

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

**NEORSD: Sale of Easements for the Shoreline Storage Tunnel (SST)
Project at or under Various City Parks**

Ordinance No:	659-2021
Legislative Purpose:	To authorize the Department of Public Works to sell permanent and temporary easements within portions of Forest Hills Park, Gordon Park, and Grdina Park; and, subterranean permanent easements under portions of Glenview Park, Sam Miller Park, and Rockefeller Park to the Northeast Ohio Regional Sewer District (NEORSD) to secure the right of way necessary for the Shoreline Storage Tunnel (SST) Project.
Project Summary:	<p>NEORSD's Shoreline Storage Tunnel (SST) Project will cross portions of land owned by the City of Cleveland within Forest Hills Park, Glenview Park, Sam Miller Park, Rockefeller Park, Gordon Park, and Grdina Park.</p> <p>The SST is a nearly 3 mile long large diameter tunnel that will capture and store overflows from outfalls along the Lake Erie shoreline and will then divert them to other NEORSD sewers to be transported to the Easterly Wastewater Treatment Plant for treatment before they are released to the environment.</p> <p>In order to have access to the project area for construction and future maintenance, NEORSD is seeking thirteen permanent easements and ten temporary easements from the City. Above ground shaft sites will be located at Forest Hills Park (SST-1) and Gordon Park (SST-2). Regulating structures will be located at Gordon Park and Grdina Park. All other permanent easements are subterranean and will not impact the use of the surface.</p>
Forest Hills Park:	In exchange for City granting easements to NEORSD in the amount of \$400,000, NEORSD has agreed to increase its \$100,000 site restoration budget for the SST-1 shaft site at Forest Hills Park to \$500,000 to

cover City's costs to install basketball courts, a baseball facility, and playfield at this park. No other park improvements at Forest Hills Park will be disturbed. The \$500,000 proceeds are to be deposited into a newly created fund and are to be used solely for improvements at Forest Hills Park.

Gordon Park:

Eight tennis courts, two historic stone walls, and greenspace towards the east end of Gordon Park will be disturbed during construction. The baseball fields and parking areas off E. 72nd Street will remain open. At City's request, NEORSD has agreed to remove the existing tennis courts and prepare the site for four new basketball courts that will be constructed by the City. Additional site restoration will include replacing disturbed trees, removing portions of a closed park roadway at Martin Luther King Drive, and restoring two stone walls to be removed during construction. No other park improvements at Gordon Park will be disturbed. The City will utilize the remaining compensation from NEORSD in the amount of \$147,400 (\$547,400 minus \$400,000) for future improvements at Gordon Park. These proceeds are to be deposited into a newly created fund and are to be used solely for improvements at Gordon Park.

Grdina Park:

The baseball ballfield backstop will be removed at City's request and the ballfield site will be restored to grass. No other park improvements at Grdina Park will be disturbed.

Sale Price:

\$547,400 (appraised value)

Permanent Parcel Nos:

Various – see attached spreadsheet

Ward:

10, Councilperson Anthony Hairston

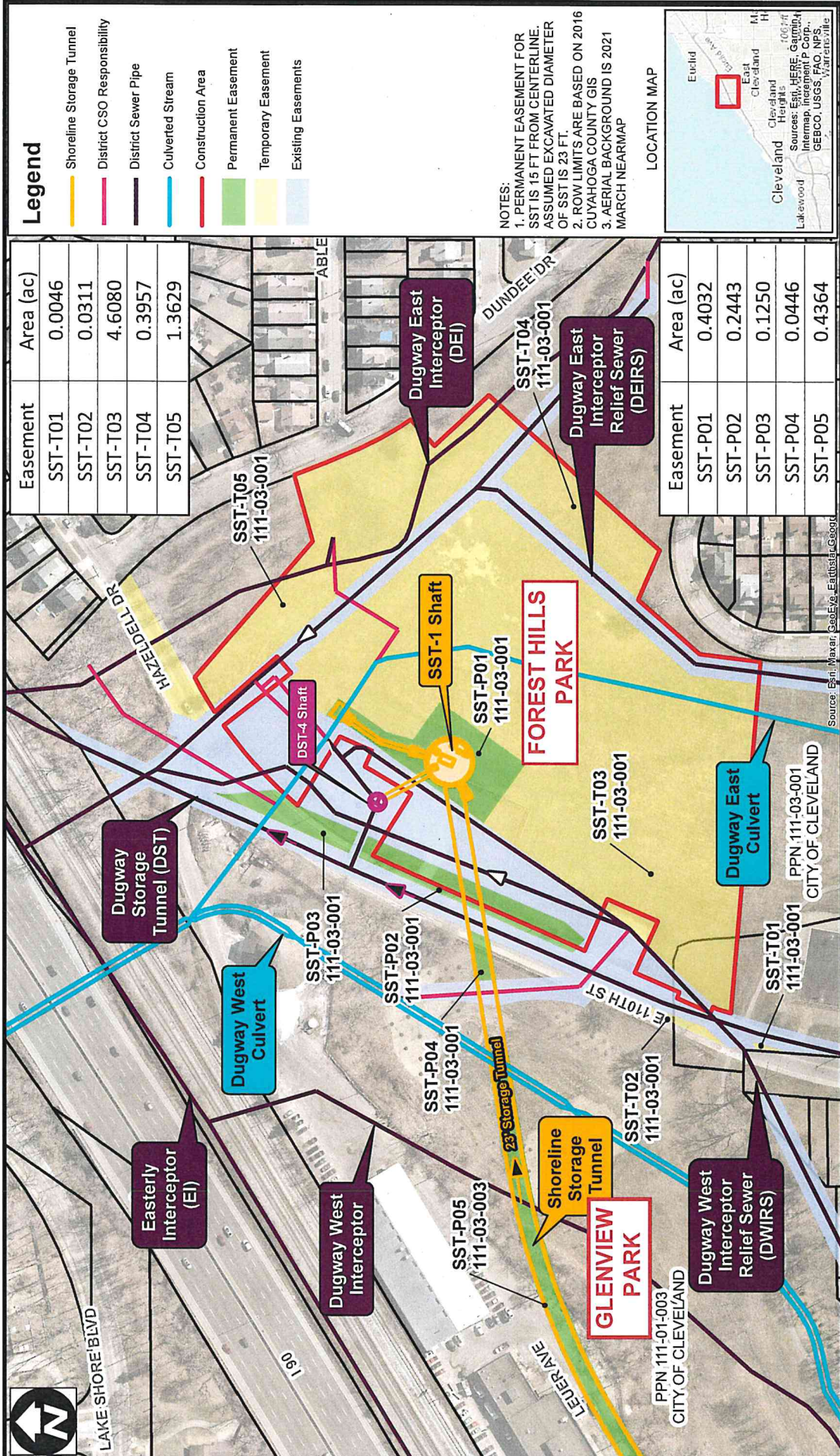
Attachments:

Project Maps and Summary Spreadsheet

SST Easements - City of Cleveland Parcels

Location	PPN	Easement Type		Acreage	Value	Total Per Parcel
		Permanent	Temporary			
Forest Hills Park	111-03-001	P-01		0.4032	\$9,700	
		P-02		0.2443	\$3,250	
		P-03		0.1250	\$400	
		P-04		0.0446	\$500	
			T-01	0.0046	\$1	
			T-02	0.0311	\$1	
			T-03	4.6080	\$55,298	
			T-04	0.3957	\$4,750	
	T-05	1.3629	\$13,900	\$87,800		
Glenview Park	111-01-003	P-05		0.4364	\$18,550	\$18,550
Sam Miller Park	108-02-001	P-25		0.0108	\$300	\$300
Rockefeller Park	107-01-001	P-26		0.0663	\$600	\$600
Gordon Park	105-35-001	P-27A		1.9691	\$182,150	
		P-27B		0.3798	\$28,500	
		P-30		0.0391	\$4,700	
		P-31		0.2205	\$26,500	
		P-32		0.1052	\$12,650	
		P-33		0.1511	\$11,550	
			T-06	0.612	\$27,550	
			T-07	1.1748	\$52,900	
			T-08	1.9261	\$86,700	
			T-10	0.2491	\$3,750	\$436,950
Grdina Park	105-07-039		T-20	0.9722	\$3,200	\$3,200
		Totals		15.5319	\$547,400	

NEORSD has agreed to increase the approximate \$100,000 site restoration budget for the SST-1 shaft site at Forest Hills Park to \$500,000 to cover the costs for installation of basketball courts, a baseball facility, and play field at this park, that will be constructed by the City, in exchange for granting easements to the City in the amount of \$400,000 (\$500,000 minus \$100,000). The City will utilize the additional compensation from NEORSD in the amount of \$147,400 (\$547,400 minus \$400,000) for future improvements at Gordon Park.



