

LEGISLATIVE SUMMARY  
Mayor's Office of Capital Projects  
Division of Real Estate

**Amend Ord. No. 995-2021 Related to Sale of Easements to NEORSD for the Shoreline Consolidation Sewer (SCS) Project at or under Various City Properties**

Ordinance No: 505-2023

Legislative Purpose: Amending Ordinance No. 995-2021, passed November 29, 2021, which authorized the Department of Public Works and Public Utilities to sell permanent, temporary, and subterranean easements within and under portions of various City properties near S. Marginal Road to the Northeast Ohio Regional Sewer District (NEORSD) to secure the right of way necessary for the Shoreline Consolidation Sewer (SCS) Project. NEORSD has proposed changes to the easement areas after passage of the legislation.

Ord. No. 995-2021: NEORSD's Shoreline Consolidation Sewer (SCS) Project will cross portions of land owned by the City of Cleveland near S. Marginal Road at the following locations: Parks Mall Maintenance & Streets Operations (1155 E. 40th St.), Kirtland Park (1140 E. 49th St.), Kirtland Pump Station (4901 S. Marginal Rd.), CPP Substation (S. Marginal Rd.), and a Vacant Parcel Adjacent to the CPP Pole Yard at S. Marginal Rd. (Rear).

The SCS is a nearly 1 mile long, deep tunnel that will capture overflows from outfalls along the Lake Erie shoreline and will then divert them to the adjacent NEORSD Shoreline Storage Tunnel. The improvements brought by the SCS project to the combined sewer system will greatly reduce the volume and frequency of wet weather combined sewer overflows to Lake Erie, thereby helping to improve Lake Erie water quality.

In order to have access to the project area for construction and future maintenance, NEORSD is seeking three permanent surface easements, five permanent subterranean easements, and three temporary easements from the City.

The 6-FT diameter tunnel will be approximately 100 feet below ground with no access to the CWD or CPP facilities at the surface.

**Parks Mall Maintenance & Streets Operations:** An access shaft (SCS-2) will be constructed adjacent to the entrance drive to this facility. The drive gate will not be closed or locked by the NEORSD contractor. The NEORSD contractor will not park vehicles in the upper or lower City lots nor will the contractor restrict movement of traffic within this facility. Any disturbed trees will be replaced with new trees.

**Kirtland Park:** An access shaft (SCS-3) will be constructed adjacent to the Park Maintenance Building. The NEORSD contractor will allow access to this building at all times during construction.

**Kirtland Pump Station & CPP Substation:** Sewer will be subterranean and will not affect any improvements at the surface.

**Vacant Parcel Adjacent to CPP Pole Yard:** An access shaft (SCS-4) will be constructed at this site and permanently removed after construction.

Amended Easement Areas **Parks Mall Maintenance & Streets Operations:** NEORSD will be constructing a larger diameter access shaft than originally anticipated and will need a slightly larger permanent easement area.

**Kirtland Park:** Proposed access shaft will not be needed at this site. Sewer easement through this site will now be subterranean and temporary construction easement will not be needed.

**Kirtland Pump Station & CPP Substation:** No Changes at this site.

**Vacant Parcel Adjacent to CPP Pole Yard:** Access shaft will now be permanent at this site. NEORSD will construct manhole at surface for future maintenance access.

Amended Sale Price: \$164,709 (appraised value)

Departmental Allocation: \$85,396 = Public Works  
\$56,313 = DPU, Cleveland Public Power  
\$23,000 = DPU, Division of Water

