

# **COMMUNITY INVOLVEMENT PLAN**

**Former Westinghouse Facility  
1200 West 58<sup>th</sup> Street  
Cleveland, OH**

**US EPA Brownfields Cleanup Grant**

## 1. OVERVIEW

TW-58 Cleveland LLC. the Developer intends to convert the existing 8-story 112,000 sq.ft. Tower Building into 106 new apartment units. The remaining portion of the existing old Foundry Building toward the south of the tower will be abated and demolished to make way for a new 95 unit below grade parking structure to support the apartment building and a future mixed-use building over the parking deck.

## 2. SPOKESPERSON AND INFORMATION REPOSITORY

The spokesperson for this project is David Fischback, manager of the TW-58 Development team, and is also the President/Co-Chairman of The Krill Company, the Construction Manager for the project.

David Fischback and his team have already coordinated the initial phase of the site environmental assessment and completed a major portion of the Environmental Hazard Abatement and demolition of the old buildings on site.

Contact information is as follows:

David Fischback  
President/Co-Chairman of The Krill Co., Inc.  
Phone: 216-357-4777  
[Email: dave@krill.com](mailto:dave@krill.com)

The Information Repository is maintained by the Property Owner at the offices of the construction manager, The Krill Co., Inc. at 1275 Main Ave. Cleveland, Oh 44113. Copies of site assessments are available upon request to the project spokesperson listed above.

Additionally, the Analysis of Brownfield Cleanup Alternatives (ABCA) can be viewed on Cuyahoga County's website: [www.cuyahogacounty.gov](http://www.cuyahogacounty.gov).

A hard copy of the ABCA is available for review at Cuyahoga County's Department of Development office located at 2079 East 9th Street, 7th Floor, Cleveland, OH 44115.

Comments and / or questions related to the ABCA or project in general should be directed to the project spokesperson listed above.

### **3. SITE DESCRIPTION AND HISTORY**

The property is located at 1200 West 58th Street, Cleveland, Cuyahoga County, Ohio. The property consists of a single parcel (Number 002-11-002) and totals approximately 3.6 acres in area. The property is developed with a (currently vacant) industrial facility consisting of an eight-story, 104,000 sq. ft. tower building and a 200,000 sq. ft. factory building consisting of 2 separate areas called the Foundry and the warehouses. The Property buildings were constructed in the late 1890s. The property building occupies nearly the entire property parcel. The property is currently vacant. The property was most recently occupied by Paramount Stamping & Welding, which closed in approximately 2019. The property has remained vacant since that time. Paramount conducted metal fabricating and stamping small to medium sized automotive related metal parts, and warehousing. Paramount Stamping & Welding never occupies the majority of the tower buildings. The subject property was occupied by Walker Manufacturing Co., a foundry, in 1896. Four buildings associated with Walker Manufacturing Co. occupied nearly the entire area of the subject property. These buildings included a machine shop, two foundry buildings, and a pattern/blacksmith shop. The Walker MFG Co. primarily produced machinery associated with street/railway cars. Other small buildings within the property included a carpenter shop, grinding shop, blasting shop, sand shed and oil house. A 60,000-gallon cistern and a 60,000-gallon water tower were also located at the subject property during this time. Westinghouse Electric & Manufacturing Co.-Cleveland Works occupied the subject property from approximately 1989 through approximately 1974. Westinghouse initially produced brass and metals castings and parts and later transitioned into industrial lighting products at the facility. The northeast corner of the property was also occupied by The Hill Clutch Co. between approximately 1903 and 1950. According to the 1951 Sanborn Map, the existing Tower Building was constructed at the site in 1915. The on-site manufacturing facilities consisted primarily of metal working (machine shops) and foundries and lighting products production. Railroad spurs were present at the site from at least 1903 through 1950. The subject property was occupied by Paramount Stamping & Welding from approximately 1981 through 2019. Paramount Stamping & Welding manufactured various metal automobile seat frames and similar type parts using “wire form, stamped, welded and assembled metal products”. The property has been vacant since 2019. TW58 Cleveland LLC acquired the project property in 2021.