Legend

- Shoreline Storage Tunnel
- District CSO Responsibility
- District Sewer Pipe
- Culverted Stream
- Construction Area
- Permanent Easement
- Temporary Easement
- Existing Easements

NOTES:
 1. PERMANENT EASEMENT FOR SST IS 15 FT FROM CENTERLINE ASSUMED EXCAVATED DIAMETER OF SST IS 23 FT.
 2. ROW LIMITS ARE BASED ON 2016 CUYAHOGA COUNTY GIS
 3. AERIAL BACKGROUND IS 2021 MARCH NEARMAP



Easement	Area (ac)
SST-T01	0.0046
SST-T02	0.0311
SST-T03	4.6080
SST-T04	0.3957
SST-T05	1.3629

Easement	Area (ac)
SST-P01	0.4032
SST-P02	0.2443
SST-P03	0.1250
SST-P04	0.0446
SST-P05	0.4364

SHORELINE STORAGE TUNNEL PROJECT NO.: 1536

0 62.5 125 Feet
1 inch = 125 feet

IN ASSOCIATION WITH

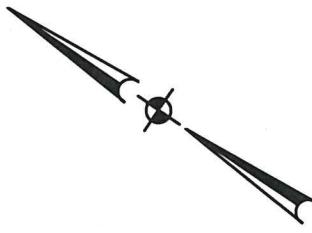
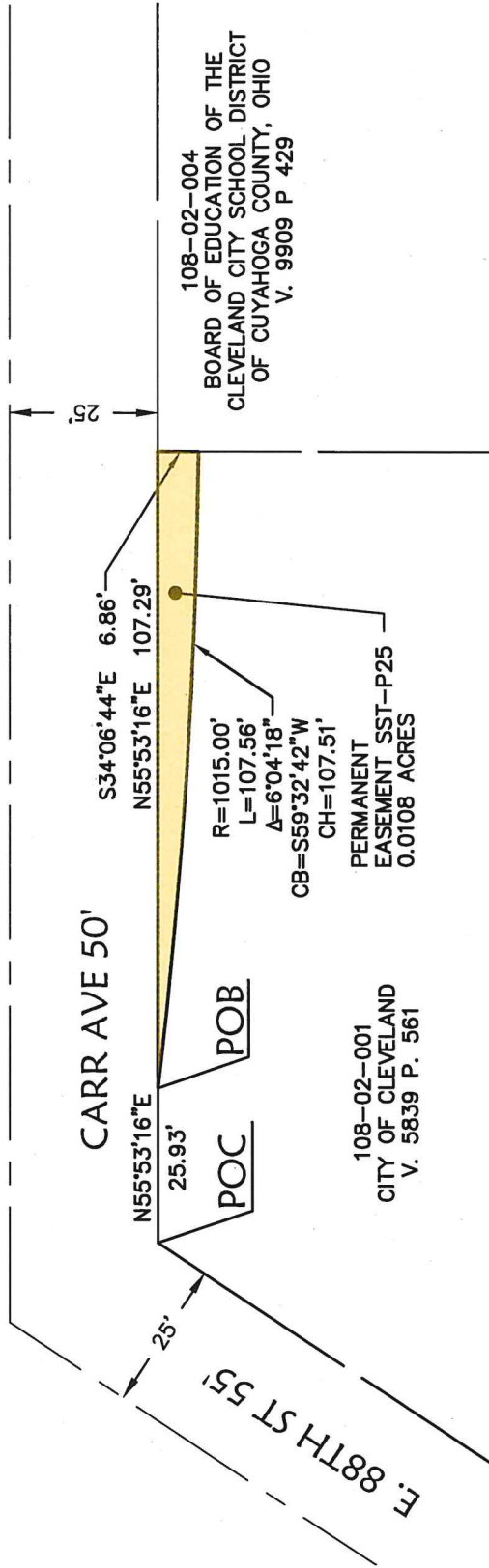
Northeast Ohio Regional Sewer District

