

COMMUNITY MEETING

Cuyahoga County Corrections Center

August 25, 2022

6:00 – 8:00 pm

AGENDA

WELCOME AND INTRODUCTIONS

PROJECT HISTORY TO DATE

PROPOSED SITE

SITE SELECTION CRITERIA

PRECEDENT IMAGERY

SITE REVIEW

NEIGHBORHOOD FEEDBACK DISCUSSION



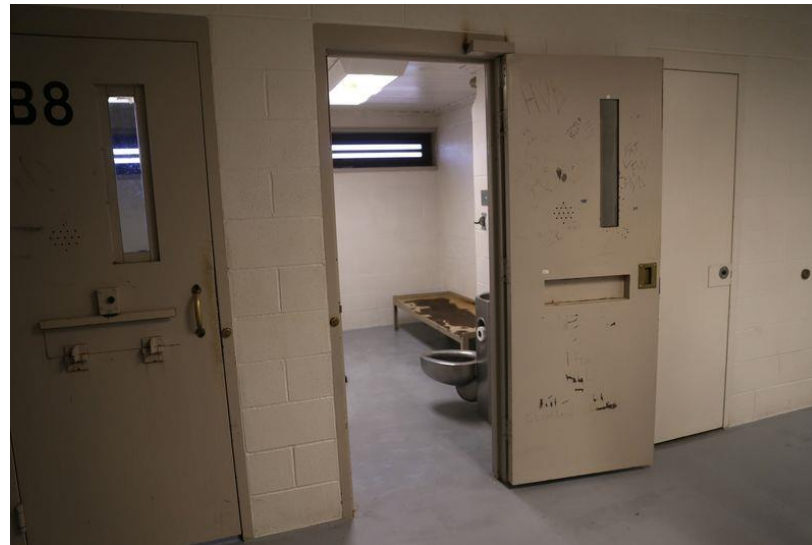
Project History

Previous Studies:

- 2013 Facility Condition Assessment
- 2014 Justice Center Planning Document
- 2017 Justice Council established Guiding Principles
- 2019 Began Programming (DLR Group)

Issues with Current Jails:

- Operationally inefficient
- Excessive inmate movement
- Physical condition of buildings
- Beds/units to fit classifications needed
- Lack of program space on housing floors
- Lack of facilities for attorney/family visits
- Lack of space/access for CBO programs
- Inadequacy of support functions



Planning Study Recommendations

- Population Management
 - Diversion Center
 - Central Booking
 - Bail Reform
 - Improved Information Management Systems
 - Jail Expediter/Process Coordinator
- Relocate Jail to New Site
 - Property Acquisition
 - Implementation of Project Funding Plan
 - Operations Plan
 - Transition Plan



Diversion Center

Key Objectives:

- Address growing number of inmates with mental health and addiction issues
- Reduce jail population
- Ensure treatment by community and behavior health specialists
- Improve chance of stopping cycle of incarceration and recidivism throughout their lifetime



Status:

- Opened at Oriana House in May 2021
 - 50 beds
 - Mental Health Stabilization – up to 9 days
 - Detoxification – up to 5 days
- From May 2021 through June 2022
 - 876 Law Enforcement Officers Received Crisis Intervention Training (from 46 agencies)
 - 809 Clients referred to the Diversion Center
 - 397 Admitted to the Diversion Center
 - 220 Clients Connected to Aftercare Services
 - Average Length of Stay – 4.37 days



Central Booking

Key Objectives:

- Pull all Justice System stakeholders earlier in the booking process.
- Reviewing cases as early as practical for a quick disposition.
- Early referral to specialty courts as appropriate.
- Redesign physical booking space to accommodate quick decisions.
- Result: Reduce the number of charged individuals that must be in pre-trial detention in jail housing.

Status:

- Phase 1 project complete with all primary booking functions operable.
- Current priority is to integrate all Justice stakeholders.
- Phase 2 construction to begin in September.

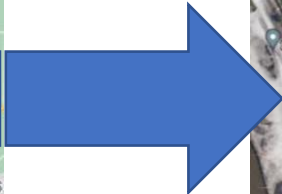
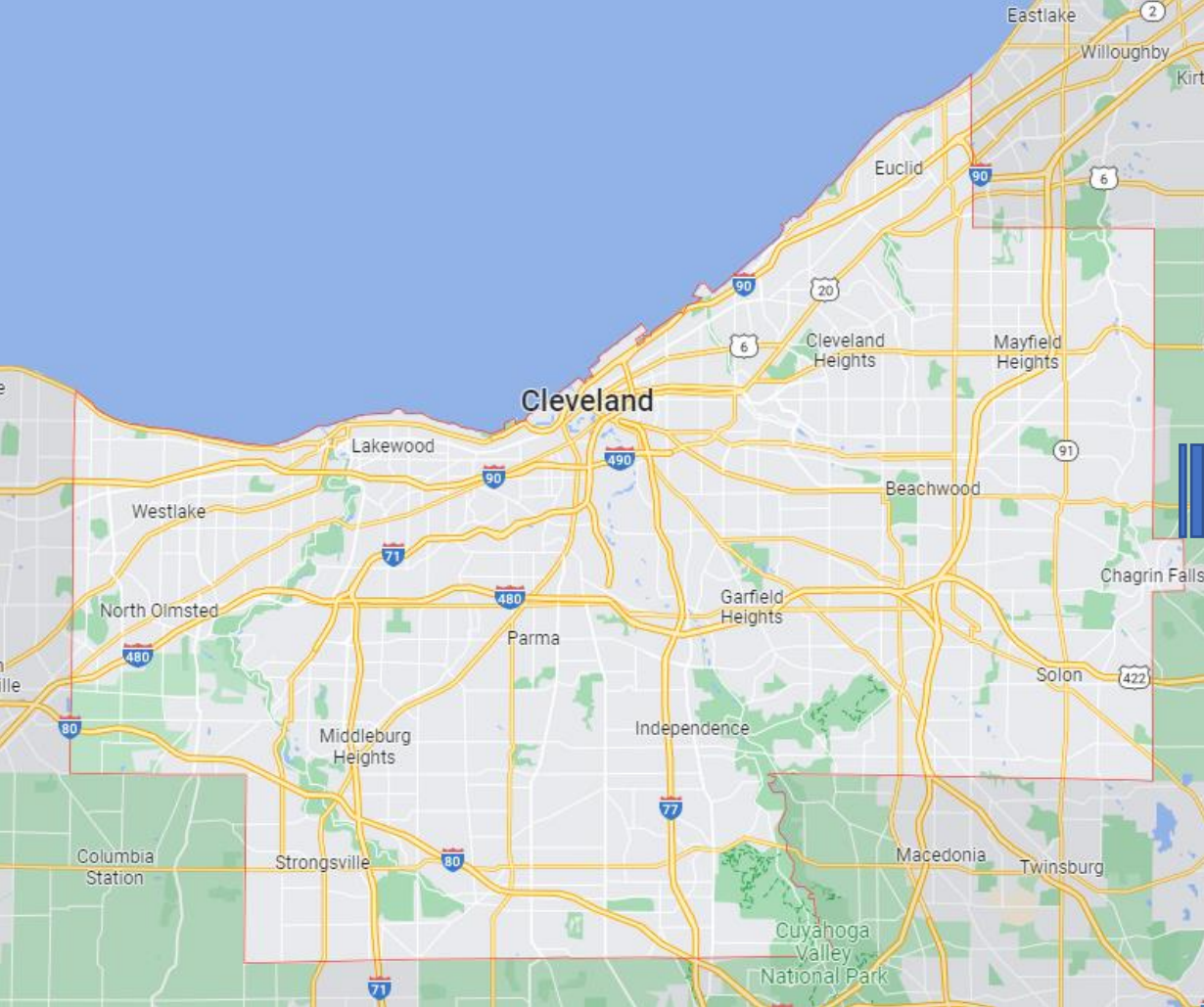


March 2021 Community Survey

development impact



Proposed Site



▶ John T. Garvey,
Certified Professional

▶ Valerie Weir, CPG,
Senior Hydrogeologist



PARTNERS

History

- ▶ The 44-acre Property has been industrially developed since 1863 when Standard Oil Company began refinery operations. Dismantling of the facility began in 1966 as refinery operations were discontinued and portions of the facility remained in operation for production of asphalt.
- ▶ In 1977, the refinery property was subdivided, and Transport Road was constructed. A portion of the Property was developed for use by a trucking company. Asphalt production continued at the remaining portion of the Property until 1981.
- ▶ The asphalt facilities were demolished by 1990. Universal Intermodal, Inc. (current occupant) began operations in 2005 and undertook redevelopment activities to utilize the Property as a container storage yard.

Previous Ohio EPA Voluntary Action Phase II and Remedy

PHASE II ASSESSMENT

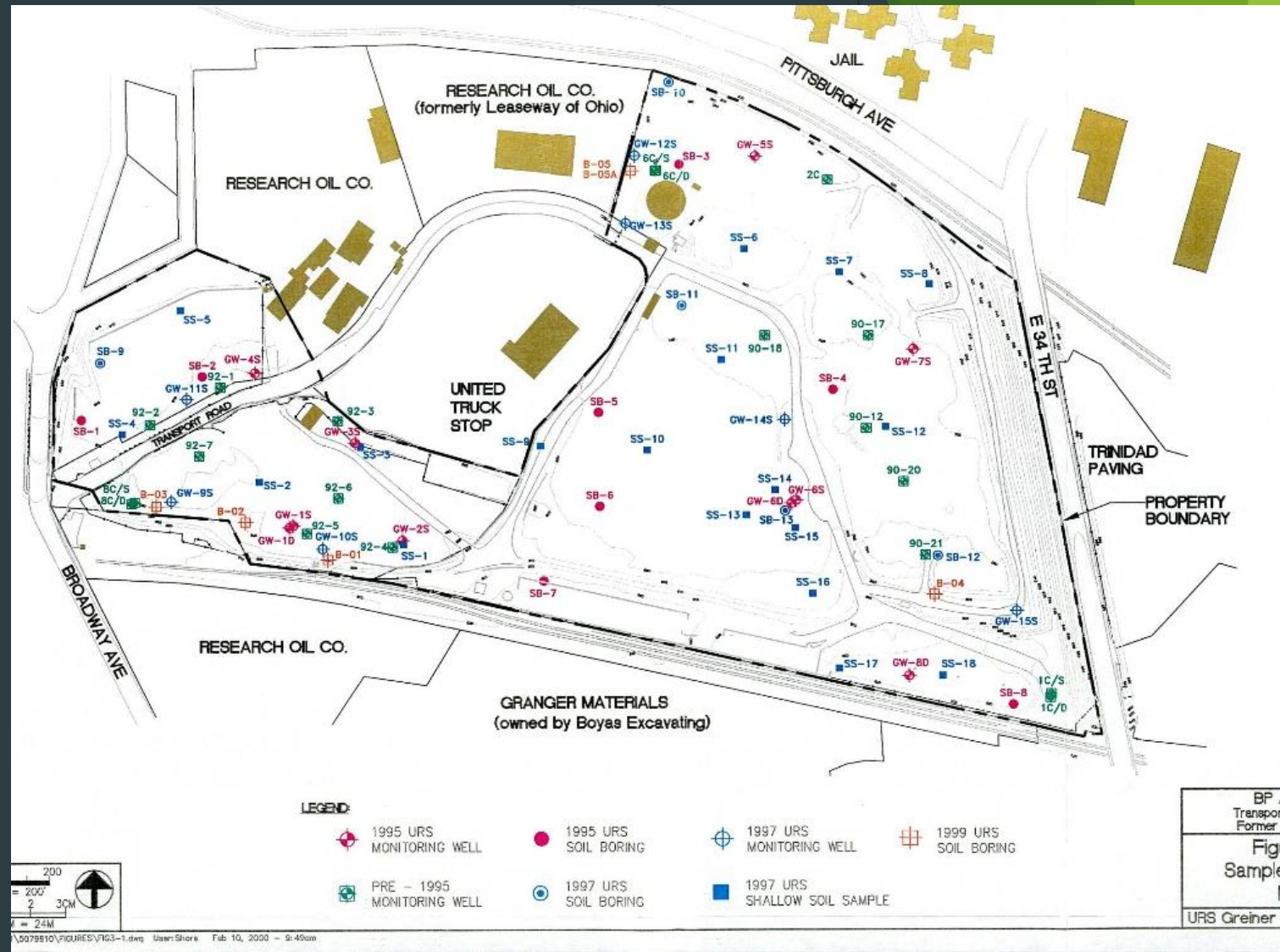
- ▶ 48 Soil borings
- ▶ 34 Groundwater monitoring wells
- ▶ 30 Shallow soil samples

