APPLICATION FOR THE CLEAN OHIO CONSERVATION FUND
March 2003
SUMMARY SHEET

CB BAG

APPLICANT: The City of Cincinnati **CODE: #** 061-15000

DISTRICT NUMBER: 2 **COUNTY:** Hamilton **DATE** 03/03/2003

CONTACT: Dave Gamstetter **PHONE #** (513) 861-9070 (THE PROJECT CONTACT PERSON SHOULD BE THE INDIVIDUAL WHO WILL BE AVAILABLE DURING BUSINESS HOURS AND WHO CAN BEST ANSWER OR COORDINATE THE RESPONSE TO QUESTIONS)

FAX: (513) 861-8669 **E-MAIL** dave.gamstetter@rcc.org

PROJECT NAME: Colerain Connector Green Space Restoration Project

ELIGIBLE APPLICANT

(Check Only 1)

__A. County (1)
X B. City (2)
__C. Township (3)
__D. Village (4)
__E. Conservancy District (6)
__F. Soil & Water Conservation District (7)
__H. Park District/Authority (9)
__G. Joint Recreational District (8)
__ I. Nonprofit Organization (10)
__J. Other_____ (11)

PROJECT TYPE

(Check Largest Component)

__A. Open Space (7)

X B. Riparian Corridor (8)

PRIMARY PROJECT EMPHASIS ____

1. Supports comprehensive open space planning.
2. Acquisition of connecting corridors.
3. Preserves or restores stream side forests.
4. Enhances educational opportunities and provides physical links to schools and after school centers.
5. Reduces or eliminates nonnative, invasive species of plants or animals.

ESTIMATED TOTAL PROJECT COST (from 1.1f): $ 322,380.00

CLEAN OHIO CONSERVATION FUNDING REQUESTED (from 2.e): $ 123,000.00

NRAC APPROVAL - To be completed by the NRAC Committee ONLY

GRANT: $_____

FOR OPWC USE ONLY

PROJECT NUMBER:_____ APPROVED FUNDING: $

Local Participation _____% Project Release Date:

Clean Ohio Fund Participation _____%

1.0 PROJECT FINANCIAL INFORMATION

1.1 PROJECT ESTIMATED COSTS: (Round to nearest dollar)		TOTAL DOLLARS	In Kind
a.) Acquisition Expenses (Land Value: for acquisition costs see ANALYSIS OF DATA AND CONCLUSIONS, PART IV, page 29; see application section 2.1A)			$ 125,320.00
Fee Simple Purchase	$ 0.00		
Easement Purchase	$ 0.00		
Other	$ 0.00		
b.) Planning and Implementation		$ 0.00	$ 5,900.00
Appraisal &Title Search	$ 0.00		$ 3,500.00
Closing Costs	$ 0.00		0.00
Environmental	$ 0.00		$ 2,400.00
Assessments	$ 0.00		0.00
Design	$ 0.00		$ 0.00
Other Eligible Costs	$ 0.00		0.00
c.) Construction or Enhancement of Facilities		$ 123,000.00	$ 68,160.00
d.) Permits, Advertising, Legal		$ 0.00	$ 0.00
e.) Contingencies (not to exceed 10% of total cost)		$ 0.00	$ 0.00
f.) TOTAL ESTIMATED COSTS		**$123,000.00**	**$199,380.00**

1.2 PROJECT FINANCIAL RESOURCES
(Round to nearest dollar and percent)

	DOLLARS	%
a.) In-Kind Contributions	$ 74, 060.00	22.97 %
City of Cincinnati - appraisal & title research	$ 3, 500.00	1.09 %
- environmental assessments	$ 2, 400.00	0.74 %
Volunteer site labor	$ 68,160.00	21.14 %
b.) Applicant Contributions (Local Funds)	$ 0.00	
c.) Other Public Revenues	$ 0.00	
Nature Works		
Land Water Conservation Fund	$ 0.00	
Ohio Environmental Agency	$ 0.00	
Ohio Water Development Authority	$ 0.00	
Community Development Block Grant	$ 0.00	
Ohio Department of Natural Resources	$ 0.00	
OTHER: Ohio Department of Transportation	$125,320.00	38.87 %
d.) Private Contributions	$ 0.00	
SUBTOTAL LOCAL RESOURCES	$ 199,380.00	61.85 %
e.) CLEAN OHIO CONSERVATION FUND	$ 123,000.00	
Funds from another NRAC	$ 0.00	
SUBTOTAL CLEAN OHIO RESOURCES	$ 123,000.00	38.15 %
f.) TOTAL FINANCIAL RESOURCES	$ 322,380.00	100.00 %

1.3 AVAILABILITY OF LOCAL FUNDS:

Attach a statement signed by the Chief Financial Officer listed in section 4.2 certifying all local share funds required for the projects will be available on or before the earliest date listed in the Project Schedule section.

Please list any partnership with other sources. (ie.; is this part of a larger project or plan).

The LAND REUSE PLAN FOR THE COLERAIN CONNECTOR (included) consists of 4 separate parcels of land; Sectors A, B, C and D, and calls for a comprehensive, diverse development which includes market rate housing, senior housing and facilities, recreational facilities, playground, a hike/bike trail, restoration and

1.3 continued

preservation of natural green space and Traffic System Management (TSM) improvements on existing roads.

The Ohio Department of Transportation (ODOT) will continue to own Sectors A and B, the proposed land reuse sites for senior facilities and housing, playgrounds and recreational facilities, which are located south of Sectors C and D, until completion of the 1-75/I-74 Corridor Studies and the amount of land needed for interchange improvements have been determined. The City of Cincinnati's Economic Development Department is beginning to seek funding to support the market rate housing on Kirby Road proposed to be built on the 4.42 acres frontage of Section D. Money for the local TSM street improvements have been budgeted for the year 2006.

In addition, the City of Cincinnati has budgeted capitol funds for major infrastructure improvements which include separation of storm water and sewage lines, new sewers and sidewalks, additional storm water intakes, the addition of curbs and the realignment of Kirby Road from Virginia Avenue to just slightly north of Mehmert. This project is scheduled to begin at the end of 2003. Cincinnati Water Works is in the process of installing new water lines on Kirby Road from Frederick north to North Bend Road.

Restoration and preservation of the natural wooded hillside and streams in Sectors C of this proposal are vital to the integrity of the larger plan.

2.0 PROJECT INFORMATION

"Colerain Connector Green Space Restoration Project"

___ Please check here if additional documentation is attached.

2.1 BRIEF PROJECT DESCRIPTION - (Sections A through E):

A: SPECIFIC LOCATION: Please attach map.

This project is located in OPWC District 2, within the City of Cincinnati and within the neighborhood of Northside. The property consists of 9.64 acres of land identified as Sector C (see maps in LAND REUSE PLAN FOR THE COLERAIN CONNECTOR).

Sector C (see ANALYSIS OF DATA AND CONCLUSIONS, Larger Parcel 2, page 21) has an appraisal value of $13,000.00 per acre and consists of 9.64 steep wooded and hillside acres nestled between Washburn on the south and Martha on the north abutting privately owned residential properties along Virginia Avenue to the west and Carlin Street to the east. Its total appraised value is $125,320.00.

The ecological restoration targets for this Clean Ohio Conservation Fund (COCF) application address all of the 9.64 acres of Sector C on the east side of the Kirby Road and Virginia Avenue corridor, stream channels, stream banks, highly erodable wooded hillsides, gentle sloping valleys and riparian and neo-tropical migrating bird corridors and will provide an integral link to the Mt. Airy Forest/Kirby Valley Trail.

This hillside is along a local, major north/south transportation corridor to and from east and west bound I-74 and is visible from both I-74, I-75 and I-75/74 interchange (see map). A 14 acre parcel of wooded hillside adjoining Section D has recently been offered to Hillside Trust. Existing green spaces in Northside include Mt Airy Forest, Glen Parker Woods, Buttercup Valley and Wesleyan Cemetery. In the immediate surrounding areas green spaces include Bradford-Felters Tanglewood Park, Greeno, LaBoiteaux Woods, Spring Grove Cemetery and Mt. Storm Park.

PROJECT COUNTY: HAMILTON **PROJECT ZIP CODE: 45223**

B. PROJECT COMPONENTS: Please describe the various project components.

This is Riparian Corridor project with an "Open Space" emphasis as defined in ORC Section 164.22 B and A respectively. Components include mitigation of erosion caused by storm water run-off, introducing native vegetation and using mechanical measures to slow storm water run-off impact, removal of invasive, non-native species (amur honeysuckle and euonymus) and reintroduction of native trees, under story shrubs, prairie grasses and wildflowers to stabilize hillside slippage and protect existing native trees (predominantly sugar maples, ash and hackberry), and stabilize and restore existing creek beds.

a. Existing Conditions.

The Ohio Department of Transportation acquired Sectors A, B, C and D of the Colerain Connector property between late 1960 and early 1970 to construct what was initially called the Colerain Expressway. Business and residential properties were purchased and demolished with the expectation that highway funding would soon follow. The land has been minimally maintained and infrequently mowed. The abandoned property has consistently been used as a site where individuals choose to leave junk vehicles, multitudes of used tires, rusted appliances, hide-a-beds and other large pieces of discarded furniture and construction debris. Storm water run-off from construction of the Silver Meadows (Rosewood) Apartment multi-building complex during the 1970's at the crest of the slope on Kentucky Avenue east of Sector C has caused severe erosion problems on the hillside. The blighted conditions of the property have depressed nearby property values and needed major infrastructure improvements have been perpetually put on hold until the land issue is resolved. Northside is an economically diverse community of mostly low to moderate incomes (see LAND REUSE PLAN FOR THE COLERAIN CONNECTOR, APPENDIX C - NORTHSIDE DEMOGRAPHICS.)

B. PROJECT COMPONENTS: Existing Conditions continued

In November 2001 the Ohio Department of Transportation (ODOT) removed the highway project from its books. ODOT is prepared to deed the land back to the city (see corresponding letters Attachment A and Attachment B).

C: PROJECT EMPHASIS AS DEFINED BY SECTIONS 164.22 (A) (B) OF THE OHIO REVISED CODE AND LISTED IN APPENDIX A: Please describe.

Our goals for reclaiming and restoring the 9.64 acres of Sector C of the Colerain Connector property as green space offer us the opportunity to: restore integrity to the surrounding community, establish a safe and accessible public green space specifically designed to improve and enhance the neighborhood's quality of life, provide citizens the opportunity to actively and passively enjoy the natural environment, offer local elementary school children (there are 5 schools in the immediate area; 3 public, 2 private, and a community center within walking distance) the opportunity to become acquainted with, knowledgeable of and actively engaged in caring and providing for a natural environment, improve existing property values and encourage new residential development on designated adjoining properties, save, protect and restore a natural wooded hillside and it's wildlife habitat and provide an essential link to an extensive, existing and proposed green belt corridor.

D. DEFINE TERMS OF EASEMENTS: N/A

E. INFORMATION REGARDING PUBLIC ACCESS

Entrances

Sector C currently has 4 entrances to gain public access to non-maintained, well established/worn trails; Washburn across from Badgeley, Kentucky Avenue just south of Silver Meadows Apartment complex, the Kentucky Avenue "No Outlet" segment off of Virginia Avenue and Badgeley off of Martha at the north.

Hours of Availability

Hours will be compatible with Cincinnati Park Board's hours - daily from dawn to dusk.

Project Planning Participation

This aspect of the process has been completed and is outlined in the approved LAND REUSE PLAN FOR THE COLERAIN CONNECTOR journal under APPENDIX B-PLANNING PROCESS CHRONOLOGY, is referenced in the Executive Summary, Page 1, paragraphs 5 through 7 of the same document and attached newspaper article.

E. INFORMATION REGARDING PUBLIC ACCESS: Project Planning Participation continued

The LAND REUSE PLAN FOR THE COLERAIN CONNECTOR was approved by residents of Northside and the Northside Community Council (the Traffic System Management (TSM) portion was jointly approved by the 3 invested communities; College Hill, Mt. Airy and Northside), was unanimously approved by Cincinnati City Council, supported by the City Manager, John F. Shirey, was officially approved by the Cincinnati Planning Commission and also received support from OKI (Ohio, Kentucky and Indiana Regional Board of Governors.)

