

3.7.3 GLENWAY CROSSING LANDFILL

Facility Name: Glenway Crossing Landfill

A.K.A.: Glenway Crossing Shopping Center
Crookshank Dump
Newberry Company Dump

Location: 5260 Crookshank
Green Township, OH 45238

Parcel(s): Numerous

Lat/Long: 39.129719 -84.612431

Region: City of Cincinnati
Green Township

Owner: Numerous

Operation (yrs): 1950's - late 1973



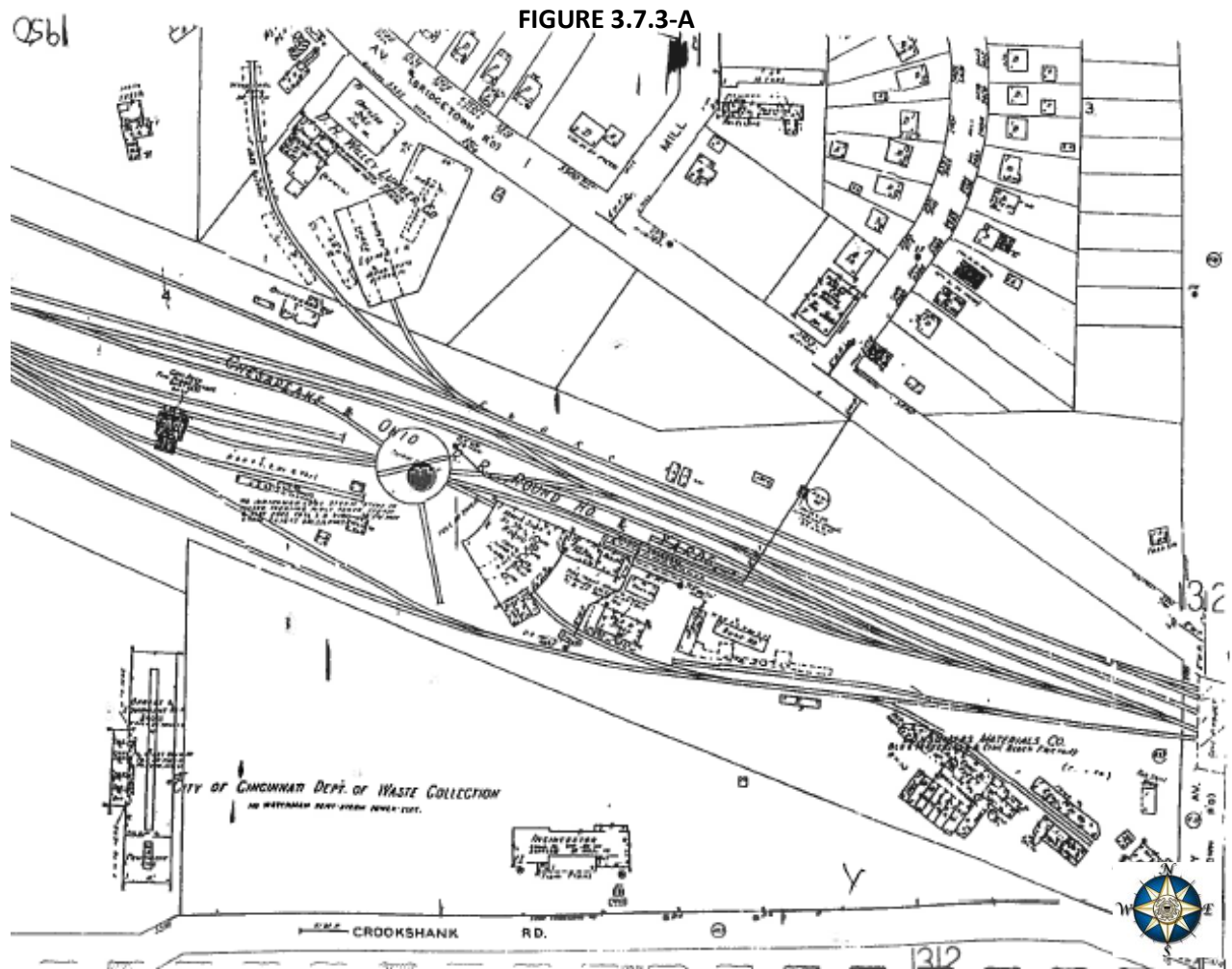
FACILITY OVERVIEW

The landfill is located on several parcels in the City of Cincinnati and Green Township. This closed landfill file contains documents on several different "dump" locations that may or may not be one in the same. It also contains documents from different entities (multiple consultants, owners, EPA, Health Districts) at the same time. Additionally, the sites are partially within the city of Cincinnati's jurisdiction and partially within Hamilton County Public Health's jurisdiction. Further complicating things is the fact that several documents reference the fact that the City of Cincinnati's documents were lost or destroyed.

