
Leveraging Partnerships to Create Adaptive Reuses of Brownfield Properties



Fairfax Renaissance Development Corporation

Haley & Aldrich, Inc. **HALEY &
ALDRICH**

Presentation Team

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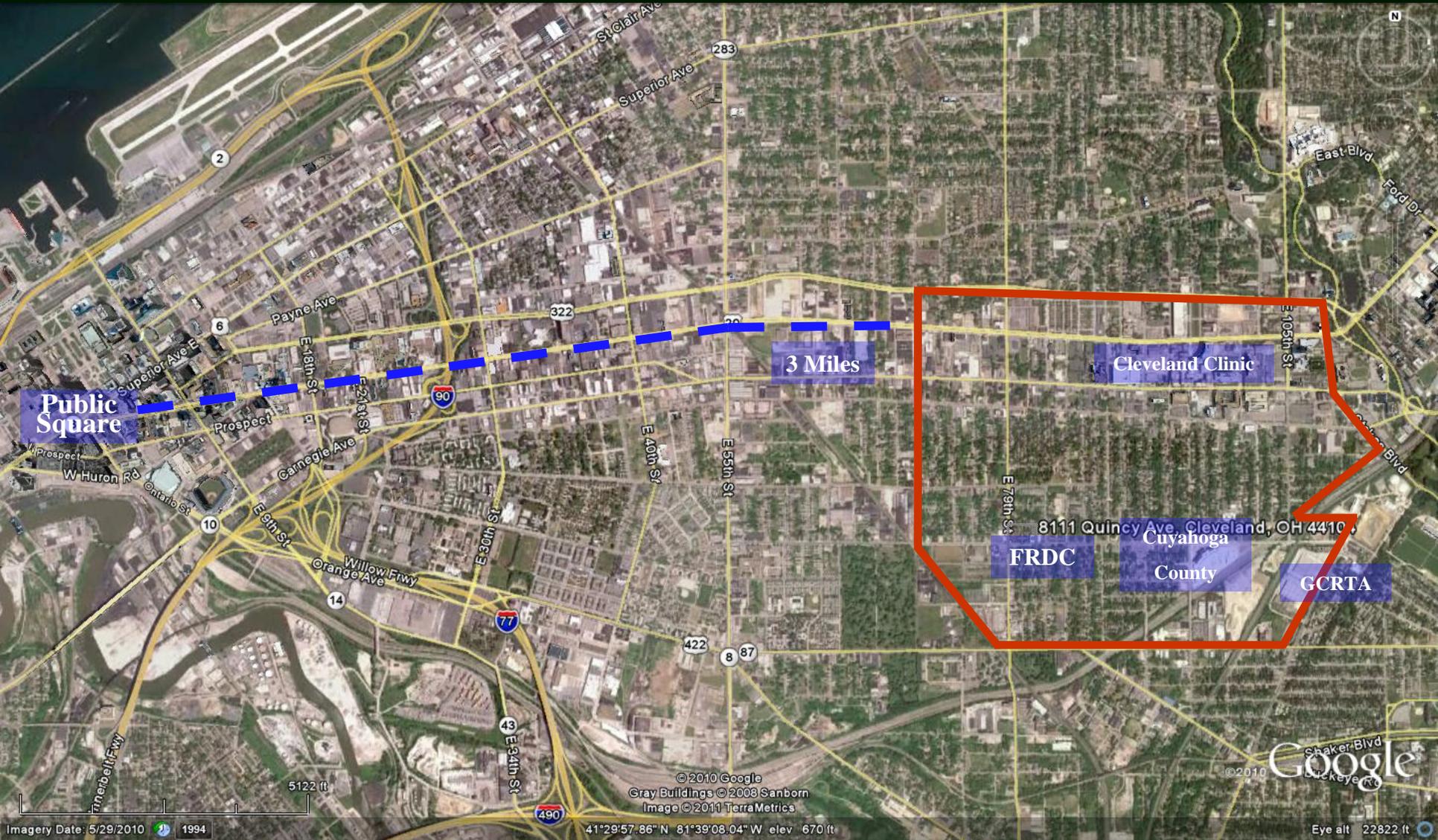
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Proximity of Fairfax to Downtown Cleveland



Welcome to the Neighborhood



Fairfax Neighborhood Demographics - 2000

- ❖ **Population 7,352**
- ❖ **3,674 households (31% owner occupied)**
- ❖ **\$21,478 median income average**
- ❖ **16.8% unemployment rate for Fairfax residents**
- ❖ **11.2% unemployment rate for Cleveland residents**
- ❖ **Fairfax Residents**
 - **38.7% families with children - Incomes Below Poverty Level**
 - **19.2%-65 Years & Above**
- ❖ **Cleveland Residents**
 - **32.3% of families with Children - Incomes Below Poverty Level**
 - **12.5% 65 Years & Above**



What is a Community Development Corporation?