### **4. NATURE OF THREAT TO PUBLIC HEALTH**

The VAP eligible project proposes to engage in the following activities: 1. Abate identified abatement; 3.) Engage in demolition activities related to abatement activities; 4.) Install a vapor barrier system; and 5.) Obtain an NFA and CNS on the project property. With specific to environmental contaminants, the project will accomplish the following: Remedy to address Soil Direct Contact: Based on the various chemicals of concern in soil that exceed the VAP standards for direct contact in 8 of the 28 soil samples collected (for residential occupants, commercial workers, and/or construction/excavation workers); a remedy that prevents and manages soil direct contact for future occupants and construction/excavation workers will have to be implemented at the property. Based on the planned re-use of the on-site buildings, and

on the presence of the current building slabs covering the majority of the site, one potential remedy will be the use of the building slabs as a formal engineering control to prevent the incidental direct contact of the underlying soils (and dust generated from the soil). Utilizing the building slabs (and other hard-surfaces such as parking lots) as engineering controls for this purpose will require the recording of an Environmental Covenant (EC) with Ohio EPA, an Operations and Maintenance Plan (O&M plan) for the continued periodic monitoring of the control, and an Operations & Maintenance Plan Agreement with Ohio EPA. Additionally, because select areas (4 of 28 samples) of the property exceed the construction/excavation worker direct contact standard, a Risk Management Plan for construction workers would also be required for the property. While much of the soil that exceeds the relevant soil direct contact standards is relatively shallow in depth, the presence of the current building slab(s) over these areas, and their planned re-use complicate the possibility of excavation and removal of most of these soils. One significant area of particularly impacted soil that should be evaluated for possible excavation and removal (if feasible) is the area around boring EB-5, due to highly elevated TCE concentrations. In areas that are planned as open soil (grass or landscaping areas), additional remedial actions will be needed to prevent direct contact. These can include the excavation of soils that exceed the direct contact standard (down to the point of compliance depth), or the emplacement of "clean" fill soil (at a modified residential point of compliance depth of 2') to prevent direct contact and exposure to the underlying soil. Because the construction/excavation worker point of compliance depth is 10' feet, areas excavated or capped will still need to be covered by an EC, O&M Plan, O&M Plan agreement, and a Risk Management Plan. Remedy for Soil to Indoor Air Risk: The sub-slab soil gas sampling results indicate that VOCs in soil gas exceed the VISL screening levels for migration into indoor air of the current site buildings. Sampling of the indoor air of the existing building(s) as part of the current assessment confirmed that TCE was present in indoor air in 2 of 3 samples at concentrations exceeding the VAP residential standard. Therefore, the CP concludes that implementation of a sub-slab depressurization system (or similar sub-slab venting system), or vapor barrier system will be required as part of the remedy for the property. An alternative remedy would be the excavation and removal of the source soils; however, given the presence and planned re-use of the on-site buildings, and the apparent wide-spread source area, it is CP's opinion that excavation of (all of) the source soils would be impractical. A sub-slab depressurization System remedy will be installed in the building(s) to prevent the VOCs detected in sub-slab soil gas from entering the indoor air of the building above a relevant VAP residential indoor air standard. The implementation of this remedy would require an Environmental Covenant, an O&M plan, and an O&M Plan Agreement with Ohio EPA. These documents would specify the periodic monitoring of the systems' performance and the required reporting to Ohio EPA. Groundwater Ingestion Remedy Based on the COCs detected in site groundwater above VAP UPUS standards, an Environmental Covenant restricting the use of groundwater for potable purposes will need to be recorded for the property. Engaging in all of the activities described above, in addition to asbestos abatement and demolition will allow the property owner to construct a new building and renovate the remaining existing structures to support the planned 420,000 mixed use development project contemplated for the site.

