

## **Attachment 1 Application Summary**

### **History**

Since the late 1800's the Camp Washington/Hamilton County Redevelopment site located at 3241 Spring Grove Avenue ("Site") has been utilized for various activities within the heart of the Camp Washington (Cincinnati) commercial/industrial corridor.

During the 1890's the Site was home to retail and residential uses in addition to being occupied by various pork packing and oven manufacturing operations. Beginning in the early 1900's the Site was occupied, again, by retail and residential uses in addition to meat packing operations of the Cincinnati Abattoir Co. on the northwest corner of the Site. This meat packing operation shared this corner of the Site with a safe manufacturer and blacksmith. The remainder of the Site was occupied by various food processing operations as well as a foundry and iron works.

In the mid 1900's the majority of the Site housed the Al-Mo-Co molasses and syrup company in addition to various warehousing, storage, stockyards, and meat packing operations (E. Kahns and Sons).

By the 1980's the Site was primarily occupied by a meat processing and packing plant and stockyards with accompanying shipping & receiving, sanitation, utilities, wastewater treatment, maintenance shops, research and development and offices. The proprietor of these operations, Kahn's, subsequently sold the operations to the Sara Lee Food and Beverage Company which, after streamlining national operations, gifted the Site to Hamilton County for use as a potential site for a new correctional facility.

In November of 2007, Hamilton County residents voted down a potential sales tax increase which would have funded the correctional facility. As such, the Site remains vacant and is deteriorating, and is in need of environmental investigation and remediation work prior to redevelopment. The defeat of the public safety sales tax initiative was particularly disappointing to the leadership and community of Camp Washington which had voluntarily offered their community as a home for a new correctional facility. The community was willing to alter the development of plans for the Spring Grove Avenue corridor to include this correctional use – which was anticipated to bring significant secondary commercial activity and an improved atmosphere of public safety in the community.

Subsequently, Hamilton County as the current owner of the Site has worked cooperatively with the community of Camp Washington to determine how best to leverage this Site for the benefit of the community and its residents.

### **Current Uses**

Currently, the Site is owned by Hamilton County. Operations of the Sara Lee Food and Beverage Company have ceased. The manufacturing facility still occupies the Site but has been stripped of equipment and has had most utilities disconnected. Local law enforcement and fire department operations currently utilize the building and Site for various training activities.

### **Adjacent Uses**

The northern portion of the property is abutted by American Roller Company. To the South the property is occupied by the former Xpdex site – a division of International Paper. Across Spring Grove Avenue to the east of the property sits Champion Printing, Model Patter & Foundry, Space Maker, Leon Supply, Baker Services and Miami Paint and Equipment. CSX Railroad is located immediately to the West of the site.

### **Existing Buildings**

At a basic level, the Site consists of roughly four buildings including a primary operational structure, maintenance garage, power plant and an accessory structure known as the Geldridge Building. This description, however, is not entirely adequate as the primary operational structure consists of numerous buildings interconnected over a series of years. These buildings housed the central operations of the meat processing firm consisting of coolers, smokehouse areas, warehousing, pressing, packing and cooking rooms, etc.

The buildings consist of a maze of rooms on multiple floors, not suitable for efficient manufacturing operations, and are in a deteriorated condition - amenable only to the purposes for which they were previously utilized.

### **Previous Sampling Activities**

A Phase I Environmental Site Assessment was performed at the Site by The RETEC Group, Inc. on January 26, 2007. The Phase I was prepared on behalf of Sara Lee Food & Beverage prior to Hamilton County taking ownership of the property, and was not intended to be compliant with Ohio's Voluntary Action Program (VAP). The report concluded that the following recognized environmental conditions (RECs) were identified at the Site (paraphrased and condensed for clarity):

1. nine underground storage tanks (USTs) were removed or closed in-place prior to requirements for a closure assessment to determine if petroleum releases occurred;
2. a vault of unknown use was present beneath the Geldridge building.
3. historical operations on the Site could represent a material threat of a release of hazardous substances or petroleum products; and
4. historical operations on nearby properties could represent a material threat of a release of hazardous substances or petroleum for the Site.

The Phase I report also documented other environmental conditions at the Site, including aboveground storage tanks, hydraulic reservoirs, a debris stockpile, staining, and other issues. Before Hamilton County accepted the Site, the Department of Public Works engaged Burgess & Niple to perform a Preliminary Phase II Property Assessment. The Phase II included the installation of 20 direct-push soil borings with selected soil and ground water samples submitted for volatile organic compounds (VOCs).

