

3.2.4 Blue Ash Landfill

Facility Name: Blue Ash

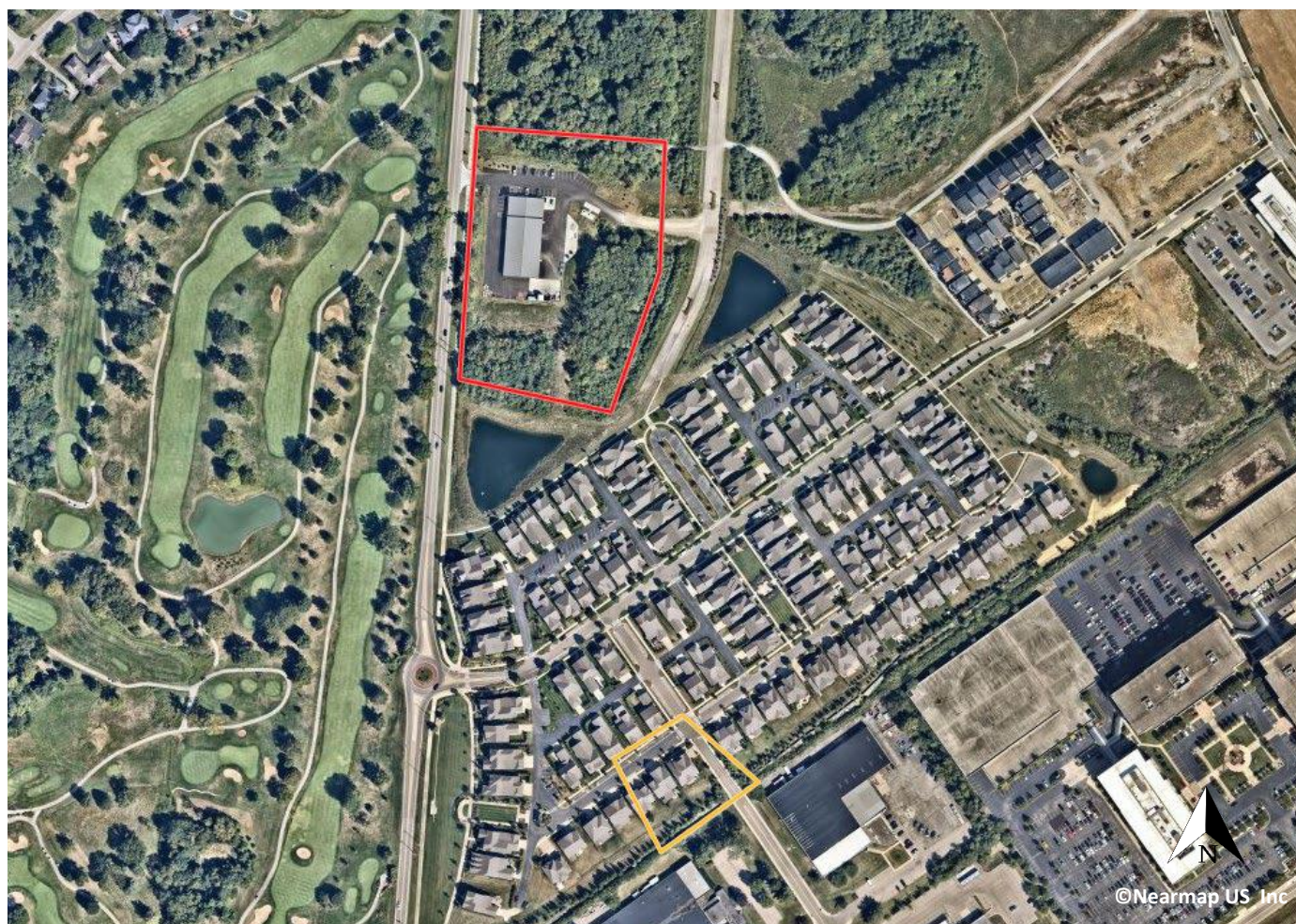
A.K.A.: Blue Ash Airport, Plainfield Rd Dump, Summit Park Development

