NWS Environmental Activities

- Neighborhood Plan
- Addressing Concerns
- Former Oil Express (1510-1520 W Washington) - UPDATE
- Former South Bend Range (122 S. Cherry St.)- UPDATE
- Other Updates

Introductions

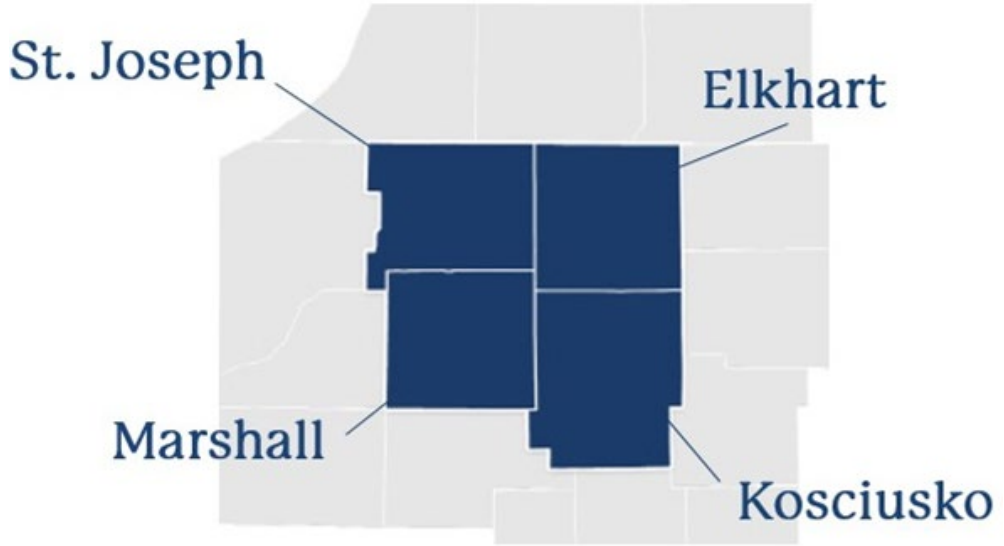
MACOG
Michiana Area Council of Governments

METRIC ENVIRONMENTAL

ROBERTS ENVIRONMENTAL SERVICES, LLC

REVITALIZED COMMUNITIES

Regional Brownfields Working Group (City of South Bend)

