

## **DEVELOPMENT OFFICE**

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William Lutz – Development Program Manager  
201 West Water Street • Piqua, Ohio 45356  
(937) 778-2062 • FAX (937) 778-0809  
E-Mail: [blutz@piquaoh.org](mailto:blutz@piquaoh.org)  
Web: <http://www.piquaoh.org>

**FOR IMMEDIATE RELEASE**

**SEPTEMBER 10, 2009**

**WILLIAM LUTZ, DEVELOPMENT PROGRAM MANAGER**

**937.778.2062**

**\*\*\* NOTE: PLEASE PUBLISH BEFORE SEPTEMBER 21, 2009\*\*\***

### **NOTICE OF PUBLIC HEARING AND INFORMATION REPOSITORY FOR A CLEAN OHIO ASSISTANCE FUND GRANT**

PIQUA – The Miami County Park District is applying for a grant from the Clean Ohio Assistance Fund for a Phase II Environmental Assessment of the Piqua Power Plant, 919 S. Main St. The application is available for review at the Piqua Public Library, 116 W. High St. until November 9, 2009. A public meeting to discuss and solicit comments to the grant application will be held on Monday, November 9, 2009 at the City of Piqua Municipal Government Complex located at 201 W. Water St. at 3:00 p.m. Application information is also available online at [www.piquaoh.org/community](http://www.piquaoh.org/community). Any questions may be referred to Scott Myers at 937.335.6273.

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## ATTACHMENT 1 APPLICATION SUMMARY

History of Project Property: This application for assistance is prepared to conduct a Phase II Environmental Assessment on a coal-fired electric generating plant constructed in 1933 with plant additions in 1939 and 1947 for a total of 47,000 square feet under roof. During its prime output period, this facility was considered to be one of the most efficient power plants in this Miami Valley region. Its maximum output was 33,000 Kilowatts with steam generating capacity of 450,000 pounds per hour. The plant was decommissioned in 1997 and the hot water steam portion was shut down in 2007. The plant is considered to be a liability at this point due to being vacant and unused. The City of Piqua has spent \$9,300 on a Phase I environmental assessment completed by LJB, Inc. and Brownfield Restoration Group, LLC. Additionally, there are copious amounts of asbestos on many of the pieces of power generating equipment that are still in the building.

Current Uses of the Property: An extensive bicycle and recreational trail system, which was partially funded with Clean Ohio Trails grant funds, has a recently completed segment that runs through the east end of the property. The City of Piqua, in conjunction with the Miami Valley Regional Planning Commission recently completed a two day survey of the trail usage in Piqua. The results of the survey are not available at this current time; however, usage on the trail system appears to be very high evidenced by the number of recreational events being held on the system and the large number of users.

Describe surrounding uses of adjacent properties: To the South is a water tower and substation utilized by the City of Piqua. To the North is the City of Piqua's Street Department. To the East is the Great Miami River. To the West is an industrially zoned area housing several businesses including Champion Foundry and an automotive repair center.

Number of Buildings on property and their condition: The actual power plant building is the largest structure on the property. There are three bag houses, two screen houses, one pump house and one fly ash silo. To the front of the power plant building sits a switchgear building. All of the structures are old and vacant, except for the switchgear building where two employees are still working. We have kept up the maintenance on these building as best we could.

Previous sampling activities: Phase I began June 11, 2009 and was completed on July 13, 2009. There were seven identified areas of concern. They are as follows: Former transformer bank located on the west portion of the property, Oil storage rooms located in the sub-basement of the east portion of the power plant building, Former rail spur located on the east central portion of the property, Historical fuel tank located on the southeast portion of the property, Above ground fuel oil storage tank located on the south exterior of the power plant building, Former fly ash silo located on the north central portion of the property and Former transformers located on the southeast exterior of the power plant building.

An asbestos survey was done in 2008. The City of Piqua has the understanding that there is asbestos in the power plant building and the City has been abating the asbestos for several years now. The money spent on the abatement are funds being leveraged through this application to demonstrate that Clean Ohio Assistance Funds are truly providing assistance to an ongoing project.

Redevelopment potential and reuse plans: Initial plans call for turning the property into green space as part of the community's recreational trail system. The Great Miami River may provide some possibilities for future riverfront development for either housing, restaurants or commercial development.

