



City of Zanesville, Ohio

Community Case Study

Zanesville Brownfields and Revitalization Strategies



City of Zanesville Community Case Study Presenters



Carly Campbell

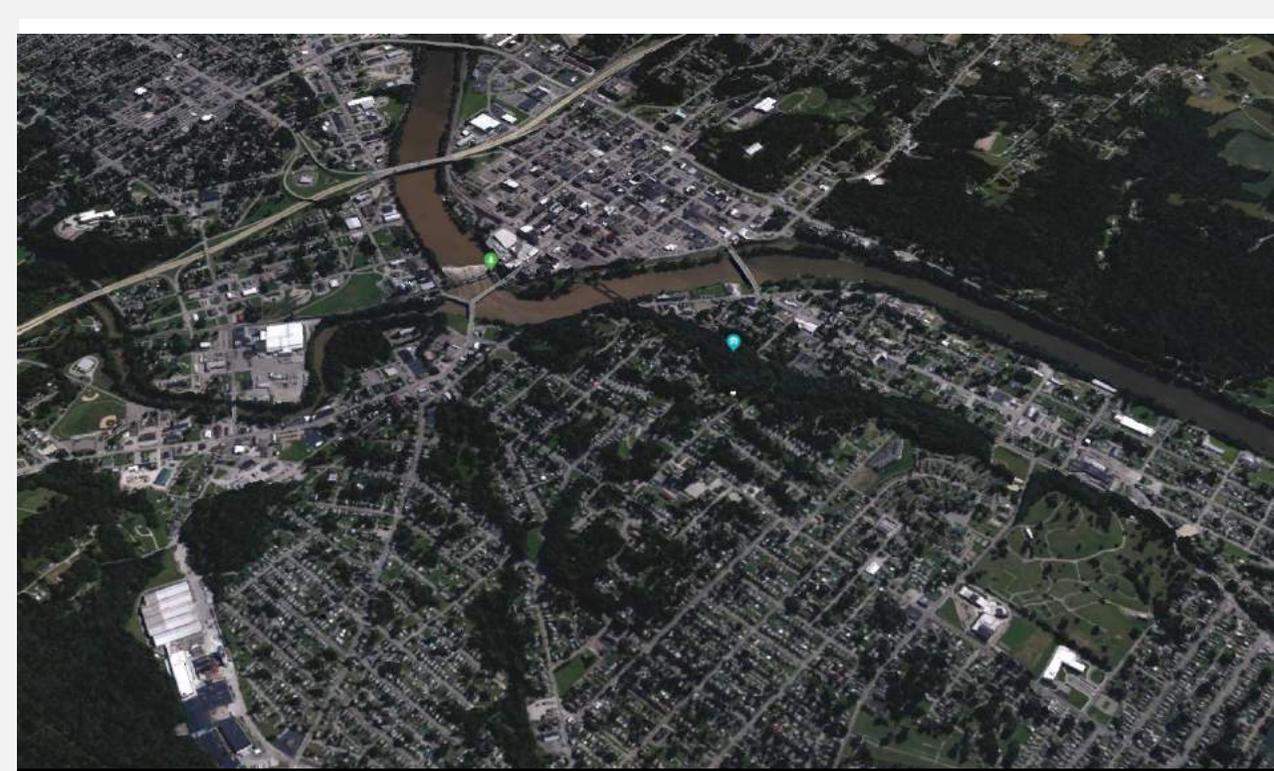
City of Zanesville
Redevelopment
Administrator



Beth Grigsby

SME Environmental
Consultants
Senior Project
Consultant





Zanesville City Profile

- Located in Appalachian Ohio at the confluence of the Muskingum & Licking Rivers
- Population: Approx. 25,400 residents
- Home to Zane State College & Ohio University Zanesville
- Contains 3 Historic Overlay Districts
- Home to the Y-Bridge
- Contains the Zanesville Municipal Airport
- Located along I-70, City serves as gateway to major east and west travel
- Historically comprised of manufacturing industries (e.g., coal and pottery)



