded the meeting with discussions focused on providing smaller-scale retail and transitoriented-development adjacent to the rapid stations within the study area. Further study will occur and will be included in the final plan.

Next Steps:

- CA to provide presentation materials to BBC for meeting with Councilwoman Cleveland, others
- BBC to facilitate discussion with Councilwoman Cleveland, Department of Economic Development, others
- PD to continue vetting the planning objectives and land acquisition strategy with City Administration. PD will direct CA to continue after strategy is established by the city officials.
- CA awaits direction before beginning final redevelopment concepts, etc.

If any of the items appearing herein are in conflict with your recollection of what was discussed, or if any important elements have been omitted it would be appreciated if you would contact us immediately. Otherwise, we will assume the above items are accurate.

Sincerely,

CITY ARCHITECTURE, INC.

Alex Pesta

cc: All attendees, Lindsey Raab, File

Cleveland Opportunity Corridor Brownfield Area-Wide Planning Pilot Program 03/28/2012 – Project Team Meeting Summary

Meeting Notes

ATTENDANCE:

NAME:	AFFILIATION:
Bob Brown	City of Cleveland Planning Department (PD)
Kim Scott	City of Cleveland Planning Department (PD)
Jim Danek	City of Cleveland Planning Department (PD)
Joe Jones	Burten, Bell, Carr Development, Inc. (BBC)
Lindsey Raab	Partners Environmental (PE)
Dan Brown	Partners Environmental (PE)
Alex Pesta	City Architecture (CA)
Paul Volpe	City Architecture (CA)

Meeting Objective:

To review brownfields assessment methodology and process, review final report outline and deliverables, discuss recent USEPA conference call / comments, set final direction for redevelopment strategies and schedule final Community Meeting.

USEPA Conference Call Review

- PD explained the topics of discussion in the previous day's conference call with the USEPA. USEPA comments focused on the draft report outline, as provided by CA and PE. Main comments focused on the tone of the report (ensuring it reads as a document created by the PD, not consultants), setting implementation strategies and partnerships with other agencies and organizations, prioritizing which sites and initiatives should be accomplished first and providing a descriptive narrative that compliments the mapping and graphics throughout the report.
- CA also stated that comments received from USEPA the previous day have been incorporated into the updated report outline provided at the meeting (dated 3/28/2012).
- CA showed previous work examples of similar reports that balance graphics and narrative. All agreed it was the correct approach and would fulfill the requirements of the USEPA.

Green Infrastructure Initiatives

- CA and PE discussed the incorporation of green infrastructure to reduce storm water treatments, including bio-swales, permeable paving and best practices related to site and infrastructure design. Conversation also included the planning process and how the team has met with NEORSD to receive input and direction pertaining to locations of treatment areas. PE reminded attendees that NEORSD does not have specific locations or types of initiatives, but have suggested that green infrastructure best practices be incorporated into the plan.
- CA stated that site development drawings would illustrate the objectives to create and integrate green infrastructure strategies.

Community Process and Outreach

- PD said that the USEPA stressed the importance of explaining and presenting the public outreach and involvement that has been part of the planning process. CA and PE explained how the process would be explained and integrated into the final report.
- PD discussed the importance of having a well-attended meeting for the final Community Meeting. BBC and PD discussed how the Brownfields Plan would integrate into the May 19th BBC Community Meeting. Because of the importance of the project and that this is the final community outreach, it was determined

a large amount of time would have to be dedicated to the topic at the meeting. BBC is going to check their agenda and report back with meeting details.

• PD stated that an Advisory Committee meeting should be held 2 weeks before the final Community Meeting.

Brownfields Assessment Process

- PE explained how they have developed the definition of "brownfield" for the purpose of this project, blending data and criteria from USEPA, Ohio EPA and other agencies to provide a workable definition that responds to the context of the Opportunity Corridor Brownfields Plan.
- PE walked attendees through their analysis of Superblock 5A describing a comprehensive chart that identifies property characteristics, potential assessment costs, estimated costs for remediation and other environmental impact that will direct the planning of the land.
- CA and PE will work together to update the planning redevelopment concepts to respond to the environmental information, establishing a development plan that creates value to the properties which begins with assessment and cleanup of the contaminated land.CA and PE will work over the next few weeks to update materials and will review with PD as information and concepts are refined.
- PE will create a series of 2 charts for each Superblock. The first chart will analyze all of the land with the assumption it will be fully covered with buildings. The second will be adjusted to show actual development plans as provided by CA. This level of analysis will provide a range of costs and assessments that may be attributed to cleaning and preparing land for redevelopment.
- PE stated that potential funding sources will be generally identified since many programs that are currently available are changing and may not be applicable in the future, taking into consideration of the plan's build-out timeline.

General Discussion

- PD and CA discussed that the Allegro Market Study will be mentioned in the final report to show market demand and research completed to-date.
- CA stated that the redevelopment plan does not include the acquisition of viable businesses (as identified in the BBC study). BBC has mentioned other properties that may be considered as "untouchable" for the purpose of the study. Follow up will be conducted to better understand locations of such properties.

Next Steps:

- PE will continue with environmental analysis starting at the western portions of the site and moving east.
- CA will provide updated mapping (showing new roadway alignment) to PE
- BBC will check into and identify any additional "untouchable" sites and communicate with project team
- PD and BBC will coordinate Community Meeting Times UPDATE Community Meeting date and time has been changed to: May 24, in the evening. Location and time to be determined.

If any of the items appearing herein are in conflict with your recollection of what was discussed, or if any important elements have been omitted it would be appreciated if you would contact us immediately. Otherwise, we will assume the above items are accurate.

Sincerely, CITY ARCHITECTURE, INC.

Alex Pesta, AIA, LEED AP

cc: All attendees, Tim Tramble (BBC), File

APPENDIX 2 Priority Site List

Development		-		Environmental	Contamir	ant Chara	cteristics		F	Property Char	racteristics		USEPA
District	Superblock	Parcel Number(s)	Summary	Concern Category	Perceived	Actual	Database	Vacant/ Abandoned	Underutilized	Tax Delinquent	Municipally owned	Buildings of very poor quality	Excluded Brownfields
		12422009	Main entrance to the RTA Central Rail Facilities complex. Historic ravine and parts warehouse	1	х						x		
		12422008	Vacant lot. Historic oil tank, barrel cleaning and drum storage yard. Facility is included on SPILLS database.	2	х		ER	х	х				
2	2A	12424076 12424077 12424078 12424079	Abandoned impound lot. Historic junk yard, auto repair shop and auto wrecking yard.	2	х			х	х		х		
		12424065	Vacant lot. Historic barrel manufacturing facility.	1	х			х	х		Х		
		12424061	Vacant lot. Historic welding/machine shop and manufacturing structure.	1	х			х	х		Х		
		12423006 - south 12424056 12424057	Abandoned Motor Freight building.	1	х			х	х			Х	
2	ODOT ROW	12424001 12424002 12424006 12424007 12424008 12424104	Abandoned Junk Yard. Historic ravine and building material yard.	2	x			х	х	X	X X X X X		
2	ODOT ROW	12424018	Residence. Historic tin shop.	1	Х								
	0.0	12424045	Something for Nothing Mattress Sales, a commercial retail facility. Historic Milk Depot.	1	х								
2	2B	12424037 12427053	OBO Construction Company, a commercial trucking and junk yard facility.	2	Х								
		12429001	Vacant lot. Historic junk yard.	2	Х			Х	Х		Х		
2	2C	12428019	Abandoned commercial facility. Historic manufacturing and auto repair facility.	2	х			х	х				
		12428017	Abandoned commercial facility. Historic contractor's warehouse.	1	х			х	х				
2	ODOT ROW	12428022	Vacant lot. Historic dry cleaning facility.	2	х			х	х		Х		
		12423003	Railroad R-O-W. Historic dump, manufacturing facility, and railroad freight house.	2	х								
2	2D	12423009	Orlando Bakery facility. Historic foundry, manufacturing, oil tanks with pump house, chemical warehouse, and metal fabricating. Facility is included on multiple databases.	3	x		R L U						
-		12423005	Vacant industrial building. Historic manufacturing, machine shop, and plating facility.	2	х			х	х				
		12423004	Vacant industrial building. Historic manufacturing and machine shop facility.	2	х			х	х				
		12428033	Vacant lot. Historic printing structure.	1	Х			Х	Х				

Development	Currentia ek	Parcel Number(s)	Cummoni	Environmental	Contami	nant Chara	cteristics			USEPA Excluded			
District	Superblock	Parcel Number(s)	Summary	Concern Category	Perceived	Actual	Database	Vacant/ Abandoned	Underutilized	Tax Delinquent	Municipally owned	Buildings of very poor quality	Brownfields
		12422011	RTA R-O-W. Historic ravine and C&Y Railroad	1	х						х		
	Adjoining 2A	12422006 porth	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.	2	х		U L	х	х				
Adjoining 2		12418036	Auto repair shop. Facility is included on multiple databases.	3	х		CN R D						
Adjoining 2 (to north) —		12417025	Community Apartments. Historic oil house, AST, UST and machine shop. Facility is included on SPILLS database.	2	х		ER						
	Adjoining 2D	12423007	RTA R-O-W. Historic NYC & St. L. Railroad.	1	х						х		
			Playground. Historic foundry, manufacturing, and junk yard. Facility is included on DERR database.	3	х		D	х	х		x		
	Adioining 2B	12425011	Vacant lot. Historic machine shop, rubber manufacturing, and barrel repair facility.	2	х			Х	х				
Adjoining 2B (to south)	12422006	RTA R-O-W. Historic ravine and C&Y Railroad	1	х						х			
(10 SOU(1))	Adjoining 2C	12422007 - west	RTA R-O-W. Historic ravine and C&Y Railroad	1	х						х		
		12429009	RTA R-O-W. Historic ravine and C&Y Railroad	1	Х						Х		

Source:

ESAS, Opportunity Corridor Project Area (Nov. 2009), VAP Phase I Property Assessment for Miceli Lograsso Development III, LLC (February 2010), City of Cleveland Planning Commission, Otter Park Environmental Health Watch Phase I ESA (4/19/2011), Urban Agriculture Innovation Zone Phase I ESA (12/2/2010), Hemisphere Industrial Park VAP Phase I Property Assessment Addendum (Nov. 2005)

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: 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)
- Velutary 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

Development			_	Environmental	Contami	nant Chara	cteristics		Pro	perty Charac	cteristics		USEPA
District	Superblock	Parcel Number(s)	Summary	Concern Category	Perceived	Actual	Database	Vacant/ Abandoned	Underutilized	Tax Delinquent	Municipally owned	Buildings of very poor quality	Excluded Brownfields
3	ЗА	12626001	Vacant Former Van Dorn Company industrial facility. Historic machine shop, print shop, metal working, oil tank and heat treating facility. Facility is included on RCRA-NonGen database.	2	x		R	x	x	Х		x	
		12626002	Vacant lot. Historic filling station with three (3) gas tanks and auto repair shop.	2	х			х	х	х			
3	ODOT ROW	12626015	Vacant commercial building. Historic ravine and paint/lacquer warehouse.	2	х			х	х	х		х	
		12627115	Abandoned Church. Historic auto repair shop.	1	Х			Х	Х	Х		Х	
		12627109	Union Hill Baptist Church and parking lot. Facility is included on SPILLS database.	1	x		ER						
		12627108	is included on SFIELS database.										
		12627107 12627136 12628001	Multi-tenant commercial office/warehouse facility. Historic manufacturing facility, machine shop, and metal treating facility. Facility is included on RCRA- NonGen and SPILLS databases.	2	х		R ER						
		12627088	Vacant lot. Historic auto repair shop.	1	х			Х	Х		Х		
		12627089	Abandoned residence used as a tire dump.	1	X ¹			X	X		Х	Х	
		12628003 12628004	Abandoned Junk Yard	2	X			x	X				
		12628002	Vacant lot. Historic oil refinery, manufacturing and plating facility, machine shop, and oil tank.	2	х			x	х		х		
3	3B	12628014 12628015 12628016 12628017	Braude Machine Company, an industrial machine shop. Historic brass foundry.	2	x					х			
		12628018 12628019	Vacant lot with drums and scrap metal. Facility is included on SPILLS database.	1	x		ER	x	х		х		
		12627039 12627040 12628027 12628030	Integrity Truck and Car Wash, a truck/auto repair shop and car wash. Historic electroprocessing and auto repair shop.	2	x					Х			
		12628031 12628032	Abandoned commercial building/used tire sales lot. Historic oil refining facility, auto wash and auto repair shop. Facility is included on SPILLS database.	2	x		ER	x	х	Х	х	x	
		12627022	Vacant lot. Historic machine shop.	1	х			х	х		х		
		12627024 12627056	Vacant lot with junk cars. Facility is included on	2	x		R	x	x		X		
		12627141	RCRA-NonGen database.	2	^		к	^	^				
		12619008	Railroad R-O-W. Historic lumber yard and NYC & St. L. Railroad.	1	х								
Adjoining 3 (to north)	Adjoining 3A	12619013	RTA R-O-W. Historic NYC & St. L. Railroad and C.T.S. Rapid Transit lines.	1	х						х		
		12619009	Vacant lot. Historic manufacturing facility and foundry.	2	х			х	х				

Development	Currentele ek		s) Summary	Environmental Concern	Contami	nant Charao	cteristics		USEPA Excluded				
District	Superblock	Parcel Number(s)			Perceived	Actual	Database	Vacant/ Abandoned	Underutilized	Tax Delinquent	Municipally owned	Buildings of very poor quality	Brownfields
		1242200/ - past	RTA R-O-W. Historic oil refining facility and C&Y Railroad.	2	х						х		
Adjoining 3 (to south)	Adjoining 3B	12422007 - central	RTA R-O-W. Historic ravine and C&Y Railroad.	1	Х						х		
		12627026	RTA R-O-W. Historic ravine and C&Y Railroad.	1	х						х		
Adjoining 3 (to east)	Adjoining 3A and 3B	12610010	Railroad R-O-W. Historic C.&P. & Pennsylvania Railroad.	1	х								

Source:

ESAS, Opportunity Corridor Project Area (Nov. 2009), VAP Phase I Property Assessment for Miceli Lograsso Development III, LLC (February 2010), City of Cleveland Planning Commission, Otter Park Environmental Health Watch Phase I ESA (4/19/2011), Urban Agriculture Innovation Zone Phase I ESA (1/2/2010) Hemisphere Industrial Park VAP Phase I Property Assessment Addendum (Nov. 2005)

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: 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

Footnotes:

1 - Site added to list based on infromation provided by Environmental Health Watch Illegal Dumping presentation

Development	Densel Namela and a	0	Environmental	Contamir	nant Chara	cteristics		Pro	perty Charac	teristics		USEPA
District	Parcel Number(s)	Summary	Concern Category	Perceived	Actual	Database	Vacant/ Abandoned	Underutilized	Tax Delinquent	Municipally owned	Buildings of very poor quality	Excluded Brownfield
	12627037	RTA R-O-W. Historic ravine and C&Y Railroad.	1	Х						Х		
	12627144											
	12627028											
	12627029											
		RTA R-O-W and vacant lots used as urban										
	12627031 12627032	agricultural training center. Historic ravine and C&Y Railroad. Documented contamination from	2	х	Х		х	Х		х		
		past assessments.										
	12627033											
	12627034											
	12627035											
		Vacant lot. Historic oil refining facility.	2	х			х	х	х			
	12628029	RTA R-O-W. Historic oil refining facility and C&Y Railroad.	2	х						х		
	12633003	Vacant lot and trailer truck storage lot. Historic Pennsylvania Railroad Freight Yard.	2	х			х	х				
	12631093	Vacant lot. Historic tire repair and used tire yard facility.	1	х			х	х				
	12631064											
	12631065	Vacant lot with debris piles. Historic salvaged	1	х			х	х		х		
	12631066	lumber yard.		~				~				
	12631067	Marcal Francisco Calmatria Baffatian On (11-11-Oil										
4	12631069	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.	3	х		C R D	х	х		х		х
	12631074	Vacant Former Ashland Industrial Solvents &				CN						
		Chemicals facility. Historic industrial solvent and chemical facility. Facility is included on multiple databases.	3	х		T R CR D	х	x				
	12631083	Vacant lot. Historic welding facility.	1	Х			Х	Х		Х		
	12630020	Vacant lot. Historic machine shop.	1	Х			Х	Х				
		Vacant lot. Historic dry cleaning facility.	2	х			х	х		Х		
	12630022	Vacant lot. Historic auto repair facility with two (2) gas tanks.	2	х			х	х		х		
	12632022	Vacant lot. Historic salvage tire yard and auto junk yard.	2	х			х	х	х			
	12632047	Vacant lot. Historic dry cleaning facility with five (5) buried tanks.	2	х			х	х		х		
	12630010	Vacant lot. Historic auto repair facility.	1	X			Х	Х	X			
		Residence. Historic auto repair facility.	1	Х					Х			
	12630036	Abandoned auto repair garage. Historic iron works/steel warehouse facility.	1	Х			х	Х	Х			
	12630065	Vacant lot. Historic 5,000-gallon UST.	2	х			Х	Х		Х		

Development	Dama d Namaka (a)	0	Environmental	Contamin	ant Chara	cteristics		Pro	perty Charac	teristics		USEPA
District	Parcel Number(s)		Concern Category	Perceived	Actual	Database	Vacant/ Abandoned	Underutilized	Tax Delinquent	Municipally owned	Buildings of very poor quality	Excluded Brownfield
	12630067	Abandoned manufacturing facility. Historic wire works facility.	2	х			х	х	x			
	12630068	Abandoned commercial building. Historic auto repair facility.	1	х			х	х	х			
	12630048	Auto repair facility. Historic contractor's warehouse.	1	х					х			
	12631052	Vacant lot. Historic auto station facility.	1	х			х	х		х		
	12632105 12632106	Abandoned Junk Yard. Historic auto station facility.	2	х			Х	х				
	12632103 12632104	Vacant lot with salvage yard debris.	1	х			х	Х		х		
	12632019	Vacant lot. Historic auto repair facility.	1	х			х	х				
	12630015	Partially vacant commercial storefront with apartments. Historic dry cleaning facility.	2	х				х				
	12630016	Church. Historic industrial use and auto station database.	1	х					х			
	12630075	Vacant lot with partially demolished building. Historic woodworking and welding facility.	1	х			х	х	х			
	12630088	Abandoned commercial building. Historic plating supply mill and machine shop.	2	х			х	х	х		х	
4	12632068	Abandoned commercial building. Historic auto repair facility.	1	х			х	х	х		х	
	12632042	Vacant lot. Historic vehicle recycling yard.	2	х			х	х				
	12630024 12630025	Abandoned commercial facility. Historic lumber and millwork facility.	1	х			х	х	X X		х	
1	12632012											
l I	12632013											
	12632014									x		
	12632015								Х	~		
	12632088											
1	12632089											
1	12632090											
1	12632091	Vacant lot with pile of fill material identified as a										
1	12632092	recognized environmental condition in prior report	1	х			х	х		Х		
i I	12632093	by others.	1	^		1	^	^				
1	12632094									х		
1 1	12632095									^		
1	12632096					1						
1	12632097					1						
1 1	12632098											
1 1	12632099									х		
l l	12632100]		
l l	12632101					1				1		
	12629023	Abandoned commercial building and parking lot. Historic coal and asphalt facility.	1	х			х	х	х			

Development	Parcel Number(s)	Summary	Environmental	Contami	nant Chara	cteristics		Pro	operty Charac	teristics		USEPA Excluded
District	Parcel Number(s)	Summary	Concern Category	Perceived	Actual	Database	Vacant/ Abandoned	Underutilized	Tax Delinquent	Municipally owned	Buildings of very poor quality	Brownfield
	12701009	Vacant lot. Historic steam laundry with gas tank and auto repair facility.	2	х			х	х				
Adjoining 4 (to south)	12708002	CMHA facility. This facility is included on multiple databases, but has a covenant not-to-sue with use restrictions.	3	х		R D L IC/EC V						
	12708004	Vacant lot. Historic filling station. Facility is included on LUST and UST databases.	3	х		L U	х	х				
Adjoining 4	12633001	Railroad R-O-W. Historic Pennsylvania Railroad Freight Yard.	1	х								
(to east)	12633002	CEI Substation. Historic Pennsylvania Railroad Freight Yard.	1	Х								
Adjoining 4	12629001 12629002 12629003 12629009 12629046	Multi-tenant commercial/industrial facility. Historic steam laundry, machine shop, industrial research, metal fabricating and plating facility. Facility is included on multiple databases.	3	х		CN R D U ER						
(to west)	12629004 12630001	Commercial/industrial facility. Historic switchboard manufacturing facility. Facility is included on	2	х		ER R						
	12630002	Vacant lot. Historic auto repair facility.	1	Х			х	х	х	х		
	12630093 12630094	Auto towing/repair shop with USTs. Historic pigment storage/contractor's warehouse.	2	х					X X			

Source:

ESAS, Opportunity Corridor Project Area (Nov. 2009), VAP Phase I Property Assessment for Miceli Lograsso Development III, LLC (February 2010), City of Cleveland Planning Commission, Otter Park Environmental Health Watch Phase I ESA (4/19/2011), Urban Agriculture Innovation Zone Phase I ESA (12/2/2010), Hemisphere Industrial Park VAP Phase I Property Assessment Addendum (Nov. 2005)

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:

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

Development			_	Environmental	Contami	nant Chara	cteristics		Pro	perty Charac	teristics		USEPA
District	Superblock	Parcel Number(s)	Summary	Concern Category	Perceived	Actual	Database	Vacant/ Abandoned	Underutilized	Tax Delinquent	Municipally owned	Buildings of very poor quality	Excluded Brownfield
		12620001	John's Auto, an auto repair shop.	1	х								
		12620002 12620003	Vacant lot. Historic concrete manufacturing facility.	1	х			х	х				
		12620007	Vacant lot. Historic machine shop.	1	Х			Х	Х		Х		
		12620025	Vacant lot with building debris piles. Historic manufacturing facility.	2	х			х	х	х			
5	5A	12620028	Ohio Brush, a wire brush manufacturing facility. Historic rubber, brush and concrete manufacturing facility.	2	х								
	0,1	12620047 12620027	Vacant industrial building. Historic varnish manufacturing and oil refining facility. Vacant industrial facility with partially demolished structures. Historic varnish and rubber manufacturing and oil refining facility with 12 oil/solvent tanks and 11 oil tanks. Facility is included on multiple databases.	3	x		R L U ER	x	x	Х	x	x	
		Portion of 12620021	Final Cut, a food storage warehouse/ distribution facility. Historic rubber manufacturing.	2	х					х			
		Portion of 12620021	Final Cut, a food storage warehouse/ distribution facility. Historic rubber manufacturing.	2	х					х			
5	ODOT ROW	12620023	Vacant lot. Historic rubber manufacturing.	2	Х			х	Х				
		Portion of 12620024	Abandoned commercial building. Historic rubber warehouse and manufacturing facility.	1	X			x	x			x	
		12620042 12620044 12620045	Amclo Group commercial building. Historic rubber and chemical manufacturing, oil house, machine shop, and plating facility.	2	х						X X	x	
		12620022	Abandoned industrial building. Historic rubber manufacturing and machine shop. Facility is included on SPILLS database.	2	x		ER	х	х			x	
5	5B	12621001 12621002 12621004 12621009-west 12621013	Miceli's Expansion Site. Former DLH Plating/Eberhard Mfg industrial facility with partially demolished buildings and debris piles. Historic plating and manufacturing facility, foundry, oil storage, buried gas and benzene tanks, and chemical warehouse. Facility is included on multiple databases.	3	x		C T CR L U ER	x	x	X 	X	-	x
5	30	12622017 12622018 12622019	Parking lot. Historic filling station.	2	х								
		12622051	Residential. Historic machine shop.	1	Х								
		12622020	Sunoco Gas/Inner Beauty Salon, a gasoline filling	3	х		U						
		12622021 12621010	station. Facility is included on UST database. L. Gray Barrel and Drum, an industrial drum reclamation/recycling facility. Historic gas tanks and commercial office structure. Facility is included on RCRA-LQG database.	3	x		R		х	Х		x	
		12621011	L. Gray Barrel and Drum, an industrial drum reclamation/recycling facility. Historic foundry, manufacturing facility and oil vault.	3	х				х	Х		х	

Development	0	Devel New Key ()	0	Environmental	Contami	nant Chara	cteristics		Pro	operty Charac	teristics		USEPA
District	Superblock	Parcel Number(s)	Summary	Concern Category	Perceived	Actual	Database	Vacant/ Abandoned	Underutilized	Tax Delinquent	Municipally owned	Buildings of very poor quality	Excluded Brownfield
		12621009-east 12621014	L. Gray Barrel and Drum, an industrial drum reclamation/recycling facility. Historic foundry, manufacturing facility and scrap iron/steel storage. Facility is included on multiple databases.	3	х		T R L U ER			х			
5	5B	12623040 12623041 (42-43)	Miceli's Dairy Products, Inc., a commercial cheese manufacturing facility. Facility is included on SPILLS database.	1	х		ER						
		12621003 12622029 12622030 12622031	Miceli's Properties. Parking lot. Facility is included on SPILLS database (food waste).	1	x		ER						
		12619005	Railroad R-O-W. Historic coal yard, planing mill and NYC & St. L. Railroad.	1	х								
		12619012	RTA R-O-W. Historic stores and NYC & St. L. Railroad.	1	х						х		
Adjoining 5 (to northwest)	Adjoining 5A	12619002	Junk yard/vehicle salvage yard. Historic salvaged lumber yard and auto salvage yard with hydraulic press. Facility is included on UIC database.	2	x		EC						
		12613001	Public garden. Historic filling station with two gas tanks.	2	Х			х	х				
Adjoining 5 (to northeast)		12613039 12613040	Vacant lot. Historic coal yard and filling station with three gas tanks.	2	Х			х	х				
<u>, , , , , , , , , , , , , , , , , , , </u>		12613025 12613026 12613041	Auto body and repair shop. Historic filling station with three gas tanks and auto repair shop.	2	х								
		12613022	Church. Historic printing structure.	1	х								
Adjoining 5 (to northeast)	Adjoining 5B	12613019	Filling station. Facility is included on multiple databases.	3	х		R L U						
		12618034	Vacant lot. Historic auto repair shop with gas tank.	2	х			х	х				
		12618035	Vacant commercial building. Historic chemical and caulk manufacturing.	2	х			х	х				
Adjoining 5 (to southeast)		12615013	Railroad R-O-W.	1	х								

Source:

ESAS, Opportunity Corridor Project Area (Nov. 2009), VAP Phase I Property Assessment for Miceli Lograsso Development III, LLC (February 2010), City of Cleveland Planning Commission, Otter Park Environmental Health Watch Phase I ESA (4/19/2011), Urban Agriculture Innovation Zone Phase I ESA (1/2/2010), Hemisphere Industrial Park VAP Phase I Property Assessment Addendum (Nov. 2005)

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: R = Resource Conservation and Recovery Act (RCRA) Generator