2.2 OWNERSHIP/MANAGEMENT/OPERATION: Please Address

The property will be owned, managed and maintained by the Cincinnati Park Board

ATTACHMENT A

PROJECT EMPHASIS

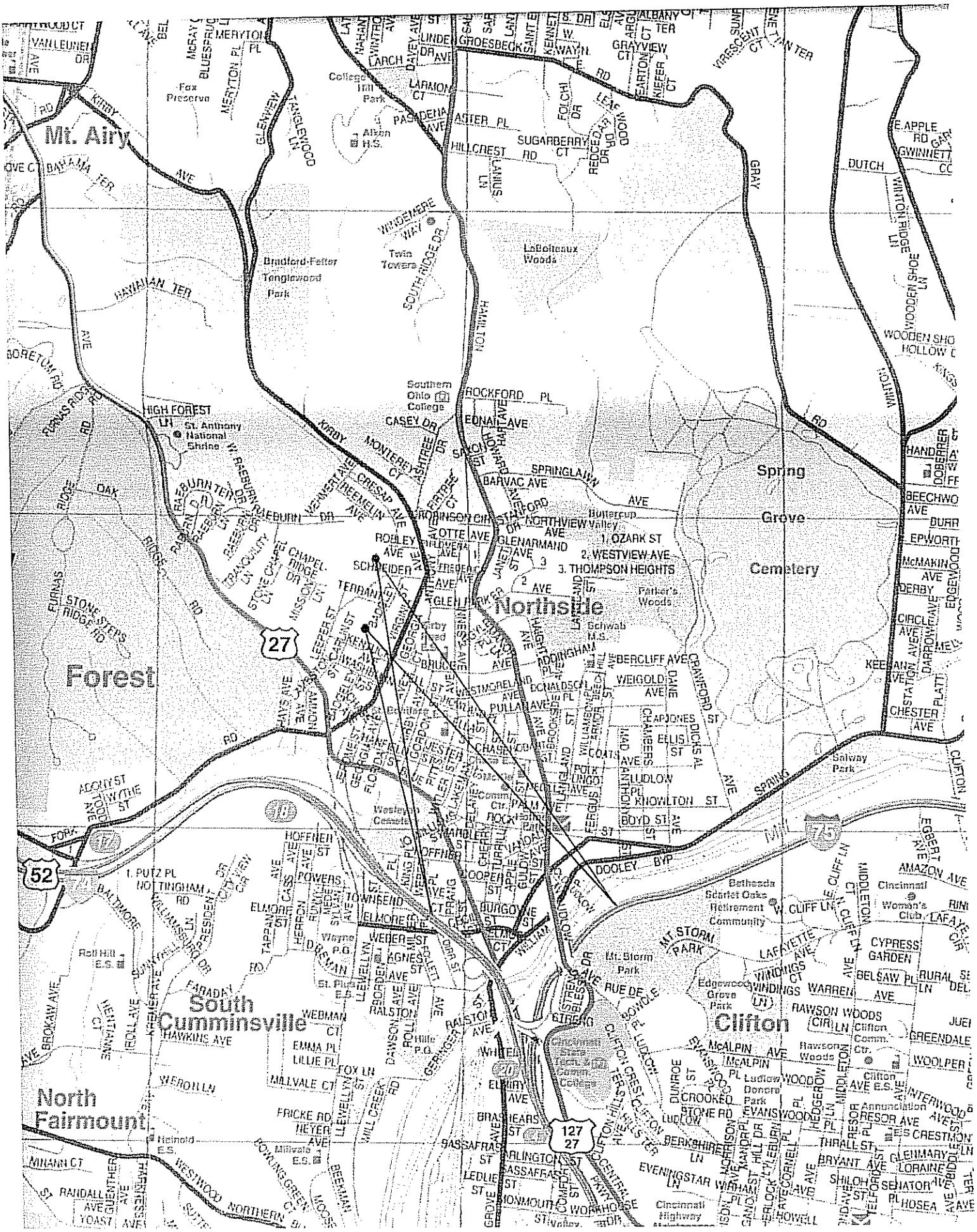
NOTE: IF THE PROJECT HAS MORE THAN ONE EMPHASIS, PLEASE PLACE A "1"IN THE CATEGORY THAT IS THE PRIMARY EMPHASIS, A "2" IN THE CATEGORY WITH SECONDARY EMPHASIS, AND A "3" IN THE CATEGORY WITH THIRD EMPHASIS.

OPEN SPACE

___1. Protects habitat for rare, threatened and endangered species.(possibly - Kirkland's water snakes have been sighted at Mt. Storm and Running Buffalo clover has been spotted growing on park property north of this site. Neither, however, have been spotted at this particular site.)
yes 2. Increases habitat protection.
5 3. Reduces or eliminates nonnative, invasive species of plants or animals.
yes 4. Preserves high quality, viable habitat for plant and animal species.
___5. Restores and preserves aquatic biological communities.
___6. Preserves headwater streams.
___7. Preserves or restores flood plain and stream side forest functions.
___8. Preserves or restores water quality.
yes 9. Preserves or restores natural stream channels.
___10. Preserves or restores functioning flood plains.
___11. Preserves or restores wetlands.
3 12. Preserves or restores stream side forests.
yes 13. Preserves or restores other natural features that contribute to quality of life and state's natural heritage.

RIPARIAN CORRIDOR

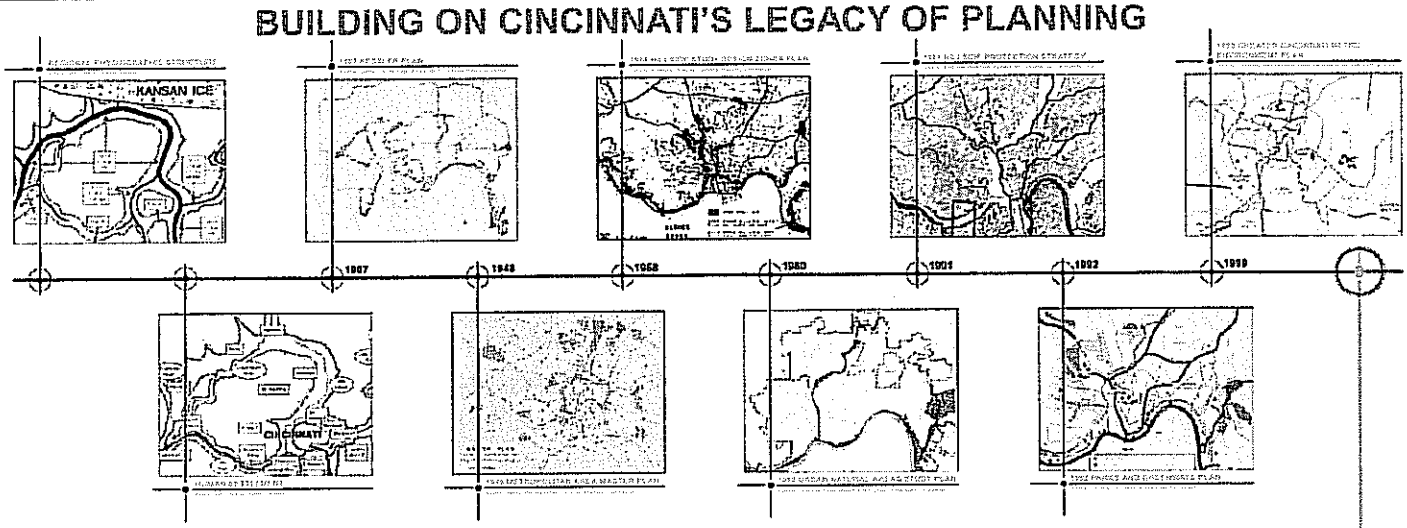
___14. Fee simple acquisition of lands to provide access to riparian corridors or watersheds.
___15. Acquisition of easements for protecting and enhancing riparian corridors or watersheds.
yes 16. Reforestation of land.
yes 17. Planting vegetation for filtration.
yes 18. Incorporates aesthetically pleasing and ecologically informed design.
4 19. Enhances educational opportunities and provides physical links to schools and after school centers.
2 20. Acquisition of connecting corridors (***Mt. Airy Forest/Kirby Valley Trail***).
1 21. Supports comprehensive open space planning.
yes 22. Provides multiple recreational, economic and aesthetic preservation benefits.
___23. Allows proper management of areas where safe hunting and trapping may take place in a manner that will preserve balanced natural ecosystems.
___24. Enhances economic development that relies on recreational and ecotourism in areas of relatively high unemployment and lower incomes.


Mt. Airy
Forest
Spring Grove Cemetery
Northside
South Cumminsville
North Fairmount
Clifton
Fox Preserve
College Hill Park
Alkn H.S.
Bradford-Felter Tanglewood Park
Twin Towers
LaBolteaux Woods
Southern Ohio College
St. Anthony National Shrine
Buttercup Valley
1. OZARK ST
2. WESTVIEW AVE
3. THOMPSON HEIGHTS
Parker's Woods
Schwab M.S.
Salway Park
Bethesda Scarlet Oaks Retirement Community
Cincinnati Woman's Club
Mt. Storm Park
Edgewood Grove Park
Ludlow Denore Park
Rawson Woods
Clifton Comm. Ctr.
Annunciation
Wesleyan Cemetery
Roll Hill E.S.
St. Pius E.S.
Hillle P.G.
Wayne P.G.
Millvale E.S.
Heinold E.S.
Cincinnati State Tech. & Comm. College
Cincinnati Highway
Valley
Comm. Ctr.
Cincinnati Woman's Club
27
52
75
127
27

CINCINNATI GREENWAYS

Restoration • Integration • Reconnection

BUILDING ON CINCINNATI'S LEGACY OF PLANNING



ENVISIONING A NEW GREENWAY CLASSIFICATION SYSTEM

ECOSTRUCTURE

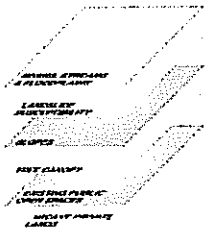
RIVER & STREAM CORRIDORS

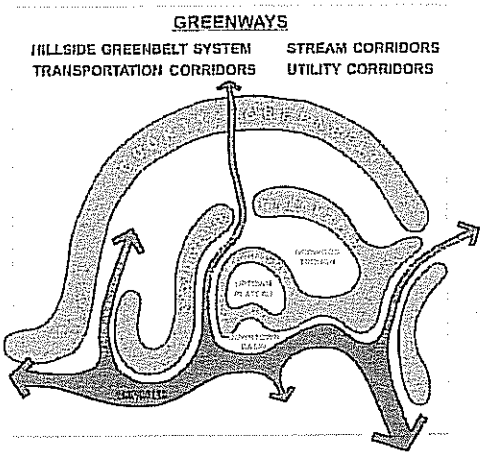
HILLSIDE CORRIDORS

PARKS, PRESERVES & RECREATION AREAS (PUBLIC)

WILDLIFE CORRIDORS

GIS Database Layers





CONCEPT DIAGRAM

INFRASTRUCTURE

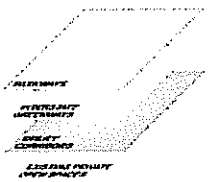
TRANSPORTATION CORRIDORS & DISTRICTS
- Interstate & Parkway

UTILITY CORRIDORS

SEMI-PUBLIC AREAS

PRIVATE UNDEVELOPED/ VACANT LANDS

GIS Database Layers



CINCINNATI PARK BOARD

Human Nature Fearing + Hagenauer Architects

3.0 PROJECT SCHEDULE:*

		BEGIN DATE	END DATE
3.1	Planning and Implementation:	Complete	
3.2	Land Acquisition/Easements		07/01/03
3.3	Site Improvements	07/01/03	05/30/04

* Failure to meet project schedule may result in termination of agreement for approved projects. Modification of dates must be requested in writing by a project official of record and approved by the commission once the Project Agreement has been executed.

4.0 PROJECT OFFICIALS:

4.1 CHIEF EXECUTIVE OFFICER	Tim Riordan
TITLE	Assistant City Manager
STREET	801 Plum Street
CITY/ZIP	Cincinnati OH 45202
PHONE	(513) 352-2457
FAX	
E-MAIL	tim.riordan@rcc.org

4.2 CHIEF FINANCIAL OFFICER	Bill Moller
TITLE	Director of Finance
STREET	801 Plum Street
CITY/ZIP	Cincinnati OH 45202
PHONE	(513) 352-6275
FAX	
E-MAIL	bill.moller@rcc.org

4.3 PROJECT MANAGER	Dave Gamstetter
TITLE	Supervisor of Urban Forestry
STREET	3215 Reading Road
CITY/ZIP	Cincinnati OH 45229
PHONE	(513) 861-9070
FAX	
E-MAIL	dave.gamstetter@rcc.org

Changes in Project Officials must be submitted in writing from the CEO or CFO.

5.0 ATTACHMENTS/COMPLETENESS REVIEW:

In order that your application may be processed in a timely fashion, please submit your application on 8 ½ by 11 white paper with dark ink so that it may be copied for others. It is understood that some items may not conform to this request such as large maps and photographs. Please feel free to include these items.

Confirm in the blocks [ ] below that each item listed is attached.

[✓] A certified copy of the authorization by the governing body of the applicant authorizing a designated official to sign and submit this application and execute contracts. This individual should sign under 6.0, Applicant Certification, below.

[✓] A certification signed by the applicant's chief financial officer stating all local share funds required for the project will be available on or before the dates listed in the Project Schedule section.

[✓] A formal detailed estimate of the project's costs provided by an architect, landscape architect, or other professional. For land acquisition, an appraisal by a State-certified general real estate appraiser, as defined under ORC 4763 for the type of land being appraised will need to be submitted to the NRAC prior to closing.

[ ] A cooperation agreement (if the project involves more than one entity) which identifies the fiscal and administrative responsibilities of each participant.

[✓] Resolution of Support (Please refer to section 164.20(B)(1) of the Ohio Revised Code for guidance.)

[✓] Identification of any participation by state agencies that will provide to this particular project and that will provide assistance with respect to the project.

[ ] Information concerning the coordination of the project among local political subdivisions, state agencies, federal agencies, community organizations, conservation organizations, and local business groups.

[✓] Supporting Documentation: Materials such as additional project description, photographs, and/or other information to assist your NRAC in ranking your project. Be sure to include supplements which may be required by your local NRAC.

[✓] Have you reviewed your NRAC's methodology to see that you have addressed all components?

6.0 APPLICANT CERTIFICATION:

The undersigned certifies: (1) he/she is legally authorized to request and accept financial assistance from the Ohio Public Works Commission; (2) to the best of his/her knowledge and belief, all representations that are part of this application are true and correct; (3) all official documents and commitments of the applicant that are part of this application have been duly authorized by the governing body of the applicant; and, (4) should the requested financial assistance be provided, that in the execution of this project, the applicant will comply with all assurances required by Ohio Law, including those involving Buy Ohio and prevailing wages. Applicant certifies that the project, as defined in the application, has NOT resulted in any transfer of title or rights to land or begun any type of physical improvements prior to the execution of a Project Agreement with the Ohio Public Works Commission. Action to the contrary will result in termination of the agreement and withdrawal of Ohio Public Works Commission funding.

