# *URBAN SETTING DESIGNATION REQUEST*

## *Former Columbus Coated Fabrics Facility*
## *& Adjacent Properties*
## *North Grant Avenue, Columbus, Ohio*

**Prepared for:**

Campus Partners

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## SECTION 1.0 - BACKGROUND

### 1.1 INTRODUCTION

On behalf of Campus Partners For Community Urban Redevelopment (Campus Partners), Matthew D. Knecht, a Certified Professional under Ohio's Voluntary Action Program (VAP), is requesting an Urban Setting Designation (USD) from the Ohio Environmental Protection Agency (EPA) in accordance with Ohio Administrative Code (OAC) 3745-300-10(D).

The property for which the USD is sought encompasses several commercial/industrial parcels, the majority of which were formerly owned or occupied by the Columbus Coated Fabrics/Decorative Surfaces International facility (abbreviated in this report as "CCF"). **Figure 1** is a plan showing the boundary of the property that comprises the USD request. In general, it may be said that the property included in the USD request consists of 24.27 acres of land, situated west of the Cleveland, Columbus, Cincinnati and Indianapolis Railway Company (CCC&I RR) right-of-way, north of Fifth Avenue, east of North Grant Avenue and Sixth Street, and south of Eleventh Avenue. A legal description for the property for which the USD is sought (i.e., the area shown on Figure 1) is included as **Appendix A**.

Previous investigations have indicated that some of the property was used for industrial purposes as early as the late 1800's. Industrial use displaced residential use within the boundaries of the property for which the USD is sought between 1920 and 1950. Primary industrial operations conducted on the property included the coating and texturing of fabrics and paper with oil or plastic, engraving wheel manufacture and ice storage, with associated vehicle parking areas added during the mid 1900's. A small portion of the property is occupied by commercial operations (primarily, the northernmost portion of the property) and public rights-of-way (a portion of North Grant Avenue, and several alleys).

There are multiple buildings on the property, many of which have either collapsed or been damaged by fire. Authorized and unauthorized salvage operations and vandalism have rendered most of those buildings still standing on the property structurally unsafe. The City of Columbus is currently pursuing asbestos abatement and above grade demolition of most of the structures on the property, to eliminate the public health and safety threat posed by the physical condition of these structures.

It is Campus Partners goal to re-develop the property as part of the Weinland Park community revitalization plan. The plan calls for a mixed-use residential and commercial neighborhood revitalization, with removal of blighted sites (such as the former CCF facility), improvements to public thoroughfares, and the addition of amenities and open space that currently do not exist in the Weinland Park area.

The area surrounding the property for which the USD is sought is urban, with a mixture of residential, commercial, and industrial properties. Land uses within a one mile radius of the property are shown on **Figure 2**.

It should be noted that the property for which the USD is sought is directly northwest of a previous USD granted by the Ohio EPA for what is referred to in this document as the "Timken Bearing USD site". The subject property is not contiguous to the Timken Bearing USD site, but is separated from it only by the rights-of-way for Fifth Avenue and the CCC&I RR.

Compliance with the threshold criteria of OAC 3745-300-10(D)(1) for the property to be considered for a USD is demonstrated in the following sections. Pursuant to OAC 3745-300-10(D)(2)(b), notification of this request for a USD has been made to the appropriate legislative authorities, which include the Mayor of the City of Columbus and the Franklin County Board of Commissioners. Copies of these notification letters are included in **Appendix B**. In addition, the City of Columbus has provided a letter in support of the proposed USD request, which is included in **Appendix C**.

This document includes as appendices copies of documents upon which the Certified Professional relied to make a determination that the threshold criteria for a USD set forth in OAC 3745-300-10(D)(1)(a) through (D)(1)(g) have been met. The next section of this document discusses each of these threshold criteria in turn, with references to supporting documentation in appendices, as appropriate.

## SECTION 2.0 – SPECIFIC URBAN SETTING DESIGNATION CRITERIA

### 2.1 LOCATION

*OAC 3745-300-10(D)(1)(a): Properties for which an Urban Setting Designation is requested must be located entirely within the boundaries of a township with a population of twenty thousand or more residents within an unincorporated area of the township or entirely within the corporation boundaries of a city.*

The property is entirely within the corporate boundaries of the City of Columbus. This fact is illustrated on **Figure 3**, as well as on the legal description in **Appendix A**. In addition, the property consists of thirteen parcels of land:

- Parcel Identification Number (PIN) 010-008498
- PIN 010-046760
- PIN 010-037181
- PIN 010-022252
- PIN 010-024102
- PIN 010-049614
- PIN 010-016248
- PIN 010-029887
- PIN 010-024601
- PIN 010-026326
- PIN 010-243508
- PIN 010-036348
- PIN 010-036308

All thirteen parcels have the three digit taxing district prefix code of 010. According to the Franklin County Auditor's web page, all parcel numbers with a prefix code of 010 are located within the City of Columbus. The Ohio EPA also cited this prefix code as evidence that parcels were located in the City of Columbus in the approval memorandum for the Timken Bearing USD.