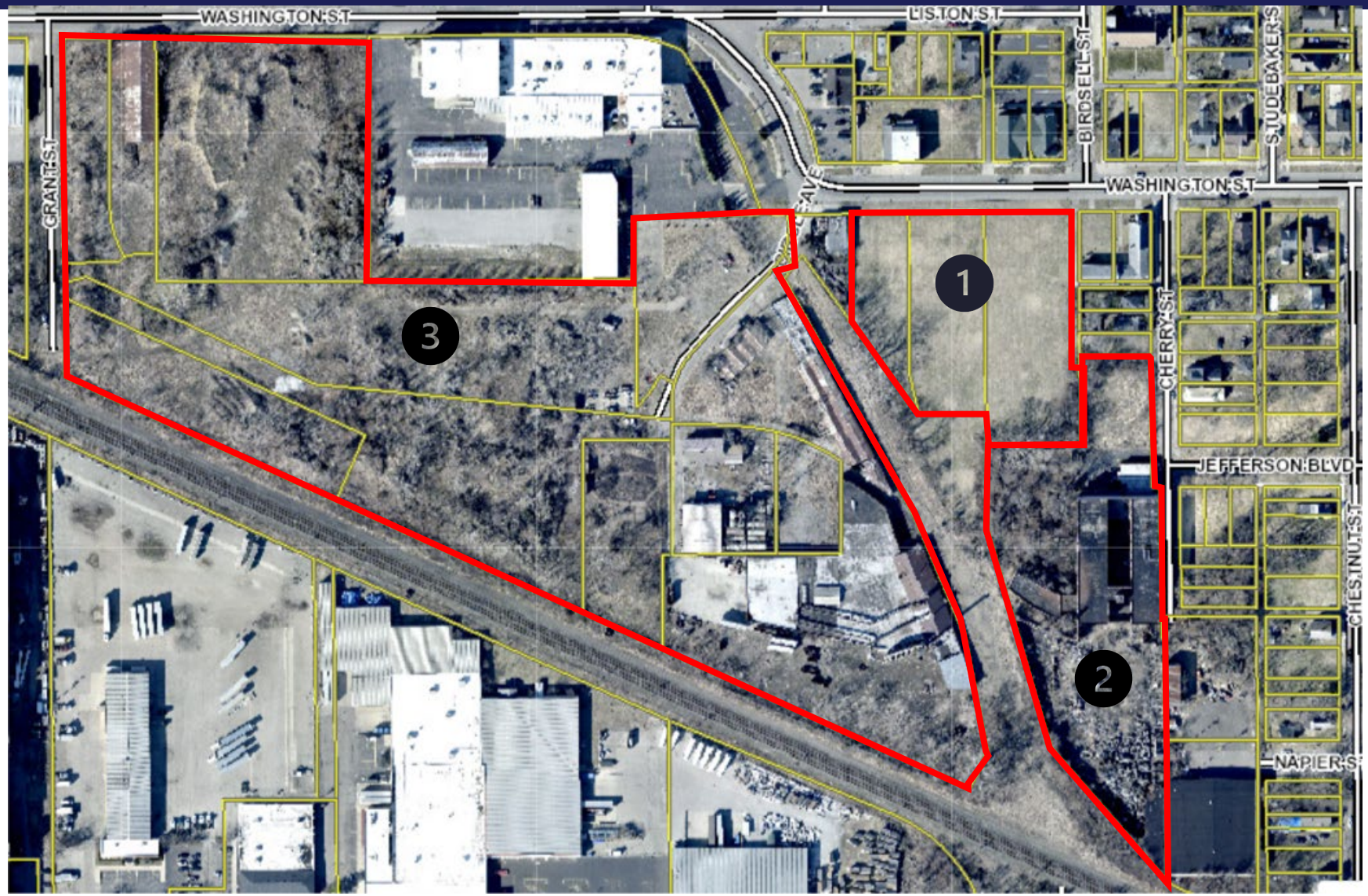


Property Map

1. 1510-1520 W. Washington St.
(Former Oil Express)
Owner – City of South Bend

2. 133 Cherry St.
(Former South Bend Range)
Owner – Private [Tax Delinquent]

3. 1610 Circle Avenue
(Former Hurwich Iron)
Owner – Private

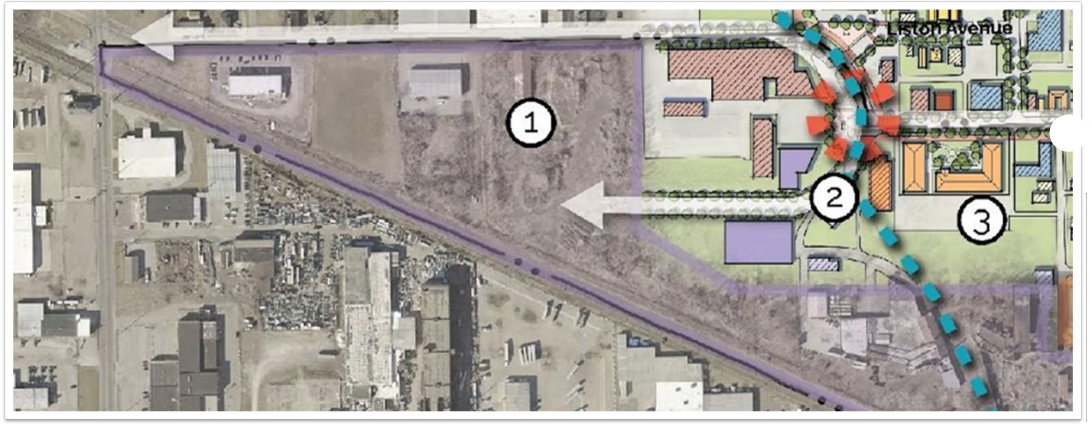


City of South Bend
Indiana

Near West Side Neighborhood Plan

- Adopted by South Bend Common Council– Sept 2022
- Sets goals
- Prioritizes plan projects, assigns partners, and defines timelines
- Determines zoning by amending Comprehensive Plan
- The plan is a framework to address a range of neighborhood issues and priorities, including brownfield sites. The plan is not a detailed road map.
- For more information – together.southbendin.gov/





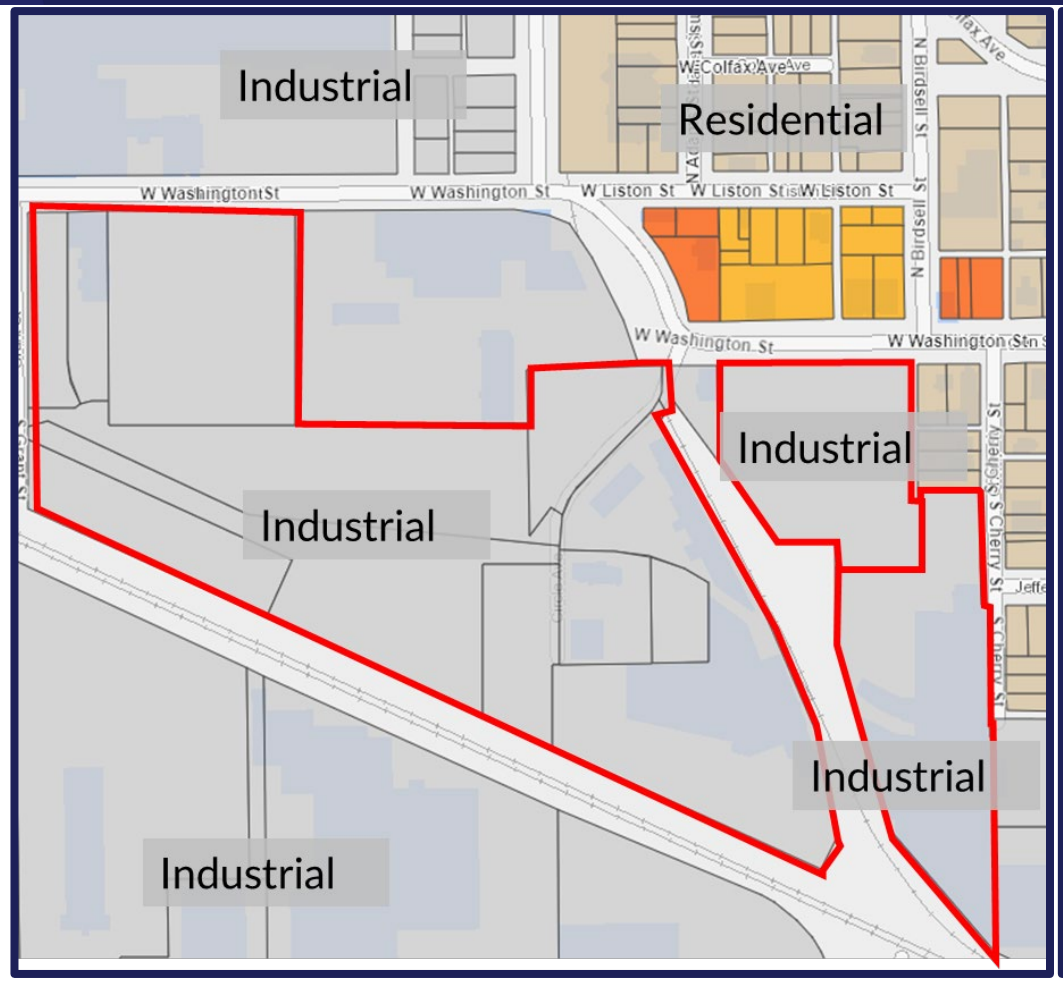
1 Industrial Re-Use
Encourage new industrial uses; assess and address environmental conditions as necessary.

