Near Westside Environmental Activities
Update to Near West Side Neighborhood

June 27, 2023

City of South Bend
Indiana

May 8, 2023

Introductions

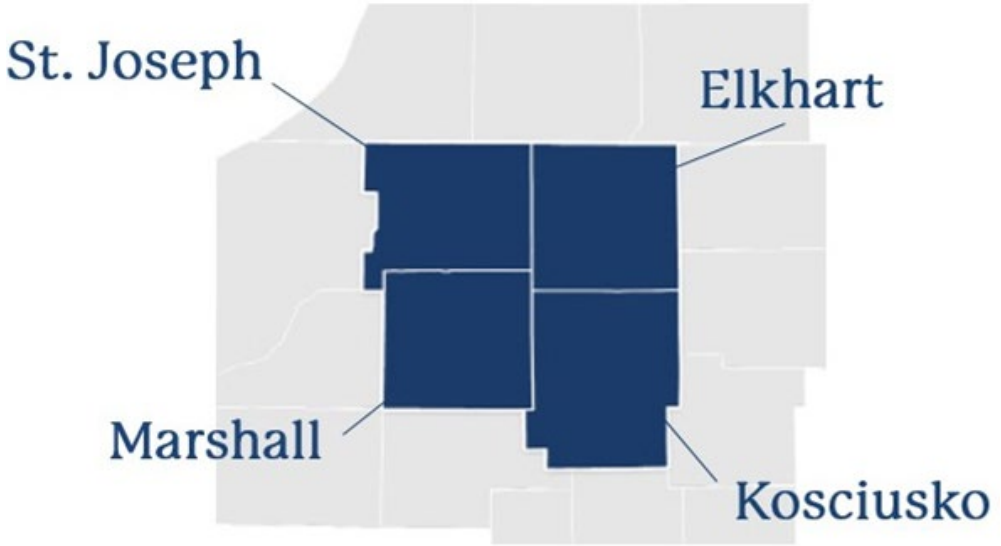
MACOG
Michiana Area Council of Governments

METRIC ENVIRONMENTAL

ROBERTS ENVIRONMENTAL SERVICES, LLC

REVITALIZED COMMUNITIES

Regional Brownfields Working Group (City of South Bend)

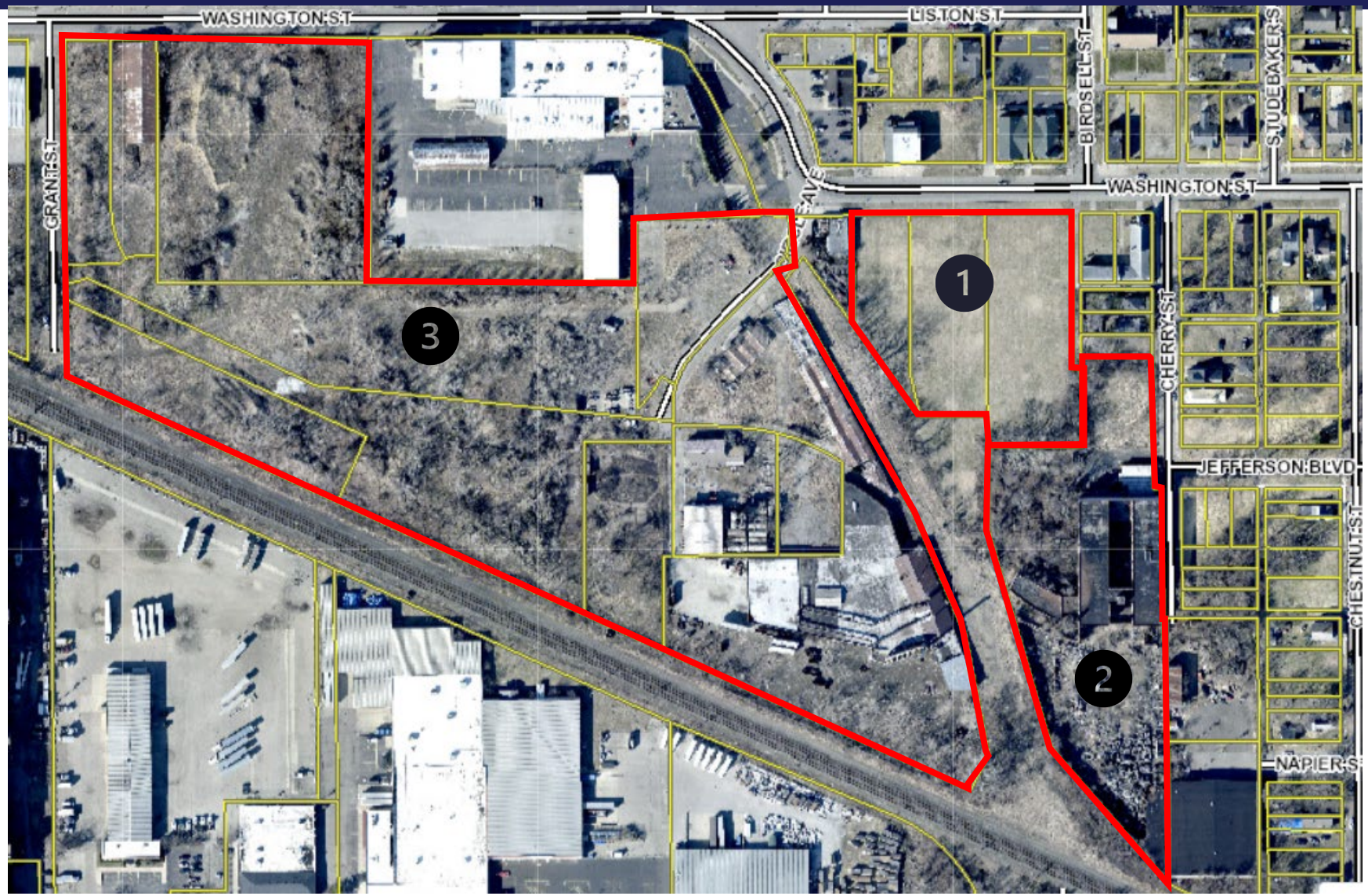


Property Map

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



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Near West Side Neighborhood Plan

