

Voluntary Action Program

Residential Redevelopment Former Clothing Manufacturing Operations Cleveland, Ohio

Partners is currently working with this Client to conduct a unique VAP process, dealing with heavy metals, petroleum products, asbestos and building demolition, at a site being converted for residential reuse. The site has been divided into two (2) portions, with a northern and southern parcel. A clothing manufacturer operated at this facility from the turn of the century until the mid 1990s. The facility included over 400,000 square feet of factory space. The building housed a large steam generation plant that was used to both heat the building and provide steam for manufacturing operations.



Because of the significant presence of asbestos containing materials (ACM) present as insulating material on the steam lines, our initial role was to determine potential costs associated with ACM abatement. As an innovative approach, Partners supported the Clients efforts to conduct a cost-benefit analysis that concluded only-partial demolition should be conducted, with the entombment of remaining areas to control costs. We helped the developer by preparing specifications that tied the demolition and asbestos abatement projects together under a single contractor. Additionally, this selective approach to abatement and demolition redefined the site to retain certain structures, originally slated for demolition and now being converted to apartments and flats. Partners developed a cost effective abatement plan, then provided oversight during abatement of all ACM at the facility.

Partners also completed Phase I and Phase II investigations under Ohio's VAP on the northern portion of the site. As a result of these activities, certain areas previously impacted by large scale filling operations that dated from the early 1920s, required excavation and removal from the site. Using a combination of background analysis, risk assessments and innovative disposal options, the project was completed allowing for an unrestricted residential reuse on the northern property. The key aspect that allowed the removal to be completed within the budget restrictions applied to the site, was Partners ability to gain a unique approval from Ohio EPA to utilize the soils as void filler at a Construction & Demolition facility, as opposed to costly waste disposal options at traditional landfills.

The investigation of the southern portion is ongoing, with the endpoint of the project being a No Further Action (NFA) letter and Covenant Not-To-Sue (CNS) under the Ohio VAP.

