

## HOUSING CONDITIONS SURVEY & AREA PHOTOGRAPHS

### Grandview Crossing Community Reinvestment Area

In January of 2020 a surveillance survey was conducted in the area to be known as Grandview Crossing Community Reinvestment Area as well as the area within the proposed boundaries. The purpose of the survey was to determine the location of housing units within the CRA that appeared to be in need of repair or upgrading, vacant lots in need of redevelopment and the severity of structures that appeared to be in need of repair, and/or needing to be removed.

The results of the survey are as follows:

The Grandview Crossing Community Reinvestment Area contains a mix of commercial and residential zoning. This area of the city contains the site of a formerly unregulated landfill.

Photos are representative of property conditions within the proposed CRA area. An environmental summary and orders from the Ohio EPA. All parcels are within the City of Columbus.



Former unregulated landfill site located at the corner of Dublin Rd and Grandview Ave.



Vacant lot located adjacent to 770 Twin Rivers Dr.

## GRANDVIEW CROSSING ENVIRONMENTAL SUMMARY

Grandview Crossing is a ± 56-acre development site located at the northeast corner of Dublin Road and Grandview Avenue, just northwest of downtown Columbus. Historically, the property was used for farming until the 1920s, when the quarrying of sand and gravel began on a 36-acre portion of the property and continued until approximately 1948. The former quarry portion of the property was subsequently used as a garbage dump for nearby communities, including Grandview Heights and the City of Columbus, until about 1960. In 1967, the City of Columbus issued an order closing the dump. However, since this unregulated landfill operated before the creation of the Ohio EPA in 1972, it was not properly capped.

In January 2012, Wagenbrenner Development, through an affiliated company, 810 Grandview LLC (“Developer”), acquired the 36-acre former landfill portion of the property with the goal of cleaning it up under the Ohio EPA’s Voluntary Action Program (“VAP”) using a \$3M grant from the Clean Ohio Revitalization Fund. On May 18, 2012, the Clean Ohio Council awarded a \$3M grant to the Developer, which used the funds to clear, grade and cap the former landfill under plans approved by Ohio EPA. Additionally, systems were installed to control and monitor landfill gas. As this work progressed, the Developer acquired the 20-acre balance of the property.

The Developer has completed a No Further Action letter (“NFA”) to document the environmental remediation work it has completed at the property, and will be requesting the issuance of a Covenant Not to Sue (“CNS”) that will confirm that no further environmental assessment and/or remediation will be required for the intended mixed-use development. The NFA/CNS process is expected to be finished in late 2019.

As part of the NFA and the separate Ohio EPA approval process for construction on former landfills, Developer will install and maintain a landfill gas collection system and other controls (“environmental controls”) in each Tenant’s premises at the property. The environmental controls have been designed by SCS Engineers and were approved by Ohio EPA on May 31, 2019. The systems to be employed at the property consist of several redundant layers of protection to ensure the safety of the occupants of the buildings, including the following:

1. A passive vapor collection system that provides a preferential pathway for vapors to be collected and vented to the atmosphere above the building roof level;
2. A layered vapor intrusion barrier;
3. Sensors strategically placed in the building that will detect the presence of landfill gas in the occupied spaces of the building in the event that there is a breach of the below-slab control systems.

These environmental controls are comparable to those installed at the Time Warner building (now Spectrum Cable) in 2008 and, subsequently, the OSU Medical Center buildings constructed at the former Gowdy Field landfill in Columbus, which was co-developed by Wagenbrenner Development, and have operated without incident since that time. If there are any questions, please contact Joseph M. Reidy at 614-721-0682 or [jreidy@thrivecos.com](mailto:jreidy@thrivecos.com).