

Redevelopment of the former Gibson Greeting Card Site
2100 Section Road
Amberley Village, Ohio
November 30, 2016

Who is the Port of Greater Cincinnati Development Authority?

The Port of Greater Cincinnati Development Authority (Port Authority) is a quasi-governmental, economic development agency that initiates projects to improve property value and promote job creation throughout Hamilton County. The Port Authority has broad development-related powers and expertise that allow it to take on complex projects that catalyze private investment, with operational focus on real estate development, community revitalization, public finance, and transportation.

Why Did the Port Authority Purchase 2100 Section Road?

The Port Authority purchased 2100 Section Road in June 2016 as part of its Industrial Revitalization Strategy. This board-supported strategy focuses on repurposing large, underperforming tracts of real estate with the goal of producing pad-ready sites that will attract investments in advanced manufacturing, create jobs, and enhance the local real estate tax base.

As a publically-owned and controlled property, 2100 Section Road will be redeveloped in partnership with Amberley Village to ensure the highest and best use of the site.

What Can I Expect During Demolition and Site Preparation?

The Port Authority will demolish, remediate, and clear the site for future development by a company or end user.

The Project includes asbestos abatement, limited soil remediation, demolition of the existing structure, demolition of an existing storm water culvert, site clearance and construction of a new storm water system.

How will the storm water be different from what is currently on the site?

Currently the storm water from Elbrook/ Laurel Oak Lane area flows west and is channeled underneath the parking lot at the former Gibson Greeting Card site. In order to make this portion of the property buildable, the storm water will be redirected to the perimeter of the property. Along the eastern and western borders of the property, the storm water will be piped underground while on the northern border of Pepsi, the storm water will consist of an open channel and detention area for the water.

Correcting the storm water infrastructure in the parking lot will also allow for the site to be elevated and raise it out of the floodplain.

What company will perform the demolition? What is the method for demolition?

The contractor selected for the entire project is O'Rourke Wrecking Company, a Cincinnati based company that provides demolition and hazardous material abatement services. Project mobilization has begun and physical demolition will begin in January 2017.

What is the project schedule?

Site clearance was completed in November 2016. Asbestos abatement is underway and building demolition will begin in January 2017. Storm water infrastructure, site preparation and the driveway extension will take place in the first and second quarters of 2017.

Is the material from demolition able to be recycled?

The Port Authority strives to utilize sustainable, environmental practices in all projects. Where appropriate, building and site materials will be recycled and incorporated into the project. All other material will be properly disposed of and delivered to a licensed demolition debris landfill.

How will dust be controlled during the project?

The contractor will be required to comply with all applicable local dust control requirements and take appropriate action to minimize dust emanating from the site. Reasonable precautions may include use of water during structural demolition, the covering or tarping of transported materials and the wetting down of masonry and plaster materials.

How will safe removal of asbestos occur?

Asbestos abatement will occur early in the project and will be limited to the interior of the building. All asbestos containing material will be disposed of in approved containers, covered, and placed in storage until proper removal from the site to an approved asbestos landfill.

O'Rourke Wrecking Company will be required to comply with all Federal and State laws including the U.S. Department of Labor Occupational Safety & Health Administration (OSHA), US. Environmental Protection Agency (EPA), and the Ohio Department of Health during the safe removal of asbestos.

What are the quiet hours in the Village? What can be done about work outside the quiet hours?

Amberley Village Ordinance 95.53 restricts the creation of noise before 7:00 a.m. or after 11:00 p.m.

The contractor will be required to confine productive work hours to 7 a.m. to 6 p.m. The contractor may perform other minor, non-critical / non-disruptive forms of work such as cleanup, securing the site and other similar activities between 6:00 p.m. and 7:00 p.m. No work is to occur after 7:00 p.m. without the written permission of the Port Authority.

What is involved in site clearance?

The redevelopment of 2100 Section Road includes clearing approximately 21-acres of currently wooded area to allow for maximum development of the site. The Port Authority has evaluated the wooded area to determine vegetation and appropriate removal.

How did the Port Authority modify the storm water channel from their original plan?

One concern expressed by residents, was the impact of the originally proposed storm water channel along the eastern property line. The original plan included the elimination of the existing trees and vegetation adjacent to properties along Elbrook Avenue. The Port Authority took into consideration feedback from residents relative to the existing tree line along the east side of the property. As such, the Port Authority redesigned the storm water infrastructure which resulted in a 20' buffer from their property. In this new design, the storm water will instead be piped along Elbrook Avenue allowing for the trees and vegetation to remain.

This redesign increased the cost of the storm water improvement by approximately \$360,000. The Port Authority and Village have agreed to split this increased cost 50/50. The Village will have financial participation with the Port Authority in the amount of a grant for \$180,000.

How much of a buffer will be left between 2100 Section and the homes located on Elbrook Avenue?

The “buffer” zone is comprised of pre-existing trees and vegetation at a depth no less than 20 feet from the back property lines of the homes starting with 7265 Elbrook going north. During the Port Authority’s ownership, the buffer will provide a natural sound and sight distance between the homes and site. The “buffer” zone does not extend along the north property line at Pepsi.

Why did the Village assist the Port Authority in this effort?

The benefit to the Village for financially participating with the Port Authority is it makes the development more attractive by having a “buffer” for properties along Elbrook Avenue. It's also attractive to the Village since it demonstrates the Port Authority has listened to our residents and been responsive in making the modifications. The Port Authority considers the site preparation and redevelopment activities to be in partnership with the Village – their goal is to improve the value of the property for shared benefit.

What about the tree allotment discussed at one of the Public Information Sessions?

The tree allotment idea was pursued however; the Village is restricted from providing money to residents for the purchase of trees. The Village believed that piping the storm water underground and including a “buffer” was more effective. Property owners are encouraged to continue planting materials on their own property to create additional buffer between their residential property and 2100 Section Road site.

I'm noticing more noise coming from Pepsi now that the trees have been removed. What can be done about this?

Amberley Village Ordinance 95.53 restricts the creation of noise before 7:00 a.m. or after 11:00 p.m. While you may have experienced an increase in noise volume, work performed during the allowed time frame of 7:00 a.m. to 11:00 p.m. is acceptable.

How do I receive ongoing updates about the phases of this project?

Information about the project can be obtained by contacting the Port Authority directly at 513.621.3000. Alternatively, updates will be posted on the Port Authority's website at www.cincinnatiport.org or on the Amberley Village website at www.amberleyvillage.org

As a resident or business owner in Amberley Village, what can I do to ensure the success of this project?

The successful redevelopment of 2100 Section Road is vital to the future of the Village and our ability to maintain the quality of life we all enjoy from public infrastructure, green space and amenities. This site will be marketed internationally to next-generation manufacturing operations seeking to expand. This is a premier site; stakeholders in the area can show our encouragement of redevelopment by participating in public discussion, united by a commitment to ensuring a smooth process to obtaining necessary approvals.

Who should I contact if I have questions or a complaint about what is happening on the site?

All questions or complaints should be directed to the Port Authority. Melissa Johnson, Vice President of Industrial Development & Logistics is the primary contact for the project and can be reached directly at 513.632.3833 or at mjohnson@cincinnatiport.org.