Storage Storage Tunnel Shaft SST-1 City of Cleveland Proposed Easements

DATE: 6/02/2021

**PERMANENT EASEMENT
SST-P25**

ACROSS PARCEL NO. 108-02-001
PART OF ORIGINAL 100 ACRE LOT NO. 360
CITY OF CLEVELAND, COUNTY OF CUYAHOGA,
STATE OF OHIO



SCALE: 1"=30'
FEBRUARY 13, 2020

**SAM MILLER
PARK**

ABBREVIATIONS

P	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
V	VOLUME



T. A. Bixler 2-14-20

TREVOR A. BIXLER
PROFESSIONAL SURVEYOR, OHIO NO. 7730

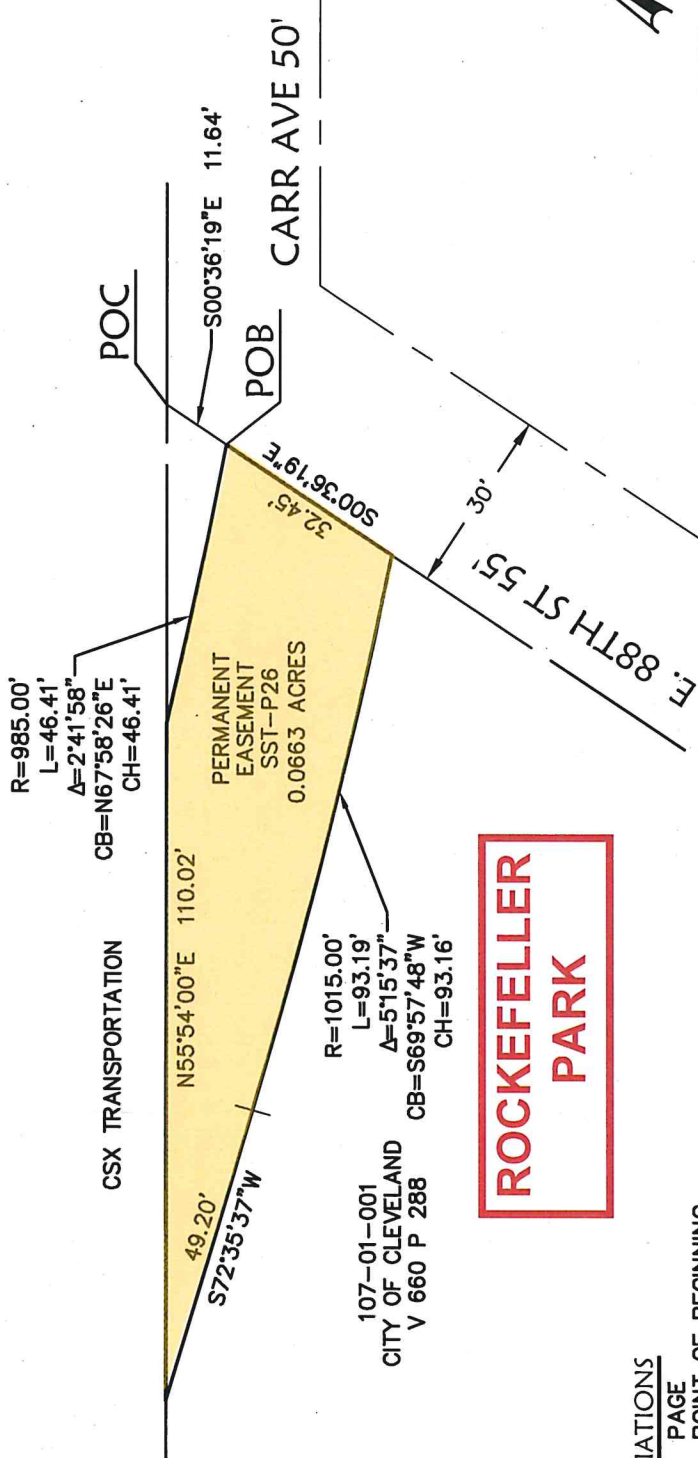


KS Associates, Inc.
260 Burns Road, Suite 100
Elyria, OH 44035
P 440 365 4730
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KS ASSOCIATES

**PERMANENT EASEMENT
SST-P26**

ACROSS PARCEL NO. 107-01-001
PART OF ORIGINAL 100 ACRE LOT NO. 367
CITY OF CLEVELAND, COUNTY OF CUYAHOGA,
STATE OF OHIO



SCALE: 1"=30'
FEBRUARY 13, 2020



Trevor A. Bixler 2-26-20

TREVOR A. BIXLER
PROFESSIONAL SURVEYOR, OHIO NO. 7730

KS ASSOCIATES
KS Associates, Inc.
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Legend