FINDINGS

- ▶ Petroleum hydrocarbons in soil and in 8 of the groundwater wells

REMEDIATION COMPLETED

- Placement of a two (2) foot thick soil cover/pavement over the Property.
- Installation of sheet pile cut-off walls at down gradient groundwater flow paths.
- Surface regrading to direct storm water to a new drainage network connected to the NEORSD stormwater system.



The Ohio EPA Voluntary Action Program

Ohio EPA established the VAP rules and regulations in 1995 (OAC 3745 and ORC 3746) as an environmental assessment and remediation program to address historically contaminated sites and allow a clear path for productive reuse of land for residential, commercial, and industrial development. Such programs now exist throughout the US.

- ▶ Phase I Property Assessment (Research history and previous assessments)
- ▶ Phase II Property Assessment (Testing soil, water and vapors)
- ▶ Risk Assessment (Evaluate risk to end users and workers)
- ▶ Remediation (remedies, engineering controls & institutional controls)
- ▶ No Further Action issued by the VAP Certified Professional
- ▶ Covenant Not to Sue issued by the Director of the Ohio EPA

Current VAP Site Investigation

- Installed and sampled 21 additional soil borings
- Installed and sampled nine (9) additional groundwater monitoring wells,
- Installed and sampled three (3) sub-slab vapor points and three (3) soil gas points.
- Conducted methane monitoring at the monitoring well, soil gas, sub-slab vapor, and catch basin locations.
- Comparison of sampling results to VAP applicable standards for residential land use
- Property Specific Risk Assessment for evaluation of restricted residential land use and construction/excavation activities.

Findings of recent site investigation

The recent investigation showed the same contaminants as previously identified. Conditions have improved over time via natural biodegradation. As anticipated, benzene and TPH remain above applicable standards in isolated locations. The presence of methane represents an end product of the biodegradation of crude oil.

- ▶ Results of soil sampling show no exceedances of Ohio VAP applicable standards for residential land use within two (2) feet.
- ▶ Results of soil sampling show no exceedances of applicable standards for construction/excavation activities except for total petroleum hydrocarbons (TPH).
- ▶ The applicable standard for groundwater at the Property is the US EPA Vapor Intrusion Screening Level (VISL) for residential use. Only benzene exceeded, at two (2) locations.
- ▶ Results of sub-slab and soil gas vapor analysis meets Ohio VAP standards, except for benzene at one location.
- ▶ Methane exceeding the Lower Explosive Limit (LEL) was present in the monitoring wells, soil gas point SG-02, and sub-slab vapor point SSV-01. No methane in indoor air or catch basins.

The following are the expected remedies needed under the Ohio EPA VAP for the planned redevelopment:

An Environmental Covenant will be needed to meet applicable standards, as detailed below:

- Groundwater Use Restriction
- Land Use Restriction - restricted residential use.
- Building Occupancy Limitation

Planned Remediation Institutional Controls

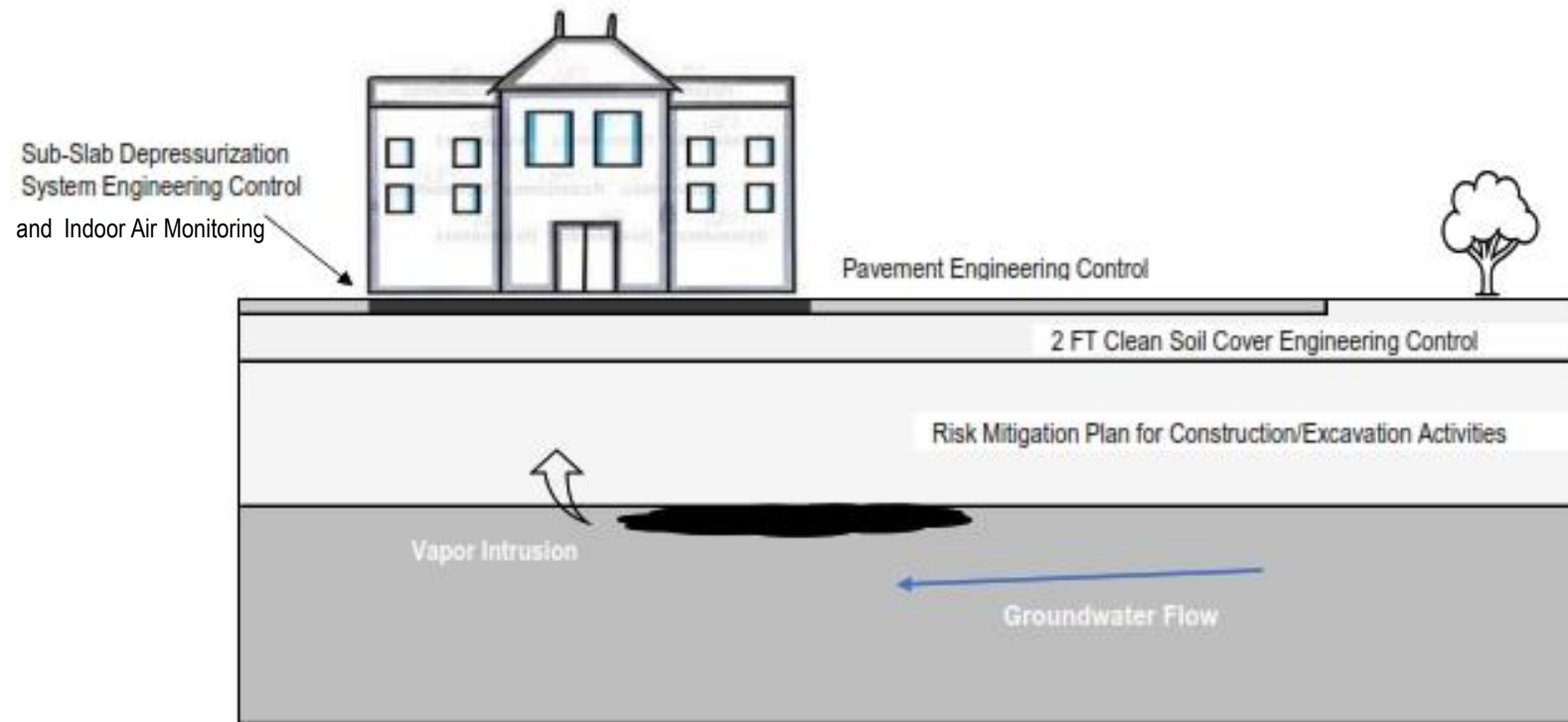
Planned Remediation Engineering Controls

An Operation and Maintenance Plan will be needed to maintain engineering controls.

- ▶ Upper two (2) feet of soil, building slabs and pavements
- ▶ Vapor Mitigation System will be installed to protect from vapor intrusion of benzene and methane.
- ▶ Indoor air monitoring.

A Risk Mitigation Plan will be implemented to protect construction/excavation workers from residual oil in soil, benzene in groundwater, and methane vapor.

Conceptual Site Model



East Bank of the Flats

- ▶ Historical operations included boat building, grinding, painting, printing, machining, oil and chemical storage, coke handling, metal working, and manufactured gas generation.
- ▶ The remediation at the site was driven by petroleum hydrocarbons and chlorinated solvents
- ▶ Remediation included minimum two-foot cap of clean soil and the use of engineering controls, including buildings, pavement, and vapor barriers, in order for the site to meet standards.
- ▶ Brownfield remedial activities included excavation of soil exceeding standards, placement of clean soil covers, installation of vapor barriers, and offsite disposal of materials.



Industrial Use to Residential Use under the VAP



- Cherry Blossom Senior Living, Columbus

Former AT&T / Lucent Facility
From 1957 to 2011

Vapor Mitigation System



- American Can Lofts, Cincinnati

Former manufacturing sheet metal operations
From 1921 to 2006

Vapor Mitigation System

Industrial Use to Residential Use under the VAP



Chesapeake Lofts, Sandusky



- Battery Park, Cleveland

Former Eveready Battery Co.
from 1890s to 1999.

