

Notice of Public Meeting and Information Repository for a Clean Ohio Assistance Fund Grant

Canal Place Ltd. South End Redevelopment

The City of Akron is applying for a grant from the Clean Ohio Assistance Fund for a Phase II Environmental Assessment for the Canal Place Ltd. South End Redevelopment located at 520 S. Main Street. The application is available for review at the Akron-Summit County Public Library Main Branch located at 60 S. High Street in Akron from July 23 until September 10. A public meeting to discuss and solicit comments to the grant application will be held on September 9 at 5:00 p.m. at the Akron-Summit County Public Library Main Branch located at 60 S. High Street in Akron. Application information is also available online at www.ci.akron.oh.us. Any questions may be referred to Christine Jonke at (330) 375-2015.

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Attachment 1 Application Summary

Project Overview

The City of Akron requests a COAF assessment grant to help fund the completion of a VAP Phase II assessment and asbestos survey for a 14.46-acre portion of the former B.F. Goodrich Headquarters facility now known as Canal Place. Located just two blocks from downtown Akron, the entire Canal Place development consists of 27 acres. A COAF grant will help fund soil and groundwater assessments and asbestos surveys in 11 buildings within the project area located at the south end of the complex.



This site was used for industrial purposes since 1871. B.F. Goodrich had over 90 buildings at this location by the end of World War II. The complex was like a self-contained city with its own police, fire and medical services. Over the years, buildings have been demolished and rehabilitated and it is now a thriving business center that offers unique office, light industrial and warehouse uses. This property is owned and managed by Canal Place, Ltd. Canal Place, Ltd. continues to improve this property to realize its full potential and this grant will help them move forward with additional redevelopment plans. Further understanding the environmental conditions on the property, and eventually removing those environmental barriers, are essential steps in this process.

Once assessments and remediation activities are complete, Canal Place, Ltd. plans to complete tenant improvements for new users and demolish two obsolete buildings to create additional parking areas to serve current and future workers at the complex (limited parking spaces are available for the current tenants and more spaces are needed to accommodate the increased occupancy). These property improvements will significantly boost Canal Place, Ltd.'s ability to attract new tenants and permanent jobs in the City of Akron.



1. Property History

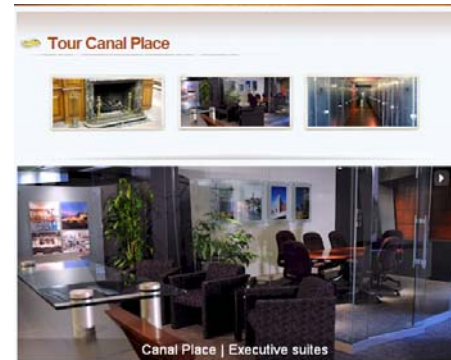
The COAF project area is part of the former B.F. Goodrich Headquarters facility. B.F. Goodrich (BFG) began its rubber manufacturing corporation at this location along the Ohio Canal in the late 1800s and continued to expand its operations into the 1950s, becoming the largest rubber factory in the world. At peak operations, BFG occupied 90 buildings, mostly interconnecting, on over 30 acres. BFG manufactured rubber-based products, including tires, mats, golf balls, rain coats, and adhesives. BFG exited the tire manufacturing business in 1988 with a sale to Michelin. The Akron Plant was sold to Covington Capital Corporation. A year later, the property was sold to Canal Place, Ltd.



2. Current Property Uses

Canal Place now houses nearly 100 thriving businesses for light industrial, warehouse, and office use. This complex includes independent business ventures to Fortune 500 companies and corporate headquarters, including Invent Now Kids, SE Blueprint, Northcoast Theatrical (theater props), and a Time Warner Cable call center.

Canal Place, Ltd. actively manages this complex and creates build-to-suit office space for new tenants. Many floors in several buildings remain vacant. Improvements at the complex, such as obsolete building demolition, asbestos abatement and any other required remediation, new parking areas, and more building improvements, especially in Buildings 10 and 17, are essential to help realize the full potential of this property. These activities will help Canal Place, Ltd. maintain the existing work force at this property, and will help recruit new businesses to Ohio and the City of Akron.



3. Surrounding Property Uses

Surrounding land uses include vacant and dilapidated structures, light and heavy industrial facilities as well as office use. More specifically, nearby property uses include:

North	Tenants in the former office buildings of the B.F. Goodrich Headquarters
South	Residential areas
East	Gojo Industries Corporate Headquarters
West	Parking areas and the Ohio Canal

The towpath and the former Ohio Erie Canal are to the west of the property. This property is two blocks from Downtown Akron.