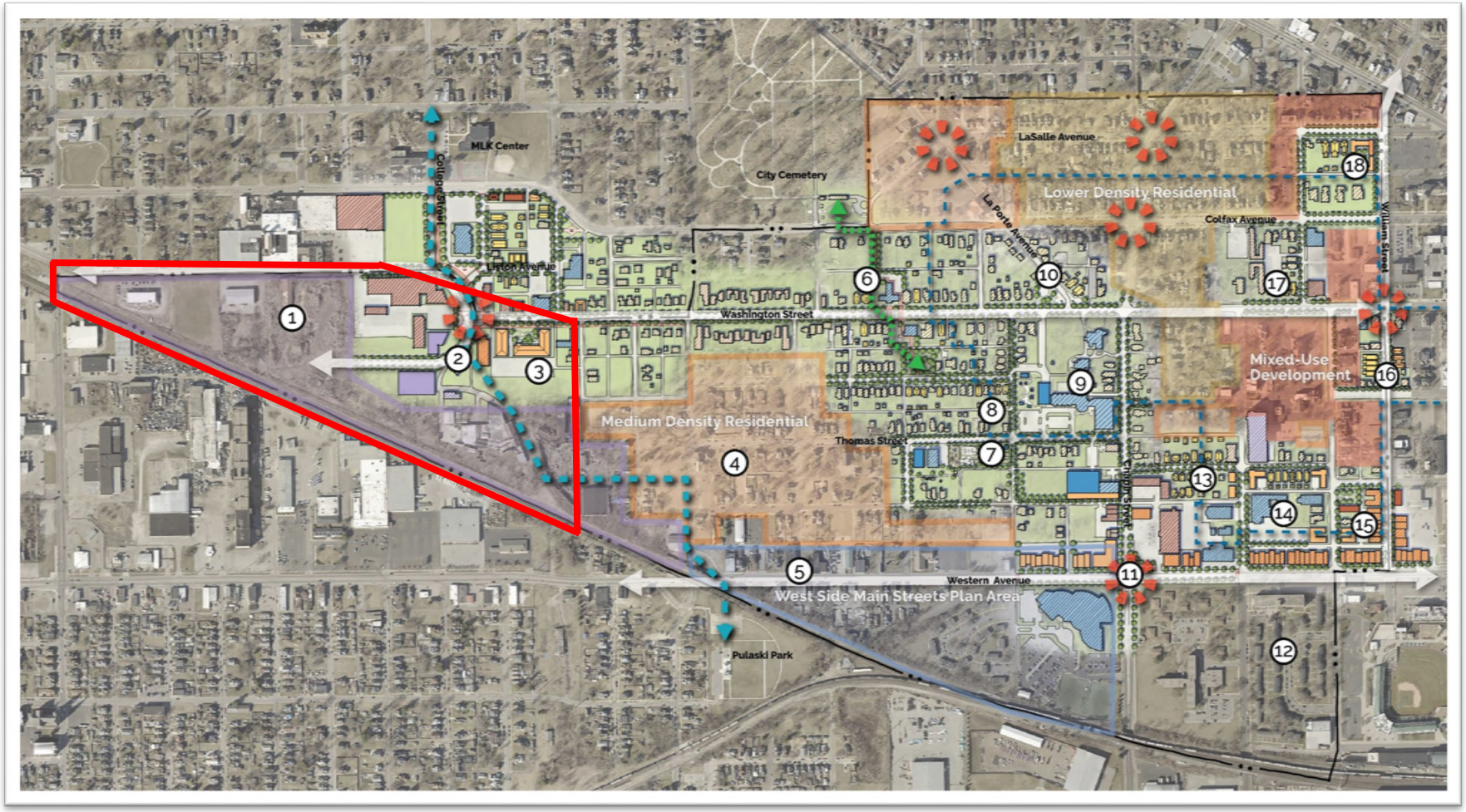
- Adopted by South Bend Common Council – September 2022
- Plan projects
- Plan zoning

