



TARGETED BROWNFIELDS ASSESSMENT OPPORTUNITY CORRIDOR: AREA NO. 2

Cleveland, Ohio

December 2017

The United States Environmental Protection Agency's Targeted Brownfields Assessment, or TBA, Program assisted the city of Cleveland, Ohio, with a TBA to address an area of the City referred to as "Cleveland Designated Sites 2, 3, and 4 Along Cleveland's Opportunity Corridor." The project focused on advancing properties in Northeast Ohio toward redevelopment of the area to promote economic growth and much-needed job creation. The property consists of 36 parcels of non-contiguous land totaling 6.242 acres, and is made up of vacant and abandoned areas in a mixed residential and industrial neighborhood located within an urban setting southeast of downtown Cleveland. The property has been developed since at least 1887. The parcels are now vacant with the exception of one building that is currently not in use. It was formerly a railroad depot and police station.

REUSE/REVITALIZATION

The property is part of a larger re-development plan, known as the "Opportunity Corridor," which is a planned boulevard that will run from East 55th Street at Interstate 490 to East 105th Street in University Circle. The area has become known as the "Forgotten Triangle" due to the lack of economic activity.

In addition to the transportation improvements, the development would provide the potential for new economic development along the revised corridor, creating new jobs and promoting a new identity for the community. The Opportunity Corridor encompasses nearly 1,000 acres on Cleveland's southeast side and is anchored by University Circle and the Cleveland Clinic.

DETAILS OF U.S. EPA'S SITE ACTIVITIES

The purpose of the TBA was to complete a Phase I Environmental Site Assessment, or Phase I ESA, to identify recognized, obvious and likely on-site or off-site potential sources of contamination for Areas 2, 3 and 4 of the Opportunity Corridor. U.S. EPA also completed a Phase II ESA to investigate Area 2 of the Opportunity Corridor for the presence of contamination and petroleum products in the soil and groundwater at the site and to assess recognized environmental conditions, or RECs, identified in the Phase I ESA.

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Construction/demolition debris waste piles observed along the corridor.

REPORT/INVESTIGATION FINDINGS

Findings of the Phase I ESA indicated that many of the Opportunity Corridor parcels had been used for commercial/industrial purposes in the past, which may have impacted subsurface conditions. Illegal dumping including construction/demolition debris and tires were observed on multiple parcels throughout the Project area. Findings of the Phase II ESA indicated contamination in site soil and groundwater above state standards for direct contact and above drinking water standards.

What is a Targeted Brownfields Assessment?

U.S. EPA's TBA program provides technical assistance to states, communities and non-profit organizations, to minimize the uncertainties of contamination on brownfield sites. U.S. EPA, at no charge to the community, will characterize a brownfield to determine the nature and extent of contamination. For more information on TBAs or to request a TBA go to: <https://www.epa.gov/brownfields/brownfields-and-land-revitalization-illinois-indiana-michigan-minnesota-ohio-and>