Timothy H. Riordan, Assistant City Manager

Certifying Representative (Type or Print Name and Title)

T.H.R. , 3/3/03

Original Signature/Date Signed

AUTHORIZATION BY THE GOVERNING BODY OF THE APPLICANT

Timothy H. Riordan is herby authorized to apply to the OPWC for Clean Ohio Conservation Program funds.

Timothy H. Riordan is further authorized to enter into any agreements as may be necessary and appropriate for obtaining this financial assistance.

3-/03/03
Date

Timothy H. Riordan
Assistant City Manager, City of Cincinnati

NOTARIAL SEAL STATE OF OHIO

LaRita Roddy 3/3/03
LaRITA Y. RODDY
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06-29-07

CHIEF FINANCIAL OFFICER'S CERTIFICATION OF LOCAL FUNDS

I, William E. Moller, Finance Director of the City of Cincinnati, hereby certify that the City of Cincinnati has expended $5,900 (Environmental assessments, title research, appraisal, and design), which will be used as a local match for the Colerain Connector project.

CHIEF FINANCIAL OFFICER'S ATTESTATIONS OF LOCAL MATCHING RESOURCES

I, William E. Moller, Finance Director of the City of Cincinnati, hereby attest that the City of Cincinnati has received a letter from the Ohio Department of Transportation agreeing to transfer 9.64 acres to the City of Cincinnati at no cost (see attached). The property has been appraised at $125,320 by Beck Consulting, Inc.

I, William E. Moller, Finance Director of the City of Cincinnati, hereby attest that the Cincinnati Park Board has proposed the use of volunteer labor for site work with a value of $68,160 (see attached).

William E. Moller
March 3, 2003

City of Cincinnati

Office of the City Manager

Room 152, City Hall
801 Plum Street
Cincinnati, Ohio 45202-5706
Phone (513) 352-3241
Fax (513) 352-6284

Valerie A. Lemmie
City Manager

February 27, 2003

Natural Resources Assistance Council
Clean Ohio Fund
C/O Hamilton County Engineers Office
10480 Burlington Road
Cincinnati, Ohio 45231

RE: Resolution of Support

Dear Council Members:

The City of Cincinnati is pleased to support this application for a grant under the Clean Ohio Fund program. Grant funding will enable the City of Cincinnati and the Northside Community to acquire and restore greenspace adjacent to Mt. Airy Forest (1459 acres), which is our largest urban park. The Cincinnati Park Board, at its Board meeting on February 20, 2003, unanimously approved the application submittal. The City is leveraging the land from the State of Ohio as its matching funds for the grant. The project's intent is for the City to acquire the property from the State of Ohio, deed it to the Park Board for maintenance and stewardship, and the City will hold a Conservation Easement on the property. I hereby submit the following:

- The City of Cincinnati and the Northside Community is submitting the application and supplying the land as the matching funds.
- I certify that the City of Cincinnati will comply with all requirements of the program.
- The type of control and tenure the City of Cincinnati will hold is title in fee simple.

I have designated my signatory authority to Willie F. Carden Jr., for grant document purposes. Mr. Dave Gamstetter, Natural Resource Manager for the Cincinnati Park Board, will be the principle City contact for the implementation of this project. Mr. Gamstetter can be reached at (513) 861-9070 or by correspondence at the Cincinnati Park Board, 3215 Reading Road, Cincinnati, Ohio 45229.

Thank you in advance for your consideration.

Sincerely,

Tim Riordan
Assistant City Manager

COLERAIN CONNECTOR
Sector C

COST ESTIMATE:

A.)	Erosion Control removal of hazardous trees and amur honeysuckle, chemically treat honeysuckle and chip and remove cuttings and treat euonymus with herbicide	$25,000.00
B.)	Storm Water Mitigation regrade storm water channels use mechanical measures to slow storm water run-off impact introduce vegetation	$30,000.00
C.)	Hillside Stabilization Earthwork – cut regard and/or fill	$11,000.00
D.)	Creek Bed Stabilization	$15,000.00
E.)	Reforestation – Invasive Species Management Plant native trees, under story shrubs	$26,000.00
F.)	Reintroduction of native prairie grasses and wildflowers	$ 6,000.00
G.)	Remediation of white goods and structural litter	$10,000.00
TOTAL ESTIMATE		$123,000.00

Prepared by: Gerald Checco

Title: Superintendent

Signed:

STATE OF OHIO
GERALD R. CHECCO
E-51804
REGISTERED
PROFESSIONAL ENGINEER

City of Cincinnati

Board of Park Commissioners

PARKS

DATE: March 3, 2003

TO: Tim Riordan, Assistant City Manager

FROM: Willie F. Carden Jr., Director of Parks/ David Gamstetter, Natural Resource Manager

SUBJECT: **Volunteer Hours for Colerain Connector Clean Ohio Fund Grant**

CC: D. Gamstetter, files

The Colerain Connector is a conglomeration of previously developed urban properties that have been neglected for nearly 40 years. In that time, exotic ornamental plants such as honeysuckle, English ivy, and euonymus have overtaken native plants, grasses, and trees and have suppressed the natural succession of our ecosystem. Additionally, illegal dumping and littering have taken an accumulative effect.

In order to reduce the overall amount of the grant request and to fulfill grant objectives, The Park Board proposed the use of volunteer labor to perform an initial site cleanup, weekly site inspection and waste collection, prepare planting areas, plant trees, grasses, forbs, and other materials, increase public awareness, and install approximately 1 acre of prairie to convert turf areas to low maintenance, natural habitat.

The Park Board, The Northside Community Council, and Northside Greenspace Inc. will coordinate volunteer resources. For the purpose of quantifying the actual cost of volunteer labor, The Park Board used $15.00 per hour as a base figure and estimated that 3744 volunteer hours would be required to complete the tasks. Listed below are the tasks and estimated volunteer hours:

1. Spring/Summer Site Cleanup - 100 volunteers will be used for 8 hours in late Spring/early Summer to remove litter, building materials, tires, and other debris. Estimated Value: $12,000.00.

2. Summer Planting Site Preparation – 50 volunteers will be used for 16 hours to prepare planting areas. This work includes stump removal, soil preparation, and debris removal. Estimated Value: $12,000.00.

3. Fall Planting – 50 volunteers will be used for 24 hours to plant approximately 250 trees, shrubs, and flowers. Estimated Value: $18,000.00.

4. Spring Planting – 50 volunteers will be used for 16 hours to plant and mulch approximately 60 trees, shrubs, and flowers. Estimated Value: $12,000.00.

5. Weekly inspections and litter patrol – Volunteers will walk the corridor each week to document vandalism, illegal dumping, collect litter, and inspect plantings for maintenance requirements. Number of volunteers will vary,

depending on weather and needs. Estimated Value: $14,160.00.

These estimates are based upon prior efforts provided by the above organizations and reflect the enthusiastic citizen and volunteer support for our Parks and Greenspaces.

Signed: _____

Willie F. Carden, Jr., Director of Parks

_____

David Gamstetter, Natural Resource Manager

DG; dg

ATTACHMENT – A

OHIO DEPARTMENT OF TRANSPORTATION

DISTRICT 8, 505 South S.R. 741, Lebanon, OHIO 45036-9518
(513) 932-3030 or 1-800-831-2142
REAL ESTATE AND UTILITIES DEPARTMENT

RECEIVED
OCT 0 2 2002
Dept. of Public Works
Bureau of Engineering

October 2, 2002

Prem Garg, P.E. City Engineer
City of Cincinnati
Department of Transportation and Engineering
Room 445, City Hall
801 Plum Street
Cincinnati, Ohio 45202

RE: **HAM-127-5.47 COLERAIN CONNECTOR -Transfer of Excess Land–(Sector "C")**
Direct Sale of Excess Land–(Sector "D")

Pursuant to section 5501.45 of the Ohio Revised Code, the Ohio Department of Transportation hereby offers to convey the subject areas of excess land as follows:

Sector "C"– 9.64 acres can be transferred to the City of Cincinnati at no cost on the condition that the land will remain as public property and continue to be used for public purposes.

Sector "D"– 9.66 acres can be directly sold to the City of Cincinnati for the Fair Market Value of $241,500.00.

If you are interested in the transfer or purchase of the subject excess land areas, please do so in writing. At that time the appropriate Director's Deed will be prepared and executed. A closing will then be scheduled at which time the deed(s) will be delivered and the FMV collected (if necessary). The City will then be responsible for recording the Director's Deed(s) and providing a recorded copy to this office when completed. .

Please call me at 1-800-831-2142, ext. 373 if you should have any questions.

Thank you for your cooperation.

Respectfully,

Douglas E. Raters
District 8 Real Estate Engineer

DER:der
File(2)

Colerain Corridor

OHIO DEPARTMENT OF TRANSPORTATION

DISTRICT 8, 505 South S.R. 741, Lebanon, OHIO 45036-9518
(513) 932-3030 or 1-800-831-2142

TRANSPORTATION PLANNING & PROGRAMS DEPARTMENT

ATTACHMENT – B

February 16, 2001

John F. Deatrick, P.E., AICP
Transportation & Engineering Director
City of Cincinnati
Room 450, City Hall
801 Plum Street
Cincinnati, OH 45202

Re: Colerain Connector Property Dispostion

Dear Mr. Deatrick:

In accordance with the results of our discussion January 29, 2001, concerning the study boundaries of the North South Initiative study of the Interstate 74/75 interchange, ODOT District Eight proposes to recommend to the Director of Transportation, disposal of property north of Washburn Avenue, originally purchased for the Colerain Connector. Disposition of this property would be in accordance with the Department's Guidelines for Property Disposals at Less than Full Fair Market Value, which is included with this letter.

Your community redevelopment plan satisfies the second information requirement of this procedure: a statement about the proposed continued public use for the facility. In addition, the City will be responsible for providing item 3, a copy of appraisals for the property to be transferred; and 4, level 1 environmental surveys of the property to be transferred. The City will also need to provide a resolution from OKI removing the proposed improvements located north of Washburn from its Long Range Plan.

Once the Director has approved this request, it will be concluded in conformance with the Ohio Revised Code and the Office of Real Estate's Policies and Procedures Manual.

It is our understanding that the community desires to improve access to Interstate 74. In order to provide improved access at Colerain, decisions must first be reached about capacity improvements on Interstate 75, and alternatives for the Interstate 74/75 interchange because these decisions will affect the traffic volumes and level of service on Interstate 74. Traffic volumes and level of service calculations determine what improvements may be required to Interstate 74, or the existing interchange configuration, in order to permit improved access from Colerain.

It is our concern that changes required to provide improved access for the community may impact the local road system, and adjustments, not evident under current conditions may be desirable. Therefore, we recommend that the City Engineering Department maintain as much flexibility as possible to make recommendations for their local road system, based on the outcome of the North South Transportation Initiative.

Disposition of the property south of Washburn will be deferred until after consideration of recommendations resulting from OKI's North South Transportation Study of the IR 75 corridor. At that time, any excess property would be available for transfer to the City of Cincinnati upon approval of the Director of Transportation.

FEB 22 PM 3:02

Respectfully,

Diana N. Martin

Diana N. Martin, CPA
District 8 Transportation Planning & Programs Administrator

DNM:dnm
Attachment
c: File; Reading File

City of Cincinnati

Department of Transportation and Engineering

Room 450, City Hall
801 Plum Street
Cincinnati, Ohio 45202
Phone: (513) 352-2366
Fax: (513) 352-6246

Eileen Enabnit
Director

November 20, 2002

Mr. Douglas E. Raters
District 8 Real Estate Engineer
Ohio Department of Transportation
505 South SR 741
Lebanon, Ohio 45036-9518

Subject: HAM-127-5.47 Colerain Connector Transfer of Sector "D"

Dear Mr. Raters:

The City of Cincinnati has reviewed your letter of October 2, 2002 requesting $241,500 for the transfer of 9.66 acres of Sector "D". We hereby request that the purchase price be pro-rated to the area actually proposed for housing and that our expenditures on this property be credited against the purchase price. The City does want Sector "C" transferred. Please proceed with preparation of the Director's Deed for the transfer of Sector "C" to the City of Cincinnati.

Since the area to be used for housing is approximately 4.3 acres, the pro-rated appraised amount for this area should be $107,522. This reduction is justified because the balance of Sector "D" will be used for greenspace and hike/bike trail.

Based on the attached letters, dated July 27, 1993, and November 24, 2000, we are also requesting credit for maintenance costs, environmental work, appraisal, and legal work. The attached spreadsheet itemizes expenditures dating back to 1990 for the whole property owned by ODOT. The total amount is $237,903. This does not include costs incurred for maintenance work prior to 1990, purchase of the properties, demolition of buildings, tree removal, work by other City agencies, volunteer hours, or preparation of the Land Reuse Plan for the Colerain Corridor.

Northside OKs site proposal

By Ken Wilson
Post staff reporter

In the event the state of Ohio relinquishes land once taken to build an expressway connector through Northside, residents have endorsed a set of recommended uses for the land.

The recommendations are designed to balance the desires of various segments of the community.

The Northside Community Council last week approved a site plan proposal for land acquired by the state decades ago in anticipation of the construction of the "Colerain Connector."

Endorsement of the land use plan is a step in the process to get the Ohio Department of Transportation to take the project off its books, or "dejournalize" it.

The project, never actually begun, called for an expressway linking Colerain and Hamilton avenues with Interstate 74 and other west-side streets like Ashtree.

"It was a great effort for the Northside community because people were willing to do some give-and-take," said Northside Community Council President Tim Jeckering. "I thought it was a great compromise between the housing and green-space people.

"I think it is a plan ODOT should go for because for 30 some years ODOT has not gotten their act together after they came in here 30 years ago and tore the community up," Jeckering said. "They have not done anything. In all good conscience, they should be thrilled with the plan. They should, without question, give the land back to Cincinnati so the plan can be implemented."

