Gotta Dry Cleaner? Don't Give up Hope!!!

Tom Mignery, VAP CP
Tom.Mignery@burgessniple.com; (614) 459-2050
Vanessa Steigerwald-Dick, PhD
Vanessa.Steigerwald@epa.state.oh.us; (330) 963-1219

Ohio Environmental Protection Agency

Cuyahoga County Department of Development

BURGESS & NIPLE
Engineers ■ Environmental Scientists

Gotta have Vision!!

Underutilized Assets – Need to have a Vision!!

Shopping Malls Transaction Concerns

- Identification of an environmentally distressed property – Dry Cleaners

Ohio Environmental Protection Agency

Cuyahoga County Department of Development

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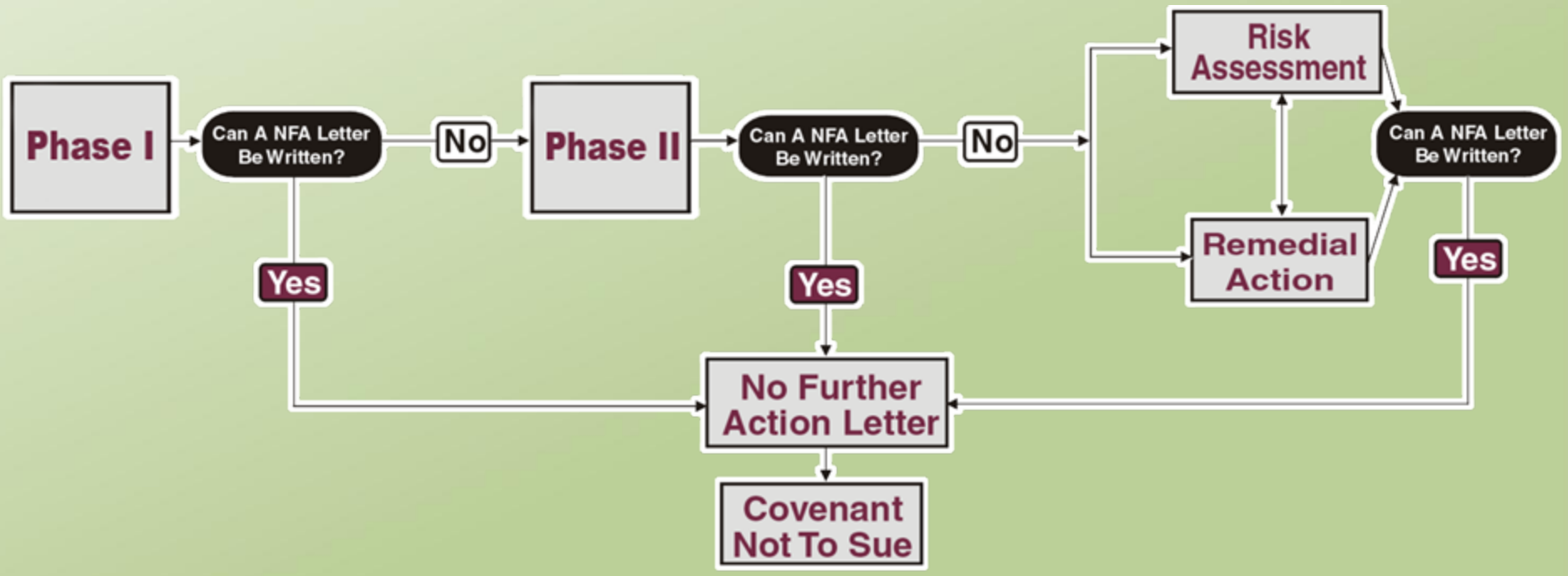
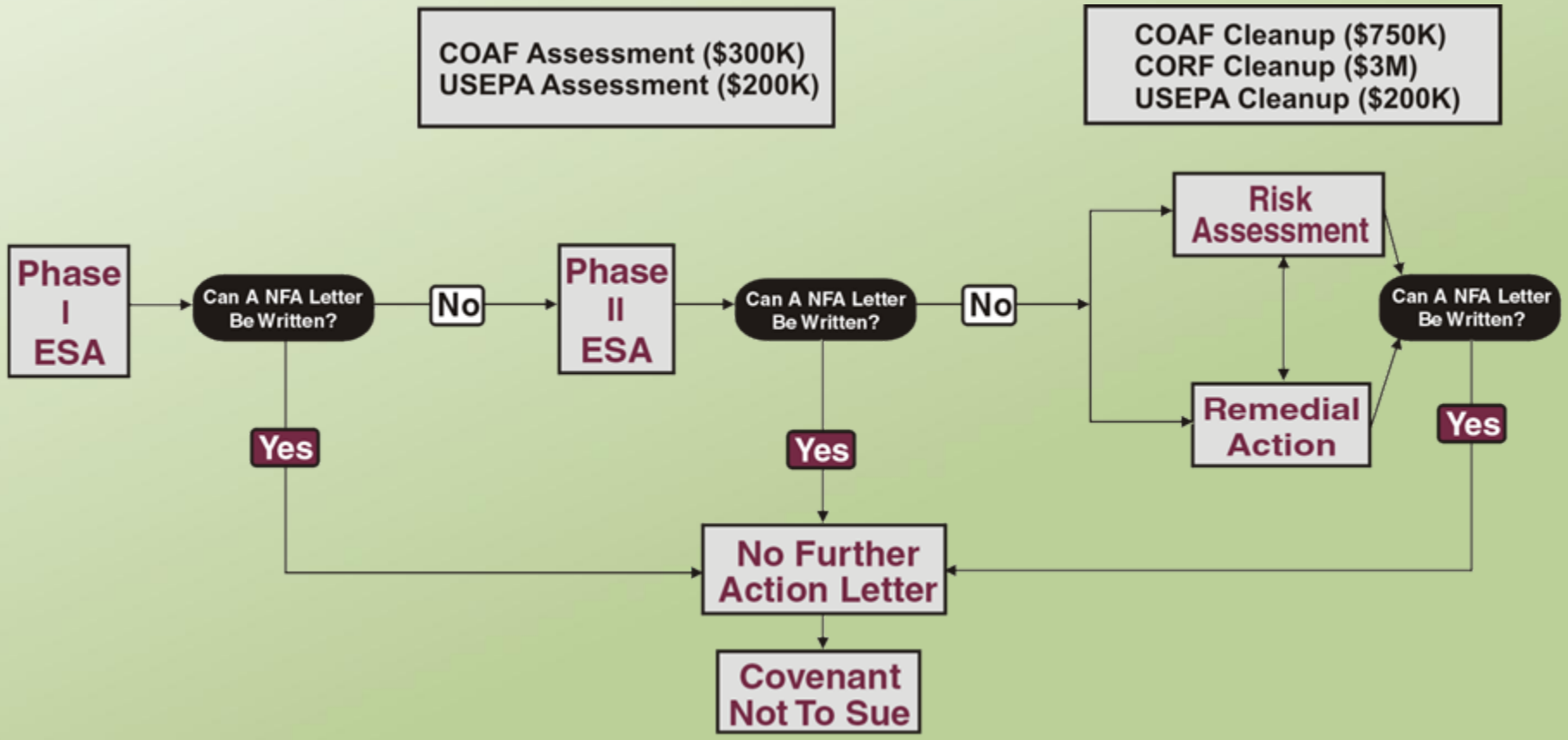
VAP Process