- T = RCRA Treatment, Storage, and Disposal (TSD) CR = RCRA Corrective Action Sites (CORRACTS)
- CR = NGRA COTRECTIVE ACCION STIES (CUMHACTS) 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) U = Regulated Underground Storage Tank (UST) D = Net (FD Device of Environment)

- 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

APPENDIX 3A

Baseline Cost, Time-framed Funding Resource Chart - District 2

Baseline Cost, Timeframe and Funding Resource Chart Cleveland Opportunity Corridor Brownfield Area Wide Plan Development District 2- Superblock 2A

Development					Initial	Size	Building	Number of	Proposed	Suspected	Receptor	Assessr	ment Complexity	Assessment	Suggested	Anticipated	Remedi	ation Con	nplexity	emediation	Suggested	Anticipated	Demolition	Suggested	Timefram	e (months)
District	Superblo	ock Pa	arcel Number(s)	Summary	Environmental Ranking	(acres or linear foot)	Area (square foot)	Buildings/ Stories ⁴	Land Use	COCs	Pathways	Low	Medium High	Cost	Funding Resource	Remedial Activity	Low	Medium		Cost	Funding Resource	Demolition Activities	Cost	Funding Resource	Assessment	Remediation/ Demolition
			12422009	Main entrance to the RTA Central Rail Facilities complex. Historic ravine and parts warehouse	1	.86 AC	-	-	Existing Viable Facility	e _	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-
			12422008	Vacant lot. Historic oil tank, barrel cleaning and drum storage yard. Facility is included on SPILLS database.	2	1.22 AC	-	-		VOC, LP, HP, PCB	IA, DC		х	\$50,000	Cnty, Mun, Priv	SE, RA, UEC, UST		x		\$500,000	Fed, St, Cnty, Mun, Priv	-	-	-	6	12
2	2A		12424076 12424077 12424078 12424079	Abandoned impound lot. Historic junk yard, auto repair shop and auto wrecking yard.	2	.64 AC	-	-	Light	VOC, MT, LP, HP, PCB,	IA, DC		x	\$50,000	Cnty, Mun, Priv	SE, RA, UEC, WD	x			\$100,000	Cnty, Mun, Priv	-	-	-	6	6
				Grand Avenue west of Parcel 12424080	-	325 LF	-	-	Manufacturing Distribution	Waste												-	-	-		
			12424065	Vacant lot. Historic barrel manufacturing facility.	1	.74 AC	-	-	Building	VOC, MT, LP, HP	IA, DC		х	\$50,000	Cnty, Mun, Priv	RA, UEC	х			\$100,000	Cnty, Mun, Priv	-	-	-	6	6
			12424061	Vacant lot. Historic welding/machine shop and manufacturing structure.	1	.17 AC	-	-		VOC, MT, LP, HP, PCB	IA, DC		х	\$50,000	Cnty, Mun, Priv	RA, UEC	х			\$100,000	Cnty, Mun, Priv	-	-	-	6	6
		12	2423006 - south 12424056 12424057	Abandoned Motor Freight building.	1	3.43 AC	6,536 SF	2		VOC, LP, HP, PCB, ACM	IA, DC		х	\$50,000	Cnty, Mun, Priv	SE, RA, UEC, UST	x			\$100,000	Cnty, Mun, Priv	CD	\$39,216	Cnty, Mun, Priv	6	6
			12424075	Vacant land bank lot	-	.1 AC	-	-																		
			12424074	Vacant land bank lot	-	.1 AC .1 AC	-	-																		
			12424073 12424072	Vacant land bank lot Vacant land bank lot	-	.08 AC	-	-																		
			12424071	Vacant land bank lot	-	.09 AC	-	-																		
			12424070	Vacant lot	-	.09 AC	-	-																		
			12424069 12424068	Vacant land bank lot Vacant land bank lot	-	.08 AC .09 AC	-	-																		
			12424068	Vacant land bank lot	-	.09 AC	-	-																		
			12424064	Residential dwelling	-	.11 AC	-	1	Light						.						.	RD	\$33,750			
2	2A		12424063	Vacant land bank lot	-	.17 AC	-	-	Manufacturing Distribution	VOC, MT, LP, HP, ACM ¹	IA, DC		х	\$50,000	Cnty, Mun, Priv	RA, UEC, ACM	х			\$100,000	Cnty, Mun, Priv			LB	6	6
			12424062	Vacant residential dwelling	-	.17 AC	-	1	Building	HP, ACM					FIIV	ACIM					FIIV					
			12424060 12424059	Vacant land bank lot	-	.17 AC	-	-	Dananig																	
			12424059	Vacant land bank lot Residential dwelling	-	.17 AC	-	- 1																		
			12424055	Vacant land bank lot	-	.00 AC	-	-																		
			12424054	Vacant land bank lot	-	.11 AC	-	-																		
			12424053	Vacant lot	-	.11 AC	-	-																		
			12424052	Vacant land bank lot	-	.17 AC	-	-																-		
			ROW ²	East 70th Street	-	100 LF	-	-														RW	\$4,000	-		
		_	ROW ²	Grand Avenue east of Parcel 12424080	-	775 LF	-	-														RW	\$31,000			
			ortion of 12424080	Vacant lot	-	.11 AC .13 AC	-	-																		
			ortion of 12424081 ortion of 12424082	Vacant lot Vacant land bank lot	-	.13 AC	-	-																		
			ortion of 12424082	Vacant land bank lot	-	.16 AC	-	-	Light																	
			ortion of 12424084		-	.55 AC	-	1	Manufacturing	VOC, MT, LP,				* 50.000	Cnty, Mun,	RA, UEC,				* / * * * * *	Cnty, Mun,	RD	\$22,500			
2	2A		12424085	Vacant land bank lot	-	.1 AC	-	-	Distribution	HP, ACM ¹	IA, DC		х	\$50,000	Priv	ACM	х			\$100,000	Priv			LB	6	6
			12424086	Vacant land bank lot	-	.08 AC	-	-	Building																	
			12424087	Vacant land bank lot	-	.09 AC	-	-																		
			12424088	Vacant residential dwelling	-	.1 AC 200 LF	-	1														B/W/	000 82	-		
			ROW ² 12424089	East 71st Place Residential dwelling	-	200 LF .09 AC	-	- 1					<u>├──</u>		-							RW	\$8,000			
			12424089	Vacant land bank lot	-	.09 AC	-	-																		
			12424090	Vacant residential dwelling	-	.00 AC	-	1																		
			12424003	Vacant lot	-	.08 AC	-	-	1 :																	
			12424004	Vacant land bank lot	-	.08 AC	-	-	Light	VOC, MT, LP,					Coty Mur	RA, UEC,					Coty Mup	RD	\$33,750			
2	2A		12424092	Vacant land bank lot	-	.17 AC	-	-	Distribution		IA, DC		х	\$50,000	Cnty, Mun, Priv	ACM	Х			\$100,000	Cnty, Mun, Priv		ψ00,700	LB	6	6
			12424100	Residential dwelling	-	.1 AC	-	1	Building	,																
			12424093 12424094	Vacant land bank lot Vacant land bank lot	-	.07 AC .1 AC	-	-	- 0																	
			12424094	Vacant land bank lot	-	.1 AC	-	-																		
	1		ROW ²	East 73rd Street	-	200 LF	-	-			1											RW	\$8,000	1		
	1		12424095	Vacant land bank lot	-	.15 AC	-	-		1				1	1	1										
			12424020	Vacant land bank lot with residential dwelling	-	.05 AC	-	1																		
	1		12424096	Vacant lot	-	.14 AC	-	-	Light		1															
2	2A		12424097	Vacant land bank lot	-	.17 AC	-	-	Manufacturing	ACM	IA, DC	х		\$10,000	Priv	ACM	-	-	-	-	-	RD	\$11,250	LB	3	3
-			12424098	Vacant land bank lot	-	.1 AC	-	-	Distribution		,			\$.0,000									<i></i> , L 00		Ŭ Ŭ	5
			12424051	Vacant land bank lot	-	.17 AC	-	-	Building																	
			12424050 12424049	Vacant lot	-	.07 AC .17 AC	-	-																		
1	1		12424049	Vacant land bank lot	-	.17 AU	-	-		1	1	1		1	1						1		1	1		

Baseline Cost, Timeframe and Funding Resource Chart Cleveland Opportunity Corridor Brownfield Area Wide Plan Development District 2- Superblock 2A

Development District	Superblock	Parcel Number(s)	Summary	Initial Environmental Ranking	Size (acres or linear foot)	Building Area (square foot)	Number of Buildings/ Stories ⁴	Proposed Land Use	Suspected COCs	Receptor Pathways	Assessment C	. ,	Assessment Cost	Suggested Funding Resource	Anticipated Remedial Activity		diation Co Medium		Remediation Cost	Suggested Funding Resource	Anticipated Demolition Activities	Demolition Cost	Suggested Funding Resource	Timeframe Assessment	ne (months) Remediation/ Demolition
		12424001																							1
		12424002																							1
		12424006	Abandoned Junk Yard. Historic ravine and building	2	-	-	_		-	_		-	-	_	-	-	-	-	_	_	-	-	-	_	-
	_	12424007	material yard.	-																					1
		12424008																							1
	_	12424104																							ı
	_		Residence. Historic tin shop.	1	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Portion of 12424080		-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Portion of 12424081		-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	
2		Portion of 12424082		-	-	-	-	ROW	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	
-		Portion of 12424083		-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	
	_	Portion of 12424084		-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	
		12424004	Vacant land bank lot	-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	
		12424005	Vacant lot	-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12424017	Residential dwelling	-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12424016	Vacant land bank lot	-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	
		12424021	Residential dwelling	-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
			Residential dwelling	-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	
		12424048	Vacant land bank lot	-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	
		12424047	Vacant land bank lot	-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	<u> </u>
TOTAL ASSESSMENT COST \$410,000													тс	TAL RE	MEDIATIO	ON COST	\$1,200,000	TOTAL DEM	OLITION COST	\$191,466					

Footnotes:

1 - COCs result from adjoining Brownfield Sites

2 - Assessment and Remediation costs for the existing ROW are presumed to be included in the applicable costs for the immediately adjoining properties.

3 - Costs and information for the parcels presumed to be taken by ODOT are not included

4 - Cost estimates for one (1) to four (4) family residential buildings are based on a unit price; therefore, square footage is not applicable.

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 LBP = Lead Based Paint P/H = Pesticides and Herbicides RAD = Radioactive A/B/Cyn = Acids, Bases and Cyanide Waste = Tires, Debris, Solid Waste, Junk Cars, etc.

Demolition Activities RD = Residential Building Demolition CD = Commercial Building Demolition ID = Industrial Building Demolition RW = Roadway or Alley Demolition UR = Utility Removal ODOT = Assumed ODOT will demolish building and manage ACM

Cost, Timeframe and Funding Resource Chard Legend

Receptor Pathways		
IA = Indoor Air		
DC = Direct Contact		
DW = Drinking Water		
SW = Surface Water		
NR = Natural Resource		
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 CEC = 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

Funding Resources

Fed = Federal Programs (USEPA Grants, HUD)

St = State Programs (ODOT, Historic Tax Credit, Bond Funds, Loan Programs)

Cnty = County Programs (Subgrants from Coalitions, Forgivable Loans, Bond Funds)

Mun = Municipal Programs (City Economic Development, Tax Incentives)

Priv = Private Funding (Cash, Lender, etc.) LB = Land Bank

Baseline Cost, Timeframe and Funding Resource Chart Cleveland Opportunity Corridor Brownfield Area Wide Plan Development District 2- Superblock 2B

evelopment District	Superblock	Parcel Number(s)	Summary	Initial Environmental Ranking	Size (acres or linear foot)	Building Area (square foot)	Number of Buildings/ Stories ⁴	Proposed Land Use		Receptor Pathways		ment Complexit Medium High	Assessment Cost	Suggested Funding Resource	Anticipated Remedial Activity		ation Com Medium	·	Remediation Cost	Suggested Funding Resource	Anticipated Demolition Activities	Demolition Cost	Suggested Funding Resource	Timefran Assessment	me (months) Remediatic Demolitio
		12424104	Abandoned Junk Yard. Historic ravine and building material yard.	2	1.32 AC	-	-	Light Manufacturing/ Distribution	VOC, MT, LP, HP, PCB, Waste	IA, DC		х	\$50,000	Cnty, Mun, Priv	SE, RA, UEC, WD	x			\$100,000	Cnty, Mun, Priv	-	-	-	6	6
2	2B	12424045	Something for Nothing Mattress Sales, a commercial retail facility. Historic Milk Depot.	1	.17 AC	1,912 SF	2	Building	LP, HP, ACM	IA, DC		х	\$50,000	Cnty, Mun, Priv	UST, ACM	х			\$100,000	Cnty, Mun, Priv	ODOT	-	Cnty, Mun, Priv	6	6
		12424037 12427053	OBO Construction Company, a commercial trucking and junk yard facility.	2	1.52 AC	7,946 SF 9,993 SF	1	Existing Viable Facility	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-
		12424014	Vacant land bank lot	-		-	-	raciity																	
		12424014	Residential dwelling	-	-		- 1																		
		12424013	Residential dwelling	-	ł – – – – – – – – – – – – – – – – – – –		1																		
		12424012	0	-	ł – – – – – – – – – – – – – – – – – – –		1																		
		12424011	Residential dwelling	-	ł – – – – – – – – – – – – – – – – – – –	-	1																		
		12424010	Residential dwelling Vacant lot				-																		
		12424009		-	-	-																			
		12424029	Vacant lot Vacant lot				-																		
		12424030		-																					
			Vacant land bank lot	-		-	-																		
		12424032	Vacant land bank lot	-		-	-																		
		12424033	Vacant residential dwelling	-		-	1																		
		12424034	Vacant land bank lot	-		-	-																		
		12424035	Vacant land bank lot	-		-	-																		
		12424036	Vacant land bank lot	-			-	Light													RD	\$123,750			
2	2B	12424024	Residential dwelling	-			1	Manufacturing/		IA, DC		х	\$50,000	Cnty, Mun,	RA, UEC,	х			\$100,000	Cnty, Mun,			LB	6	6
		12424025	Residential dwelling	-	-	-	1	Distribution	HP, ACM ¹	, = =			+,	Priv	ACM					Priv				-	-
		12424026	Residential dwelling	-		-	1	Building																	
		12424027	Residential dwelling	-		-	1																		
		12424028	Residential dwelling	-		-	1																		
		12424102	Vacant lot	-		-	-																		
		12424038	Vacant lot	-		-	-																		
		12424039	Vacant land bank lot	-		-	-																		
		12424040	Vacant land bank lot	-		-	-																		
		12424041	Vacant land bank lot	-		-	-																		
		12424042	Residential dwelling	-		-	1																		
		12424101	Vacant lot	-		-	-																		
		12424043	Vacant land bank lot	-		-	-																		
		12424044	Vacant land bank lot	-		-	-																		
		ROW ²	East 73rd Street	-	275 LF	-	-														RW	\$11,000			
		ROW ²	Wagner Avenue	-	325 LF	-	-														RW	\$13,000			
		12424001	Abandoned Junk Yard. Historic ravine and building	0	00.40																				
		12424008	material yard.	2	.29 AC	-	-		-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-
		12424016	Vacant land bank lot	-	-	-	-		-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-
2	ODOT ROW ³	12424015	Vacant land bank lot	-	-	-	-	ROW	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-
-	000111011	12424023	Residential dwelling	-	-	-	-		-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-
		12424046	Vacant land bank lot	-	-		-		-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-
		12424099	Vacant land bank lot	-	-		i _		_		1 -			-		- I		-	-	-	-	_	-	-	-
		12727033	vaount iuno bunn lot								1	1 1 -				1								1	

Footnotes:

1 - COCs result from adjoining Brownfield Sites

2 - Assessment and Remediation costs for the existing ROW are presumed to be included in the applicable costs for the immediately adjoining properties.

3 - Costs and information for the parcels presumed to be taken by ODOT are not included

4 - Cost estimates for one (1) to four (4) family residential buildings are based on a unit price; therefore, square footage is not applicable.

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 LBP = Lead Based PaintP/H = Pesticides and Herbicides RAD = Radioactive A/B/Cyn = Acids, Bases and Cyanide Waste = Tires, Debris, Solid Waste, Junk Cars, etc.

Demolition Activities

RD = Residential Building Demolition CD = Commercial Building Demolition ID = Industrial Building Demolition RW = Roadway or Alley Demolition UR = Utility Removal ODOT = Assumed ODOT will demolish building and manage ACM

Cost, Timeframe and Funding Resource Chard Legend

Receptor Pathways
IA = Indoor Air
DC = Direct Contact
DW = Drinking Water
SW = Surface Water
NR = Natural Resource
Remedial Activities
EC = Engineered Cover
VC = Vapor Control
HGC = Hydrologic/Geologic Control
SE = Soil Excavation
ISS – In-Situ Soil

HGC = SE = 5 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

Funding Resources

Fed = Federal Programs (USEPA Grants, HUD)

St = State Programs (ODOT, Historic Tax Credit, Bond Funds, Loan Programs)

Cnty = County Programs (Subgrants from Coalitions, Forgivable Loans, Bond Funds)

Mun = Municipal Programs (City Economic Development, Tax Incentives)

Priv = Private Funding (Cash, Lender, etc.)

Baseline Cost, Timeframe and Funding Resource Chart Cleveland Opportunity Corridor Brownfield Area Wide Plan Development District 2- Superblock 2C

Development				Initial	Size Buildin	9 Number of	Bronood	Sugnastad	Bacantar	Assessment Cor	nplexity	Accoment	Suggested	Anticipated	Remed	ation Comple	kity Remediation	Suggested	Anticipated	Domolition	Suggested	Timefran	ne (months)
Development District	Superblock	Parcel Number(s)	Summary	Environmental Ranking	(acres or Area linear (square	Buildings/	Proposed Land Use	Suspected COCs	Receptor Pathways	Low Medium	High	Assessment Cost	Funding Resource	Remedial Activity	Low	Medium H	Cost	Funding Resource	Demolition Activities	Demolition Cost	Funding	Assessment	Remediation/
		12429001	Vacant lot. Historic junk yard.	2	foot) foot) .17 AC -		Light	VOC, MT, LP, HP, PCB, Waste	IA, DC	x		\$50,000	Cnty, Mun, Priv	SE, RA, UEC	х		\$100,000	Cnty, Mun, Priv	-	-	-	6	Demolition 6
2	2C	12428019	Abandoned commercial facility. Historic manufacturing and auto repair facility.	2	.15 AC 6,076 S	= 1	Manufacturing/ Distribution Building		IA, DC	х		\$50,000	Cnty, Mun, Priv	RA, UEC, ACM	х		\$100,000	Cnty, Mun, Priv	CD	\$18,228	Cnty, Mun, Priv	6	6
		12428017	Abandoned commercial facility. Historic contractor's warehouse.	1	.15 AC 3,787 S	= 2		ACM	IA, DC	х		\$10,000	Priv	-	-	-	-	-	CD	\$22,722	Cnty, Mun, Priv	3	6
		12428008 12428075	Vacant land bank lot Vacant residential lot	-	3.24 AC -	-	_																
		12428075	Residential dwelling	-	.34 AC	1	-																
		12428073	Vacant lot	-	.09 AC -	-																	
		12428072	Vacant lot	-	.09 AC -	-	_																
		12428071 12428070	Vacant lot Vacant lot	-	.09 AC -	-	-																
		12428069	Vacant land bank lot	-	.18 AC -	-	-																
		12428021	Vacant land bank lot	-	.1 AC -	-																	
		12428076	Vacant lot	-	.1 AC -	-																	
		12428020	Vacant land bank lot	-	.1 AC -	-	Light												RD	¢11.050			
2	2C	12428018 12428009	Vacant lot Vacant land bank lot	-	.15 AC - .34 AC -	-	Manufacturing/	VOC, MT, LP,	IA, DC	x		\$50,000	Cnty, Mun,			_	-	-	ЧU	\$11,250	LB	6	6
2	20	12428010	Vacant land bank lot	-	.11 AC -	-	Distribution	HP, ACM ¹	IA, DO	~		\$30,000	Priv	_	_	-		-			LD	0	0
		12428011	Vacant lot	-	.11 AC -	-	Building																
		12428012	Vacant land bank lot	-	.11 AC -	-	_																
		12428081 12428082	Vacant land bank lot Vacant land bank lot	-	.05 AC - .04 AC -	-	-																
		12428083	Vacant land bank lot	-	.04 AC -	_	-																
		12428013	Vacant lot	-	.05 AC -	-																	
		12428014	Vacant lot	-	.21 AC -	-	_																
		12428015 12428016	Vacant land bank lot	-	.13 AC - .02 AC -	-	-																
		ROW ²	Vacant commercial lot Rawlings Avenue	-	.02 AC - 900 LF -	-	-												RW	\$36,000			
		ROW ²	Holton Avenue	-	900 LF -	-													RW	\$36,000			
		12429002	Vacant lot	-	.16 AC -	-														+,			
		12429003	Vacant land bank lot	-	.07 AC -	-	_																
		12429060	Vacant lot	-	.06 AC -	-	-																
		12429059 12429004	Vacant lot Vacant land bank lot	-	.08 AC -	-	-																
		12429005	Vacant land bank lot	-	.08 AC -	-																	
		12429006	Vacant land bank lot	-	.09 AC -	-																	
		12429007	Vacant land bank lot	-	.14 AC -	-	_																
		12429032 12429031	Vacant land bank lot Vacant land bank lot	-	.04 AC - .14 AC -	-	-																
		12429030	Vacant land bank lot	-	.14 AC -	_	-																
		12429029	Vacant lot	-	.17 AC -	-																	
		12429028	Vacant land bank lot	-	.17 AC -	-	_																
		12429027 12429026	Vacant land bank lot	-	.17 AC - .11 AC -	-	-																
		12429025	Vacant land bank lot Vacant land bank lot	-	.11 AC -	-	-																
		12429024	Vacant lot		.12 AC -	-]																
		12429023	Vacant lot	-	.17 AC -	-	Light																
2	20	12429033 12429034	Vacant land bank lot Vacant land bank lot	-	.26 AC - .17 AC -	-	Manufacturing/	VOC, MT,		х		\$E0.000	Cnty, Mun,						RD	\$22,500	LB	6	6
2	2C	12429034	Vacant land bank lot	-	.17 AC -	-	Distribution	ACM ¹	IA, DC	^		\$50,000	Priv	-	-	-	-	-			LB	6	Ø
		12429050	Vacant land bank lot	-	.06 AC -	-	Building																
		12429052	Vacant lot	-	.09 AC -	-																	
		12429054	Vacant land bank lot	-	.08 AC -	-	4																
		12429035 12429046	Vacant land bank lot Vacant lot	-	.05 AC - .12 AC -	-	-																
		12429047	Vacant lot	-	.08 AC -	-	1							1									
		12429058	Residential dwelling	-	.06 AC -	1]																
		12429048	Vacant land bank lot	-	.11 AC -	-	4																
		12429051 12429055	Vacant land bank lot Vacant land bank lot	-	.03 AC -	-	-																
		12429035	Vacant land bank lot	-	.03 AC -	-	1																
		12429056	Vacant lot	-	.06 AC -	-]																
		12429036	Residential dwelling	-	.08 AC -	1	4																
		12429037	Vacant lot	-	.06 AC -	-	4																
		Portion of 12422007 12429038	Vacant lot Vacant land bank lot	-	.08 AC - .09 AC -	-	-							1									
		12429039	Vacant land bank lot	-	.11 AC -	-	1																
		ROW ²	Crowell Avenue	-	350 LF -	-	1												RW	\$14,000			
			•	•			•			•			•	•	•					•			

Baseline Cost, Timeframe and Funding Resource Chart Cleveland Opportunity Corridor Brownfield Area Wide Plan Development District 2- Superblock 2C

Developmen District	t Superblock	Parcel Number(s)	Summary	Initial Environmental Ranking	Size (acres or linear foot)	Building Area (square foot)	Number of Buildings/ Stories ⁴	Proposed Land Use	Suspected COCs	Receptor Pathways	Assessment C		Assessment Cost	Suggested Funding Resource	Anticipated Remedial Activity		diation Co Medium		Remediation Cost	Suggested Funding Resource	Anticipated Demolition Activities	Demolition Cost	Suggested Funding Resource		ne (months) Remediation/ Demolition
		12429022	St. Ann Deliverance Tabernacle Church	-	.17 AC	2,548 SF	1															\$7,644			1
		12429019 12429018 12429057	Good Shepherd Evangelist Church	-	.33 AC	1,780 SF	1														CD	\$5,340			
		12429057	Vacant lot	-	.17 AC	_	-	-																	
		12429020	Vacant land bank lot	-	.17 AC	-	-																		
		12429045	Vacant lot	-	.17 AC	-	-																		
		12429044	Residential dwelling	-	.17 AC	-	1																		
		12429043	Vacant land bank lot	-	.17 AC	-	-	Light																	
2	2C	12429042	Vacant land bank lot	-	.14 AC	-	-	Manufacturing/	ACM	IA, DC	X		\$50,000	Cnty, Mun,	-	-	-	-	-	-			LB	6	6
	_	12429040	Vacant land bank lot	-	.07 AC	-	-	Distribution	_	, -			• ,	Priv							RD	\$11,250		-	-
		12429041	Vacant land bank lot	-	.13 AC	-	-	Building																	
		12429015	Vacant land bank lot	-	.07 AC	-	-																		
		12429016	Vacant lot	-	.07 AC	-	-																		
		12429017	Vacant land bank lot	-	.08 AC	-	-																		
		12429014	Vacant land bank lot	-	.08 AC	-	-																		
		12429013	Vacant lot	-	.15 AC	-	-																		
		ROW ²	East 78th Street	-	425 LF	-	-														RW	\$17,000			
		ROW ²	Thayer Court	-	175 LF	-	-														ΠV	\$7,000			
2	2C	12429012 12429011	Vacant Church building	-	.77 AC	4,840 SF	3	Existing Viable Facility	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12428022	Vacant land bank lot. Historic dry cleaning facility.	2	.22 AC	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
0		3 12428068	Vacant lot	-	-	-	-	DOW	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	ODOT ROW	12428006	Vacant land bank lot	-	-	-	-	ROW	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12428007	Vacant land bank lot	-	-	-	-	1	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12428047	Vacant land bank lot	-	-	-	-]	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
			•	•			-			тс	TAL ASSESSME	NT COST	\$260,000		T	OTAL RE	MEDIATI	ON COST	\$200,000	TOTAL DEM	IOLITION COST	\$208,934			

Footnotes: 1 - COCs result from adjoining Brownfield Sites

2 - Assessment and Remediation costs for the existing ROW are presumed to be included in the applicable costs for the immediately adjoining properties.

3 - Costs and information for the parcels presumed to be taken by ODOT are not included

4 - Cost estimates for one (1) to four (4) family residential buildings are based on a unit price; therefore, square footage is not applicable.

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 LBP = Lead Based Paint P/H = Pesticides and Herbicides RAD = Radioactive A/B/Cyn = Acids, Bases and Cyanide Waste = Tires, Debris, Solid Waste, Junk Cars, etc.