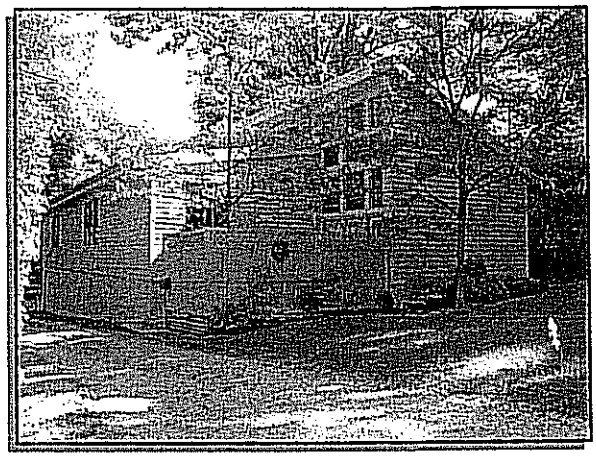
About 75 voting members cast ballots, with the majority favoring a plan calling for a large green-space area between Washburn Street and Martha Street to remain in its natural state. Housing and recreation are also components of the plan.

"This is the first time the community has actually gone after dejournalization," said Stefanie Sunderland, a Citizens Against the Colerain Connector member and council's newly elected vice president. "Before, the community always wanted to postpone the discussion and managed to persuade the state and city to put it on hold. People were tired of having this topic revisited every five years. The community finally said OK, let's get it to a point where there doesn't ever have to be a discussion about it again."

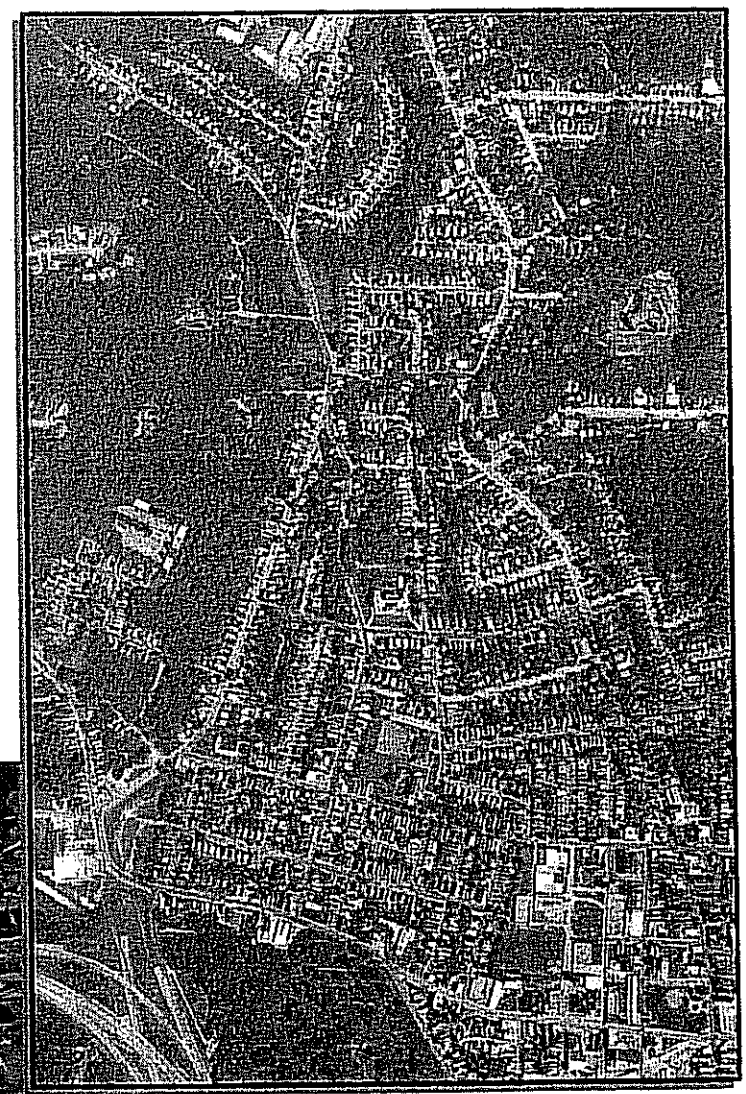
The land plan must be approved by Cincinnati's Planning Commission and City Council, then forwarded to the Ohio-Kentucky-Indiana Regional Council of Governments before going to ODOT to have the project permanently removed from the books after 50 years of investigating the proposal.

"I think the community is happy with the plan," Northside Greenspace Inc. member Steve Albert said. "I hope the city adopts the plan."

Post 7.27.00



LAND REUSE PLAN FOR THE COLERAIN CONNECTOR



More than just a convenient way of getting to another place, the "Colerain Connector" land should become a *destination* in and of itself.

HIGHEST AND BEST USE

The following definition of highest and best use appears in the third edition of The Dictionary of Real Estate Appraisal *(Appraisal Institute, Chicago, 1993).*

> *The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability.*

When one analyzes highest and best use the property must first be analyzed as though vacant. In this stage the existing improvements, buildings, site improvements, and on-site-underground improvements are assumed to be absent. A conclusion is made about the a use that meets the four criteria of the highest and best use definition

From this analysis one must conclude to leave the site vacant or construct the ideal improvement. The ideal improvement provides all of the features that are demand by the market.

In the final stage, the ideal improvement is compared with the existing improvement, and a decision is made to leave the improvements as is or to change them. The potential changes include demolition, remodeling, renovation, or conversion to a new use.

Highest and Best Use of the Subject as Vacant

Larger Parcel 1

Legally, Larger Parcel 1 is zoned R-4, multi-family, low-density district, which is a low-density multi-family classification. The minimum lot size required in this zone is 5,000 square feet gross. The minimum lot frontage along the right-of-way is 50 feet and a depth of not less than 100 feet. There are no legal restrictions that relate to Larger Parcel 1 that must be considered.. Overall, Larger Parcel 1 is three noncontiguous land areas, located on the east and west sides of Kirby Road, across and north of Frederick Avenue in Northside. The size of the land areas would allow them to be subdivided into smaller building lots and would meet the minimum requirements for size, setback, and road frontage. The legal uses for Larger Parcel 1 consist of agricultural or single-family, multi-family, and institutional uses. Office, commercial and industrial uses are prohibited.

Physically, the three land areas contain a total of 9.66 acres. The west side of Kirby Road at the northwest corner of Kirby Road and Robley Avenue has approximately 2.84 acres and is irregular. The land area on the east side of Kirby Road, north of Frederick Avenue is approximately 2.42 acres and is irregular. The 4.40 acres at the southwest corner of Kirby Avenue and Robley Avenue is somewhat rectangular. Physically, these land areas have adequate frontage and depth to be subdivided to allow for multiple building sites. The topography along the eastside of Kirby Road is level with street grade. The areas located along the west side of Kirby Road ascends from the frontage along Kirby Road to the rear lot line and is rolling in some areas but the topography does not restrict the potential for development. Larger Parcel 1 is not located in a flood hazard area. All the land areas have access to all public utilities.

Economic characteristics in the area indicate that demand for single-family housing is nominal. No new residential development has taken place in the immediate area in recent years, with exception of assistance from the city of Cincinnati. The development potential for this area would be for a government subsidized housing as some of the homes in the area are vacant and in poor condition. Single-family residences in the area are older brick and frame homes on small lots. Land uses in the immediate area along Kirby Road and Virginia Avenue include single-family residential, some multi-family and commercial uses. Rents in the neighborhood are not adequate to support private residential development. For the property to be developed, some type of government subsidy or assistance is needed. An alternative use is for institutional, such as a church, school, park or other government type facility. The prominent location of Larger Parcel 1 along Kirby Avenue, where Kirby and Virginia combine to Ashtree, suggests that this is maximally productive relative to government subsidized housing. There is adequate land in the area to provide for the needed housing for anticipated future population changes, so institutional use is the best use for Larger Parcel 1.

The ideal improvement of Larger Parcel 1 is for all portions to be used for institutional. The uses could be for government building (such as a fire station, police facility, or other government services facility), religious community outreach, a church sanctuary, for a private or public school, or a public park. The specific use would determine the size of the building to be constructed on the area. Irrespective of the fact that Larger Parcel 1 is located on both sides of Kirby, it is probable that all portions would be purchased by a single buyer, and used for slightly different purposes, although by the same entity.

Larger Parcel 2

Legally, Larger Parcel 2 is in the same zone as Larger Parcel 1. Unlike Larger Parcel 1, Larger Parcel 2 is four noncontiguous land areas that the majority has a steep topography that would impact the potential for development. Legally, the land areas can be used for small multi-family development and single-family uses or any use under the R-4 zoning classification. The EQ-HS overlay requires special consideration to protect the integrity of the hillside, but does not specifically limit uses.

Physically, Larger Parcel 2 contains a total of 9.64 acres made up of four noncontiguous land areas. They are located along both sides of Badgley Avenue, south of Martha Street. Public utilities are available to the different land areas and all meet the minimum requirements of the R-4, zoning classification. The topography of the land areas on the eastside of Badgley would constrain its use, since the land slopes downward from street grade of Badgley Avenue and Martha Street. There is accessibility to the different areas, some less difficult than others. As mentioned Badgley Avenue is not a through street, and does not have the street improvements that are common in the area which include, concrete curbs, storm sewers, street lighting and sidewalks.

Economic characteristics in the area reveal little demand for single-family homesites. The steep topography of the land would impact the potential for development, and Badgley Avenue, not being a connecting street, with minor street improvements, lessens the development potential. Although the land areas are large enough to be divided into single- or multi-family homesites, the location, and topography limits this use. The lack of new single-family development in the area eliminates the potential for new single-family housing with the exception of government subsidized units. The development patterns along Virginia Avenue are predominantly single-family. New privately-funded residential development does not exist in the area. Rents in the neighborhood are not adequate to support private residential development. Irrespective of the noncontiguous characteristics of Larger Parcel 2 and the steep topography, a potential use for the property is for institutional. A large park or church facility is ideal for this property. Access is adequate from Virginia Avenue, and there is sufficient land area to accommodate the required parking. Since many of the streets are paper streets or are not through streets, a campus atmosphere could be created for a religious user of the property. In the city and the surrounding northern suburbs there are few parcels of land the size of Larger Parcel 2 that are easily accessible from downtown and offer the potential of Larger Parcel 2. It is a well located yet secluded and appeals to a specific segment of the market. Another alternative use of the property is for assemblage to adjacent owners for speculation.

In reality the use of Larger Parcel 2 may be for a single user to purchase all of the properties and create a use for each portion, or portions of it may be sold off for assemblage while other portions are used for investment or potential government housing. There are three possible alternatives for Larger Parcel 2, government-subsidized housing, institutional (such as a park or a church), or assemblage. These three uses are non exclusive, and portions of Larger Parcel 2 could be assembled while another portion used for a small park and another portion used for a church.

Ideal Improvement

The ideal improvement of Larger Parcel 2 depends specifically on the use specific to each area.

Highest and Best Use Summary

In summary, Larger Parcel 1 has a highest and best use of institutional, given its excellent location along combined Kirby Avenue near Ashtree with good visibility. The highest and best use of Larger Parcel 2 takes a different form of either a park, government housing or assemblage.

EXPLANATION OF THE APPRAISAL METHODOLOGY

For estimating the market value of real estate, there are three generally accepted approaches to value used by appraisers.

Cost Approach

The cost approach is applicable when the building improvements are new, because cost and market value are closely related at this point. The cost approach is not applied in this case because there are no site improvements that contribute value.

Sales Comparison Approach

The sales comparison approach is based on the principle of substitution, which states that a buyer will pay no more for a particular property than the cost to obtain an acceptable substitute property on the open market. This premise implies that the value of a particular piece of property is directly related to the prices paid for comparable/competitive properties. When valuing the subject property, the sales comparison approach is the most relevant method to value this type of vacant land. The typical unit of comparison to value this land relates to its size. The price per acre is used to value Larger Parcels 1 and 2. The fact that the larger parcels can be subdivided further into smaller homesites will not be considered, as these land areas would be sold to one or two buyers. Overall, the price per acre used to value this type of property, since buyers and sellers consider this. For these reasons, the price per square acre is the unit of comparison used to value the Larger Parcels. This is quoted by developers, brokers, sellers, and is relevant to buyers when purchasing larger than typical building sites.

Income Approach

The income approach is typically not applied to vacant land of this type, so the income approach is not detailed in this appraisal. Therefore, the income approach has little relevance and was not detailed.

VALUATION OF SITE AS IF VACANT

The subject property is assumed to be a vacant parcel, and the sales comparison approach is used to estimate its value. The basic steps to the sales comparison approach are as follows.

1. The subject site is analyzed, and market data is gathered.
2. The market data is analyzed, verified, and compared with the subject site.
3. An appropriate unit of comparison is selected, and the sales are compared with the subject property based on the unit of comparison.
4. The market value of the property is based on a value conclusion, within a range, that is based on the indicated value from the sale properties, after adjustments for differences.

Unit of Comparison

Larger Parcels 1 and 2 will use a price per acre unit of comparison. Under the highest and best use discussion, it was concluded that the highest and best use of Larger Parcel 1 and Larger Parcel 2 differed due to their access, exposure and topography. Therefore, the value of the subject larger parcels is best estimated by comparison with other large parcels with similar economic characteristics. Size has an impact on value, but is not the primary determinant. Adjustments for elements of comparison between the larger parcels and the various comparables are required for differences of elements between the subject and the sales. Sales similar to the highest and best use of the larger parcels have been used to compare with the subject property.

Comments on Comparable Sales

There are 7 land sales that will be used to estimate a market value for Larger Parcel 1 and 2. These sales are located in the addenda of this report. The sales will be used as they relate to the different larger parcels, in shape, size, location, highest and best use, etc.