Near West Side Neighborhood Plan



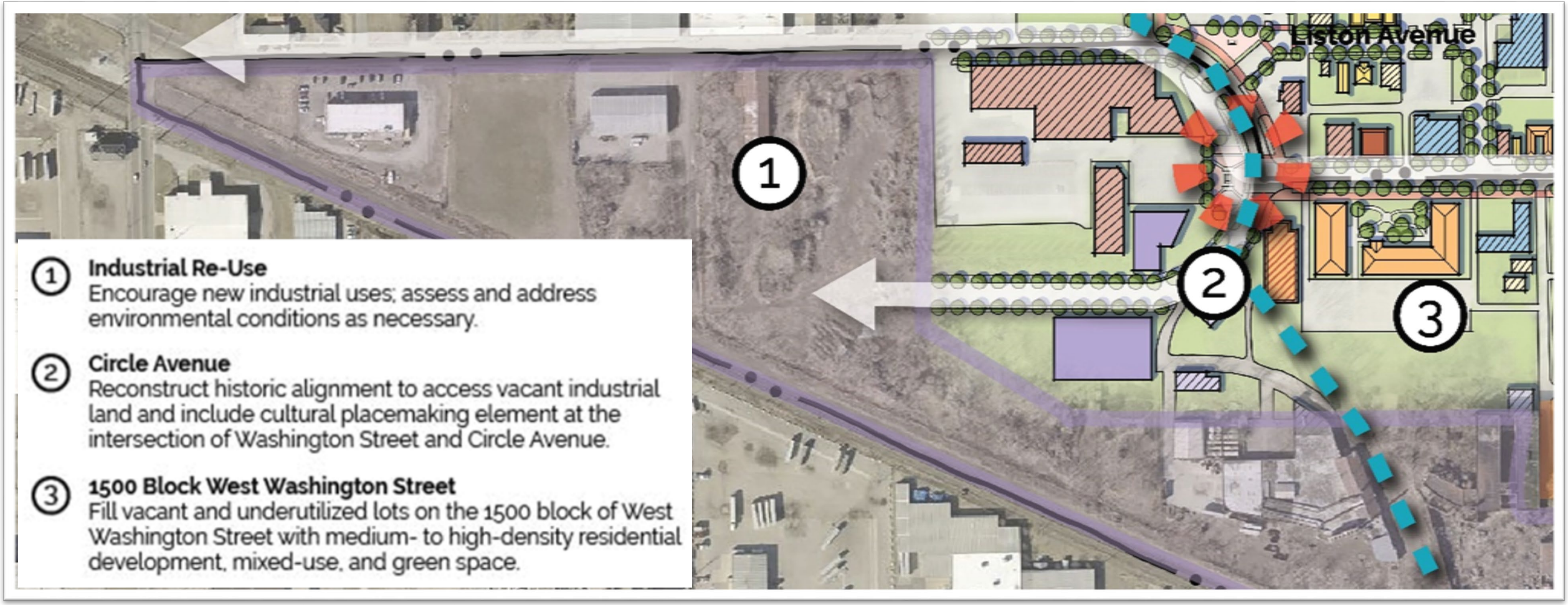
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Plan Project Areas

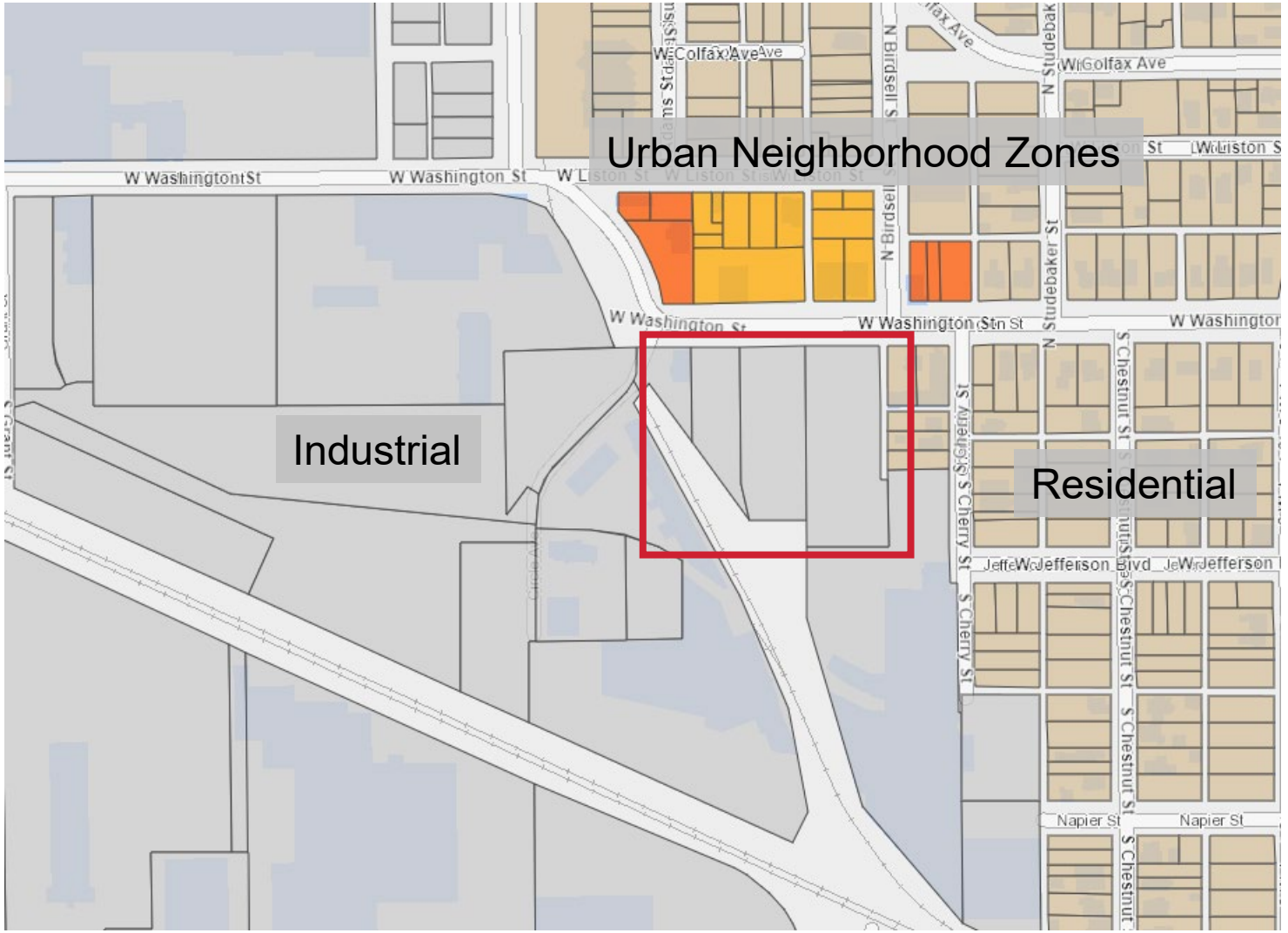


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Plan Project Areas



Current Zoning (Industrial)