Phase I
Can A NFA Letter Be Written?
No
Phase II
Can A NFA Letter Be Written?
No
Risk Assessment
Remedial Action
Can A NFA Letter Be Written?
Yes
Yes
Yes
No Further Action Letter
Covenant Not To Sue

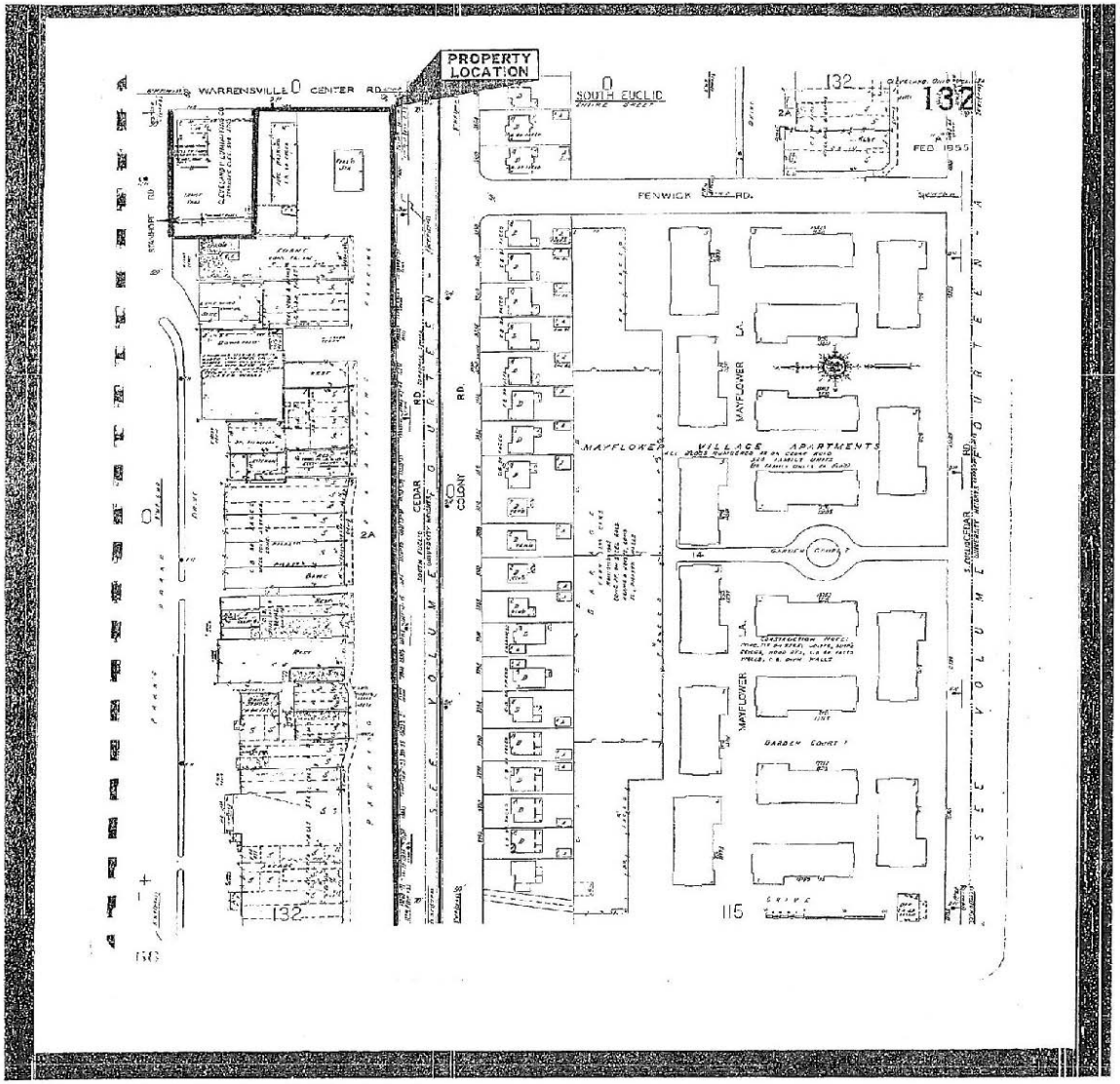
Funding Navigation Tools



Brownfield Funding Opportunities

- Clean Ohio Grant Funding Opportunities:
  - Revitalization Fund (25% Match for Cleanup)
  - Assistance Fund (0% Match Assessment & Cleanup)
