

B.2 ODOT RMR Recommendations

BUT-North Hamilton Crossing PID: 115755

From Denniss, Juliet <Juliet.Denniss@dot.ohio.gov>

Date Mon 12/1/2025 3:37 PM

To Pankala, Anthony <Anthony.Pankala@dot.ohio.gov>

Cc Hoffman, Larry <Larry.Hoffman@dot.ohio.gov>

 1 attachment (48 KB)

BUT-North Hamilton Crossing Next Steps List - Copy.pdf;

PID: 115755

BUT- North Hamilton Crossing

This is an ODOT decision document. A copy has been uploaded to Environet.

Tony,

This project has been approved to make the studies listed in the attached table a commitment for the environmental document. This commitment was requested based on the availability for funding for each construction phase of the project. These studies are required to be completed prior to Stage 2 approval.

If you have any questions or need additional information, please let me know.

Julie

Juliet Denniss

Environmental Specialist 3

Office of Environmental Services

1980 West Broad Street

Columbus, Ohio 43223

D: 614.466.7942

Juliet.Denniss@dot.ohio.gov



**Department of
Transportation**

BUT-North Hamilton Crossing

PID: 115755

RMR Commitments

December 1, 2025

Property Number	Tenant & Address	RMR Recommendation
RM-011	Kornylak Corp 400 Vine	RMR Investigation
RM-012	Niles Tool Works/City of Hamilton 550 N. Third St	RMR Plan Note
RM-013	Professional Moto Services/Industrial Solutions Authority 530 N. Third	RMR Investigation
RM-014	Connaughton Welding & Fencing 440 Vine	RMR Investigation
RM-025	5-Points Auto Sales 723 Heaton	RMR Investigation
RM-028	AMD Auto Sales 317 N. Erie	RMR Investigation
RM-W13	J&J Towing (Currently Vacant) 807 N. B St	RMR Investigation
RM-W18	City of Hamilton (Electrical Substation) 963 N. Third	RMR Investigation
RM-W19	City of Hamilton (Power Plant) 960 N. Third	RMR Plan Note

Denniss, Juliet

From: Denniss, Juliet
Sent: Thursday, January 16, 2025 3:49 PM
To: Smith, Larry
Cc: Hoffman, Larry
Subject: BUT-North Hamilton Crossing PID: 115755

[PID: 115755](#)

[BUT-North Hamilton Crossing](#)

[This is an ODOT decision document. A copy has been uploaded to Environet.](#)

[Keith,](#)

[The properties listed below warrant an RMR Assessment.](#)

- [RM-009, Tri-State Salvage, 565 N. Fifth](#)
- [RM-011, Kornylak Corp, 400 Vine](#)
- [RM-013, Professional Motor Services/Industrial Solutions Authority, 530 N. Third](#)
- [RM-014, Connaughton Welding & Fencing, 440 Vine](#)
- [RM-030, Advanced Auto Parts, 323 N. Erie](#)
- [RM-039, Perry's Upholstery, 956 Heaton](#)
- [RM-041, Brown Bar, 502 N. Vine](#)
- [RM-W13, J&J Towing, 807 N. B St](#)

[If you have any questions or need additional information, please let me know.](#)

[Julie](#)

Juliet Denniss
Environmental Specialist 3
Office of Environmental Services
1980 West Broad Street
Columbus, Ohio 43223
D: 614.466.7942
Juliet.Denniss@dot.ohio.gov



**Department of
Transportation**

From: Keith.Smith@dot.ohio.gov
To: [Rahtz, Christine](#)
Cc: [Shadix, Steve](#)
Subject: FW: BUT-North Hamilton Crossing PID: 115755
Date: Tuesday, November 26, 2024 3:52:52 PM
Attachments: [image001.gif](#)
[image002.png](#)
[image003.png](#)

OES has recommended the site below for further RMR Assessment for the East and West portions for the subject project.

Thanx,

Keith

Keith Smith
District 8 Environmental Coordinator
505 S. SR 741
Lebanon, Ohio 45036
D: 513-933-6590
Keith.Smith@dot.ohio.gov



From: Denniss, Juliet <Juliet.Denniss@dot.ohio.gov>
Sent: Tuesday, November 26, 2024 3:48 PM
To: Smith, Larry <Keith.Smith@dot.ohio.gov>
Cc: Hoffman, Larry <Larry.Hoffman@dot.ohio.gov>
Subject: BUT-North Hamilton Crossing PID: 115755

PID: 115755

BUT-North Hamilton Crossing

This is an ODOT decision document. A copy has been uploaded to Environet.

Keith,

I've completed the review of the RMR Screening for the Eastern and Western sections of this project. The properties listed below warrant an RMR Assessment.

