



Gowdy Field Landfill Redevelopment Project Columbus, Ohio 2010 Region 5 Winner

Key Project Lesson:

Overview

The Gowdy Field Landfill operated as a solid waste landfill from approximately 1950 until 1969. The subsurface was contaminated by the presence of VOCs, SVOCs, PAHs, metals and pesticides. Additionally, buried materials generated hydrogen sulfide and methane gas. Despite its prime location along Olentangy River Road and State Route 315 in Columbus, the property sat vacant over 35 years due to the difficulties in redeveloping such a site for productive use.

Remedial activities include placement of an engineered cover over waste, installation of a Liquid Boot membrane beneath the building, and extraction and treatment of landfill gases. Contaminated groundwater discovered at the property was treated via in-situ bioremediation and nutrient injection.

Cleanup and redevelopment activities were made possible with \$3 million in Clean Ohio Fund cleanup grants. A regional office building for Time Warner Entertainment (cable company) was constructed and employs approximately 600-700 individuals. Many of these jobs are technical in nature, helping to expand the “technology corridor” being developed in Columbus.

A Covenant Not to Sue for the property was issued by Ohio EPA through their Voluntary Action Program. Since the Time Warner construction, two additional buildings have been constructed to house the Ohio State University’s James Care and a new OSU Medical Center. Approximately 600-700 individuals are currently employed at the property.

This project was the first landfill to successfully go through the Ohio Voluntary Action Program and Clean Ohio Fund.

Featured Partners

- PANDEY Environmental, LLC
- City of Columbus
- Wagenbrenner Company
- The Daimler Group

Primary Reason for Redevelopment

Creation of a new Technology Corridor in Columbus extending from Ohio State University resulted in new interest in development of the area surrounding the property. Time Warner Cable was one technology company which desired to maintain a location within the city of Columbus that included easy access to highways, bus routes and free parking. This site provides all of the amenities of a suburb, such as restaurants and walking paths, in a downtown type of setting. Rather than making a move into an existing building, the new construction offered the best choices to customize the building to include all of the specifics that are wanted and needed by a high-tech company with critical data functions.

Approach

PANDEY Environmental, LLC (PANDEY) was contracted to determine the feasibility of acquiring State funding for proposed redevelopment. Soil gas monitoring wells, groundwater monitoring wells, soil bores and test pits were installed to delineate contamination at the property, and a Clean Ohio grant was obtained to cover \$3,000,000 in cleanup costs.

Remedial activities include placement of an engineered cover over waste, installation of a Liquid Boot membrane beneath the building, and extraction and treatment of landfill gases. Contaminated groundwater discovered at the property was treated via in-situ bioremediation and nutrient injection.

The building was constructed upon numerous concrete piers drilled through the landfill to bedrock.

Innovative Techniques

The project demonstrates how public/private partnerships enable projects previously thought impossible, and serves as a benchmark for aggressive deadlines:

- The City of Columbus and Columbus Urban Growth Corporation worked closely with the Harrison West community to incorporate a master plan for parks and land usage into the redevelopment.
- The Columbus Regional Airport Authority and City of Columbus worked together to make grant funding possible.
- Local government and developers worked together to leverage grant funds with private investment.
- The Ohio Department of Development and Ohio EPA worked together to develop and implement the Clean Ohio program, linking economic development and environmental stewardship into one comprehensive program.
- Multiple divisions within Ohio EPA worked together to allow the project to move forward while simultaneously insuring the health and safety of occupants and the environment. This included collaborations between specialists in brownfields, landfills, groundwater, surface water, air permitting and other divisions.
- Developers and industry worked together to redevelop a site to meet specialized needs. Time Warner committed to a \$28,582,400 annual payroll prior to beginning the project.
- Environmental consultants and remedial contractors worked closely with engineers and building contractors to coordinate redevelopment of the site. This not only resulted in tremendous savings, but allowed all remedial work, engineering controls, and building construction to be completed in less than two years.

Benefits

From a landfill to a regional headquarters and data center along a technology corridor, the project is a symbol of our ability to clean up our past, build upon our heritage, and move into the future.

The Gowdy Field project has tremendous economic impact. With an end-user in place, job retention and job creation is between 600 and 700 jobs in the initial 140,000-square-foot office building. Future expansion rights give Time Warner the right to develop another 60,000-square-foot office building for another 300-400 employees. In addition, the site was developed with another 60,000-square-foot medical building for another 300-400 employees, and construction of a cancer treatment and research center is nearly complete just north of the property.

With all three office buildings developed, the Gowdy Field project will have an investment of approximately \$35,000,000 that is a boon to local construction-related jobs.

“Before Photograph”



“After Photograph”



Project Address:	1015 Olentangy River Road; Columbus, Ohio 43212
Contact Person:	Atul Pandey, P.E.
Phone:	614-444-8078, x207
Email Address:	apandey@pandeyenvironmental.com
Names of Participants:	PANDEY Environmental, LLC, Wagenbrenner Company, The Daimler Group, City of Columbus
Number of Acres:	Approximately 20 acres
Former Uses:	Ball fields, landfill
Current Uses:	Time Warner Regional Headquarters Ohio State University Medical Centers
Former number/Types of jobs:	None (0)
New number/Types of jobs:	Approximately 1,000, many of which are medical or technical.
Regulatory Program:	Ohio Voluntary Action Program
List of Major Contaminants:	Hydrogen sulfide and methane gas, VOCs, SVOCs, PAHs, metals and pesticides.
Magnitude of Contamination:	Hydrogen and sulfide gases posed a threat of migrating to indoor air. VOCs and SVOCs contaminated groundwater.
Greatest Challenge(s):	Regulatory obstacles, methane and hydrogen sulfide gases, low and often unpredictable bearing capacities of the waste, and contamination of groundwater beneath the property.
Length of Time to Remediate Site:	Approximately two (2) years
Primary Reason for Redevelopment:	Return site to productive use and expand Technology Corridor.
Years Abandoned or Challenged:	Approximately 38 years.
Cleaned up under Consent Decree:	No
List of Financial Assistance:	Clean Ohio Revitalization Fund - \$3,000,000 (Time Warner) City of Columbus - \$3,000,000 (infrastructure/cleanup) Clean Ohio Revitalization Fund - \$3,000,000 (awarded at a later time for an adjacent property)
New Tax Revenues:	Approximately \$5,000,000 annually in state, local and property taxes
Community Outreach Activities:	The City of Columbus and Columbus Urban Growth Corporation worked closely with the Harrison West community to incorporate a master plan for parks and land usage.
Innovative Environmental Regulatory Techniques:	First landfill to pass through Ohio's Voluntary Action Program.
Innovative Remediation Techniques:	Active and passive venting, in-situ groundwater bioremediation.
Innovative Economic Development:	Sale proceeds used to build better-located community park.
Land Conservation:	Development of in-fill lot prevented sprawl.
Sustainable Development:	Easy access via walking, bicycle, public transit.