Permanent Parcel Nos: Various – see attached spreadsheet

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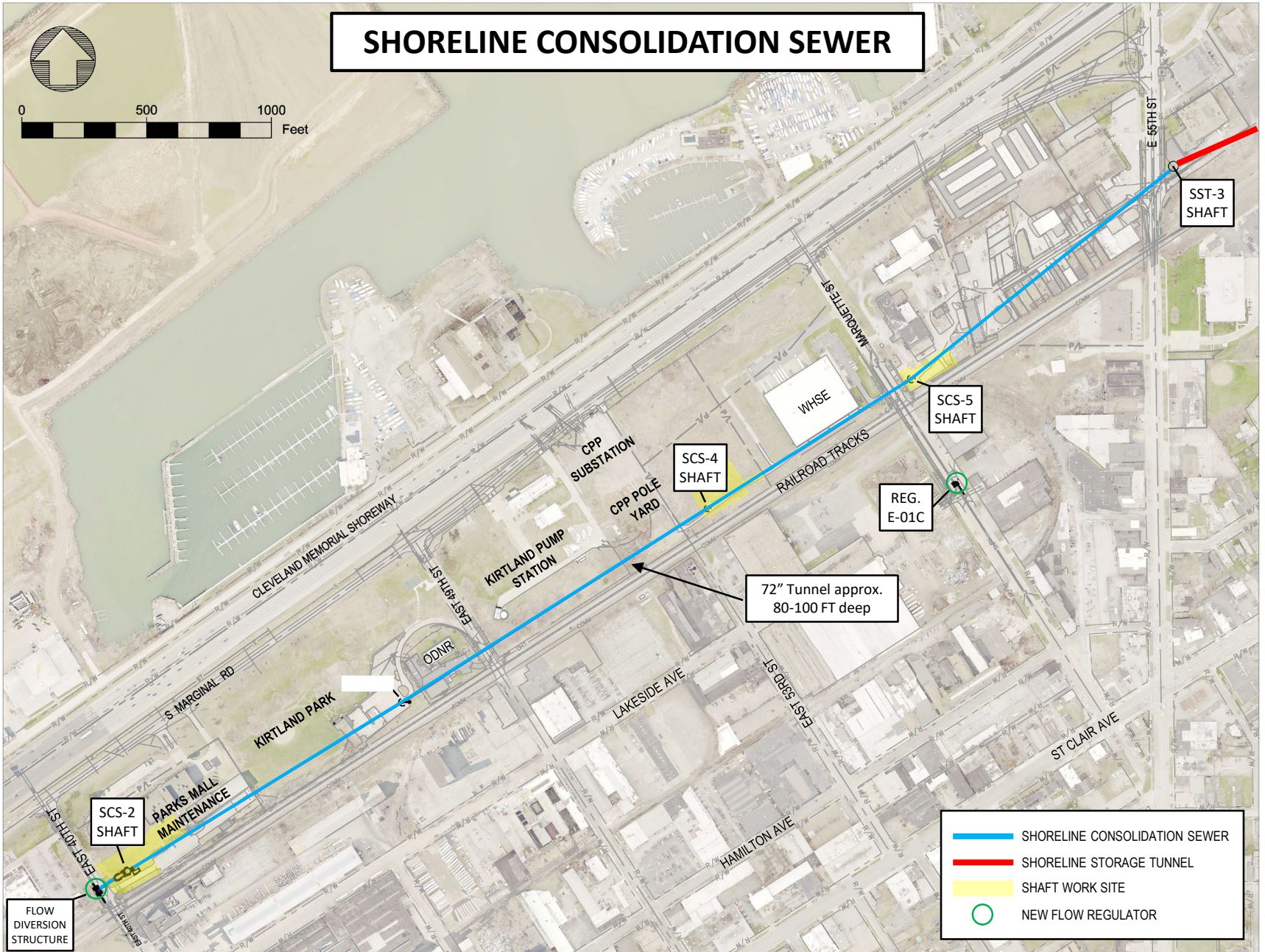
Ward: 10, Councilperson Anthony Hairston