- USEPA Brownfield Grants
  - Hazardous Assessment Grant (No Match)
  - Petroleum Assessment Grant (No Match)
  - Cleanup Grants (20% match)
- Community Development Block Grants
  - Assessment & Cleanup Grants

So how do we know there was a Dry Cleaner?



The Sanborn Library, LLC

Coverage = Property

BURGESS & NIPLE
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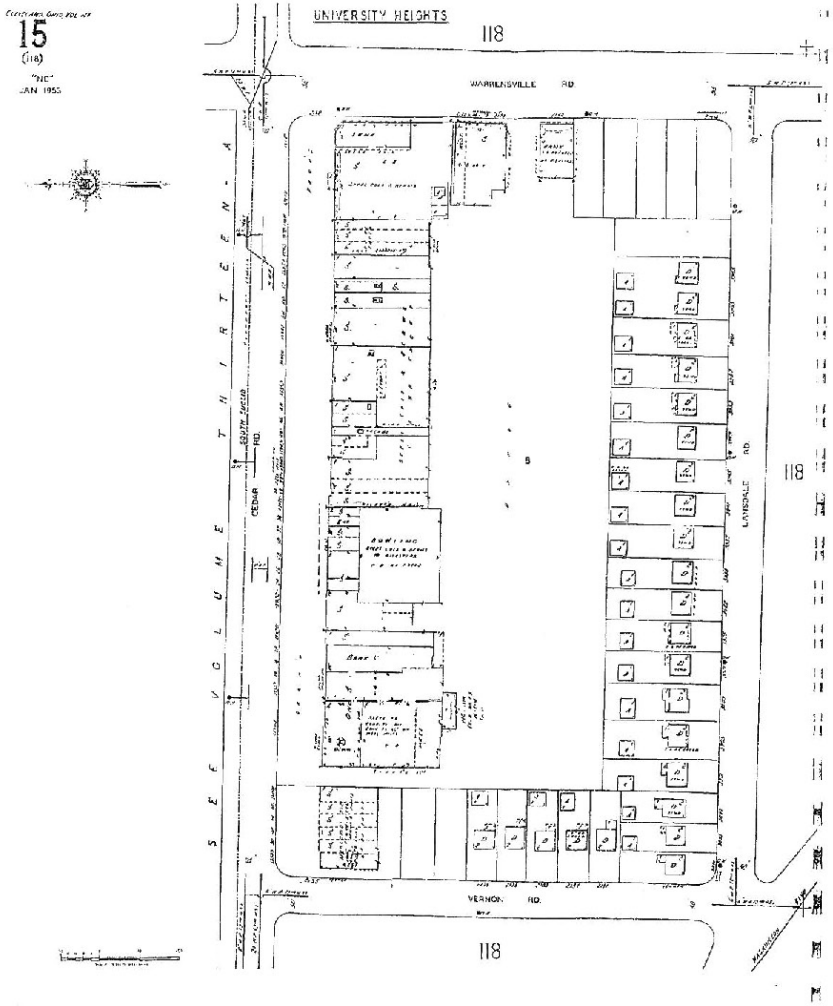
Coverage = South

