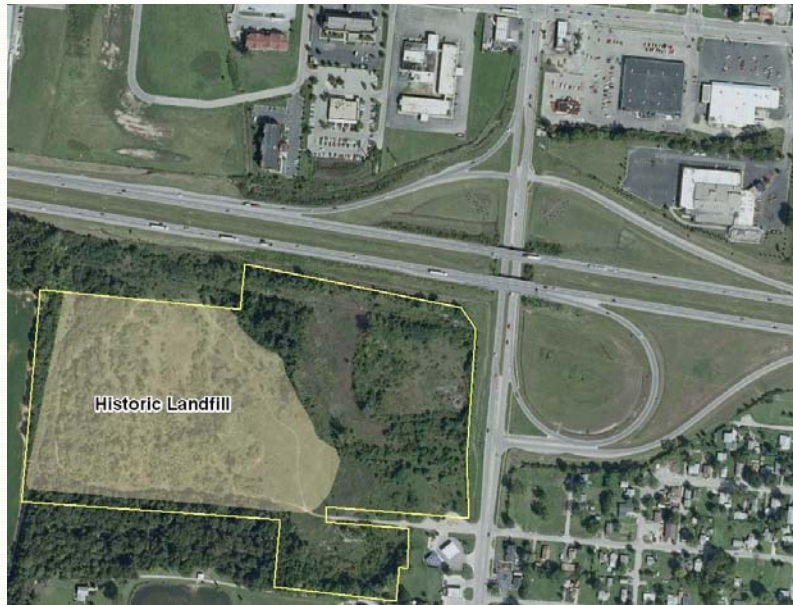


**Notice of Public Meeting and Information Repository for a Clean Ohio Revitalization Fund Grant.**

The Clark County Board of Commissioners is applying for a grant from the Clean Ohio Revitalization Fund for the cleanup of the Former City of Springfield Landfill located at the southwest corner of intersection of State Route 72 and I-70, Springfield, Ohio. The application is available for review at the Clark County Public Library, located at 201 South Fountain Avenue; Springfield, Ohio until March 14, 2012. A public meeting to discuss and solicit comments regarding the grant application will be held on March 14, 2012 at the Springview Government Center located at 3130 E. Main Street at 5:30 PM in Meeting Room 114. Application information is also available online at [www.clarkcountyohio.gov](http://www.clarkcountyohio.gov). Any questions may be referred to the Clark County Community Development Department at 937-521-2160.

**Attachment 1**  
**Clean Ohio Revitalization Fund Application Summary**  
**Former Springfield Landfill; South Limestone Street Springfield, Ohio**



*Current view of Former Springfield Landfill Property*

**1. Goal of the Brownfield project.**

The Clark County Board of Commissioners and its Development Partner, R-Way Travel Plaza, Inc., are pleased to submit this application to the Clean Ohio Council and to the State of Ohio Department of Development for a Clean Ohio Revitalization Fund (CORF) grant for the purpose of remediating the environmental conditions at the former Springfield Landfill located south of Interstate 70 on South Limestone Street in Springfield, Ohio. The property's 39.17 acres are largely open, but become more wooded on the southern end of the site. The northeastern portion of the site contains a federally designated wetland. A dirt road encircles the approximately 21 acres of the site that were used as a landfill in the early 1970s.

Randy Dotto, President of Development Partner R-Way Travel Plaza, Inc. and current owner of the property, has owned and operated fuel and retail businesses for over 35 years. He has operated over a dozen gas stations, convenience stores and car washes across west-central Ohio including another gas station on the same freeway interchange as the former landfill property. Mr. Dotto sold his last gas station seven years ago, but has been looking for an opportunity to get back into the fuel and retail business.

More than 20 years ago, R Way Travel Plaza, Inc. began to assemble the subject property with the long-term goal to redevelop the same. With 65,000 to 70,000 motorists now traveling this stretch of I-70 daily, the site is now ripe for redevelopment. A nationwide company known for truck stops is interested in 11 to 14 acres of the subject property because of its prime location at the I-70 / Ohio Route 72 interchange. The size of the property, proximity to the City of Springfield, and easy freeway access also make the site attractive to big box retailers, if the site was remediated to the satisfaction of the Ohio EPA.

The landfill portion of the property has become a liability and a challenge for redevelopment as environmental regulations have become more stringent and concerns about environmental liability have become a more serious consideration. R-Way has privately funded Phase I and Phase II environmental assessments totaling over \$83,000 to determine what is required to put the site back into productive use. R-Way has assembled a team including a consulting firm with proven experience in landfill remediation (PANDEY). PANDEY Environmental shepherded similar properties from landfill into productive commercial use at the Gowdy Field and Gowdy North properties in Columbus, Ohio, projects which were funded by the Clean Ohio Council in 2005 and 2008.

As a result of the contamination from historic landfilling activities, private development is prohibitively expensive without remediation assistance for the nearly \$2 million in necessary remedial activities. However, with assistance from the Clean Ohio Fund, the site can be redeveloped in concert with both with R-Way's vision and Clark County's goal of sustainable development. The *Clark County Crossroads Plan*, adopted by the Clark County Commissioners in 1999, seeks to promote the I-70/Ohio 72 Interchange as an important commercial node and specifically calls for highway-oriented commercial development on the former landfill property.