City of Zanesville

County seat of Muskingum County



Snapshot: Community Development Strategies



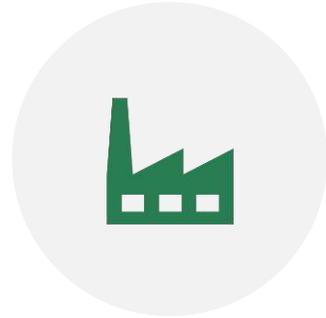
Economic Development

- Downtown Redevelopment District
- Tax Increment Financing (TIF) District



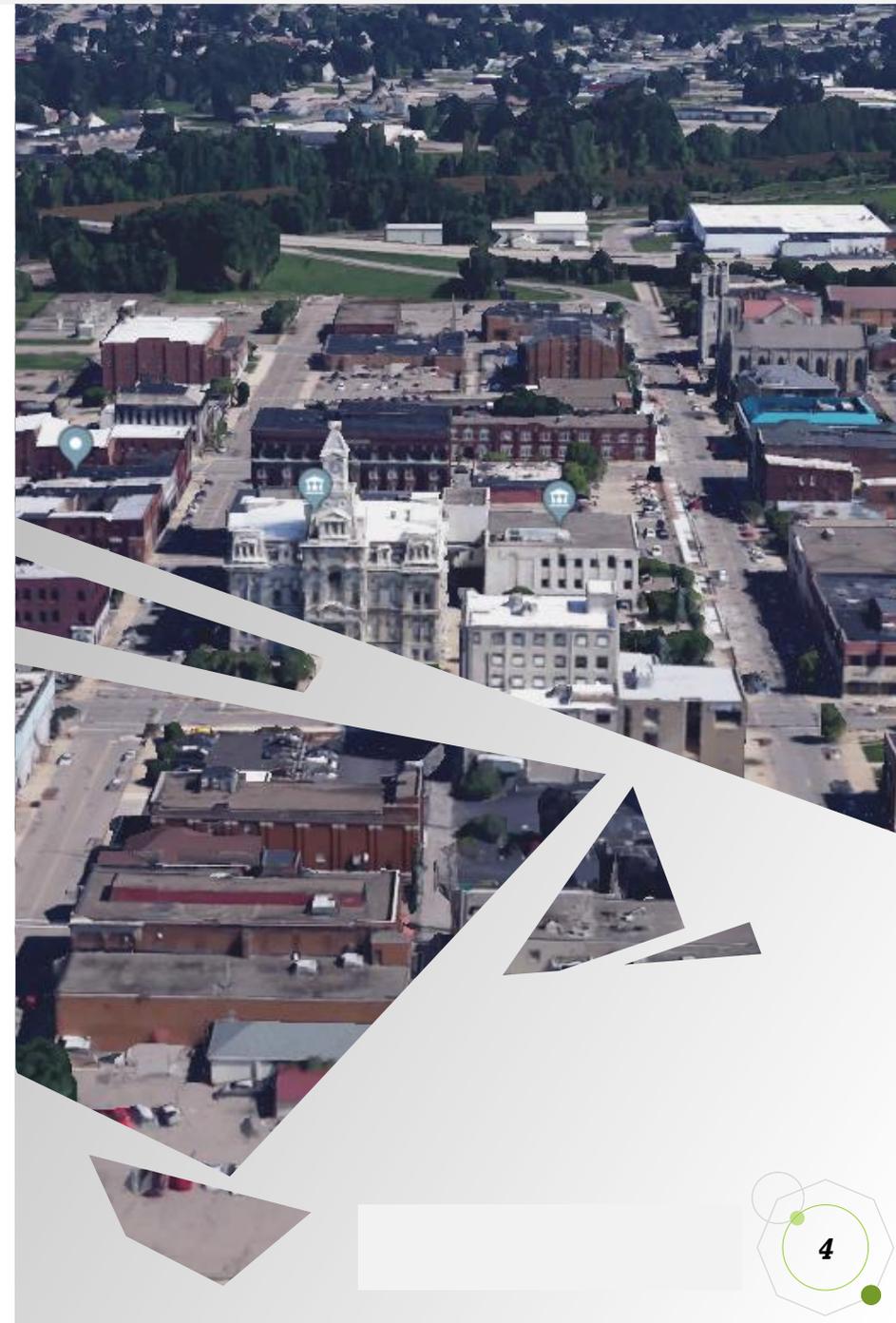
Connectivity

- Cool & Connected Program (USDA, US EPA, ARC)
- Downtown Zanesville Wireless Network



