

Reimagining the Former C.G. Conn Site Input Session

August 26, 2021 (Virtual)

MACOG
Michiana Area Council of Governments

City of Elkhart

Regional Brownfields Coalition Grant Team

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Michiana Area Council of Governments

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ROBERTS ENVIRONMENTAL SERVICES, LLC

REVITALIZED COMMUNITIES

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Agenda

- Welcome & Introductions
- Regional Brownfields Coalition & U.S. EPA Grant
- Planning Context, Regional & Local
- C.G. Conn – Summary of Environmental Data
- Intro to Example Residential Reuse Concepts
- Breakout Tables: Discuss Reuse Concepts
- Reconvene: Report-out from tables
- Next Steps Discussion





Regional Brownfields Coalition
U.S. EPA Grant

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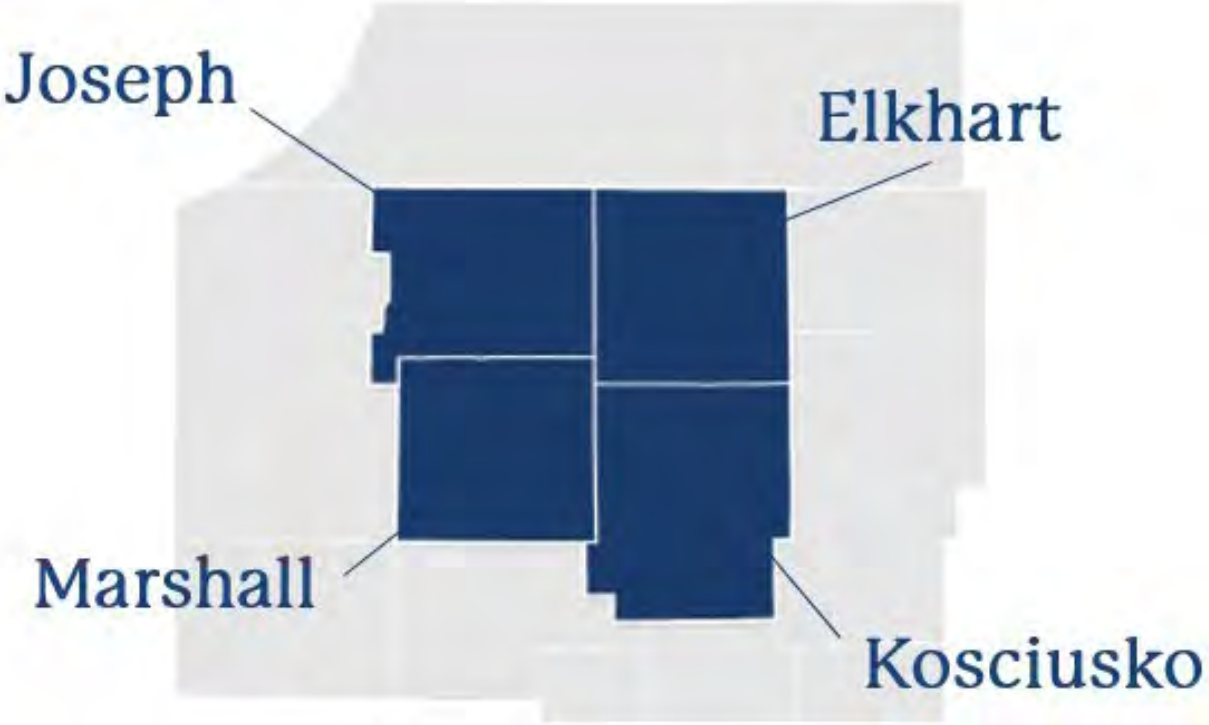
REVITALIZED COMMUNITIES

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Regional Brownfields Coalition

- MACOG (*Lead Coalition Member*)
- Elkhart County
- Kosciusko County
- Marshall County
- St. Joseph County

- Target Areas:
  - Elkhart - Downtown
  - Warsaw – Argonne Corridor
  - Plymouth – West of Downtown
  - Small Towns



U.S. EPA Brownfields Grant

- $600,000 Grant awarded to Michiana Area Council of Governments (MACOG) on October 1, 2019
- Runs through September 2022
- Re-apply for more funding



1701 Sterling Ave, Elkhart, IN

Grant Overview

What is a Brownfield?