## 5. COMMUNITY PROFILE

The project is located in the near west Shoreway neighborhood of Cleveland. The neighborhood has already seen a tremendous amount of revitalization with new Townhome and Apartment buildings built where old industrial facilities have been removed.

Among the neighborhood's most significant assets are:

- convenient parks are scattered throughout neighborhood including bicycle/walking path links to Edgewater Park.
- the Detroit Avenue retail district
- areas employment near the interstates and rail corridors
- easy access to rapid transit stations
- good access to both interstates

The challenges faced by Westinghouse Development today are:

The environment cleans up the site.

The Restoration of historic tower building from an industrial facility to residential.

## 6. CHRONOLOGY OF COMMUNITY INVOLVEMENT

The city, County and State EPA have been involved in the Westinghouse Project since 2022.

## 7. ENVIRONMENTAL DOCUMENTS AND TESTING AVAILABLE

Document Name:	Description
Environmental Assessment Reports (i.e. Phase I and Phase II Environmental Site Assessment, Asbestos Survey)	VAP Phase 1
Environmental Assessment Reports (i.e. Phase I and Phase II Environmental Site Assessment, Asbestos Survey)	Asbestos Survey
Remediation Plans	VAP and Asbestos Abatement Remediation Plan & Estimate
Survey or Plat Map	County GIS Map showing boundaries

Environmental Assessment Reports (i.e. Phase I and Phase II Environmental Site Assessment, Asbestos Survey)	VAP Phase 2
Clean Hands Affidavit	Clean Hands Affidavit - Westinghouse
Supporting Resolution or Ordinance	Cuyahoga County Cooperation Agreement

**8. HISTORY OF ENVIRONMENTAL ASSESSMENT AND CLEANUP PLANS**

- July 18,2022 Krill Co. provided a public notice of the work that was to begin on the property under a voluntary action plan through the RRA and CAP MOA Track.

Beginning in November of 2022 through June 2023 the Krill Co., Inc and its subcontractors completed the remediation of:

- The identified Lead and PCB Soil Contamination.
- Removal of Identified Asbestos in the structures that were demolished.
- Completed the Mass Demolition of approximately ¾ of the old warehouse structures.
- October 9, 2025 – A teams meeting was held with Ethan Wiggans of the Northwest Neighborhood Commission which received full support of the project.
- October 22, 2025 - A public community meeting was held to describe the new Westinghouse Development Project which was met with full support from those in attendance.
- October 27, 2025 – The City of Cleveland Zoning Board approved the rezoning of the Westinghouse Property to allow Residential use..

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**9. KEY COMMUNITY CONCERNS**

To date, no concerns related to the environmental cleanup portion of the project have been communicated. And the County’s Department of Development will continue to document and evaluate all community concerns moving forward.

**10. CONTINUED COMMUNITY INVOLVEMENT AND PUBLIC COMMENT**

The City of Cleveland City Councilperson Jenny Spenser supports the project and the redevelopment of the Westinghouse Property as documented on October 23, 2025.

Public Comment Period Start Date:\_\_\_\_\_

## 11. KEY COMMUNITY CONCERNS

To date, no concerns related to the environmental cleanup portion of the project have been communicated. And the County's Department of Development will continue to document and evaluate all community concerns moving forward.

## 12. CONTINUED COMMUNITY INVOLVEMENT AND PUBLIC COMMENT

The City Cleveland and City Councilperson Jenny Spenser support's the project and the redevelopment of the Westinghouse Property.

- Public Comment Period Start Date: \_\_\_\_\_
- Public Comment Period Ends: \_\_\_\_\_
- Anticipated Abatement Start Date: March 1, 2026
- Anticipated Abatement/Demolition Completion: May 30, 2026

The ABCA can be viewed on Cuyahoga County's website: [www.cuyahogacounty.gov](http://www.cuyahogacounty.gov). A hard copy of the ABCA is available for review at Cuyahoga County's Department of Development office located at 2079 East 9th Street, 7th Floor, Cleveland, OH 44115