The population of the City of Columbus in 2000 was 711,470, according to census tract information at www.epodunk.com/cgi-bin/popInfo.php?locIndex=16549 and included in **Appendix D**. Given that the property is located entirely within the boundaries of the City of Columbus and the population of the city exceeds 20,000, this requirement for the USD is satisfied.

## 2.2 COMMUNITY WATER SYSTEM

*OAC 3745-300-10(D)(1)(b): The city or township described in (D)(1)(a) of this rule has a community water supply. The certified professional must describe the water supply source and demonstrate that [either] ninety percent of the parcels within the city…for which the designation is requested are connected or capable of being connected to the community water system (OAC 3745-300-10[D][1][b][i]), [or] ninety percent of the parcels within a minimum of one-mile from the proposed boundary of the urban setting designation are connected or capable of being connected to the community water system. Parcels in unincorporated areas that are wholly surrounded by the city limits must also be considered in the calculation of parcels connected (citing OAC 3745-300-10[D][1][b][ii]).*

The City of Columbus has a community water system dating from the early 20th century. Integration of several smaller source waters into a central water supply system was begun in 1904. Today, this integrated system relies upon three surface water reservoirs (the Griggs and O'Shaugnessy on the Scioto River north of the city, and the Hoover located on Big Walnut Creek approximately 20 miles northeast of the city) and groundwater collected by four Ranney collector wells in what is referred to as the South Side Wellfield. The City maintains three water purification plants, the Dublin Road Water Plant, the Parsons Avenue Water Plant, and the Hap Cremean Water Plant. Today, the average daily water demand for areas served by the city's water system is 130 million gallons. Eighty-five percent (85%) of the city's raw water demands are met through the three surface water reservoirs, while fifteen percent (15%) is met from groundwater through the South Side Wellfield (www.columbuswater.com/sources.htm). None of the water supply sources for the City of Columbus are located within one mile of the proposed USD area included in this request.

The Ohio EPA's Division of Drinking and Ground Waters (DDAGW) noted in the Timken Bearing USD approval that the Miranova Development USD (98USD007) and Riverfront Commons Corporation Pen West Area USD (99USD015) "…determined that greater than 90% of the parcels within Columbus are connected to the city's municipal water supply." Therefore, there is anecdotal evidence that the provisions of OAC 3745-300-10(D)(1)(b)(i) are satisfied.

However, beyond this anecdotal evidence from previously approved USDs, the Certified Professional is relying upon satisfaction of the provisions of OAC 3745-300-10(D)(1)(b)(ii) as part of this USD request. A geo-referenced database was developed using ArcView 9.1 and Microsoft Access to demonstrate that at least 90 percent of the parcels within a one-mile radius of the proposed USD area are capable of being connected to the City of Columbus' community water supply. This demonstration was based on information included in:

- A spatially referenced, geographic information system (GIS) shape file (Parcel.shp.), dated October 2006, prepared by the Franklin County Auditor's Office, GIS Department, which contains location information for tax parcels within Franklin County, Ohio.

- Database files prepared by the Franklin County Auditor's Office, Real Estate Division relative to tax accounting and real estate appraisal data entitled "SMDA – 2005" (dated September 11, 2005) and "REALM" (dated October 30, 2006) for Tax Year 2005.

Of the 366,628 tax parcels in the Parcel.shp file, a total of 8,582 parcels were identified as being located within a one-mile radius boundary of the proposed USD area. **Table 1 of Appendix E** is a tabular summary of the property owner, PIN, and land use code for each parcel within the one-mile radius.

The database files include a subfile entitled "Parcel Characteristics Turnover File", in which a column under the heading of "water" designates if a public water supply is currently available to the parcel.

Parcels that are designated with "yes" in the "water" column are either a) currently connected, or b) capable of being connected to the public water supply. In addition, the "Parcel Characteristics Turnover File" includes a column under the heading of "well", which indicates if a water well is located at the parcel. According to the "Parcel Characteristics Turnover File", no wells are located at the parcels within a one-mile radius from the proposed USD area. The "water" and "well" designations for each parcel are also summarized in the tabular summary on Table 1 in Appendix E.

A total of 8,422 parcels within a one-mile radius of the proposed USD area had a designation of "yes" in the water column, indicating that these parcels either are currently (or are capable of) being connected to the public water supply. **Table 2 of Appendix E** is a summary of the 31 parcels that have a "no" designation in the "water" column. In addition, the database files did not contain any data for 129 parcels within a one-mile radius of the proposed USD area. These 129 parcels are summarized in **Table 3 of Appendix E.** **Figure 4** depicts the location of the 160 parcels that were either designated with "no" in the "water" column or for which the database files did not contain any data. The likelihood that these 160 parcels use groundwater for potable purposes is discussed in Sections 2.4 and 2.6, below.

