Ward Bakery Building

Community Vision Meeting

October 29, 2020

MACOG Michiana Area Council of Governments

METRIC ENVIRONMENTAL

ROBERTS ENVIRONMENTAL SERVICES, LLC

RD ReSite DEVELOPMENT Distressed Property Acquisition and Redevelopment

REVITALIZED COMMUNITIES

WOOLPERT

Regional Brownfields Coalition Grant Team

MACOG
Michiana Area Council of Governments

METRIC ENVIRONMENTAL

ROBERTS ENVIRONMENTAL SERVICES, LLC

REVITALIZED COMMUNITIES

RD ReSite DEVELOPMENT
Distressed Property Acquisition and Redevelopment

WOOLPERT

Introductions

MACOG – EPA Grant Recipient
    Leah Thill, Senior Environmental Planner

Metric Environmental – Vince Epps and Pat Likins
    Roberts Environmental – Jeff Roberts
    ReSite Development – Keith Veal
    Revitalized Communities – Yolanda Bouchee

City of South Bend, Department of Community Investment
    Tim Corcoran – Director of Planning

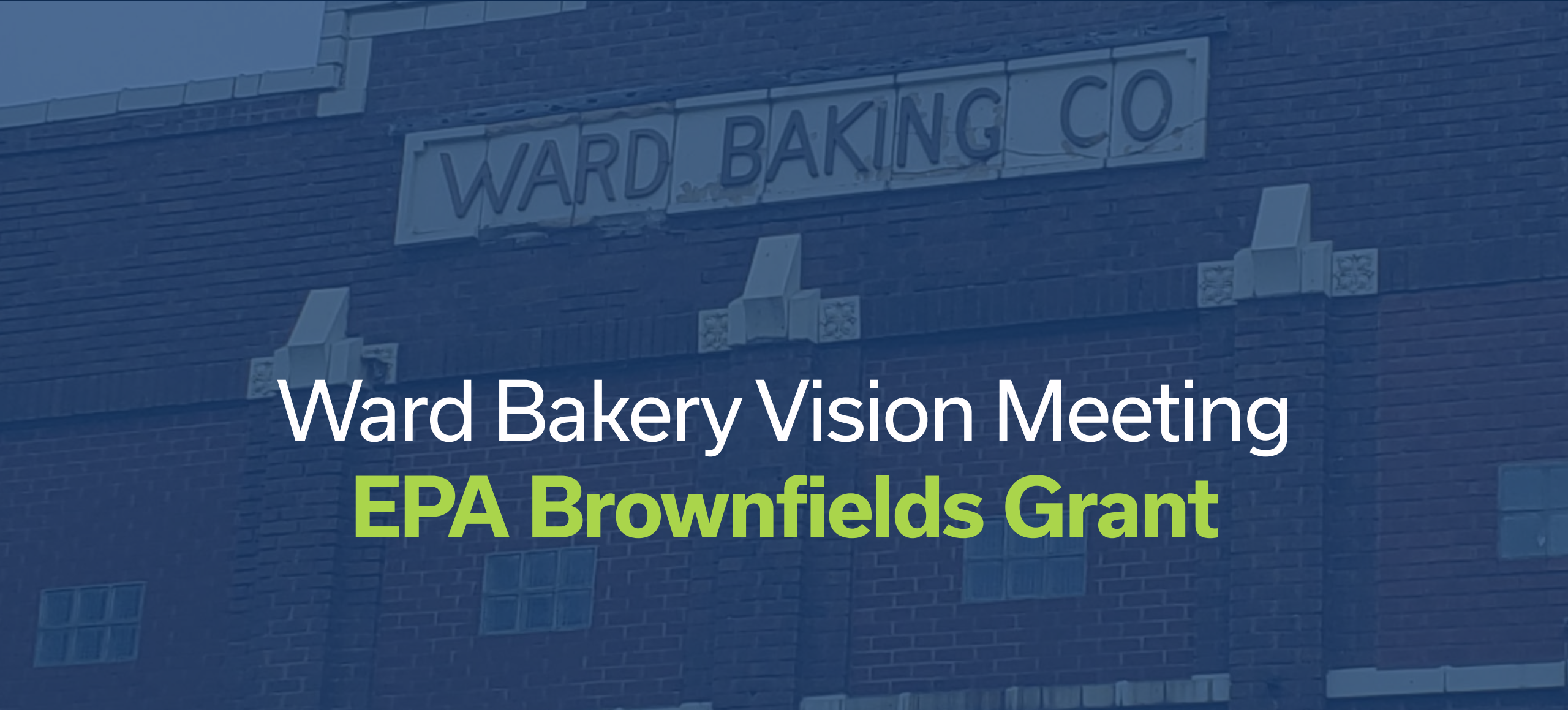
Near Northwest Neighborhood (NNN) – Kathy Schuth

