

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.

Community Outreach Strategy

▪ **Brownfields Advisory Committee**

- PD will reach out to potential members of the Advisory Committee. CA has provided a list of the Steering 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

- 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 Environmental

- PE will continue to collect and analyze data, coordinate with CA for incorporation into the mapping
- PE will continue 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 if 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 NEORSO 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:

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

THE PURPOSE OF THE MEETING WAS TO DISCUSS ONGOING AND ANTICIPATED NEORS 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. NEORS mentioned their programs related to potential funding, land acquisition, etc.
- NEORS 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. NEORS has committed \$42M to facilitate and install green infrastructure and sustainable best management practices. NEORS stated that the district wants to implement their programs within an 8 year timeframe.
- NEORS stated that the district is very interested in partnering with private initiatives to create private and public investment programs. NEORS 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 NEORS may want to consider leading future programs or initiatives to illustrate their commitment and show the public the importance of green infrastructure investment.
- NEORS 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.
- NEORS stated their overflow issues do not include the anticipated increase in volume as a result of the Opportunity Corridor roadway's construction. NEORS 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.

- **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 community (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	Partners Environmental (PE)
Alex Pesta	City Architecture (CA)
Paul Volpe	City Architecture (CA)

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 dependant 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 transit-oriented-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 NEORS to receive input and direction pertaining to locations of treatment areas. PE reminded attendees that NEORS 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

Priority Site List
Cleveland Opportunity Corridor Brownfield Area Wide Plan
Development District 2

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

**Priority Site List
Cleveland Opportunity Corridor Brownfield Area Wide Plan
Development District 2**

Development District	Superblock	Parcel Number(s)	Summary	Environmental Concern Category	Contaminant Characteristics			Property Characteristics					USEPA Excluded Brownfields
					Perceived	Actual	Database	Vacant/Abandoned	Underutilized	Tax Delinquent	Municipally owned	Buildings of very poor quality	
Adjoining 2 (to north)	Adjoining 2A	12422011	RTA R-O-W. Historic ravine and C&Y Railroad	1	X						X		
		12423006 - north	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	X		U L	X	X				
		12418036	Auto repair shop. Facility is included on multiple databases.	3	X		CN R D						
	Adjoining 2D	12417025	Community Apartments. Historic oil house, AST, UST and machine shop. Facility is included on SPILLS database.	2	X		ER						
		12423007	RTA R-O-W. Historic NYC & St. L. Railroad.	1	X						X		
		12417013	Playground. Historic foundry, manufacturing, and junk yard. Facility is included on DERR database.	3	X		D	X	X		X		
Adjoining 2 (to south)	Adjoining 2B	12425011	Vacant lot. Historic machine shop, rubber manufacturing, and barrel repair facility.	2	X			X	X				
		12422006	RTA R-O-W. Historic ravine and C&Y Railroad	1	X						X		
	Adjoining 2C	12422007 - west	RTA R-O-W. Historic ravine and C&Y Railroad	1	X						X		
		12429009	RTA R-O-W. Historic ravine and C&Y Railroad	1	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

Priority Site List
Cleveland Opportunity Corridor Brownfield Area Wide Plan
Development District 3

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

Priority Site List
Cleveland Opportunity Corridor Brownfield Area Wide Plan
Development District 3

Development District	Superblock	Parcel Number(s)	Summary	Environmental Concern Category	Contaminant Characteristics			Property Characteristics					USEPA Excluded Brownfields
					Perceived	Actual	Database	Vacant/Abandoned	Underutilized	Tax Delinquent	Municipally owned	Buildings of very poor quality	
Adjoining 3 (to south)	Adjoining 3B	12422007 - east	RTA R-O-W. Historic oil refining facility and C&Y Railroad.	2	X						X		
		12422007 - central	RTA R-O-W. Historic ravine and C&Y Railroad.	1	X						X		
		12627026	RTA R-O-W. Historic ravine and C&Y Railroad.	1	X						X		
Adjoining 3 (to east)	Adjoining 3A and 3B	12619010	Railroad R-O-W. Historic C.&P. & Pennsylvania Railroad.	1	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)

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Contaminant Characteristics - Database Types:

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T = RCRA Treatment, Storage, and Disposal (TSD)
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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
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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 information provided by Environmental Health Watch Illegal Dumping presentation

Priority Site List
Cleveland Opportunity Corridor Brownfield Area Wide Plan
Development District 4

Development District	Parcel Number(s)	Summary	Environmental Concern Category	Contaminant Characteristics			Property Characteristics					USEPA Excluded Brownfield	
				Perceived	Actual	Database	Vacant/Abandoned	Underutilized	Tax Delinquent	Municipally owned	Buildings of very poor quality		
4	12627037	RTA R-O-W. Historic ravine and C&Y Railroad.	1	X						X			
	12627144	RTA R-O-W and vacant lots used as urban agricultural training center. Historic ravine and C&Y Railroad. Documented contamination from past assessments.	2										
	12627028												
	12627029												
	12627030												
	12627031					X	X		X	X		X	
	12627032												
	12627033												
	12627034												
	12627035												
	12627036												
	12628028	Vacant lot. Historic oil refining facility.	2	X			X	X	X				
	12628029	RTA R-O-W. Historic oil refining facility and C&Y Railroad.	2	X						X			
	12633003	Vacant lot and trailer truck storage lot. Historic Pennsylvania Railroad Freight Yard.	2	X			X	X					
	12631093	Vacant lot. Historic tire repair and used tire yard facility.	1	X			X	X					
	12631064	Vacant lot with debris piles. Historic salvaged lumber yard.	1										
	12631065			X			X	X		X			
	12631066												
	12631067												
	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	X			C R D	X	X		X	X	
	12631074	Vacant Former Ashland Industrial Solvents & Chemicals facility. Historic industrial solvent and chemical facility. Facility is included on multiple databases.	3				CN T R CR D						
	12631084			X			X	X					
	12631083	Vacant lot. Historic welding facility.	1	X				X	X		X		
12630020	Vacant lot. Historic machine shop.	1	X				X	X					
12630021	Vacant lot. Historic dry cleaning facility.	2	X				X	X		X			
12630022	Vacant lot. Historic auto repair facility with two (2) gas tanks.	2	X				X	X		X			
12632022	Vacant lot. Historic salvage tire yard and auto junk yard.	2	X				X	X	X				
12632047	Vacant lot. Historic dry cleaning facility with five (5) buried tanks.	2	X				X	X		X			
12630010	Vacant lot. Historic auto repair facility.	1	X				X	X	X				
12630035	Residence. Historic auto repair facility.	1	X						X				
12630036	Abandoned auto repair garage. Historic iron works/steel warehouse facility.	1	X				X	X	X				
12630065	Vacant lot. Historic 5,000-gallon UST.	2	X				X	X		X			

Priority Site List
Cleveland Opportunity Corridor Brownfield Area Wide Plan
Development District 4

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

Priority Site List
Cleveland Opportunity Corridor Brownfield Area Wide Plan
Development District 4

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

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Priority Site List
Cleveland Opportunity Corridor Brownfield Area Wide Plan
Development District 5

Development District	Superblock	Parcel Number(s)	Summary	Environmental Concern Category	Contaminant Characteristics			Property Characteristics					USEPA Excluded Brownfield			
					Perceived	Actual	Database	Vacant/Abandoned	Underutilized	Tax Delinquent	Municipally owned	Buildings of very poor quality				
5	5A	12620001	John's Auto, an auto repair shop.	1	X											
		12620002	Vacant lot. Historic concrete manufacturing facility.	1	X		X	X								
		12620003	Vacant lot. Historic machine shop.	1	X		X	X		X						
		12620025	Vacant lot with building debris piles. Historic manufacturing facility.	2	X		X	X	X							
		12620028	Ohio Brush, a wire brush manufacturing facility. Historic rubber, brush and concrete manufacturing facility.	2	X											
		12620047	Vacant industrial building. Historic varnish manufacturing and oil refining facility.	3	X		R L U E R	X	X	X	X	X				
		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.													
		12620021	Final Cut, a food storage warehouse/ distribution facility. Historic rubber manufacturing.	2	X					X						
5	ODOT ROW	12620021	Final Cut, a food storage warehouse/ distribution facility. Historic rubber manufacturing.	2	X					X						
		12620023	Vacant lot. Historic rubber manufacturing.	2	X		X	X								
		12620024	Abandoned commercial building. Historic rubber warehouse and manufacturing facility.	1	X		X	X				X				
5	5B	12620042	Amclo Group commercial building. Historic rubber and chemical manufacturing, oil house, machine shop, and plating facility.	2	X							X	X			
		12620044										X				
		12620045										X				
		12620022	Abandoned industrial building. Historic rubber manufacturing and machine shop. Facility is included on SPILLS database.	2	X		ER	X	X				X			
		12621001	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 R C R L U E R	X	X					X	X	X
		12621002												X		
		12621004												X		
		12621009-west												X		
		12621013												X		
		12622017	Parking lot. Historic filling station.	2	X											
		12622019	Residential. Historic machine shop.	1	X											
		12622020	Sunoco Gas/Inner Beauty Salon, a gasoline filling station. Facility is included on UST database.	3	X		U									
		12622021	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		X	X				X		
		12621010	L. Gray Barrel and Drum, an industrial drum reclamation/recycling facility. Historic foundry, manufacturing facility and oil vault.	3	X				X	X				X		

Priority Site List
Cleveland Opportunity Corridor Brownfield Area Wide Plan
Development District 5

Development District	Superblock	Parcel Number(s)	Summary	Environmental Concern Category	Contaminant Characteristics			Property Characteristics					USEPA Excluded Brownfield	
					Perceived	Actual	Database	Vacant/Abandoned	Underutilized	Tax Delinquent	Municipally owned	Buildings of very poor quality		
5	5B	12621009-east	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	X	T R L U E R				X				
		12621014												
		12623006 (7-11, 39)	Miceli's Dairy Products, Inc., a commercial cheese manufacturing facility. Facility is included on SPILLS database.	1	X	ER								
		12623040												
		12623041 (42-43)	Miceli's Properties. Parking lot. Facility is included on SPILLS database (food waste).	1	X	ER								
		12621003												
12622029														
12622030														
12622031														
Adjoining 5 (to northwest)	Adjoining 5A	12619005	Railroad R-O-W. Historic coal yard, planing mill and NYC & St. L. Railroad.	1	X									
		12619012	RTA R-O-W. Historic stores and NYC & St. L. Railroad.	1	X					X				
		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	X		X	X						
Adjoining 5 (to northeast)		12613039	Vacant lot. Historic coal yard and filling station with three gas tanks.	2	X		X	X						
		12613040												
Adjoining 5 (to northeast)	Adjoining 5B	12613025	Auto body and repair shop. Historic filling station with three gas tanks and auto repair shop.	2	X									
		12613026												
		12613041												
		12613022	Church. Historic printing structure.	1	X									
		12613019	Filling station. Facility is included on multiple databases.	3	X	R L U								
		12618034	Vacant lot. Historic auto repair shop with gas tank.	2	X		X	X						
		12618035	Vacant commercial building. Historic chemical and caulk manufacturing.	2	X		X	X						
Adjoining 5 (to southeast)		12615013	Railroad R-O-W.	1	X									