According to a Phase II assessment completed in 1992, the site was used as a rail yard and train maintenance facility in the 1800's and through the mid 1900's. It also appears that CSX retained ownership until the late 1980's.

An incinerator was once located at 5100 Crookshank Road operated by the City of Cincinnati and a landfill at 5242 Crookshank Road accepted waste from the incinerator. The incinerator was used to dispose of solid waste from the mid 1950's to 1973. The facility accepted approximately 200 – 300 tons of solid waste per day. Files indicate that various types of residential, commercial, and industrial waste were deposited. The facility was closed in 1973. The only closure activities completed were demolition of the incinerator, and covering, grading, and seeding of the landfill area. Subsequent soil borings indicated a cover depth of 4-7 feet.

Figure 3.7.3-A shows the property use of the area in 1950 with the rail yard in the center and the incinerator in the south-central portion of the property near Crookshank Rd.



Additional documents within the file reference a "Newberry Company" (address unknown) that operated a landfill in this same area. A preliminary assessment completed by the USEPA in 1979 indicated that the site was used to "recycle cardboard but also had a fill area in which fly ash, foundry sand and demolition (material) was disposed". The site operated from 1952 to 1965 according to the assessment.

Glenway Crossing Shopping Center was originally planned by Glenway associates. From an OEPA July 1987 letter, it appears that developers contacted the OEPA prior to buying the site from CSX to determine if a shopping center at the site would be feasible. In the letter OEPA discusses the contaminants found at the site noting

"PAHs (Polycyclic Aromatic Hydrocarbons) appear to be associated with a compacted layer of cinders spread generally across the rail yard. Low-Level contaminants which appear to be associated with past spills of diesel fuel are also present."