1. RM-02, Butler County Children Services, Juvenile Justice Center, Juvenile Court, Board of Developmental Disabilities, County Commissioners, County Infirmary, 280-300 N. Fair Avenue - Of concern is the fenced area with a building the will be

demolished.

2. J&J Towing LLC, 807 N. B Street - Total take of a towing and auto repair facility.

The RMR Assessment report is to be submitted as a single report and include all three sections of the project. The Central Section RMR Screening's recommendations will be provided at a later date.

If you have any questions or need additional information, please let me know.

Julie

Juliet Denniss
Environmental Specialist 3
Office of Environmental Services
1980 West Broad Street
Columbus, Ohio 43223
D: 614.466.7942
Juliet.Denniss@dot.ohio.gov



Caution: This email originated from outside of Stantec. Please take extra precaution.

Attention: Ce courriel provient de l'extérieur de Stantec. Veuillez prendre des précautions supplémentaires.

Atención: Este correo electrónico proviene de fuera de Stantec. Por favor, tome precauciones adicionales.

From: Keith.Smith@dot.ohio.gov
To: [Stahlman, Christine](#)
Cc: [Shadix, Steve](#)
Subject: RE: BUT-North Hamilton Crossing PID: 115755 RMR Assessments
Date: Tuesday, April 15, 2025 10:06:13 AM
Attachments: [image002.png](#)
[image003.png](#)

Since we are now doing the Assessments on the Preferred Alignment, go ahead and include RM-02. I know that we do not have an official preferred alignment, but this will be consistent with our direction from OES.

Thanx,

Keith

Keith Smith
District 8 Environmental Coordinator
505 S. SR 741
Lebanon, Ohio 45036
D: 513-933-6590
Keith.Smith@dot.ohio.gov



**Department of
Transportation**

From: Stahlman, Christine <Christine.Stahlman@stantec.com>
Sent: Tuesday, April 15, 2025 8:39 AM
To: Smith, Larry <Keith.Smith@dot.ohio.gov>
Cc: Shadix, Steve <Steve.Shadix@stantec.com>
Subject: RE: BUT-North Hamilton Crossing PID: 115755 RMR Assessments

Keith, good morning!

I am bringing this question and the email chain below back to your attention, as Lawhon is working on a proposal for the RMR Assessments. Can you please confirm whether we should add the RM-02 back to the list?

Thank you!
Christine

From: Keith.Smith@dot.ohio.gov <Keith.Smith@dot.ohio.gov>
Sent: Wednesday, January 22, 2025 8:05 AM
To: Stahlman, Christine <Christine.Stahlman@stantec.com>
Cc: Shadix, Steve <Steve.Shadix@stantec.com>
Subject: RE: BUT-North Hamilton Crossing PID: 115755 RMR Assessments

Leave it off the list for now, as the ones that are remaining will aid us in making a choice in alternatives. The Juvenile Justice Center will likely be impacted regardless of selected alternative.

Thanx,

Keith

Keith Smith
District 8 Environmental Coordinator
505 S. SR 741
Lebanon, Ohio 45036
D: 513-933-6590
Keith.Smith@dot.ohio.gov



**Department of
Transportation**

From: Stahlman, Christine <Christine.Stahlman@stantec.com>
Sent: Wednesday, January 22, 2025 8:02 AM
To: Smith, Larry <Keith.Smith@dot.ohio.gov>
Cc: Shadix, Steve <Steve.Shadix@stantec.com>
Subject: RE: BUT-North Hamilton Crossing PID: 115755 RMR Assessments

Thank you, Keith! We will proceed as directed, with one follow up question. Julie issued recommendations for the East and West Sections on 11/26/2024. The decision document below appears to replace / supersede the previous recommendations (and the previous decision has been removed from EnviroNet). However, one property was not listed in the more recent OES RMR recommendations (see below).

1. RM-02, Butler County Children Services, Juvenile Justice Center, Juvenile Court, Board of Developmental Disabilities, County Commissioners, County Infirmary, 280-300 N. Fair Avenue - Of concern is the fenced area with a building the will be demolished.

Was this property removed from the recommendations for a reason, or does it need to be added back to the list? This property is impacted by the east section alternative, and therefore does not inform decision making.

From: Keith.Smith@dot.ohio.gov <Keith.Smith@dot.ohio.gov>
Sent: Wednesday, January 22, 2025 7:12 AM
To: Stahlman, Christine <Christine.Stahlman@stantec.com>; Shadix, Steve <Steve.Shadix@stantec.com>
Cc: Larry.Hoffman@dot.ohio.gov; Juliet.Denniss@dot.ohio.gov
Subject: FW: BUT-North Hamilton Crossing PID: 115755 RMR Assessments

Good morning Christine. Per Larry's direction below, please move forward with the 5 RMR Assessments as you have proposed.