The Sanborn Library, LLC



City of SOUTH EUCLID, OHIO 44121

1349 SOUTH GREEN ROAD

Phone 381-0400

DIVISION OF FIRE

SOUTH EUCLID FIRE DEPT.

SEPTEMBER 4, 1987

TO: ALVAH F. SEIBERT
BUILDING COMMISSIONER

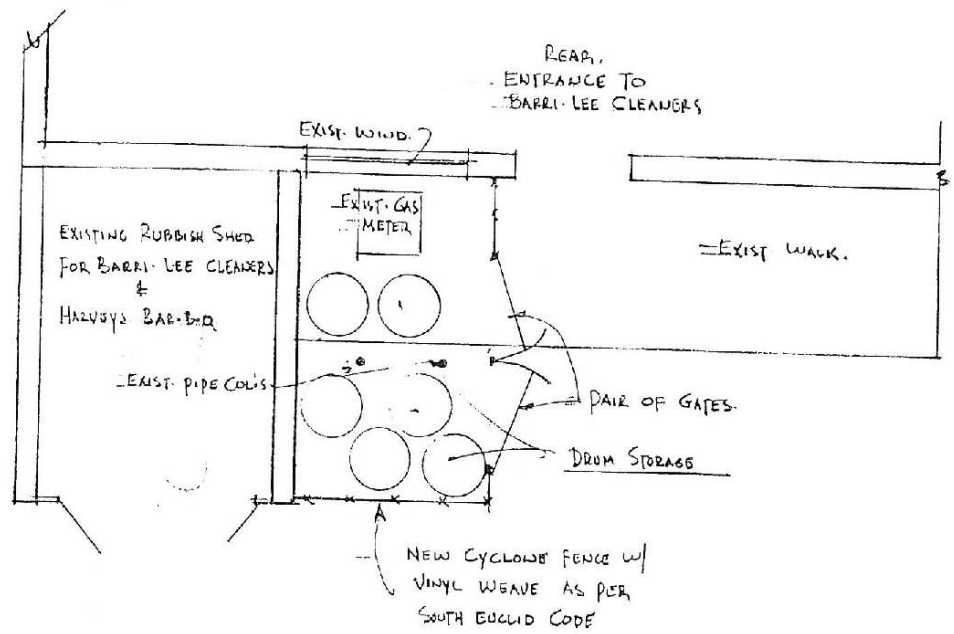
FROM: LARRY HUSTON, CHIEF
DIVISION OF FIRE

RE: BARRI-LEE CLEANERS
13911 CEDAR ROAD
PROPOSED DRUM STORAGE AREA

****

THE FIRE DEPARTMENT HAS NO OBJECTION TO THE PROPOSED DRUM STORAGE AREA AT THE ABOVE ADDRESS, IF THE ENCLOSURE IS KEPT CLEAN AND USED ONLY FOR THE STORAGE OF DRUMS AWAITING PICK UP.

A CLEAN HOME SELDOM BURNS!!!



PROPOSED DRUM STORAGE AREA FOR BARRI-LEE CLEANERS

SCALE 1/4"=1'-0"

Building and Inspection Record

DIVISION OF FIRE BUREAU OF FIRE PREVENTION CITY OF SOUTH EUCLID

STREET NAME CEDAR ROAD NUMBER 13911 DATE 11/3/61

BUSINESS NAME DARRI-LEE CLEANERS OCCUPIED AS DRY CLEANING SHOP PHONE 371-1717

BUSINESS OWNER MAYER: PLATO ANTON ADDRESS 20076 S. WOODLAND PHONE 831-8191

BUILDING OWNER RALPH CIRRIANI ADDRESS PHONE 581-8091

CONSTRUCTION: WALLS MASONRY, WOOD, PLASTER FLOORS CONCRETE

ROOF COMPOSITION ON WOOD DECKO. STORIES 1 DIMENSIONS 30' x 145'

HEATING EQUIPMENT 3- SUSPENDED UNIT HEATERS 1- BOILER (20 H.P.) NORTH EAST TYPE ENCLOSURE BOILER ROOM

OFFICES ON UPPER FLOOR? NONE STORAGE ON UPPER FLOOR? NONE KIND?