Demolition Activities RD = Residential Building Demolition CD = Commercial Building Demolition ID = Industrial Building Demolition RW = Roadway or Alley Demolition UR = Utility Removal ODOT = Assumed ODOT will demolish building and manage ACM

Cost, Timeframe and Funding Resource Chard Legend

Receptor Pathways	Fund
IA = Indoor Air	Fed =
DC = Direct Contact	St = 5
DW = Drinking Water	Cnty :
SW = Surface Water	Mun =
NR = Natural Resource	Priv =
	LB = I
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 Rem	oval

RAD = Radiological Removal

WD = Waste Disposal

Funding Resources

Fed = Federal Programs (USEPA Grants, HUD)

St = State Programs (ODOT, Historic Tax Credit, Bond Funds, Loan Programs)

Cnty = County Programs (Subgrants from Coalitions, Forgivable Loans, Bond Funds)

Mun = Municipal Programs (City Economic Development, Tax Incentives)

Priv = Private Funding (Cash, Lender, etc.)

LB = Land Bank

UST = Underground Storage Tank Removal

RP = Viable Responsible Party Assumes Remediation and Associated Costs

Baseline Cost, Timeframe and Funding Resource Chart Cleveland Opportunity Corridor Brownfield Area Wide Plan Development District 2- Superblock 2D

Development				Initial	Size	Building	Number of	Proposed	Suspected	Receptor	Assess	sment Co	mplexity	Assessment	Suggested	Anticipated	Remedi	iation Co	mplexity	Remediation	Suggested	Anticipated	Demolition	Suggested	Timefrar	me (months)
District	Superblock	Parcel Number(s)	Summary	Environmental Ranking	(acres or linear foot)	Area (square foot)	Buildings/ Stories ⁴	Land Use	COCs	Pathways		Medium	n High	Cost	Funding Resource	Remedial Activity	Low	Medium		Cost	Funding Resource	Demolition Activities	Cost	Funding Resource	Assessment	Remediation/ Demolition
2	2D	12423003	Railroad R-O-W. Historic dump, manufacturing facility, and railroad freight house.	2	1.17 AC	-	-	Light Manufacturing/ Distribution Building	VOC, MT, LP, HP, PCB, Waste	IA, DC		х		\$50,000	Cnty, Mun, Priv	RA, UEC	х			\$100,000	Cnty, Mun, Priv	-	-	-	6	6
		12423009	Orlando Bakery facility. Historic foundry, manufacturing, oil tanks with pump house, chemical warehouse, and metal fabricating. Facility is included on multiple databases.	3	8.18 AC	283,593 SF	1	Existing Viable Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12423005	Vacant industrial building. Historic manufacturing, machine shop, and plating facility.	2	1.73 AC	12,983 SF	1	Currently Undergoing Assessment/ Remediation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12423004	Vacant industrial building. Historic manufacturing and machine shop facility.	2	1.12 AC	12,419 SF	5	Activities with State Grant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12428033	Orlando Baking Company owned. Vacant lot. Historic printing structure.	1	.14 AC	-	-																			
		12428001	Orlando Baking Company owned. Vacant lot.	-	.09 AC	-	-																			
		12428002	Orlando Baking Company owned. Vacant lot.	-	.09 AC	-	-																			
		12428003	Orlando Baking Company owned. Vacant lot.	-	.09 AC	-	-																			
		12428079	Orlando Baking Company owned. Vacant lot.	-	.06 AC	-	-																			
		12428046	Orlando Baking Company owned. Vacant lot.	-	.08 AC	-	-																			
2	2D	12428045	Orlando Baking Company owned. Vacant lot.	-	.09 AC	-	-																			
		12428044	Orlando Baking Company owned. Vacant lot.	-	.09 AC	-	-																			
		12428043	Orlando Baking Company owned. Vacant lot.	-	.17 AC	-	-																			
		12428042 12428080 12428041						Existing Viable	- -		_		_	-	_	_	_	_	-	-	_	-	-	-	_	
1		12428040						Facility	-	-	-	-	-	-	-	-	-	-	-	-	-				-	-
		12428039																								
		12428077	Orlando Baking Company owned. Parking lot.	-	1.33 AC	-	-																			
		12428038	-																							
		12428037	-																							
		12428036	-																							
		12428035 12428034	-																							
		12428034	Orlando Baking Company owned. Vacant lot.	-	.08 AC	-	-	-							1		1								1	
		12428032	Orlando Baking Company owned. Vacant lot.	-	.08 AC	-	-	-							1		1								1	
		12428030	Orlando Baking Company owned. Vacant lot.	-	.07 AC	-	-	-							1		1								1	
		12428029	Orlando Baking Company owned. Vacant lot.	-	.07 AC	-		-		1					1		1	1							1	
		ROW ²	Grand Avenue	-	925 LF	-	-	1							1		1					RW	\$37,000	Priv	1	
		12428028	Residential dwelling	-	.06 AC	-	1			1			1		1			+					ψ07,000	1 110	1	1
		12428028	Vacant land bank lot	-	.06 AC	-		Light		1					1		1	1							1	
2	2D	12428026	Vacant land bank lot	-	.06 AC	-	-	Manufacturing/	VOC, ACM ¹	IA, DC	х			\$10,000	Priv	-	-	-	-	-	-	RD	\$11,250	LB	3	6
_		12428025	Vacant lot	-	.15 AC	-	-	Distribution		, = 5				<i>,</i>			1						÷··,==•		-	-
		12428084	Vacant lot	-	.06 AC	-	- 1	Building							1		1								1	

Baseline Cost, Timeframe and Funding Resource Chart Cleveland Opportunity Corridor Brownfield Area Wide Plan Development District 2- Superblock 2D

Development District	Superblock	Parcel Number(s)	Summary	Initial Environmental Ranking	Size (acres or linear foot)	Building Area (square foot)	Number of Buildings/ Stories ⁴	Proposed Land Use	Suspected COCs	Receptor Pathways		ment Cor		Assessment Cost	Suggested Funding Resource	Anticipated Remedial Activity		iation Co Medium		Remediation Cost	Suggested Funding Resource	Anticipated Demolition Activities	Demolition Cost	Suggested Funding Resource	Timefram Assessment	ne (months) Remediation/ Demolition
		12428004	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12428078	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12428005	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12428048	Vacant land bank lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12428049	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12428050	Vacant land bank lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12428051	Vacant land bank lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12428052	Orlando Baking Company owned. Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12428053	Vacant land bank lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12428054	Vacant land bank lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12428055	Residential dwelling	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12428056	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	ODOT ROW ³	12428057	Vacant land bank lot	-	-	-	-	ROW	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12428058	Vacant land bank lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12428059	Vacant land bank lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12428060	Vacant land bank lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12428061	Residential dwelling	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12428062	Vacant land bank lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12428063	Vacant land bank lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12428064	Vacant land bank lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12428065	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12428066	Residential dwelling	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-
		12428067	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12428024	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12428023	Vacant land bank lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ootnotes:										тс	TAL AS	SESSMEN	IT COST	\$60,000		тс	TAL RE	MEDIATIO	ON COST	\$100,000	TOTAL DEM	OLITION COST	\$48,250			

Footnotes: 1 - COCs result from adjoining Brownfield Sites

2 - Assessment and Remediation costs for the existing ROW are presumed to be included in the applicable costs for the immediately adjoining properties.

3 - Costs and information for the parcels presumed to be taken by ODOT are not included

4 - Cost estimates for one (1) to four (4) family residential buildings are based on a unit price; therefore, square footage is not applicable.

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
LBP = Lead Based Paint
P/H = Pesticides and Herbicides
RAD = Radioactive
A/B/Cyn = Acids, Bases and Cyanide
Waste = Tires, Debris, Solid Waste, Junk Cars, etc.

Demolition Activities RD = Residential Building Demolition CD = Commercial Building Demolition ID = Industrial Building Demolition RW = Roadway or Alley Demolition UR = Utility Removal ODOT = Assumed ODOT will demolish building and manage ACM

Cost, Timeframe and Funding Resource Chard Legend

Receptor Pathways	<u>Fι</u> Fe
DC = Direct Contact	
	St
DW = Drinking Water	Cı
SW = Surface Water	Μ
NR = Natural Resource	Pr
	LE
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 Covenan	ıt
RC = Regulatory Closure	
ACM = Asbestos Containing Material Rer	nova
UST = Underground Storage Tank Remo	val
RAD = Radiological Removal	

WD = Waste Disposal

<mark>Funding Resources</mark> Fed = Federal Programs (USEPA Grants, HUD) St = State Programs (ODOT, Historic Tax Credit, Bond Funds, Loan Programs)

Crty = County Programs (Subgrants from Coalitions, Forgivable Loans, Bond Funds) Mun = Municipal Programs (City Economic Development, Tax Incentives) Priv = Private Funding (Cash, Lender, etc.)

B = Land Bank

val

RP = Viable Responsible Party Assumes Remediation and Associated Costs

APPENDIX 3B

Baseline Cost, Time-framed Funding Resource Chart - District 3

Baseline Cost, Timeframe and Funding Resource Chart Cleveland Opportunity Corridor Brownfield Area Wide Plan Development District 3 - Superblock 3A

| 3A | Portion of
12626001
ROW ²
12626002
12626003
12626004 | Vacant Former Van Dorn Company industrial
facility. Historic machine shop, print shop, metal
working, oil tank and heat treating facility. Facility
is included on RCRA-NonGen database.
Ewald Road | 2 | 6.75 AC
550 LF | 110,000 SF | 2.5 | | VOC, MT, LP,
HP, PCB, |

 | | | | | | | |

 | | |
 | ļ | | I. |
|---------------------|--|---|---|--|--|---|--|---
--
--
--|---|--|---|---
---|---|---
--
---|--|---
---|--|--|--|
| ЗА | 12626002
12626003 | Ewald Road | - | 550 LF | | | | ACM,
A/B/Cyn | IA, DC

 | | x | \$150,000 | Fed, St,
Cnty, Mun,
Priv | EC, VC, SE,
RA, UEC, RC,
ACM, UST | | | X \$2,000,000

 | Fed, St,
Cnty, Mun,
Priv | ID | \$1,375,000
 | Fed, St,
Cnty, Mun,
Priv | 9 | 24 |
| ЗА | 12626003 | | | | - | - | | - |

 | | | | | | | |

 | | RW | \$22,000
 | 1 | | 1 |
| | 12626005
12626006
12626007
12626008
12626009
12626010
12626011 | Vacant lot. Historic filling station with three (3) gas tanks and auto repair shop. | 2 | 1.1 AC | - | - | Light
Manufacturing/
Distribution
Building | VOC, MT, LP,
HP, PCB | IA, DC

 | | x | \$50,000 | Cnty, Mun,
Priv | RA, UEC, SE,
UST | | x | \$500,000

 | Fed, St,
Cnty, Mun,
Priv | - | -
 | LB | 6 | 12 |
| | | Grand Avenue | - | 1,025 LF | - | - | | |

 | | | | | | | |

 | | RW | \$41,000
 | | ' | |
| 3A - | 12626012
12626013
12626014 | Vacant lot | - | .7 AC | - | - | | VOC, MT, LP,
HP, PCB ¹ | IA, DC

 | | x | \$50,000 | Cnty, Mun,
Priv | RA, UEC | х | | \$100,000

 | Cnty, Mun,
Priv | - | -
 | - | 6 | 6 |
| | Portion of 12626001 | Vacant Former Van Dorn Company industrial
facility. Historic machine shop, print shop, metal
working, oil tank and heat treating facility. Facility
is included on RCRA-NonGen database. | 2 | 1.14 AC | Unknown | 2 | | - | -

 | - | | - | - | - | - | - |

 | - | - | -
 | - | - | - |
| OT ROW ³ | 12626015 | Vacant commercial building. Historic ravine and paint/lacquer warehouse. | 2 | .85 AC | 41,500 SF | 3 | ROW | - | -

 | - | | - | - | - | - | - |

 | - | - | -
 | - | - | - |
| | 12627001 | Vacant lot | - | - 1 | - | - | 1 | - |

 | - | | - | - | - | - | - |

 | - | - | -
 | - | - | - |
| | 12627002 | Vacant lot | - | - | - | - |] | - | -

 | - | | - | - | - | - | - |

 | - | - | -
 | - | - | - |
| | 12627118 | Vacant lot | - | - | - | - | 1 | - | -

 | - | | - | - | - | - | - |

 | - | - | -
 | - | - | - |
| _ | 12627119 | Vacant lot | - | - | - | - | 4 | - | -

 | - | | - | - | - | - | - |

 | - | - | -
 | - | - | - |
| _ | | | - | - | - | - | 4 | - | -

 | - | | - | - | - | - | - |

 | - | - | -
 | - | | |
| | 12627121 | Vacant lot | - | - | - | - | | - | -

 | - | | - | - | - | - | - |

 | - | - | -
 | - | - | - |
| | - | 12626008
12626009
12626010
12626011
ROW ²
12626012
12626013
12626014
Portion of
12626001
12626001
12626015
12627001
12627002
12627118 | 12626008 12626009 12626010 12626011 ROW ² Grand Avenue 12626012 3A 12626014 Portion of Vacant Former Van Dorn Company industrial facility. Historic machine shop, print shop, metal working, oil tank and heat treating facility. Facility is included on RCRA-NonGen database. Vacant commercial building. Historic ravine and paint/lacquer warehouse. 12627001 Vacant lot 12627012 Vacant lot 12627118 Vacant lot 12627119 Vacant lot 12627120 Vacant lot | 12626008 12626009 12626010 12626010 12626011 ROW ² Grand Avenue 12626012 3A 12626014 Vacant lot 12626014 Vacant Former Van Dorn Company industrial
facility. Historic machine shop, print shop, metal
working, oil tank and heat treating facility. Facility
is included on RCRA-NonGen database. AT ROW ³ 12626015 Vacant commercial building. Historic ravine and
paint/lacquer warehouse. 12627001 Vacant lot 12627118 Vacant lot 12627119 Vacant lot 12627119 Vacant lot | 12626008 12626009 12626010 12626011 ROW ² Grand Avenue 12626012 3A 12626013 12626014 Vacant lot 12626014 Vacant Former Van Dorn Company industrial facility. Facility is included on RCRA-NonGen database. 12626015 Vacant commercial building. Historic ravine and paint/lacquer warehouse. 12627001 Vacant lot 12627012 Vacant lot 12627013 Vacant lot 12627014 Vacant lot 12627015 Vacant commercial building. Historic ravine and paint/lacquer warehouse. 126270118 Vacant lot 12627118 Vacant lot 12627119 Vacant lot 12627120 Vacant lot | 12626008 12626009 12626010 12626010 12626011 Grand Avenue - ROW ² Grand Avenue - 12626012 - - 3A 12626013 Vacant lot - 12626014 Vacant Former Van Dorn Company industrial facility. Historic machine shop, print shop, metal working, oil tank and heat treating facility. Facility is included on RCRA-NonGen database. 2 1.14 AC Unknown 12626015 Vacant commercial building. Historic ravine and paint/lacquer warehouse. - - - 12627001 Vacant lot - - - - 12627011 Vacant lot - - - - 12627012 Vacant lot - - - - 12627018 Vacant lot - - - - 12627119 Vacant lot - - - - 12627119 Vacant lot - - - - | 12626008 12626009 12626010 12626010 12626011 ROW ² Grand Avenue - 12626012 - 3A 12626013 12626014 Vacant lot Vacant Former Van Dorn Company industrial facility. Historic machine shop, print shop, metal working, oil tank and heat treating facility. Facility is included on RCRA-NonGen database. 1.14 AC Unknown 2 12626015 Vacant lot - - - - 12627011 Vacant lot - - - - 12627012 Vacant lot - - - - 12627011 Vacant lot - - - - 12627012 Vacant lot - - - - 12627118 Vacant lot - - - - 12627119 Vacant lot - - - - 12627119 Vacant lot - - - - 12627119 Vacant lot - | 12626008 12626009 12626010 12626011 12626011 ROW ² Grand Avenue - 1,025 LF - - 3A 12626013 Vacant lot - .7 AC - - Light Manufacturing/
Distribution Building 3A 12626014 Vacant Former Van Dorn Company industrial facility. Historic machine shop, print shop, metal working, oil tank and heat treating facility. Facility is included on RCRA-NonGen database. 2 1.14 AC Unknown 2 A | 12626007
12626008
12626009
12626010 atriks and adult repair ship. HP, PCB HP, PCB 12626001
12626011 Grand Avenue - 1,025 LF - - ROW ² Grand Avenue - 1,025 LF - - 3A 12626013
12626014 Vacant lot - .7 AC - - Light
Manufacturing/
Distribution
Building VOC, MT, LP,
HP, PCB ¹ 3A 12626014 Vacant lot - .7 AC - - Light
Manufacturing/
Distribution
Building VOC, MT, LP,
HP, PCB ¹ 12626014 Vacant lot - .7 AC - <td>12626007 aniski and auto repair snop. Initial and</td> <td>12626007
12626008
12626010
12626010 Ianks and auto repair shop. Ianks and auto repair shop. IA, DC IA, DC 12626008
12626010 12626010
12626011 -</td> <td>12626007
12626009
12626010
12626010
12626010
12626010
12626010
12626010
12626010
12626010
12626013
12626013
12626013
12626014 Grand Avenue - 1,025 LF - - Light
Manufacturing/
Distribution
Building Light
HP, PCB¹ IA, DC X 3A 12626013
12626013
12626014 Vacant lot - 1,025 LF -</td> <td>12626007
12626009
12626009
12626010 Idam Idam</td> <td>12626007
12626009
12626001
12626011 Lanks and addrepair sing). Lanks and addrepair sing). Name Nam Name Name</td> <td>12626007 Iams and autorepartsing. Iams and autorepartsing and aut</td> <td>1262:007
1262:009
1262:009
1262:001
1262:001 tains and adm (hepair ship). turn turn</td> <td>12626007
12626009
12626009 Larks and auto repair ship. <th< td=""><td>1262001
1262000 Iains and aluo repair sinp. Iains and</td><td>1222000
1282000
1282000
1282000
1282000
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
128201
128201
128201
1282001
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
12820
1280
128</td><td>1252007 anive and aud original ship. bits an</td><td>1222000
12220009
12220001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12</td><td>1262000
1262000
12620010 ans and auto reparsings. ans and auto reparsings. ans and auto reparsings. best a</td><td>1252000
1282000
1282000
1282000
1282001 am a sho auto repar sho. am a sho auto repar sho.</td></th<></td> | 12626007 aniski and auto repair snop. Initial and | 12626007
12626008
12626010
12626010 Ianks and auto repair shop. Ianks and auto repair shop. IA, DC IA, DC 12626008
12626010 12626010
12626011 - | 12626007
12626009
12626010
12626010
12626010
12626010
12626010
12626010
12626010
12626010
12626013
12626013
12626013
12626014 Grand Avenue - 1,025 LF - - Light
Manufacturing/
Distribution
Building Light
HP, PCB ¹ IA, DC X 3A 12626013
12626013
12626014 Vacant lot - 1,025 LF - | 12626007
12626009
12626009
12626010 Idam Idam | 12626007
12626009
12626001
12626011 Lanks and addrepair sing). Lanks and addrepair sing). Name Nam Name Name | 12626007 Iams and autorepartsing. Iams and autorepartsing and aut | 1262:007
1262:009
1262:009
1262:001
1262:001 tains and adm (hepair ship). turn turn | 12626007
12626009
12626009 Larks and auto repair ship. Larks and auto repair ship. <th< td=""><td>1262001
1262000 Iains and aluo repair sinp. Iains and</td><td>1222000
1282000
1282000
1282000
1282000
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
128201
128201
128201
1282001
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
12820
1280
128</td><td>1252007 anive and aud original ship. bits an</td><td>1222000
12220009
12220001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12</td><td>1262000
1262000
12620010 ans and auto reparsings. ans and auto reparsings. ans and auto reparsings. best a</td><td>1252000
1282000
1282000
1282000
1282001 am a sho auto repar sho. am a sho auto repar sho.</td></th<> | 1262001
1262000 Iains and aluo repair sinp. Iains and | 1222000
1282000
1282000
1282000
1282000
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
1282001
128201
128201
128201
1282001
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
128201
12820
1280
128 | 1252007 anive and aud original ship. bits an | 1222000
12220009
12220001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
1222001
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
122200
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12220
12 | 1262000
1262000
12620010 ans and auto reparsings. ans and auto reparsings. ans and auto reparsings. best a | 1252000
1282000
1282000
1282000
1282001 am a sho auto repar sho. am a sho auto repar sho. |

Footnotes:

1 - COCs result from adjoining Brownfield Sites

2 - Assessment and Remediation costs for the existing ROW are presumed to be included in the applicable costs for the immediately adjoining properties.

3 - Costs and information for the parcels presumed to be taken by ODOT are not included

4 - Cost estimates for one (1) to four (4) family residential buildings are based on a unit price; therefore, square footage is not applicable.

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 LBP = Lead Based Paint P/H = Pesticides and Herbicides RAD = Radioactive A/B/Cyn = Acids, Bases and Cyanide Waste = Tires, Debris, Solid Waste, Junk Cars, etc.

Demolition Activities RD = Residential Building Demolition CD = Commercial Building Demolition ID = Industrial Building Demolition RW = Roadway or Alley Demolition UR = Utility Removal ODOT = Assumed ODOT will demolish building and manage ACM

Cost, Timeframe and Funding Resource Chard Legend

IA = Indoor Air	
DC = Direct Contact	
DW = Drinking Water	
SW = Surface Water	
NR = Natural Resource	

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

Funding Resources Fed = Federal Programs (USEPA Grants, HUD) St = State Programs (ODOT, Historic Tax Credit, Bond Funds, Loan Programs)

Cnty = County Programs (Subgrants from Coalitions, Forgivable Loans, Bond Funds)

Mun = Municipal Programs (City Economic Development, Tax Incentives)

Priv = Private Funding (Cash, Lender, etc.)

Baseline Cost, Timeframe and Funding Resource Chart Cleveland Opportunity Corridor Brownfield Area Wide Plan Development District 3- Superblock 3B

Development District	block Parce	l Number(s)	Summary	Initial Environmental Ranking	Size (acres or linear foot)	Building Area (square	Number of Buildings/S tories ⁴	Proposed Land Use	Suspected COCs	Receptor Pathways		ment Cor Medium		Assessment Cost	Suggested Funding Resource	Anticipated Remedial Activity		ion Complexi ledium High	ty Remediation Cost	Suggested Funding Resource	Anticipated Demolition Activities	Demolition Cost	Suggested Funding Resource	Timefrar Assessment	me (months) Remediation/ Demolition
	12	2627115	Abandoned Church. Historic auto repair shop.	1	.06 AC	foot) 1,615 SF	1	Light Manufacturing/	VOC, MT, LP, HP, PCB, ACM	IA, DC	х			\$10,000	Priv	RA, UEC, ACM	х		\$100,000	Cnty, Mun, Priv	CD	\$4,845	Cnty, Mun, Priv	3	6
		2627109 2627108	Union Hill Baptist Church and parking lot. Facility is included on SPILLS database.	1	.25 AC	2,046 SF	2	Distribution Building	ACM	IA, DC	х			\$10,000	Priv	-	-		-	-	CD	\$12,276	Cnty, Mun, Priv	3	6
	12	2627107	McTech Corporation, multi-tenant commercial office/warehouse facility. Historic manufacturing facility, machine shop, and metal treating facility. Facility is included on RCRA-NonGen and SPILLS databases.	2	4.14 AC	46,870 SF	1	Existing Viable Facility	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-
		2626001	Vacant Former Van Dorn Company industrial facility. Historic machine shop, print shop, metal working, oil tank and heat treating facility. Facility is included on RCRA-NonGen database.	2	.12 AC	Unknown	2		VOC, MT,						Coty Mup					Costy Mun	ODOT	_			
		ortion of 2626015	Vacant commercial building. Historic ravine and paint/lacquer warehouse.	2	.29 AC	41,500 SF	3		ACM	IA, DC		х		\$50,000	Cnty, Mun, Priv	VC, RA, UEC, ACM	х		\$100,000	Cnty, Mun, Priv	0001	-	-	6	6
		ortion of 2619010	Railroad R-O-W. Historic C.&P. & Pennsylvania Railroad.	1	.29 AC	-	-																		
		ROW ²	Grand Avenue	-	500 LF	-	-														RW	\$20,000			
	12	2627088	Vacant lot. Historic auto repair shop.	1	.14 AC	-	-		VOC, MT, LP, HP, PCB	IA, DC	х			\$10,000	Priv	RA, UEC	х		\$100,000	Cnty, Mun, Priv	-	-	-	3	6
	12	2627089	Abandoned residence used as a tire dump.	1	.14 AC	-	1		Waste	IA, DC	Х			\$10,000	Priv	ACM, WD	х		\$100,000	Cnty, Mun,	RD	\$11,250	Cnty, Mun,	3	6
3 3B	3	2628003	· · · · ·						VOC, MT, LP,	,				. ,	Coty Mup				. ,	Priv		. ,	Priv		
	12	2628004	Abandoned Junk Yard	2	.29 AC	-	-		HP, PCB, Waste	IA, DC		х		\$50,000	Cnty, Mun, Priv	SE, RA, UEC, WD	х		\$100,000	Cnty, Mun, Priv	-	-	-	6	6
	12	2628002	Vacant lot. Historic oil refinery, manufacturing and plating facility, machine shop, and oil tank.	2	1.59 AC	-	-		VOC, MT, LP, HP, PCB,	IA, DC			х	\$150,000	Fed, St, Cnty, Mun,	EC, VC, SE, RA, UEC,		x	\$2,000,000	Fed, St, Cnty, Mun,	-	-	-	9	24
		ROW ²	Holton Avenue East of East 83rd Street	-	340 LF	-	-		A/B/Cyn						Priv	UST				Priv	RW	\$13,600			<u> </u>
	12 12		Braude Machine Company, an industrial machine shop. Historic brass foundry.	2	.37 AC	13,313 SF	1	Light Manufacturing/ Distribution	VOC, MT, LP, HP, PCB, ACM	IA, DC		х		\$50,000	Cnty, Mun, Priv	RA, UEC, ACM	x		\$100,000	Cnty, Mun, Priv	ID	\$66,565	Cnty, Mun, Priv	6	6
		2628018 2628019	Vacant lot with drums and scrap metal. Facility is included on SPILLS database.	1	.25 AC	-	-	Building	VOC, MT, LP, HP, Waste	IA, DC	х			\$10,000	Priv	RA, UEC, WD	х		\$100,000	Cnty, Mun, Priv	-	-	-	3	6
	12 12	2627039 2627040 2628027 2628030	Integrity Truck and Car Wash, a truck/auto repair shop and car wash. Historic electroprocessing and auto repair shop.	2	.92 AC	4,506 SF	1		VOC, MT, LP, HP, PCB, ACM, A/B/Cyn	IA, DC		x		\$50,000	Cnty, Mun, Priv	RA, UEC, ACM, UST		x	\$500,000	Fed, St, Cnty, Mun, Priv	CD	\$13,518	Fed, St, Cnty, Mun, Priv	6	12
		2628031 2628032	Abandoned commercial building/used tire sales lot. Portion of a historic oil refining facility, auto wash and auto repair shop. Facility is included on SPILLS database.	2	.16 AC	701 SF	1		VOC, MT, LP, HP, PCB, ACM	IA, DC		x		\$50,000	Cnty, Mun, Priv	RA, UEC, ACM	х		\$100,000	Cnty, Mun, Priv	CD	\$2,103	Cnty, Mun, Priv	6	6
		2627022 2627024	Vacant lot. Historic machine shop.	1	.29 AC	-	-		VOC, MT, LP, HP, PCB	IA, DC		х		\$50,000	Cnty, Mun, Priv	RA, UEC	Х		\$100,000	Cnty, Mun, Priv	-	-	-	6	6
	12	2627056	Vacant lot with junk cars. Facility is included on RCRA-NonGen database.	2	.41 AC	-	-	1	MT, LP, HP, Waste	IA, DC		х		\$50,000	Cnty, Mun,	RA, UEC, WD	х		\$100,000	Cnty, Mun,	-	-	-	6	6
		2627141	Vacant lot	-	.1 AC	-	-	1	waste						Priv					Priv					+
		2627132	Vacant lot	-	.06 AC	-	- 2																		
		2627110 2627111	Universal Hagar Spiritual Church Vacant commercial building.	-	.08 AC .24 AC	1,500 SF 2,925 SF	2	1																	
3 3B	12		Vacant land bank lot	-	.07 AC	-	-]	VOC, MT, LP, HP, PCB,	IA, DC		х		\$50,000	Cnty, Mun,	RA, UEC,	х		\$100,000	Cnty, Mun,	CD	\$26,550	Cnty, Mun,	6	6
3 38	12		Vacant lot	-	.06 AC	-	-]	ACM ¹	IA, DC		^		φου,000	Priv	ACM	^		\$100,000	Priv			Priv	б	ю
		3027114	Vacant lot	-	.07 AC	-	-	4	AOW																
		3127137 3227116	Vacant lot Vacant lot	-	.08 AC .13 AC	-	-	4																	
1 1			Grand Court Alley	-	325 LF		-	1										1			RW	\$13,000			