The City of Piqua recently adopted a new comprehensive plan updated in 2007; wherein citizens had input into the future development of the City of Piqua. The Power Plant is specifically mentioned in the Redevelopment Section of the plan. One of the strategies is to redevelop the Great Miami riverfront from Lock Nine Park to the East Main Street Bridge. The plan goes on to say, "The riverfront is a significant community asset that currently is underutilized. The River presents opportunities for the City (as mentioned in the Land Use Chapter) to invigorate the downtown and connect residents to the river creating new recreational and social experiences. The City should focus redevelopment and infill efforts along the River from Lock Nine Park to the East Main Street Bridge. Future improvements to the riverfront may extend to the power plant."

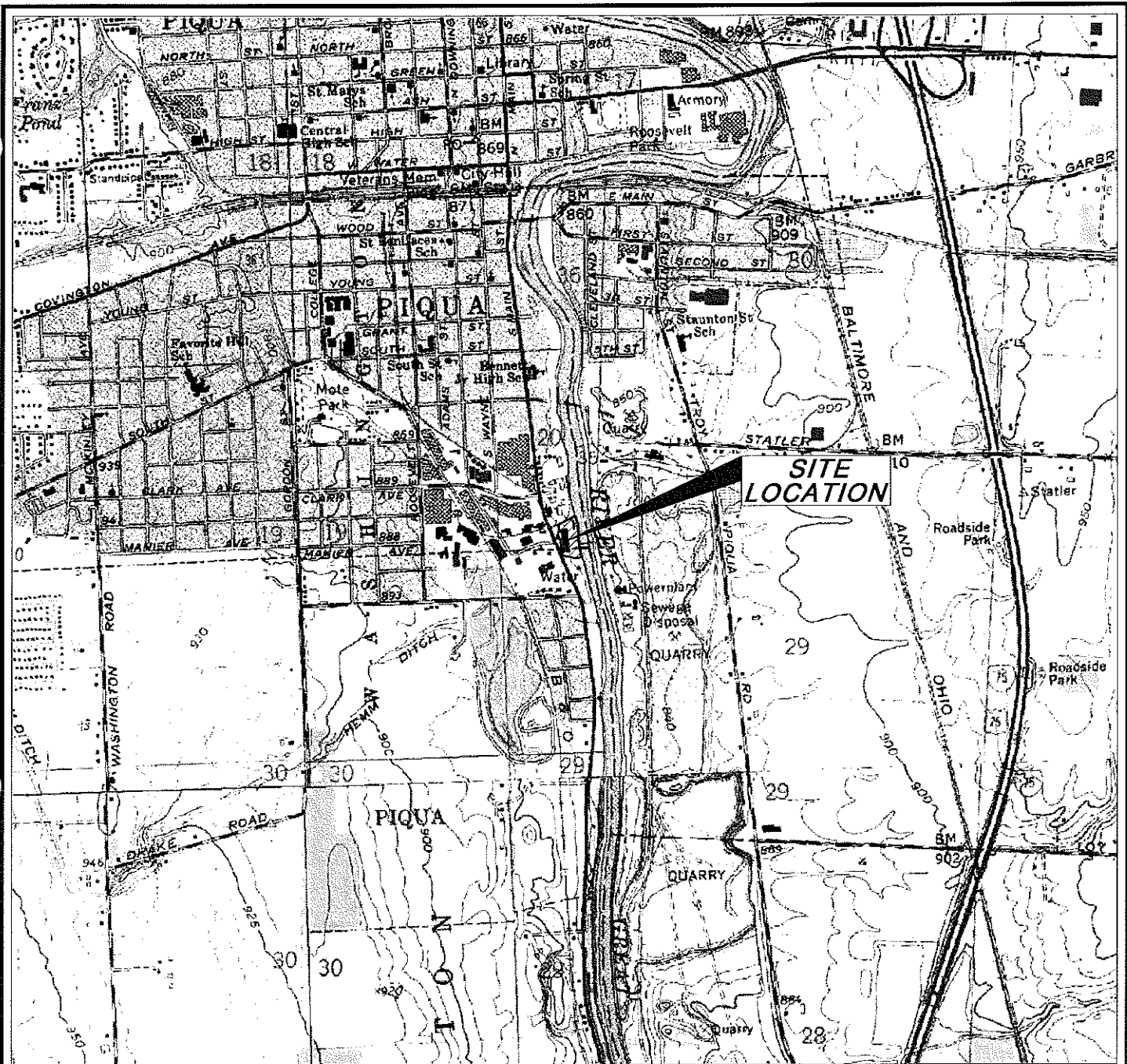
The community, as well as the Miami County Park District, feels that this location will have significant potential for future riverfront development. The community's comprehensive plan states, "The Great Miami River fronts approximately three miles of the downtown and inner neighborhoods in Piqua. This is a unique asset that sets Piqua apart from other neighboring communities. This asset is currently underutilized with limited opportunities for residents to access and enjoy the waterfront. While there is trail access and some public space, additional development in the form of entertainment, residential uses, and businesses could add to the character of the waterfront and capitalize on this unique natural asset." Furthermore, the Miami County Park District believes that this redevelopment of the Great Miami River waterfront will provide for unique recreational opportunities, not just for residents of the City of Piqua, but for residents of Miami County, while preserving and protecting our precious natural assets.