The Bakery Group LLC – Mike Keen & Greg Kil

Zoom Poll: About Our Participants

Question 1. Which category best describes you?

Question 2. How long have you lived in the neighborhood?



Ward Bakery Vision Meeting

EPA Brownfields Grant

MACOG Michiana Area Council of Governments

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REVITALIZED COMMUNITIES

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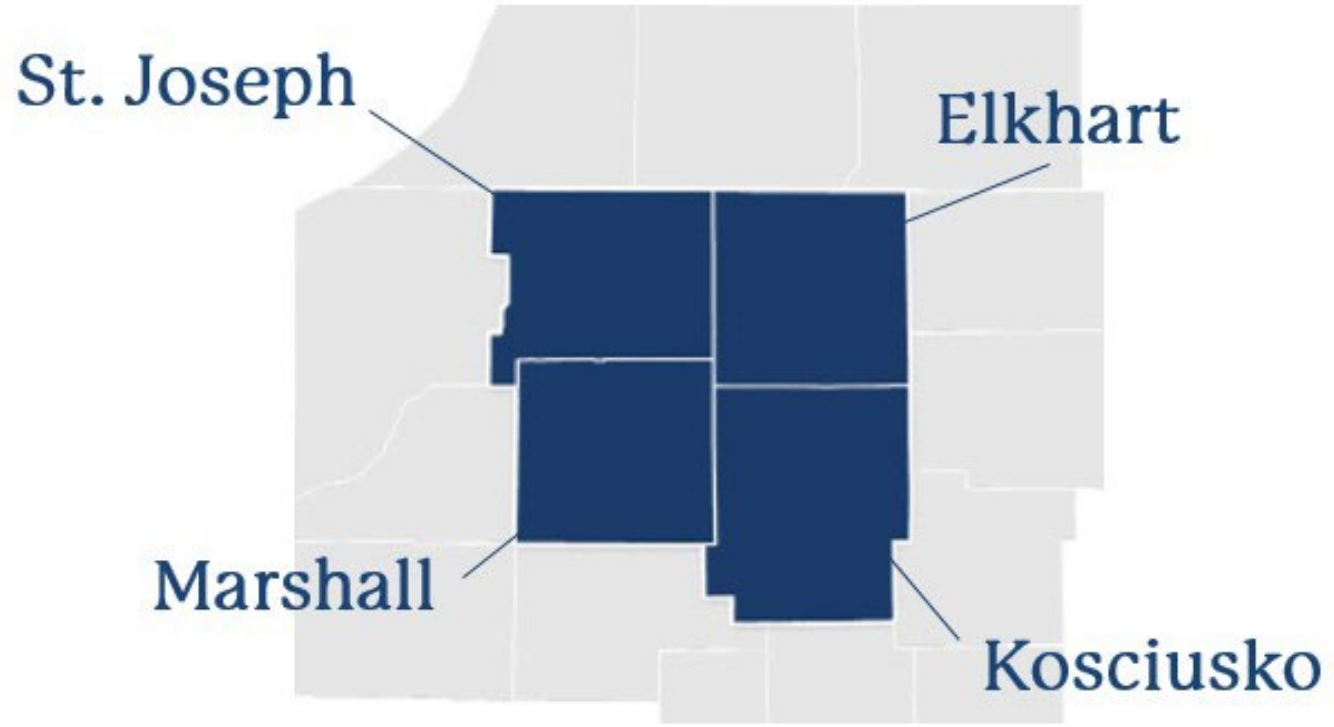
Regional Brownfields Coalition Members