3 1500 Block West Washington Street
Fill vacant and underutilized lots on the 1500 block of West Washington Street with medium- to high-density residential development, mixed-use, and green space.

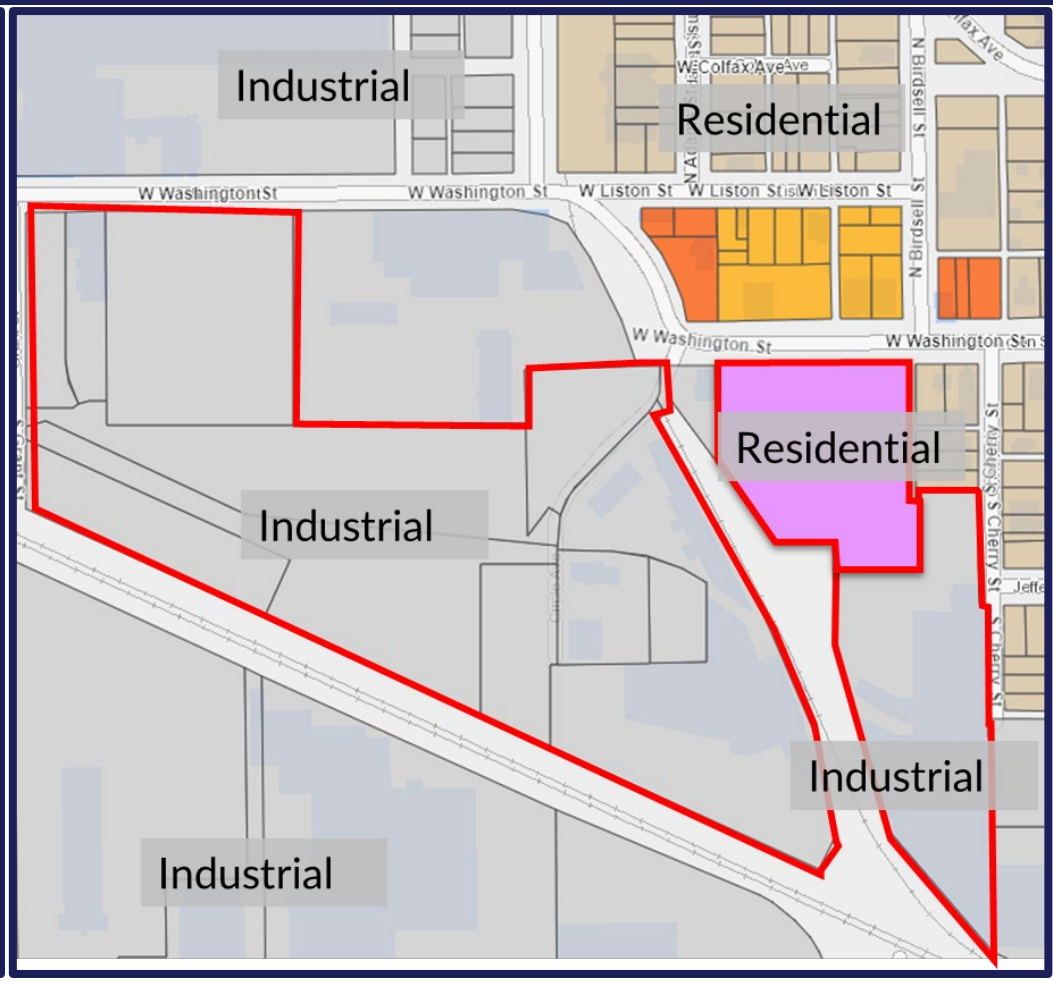
Planned Zoning Change

City of South Bend Zoning Public

- Urban Neighborhood 1
- Urban Neighborhood 2
- Urban Neighborhood 3
- Urban Neighborhood Flex
- Neighborhood Center
- Industrial



Current



Planned

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Addressing Environmental Concerns

- A brownfield is land that had been previously developed with real or perceived environmental concerns.
- Environmental issues are complex, and each site is unique requiring a unique solution depending on future use.
  - Capped – Fredrickson park
  - Redeveloped – Riverwalk Neighborhood
  - Redeveloped with use restrictions – Ignition Park
  - No action required
- Redevelopment Due Diligence
  - Part of any redevelopment process especially on brownfield sites. This is standard procedure for nearly all urban development.
  - Phase 1 (document search), Phase 2 (testing, remediation plan depending on future use)