Larger Parcel 1

For valuation purposes, the value of Larger Parcel 1 is dependent on its highest and best use. The sales comparison approach is being used to value the site because there is sufficient market data available. The appropriate unit of comparison is the price per acre.

Discussion of Sales

Property Rights

The fee simple interest is being appraised of the subject property, and all the sales reflect a conveyance of the fee simple interest. Neither the seller nor a third party retained a significant property right.

Financing Terms

All of the sales resulted in cash to the seller, and some were financed at market. The majority of the sales were financed with all cash. This is common in this market since the land values are low and the potential for development is low as these properties are typically purchased for assemblage or future development. Therefore, no adjustment is appropriate.

Conditions of Sale

Not all of the sales were actively marketed, as neighboring property owners purchased some for assemblage. This is common, due to their size, shape or location. All the sales were the result of an arms length negotiation and no adjustment is necessary.

Buyer Expenditures

No abnormal buyer expenditures were related with Sale 1, 2 and 3. Sale 4 has a vacant house in poor condition and discussion with the owner indicated that it would be razed at a cost of $8,000. The market supported adjustment is $4,145 per acre.

Market Conditions

As mentioned, there will be no market conditions adjustment as the majority of these sales are cash sales and was purchased for assemblage or future development, and there is no market support for an adjustment.

Location

Sale 1 is located in Forest Park, within an established commercial corridor, this location is superior and a downward adjustment is made. Sales 2, 3 and 4 share similar market characteristics. Sale 4 is located in the immediate area of Larger Parcel 1.

Size

Larger Parcel 1 is three noncontiguous parcels and contains a total of 9.66 acres and is located on both sides of Kirby Road. The sales used have varying land sizes, but none have a size that would restrict development. Therefore no adjustment is necessary for size.

Shape

Larger Parcel 1 is three land areas split by Kirby Road and Robley Avenue. None of these shapes would restrict development. All of the sales have shapes that differ from the subject property, but none has a shape that would restrict development, and therefore, no adjustment is necessary.

Access

Sales 1, 2 and 3 have frontages that make access to these sites similar to the subject property. Sale 4 is more difficult to access due to its location and lack of frontage, and an upward adjustment is made to this sale.

Utilities

Sales 1, 3 and 4 have access to public utilities similar to the subject parcels and therefore no adjustment is made. Sale 2 lacked connection to public water and a sewer tap. The cost to incorporate these utilities to benefit the site was a cost of $27,000. The amount of adjustment is $3,808 per acre.

Topography

Larger Parcel 1 has topography that is level to rolling, and differs between the noncontiguous parcels. Sales 1, 2 and 3 have a topography that is similar. Sale 4 is steep from street grade to the rear lot line and would impact the potential for development and an upward adjustment is made.

Zoning

The subject property is zoned R-4, multi-family, low-density. Sale 3 has an industrial zone, which differs from the subject property. Sale 3 is zoned M-2, but the use, a meeting hall and school is a use that may be permitted on Larger Parcel 1, so no adjustment is made.

Summary

A grid detailing the adjustments discussed above is located below. This grid summarizes the adjustments made to each of the sales and identifies the indicated value for each.

	Subject	Sale 1	$35,000	Sale 2	$21,509	Sale 3	$22,346	Sale 4	$12,940
Property Rights	Fee Simple	Similar	-	Similar	-	Similar	-	Similar	-
Financing Terms	Cash to Seller	Similar	-	Similar	-	Similar	-	Similar	-
Conditions of Sale	Arms Length	Similar	-	Similar	-	Similar	-	Similar	-
Buyer Expenditures	None	Similar	-	Similar		Similar	-	Structure	4,145
Market Conditions	May-01	Aug-99	-	Mar-98	-	Jun-98	-	Oct-99	-
Location	Northside	Forest Prk	(10,000)	Colerain	-	City	-	Northside	-
Size	9.66 Acres	2.90	-	7.09	-	3.58	-	1.93	-
Shape	Irregular	Trapezoid	-	Irregular	-	Panhandle	-	Irregular	-
Access	Good	Similar	-	Similar	-	Similar	-	Inferior	2,500
Utilities	Public	Similar	-	No Wtr/Swr	3,808	Similar	-	Similar	-
Topography	Level/Rolling	Mostly Lvl	-	Gtly Rolling	-	Level	-	Steep	2,500
Zoning	R-4, Multi-Fam	A-Resid.	-	B-2, Res.	-	M-1, Ind.	-	R-4	-
Indicated Value			$25,000		$25,317		$22,346		$22,085

Range: $22,085 $22,346 $25,000 $25,317

The sales reflect a range of prices from $12,940 per acre to $35,000 per acre. The range of indicated values is from $22,085 per acre to $25,317 per acre.

Sales 1 and 2 are along the upper side of the range, and Sales 3 and 4 establish the low side of the range. The adjusted range favors the upper end of the value range and is felt to be the best representation of the market value Therefore, placing primary weight on those sales and secondary weight on Sale 3 and 4, a value estimate at the upper side of the range is appropriate.

Conclusion

Based on the sales discussed above, and the adjustments mentioned, Larger Parcel 1's market value is estimated to be $25,000 per acre, or $241,500 , calculated as follows:

Larger Parcel 1		
Fee Simple Land Area/Acre	9.66	
Value of Fee Simple Land	$25,000	
Land Value/Acre		$241,500

Larger Parcel 2

The highest and best use of Larger Parcel 2 differs from the highest and best use of Larger Parcel 1. Although Larger Parcel 2 is a noncontiguous land area that makes up a total of 8.94 acres, the location, access and topography limit its use.

Discussion of Sales

Property Rights

The fee simple interest is being appraised of the subject property, and all the sales reflect a conveyance of the fee simple interest. Neither the seller nor a third party retained a significant property right.

Financing Terms

All the sales resulted in cash to the seller, and some were financed at market. The majority of the sales were financed with all cash. This is common in this market since there is no new development of single or multi-family properties in the area. These properties are typically purchased for assemblage or future development. No financing term adjustment is appropriate.

Conditions of Sale

Not all of the sales were actively marketed, as neighboring property owners purchased some for assemblage. This is common, due to their size, shape or location. All the sales were the result of an arms length negotiation and no adjustment is necessary.

Buyer Expenditures

No abnormal buyer expenditures were related with Sale 5 and Sale 7. Sale 4 has a vacant house in poor condition and discussion with the owner indicated that it would be razed at a cost of $8,000. A market adjustment of $4,145 per acre is made. Sale 4 has a burned out structure on it and the cost to remove it is $4,000. A market adjustment of $1,515 per acre is made.

Market Conditions

As mentioned earlier, there will be no market conditions adjustment.

Location

Sale 4 is located in Northside and abuts an area of Larger Parcel 2 to the west. Sale 5 is located in Sedamsville, an area similar to Northside. Sale 6 is located in Fairmount, an area similar to Northside. Sale 7 is in Pleasant Ridge. This area is superior to Northside and a downward adjustment is made.

Size

Larger Parcel 2 is made up of four noncontiguous land areas for a total of 9.64 acres. These four land areas considered separately would be more closely related in size to the comparables and they share a similar highest and best use. The significant size difference is considered in the final correlation.

Shape

Larger Parcel 2 is four noncontiguous land areas, all with an irregular shape. Two of the land areas are rectangle one is square. Sale 6 has a shape that is somewhat semi-circle, considered less desirable and an upward adjustment is made.

Access

Sales 5, 6 and 7 have frontages that make access to these sites similar to the subject property. Sale 4 is more difficult to access due to its location and lack of frontage, and an upward adjustment is made to this sale.

Utilities

All public utilities are available to Larger Parcel 2 and the comparables, and therefore no adjustment is made.

Topography

Larger Parcel 2 has steep topography and some of the areas are steep. Sale 4, Sale 5, Sale 6 and Sale 7 have steep topography, considered similar to the subject property.

Zoning

The subject property is zoned R-4, multi-family, low-density. All of the sales have zoning similar to the subject property and no adjustment is made.

Summary

A grid detailing the adjustments discussed above is located below. This grid summarizes the adjustments made to each of the sales and identifies the indicated value for each. A location map for the sales is located in the addenda, along with a detailed comparable sales data sheet.

	Subject	Sale 4	$12,940	Sale 5	$8,537	Sale 6	$3,788	Sale 7	$20,000
Property Rights	Fee Simple	Similar	-	Similar	-	Similar	-	Similar	-
Financing Terms	Cash to Seller	Similar	-	Similar	-	Similar	-	Similar	-
Conditions of Sale	Arms Length	Similar	-	Similar	-	Similar	-	Similar	-
Buyer Expenditures	None	Structure	4,145	Similar	-	Structure	1,515	Similar	-
Market Conditions	May-01	Oct-99	-	May-99	-	Nov-97	-	Dec-97	-
Location	Northside	Northside	-	Sedamsville	-	Fairmount	-	Plst Ridge	(5,000)
Size	9.64 Acres	1.93	-	3.28	-	2.64	-	.75 Acre	-
Shape	Irregular	Irregular	-	Irregular	-	Half Circle	2,000	Irregular	-
Access	Adequate	Inferior	1,500	Adequate	-	Adequate	-	Adequate	-
Utilities	Public	Similar	-	Similar	-	Similar	-	Similar	-
Topography	Steep/Hilly	Steep	-	Steep	-	Steep	-	Steep	-
Zoning	R-4 Multi-Fam	M-1, Ind.	-	R-4	-	R-5	-	Residential	-
Indicated Value			$18,585		$8,537		$7,303		$15,000

Range: $7,303 $8,537 $15,000 $18,585

The sales reflect a range of prices from $3,788 per acre to $20,000 per acre, and a range of indicated values is from $7,303 per acre to $18,585 per acre.

Sale 4 is close and is given the most weight. Sale 7 is small and given least consideration. Sale 5 is a good value indicator and is given secondary weight. The indicated values reflect a wide range, and Sale 4 is felt to be the best indicator. However, the significant size of Larger Parcel 2 suggests a value less than that indicated by Sale 4 is adopted.

Conclusion

Based on the sales discussed above, and the adjustments mentioned, as well as knowledge of additional land sales and listings, the market value of Larger Parcel 2 is estimated to be $13,000 per acre, or $125,320 , calculated as follows:

Larger Parcel 2

Fee Simple Land Area/Acre	9.64	
Value of Fee Simple Land	$13,000	
Land Value/Acre		$125,320

Summary

Following is a summation of the values of Larger Parcel 1 and 2. It is incorrect to present the sum of the larger parcels as a single value estimate since it is not assumed that these properties would be purchased as a package by a single buyer for the value set forth below.

Value Summary

Larger Parcel 1	$241,500
Larger Parcel 2	$125,320

RECONCILIATION AND FINAL ESTIMATE OF VALUE

The results of the three generally accepted approaches to value in estimating the subject's market value are as follows. The strengths and weaknesses of the approaches are discussed in the following paragraphs.

Cost Approach:	**Not Applicable**
Sales Comparison Approach:	
Larger Parcel 1	$241,500
Larger Parcel 2	$125,320
Income Approach:	**Not Applicable**

Reconciliation and Final Value Estimate

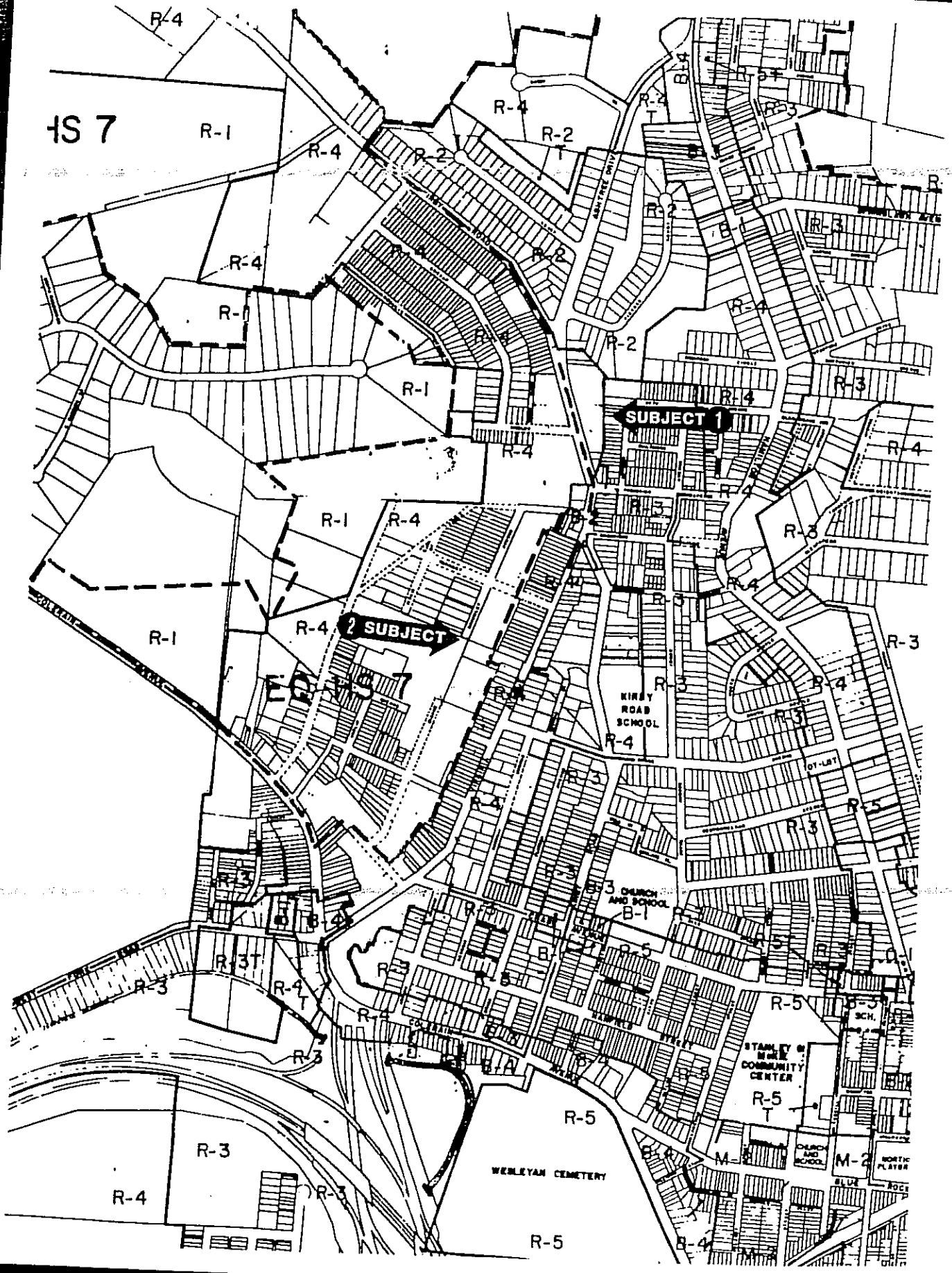
The highest and best use of Larger Parcel 1 differs from Larger Parcel 2. Larger Parcel 1 has good exposure and topography along both sides of Kirby Road. The shape is irregular but none that would restrict development potential. The highest and best use indicated institutional. The uses could be for government building (such as a fire station, police facility, or other government services facility), religious community outreach, or a church sanctuary, or for a private or public school, or a public park. The comparables indicated similar market characteristics and possible uses.