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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 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 Complexity			Assessment Cost	Suggested Funding Resource	Anticipated Remedial Activity	Remediation Complexity			Remediation Cost	Suggested Funding Resource	Anticipated Demolition Activities	Demolition Cost	Suggested Funding Resource	Timeframe (months)			
											Low	Medium	High				Low	Medium	High						Assessment	Remediation/Demolition		
2	2A	12422009	Main entrance to the RTA Central Rail Facilities complex. Historic ravine and parts warehouse	1	.86 AC	-	-	Existing Viable Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12422008	Vacant lot. Historic oil tank, barrel cleaning and drum storage yard. Facility is included on SPILLS database.	2	1.22 AC	-	-	Light Manufacturing/Distribution Building	VOC, LP, HP, PCB	IA, DC		X		\$50,000	Cnty, Mun, Priv	SE, RA, UEC, UST		X		\$500,000	Fed, St, Cnty, Mun, Priv	-	-	-	6	12		
		12424076	Abandoned impound lot. Historic junk yard, auto repair shop and auto wrecking yard.	2	.64 AC	-	-		VOC, MT, LP, HP, PCB, Waste	IA, DC		X		\$50,000	Cnty, Mun, Priv	SE, RA, UEC, WD	X			\$100,000	Cnty, Mun, Priv	-	-	-	6	6		
		12424077																										
		12424078																										
		12424079																										
		ROW ²	Grand Avenue west of Parcel 12424080	-	325 LF	-	-																					
		12424065	Vacant lot. Historic barrel manufacturing facility.	1	.74 AC	-	-		VOC, MT, LP, HP	IA, DC		X		\$50,000	Cnty, Mun, Priv	RA, UEC	X			\$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			X		\$50,000	Cnty, Mun, Priv	RA, UEC	X			\$100,000	Cnty, Mun, Priv	-	-	-	6	6				
12423006 - south	Abandoned Motor Freight building.	1	3.43 AC	6,536 SF	2		VOC, LP, HP, PCB, ACM	IA, DC		X		\$50,000	Cnty, Mun, Priv	SE, RA, UEC, UST	X			\$100,000	Cnty, Mun, Priv	CD	\$39,216	Cnty, Mun, Priv	6	6				
12424056																												
12424057																												
2	2A	12424075	Vacant land bank lot	-	.1 AC	-	-	Light Manufacturing/Distribution Building	VOC, MT, LP, HP, ACM ¹	IA, DC		X		\$50,000	Cnty, Mun, Priv	RA, UEC, ACM	X			\$100,000	Cnty, Mun, Priv	RD	\$33,750	LB	6	6		
		12424074	Vacant land bank lot	-	.1 AC	-	-																					
		12424073	Vacant land bank lot	-	.1 AC	-	-																					
		12424072	Vacant land bank lot	-	.08 AC	-	-																					
		12424071	Vacant land bank lot	-	.09 AC	-	-																					
		12424070	Vacant lot	-	.09 AC	-	-																					
		12424069	Vacant land bank lot	-	.08 AC	-	-																					
		12424068	Vacant land bank lot	-	.09 AC	-	-																					
		12424067	Vacant land bank lot	-	.11 AC	-	-																					
		12424064	Residential dwelling	-	.11 AC	-	1																					
		12424063	Vacant land bank lot	-	.17 AC	-	-																					
		12424062	Vacant residential dwelling	-	.17 AC	-	1																					
		12424060	Vacant land bank lot	-	.17 AC	-	-																					
		12424059	Vacant land bank lot	-	.17 AC	-	-																					
		12424058	Residential dwelling	-	.06 AC	-	1																					
		12424055	Vacant land bank lot	-	.23 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	-	-																					
ROW ²	Grand Avenue east of Parcel 12424080	-	775 LF	-	-																							
2	2A	Portion of 12424080	Vacant lot	-	.11 AC	-	-	Light Manufacturing/Distribution Building	VOC, MT, LP, HP, ACM ¹	IA, DC		X		\$50,000	Cnty, Mun, Priv	RA, UEC, ACM	X			\$100,000	Cnty, Mun, Priv	RD	\$22,500	LB	6	6		
		Portion of 12424081	Vacant lot	-	.13 AC	-	-																					
		Portion of 12424082	Vacant land bank lot	-	.16 AC	-	-																					
		Portion of 12424083	Vacant land bank lot	-	.16 AC	-	-																					
		Portion of 12424084	Vacant residential dwelling	-	.55 AC	-	1																					
		12424085	Vacant land bank lot	-	.1 AC	-	-																					
		12424086	Vacant land bank lot	-	.08 AC	-	-																					
		12424087	Vacant land bank lot	-	.09 AC	-	-																					
		12424088	Vacant residential dwelling	-	.1 AC	-	1																					
		ROW ²	East 71st Place	-	200 LF	-	-																					
2	2A	12424089	Residential dwelling	-	.09 AC	-	1	Light Manufacturing/Distribution Building	VOC, MT, LP, HP, ACM ¹	IA, DC		X		\$50,000	Cnty, Mun, Priv	RA, UEC, ACM	X			\$100,000	Cnty, Mun, Priv	RD	\$33,750	LB	6	6		
		12424090	Vacant land bank lot	-	.06 AC	-	-																					
		12424091	Vacant residential dwelling	-	.09 AC	-	1																					
		12424003	Vacant lot	-	.08 AC	-	-																					
		12424004	Vacant land bank lot	-	.08 AC	-	-																					
		12424092	Vacant land bank lot	-	.17 AC	-	-																					
		12424100	Residential dwelling	-	.1 AC	-	1																					
		12424093	Vacant land bank lot	-	.07 AC	-	-																					
		12424094	Vacant land bank lot	-	.1 AC	-	-																					
		12424019	Vacant land bank lot	-	.08 AC	-	-																					
ROW ²	East 73rd Street	-	200 LF	-	-																							
2	2A	12424095	Vacant land bank lot	-	.15 AC	-	-	Light Manufacturing/Distribution Building	ACM	IA, DC	X			\$10,000	Priv	ACM					RD	\$11,250	LB	3	3			
		12424020	Vacant land bank lot with residential dwelling	-	.05 AC	-	1																					
		12424096	Vacant lot	-	.14 AC	-	-																					
		12424097	Vacant land bank lot	-	.17 AC	-	-																					
		12424098	Vacant land bank lot	-	.1 AC	-	-																					
		12424051	Vacant land bank lot	-	.17 AC	-	-																					
		12424050	Vacant lot	-	.07 AC	-	-																					
12424049	Vacant land bank lot	-	.17 AC	-	-																							

**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 Complexity			Assessment Cost	Suggested Funding Resource	Anticipated Remedial Activity	Remediation Complexity			Remediation Cost	Suggested Funding Resource	Anticipated Demolition Activities	Demolition Cost	Suggested Funding Resource	Timeframe (months)				
											Low	Medium	High				Low	Medium	High						Assessment	Remediation/Demolition			
2	ODOT ROW ³	12424001	Abandoned Junk Yard. Historic ravine and building material yard.	2	-	-	-	ROW	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
		12424002																											
		12424006																											
		12424007																											
		12424008																											
		12424104																											
		12424018	Residence. Historic tin shop.	1	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Portion of 12424080	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Portion of 12424081	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Portion of 12424082	Vacant land bank lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Portion of 12424083	Vacant land bank lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Portion of 12424084	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12424004	Vacant land bank lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12424005	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12424017	Residential dwelling	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12424016	Vacant land bank lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12424021	Residential dwelling	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12424022	Residential dwelling	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12424048	Vacant land bank lot	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
12424047	Vacant land bank lot	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
TOTAL ASSESSMENT COST											\$410,000	TOTAL REMEDIATION COST						\$1,200,000	TOTAL DEMOLITION 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.

Cost, Timeframe and Funding Resource Chart 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.

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

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.)
 LB = Land Bank

Baseline 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 Complexity			Assessment Cost	Suggested Funding Resource	Anticipated Remedial Activity	Remediation Complexity			Remediation Cost	Suggested Funding Resource	Anticipated Demolition Activities	Demolition Cost	Suggested Funding Resource	Timeframe (months)			
											Low	Medium	High				Low	Medium	High						Assessment	Remediation/Demolition		
2	2B	12424104	Abandoned Junk Yard. Historic ravine and building material yard.	2	1.32 AC	-	-	Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, Waste	IA, DC		X		\$50,000	Cnty, Mun, Priv	SE, RA, UEC, WD	X			\$100,000	Cnty, Mun, Priv	-	-	-	6	6		
		12424045	Something for Nothing Mattress Sales, a commercial retail facility. Historic Milk Depot.	1	.17 AC	1,912 SF	2	Light Manufacturing/Distribution Building	LP, HP, ACM	IA, DC		X		\$50,000	Cnty, Mun, Priv	UST, ACM	X			\$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 2	Existing Viable Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2	2B	12424014	Vacant land bank lot	-	-	-	-	Light Manufacturing/Distribution Building	VOC, MT, LP, HP, ACM ¹	IA, DC					Cnty, Mun, Priv	RA, UEC, ACM	X				\$100,000	Cnty, Mun, Priv	RD	\$123,750	LB	6	6	
		12424013	Residential dwelling	-	-	-	1																					
		12424012	Residential dwelling	-	-	-	1																					
		12424011	Residential dwelling	-	-	-	1																					
		12424010	Residential dwelling	-	-	-	1																					
		12424009	Vacant lot	-	-	-	-																					
		12424029	Vacant lot	-	-	-	-																					
		12424030	Vacant lot	-	-	-	-																					
		12424031	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	-	-	-	-																					
		12424024	Residential dwelling	-	-	-	1																					
		12424025	Residential dwelling	-	-	-	1																					
		12424026	Residential dwelling	-	-	-	1																					
		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	-	-																					
		ROW ²	Wagner Avenue	-	325 LF	-	-																					
2	ODOT ROW ³	12424001	Abandoned Junk Yard. Historic ravine and building material yard.	2	.29 AC	-	-	ROW	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12424008	Vacant land bank lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12424016	Vacant land bank lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12424015	Vacant land bank lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12424023	Residential dwelling	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12424046	Vacant land bank lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12424099	Vacant land bank lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL ASSESSMENT COST													\$150,000	TOTAL REMEDIATION COST						\$300,000	TOTAL DEMOLITION COST			\$147,750				

Footnotes:

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Cost, Timeframe and Funding Resource Chart Legend