Business Retention

- Revitalization District
- Arts & Culture Overlay District
- 3 Business Parks (Northpointe, Airport, and Eastpointe)



Snapshot: Community Development Strategies



Brownfield Revitalization

- TAB Event & Report (2016)
- US EPA Brownfield Assessment Grant (2016-2019)
- O.U. Brownfield Redevelopment Project (2017-2018)



Neighborhood Target Areas

- Community outreach
- Formation of CDC
- Zanesville Neighborhood Grant Program



Historic Preservation

- Certified Local Government
- Downtown Design Review Board
- Design Review Board



Your Logo or Name Here

TAB Community Visioning & Planning Session: Munson School & Mosaic Tile Areas

Presenter: BETH GRIGSBY, SME SENIOR
PROJECT CONSULTANT

- Assistance with Planning, Environmental, & Economic Development
- **Free** to local governments and Tribes
- Funded by U.S. EPA
- K-State assists in EPA Regions 5, 6, 7 and 8 ...21 states
- In partnership with State Brownfield Program & City



TAB Program: Public Meeting (5/2016)

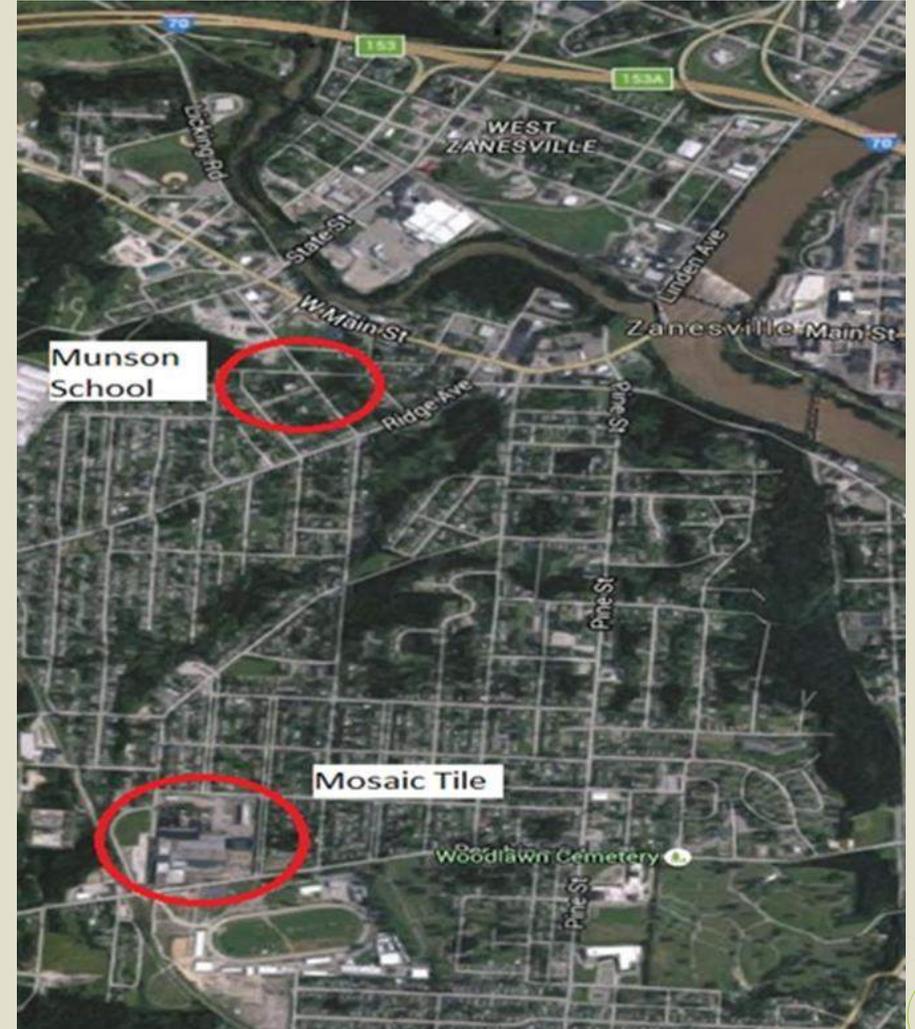
Re-use considerations: 2 brownfields sites