Larger Parcel 2 is four noncontiguous land areas, none have frontage on a main thoroughfare, topography is steep and the highest and best use is government-subsidized housing, institutional such as a park or a church, or assemblage. Legally, the Larger Parcels were more than adequate in size and shape under the R-4 zoning classification as not to restrict development, but economic characteristics would limit any potential for development without government subsidies. All the sales that were selected share similar characteristics to the larger parcels and are accurate value indicators. The value ranges indicated by the properties were refined from a wide range of sale prices.

Final Value

In conclusion, only the sales comparison approach is considered applicable and the final value being estimated is a result of the sales comparison approach. The final value adopted is the most probable price expected in terms of cash or its equivalent. The value indicated herein is based on terms and conditions outlined in the certification and underlying assumptions and limiting conditions, along with any others stated in the report. The final values being adopted is as of May 5, 2001, is for the fee simple interest in the subject property's and is detailed as follows:

Larger Parcel 1	As Is Market Value as of May 5, 2001 is:	Two Hundred Forty One Thousand Five Hundred Dollars ($241,500)
Larger Parcel 2	As Is Market Value as of May 5, 2001 is:	One Hundred Twenty Five Thousand Three Hundred Twenty Dollars ($125,320)



Location of Larger Parcels

COLERAIN CONNECTOR GREEN SPACE RESTORATION PROJECT

SECTOR C

Forty years of neglect, indecisiveness about construction of the highway and illegal dumping had a profound, negative impact on the hillside property, severely affecting native wildlife, flora, fauna and streams.

UPPER STREAM BED

LOWER STREAM BED

COLERAIN CONNECTOR GREEN SPACE RESTORATION PROJECT

SECTOR C

A New Life: In 1999 Cincinnati City Council unanimously votes to "recommend dejournalization of the Colerain Connector highway project."

1999 through 2002 - Volunteers from the community and Northside Greenspace, Inc., children from local schools and the community center, University of Cincinnati's School of Social Work students and the Hamilton County Juvenile Work Detail remove tires, trash, litter and debris and begin the process of amur honeysuckle abatement. The City of Cincinnati funds the labor to remove and haul large illegally dumped items.

UC VOLUNTEER STUDENTS

SCHOOL OF SOCIAL WORK

"URBAN CRISIS" CLASS

REMOVING DUMPED TIRES

TIRES - STACKED AND READY TO GO

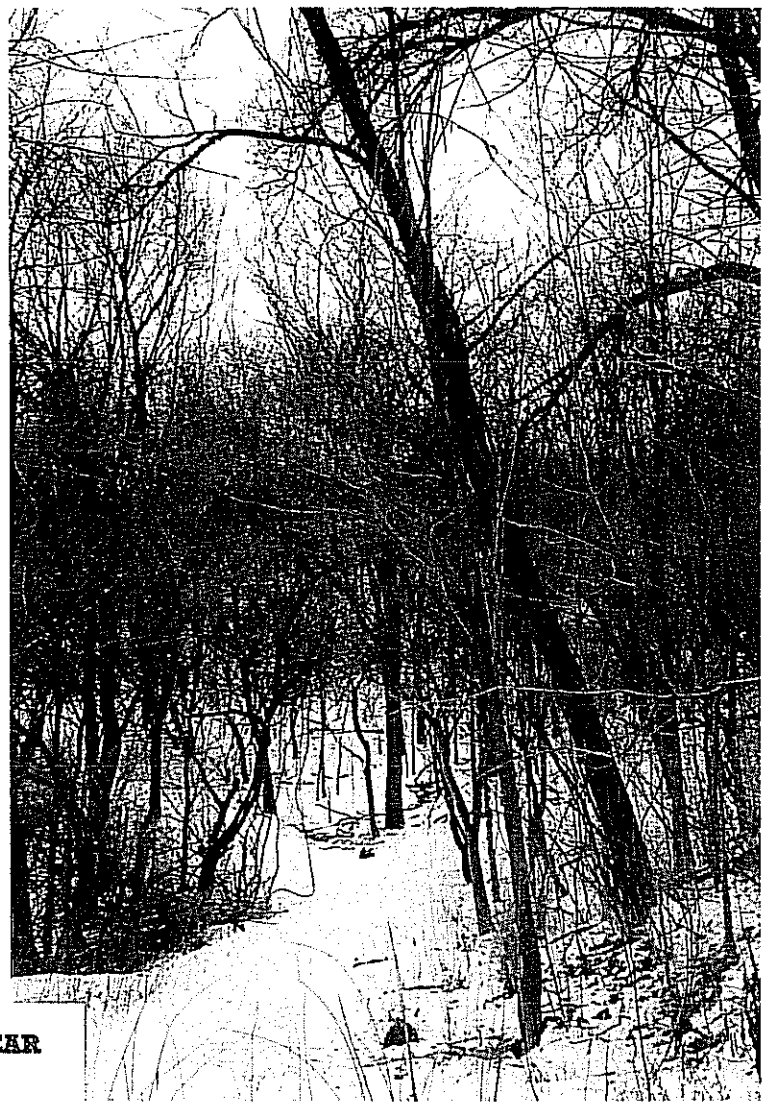
COLERAIN CONNECTOR GREEN SPACE RESTORATION PROJECT

SECTOR C

2003 - The property today.

NEAR WASHBURN

UPPER STREAM BED

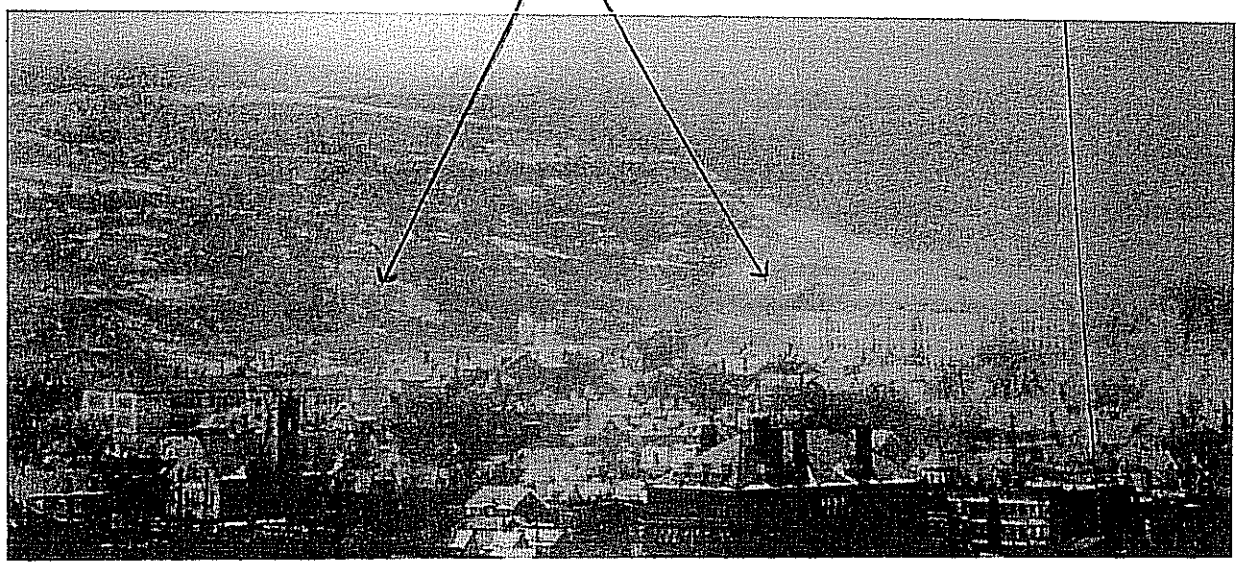


BADGELEY ENTRANCE NEAR MARTHA

COLERAIN CONNECTOR GREEN SPACE RESTORATION PROJECT

SECTOR C

Before the Colerain Connector highway project.



COPIES OF PHOTOS TAKEN FROM MT. STORM DURING THE 1937 FLOOD

PN 0011.504

March 30, 2001

PHASE II ENVIRONMENTAL SITE ASSESSMENT OF THE PROPOSED COLERAIN AVENUE CONNECTOR: PART 2 CINCINNATI, OHIO

Prepared for:
The City of Cincinnati
Department of Public Works
Engineering Division
City Hall, Room 445
801 Plum Street
Cincinnati, Ohio 45202
Phone: 513-352-6236
Fax: 513-352-1581

Prepared by:
BHE Environmental, Inc.
11733 Chesterdale Road
Cincinnati, Ohio 45246
513-326-1500
513-326-1178
www.bheenv.com

TABLE OF CONTENTS

1.0 INTRODUCTION....1
2.0 SCOPE OF WORK....2
2.1 REC #1: COLERAIN MOBIL STATION....2
2.2 REC #2: FORMER DRY CLEANING FACILITIES, 4304 – 4308 COLERAIN AVENUE; REC #3: FORMER DRY CLEANING AND PAINT FACILITIES, 4309 COLERAIN AVENUE; AND REC #7: FORMER SERVICE STATION, 4314 COLERAIN AVENUE....2
2.3 REC #5: FORMER CITY ICE AND FUEL FACILITY, 4316 COLERAIN AVENUE....3
2.4 REC #6: FORMER AUTO SERVICE STATION, 4265 COLERAIN AVENUE....3
2.5 REC #10: FORMER AUTO STORAGE FACILITY, 4462 LAMBSTON STREET....4
3.0 GEOLOGY/HYDROGEOLOGY....4
3.1 NATIVE SOILS....4
3.2 UNCONSOLIDATED OUTWASH DEPOSITS....5
3.3 BEDROCK GEOLOGY....5
3.4 HYDROGEOLOGY....6
3.5 SITE GEOLOGY/HYDROGEOLOGY....7
4.0 SITE ASSESSMENT METHODOLOGY....7
4.1 SCOPE OF WORK....7
4.2 FIELD ACTIVITIES....8
4.2.1 Magnetometer Survey....8
4.2.2 Soil Sampling....8
4.2.3 Groundwater Sampling....10
5.0 SITE ASSESSMENT RESULTS....10
5.1 MAGNETOMETER SURVEY....10
5.2 SOIL....11
5.3 GROUNDWATER....12
6.0 DISCUSSION....12

FIGURES

1 Site Location Map

2 Site Plan Showing Part 1 Parcels

3 Site Plan Showing Soil Borings Locations

TABLES

1 Recognized Environmental Conditions and Corresponding Geoprobe® Borings

2 Field Screening Results – Soil Samples

3 VOC Analytical Results – Soil Samples

4 TPH Analytical Results – Soil Samples

5 PAH Compounds Analytical Results – Soil Samples

6 VOC Analytical Results – Groundwater Samples

APPENDICES

A ODNR Groundwater Resources of Hamilton County

B ODNR Water Well Log

C Geoprobe® Soil Boring Logs

D Laboratory Reports and Chain-of-Custody Forms

NOTICE

This report was prepared by BHE Environmental, Inc. solely for the use of its client in accordance with an approved contract and scope of work. Client's use of and reliance on this report is limited by the terms and conditions of the contract between BHE and client, and by the qualifications and limitations stated in the report. It is also acknowledged that client's use of and reliance on this report is limited because: actual site conditions may change with time; hidden conditions, not discoverable within the scope of the assessment, may exist at the site; and the scope of the investigation may have been limited by time, budget and other constraints imposed by the client.

Neither the report nor its contents are intended for the use or benefit of any other user. Any attempted use or reuse of this report or its findings, conclusions, or recommendations by such unauthorized or unintended user is at the risk of said user and BHE assumes no liability for any reliance placed on this report by such user. Any party other than the client who uses or relies upon this report or its contents is not covered by the contract between BHE and client, and no real or implied contract is created between BHE and the party by such use or reliance. The rights of the client under its contract with BHE may not be assigned to any person or entity.

Regardless of the findings stated in the report, BHE makes no warranty that the site is free from existing or threatened pollution, and BHE is not responsible for consequences or conditions arising from facts that were concealed, withheld, or not fully disclosed at the time the assessment was conducted. No other warranties are made, either express or implied.