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Environmental Activities

- Addressing Concerns
- Former Oil Express (1510-1520 W Washington) – 2023 Sampling Results
- Other Updates

Addressing Environmental Concerns

- **The Near Westside Neighborhood plan is a framework to address a range of neighborhood issues and priorities, including brownfield sites. The plan is not a detailed road map.**

- **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

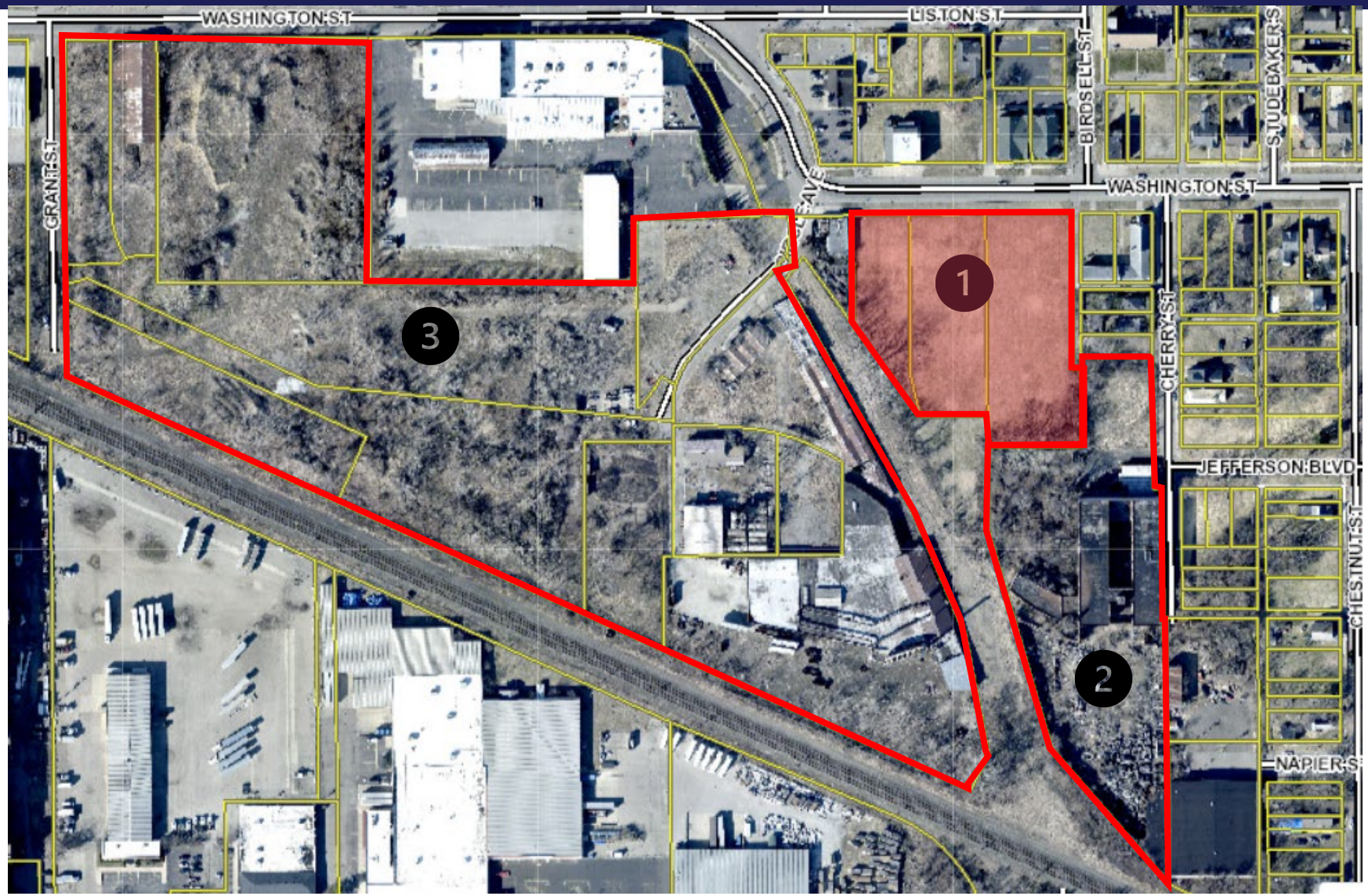
- **Redevelopment Due Diligence**
  - Part of any redevelopment process especially on brownfield sites. This is standard procedure for nearly all urban development.
  - Phase 1 (document search), Phase 2 (testing, remediation plan depending on future use)

