



Targeted Brownfield Assessment Program Success Story

City of Toledo — UpTown Park Project

Site Information

The property is located in the city's UpTown neighborhood at the intersection of Madison Ave and 18th Street in Toledo, Lucas County. The property comprises 2.4-acres and was improved with a four-story building and two smaller one-story structures. The site was developed for commercial and industrial uses by the 1920s and continued until 2005 when the buildings were abandoned. Former uses included furniture repair, gasoline filling, automotive repair, chemical analyses and offices. The two smaller buildings were demolished as part of the cleanup plan.

Environmental Improvement

Three underground storage tanks (USTs) were discovered during the property assessment and redevelopment activities. All USTs were presumed associated with the former gas station operations. Other contaminants were identified at the site including VOCs, SVOCs, metals and PAHs. Site restrictions including activity and use limitations were placed on the property in an environmental covenant with Ohio EPA. The restrictions do not allow residential use of the site and a portion of the site may not be improved with buildings. Remedial activities included asbestos abatement, UST removal and environmental controls.

The site enrolled in the Ohio Voluntary Action program and received a Covenant Not to Sue (CNS) in July 2015.

Funding

The city of Toledo received a Clean Ohio Revitalization Fund grant for \$1.5 million to perform remediation, demolition and infrastructure improvement including a portion of the park development. The city provided funds from a U.S. EPA Brownfield Revolving Loan Fund grant and Department of Neighborhoods. Mercy College, UpTown Association and the Toledo Local Initiative Support Corporation all helped to finance the redevelopment effort. Post remediation, ProMedica and the Ebeid Institute for Population Health committed \$1.5 million for renovation of the four-story building.



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Results

The site redevelopment includes a new urban park, street improvements and building improvements. In addition to a zero storm water run-off design, the park is used as a gathering place in the UpTown neighborhood for outdoor events. The four-story building was redeveloped by ProMedica as an Ebeid Institute for Population Health. The renovated facility includes a small grocery called Market on the Green offering healthy and fresh foods in a food desert designated area. The facility will provide basic health screening and education, healthy cooking classes, job training and literacy courses.