1.0 INTRODUCTION

In February 2001, the City of Cincinnati (City) contracted BHE Environmental, Inc. (BHE) to complete a Phase II environmental site assessment (ESA) of the Proposed Colerain Avenue Connector (Connector, see Figure 1). The Connector site consists of several discontinuous parcels totaling approximately 30 acres in area. Part 2 of the Connector consists of properties along Colerain Avenue (see Figure 2). The remaining parcels comprise Part 1 of the Connector. This report addresses Phase II ESA activities performed on parcels within Part 2. Phase II ESA activities performed on parcels within Part 1 were addressed in a BHE report dated March 12, 2001.

The Phase II ESA was undertaken to investigate the potential impacts of recognized environmental concerns documented in the *Phase I Environmental Site Assessment of the Proposed Colerain Avenue Connector* (BHE Environmental, Inc., December 6, 2000) on soil and groundwater at the site, pending the transfer of the Connector properties from the State of Ohio to the City.

The recognized environmental conditions identified in BHE's Phase I ESA report that pertain to Part 1 of the Connector are (numbers correspond to locations shown on Figure 2):

1. Colerain Mobile, a gasoline/service station, located at 4406 Colerain Avenue (the northeastern corner of the Colerain and Virginia Avenues intersection).

2. A dry cleaning facility was identified located at 4304-4308 Colerain Avenue (south of the Colerain and Virginia Avenues intersection) from around the mid-1940s through the mid-1960s.

3. A paint facility was identified on the 1934 Sanborn Fire Insurance map and a dry cleaning facility was identified in the mid-1950s located at 4309 Colerain Avenue (adjacent west of the site.

5. City Ice and Fuel was identified located at 4316 Colerain Avenue (the southeastern corner of the Colerain and Virginia Avenues intersection) approximately through the 1930s.

6. An automobile service station and automobile storage facility was identified located at 4265 Colerain Avenue (west of the Colerain and Jerome Avenues intersection), adjacent south of the site.

7. A gasoline/service station was identified located at 4314 Colerain Avenue (south of the West Fork Road and Colerain Avenue intersection), adjacent north and west of the site.

10. An automobile storage facility was identified located at 4462 Lambston Street from around the mod-1930s to the mid-1950s.

2.0 SCOPE OF WORK

2.1 REC #1: COLERAIN MOBIL STATION

The scope of work for the Colerain Mobile station, located at the northeast corner of the intersection of Colerain Avenue and Virginia Avenue included:

- Install one boring on property located adjacent to the south (REC #5) to a depth of 20 feet, groundwater or refusal, whichever is encountered first
- Collect soil samples continuously
- Log, describe and field screen soil samples
- Collect groundwater, if encountered
- Submit one soil sample for volatile organic compounds (VOCs), polynuclear aromatic hydrocarbon (PAH) compounds, and total petroleum hydrocarbons (TPH) by EPA SW846 Methods 8021, 8270, and 8015, respectively
- Submit one groundwater sample, if present, for analysis of VOCs by method 8021
- Properly abandon the borehole

2.2 REC #2: FORMER DRY CLEANING FACILITIES, 4304 – 4308 COLERAIN AVENUE; REC #3: FORMER DRY CLEANING AND PAINT FACILITIES, 4309 COLERAIN AVENUE; AND REC #7: FORMER SERVICE STATION, 4314 COLERAIN AVENUE

Only the 4304-4308 addresses (REC #2) are located in the project area; the remaining addresses are located on the west side of Colerain Avenue, west of the project area. However, sites 3 and 7 are inferred to be located hydraulically upgradient of the project area and therefore, a release at these properties may impact soil or groundwater in the project area. The scope of work for these areas included:

- Install six soil borings to 20 feet below the ground surface, groundwater or refusal, whichever is encountered first, in areas most likely to have soil and/or groundwater

impact from a potential release from the former onsite dry cleaning facility, and former upgradient dry cleaning, paint, and service station facilities.

- Collect soil samples continuously
- Log, describe, and field screen soil samples
- Collect groundwater samples from each boring, if encountered
- Submit one soil sample per boring for VOCs, PAHs, and TPH
- Submit up to one groundwater sample per boring, if present, for analysis of VOCs
- Properly abandon each borehole

2.3 REC #5: FORMER CITY ICE AND FUEL FACILITY, 4316 COLERAIN AVENUE

The scope of work for the City Ice and Fuel facility formerly located within the boundaries of the Connector site at 4316 Colerain Avenue is listed below:

- Conduct a magnetometer survey to attempt to locate potential underground storage tanks (USTs) historically used at the site
- Install three soil borings to 20 feet below the ground surface, groundwater or refusal, whichever is encountered first
- Collect soil samples continuously
- Log, describe, and field screen soil samples
- Collect groundwater samples from each boring, if encountered
- Submit one soil sample from each boring for VOCs, TPH, and PAHs
- Submit up to one groundwater sample per boring, if present, for analysis of VOCs
- Properly abandon each borehole

2.4 REC #6: FORMER AUTO SERVICE STATION, 4265 COLERAIN AVENUE

The scope of work for the auto service station located adjacent to the Connector site at 4536 Kirby Road included:

- Install three soil borings to 20 feet below the ground surface, groundwater or refusal, whichever is encountered first, on properties adjacent to 4536 Kirby Road
- Collect soil samples continuously
- Log, describe, and field screen soil samples
- Collect groundwater samples from each boring, if encountered
- Submit one soil sample from each boring for VOCs, PAHs, and TPH
- Submit up to one groundwater sample per boring, if present, for analysis of VOCs

- Properly abandon each borehole

2.5 REC #10: FORMER AUTO STORAGE FACILITY, 4462 LAMBSTON STREET

The scope of work for the auto service station formerly located in Part 2 of the Connector site at 4462 Lambston Street included:

- Install three soil borings to 20 feet below the ground surface, groundwater or refusal, whichever is encountered first
- Collect soil samples continuously
- Log, describe, and field screen soil samples
- Collect groundwater samples from each boring, if encountered
- Submit one soil sample from each boring for VOCs, PAHs, and TPH
- Submit up to one groundwater sample per boring, if present, for analysis of VOCs
- Properly abandon each borehole

3.0 GEOLOGY/HYDROGEOLOGY

The southern portion of the Colerain Connector site is situated on the floodplain of the Mill Creek, north of the location where the West Fork joins the Mill Creek. The northern portion of the Connector site is situated in a relict drainage channel that becomes steeply inclined north of the Connector area toward Mt. Airy and College Hill. An unnamed intermittent tributary flows in the channel along Virginia Avenue north of the corridor project site, according to the United States Geological Survey (USGS) topographical map of the Cincinnati West Quadrangle (photo revised 1981, photo inspected 1986). In general, the surface of the Connector corridor slopes down to the south. The land surface within the 3,000 foot-long corridor has varying elevations, ranging from approximately 625 feet to 700 feet above mean sea level (National Geodetic Vertical Datum).

3.1 NATIVE SOILS

Surface soils of the site are mapped by the United States Department of Agriculture (USDA), Soil and Water Conservation District (SWCD) as Urban land-Martinsville and Urban land-Pate

complexes, Bonnell silt loam, and Pate silty clay loam. The Urban land and gently sloping, well-drained Martinsville soil are found on outwash plains. The areas of Urban land, Martinsville, and Pate soil complexes are so intricately mixed or so small, that it is not practical to separate them at the scale used in mapping. The Urban land part of these complexes are covered by streets, parking lots, buildings, and other structures that so obscure or alter the soils that identification of the soils is not feasible.

The Martinsville, Pate, and Bonnell soils make up parks, open space, lawns, and gardens. In the Martinsville soil, permeability is moderate and the available water capacity is high. Runoff is slow and the root zone is deep. The organic matter content is moderately low or moderate.

The Pate series consists of deep, steep, moderately well drained soils found on colluvial positions on hillsides. Permeability is very slow, the available water capacity is low or moderate, and runoff is very rapid. The organic-matter content is moderate and the shrink-swell potential is high.

The Bonnell soil consists of deep, moderately steep, well-drained soil found on slopes bordering stream valleys. The soil is typically used as woodland or pasture. Permeability is slow, the available water capacity is high, and runoff is rapid. The soil has high shrink-swell potential in the subsoil.

3.2 UNCONSOLIDATED OUTWASH DEPOSITS

The glacial deposits in the area of the site are Kansan ground moraine, according to the Glacial Deposits of Ohio map (1992). Glacial deposits near the site range between 25 and 100 feet in thickness according to the Drift Thickness Map of Ohio (2000).

3.3 BEDROCK GEOLOGY

Bedrock underlying the site is mapped as Ordovician-aged Maysville shales and limestones according to the Geologic Map and Cross Section of Ohio map (1992). The bedrock geology of the area is dominated by the Cincinnati Arch, a broad, gently dipping anticline with a northeast trending axis running through the Cincinnati area (Exploring the Geology of The

Cincinnati/Northern Kentucky Region, P.E. Potter, 1996). The oldest exposed units are of Ordovician Age and are found in the Cincinnati area.

3.4 HYDROGEOLOGY

According to the Ohio Department of Natural Resource's (ODNR's) Ground-Water Resources of Hamilton County (1986) map, the southern-most portion of the Colerain Connector is located in areas in which well yields of 3 to 10 and 10 to 100 gallons per minute (gpm) can be developed. In the extreme southeastern portion of the Connector area, the aquifer is described as valley fill that contains thick local deposits of sand and gravel in which yields up to 100 gpm can be developed. In the southwestern portion of the Connector area the aquifer is described as being comprised of thick deposits of clay with thin lenses of sand and gravel that yield less than 10 gpm. Wells not encountering sand and gravel produce less than three gpm from the underlying limestone and shale.

The remainder of the Colerain Connector is located in an area mapped by ODNR as being a poor source of groundwater; typically, occasional lenses of sand and gravel will supply small yields and wells seldom produce in excess of three gallons per minute. Bedrock consists of interbedded plastic shales and thin limestone layers. Overlying glacial cover is generally less than 50 feet thick and consists largely of clay.

The ODNR Ground-Water Resources of Hamilton County map identified three wells within a 1.5-mile radius of the Connector (see Appendix A). Two of the wells are located east of the site in the sand and gravel outwash of the Mill Creek valley. The wells were installed to depths of 99 and 74 feet below the ground surface. Well yields are not recorded. The third well is located approximately one mile east of the site, east of the Mill Creek outwash deposits. The well is set in shale to a depth of 170 feet below grade and yields 10 gpm.

The log for one water well, located at 4308 Leeper Street (north of the intersection of Leeper Street and Kentucky Avenue), was obtained from the Ohio Department of Natural Resources (ODNR). The well was installed in 1972. The well log indicates that red clay and clay and shale were encountered to 80 feet below the ground surface. The clay and shale are underlain by limestone to the bottom of the borehole for the well, 110 feet. Groundwater was encountered at

80 feet. The well has a reported yield of four gpm. A copy of the water well log is contained in Appendix B.

The direction of groundwater flow is inferred to follow surface topography and appears to be to the south, southeast towards the West Fork Branch of the Mill Creek, and the Mill Creek.

3.5 SITE GEOLOGY/HYDROGEOLOGY

BHE collected soil samples from 26 soil borings installed in Part 1 and Part 2 of the Colerain Connector corridor. Seventeen of the borings were installed to 20 feet below ground surface. The remaining nine borings were terminated between 8 and 16 feet below ground surface after encountering refusal or a sufficient volume of groundwater for sampling purposes. BHE encountered topsoil and fill in the first several feet of each boring. In one boring, GB-5, the fill material extended to a depth of 8 feet below ground surface. This is an area known to have been filled previously for future construction of a ramp connecting the proposed Colerain Connector and Interstate I-74. Beneath the fill at most boring locations, BHE encountered silty clay with high organic content. About half of the borings encountered stiff clay with traces of sand beneath the silty clay. In four of the borings (GB-13, GB-15 through GB-17) in the northern portion of the Connector, BHE encountered weathered shale and limestone at about 16 feet below ground surface. Copies of BHE's boring logs are provided in Appendix C.

Groundwater was encountered in five borings (two of which are located in Part 1 of the Colerain Connector), between 6 and 18 feet below ground surface. Groundwater was encountered in discontinuous sand and gravel stringers of varying thickness.

4.0 SITE ASSESSMENT METHODOLOGY

4.1 SCOPE OF WORK

In February 2001, the City contracted BHE to conduct a Phase II ESA of Part 2 of the Connector. The scope of work included:

- A magnetometer survey at REC #5 to assess the likelihood that underground storage tanks are still present at the site

- Installation of 17 Geoprobe® Borings (GB-4 through GB-6, GB-8 through GB-12, and GB-18 through GB-26)
- Sampling of soil and groundwater from the borings

4.2 FIELD ACTIVITIES

Field activities for Part 2 were begun on February 2, 2001, and completed on February 14, 2001. Detailed descriptions of field activities are provided below.

4.2.1 Magnetometer Survey

On February 2, 2001, BHE completed a magnetometer survey at the location of REC #5. The survey was conducted to attempt to assess the likelihood that USTs remain at this site. BHE completed the survey by walking north-south trending parallel lines approximately 5 feet apart, noting areas of anomalous signals on the ground surface with white spray paint. BHE then completed the same procedure for parallel lines trending east-west at a 5-foot spacing.

4.2.2 Soil Sampling

From February 8 through February 14, 2001, 17 soil borings at the site using BHE's Geoprobe® sampling system (Figure 3). Soil boring locations were selected based upon information provided in the Phase I ESA of the Connector, as well as locations of subsurface utilities. Furthermore, Geoprobe boring locations in the vicinity of REC#5 and REC #2 were restricted due to the presence of a large, steeply sloped, earthen mound, presumably constructed of engineered fill, that was to be used to support a ramp between the proposed Colerain Connector and Interstate 74.