- Real Property where expansion, redevelopment or reuse is complicated by the presence or potential presence of contamination
- (Public Law 107-118 (H.R. 2869) - "*Small Business Liability Relief and Brownfields Revitalization Act*", signed into law January 11, 2002).

What does the MACOG Brownfield Coalition Assessment Grant do?

- Brownfields inventory, planning, environmental assessments and community outreach
- Clean up Plans; Reuse Vision Plans
- Does not provide funds for cleanup

What other kinds of EPA Brownfields grants are there?

- Brownfield Cleanup Grants
- Brownfield Revolving Loan Fund Grants
- Brownfield Job Training Grants



Planning Process

Regional & Local Context

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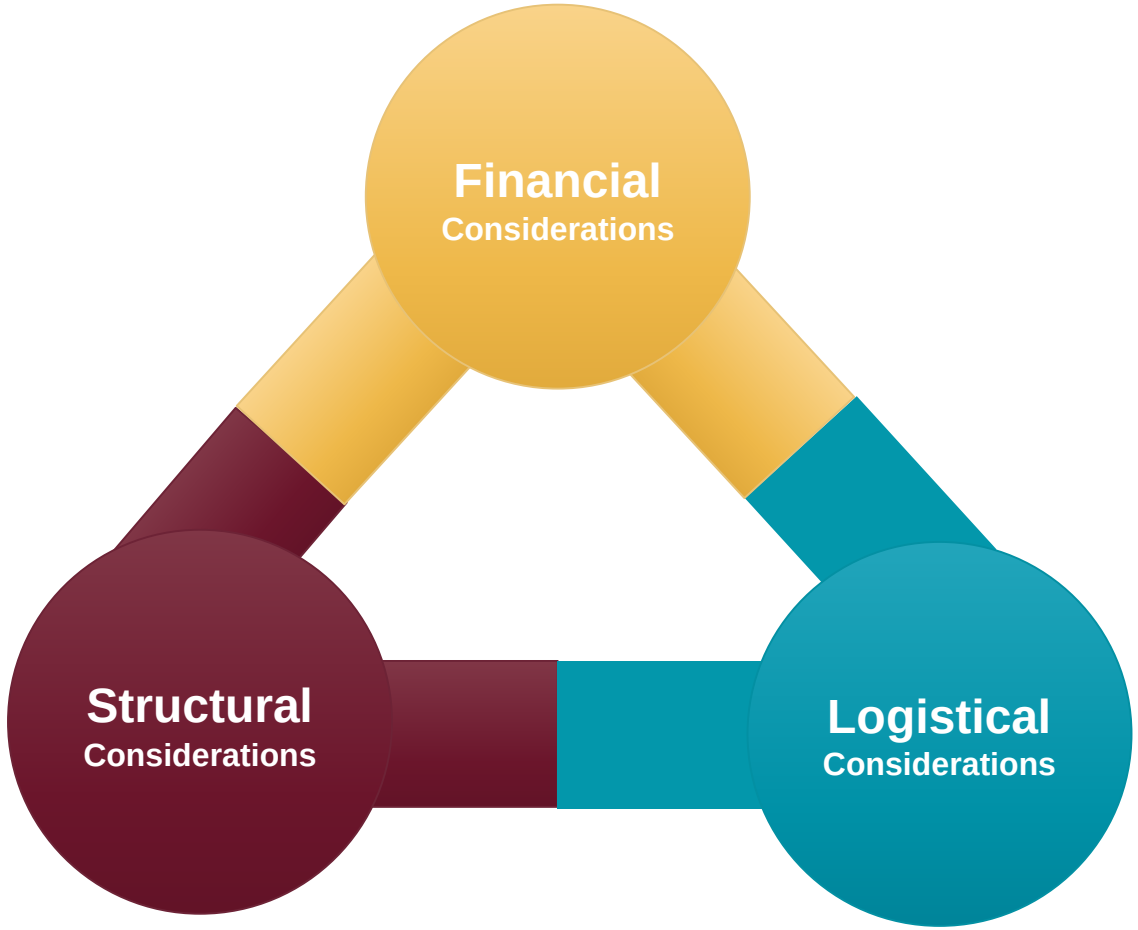
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Community Involvement