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

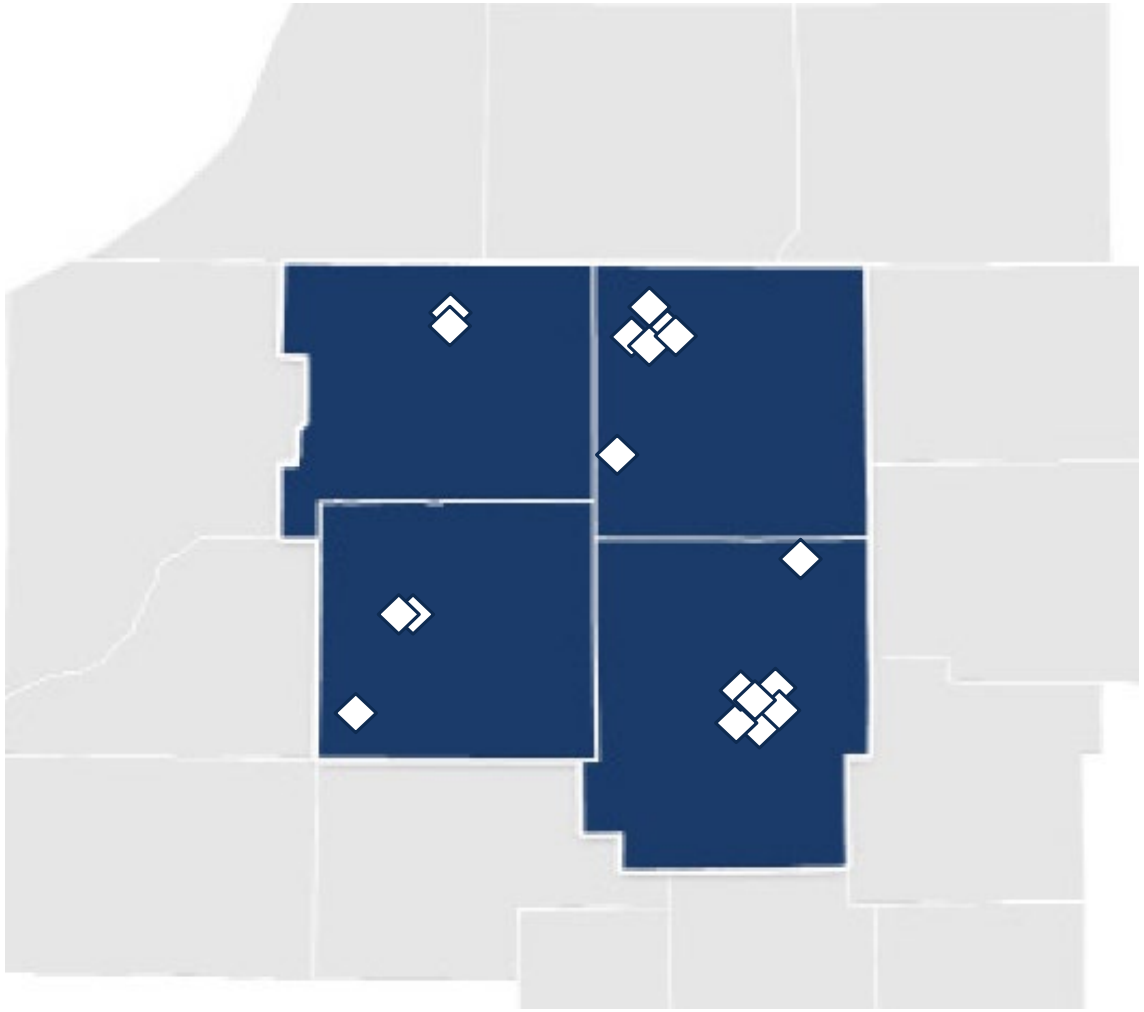


US EPA Brownfields Coalition Assessment Grant

Grant Award

- $600,000 Grant awarded to Michiana Area Council of Governments (MACOG) on October 1, 2019
- Environmental Assessments and Cleanup & Reuse Planning