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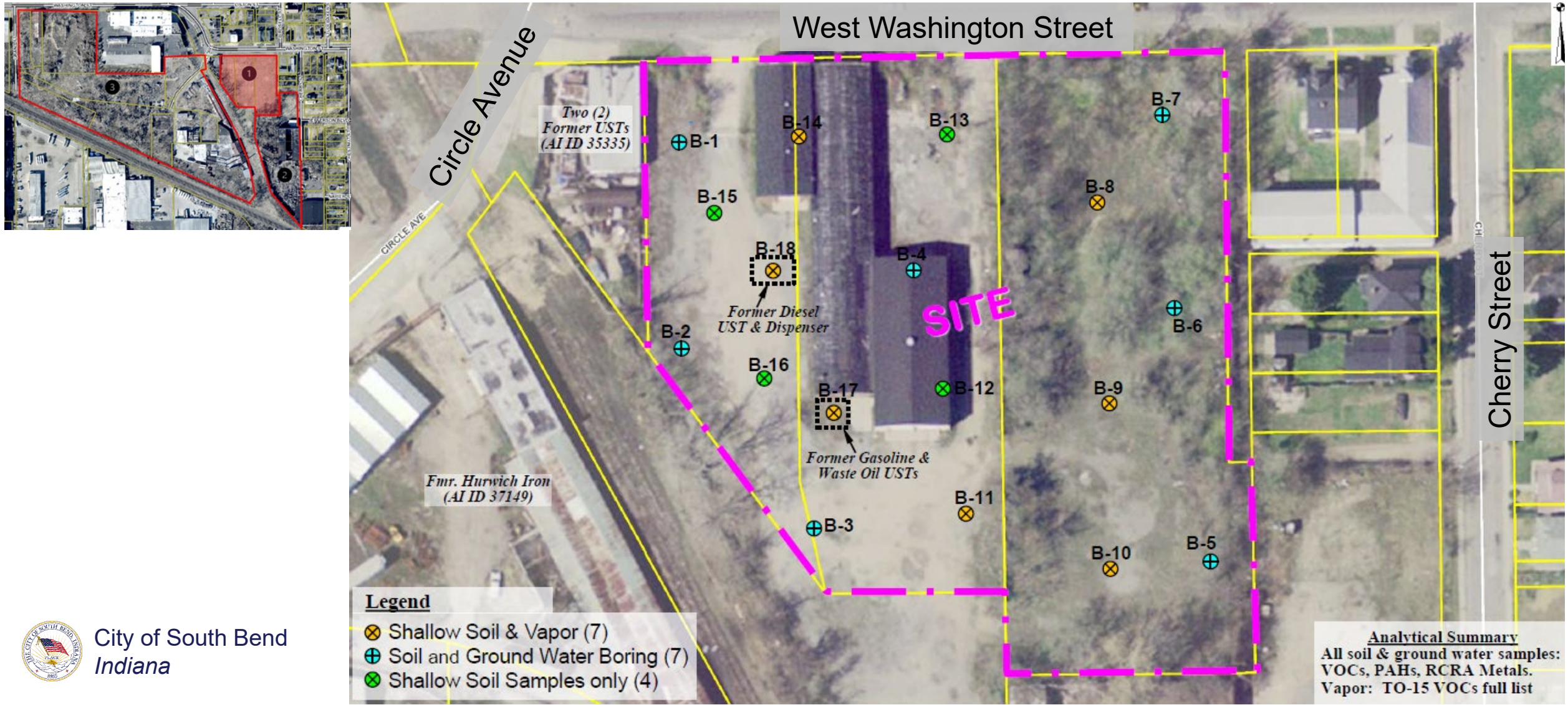
1510-1520 W. Washington Street (Former Oil Express)





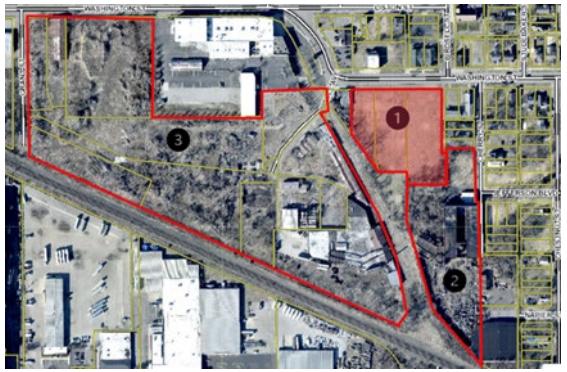
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1510-1520 W. Washington Street (Former Oil Express)