Community Involvement Process

Education

- Community Plans
- Current Status of Building / Site
- Developer Interest

Community Visioning

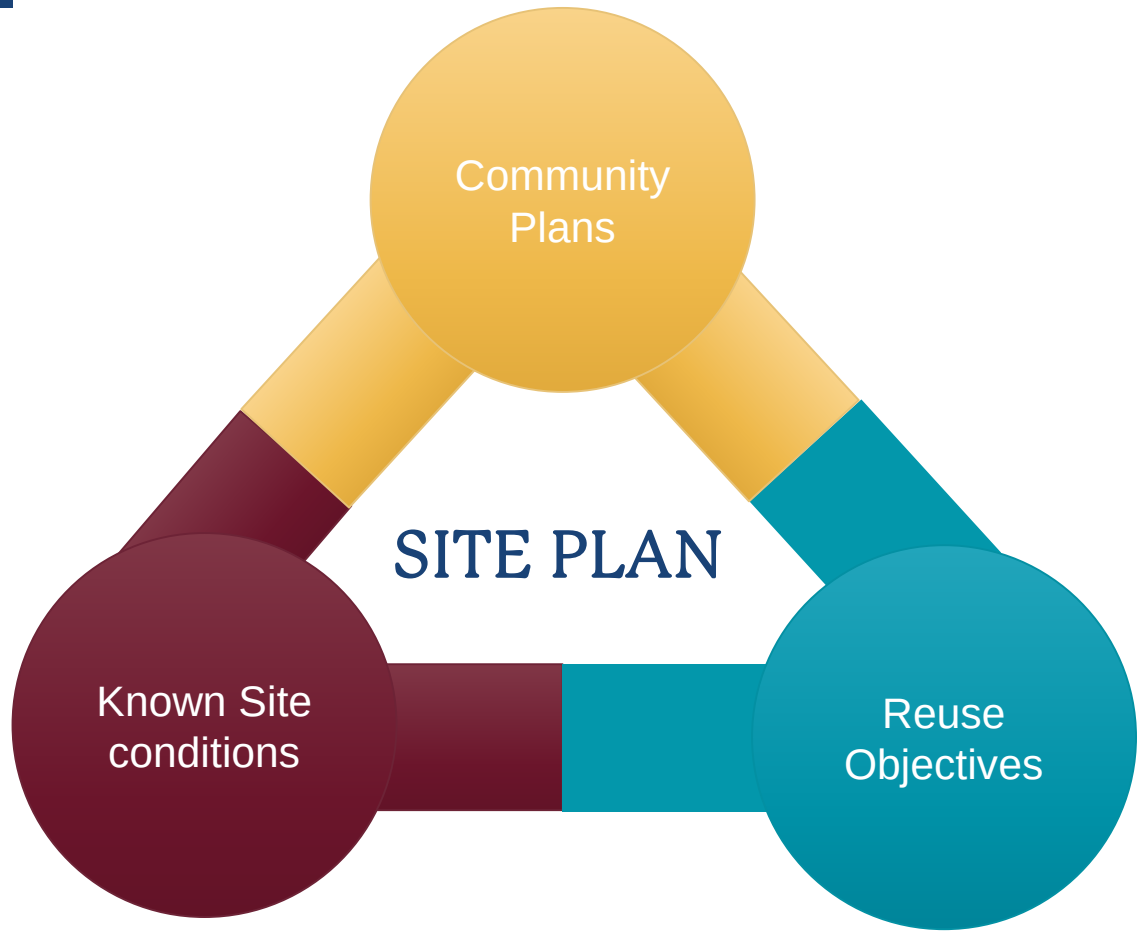
- Hopes & Dreams
- Prioritizing
- Market Needs & Abilities

Weighing the Considerations

- Financial
- Structural
- Logistical

Cleanup and Reuse Planning

- Cleanup Plans
- Construction considerations
  - Soil Management Plans
- Desired Future Use
  - Public
  - Commercial/Industrial
  - Residential
  - Parks and trails
  - Mixed