19 Approved Sites



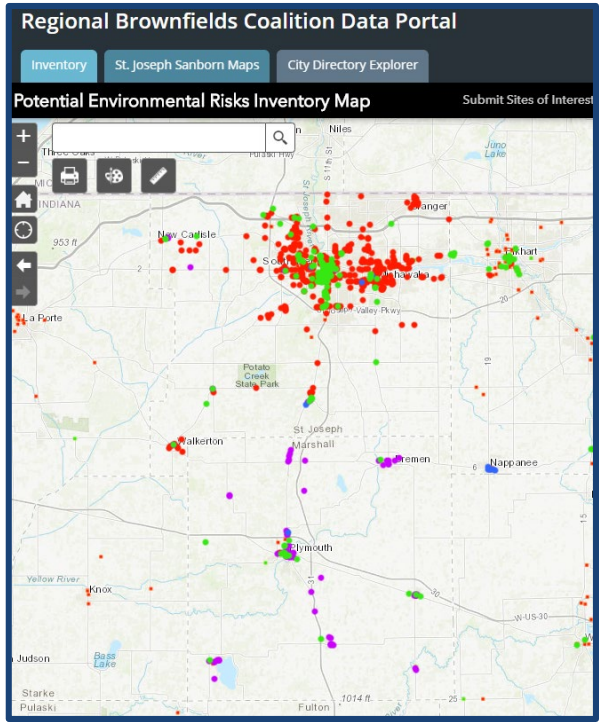
Community	Sites	Description
Warsaw	7	Argonne Corridor
Elkhart	5	Downtown Neighborhoods
South Bend	2	Portage Midtown
Plymouth	1	Habitat site
Marshall County	1	Old commercial building
Town of Culver	1	Auto Service Facility
Town of Syracuse	1	Elementary School
Town of Wakarusa	1	Old Commercial Building

What are Typical Brownfields?

- Abandoned property
  - industrial, commercial, gas stations, dry cleaners, car repair shops, salvage yards, railroad operations
- Blighted property
  - conflicts with a community plan
  - located at gateways to community
  - former industrial areas

US EPA Brownfields Coalition Assessment Grant

Grant Outputs



- Updated & Prioritized Brownfield Inventory
- Publicly accessible brownfield map and public meetings
- Phase I ESAs, Phase II ESAs, Asbestos and Lead Based Paint Inspections
- Remedial Work Plans or site-specific reuse plans
- When possible and appropriate, a plan to fund additional investigation and/or remediation work needed to return assessed properties to active reuse.

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Benefits of Brownfields Redevelopment & Community Involvement

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REVITALIZED COMMUNITIES

WOOLPERT

Why Redevelop Brownfields?

- Meet community needs:
  - Housing, public facilities, greenspace, etc.
- Preserve community character and history
- Mitigate blight
- Increase local tax base
- Facilitate job growth
- Mitigate public health & safety concerns
- Promote infill – reduce need for "greenfields"

Beutter Riverfront Park & The Mill at Ironworks
Photo: South Bend Tribune

TAB
TECHNICAL ASSISTANCE TO BROWNFIELDS

Source: Graphics and Presentation, Steps for Successful Brownfields Redevelopment, KSU TAB (March 2019). Retrieved from https://www.ksutab.org/