Former Munson
Elementary School
brownfield site



Former Mosaic Tile Co.
brownfield site



TAB Program: Public Meeting (5/2016)

Visioning Process

Overview

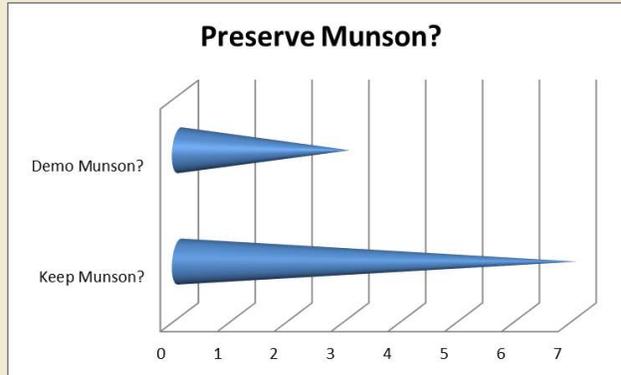
- City invited more than 2,000 residents
- City provided overview of recent Southside Survey
- Participants were divided into 6 – 8 person groups
- Individual Groups reported out with top 3 priorities
- Everybody votes
- Summary of votes and next steps



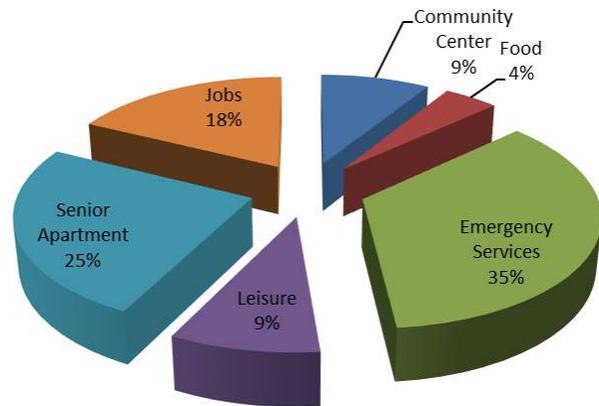
TAB Program: Public Meeting (5/2016)