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MT = Metals
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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 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	Assessment Complexity			Assessment Cost	Suggested Funding Resource	Anticipated Remedial Activity	Remediation Complexity			Remediation Cost	Suggested Funding Resource	Anticipated Demolition Activities	Demolition Cost	Suggested Funding Resource	Timeframe (months)																																																																																																																																																																																																																																																																																																																																																																						
											Low	Medium	High				Low	Medium	High						Assessment	Remediation/Demolition																																																																																																																																																																																																																																																																																																																																																																					
2	2C	12429001	Vacant lot. Historic junk yard.	2	.17 AC	-	-	Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, Waste	IA, DC		X		\$50,000	Cnty, Mun, Priv	SE, RA, UEC	X			\$100,000	Cnty, Mun, Priv	-	-	-	6	6																																																																																																																																																																																																																																																																																																																																																																					
		12428019	Abandoned commercial facility. Historic manufacturing and auto repair facility.	2	.15 AC	6,076 SF	1	Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, ACM	IA, DC			X		\$50,000	Cnty, Mun, Priv	RA, UEC, ACM	X			\$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 SF	2	Light Manufacturing/Distribution Building	ACM	IA, DC	X				\$10,000	Priv	-	-	-	-	-	-	CD	\$22,722	Cnty, Mun, Priv	3	6																																																																																																																																																																																																																																																																																																																																																																				
2	2C	12428008	Vacant land bank lot	-	3.24 AC	-	-	Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, ACM ¹	IA, DC																																																																																																																																																																																																																																																																																																																																																																																					
		12428075	Vacant residential lot	-	.34 AC	-	-																				Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, ACM ¹	IA, DC																																																																																																																																																																																																																																																																																																																																																																		
		12428074	Residential dwelling	-		-	1																																							Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, ACM ¹	IA, DC																																																																																																																																																																																																																																																																																																																																															
		12428073	Vacant lot	-	.09 AC	-	-																																																											Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, ACM ¹	IA, DC																																																																																																																																																																																																																																																																																																																											
		12428072	Vacant lot	-	.09 AC	-	-																																																																															Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, ACM ¹	IA, DC																																																																																																																																																																																																																																																																																																							
		12428071	Vacant lot	-	.09 AC	-	-																																																																																																			Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, ACM ¹	IA, DC																																																																																																																																																																																																																																																																																			
		12428070	Vacant lot	-	.09 AC	-	-																																																																																																																							Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, ACM ¹	IA, DC																																																																																																																																																																																																																																																															
		12428069	Vacant land bank lot	-	.18 AC	-	-																																																																																																																																											Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, ACM ¹	IA, DC																																																																																																																																																																																																																																											
		12428021	Vacant land bank lot	-	.1 AC	-	-																																																																																																																																																															Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, ACM ¹	IA, DC																																																																																																																																																																																																																							
		12428076	Vacant lot	-	.1 AC	-	-																																																																																																																																																																																			Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, ACM ¹	IA, DC																																																																																																																																																																																																			
		12428020	Vacant land bank lot	-	.1 AC	-	-																																																																																																																																																																																																							Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, ACM ¹	IA, DC																																																																																																																																																																															
		12428018	Vacant lot	-	.15 AC	-	-																																																																																																																																																																																																																											Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, ACM ¹	IA, DC																																																																																																																																																											
		12428009	Vacant land bank lot	-	.34 AC	-	-																																																																																																																																																																																																																																															Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, ACM ¹	IA, DC																																																																																																																																							
		12428010	Vacant land bank lot	-	.11 AC	-	-																																																																																																																																																																																																																																																																			Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, ACM ¹	IA, DC																																																																																																																			
		12428011	Vacant lot	-	.11 AC	-	-																																																																																																																																																																																																																																																																																							Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, ACM ¹	IA, DC																																																																																															
		12428012	Vacant land bank lot	-	.11 AC	-	-																																																																																																																																																																																																																																																																																																											Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, ACM ¹	IA, DC																																																																											
		12428081	Vacant land bank lot	-	.05 AC	-	-																																																																																																																																																																																																																																																																																																																															Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, ACM ¹	IA, DC																																																							
		12428082	Vacant land bank lot	-	.04 AC	-	-																																																																																																																																																																																																																																																																																																																																																			Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, ACM ¹	IA, DC																																			
		12428083	Vacant land bank lot	-	.04 AC	-	-																																																																																																																																																																																																																																																																																																																																																																						Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, ACM ¹	IA, DC																
		12428013	Vacant lot	-	.05 AC	-	-																																																																																																																																																																																																																																																																																																																																																																																								
12428014	Vacant lot	-	.21 AC	-	-	Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, ACM ¹	IA, DC																																																																																																																																																																																																																																																																																																																																																																																							
12428015	Vacant land bank lot	-	.13 AC	-	-	Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, ACM ¹	IA, DC																																																																																																																																																																																																																																																																																																																																																																																							
12428016	Vacant commercial lot	-	.02 AC	-	-	Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, ACM ¹	IA, DC																																																																																																																																																																																																																																																																																																																																																																																							
ROW ²	Rawlings Avenue	-	900 LF	-	-	Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, ACM ¹	IA, DC																																																																																																																																																																																																																																																																																																																																																																																							
ROW ²	Holton Avenue	-	900 LF	-	-	Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, ACM ¹	IA, DC																																																																																																																																																																																																																																																																																																																																																																																							
12429002	Vacant lot	-	.16 AC	-	-	Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, ACM ¹	IA, DC																																																																																																																																																																																																																																																																																																																																																																																							
12429003	Vacant land bank lot	-	.07 AC	-	-	Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, ACM ¹	IA, DC																																																																																																																																																																																																																																																																																																																																																																																							
12429060	Vacant lot	-		-	-	Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, ACM ¹	IA, DC																																																																																																																																																																																																																																																																																																																																																																																							
12429059	Vacant lot	-	.06 AC	-	-	Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, ACM ¹	IA, DC																																																																																																																																																																																																																																																																																																																																																																																							
12429004	Vacant land bank lot	-	.08 AC	-	-	Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, ACM ¹	IA, DC																																																																																																																																																																																																																																																																																																																																																																																							
12429005	Vacant land bank lot	-	.08 AC	-	-	Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, ACM ¹	IA, DC																																																																																																																																																																																																																																																																																																																																																																																							
12429006	Vacant land bank lot	-	.09 AC	-	-	Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, ACM ¹	IA, DC																																																																																																																																																																																																																																																																																																																																																																																							
12429007	Vacant land bank lot	-	.14 AC	-	-	Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, ACM ¹	IA, DC																																																																																																																																																																																																																																																																																																																																																																																							
12429032	Vacant land bank lot	-	.04 AC	-	-	Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, ACM ¹	IA, DC																																																																																																																																																																																																																																																																																																																																																																																							
12429031	Vacant land bank lot	-	.14 AC	-	-	Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, ACM ¹	IA, DC																																																																																																																																																																																																																																																																																																																																																																																							
12429030	Vacant land bank lot	-	.12 AC	-	-	Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, ACM ¹	IA, DC																																																																																																																																																																																																																																																																																																																																																																																							
12429029	Vacant lot	-	.17 AC	-	-	Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, ACM ¹	IA, DC																																																																																																																																																																																																																																																																																																																																																																																							
12429028	Vacant land bank lot	-	.17 AC	-	-	Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, ACM ¹	IA, DC																																																																																																																																																																																																																																																																																																																																																																																							
12429027	Vacant land bank lot	-	.17 AC	-	-	Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, ACM ¹	IA, DC																																																																																																																																																																																																																																																																																																																																																																																							
12429026	Vacant land bank lot	-	.11 AC	-	-	Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, ACM ¹	IA, DC																																																																																																																																																																																																																																																																																																																																																																																							
12429025	Vacant land bank lot	-	.11 AC	-	-	Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, ACM ¹	IA, DC																																																																																																																																																																																																																																																																																																																																																																																							
12429024	Vacant lot	-	.12 AC	-	-	Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, ACM ¹	IA, DC																																																																																																																																																																																																																																																																																																																																																																																							
12429023	Vacant lot	-	.17 AC	-	-	Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, ACM ¹	IA, DC																																																																																																																																																																																																																																																																																																																																																																																							
12429033	Vacant land bank lot	-	.26 AC	-	-	Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, ACM ¹	IA, DC																																																																																																																																																																																																																																																																																																																																																																																							
12429034	Vacant land bank lot	-	.17 AC	-	-	Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, ACM ¹	IA,																																																																																																																																																																																																																																																																																																																																																																																							

**Baseline 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	Assessment Complexity			Assessment Cost	Suggested Funding Resource	Anticipated Remedial Activity	Remediation Complexity			Remediation Cost	Suggested Funding Resource	Anticipated Demolition Activities	Demolition Cost	Suggested Funding Resource	Timeframe (months)																																																																																																																																																																																																																																																												
											Low	Medium	High				Low	Medium	High						Assessment	Remediation/Demolition																																																																																																																																																																																																																																																											
2	2C	12429022	St. Ann Deliverance Tabernacle Church	-	.17 AC	2,548 SF	1	Light Manufacturing/ Distribution Building	ACM	IA, DC	X		\$50,000	Cnty, Mun, Priv								CD	\$7,644	LB	6	6																																																																																																																																																																																																																																																											
		12429019	Good Shepherd Evangelist Church	-	.33 AC	1,780 SF	1																																																																																																																																																																																																																																																																														
		12429018		-	.17 AC	-	-																																																																																																																																																																																																																																																																														
		12429057		-	.17 AC	-	-																																																																																																																																																																																																																																																																														
		12429021		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	-	-																																																																																																																																																																																																																																																																														
		12429042	Vacant land bank lot	-	.14 AC	-	-																																																																																																																																																																																																																																																																														
		12429040	Vacant land bank lot	-	.07 AC	-	-																																																																																																																																																																																																																																																																														
		12429041	Vacant land bank lot	-	.13 AC	-	-																																																																																																																																																																																																																																																																														
		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	-	-																																																																																																																																																																																																																																																																																
ROW ²	Thayer Court	-	175 LF	-	-																																																																																																																																																																																																																																																																																
2	2C	12429012	Vacant Church building	-	.77 AC																																											4,840 SF	3	Existing Viable Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																																																																																																																																																																																																																	
2	ODOT ROW ³	12428022	Vacant land bank lot. Historic dry cleaning facility.	2	.22 AC																																											-	-	ROW	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																																																																																																																																																																																																																	
		12428068	Vacant lot	-	-																																											-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																																																																																																																																																																																																																
		12428006	Vacant land bank lot	-	-																																											-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																																																																																																																																																																																																																
		12428007	Vacant land bank lot	-	-																																											-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																																																																																																																																																																																																																
		12428047	Vacant land bank lot	-	-																																											-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																																																																																																																																																																																																																
TOTAL ASSESSMENT COST																																																\$260,000	TOTAL REMEDIATION COST						\$200,000	TOTAL DEMOLITION 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 Chart 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.)
- LB = Land Bank

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	Assessment Complexity			Assessment Cost	Suggested Funding Resource	Anticipated Remedial Activity	Remediation Complexity			Remediation Cost	Suggested Funding Resource	Anticipated Demolition Activities	Demolition Cost	Suggested Funding Resource	Timeframe (months)						
											Low	Medium	High				Low	Medium	High						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		X		\$50,000	Cnty, Mun, Priv	RA, UEC	X			\$100,000	Cnty, Mun, Priv	-	-	-	6	6					
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	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 Activities with State Grant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					
		12423004	Vacant industrial building. Historic manufacturing and machine shop facility.	2	1.12 AC	12,419 SF	5	Existing Viable Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					
		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	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
		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	Orlando Baking Company owned. Parking lot.	-	1.33 AC	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
		12428080		-					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12428041		-					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12428040		-					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12428039		-					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12428077		-					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12428038		-					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12428037		-					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12428036		-					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12428035		-					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12428034	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
12428032	Orlando Baking Company owned. Vacant lot.	-	.08 AC	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					
12428031	Orlando Baking Company owned. Vacant lot.	-	.07 AC	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					
12428030	Orlando Baking Company owned. Vacant lot.	-	.07 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-						
12428029	Orlando Baking Company owned. Vacant lot.	-	.06 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-						
		ROW ²	Grand Avenue	-	925 LF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-						
2	2D	12428028	Residential dwelling	-	.06 AC	-	1	Light Manufacturing/Distribution Building	VOC, ACM ¹	IA, DC	X			\$10,000	Priv							RD	\$11,250	LB	3	6					
		12428027	Vacant land bank lot	-	.06 AC	-	-																								
		12428026	Vacant land bank lot	-	.06 AC	-	-																								
		12428025	Vacant lot	-	.15 AC	-	-																								
		12428084	Vacant lot	-	.06 AC	-	-																								

**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	Assessment Complexity			Assessment Cost	Suggested Funding Resource	Anticipated Remedial Activity	Remediation Complexity			Remediation Cost	Suggested Funding Resource	Anticipated Demolition Activities	Demolition Cost	Suggested Funding Resource	Timeframe (months)						
											Low	Medium	High				Low	Medium	High						Assessment	Remediation/Demolition					
2	ODOT ROW ³	12428004	Vacant lot	-	-	-	-	ROW	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
		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	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12428057	Vacant land bank lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
TOTAL ASSESSMENT COST												\$60,000	TOTAL REMEDIATION COST						\$100,000	TOTAL DEMOLITION 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.

Cost, Timeframe and Funding Resource Chart 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.

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

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.)
LB = Land Bank

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

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 Complexity			Assessment Cost	Suggested Funding Resource	Anticipated Remedial Activity	Remediation Complexity			Remediation Cost	Suggested Funding Resource	Anticipated Demolition Activities	Demolition Cost	Suggested Funding Resource	Timeframe (months)			
											Low	Medium	High				Low	Medium	High						Assessment	Remediation/Demolition		
3	3A	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	Light Manufacturing/Distribution Building	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			X	\$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	-	-																					
		12626002																										
		12626003																										
		12626004																										
		12626005																										
		12626006																										
		12626007																										
		12626008																										
		12626009																										
12626010																												
12626011																												
		ROW ²	Grand Avenue	-	1,025 LF	-	-																					
3	3A	12626012																										
		12626013																										
		12626014	Vacant lot	-	.7 AC	-	-	Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB ¹	IA, DC		X	\$50,000	Cnty, Mun, Priv	RA, UEC	X			\$100,000	Cnty, Mun, Priv	-	-	-	6	6			
3	ODOT ROW ³	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	ROW	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
		12626015	Vacant commercial building. Historic ravine and paint/lacquer warehouse.	2	.85 AC	41,500 SF	3		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
		12627001	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
		12627002	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
		12627118	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
		12627119	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
		12627120	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
		12627121	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
TOTAL ASSESSMENT COST													\$250,000	TOTAL REMEDIATION COST							\$2,600,000	TOTAL DEMOLITION COST			\$1,438,000			

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
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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
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ODOT = Assumed ODOT will demolish building and manage ACM

Receptor Pathways

IA = Indoor Air
DC = Direct Contact
DW = Drinking Water
SW = Surface Water
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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)
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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 3- Superblock 3B