- ❖ **Non-Profit organization funded by state and federal grants, foundations, donations, development fees, and fund raising events.**
- ❖ **Governed by a volunteer board of directors drawn from the residential, business, academic, and institutional communities in Fairfax.**
- ❖ **Cleveland CDC's are heavily involved in residential and commercial property development.**
- ❖ **All contributions are tax exempt.**

About FRDC

❖ **Mission:**

- **Improve and Enhance the Fairfax Neighborhood Through Comprehensive Community Development**

❖ **Incorporated: 1992**

❖ **Annual Budget: \$4.8 Million**

❖ **Staff: 22**

What We Do

❖ Long & Short Term Neighborhood Planning

❖ Commercial and Residential Development

❖ Direct Services:

- Home repair assistance
- Counseling
- Computer education
- Community organizing
- Home purchase assistance

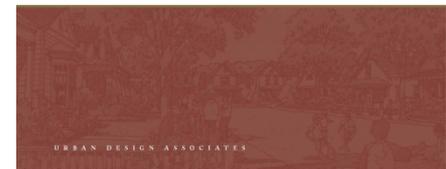
❖ Community Engagement

- Frequent Contact with Residents
- Hosted a dinner/meeting to introduce model block initiative
- Support and Participation from Residents
- Walk the Neighborhood with Key Residents
- Assessment Current Conditions & Resident's Needs



FAIRFAX
STRATEGIC INVESTMENT PLAN
Cleveland, Ohio

MARCH 2009



Collaboration & Partnerships

Cleveland Clinic Habitat House

Turner SE for Community Day



Charter One

Community Build Day

Inspiring a Shared Vision

Global Cardiovascular Innovation Center (GCIC)