Baseline Cost, Timeframe and Funding Resource Chart Cleveland Opportunity Corridor Brownfield Area Wide Plan Development District 3- Superblock 3B

Development	Current leads Deveal Numb	(c) C ummum	Initial	Size (acres or	Building r Area	Number of Buildings/S	Proposed	Suspected	Receptor	Assessm	nent Complexity	Assessment	Suggested		Remed	iation Com	plexity	Remediation	Suggested	Anticipated	Demolition	Suggested	Timefram	ne (months)
District	Superblock Parcel Number	er(s) Summary	Environmenta Ranking	linear	(square	tories ⁴	Land Use	COCs	Pathways	Low I	Medium High	Cost	Funding Resource	Remedial Activity	Low	Medium I	liah	Cost	Funding Resource	Demolition Activities	Cost	Funding Resource	Assessment	Remediation/
	12627007	Vacant land bank lot		.14 AC	foot)	-										Т								Demolition
	12627007		-	.14 AC	_	-														-	-			1
	12627009		-	.15 AC	-	-																		1
	12627010		-	.1 AC	1,344 SF	2														ODOT	-			1
	12627011	Vacant land bank lot	-	.1 AC	-	-																		1
	12627012		-	.1 AC	-	-																		1
	12627013		-	.15 AC	-	-																		1
	12627014 12627142			.08 AC	-	-																		1
	12627142		-	.03 AC		-																		1
	12627090		-	.17 AC	-	-																		1
	12627091	Vacant land bank lot	-	.1 AC	-	-																		1
	12627092	Vacant land bank lot	-	.1 AC	-	-																		1
	12627093		-	.09 AC	-	-																		1
	12627094		-	.09 AC		-																		1
	12627095		-	.08 AC	-	-																		1
	12627096 12627097		-	.08 AC	-	-																		1
	12627097		-	.09 AC	-	-																		1
	12627099		-	.08 AC	-	-														-	-			1
	12627100		-	.09 AC	-	-																		1
	12627101	Vacant lot	-	.08 AC	-	-																		1
	12627102		-	.12 AC	-	-																		1
	12627103		-	.12 AC	-	-																		1
	12627104		-	.12 AC	-	-																		1
	12628010			.12 AC	-	-																		1
	12628009		-	.14 AC	-	-	Light																	1
3	3B 12628007		-	.12 AC		-	Manufacturing	VOC, MT, LP, HP, PCB,	IA, DC		х	\$50,000	Cnty, Mun,	RA, UEC,	х			\$100,000	Cnty, Mun,			LB	6	6
3	12628006		-	.09 AC	-	-	Distribution	ACM ¹	IA, DC		^	\$50,000	Priv	ACM	^			\$100,000	Priv			LD	0	0
	12628005	Vacant lot	-	.07 AC	-	-	Building	ACIM																1
	12627087	Elizabeth Baptist Church parking lot	-	.09 AC	-	-																		1
	12627086		-	.09 AC	-	-																		1
	12627085		-	.09 AC	-	-																		1
	12627084/		-	.04 AC	- 3,877 SF	- 2														CD	\$23,262			1
	12627083		-	.14 AC	3,077 3F	-														CD	\$23,202			1
	12627082		-	.00 AC	-	-																		1
	12627081		-	.09 AC	-	-																		1
	12627080		-	.1 AC	-	-																		1
	12627079		-	.1 AC	-	1																		1
	12627078	Vacant lot	-	.12 AC	-	-																		1
	12627077		-	.12 AC	-	-																		1
	12627076 12627075	Vacant land bank lot Vacant land bank lot	-	.1 AC	-	-														RD	\$11,250			1
	12627073		-	.09 AC	-	-															ψ11,230			1
	12627073		-	.00 AC	-	-						1												1
	12627072		-	.09 AC	-	-																		1
	12627071	Vacant lot	-	.1 AC	-	-																		1
	12627070		-	.09 AC	-	-																		1
	12628011		-	.09 AC	-	-																		1
	12628012		-	.09 AC	-	-						1												1
	12628013			.09 AC 1,100 LF	-	-						1									<u> </u>			1
	ROW ²	Rawlings Avenue		1,100 LF	-	-						1												1
	ROW ²	Holton Avenue	-	1,100 LF 320 LF	-	-														RW	\$148,800			1
	ROW ²	East 83rd Street north of Holton Avenue		1,200 LF		-																		1
	ROW ²	Alleys between Rawlings and Holton	-	1,200 LF	-	-																		<u> </u>

Baseline Cost, Timeframe and Funding Resource Chart Cleveland Opportunity Corridor Brownfield Area Wide Plan **Development District 3- Superblock 3B**

Development District	Superblock	Parcel Number(s)	Summary	Initial Environmental Ranking	Size (acres or linear foot)	Building r Area (square foot)	Number of Buildings/S tories ⁴	Proposed Land Use	Suspected COCs	Receptor Pathways		ent Complex	Assessmen	t Suggested Funding Resource	Anticipated Remedial Activity	Remediation	-	Remediation Cost	Suggested Funding Resource	Anticipated Demolition Activities	Demolition Cost	Suggested Funding Resource		ne (months) Remediation Demolition
		12627015	Vacant lot	-	.11 AC	-	-															 I		Demonition
		12627139	Vacant land bank lot	-	.04 AC	-	-															i i		
		12627016	Vacant land bank lot	-	.15 AC	-	-															i i		
		12627017	Vacant land bank lot	-	.15 AC	-	-															i -		
	-	12627018	Vacant land bank lot	-	.15 AC	-	-															i -		
	-	12627019	Vacant land bank lot	-	.15 AC	-	-															i -		
	-	12627020	Vacant land bank lot	-	.15 AC	-	-															i -		
	-	12627021	Vacant land bank lot	-	.15 AC	-	-															1		
	-	12627047	Vacant land bank lot	-	.05 AC	-	-															i -		
	-	12627048	Vacant land bank lot	-	.05 AC	-	-															i -		
	-	12627049	Vacant residential dwelling	-	.05 AC .06 AC	-	-															i -		
	-	12627050 12627051	Vacant lot Vacant land bank lot	-	.06 AC	-	-															i -		
	-	12627052	Vacant land bank lot	-	.00 AC	-	-													RD	\$45,000	i -		
	-	12627053	Vacant land bank lot	-	.03 AC		-															i -		
	-	12627054	Vacant lot	-	.08 AC	-																1		
	-	12627055	Vacant residential dwelling	-	.00 AC	-	1															i -		
	-	12627057	Vacant land bank lot	-	.1 AC	-	-															i -		
		12627058	Vacant land bank lot	-	.1 AC	-	-															i -		
	-	12627059	Vacant land bank lot	-	.1 AC	-	-	Light														i -		
		12627060	Vacant land bank lot	-	.1 AC	-	-	Manufacturing/	VOC. MT. LP.					Cnty, Mun,	RA, UEC,				Cnty, Mun,			i -		
3	3B	12627061	Vacant lot	-	.11 AC	-	-	Distribution	HP, ACM ¹	IA, DC		х	\$50,000	Priv	ACM	х		\$100,000	Priv			LB	6	6
		12627062	Vacant residential dwelling	-	.1 AC	-	1	Building							,							1		
	-	12627063	Vacant lot	-	.01 AC	-	-	Danianig														i -		
		12627064	Vacant residential dwelling	-	.11 AC	-	1															i -		
		12627065	Vacant land bank lot	-	.14 AC	-	-															1		
		ROW ²	East 80th Place and Holton Court alleys	-	550 LF	-	-														¢22.000	i -		
		ROW ²	East 81st Street	-	250 LF	-	-													RW	\$32,000	i -		
	-	12627046	Vacant land bank lot	-	.07 AC	-	-															i -		
		12627045	Vacant land bank lot	-	.07 AC	-	-															1		
		12627044	Vacant land bank lot	-	.08 AC	-	-															i -		
		12627138	Vacant lot	-	.19 AC	-	-															1		
		12627042	Vacant lot	-	.19 AC	-	-															i -		
		12627041	Vacant land bank lot	-	.04 AC	-	-															i -		
		12627140	Vacant land bank lot	-	.05 AC	-	-													RD	\$11,250	i -		
		12628026	Vacant lot	-	.09 AC	-	-															i -		
		12628025	Vacant land bank lot	-	.09 AC	-	-															i -		
		12628024	Vacant land bank lot	-	.08 AC	-	-															i -		
		12628023	Residential dwelling	-	.1 AC	-	1															i -		
	-	12628022	Vacant lot	-	.08 AC	-	-															i -		
	-	12628021	Vacant lot	-	.08 AC	-	-															i -		
		ROW ²	East 83rd Street South of Holton Avenue	-	100 LF	-	-													RW	\$4,000	I		
		Portion of	Vacant commercial building. Historic ravine and	2	.56 AC	41,500 SF	3		-	-	-		-	-	-	-		-	-	-	-	-	-	-
	-	12626015	paint/lacquer warehouse.				-				+	<u> </u>		-		+							───┤	╂─────
	-	12627003	Vacant lot	-	-	-		{	-	-			-	-	-	<u> -</u>		-	-	-	-	-		
	-	12627004	Vacant lot	-	-	-	-		-	-				-	-		-		-	-	-	-	-	-
	-	12627005	Vacant lot	-	-	-	-	1	-	-				-	-				-	-	-	-	-	-
		12627006 12627117	Vacant lot Vacant lot	-	-	-	-	1	-	-	-		-	-	-				-	-	-	-	-	-
	-		Vacant lot	-	-	-			-	-			-	-	-			-	-	-	-		<u>⊢</u> -	
3	ODOT ROW ³		Vacant lot	-	-	-	-	ROW	-	-			-	-	-	<u> </u>		-	-	-	-	-	<u> </u>	-
			Vacant lot	-	-	-	-	1	-	-				-	-	+ <u>-</u> +		-	-	-	-	-	<u>├</u>	-
			Vacant lot	-	-	-	-	1	-	-	-			-	-	+ - +			-	-	-	-	- 1	-
			Vacant lot	-	-	-	-	1	-	-	-			-	-				-	-	-	-	-	-
			Vacant lot	-	-	-	-	1	-	-	-			-	-				-	-	-	-	-	-
			Vacant lot	-	-	-	-	1	-	-	-			-	-		-		-	-	-	-	<u> </u>	-
			Vacant lot	-	-	-	-	1	-	-	-			-	-		-		-	-	-	-	-	-
							1	1		1	i – – – – –													-
	-		Vacant lot	-	-	-	-		-	-	-		-	-	-	-	-	-	-	-	-	-	-	-

Footnotes:

1 - COCs result from adjoining Brownfield Sites

2 - Assessment and Remediation costs for the existing ROW are presumed to be included in the applicable costs for the immediately adjoining properties.

3 - Costs and information for the parcels presumed to be taken by ODOT are not included

4 - Cost estimates for one (1) to four (4) family residential buildings are based on a unit price; therefore, square footage is not applicable.

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 LBP = Lead Based Paint P/H = Pesticides and Herbicides RAD = Radioactive A/B/Cyn = Acids, Bases and Cyanide Waste = Tires, Debris, Solid Waste, Junk Cars, etc.

Demolition Activities RD = Residential Building Demolition Demolition Activities UR = Utility Removal CD = Commercial Building Demolition RW = Roadway or Alley Demolition ID = Industrial Building Demolition ODOT = Assumed ODOT will demolish building and manage ACM

Cost, Timeframe and Funding Resource Chard Legend

Receptor Pathways DC = Direct Contact DW = Drinking Water SW = Surface Water NR = Natural Resource

Remedial Activities

EC = Engineered Cover VC = Vapor Control HGC = Hydrologic/Geologic (SE = Soil Excavation ISS = In-Situ Soil ISG = In-Situ Groundwater RA = Risk Assessment UEC = Universal Environmental Covenant RC = Regulatory Closure

\PARTNERSFS1\ProjectFiles\Working Documents\Project Files\Project Files\937 City Architecture\Report\Area Wide Plan\5-4-12 District 3 - Baseline Cost Chart

Funding Resources Fed = Federal Programs (USEPA Grants, HUD) St = State Programs (ODOT, Historic Tax Credit, Bond Funds, Loan Programs) Si = State Programs (UUC) , Historic Lax Credit, Bond Funds, Loan Programs) Cnty = County Programs (Subgrants from Coalitions, Forgivable Loans, Bond Funds) Mun = Municipal Programs (City Economic Development, Tax Incentives) Priv = Private Funding (Cash, Lender, etc.) LB = Land Bank

Remedial Activities

	ACM = Asbestos Containing Material Removal
	UST = Underground Storage Tank Removal
Control	RAD = Radiological Removal
	RP = Viable Responsible Party Assumes Remediation and Associated Costs
	WD = Waste Disposal

APPENDIX 3C

Baseline Cost, Time-framed Funding Resource Chart - District 5

Baseline Cost, Timeframe and Funding Resource Chart Cleveland Opportunity Corridor Brownfield Area Wide Plan Development District 5 - Superblock 5A

No. No. <th>Development District</th> <th>Superblock</th> <th>Parcel Number(s)</th> <th>Summary</th> <th>Initial Environmental Ranking</th> <th>Size (acres or linear foot)</th> <th>Building Area (square foot)</th> <th>Number of Buildings/ Stories⁴</th> <th>Proposed Land Use</th> <th>Suspected COCs</th> <th>Receptor Pathways</th> <th></th> <th>ment Cor Medium</th> <th></th> <th>Assessment Cost</th> <th>Suggested Funding Resource</th> <th>Anticipated Remedial Activity</th> <th></th> <th>ation Com</th> <th></th> <th>Remediation Cost</th> <th>Suggested Funding Resource</th> <th>Anticipated Demolition Activities</th> <th>Demolition Cost</th> <th>Suggested Funding Resource</th> <th>Timefram Assessment</th> <th>le (months) Remediation/ Demolition</th>	Development District	Superblock	Parcel Number(s)	Summary	Initial Environmental Ranking	Size (acres or linear foot)	Building Area (square foot)	Number of Buildings/ Stories ⁴	Proposed Land Use	Suspected COCs	Receptor Pathways		ment Cor Medium		Assessment Cost	Suggested Funding Resource	Anticipated Remedial Activity		ation Com		Remediation Cost	Suggested Funding Resource	Anticipated Demolition Activities	Demolition Cost	Suggested Funding Resource	Timefram Assessment	le (months) Remediation/ Demolition
No. No. <td></td> <td></td> <td>12620001</td> <td>John's Auto, an auto repair shop.</td> <td>1</td> <td>.27 AC</td> <td>3,824 SF</td> <td>1.5</td> <td></td> <td>, ,</td> <td>IA, DC</td> <td></td> <td>х</td> <td></td> <td>\$50,000</td> <td></td> <td></td> <td>х</td> <td></td> <td></td> <td>\$100,000</td> <td></td> <td>CD</td> <td>\$17,208</td> <td></td> <td>6</td> <td>6</td>			12620001	John's Auto, an auto repair shop.	1	.27 AC	3,824 SF	1.5		, ,	IA, DC		х		\$50,000			х			\$100,000		CD	\$17,208		6	6
1 1		-		Vacant lot. Historic concrete manufacturing facility.	1	.34 AC	-	-		MT, LP, HP	IA, DC		х		\$50,000		RA, UEC	х			\$100,000		-	-	-	6	6
5 5 6 7			12620007	Vacant lot. Historic machine shop.	1	.07 AC	-	-		HP, PCB	IA, DC		х		\$50,000		RA, UEC	х			\$100,000		-	-	-	6	6
x x			12620025		2	1.26 AC	-	-		HP, PCB,	IA, DC			х	\$150,000	Cnty, Mun,			х		\$500,000	Cnty, Mun,	-	-	-	9	12
Image: control standbulker insistention of the second standbulker insiste	5	5A	12620028		2	2.1 AC	25,223 SF	1		-	-	-	-	-	-	-	-	-			-	-	-	-	-	-	-
1 1			12620047	Vacant industrial building. Historic varnish			16,500 SF	1	1 dointy															\$82,500			
Image: 1 Image: 2			12620027	Vacant industrial facility with partially demolished structures. Historic varnish and rubber manufacturing and oil refining facility with 12 oil/solvent tanks and 11 oil tanks. Facility is	3	3.08 AC	19,100 SF	1.5	Manufacturing/ Distribution	HP, PCB,	IA, DC			х	\$150,000	Cnty, Mun,	RA, UEC, RC, ACM, UST,			x	\$2,000,000	Cnty, Mun,	ID	\$143,250	Cnty, Mun,	9	24
5 5.0 100000 0xext concornersis building - 5.0 0.9015 0.9015 0.000 0/01/, Mar. (No. 0.4, LCC X \$ \$00,00 0/01/, Mar. (No. 0.4, LCC X \$ \$00,00 0/01/, Mar. (No. 0.4 0.00 \$ \$10,000 0/01/, Mar. (No. 0.00 \$100,000 0/01/, Mar. (No. 0.00 0/01/, Mar. (No. 0.00 0/01/, Mar. (No. 0.00 \$100,000 0/01/, Mar. (No. 0					2	.44 AC	2,361 SF	1		HP, PCB,	IA, DC		х		\$50,000				х		\$500,000	Cnty, Mun,	ODOT	-	-	6	12
5 5 1280004 128008 Vacant large bank hot 128008 Vacant large bank hot	5	5A	12620026	Vacant commercial building	-	.55 AC	9,961 SF	5	Manufacturing/ Distribution	VOC, ACM	IA, DC		х		\$50,000			х			\$100,000		CD	\$149,415		6	6
5 54 Residential dwelling - 0.1 A C - 1 12820006 Vacant residential dwelling - 1.1 A C - 1 12820016 Vacant residential dwelling - 1.1 A C - 1 12820016 Vacant residential dwelling - 0.1 A C - 1 12820016 Vacant residential dwelling - 0.8 A C - 1 12820016 Vacant residential dwelling - 0.8 A C - 1 12820016 Vacant residential dwelling - 0.8 A C - 1 12820016 Vacant residential dwelling - 0.8 A C - 1 12820016 Vacant residential dwelling - 0.8 A C - 1 12820016 Vacant residential dwelling - 0.8 A C - 1 12820016 Vacant residential dwelling - 1.1 A C - - 12820016 Vacant residential dwelling - 1.1 A C - - 12820016 Vacant residential dwelling - 1.1 A C			12620004	Vacant land bank lot	-		-	-	3																		
5 54 1220008 Waard fund bank fol - 122000 -					-																						
5 5.4 12820001 Vacant residential develing - 11 A.C - 1 12820010 Vacant residential develing - 11 A.C - 1 12820012 Vacant residential develing - 0.0 R.A.C - 1 12820014 Vacant residential develing - 0.0 R.A.C - 1 12820014 Vacant residential develing - 0.0 R.A.C - 1 12820014 Vacant residential develing - 0.0 R.A.C - 1 12820014 Vacant residential develing - 0.0 R.A.C - - - 12820015 Vacant residential develing - 0.0 R.A.C - - - 12820016 Vacant and bark (0 - 0.0 R.A.C - - - - 12820018 Vacant and bark (0 - 0.0 R.A.C - - - - - - 12820018 Vacant and bark (0 - 11 A.C - - - - - - - - - <					-			1																			
5 5 5 12820010 Vacant residential dwelling -		-						- 1																			
5 5 1220011 Vacant registratia dvaling - -		-		0		-																					
5 5 1020012 Vacant residential dwelling - 0.00 AC - 1 12620014 Vacant residential dwelling - 0.00 AC - 1 12620014 Vacant residential dwelling - 0.00 AC - 1 12620014 Vacant residential dwelling - 0.01 AC - - 12620014 Vacant residential dwelling - 0.11 AC - - 12620036 Vacant residential dwelling - 0.11 AC - - 12620037 Vacant residential dwelling - 0.11 AC - - 12820030 Vacant residential dwelling - 0.11 AC - - 12820037 Vacant residential dwelling - 1.1 AC - - 12820038 Vacant residential dwelling - 1.1 AC - 12820038 Vacant residential dwelling - 1.1 AC - 12820040 Vacant residential dwelling - 1.1 AC -		-		0																							
5 5.4 1220014 Vacant (advaling 1.1 AC 1.1 AC				<u> </u>	-	-	-	1																			
54 12820016 Vacant lard bank lot -			12620013	Vacant residential dwelling	-	.08 AC	-	1																			
5 5.4 ¹²⁶²⁰⁰¹⁶ ¹²⁶²⁰⁰³ ^{11AC} ^{11AC} ^{11AC} ¹²⁶²⁰⁰³ ¹²⁶²⁰⁰³ ¹²⁶²⁰⁰³ ¹²⁶²⁰⁰³ ¹²⁶²⁰⁰³ ¹²⁶²⁰⁰³ ¹²⁶²⁰¹⁴ ¹²⁶²⁰⁰³ ¹²⁶²⁰¹⁴ ^{11AC} ^{11AC} ^{11AC} ¹²⁶²⁰¹⁴ ¹²⁶²⁰¹				Vacant residential dwelling	-		-	1																			
5 A 1282002 - Vacant land bank lot 07 AC		[-			-																			
5 5.4 ¹²⁶²⁰⁰³⁰ ¹²⁶²⁰⁰³¹ ¹²⁶²⁰⁰³² ¹²⁶²⁰⁰³² ¹²⁶²⁰⁰³³ ¹²⁶²⁰¹³² ¹²⁶²⁰¹⁴²						-																					
5 5 10220032 Residential dwelling					-			-																			
5 A Hesdential dvelling - 11 AC - 11 AC - 11 AC - 11 AC - 12620032 Residential dvelling VCC, MT, LP, IAC Nanufacturing/VCC, MT, LP, IAC Nac Nac Nanufa								- 1	Light														BD	\$146 250			
5 5A 12620033 Residential dwelling - 12 AC 1 12620034 Vacant land bank lot - 11 AC - 12620035 Vacant land bank lot - 11 AC - 12620036 Vacant land bank lot - 11 AC - 12620037 Vacant land bank lot - 11 AC - 12620038 Vacant land bank lot - 11 AC - 12620037 Vacant land bank lot - 11 AC - 12620038 Vacant land bank lot - 11 AC - 12620040 Vacant land bank lot - 11 AC - 12620040 Vacant land bank lot - - - 12620040 Vacant land bank lot - - 12620040 Vacant lot - - 12620040 Vacant lot - - 12620047 Residential dwelling - - 12620040 Vacant lot -	_			0					•	VOC, MT, LP,						Cntv. Mun.	RA, UEC.					Cntv. Mun.		ψ1-10,200			
12620034 Vacant land bank lot - 11 AC - - 12620035 Vacant lot - 11 AC - - 12620036 Vacant lot - 11 AC - - 12620037 Vacant lot - 11 AC - - 12620037 Vacant lot - 11 AC - - 12620038 Vacant land bank lot - 11 AC - - 12620040 Vacant land bank lot - 11 AC - - 12620040 Vacant lot bank lot - 11 AC - - 12620040 Vacant lot bank lot - 11 AC - - 12620040 Vacant lot - 11 AC - - 12620041 Vacant lot - 11 AC - - 12620046 Vacant lot - 01 AC - - 12620046 Vacant lot - 01 AC - - 12620046 Vacant lot - 01 AC - -	5	5A			-	-	-	1	0		IA, DC		Х		\$50,000			х			\$100,000				LB	6	6
12620036 Vacant lot - 1.11 AC - - 12620037 Vacant lot - 1.11 AC - - 12620038 Vacant land bank lot - 1.11 AC - - 12620039 Vacant land bank lot - 1.11 AC - - 12620040 Vacant land bank lot - 1.11 AC - - 12620040 Vacant lot - 1.11 AC - - 12620040 Vacant lot - 1.11 AC - - 12620040 Vacant lot - 1.11 AC - - 12620041 Vacant lot - 1.11 AC - - 12620046 Vacant lot - 1.11 AC - - 12620046 Vacant lot - 1.11 AC - - 12620040 Vacant lot - 1.11 AC - - 12620040 Vacant lot - 1.11 AC - - 12620040 Vacant lot - 1.11 AC - -				0	-	-	-	-		,																	
12620037 Vacant lot - 1.1 AC - - 12620038 Vacant ndo bank lot - 1.1 AC - - 12620039 Vacant residential dwelling - 1.1 AC - 1 12620040 Vacant lot - 1.1 AC - - 12620040 Vacant lot - 1.1 AC - - 12620041 Vacant lot - 1.1 AC - - 12620041 Vacant lot - 1.1 AC - - 12620041 Vacant lot - 1.1 AC - - 12620043 Residential dwelling - 0.1 AC - - 12622009 Residential dwelling - 1.1 AC - - 12622004 Vacant lot - 1.1 AC - - 12622004 Vacant lot - 1.1 AC - - 12622010 Vacant lot - 1.1 AC - - ROW ² Grand Avenue - 1.1 AC - -		[-		-	-																			
12620038 Vacant land bank lot - .11 AC - - 12620039 Vacant residential dwelling - .11 AC - 1 12620040 Vacant land bank lot - .11 AC - 1 12620041 Vacant land bank lot - .11 AC - - 12620041 Vacant lot - .14 AC - - 12620043 Residential dwelling - .07 AC - 1 12620043 Residential dwelling - .01 AC - 12620046 Vacant lot - .11 AC - 12620047 Residential dwelling - .11 AC - 12620048 Residential dwelling - .11 AC - 12622010 Vacant lot - .11 AC - 12622010 Vacant lot - .11 AC - ROW ² Grand Avenue - .15 LF - RW \$43,000 - 40 LF -		[-			-																			
12620039 Vacant residential dwelling - .11 AC - 1 12620040 Vacant land bank lot - .11 AC - - 12620041 Vacant lot - .11 AC - - 12620041 Vacant lot - .14 AC - - 12620043 Residential dwelling - .07 AC - 1 12620046 Vacant lot - .01 AC - - 12620040 Vacant lot - .01 AC - - 12620040 Vacant lot - .11 AC - - 12620046 Vacant lot - .01 AC - - 12622005 Residential dwelling - .18 AC - 1 12622010 Vacant lot - .17 AC - - ROW ² Grand Avenue - 440 LF - -					-	-		-																			
12620040 Vacant land bank lot - .11 AC - - 12620041 Vacant lot - .14 AC - - 12620043 Residential dwelling - .07 AC - 1 12620046 Vacant lot - .07 AC - 1 12620046 Vacant lot - .01 AC - - 1262009 Residential dwelling - .18 AC - 1 12622010 Vacant lot - .17 AC - - 12622010 Vacant lot - .165 LF - - ROW ² Grand Avenue - 440 LF - -					-	-		-																			
12620041 Vacant lot - .14 AC - - 12620043 Residential dwelling - .07 AC - 1 12620046 Vacant lot - .01 AC - - 12622009 Residential dwelling - .18 AC - 1 12622010 Vacant lot - .17 AC - - 12622010 Vacant lot - .17 AC - - ROW ² Grand Avenue - .440 LF - - -								1																			
12620043 Residential dwelling - 0.7 AC - 1 12620046 Vacant lot - 0.1 AC - - 12622009 Residential dwelling - 1.8 AC - 1 12622010 Vacant lot - 1.8 AC - 1 12622010 Vacant lot - 1.7 AC - - 12622010 Vacant lot - 1.7 AC - - ROW ² Grand Avenue - 165 LF - - ROW ² Grand Avenue - 440 LF - -								-																			
12620046 Vacant lot - 0.01 AC - - 12622009 Residential dwelling - 1.18 AC - 1 12622010 Vacant lot - 1.7 AC - - 2 Evins Avenue - 165 LF - - ROW ² Grand Avenue - 440 LF - -								- 1																			
12622009 Residential dwelling - .18 AC - 1 12622010 Vacant lot - .17 AC - - 2 Evins Avenue - 165 LF - - ROW ² Grand Avenue - 440 LF - -								-																			
12622010 Vacant lot - .17 AC - - Evins Avenue - 165 LF - - - ROW ² Grand Avenue - 440 LF - -								1																			
Evins Avenue - 165 LF - - ROW ² Grand Avenue - 440 LF - -				0																							
ROW ² Grand Avenue - 440 LF - - RW \$43,000 RW \$43,000 RW \$43,000					-	-		-																			
			ROW ²		-			-															RW	\$43,000			
				Lisbon Road	-	470 LF	-	-																			