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



Circle Avenue

West Washington Street

Cherry Street

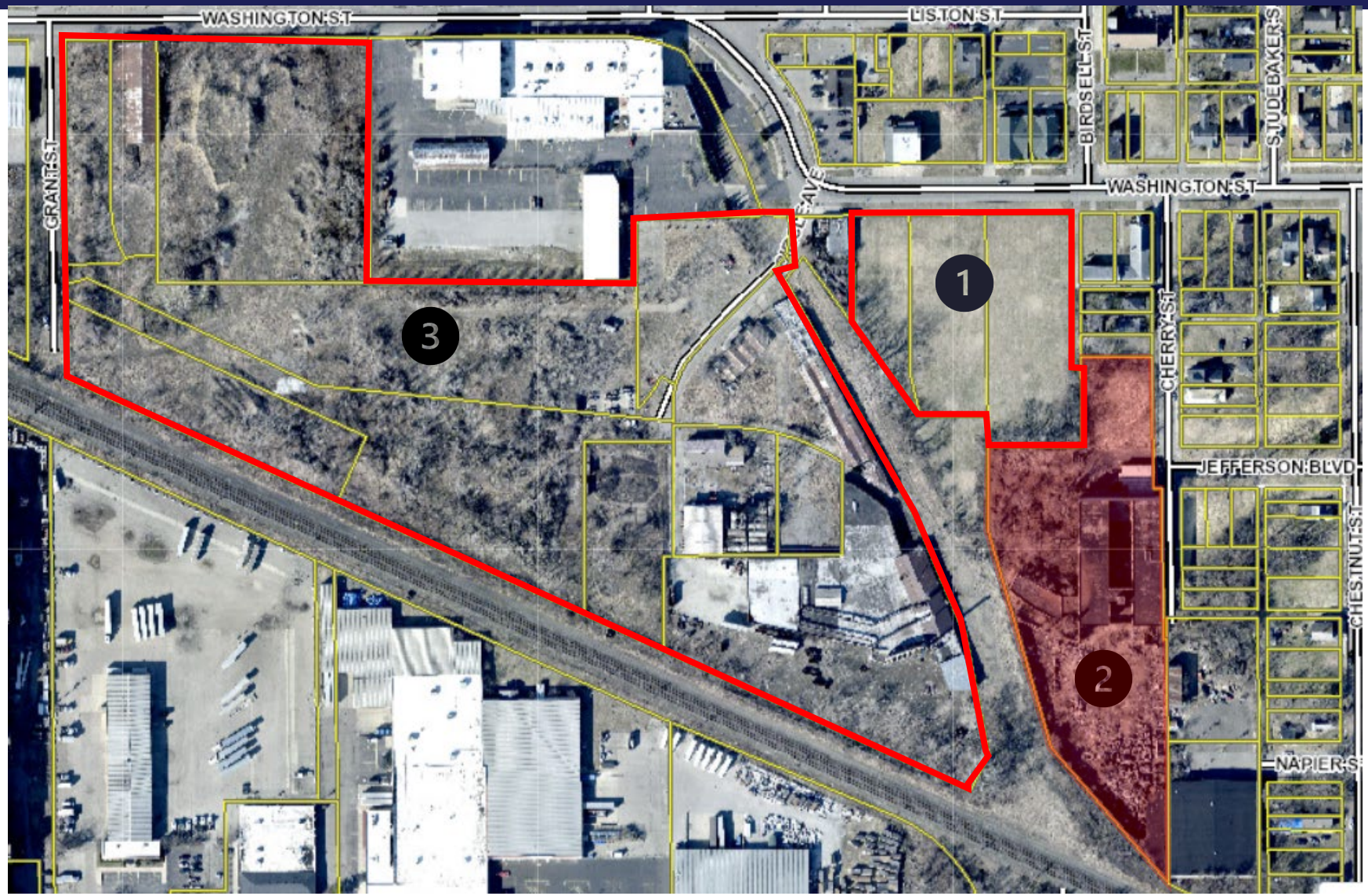
Add new figure that shows roughly where contamination is present with dotted lines to represent where it isn't delineated

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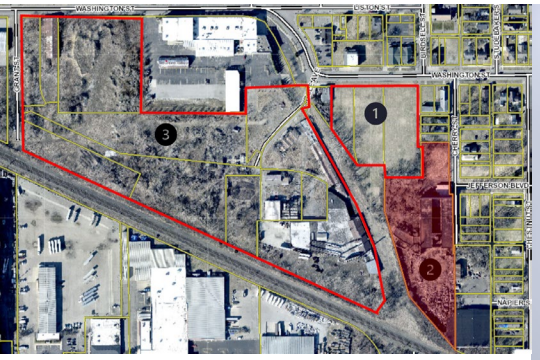
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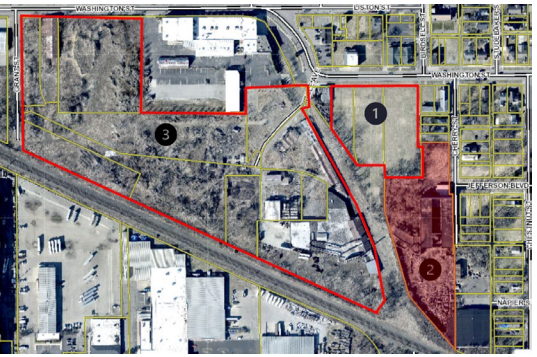
122 S. Cherry Street (Former South Bend Range)





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122 S. Cherry Street (Former South Bend Range)