Vapor Mitigation System

Former Hinde and Dauch Paper
From 1888 to 1997

Vapor Mitigation System

Industrial Use to Institutional Use



- Cedar Sinai Health Services, Los Angeles California

Vapor Mitigation System



- Correctional Center, The Bronx, New York

Vapor Mitigation System

Future Cuyahoga County Corrections Center HOK/K2M

**Site Criteria
Design Considerations**

PRECEDENT IMAGERY



Davidson County, TN



San Mateo County, CA



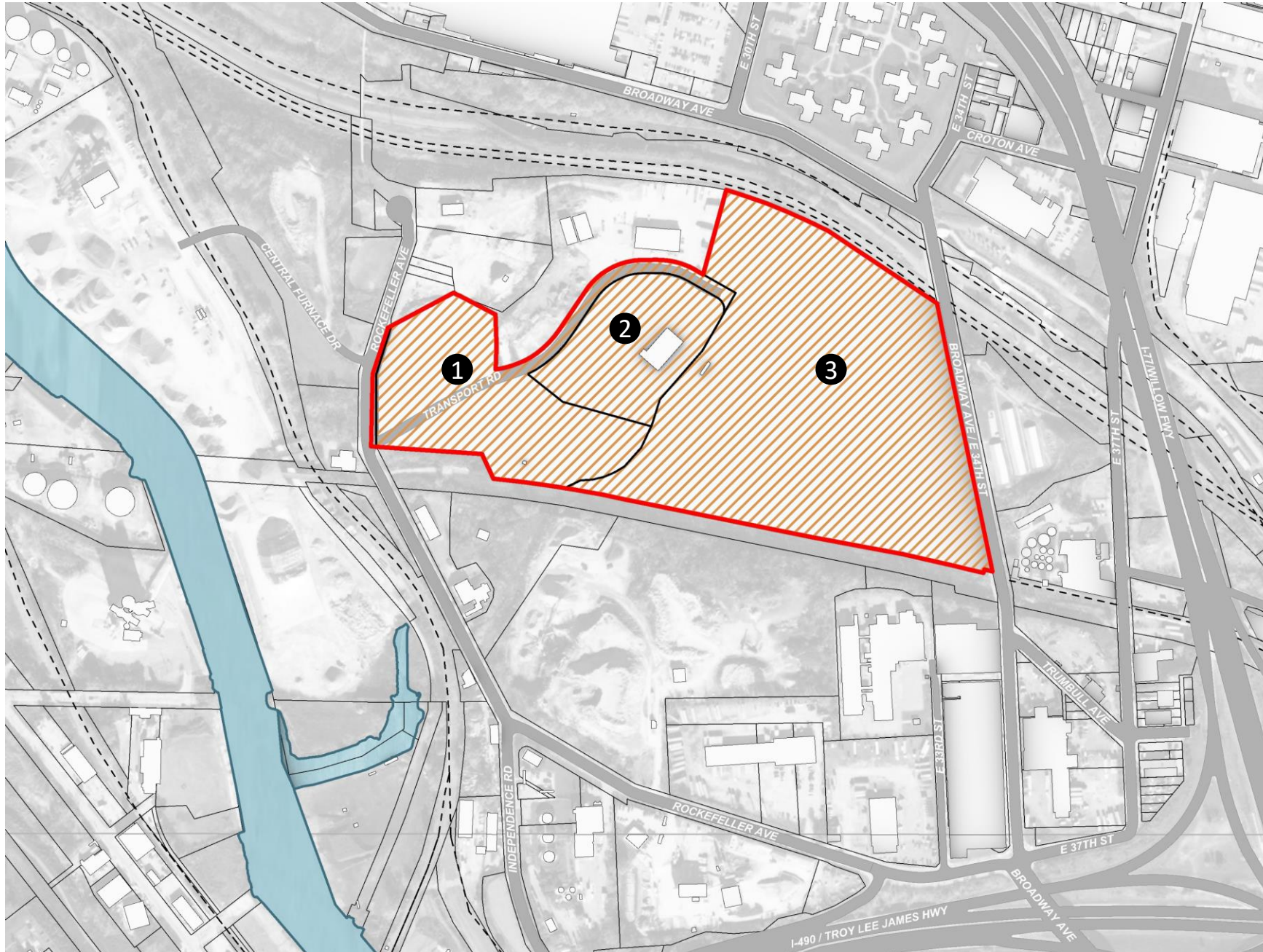
Stanislaus County, CA



Gwinnett County, GA

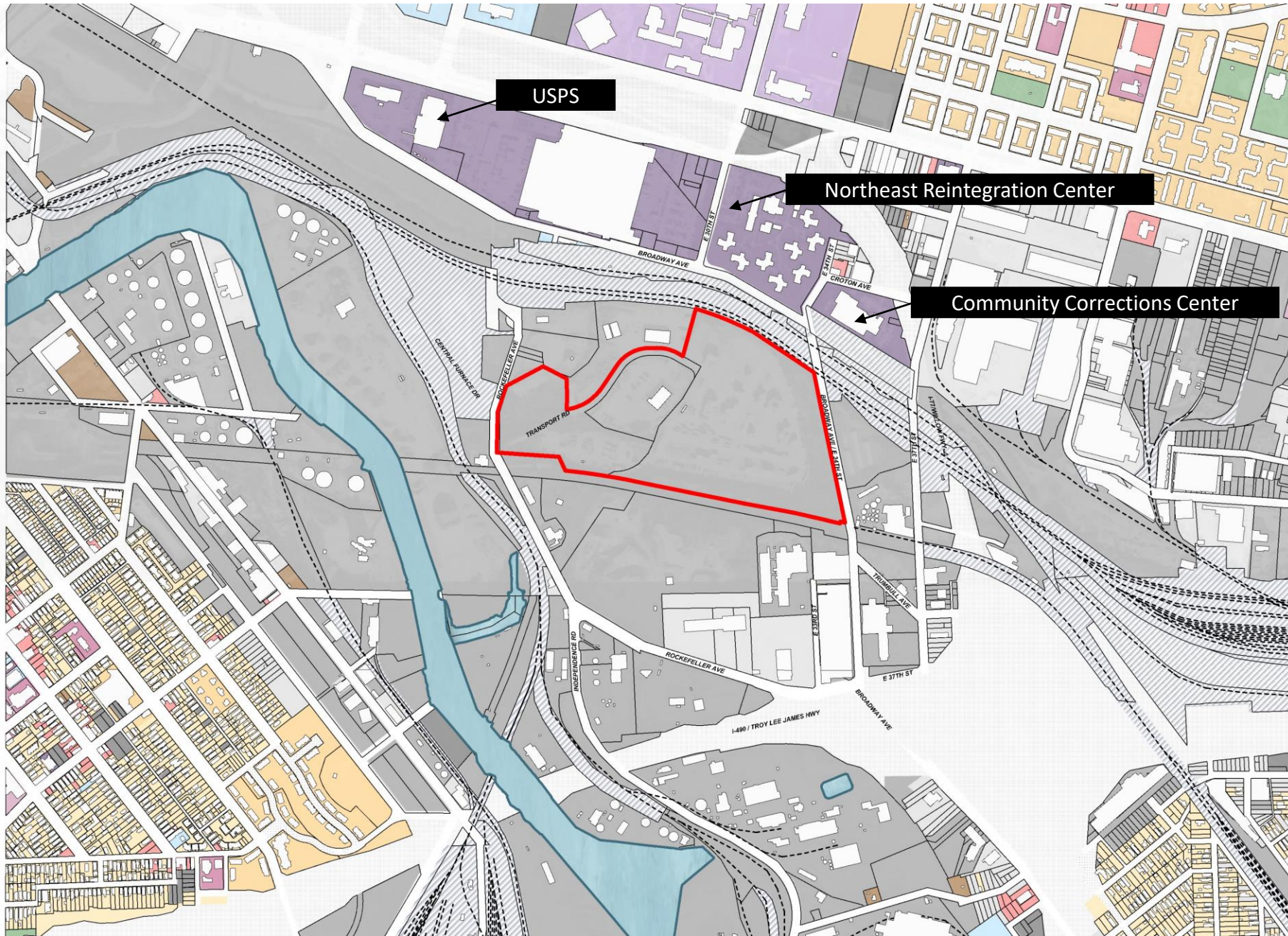
LAND USE REVIEW





SITE PROPERTIES

1	UTS Realty LLC	10.6 ac
2	UTS Realty LLC	5.7 ac
3	UTS Realty LLC	28.4 ac
Total Land Area		44.7 ac



ADJACENT LAND USE

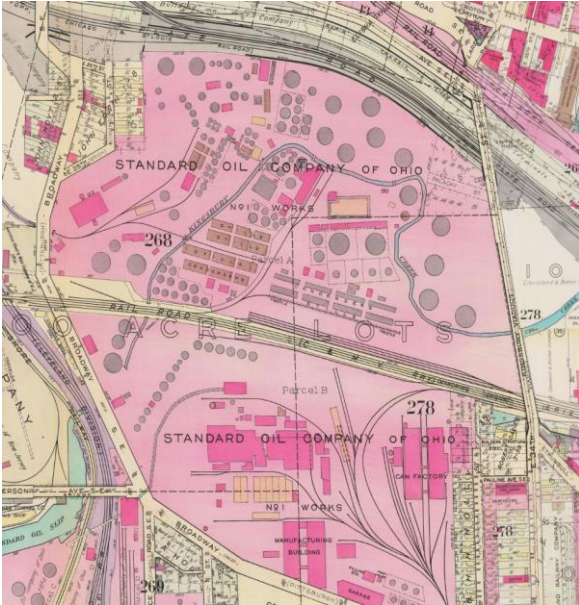
The site is located at the middle of industrial and railway use and is naturally buffered by governmental land uses including NE Reintegration Center and USPS in the north.

- APARTMENT
- RESIDENTIAL
- SENIOR HOUSING
- RETAIL/MIXED COMMERCIAL
- SCHOOL
- UNIVERSITY
- GOVERNMENT OFFICE
- COMMERCIAL OFFICE
- UTILITY
- PARK
- INDUSTRY OFFICE
- INDUSTRY
- LIGHT INDUSTRY
- PARKING
- HIGHWAY
- PUBLIC ROW
- PUBLIC TRANSIT
- RAILROAD

CURRENT ZONING

	Zoning Code	Code Interpretation
Zoning Category:	Unrestricted Industry A3	
Max FAR:	½ x Lot Area	Maximum GSF = 0.5 x 1,947,000SF= 937,500SF
Height Limit:	115'	
Permitted Use:	<ul style="list-style-type: none"> In a General Industry District no building or premises shall hereafter be erected, altered or arranged for human habitation other than at the State of Ohio Pre-Release Center located on Orange Avenue, and the Community Based Correctional Facility (CBCF) and/or Minimum Security Misdemeanant Jail (MSMJ) located on Croton Avenue, N.E., provided that these facilities are subject to review by the City Planning Commission and further, except that the Board of Zoning Appeals may grant special permission for temporary dwellings or for permanent dwellings for a limited number of personnel required to reside on the premises of a permitted use for the safe and proper operation of that use. Professional/Medical Office is permitted by right. 	<ul style="list-style-type: none"> Correctional facilities is a permitted use under current zoning. Current Cuyahoga County Correction Center located on W 3rd St is currently under Semi-Industrial Zoning. Office use is a permit use under current zoning.
Parking:	1 for each 3 employees during the largest work shift, or total parking area equivalent to 25% of the GFA, whichever is less. (Equivalent to ~0.7 parking spaces/1000 SF)	Zoning requires less than 1,000 parking spaces. 1,000 spaces is requested by current programs and headcounts.