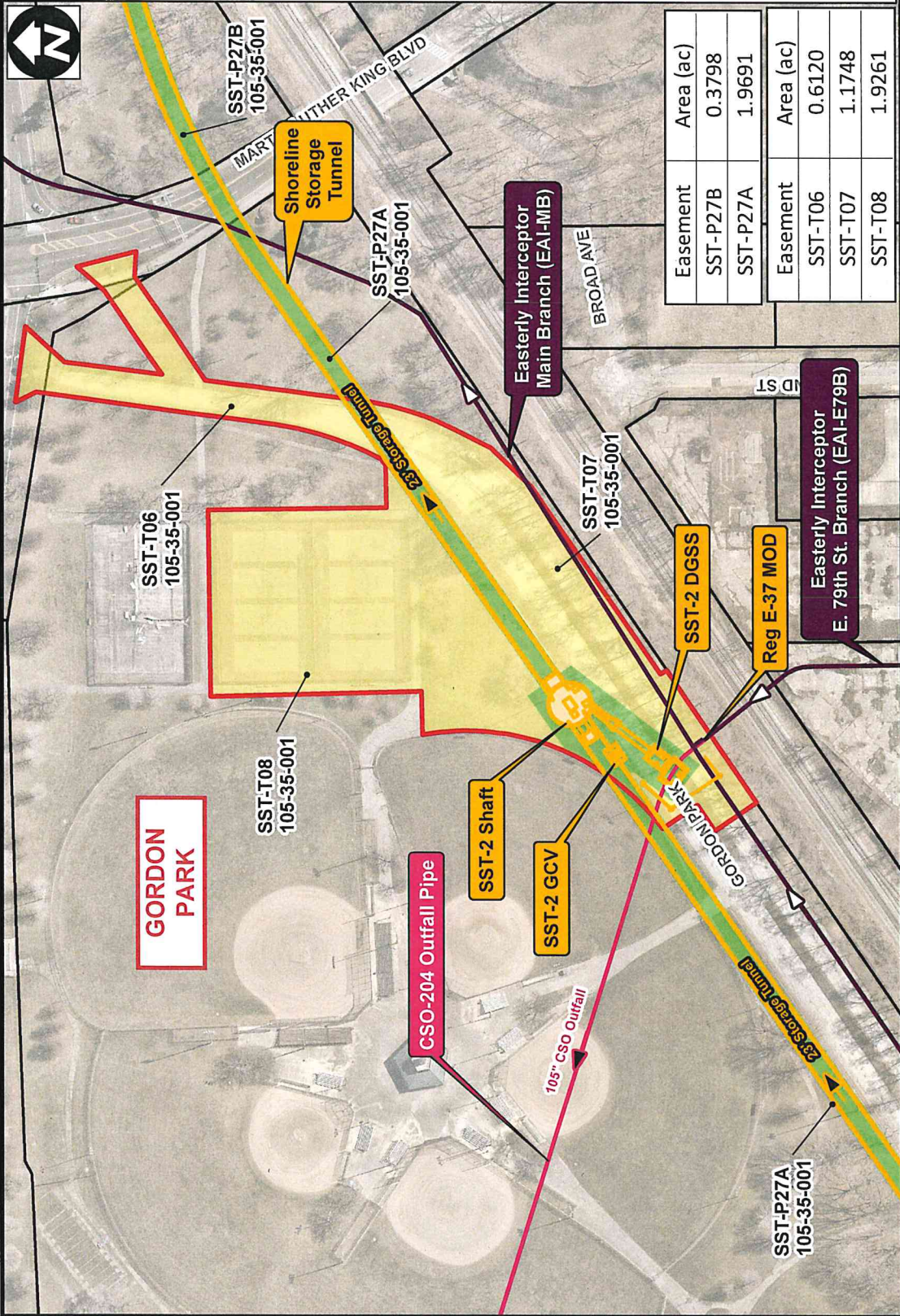
- Shoreline Storage Tunnel
- District Sewer Pipe
- District CSO Responsibility
- Construction Area
- Permanent Easement
- Temporary Easement

NOTES:

- PERMANENT EASEMENT FOR SST IS 15 FT FROM CENTERLINE. ASSUMED EXCAVATED DIAMETER OF SST IS 23 FT.
- ROW LIMITS ARE BASED ON 2016 CUYAHOGA COUNTY GIS
- AERIAL BACKGROUND IS 2021 MARCH NEARMAP

LOCATION MAP

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, PAO, NPS, C...