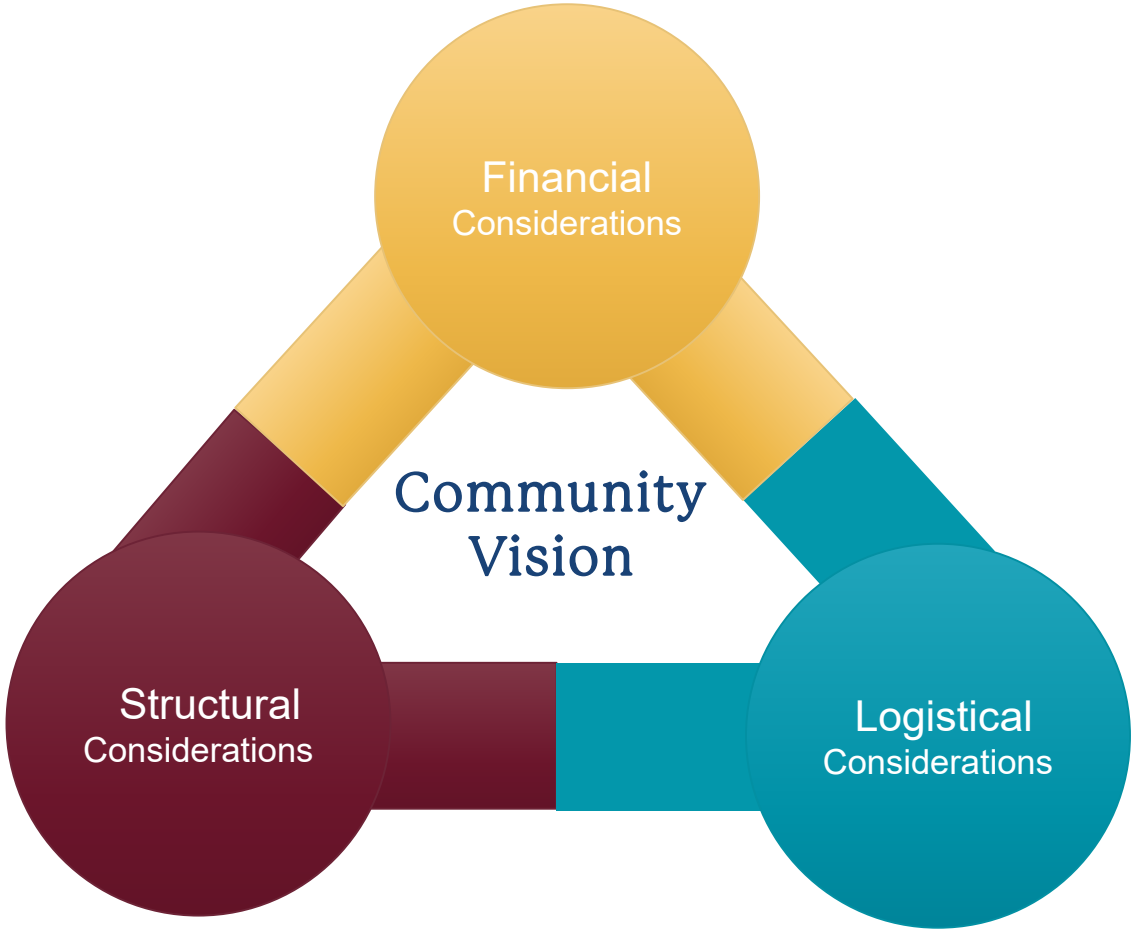
Reuse Examples

Abandoned Gas Station
Silver Lake, Kosciusko County

Old Bakery to Subway Restaurant

NIPSCO Site to Goshen Brewing Company
Goshen, Elkhart County

Community Involvement



Community Involvement Process

Education

- Community Plans
- Current Status of Building
- Developer Interest

Community Visioning

- Hopes & Dreams
- Prioritizing
- Market Needs and Abilities

Weighing The Considerations

- Financial
- Structural
- Logistical

Brownfields Redevelopment Process

- **Planning**
  - Identify Brownfields and
  - Set Redevelopment Goals
- **Environmental**
  - Investigate – Phase I/II site assessments
  - Clean-up; if necessary
- **Redevelopment**

TAB TECHNICAL ASSISTANCE TO BROWNFIELDS

Source: Graphics and Presentation, Steps for Successful Brownfields Redevelopment, KSU TAB (March 2019). Retrieved from https://www.ksutab.org/

Ward Bakery Vision Meeting

Neighborhood Plan Update

Near Northwest Neighborhood
INCORPORATED

THE CITY OF SOUTH BEND, INDIANA
PEACE
1865

South Bend – Portage Midtown

Near Northwest Neighborhood Plan, 2020

Other Plans:

- NNN Quality of Life Plan, 2013
- Housing and Community Development Plan, 2009
- South Bend Comprehensive Plan, 2006

https://southbendin.gov/wp-content/uploads/2018/01/Near-Northwest-Neighborhood-Plan-Final-Strategic-Plan.pdf

Zoom Poll

Question 3. Have you participated in the development of neighborhood plans or attended meetings about neighborhood development?