APARTMENTS ABOVE? NONE HOW MANY? 2nd EGRESS FROM EACH?

STAIRWAY LOCATIONS: BASEMENT NONE ENCLOSED OPEN

2nd FLOOR NONE ENCLOSED OPEN

ROOF OPENINGS (DESCRIBE) NONE

OTHER VENTING MEANS (DESCRIBE) NONE

OTHER VERTICAL OPENINGS (DESCRIBE) NONE

LOCATION OF VALVES AND SWITCHES: GAS NORTHEAST (INSIDE) ELECTRIC NORTH

REFRIGERATION REMARKS AIR CONDT'G 5HP ON ROOF FREON 500 3HP ON ROOF FREON 22

SPRINKLERS: WET NONE DRY NONE COMPLETE PARTIAL SYSTEM

LOCATION OF: INDICATOR POSTS SIAMESE CONNECTION

SPRINKLER VALVE STANDPIPES NONE

CARBON DIOXIDE SYSTEM NONE LOCATION OF CYLINDERS AND CONTROLS

FIRE ALARM SYSTEM (DESCRIBE) NONE

EXTINGUISHERS: S&A PCW CO2 2 - 5# + 4 PKS DRY CHEMICAL

SPECIAL PROCESSES OR HAZARDS:

EXPLOSION NONE FLAMMABLE LIQUIDS, NONE Amount CHEMICALS NONE

ELECTRICAL NONE INACCESSIBLE PLACES NONE

EXPLAIN SPECIAL PROCESSES OR HAZARDS:

REMARKS: THROUGH OUT THE PLANT AREA, THERE ARE OVERHEAD RAILS THAT THE CLEANING IS TRANSPORTED TO ALL SECTIONS OF THE PLANT. THE RAILS ARE ABOUT 6' ABOVE THE FLOOR, ABOUT 24" APART.

THERE ARE 2 WATER SPILLING DEVICES ON THE ROOF FOR COOLING AIR THAT IS CIRCULATED IN THE PLANT AREA. EACH HAS A MOTOR WHICH DRIVES A CIRCULATING FAN FOR PULLING AIR THROUGH THE SPILLED WATER AND COOLING THE WATER. SWITCHES ARE ON THE MACHINES FOR ON AND OFF.

FORM 4. PERCHLOROETHYLENE INSPECTOR JOSEPH H. STEVENS, LIEUT.

