

Attachment 1
Clean Ohio Assistance Fund Application Summary
Former CSX Rail Depot; East Main Street; Chillicothe, Ohio

a) Describe the history of the project property.

The property was used as a rail depot from before 1884 until sometime after 1976. Between 1976 and 1994, depot activity diminished and the passenger depot was primarily used as office space. The passenger depot building is still present on the Property, although boarded and vacant. Freight and livestock depot facilities have been removed, as have other historical facilities.

Facilities historically present at the Property include:

- A gas station existed on the north side of the Property and included some auto service (records found dating from 1936, 1942, 1947, 1958 and 1968),
- Transfer facilities serving a 50,000 gallon fuel oil/diesel oil above ground storage tank historically located on adjacent property,
- Lumber storage,
- Carpenter shops,
- Offices,
- Passenger depot,
- Freight depot,
- Chick hatchery,
- Beer vault,
- Stock pen,
- Warehouse,
- Feed warehouse,
- Machine shop,
- Tin shop,
- Paint and pipe shop,
- And other unidentified structures.

b) Briefly describe current uses of the property and any current business(es) occupying the property.

Since the present owner's purchase of the property from CSX in 1994 there has been little activity at the Property. The passenger depot was leased for a time to an antique dealer, but is now vacant and boarded. All other structures have been removed and the vacant land is used only for overflow parking of business across the street and occasional hay production.

c) Briefly describe surrounding uses of adjacent properties.

The property is bordered to the west by residential property across Sugar Street, to the north by commercial and industrial properties across Main St., to the east by residential properties across Rose Street, and to the South by Commercial and

Industrial Properties across the railroad tracks. A small (approximately 3 acres), rectangular area on the east side of the subject property is cut out of the roughly triangular shape of the subject property and is in use by CSX as a service and storage area.

Immediately south of the Property is located the parcel sometimes known as "CSX North," where an Ohio Voluntary Action was conducted by EarthTech. Immediately south of "CSX North" is the Former CSX Rail Yard at the corner of Seventh and Watt Street which is presently being redeveloped into the City's new transit facility with help from a Round 2 Clean Ohio Revitalization Fund grant of approximately \$1,000,000.

d) Indicate number of buildings on the property and their current condition.

The passenger depot building is still present on the Property, although presently boarded and vacant. The building was constructed prior to 1900 and is approximately 5,000 square feet in size. The downstairs is split roughly equally between storage space and the former depot/restaurant area. A second story contains office space. Birds have entered the second story in some areas and the building has broken windows and other damage from sitting vacant. The building is used for some miscellaneous storage. It has electrical service, but is not presently heated.

Overall the building is in poor condition, but still has potential for reuse with extensive remodeling. Some restaurants have expressed particular interest in the building. The building is prominently seen while crossing the Main Street bridge over the rail tracks.

e) Briefly describe any previous sampling activities that may have occurred on the property.

In December 2009, PANDEY performed a Phase II Environmental Screening Assessment using funds from a US EPA Brownfield Community-Wide Assessment Grant. During performance of this assessment, contamination was discovered and it was realized that the US EPA grant did not have sufficient funds to fully assess and delineate the Property.

Areas requiring additional delineation and assessment include the following:

- Petroleum free product and groundwater contamination was found in the southwestern corner of the Property. This contamination is suspected to come from a previous tank farm historically located on adjacent property, a former fuel oil tank which serviced the passenger depot's boiler, or a combination of the two sources.
- Petroleum contaminated soils were found in the southeastern portion of the Property. The source of this contamination is presently unknown as this area was historically rail tracks and is not known to have had oil storage. It is suspected that a locomotive may have inadvertently released petroleum products during a breakdown or maintenance activities.

- Arsenic was detected in the southeastern portion of the property at 220 ppm, exceeding the VAP commercial/industrial standard of 82 ppm. It is expected that this arsenic is related to rail bed materials, and additional sampling is required to obtain a statistically relevant concentration of arsenic at the Property.

Because the December 2009 investigation was a screening investigation and available funds were limited, activities were focused towards detecting contamination in areas where gross contamination was most likely. Additional identified areas have not been fully assessed and other contamination may also be present.

f) Describe the redevelopment potential of the property and proposed plans for reuse of the property.

i. Potential end users, investment on the property, and number of jobs

Various parties have expressed an interest in purchasing and redeveloping the Property. Because of its size (nearly 12 acres) and location, it has the potential to serve multiple purposes. The property owner has been approached by parties interested in redeveloping portions of the property for restaurants, large retail and self-storage facilities. All or a combination of these end users could take place simultaneously at the Property.

ii. How does this project fit with the master plan?

Known and potential contamination at the Property is likely to impede property transactions. In addition to fears of environmental liabilities by prospective purchases and their lenders, there is potential for contamination to impact appropriate land use restrictions (commercial/industrial, residential, groundwater, etc.) and construction worker safety. There may also be need for remedial activities prior to redevelopment.

The Property is prominently located in eastern Chillicothe with significant frontage along Main Street. Historically, the rail depots at the Property and surrounding rail activities were the impetus for much of the development surrounding the Property. Redevelopment of this Property will refocus the life of the surrounding community.

iii. Describe other sources of funding that will help this project succeed

As discussed above, US EPA Brownfield grant monies have been used to perform a VAP Phase I Assessment, as well as a Limited Phase II Property Screening assessment. Several potential end users have expressed an interest in the Property through renovation of the existing passenger depot and/or construction of new buildings. Additionally, the City has also indicated its willingness to help the property owner pursue redevelopment tax incentives.