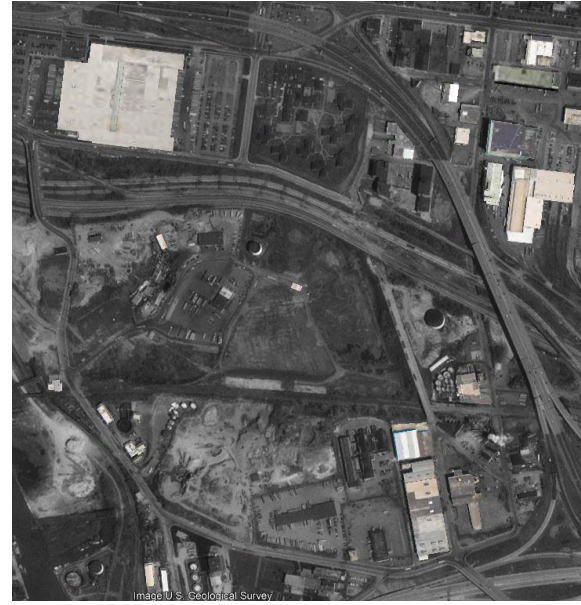
1930



1951



1994



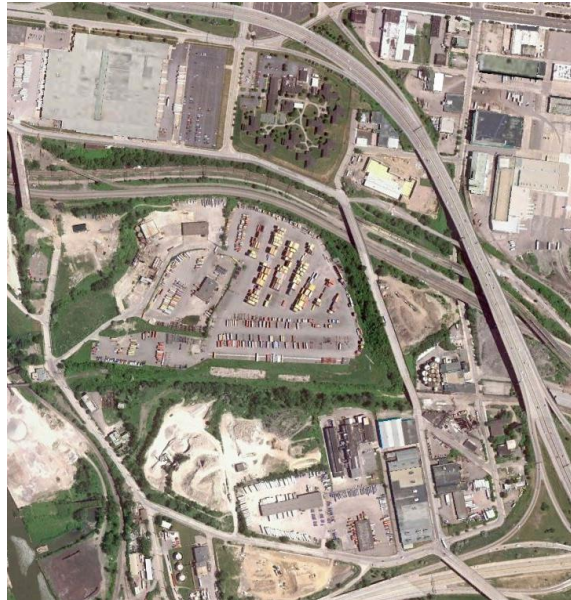
SITE HISTORY

- The site sits within the Cuyahoga Valley Neighborhood, formerly known as “Industrial Valley”
- Site was used as a refinery by the Standard Oil Company from 1870 thru the 1960’s
- Since the early 2000’s the site has been used as a storage facility

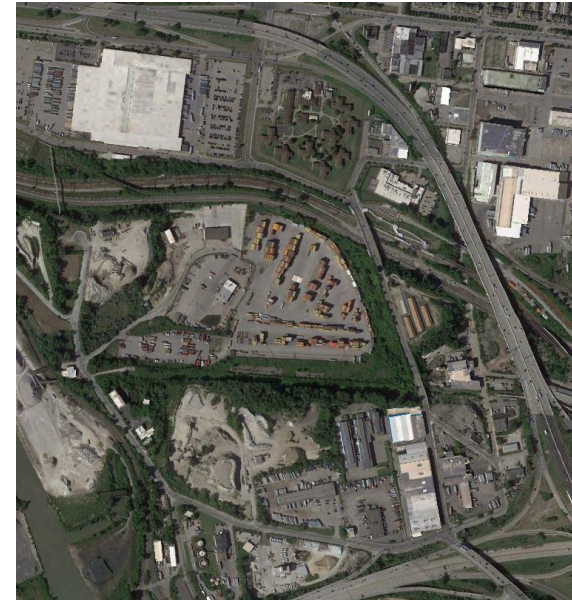
2000

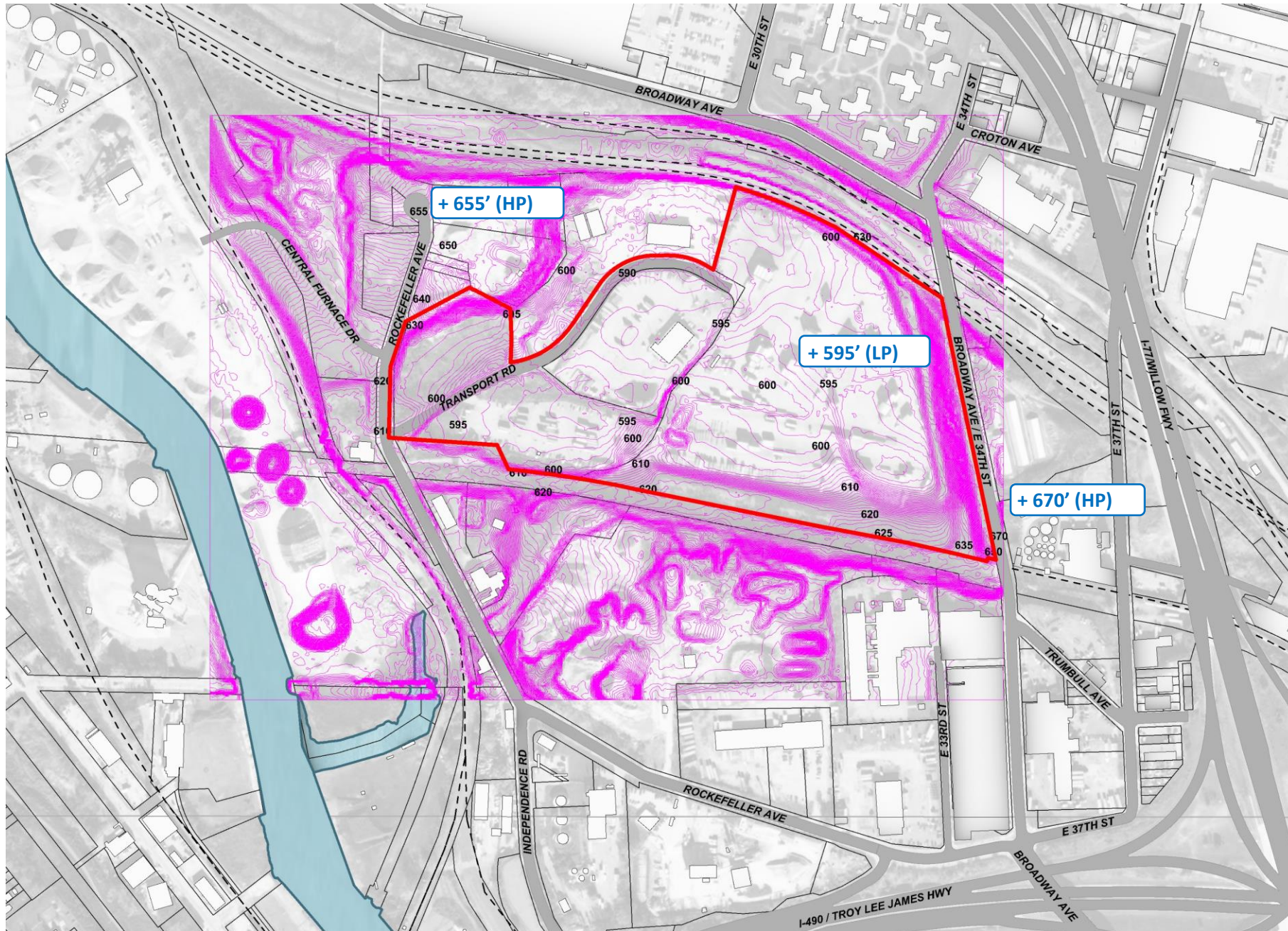


2010



2020



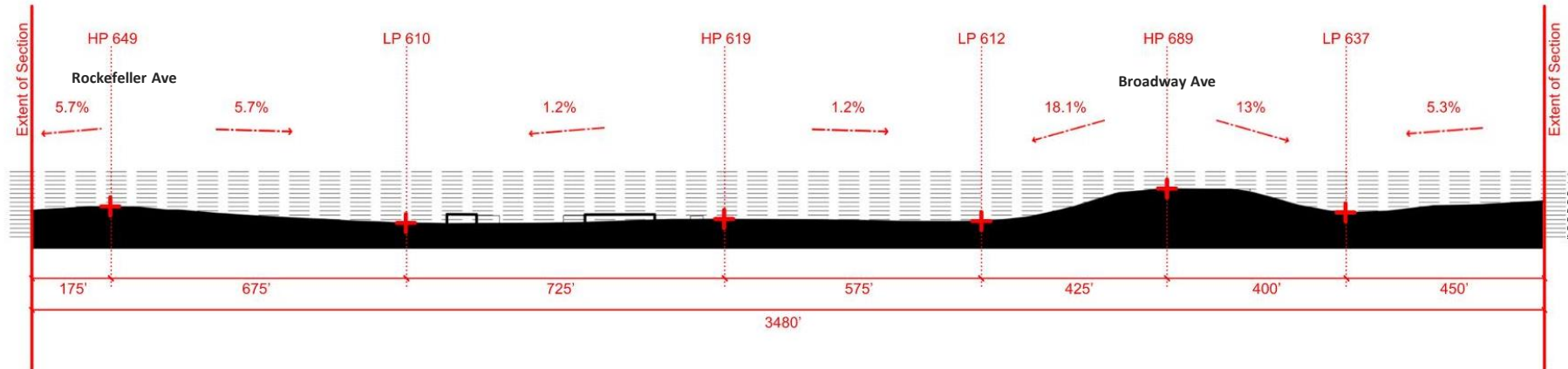


SITE TOPO

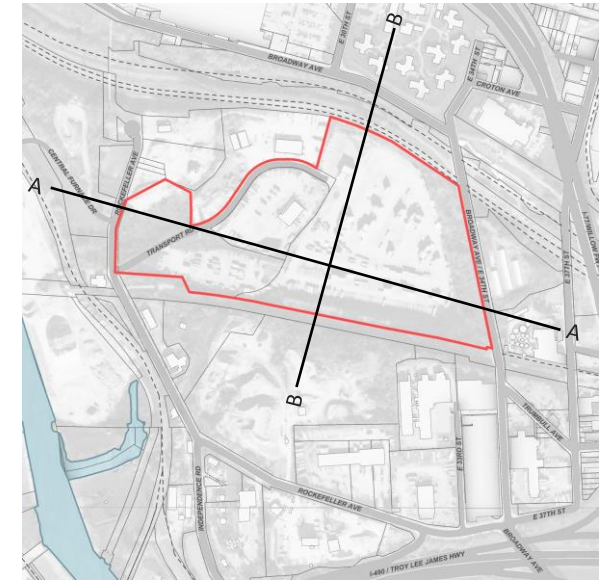
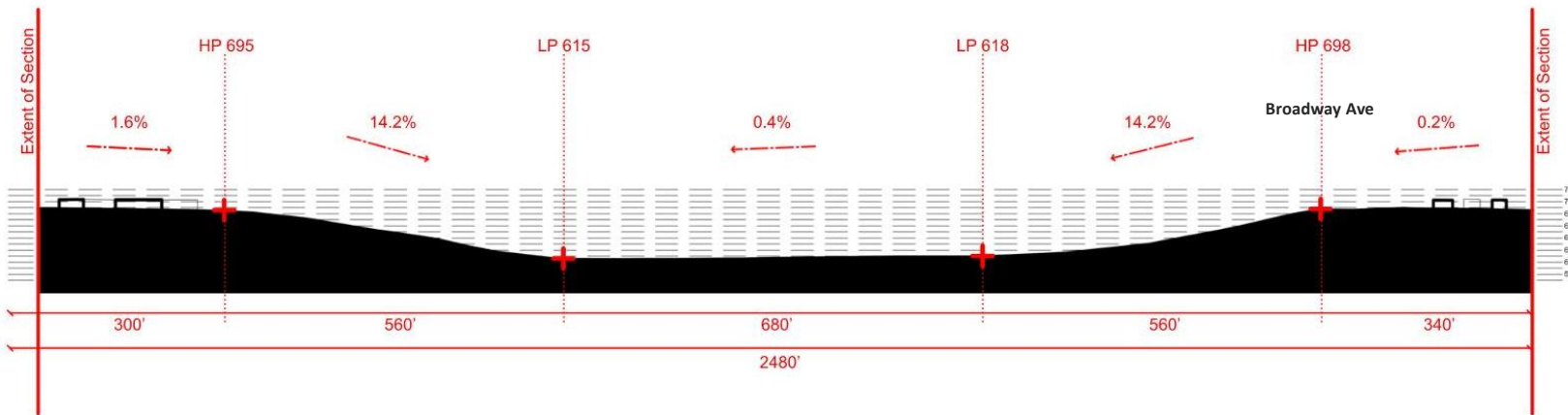
- **Site Platform: 695'-610'**
 - High of 610' in the SE
 - Low of 605' in the NW
- **High Point: 670' (+/-)**
 - @ Broadway to SE of the Site
 - 60'-70' Higher than the site platform
- **Low Point: 590' (+/-)**
 - @ the end of Transport Road
 - 5'-15' Lower than the site platform
- **Notes:**
 - Generally flat site at the center of the site with steeper slopes to the North, South, East and West.
 - Steep slope down from Broadway Avenue to site platform. Will require negotiation to provide direct access.
 - The utility and rail line along the north edge of the site bifurcate this site from any surrounding neighborhoods.
 - Utility Easement runs the entire length of the site to the south.
 - Rail line runs the entire length of the site to the north.