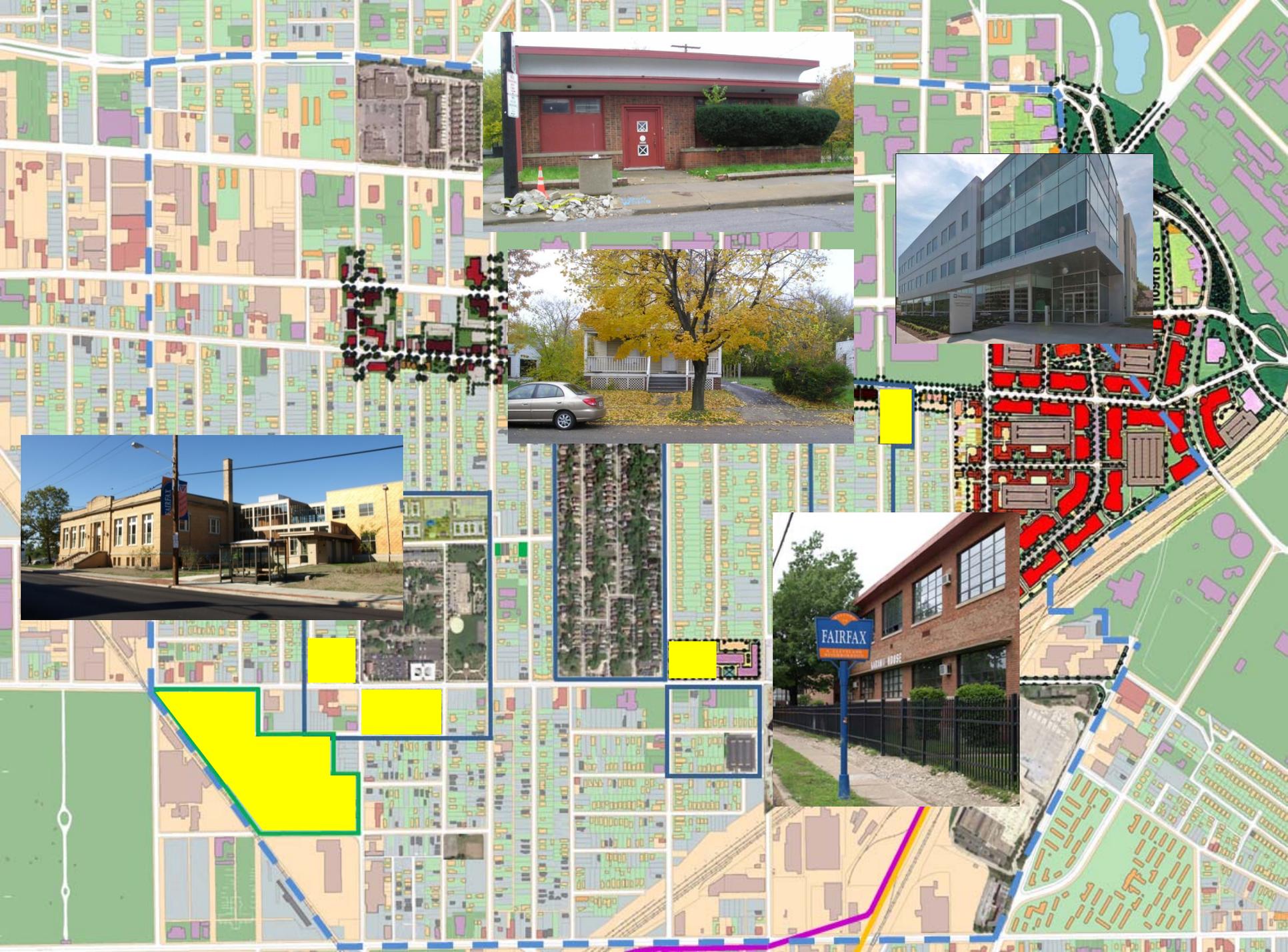


Inspiring a Shared Vision

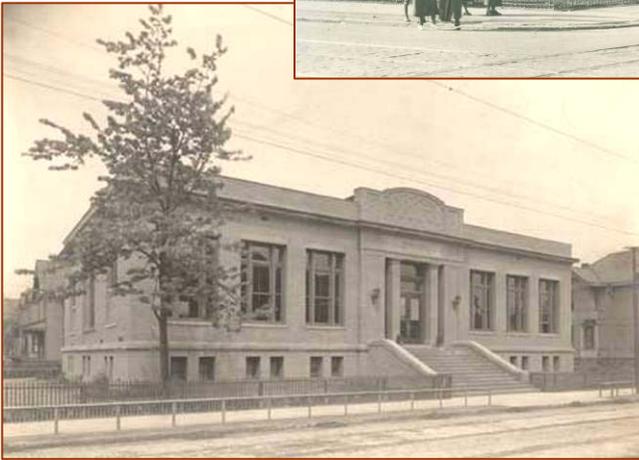
Global Cardiovascular Innovation Center (GCIC)



