



TRIAD COMMUNICATIONS/NEXT LEVEL RESTORES HISTORIC FOUNDRY

Address:	1701 South Front Street, Cuyahoga Falls, Ohio
Property Size:	0.43 acres
Former Uses:	Machine shop, auto parts warehouse
Pre-development Use:	Vacant building in a brownfields corridor
EPA Funding Source:	Project Partners:
The Northeast Ohio Four County Regional Planning & Development Organization (NEFCO) used funds from a U.S. EPA Brownfields Assessment Coalition grant for Summit County, Ohio.	NEFCO, City of Cuyahoga Falls, Triad/Next Level, Ohio Development Services Agency, JobsOhio



Project Background

The nearly century-old building opened in the 1920's as Falls Stamping and Welding Foundry. Located along the Cuyahoga River Gorge in a former industrial district known as the City of Cuyahoga Falls' "brownfields corridor," the Foundry is one of several revitalization efforts quickly changing the face of this neighborhood. As the first structure in Cuyahoga Falls' historic overlay district, the Foundry received a state historic preservation tax credit. Perched on a ravine overlooking the rugged Cuyahoga River Gorge, this building's brick and glass construction provides natural lighting and scenic vistas for the marketing and advertising firm that now occupies the Foundry. The environmental assessment of the property found concentrations of Total Petroleum Hydrocarbons above Voluntary Action Program (VAP) standards and Trichloroethylene in soil samples in the cavity of a former 550-gallon heating oil underground storage tank. Tetrachloroethylene was detected in a monitoring well east of the building at a concentration slightly above the VAP Unrestricted Potable Use Standards but is not a concern since city water is provided. Soil vapor analytical results led to a recommendation by the contractor to repair and seal cracks and breaches in the concrete slab main and basement floors of the machine shop. Contaminated soil was removed and new concrete floors were poured to address these potential problems. Asbestos found in insulation, roofing, caulking, and floor tile mastic was removed. Various stages of the restoration can be viewed at www.fallsfoundry.com

Key Developments

- The City of Cuyahoga Falls provided \$35,000 in Community Development Block Grant (CDBG) funds to remove contaminated soil. The CDBG program also funded a loan and certified local government status/local landmark designation
- Triad/Next Level received a \$241,261 Ohio Historic Preservation Tax Credit from the Ohio Development Services Agency for rehabilitation costs
- JobsOhio, the State's nonprofit corporation awarded the project with a \$65,000 revitalization grant

Outcomes

After carefully restoring the machine shop, Triad Communications/Next Level relocated its office in January 2016. This redevelopment project is an excellent example of a public-private partnership involving local, state and federal levels of government.

Public/Private sector investment: \$1,329,000

Jobs retained: 15