Development District	Superblock	Parcel Number(s)	Summary	Initial Environmental Ranking	Size (acres or linear foot)	Building Area (square foot)	Number of Buildings/Stories ¹	Proposed Land Use	Suspected COCs	Receptor Pathways	Assessment Complexity			Assessment Cost	Suggested Funding Resource	Anticipated Remedial Activity	Remediation Complexity			Remediation Cost	Suggested Funding Resource	Anticipated Demolition Activities	Demolition Cost	Suggested Funding Resource	Timeframe (months)	
											Low	Medium	High				Low	Medium	High						Assessment	Remediation/Demolition
3	3B	12627015	Vacant lot	-	.11 AC	-	-	Light Manufacturing/ Distribution Building	VOC, MT, LP, HP, ACM ¹	IA, DC	X	\$50,000	Cnty, Mun, Priv	RA, UEC, ACM	X	\$100,000	Cnty, Mun, Priv	RD	\$45,000	LB	6	6				
		12627139	Vacant land bank lot	-	.04 AC	-	-																			
		12627016	Vacant land bank lot	-	.15 AC	-	-																			
		12627017	Vacant land bank lot	-	.15 AC	-	-																			
		12627018	Vacant land bank lot	-	.15 AC	-	-																			
		12627019	Vacant land bank lot	-	.15 AC	-	-																			
		12627020	Vacant land bank lot	-	.15 AC	-	-																			
		12627021	Vacant land bank lot	-	.15 AC	-	-																			
		12627047	Vacant land bank lot	-	.05 AC	-	-																			
		12627048	Vacant land bank lot	-	.05 AC	-	-																			
		12627049	Vacant residential dwelling	-	.05 AC	-	1																			
		12627050	Vacant lot	-	.06 AC	-	-																			
		12627051	Vacant land bank lot	-	.06 AC	-	-																			
		12627052	Vacant land bank lot	-	.09 AC	-	-																			
		12627053	Vacant land bank lot	-	.08 AC	-	-																			
		12627054	Vacant lot	-	.08 AC	-	-																			
		12627055	Vacant residential dwelling	-	.09 AC	-	1																			
		12627057	Vacant land bank lot	-	.1 AC	-	-																			
		12627058	Vacant land bank lot	-	.1 AC	-	-																			
		12627059	Vacant land bank lot	-	.1 AC	-	-																			
		12627060	Vacant land bank lot	-	.1 AC	-	-																			
		12627061	Vacant lot	-	.11 AC	-	-																			
		12627062	Vacant residential dwelling	-	.1 AC	-	1																			
		12627063	Vacant lot	-	.01 AC	-	-																			
		12627064	Vacant residential dwelling	-	.11 AC	-	1																			
		12627065	Vacant land bank lot	-	.14 AC	-	-																			
		ROW ²	East 80th Place and Holton Court alleys	-	550 LF	-	-																			
		ROW ²	East 81st Street	-	250 LF	-	-																			
		12627046	Vacant land bank lot	-	.07 AC	-	-																			
		12627045	Vacant land bank lot	-	.07 AC	-	-																			
		12627044	Vacant land bank lot	-	.08 AC	-	-																			
		12627138	Vacant lot	-	.19 AC	-	-																			
12627042	Vacant lot	-	.19 AC	-	-																					
12627041	Vacant land bank lot	-	.04 AC	-	-																					
12627140	Vacant land bank lot	-	.05 AC	-	-																					
12628026	Vacant lot	-	.09 AC	-	-																					
12628025	Vacant land bank lot	-	.09 AC	-	-																					
12628024	Vacant land bank lot	-	.08 AC	-	-																					
12628023	Residential dwelling	-	.1 AC	-	1																					
12628022	Vacant lot	-	.08 AC	-	-																					
12628021	Vacant lot	-	.08 AC	-	-																					
ROW ²	East 83rd Street South of Holton Avenue	-	100 LF	-	-																					
12626015	Portion of vacant commercial building. Historic ravine and paint/lacquer warehouse.	2	.56 AC	41,500 SF	3	ROW	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
12627003	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12627004	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12627005	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12627006	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12627117	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12627122	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12627123	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12627124	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12627125	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12627126	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12627127	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12627128	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12627129	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12627130	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL ASSESSMENT COST											\$700,000	TOTAL REMEDIATION COST						\$3,800,000	TOTAL DEMOLITION COST		\$459,269					

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 Chart 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.

Demolition Activities

RD = Residential Building Demolition
 CD = Commercial Building Demolition
 ID = Industrial Building Demolition
 ODOT = Assumed ODOT will demolish building and manage ACM

Demolition Activities

UR = Utility Removal
 RW = Roadway or Alley Demolition

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

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

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 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

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 Complexity			Assessment Cost	Suggested Funding Resource	Anticipated Remedial Activity	Remediation Complexity			Remediation Cost	Suggested Funding Resource	Anticipated Demolition Activities	Demolition Cost	Suggested Funding Resource	Timeframe (months)		
											Low	Medium	High				Low	Medium	High						Assessment	Remediation/Demolition	
5	5A	12620001	John's Auto, an auto repair shop.	1	.27 AC	3,824 SF	1.5	Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, ACM	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	-	-		MT, LP, HP	IA, DC		X		\$50,000	Cnty, Mun, Priv	RA, UEC	X			\$100,000	Cnty, Mun, Priv	-	-	-	6	6	
		12620003		1	.07 AC	-	-		VOC, MT, LP, HP, PCB	IA, DC		X		\$50,000	Cnty, Mun, Priv	RA, UEC	X			\$100,000	Cnty, Mun, Priv	-	-	-	6	6	
		12620007	Vacant lot. Historic machine shop.	1	.07 AC	-	-	Existing Viable Facility	VOC, MT, LP, HP, PCB, Waste	IA, DC			X	\$150,000	Fed, St, Cnty, Mun, Priv	VC, SE, UEC, WD		X		\$500,000	Fed, St, Cnty, Mun, Priv	-	-	-	9	12	
		12620025	Vacant lot with building debris piles. Historic manufacturing facility.	2	1.26 AC	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12620028	Ohio Brush, a wire brush manufacturing facility. Historic rubber, brush and concrete manufacturing	2	2.1 AC	25,223 SF	1		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12620047	Vacant industrial building. Historic varnish manufacturing and oil refining facility.	3	3.08 AC	16,500 SF	1		Light Manufacturing/Distribution Building	VOC, MT, LP, HP, PCB, ACM, Waste	IA, DC			X	\$150,000	Fed, St, Cnty, Mun, Priv	EC, VC, SE, RA, UEC, RC, ACM, UST, WD			X	\$2,000,000	Fed, St, Cnty, Mun, Priv	ID	\$82,500	Fed, St, Cnty, Mun, Priv	9	24
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.	19,100 SF	1.5			VOC, MT, LP, HP, PCB, ACM	IA, DC			X	\$50,000	Cnty, Mun, Priv	VC, RA, UEC, ACM		X	\$500,000	Fed, St, Cnty, Mun, Priv	ODOT	-	-	6	12					
		Portion of 12620021	Final Cut, a food storage warehouse/ distribution facility. Historic rubber manufacturing.	2	.44 AC	2,361 SF	1																				
5	5A	12620026	Vacant commercial building	-	.55 AC	9,961 SF	5	Light Manufacturing/Distribution Building	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	
5	5A	12620004	Vacant land bank lot	-	.09 AC	-	-	Light Manufacturing/Distribution Building	VOC, MT, LP, HP, ACM ¹	IA, DC																	
		12620005	Vacant land bank lot	-	.04 AC	-	-																				
		12620006	Residential dwelling	-	.04 AC	-	1																				
		12620008	Vacant land bank lot	-	.12 AC	-	-																				
		12620009	Vacant residential dwelling	-	.11 AC	-	1																				
		12620010	Vacant residential dwelling	-	.11 AC	-	1																				
		12620011	Vacant residential dwelling	-	.11 AC	-	1																				
		12620012	Vacant residential dwelling	-	.08 AC	-	1																				
		12620013	Vacant residential dwelling	-	.08 AC	-	1																				
		12620014	Vacant residential dwelling	-	.08 AC	-	1																				
		12620015	Vacant lot	-	.11 AC	-	-																				
		12620016	Vacant land bank lot	-	.11 AC	-	-																				
		12620029	Vacant land bank lot	-	.07 AC	-	-																				
		12620030	Vacant land bank lot	-	.17 AC	-	-																				
		12620031	Residential dwelling	-	.09 AC	-	1																				
		12620032	Residential dwelling	-	.11 AC	-	1																				
		12620033	Residential dwelling	-	.12 AC	-	1																				
		12620034	Vacant land bank lot	-	.11 AC	-	-																				
		12620035	Vacant land bank lot	-	.11 AC	-	-																				
		12620036	Vacant lot	-	.11 AC	-	-																				
		12620037	Vacant lot	-	.11 AC	-	-																				
		12620038	Vacant land bank lot	-	.11 AC	-	-																				
		12620039	Vacant residential dwelling	-	.11 AC	-	1																				
		12620040	Vacant land bank lot	-	.11 AC	-	-																				
		12620041	Vacant lot	-	.14 AC	-	-																				
		12620043	Residential dwelling	-	.07 AC	-	1																				
		12620046	Vacant lot	-	.01 AC	-	-																				
1262009	Residential dwelling	-	.18 AC	-	1																						
1262010	Vacant lot	-	.17 AC	-	-																						
		ROW ²	Evins Avenue	-	165 LF	-	-																				
			Grand Avenue	-	440 LF	-	-																				
			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	Assessment Complexity			Assessment Cost	Suggested Funding Resource	Anticipated Remedial Activity	Remediation Complexity			Remediation Cost	Suggested Funding Resource	Anticipated Demolition Activities	Demolition Cost	Suggested Funding Resource	Timeframe (months)				
											Low	Medium	High				Low	Medium	High						Assessment	Remediation/Demolition			
5	ODOT ROW ³	12620023	Vacant lot. Historic rubber manufacturing.	2	.53 AC	-	-	ROW	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
		Portion of 12620024	Abandoned commercial building. Historic rubber warehouse and manufacturing facility.	1	.22 AC	17,388 SF	3		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Portion of 12620021	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	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12620019	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12620020	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622001	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622002	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622003	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622004	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622005	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622006	Residential dwelling	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622007	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12622008	Residential dwelling	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
12622011	Vacant lot	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
TOTAL ASSESSMENT COST											\$600,000	TOTAL REMEDIATION COST						\$3,500,000	TOTAL DEMOLITION 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.

Cost, Timeframe and Funding Resource Chart 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.

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

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.)
 LB = Land Bank

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 foot)	Building Area (square foot)	Number of Buildings/ Stories ⁴	Proposed Land Use	Suspected COCs	Receptor Pathways	Assessment Complexity			Assessment Cost	Suggested Funding Resource	Anticipated Remedial Activity	Remediation Complexity			Remediation Cost	Suggested Funding Resource	Anticipated Demolition Activities	Demolition Cost	Suggested Funding Resource	Timeframe (months)					
											Low	Medium	High				Low	Medium	High						Assessment	Remediation/ Demolition				
5	5B	12622049		-	-	-	-	Existing Viable Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
		12622052		-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12622055	Miceli's Properties. Vacant lots.	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12622056		-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12622057		-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12622032	Miceli's Properties. Residential dwelling	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12622033		-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12622034	Miceli's Properties. Vacant lots.	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12622036		-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12622039		-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12622022		-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12622023		-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12622024		-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12622025	Miceli's Properties. Vacant paved lot.	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12622026		-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12622027		-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12622028		-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12623002	Miceli's Properties. Commercial building.	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12623003		-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12623012		-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12623013		-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12623014		-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12623044		-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12623046	Miceli's Properties. Vacant lot.	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12623015		-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12623016		-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12623017		-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12623018		-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12623020		-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12624001		-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12624002		-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12624017		-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
12624016		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
12624015		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
12624014	Miceli's Properties. Vacant lot.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
12624013		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
12624012		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
12624011		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
12624010		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
12624009		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
12624008		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
5	ODOT ROW ³	12620021	Portion of Final Cut, a food storage warehouse/ distribution facility. Historic rubber manufacturing.	2	.5 AC	8,733 SF	1	ROW	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
		12620023	Vacant lot. Historic rubber manufacturing.	2	.53 AC	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
		12622012	Vacant land bank lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12622013	Vacant land bank lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12622061	Vacant land bank lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12622062	Vacant land bank lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12622063	Vacant land bank lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12622064	Vacant land bank lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12622065	Vacant land bank lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622066	Vacant land bank lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622067	Vacant land bank lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622068	Vacant land bank lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622069	Vacant land bank lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12622070	Residential dwelling	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
12622071	Vacant land bank lot	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
											TOTAL ASSESSMENT COST	\$200,000							TOTAL REMEDIATION COST	\$800,000				TOTAL DEMOLITION COST	\$247,056					

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 Chart Legend

- | | | |
|--|---|--|
| <p>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.</p> | <p>Receptor Pathways
 IA = Indoor Air
 DC = Direct Contact
 DW = Drinking Water
 SW = Surface Water
 NR = Natural Resource</p> | <p>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</p> |
| <p>Demolition Activities
 RD = Residential Building Demolition
 CD = Commercial Building Demolition
 ID = Industrial Building Demolition
 ODOT = Assumed ODOT will demolish building and manage ACM</p> | <p>Demolition Activities
 UR = Utility Removal
 RW = Roadway or Alley Demolition</p> | <p>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</p> |