Regional Strategy

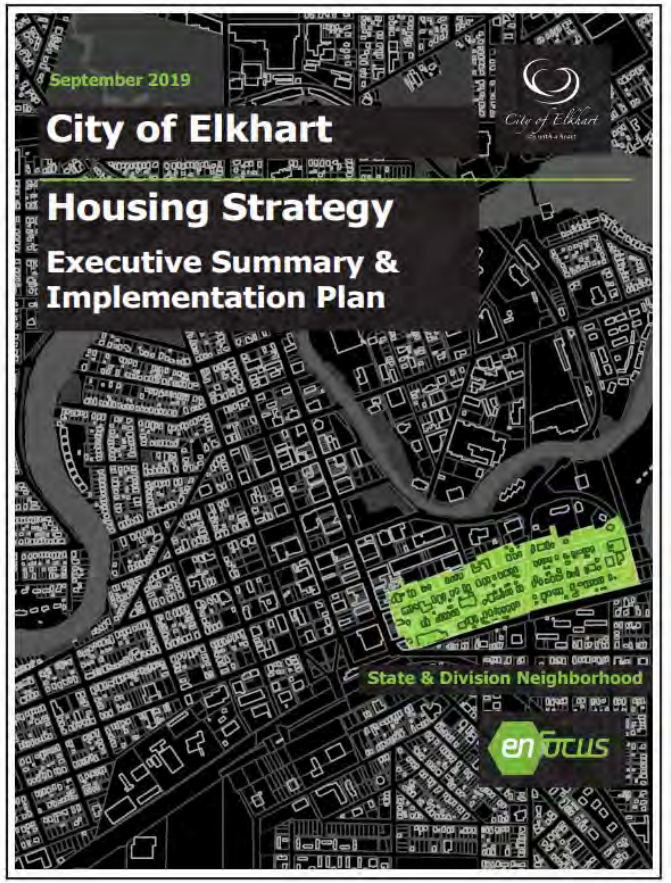
- Implement regional Comprehensive Economic Development Strategy (CEDS) and smart growth principles through brownfields revitalization:
  - enhance quality of place
  - attract talent
  - increase density, walkability, and alternative transportation
  - create affordable, safe housing.



https://www.macog.com/economic_development.html

Local Plans & Goals

- Analysis of Residential Market Potential (2017)
  - Gap in availability:
    - #1. Multi-Family for Rent
    - #2. Single-Family Detached
    - #3. Single-Family Attached (Townhouses)
- Elkhart Housing Strategy (2019)
  - Address the housing shortage
  - Increase density
  - In-fill development – repurpose blighted sites
- Elkhart 2040 Plan
  - Affordability, Workforce Housing, Diverse options
- Downtown TIF – potential limited infrastructure improvements



www.elkhartindiana.org/government/community-development

www.elkhart2040.com/residential



Intro to C.G. Conn Site

Summary of Environmental Data

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Site: Conn Property, Elkhart



Site: Aerial View



Site: Street View – E Beardsley @ Greenleaf Blvd



Site: Street View – Greenleaf Health Campus Entrance



History

- Historical uses:
  - ~1917 – 1927: manufacturing of scales, grinding machines, and artillery shell parts
  - ~1927 -1980s, C.G. Conn Ltd. Band & Orchestra Instruments Plant manufactured musical instruments on site; adjacent property to the east.
- The majority of manufacturing facilities were demolished (by 1987), the Site remained vacant with one (1) building.
- Environmental Data:
  - On-site Sampling (Phase II) Completed July 2020
  - On-site Sampling (Further Site Investigation) Completed April 2021
  - Off-site Sampling – pending Fall 2021