Baseline Cost, Timeframe and Funding Resource Chart Cleveland Opportunity Corridor Brownfield Area Wide Plan Development District 5 - Superblock 5A

Development District	Superblock	Parcel Number(s)	Summary	Initial Environmental Ranking	Size (acres or linear foot)	Building Area (square foot)	Number of Buildings/ Stories ⁴	Proposed Land Use	Suspected COCs	Receptor Pathways		ment Com Medium		Assessment Cost	Suggested Funding Resource	Anticipated Remedial Activity		liation Co Medium	Cost	n Suggested Funding Resource	Anticipated Demolition Activities	Demolition Cost	Suggested Funding Resource	Timefram Assessment	ne (months) Remediation/ Demolition
		12620023	Vacant lot. Historic rubber manufacturing.	2	.53 AC	-	-		-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	- 1
			Abandoned commercial building. Historic rubber warehouse and manufacturing facility.	1	.22 AC	17,388 SF	3		-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-
			Final Cut, a food storage warehouse/ distribution facility. Historic rubber manufacturing.	2	.5 AC	8,733 SF	1		-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-
	Ī	12620017	Vacant land bank lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	í -
		12620018	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-
-		12620019	Vacant lot	-	-	-	-	ROW	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	
э	ODOT ROW ³	12620020	Vacant lot	-	-	-	-	ROW	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-
		12622001	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-
	Ī	12622002	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-
	Ī	12622003	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-
		12622004	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-
		12622005	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-
		12622006	Residential dwelling	-	-	-	-		-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	í -
		12622007	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-
		12622008	Residential dwelling	-	-	-	-		-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	í -
		12622011	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	í -
										тс	TAL ASS	SESSMEN'	T COST	\$600,000		тс	TAL RE	MEDIATIO	N COST \$3,500,000	TOTAL DEM	OLITION COST	\$581,623			

Footnotes:

1 - COCs result from adjoining Brownfield Sites

2 - Assessment and Remediation costs for the existing ROW are presumed to be included in the applicable costs for the immediately adjoining properties.

3 - Costs and information for the parcels presumed to be taken by ODOT are not included

4 - Cost estimates for one (1) to four (4) family residential buildings are based on a unit price; therefore, square footage is not applicable.

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 LBP = Lead Based Paint P/H = Pesticides and Herbicides RAD = Radioactive A/B/Cyn = Acids, Bases and Cyanide Waste = Tires, Debris, Solid Waste, Junk Cars, etc.

Demolition Activities RD = Residential Building Demolition CD = Commercial Building Demolition ID = Industrial Building Demolition RW = Roadway or Alley Demolition UR = Utility Removal ODOT = Assumed ODOT will demolish building and manage ACM

Cost, Timeframe and Funding Resource Chard Legend

Receptor Pathways	
IA = Indoor Air	
DC = Direct Contact	
DW = Drinking Water	
SW = Surface Water	
NR = Natural Resource	

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

Funding Resources

Fed = Federal Programs (USEPA Grants, HUD)

St = State Programs (ODOT, Historic Tax Credit, Bond Funds, Loan Programs)

Cnty = County Programs (Subgrants from Coalitions, Forgivable Loans, Bond Funds)

Mun = Municipal Programs (City Economic Development, Tax Incentives)

Priv = Private Funding (Cash, Lender, etc.)

Baseline Cost, Timeframe and Funding Resource Chart Cleveland Opportunity Corridor Brownfield Area Wide Plan Development District 5- Superblock 5B

Development District	Superblock	Parcel Number(s)	Summary	Initial Environmental Ranking	Size (acres or linear	Building Area (square	Number of Buildings/ Stories ⁴	Proposed Land Use	Suspected COCs	Receptor Pathways		ment Complexit	Assessment Cost	Suggested Funding Resource	Anticipated Remedial Activity		ation Comple	Cost	Suggested Funding Resource	Anticipated Demolition Activities	Demolition Cost	Suggested Funding Resource	Timefrar Assessment	me (months) Remediation/
		12620042 12620044 12620045	Amclo Group commercial building. Historic rubber and chemical manufacturing, oil house, machine shop, and plating facility.	2	foot) .64 AC	foot) 12,968 SF	3	Existing Viable Facility	-	-	-		-	-	-	-	-		-	-	-	-	-	Demolition -
		12620022	Abandoned industrial building. Historic rubber manufacturing and machine shop. Facility is included on SPILLS database.	2	.54 AC	9,750 SF	2	Light Manufacturing/	VOC, MT, HP, PCB, ACM	IA, DC		x	\$50,000	Cnty, Mun, Priv	EC, SE, RA, UEC		х	\$500,000	Fed, St, Cnty, Mun, Priv	ODOT	-	-	6	12
		12622017 12622018	Parking lot. Historic filling station.	2	.42 AC	-	-	Distribution Building	LP, HP	IA, DC		x	\$50,000	Cnty, Mun, Priv	RA, UEC, UST	x		\$100,000	Cnty, Mun, Priv	-	-	-	6	6
5	5B	12622019 12622020 12622021	Sunoco Gas/Inner Beauty Salon, a gasoline filling station. Facility is included on UST database.	3	.46 AC	4,531 SF	1	Existing Viable Facility	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-
		12621010	L. Gray Barrel and Drum, an industrial drum reclamation/recycling facility. Historic gas tanks and commercial office structure. Facility is included on RCRA-LQG database.	3	.41 AC	1,426 SF	1	Evistine Vieble																
		12621011	L. Gray Barrel and Drum, an industrial drum reclamation/recycling facility. Historic foundry, manufacturing facility and oil vault.	3	.71 AC	10,167 SF	1	Existing Viable Facility	-	-	-		-	-	-	-		-	-	-	-	-	-	-
		12621009-east 12621014	L. Gray Barrel and Drum, an industrial drum reclamation/recycling facility.Historic foundry,	3	2.04	32,378 SF	1																	
		12622041 12622042	Vacant lot Vacant lot	-	.09 AC .09 AC	-	-																	
		12622043 12622044	Vacant lot Vacant lot	-	.09 AC .09 AC	-	-																	
		12622045	Vacant lot	-	.09 AC	-	-																	
		12622046 12622047	Residential dwelling Vacant lot	-	.09 AC .09 AC	-	-													RD	\$56,250			
		12622048	Residential dwelling	-	.09 AC	-	1	Light	VOC, MT, LP,															
5	5B	12622050	Residential dwelling	-	.09 AC	-	1	Manufacturing/	HP, PCB,	IA, DC		x	\$50,000	Cnty, Mun,	RA, UEC,	х		\$100,000	Cnty, Mun,			LB	6	6
-	-	12622053 12622054	Residential dwelling Residential dwelling	-	.12 AC .12 AC	-	1	Distribution Building	ACM ¹	, -			• • • • • • •	Priv	ACM			,	Priv				-	
		12622058	Vacant lot	-	.11 AC	-	-	Dunung																
		ROW ²	Tennyson Alley	-	475 LF	-	-													RW	\$19,000			
		12622035 12622037	Residential dwelling Residential dwelling	-	.09 AC .09 AC	-	1																	
		12622038	Vacant lot	-	.09 AC	-	-													RD	\$33,750			
		12622040	Residential dwelling	-	.09 AC	-	1																	
		ROW ² 12623047	East portion of Evarts Ave and Caskey Alley Vacant lot.	-	590 LF .06 AC	-	-							-						RW	\$23,600			+
		12623047	Vacant lot	-	.06 AC	-	- 1																	
		12623028	Vacant lot	-	.16 AC	-	1																	
		12623029	Residential dwelling	-	.16 AC	-	2																	
		12623030 12623031	Vacant lot Residential dwelling	-	.16 AC .16 AC	-	1 2	Light												RD	\$101,250			
5	5B	12623032	Vacant lot	-	.11 AC	-	-	Manufacturing/	VOC, MT, LP, HP, PCB,	IA, DC		x	\$50,000	Cnty, Mun,	RA, UEC,	х		\$100,000	Cnty, Mun,	110	ψ101,200	LB	6	6
5	D	12623033	Residential dwelling	-	.1 AC	-	1	Distribution	ACM ¹	IA, DC		^	\$50,000	Priv	ACM	^		\$100,000	Priv			LD	0	0
		12623034 12623035	Residential dwelling Vacant lot	-	.11 AC .16 AC	-	-	Building	710111															
			Vacant lot	-	.16 AC	-	-																	
			New Zion Gospel Church	-	.32 AC	4,402 SF	1																	
		12623038 12623019	Vacant lot Vacant land bank lot	-	.22 AC .15 AC	-	-													CD	\$13,206			
5	5B	12622019 12622016 12622060 12622059	Blessed Hope Missionary Baptist Church	-	.37 AC	- 6,647 SF	3	Existing Viable Facility	-	-	-		-	-	-	-		-	-	-	-	-	-	-
5	5B	12623001 12623004 12623005	St. Elizabeth of Hungary Catholic Church	-	1.61 AC	26,191 SF	4	Existing Viable Facility	-	-	-		-	-	-	-		-	-	-	-	-	-	-
		12622051	Miceli's Properties. Residential. Historic machine shop.	1	.08 AC	-	1		-	-	-		-	-	-	-		-	-	-	-	-	-	-
		12623040	Miceli's Dairy Products, Inc., a commercial cheese manufacturing facility. Facility is included on SPILLS database.	1	1.64 AC	34,689 SF	1	Existing Viable	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-
5	5B	12621003 12622029 12622030 12622031	Miceli's Properties. Parking lot. Facility is included on SPILLS database (food waste).	1	.68 AC	-	-	Facility	-	-	-		-	-	-	-		-	-	-	-	-	-	-
			Miceli's Expansion Site. Former DLH					Currently																
1			Plating/Eberhard Mfg industrial facility with partially demolished buildings and debris piles.	3	12.63 AC	Unknown	3	Undergoing	-	-	_		-	-	-	_	_	-	-	-	_	-	-	
		12621009-west 12621013	Historic plating and manufacturing facility, foundry, oil storage, buried gas and benzene tanks, and		12.03 AU	UTIKITUWI	3	Assessment/ Remediation Activities with	-	-							-			-				
		12621008	Miceli's Expansion Site. Former park/baseball field.	-	-	-	-	State Grant	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-

Baseline Cost, Timeframe and Funding Resource Chart Cleveland Opportunity Corridor Brownfield Area Wide Plan Development District 5- Superblock 5B

Development District	Superblock	Parcel Number(s) Sun	Initial Imary Environmenta	Size al (acres or	r Area	Number of Buildings/	Proposed Land Use	Suspected COCs	Receptor Pathways		ment Co		Assessment Cost	Suggested Funding	Anticipated Remedial		diation Co		Remediation Cost	Suggested Funding	Anticipated Demolition	Demolition Cost	Suggested Funding		me (months) Remediation
District			Ranking	linear foot)	(square foot)	Stories ⁴	Lanu Ose	COCS	Falliways	Low	Medium	High	COSI	Resource	Activity	Low	Medium	High	COSI	Resource	Activities	COSI	Resource	Assessment	Demolition
		12622049	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622052	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622055 Miceli's Properties. Vaca	nt lots	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622056	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<u> </u>	-
	-	12622057		-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	12622032 Miceli's Properties. Resident 12622033		-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<u> </u>	-
	-	10600004		-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	12622034 Miceli's Properties. Vaca	int lots.	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622039	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622022	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622023	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622024	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	_	12622025 Miceli's Properties. Vaca		-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622026	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622027 12622028		-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12623002		-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	12623002 Miceli's Properties. Com	mercial building.	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12623012	-	-	-	-	Evicting Vick	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	5B	12623013	-	-	-	-	Existing Viable Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12623014	-	-	-	-	Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	_	12623044	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	12623046 Miceli's Properties. Vaca	nt lot.	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	12623015		-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	12623016 12623017		-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	12623018		-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	12623020	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12624001	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12624002	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12624017	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	12624016	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	12624015	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	12624014 12624013 Miceli's Properties. Vaca	int lot.	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	12624012		-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	12624011	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12624010	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12624009	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12624008	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Portion of Final Cut, a food storage 12620021 facility. Historic rubber m	warehouse/ distribution 2 anufacturing.	.5 AC	8,733 SF	1		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12620023 Vacant lot. Historic rubbe	er manufacturing. 2	.53 AC	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622012 Vacant land bank lot	-	-	-	-]	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	_	12622013 Vacant land bank lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622061 Vacant land bank lot		-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	ODOT ROW ³	12622062 Vacant land bank lot 12622063 Vacant land bank lot		-	-	-	ROW	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	12622063 Vacant land bank lot 12622064 Vacant land bank lot		-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622065 Vacant land bank lot		-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622066 Vacant land bank lot	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	12622067 Vacant land bank lot	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622068 Vacant land bank lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622069 Vacant land bank lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622070 Residential dwelling	-	-	-	-]	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	12622070 Vacant land bank lot	-	-	-	-		-	-		-	-	-	-	-		-	-	-	-	-	-	-	-	-

Footnotes:

1 - COCs result from adjoining Brownfield Sites

2 - Assessment and Remediation costs for the existing ROW are presumed to be included in the applicable costs for the immediately adjoining properties.

3 - Costs and information for the parcels presumed to be taken by ODOT are not included

4 - Cost estimates for one (1) to four (4) family residential buildings are based on a unit price; therefore, square footage is not applicable.

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 LBP = Lead Based Paint P/H = Pesticides and Herbicides RAD = Radioactive A/B/Cyn = Acids, Bases and Cyanide

Waste = Tires, Debris, Solid Waste, Junk Cars, etc. Demolition Activities RD = Residential Building Demolition

UR = Utility Removal CD = Commercial Building Demolition RW = Roadway or Alley Demolition ID = Industrial Building Demolition

ODOT = Assumed ODOT will demolish building and manage ACM

Demolition Activities

Cost, Timeframe and Funding Resource Chard Legend

Receptor Pathways IA = Indoor Air DC = Direct Contact DW = Drinking Water SW = Surface Water NR = Natural Resource

Remedial Activities ACM = Asbestos Containing Material Removal UST = Underground Storage Tank Removal Remedial Activities EC = Engineered Cover VC = Vapor Control HGC = Hydrologic/Geologic Control RAD = Radiological Removal RP = Viable Responsible Party Assumes Remediation and Associated Costs SE = Soil Excavation ISS = In-Situ Soil WD = Waste Disposal ISG = In-Situ Groundwater RA = Risk Assessment UEC = Universal Environmental Covenant RC = Regulatory Closure

\\PARTNERSFS1\ProjectFiles\Working Documents\Project Files\Project Files\937 City Architecture\Report\Area Wide Plan\5-4-12 District 5 - Baseline Cost Chart

Funding Resources

Fed = Federal Programs (USEPA Grants, HUD) St = State Programs (ODOT, Historic Tax Credit, Bond Funds, Loan Programs) Cnty = County Programs (Subgrants from Coalitions, Forgivable Loans, Bond Funds) Mun = Municipal Programs (City Economic Development, Tax Incentives) Priv = Private Funding (Cash, Lender, etc.) LB = Land Bank

APPENDIX 4A

Redevelopment Cost, Time-framed Funding Resource Chart - District 2

Redevelopment Cost, Timeframe and Funding Resource Chart Cleveland Opportunity Corridor Brownfield Area Wide Plan Development District 2 District 2A

Development District	Superblock	Parcel Number(s)	Summary	Initial Environmental Ranking	Size (acres or linear	Building Area (square	Number of Buildings/	Proposed Land Use	Suspected COCs	Receptor Pathways		ment Comp	Assessmer	t Suggested Funding Resource	Anticipated Remedial Activity		liation Co Medium		Remediation Cost	Suggested Funding Resource	Anticipated Demolition Activities	Demolition Cost	Suggested Funding Resource	Timefran Assessment	ne (months) Remediation/
		12422009	Main entrance to the RTA Central Rail Facilities	1	foot) .86 AC	foot) -	Stories⁴			_	-	-		-	-	-	-	-		-	-		-	-	Demolition -
		12422008	complex. Historic ravine and parts warehouse Vacant lot. Historic oil tank, barrel cleaning and drum storage yard. Facility is included on SPILLS	2	1.22 AC	_	_	Existing Viable		_	_	_		_	_	_	_	_	-	_	-	_	_	_	_
2	2A	12424076	database.					Facility																	
		12424078 12424077 12424078 12424079	Abandoned impound lot. Historic junk yard, auto repair shop and auto wrecking yard.	2	.64 AC	-	-		-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-
		ROW ²	Grand Avenue west of Parcel 12424080	-	325 LF	-	-	Reuse ROW																	
		12424065	Vacant lot. Historic barrel manufacturing facility.	1	.74 AC	-	-	Lt Mfg/Distr Building, Pavement and Greenspace	VOC, MT, LP, HP	IA, DC		x	\$50,000	Cnty, Mun, Priv	RA, UEC	x			\$100,000	Cnty, Mun, Priv	-	-	-	6	6
2	2A	12424061	Vacant lot. Historic welding/machine shop and	1	.17 AC	-	-	Lt Mfg/Distr	VOC, MT, LP,	IA, DC		x	\$50,000	Cnty, Mun,	RA, UEC	х			\$100,000	Cnty, Mun,	-	-	-	6	6
		12423006 - south 12424056	manufacturing structure. Abandoned Motor Freight building.	1	3.43 AC	6,536 SF	2	Building Pavement and Greenspace	HP, PCB VOC, LP, HP, PCB, ACM	DC		x	\$50,000	Priv Cnty, Mun, Priv	RA, UEC, UST	x			\$100,000	Priv Cnty, Mun, Priv	CD	\$39,216	Cnty, Mun, Priv	6	6
		12424057 12424075	Vacant land bank lot	-	.1 AC	-	-	Lt Mfg/Distr																	
		12424074	Vacant land bank lot	-	.1 AC	-	-	Building and		IA, DC															
		12424073 12424072	Vacant land bank lot Vacant land bank lot	-	.1 AC .08 AC	-	-	Greenspace	ł																
		12424071	Vacant land bank lot	-	.09 AC	-	-																		
		12424070 12424069	Vacant lot Vacant land bank lot	-	.09 AC .08 AC	-	-	Pavement and Greenspace		DC															
		12424068	Vacant land bank lot	-	.09 AC	-	-	areenopaee																	
		12424067	Vacant land bank lot	-	.11 AC	-	-		1																
		12424064 12424063	Residential dwelling Vacant land bank lot	-	.11 AC .17 AC	-	-														RD	\$33,750			
		12424063	Vacant residential dwelling	-	.17 AC	-	- 1	Lt Mfg/Distr																	
2	2A	12424060	Vacant land bank lot	-	.17 AC	-	-	Building	VOC, MT, LP,			х	\$50,000	Cnty, Mun,	RA, UEC,	х			\$100,000	Cnty, Mun,			LB	6	6
2	27	12424059	Vacant land bank lot	-	.17 AC	-	-		HP, ACM ¹			~	\$50,000	Priv	ACM	^			φ100,000	Priv			LD	0	0
		12424058 12424055	Residential dwelling	-	.06 AC .23 AC	-	- 1		ł																
		12424055	Vacant land bank lot Vacant land bank lot	-	.11 AC	-	-	Lt Mfg/Distr																	
		12424053	Vacant lot	-	.11 AC	-	-	Building and		IA, DC															
		12424052	Vacant land bank lot	-	.17 AC	-	-	Greenspace	ļ																
		ROW ²	East 70th Street	-	100 LF	-	-	Lt Mfg/Distr Building and Pavement													RW	\$4,000			
		ROW ²	Grand Avenue east of Parcel 12424080	-	775 LF	-	-	Lt Mfg/Distr Building, Pavement and													RW	\$31,000	-		
		Destine of 40404000			11.00			Greenspace																	
		Portion of 12424080 Portion of 12424081		-	.11 AC .13 AC	-	-	Lt Mfg/Distr																	
			Vacant land bank lot	-	.15 AC	-	-	Building and																	
		Portion of 12424083	Vacant land bank lot	-	.16 AC	-	-	Greenspace		IA, DC						1									1
-		Portion of 12424084	Vacant residential dwelling	-	.55 AC	-	1		VOC, MT, LP,					Cnty, Mun,	RA, UEC,				.	Cnty, Mun,	RD	\$22,500		-	-
2	2A	12424085 12424086	Vacant land bank lot Vacant land bank lot	-	.1 AC	-	-	Lt Mfg/Distr Building	HP, ACM ¹			x	\$50,000	Priv	ACM	х			\$100,000	Priv		. ,	LB	6	6
		12424087	Vacant land bank lot	-	.09 AC	-	-	Pavement and			1														
		12424088	Vacant residential dwelling	-	.1 AC	-	1	Greenspace		DC													4		
		ROW ²	East 71st Place	-	200 LF	-	-	Devere set as 1		ļ		\vdash			+						RW	\$8,000			
		12424089 12424090	Residential dwelling Vacant land bank lot	-	.09 AC .06 AC	-	-	Pavement and Greenspace		DC															
		12424091	Vacant residential dwelling	-	.09 AC	-	1	Lt Mfg/Distr Building, Pavement and	Ì	IA, DC															
2	2A	12424003	Vacant lot	-	.08 AC	-	-	Greenspace Pavement and Greenspace	VOC, MT, LP,	DC		x	\$50,000	Cnty, Mun,		x			\$100,000	Cnty, Mun,	RD	\$33,750	LB	6	6
		12424004	Vacant land bank lot	-	.08 AC	-	-	Greenspace	HP, ACM ¹				. ,	Priv	ACM					Priv					
		12424092	Vacant land bank lot	-	.17 AC	-	-									1									1
		12424100 12424093	Residential dwelling Vacant land bank lot	-	.1 AC .07 AC	-	- 1	Lt Mfg/Distr																	
		12424093	Vacant land bank lot	-	.07 AC	-	-	Building and		IA, DC						1									1
1		12424019	Vacant land bank lot	-	.08 AC	-	-	Greenspace								1							1		1
					200 LF																				

Redevelopment Cost, Timeframe and Funding Resource Chart Cleveland Opportunity Corridor Brownfield Area Wide Plan Development District 2 District 2A

Development District	Superblock	Parcel Number(s)	Summary	Initial Environmental Ranking	Size (acres or linear foot)	Building Area (square foot)	Number of Buildings/ Stories ⁴	Proposed Land Use	Suspected COCs	Receptor Pathways		ment Comp		Assessment Cost	Suggested Funding Resource	Anticipated Remedial Activity		liation Co Medium	. ,	Remediation Cost	Suggested Funding Resource	Anticipated Demolition Activities	Demolition Cost	Suggested Funding Resource	Timefram Assessment	ne (months) Remediation/ Demolition
		12424095	Vacant land bank lot	-	.15 AC	-	-	Lt Mfg/Distr																		1
		12424020	Vacant land bank lot with residential dwelling	-	.05 AC	-	1	Lt Mfg/Distr																		1
		12424096	Vacant lot	-	.14 AC	-	-	Building and																		1
		12424097	Vacant land bank lot	-	.17 AC	-	-	Greenspace																		1
2	2A	12424098	Vacant land bank lot	-	.1 AC	-	-	Lt Mfg/Distr Building	ACM	IA, DC	Х			\$10,000	Priv	ACM	-	-	-	-	-	RD	\$11,250	LB	3	6
		12424051	Vacant land bank lot	-	.17 AC	-	-	Lt Mfg/Distr																		1
		12424050	Vacant lot	-	.07 AC	-	-	Building and																		1
		12424049	Vacant land bank lot	-	.17 AC	-	-	Greenspace																		L
		12424001 12424002 12424006 12424007 12424008 12424104	Abandoned Junk Yard. Historic ravine and building material yard.	2	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12424018	Residence. Historic tin shop.	1	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Portion of 12424080		-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Portion of 12424081	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	ODOT ROW ³	Portion of 12424082	Vacant land bank lot	-	-	-	-	ROW	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	ODOT NOW	Portion of 12424083	Vacant land bank lot	-	-	-	-	11011	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Portion of 12424084	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12424004	Vacant land bank lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	<u> </u>
		12424005	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12424017	Residential dwelling	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12424016	Vacant land bank lot	-	-	-	-		-	-	-	- 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12424021	Residential dwelling	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12424022	Residential dwelling	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12424048	Vacant land bank lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12424047	Vacant land bank lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
										то	TAL ASS	SESSMENT	COST	\$310,000		т	OTAL RE	MEDIATIC	N COST	\$600,000	TOTAL DEM	IOLITION COST	\$191,466			

Footnotes:

1 - COCs result from adjoining Brownfield Sites

2 - Assessment and Remediation costs for the existing ROW are presumed to be included in the applicable costs for the immediately adjoining properties.