SITE SECTIONS

Section A-A

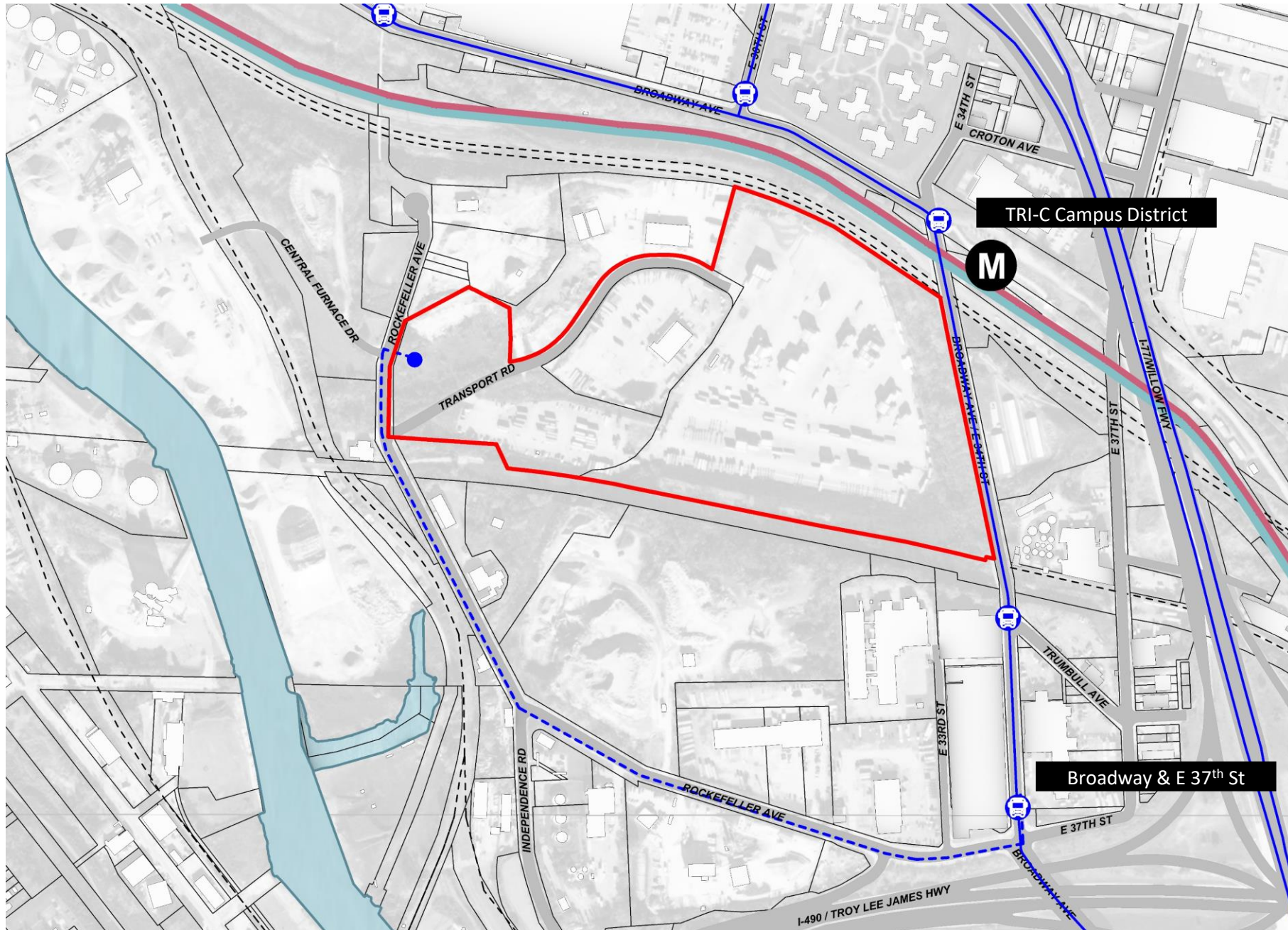


Section B-B



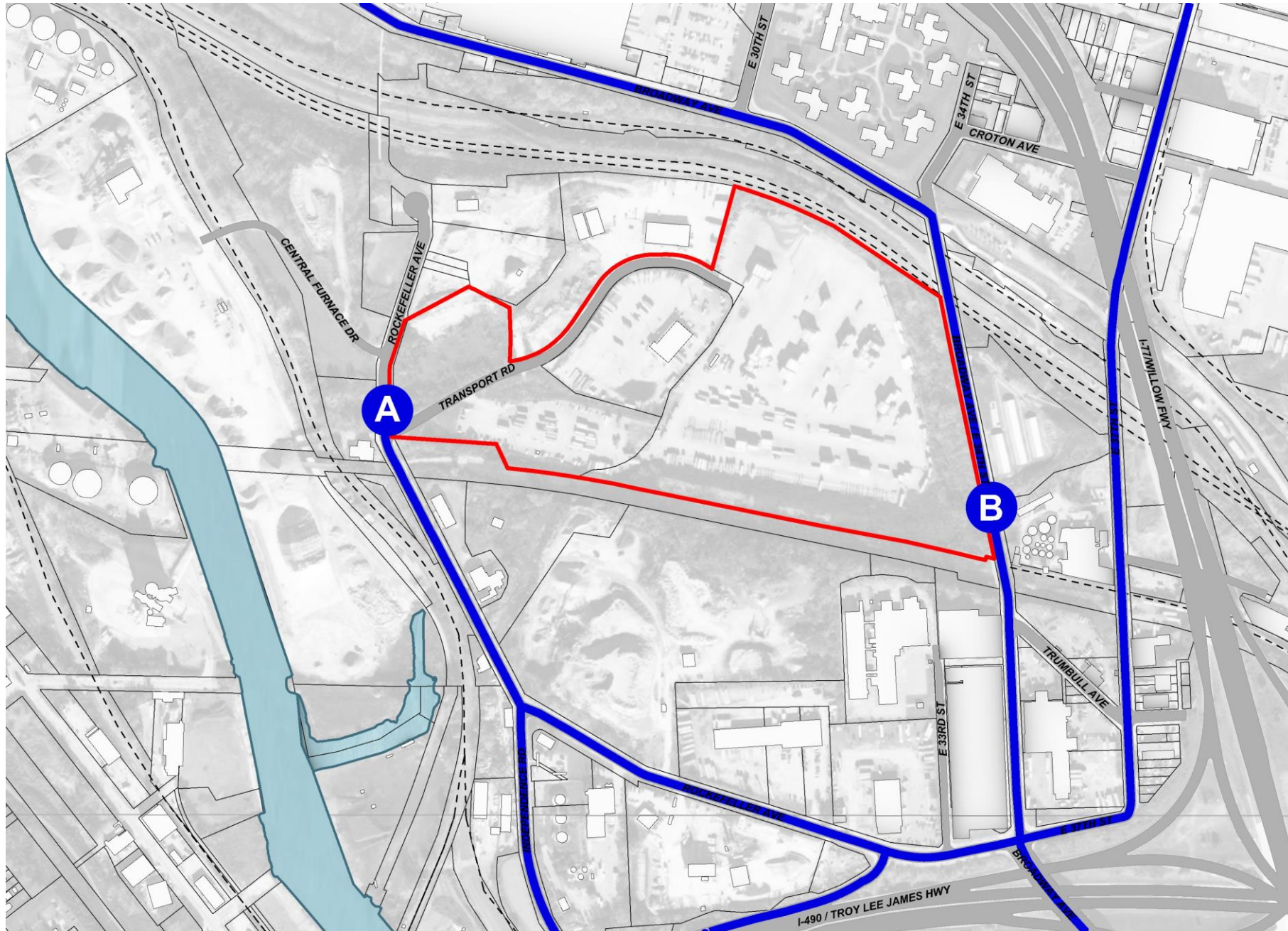
Notes:

- The site is at the low point of the adjacent area. Adjacent roadways and parcels look down into the site.
- Major Grade change from Broadway Ave east of the site down to most of the site.
- Moderate grade change to the south and west, 20' and 50' respectively, may require negation for internal site access.