Easement	Area (ac)
SST-P27B	0.3798
SST-P27A	1.9691

Easement	Area (ac)
SST-T06	0.6120
SST-T07	1.1748
SST-T08	1.9261

Shoreline Storage Tunnel
Shaft: SST-2
City of Cleveland
Proposed Easements

SHORELINE STORAGE TUNNEL
PROJECT NO.: 1536

0 60 120 Feet
1 inch = 120 feet

McMILLEN JACOBS ASSOCIATES IN ASSOCIATION WITH **GDZ**

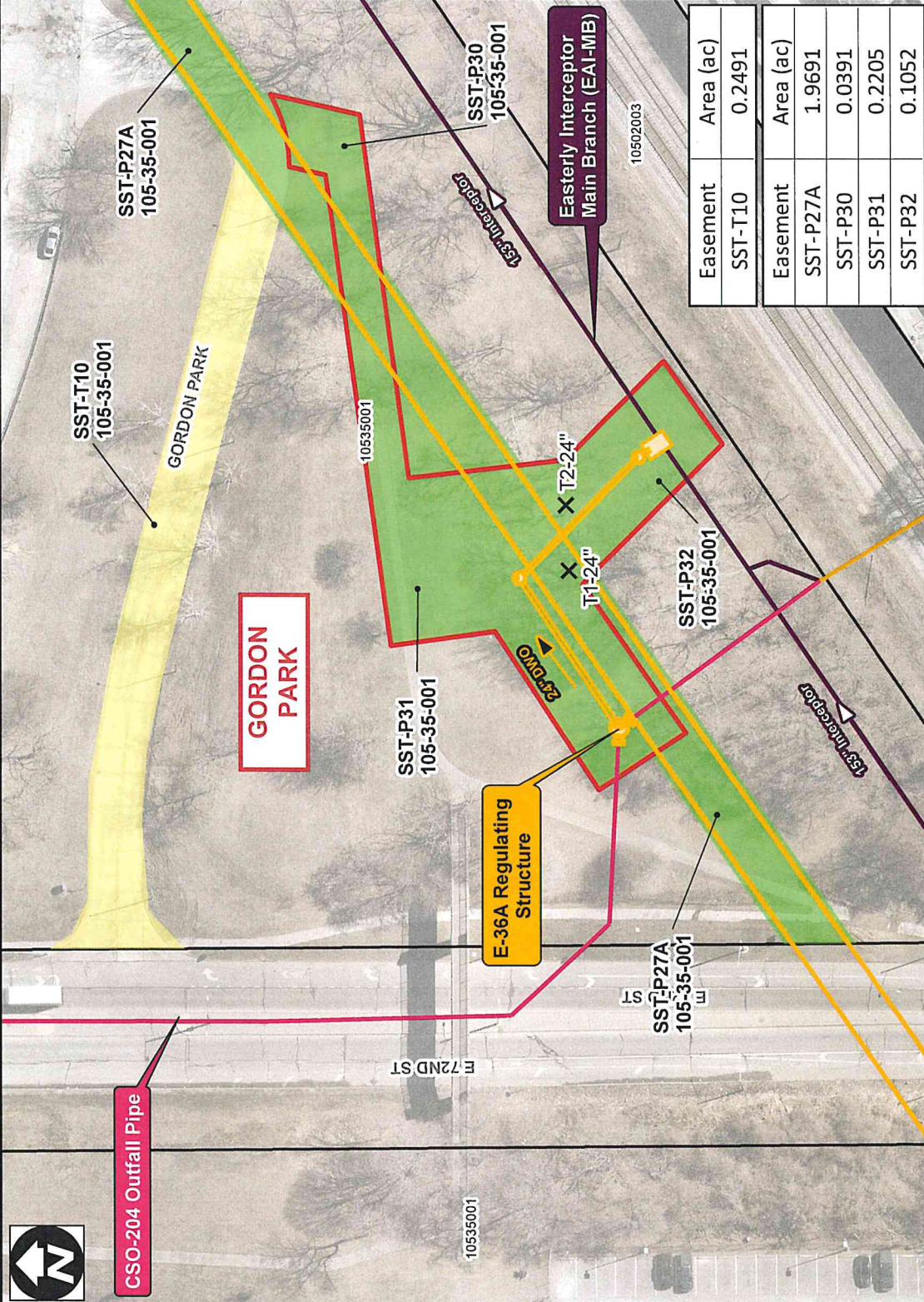
Northeast Ohio Regional Sewer District

FIGURE 2

DATE: 6/02/2021



CSO-204 Outfall Pipe



Legend

- X Tree Removal
- Shoreline Storage Tunnel
- District CSO Responsibility
- District Sewer Pipe
- Local Combined
- Construction Area
- Permanent Easement
- Temporary Easement

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Easement	Area (ac)
SST-T10	0.2491