TAB Meeting Results: Reuse of Munson School and Mosaic Tile Co. site

Former Munson Elementary School Site



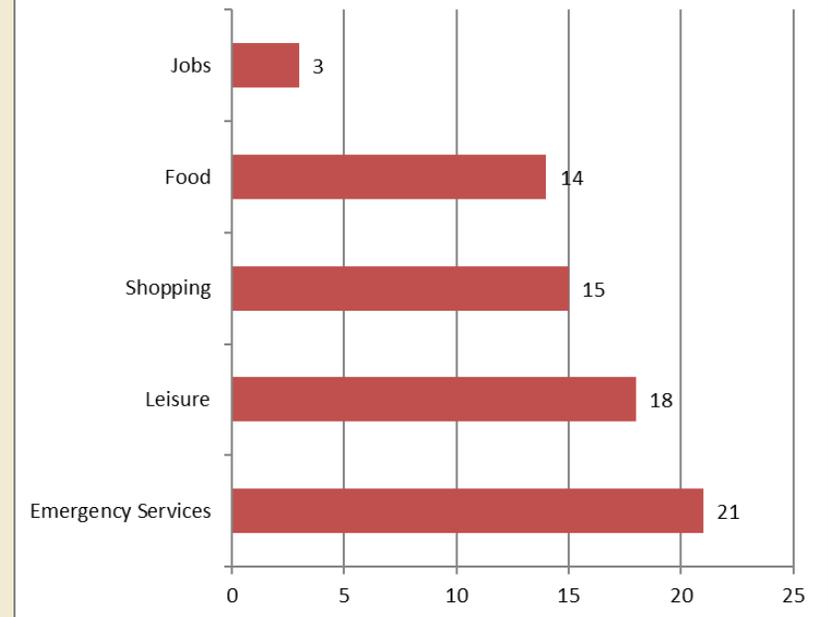
Votes on Reuse Strategies - Munson



Mosaic Tile Co. Site



Votes on Reuse - Mosaic



SME: Our Partnership with Zanesville

SME Profile

- 50 year old multi-service engineering firm offering wide range of services for every stage of project life cycle
- SME strives to be a trusted partner to our clients and in the business of developing insightful, practical solutions
- SME is recognized as one of the 2017 Top 101 Best and Brightest Companies to work for in the Nation!

Partnership with Zanesville

- SME responded & was awarded contract related to an RFQ in 2015 to write an EPA Brownfields Coalition Grant and implement grant services
- SME began implementing services for the Coalition in FY 2016



The image shows a promotional graphic for SME. At the top is the SME logo, which consists of a stylized circular icon with blue, orange, and red segments, followed by the letters 'SME' in a bold, sans-serif font. Below the logo is the tagline 'Tough challenges. Practical solutions. Award-winning success.' in a smaller font. The central part of the graphic is a grid of 12 award trophies, arranged in 4 rows and 3 columns. The trophies vary in design, including some with flame-like shapes and others with circular or abstract forms. In the middle-right cell of the grid, the website address 'www.sme-usa.com' is displayed. At the bottom of the graphic is a blue banner with the text 'Passionate People Building and Revitalizing our World' in white. Below the banner is a final line of text: 'SME has been recognized as a leader in Brownfield Development with several national awards.'



U.S. EPA Hazardous Substances & Petroleum Assessment Grant



The ZMCC

- City applied jointly with County:
- Zanesville-Muskingum County Coalition



Grant Award

- \$450,000 Haz. Substances
- \$150,000 Petroleum
- \$600,000 total
- FY 2016-2019



Grant Activities

- 1 – Programmatic
- 2 - Brownfield Inventory
- 3 - Community Involvement
- 4 – Site Assessments
- 5 – Cleanup Planning



US EPA Brownfield Assessment Grant

Assessment Site Summaries



National Plumbing Pottery Site

- 14-acre former industrial site in use from 1919-2000 (primarily large-scale pottery & industrial manufacturing operations)
- By mid 2000s, on-site buildings were demolished or in varying states of disrepair.

Assessments Completed	Findings
VAP Phase I	Revealed potential RECs
SAP	--
VAP Phase II	Revealed presence of lead & PAH issues for dermal contact
Risk Mitigation Plan	--



PHOTO NO. 8: Interior of warehouse building.



PHOTO NO. 2: Building pads on northern portion of Property.

US EPA Brownfield Assessment Grant

Assessment Site Summaries



606 & 608 Main Street

- 1886 - Property was developed with 3 commercial buildings (cabinet, flour and feed, & tin shops)
- Site supported variety of commercial businesses until 2016 including a candy factory, restaurant, and art studio
- Property now vacant & south portions of the buildings have collapsed

Assessments Completed

Findings

Phase I

Revealed no potential RECs except from possible historic tin shop & potential contaminants brought in through groundwater/soil