3 - Costs and information for the parcels presumed to be taken by ODOT are not included

4 - Cost estimates for one (1) to four (4) family residential buildings are based on a unit price; therefore, square footage is not applicable.

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 LBP = Lead Based Paint P/H = Pesticides and Herbicides RAD = Radioactive A/B/Cyn = Acids, Bases and Cyanide Waste = Tires, Debris, Solid Waste, Junk Cars, etc.

Demolition Activities RD = Residential Building Demolition CD = Commercial Building Demolition ID = Industrial Building Demolition RW = Roadway or Alley Demolition UR = Utility Removal ODOT = Assumed ODOT will demolish building and manage ACM

Cost, Timeframe and Funding Resource Chard Legend

Receptor Pathways	E
IA = Indoor Air	F
DC = Direct Contact	5
DW = Drinking Water	(
SW = Surface Water	N
NR = Natural Resource	F

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

<u>Funding Resources</u> Fed = Federal Programs (USEPA Grants, HUD)

St = State Programs (ODOT, Historic Tax Credit, Bond Funds, Loan Programs)

Cnty = County Programs (Subgrants from Coalitions, Forgivable Loans, Bond Funds)

Mun = Municipal Programs (City Economic Development, Tax Incentives)

Priv = Private Funding (Cash, Lender, etc.)

Redevelopment Cost, Timeframe and Funding Resource Chart Cleveland Opportunity Corridor Brownfield Area Wide Plan Development District 2- Superblock 2B

Development District	Superblock	Parcel Number(s)	Summary	Initial Environmental Ranking	Size (acres or linear foot)	Building Area (square foot)	Number of Buildings/ Stories ⁴	Proposed Land Use	Suspected COCs	Receptor Pathways	Assessment C		Assessment Cost	Suggested Funding Resource	Anticipated Remedial Activity		iation Co Medium		Remediation Cost	Suggested Funding Resource	Anticipated Demolition Activities	Demolition Cost	Suggested Funding Resource	Timefran Assessment	me (months) Remediatior Demolition
		12424104	Abandoned Junk Yard. Historic ravine and building material yard.	2	1.32 AC	-	-	Lt Mfg/Distr Building, Pavement and Greenspace	VOC, MT, LP, HP, PCB, Waste	IA, DC	x		\$50,000	Cnty, Mun, Priv	SE, RA, UEC, WD	×			\$100,000	Cnty, Mun, Priv	-	-	-	6	6
2	2B	12424045	Something for Nothing Mattress Sales, a commercial retail facility. Historic Milk Depot.	1	.17 AC	1,912 SF	2	Lt Mfg/Distr Building and Greenspace	LP, HP, ACM	IA, DC	x		\$50,000	Cnty, Mun, Priv	UST, ACM	х			\$100,000	Cnty, Mun, Priv	ODOT	-	-	6	6
		12424037	OBO Construction Company, a commercial	2	1.52 AC	7,946 SF	1	Existing Viable	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12427053	trucking and junk yard facility.			9,993 SF	2	Facility																	
		12424014 12424013	Vacant land bank lot Residential dwelling	-		-	- 1	Lt Mfg/Distr Building and		IA, DC				1											
		12424013	Residential dwelling	-		-	1	Greenspace		IX, DO															
		12424011	Residential dwelling	-		-	1	discription																	
		12424010	Residential dwelling	-		-	1]																	
		12424009	Vacant lot	-		-	-							1											
		12424029	Vacant lot	-		-	-	Pavement and																	
		12424030	Vacant lot	-		-	-	Greenspace																	
		12424031	Vacant land bank lot	-		-	-			DC															
		12424032	Vacant land bank lot	-		-	-																		
		12424033 12424034	Vacant residential dwelling Vacant land bank lot	-		-	1																		
		12424034	Vacant land bank lot	-		-	-																		
		12424035	Vacant land bank lot	-		-		Greenspace																	
		12424024	Residential dwelling	-		-	1	Lt Mfg/Distr	1		-														
		12424025	Residential dwelling	-		-	1	Building and		IA, DC											RD	\$123,750			
2	2B	12424026	Residential dwelling	-		-	1	Greenspace	VOC, MT, LP,		X		\$50,000	Cnty, Mun,	RA, UEC,	Х			\$100,000	Cnty, Mun,			LB	6	6
		12424027	Residential dwelling	-		-	1	Greenspace	HP, ACM ¹				. ,	Priv	ACM				. ,	Priv					
		12424028	Residential dwelling	-		-	1	Pavement and		DC															
		12424102	Vacant lot	-		-	-	Greenspace		DO															
		12424038	Vacant lot	-		-	-	Greenspace																	
		12424039	Vacant land bank lot	-		-	-	Lt Mfg/Distr Building and Greenspace		IA, DC															
		12424040	Vacant land bank lot	-		-	-	Pavement and Greenspace		DC															
		12424041	Vacant land bank lot	-		-	-		[1											
		12424042	Residential dwelling	-		-	1	Lt Mfg/Distr						1											
		12424101	Vacant lot	-		-	-	Building and		IA, DC				1											
		12424043	Vacant land bank lot	-		-	-	Greenspace						1											
		12424044	Vacant land bank lot	-	07515	-	-		4		-			1											
		ROW ²	East 73rd Street	-	275 LF	-	-	Reuse ROW		DC				1							-	-	1		
		ROW ²	Wagner Avenue	-	325 LF	-	-				+	_			+		-				-	-			
		12424001 12424008	Abandoned Junk Yard. Historic ravine and building material yard.	2	.29 AC	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12424008	Vacant land bank lot	_	-	-	-	1	-	-		-	-	-	-	-	-	-	-	-	-	_	-	-	-
2	ODOT ROW ³	12424010	Vacant land bank lot	-	-	-	-	ROW	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	000111077	12424023	Residential dwelling	-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12424046	Vacant land bank lot	-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12424099	Vacant land bank lot	-	-	-	-	1	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
					· · · · · · ·			1	۰	1			+	1								1	1		

Footnotes:

1 - COCs result from adjoining Brownfield Sites

2 - Assessment and Remediation costs for the existing ROW are presumed to be included in the applicable costs for the immediately adjoining properties.

3 - Costs and information for the parcels presumed to be taken by ODOT are not included

4 - Cost estimates for one (1) to four (4) family residential buildings are based on a unit price; therefore, square footage is not applicable.

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 LBP = Lead Based Paint P/H = Pesticides and Herbicides RAD = Radioactive A/B/Cyn = Acids, Bases and Cyanide Waste = Tires, Debris, Solid Waste, Junk Cars, etc.

Demolition Activities RD = Residential Building Demolition CD = Commercial Building Demolition ID = Industrial Building Demolition RW = Roadway or Alley Demolition UR = Utility Removal ODOT = Assumed ODOT will demolish building and manage ACM

Cost, Timeframe and Funding Resource Chard Legend

Receptor Pathways IA = Indoor Air DC = Direct Contact DW = Drinking Water SW = Surface Water NR = Natural Resource

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

Funding Resources

Fed = Federal Programs (USEPA Grants, HUD)

St = State Programs (ODOT, Historic Tax Credit, Bond Funds, Loan Programs)

Cnty = County Programs (Subgrants from Coalitions, Forgivable Loans, Bond Funds)

Mun = Municipal Programs (City Economic Development, Tax Incentives)

Priv = Private Funding (Cash, Lender, etc.)

Redevelopment Cost, Timeframe and Funding Resource Chart Cleveland Opportunity Corridor Brownfield Area Wide Plan Development District 2-Superblock 2C

Development				Initial	Size (acres or	Building Area	Number of	Proposed	Suspected	Receptor	Assessment C	omplexity	Assessment	Suggested		Remed	iation Comp	exity Remediatio	Suggested		Demolition	Suggested	Timefran	me (months)
District	Superblock	Parcel Number(s)	Summary	Environmental Ranking	Ìlinear	(square	Buildings/ Stories ⁴	Land Use	COCs	Pathways	Low Mediu	m High	Cost	Funding Resource	Remedial Activity	Low	Medium I	Cost	Funding Resource	Demolition Activities	Cost	Funding Resource	Assessment	Remediation/
				- 3	foot)	foot)	0.01.00	Lt Mfg/Distr	VOC, MT, LP,							-		3					<u> </u>	Demolition
		12429001	Vacant lot. Historic junk yard.	2	.17 AC	-	-	Building and	HP, PCB,	IA, DC	x		\$50,000	Cnty, Mun,	SE, RA, UEC	х		\$100,000	Cnty, Mun,	-	_	-	6	6
		12120001		-				Greenspace	Waste		~		<i>Q00,000</i>	Priv	02, 10 , 020	~		\$100,000	Priv				Ŭ	Ũ
2	2C		Alexandered communication famility. I listeria					Lt Mfg/Distr	VOC, MT, LP,	,				Cate Mar					Onthe Main			Cate Mus		
2	20	12428019	Abandoned commercial facility. Historic manufacturing and auto repair facility.	2	.15 AC	6,076 SF	1	Building,	HP, PCB,	IA, DC	Х		\$50,000	Cnty, Mun, Priv	RA, UEC, ACM	Х		\$100,000	Cnty, Mun, Priv	CD	\$18,228	Cnty, Mun, Priv	6	6
								- Pavement and	ACM					1 110	AOIVI				1 110				<u> </u>	
		12428017	Abandoned commercial facility. Historic contractor's warehouse.	1	.15 AC	3,787 SF	2	Greenspace	ACM	IA, DC	х		\$10,000	Priv	-	-	-		-	CD	\$22,722	Cnty, Mun, Priv	3	6
								Lt Mfg/Distr																
		12428008	Vacant land bank lot	-	3.24 AC	-	-	Building,															1	
		12120000			0.21710			Pavement and	1															
								Greenspace	_	IA, DC														
		12428075	Vacant residential lot	-		-	-	Lt Mfg/Distr Building		IA, DC														
					.34 AC			Lt Mfg/Distr	-															
		12428074	Residential dwelling	-	.01710	-	1	Building and																
			· · · · · · · · · · · · · · · · · · ·					Greenspace																
		12428073	Vacant lot	-	.09 AC	-	-	Pavement and	í –															
		12428072	Vacant lot	-	.09 AC	-	-	Greenspace																
		12428071	Vacant lot	-	.09 AC	-	-			DC														
		12428070	Vacant lot	-	.09 AC	-	-	Greenspace																
		12428069	Vacant land bank lot	-	.18 AC	-	-	-															1	
		12428021	Vacant land bank lot	-	.1 AC	-	-																1	
		12428076	Vacant lot	-	.1 AC	-	-	Lt Mfg/Distr															1	
		12428020	Vacant land bank lot	-	.1 AC	-	-	Building,		IA, DC										RD	\$11,250			
		12428018	Vacant lot	-	.15 AC	-	-	- Pavement and																
2	2C	12428009	Vacant land bank lot	-	.34 AC	-	-	Greenspace		,	Х		\$50,000	Cnty, Mun,	-	-	-		-			LB	6	6
		12428010	Vacant land bank lot	-	.11 AC	-	-	D	HP, ACM ¹				. ,	Priv										
		12428011	Vacant lot	-	.11 AC	-	-	- Pavement and	1															
		12428012	Vacant land bank lot	-	.11 AC	-	-	Greenspace																
		12428081	Vacant land bank lot	-	.05 AC	-	-	1		1			1			1						1	1	1
		12428082	Vacant land bank lot	-	.04 AC	-	-	Grooponoo		DC			1			1						1	1	
		12428083	Vacant land bank lot	-	.04 AC	-	-	Greenspace		1			1			1						1	1	
		12428013	Vacant lot	-	.05 AC	-	-			1													1	1
		12428014	Vacant lot	-	.21 AC	_	_	Pavement and	I	1]								1	
		12420014		-	.21 AC	-	-	Greenspace															1	1
								Lt Mfg/Distr		1			1			1						1	1	
		12428015	Vacant land bank lot		.13 AC	_		Building,		IA, DC			1			1				1			1	1
		12420010	Vacani Ianu Dank IUl	-	.13 AG	-	-	Pavement and		IA, DC			1			1						1	1	
								Greenspace					1			1						1	1	
		12428016	Vacant commercial lot	-	.02 AC	-	-	Pavement		DC												1	1	1
								Lt Mfg/Distr					1			1						1	1	
		ROW ²	Rawlings Avenue	-	900 LF	-	-	Building,		IA, DC			1			1				RW	\$36,000		1	1
								Pavement and	I	IA, DC]	1	1
		ROW ²	Holton Avenue	-	900 LF	-	-	Greenspace		1	1		1			1				RW	\$36,000		1	1

Redevelopment Cost, Timeframe and Funding Resource Chart Cleveland Opportunity Corridor Brownfield Area Wide Plan Development District 2-Superblock 2C

Development District	Superblock	Parcel Number(s)	Summary	Initial Environmental Ranking	acres or	Building Area (square foot)	Number of Buildings/ Stories ⁴	Proposed Land Use	Suspected COCs	Receptor Pathways		sment Complexity Medium High	Assessment Cost	Suggested Funding Resource	Anticipated Remedial Activity		nediation Complexity w Medium High	Remediation Cost	Suggested Funding Resource	Anticipated Demolition Activities	Demolition Cost	Suggested Funding Resource		me (months) Remediation Demolition
								Lt Mfg/Distr																
		12429002	Vacant lot	-	.16 AC	-	-	Building and		IA, DC														
	F	10400000	Verent level hereb let					Greenspace			_													
	F	12429003 12429060	Vacant land bank lot Vacant lot	-	.07 AC	-	-	Greenspace	_															
	F	12429059	Vacant lot		.06 AC	-	-																	
	-	12429004	Vacant land bank lot		.08 AC	-	-																	
	F	12429005	Vacant land bank lot	-	.08 AC	-	-	Pavement and		DC														
	-	12429006	Vacant land bank lot	-	.09 AC	-	-	Greenspace																
		12429007	Vacant land bank lot	-	.14 AC	-	-																	
	F	12429032	Vacant land bank lot	-	.04 AC	-	-																	
	Γ	12429031	Vacant land bank lot	-	.14 AC	-	-																	
		12429030	Vacant land bank lot	-	.12 AC	-	-																	
		12429029	Vacant lot	-	.17 AC	-	-	Lt Mfg/Distr																
		12429028	Vacant land bank lot	-	.17 AC	-	-	Building,		IA, DC														
		12429027	Vacant land bank lot	-	.17 AC	-	-	Pavement and		IA, DO														
		12429026	Vacant land bank lot	-	.11 AC	-	-	Greenspace																
		12429025	Vacant land bank lot	-	.11 AC	-	-																	
		12429024	Vacant lot	-	.12 AC	-	-																	
		12429023	Vacant lot	-	.17 AC	-	-	Pavement	VOC, MT,					Cnty, Mun,						RD	\$22,500			
2	2C	12429033	Vacant land bank lot	-	.26 AC	-	-		ACM ¹			х	\$50,000	Priv	-	-		-	-		+,	LB	6	6
		12429034	Vacant land bank lot	-	.17 AC	-	-		7.011															
	Ļ	12429053	Vacant land bank lot	-	.06 AC	-	-	Pavement and		50														
	F	12429050	Vacant land bank lot	-	.06 AC	-	-	Greenspace		DC														
	F	12429052	Vacant lot	-	.09 AC	-	-																	
	F	12429054	Vacant land bank lot	-	.08 AC	-	-																	
	-	12429035	Vacant land bank lot	-	.05 AC	-	-	Deversent	_															
	-	12429046	Vacant lot	-	.12 AC	-	-	Pavement	-		-													
	F	12429047 12429058	Vacant lot	-	.08 AC .06 AC	-	- 1																	
	F	12429038	Residential dwelling Vacant land bank lot	-	.00 AC	-	-																	
		12429051	Vacant land bank lot	-	.03 AC	-	-	Pavement and																
	F	12429055	Vacant land bank lot	-	.03 AC		-	Greenspace		1					1									
	ŀ	12429049	Vacant land bank lot		.03 AC		-			1		1												
	F	12429056	Vacant land bank lot		.06 AC	-	-			DC					1									
	F	12429036	Residential dwelling	-	.08 AC	-	1		1	20		1												
	F	12429037	Vacant lot	-	.06 AC	-	-			1		1												
	F	Portion of 12422007	Vacant lot	-	.08 AC	-	-	-		1		1 1			1									
	F	12429038	Vacant land bank lot	-	.09 AC	-	-	Greenspace		1		1 1			1									
	F	12429039	Vacant land bank lot	-	.11 AC	-	-			1		1 1			1									
	F	ROW ²	Crowell Avenue	-	350 LF	-	-			1		1 1			1					RW	\$14,000			

Redevelopment Cost, Timeframe and Funding Resource Chart Cleveland Opportunity Corridor Brownfield Area Wide Plan Development District 2-Superblock 2C

Development District	Superblock	Parcel Number(s)	Summary	Initial Environmental Ranking	Size (acres or linear foot)	Building Area (square foot)	Number of Buildings/ Stories ⁴	Proposed Land Use	Suspected COCs	Receptor Pathways		ment Complexity Medium High	Assessment Cost	Suggested Funding Resource	Anticipated Remedial Activity		diation Co Medium		Remediation Cost	Suggested Funding Resource	Anticipated Demolition Activities	Demolition Cost	Suggested Funding Resource		me (months) Remediation Demolition
		12429022	St. Ann Deliverance Tabernacle Church	-	.17 AC	2,548 SF	1	Pavement and Greenspace		DC												\$7,644			
	-	12429019	Cood Chapbard Evangalist Church		22.40	1 790 65	1	Lt Mfg/Distr Building,		IA, DC											CD	\$5,340			
		12429018	Good Shepherd Evangelist Church	-	.33 AC	1,780 SF	I	Pavement and		IA, DC												\$5,340			
		12429057	-					Greenspace																	
		12429021	Vacant lot	-	.17 AC	-	-																		
		12429020	Vacant land bank lot	-	.17 AC	-	-																		
		12429045	Vacant lot	-	.17 AC	-	-	Pavement and																	
		12429044	Residential dwelling	-	.17 AC	-	1	Greenspace																	
		12429043	Vacant land bank lot	-	.17 AC	-	-			DC		. v	AFA 444	Cnty, Mun,											
2	2C	12429042	Vacant land bank lot	-	.14 AC	-	-		ACM	DC		Х	\$50,000	Priv	-	-	-	-	-	-			LB	6	6
		12429040	Vacant land bank lot	-	.07 AC	-	-	Greenspace														\$11,250			
		12429041	Vacant land bank lot	-	.13 AC	-	-	Greenspace													RD	\$11,250			
		12429015	Vacant land bank lot	-	.07 AC	-	-	Pavement and																	
		12429016	Vacant lot	-	.07 AC	-	-	Greenspace																	
		12429017	Vacant land bank lot	-	.08 AC	-	-	Lt Mfg/Distr Building and		IA, DC															
		12429014	Vacant land bank lot	-	.08 AC	-	-	Greenspace																	
		12429013	Vacant lot	-	.15 AC	-	-	Pavement and																	
		ROW ²	East 78th Street	-	425 LF	-	-	Greenspace		DC											D 11/	\$17,000			
		ROW ²	Thayer Court	-	175 LF	-	-	Greenspace													RW	\$7,000			
_		12429012					-	Existing Viable												1		. ,			-
2	2C	12429011	-Vacant Church building	-	.77 AC	4,840 SF	3	Facility	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-
		12428022	Vacant land bank lot. Historic dry cleaning facility.	2	.22 AC	-	-		-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-
0	ODOT DOW3	12428068	Vacant lot	-	-	-	-	ROW	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-
2	ODOT ROW ³	12428006	Vacant land bank lot	-	-	-	-	ROW	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-
		12428007	Vacant land bank lot	-	-	-	-		-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-
		12428047	Vacant land bank lot	-	-	-	-		-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-
			1							то		SESSMENT COS	Г \$260,000						\$200,000		MOLITION COST	\$208,934			

Footnotes:

1 - COCs result from adjoining Brownfield Sites

2 - Assessment and Remediation costs for the existing ROW are presumed to be included in the applicable costs for the immediately adjoining properties.

3 - Costs and information for the parcels presumed to be taken by ODOT are not included

4 - Cost estimates for one (1) to four (4) family residential buildings are based on a unit price; therefore, square footage is not applicable.

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 LBP = Lead Based Paint P/H = Pesticides and Herbicides RAD = Radioactive A/B/Cyn = Acids, Bases and Cyanide Waste = Tires, Debris, Solid Waste, Junk Cars, etc.

Demolition Activities RD = Residential Building Demolition CD = Commercial Building Demolition ID = Industrial Building Demolition RW = Roadway or Alley Demolition UR = Utility Removal ODOT = Assumed ODOT will demolish building and manage ACM

Cost, Timeframe and Funding Resource Chard Legend

Receptor Pathways

IA = Indoor Air DC = Direct Contact DW = Drinking Water SW = Surface Water NR = Natural Resource

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

Funding Resources

Fed = Federal Programs (USEPA Grants, HUD)

St = State Programs (ODOT, Historic Tax Credit, Bond Funds, Loan Programs)

- Cnty = County Programs (Subgrants from Coalitions, Forgivable Loans, Bond Funds)
- Mun = Municipal Programs (City Economic Development, Tax Incentives)

Priv = Private Funding (Cash, Lender, etc.)

Redevelopment Cost, Timeframe and Funding Resource Chart Cleveland Opportunity Corridor Brownfield Area Wide Plan Development District 2-Superblock 2D

										Dev	elopment Dis	strict 2-Su	uperbloo	ck 2D													
1 0	Development District	Superblock	Parcel Number(s)	Summary	Environmental	(acres or linear	Area (square	Buildings/	Proposed						Assessment	Funding	Remedial					Funding	Demolition		Funding		Remediation/
P Point law below (not provide law), solution (not provide law), solutice (not provide law), solution	2	2D	12423003		2			-	Development	HP, PCB,	, _	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			12423009	manufacturing, oil tanks with pump house, chemical warehouse, and metal fabricating.	3	8.18 AC	283,593 SF	1	Existing Viable		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			12423005		2	1.73 AC	12,983 SF	1	Undergoing Assessment/ Remediation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			12423004	с	2	1.12 AC	12,419 SF	5		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2 3488 0 and bard property or control one worth i 0 b 0 b 1000			12428033		1	.14 AC	-	-																			
			12428001	Orlando Baking Company owned. Vacant lot.	-	.09 AC	-	-																			
2 3									4			1	1						1								
2 Note: Ref: Conversion: Section: S									-			1												1			1
								-	-			1	1														
	2	2D							1			1												1			
1 1 1 0	-	20					-	-	_																		
1 1					-		-	-																			
1 1 0			12428080 12428041 12428040 12428039 12428077 12428038 12428037 12428036 12428035	Orlando Baking Company owned. Parking lot.	-	1.33 AC	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1 1 0				Orlando Baking Company owned Vacant lot	-	08 AC	-	-	-																		
2 3 3 3 3 6 6 0			-					-																			
Image: Normal sector Image: No			12428030		-	.07 AC	-	-																			
2 1248000 Restructive frame frame (a) 0.6 AC 0.6 AC 0.6 AC 0.6 AC			12428029	Orlando Baking Company owned. Vacant lot.	-		-	-																			
2 1 1 0.802 0.80 0.90 0.90 0.90 0.90 <td></td> <td></td> <td></td> <td></td> <td>-</td> <td></td> <td>-</td> <td>-</td> <td></td>					-		-	-																			
2 1242000 1000000000000000000000000000000000000								1																			
124305 Vacantian	0	20						-		100 A01																	
1 1 1 1 0	2	20	-					-		VOC, ACM	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1 1									1 Idiniod																		
1442078 Vacant land bark lot					-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1242004 Vacant land bark lot 0 0 0 0 <td></td> <td></td> <td>12428078</td> <td>Vacant lot</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td></td> <td>-</td>			12428078	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1242004 Vacant land hank lot </td <td></td> <td></td> <td>12428005</td> <td>Vacant lot</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td></td> <td>-</td>			12428005	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1428000 Vacant land bark lot			12428048	Vacant land bank lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1242051 Vacant land bank lod - - - - <td></td> <td></td> <td></td> <td></td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td></td> <td>-</td>					-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12428052 Orlands Baking Company owned Vacanti of 0 0 0 0 </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>_</td> <td>-</td> <td></td> <td>-</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td>_</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>-</td>									_	-		-	-					_									-
12428033 Yacant land bank lof -<									_				-					_									-
1242005 Vacant land bank lot						-			_	-	-							-									
2 1242055 Residential dvalling. 1<									-	-		-	-					_									
2 0DOT ROW ³ 1242805 Vacant land bank lot 0 0 0 0 <						-	-		_	-	-				-			-	-		-		-			-	
12428058 Vacant land bank lot ··· ··· <td></td> <td></td> <td>12428056</td> <td></td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>] _</td> <td>-</td>			12428056		-	-	-	-] _	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12428059 Vacant land bank lot ·· ·· ·· ·	2	ODOT ROW ³						-	ROW		-		-			-											
12428060 Vacant land bank lot · · · · </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>4</td> <td></td> <td></td> <td></td> <td>_</td> <td></td> <td></td> <td></td> <td></td> <td>_</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>-</td>									4				_					_									-
12428061 Residential dwelling <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>-</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>-</td>								-	-	-	-							-									-
12428062 Vacant land bank lot									1	-			_		1			_									
12428063 Vacant land bank lot -									1			-	-	-													
12428065 Vacant lot					-	-	-	-]	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-
12428066 Residential dwelling -					-	-	-	-	4	-	-				-		-		-		-		-				-
12428067 Vacant lot <									4				-					_									-
12428024 Vacant lot <				~ ~ ~				-	-	-	-		-						-								-
12428023 Vacant land bank lot -									-							-			-								-
									-	-		-						-	-			1					
TOTAL ASSESSMENT COST \$0 TOTAL REMEDIATION COST \$0 TOTAL DEMOLITION COST \$0			12420023	אמטמות ומווע שמווג וטנ	-	ļ -	-		ļ	-		1	<u> </u>	-		-			<u> </u>						-	-	
											тс	OTAL ASS	SESSME	ENT COST	\$0	1	тс	DTAL REM	IEDIATIC	N COST	\$0	TOTAL DEM	IOLITION COST	\$0			

Footnotes:

1 - COCs result from adjoining Brownfield Sites

2 - Assessment and Remediation costs for the existing ROW are presumed to be included in the applicable costs for the immediately adjoining properties.
3 - Costs and information for the parcels presumed to be taken by ODOT are not included
4 - Cost estimates for one (1) to four (4) family residential buildings are based on a unit price; therefore, square footage is not applicable.