Using a conservative assumption that all 160 parcels for which no information was included in the database files and all 31 parcels with "no" in the "water" column are either not currently connected or not capable of being connected to the community water supply, then 8,422 parcels of the 8,582 parcels (98.1%) within a one-mile radius from the proposed USD area are either currently connected or capable of being connected to the City of Columbus community water system.

$$\frac{\text{(Total Number of Parcels with "Yes" in the "Water" Column)}}{\text{(Total Number of Parcels)}} = \frac{8{,}422}{8{,}582} \times 100 = 98.1\%$$

Based on the above findings of the geo-referenced database, information obtained form the Franklin County Auditor's Office indicates that at least 90% of the parcels within a one-mile radius of the proposed USD area are either connection or capable of being connected to Columbus' community water supply. Therefore, this section has provided anecdotal and statistical evidence from third-party sources that both the provisions of OAC 3745-300-10(D)(1)(b)(i) and (ii) are satisfied for the proposed USD area.

## 2.3 EXCEPTIONS

*OAC 3745-300-10(D)(1)(c): If the evaluation conducted under (D)(1)(b) of this rule indicates that less than ninety percent of the parcels are connected or are capable of being connected to a community water system, an urban setting designation for the property may still be requested provided that parcels not connected to the water system would be unaffected by hazardous substances from the subject property or that potable water well installation would be impractical for reasons other than groundwater quality.*

In that the evaluation conducted under OAC 3745-300-10(D)(1)(b)(ii) supports that greater than ninety percent of parcels within a one-mile radius of the proposed USD area are connected to a community water system, this exception does not apply.

## 2.4 FUTURE WATER SUPPLY

*OAC 3745-300-10(D)(1)(d): The city or township as described in paragraph (D)(1)(a) of this rule has a community water system that the city or township considers capable of meeting its future water supply needs.*

The ability of the community water system to meet the future demand needs within the City of Columbus service area was assessed through:

- Reviewing available literature and reports; and
- Reviewing current statements on the City of Columbus Division of Water's webpage.

The overall ability of the City of Columbus Division of Water to meet the future demands of its service area was assessed in a report entitled *Water Beyond 2000, Comprehensive Water Treatment and Supply Feasibility Study, Division of Water – City of Columbus* dated July 6, 1992, and prepared by Burgess & Niple, Ltd. (Water Beyond 2000 report). Pertinent excerpts the Water Beyond 2000 report are included in **Appendix F**.

The Water Beyond 2000 report concluded that "...central Ohio's water needs can be met through an integrated solution that incorporates both aggressive conservation programs and development of additional water resources." (page 25) This balance of water conservation programs versus a need to develop additional supply capacity is a central focus of the Water Beyond 2000 report. Exhibit 2 on page 19 of the Water Beyond 2000 report presents a graph that shows the water supply demand curves (one with current conservation impacts, the second with potential conservation impacts) that show, with implementation of Phase I and Phase II of the "upground reservoir" projects (discussed further in this section), the community water system will be able to meet demands through 2020.

The Water Beyond 2000 report identified several potential sources for additional raw water supply. Three potential groundwater wellfield expansion areas and eight potential upground surface water storage reservoir locations are shown on page 14 of the Water Beyond 2000 report. None of these potential future source areas are located within a one mile radius of the proposed USD area (in fact, only two are even partially within the City of Columbus, both being proximal to the South Side Wellfield). Areas proximal to or within a one mile radius of the proposed USD area are not mentioned in the Water Beyond 2000 report.

It is clear from a review of the City of Columbus Division of Water's webpage that the recommendations of the Water Beyond 2000 report are being implemented. The Division of Water has created a home page (www.columbusupgroundreservoirs.com) that includes information about the initial stage of upground reservoir construction at locations in Delaware County. **Appendix G** is a copy of information updated in July 2006 regarding the upground reservoir project. This information indicates the final design for the first of three new reservoirs was completed in May 2006. Public meetings have been held, and detailed design is slated to be completed by March 2007. Construction of this first reservoir (located in Thompson Township in Delaware County) is expected to begin in 2007 and be completed by October 2009. The other two reservoirs are anticipated to be designed and constructed by 2015.

From the information provided in Appendices F and G, the Certified Professional would conclude:

1. The City of Columbus has a comprehensive and integrated plan to continue to meet the water supply demand needs of central Ohio (the Water Beyond 2000 report).
2. The comprehensive plan is being implemented to augment the raw water supply needs of Columbus and the region.
3. Areas proximal to or within a one mile radius of the proposed USD area are not considered to be possible sources of new raw water supply, either now or in the foreseeable future.
4. That the City of Columbus has a plan for the community water system that is considered capable of meeting future water supply needs.