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 foot)	Building Area (square foot)	Number of Buildings/ Stories ⁴	Proposed Land Use	Suspected COCs	Receptor Pathways	Assessment Complexity			Assessment Cost	Suggested Funding Resource	Anticipated Remedial Activity	Remediation Complexity			Remediation Cost	Suggested Funding Resource	Anticipated Demolition Activities	Demolition Cost	Suggested Funding Resource	Timeframe (months)					
											Low	Medium	High				Low	Medium	High						Assessment	Remediation/ Demolition				
2	2A	12422009	Main entrance to the RTA Central Rail Facilities complex. Historic ravine and parts warehouse	1	.86 AC	-	-	Existing Viable Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
		12422008	Vacant lot. Historic oil tank, barrel cleaning and drum storage yard. Facility is included on SPILLS database.	2	1.22 AC	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12424076	Abandoned impound lot. Historic junk yard, auto repair shop and auto wrecking yard.	2	.64 AC	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12424077																												
		12424078																												
12424079	Grand Avenue west of Parcel 12424080	-	325 LF	-	-	Reuse ROW	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
2	2A	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			
		12424061	Vacant lot. Historic welding/machine shop and manufacturing structure.	1	.17 AC	-	-	Lt Mfg/Distr Building	VOC, MT, LP, HP, PCB	IA, DC		X		\$50,000	Cnty, Mun, Priv	RA, UEC	X			\$100,000	Cnty, Mun, Priv	-	-	-	-	6	6			
		12423006 - south 12424056 12424057	Abandoned Motor Freight building.	1	3.43 AC	6,536 SF	2	Pavement and Greenspace	VOC, LP, HP, PCB, ACM	DC		X		\$50,000	Cnty, Mun, Priv	RA, UEC, UST	X			\$100,000	Cnty, Mun, Priv	CD	\$39,216	Cnty, Mun, Priv	6	6				
2	2A	12424075	Vacant land bank lot	-	.1 AC	-	-	Lt Mfg/Distr Building and Greenspace	VOC, MT, LP, HP, ACM ¹	IA, DC																				
		12424074	Vacant land bank lot	-	.1 AC	-	-																							
		12424073	Vacant land bank lot	-	.1 AC	-	-																							
		12424072	Vacant land bank lot	-	.08 AC	-	-																							
		12424071	Vacant land bank lot	-	.09 AC	-	-																							
		12424070	Vacant lot	-	.09 AC	-	-																							
		12424069	Vacant land bank lot	-	.08 AC	-	-																							
		12424068	Vacant land bank lot	-	.09 AC	-	-																							
		12424067	Vacant land bank lot	-	.11 AC	-	-																							
		12424064	Residential dwelling	-	.11 AC	-	1																							
		12424063	Vacant land bank lot	-	.17 AC	-	-																							
		12424062	Vacant residential dwelling	-	.17 AC	-	1																							
		12424060	Vacant land bank lot	-	.17 AC	-	-																							
		12424059	Vacant land bank lot	-	.17 AC	-	-																							
		12424058	Residential dwelling	-	.06 AC	-	1																							
		12424055	Vacant land bank lot	-	.23 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	-	-																						Lt Mfg/Distr Building and Pavement	
ROW ²	Grand Avenue east of Parcel 12424080	-	775 LF	-	-	Lt Mfg/Distr Building, Pavement and Greenspace																								
2	2A	Portion of 12424080	Vacant lot	-	.11 AC	-	-	Lt Mfg/Distr Building and Greenspace	VOC, MT, LP, HP, ACM ¹	IA, DC																				
		Portion of 12424081	Vacant lot	-	.13 AC	-	-																							
		Portion of 12424082	Vacant land bank lot	-	.16 AC	-	-																							
		Portion of 12424083	Vacant land bank lot	-	.16 AC	-	-																							
		Portion of 12424084	Vacant residential dwelling	-	.55 AC	-	1																							
		12424085	Vacant land bank lot	-	.1 AC	-	-																							
		12424086	Vacant land bank lot	-	.08 AC	-	-																							
		12424087	Vacant land bank lot	-	.09 AC	-	-																							
12424088	Vacant residential dwelling	-	.1 AC	-	1																									
ROW ²	East 71st Place	-	200 LF	-	-	Lt Mfg/Distr Building																								
2	2A	12424089	Residential dwelling	-	.09 AC	-	1	Pavement and Greenspace	VOC, MT, LP, HP, ACM ¹	DC																				
		12424090	Vacant land bank lot	-	.06 AC	-	-																							
		12424091	Vacant residential dwelling	-	.09 AC	-	1																							
		12424003	Vacant lot	-	.08 AC	-	-																							
		12424004	Vacant land bank lot	-	.08 AC	-	-																							
		12424092	Vacant land bank lot	-	.17 AC	-	-																							
		12424100	Residential dwelling	-	.1 AC	-	1																							
		12424093	Vacant land bank lot	-	.07 AC	-	-																							
		12424094	Vacant land bank lot	-	.1 AC	-	-																							
		12424019	Vacant land bank lot	-	.08 AC	-	-																							
ROW ²	East 73rd Street	-	200 LF	-	-	Lt Mfg/Distr Building and Greenspace																								

**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	Assessment Complexity			Assessment Cost	Suggested Funding Resource	Anticipated Remedial Activity	Remediation Complexity			Remediation Cost	Suggested Funding Resource	Anticipated Demolition Activities	Demolition Cost	Suggested Funding Resource	Timeframe (months)					
											Low	Medium	High				Low	Medium	High						Assessment	Remediation/Demolition				
2	2A	12424095	Vacant land bank lot	-	.15 AC	-	-	Lt Mfg/Distr	ACM	IA, DC	X			\$10,000	Priv	ACM	-	-	-	-	-	RD	\$11,250	LB	3	6				
		12424020	Vacant land bank lot with residential dwelling	-	.05 AC	-	1	Lt Mfg/Distr																						
		12424096	Vacant lot	-	.14 AC	-	-	Building and Greenspace																						
		12424097	Vacant land bank lot	-	.17 AC	-	-	Building and Greenspace																						
		12424098	Vacant land bank lot	-	.1 AC	-	-	Lt Mfg/Distr Building																						
		12424051	Vacant land bank lot	-	.17 AC	-	-	Lt Mfg/Distr Building																						
		12424050	Vacant lot	-	.07 AC	-	-	Building and Greenspace																						
12424049	Vacant land bank lot	-	.17 AC	-	-	Building and Greenspace																								
2	ODOT ROW ³	12424001	Abandoned Junk Yard. Historic ravine and building material yard.	2				ROW																						
		12424002																												
		12424006																												
		12424007																												
		12424008																												
		12424104																												
		12424018	Residence. Historic tin shop.	1																										
		Portion of 12424080	Vacant lot	-																										
		Portion of 12424081	Vacant lot	-																										
		Portion of 12424082	Vacant land bank lot	-																										
		Portion of 12424083	Vacant land bank lot	-																										
		Portion of 12424084	Vacant lot	-																										
		12424004	Vacant land bank lot	-																										
		12424005	Vacant lot	-																										
		12424017	Residential dwelling	-																										
		12424016	Vacant land bank lot	-																										
		12424021	Residential dwelling	-																										
12424022	Residential dwelling	-																												
12424048	Vacant land bank lot	-																												
12424047	Vacant land bank lot	-																												
TOTAL ASSESSMENT COST													\$310,000	TOTAL REMEDIATION COST						\$600,000	TOTAL DEMOLITION COST			\$191,466						

Footnotes:
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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
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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
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ODOT = Assumed ODOT will demolish building and manage ACM

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RA = Risk Assessment
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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

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 Complexity			Assessment Cost	Suggested Funding Resource	Anticipated Remedial Activity	Remediation Complexity			Remediation Cost	Suggested Funding Resource	Anticipated Demolition Activities	Demolition Cost	Suggested Funding Resource	Timeframe (months)					
											Low	Medium	High				Low	Medium	High						Assessment	Remediation/Demolition				
2	2B	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	X			\$100,000	Cnty, Mun, Priv	-	-	-	6	6				
		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	X			\$100,000	Cnty, Mun, Priv	ODOT	-	-	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 2	Existing Viable Facility	-	-																				
2	2B	12424014	Vacant land bank lot	-	-	-	-	Lt Mfg/Distr Building and Greenspace		IA, DC																				
		12424013	Residential dwelling	-	-	-	1	Pavement and Greenspace		DC																				
		12424012	Residential dwelling	-	-	-	1																							
		12424011	Residential dwelling	-	-	-	1																							
		12424010	Residential dwelling	-	-	-	1																							
		12424009	Vacant lot	-	-	-	-																							
		12424029	Vacant lot	-	-	-	-																							
		12424030	Vacant lot	-	-	-	-																							
		12424031	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	-	-	-	-																							
		12424024	Residential dwelling	-	-	-	1	Lt Mfg/Distr Building and Greenspace		VOC, MT, LP, HP, ACM ¹	IA, DC																			
		12424025	Residential dwelling	-	-	-	1																							
		12424026	Residential dwelling	-	-	-	1																							
		12424027	Residential dwelling	-	-	-	1	Greenspace																						
		12424028	Residential dwelling	-	-	-	1	Pavement and Greenspace																						
		12424102	Vacant lot	-	-	-	-	Greenspace																						
		12424038	Vacant lot	-	-	-	-	Greenspace																						
12424039	Vacant land bank lot	-	-	-	-	Lt Mfg/Distr Building and Greenspace																								
12424040	Vacant land bank lot	-	-	-	-	Pavement and Greenspace																								
12424041	Vacant land bank lot	-	-	-	-																									
12424042	Residential dwelling	-	-	-	1	Lt Mfg/Distr Building and Greenspace																								
12424101	Vacant lot	-	-	-	-																									
12424043	Vacant land bank lot	-	-	-	-																									
12424044	Vacant land bank lot	-	-	-	-																									
		ROW ²	East 73rd Street	-	275 LF	-	-	Reuse ROW		DC																				
		ROW ²	Wagner Avenue	-	325 LF	-	-	Reuse ROW		DC																				
2	ODOT ROW ³	12424001	Abandoned Junk Yard. Historic ravine and building material yard.	2	.29 AC	-	-	ROW	-	-																				
		12424008	Vacant land bank lot	-	-	-	-																							
		12424016	Vacant land bank lot	-	-	-	-																							
		12424015	Vacant land bank lot	-	-	-	-																							
		12424023	Residential dwelling	-	-	-	-																							
		12424046	Vacant land bank lot	-	-	-	-																							
		12424099	Vacant land bank lot	-	-	-	-																							
TOTAL ASSESSMENT COST												\$150,000	TOTAL REMEDIATION COST												\$300,000	TOTAL DEMOLITION COST		\$123,750		

Footnotes:

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Cost, Timeframe and Funding Resource Chart Legend

Suspected COCs (Contaminants of Concern)

- VOC = Volatile Organic Compounds
- MT = Metals
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- HP = Heavy Petroleum Compounds
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- 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

Receptor Pathways

- IA = Indoor Air
- DC = Direct Contact
- DW = Drinking Water
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- EC = Engineered Cover
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- HGC = Hydrologic/Geologic Control
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- RA = Risk Assessment
- UEC = Universal Environmental Covenant
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- UST = Underground Storage Tank Removal
- RAD = Radiological Removal
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Funding Resources

- Fed = Federal Programs (USEPA Grants, HUD)
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- Mun = Municipal Programs (City Economic Development, Tax Incentives)
- Priv = Private Funding (Cash, Lender, etc.)
- LB = Land Bank

**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	Assessment Complexity			Assessment Cost	Suggested Funding Resource	Anticipated Remedial Activity	Remediation Complexity			Remediation Cost	Suggested Funding Resource	Anticipated Demolition Activities	Demolition Cost	Suggested Funding Resource	Timeframe (months)	
											Low	Medium	High				Low	Medium	High						Assessment	Remediation/Demolition
2	2C	12429001	Vacant lot. Historic junk yard.	2	.17 AC	-	-	Lt Mfg/Distr Building and Greenspace	VOC, MT, LP, HP, PCB, Waste	IA, DC		X		\$50,000	Cnty, Mun, Priv	SE, RA, UEC	X			\$100,000	Cnty, Mun, Priv	-	-	-	6	6
		12428019	Abandoned commercial facility. Historic manufacturing and auto repair facility.	2	.15 AC	6,076 SF	1	Lt Mfg/Distr Building, Pavement and Greenspace	VOC, MT, LP, HP, PCB, ACM	IA, DC		X		\$50,000	Cnty, Mun, Priv	RA, UEC, ACM	X			\$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 SF	2	Lt Mfg/Distr Building and Greenspace	ACM	IA, DC	X			\$10,000	Priv	-	-	-	-	-	-	CD	\$22,722	Cnty, Mun, Priv	3	6
2	2C	12428008	Vacant land bank lot	-	3.24 AC	-	-	Lt Mfg/Distr Building, Pavement and Greenspace	VOC, MT, LP, HP, ACM ¹	IA, DC					Cnty, Mun, Priv							RD	\$11,250	LB	6	6
		12428075	Vacant residential lot	-	.34 AC	-	-	Lt Mfg/Distr Building																		
		12428074	Residential dwelling	-		-	1	Lt Mfg/Distr Building and Greenspace																		
		12428073	Vacant lot	-	.09 AC	-	-	Pavement and Greenspace																		
		12428072	Vacant lot	-	.09 AC	-	-	Greenspace																		
		12428071	Vacant lot	-	.09 AC	-	-																			
		12428070	Vacant lot	-	.09 AC	-	-	IA, DC																		
		12428069	Vacant land bank lot	-	.18 AC	-	-																			
		12428021	Vacant land bank lot	-	.1 AC	-	-	Lt Mfg/Distr Building, Pavement and Greenspace																		
		12428076	Vacant lot	-	.1 AC	-	-																			
		12428020	Vacant land bank lot	-	.1 AC	-	-	Pavement and Greenspace																		
		12428018	Vacant lot	-	.15 AC	-	-																			
		12428009	Vacant land bank lot	-	.34 AC	-	-	Pavement and Greenspace																		
		12428010	Vacant land bank lot	-	.11 AC	-	-																			
		12428011	Vacant lot	-	.11 AC	-	-	Greenspace																		
		12428012	Vacant land bank lot	-	.11 AC	-	-																			
		12428081	Vacant land bank lot	-	.05 AC	-	-	Pavement and Greenspace																		
		12428082	Vacant land bank lot	-	.04 AC	-	-																			
		12428083	Vacant land bank lot	-	.04 AC	-	-	DC																		
		12428013	Vacant lot	-	.05 AC	-	-																			
12428014	Vacant lot	-	.21 AC	-	-	Pavement and Greenspace																				
12428015	Vacant land bank lot	-	.13 AC	-	-	Lt Mfg/Distr Building, Pavement and Greenspace	IA, DC																			
12428016	Vacant commercial lot	-	.02 AC	-	-	Pavement	DC																			
ROW ²	Rawlings Avenue	-	900 LF	-	-	Lt Mfg/Distr Building, Pavement and Greenspace	IA, DC																			
ROW ²	Holton Avenue	-	900 LF	-	-																					