4. Building Information

The 14.46-acre COAF project area consists of three parcels. Area A is occupied by 11 buildings (Buildings 1, 1X, 2, 3, 4, 7, 8, 9, 9X, 10, and 17), seven of which are interconnected. Interconnecting Buildings 10 and 17 are used for office space. Canal Place, Ltd. plans to focus significant redevelopment attention on these two buildings that have several vacant floors and suites. Buildings 1, 2, 3, 4, 7, 8, 9 are used for light industrial and warehouse space. It is anticipated that in the future Buildings 3 and 7.



5. Previous Sampling Activities

Limited sampling was conducted by EMG in 1988. This consultant was retained by BFG to conduct an environmental assessment of the buildings. Potential environmental risks associated with the buildings were the result of decades of historical manufacturing use, including solvent spills and Polychlorinated Biphenyl (PCB)-bearing transformers. EMG stated within their report that all of these environmental concerns could be addressed adequately either by cleaning areas of concern or by removing and properly disposing of containers.

EMG designed and completed a sampling program to determine whether PCBs were present inside the buildings as well as sampling of oil in pits, sumps, and trenches to determine whether the material was hazardous. Sampling of residues inside buildings, excluding sumps and pits, was not performed because EMG concluded that adequate cleanup of the buildings would alleviate any environmental concern. Sampling results from residues in the pits and sumps exhibited high lead contents. Samples were collected from within on-property buildings, including the sub-basement and second floor of Building 1 and sub-basement and sixth floor of Building 17. Analytical results indicated the presence of PCB spills. Another sample was collected from the floor near dark wall stains in Building 9's sub-basement (this staining is still present and noted during the property reconnaissance and is identified as IA A-19), but sample results showed no detectable PCBs. Clean-up measures were taken to remediate these areas including cleaning or removal of surrounding concrete floors. Post clean-up confirmatory sampling concluded these areas were clean.

In EMG's final assessment in June 1988 and May 1989, EMG concluded that no environmental concerns remain within the 16 buildings following cleanup measures that were taken. No asbestos surveys or intrusive soil or groundwater sampling activities were completed during the previous assessments. Additionally this work was completed prior to the establishment of Ohio's VAP program, and this prior work is therefore not VAP-compliant.

Hull & Associates, Inc. completed a VAP Phase I assessment in 2010. A COAF grant will fund a VAP Phase II assessment to investigate environmental issues associated with the 35 on-property identified areas and 2 off-property identified areas. The proposed scope of work for this assessment grant includes the installation of 21 monitoring wells, 122 soil borings, 2 deep soil borings, asbestos surveys in each of the 11 buildings within the project area, data evaluation, modeling, and report preparation. It is likely that these investigations will lead to remediation activities on this property. Canal Place, Ltd. did not cause or contribute to the current environmental conditions on the property and a signed Clean Hands Affidavit is included in the COAF application.



6. Redevelopment Plans

Once assessments and any remediation activities are finished, Canal Place, Ltd. plans to demolish two obsolete buildings to create approximately 430 additional parking spaces to serve current and future workers at the complex (limited parking spaces are available for the current tenant occupancy). These property improvements will help address any current environmental issues and will help Canal Place continue the development of approximately 122,000 square feet of space within the project area to attract new tenants and permanent jobs in the City of Akron. We do not currently have an estimate on the number of jobs that will be created or retained due to these efforts or the planned investment by Canal Place, Ltd. to make these improvements, but without the additional parking future leasing will not be possible.

Downtown Akron has an occupancy rate among the highest in the county, around 88%. The downtown corporate neighborhood is thriving and there is a demand for build-to-suit space. Our project plans are supported by the Imagine Akron 2025 Plan, Central Business District mission to retain the area as the economic hub of the region by retaining existing businesses, attracting new businesses and creating new employment opportunities in the center of the City of Akron; to expand the Central Business District and its land acreage through land recapture and the acquisition of underutilized parcels of land; and to coordinate and facilitate development opportunities within the district.

Canal Place invested \$5,500 to prepare a VAP Phase I assessment and invested funds to develop the Phase II sampling plan and COAF application preparation activities. A COAF grant award will allow the City of Akron and Canal Place, Ltd. to understand the true environmental conditions on the property and will allow the team to have the necessary information to make remediation plans and informed redevelopment decisions.