Therefore, the Certified Professional believes that the provisions of OAC 3745-300-10(D)(1)(d) are satisfied with regard to the proposed USD area.

## 2.5 SOURCE PROTECTION AREA

*OAC 3745-300-10(D)(1)(e): The property or properties for which the designation is requested is not located within a source protection area for a public water system using groundwater.*

To address this criterion, the Certified Professional contacted Mr. Michael Bondoc of the Ohio EPA's DDAGW, Central District Office. Mr. Bondoc stated that he was not aware of any public water systems within a one mile radius of the proposed USD area. The Certified Professional conveyed to Mr. Bondoc a map of the proposed USD area, which Mr. Bondoc, in turn, entered into the DDAGW's Geographical Information System (GIS) database. Based upon this review, Mr. Bondoc provided an electronic mail response which stated:

> "There are currently no public water systems within a 1-mile radius of the subject property. The property is not located within a Drinking Water Source Protection Area for a public water system(s) using groundwater."

A copy of this email correspondence, as well as two maps provided by Mr. Bondoc, is included as **Appendix H**.

In addition, the Certified Professional contacted Ms. Linda Merchant-Masonbrink of the Ohio EPA's Division of Surface Water, in the agency's Central Office. The purpose of this contact was to request information regarding any surface water source protection areas located within either Franklin County or the City of Columbus. While this is not a specific requirement to satisfy this criterion, the Certified Professional was advised by the Ohio EPA's DDAGW that addressing potential surface water source protection areas was a prudent step in the USD application process.

Ms. Merchant-Masonbrink provided HzW with a map of surface water source protection areas within Franklin County. A copy of this map is included in **Appendix I**. The map provided by Ms. Merchant-Masonbrink indicates that the proposed USD area is not located within a surface water source protection area, or that any such protection areas are located within a one mile radius of the property.

Based upon the information provided by the Ohio EPA in Appendices H and I, the Certified Professional concludes that the provisions of OAC 3745-300-10(D)(1)(e) are satisfied with regard to the proposed USD area.

## 2.6 POTABLE WATER WELLS

*OAC 3745-300-10(D)(1)(f): Wells installed or used for potable water supply purposes are not located within one-half mile of the property boundary for which designation is requested as determined in accordance with the requirements of paragraph (D)(8)(a) of Rule 3745-300-07 of the Administrative Code.*

To evaluate this criterion, the Certified Professional first performed parallel well log searches with the Ohio Department of Natural Resources (ODNR). The first was performed on-line (the "on-line search"), while the second involved a requested search by a representative of the ODNR (the "direct search"). While there was considerable overlap between the records provided by both searches, the Certified Professional concluded that the on-line search was more comprehensive, in that it could be tailored to a larger area, while the direct search involved a person (at ODNR) drawing a radial circle from the center of the proposed USD property, and providing only those records within the circle. This was followed with a data evaluation stage that eliminated overlapping and duplicate records, and more accurate mapping based upon GIS plots or GIS location of latitude and longitude coordinates provided by the ODNR. The result of the combined searches and the data evaluation stage was the

determination that there was the potential for sixty-nine (69) wells within a one-half mile radius of the proposed USD. A tabular summary of these 69 potential wells is included in **Table 1 of Appendix J**. The actual well logs for these wells are included after Table 1 in Appendix J.

A review of Table 1 of Appendix J indicates that 56 of the 69 wells are indicated either on the logs or through designations (such as "TB" for "test boring") to be groundwater monitoring wells, and not wells that were installed for potable purposes. The elimination of these 56 wells from the database left thirteen (13) wells, which are listed on **Table 2 of Appendix J**. These 13 wells are indicated as being located at six separate properties (there are multiple wells indicated for some of these properties):

- Cannata Gallery, 1295 Essex Avenue (1 well, installed in 1954, 365 feet deep, developed capacity of 100 gallons per minute);
- Columbus Coated Fabrics, 1280 North Grant Avenue (2 wells, installed in 1951 and 1955, with depths of 380-381 feet, and one published capacity of 360 gallons per minute);
- D.L. Auld Company, intersection of East 5th Avenue and North 5th Street (3 wells, installed between 1936 and 1949, with depths of 222-350 feet, and no published capacities);
- Garden Theatre, 1181-1187 North High Street (1 well, installed in 1943, 160 feet deep, and no published capacity);
- Jeffrey Manufacturing, listed at East 1st Avenue and North 4th Street (3 wells, installed in approximately 1949-1950, with depths of 200-250 feet, and no published capacities, with one well indicated as a "return well" with no pump installed); and
- Timken Corporation, 1025 Cleveland Avenue (3 wells, installed between 1942 and 1951, with depths of 317-500 feet, and a single published yield rate of 250 gallons per minute; two of the wells are indicated as "return wells" while one is indicated as a "supply well".