Easement	Area (ac)
SST-P27A	1.9691
SST-P30	0.0391
SST-P31	0.2205
SST-P32	0.1052

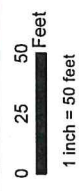
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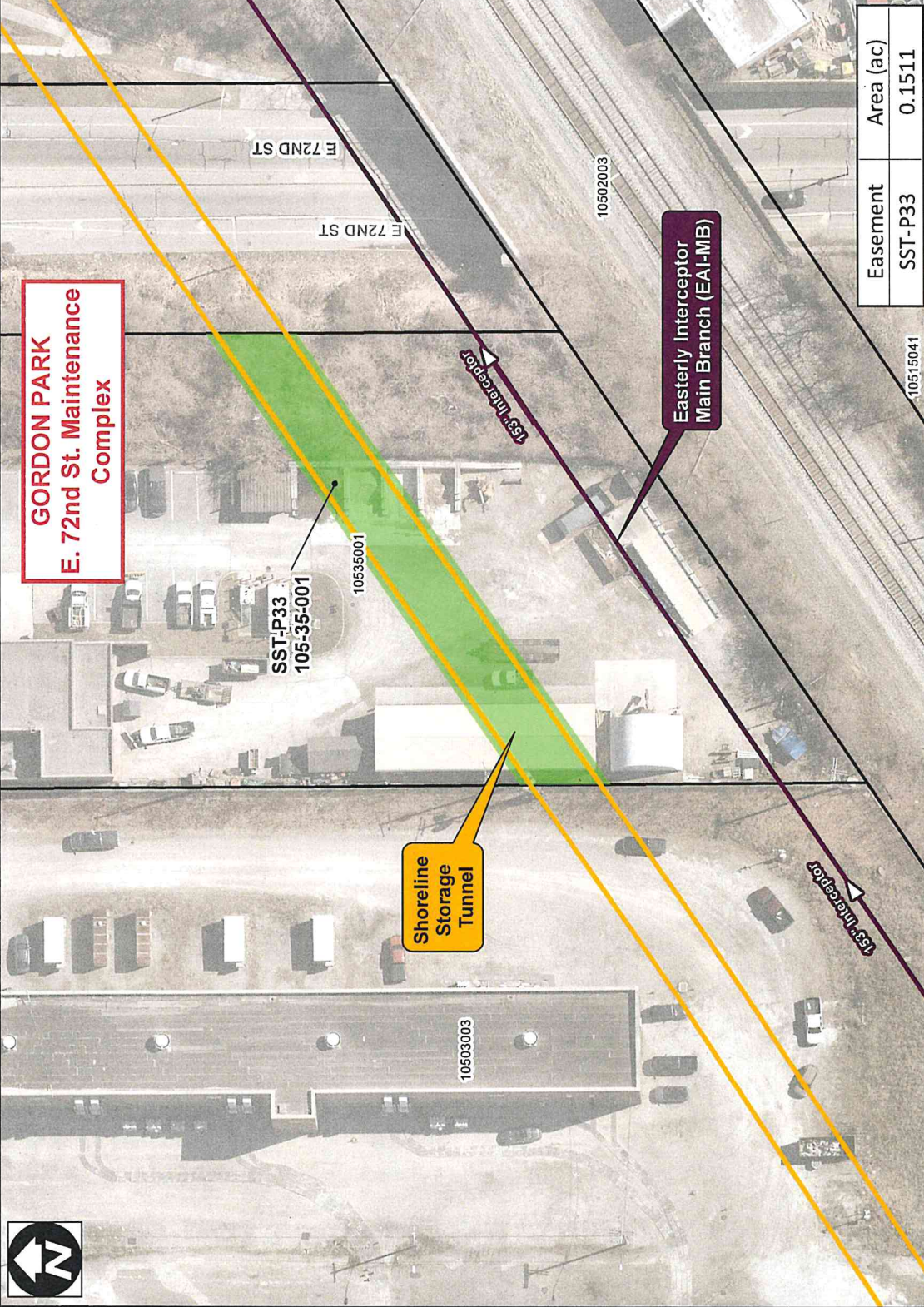
SHORELINE STORAGE TUNNEL
 PROJECT NO.: 1536

Shoreline Storage Tunnel
 Regulator E-36A
 City of Cleveland
 Proposed Easements

Figure 4

DATE: 6/02/2021





Legend

	Shoreline Storage Tunnel
	District CSO Responsibility
	District Sewer Pipe
	Permanent Easement

NOTES:

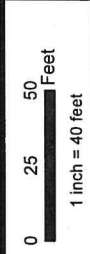
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2. ROW LIMITS ARE BASED ON 2016 CUYAHOGA COUNTY GIS
3. AERIAL BACKGROUND IS 2021 MARCH NEARMAP