TOXIC - NOT FLAMMABLE

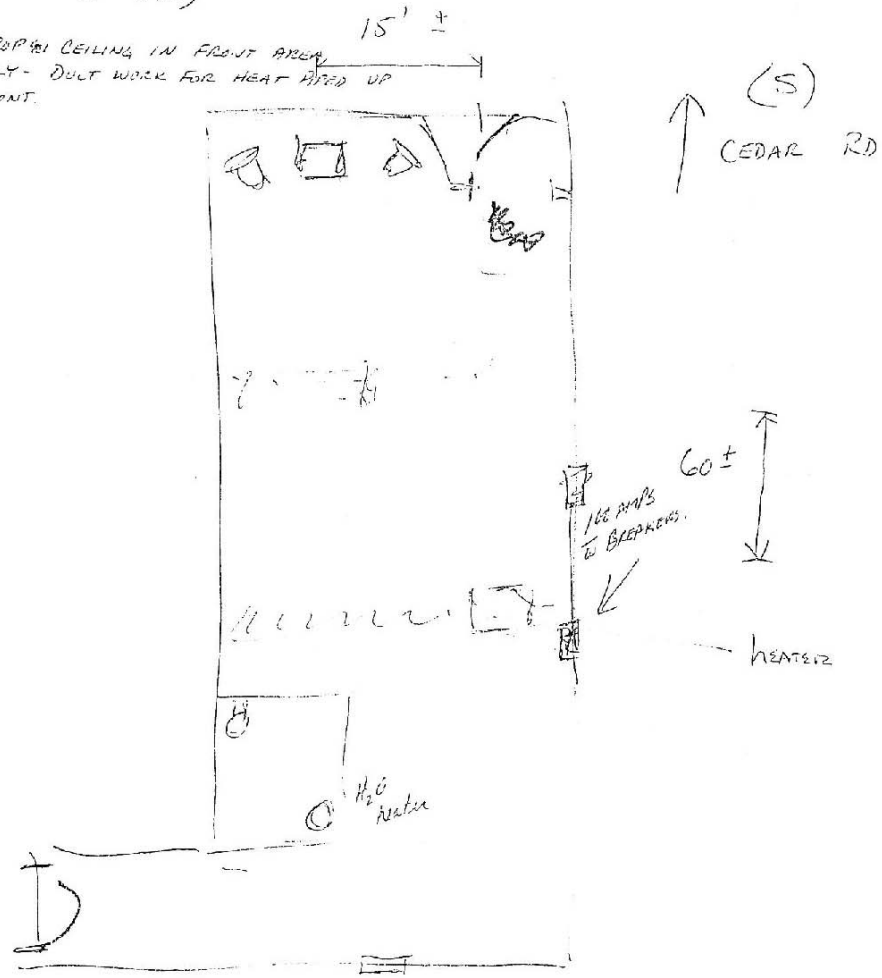
SCOPE OF WORK

REMOVE EXISTING RACKS & PARTITION WALL / FRONT DESPLAY STOP / CARPETING

CONSTRUCT

COUNTERS / PARTITION WALLS / DROP CEILING / WALL COVERING / CARPET OR TILE ENTRENCE WAY / 3/4 PIPE STORAGE RACKS (NO CLEANING ON PREMISES ONLY PICK UP & DROP OFF SPOT.)

DROP'ED CEILING IN FRONT AREA ONLY - DUCT WORK FOR HEAT RAISED UP FRONT.



Building and Inspection Record

DIVISION OF FIRE BUREAU OF FIRE PREVENTION CITY OF SOUTH EUCLID

STREET NAME CEDAR RD. NUMBER 13871 PICK UP STORE DATE 2/22/82

BUSINESS NAME TODD CLEANERS OCCUPIED AS DRY CLEANER PHONE 932-1900
MGR. JUDY STONE 1450 GOLDEN GATE BLVD. 473-6141
BUSINESS OWNER KEN RESNICK ADDRESS 14486 CEDAR RD. PHONE ~~291-1066~~ 397-3303

BUILDING OWNER MAYFLOWER SHOPPING CENTER ADDRESS CHESTER 12th. BLDG. PHONE 621-2671

CONSTRUCTION: WALLS WOOD AND PLASTER FLOORS CONCRETE

ROOF COMPOSITION ON WOOD DECK NO. STORIES 2 DIMENSIONS 15' X 90'

HEATING EQUIPMENT GAS UNIT HEATER (CEILING(CENTRAL) TYPE ENCLOSURE NONE

OFFICES ON UPPER FLOOR? YES STORAGE ON UPPER FLOOR? NONE KIND?

APARTMENTS ABOVE? NONE HOW MANY? 2nd EGRESS FROM EACH?

STAIRWAY LOCATIONS: BASEMENT NONE ENCLOSED OPEN

2nd FLOOR NONE ENCLOSED OPEN

ROOF OPENINGS (DESCRIBE) NONE

OTHER VENTING MEANS (DESCRIBE) NONE

OTHER VERTICAL OPENINGS (DESCRIBE) NONE

LOCATION OF VALVES AND SWITCHES: GAS SEE REMARKS ELECTRIC REAR CENTER WALL

REFRIGERATION AIR CONDT'G 1½ TON OVER SOUTH DOOR

SPRINKLERS: WET NONE DRY NONE COMPLETE PARTIAL SYSTEM

LOCATION OF: INDICATOR POSTS SIAMESE CONNECTION

SPRINKLER VALVE STANDPIPES NONE

CARBON DIOXIDE SYSTEM LOCATION OF CYLINDERS AND CONTROLS

FIRE ALARM SYSTEM (DESCRIBE)

EXTINGUISHERS: S&A PCW 2 CO2 DRY CHEMICAL 1-10# ABC

SPECIAL PROCESSES OR HAZARDS:

EXPLOSION NONE FLAMMABLE LIQUIDS, Amount CHEMICALS

ELECTRICAL NONE INACCESSIBLE PLACES 1:

EXPLAIN SPECIAL PROCESSES OR HAZARDS: 1: INACCESSIBLE PLACES: COCKLOFT OF THIS STORE MAY BE CHECKED FROM THE STAIRWAY (LANDING) OF THE WEST STORE ROOM OF 13883 CEDAR [redacted] EAST OF 13871 CEDAR PANEL ON WALL MAY BE REMOVED WI A SCREWDRIVER.

REMARKS: GAS: GAS METER IS LOCATED NORTH WALL OF STORE ROOM AT [redacted] REAR OF 13883 CEDAR RD. [redacted]. METER IS MARKED.