The location of these six properties relative to the proposed USD area is shown on **Figure 5**.

The next task was to evaluate whether a) these wells were used for potable purposes, and, if so b) whether one or more were still in use. This was conducted through one of the three following means:

- A review of information provided in the Timken Bearing USD Request prepared by Sanborn, Head & Associates (SHA), dated September 29, 2004, and approved by the Ohio EPA on March 8, 2005.
- A physical inspection of the six properties by the Certified Professional (Matthew D. Knecht, CPG 0105) on October 23 and 24, 2006, to evaluate whether there was any evidence to suggest the potable use (or potential potable use) of any of these wells.
- A review of Table 1 of Appendix E.
- A review of secondary source information available on the internet from the Franklin County Auditor and other web sites.
- Specific knowledge regarding the use of industrial process water wells available to the Certified Professional from previous experience at industrial properties.

Each of the six properties listed above is discussed in separate subsections below.

### *2.6.1 Cannata Gallery, 1295 Essex Avenue*

According to the Timken Bearing USD Request, there is no street address for 1295 Essex Avenue (the location of the "Cannata Gallery" well on ODNR well logs). This was verified by the Certified Professional on October 24, 2006. Citing Appendix E of the Timken Bearing USD Request:

> "The addresses nearest to...1295 Essex Avenue were 1290 and 1310 Essex Avenue. During the reconnaissance, six addresses were identified as possible locations where 1295 Essex Avenue might have been historically located...SHA contacted owners and operators of businesses at five of [the six] addresses near 1295 Essex Avenue, and for each of these properties, the interviewees said that the City of Columbus supplied water to the businesses and that no water wells are known to exist. SHA was unable to contact a representative for [the sixth property] at 1310 Essex Ave., which was vacant and had no signs or markings that indicated the owner or operator names. However, according to water account records, the City of Columbus currently supplies water to [1310 Essex Avenue]."

From this, SHA concluded that there was no evidence that the water well indicated at 1295 Essex Avenue supplied potable water to any current user in the area.

The Certified Professional also confirmed that the 1310 Essex Avenue property is supplied (or capable of being supplied with) potable water from the community water system, through a review of the GIS information obtained from the City of Columbus (refer to Table 1 of Appendix E for the information reviewed by the Certified Professional). The Certified Professional also performed a visual inspection of the six properties referenced in the Timken Bearing USD Request, and similarly observed no evidence of a potable water well anywhere in the area that would have been occupied by 1295 Essex Avenue. Therefore, the Certified Professional would agree with SHA in their conclusion that there is no evidence that the water well indicated at 1295 Essex Avenue either a) is supplying potable water to a user in the vicinity of this non-existent address, or b) still exists.

### *2.6.2 Columbus Coated Fabrics, 1280 North Grant Avenue*

The Certified Professional (in combination with Ohio EPA Central District Office staff) has personally observed both the wells referenced in ODNR well logs. Both still exist, but are not operational. Further, the property is abandoned. There is no electrical service to the property, or pumps or other appurtenances that could deliver water to a hypothetical potential potable user. The wells have been vandalized, and it is the goal of the property owner to properly abandon these wells as part of building demolition. Therefore, from first hand observations, the Certified Professional can attest – and so warrants by the affidavit accompanying this document – that the two wells indicated at the CCF facility are not currently providing potable water to any known or authorized user, and that they have been vandalized or otherwise damaged to the point where potable water extraction would be impossible. Finally, the Certified Professional has specific knowledge that these wells will be properly abandoned by June 2007.

### *2.6.3 D.L. Auld Co., 244 & 266 East 5th Avenue or 1180 North 5th Street*

From historical records, the D.L. Auld Co. apparently leased the property (since wells were installed listing D.L. Auld Co. as owner from as early as 1936) prior to purchasing the land in 1948, according to Franklin County Auditor records. From several web pages, it is apparent that D.L. Auld Co. manufactured silver products and ceremonial medals. Franklin County Auditor records indicate that the property was sold in 1996 to a Richard and Marie Potts. The property is currently listed on

Franklin County Auditor records as a "commercial warehouse". The property is listed (under 244 East 5th Avenue) as being connected to the municipal water supply in Table 1 of Appendix E.

Citing Appendix E of the Timken Bearing USD Request:

> "...the former D.L. Auld & Co. [property is] vacant...According to the current owners/operators of the former D.L. Auld & Co. [property], no wells are known to exist and potable water is supplied...by the City of Columbus, Division of Water [a fact verified as part of the current USD request]."

SHA referenced a telephone conversation with a Mr. Bob Paskey as the current owner/operator of the former D.L. Auld Co. property for this information. The Certified Professional attempted to contact Richard or Marie Potts (who are apparently landlords at the site, with a Blacklick, Ohio mailing address), but was unsuccessful. Similarly, despite several attempts, the Certified Professional could not locate a telephone number for the Bob Paskey interviewed by SHA in 2004.