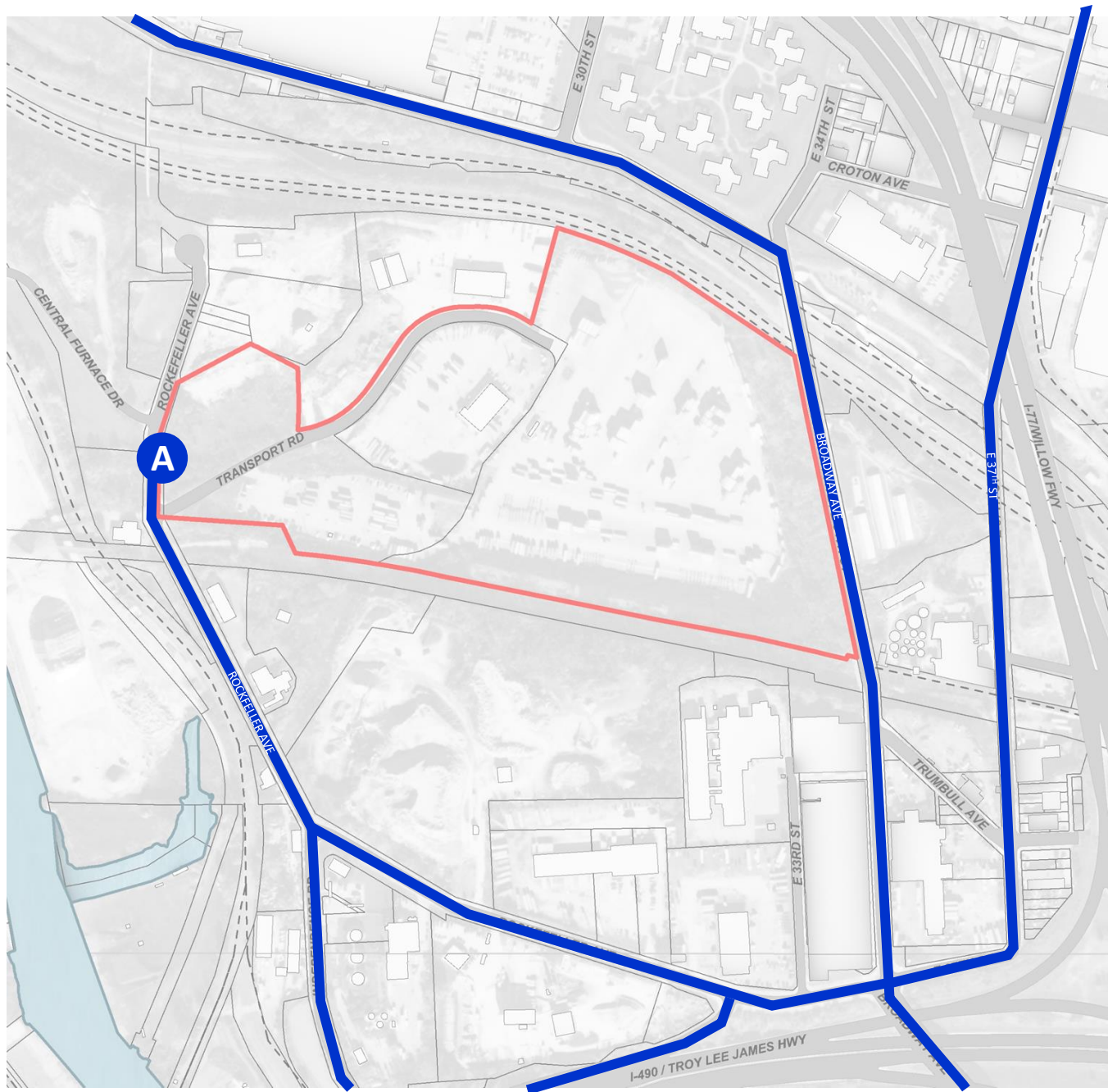
ACCESSIBILITY

- Bus Routes: 14, 15, 19-19A, 90
- Rapid: Tri-C Campus District
(Red Line, Blue/Green/Waterfront Line)
Walk to site 25 mins
- Fire Station #7: 0.4 miles away
- St. Vincent Medical Center: 3.2 miles away



ACCESSIBILITY

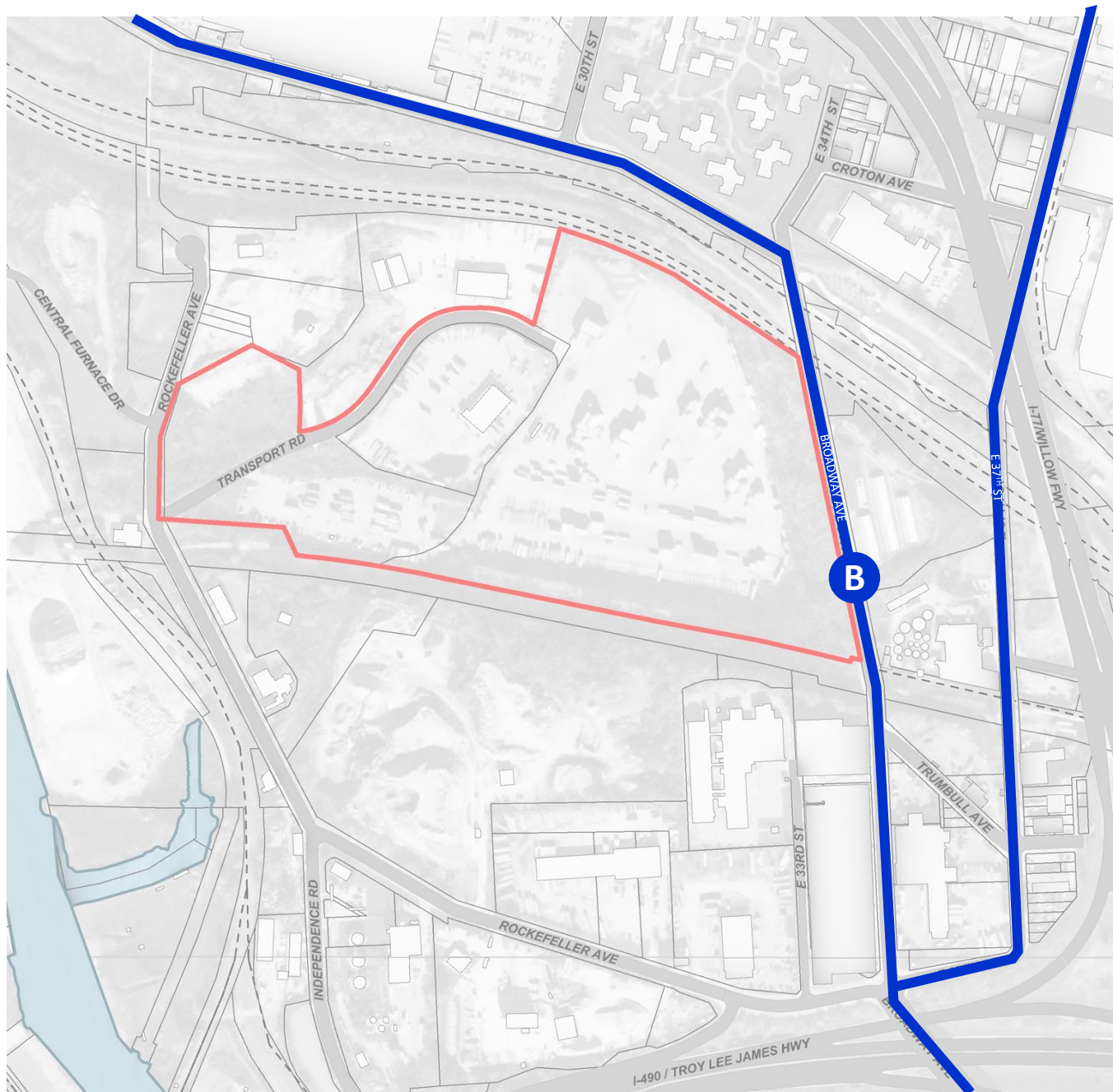
- WEST Access from Rockefeller Ave.
- EAST: Access from Broadway Ave.



ACCESS A

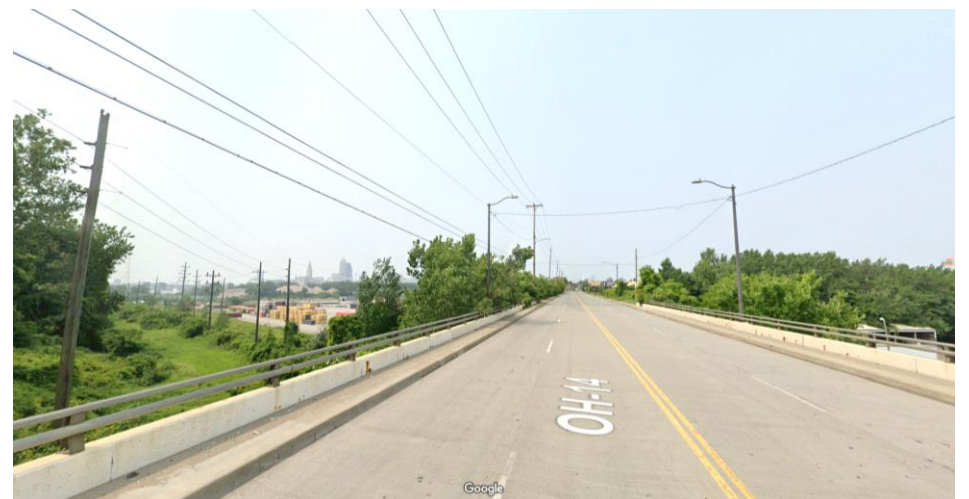
Enter from West of the site through Rockefeller Ave & Transport Rd. Access A is about the same level as majority of the site @ +600'~610.

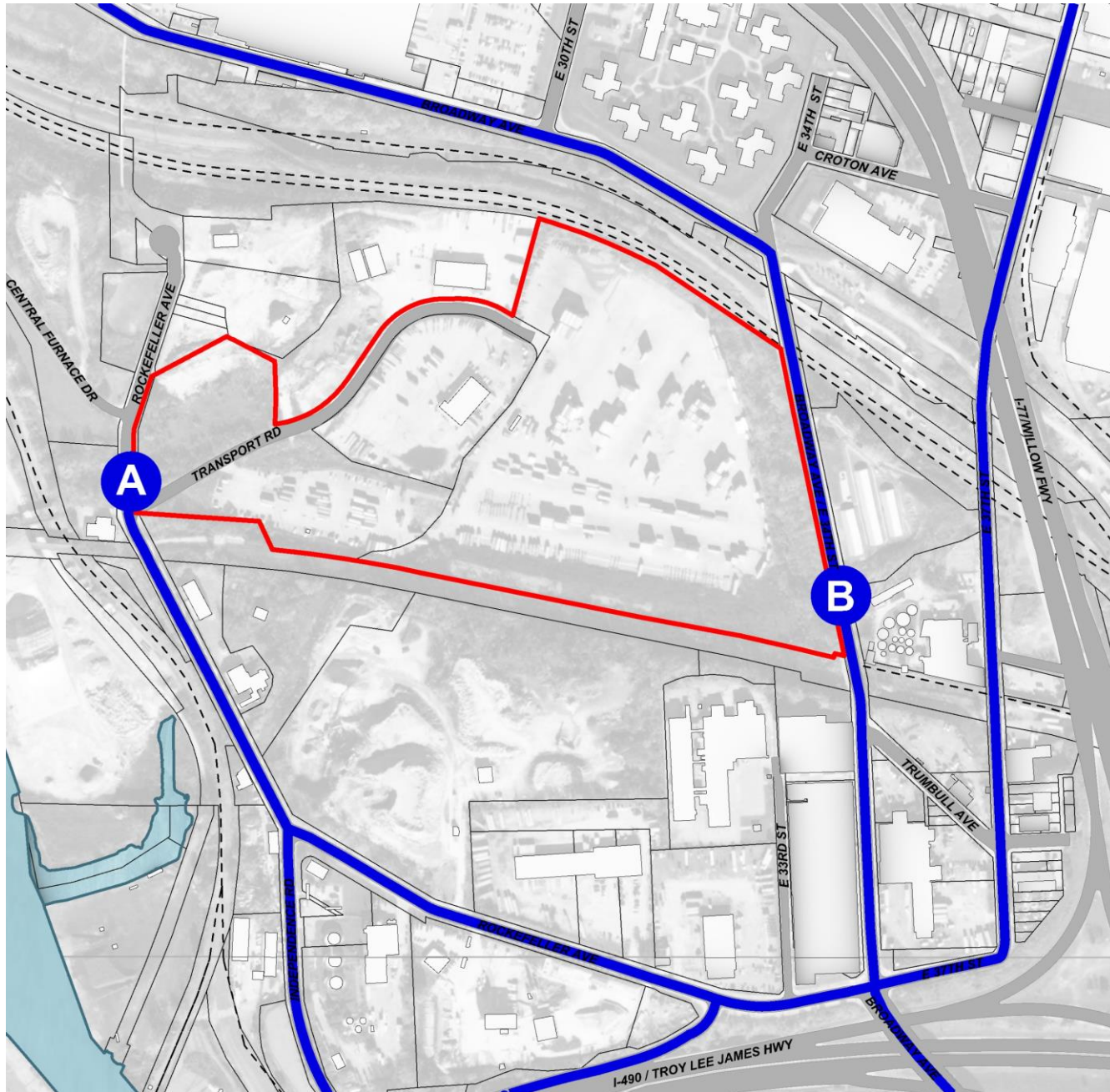




ACCESS B

Enter from East of the site through Broadway Ave. Access B and the east edge of the site is @ +670', and drop immediately about 35' at the southeast corner, then drop along the south edge to +620'.