OFFICES ON UPPER FLOOR: STAIRWAY IN WEST STORE ROOM OF 13883 [redacted] CEDAR RD. 9-18-85 THIS STAIRWAY IS PROTECTED BY SPRINKLER. OFFICE AREA LOCKED AND NOT USED. TO BE REMODELED & SPRINKLERED SOON.

FORM 4. INSPECTOR HAROLD L. HOSTETLER

Example - Commercial Shopping Center – Dry Cleaner

It’s a Dry Cleaner – So What?

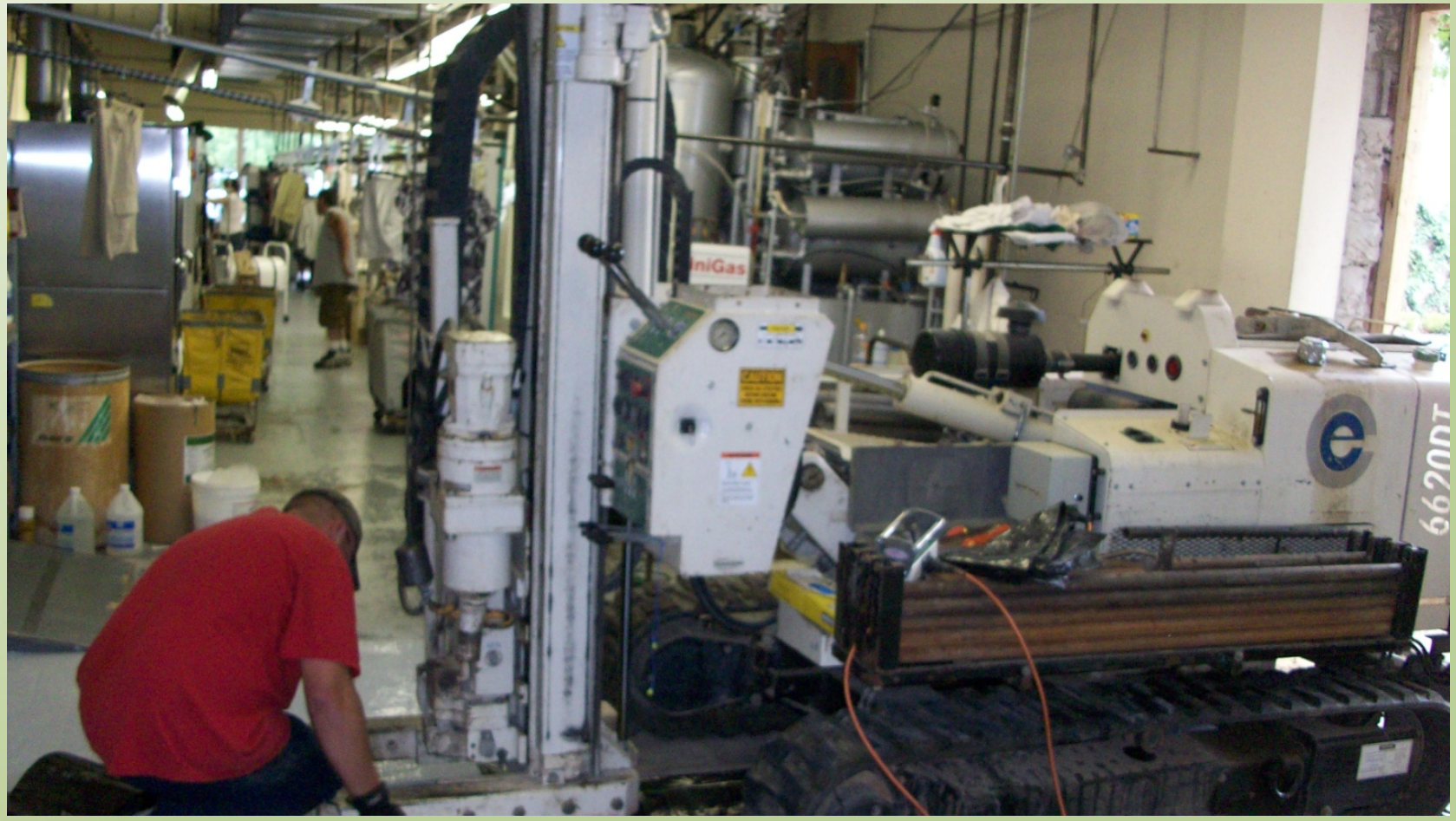
PET TAXI
PET SERVICES
SHOES & SPORTSWEAR
Cleaners
03/19/2009