**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	Assessment Complexity			Assessment Cost	Suggested Funding Resource	Anticipated Remedial Activity	Remediation Complexity			Remediation Cost	Suggested Funding Resource	Anticipated Demolition Activities	Demolition Cost	Suggested Funding Resource	Timeframe (months)																																																										
											Low	Medium	High				Low	Medium	High						Assessment	Remediation/Demolition																																																									
2	2C	12429022	St. Ann Deliverance Tabernacle Church	-	.17 AC	2,548 SF	1	Pavement and Greenspace	ACM	DC				\$50,000	Cnty, Mun, Priv							RD	\$11,250	LB	6	6																																																									
		12429019	Good Shepherd Evangelist Church	-	.33 AC	1,780 SF	1	Lt Mfg/Distr Building, Pavement and Greenspace																			IA, DC																																																								
		12429018		Vacant lot	-	.17 AC	-	-																																						Pavement and Greenspace																																					
		12429057			Vacant land bank lot	-	.17 AC	-																																																									-	Greenspace																	
		12429021				Vacant land bank lot	-	.17 AC																																																									-																		
		12429020	Vacant land bank lot	-	.17 AC		-	-																			Greenspace																																																								
		12429045		Vacant land bank lot	-	.17 AC	-	-																																						Pavement and Greenspace																																					
		12429044	Vacant land bank lot		-	.17 AC	-	1																			Greenspace																																																								
		12429043		Vacant land bank lot	-	.17 AC	-	-																																						Pavement and Greenspace																																					
		12429042	Vacant land bank lot		-	.14 AC	-	-																			Greenspace																																																								
		12429040		Vacant land bank lot	-	.07 AC	-	-																																						Pavement and Greenspace																																					
		12429041	Vacant land bank lot		-	.13 AC	-	-																			Pavement and Greenspace																																																								
		12429015		Vacant land bank lot	-	.07 AC	-	-																																						Pavement and Greenspace																																					
		12429016	Vacant land bank lot		-	.07 AC	-	-																			Pavement and Greenspace																																																								
		12429017		Vacant land bank lot	-	.08 AC	-	-																																						Pavement and Greenspace																																					
		12429014	Vacant land bank lot		-	.08 AC	-	-																			Pavement and Greenspace																																																								
		12429013		Vacant lot	-	.15 AC	-	-																																						Pavement and Greenspace																																					
		ROW ²	East 78th Street		-	425 LF	-	-																			Pavement and Greenspace																																																								
ROW ²	Thayer Court	-		175 LF	-	-	Greenspace																																																																												
12429012		Vacant Church building	-	.77 AC	4,840 SF	3																					Existing Viable Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																																					
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	-	-	ROW	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																																																										
12428068	Vacant lot		-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																																																									
12428006			Vacant land bank lot	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																																																								
12428007				Vacant land bank lot	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																																																							
12428047					Vacant land bank lot	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																																																						
TOTAL ASSESSMENT COST													\$260,000	TOTAL REMEDIATION COST						\$200,000	TOTAL DEMOLITION COST		\$208,934																																																												

Footnotes:

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Redevelopment 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	Assessment Complexity			Assessment Cost	Suggested Funding Resource	Anticipated Remedial Activity	Remediation Complexity			Remediation Cost	Suggested Funding Resource	Anticipated Demolition Activities	Demolition Cost	Suggested Funding Resource	Timeframe (months)					
											Low	Medium	High				Low	Medium	High						Assessment	Remediation/Demolition				
2	2D	12423003	Railroad R-O-W. Historic dump, manufacturing facility, and railroad freight house.	2	1.17 AC	-	-	No Development Planned	VOC, MT, LP, HP, PCB, Waste	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
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	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 Activities with State Grant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
		12423004	Vacant industrial building. Historic manufacturing and machine shop facility.	2	1.12 AC	12,419 SF	5	Existing Viable Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
		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	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		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	Orlando Baking Company owned. Parking lot.	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12428080		-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12428041		-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12428040		-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12428039		-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12428077		-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12428038		-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12428037		-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12428036	-	-		-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
12428035	-	-		-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
12428034	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
12428032	Orlando Baking Company owned. Vacant lot.	-	.08 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
12428031	Orlando Baking Company owned. Vacant lot.	-	.07 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
12428030	Orlando Baking Company owned. Vacant lot.	-	.07 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
12428029	Orlando Baking Company owned. Vacant lot.	-	.06 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
12428028	Residential dwelling	-	.06 AC	-	-	1	No Development Planned	VOC, ACM ¹	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
12428027	Vacant land bank lot	-	.06 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
12428026	Vacant land bank lot	-	.06 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
12428025	Vacant lot	-	.15 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
12428084	Vacant lot	-	.06 AC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
12428057	Vacant land bank lot	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
TOTAL ASSESSMENT COST												\$0	TOTAL REMEDIATION COST						\$0	TOTAL DEMOLITION 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 Chart 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.

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**

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 Complexity			Assessment Cost	Suggested Funding Resource	Anticipated Remedial Activity	Remediation Complexity			Remediation Cost	Suggested Funding Resource	Anticipated Demolition Activities	Demolition Cost	Suggested Funding Resource	Timeframe (months)						
											Low	Medium	High				Low	Medium	High						Assessment	Remediation/Demolition					
3	3A	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			X	\$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								
		12626002	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				
		12626003																													
		12626004																													
		12626005																													
		12626006																													
		12626007																													
		12626008																													
		12626009																													
12626010																															
12626011	ROW ²	Grand Avenue	-	1,025 LF	-	-	Lt Mfg/Distr Building and Greenspace													RW	\$41,000										
3	3A	12626012	Vacant lot	-	.7 AC	-	-	Pavement and Greenspace	VOC, MT, LP, HP, PCB ¹	IA, DC	X			\$50,000	Cnty, Mun, Priv	RA, UEC	X			\$100,000	Cnty, Mun, Priv	-	-	-	6	6					
		Lt Mfg/Distr Building, Pavement and Greenspace																													
		Pavement and Greenspace																													
3	ODOT ROW ³	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	ROW	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					
		12626015	Vacant commercial building. Historic ravine and paint/lacquer warehouse.	2	.85 AC	41,500 SF	3		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
		12627001	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
		12627002	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
		12627118	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
		12627119	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
		12627120	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
		12627121	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
TOTAL ASSESSMENT COST													\$250,000	TOTAL REMEDIATION COST													\$2,600,000	TOTAL DEMOLITION COST			\$1,438,000

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.

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

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.)
LB = Land Bank

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 Ranking	Size (acres or linear foot)	Building Area (square foot)	Number of Buildings/Stories ⁴	Proposed Land Use	Suspected COCs	Receptor Pathways	Assessment Complexity			Assessment Cost	Suggested Funding Resource	Anticipated Remedial Activity	Remediation Complexity			Remediation Cost	Suggested Funding Resource	Anticipated Demolition Activities	Demolition Cost	Suggested Funding Resource	Timeframe (months)			
											Low	Medium	High				Low	Medium	High						Assessment	Remediation/Demolition		
3	3B	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	X			\$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	X				\$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, ACM	DC	X												ODOT			6	6	
		Portion of 12626015	Vacant commercial building. Historic ravine and paint/lacquer warehouse.	2	.29 AC	41,500 SF	3																					
		Portion of 12619010 ROW ²	Railroad R-O-W. Historic C.&P. & Pennsylvania Railroad. Grand Avenue	1 -	.29 AC 500 LF	- -	- -																					Reuse ROW
		12627088	Vacant lot. Historic auto repair shop.	1	.14 AC	-	-	Lt Mfg/Distr Building,	VOC, MT, LP, HP, PCB	IA, DC	X				\$10,000	Priv	RA, UEC	X			\$100,000	Cnty, Mun, Priv	-	-	-	3	6	
		12627089 12628003 12628004	Abandoned residence used as a tire dump. Abandoned Junk Yard	1 2	.14 AC .29 AC	- -	- -	Pavement and Greenspace Lt Mfg/Distr Building and Greenspace	Waste VOC, MT, LP, HP, PCB, Waste	IA, DC IA, DC	X X				\$10,000 \$50,000	Priv Cnty, Mun, Priv	ACM, WD SE, RA, UEC, WD	X X			\$100,000 \$100,000	Cnty, Mun, Priv Cnty, Mun, Priv	RD -	\$11,250 -	LB -	3 6	6 6	
		12628002 ROW ² 12628014	Vacant lot. Historic oil refinery, manufacturing and plating facility, machine shop, and oil tank. Holton Avenue East of East 83rd Street	2 -	1.59 AC 340 LF	- -	- -	Pavement and Greenspace	VOC, MT, LP, HP, PCB, A/B/Cyn	DC		X			\$50,000	Cnty, Mun, Priv	EC, SE, RA, UEC, UST		X		\$500,000	Fed, St, Cnty, Mun, Priv	- RW	- \$13,600	LB	6	12	
		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		X											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	-	-																					VOC, MT, LP, HP, Waste
		12627039 12627040 12628027 12628030 12628031	Integrity Truck and Car Wash, a truck/auto repair shop and car wash. Historic electroprocessing and auto repair shop. 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	.92 AC	4,506 SF	1	Pavement and Greenspace	VOC, MT, LP, HP, PCB, ACM, A/B/Cyn	DC		X											CD	\$13,518	Cnty, Mun, Priv	6	6	
		12628032		2	.16 AC	701 SF	1																					VOC, MT, LP, HP, PCB, ACM
		12627022 12627024	Vacant lot. Historic machine shop.	1	.29 AC	-	-	Greenspace	VOC, MT, LP, HP, PCB	DC	X												-	-	-	3	6	
		12627056 12627141 12627131 12627132	Vacant lot with junk cars. Facility is included on RCRA-NonGen database. Vacant lot Vacant lot	2 - -	.41 AC .1 AC .06 AC	- -	- -																					VOC, MT, LP, HP, Waste
		12627110 12627111 12827112 12927113 13027114 13127137 13227116 ROW ²	Universal Hagar Spiritual Church Vacant commercial building. Vacant land bank lot Vacant lot Vacant lot Vacant lot Vacant lot Grand Court Alley	- - - - - - - -	.08 AC .24 AC .07 AC .06 AC .07 AC .08 AC .13 AC 325 LF	1,500 SF 2,925 SF -	2 2 -	Pavement and Greenspace Lt Mfg/Distr Building and Greenspace Pavement and Greenspace	VOC, MT, LP, HP, PCB, ACM ¹	DC IA, DC DC			X			\$50,000	Cnty, Mun, Priv	RA, UEC, ACM	X			\$100,000	Cnty, Mun, Priv	CD RW	\$26,550 \$13,000	Cnty, Mun, Priv	6	6

