

**QUALIFICATIONS ANALYSIS FOR
DESIGNATION OF THE
MARBLE CLIFF QUARRY PROPERTY
AS A BLIGHTED AREA**

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PCAV  **PLANNERS**
ST. LOUIS, MISSOURI

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INTRODUCTION

The purpose of this report is to assess the present condition and use of the Marble Cliff Quarry property shown in Exhibit A on the following page (the “Area”) in order to determine whether the Area may qualify as a “blighted area” as such term is defined in Ohio Revised Code Section 1.08 (“ORC 1.08”).

QUALIFICATION STANDARDS

ORC 1.08 establishes certain standards, or “tests,” which must be met if an area is to qualify as a “blighted area.”

ORC 1.08 defines a “blighted area” as follows:

...an area in which at least seventy percent of the parcels are blighted parcels and those blighted parcels substantially impair or arrest the sound growth of the state or a political subdivision of the state, retard the provision of housing accommodations, constitute an economic or social liability or are a menace to the public health, safety, morals, or welfare in their present condition and use.

“Blighted Parcel” means either of the following:

A parcel that has one or more of the following conditions:

A structure that is dilapidated, unsanitary, unsafe, or vermin infested and that because of its condition has been designated by an agency that is responsible for the enforcement of housing, building, or fire codes as unfit for human habitation or use;

The property poses a direct threat to public health or safety in its present condition by reason of environmentally hazardous conditions, solid waste pollution, or contamination;

Tax or special assessment delinquencies exceeding the fair value of the land that remain unpaid thirty-five days after notice to pay has been mailed.

A parcel that has two or more of the following conditions that, collectively considered, adversely affect surrounding community property values or entail land use relationships that cannot reasonably be corrected through existing zoning codes or other land use regulations:

- a) Dilapidation and deterioration;*
- b) Age and obsolescence;*
- c) Inadequate provision for ventilation, light, air, sanitation or open spaces;*
- d) Unsafe and unsanitary conditions;*



Exhibit A - Study Area
Marble Cliff Quarry Qualifications Analysis

Columbus, OH



- e) Hazards that endanger lives or properties by fire or other causes;*
- f) Noncompliance with building, housing, or other codes;*
- g) Nonworking or disconnected utilities;*
- h) Is vacant or contains an abandoned structure;*
- i) Excessive dwelling unit density;*
- j) Is located in an area of defective or inadequate street layout;*
- k) Overcrowding of buildings on the land;*
- l) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;*
- m) Vermin infestation;*
- n) Extensive damage or destruction caused by a major disaster when the damage has not been remediated within a reasonable time;*
- o) Identified hazards to health and safety that are conducive to ill health, transmission of disease, juvenile delinquency, or crime;*
- p) Ownership of multiple ownership of a single parcel when the owner, or a majority of the owners of a parcel in the case of multiple ownership, cannot be located.*

PGAV believes the Area qualifies as a “blighted area” as such term is defined in ORC 1.08. This analysis is based upon a review of the Area’s present condition conducted in March 2018 and on information provided by others. PGAV staff also relied upon its extensive experience in redevelopment planning and professional expertise in the preparation of similar analyses for clients nationwide. This Report will not reflect changes in conditions or events that have occurred subsequent to the date of the site visit or publication of this Report.

"BLIGHTED AREA" FACTORS

Environmentally Hazardous Conditions, Solid Waste Pollution or Contamination

The Developer retained Geotechnical Consultants, Inc. to conduct an analysis to determine whether the Area contains subsurface contaminants and/or pollution. Geotechnical Consultants, Inc. ("GCI") found solid waste pollution and contamination across a predominance of the Area.

The Area has been used as a limestone quarry since the 1850s. The Area has also been used for dumping and landfilling activities. Activities related to mining, including a concrete plant, asphalt plant, and tire service have also taken place at the Property.

According to GCI's report, organic and inorganic wastes, heavy metals, paints, and pigments were disposed of at the property from 1950 to 1961. Additionally, solid wastes were disposed at the property between 1950 and June 1974.

The purpose of the GCI study performed was to evaluate the environmental concerns associated with current and potential future complete exposure pathways, including:

1. Direct contact with soil by future residents and current and future construction and excavation workers in the Area;
2. Unrestricted potable use of ground water on and off the Area.
3. Ground water discharging to surface water in ponds located within the Area and the Scioto River located east of the Area.
4. Potential future and current vapor intrusion risk into current and future buildings from volatile chemicals of concern in soil and ground water within the Area.

GCI found that concentrations of chemicals of concern exceeded direct contact soil standards in five out of 65 soil sampling locations, the unrestricted potable use standards in three out of 16 ground water monitoring wells, and the generic indoor air requirements in three out of 16 soil vapor sampling location on the property. The GCI study concludes that the Area's condition exceed standards set by the State of Ohio for compliance with its voluntary action program and, as such, remedial measures are required to bring the Area into a condition such that exposure to workers and residents may be permitted.

The Area suffers from environmentally hazardous conditions, solid waste pollution and contamination.

Direct Threat to Public Safety

The Area, by reason of environmentally hazardous conditions, solid waste pollution, or contamination poses a direct threat to public health or safety in its present condition by reason of environmentally hazardous conditions, solid waste pollution, or contamination. The Area's environmental contamination is thoroughly documented in, "Phase II Property Assessment In Support of an Ohio Water Development Authority Financial Assistance (OWDA) Application for Marble Cliff Quarry Property," (the "Phase II").

SUMMARY

The Area is a portion of the City in which at least 70% of the parcels are blighted parcels and those blighted parcels impair or arrest the sound growth of the City, retard the provision of housing accommodations, constitute an economic or social liability or are a menace to the public health, safety, morals, or welfare in their present condition and use. As indicated in Exhibit A the Area consists of one parcel and, as such, one-hundred percent (100%) of all of the parcels in the Area are blighted parcels.

The Area meets the requirements for a Blighted Area, exhibiting factors including, but not limited to:

- Environmentally hazardous conditions, solid waste pollution, or contamination.

This blighted parcel in its present condition and use is a menace to the public health, safety, morals or welfare.



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