Hazardous Materials Assessment

Revealed presence of asbestos and lead paint within building materials

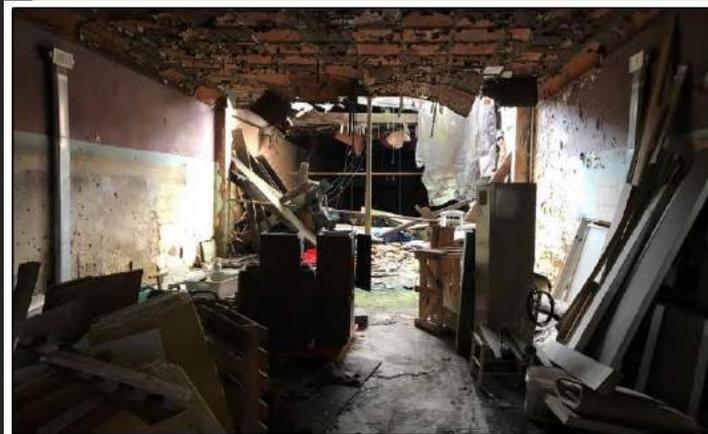


PHOTO NO. 3: First floor of 606 Main Street parcel, facing south.



PHOTO NO. 1: The Property, facing southwest.

US EPA Brownfield Assessment Grant

Assessment Site Summaries



Fmr Munson Elementary School

- Roughly one-acre site developed with a two-story 13,000 sq. ft. school building.
- 1910 – Munson School completed, with an eastern addition added in 1916 & a western addition in 1932.
- Property functioned as an Elementary School until 2005, and was sold by the Board of Education in 2007

Assessments Completed	Findings
Phase I	Revealed minimal potential RECs
Haz Mat Assessment	Revealed presence of asbestos and lead paint within building materials
SAP	--
Phase II	Revealed no evidence of soil contamination.



PHOTO NO. 7: The second floor northeast classroom in the main building.

US EPA Brownfield Assessment Grant

Assessment Site Summaries



Mosaic Tile Co. Site

- 17-acre site
- 1900-1967: Property housed the Mosaic Tile Manufacturing Co.
- Plant closed in 1967 and then operated in other capacities (e.g. shipping and receiving).
- Current owner began property demolition and was stopped by City officials

Assessments Completed

VAP Phase I



Findings

Revealed potential RECs related to historic property operations, UST releases, lagoon, and reported fires on site

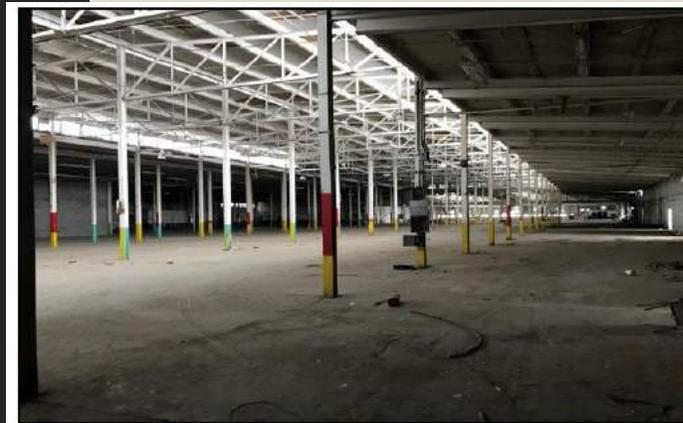


PHOTO NO. 9: Interior of former kiln sheds.



PHOTO NO. 20: Demolished structures on western portion of the Property.

Brownfield Revitalization Successes & Challenges



Success: Sites Ready for Redevelopment

- 2 Brownfield Assessment sites now ready for redevelopment:
 - Zanesville Malleable Site
 - National Plumbing Pottery Site

Challenge: Lack of Access in Certain Sites

- Mosaic Tile Co. – unable to access site for additional Assessment activities
- 2200 Linden Avenue – Superfund Site
 - Did not complete a Brownfield Assessment using grant
 - Lack of site access due to Superfund status and Property owner actions & status

Contact Information



Beth Grigsby

SME Environmental
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[Beth.Grigsby@sme-
usa.com](mailto:Beth.Grigsby@sme-usa.com)



Carly Campbell

City of Zanesville

Redevelopment
Administrator

Carly.Campbell@coz.org