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 Ranking	Size (acres or linear foot)	Building Area (square foot)	Number of Buildings/Stories ⁴	Proposed Land Use	Suspected COCs	Receptor Pathways	Assessment Complexity			Assessment Cost	Suggested Funding Resource	Anticipated Remedial Activity	Remediation Complexity			Remediation Cost	Suggested Funding Resource	Anticipated Demolition Activities	Demolition Cost	Suggested Funding Resource	Timeframe (months)	
											Low	Medium	High				Low	Medium	High						Assessment	Remediation/ Demolition
3	3B	12627007	Vacant land bank lot	-	.14 AC	-	-	Lt Mfg/Distr Building and Greenspace	VOC, MT, LP, HP, PCB, ACM ¹	IA, DC					Cnty, Mun, Priv	RA, UEC, ACM	X			\$100,000	Cnty, Mun, Priv	-	-	LB	6	6
		12627008	Vacant land bank lot	-	.15 AC	-	-																			
		12627009	Vacant land bank lot	-	.15 AC	-	-																			
		12627010	Vacant commercial building	-	.1 AC	1,344 SF	2																			
		12627011	Vacant land bank lot	-	.1 AC	-	-																			
		12627012	Vacant land bank lot	-	.1 AC	-	-																			
		12627013	Vacant lot	-	.15 AC	-	-																			
		12627014	Vacant land bank lot	-	.08 AC	-	-																			
		12627142	Vacant land bank lot	-	.03 AC	-	-																			
		12627143	Vacant land bank lot	-	.03 AC	-	-																			
		12627090	Vacant land bank lot	-	.17 AC	-	-																			
		12627091	Vacant land bank lot	-	.1 AC	-	-																			
		12627092	Vacant land bank lot	-	.1 AC	-	-																			
		12627093	Vacant land bank lot	-	.09 AC	-	-																			
		12627094	Vacant land bank lot	-	.09 AC	-	-																			
		12627095	Vacant land bank lot	-	.08 AC	-	-																			
		12627096	Vacant land bank lot	-	.08 AC	-	-																			
		12627097	Vacant lot	-	.09 AC	-	-																			
		12627098	Vacant land bank lot	-	.12 AC	-	-																			
		12627099	Vacant lot	-	.08 AC	-	-																			
		12627100	Vacant land bank lot	-	.09 AC	-	-																			
		12627101	Vacant lot	-	.08 AC	-	-																			
		12627102	Vacant land bank lot	-	.12 AC	-	-																			
		12627103	Vacant land bank lot	-	.12 AC	-	-																			
		12627104	Vacant land bank lot	-	.12 AC	-	-																			
		12628010	Vacant land bank lot	-	.12 AC	-	-																			
		12628009	Vacant lot	-	.14 AC	-	-																			
		12628008	Vacant land bank lot	-	.12 AC	-	-																			
		12628007	Vacant land bank lot	-	.12 AC	-	-																			
		12628006	Vacant land bank lot	-	.09 AC	-	-																			
		12628005	Vacant lot	-	.07 AC	-	-																			
		12627087	Elizabeth Baptist Church parking lot	-	.09 AC	-	-																			
		12627086	Elizabeth Baptist Church parking lot	-	.09 AC	-	-																			
		12627085	Elizabeth Baptist Church parking lot	-	.09 AC	-	-																			
		12627084A	Elizabeth Baptist Church parking lot	-	.04 AC	-	-																			
		12627084	Elizabeth Baptist Church	-	.14 AC	3,877 SF	2																			
		12627083	Vacant lot	-	.09 AC	-	-																			
		12627082	Vacant land bank lot	-	.09 AC	-	-																			
		12627081	Vacant land bank lot	-	.09 AC	-	-																			
		12627080	Vacant land bank lot	-	.1 AC	-	-																			
		12627079	Vacant land bank lot with residential dwelling	-	.1 AC	-	1																			
		12627078	Vacant lot	-	.12 AC	-	-																			
		12627077	Vacant land bank lot	-	.12 AC	-	-																			
		12627076	Vacant land bank lot	-	.1 AC	-	-																			
		12627075	Vacant land bank lot	-	.1 AC	-	-																			
12627074	Vacant lot	-	.09 AC	-	-																					
12627073	Vacant land bank lot	-	.09 AC	-	-																					
12627072	Vacant lot	-	.09 AC	-	-																					
12627071	Vacant lot	-	.1 AC	-	-																					
12627070	Vacant lot	-	.09 AC	-	-																					
12628011	Vacant land bank lot	-	.09 AC	-	-																					
12628012	Vacant land bank lot	-	.09 AC	-	-																					
12628013	Vacant land bank lot	-	.09 AC	-	-																					
ROW ²	Rawlings Avenue	-	1,100 LF	-	-																					
ROW ²	Holton Avenue West of Building C	-	860 LF	-	-																					
ROW ²	Holton Avenue East of Building C to East 83rd Street	-	240 LF	-	-																					
ROW ²	East 83rd Street north of Holton Avenue	-	320 LF	-	-																					
ROW ²	Alleys between Rawlings and Holton	-	1,200 LF	-	-																					

**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 Ranking	Size (acres or linear foot)	Building Area (square foot)	Number of Buildings/Sitories ¹	Proposed Land Use	Suspected COCs	Receptor Pathways	Assessment Complexity			Assessment Cost	Suggested Funding Resource	Anticipated Remedial Activity	Remediation Complexity			Remediation Cost	Suggested Funding Resource	Anticipated Demolition Activities	Demolition Cost	Suggested Funding Resource	Timeframe (months)																										
											Low	Medium	High				Low	Medium	High						Assessment	Remediation/Demolition																									
3	3B	12627015	Vacant lot	-	.11 AC	-	-	Lt Mfg/Distr Building and Greenspace	VOC, MT, LP, HP, ACM ¹	IA, DC																																									
		12627139	Vacant land bank lot	-	.04 AC	-	-																																												
		12627016	Vacant land bank lot	-	.15 AC	-	-																																												
		12627017	Vacant land bank lot	-	.15 AC	-	-																																												
		12627018	Vacant land bank lot	-	.15 AC	-	-																																												
		12627019	Vacant land bank lot	-	.15 AC	-	-																																												
		12627020	Vacant land bank lot	-	.15 AC	-	-																																												
		12627021	Vacant land bank lot	-	.15 AC	-	-																																												
		12627047	Vacant land bank lot	-	.05 AC	-	-																																												
		12627048	Vacant land bank lot	-	.05 AC	-	-																																												
		12627049	Vacant residential dwelling	-	.05 AC	-	1																																												
		12627050	Vacant lot	-	.06 AC	-	-																																												
		12627051	Vacant land bank lot	-	.06 AC	-	-																																												
		12627052	Vacant land bank lot	-	.09 AC	-	-																																												
		12627053	Vacant land bank lot	-	.08 AC	-	-																																												
		12627054	Vacant lot	-	.08 AC	-	-																																												
		12627055	Vacant residential dwelling	-	.09 AC	-	1																																												
		12627057	Vacant land bank lot	-	.1 AC	-	-																																												
		12627058	Vacant land bank lot	-	.1 AC	-	-																																												
		12627059	Vacant land bank lot	-	.1 AC	-	-																																												
		12627060	Vacant land bank lot	-	.1 AC	-	-																																												
		12627061	Vacant lot	-	.11 AC	-	-																																												
		12627062	Vacant residential dwelling	-	.1 AC	-	1																																												
		12627063	Vacant lot	-	.01 AC	-	-																																												
		12627064	Vacant residential dwelling	-	.11 AC	-	1																																												
		12627065	Vacant land bank lot	-	.14 AC	-	-																																												
			ROW ²	East 80th Place and Holton Court alleys	-	550 LF	-																					-	Lt Mfg/Distr Building, Pavement and Greenspace																						
			ROW ²	East 81st Street	-	250 LF	-																					-	Greenspace																						
				12627046	Vacant land bank lot	-	.07 AC																					-	-	Pavement and Greenspace		DC																			
				12627045	Vacant land bank lot	-	.07 AC																					-	-																						
		12627044	Vacant land bank lot	-	.08 AC	-	-																																												
		12627138	Vacant lot	-	.19 AC	-	-																																												
		12627042	Vacant lot	-	.04 AC	-	-																																												
		12627041	Vacant land bank lot	-	.04 AC	-	-																																												
		12627140	Vacant land bank lot	-	.05 AC	-	-																																												
		12628026	Vacant lot	-	.09 AC	-	-	Pavement and Greenspace																																											
		12628025	Vacant land bank lot	-	.09 AC	-	-	Lt Mfg/Distr Building, Pavement and Greenspace		IA, DC																																									
		12628024	Vacant land bank lot	-	.08 AC	-	-																																												
		12628023	Residential dwelling	-	.1 AC	-	1																																												
		12628022	Vacant lot	-	.08 AC	-	-																																												
		12628021	Vacant lot	-	.08 AC	-	-																																												
		ROW ²	East 83rd Street South of Holton Avenue	-	100 LF	-	-	Reuse ROW		DC																																									
3	ODOT ROW ³	12626015	Portion of vacant commercial building. Historic ravine and paint/lacquer warehouse.	2	.56 AC	41,500 SF	3	ROW																																											
		12627003	Vacant lot	-	-	-	-																																												
		12627004	Vacant lot	-	-	-	-																																												
		12627005	Vacant lot	-	-	-	-																																												
		12627006	Vacant lot	-	-	-	-																																												
		12627117	Vacant lot	-	-	-	-																																												
		12627122	Vacant lot	-	-	-	-																																												
		12627123	Vacant lot	-	-	-	-																																												
		12627124	Vacant lot	-	-	-	-																																												
		12627125	Vacant lot	-	-	-	-																																												
		12627126	Vacant lot	-	-	-	-																																												
		12627127	Vacant lot	-	-	-	-																																												
		12627128	Vacant lot	-	-	-	-																																												
		12627129	Vacant lot	-	-	-	-																																												
		12627130	Vacant lot	-	-	-	-																																												
TOTAL ASSESSMENT COST											\$480,000	TOTAL REMEDIATION COST						\$1,900,000	TOTAL DEMOLITION COST		\$388,069																														

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 Chart 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.

Demolition Activities

RD = Residential Building Demolition
 CD = Commercial Building Demolition
 ID = Industrial Building Demolition
 ODOT = Assumed ODOT will demolish building and manage ACM

Demolition Activities

UR = Utility Removal
 RW = Roadway or Alley Demolition

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

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

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 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 Complexity			Assessment Cost	Suggested Funding Resource	Anticipated Remedial Activity	Remediation Complexity			Remediation Cost	Suggested Funding Resource	Anticipated Demolition Activities	Demolition Cost	Suggested Funding Resource	Timeframe (months)		
											Low	Medium	High				Low	Medium	High						Assessment	Remediation/Demolition	
5	5A	12620001	John's Auto, an auto repair shop.	1	.27 AC	3,824 SF	1.5	Lt Mfg/Distr Building and Greenspace	VOC, MT, LP, HP, PCB, ACM	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	-	-	Lt Mfg/Distr Building and Greenspace	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	-	-	Lt Mfg/Distr Building	VOC, MT, LP, HP, PCB	IA, DC		X		\$50,000	Cnty, Mun, Priv	RA, UEC	X			\$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 Greenspace	VOC, MT, LP, HP, PCB, Waste	IA, DC			X	\$150,000	Fed, St, Cnty, Mun, Priv	VC, SE, UEC, WD		X		\$500,000	Fed, St, Cnty, Mun, Priv	-	-	-	9	12	
		12620028	Ohio Brush, a wire brush manufacturing facility. Historic rubber, brush and concrete manufacturing.	2	2.1 AC	25,223 SF	1	Existing Viable Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12620047	Vacant industrial building. Historic varnish manufacturing and oil refining facility.	3	3.08 AC	16,500 SF	1	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	\$82,500	Fed, St, Cnty, Mun, Priv	6	12	
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.	19,100 SF	1.5			\$143,250																					
		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		X		\$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	
5	5A	12620004	Vacant land bank lot	-	.09 AC	-	-	Lt Mfg/Distr Building and Greenspace	VOC, MT, LP, HP, ACM ¹	IA, DC																	
		12620005	Vacant land bank lot	-	.04 AC	-	-	Lt Mfg/Distr Building																			
		12620006	Residential dwelling	-	.04 AC	-	1	Lt Mfg/Distr Building																			
		12620008	Vacant land bank lot	-	.12 AC	-	-	Lt Mfg/Distr Building																			
		12620009	Vacant residential dwelling	-	.11 AC	-	1	Lt Mfg/Distr Building and Pavement																			
		12620010	Vacant residential dwelling	-	.11 AC	-	1	Lt Mfg/Distr Building, Pavement and Greenspace																			
		12620011	Vacant residential dwelling	-	.11 AC	-	1	Lt Mfg/Distr Building, Pavement and Greenspace																			
		12620012	Vacant residential dwelling	-	.08 AC	-	1	Lt Mfg/Distr Building, Pavement and Greenspace																			
		12620013	Vacant residential dwelling	-	.08 AC	-	1	Lt Mfg/Distr Building, Pavement and Greenspace																			
		12620014	Vacant residential dwelling	-	.08 AC	-	1	Lt Mfg/Distr Building, Pavement and Greenspace																			
		12620015	Vacant lot	-	.11 AC	-	-	Lt Mfg/Distr Building, Pavement and Greenspace																			
		12620016	Vacant land bank lot	-	.11 AC	-	-	Lt Mfg/Distr Building, Pavement and Greenspace																			
		12620029	Vacant land bank lot	-	.07 AC	-	-	Greenspace																			
		12620030	Vacant land bank lot	-	.17 AC	-	-	Greenspace																			
		12620031	Residential dwelling	-	.09 AC	-	1	Greenspace																			
		12620032	Residential dwelling	-	.11 AC	-	1	Greenspace																			
		12620033	Residential dwelling	-	.12 AC	-	1	Greenspace																			
		12620034	Vacant land bank lot	-	.11 AC	-	-	Greenspace																			
		12620035	Vacant land bank lot	-	.11 AC	-	-	Greenspace																			
		12620036	Vacant lot	-	.11 AC	-	-	Greenspace																			
		12620037	Vacant lot	-	.11 AC	-	-	Greenspace																			
		12620038	Vacant land bank lot	-	.11 AC	-	-	Greenspace																			
		12620039	Vacant residential dwelling	-	.11 AC	-	1	Greenspace																			
		12620040	Vacant land bank lot	-	.11 AC	-	-	Lt Mfg/Distr Building, Pavement and Greenspace																			
		12620041	Vacant lot	-	.14 AC	-	-	Lt Mfg/Distr Building, Pavement and Greenspace																			
		12620043	Residential dwelling	-	.07 AC	-	1	Lt Mfg/Distr Building																			
		12620046	Vacant lot	-	.01 AC	-	-	Pavement and Greenspace																			
12622009	Residential dwelling	-	.18 AC	-	1	Lt Mfg/Distr Building and Greenspace																					
12622010	Vacant lot	-	.17 AC	-	-	Lt Mfg/Distr Building and Greenspace																					
ROW ²	Evins Avenue	-	165 LF	-	-	Pavement and Greenspace	DC														RW	\$6,600					
	Grand Avenue	-	440 LF	-	-	Lt Mfg/Distr Building and Greenspace	IA, DC															RW	\$17,600				
	Lisbon Road	-	470 LF	-	-	Reuse ROW	DC															-	-				