Cost, Timeframe and Funding Resource Chard Legend

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

LBP = Lead Based Paint P/H = Pesticides and Herbicides RAD = Radioactive A/B/Cyn = Acids, Bases and Cyanide Waste = Tires, Debris, Solid Waste, Junk Cars, etc.

\\PARTNERSFS1\ProjectFiles\Working Documents\Project Files\937 City Architecture\Report\Area Wide Plan\5-10-12 District 2 - Redevelopment Cost Chart

APPENDIX 4B

Redevelopment Cost, Time-framed Funding Resource Chart - District 3

Redevelopment Cost, Timeframe and Funding Resource Chart Cleveland Opportunity Corridor Brownfield Area Wide Plan Development District 3 - Superblock 3A

evelopment District	Superblock	Parcel Number(s)	Summary	Initial Environmental Ranking	Size (acres or linear foot)	Building Area (square foot)	Number of Buildings/S tories ⁴	Proposed Land Use	Suspected COCs	Receptor Pathways		ment Con Medium		Assessment Cost	Suggested Funding Resource	Anticipated Remedial Activity		iation Co Medium		Remediation Cost	Suggested Funding Resource	Anticipated Demolition Activities	Demolition Cost	Suggested Funding Resource	Timefran Assessment	me (months) Remediatio Demolitior
		Portion of 12626001	Vacant Former Van Dorn Company industrial facility. Historic machine shop, print shop, metal working, oil tank and heat treating facility. Facility is included on RCRA-NonGen database.	2	6.75 AC	110,000 SF	2.5	Lt Mfg/Distr Building, Pavement and Greenspace	VOC, MT, LP, HP, PCB, ACM, A/B/Cyn	IA, DC			x	\$150,000	Fed, St, Cnty, Mun, Priv	EC, VC, SE, RA, UEC, RC, ACM, UST			х	\$2,000,000	Fed, St, Cnty, Mun, Priv	ID	\$1,375,000	Fed, St, Cnty, Mun, Priv	9	24
		ROW ²	Ewald Road	-	550 LF	-	-															RW	\$22,000			
3	ЗА	12626002 12626003 12626004 12626005 12626006 12626007 12626008 12626009 12626010 12626011	Vacant lot. Historic filling station with three (3) gas tanks and auto repair shop.	2	1.1 AC	-	-	Lt Mfg/Distr Building, Pavement and Greenspace	VOC, MT, LP, HP, PCB	IA, DC		x		\$50,000	Cnty, Mun, Priv	RA, UEC, SE, UST		x		\$500,000	Fed, St, Cnty, Mun, Priv	-	-	LB	6	12
		ROW ²	Grand Avenue	-	1,025 LF	-	-	Lt Mfg/Distr Building and Greenspace														RW	\$41,000			
		12626012						Pavement and Greenspace		DC																
3	ЗА	12626013	Vacant lot	-	.7 AC	-	-	Lt Mfg/Distr Building, Pavement and Greenspace	VOC, MT, LP, HP, PCB ¹	IA, DC		x		\$50,000	Cnty, Mun, Priv	RA, UEC	х			\$100,000	Cnty, Mun, Priv	-	-	-	6	6
		12626014						Pavement and Greenspace		DC																
		Portion of 12626001	Vacant Former Van Dorn Company industrial facility. Historic machine shop, print shop, metal working, oil tank and heat treating facility. Facility is included on RCRA-NonGen database.	2	1.14 AC	Unknown	2	aroonopado	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	ODOT ROW ³	12626015	Vacant commercial building. Historic ravine and paint/lacquer warehouse.	2	.85 AC	41,500 SF	3	ROW	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12627001	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12627002	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12627118	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12627119 12627120	Vacant lot Vacant lot	-	-	-	-	•	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
h.		12021120	Vacant lot	-	-	-		1	-	-	-	-	-	=	-	-		1 -		-	-	-	-	-	-	

Footnotes:

1 - COCs result from adjoining Brownfield Sites

2 - Assessment and Remediation costs for the existing ROW are presumed to be included in the applicable costs for the immediately adjoining properties.

3 - Costs and information for the parcels presumed to be taken by ODOT are not included

4 - Cost estimates for one (1) to four (4) family residential buildings are based on a unit price; therefore, square footage is not applicable.

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 LBP = Lead Based Paint P/H = Pesticides and Herbicides RAD = Radioactive A/B/Cyn = Acids, Bases and Cyanide Waste = Tires, Debris, Solid Waste, Junk Cars, etc.

 Demolition Activities

 RD = Residential Building Demolition

 CD = Commercial Building Demolition
 ID = Industrial Building Demolition RW = Roadway or Alley Demolition UR = Utility Removal ODOT = Assumed ODOT will demolish building and manage ACM

Cost, Timeframe and Funding Resource Chard Legend

Receptor Pathways	<u> </u>
IA = Indoor Air	F
DC = Direct Contact	9
DW = Drinking Water	(
SW = Surface Water	n
NR = Natural Resource	F

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

Funding Resources Fed = Federal Programs (USEPA Grants, HUD)

St = State Programs (ODOT, Historic Tax Credit, Bond Funds, Loan Programs) Cnty = County Programs (Subgrants from Coalitions, Forgivable Loans, Bond Funds)

Mun = Municipal Programs (City Economic Development, Tax Incentives)

Priv = Private Funding (Cash, Lender, etc.)

Redevelopment Cost, Timeframe and Funding Resource Chart Cleveland Opportunity Corridor Brownfield Area Wide Plan Development District 3- Superblock 3B

Development District	Superblock	Parcel Number(s)) Summary	Initial Environmental	Size (acres or	Area	Number of Buildings/S	Proposed Land Use	Suspected COCs	Receptor Pathways			mplexity	Assessment Cost	Suggested Funding	Anticipated Remedial		iation Co	- Remediation	Suggested Funding	Anticipated Demolition	Demolition Cost	Suggested Funding	Timefran	ne (months) Remediation/
District				Ranking	linear foot)	(square foot)	tories ⁴	Lanu Use	COCS	Falliways	Low	Medium	n High	COSI	Resource	Activity	Low	Medium	High	Resource	Activities	COSI	Resource	Assessment	Demolition
		12627115	Abandoned Church. Historic auto repair shop.	1	.06 AC	1,615 SF	1	Lt Mfg/Distr Building and Greenspace	VOC, MT, LP, HP, PCB, ACM	IA, DC	x			\$10,000	Priv	RA, UEC, ACM	х		\$100,000	Cnty, Mun, Priv	CD	\$4,845	Cnty, Mun, Priv	3	6
		12627109 12627108	Union Hill Baptist Church and parking lot. Facility is included on SPILLS database.	1	.25 AC	2,046 SF	2	Greenspace	ACM	DC	х			\$10,000	Priv	-	-	-		-	CD	\$12,276	Cnty, Mun, Priv	3	6
		12627107 12627136 12628001	McTech Corporation, multi-tenant commercial office/warehouse facility. Historic manufacturing facility, machine shop, and metal treating facility. Facility is included on RCRA-NonGen and SPILLS databases.	2	4.14 AC	46,870 SF	1	Existing Viable Facility	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-
		Portion of 12626001	Vacant Former Van Dorn Company industrial facility. Historic machine shop, print shop, metal working, oil tank and heat treating facility. Facility is included on RCRA-NonGen database.	2	.12 AC	Unknown	2	Greenspace	VOC, MT,						Coty Mup	EC, RA, UEC,				Cnty, Mun,	ODOT				
		Portion of 12626015	Vacant commercial building. Historic ravine and paint/lacquer warehouse.	2	.29 AC	41,500 SF	3	arconopuoc	ACM	DC		X		\$50,000	Priv	ACM	х		\$100,000	Priv	0001		-	6	6
		Portion of 12619010	Railroad R-O-W. Historic C.&P. & Pennsylvania Railroad.	1	.29 AC	-	-																		1
		ROW ²	Grand Avenue	-	500 LF	-	-	Reuse ROW													-	-			1
		12627088	Vacant lot. Historic auto repair shop.	1	.14 AC	-	-	Lt Mfg/Distr Building,	VOC, MT, LP, HP, PCB	IA, DC	х			\$10,000	Priv	RA, UEC	х		\$100,000	Cnty, Mun, Priv	-	-	-	3	6
		12627089	Abandoned residence used as a tire dump.	1	.14 AC	-	1	Pavement and	Waste	IA, DC	х			\$10,000	Priv	ACM, WD	х		\$100,000	Cnty, Mun,	RD	\$11,250	LB	3	6
3	3B	12628003						Greenspace Lt Mfg/Distr	VOC, MT, LP,						Coty Mup	SE, RA, UEC,				Priv Cnty, Mun,					[
		12628004	Abandoned Junk Yard	2	.29 AC	-	-	Building and Greenspace	HP, PCB, Waste	IA, DC		х		\$50,000	Cnty, Mun, Priv	WD	х		\$100,000	Priv	-	-	-	6	6
		12628002	Vacant lot. Historic oil refinery, manufacturing and plating facility, machine shop, and oil tank.	2	1.59 AC	-	-	Pavement and Greenspace	VOC, MT, LP, HP, PCB, A/B/Cyn	DC		х		\$50,000	Cnty, Mun, Priv	EC, SE, RA, UEC, UST		x	\$500,000	Fed, St, Cnty, Mun, Priv	-	-	LB	6	12
		ROW ² 12628014	Holton Avenue East of East 83rd Street	-	340 LF	-	-		-												RW	\$13,600			i
		12628014 12628015 12628016 12628017	Braude Machine Company, an industrial machine shop. Historic brass foundry.	2	.37 AC	13,313 SF	1	Lt Mfg/Distr Building	VOC, MT, LP, HP, PCB, ACM	IA, DC		х		\$50,000	Cnty, Mun, Priv	RA, UEC, ACM	х		\$100,000	Cnty, Mun, Priv	ID	\$66,565	Cnty, Mun, Priv	6	6
		12628018 12628019	Vacant lot with drums and scrap metal. Facility is included on SPILLS database.	1	.25 AC	-	-	Dunung	VOC, MT, LP, HP, Waste	IA, DC	x			\$10,000	Priv	RA, UEC, WD	х		\$100,000	Cnty, Mun, Priv	-	-	-	3	6
		12627039 12627040 12628027 12628030	Integrity Truck and Car Wash, a truck/auto repair shop and car wash. Historic electroprocessing and auto repair shop.	2	.92 AC	4,506 SF	1	Pavement and	VOC, MT, LP, HP, PCB, ACM, A/B/Cyn	DC		x		\$50,000	Cnty, Mun, Priv	EC, RA, UEC, ACM, UST	х		\$100,000	Cnty, Mun, Priv	CD	\$13,518	Cnty, Mun, Priv	6	6
		12628031 12628032	Abandoned commercial building/used tire sales lot. Portion of a historic oil refining facility, auto wash and auto repair shop. Facility is included on SPILLS database.	2	.16 AC	701 SF	1	Greenspace	VOC, MT, LP, HP, PCB, ACM	DC	x			\$10,000	Priv	EC, RA, UEC, ACM	х		\$100,000	Cnty, Mun, Priv	CD	\$2,103	Cnty, Mun, Priv	3	6
		12627022 12627024	Vacant lot. Historic machine shop.	1	.29 AC	-	-		VOC, MT, LP, HP, PCB	DC	х			\$10,000	Priv	RA, UEC	х		\$100,000	Cnty, Mun, Priv	-	-	-	3	6
		12627024 12627056 12627141	Vacant lot with junk cars. Facility is included on RCRA-NonGen database.	2	.41 AC	-	-	Greenspace	MT, LP, HP, Waste	DC	х			\$10,000	Priv	RA, UEC, WD	х		\$100,000	Cnty, Mun, Priv	-	-	-	3	6
	+	12627141 12627131	Vacant lot	-	.1 AC	<u> </u>		Greenspace	vvaste					+	<u> </u>					Priv	1	1			i
		12627132	Vacant lot	-	.06 AC .08 AC	- 1 500 85	-	Greenspace Pavement and	4	DC															I
		12627110 12627111	Universal Hagar Spiritual Church Vacant commercial building.	-	.08 AC .24 AC	1,500 SF 2,925 SF	2	Greenspace																	I
<u>^</u>	65	12827112	Vacant land bank lot	-	.07 AC	-	-		VOC, MT, LP,				1	bFC 000	Cnty, Mun,	RA, UEC,			\$100.000	Cnty, Mun,	CD	\$26,550	Cnty, Mun,	<u> </u>	_
3	3B	12927113 13027114	Vacant lot Vacant lot	-	.06 AC .07 AC	-	-	Lt Mfg/Distr Building and	HP, PCB, ACM ¹	IA, DC		х		\$50,000	Priv	ACM	х		\$100,000	Priv			Priv	6	6
		13127137	Vacant lot	-	.07 AC	-	-	Greenspace	AOW	, 50															ł
		13227116	Vacant lot	-	.13 AC	-	-	David	4		_		1												1
		ROW ²	Grand Court Alley	-	325 LF	-	-	Pavement and Greenspace		DC											RW	\$13,000			1

Redevelopment Cost, Timeframe and Funding Resource Chart Cleveland Opportunity Corridor Brownfield Area Wide Plan Development District 3- Superblock 3B

				Initial	Size	Building	Number of				Access	nent Com	nlevity		Suggested	Anticipated	Remod	iation Con	nlevity		Suggested	Anticipated		Suggested	Timefram	e (months)
Development District	Superblock	Parcel Number(s)	Summary	Environmental	(acres or	Area	Buildings/S	Proposed	Suspected	Receptor	A3363511	lent com	piexity	Assessment	Funding	Remedial	nemeu		piexity	Remediation	Funding	Demolition	Demolition	Funding	menam	. ,
District				Ranking	linear foot)	(square foot)	tories ⁴	Land Use	COCs	Pathways	Low I	Medium	High	Cost	Resource	Activity	Low	Medium	High	Cost	Resource	Activities	Cost	Resource	Assessment	Remediation/ Demolition
		12627007	Vacant land bank lot	-	.14 AC	-	-																			Bomonton
		12627008	Vacant land bank lot	-	.15 AC	-	-															-	-			
		12627009	Vacant land bank lot	-	.15 AC	-	-	Lt Mfg/Distr		IA, DC											-	ODOT				
		12627010 12627011	Vacant commercial building Vacant land bank lot	-	.1 AC	1,344 SF	2	Building and Greenspace		IA, DC											-	ODOT	-			
		12627012	Vacant land bank lot	-	.1 AC	-	-	Chechopade																		
		12627013	Vacant lot	-	.15 AC	-	-																			
		12627014	Vacant land bank lot	-	.08 AC	-	-	Pavement and																		
		12627142	Vacant land bank lot	-	.03 AC	-	-	Greenspace		DC																
		12627143	Vacant land bank lot	-	.03 AC .17 AC	-	-	•	-		-															
		12627090 12627091	Vacant land bank lot Vacant land bank lot	-	.17 AC	-	-	Lt Mfg/Distr Building,		IA, DC																
		12627092	Vacant land bank lot	-	.1 AC	-	-	Pavement and		, = •																
		12627093	Vacant land bank lot	-	.09 AC	-	-	Pavement and	1																	
		12627094	Vacant land bank lot	-	.09 AC	-	-	Greenspace																		
		12627095	Vacant land bank lot	-	.08 AC	-	-		-																	
		12627096 12627097	Vacant land bank lot Vacant lot	-	.08 AC .09 AC	-	-	Greenspace		DC																
		12627097	Vacant land bank lot	-	.12 AC	-	-	D	1							1										
		12627099	Vacant lot	-	.08 AC	-	-	Pavement and								1										
		12627100	Vacant land bank lot	-	.09 AC	-	-	Greenspace	4		_					1										
		10007101	v					Lt Mfg/Distr																		
		12627101	Vacant lot	-	.08 AC	-	-	Building, Pavement and														-	-			
		12627102	Vacant land bank lot	_	.12 AC	-	-	Greenspace																		
		12627102	Vacant land bank lot	-	.12 AC	-	-	circonopaco	1																	
		12627104	Vacant land bank lot	-	.12 AC	-	-																			
		12628010	Vacant land bank lot	-	.12 AC	-	-	Lt Mfg/Distr																		
		12628009	Vacant lot	-	.14 AC	-	-	Building and		IA, DC																
		12628008 12628007	Vacant land bank lot Vacant land bank lot	-	.12 AC .12 AC	-	-	Greenspace																		
		12628006	Vacant land bank lot	-	.09 AC																					
		12628005	Vacant lot	-	.07 AC	-	-																			
								Lt Mfg/Distr																		
3	3B	12627087	Elizabeth Baptist Church parking lot	-	.09 AC	-	-	Building, Pavement and Greenspace	VOC, MT, LP, HP, PCB, ACM ¹			х		\$50,000	Cnty, Mun, Priv	RA, UEC, ACM	х			\$100,000	Cnty, Mun, Priv			LB	6	6
		12627086	Elizabeth Baptist Church parking lot	-	.09 AC	-	-		7.000																	
		12627085	Elizabeth Baptist Church parking lot	-	.09 AC	-	-									1										
		12627084A	Elizabeth Baptist Church parking lot	-	.04 AC	-	-										1									
		12627084	Elizabeth Baptist Church	-	.14 AC	3,877 SF	2															CD	\$23,262			
		12627083 12627082	Vacant lot Vacant land bank lot	-	.09 AC .09 AC	-	-																			
		12627081	Vacant land bank lot	-	.09 AC	-	-																			
		12627080	Vacant land bank lot	-	.1 AC	-	-									1										
		12627079	Vacant land bank lot with residential dwelling	-	.1 AC	-	1	_								1										
		12627078	Vacant lot	-	.12 AC	-	-	Pavement and		DC						1										
		12627077 12627076	Vacant land bank lot Vacant land bank lot	-	.12 AC .1 AC	-	-	Greenspace									1									
		12627075	Vacant land bank lot	-	.1 AC	-	-									1						RD	\$11,250			
		12627074	Vacant lot	-	.09 AC	-	-									1										
		12627073	Vacant land bank lot		.09 AC	-	-									1										
		12627072	Vacant lot	-	.09 AC	-	-									1										
		12627071 12627070	Vacant lot Vacant lot	-	.1 AC .09 AC	-	-									1										
		12628011	Vacant land bank lot	-	.09 AC	-	-									1										
		12628012	Vacant land bank lot	-	.09 AC	-	-									1										
		12628013	Vacant land bank lot	-	.09 AC	-	-		4		_					1										
								Lt Mfg/Distr								1										
		ROW ²	Rawlings Avenue	-	1,100 LF	-	-	Building, Pavement and Greenspace		IA, DC												RW	\$44,000			
		ROW ²	Holton Avenue West of Building C	-	860 LF	-	-	Reuse ROW	1	DC						1						-	-			
		ROW ²	Holton Avenue East of Building C to East 83rd Street		240 LF			Lt Mfg/Distr Building	1	IA, DC	1											RW	\$9,600			
		ROW ²	East 83rd Street north of Holton Avenue	-	320 LF	-	-	Reuse ROW]	DC]					1						-	-			
		ROW ²	Alleys between Rawlings and Holton	-	1,200 LF	-	-	Lt Mfg/Distr Building, Pavement and		IA, DC												RW	\$48,000			
								Greenspace																		

Redevelopment Cost, Timeframe and Funding Resource Chart Cleveland Opportunity Corridor Brownfield Area Wide Plan Development District 3- Superblock 3B

evelopment District	Superblock	Parcel Number(s)	Summary	Initial Environmental Ranking	Size (acres or linear foot)	Building Area (square foot)	Number of Buildings/S tories ⁴	Proposed Land Use	Suspected COCs	Receptor Pathways	Assessme	ent Com Medium		Cost Fun		Anticipated I Remedial Activity		tion Com Medium H	Cost	Suggested Funding Resource	Anticipated Demolition Activities	Demolition Cost	Suggested Funding Resource	Timefrar Assessment	me (months) Remediatio Demolitior
	-	12627015 12627139	Vacant lot Vacant land bank lot	-	.11 AC .04 AC	-	-	-																	
		12627016	Vacant land bank lot	-	.15 AC	-	-	Lt Mfg/Distr																	
	_	12627017	Vacant land bank lot	-	.15 AC	-	-	Building and		IA, DC															
		12627018	Vacant land bank lot	-	.15 AC	-	-	Greenspace																	
		12627019	Vacant land bank lot	-	.15 AC	-	-																		
		12627020	Vacant land bank lot	-	.15 AC	-	-																		
	_	12627021	Vacant land bank lot	-	.15 AC	-	-	Greenspace	_																
	-	12627047	Vacant land bank lot	-	.05 AC	-	-	_																	
	-	12627048 12627049	Vacant land bank lot Vacant residential dwelling	-	.05 AC .05 AC	-	- 1	Pavement and		DC															
	-	12627049	Vacant lesidential dwennig	-	.05 AC	-	-	Greenspace		00															
	-	12627050	Vacant land bank lot	-	.06 AC	-	-	Greenspace																	
		12627052	Vacant land bank lot	-	.09 AC	-	-														RD	\$45,000			
	Ē	12627053	Vacant land bank lot	-	.08 AC	-	-																		
		12627054	Vacant lot	-	.08 AC	-	-																		
		12627055	Vacant residential dwelling	-	.09 AC	-	1	Lt Mfg/Distr																	
		12627057	Vacant land bank lot	-	.1 AC	-	-	Building and		IA, DC															
		12627058	Vacant land bank lot	-	.1 AC	-	-	Greenspace																	
	_	12627059	Vacant land bank lot	-	.1 AC	-	-	_																	
	-	12627060	Vacant land bank lot	-	.1 AC	-	-		-																
	-	12627061	Vacant lot	-	.11 AC	-	-	_																	
2	3B	12627062 12627063	Vacant residential dwelling Vacant lot	-	.1 AC .01 AC	-	- 1	Pavement and	VOC, MT, LP,	DC		х		Cnty	, Mun,	RA, UEC,	х		¢100.000	Cnty, Mun,			L D	6	<u> </u>
3	38	12627063	Vacant residential dwelling	-	.11 AC	-	1	Greenspace	HP, ACM ¹	00		×			riv	ACM	×		\$100,000	Priv			LB	6	6
	-	12627065	Vacant lesidential dweining	-	.14 AC	-	-	-																	
	-	ROW ²	East 80th Place and Holton Court alleys East 81st Street	-	550 LF 250 LF	-	-	Lt Mfg/Distr Building, Pavement and Greenspace Greenspace	-	IA, DC											RW	\$22,000			
								arconopado														\$10,000			
		12627046	Vacant land bank lot	-	.07 AC	-	-																		
	_	12627045	Vacant land bank lot	-	.07 AC	-	-	Development and																	
		12627044	Vacant land bank lot	-	.08 AC	-	-	 Pavement and Greenspace 																	
		12627138	Vacant lot	-	.19 AC	-	-	Greenspace		DC															
	_	12627042	Vacant lot	-		-	-	_																	
	_	12627041	Vacant land bank lot	-	.04 AC	-	-	-	_																
	-	12627140	Vacant land bank lot	-	.05 AC	-	-	Greenspace	-												RD	\$11,250			
		12628026	Vacant lot	-	.09 AC	-	-	Pavement and Greenspace																	
		12628025	Vacant land bank lot	-	.09 AC	-	-	Lt Mfg/Distr																	
		12628024	Vacant land bank lot	-	.08 AC	-	-	Building,																	
	Ļ	12628023	Residential dwelling	-	.1 AC	-	1	- Pavement and		IA, DC															
	Ļ	12628022	Vacant lot	-	.08 AC	-	-	Greenspace		1															
	-	12628021	Vacant lot	-	.08 AC	-	-		_																
		ROW ²	East 83rd Street South of Holton Avenue Vacant commercial building. Historic ravine and	-	100 LF	-	-	Reuse ROW		DC										+	-	-			+
		Portion of 12626015	paint/lacquer warehouse.	2	.56 AC	41,500 SF	3		-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-
	-	12627003	Vacant lot	-	-	-	-	-	-	-		-	-	-	-	-		-		-	-	-	-	-	-
	-	12627003	Vacant lot	-	-	-	-	1	-	-		_	-	-	-	-	-	_		-	-	-	-	-	-
		12627004	Vacant lot	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-
		12627006	Vacant lot	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-
		12627117	Vacant lot	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-
3	ODOT DOW	12627122	Vacant lot	-	-	-	-	ROW	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-
5	ODOT ROW ³	12627123	Vacant lot	-	-	-	-	1.000	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-
		12627124	Vacant lot	-	-	-	-	4	-	-	-	-	-		-	-	-	-		-	-	-	-	-	-
		12627125	Vacant lot	-	-	-	-	4	-	-	-	-	-		-	-	-	-		-	-	-	-	-	-
		12627126	Vacant lot	-	-	-	-	-	-	-	-	-	-		-	-	-	-		-	-	-	-	-	-
		12627127	Vacant lot	-	-	-	-	4		-	-	-	-		-	-	-	-		-	-	-	-	-	-
	_	12627128 12627129	Vacant lot Vacant lot	-	-	-	-	-	-	-	-	-	-		-	-	-	-		-	-	-	-	-	-
				-	-	-	-	1	-	-		-	-	-	-	-	-	-		-	-	-	-	-	-
	-		Vacant lot	-	-	-		1		-				-	-	-	1					-	-		-

COCS result from adjoining Brownfield Sites
 Assessment and Remediation costs for the existing ROW are presumed to be included in the applicable costs for the immediately adjoining properties.

3 - Costs and information for the parcels presumed to be taken by ODOT are not included

4 - Cost estimates for one (1) to four (4) family residential buildings are based on a unit price; therefore, square footage is not applicable.

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 LBP = Lead Based Paint P/H = Pesticides and HerbicidesRAD = Radioactive A/B/Cyn = Acids, Bases and Cyanide Waste = Tires, Debris, Solid Waste, Junk Cars, etc.