Phases of C.G. Conn Environmental Investigation

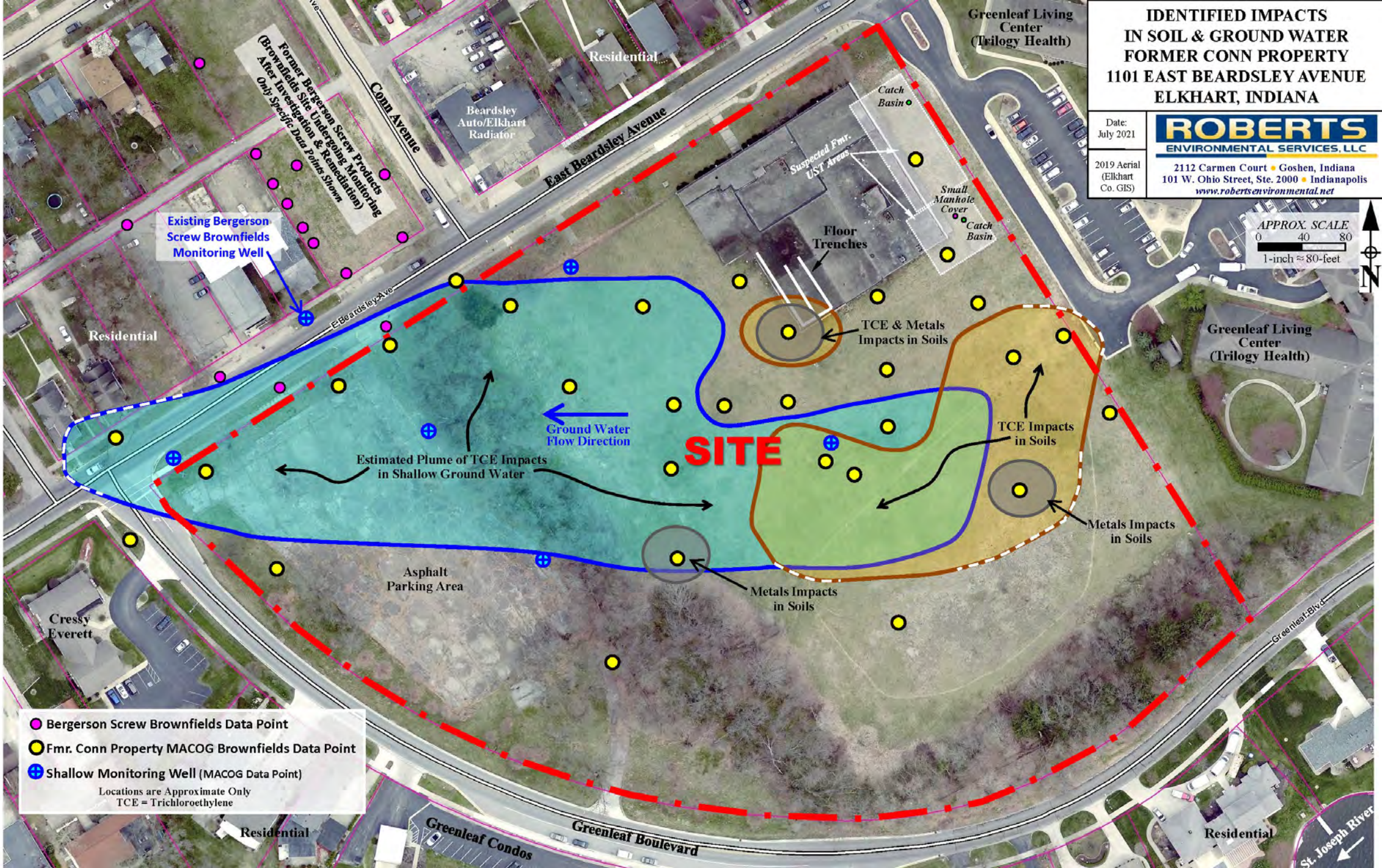
Phase II ESA and Further Site Investigation

- Collected samples to verify if contamination exists
- Further sampling to understand soil, groundwater impacts

Remediation Planning

- Develop cleanup plans or use restrictions based on community plans, redevelopment plan