Attachments: Project Maps and Summary Spreadsheet

# SHORELINE CONSOLIDATION SEWER



0 500 1000 Feet



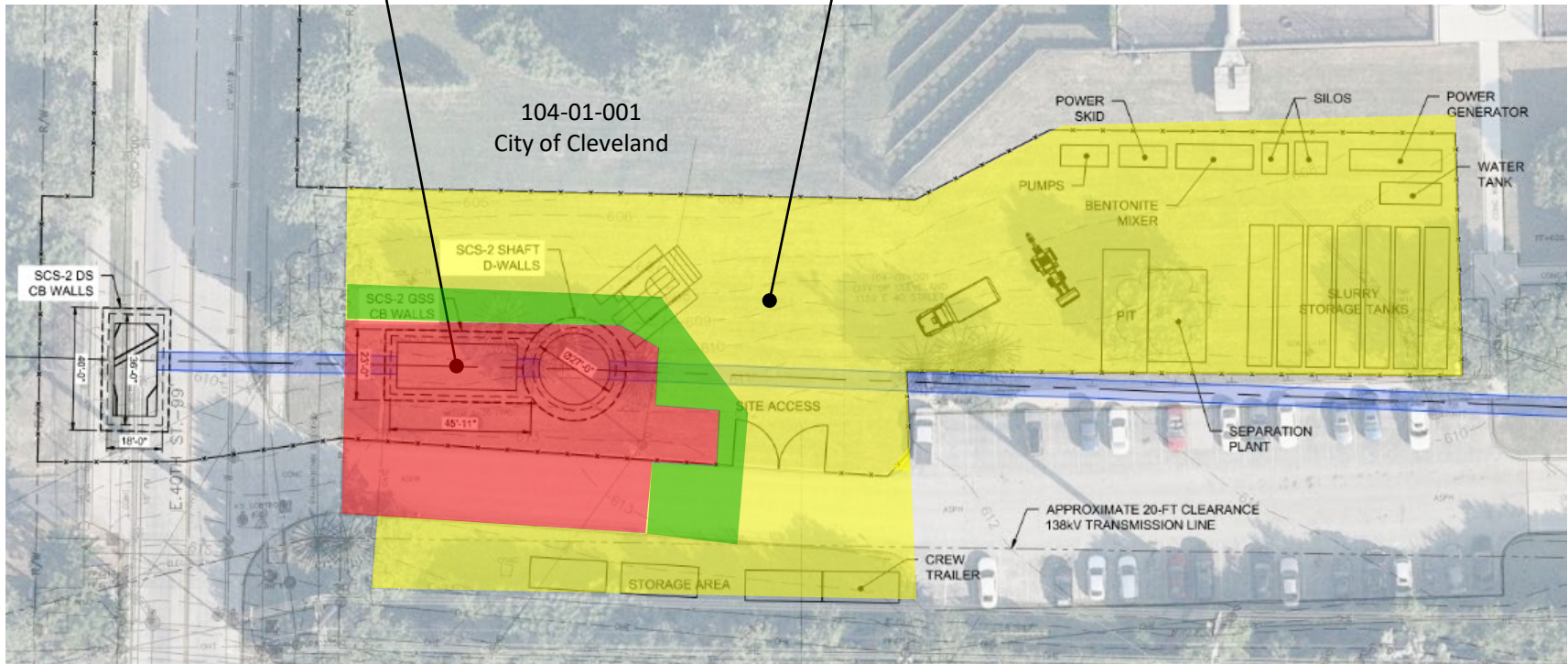
REVISED 10/17/22

SCS Easements - City of Cleveland Parcels													
Location	Department	PPN	Original Easements by Type			Original Acreage	Original Value	Revised Easements by Type			Revised Acreage	Revised Value	Total Per Parcel
			Non-Exclusive Permanent	Exclusive Temporary				Non-Exclusive Permanent	Exclusive Temporary				
Parks Mall Maintenance & Streets Operations 1155 E. 40th St.	Public Works	104-01-001	104-01-001-P1		Surface & Subsurface	0.1055	\$7,950	104-01-001-P1		Surface & Subsurface	0.1604	\$12,030	\$48,886
			104-01-001-P2		Surface	0.0542	\$4,100	104-01-001-P2		Surface	0.0740	\$5,550	
			104-01-001-P3		Subterranean	0.3902	\$19,550	104-01-001-P3		Subterranean	0.3734	\$18,670	
				104-01-001-T	Surface	0.7066	\$14,200		104-01-001-T	Surface	0.6318	\$12,636	
Kirtland Park 1140 E. 49th St.	Public Works	104-01-002A	104-01-002A-P1		Surface	0.0244	\$1,850	104-01-002A-P1		Subterranean	0.0232	\$1,160	\$36,510
			104-01-002A-P2		Subterranean	0.4704	\$23,550	104-01-002A-P2		Subterranean	0.4704	\$23,550	
			104-01-002A-P3		Subterranean	0.2359	\$11,800	104-01-002A-P3		Subterranean	0.2359	\$11,800	
				104-01-002A-T	Surface	0.5767	\$11,534		104-01-002A-T	Surface	0.0000	\$0	
Kirtland Pump Station 4901 S. Marginal Rd.	Public Utilities - CWD	104-02-010	104-02-010-P		Subterranean	0.4236	\$23,000	104-02-010-P		Subterranean	0.4236	\$23,000	\$33,600
CPP Substation S. Marginal Rd.	Public Utilities - CPP					0.1935	\$10,600				0.1935	\$10,600	
Vacant Parcel Adjacent to CPP Pole Yard S. Marginal Rd. (Rear)	Public Utilities - CPP	104-02-016	104-02-016-P		Subterranean	0.2714	\$10,200	104-02-016-P1		Subterranean	0.0799	\$2,996	\$45,713
							104-02-016-P2		Surface	0.2304	\$12,960		
				104-02-016-T	Surface	0.8057	\$12,100		104-02-016-T	Surface	1.9838	\$29,757	
<b>Totals</b>						<b>4.2581</b>	<b>\$150,434</b>	<b>Totals</b>			<b>4.8803</b>		<b>\$164,709</b>

# SCS-2 Shaft Site - Parks Mall Maintenance & Street Operations (1155 E. 40th St.)

Permanent Easements  
104-01-001-P1 & P2 (0.2344 acre)  
Easement enlarged to include green  
area to accommodate larger  
diameter shaft

Temporary Construction Easement  
104-01-001-T (0.6318 acre)



## Notes:

- City's gate shall not be locked or closed by SCS contractor.
- SCS contractor shall not park vehicles in upper or lower city lots.
- SCS contractor shall not restrict the movement of traffic on city property.

# SCS-4 Shaft Site - Vacant Parcel Adjacent to CPP Pole Yard

Temporary Construction Easement  
104-01-016-T (**1.9838** acre)

Easement enlarged to include area in green  
to accommodate additional equipment  
since shaft site at Kirtland Park eliminated

Permanent Easement  
104-01-016-P (**0.2304** acre)

Permanent Easement added to allow  
access to site for future maintenance.  
Manhole will be constructed at shaft site  
for access.