Inspiring a Shared Vision



Langston Hughes Center – In the Beginning



Inspiring a Shared Vision

Langston Hughes Center – January 2006



Inspiring a Shared Vision

Langston Hughes Center – Summer 2008

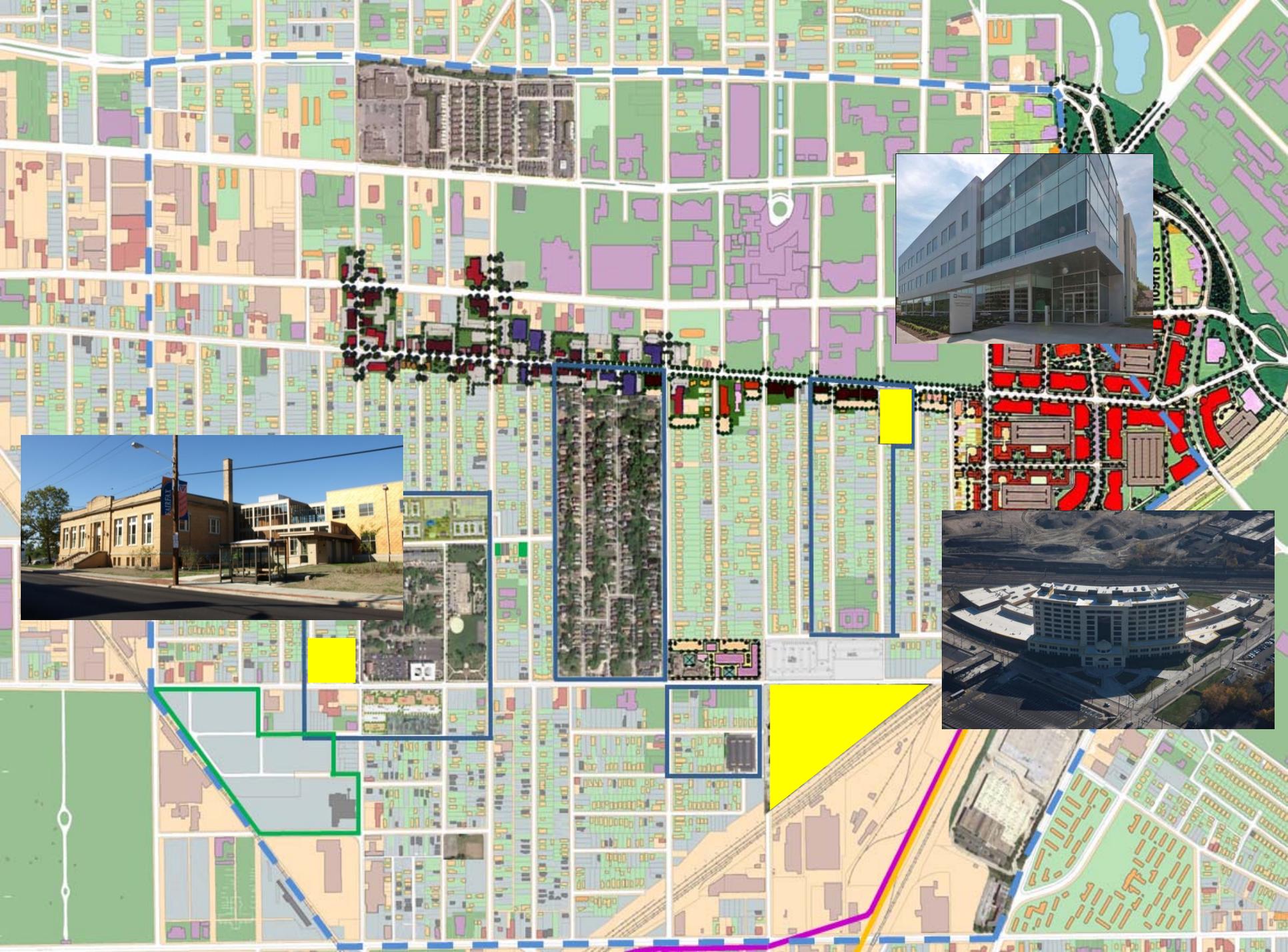


Inspiring a Shared Vision

Langston Hughes Center – Summer 2008



Inspiring a Shared Vision



Elie Wrecking

Juvenile Justice Center



Inspiring a Shared Vision

Elie Wrecking Company



Inspiring a Shared Vision

Juvenile Justice Center



Inspiring a Shared Vision

Quincy Industrial Park

Inspiring a Shared Vision

Quincy Industrial Park



Quincy Avenue

East 75th Street

Sherman Avenue

Sherman Ave

East 79th Street

14.5 Acres
(Available)

Stanton Avenue

Stanton Ave

6.5 Acres (Potential)

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Google

41°29'30.63" N 81°38'09.92" W elev 681ft

Eye alt 2341 ft

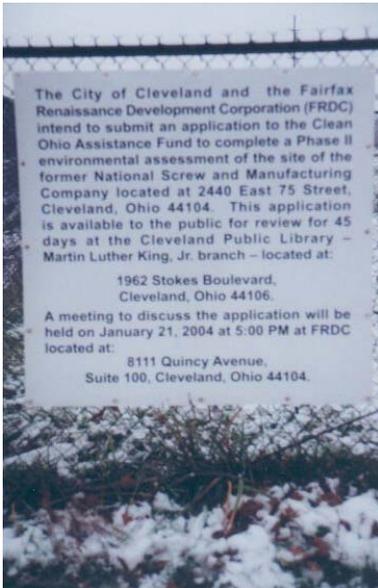
What We do for FRDC

❖ Four Signature Brownfield Redevelopment Projects:

- Quincy Industrial Park
- Global Cardiovascular Innovation Center
- Langston Hughes Center
- Former Elie Wrecking



Quincy Industrial Park



- ❖ **Blighted 14.5 acre site sitting empty for over 15 years used for a variety of industrial uses since 1896.**
- ❖ **To be re-developed as an industrial park**
- ❖ **City of Cleveland Empowerment Zone HUD program with \$177 million federal grant and loan monies to help businesses expand or re-locate to the zone**
- ❖ **Mixed use redevelopment - green space / commercial and industrial**
- ❖ **Tenants will provide accessible, career-ladder jobs to neighborhood residents.**
- ❖ **The Industrial Park located in neighborhood and adjacent to public transportation**

Quincy Industrial Park

- ❖ **Multiple Stakeholders involved:**
 - Cleveland Board of Education
 - City of Cleveland
 - FRDC
 - Developer
- ❖ **Clean Ohio Grant**
- ❖ **Conducted VAP Phase I and Phase II Assessments**
- ❖ **Investigation and Characterization of soil and groundwater**
- ❖ **Site contaminated with PAHs, chlorinated-VOCs and metals**
- ❖ **Prepared Health Based Risk evaluation for current and future uses of the property**
- ❖ **Prepared Cost Evaluations for multiple possible end-uses, to aid in redevelopment.**

Quincy Industrial Park



Inspiring a Shared Vision

Quincy Industrial Park



Quincy Avenue

East 75th Street

Sherman Avenue

Sherman Ave

East 79th Street

14.5 Acres
(Available)

Stanton Avenue

Stanton Ave

6.5 Acres (Potential)

Global Cardiovascular Innovation Center



- ❖ **Haley & Aldrich worked with FRDC, its legal counsel and the Cleveland Clinic on the property due diligence.**
- ❖ **Cost estimating**
- ❖ **Chlorinated solvent and lead contamination**
- ❖ **Human Health Risk Assessment.**
- ❖ **Limited soil excavation**
- ❖ **LEED documentation for the Brownfield credit.**



Global Cardiovascular Innovation Center



Inspiring a Shared Vision

Langston Hughes

- ❖ **\$5.5 million renovation former Carnegie Library building**
 - Senior Outreach Services (was on GCIC Property)
 - Cleveland Clinic's Community Health Resource Center.
- ❖ **Designed to be Silver LEED Building.**



Langston Hughes

- ❖ Haley & Aldrich worked with FRDC its legal counsel and architect on the property due diligence.
- ❖ Property was dilapidated
- ❖ Several phases of groundwater and soil investigation.
- ❖ Contaminated soil identified
- ❖ Limited soil excavation.
- ❖ LEED documentation for the Brownfield credit.



Langston Hughes



Inspiring a Shared Vision

Former Elie Wrecking

- ❖ **Approximate 3 acre Site with blighted 60,000 sq-ft building located next to the new juvenile justice center.**
- ❖ **Haley & Aldrich worked closely with FRDC and it's legal counsel in structuring a sales agreement with Cuyahoga County that included:**
 - **Pre-demolition clean-up**
 - **Demolition of building**
 - **Tank Removal**
 - **Site Investigation & Remediation**
 - **Defined end use**
 - **Clear contingency language**



Former Elie Wrecking



Former Elie Wrecking (Beckman Ave.)



Inspiring a Shared Vision

Former Elie Wrecking

- ❖ Turnkey Services were provided
- ❖ Geophysical study
- ❖ Waste characterization, profiling and Removal – Tires, drums, flares, batteries, switches, ASTs, Transformers, light ballasts, oil sludge in sumps
- ❖ Asbestos survey and abatement
- ❖ Phase II Assessment
- ❖ Risk Assessment
- ❖ Three UST systems closed
- ❖ Building Demolition
- ❖ ON BUDGET

Former Elie Wrecking







**“We can not direct the way the wind is blowing,
but we can adjust our sails
to take advantage of the wind.”**

Contact Information

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