ACCESSIBILITY ASSESSMENT

Access A:

PROS:

- Direct access to Rockefeller
- Similar Grade to Site

CONS:

- Non-direct route from I-77
- Public wayfinding unclear
- Industrial traffic commingling

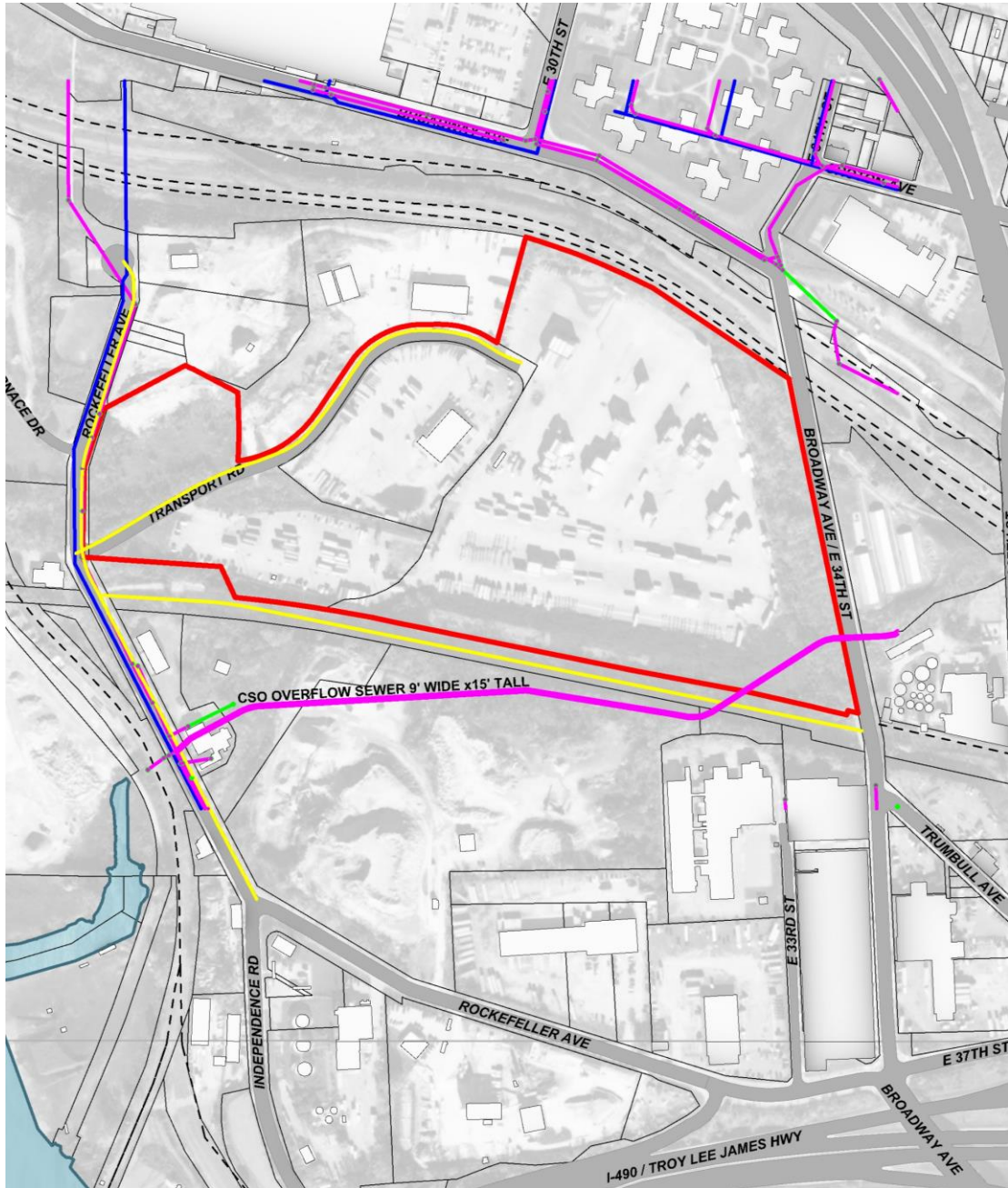
Access B :

PROS:

- Direct access to Broadway Ave and I-77
- Clear wayfinding for public
- Proximity to public transit

CONS:

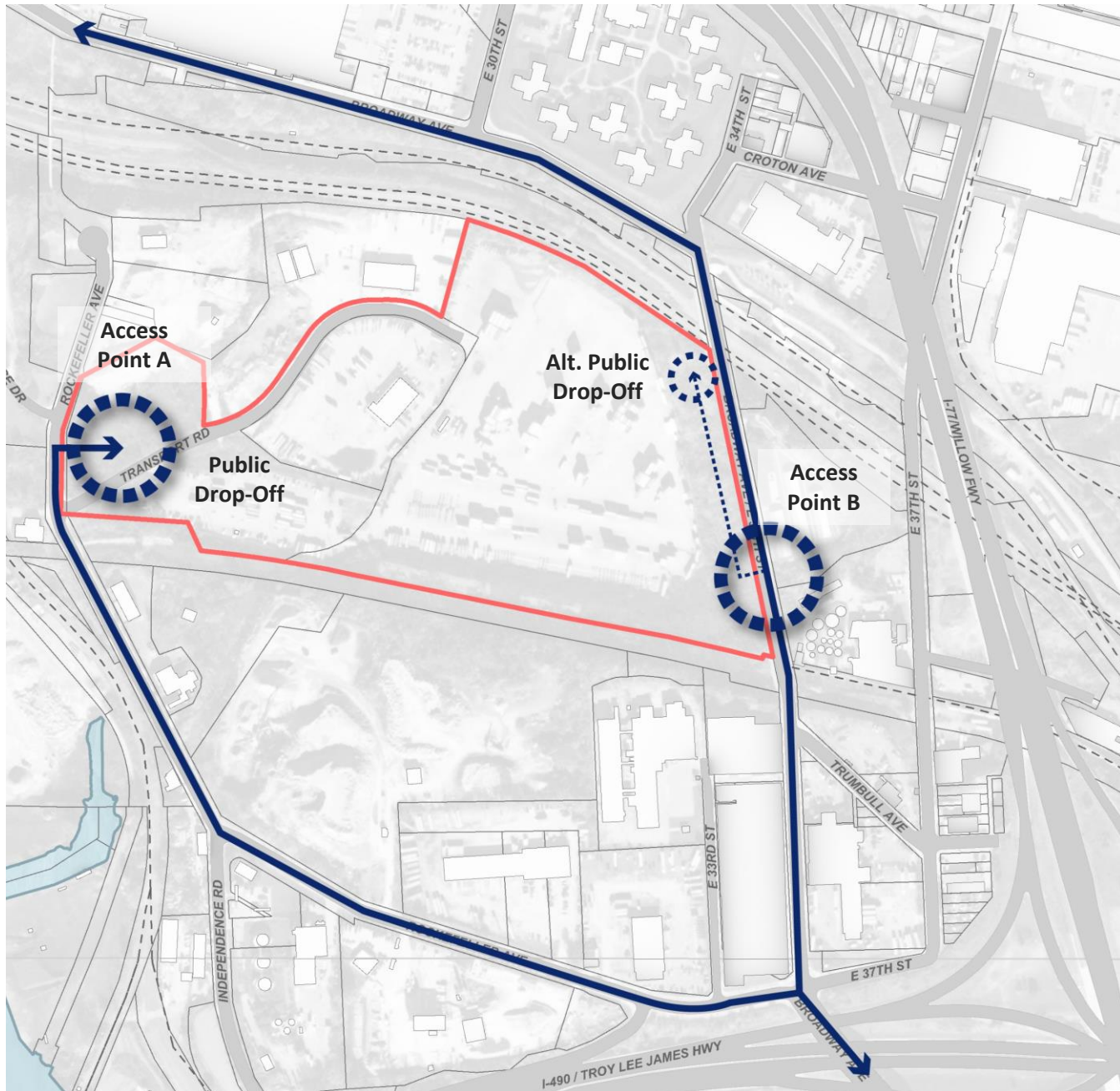
- Drastic grade change to site



RAILWAY, UTILITIES LINES & EASEMENT

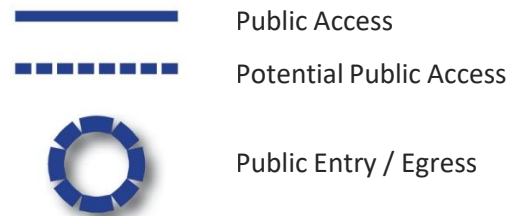
- Utility lines along Transport Rd:
 - Serve all the buildings that could possibly be demolished with the proposed development.
- Utility lines along South edge:
 - 1) Owned by Pennsylvania Lines, LLC
 - 2) Appear to serve properties beyond the east property boundary, specifically at OH-14 (see below for views to west and east at OH-14 where these overhead power lines intercept).
 - 3) Could be an easement.