Easement	Area (ac)
SST-P33	0.1511

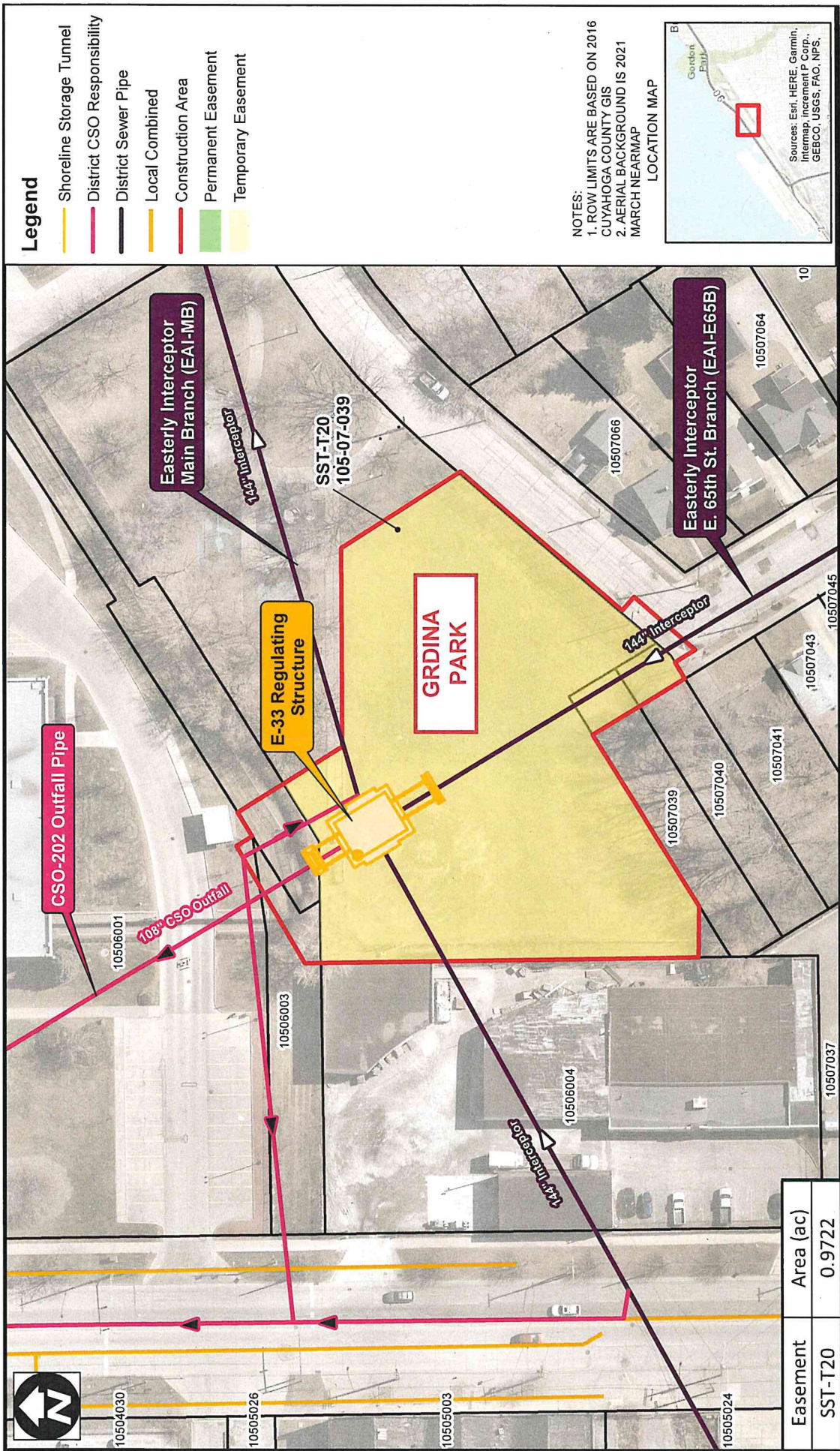
Shoreline Storage Tunnel
Parcel 105-35-001
City of Cleveland
Proposed Easements

SHORELINE STORAGE TUNNEL
PROJECT NO.: 1536



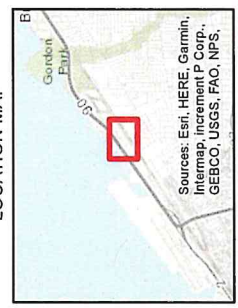
Northeast Ohio
Regional Sewer District

Figure 5
DATE: 6/02/2021



- Legend**
- Shoreline Storage Tunnel
 - District CSO Responsibility
 - District Sewer Pipe
 - Local Combined
 - Construction Area
 - Permanent Easement
 - Temporary Easement

NOTES:
 1. ROW LIMITS ARE BASED ON 2016 CUYAHOGA COUNTY GIS
 2. AERIAL BACKGROUND IS 2021 MARCH NEARMAP



Easement	Area (ac)
SST-T20	0.9722



Northeast Ohio Regional Sewer District

SHORELINE STORAGE TUNNEL
 PROJECT NO.: 1536

Shoreline Storage Tunnel
 Regulator E-33 Reconstruction
 City of Cleveland
 Proposed Easements

Figure 3

DATE: 6/02/2021