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IDENTIFIED IMPACTS
IN SOIL & GROUND WATER
FORMER CONN PROPERTY
1101 EAST BEARDSLEY AVENUE
ELKHART, INDIANA
Date: July 2021
2019 Aerial (Elkhart Co. GIS)
ROBERTS ENVIRONMENTAL SERVICES, LLC
2112 Carmen Court • Goshen, Indiana
101 W. Ohio Street, Ste. 2000 • Indianapolis
www.robertsenvironmental.net
APPROX. SCALE
0 40 80
1-inch ≈ 80-feet
N
Former Bergerson Screw Products (Brownfields Site Undergoing Monitoring After Investigation & Remediation) Only Specific Data Points Shown
Existing Bergerson Screw Brownfields Monitoring Well
Conn Avenue
East Beardsley Avenue
E Beardsley Ave
Residential
Beardsley Auto/Elkhart Radiator
Greenleaf Living Center (Trilogy Health)
Suspected Fmr. UST Areas
Catch Basin
Small Manhole Cover
Floor Trenches
TCE & Metals Impacts in Soils
TCE Impacts in Soils
Metals Impacts in Soils
Metals Impacts in Soils
Ground Water Flow Direction
Estimated Plume of TCE Impacts in Shallow Ground Water
SITE
Asphalt Parking Area
Cressy Everett
Greenleaf Blvd
Greenleaf Boulevard
Greenleaf Condos
Residential
Residential
St. Joseph River
Bergerson Screw Brownfields Data Point
Fmr. Conn Property MACOG Brownfields Data Point
Shallow Monitoring Well (MACOG Data Point)
Locations are Approximate Only
TCE = Trichloroethylene

Brainstorming

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Example Reuse Concepts

Residential & Retail: Townhomes, Apartments

Single-Family Homes



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Example Redevelopment Concept - Townhouses, Apartments, & Retail