- Railways
- EX. NEORSO CSO Overflow Sewer (178" H x 108" W)
- Ex. Storm Sewer
- Ex. Watermain
- Ex. Power, phone & data



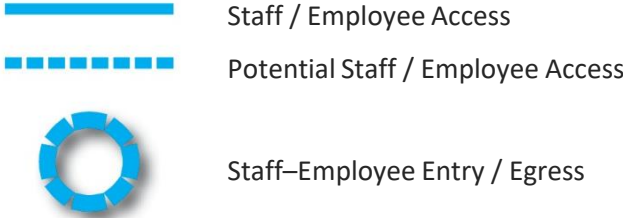
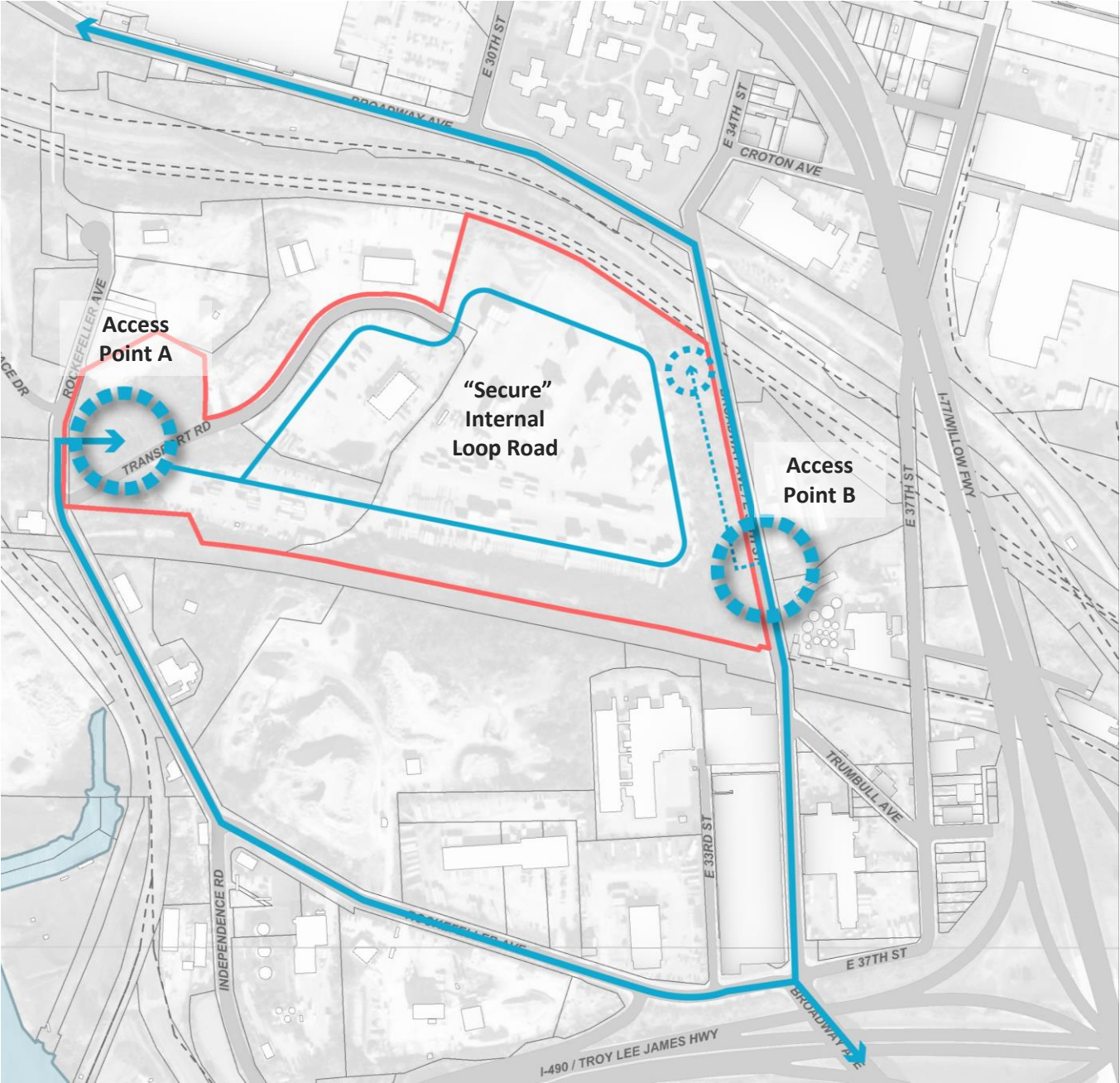
PUBLIC CIRCULATION

- Access Point A is considered the optimal location for the primary site access due to the proximity to Rockefeller Ave and similar grades to the buildable area of the site.
- Public Drop-Off and Parking should be accommodated directly adjacent to the primary entry to limit internal site access.
- Access Point B is an alternative access point via Broadway Avenue. However, grades will need to be mitigated to utilize the access point. (70' grade change from Broadway to Site)
- At minimum, a pedestrian access should be provided at Access Point B due to the proximity to the public transit network.

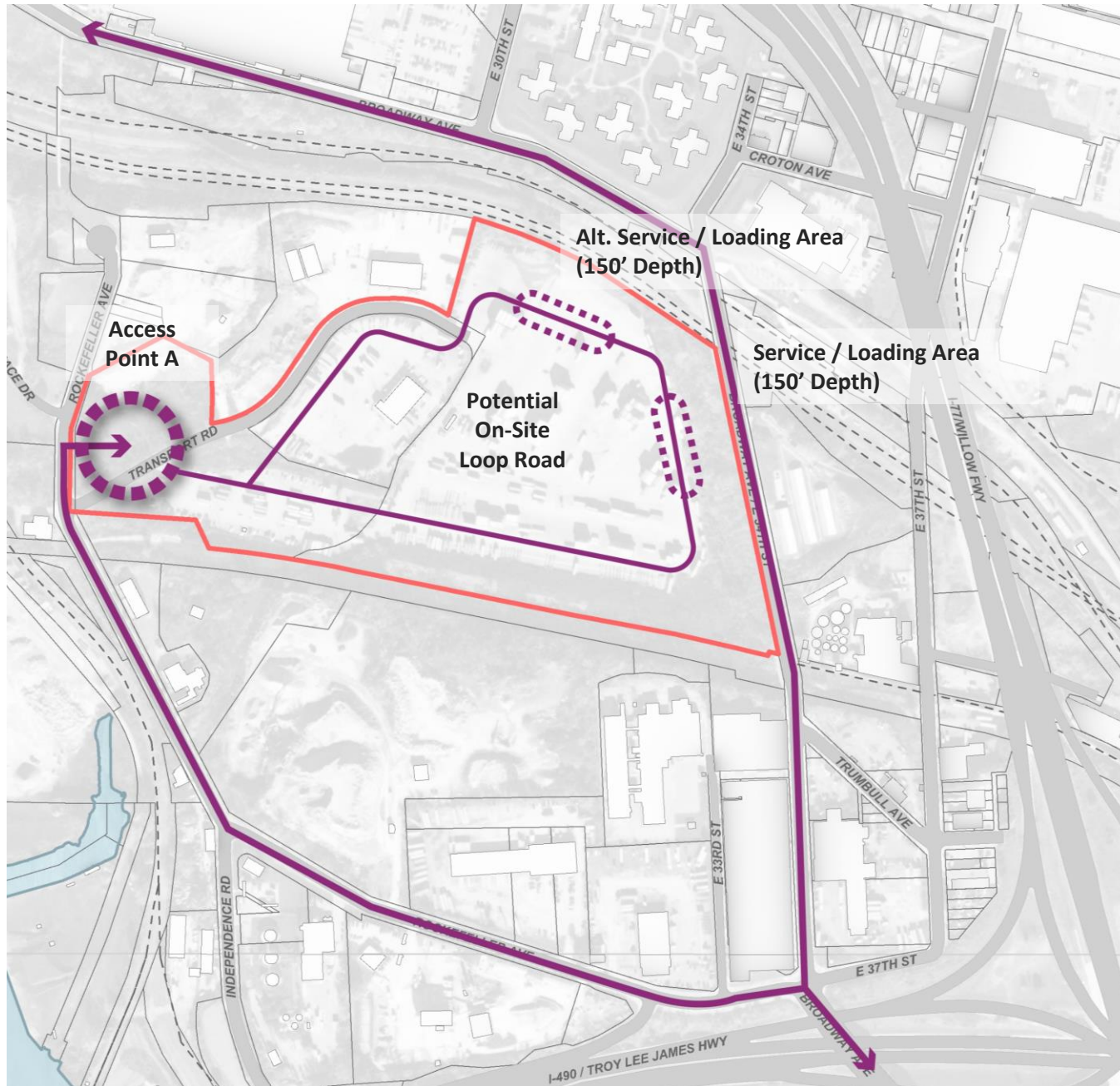


STAFF / EMPLOYEE CIRCULATION

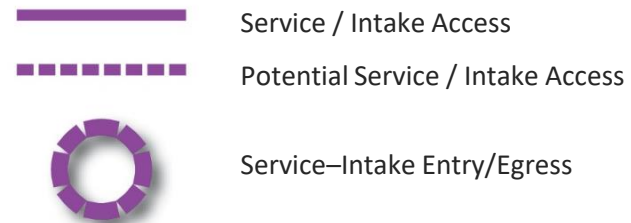
- Access Point A is considered the optimal location for the primary site access due to the proximity to Rockefeller Ave and similar grade elevations to the buildable area of the site.
- Access point B is an alternative access point via Broadway Avenue. However, grades will need to be mitigated to utilize the access point. (70' grade change from Broadway to Site)
- At minimum, a pedestrian access should be provided at Access Point B due to the proximity to the public transit network.
- Access Points A & B would be a shared access with public, visitors.
- A Secure Internal Loop Road is required for security, safety, and fire.



SERVICE / SECURE CIRCULATION



- Access Point A is considered the only location for a service / secure vehicle access as it connects directly to Rockefeller Avenue, which is currently used for large vehicle access, but potentially have to share the public entry at Access Point A.
- Assumed infrastructure can accommodate large service & secure transport vehicles.
- On-site turnaround or loop road required for large tractor trailer / semi-truck turning movements
- Potential to utilize the internal secure access loop however, this will require service/secure transportation to circumnavigate and interface with public traffic.

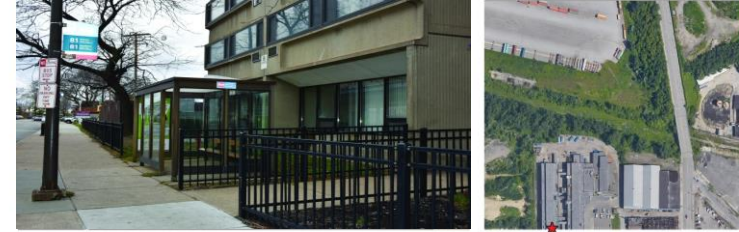


VISIONING - SITE

BUILDING SHOULD BLEND INTO SURROUNDINGS



CONNECTION TO PUBLIC TRANSIT



BUILDING SHOULD MAKE A STATEMENT



SOUND SEPARATION BUFFERS



LANDSCAPE USED AS A VISUAL BUFFER



PUBLIC PARKING



EASILY IDENTIFIABLE MAIN ENTRANCE



OTHER CONSIDERATIONS

Next Steps

- Solicit Feedback
- Cuyahoga County Council
 - Purchase Agreement
 - Project Financing
- Design Continues
- Additional Community Meetings