The Preliminary Phase II report, dated March 22, 2007, concluded, among other things, that (paraphrased and condensed for clarity):

1. fill of unknown origin and variable thickness and content (slag, ash, etc.) exists beneath the Site;
2. ground water occurs at variable depths (flow direction was not determined);
3. naphthalene was detected throughout the soils at the Site;
4. VOCs were detected in soil and ground water samples; and
5. Petroleum was detected around three of the locations where USTs were closed or removed in 1988.

Burgess and Niple recommended a more in-depth Phase II assessment be performed to address ground water flow, delineate soil impacts, investigate other areas, and expand the range of analytical constituents to include at least semi-volatile organic compounds, metals, and polychlorinated biphenyls.

The Payne Firm was engaged by Hamilton County to perform an Ohio VAP Phase I of the Site in July 2008. The VAP Phase I has identified thirteen separate Identified Areas (IAs) at the property that would require Phase II sampling to determine the applicable cleanup standards and the need for remedy under the VAP. In addition, the Phase I site reconnaissance identified numerous potential asbestos containing materials and universal wastes that would need to be abated or managed prior to demolition. An asbestos and universal waste inspection has not been performed, and would be necessary to understand the costs associated with clearing the Site for redevelopment.

## **Redevelopment Potential**

In early 2008, representatives from Hamilton County began meeting cooperatively with representatives of the City of Cincinnati and Camp Washington Community to discuss the best means of leveraging the vacant Sara Lee Food and Beverage Manufacturing facility, located at 3241 Spring Grove Avenue, into future economic development plans of the community. The Sara Lee site holds an historic and significant place in the history and psyche of Camp Washington – serving as a job and economic center as far back as the late 1800's. The operation of the Sara Lee Corporation (previously known as Kahn's) continued to operate through the latter portion of the 20<sup>th</sup> century – even as the surrounding industrial corridor declined.

As a result of corporate restructuring in the early 2000's, the Sara Lee Corporation opted to donate the site to Hamilton County, with no restrictions, for potential use as a site for a new County jail. In this manner, the loss of a manufacturing presence would be ameliorated by the development of a new correctional facility, enhancement in law enforcement presence, and the generation of secondary commercial activity spurred by such use. The Camp Washington Community strongly supported the use of the site for this purpose.

The prospect for a public safety oriented development diminished in late 2007 when a sales tax levy to support such initiatives (including jail construction) was defeated at the polls. This defeat was a blow to representatives of Camp Washington who were relying upon that construction to spur development in the core of their community. As such, in early 2008, the County, City and Camp Washington Community began moving forward with preliminary plans to prepare the site for redevelopment in a manner which might still accommodate future public safety uses or, alternatively, might involve more traditional redevelopment approaches – consistent with a broader community strategic plan currently being developed by the City of Cincinnati.

According to the City of Cincinnati's Office of Community Development, the site is central to the renewed economic vitality of the Camp Washington community as it consists of a large amount of acreage in the center of the Spring Grove Avenue commercial/industrial corridor. As such, the redevelopment of the broader community depends heavily upon the means by which the Sara Lee Site is returned to productive reuse – be this through a renewed public safety initiative or other type of economic development initiative. The site is highly amenable for redevelopment – having access to Interstate 75 within one mile and Interstate 74 within 2 miles. The site also contains ready access to utility infrastructure and is adjacent to the CSX railroad – operating immediately to the site's west. Consisting of a total of approximately 16 acres, the site possesses what is otherwise difficult to find in an urban corridor of this type – a large amount of available land creating the opportunity for new buildings to accommodate light industrial and office uses by one or more entities.

To date, several developers have approached the County regarding the site. At least one of these developers has plans backed by the Camp Washington Community consisting of leveraging the site to serve as a home and incubator for commercial enterprises wishing to expand within or relocate to the urban core – providing a large area of state of the art light manufacturing and assembly space within a community dominated by late 19<sup>th</sup> and early 20<sup>th</sup> century architecture. At this time, the County is applying for funds to continue to move forward with the site redevelopment process by conducting a Phase II Environmental Assessment on the site. A Phase I Environmental Site Assessment has been already been performed. All of these activities are being planned with the end goal of restoring a productive economic asset to the County, City of Cincinnati and Camp Washington Community.