BARRI-LEE
CLEANERS
Sewing
STUDIO

03/16/2009

Phase II ESA activities inside a building

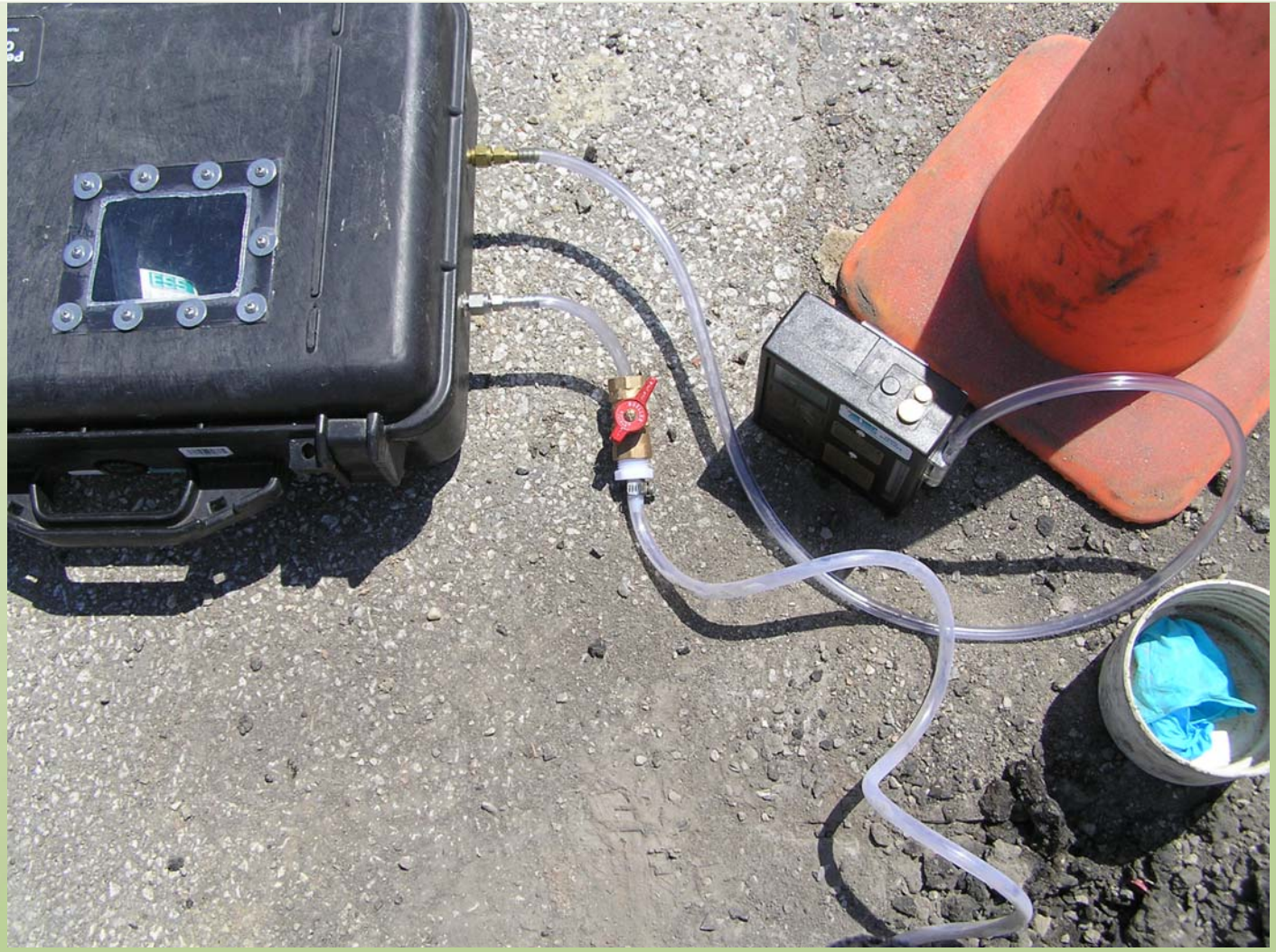
Phase II ESA – Drilling unit



Phase II ESA Activities

Former Dry Cleaner

Soil – Gas Probes to address Soil to Indoor Air exposure Pathway



Soil – Gas Probes

Demolition in Progress

Soil – Gas Sampling Probes

Soil – Gas Probes

Remedial Action – Infiltration Gallery of PCE Reactants

Remediation under Operating Conditions

Former Cedar Center Mall Brownfield Site Prior to Building Demolition

hair masters
Service Entrance
3911

SHIRTS
FINISHED
THE WAY YOU LIKE THEM
BARRY'S
CLEANERS

Future Mixed Residential/Commercial Development

NAILS
SUBWAY

Ohio Environmental Protection Agency | Cuyahoga County Department of Development | BURGESS & NIPLE Engineers ■ Environmental Scientists

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SUNBELT
SK 330LC

Here’s our Vision - Where are Now?