The Certified Professional performed a visual inspection of the former D.L. Auld Co. property on October 23, 2006. There was no one inside the building on-site at the time of the visual inspection, and the property appeared either vacant or "underutilized". There was no evidence of potentially potable wells, either near the single building on-site or in the parking area east of the building.

Based upon the fact that the property address is listed as connected to the community water supply, the visual inspection of the property, and the information contained in the Timken Bearing USD Request, the Certified Professional would agree with SHA in the conclusion that there is no evidence that there are any water wells continuing to provide potable water to any users at the former D.L. Auld Co. property.

#### *2.6.4 Garden Theatre, 1181-1187 North High Street*

The building formerly occupied by the Garden Theatre is now occupied by the Columbus Worship Center, which is, essentially, a church. According to the Columbus Worship Center's web site (www.columbusworshipcenter.com), the church occupied the abandoned Garden Theatre building in 1996. Prior to its closing, the Garden Theatre was most recently a burlesque house and adult movie venue, although originally the theatre offered stage productions and full length feature films (www.cinematreasures.org).

Referring to Table 1 of Appendix E, the property listed at 1181-1187 North High Street is connected to the community water supply. The Certified Professional performed a visual reconnaissance of the property on October 24, 2006. Most (if not all) the property is now occupied by a building, which was locked on the date of the visual site inspection. The Certified Professional contacted the church office on December 7, 2006, and received a return telephone call from Rev. Bob Parry on December 11, 2006. Rev. Parry indicated that the well on-site was installed to provide "cool water" for the original theatre's air conditioning system, and was never used for potable purposes, to the best of his knowledge. Rev. Parry indicated that the well was "filled and capped" by a contractor hired by the Columbus Worship Center during 1998, and is therefore no longer functional.

Based upon the fact that the property is connected to the community water system, the lack of any visual evidence of the continued use of a well for potable purposes at the property, and information provided by the current owner, the Certified Professional concluded that there is no evidence that there is a water well continuing to provide potable water to any users at the Garden Theatre/Columbus Worship Center property.

### *2.6.5 Jeffrey Manufacturing, East 1st Avenue and North 4th Street*

As an initial statement, "return" wells (as is cited on one of the three ODNR well logs for this property) are generally not "potable wells", but are used in the context of either contact or non-contact cooling water. As discussed in further detail in the next subsection, typically "supply" and "return" wells indicate the use of groundwater by industries that use large quantities of contact and/or non-contact cooling water. These types of industrial wells – in the past – drew water from industrial supply wells to cool metallic parts as part of primary or secondary steel manufacture or processing, and used the return wells to circulate the water through the ground for cooling purposes. This type of "closed loop" system is no longer used except in the case where an underground injection control permit has been granted for the return well.

The purpose of this narrative is to place the concept of a "return" well in its proper context. Rarely, if ever, was water from "supply" and "return" wells used for potable purposes, and water quality was not necessarily a critical criterion evaluated in the groundwater extracted and used. Rather, volume was the critical component. An industrial supply well had to yield a sufficient volume of water (regardless of any quality criteria, other than temperature) to be considered "satisfactory" for its intended purpose.

According to the Timken Bearing USD Request, "...the former Jeffrey Manufacturing property [is] vacant and undeveloped." On October 23, 2006, the Certified Professional conducted a visual inspection of that portion of the former Jeffrey Manufacturing property indicated on the well logs as being within one-half mile of the proposed USD area. There was no evidence of any wells (potable or otherwise) on the portion of the property within one-half mile of the USD. The property was undeveloped, and vacant. Therefore, the Certified Professional concluded that there is no evidence that there is a water well capable of providing potable water to any potential user on the former Jeffrey Manufacturing property. Further, the Certified Professional is skeptical that any of the wells indicated as being located on the Jeffrey Manufacturing property from Table 2 of Appendix J ever supplied groundwater for potable purposes.

### *2.6.6 Timken Bearing, 1025 Cleveland Avenue*

There is a discrepancy between the number of deep water supply wells on this property in the Timken Bearing USD Request (4) versus that discovered by the Certified Professional as part of this USD request (3). While four (4) well logs were received from ODNR, the Certified Professional for the CCF site determined that two of the ODNR records are duplicates, which would mean that only three wells – all either labeled "supply" or "return" well – were located on the Timken Bearing property, rather than the four discussed in the Timken Bearing USD Request.