Thanx,

Keith

Keith Smith
District 8 Environmental Coordinator
505 S. SR 741
Lebanon, Ohio 45036
D: 513-933-6590
Keith.Smith@dot.ohio.gov



**Department of
Transportation**

From: Hoffman, Larry <Larry.Hoffman@dot.ohio.gov>
Sent: Tuesday, January 21, 2025 3:46 PM
To: Smith, Larry <Keith.Smith@dot.ohio.gov>; Denniss, Juliet <Juliet.Denniss@dot.ohio.gov>
Subject: RE: BUT-North Hamilton Crossing PID: 115755 RMR Assessments

Keith,

Julie is out till next week however I think we should proceed with the strategy Christine has laid out and conduct the 5 assessments now.

Thanks,

Larry Hoffman
Major Project Coordinator
Office of Environmental Services
1980 West Broad Street
Columbus, Ohio 43223
614-466-6439
Larry.Hoffman@dot.ohio.gov



**Department of
Transportation**

From: Smith, Larry <Keith.Smith@dot.ohio.gov>
Sent: Friday, January 17, 2025 1:40 PM
To: Hoffman, Larry <Larry.Hoffman@dot.ohio.gov>; Denniss, Juliet <Juliet.Denniss@dot.ohio.gov>
Subject: FW: BUT-North Hamilton Crossing PID: 115755 RMR Assessments

I can live with this if OES can. Makes sense to me.

Thanx,

Keith

Keith Smith
District 8 Environmental Coordinator
505 S. SR 741
Lebanon, Ohio 45036
D: 513-933-6590
Keith.Smith@dot.ohio.gov



**Department of
Transportation**

From: Stahlman, Christine <Christine.Stahlman@stantec.com>
Sent: Friday, January 17, 2025 12:52 PM
To: Smith, Larry <Keith.Smith@dot.ohio.gov>
Cc: Steve.Shadix <Steve.Shadix@stantec.com>
Subject: BUT-North Hamilton Crossing PID: 115755 RMR Assessments

Thank you, Keith!

As previously established, RMR Assessments will only be performed on commercial properties with R/W acquisition at this stage (as part of NEPA decision making and identifying a preferred).

Further RMR studies, including assessments and investigations, are planned after a recommended preferred is selected to address due care/materials management.

Steve and I reviewed the list that Julie provided and identified which RMR Assessments would inform project decision making, and therefore should be conducted now as part of the DEIS. Please see table below:

Property ID, Name, Address	Alternatives	Complete Assessment prior to Preferred Alternative Selection	Rationale
RM-009, Tri-State Salvage, 565 N. Fifth	Joe Nuxhall Connection	Yes	Informs alternative selection

RM-011, Kornylak Corp, 400 Vine	Joe Nuxhall Connection, Vine Street Connection	Yes	Informs alternative selection
RM-013, Professional Motor Services/Industrial Solutions Authority, 530 N. Third	Joe Nuxhall Connection, Vine Street Connection	Yes	Informs alternative selection
RM-014, Connaughton Welding & Fencing, 440 Vine	Joe Nuxhall Connection, Vine Street Connection	Yes	Informs alternative selection
RM-030, Advanced Auto Parts, 323 N. Erie	All Central Section Alternatives	No	Impacted by all alternatives, does not inform decision making
RM-039, Perry's Upholstery, 956 Heaton	All Central Section Alternatives	No	Impacted by all alternatives, does not inform decision making
RM-041, Brown Bar, 502 N. Vine	Vine Street Connection	Yes	Informs alternative selection
RM-W13, J&J Towing, 807 N. B St	Gordon/Rhea Crossing	No	Parcel is owned by Hamilton, no R/W acquisition

Once this list is approved, we will work with Lawhon to get a proposal together to complete the assessments.

Thanks,
Christine

From: Keith.Smith@dot.ohio.gov <Keith.Smith@dot.ohio.gov>
Sent: Friday, January 17, 2025 7:13 AM
To: Stahlman, Christine <Christine.Stahlman@stantec.com>; Shadix, Steve <Steve.Shadix@stantec.com>
Subject: FW: BUT-North Hamilton Crossing PID: 115755

This just came in yesterday afternoon. I wanted to make sure you saw it before today's meeting.

Thanx,

Keith

Keith Smith
District 8 Environmental Coordinator
505 S. SR 741
Lebanon, Ohio 45036
D: 513-933-6590
Keith.Smith@dot.ohio.gov