**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	Assessment Complexity			Assessment Cost	Suggested Funding Resource	Anticipated Remedial Activity	Remediation Complexity			Remediation Cost	Suggested Funding Resource	Anticipated Demolition Activities	Demolition Cost	Suggested Funding Resource	Timeframe (months)				
											Low	Medium	High				Low	Medium	High						Assessment	Remediation/Demolition			
5	ODOT ROW ³	12620023	Vacant lot. Historic rubber manufacturing.	2	.53 AC	-	-	ROW	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Portion of 12620024	Abandoned commercial building. Historic rubber warehouse and manufacturing facility.	1	.22 AC	17,388 SF	3		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		Portion of 12620021	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	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12620019	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12620020	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622001	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622002	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622003	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622004	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622005	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622006	Residential dwelling	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12622007	Vacant lot	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12622008	Residential dwelling	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
12622011	Vacant lot	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
TOTAL ASSESSMENT COST											\$500,000	TOTAL REMEDIATION COST											\$2,000,000	TOTAL DEMOLITION 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.

Cost, Timeframe and Funding Resource Chard Legend

Suspected COCs (Contaminants of Concern)

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 MT = Metals
 LP = Light Petroleum Compounds
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Demolition Activities

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

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IA = Indoor Air
 DC = Direct Contact
 DW = Drinking Water
 SW = Surface Water
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Remedial Activities

EC = Engineered Cover
 VC = Vapor Control
 HGC = Hydrologic/Geologic Control
 SE = Soil Excavation
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 RA = Risk Assessment
 UEC = Universal Environmental Covenant
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 ACM = Asbestos Containing Material Removal
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 RAD = Radiological Removal
 RP = Viable Responsible Party Assumes Remediation and Associated Costs
 WD = Waste Disposal

Funding Resources

Fed = Federal Programs (USEPA Grants, HUD)
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 Mun = Municipal Programs (City Economic Development, Tax Incentives)
 Priv = Private Funding (Cash, Lender, etc.)
 LB = Land Bank

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 foot)	Building Area (square foot)	Number of Buildings/Stories ¹	Proposed Land Use	Suspected COCs	Receptor Pathways	Assessment Complexity			Assessment Cost	Suggested Funding Resource	Anticipated Remedial Activity	Remediation Complexity			Remediation Cost	Suggested Funding Resource	Anticipated Demolition Activities	Demolition Cost	Suggested Funding Resource	Timeframe (months)																							
											Low	Medium	High				Low	Medium	High						Assessment	Remediation/Demolition																						
5	5B	12620042	Amclo Group commercial building. Historic rubber and chemical manufacturing, oil house, machine shop, and plating facility.	2	.64 AC	12,968 SF	3	Existing Viable Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																						
		12620044																																														
		12620045																																														
		12620022	Abandoned industrial building. Historic rubber manufacturing and machine shop. Facility is included on SPILLS database.	2	.54 AC	9,750 SF	2	Greenspace	VOC, MT, HP, PCB, ACM	DC		X				\$50,000	Cnty, Mun, Priv	EC, RA, UEC	X			\$100,000	Cnty, Mun, Priv	ODOT	-	-	6	6																				
		12622017	Parking lot. Historic filling station.	2	.42 AC	-	-	-	Lt Mfg/Distr Building, Pavement and Greenspace	LP, HP	IA, DC		X				\$50,000	Cnty, Mun, Priv	RA, UEC, UST	X			\$100,000	Cnty, Mun, Priv	-	-	-	6	6																			
		12622018																																														
		12622019	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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																	
		12622020																																														
		12622021	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	Existing Viable Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																	
12621010																																																
12621011																																																
12621009-east	L. Gray Barrel and Drum, an industrial drum reclamation/recycling facility. Historic foundry,	3	2.04	32,378 SF	1																																											
12621014																																																
5	5B	12622041	Vacant lot	-	.09 AC	-	-	Pavement and Greenspace	VOC, MT, LP, HP, PCB, ACM ¹	DC																																						
		12622042	Vacant lot	-	.09 AC	-	-																																									
		12622043	Vacant lot	-	.09 AC	-	-																																									
		12622044	Vacant lot	-	.09 AC	-	-																																									
		12622045	Vacant lot	-	.09 AC	-	-																																									
		12622046	Residential dwelling	-	.09 AC	-	1																																									
		12622047	Vacant lot	-	.09 AC	-	-																																									
		12622048	Residential dwelling	-	.09 AC	-	1																																									
		12622050	Residential dwelling	-	.09 AC	-	1																																									
		12622053	Residential dwelling	-	.12 AC	-	1																																									
		12622054	Residential dwelling	-	.12 AC	-	1																																									
		12622058	Vacant lot	-	.11 AC	-	-																																									
		ROW ²	Tennyson Alley	-	475 LF	-	-																																									
		12622035	Residential dwelling	-	.09 AC	-	1																																									
		12622037	Residential dwelling	-	.09 AC	-	1																																									
		12622038	Vacant lot	-	.09 AC	-	-																																									
		12622040	Residential dwelling	-	.09 AC	-	1																																									
ROW ²	East portion of Evarts Ave and Caskey Alley	-	590 LF	-	-																																											
5	5B	12623047	Vacant lot	-	.06 AC	-	-	No Development Planned	VOC, MT, LP, HP, PCB, ACM ¹																																							
		12623027	Vacant lot	-	.59 AC	-	1																																									
		12623028	Vacant lot	-	.16 AC	-	1																																									
		12623029	Residential dwelling	-	.16 AC	-	2																																									
		12623030	Vacant lot	-	.16 AC	-	1																																									
		12623031	Residential dwelling	-	.16 AC	-	2																																									
		12623032	Vacant lot	-	.11 AC	-	-																																									
		12623033	Residential dwelling	-	.1 AC	-	1																																									
		12623034	Residential dwelling	-	.11 AC	-	1																																									
		12623035	Vacant lot	-	.16 AC	-	-																																									
		12623036	Vacant lot	-	.16 AC	-	-																																									
		12623037	New Zion Gospel Church	-	.32 AC	4,402 SF	1																																									
		12623038	Vacant lot	-	.22 AC	-	-																																									
		12623019	Vacant land bank lot	-	.15 AC	-	-																																									
		5	5B	12622016	Blessed Hope Missionary Baptist Church	-	.37 AC																					6,647 SF	3	Existing Viable Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
				12622060																																												
				12622059																																												
5	5B	12623001	St. Elizabeth of Hungary Catholic Church	-	1.61 AC	26,191 SF	4	Existing Viable Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																						
		12623004																																														
		12623005																																														
5	5B	12622051	Miceli's Properties. Residential. Historic machine shop.	1	.08 AC	-	1	Existing Viable Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-																						
		12623006 (7-11, 39)	Miceli's Dairy Products, Inc., a commercial cheese manufacturing facility. Facility is included on SPILLS database.	1	1.64 AC	34,689 SF	1																																									
		12623040																																														
		12623041 (42-43)	Miceli's Properties. Parking lot. Facility is included on SPILLS database (food waste).	1	.68 AC	-	-																																									
		12621003																																														
		12622029																																														
		12622030	Miceli's Expansion Site. Former DLH Plating/Eberhard Mfg industrial facility with partially demolished buildings and debris piles.	3	12.63 AC	Unknown	3																																									
		12622031																																														
12621001																																																
12621002	Historic plating and manufacturing facility, foundry, oil storage, buried gas and benzene tanks, and	-	-	-	-																																											
12621004																																																
12621009-west	Miceli's Expansion Site. Former park/baseball field.	-	-	-	-																																											
12621013																																																
12621008																																																

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 foot)	Building Area (square foot)	Number of Buildings/Stories ¹	Proposed Land Use	Suspected COCs	Receptor Pathways	Assessment Complexity			Assessment Cost	Suggested Funding Resource	Anticipated Remedial Activity	Remediation Complexity			Remediation Cost	Suggested Funding Resource	Anticipated Demolition Activities	Demolition Cost	Suggested Funding Resource	Timeframe (months)										
											Low	Medium	High				Low	Medium	High						Assessment	Remediation/Demolition									
5	5B	12622049	Miceli's Properties. Vacant lots.	-	-	-	-	Existing Viable Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-								
		12622052		-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-						
		12622055		-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					
		12622056		-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					
		12622057	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					
		12622032	12622032	Miceli's Properties. Residential dwelling	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					
		12622033			-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
		12622034	12622034	Miceli's Properties. Vacant lots.	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					
		12622036			-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
		12622039			-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
		12622022			-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
		12622023	12622023	Miceli's Properties. Vacant paved lot.	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
		12622024			-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
		12622025			-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
		12622026			-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
		12622027			-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
		12622028			-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
		12623002	12623002	Miceli's Properties. Commercial building.	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
		12623003			-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
		12623012	12623012	Miceli's Properties. Vacant lot.	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
		12623013			-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
		12623014			-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12623044			-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12623046			-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12623015			-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12623016			-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12623017			-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12623018			-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12623018			-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		12623020	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
		12624001	12624001	Miceli's Properties. Vacant lot.	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
		12624002			-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
12624017	-	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
12624016	-	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
12624015	-	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
12624014	-	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
12624013	-	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
12624012	-	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
12624011	-	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
12624010	-	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
12624009	-	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
12624008	-	-			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
5	ODOT ROW ³	12620021	Portion of 12620021	Final Cut, a food storage warehouse/ distribution facility. Historic rubber manufacturing.	2	.5 AC	8,733 SF	1	ROW	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-					
		12620023	Vacant lot. Historic rubber manufacturing.	2	.53 AC	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
		12622012	Vacant land bank lot	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
		12622013	Vacant land bank lot	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
		12622061	Vacant land bank lot	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
		12622062	Vacant land bank lot	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
		12622063	Vacant land bank lot	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
		12622064	Vacant land bank lot	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
		12622065	Vacant land bank lot	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
		12622066	Vacant land bank lot	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12622067	Vacant land bank lot	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		12622068	Vacant land bank lot	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
12622069	Vacant land bank lot	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
12622070	Residential dwelling	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
12622071	Vacant land bank lot	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
									TOTAL ASSESSMENT COST			\$150,000							TOTAL REMEDIATION COST			\$300,000	TOTAL DEMOLITION COST		\$90,000										

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.

Demolition Activities

- RD = Residential Building Demolition
- CD = Commercial Building Demolition
- ID = Industrial Building Demolition
- ODOT = Assumed ODOT will demolish building and manage ACM

Demolition Activities

- UR = Utility Removal
- RW = Roadway or Alley Demolition

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

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

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 5

Baseline to Redevelopment Costs Comparison

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

BASELINE STATISTICS									
	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
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 STATISTICS									
	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