Nevertheless, citing the Timken Bearing USD Request:

> "[N]o visual indication of the presence of a water supply well was observed [on July 15, 2004]. ODNR records also indicate that four [hence, the discrepancy noted above] industrial wells were installed at the Timken Bearing Plant property from 1942 to 1951. The depths of these wells ranged from 317 to 500 feet. According to Mr. Ray Sisk, former Supervisor – Environmental, Security, Safety & Fire Control at the Timken Bearing Plant, the City of Columbus' municipal water supply had historically provided potable water to the Timken Bearing Plant, whereas industrial wells were used as either water supply or return wells for non-contact cooling water. In the 1970s, Timken began using the municipal water supply for their non-contact cooling water and had hired a drilling contractor to abandon the industrial wells."

The Certified Professional conducted a visual inspection of the former Timken Bearing property on October 23, 2006. The property is vacant and undeveloped, except for a large concrete slab that covers most of the site (presumably, a former building floor or foundation). No evidence of a potable water well was observed on the former Timken Bearing property. It should be noted here that this property has a USD, granted in 2005, which would indicate the Ohio EPA's general concurrence that there are no potable water wells on the site.

Therefore, based upon the information presented in the Timken Bearing USD Request, the fact that this site has been granted a USD, the fact that this property is listed as being connected to the community water system, and visual observations on October 23, 2006, the Certified Professional concluded that there is no evidence that there is a water well capable of providing potable water to any potential user on the former Timken Bearing property. Further, the Certified Professional is skeptical that any of the wells indicated as being located on the former Timken Bearing property in Table 2 of Appendix J ever supplied groundwater for potable purposes.

In conclusion, therefore, while the ODNR has records for wells within a one-half mile radius of the proposed USD area, most of these are groundwater monitoring wells, and are therefore not intended for (or, capable of) providing groundwater for potable purposes. The 13 potential water supply wells at six properties listed in Table 2 of Appendix J have been discussed in separate subsections, above. In each case, there is no evidence that any of these wells is being used for potable purposes, and, in many cases, these wells no longer exist. Therefore, based upon all of the available information listed in this section, the Certified Professional concludes that there are no potable water wells within one-half mile of the proposed USD area, and that the threshold criterion outlined under OAC 3745-300-10(D)(1)(f) has been satisfied.

## 2.7 SOLE SOURCE AQUIFER

*OAC 3745-300-10(D)(1)(g): Specific criteria to be met when the property is located over a Sole Source Aquifer in a consolidated saturated zone or an unconsolidated saturated zone capable of sustaining a yield greater than one hundred gallons per minute.*

The Ohio EPA has identified areas in the State of Ohio that are served by sole source aquifers. In the electronic mail correspondence in Appendix H, Mr. Michael Mondoc of the Ohio EPA indicated that the property is not located above a sole source aquifer, and that there are no sole source aquifers in Franklin County, Ohio. To verify this, the Certified Professional reviewed the map of sole source aquifers in the State of Ohio on Ohio EPA's website. A copy of this map is included as **Appendix K**, and verifies that there are no sole source aquifers located in Franklin County, Ohio. Therefore, the proposed USD area is not located above a sole source aquifer.

Further, the proposed USD area is not situated within an area that is capable of yielding groundwater in quantities in excess of 100 gallons per minute. **Appendix L** includes a copy of a section of ODNR's map entitled "Ground Water Resources of Franklin County", with the location of the proposed USD area indicated. This map demonstrates that the property is located in an area of:

> "Devonian and Mississippian shale bedrock [that] yields less than 2 gallons per minute at depths of less than 100 feet. Occasionally, thin lenses of sand and gravel may be encountered near the surface of the weathered shale at depths of 18 to 45 feet, and yield as much as 5 gallons per minute."

From the information in Appendices K and L, the Certified Professional concluded that the proposed USD property is not located above a sole source aquifer, and is not situated in an area above or an unconsolidated zone capable of yielding greater than one hundred gallons per minute.

Therefore, the Certified Professional concludes that the two criteria outlined in OAC 3745-300-10(D)(1)(g) are met for the proposed CCF USD area.