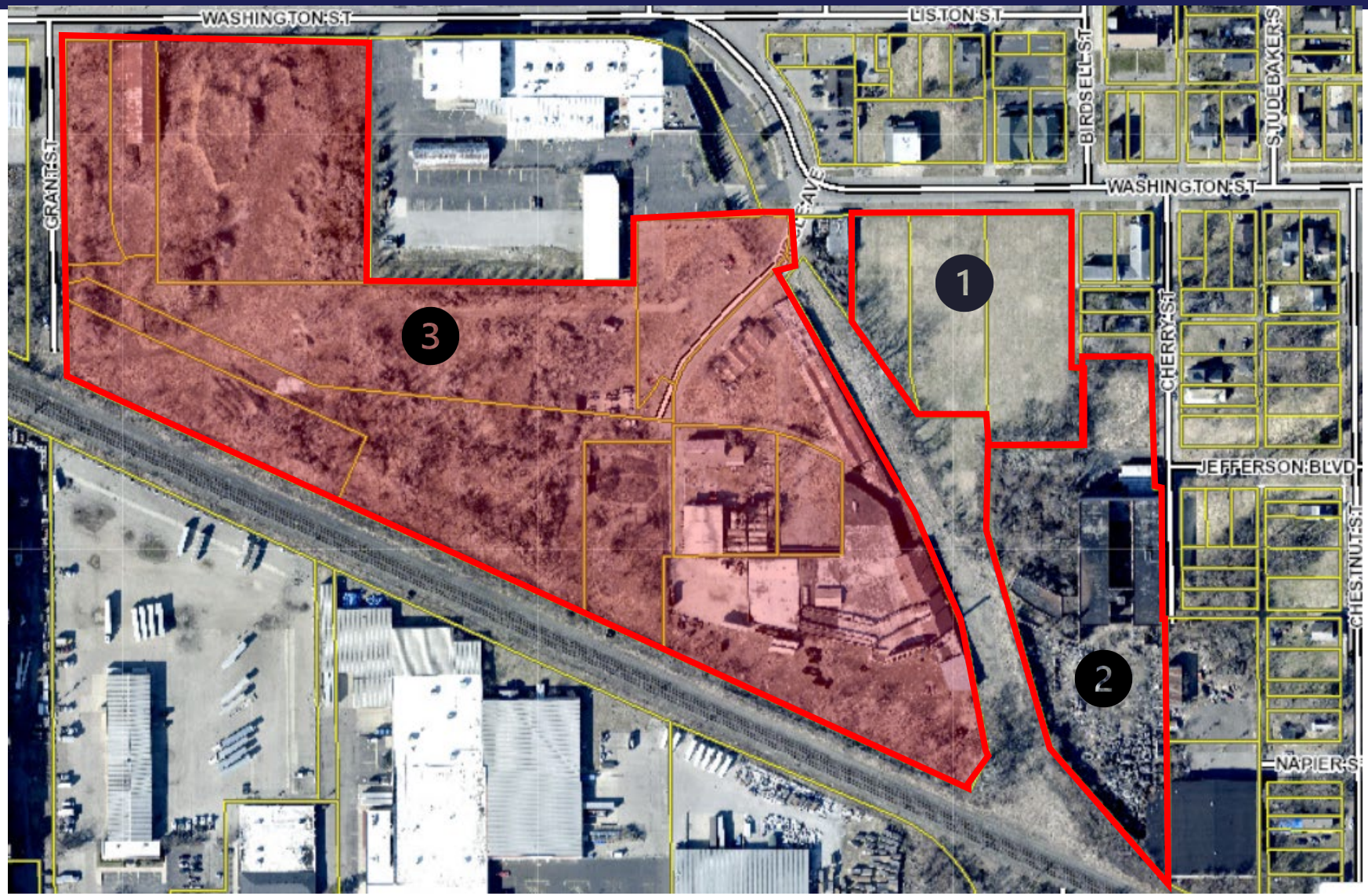
City of South Bend
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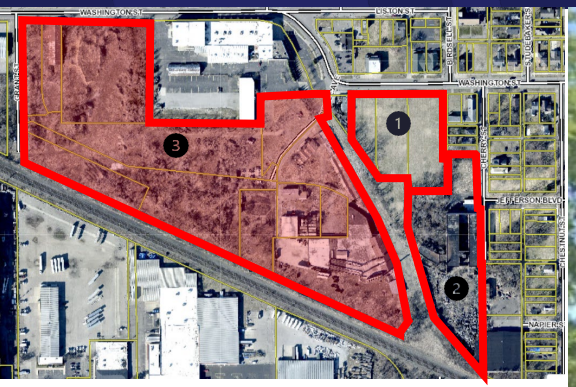
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1610 Circle Avenue (Former Hurwich Iron)





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Next Steps

- **1510-1520 W. Washington (Oil Express)**
  - Additional sampling funds available through MACOG
  - Cleanup grant opportunity through State of Indiana

- **122 S. Cherry (South Bend Range)**
  - 55-gallon drum removal on-going (EPA)
  - Additional sampling funds available through MACOG