Demolition Activities RD = Residential Building Demolition UR = Utility Removal CD = Commercial Building Demolition RW = Roadway or Alley Demolition ID = Industrial Building Demolition ODOT = Assumed ODOT will demolish building and manage ACM

Cost, Timeframe and Funding Resource Chard Legend

SW = Surface Water NR = Natural Resource

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

Receptor Pathways DC = Direct Contact DW = Drinking Water

Demolition Activities

<u>Funding Resources</u> Fed = Federal Programs (USEPA Grants, HUD) St = State Programs (ODOT, Historic Tax Credit, Bond Funds, Loan Programs) Cnty = County Programs (Subgrants from Coalitions, Forgivable Loans, Bond Funds) Mun = Municipal Programs (City Economic Development, Tax Incentives) Priv = Private Funding (Cash, Lender, etc.) LB = Land Bank

Remedial Activities

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

APPENDIX 4C

Redevelopment Cost, Time-framed Funding Resource Chart - District 5

Redevelopment Cost, Timeframe and Funding Resource Chart Cleveland Opportunity Corridor Brownfield Area Wide Plan Development District 5 - Superblock 5A

Development				Initial	Size	Building	Number of	Proposed	Suspected	Receptor	Assess	sment Complex	ity Assessment	Suggested	Anticipated	Reme	diation Co	mplexity	Remediation	Suggested	Anticipated	Demolition	Suggested	Timefrar	me (months)
Development District	Superblock	Parcel Number(s) Summary	Environmental Ranking	(acres or linear	Area (square	Buildings/ Stories ⁴	Proposed Land Use	Suspected COCs	Pathways	Low	Medium Hig	Cost	Funding Resource	Remedial Activity	Low	Mediun	ı High	Cost	Funding Resource	Demolition Activities	Cost	Funding Resource	Assessment	Remediation/ Demolition
		12620001	John's Auto, an auto repair shop.	1	foot) .27 AC	foot) 3,824 SF	1.5	Lt Mfg/Distr Building and	VOC, MT, LP, HP, PCB,	IA, DC		x	\$50,000	Cnty, Mun, Priv	RA, UEC, ACM	x			\$100,000	Cnty, Mun, Priv	CD	\$17,208	Cnty, Mun, Priv	6	6
		12620002	Vacant lot. Historic concrete manufacturing facility.	1	.34 AC	-	-	Greenspace Lt Mfg/Distr Building and	ACM MT, LP, HP	IA, DC		x	\$50,000	Cnty, Mun, Priv	RA, UEC	x			\$100,000	Cnty, Mun, Priv	-	-	-	6	6
		12620003 12620007	Vacant lot. Historic machine shop.	1	.07 AC	-	-	Greenspace Lt Mfg/Distr Building	VOC, MT, LP, HP, PCB	IA, DC		x	\$50,000	Cnty, Mun, Priv	RA, UEC	х			\$100,000	Cnty, Mun, Priv	-	-	-	6	6
		12620025	Vacant lot with building debris piles. Historic manufacturing facility.	2	1.26 AC	-	-	Lt Mfg/Distr Building, Pavement and	VOC, MT, LP, HP, PCB,	IA, DC		x	\$150,000	Fed, St, Cnty, Mun, Priv	VC, SE, UEC, WD		x		\$500,000	Fed, St, Cnty, Mun, Priv	-	-	-	9	12
5	5A	12620028	Ohio Brush, a wire brush manufacturing facility. Historic rubber, brush and concrete manufacturing	2	2.1 AC	25,223 SF	1	Greenspace Existing Viable Facility	Waste	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-
		12620047	Vacant industrial building. Historic varnish manufacturing and oil refining facility.			16,500 SF	1	Facility														\$82,500			
		12620027	Vacant industrial facility with partially demolished structures. Historic varnish and rubber manufacturing and oil refining facility with 12 oil/solvent tanks and 11 oil tanks. Facility is included on multiple databases.	3	3.08 AC	19,100 SF	1.5	Pavement and Greenspace	VOC, MT, LP, HP, PCB, ACM, Waste	DC		x	\$50,000	Cnty, Mun, Priv	EC, RA, UEC RC, ACM, UST, WD		x		\$500,000	Fed, St, Cnty, Mun, Priv	ID	\$143,250	Fed, St, Cnty, Mun, Priv	6	12
		Portion of 12620021	Final Cut, a food storage warehouse/ distribution facility. Historic rubber manufacturing.	2	.44 AC	2,361 SF	1	Pavement and Greenspace	VOC, MT, LP, HP, PCB, ACM	DC		x	\$50,000	Cnty, Mun, Priv	RA, UEC, ACM		х		\$500,000	Fed, St, Cnty, Mun, Priv	ODOT	-	-	6	12
5	5A	12620026	Vacant commercial building	-	.55 AC	9,961 SF	5	Lt Mfg/Distr Building, Pavement and Greenspace	VOC, ACM	IA, DC		x	\$50,000	Cnty, Mun, Priv	RA, UEC, ACM	x			\$100,000	Cnty, Mun, Priv	CD	\$149,415	Cnty, Mun, Priv	6	6
		12620004	Vacant land bank lot	-	.09 AC	-	-	Lt Mfg/Distr Building and Greenspace																	
		12620005 12620006	Vacant land bank lot Residential dwelling	-	.04 AC .04 AC	-	- 1	Lt Mfg/Distr																	
		12620008	Vacant land bank lot	-	.12 AC	-	-	Building																	
		12620009	Vacant residential dwelling	-	.11 AC	-	1	Lt Mfg/Distr Building and Pavement		IA, DC															
		12620010	Vacant residential dwelling	-	.11 AC	-	1	Lt Mfg/Distr Building, Pavement and																	
		12620011	Vacant residential dwelling	-	.11 AC	-	1	Greenspace	_																
		12620012 12620013	Vacant residential dwelling Vacant residential dwelling	-	.08 AC .08 AC	-	1	-																	
		12620013	Vacant residential dwelling	-	.08 AC	-	1	Pavement and																	
		12620015	Vacant lot	-	.11 AC	-	-	Greenspace																	
		12620016	Vacant land bank lot	-	.11 AC	-	-		_																
		12620029	Vacant land bank lot	-	.07 AC	-	-	Greenspace	_																
		12620030	Vacant land bank lot	-	.17 AC	-	-														RD	\$146,250			
		12620031	Residential dwelling	-	.09 AC	-	1			DC												• •, ••			
_		12620032	Residential dwelling	-	.11 AC	-	1		VOC, MT, LP,					Cnty, Mun,	RA, UEC,					Cnty, Mun,					_
5	5A	12620033 12620034	Residential dwelling Vacant land bank lot	-	.12 AC .11 AC	-	- 1	Pavement and				Х	\$50,000	Priv	ACM	Х			\$100,000	Priv			LB	6	6
		12620034	Vacant land bank lot	-	.11 AC	-	-	Greenspace								1									
		12620036	Vacant lot	-	.11 AC	-	-]								1									
		12620037	Vacant lot	-	.11 AC	-	-]																	
		12620038	Vacant land bank lot	-	.11 AC	-	-	4																	
		12620039 12620040	Vacant residential dwelling Vacant land bank lot	-	.11 AC .11 AC	-	-	Lt Mfg/Distr Building,	-																
		10600041	Vacant lat		14.40			Pavement and		IA, DC															
		12620041	Vacant lot	-	.14 AC	-	-	Greenspace Lt Mfg/Distr	4																
		12620043 12620046	Residential dwelling Vacant lot	-	.07 AC	-	1	Building Pavement and	-	DC	-														
		126220046	Residential dwelling	-	.18 AC	-	1	Greenspace Lt Mfg/Distr	+		-														
								Building and		IA, DC															
		12622010	Vacant lot	-	.17 AC	-	-	Greenspace Pavement and	-		-					1						<u> </u>	1		
			Evins Avenue	-	165 LF	-	-	Greenspace Lt Mfg/Distr	-	DC	-										RW	\$6,600	-		
		ROW ²	Grand Avenue	-	440 LF	-	-	Building and Greenspace		IA, DC											RW	\$17,600			
		1	Lisbon Road	-	470 LF	-	-	Reuse ROW	I	DC	<u> </u>					1		<u> </u>	l		-	-			

Redevelopment Cost, Timeframe and Funding Resource Chart Cleveland Opportunity Corridor Brownfield Area Wide Plan Development District 5 - Superblock 5A

Development District	Superblock	Parcel Number(s)	Summary	Initial Environmental Ranking	Size (acres or linear foot)	Building Area (square foot)	Number of Buildings/ Stories ⁴	Proposed Land Use	Suspected COCs	Receptor Pathways		ment Com		Assessment Cost	Suggested Funding Resource	Anticipated Remedial Activity		diation Co Medium	n High	Suggested Funding Resource	Anticipated Demolition Activities	Demolition Cost	Funding	Timefram Assessment	ne (months) Remediation/ Demolition
		12620023	Vacant lot. Historic rubber manufacturing.	2	.53 AC	-	-		-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-
		Portion of 12620024	Abandoned commercial building. Historic rubber warehouse and manufacturing facility.	1	.22 AC	17,388 SF	3		-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-
			Final Cut, a food storage warehouse/ distribution facility. Historic rubber manufacturing.	2	.5 AC	8,733 SF	1		-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-
		12620017	Vacant land bank lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-
		12620018	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	
5	ODOT ROW ³	12620019	Vacant lot	-	-	-	-	ROW	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	
5	ODOT NOW	12620020	Vacant lot	-	-	-	-	now	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	
		12622001	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	
		12622002	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	
		12622003	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	
		12622004	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	
		12622005	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	
			Residential dwelling	-	-	-	-		-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	
		12622007	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	
		12622008	Residential dwelling	-	-	-	-		-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	
		12622011	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	
 1										тс	TAL AS	SESSMEN	COST	\$500,000	1	1	OTAL RE	MEDIATI	ON COST \$2,000,000	TOTAL DEN	IOLITION COST	\$562,823			

Footnotes:

1 - COCs result from adjoining Brownfield Sites

2 - Assessment and Remediation costs for the existing ROW are presumed to be included in the applicable costs for the immediately adjoining properties.

3 - Costs and information for the parcels presumed to be taken by ODOT are not included

4 - Cost estimates for one (1) to four (4) family residential buildings are based on a unit price; therefore, square footage is not applicable.

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 LBP = Lead Based Paint P/H = Pesticides and Herbicides RAD = Radioactive A/B/Cyn = Acids, Bases and Cyanide Waste = Tires, Debris, Solid Waste, Junk Cars, etc.

Demolition Activities RD = Residential Building Demolition CD = Commercial Building Demolition ID = Industrial Building Demolition RW = Roadway or Alley Demolition UR = Utility Removal ODOT = Assumed ODOT will demolish building and manage ACM

Cost, Timeframe and Funding Resource Chard Legend

Receptor Pathways	
IA = Indoor Air	
DC = Direct Contact	
DW = Drinking Water	
SW = Surface Water	
NR = Natural Resource	

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

<u>Funding Resources</u> Fed = Federal Programs (USEPA Grants, HUD)

St = State Programs (ODOT, Historic Tax Credit, Bond Funds, Loan Programs)

Cnty = County Programs (Subgrants from Coalitions, Forgivable Loans, Bond Funds)

Mun = Municipal Programs (City Economic Development, Tax Incentives)

Priv = Private Funding (Cash, Lender, etc.)

Redevelopment Cost, Timeframe and Funding Resource Chart Cleveland Opportunity Corridor Brownfield Area Wide Plan Development District 5- Superblock 5B

Development			_	Initial	Size (acres or	Building Area	Number of	Proposed	Suspected	Receptor	Assess	sment Co	nplexity	Assessment	Suggested	Anticipate		ediation (omplexity	Remediation	Suggested	Anticipated	Demolition	Suggested	Timefran	ne (months)
District	Superblock	Parcel Number(s)	Summary	Environmental Ranking	linear foot)	(square foot)	Buildings/ Stories ⁴	Land Use	COCs	Pathways	Low	Medium		Cost	Funding Resource	Remedial Activity		v Mediu	m High	Cost	Funding Resource	Demolition Activities	Cost	Funding Resource	Assessment	Remediation/ Demolition
		12620042 12620044	Amclo Group commercial building. Historic rubber and chemical manufacturing, oil house, machine	2	.64 AC	12,968 SF	3	Existing Viable		_	_	_	-	-	_	_	_	_	_	_	_		_	-	_	
			shop, and plating facility.	2	.04 AO	12,300 01	5	Facility	-	_	_	_	-		_	_	_		_	_	_	-		_	_	
		12620022	Abandoned industrial building. Historic rubber manufacturing and machine shop. Facility is	2	.54 AC	9,750 SF	2	Greenspace	VOC, MT, HP, PCB,	DC		х		\$50,000	Cnty, Mun,	EC, RA, UE	c x			\$100,000	Cnty, Mun,	ODOT	-	-	6	6
		12622017	included on SPILLS database.			,		Lt Mfg/Distr	ACM					. ,	Priv	, ,			_		Priv					<u> </u>
		12622018	Parking lot. Historic filling station.	2	.42 AC	-	-	Building, Pavement and	LP, HP	IA, DC		х		\$50,000	Cnty, Mun, Priv	RA, UEC, UST	x			\$100,000	Cnty, Mun, Priv	-	-	-	6	6
5	5B	12622019 12622020	Sunoco Gas/Inner Beauty Salon, a gasoline filling	3	.46 AC	4,531 SF	1	Greenspace Existing Viable		_	_	-	-		_	_	-	_	_		_	_	_	-	_	<u> </u>
		12622021	station. Facility is included on UST database. L. Gray Barrel and Drum, an industrial drum	5	.40 / 10	4,001 01		Facility																		<u> </u>
		12621010	reclamation/recycling facility. Historic gas tanks and commercial office structure. Facility is included on RCRA-LQG database.	3	.41 AC	1,426 SF	1	Existing Viable																		
			L. Gray Barrel and Drum, an industrial drum reclamation/recycling facility. Historic foundry, manufacturing facility and oil vault.	3	.71 AC	10,167 SF	1	Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12621009-east 12621014	L. Gray Barrel and Drum, an industrial drum reclamation/recycling facility.Historic foundry,	3	2.04	32,378 SF	1																			
		12622041	Vacant lot	-	.09 AC .09 AC	-	-	Pavement and																		
		12622043	Vacant lot	-	.09 AC	-	-	Greenspace		DC		1														1
			Vacant lot Vacant lot	-	.09 AC	-	-	Greenspace				1														1
		12622046	Residential dwelling	-	.09 AC	-	1	Residential		IA, DC	_															
		12622047 12622048	Vacant lot Residential dwelling	-	.09 AC	-	- 1	Greenspace		DC												RD	\$56,250			
		12622050	Residential dwelling	-	.09 AC	-	1	Residential	VOC, MT, LP,	IA, DC					Cnty, Mun,	RA, UEC,					Cnty, Mun,					_
5	5B	12622053 12622054	Residential dwelling Residential dwelling	-	.12 AC .12 AC	-	1		HP, PCB, ACM ¹			Х		\$50,000	Priv	ACM	Х			\$100,000	Priv			LB	6	6
		12622058	Vacant lot	-	.11 AC	-	-	Pavement and Greenspace		DC																
		ROW ²	Tennyson Alley	-	475 LF	-	-	Reuse ROW		DC												-	-			
		12622035 12622037	Residential dwelling Residential dwelling	-	.09 AC .09 AC	-	1	Residential																		
			Vacant lot	-	.09 AC	-	-	Infill House		IA, DC												RD	\$33,750			
		12622040 ROW ²	Residential dwelling East portion of Evarts Ave and Caskey Alley	-	.09 AC 590 LF	-	-	Residential Reuse ROW		DC	_											-	-			
		12623047	Vacant lot.	-	.06 AC	-	-	neuse now		DO																
			Vacant lot Vacant lot	-	.59 AC .16 AC	-	<u>1</u> 1																			
		12623029	Residential dwelling	-	.16 AC	-	2																			
			Vacant lot Residential dwelling	-	.16 AC	-	1 2																			
5	5B	12623032	Vacant lot	-	.11 AC	-	-	No Development	VOC, MT, LP, HP, PCB,	-	-	-	-	-	_	-	-	-	-	_	-	-	_	-	-	-
		12623033 12623034	Residential dwelling Residential dwelling	-	.1 AC	-	1	Planned	ACM ¹																	
			Vacant lot	-	.16 AC	1 1	-																			
			Vacant lot New Zion Gospel Church	-	.16 AC .32 AC	- 4,402 SF	- 1																			
			Vacant lot Vacant land bank lot	-	.22 AC .15 AC	-	-					1														1
5	5B	12622016	Blessed Hope Missionary Baptist Church	-	.37 AC		3	Existing Viable Facility	-	-	-	-	-	-	-	-	-	-	-	_	-	-	-	-	-	-
5	5B	12623001	St. Elizabeth of Hungary Catholic Church	-	1.61 AC	26,191 SF	4	Existing Viable Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			Miceli's Properties. Residential. Historic machine	1	.08 AC	-	1		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12623040	shop. Miceli's Dairy Products, Inc., a commercial cheese manufacturing facility. Facility is included on SPILLS database.	1		34,689 SF	1	Existing Viable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	5B	12621003 12622029 12622030 12622031	Miceli's Properties. Parking lot. Facility is included on SPILLS database (food waste).	1	.68 AC	-	-	Facility	-	-	-	-	-	-	-	_	-	-	-	-	-	-	-	-	-	-
		12621002 12621004 12621009-west	Miceli's Expansion Site. Former DLH Plating/Eberhard Mfg industrial facility with partially demolished buildings and debris piles. Historic plating and manufacturing facility, foundry, oil storage, buried gas and benzene tanks, and	3	12.63 AC	Unknown	3	Currently Undergoing Assessment/ Remediation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			Miceli's Expansion Site. Former park/baseball field.	-	-	-	-	Activities with State Grant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Redevelopment Cost, Timeframe and Funding Resource Chart Cleveland Opportunity Corridor Brownfield Area Wide Plan Development District 5- Superblock 5B

Development District	Superblock	Parcel Number(s)	Summary	Initial Environmental Ranking	Size (acres or linear	Building Area (square	Number of Buildings/ Stories ⁴	Proposed Land Use	Suspected COCs	Receptor Pathways	Assessment C		Assessment Cost	Suggested Funding Resource	Anticipated Remedial Activity		diation Co		Remediation Cost	Suggested Funding Resource	Anticipated Demolition Activities	Demolition Cost	Suggested Funding Resource	Timefran Assessment	me (months) Remediation
		12622049			foot)	foot)	Stories		-	ł		-	_	-	-	-	-	- Ingn	-	-	-	-	-	-	Demolition
		12622049	4	-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622055	Miceli's Properties. Vacant lots.	-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622056		-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622057		-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622032	Miceli's Properties. Residential dwelling	-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622033 12622034	4	-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622036	Miceli's Properties. Vacant lots.	-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622039		-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622022	-	-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622023	-	-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622024 12622025	Miceli's Properties. Vacant paved lot.	-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622025	iviceirs i roperties. Vacant paved lot.	-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622027	1	-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622028	1	-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12623002	Miceli's Properties. Commercial building.	-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12623003		-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	5B	12623012 12623013	-	-	-	-	-	Existing Viable	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	50	12623013	4	-	-	-	-	Facility	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	
		12623044	1	-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12623046	Miceli's Properties. Vacant lot.	-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12623015	vacantiot.	-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12623016	-	-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12623017 12623018	17 18	-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12623020		-	-	-	-		-	-		-	-	-	-	-	-	-	-	-		-	-	-	-
		12624001		-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12624002		-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12624017		-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12624016	4	-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12624015 12624014	4	-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12624014	Miceli's Properties. Vacant lot.	-	-	-	-		-	-		-	-	-	-	-	_	-	-	-	-	-	-	-	-
		12624012	1	-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12624011		-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12624010	4	-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12624009 12624008	4	-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
				-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	
		Portion of 12620021	Final Cut, a food storage warehouse/ distribution facility. Historic rubber manufacturing.	2	.5 AC	8,733 SF	1		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12620023	Vacant lot. Historic rubber manufacturing.	2	.53 AC	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622012	Vacant land bank lot	-	-	-			-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	
		12622013 12622061	Vacant land bank lot Vacant land bank lot	-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
_		12622061	Vacant land bank lot	-	-	-			-	-		+ -	<u> </u>	-		+ -		+ -	-	-	-	-	-	-	<u> </u>
5	ODOT ROW ³		Vacant land bank lot	-	-	-	-	ROW	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
			Vacant land bank lot	-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622065	Vacant land bank lot	-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
			Vacant land bank lot	-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
			Vacant land bank lot	-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622068 12622069	Vacant land bank lot Vacant land bank lot	-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622069	Residential dwelling	-	-	-	-		-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-
			Vacant land bank lot	-	-	-	-		-	-			-	-	-	-		-	-	-	-	-	-	-	-
			•	•					•				\$150.000	· · · · · · · · · · · · · · · · · · ·						TOTAL DEM					

Footnotes:

1 - COCs result from adjoining Brownfield Sites

2 - Assessment and Remediation costs for the existing ROW are presumed to be included in the applicable costs for the immediately adjoining properties.

3 - Costs and information for the parcels presumed to be taken by ODOT are not included

4 - Cost estimates for one (1) to four (4) family residential buildings are based on a unit price; therefore, square footage is not applicable.

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 LBP = Lead Based Paint P/H = Pesticides and Herbicides RAD = Radioactive A/B/Cyn = Acids, Bases and Cyanide Waste = Tires, Debris, Solid Waste, Junk Cars, etc.

Demolition Activities RD = Residential Building Demolition Demolition Activities UR = Utility Removal CD = Commercial Building Demolition RW = Roadway or Alley Demolition ID = Industrial Building Demolition ODOT = Assumed ODOT will demolish building and manage ACM

Cost, Timeframe and Funding Resource Chard Legend

Receptor Pathways IA = Indoor Air DC = Direct Contact DW = Drinking Water SW = Surface Water NR = Natural Resource

Remedial Activities

EC = Engineered Cover VC = Vapor Control HGC = Hydrologic/Geologic SE = Soil Excavation ISS = In-Situ Soil ISG = In-Situ Groundwater RA = Risk Assessment UEC = Universal Environmental Covenant RC = Regulatory Closure

\\PARTNERSFS1\ProjectFiles\Working Documents\Project Files\937 City Architecture\Report\Area Wide Plan\5-10-12 District 5 - Redevelopment Cost Chart

<u>Funding Resources</u> Fed = Federal Programs (USEPA Grants, HUD) St = State Programs (ODOT, Historic Tax Credit, Bond Funds, Loan Programs) Cnty = County Programs (Subgrants from Coalitions, Forgivable Loans, Bond Funds) Mun = Municipal Programs (City Economic Development, Tax Incentives) Priv = Private Funding (Cash, Lender, etc.) LB = Land Bank

Remedial Activities

rial Removal
< Removal
ssumes Remediation and Associated Costs
ł

APPENDIX 5 Baseline to Redevelopment Costs Comparison

Baseline to Redevelopment Cost Comparison Cleveland Opportunity Corridor Brownfields Area Wide Plan

	Superblock 2A	Superblock 2B	Superblock 2C	Superblock 2D	Superblock 3A	Superblock 3B	Superblock 5A	Superblock 5B	Overall Total
Total Area (Acres)	15.9 AC	7.2 AC	15.8 AC	16.9 AC	9.6 AC	25.2 AC	13.7 AC	42.4 AC	146.7 AC
Total Redevelopment Area (Acres)	13.36 AC	5.7 AC	15.18 AC	1.56 AC	9.6 AC	19.97 AC	12.3 AC	5.77 AC	83.44 AC
# Priority Sites	6	3	3	5	2	16	7	11	53
# Priority Sites Taken by ODOT	2	1	1	-	2	1	3	2	12
Total Vacated Public ROW	1,600 LF	600 LF	2,750 LF	925 LF	1,575 LF	5,785 LF	1,075 LF	1,065 LF	15,375 LF
# Existing Viable Facilities	1	1	1	1	-	1	1	5	11
Category 1 Priority Site Acreage	4.38 AC	.17 AC	.15 AC	-	-	1.29 AC	.9 AC	.04 AC	6.93 AC
Category 2 Priority Site Acreage	1.1 AC	1.42 AC	.3 AC	1.17 AC	7.9 AC	4.29 AC	1.7 AC	.76 AC	18.64 AC
Category 3 Priority Site Acreage	-	-	-	-	-	-	3.07 AC	-	
% Redevelopment Area Priority Site	41.02%	27.89%	2.96%	75.00%	82.29%	27.94%	46.10%	13.86%	
Total Assessment Cost	\$410,000	\$150,000	\$260,000	\$60,000	\$250,000	\$700,000	\$600,000	\$200,000	\$2,630,000
Total Remediation Cost	\$1,200,000	\$300,000	\$200,000	\$100,000	\$2,600,000	\$3,800,000	\$3,500,000	\$800,000	\$12,500,000
Total Demolition Cost	\$191,466	\$147,750	\$208,934	\$48,250	\$1,438,000	\$459,269	\$581,623	\$247,056	\$3,322,348
Total Cost	\$1,801,466	\$597,750	\$668,934	\$208,250	\$4,288,000	\$4,959,269	\$4,681,623	\$1,247,056	\$18,452,348
	<u> </u>	¢104 000 40	¢44.000.00	¢100 100 F0	¢440,000,07	¢040.005.05	0000 010 70	¢010 107 F0	
Total Cost/Acre	\$134,840.27	\$104,868.42	\$44,066.80	\$133,493.59	\$446,666.67	\$248,335.95	\$380,619.76	\$216,127.56	

REDEVELOPMENT STATIST	TICS								
	Superblock 2A	Superblock 2B	Superblock 2C	Superblock 2D	Superblock 3A	Superblock 3B	Superblock 5A	Superblock 5B	Overall Total
Total Area (Acres)	15.9 AC	7.2 AC	15.8 AC	16.9 AC	9.6 AC	25.2 AC	13.7 AC	42.4 AC	146.7 AC
Total Redevelopment Area (Acres)	13.36 AC	5.7 AC	15.18 AC	1.56 AC	9.6 AC	19.97 AC	12.3 AC	5.77 AC	83.44 AC
Proposed Building Area (Square Foot)	200000	63000	210000	-	100500	215000	105000	11400	904900
# Priority Sites	6	3	3	5	2	16	7	11	53
# Priority Sites Taken by ODOT	2	1	1	-	2	1	3	2	12
Total Vacated Public ROW	1,275 LF	-	2,750 LF	925 LF	1,575 LF	4,005 LF	605 LF	-	11,135 LF
Total Reused Public ROW	325 LF	600 LF	-	-	-	1,780 LF	470 LF	1,065 LF	4,240 LF
# Existing Viable Facilities	1	1	1	1	-	1	1	5	11
Category 1 Priority Site Acreage	4.38 AC	.17 AC	.15 AC	-	-	1.42 AC	.9 AC	.04 AC	7.06 AC
Category 2 Priority Site Acreage	1.1 AC	1.42 AC	.3 AC	1.17 AC	7.9 AC	4.15 AC	1.7 AC	.76 AC	18.5 AC
Category 3 Priority Site Acreage	-	-	-	-	-	-	3.08 AC	-	3.08 AC
% Redevelopment Area Priority Site	41.02%	27.89%	2.96%	75.00%	82.29%	27.89%	46.18%	13.86%	
Total Assessment Cost	\$310,000	\$150,000	\$260,000	\$0	\$250,000	\$480,000	\$500,000	\$150,000	\$2,100,000
Total Remediation Cost	\$600,000	\$300,000	\$200,000	\$0	\$2,600,000	\$1,900,000	\$2,000,000	\$300,000	\$7,900,000
Total Demolition Cost	\$191,466	\$123,750	\$208,934	\$0	\$1,438,000	\$388,069	\$562,823	\$90,000	\$3,003,042
Total Cost	\$1,101,466	\$573,750	\$668,934	\$0	\$4,288,000	\$2,768,069	\$3,062,823	\$540,000	\$13,003,042
Total Cost/Acre	\$82,445.06	\$100,657.89	\$44,066.80	\$0	\$446,666.67	\$138,611.37	\$249,010.00	\$93,587.52	
Total Cost/Sq Ft Proposed Building Area	\$5.51	\$9.11	\$3.19	-	\$42.67	\$12.87	\$29.17	\$47.37	
Cost Savings	\$700,000	\$24,000	\$0	\$0	\$0	\$2,191,200	\$1,618,800	\$707,056	\$5,241,056