



Department of
Development

CLEAN OHIO ASSISTANCE FUND

GRANT APPLICATION FOR PHASE II ENVIRONMENTAL SITE ASSESSMENT

**PORTAGE TRAIL PROPERTY
1110-1130 PORTAGE TRAIL
CUYAHOGA FALLS**

**SUBMITTED BY:
DEVELOPMENT DEPARTMENT
CITY OF CUYAHOGA FALLS
2310 2ND STREET
CUYAHOGA FALLS, OHIO 44221**

APRIL 16, 2010





Application for Clean Ohio Assistance Funds Phase II Environmental Assessments



The City of Cuyahoga Falls is requesting a grant from the Clean Ohio Assistance Fund in the amount of \$155,250 to prepare an Ohio Voluntary Action Program (VAP) Compliant Phase II Assessment of the buildings known as 1100-1130 Portage Trail in Cuyahoga Falls, Summit County, Ohio. The goal of this project is to determine whether the historic uses of this property have resulted in an impact to the land that could impede the redevelopment of the site as a mixed-use property.

A mixed-use building on this property will activate the streetscape, provide services that are within walking distance for residents in adjacent neighborhoods and bring a desirable improvement to this well-traveled mixed-use corridor. As a result of the redevelopment, 30 or more new employment opportunities would be created.

History of the Project Property

The project property is located on a major east west thoroughfare known as Portage Trail. This retail / office corridor provides direct access to the Route 8 expressway and the Cuyahoga River, (a National Heritage River) to the east and the busy commercial corridor of State Road and access to the Akron / Fairlawn area to the west.

Historic records indicate the building has been in existence as far back as the early 1920's when it was first utilized as a dairy and residence. Several additions were made to the structure with many previous uses including automotive repair and maintenance, bakery, carpentry, screen-printing and multiple office and warehouse operations.

Current Use

The buildings are vacant and inhabitable. The Chief Building Official for the City of Cuyahoga Falls has condemned the property on March 5, 2009. The property is zoned mixed-use to support a variety of uses.

Surrounding Uses

The property is located along a major thoroughfare providing direct access to the Cuyahoga River, the Route 8 Expressway and the busy State Road Corridor. As noted in the zoning map in the VAP Phase I Report, the project property is surrounded by residential use and is within walking distance to three schools as well as nearby commercial buildings and restaurants.

Number and Condition of Buildings

The subject property is comprised of one building with several additions. It is in deplorable condition, is a blight and a hazard to the neighborhood. As stated earlier, the buildings have been condemned.

Previous Sampling Activities

Sampling for asbestos was completed during the VAP Phase I process and asbestos containing materials were found in the buildings. No additional sampling is known to have occurred at the property, however, the VAP Phase I Assessment identified the potential for VOC's, PAH's and metals as well as VOC's from an off site gas station and dry cleaning operation. The building also contains an oil-water separator and freight elevator with floor staining and severe mold present. Please note that for purposes of this assessment application, the project area is 1.26 acres. It is proposed herein that the project area include the right of ways along adjacent site boundaries. Expanding the project area allows for further investigation of impacts from off site sources as well as investigation of potential impacts from on-site installations discharging to underlying municipal utilities in the right of ways.

Redevelopment Potential

The City of Cuyahoga Falls' Development Department has negotiated the sale of the property with the representative for the landowner. Fifth Third Bank is the primary lien holder as the owner is incarcerated. The City and the bank have reached an agreement for the sale and will close on the property this year.

Portage Trail is a vital corridor linking the downtown riverfront / entertainment and shopping district with the State Road Corridor, (traffic counts in excess of 18,000 vehicles per day). Redevelopment plans are currently underway in the downtown district creating new mixed-use buildings on former brownfield properties. Concurrent with downtown planning is the redevelopment of the former State Road Shopping Center. Cuyahoga Falls was a grant recipient for a CORF Round 6 grant in the amount of \$2 million to remediate and demolish over 350,000 square feet of a dilapidated shopping center that resided on 25 acres of prime land. Also zoned for mixed-use, this redevelopment plan calls for new retail and restaurant uses as well as a higher end grocery store. Prominent northeast Ohio developer, Stark Enterprises has been selected to redevelop the site. Master planning for the redevelopment of the former shopping center and downtown includes the Portage Trail corridor calling for mixed use buildings, new streetscapes and landscaping.

The redevelopment of the site poses great opportunities for new property investment and job creation. Several end users have approached the City expressing interest in developing the site. The City will accept proposals for the redevelopment of the site after the Phase II is complete. Further, if contamination is found, the City will proceed with a CORF grant for any subsequent remediation.

The City is strongly committed to the success of this revitalization project, and monies have already been allocated in the City's 2010 budget to support the demolition of the building.