Clark State Community College (CSCC) has also expressed support for the project. CSCC is located less than one mile from the former landfill site, and approximately a quarter-mile from the bus line which runs from downtown Springfield to the CSCC campus. If funded, commercial development on the site will create part-time work opportunities for students at the nearby CSCC campus. Residential development on the non-landfill portion of the site could provide affordable housing for students at the college which has no on-campus housing.

The goal of the \$1.77 Million CORF grant request is to conduct cleanup activities which will allow for restoration of the subject property and provide employment opportunities and tax revenue to the citizens of Springfield and Clark County. It is anticipated that a truck stop, big box store, and multi-family housing can all be developed on this large property.



*Potential site configuration after cleanup*

Redevelopment of the subject property will have a positive impact on the surrounding community in terms of employment, tax revenue, and sustainable development. However, these benefits cannot be realized unless the environmental conditions at the subject property are addressed, as businesses will not locate at contaminated properties, and banks will not make the necessary loans required for building improvements. Obtaining the CORF grant monies will allow for restoration of the subject property, unlocking its potential to improve the County's economy and the general welfare of the community by removing the stigma of contamination associated with its past use. Moreover, because the private sector cannot make this project financially viable unless the cost of the cleanup is supplemented by the grant, the future of this property and its great potential is contingent upon the receipt of CORF funds. The requested \$1.77 million in CORF funding will unlock the potential of the site which R-Way has assembled over the past 20 years.

## **2. History of the project property.**

The subject property has been vacant since 1974. The western and central portions of the property operated as a municipal landfill from approximately 1971 to 1974. Approximately 21 of the property's 39.17 acres were used for waste disposal. An auto shop operated on the northeast portion of the property in the 1960s. Prior to these uses, the land was primarily agricultural.

Phase I and Phase II environmental assessments were conducted in 2011 to evaluate any adverse impacts to the environmental media resulting from historic disposal practices.

## **3. Environmental Improvements and Benefits**

Based on the findings and conclusions of the subsurface sampling investigation, several areas of the subject property require remediation. The landfill on the property operated and was closed prior to the implementation of the Resource Conservation and Recovery Act of 1976 (RCRA). Pre-RCRA landfills pose a variety of threats to human and environmental health. At this site in particular, the soil itself, landfill gas in the soil, and groundwater all have the potential to impact health both on the site and at adjacent residences.

Soil samples across the landfill exhibited detections of arsenic in excess of the VAP direct contact standards for unrestricted land use. There were also detections of nickel and the volatile organic compound butylbenzylphthalate in excess of VAP standards.

Contact with contaminated soil will be prevented by installing a two-foot soil cap above the landfill area. The soil cap will prevent the spread of contaminated soils through surface erosion and prevent site users from having direct exposure to soil contaminants or waste.

Monitoring wells showed detections of benzene that were higher than the VAP standard for potable water. Arsenic and barium were also detected above VAP groundwater standards. Groundwater from the site is unsafe for potable purposes, and has the potential to migrate to surrounding residences.

Remedial activities for groundwater will consist of two components. First, the two benzene contaminated areas will be treated by bioremediation through injection into boreholes. This strategy proved effective for similar contamination at the Gowdy Field Landfill, a separate VAP and Clean Ohio project conducted at another central Ohio landfill with similar geology. The area of contamination is approximately eight (8) acres. Bioremediation of the benzene contamination will protect not only site users, but owners, residents, and visitors of adjacent properties where affected groundwater is likely to migrate. Additionally, a groundwater use restriction will be implemented to restrict use of groundwater at the property. This will ensure that future users do not have direct contact with contaminated groundwater.

Gases presently migrate up from the buried waste in concentrations that would be dangerous if they were contained and concentrated within a building. Both methane and hydrogen sulfide present risks to human health and safety. Hydrogen sulfide was detected at levels as high as 52 parts per million (ppm) (the action level for hydrogen sulfide is 5ppm). The stored gases will be actively extracted through the use of a modified vapor extraction system to remove and burn off dangerous concentrations of gases which have accumulated in the subsurface since the disposal activities ceased.

Once the active gas extraction system has reduced gas concentrations to acceptable levels, a passive gas extraction system will be installed using the same gas extraction method to relieve any future buildup of gases in the subsurface at the subject property and prevent the migration of gases to neighboring properties. With the removal of stored gases and operation of the gas extraction system, risk from soil and trash related gases will be avoided. Overall, cleanup activities will make the property safe for future site users as well as neighboring residents.

The only structure present on the property is a large sign. This sign will be demolished and recycled as part of the project.

#### **4. Project's Readiness to Proceed if Funded**

Other than securing the grant, there are no impediments or conditions to be satisfied for this project to proceed. The property is presently vacant, and the development partner owns and controls the entire property. With soil, soil gas, and groundwater sampling complete, the remedial activities necessary for the subject property have been identified. All necessary utilities, which generally follow Route 72, are present. The property has ample frontage on Route 72 to provide access to the site. The property is currently zoned B-4 "Heavy Business," which is compatible with the development partner's plan for a travel plaza on the site. Additionally, the county land use plan shows the subject property as "Highway Commercial," which is in agreement with R-Way's vision. The development partner and potential end users are very interested and committed to putting the property back into productive use. The redevelopment of the subject property has the support and commitment of the Clark County Board of Commissioners, the City of Springfield, Springfield Township, and Clark State Community College. Once the grant is secured and environmental concerns are addressed, the property will quickly begin contributing to the local economy.