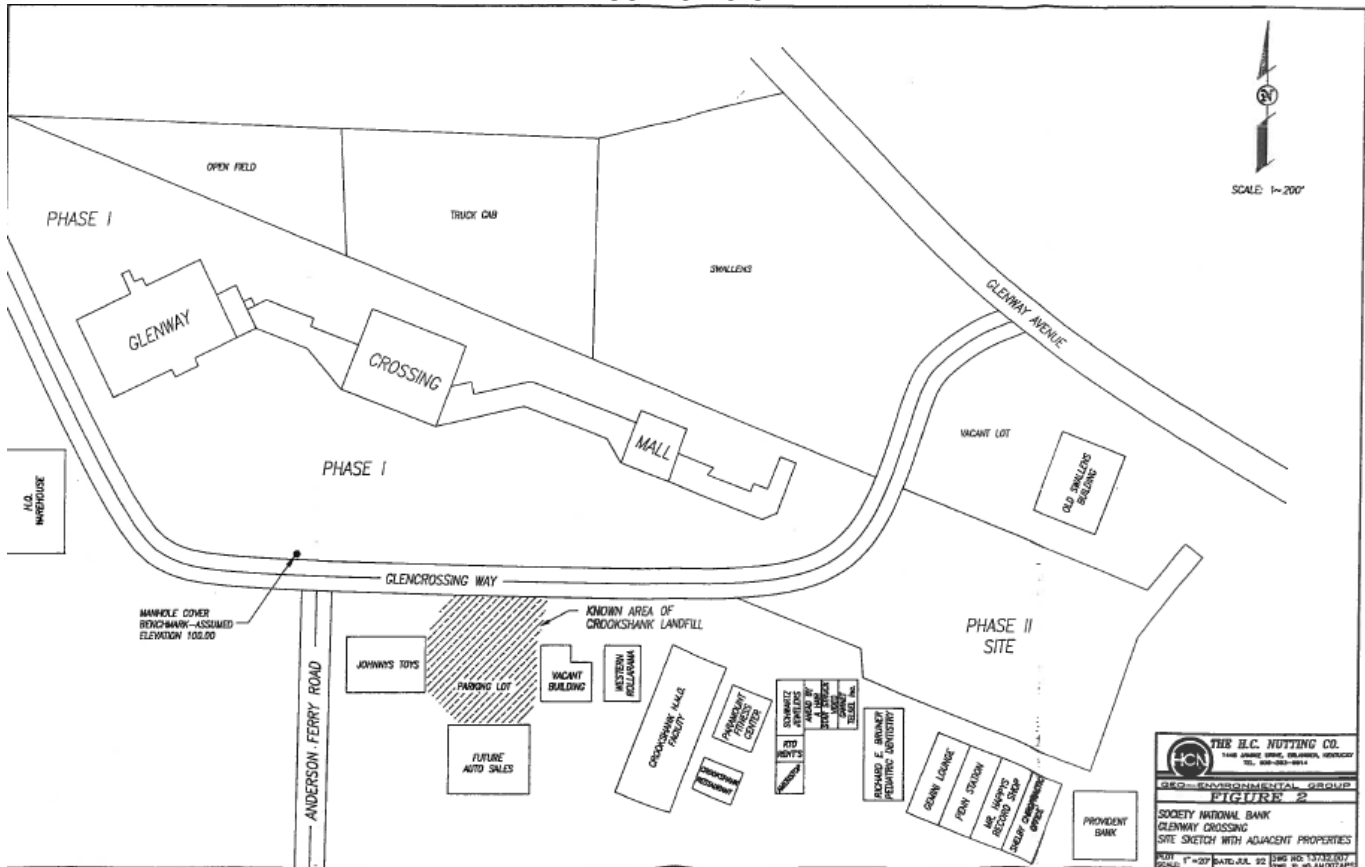
FIGURE 3.7.3-B



In August 1989 the Cincinnati Health Department discovered that a commercial development and a road were being constructed over the "Crookshank Dump". The inspector observed excavated plastics, tires, and ash, as well as exposed solid waste in the excavation walls. A Rule 13 authorization application was made on October 18, 1989. It appears from the documentation in the file that Glencrossing Way and part of the parking lot are located over the waste. Another portion of the fill had commercial development already completed over it on the south side of what would be Glencrossing Way. This development was completed prior to OAC 3745-27-13 taking effect in 1989. The Director of OEPA issued Final Findings and orders on May 15, 1990, permitting the development. During construction of Glencrossing Way, "unincinerated industrial refuse" was encountered where a Loffelstien retaining wall was being constructed. 55-gallon drums and plastic shavings were observed and sampling detected several VOC's (*Volatile Organic Compounds*). The city required proper clean up and disposal before they would take over responsibility for the road (Glencrossing Way), but no documentation was found indicating the waste was properly disposed of. All of Glenway Shopping Center was eventually completed except for Phase II.

On March 8, 1990, the OEPA investigated a complaint at 5282 Crookshank Road and discovered that the owner, Dennis Bley, was excavating the waste and depositing it at a C&DD facility on Devil's Backbone Road. Mr. Bley was told to cease excavation and file a Rule 13 authorization application before any further grading or excavation could occur. On April 3, 1990, Mr. Bley requested Rule 13 authorization to re-grade his property "to minimize the required height of a proposed retaining wall and for construction of an asphaltic parking area over a portion of the property". Mr. Bley's request was granted by Directors Final Findings and Orders dated June 1, 1990. In these orders Mr. Bley was told that any additional solid waste encountered must be disposed of at a licensed solid waste facility.

FIGURE 3.7.3-C



On December 30, 1992, Glenway Associates sold Phase II to City and Suburban Company, a wholly owned subsidiary of Society National Bank. A Phase II assessment was completed prior to purchase in 1992 by HC Nutting Company for Society National Bank. Findings showed that "low level SVOC's (Semi-Volatile Organic Compounds), pesticides, PCBs, and herbicides exist within soil and or groundwater at the site". The assessment also determined that the Phase II area contained "sandy, silty, cinder fill and sandy, clayey, coal ash fill". In the northwest portion of the site the fill was overlain with solid waste consisting of "brick, glass, paper, plastic, and metal fragments". Since the city never owned this particular property the report surmises that the waste was placed there during the grading and construction of phase I and Glencrossing Way.

Walmart Stores entered into an option to acquire Phase II from City and Suburban Company. However, after filing an application for Rule 13 authorization dated August 23, 1993, Walmart decided not to pursue the purchase of the property.

A phase II subsurface investigation was performed by STS Consultants on behalf of Circuit City Stores Inc. in December 1994. On May 1, 1995, Circuit City submitted an application for Rule 13 authorization to build a store on Phase II of the shopping center. Authorization was provided by the OEPA in a June 1, 1995, letter requiring that any solid was encountered during excavation be properly disposed of.

In November 2023 Ohio Department of Transportation (ODOT) received approval to complete Rule 513 activities related to bridge and roadway construction on the east side of the former facility.

SAMPLING RESULTS

No surface water sampling or biological sampling is performed at this landfill due to the lack of bodies of water immediately adjacent to the landfill. No gas sampling is performed at the site because the site consists of retail stores and parking lots.

SITE INSPECTIONS

The site was last inspected by HCPH on December 28, 2023. No violations or nuisance conditions were observed on the site.

SITE PRESENT DAY

The site present day is completely developed. Several different stores, restaurants, and businesses as well as their associated parking lots and roads occupy the former landfill area.

Shopping Center (Phase I)



Loffelstien wall south side of Glencrossing Way



Commercial buildings and parking lot south of Loffelstien wall