This property sits at one of the entrances to the City from County Road 25-A. The Land Use chapter of the comprehensive plan states, "The gateways coming into Piqua create a first impression when entering the Community. Targeted entryways need to be improved along North and South Main Street (County Road 25-A), and East Ash Street and Covington Avenue (United States Route 36). These areas and others are noted on the Conservation and Development Map 2.6. Improvements to these areas should include reshaping the built environment beyond signage and landscaping. New mixed-use centers, identifiable districts, and improved streetscape are a number of ways to define a gateway/entryway."

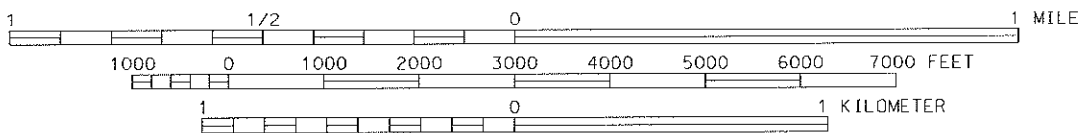
The community's comprehensive plan also calls for the City to modify development regulations to support redevelopment, especially along or near the Great Miami River in and around the downtown. "The most effective incentives to development available through the Community's development regulations are streamlining the development, review process and increasing development intensities. The Great Miami River waterfront is targeted for redevelopment and could benefit from these incentives, especially if they are tied to inducements that help finance certain capital improvements related to new bridge construction or rehabilitation, environmental conservation, arts and cultural entertainment, and creating quality public spaces such as parks, squares, or pavilions."

At this particular junction, there are no definite end users of the property that are in mind; however, entertainment related commercial and recreational activity end uses are envisioned for this property that is located at such a pivotal location. The City of Piqua and the Miami County Park District are committed to see that this parcel, once the environmental concerns are properly remedied, has an opportunity to provide a necessary economic benefit not on the City of Piqua, but the entire Miami County Community.

As stated earlier, the City of Piqua has committed to some environmental investigation and clean up activities on the site; to this point, the City of Piqua has expended over \$325,000 since 1988 on the site.



SCALE 1:24,000



CONTOUR INTERVAL = 10 FEET AND 5 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929



QUADRANGLE LOCATION



**GEOGRAPHIC COORDINATE-**  
**LATITUDE: N. 40° 08' 01.24"**  
**LONGITUDE: W. 84° 14' 13.89"**  
**HORIZONTAL DATUM: NAD83**

	<b>BROWNFIELD RESTORATION GROUP, LLC</b>	1000 S. Cleveland-Massillon Rd. Suite 106 Akron, OH 44333
		Phone: (330) 668-4600 Fax (330) 668-8464

**USGS 7.5 MINUTE SERIES (TOPOGRAPHIC)  
 QUADRANGLE:**

- |  |   |
|--|---|
| <b>PIQUA WEST, OHIO 1961</b><br>(PHOTOINSPECTED 1984)    | <b>PIQUA EAST, OHIO 1961</b><br>(PHOTOINSPECTED 1984) |
| <b>PLEASANT HILL, OHIO 1961</b><br>(PHOTOINSPECTED 1983) | <b>TROY, OHIO 1961</b><br>(PHOTOINSPECTED 1984)       |

### Figure 1 - Site Location Map

**Former City of Piqua Power Plant**  
**919 South Main Street, Piqua Ohio 45356**

Prepared by: U.S.G.S.      Date: June 2009      Project No. 09020