Geoprobe® borings GB-4, GB-5, and GB-6 were located around the likely location of the former City Ice and Fuel and to determine if a potential release from USTs that may have been located at the site has impacted the soil and groundwater. Boring GB-4 was also located downgradient of REC#1, the Colerain Mobile Station. Borings GB-8 through GB-12 and GB-26 were installed to assess potential impacts from REC #2 (former dry cleaning facilities) and as well as potential off-site migration from REC #3 (former dry cleaning and paint facilities) and REC #7 (former

service station). Borings GB-18 through GB-20 were installed near REC #10 (former auto storage facility) near the intersection of Lambston Street and Colerain Avenue. Borings GB-21 and GB-22 were installed downgradient of REC #3 on the south side of Colerain Avenue to also assess for potential migration of contaminants onto the Connector property. Borings GB-23 through GB-25 were installed in the vicinity of REC #6 (former auto service station) to assess potential impacts from historic operations at the property. Table 1 contains a summary of Geoprobe borings installed in to assess specific RECs.

The Geoprobe® uses a hydraulic system to push a steel sampling tube to collect soil samples. After the sampling tube is pushed to the top of the desired sampling depth, the sampler is advanced. As the sampling tube is advanced, soil enters a liner in the sampling tube. The soil sampler is then removed from the boring and the disposable, transparent sample-tube liner containing the soil sample is removed. A new sample-tube liner is used for each sampling interval.

To prevent cross contamination, the stainless steel sampling tube was decontaminated between sampling events by washing with a solution of low-phosphate detergent and potable water followed by rinsing with clean potable water. All equipment used down hole was decontaminated between boring locations using the procedure previously described. The sampler wore clean disposable gloves, which were changed between samples to avoid cross-contamination.

All boreholes were abandoned by filling the hole with dry cement following soil sample collection. No auger cuttings were generated.

A BHE geologist collected, described, and logged all soil samples. Appendix C contains copies of the boring logs. Each sample was divided into two portions. The first portion was placed in labeled, clean, 250-milliliter (mL) glass jars with a Teflon-lined lid and was immediately placed in a cooler containing ice. The second portion of the sample was placed into a recloseable plastic bag for field screening. Field screening is a measurement of the relative concentration of volatile organic compounds (VOCs) in the soil sample headspace rather than the sample itself. The sample remained in the sealed plastic bag for a minimum of 30 minutes in a warm area to promote volatilization. The probe of a Foxboro Total Vapor Analyzer (TVA), a flame ionization

detector (FID), was inserted into the bag. The highest detected meter response for each sample was recorded on the boring log (Appendix C).

The soil sample from each boring with the highest FID reading collected from each boring (see Table 2) was submitted to BHE Analytical Services (BHEAS) for analysis of VOCs by US EPA Method 8021 and TPH by Method 8015 (modified). These samples were also submitted to CT&E Environmental Services (CT&E) for analysis of PAHs by US EPA Method 8270. The samples were submitted to BHEAS and CT&E under chain-of-custody protocol. On February 13, 2001, the latitude and longitude of each Geoprobe® boring location was recorded using BHE's global positioning system.

4.2.3 Groundwater Sampling

Groundwater was encountered in three of 17 soil borings installed in Part 2 of the study corridor. Groundwater was encountered in borings GB-4 (REC #5 and REC #1), GB-8 (REC #2), and GB-12 (REC #2), and was collected using silicon tubing and a peristaltic pump. New tubing was used for each sample. Groundwater samples were placed in specified pre-cleaned sample bottles and placed in a chilled cooler. The samples were submitted under chain-of-custody protocol to BHEAS for VOC analysis by US EPA Method 8021.

5.0 SITE ASSESSMENT RESULTS

The following section provides a summary of the field screening observations and laboratory analytical results for soil and groundwater samples collected during the site characterization.

5.1 MAGNETOMETER SURVEY

Results of the survey did not indicate that USTs were likely to still be present beneath the site. However, a large earthen mound occupies most of this parcel and may have increased the surface elevation sufficiently to put any USTs installed beneath the earthen mound at a depth too great for the magnetometer to detect.

5.2 SOIL

Laboratory analytical results for VOCs, TPH, and PAHs for Geoprobe® boring soil samples are summarized in Tables 3, 4, and 5, respectively. Copies of the soil sample laboratory reports and chain-of-custody forms are contained in Appendix D.

None of the VOC compounds were quantified above the applicable method detection limit in any of the samples from Part 2.

TPH was not quantified above the method detection limit of 1.0 part per million (ppm) in any of the Geoprobe® boring soil samples from Part 2.

PAH compounds were quantified above the appropriate method detection limits in three Geoprobe® boring soil samples: GB-5 (12 to 14); GB-6 (8 – 10); and GB-9 (4 – 6). Borings GB-5 and GB-6 are associated with REC #5 (former City Ice and Fuel facility) and boring GB-9 is possibly associated with REC #5 or fill materials brought in to create the earthen mound located in this area. The PAH compounds detected and corresponding concentrations are presented below:

- Acenaphthene, 0.710 ppm in GB-5 (12 – 14)
- Fluorene, 0.520 ppm and 0.800 ppm in GB-9 (4 – 6) and GB-5 (12 – 14), respectively
- Phenanthrene, from 1.2 ppm in GB-6 (8 – 10) to 6.2 ppm in GB-5 (12 – 14)
- Anthracene, 1.10 and 2.00 ppm in GB-9 (4 – 6) and GB-5 (12 – 14), respectively
- Fluoranthene, from 1.80 ppm in GB-6 (8 – 10) to 7.00 ppm in GB-5 (12 – 14)
- Pyrene, from 1.40 ppm in GB-6 (8 – 10) to 6.10 ppm in GB-5 (12 – 14)
- Benzo(a)anthracene, from 0.730 ppm in GB-6 (8 – 10) to 3.30 ppm in GB-5 (12 – 14)
- Detected, from 0.800 ppm in GB-6 (8 – 10) to 3.6 ppm in GB-5 (12 – 14)
- Benzo(b)fluoranthene, 1.70 and 2.10 ppm in GB-9 (4 – 6) and GB-5 (12 – 14), respectively.
- Benzo(k)fluoranthene, from 0.560 ppm in GB-6 (8 – 10) to 2.90 ppm in GB-5 (12 – 14)
- Benzo(a)pyrene, from 0.610 in GB-6 (8 – 10) to 3.00 ppm in GB-5 (12 – 14)
- Indeno(1,2,3-CD)pyrene, 1.20 ppm and 1.60 ppm in GB-9 (4 – 6) and GB-5 (12 – 14), respectively.
- Dibenzo(a,h)anthracene, 0.570 ppm in GB-5 (12 – 14).

- Benzo(g,h,i)perylene, 1.50 ppm and 1.90 in GB-9 (4 – 6) and GB-5 (12 – 14), respectively.

5.3 GROUNDWATER

Laboratory analytical results for VOCs for all groundwater samples from Part 2 are summarized in Table 6. Copies of the groundwater sample laboratory reports and chain-of-custody forms are contained in Appendix D. None of the VOC compounds were quantified above the appropriate method detection limit in any of the groundwater samples collected from Part 2.

6.0 DISCUSSION

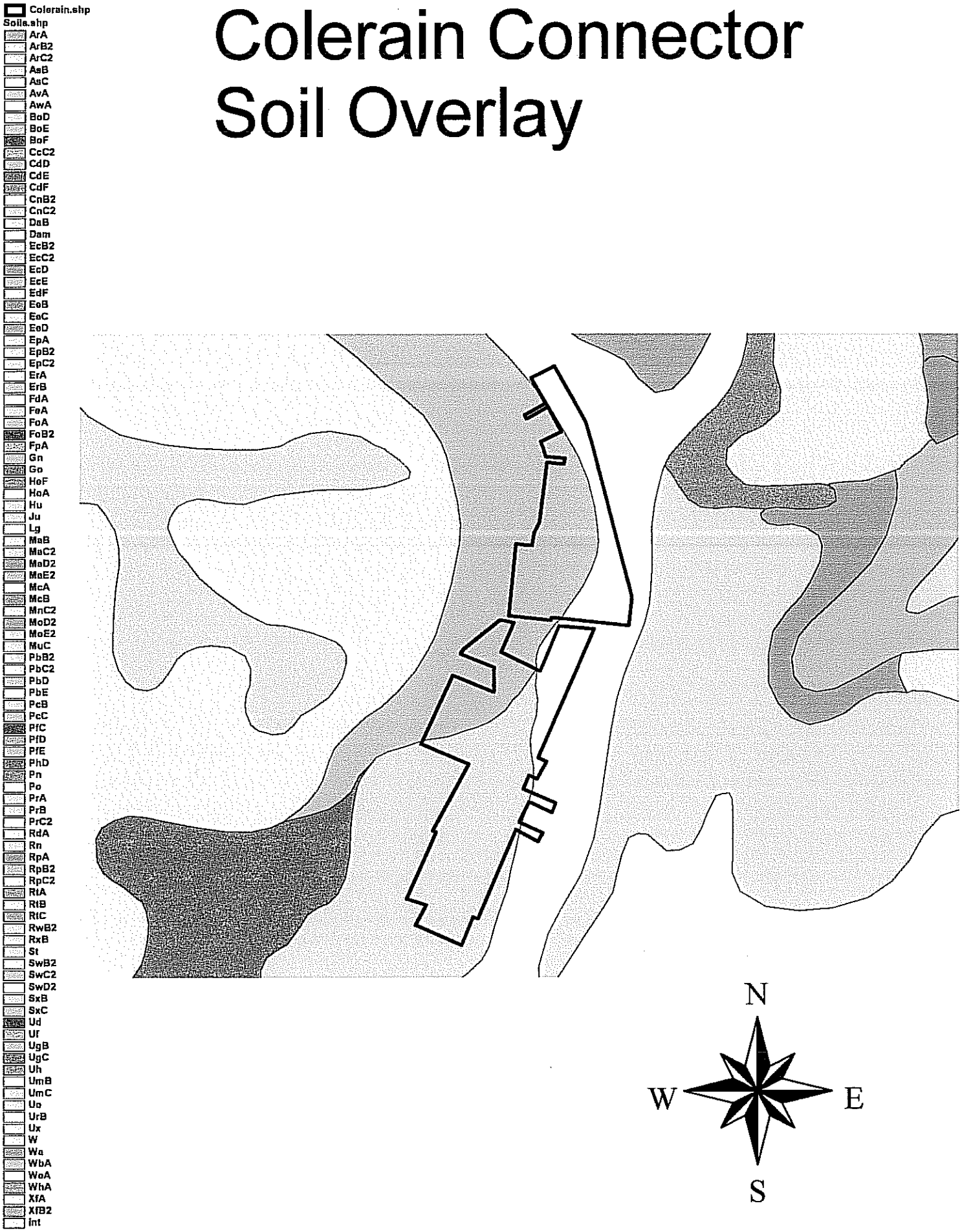
Benzo(a)pyrene was detected in three samples at concentrations ranging from 0.610 to 3.00 ppm. These concentrations exceed the State of Ohio Voluntary Action Program (VAP) single chemical residential use generic soil standard of 0.55 ppm, as well as the State of Ohio Bureau of Underground Storage Tank Regulations (BUSTR) closure action level for silty/clayey sand soils of 0.55 ppm. Additionally, dibenzo(a,h) anthracene was detected in sample GB-5 (12 – 14) at 0.570 ppm. This concentration exceeds the VAP generic direct-contact soil standard for residential use of 0.55 ppm.

The occurrence of PAH compounds in soil samples GB-5 (12 – 14), GB-6 (8 – 10) and GB-9 (4 – 6) may be related to the historical operation of USTs at the location of REC #5 (former City Ice and Fuel location), and/or contaminated fill material used to construct the earthen mound in the vicinity of REC #5.

FIGURES

1. Site Location Map
2. Site Plan Showing Part 2 Parcels
3. Site Plan Showing Soil Boring Locations

Colerain Connector Soil Overlay



OHIO PUBLIC WORKS FOR YOU

THE OHIO PUBLIC WORKS COMMISSION
65 East State Street, Suite 312, Columbus, Ohio 43215-4213

COMMISSIONERS
Chair -
Steven E. Stivers
John L. Frola, Jr
Blair A. Hillyer
James F. Mears
William J. Schottenstein
James W. Sumner
Joseph B. Williams

DIRECTOR
W. Laurence Bicking

05/01/2003

Timothy Riordan
Asst. City Manager
The City of Cincinnati
801 Plum Street,
Cincinnati, OH 45202-

Subdivision Code : 061-15000

Dear Mr. Riordan,

Your request for financial assistance from the Ohio Public Works Commission has been approved for the project entitled **Colerain Connector Green Space Restoration Project** in the amount of **$ 123,000**. This **Grant** has been assigned project number **CBBAG**. Please use this number when calling or writing our office.

The enclosed Project Agreement defines **The City of Cincinnati**'s responsibilities in accepting this financial assistance. Please review it carefully to ensure that the project has been accurately described and defined throughout the agreement's appendices. If any errors are found, or if any information needs to be updated, please contact us immediately.

Please execute the Project Agreement by signing both copies. **You must return one fully executed copy to the Commission within forty-five (45) days**, and retain the other for your files. This project may not proceed with acquisition, construction or purchase of materials, **until you have completed the following;** 1) returned one executed copy of the agreement to OPWC, 2) prepared and sent to OPWC a "Request to Proceed" 3) received approval from OPWC on your "Request to Proceed"

The Project Manager and Chief Financial Officer named in the agreement will each receive a separate mailing that explains their respective duties regarding project implementation. The Project Manager has also received a reference copy of the enclosed Project Agreement for their records. All of our project management related documents for the Clean Ohio Program are located at our Web page at **www.pwc.state.oh.us.** Once there, click on the link titled **"Clean Ohio Program".**

If you have any questions about any aspect of the program, please do not hesitate to call your Program Representative, **Rob White**, at **614/752-9344**.

Sincerely,

W. Laurence Bicking
Director

cc: District Committee