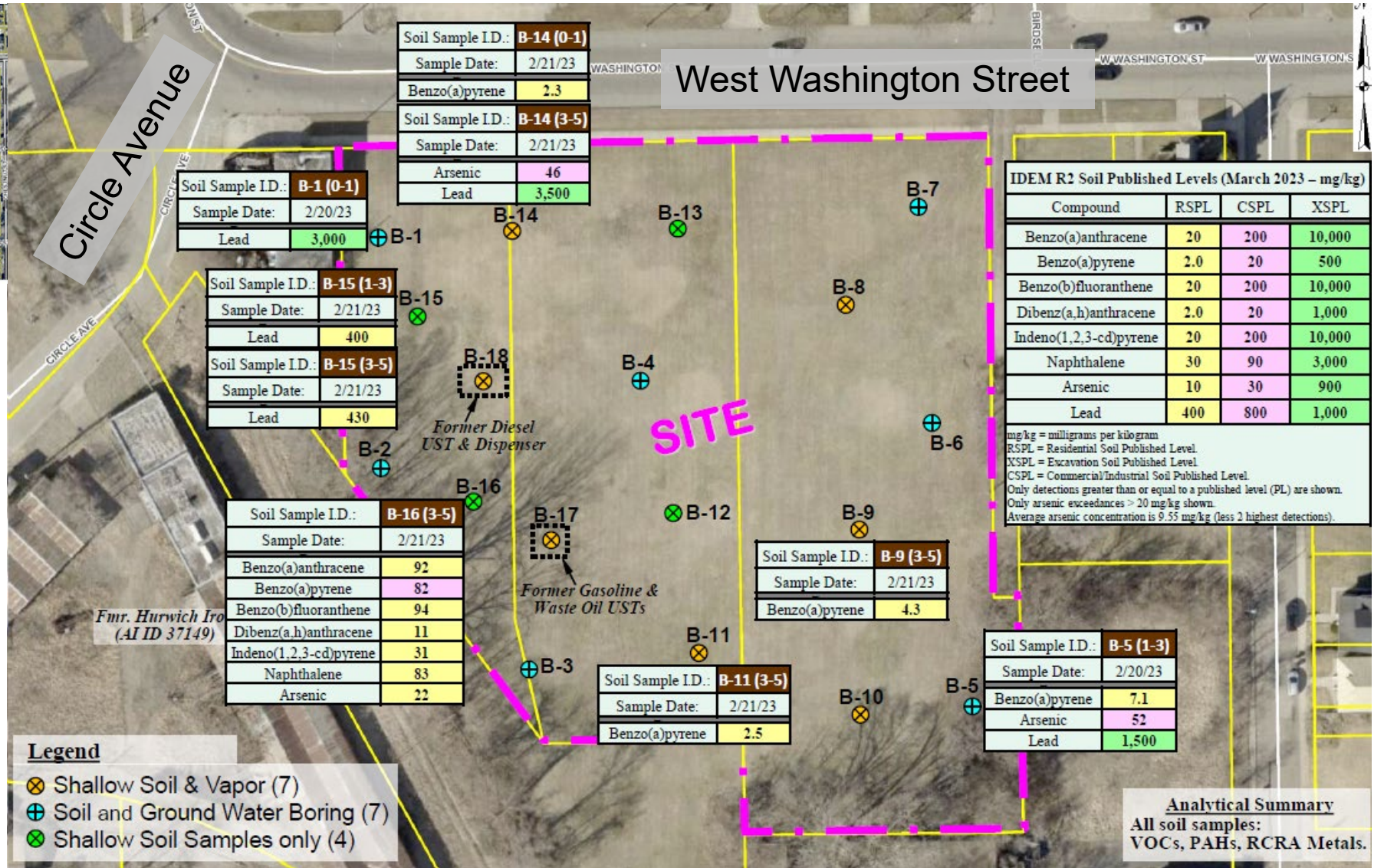
Q&A

Facilitated by Revitalized Communities

Appendix

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





City of South Bend
Indiana

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

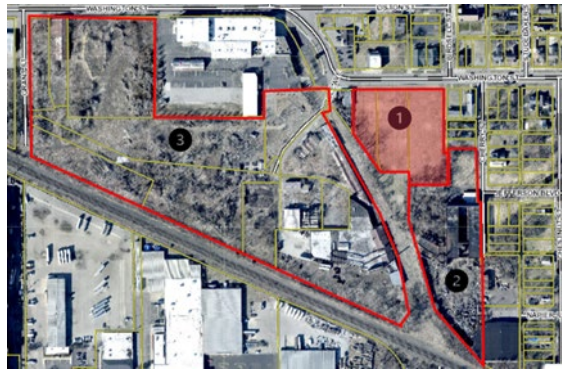


TABLE 2 - Ground Water Sampling Results Summary
1510-1520 West Washington Street - South Bend, Indiana

U.S. EPA BROWNFIELDS ASSESSMENT GRANT
Michiana Area Council of Governments, Indiana
GRANT NUMBER: 4B00E03206-0

		Volatile Organic Compounds (VOCs)								Polynuclear Aromatic Hydrocarbons (PAHs)		Total RCRA Metals + [Dissolved RCRA Metals]							
Sample I.D.	**Sample Date**	Acetone	Benzene	cis-1,2-Dichloroethene	Isopropylbenzene (Cumene)	sec-Butylbenzene	Toluene	Vinyl Chloride	Other VOCs	Acenaphthene	Other PAHs	Arsenic	Barium	Cadmium	Chromium (1)	Lead	Selenium	Silver	Mercury
UNITS		micrograms per liter ("ug/L")																	
B-1 (GW)	2/20/23	36	ND	1.2	ND	ND	0.65	2.3	ND	0.64	ND	ND	68 [67]	ND	5.3 [ND]	2.2 [ND]	ND	ND	ND
B-2 (GW)	2/20/23	<----- All VOCs ND ----->								<-- All PAHs ND -->		ND	37 [36]	ND	ND	ND	ND	ND	ND
B-3 (GW)	2/20/23	ND	1.0	ND	3.4	4.9	ND	ND	ND	0.68	ND	ND	68 [68]	ND	ND	1.2 [ND]	ND	ND	ND
B-4 (GW)	2/20/23	ND	ND	6.5	ND	ND	ND	ND	ND	<-- All PAHs ND -->		1.7 [8.7]	83 [89]	ND	ND [8.6]	ND [11]	ND	ND	ND
B-5 (GW)	2/21/23	10 (FD ND)	ND	ND	ND	ND	ND	ND	ND	<-- All PAHs ND -->		9.7 [1.8]	220 [190]	ND	6.8 [ND]	37 [ND]	ND	ND	ND
B-6 (GW)	2/21/23	<----- All VOCs ND ----->								<-- All PAHs ND -->		5.0 [1.2]	73 [59]	ND	25 [ND]	14 [ND]	4.2 [4.4]	ND	ND
B-7 (GW)	2/21/23	ND	ND	4.0	ND	ND	ND	1.2	ND	<-- All PAHs ND -->		10 [6.8]	75 [70]	ND	ND	1.9 [ND]	ND	ND	ND
IDEM	GWPL	20,000	5.0	70	500	2,000	1,000	2.0	Various	500	Various	10	2,000	5.0	20,000/0.4	15	50	90	2.0

See laboratory reports for complete analytical results (not all analytes listed).
Bold = Concentration of analyte or parameter greater than or equal to laboratory reporting limit (RL).
(1) = PLs for Chromium III listed. FD = Field Duplicate sample
GWPL = IDEM RCG Long Term Ground Water Published Level (exceedances highlighted in light yellow).
ND = Not detected at or above the reporting limit (RL).

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