## SECTION 3.0 – CONCLUSIONS

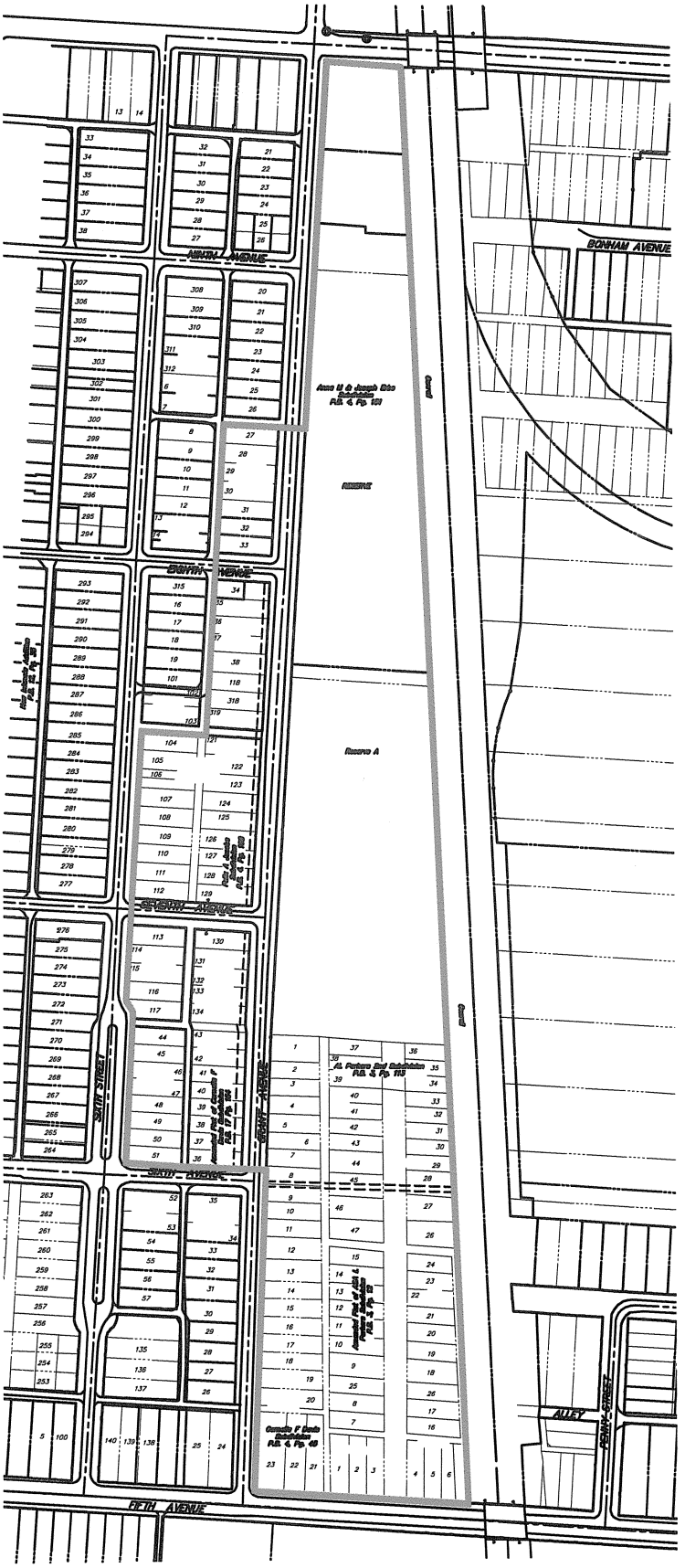
The results of the Certified Professional's assessment of conditions in and around the proposed CCF USD area within the City of Columbus support the following conclusions:

1. The property meets all of the threshold criteria for an Ohio EPA VAP Urban Setting Designation, based upon the following summary:
    - The property is located within the corporate boundary of the City of Columbus, which has a population in excess of 20,000 residents.
    - Greater than 98% of the parcels within a one-mile radius of the proposed USD area are connected to a municipal community water supply.
    - The City of Columbus Division of Water has a plan in place (and is implementing the plan) so that the community water supply will continue to meet future demands.
    - The property is not located in a Source Protection Area (either for groundwater or surface water) as designated by the Ohio EPA.
    - There are no wells used or installed for domestic potable use within a one-half mile radius of the property.
    - The property is not located over a Sole Source Aquifer, or an area capable of yielding groundwater in excess of one hundred gallons per minute.

2. All criteria for approval of an Urban Setting Designation request have been met in accordance with OAC 3745-300-10(D)(2)(e), namely:
    - All applicable threshold criteria outlined in OAC 3745-300-10(D)(1)(a) through (D)(1)(g) are met, as outlined above.
    - The property lies wholly within the corporate boundaries of the City of Columbus.
    - The City of Columbus public water supply is obtained from a combination of surface water and groundwater sources. The proposed USD area is not located within a one-mile radius of any of the City of Columbus raw water source areas. As a consequence, adverse impacts on the City of Columbus raw water resource needs are unlikely as a result of the issuance of a USD for the property. Furthermore, granting the designation would not be inconsistent with the City of Columbus' regional water resource obligations.
    - Based upon the availability of a community water supply and the stable/established nature of the community around the property, potable use of groundwater potentially affected by conditions on the property is not occurring, and is unlikely to occur in the future.

No other pertinent factors concerning this USD request exist.

I:\HZW\H0612603\CADDWGS\USDSITE.DWG (DSV)




RECORD SURVEY
QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 18
UNITED STATES MILITARY LANDS
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

SCALE: 1"=330'

0 330 660

HzW Environmental
Consultants, LLC

6105 Heisley Rd. ▪ Mentor, OH 44060
440-357-1260 ▪ Fax 440-357-1510

**FIGURE 1**

SITE LOCATION MAP
PROPOSED USD AREA
COLUMBUS, FRANKLIN COUNTY, OHIO