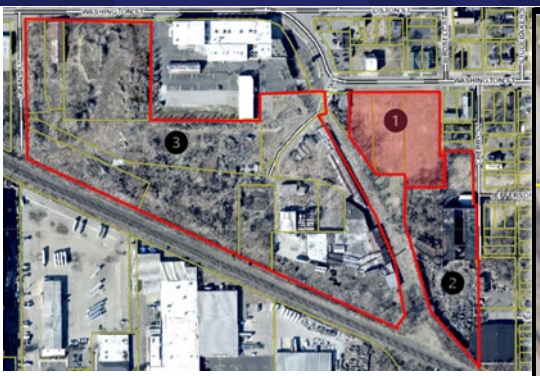
1510-1520 W. Washington Street (Former Oil Express)

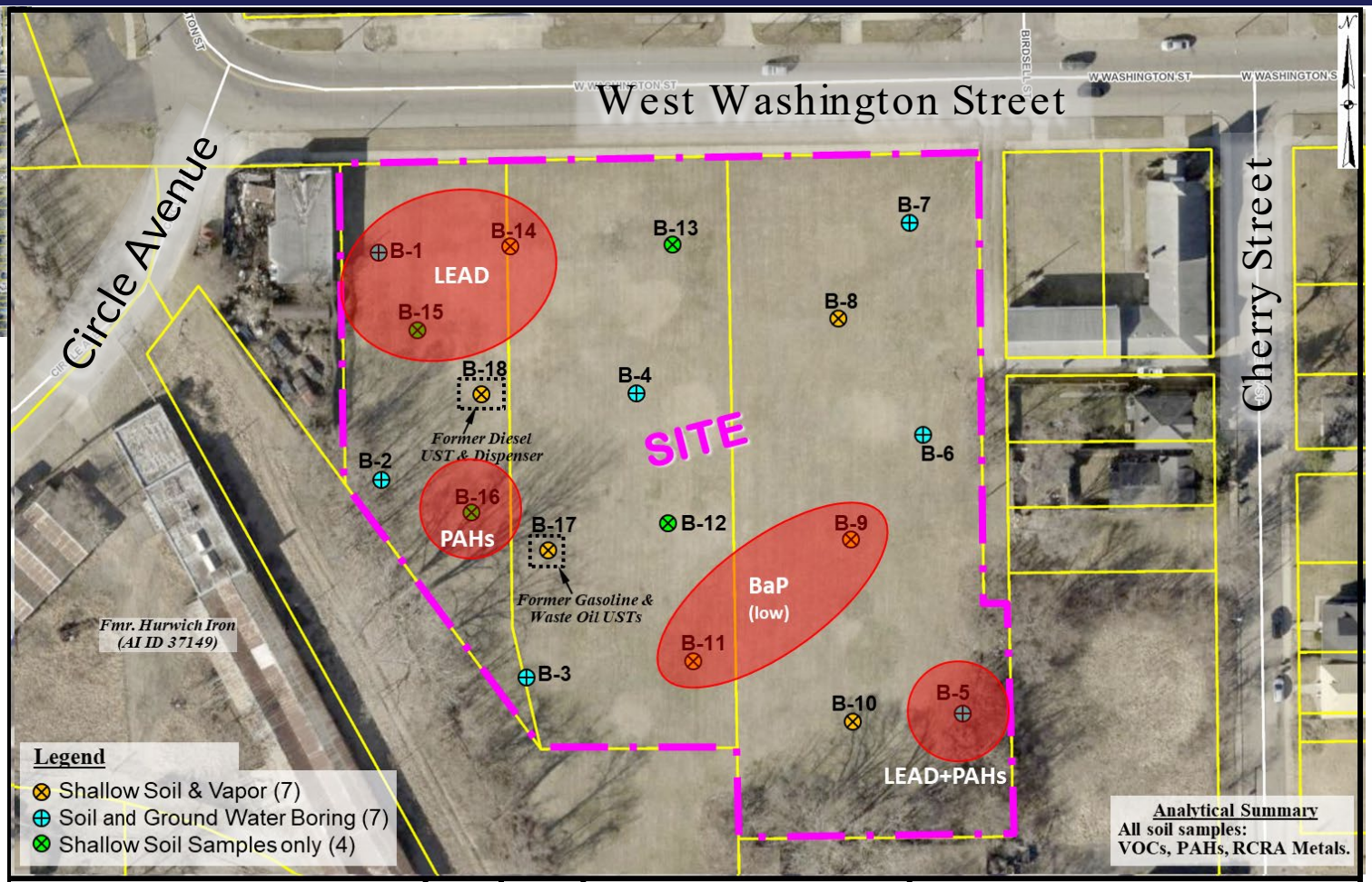




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1510-1520 W. Washington Street (Former Oil Express)





ROBERTS ENVIRONMENTAL SERVICES, LLC
2112 Carmen Court • Goshen, Indiana
www.robertsenvironmental.net

Photograph: St. Joseph County GIS 2005

Prepared By (Date): DDJ (March 2023)

Approximate Scale: 1.0-inch ~ 75-feet

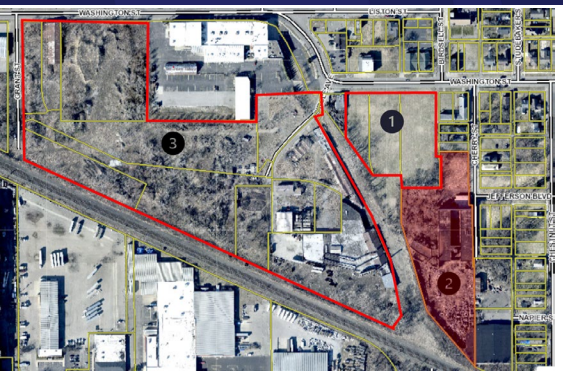
Approx. Site Parcel Boundaries from St. Joseph County GIS Website

Locations are Approximate Only

FIGURE 4 – PRIMARY IMPACTED AREAS OF SOIL
FORMER OIL EXPRESS
1510-1520 WEST WASHINGTON ST.
SOUTH BEND, INDIANA

City of South Bend
Indiana

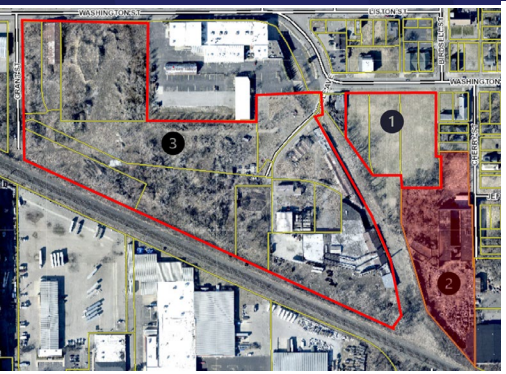
122 S. Cherry Street (Former South Bend Range)



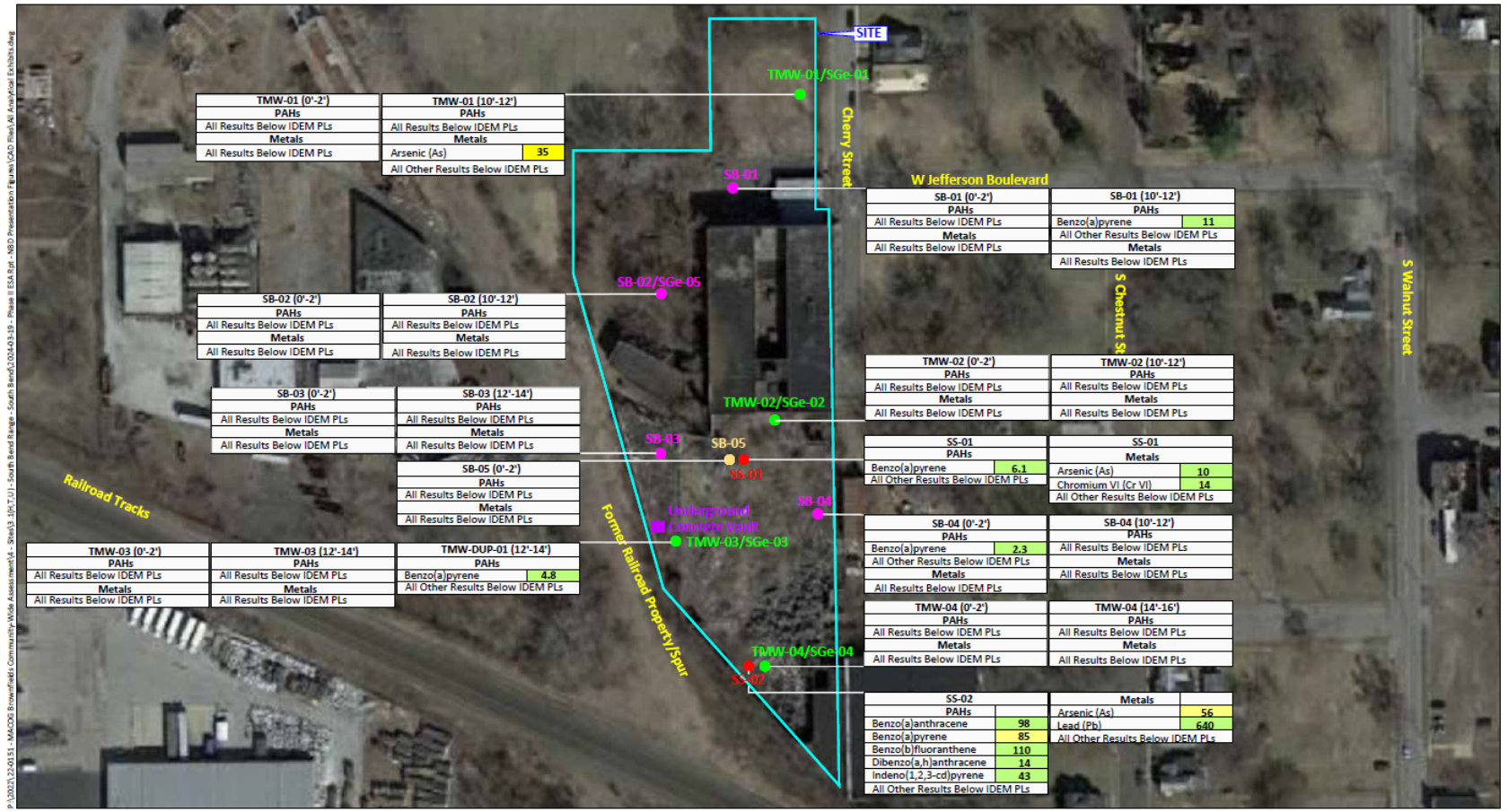


City of South Bend
Indiana

122 S. Cherry Street (Former South Bend Range)



Soil - Exceedances of IDEM R2 Published Levels



TMW-01 (0'-2')	
PAHs	
All Results Below IDEM PLs	
Metals	
All Results Below IDEM PLs	

TMW-01 (10'-12')	
PAHs	
All Results Below IDEM PLs	
Metals	
Arsenic (As)	35
All Other Results Below IDEM PLs	

SB-01 (0'-2')	
PAHs	
All Results Below IDEM PLs	
Metals	
All Results Below IDEM PLs	

SB-01 (10'-12')	
PAHs	
Benzo(a)pyrene	11
All Other Results Below IDEM PLs	
Metals	
All Results Below IDEM PLs	

SB-02 (0'-2')	
PAHs	
All Results Below IDEM PLs	
Metals	
All Results Below IDEM PLs	

SB-02 (10'-12')	
PAHs	
All Results Below IDEM PLs	
Metals	
All Results Below IDEM PLs	

SB-03 (0'-2')	
PAHs	
All Results Below IDEM PLs	
Metals	
All Results Below IDEM PLs	

SB-03 (12'-14')	
PAHs	
All Results Below IDEM PLs	
Metals	
All Results Below IDEM PLs	

SB-05 (0'-2')	
PAHs	
All Results Below IDEM PLs	
Metals	
All Results Below IDEM PLs	

TMW-02 (0'-2')	
PAHs	
All Results Below IDEM PLs	
Metals	
All Results Below IDEM PLs	

TMW-02 (10'-12')	
PAHs	
All Results Below IDEM PLs	
Metals	
All Results Below IDEM PLs	

SS-01	
PAHs	
Benzo(a)pyrene	6.1
All Other Results Below IDEM PLs	

SS-01	
Metals	
Arsenic (As)	10
Chromium VI (Cr VI)	14
All Other Results Below IDEM PLs	

TMW-03 (0'-2')	
PAHs	
All Results Below IDEM PLs	
Metals	
All Results Below IDEM PLs	

TMW-03 (12'-14')	
PAHs	
All Results Below IDEM PLs	
Metals	
All Results Below IDEM PLs	

TMW-DUP-01 (12'-14')	
PAHs	
Benzo(a)pyrene	4.8
All Other Results Below IDEM PLs	

SB-04 (0'-2')	
PAHs	
Benzo(a)pyrene	2.3
All Other Results Below IDEM PLs	
Metals	
All Results Below IDEM PLs	

SB-04 (10'-12')	
PAHs	
All Results Below IDEM PLs	
Metals	
All Results Below IDEM PLs	

TMW-04 (0'-2')	
PAHs	
All Results Below IDEM PLs	
Metals	
All Results Below IDEM PLs	

TMW-04 (14'-16')	
PAHs	
All Results Below IDEM PLs	
Metals	
All Results Below IDEM PLs	

SS-02	
PAHs	
Benzo(a)anthracene	98
Benzo(a)pyrene	85
Benzo(b)fluoranthene	110
Dibenzo(a,h)anthracene	14
Indeno(1,2,3-cd)pyrene	43
All Other Results Below IDEM PLs	

Metals	
Arsenic (As)	56
Lead (Pb)	640
All Other Results Below IDEM PLs	

Figure 4 - 7 - Soil Analytical Results
Phase II Environmental Site Assessment
Former South Bend Range Property
133 Cherry Street
South Bend, St. Joseph County, Indiana
Metric Project # 22-0151

All locations approximate — All Units Reported in milligrams per kilogram (mg/kg)

- Deep Soil Borings
- Surface Soil Sample
- Deep Soil Borings/Temporary Monitoring Wells
- Underground Concrete Vault
- Shallow Soil Boring

SGe = Shallow Exterior Soil Gas Sample
PLs = 2024 IDEM R2 Published Levels

Bold - Detected concentration exceeds 2023 IDEM R2 Residential Long Term Soil PLs
Bold - Detected concentration exceeds 2023 IDEM R2 Commercial Long Term Soil PLs
Bold - Detected concentration exceeds 2023 IDEM R2 Excavation Short Term Soil PLs

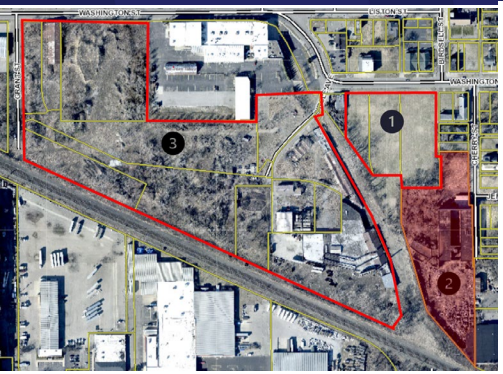
PAHs = Polycyclic Aromatic Hydrocarbons (PAHs)
Metals = RCRA 8, Chromium III, and Chromium VI

N
0 100'
Scale

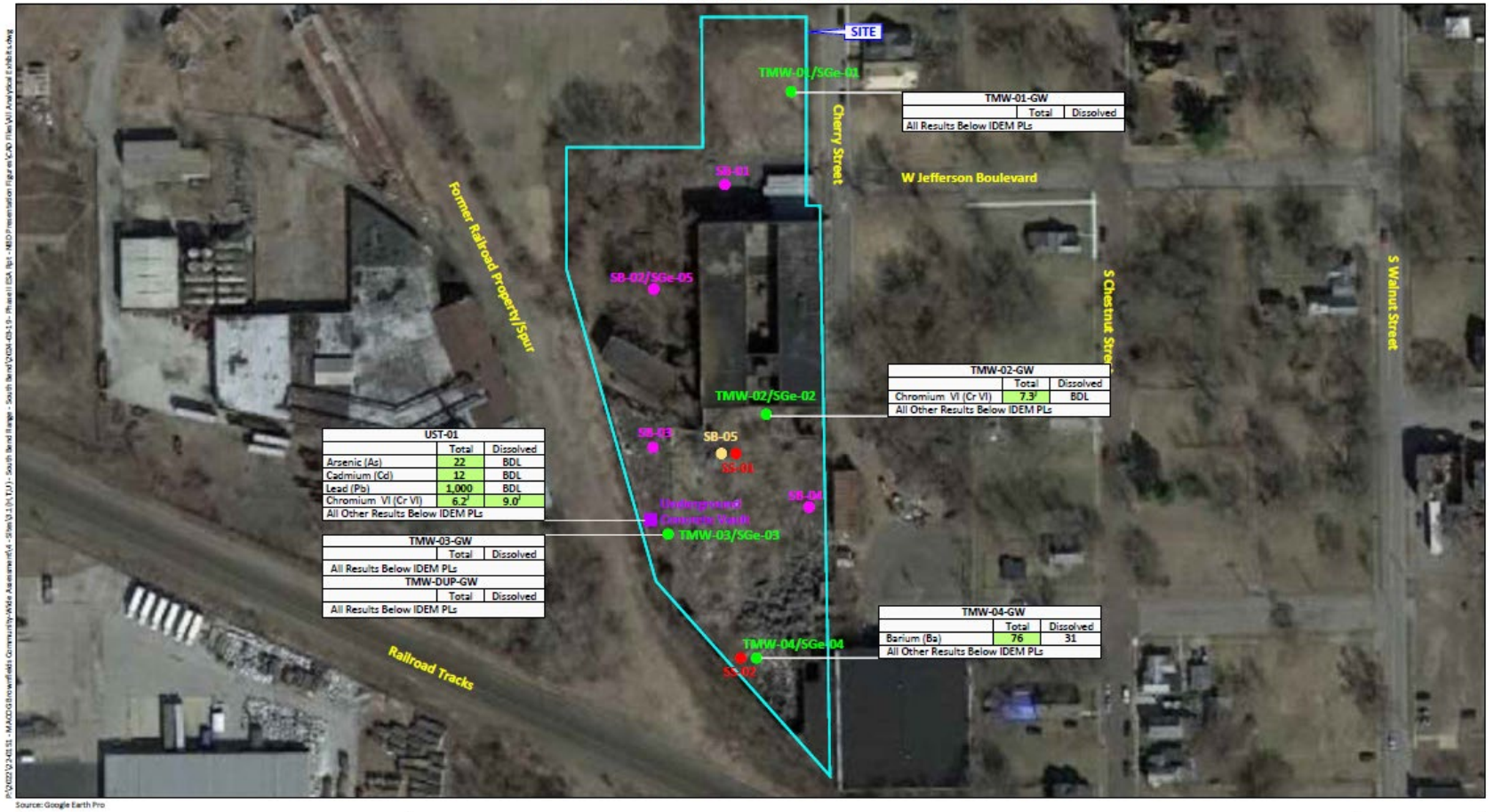
METRIC ENVIRONMENTAL
Drawn by: JLI
Checked by: RS
Approved by: KM
Date: March, 2024

City of South Bend
Indiana

122 S. Cherry Street (Former South Bend Range)



Groundwater - Exceedances of IDEM R2 Published Levels



Source: Google Earth Pro

Figure 11 - Metals Groundwater and Water Analytical Results
Phase II Environmental Site Assessment
Former South Bend Range Property
133 Cherry Street
South Bend, St. Joseph County, Indiana
Metric Project # 22-0151

All locations approximate. All Units Reported in milligrams per kilogram (mg/kg)

- Deep Soil Borings
- Surface Soil Sample
- Deep Soil Borings/Temporary Monitoring Wells
- Underground Concrete Vault
- Shallow Soil Boring

SGe = Shallow Exterior Soil Gas Sample
BDL = Below Detection Limits
PLs = 2024 IDEM R2 Published Levels

Bold - Detected concentration exceeds 2023 IDEM R2 Residential Long Term Groundwater PLs

J- Some low-level concentrations were "J-flagged" by the laboratory, which indicates the concentration is above the laboratory Method Detection Limit (MDL), but below the laboratory Reporting Limits (RL) and the concentration shown is considered an estimated value.

Metals = RCRA 8, Chromium III, and Chromium VI

N

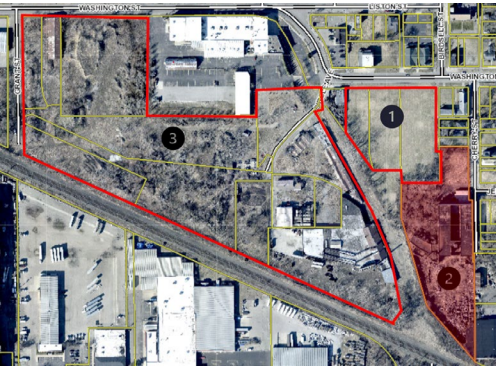
0 100'
Scale

METRIC ENVIRONMENTAL

Drawn by: ILJ
Checked by: RS
Approved by: KM
Date: March, 2024

City of South Bend
Indiana

122 S. Cherry Street (Former South Bend Range)



Soil Gas - Exceedances of IDEM R2 Published Levels

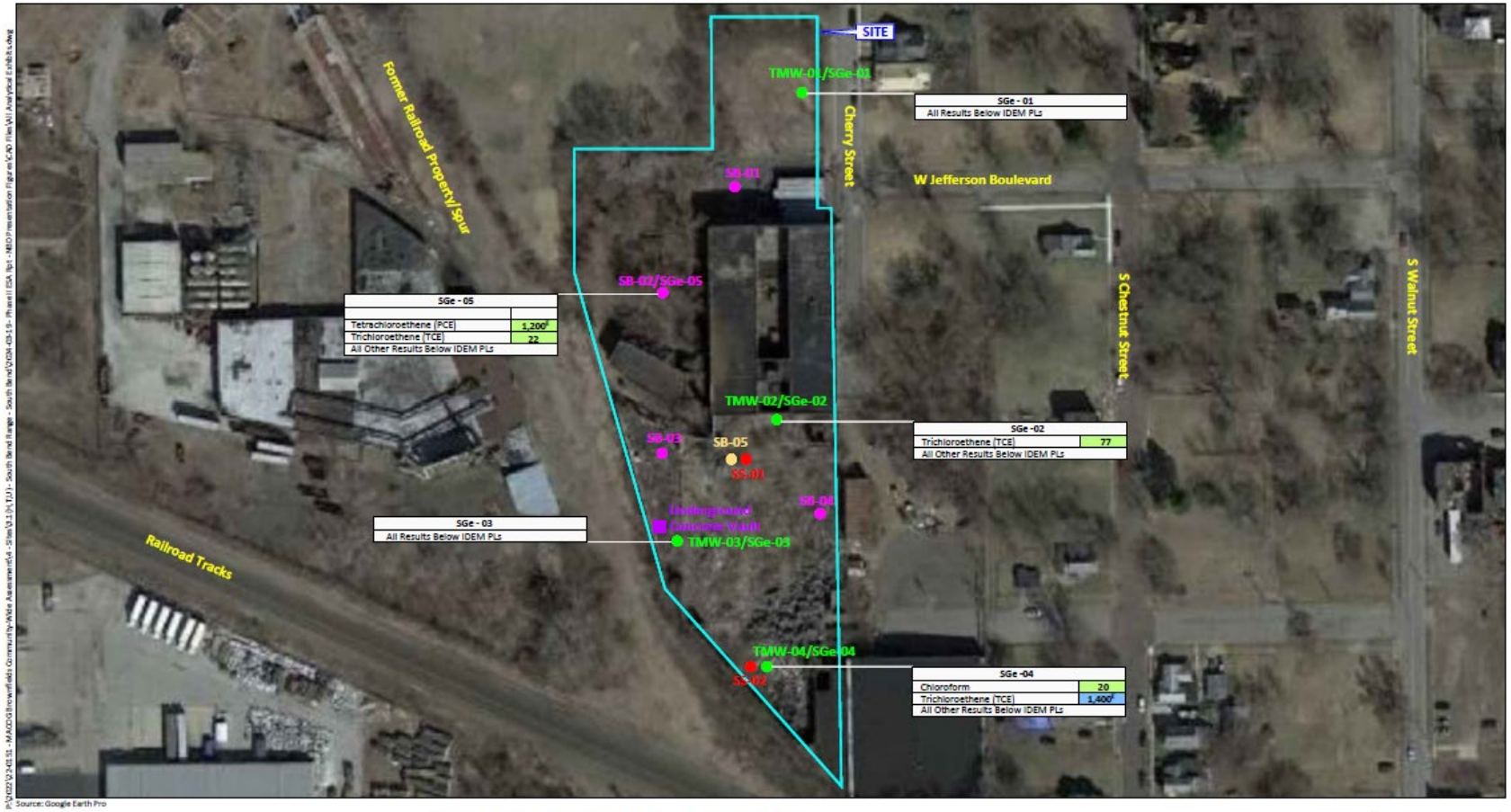


Figure 12 - VOCs Shallow Exterior Soil Gas (SGe) Analytical Results
Phase II Environmental Site Assessment
Former South Bend Range Property
133 Cherry Street
South Bend, St. Joseph County, Indiana
Metric Project # 22-0151

All locations approximate All Units Reported in milligrams per kilogram (mg/kg)

- Deep Soil Borings
- Surface Soil Sample
- Deep Soil Borings/Temporary Monitoring Wells
- Underground Concrete Vault
- Shallow Soil Boring

SGe = Shallow Exterior Soil Gas Sample
PLs = 2024 IDEM R2 Published Levels
L- Results exceeded calibration range

Bold - Detected concentration exceeds 2023 IDEM R2 Residential Long Term Soil PLs
Bold - Detected concentration exceeds 2023 IDEM R2 Commercial Long Term Soil PLs
Bold - Detected concentration exceeds 2023 IDEM R2 Excavation Short Term Soil PLs

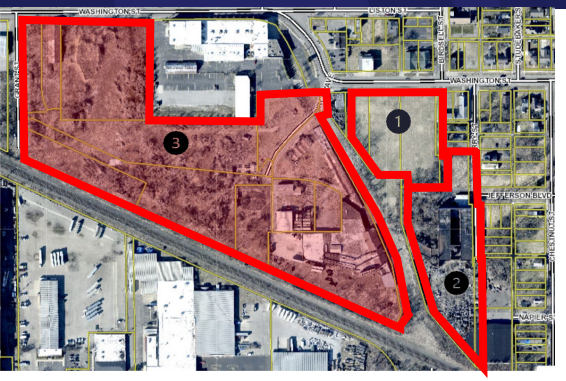
N
0 100'
Scale

METRIC ENVIRONMENTAL

Drawn by: BJ
Checked by: RS
Approved by: KM
Date: March, 2024

City of South Bend
Indiana

1610 Circle Avenue (Former Hurwich Iron)





City of South Bend
Indiana

Next/Future Steps

- **1510-1520 W. Washington (Former Oil Express)**
  - Additional funds for assessment or cleanup can be pursued after reuse and/or redevelopment partner is identified

- **122 S. Cherry (Former South Bend Range)**
  - Pursuit of Potentially Responsible Parties (IDEM) for more sampling and cleanup
  - Additional sampling funds may be available through MACOG (if future EPA funds are awarded)
  - Pursuit of property acquisition / demolition / cleanup (City of South Bend)