Location: Plainfield Rd, Malsbary Rd & Jareds Way

Lat, Long: 39.242798 -84.393564

Region: City of Blue Ash

Operation (yrs): Approximately 1960's - 1974



Facility Overview

This site had limited records prior to development of the property. The property served as an airport operating from 1921 to 2012. An application for a solid waste disposal site submitted in 1968 lists the location as Plainfield Rd and indicates disposal included metal, compostables, garbage, paper, wood, brush, leaves. The facility also appears on a 1968 list of disposal sites as "Plainfield Rd Dump". The facility is not included in an ODH list of licensed facilities dated 1969. A review of aerial photographs indicates filling during this period took place in the area outlined in yellow above. Without knowledge of the location of historical waste disposal HCPH completed an inspection of the site in 2003. During the inspection site staff indicated an area on the west side had previously been a disposal area for leaves and organic matter. This area is outlined in red above.

Review of historical ODOT aerials revealed two separate areas where filling has occurred. The first is in the far southwest corner of the former airport property. Reviews of aeriels shows filling in this location started sometime in the early 1960's and continued until 1974. See aeriels below:



During site planning activities for the Summit Park Development, developers encountered commingled construction debris and solid waste that was previously unknown. Test pits were dug in the area which indicated the material varied in depth from 2.5 ft. to 9 ft. below the ground surface. Soil samples were obtained from the test pits and results indicated low concentrations of VOCs, SVOCs, PCBs, metals, and pesticides. However, the material was not a hazardous waste. Ohio EPA and HCPH evaluated the project and determined that removal of the material would be subject to OAC 3745-27-13. The facility submitted a Rule 13 application dated July 31, 2017, and the Ohio EPA authorized the request in an August 3, 2017, letter.

From August 9 to September 23, 2017, approximately 15,137 cubic yards of materials were removed and disposed of at Rumpke Sanitary Landfill. Confirmatory soil sampling was completed after material removal activities were completed. 14 samples were collected and results were compared to "Ohio VAP generic direct contact standards for residential use" to determine if remaining soil meets the future land use. The laboratory results indicated that VOCs, SVOCs, PCBs, pesticides, and seven RCRA metals were either non-detect or well below the Ohio VAP standards. Only Arsenic was above the VAP standard. However, Arsenic is naturally occurring

in Hamilton County above the VAP residential standard and concentrations at the site were below the Ohio EPA calculated background concentration for Hamilton County.

A certification report dated October 6, 2017, was submitted to the Ohio EPA documenting the excavation and disposal activities as well as the analysis of the soils remaining at the site. The Ohio EPA concurred with the certification report via an October 20, 2017, letter. After waste removal activities were completed, further excavation was done to remove soil and lower the area to design elevations for the planned development. The area has been developed and divided into several residential properties. The site was visited by Ohio EPA and HCPH on several occasions prior to, during, and after waste removal activities. However, since waste is no longer present inspections are not performed at this location.

The second location where filling has occurred is just north of the area filled in the 1960's and 1970's. From review of ODOT aeriels filling began in this area in the mid 1980's. The only description of the types of materials disposed of in this area is from the 2003 HCPH inspection where site staff indicated leaves and organic matter had previously been disposed of in this area. The inspection also notes that according to City of Blue Ash staff, the organic matter was removed in 95 or 96. No signs of solid waste or leachate outbreaks were reported at the time. Many times filling completed prior to 1997 included C&DD materials however there is no documentation to indicate that occurred at this site. Filling has occurred in this area intermittently since it began in the 1980's including with clean hard fill present day. In 2024 a building was erected in this area. The site is now part of Summit Park. Below are some aeriels showing the location and progression of this fill area:

