



Cuyahoga County Land Reutilization Corporation

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

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

COMMUNITY INVOLVEMENT PLAN

US EPA Brownfields Cleanup Grant No. 00E03875

3203 W. 71st St., Cleveland, OH 44102 (PPN 006-28-038)

2/26/2025

Overview

The Cuyahoga County Land Reutilization Corporation (Cuyahoga Land Bank, or Land Bank) has acquired the parcel at 3203 W. 71st St. in the Stockyards neighborhood of Cleveland. Once a heavy industrial area, the neighborhood has suffered business loss and disinvestment since the 1960s. This site has significant potential in revitalizing the neighborhood, particularly with possible expansion by the adjacent parcel owner, the Hillson Nut Company. The Hillson Nut Company is a small family and female owned company and has been a staple of the west side of Cleveland since 1935.

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

Site Background

The site is comprised of approximately 1.28 acres of vacant industrial land situated on the east side of W. 71st St., directly north of the current Hillson Nut Company facility. The site was developed for industrial purposes as early as 1903 with several textile and leather manufacturers. By 1937, the textile and leather manufacturing buildings were razed. By 1950, the site was developed with a large contractor equipment warehouse and at least three underground storage tanks (USTs). The site was later utilized as a chemical warehouse from the 1960s through at least the early 1980s. A towing company most recently occupied the site. The on-site structure was razed in 2018, and the site has been vacant since.

Environmental Investigations

A series of environmental investigations determined that the site's prior uses involved a number of potentially concerning Recognized Environmental Conditions (RECs), including underground storage tanks (USTs) and at least one documented spill of unknown size from an orphan drum of unknown contents. A geophysical survey confirmed the presence of three USTs, and soil and groundwater sampling found that select Resource Conservation & Recovery Act (RCRA) metals, volatile organic compounds (VOCs), including petroleum constituents, polycyclic aromatic hydrocarbons (PAHs), and total petroleum hydrocarbons (TPH) are present with the subsurface of the site and exceed applicable standards (Ohio Bureau of Underground Storage Tank Regulations [BUSTR] and Ohio EPA Voluntary Action Program [VAP]).

Environmental Remediation

An application was made by the Land Bank to the US EPA for 1) closure and proper removal of the three USTs and surrounding petroleum impacted soils, and 2) proper removal and disposal of non-petroleum

soil contamination from the east and north-central portion of the site under Ohio EPA VAP guidelines. The estimated cost of this work was \$500,000, and the EPA approved this application in fall 2024.

The remediation is expected to begin the second quarter of calendar year (CY) 2025 and conclude at the end of the third or beginning of the fourth quarter of CY 2025.

Prior Community Outreach

During the grant application period, the Land Bank held a public meeting on 11/7/2023 to provide an overview of the site and project, review the results of the Phase I and II assessments, and present the draft Analysis of Brownfield Cleanup Alternatives (ABCA). Copies of these documents and the draft application were also available by request for public review and comment.

Future Community Outreach

The Land Bank is committed to responsibly cleaning up the site and recognizes the importance of engaging the public to keep them informed and to learn from them about areas of important that might otherwise be missed or under-emphasized. To that end, the Land Banks's future community outreach efforts will include the following:

(1) Participation in Community Events. The Land Bank commits to a total of six community events or meetings throughout the grant performance period, including a kickoff meeting prior to the start of cleanup to review the ABCA and cleanup plan, four progress updates, and a closeout meeting after cleanup completion. The Land Bank will provide notice of public meetings at least seven days in advance via its website and through the neighborhood community development corporation, MetroWest Community Development Organization. The Land Bank will document all comments and responses to comments for the Administrative Record.

(2) Ongoing Solicitation of Questions and Feedback. The Land Bank will have staff members assigned to the project and available for receiving comments and questions during regular work hours. See below for contact information.

(3) Creation of Administrative Record. Per EPA requirements, the Land Bank will create a formal group of documents related to the project, easily accessible to the public. The Administrative Record will be posted on the Land Bank's website and available in hard copy format at the Land Bank's office and at the front desk of the Cleveland Public Library Lorain Branch (8216 Lorain Ave, Cleveland, OH 44102) during regular business hours. The records will be updated as needed to reflect new activity and reports and will be retained for a period of at least three years after the end of the grant project period. The Administrative Record will include the following:

1. List of Administrative Record Documents
2. Community Involvement Plan
3. Record of Public Comments and Responses
4. CCLRC Eligibility Determination
5. Analysis of Brownfields Cleanup Alternatives (ABCA), January 2025
6. Phase I Environmental Assessment, February 2023
7. Focused Phase II Environmental Assessment, July 2023
8. Supplemental Phase II Environmental Assessment, January 2024
9. Remedial Action Plan (RAP), including cleanup standards used, [TBD]
10. BUSTR Closure Assessment and No Further Action Letter, [TBD]

11. Ohio VAP No Further Action Letter and Covenant Not to Sue, [TBD]

Updates and Contact Information

This document will be updated as necessary.

Comments from the public are welcome at any of our formal outreach events, or any time by contacting Carly Beck, Environmental Project & Data Analyst, at 216-698-4696 or cbeck@cuyahogalandbank.org. Any questions will be responded to and kept as part of the project record.