OVERALL SITE PLAN | PR-1

8/1/2021



LOW FENCING

TOWNHOUSE ENTRY / PORCH

PEDESTRIAN PATH WITH LIGHTING

PERGOLA

SIGNAGE

LANDSCAPE BED

NEIGHBORHOOD ENTRY | PR-2

8/1/2021



LOW FENCING

TOWNHOUSE ENTRY / PORCH

NEW STREET TREES

PEDESTRIAN PATH ENTRY

VIEW FROM BEARDSLEY | PR-3

8/1/2021



VIEW DOWN PEDESTRIAN PATH | PR-5

8/1/2021



VIEW OF PLAZA | PR-7

8/1/2021



GREENLEAF AND BEARDSLEY
ELKHART, IN
© MOULE & POLYZOIDES, ARCHITECTS AND URBANISTS
NOT FOR CONSTRUCTION

SITE PLAN SKETCH

50 100 200

MOULE & POLYZOIDES

8/17/2021



Rowhouses



Small Single Family House



Stacked Apartments above Retail



Large Single Family House



Granny Flats above Garage

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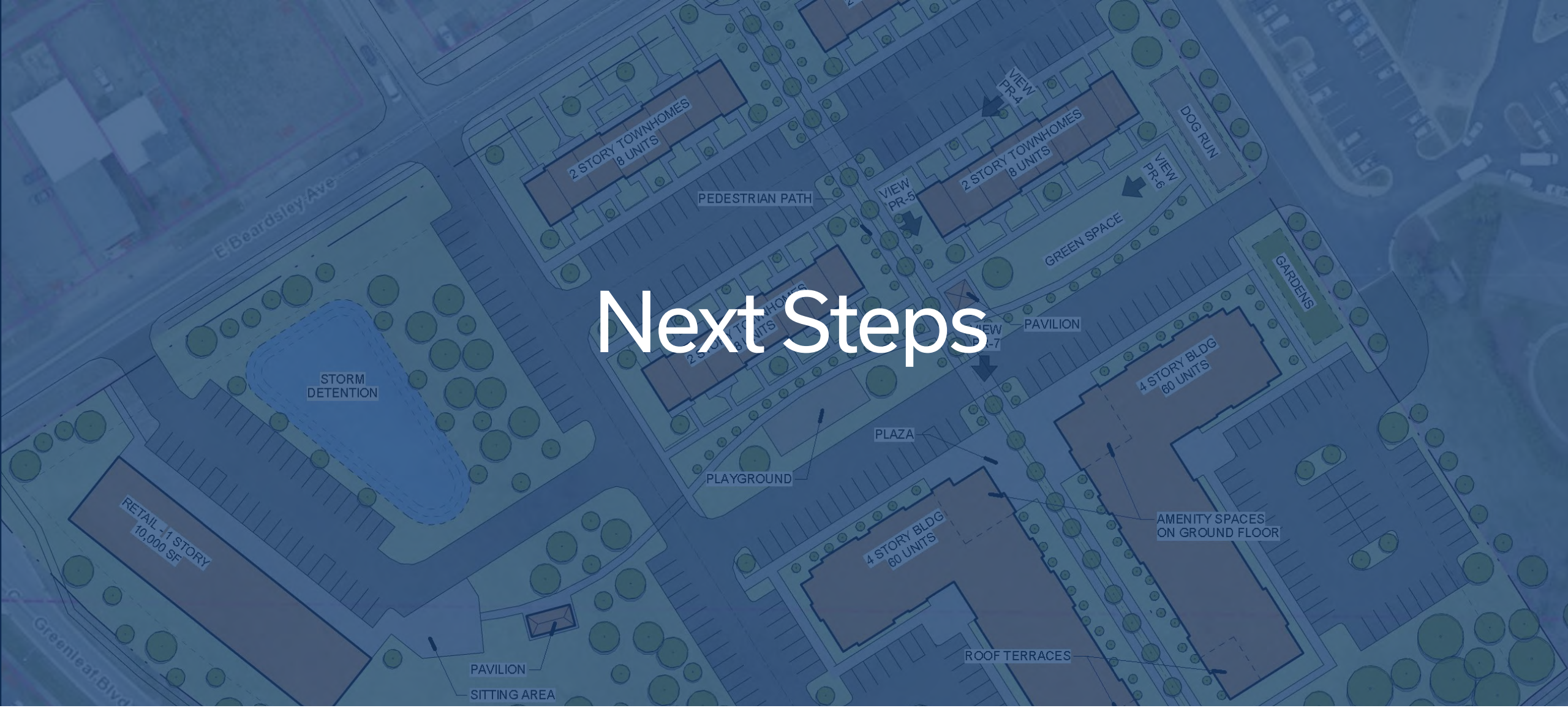
PRECEDENTS

Example Redevelopment Concept – Single-Family Homes

Triangle Neighborhood Development – Mixed Income, Notre Dame (12 acres)



Next Steps



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Audience Feedback



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Next Steps

- Last Week: In-person input session – August 19
- Fall 2021:
  - Off-Site Sampling
  - Team shares feedback with City Administration – Refine Reuse Vision
- 2022:
  - Cleanup Planning
  - City negotiates with potential developers – Development Agreement
  - Potential sale of property to developer
- Timeline TBD: Additional sampling and cleanup as needed for planned reuse


E Beardsley Ave
2 STORY TOWNHOMES
8 UNITS
PEDESTRIAN PATH
VIEW
PR-4
VIEW
PR-5
2 STORY TOWNHOMES
8 UNITS
VIEW
PR-6
DOG RUN
GREEN SPACE
GARDENS
PAVILION
VIEW
PR-7
4 STORY BLDG
60 UNITS
STORM
DETENTION
PLAZA
PLAYGROUND
AMENITY SPACES
ON GROUND FLOOR
RETAIL - 1 STORY
10,000 SF
4 STORY BLDG
60 UNITS
ROOF TERRACES
PAVILION
SITTING AREA
Greenleaf Blvd

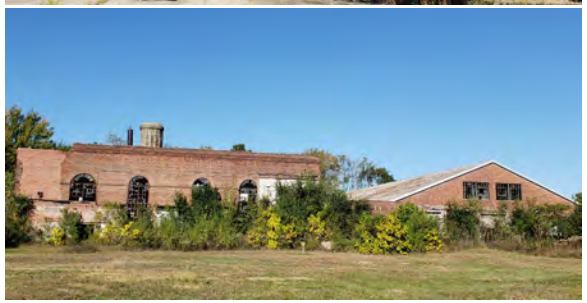
APPENDIX

MACOG RBC Target Focus Areas

Warsaw/Winona Lake Gateway Industrial District







City of Plymouth West of Downtown



Small Towns

City of Elkhart Downtown TIF District