Ward Bakery Vision Meeting

Portage Midtown Vision

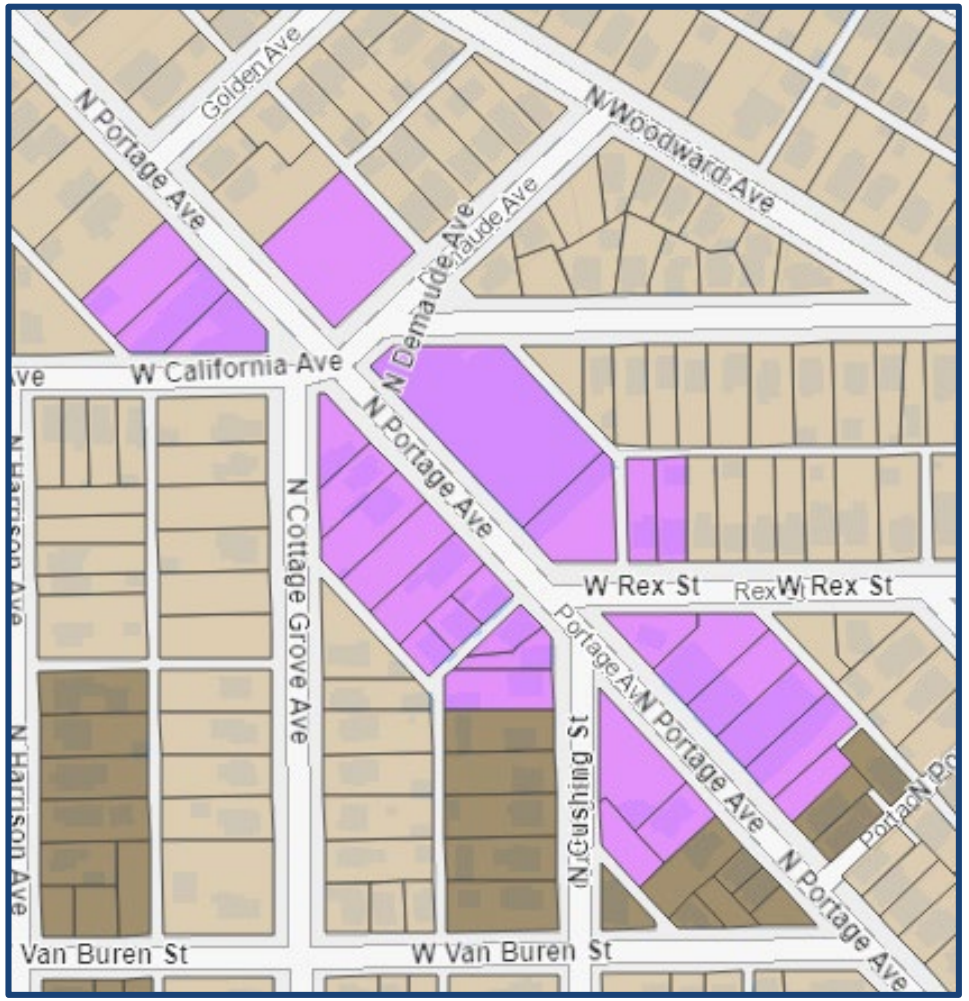
The Farm

PORTAGE MIDTOWN

PRINCIPLES

- Incremental Development
- Pro Forma Based
- Creating Wealth in Neighborhoods, For Neighborhoods

South Bend – Updated Zoning Districts

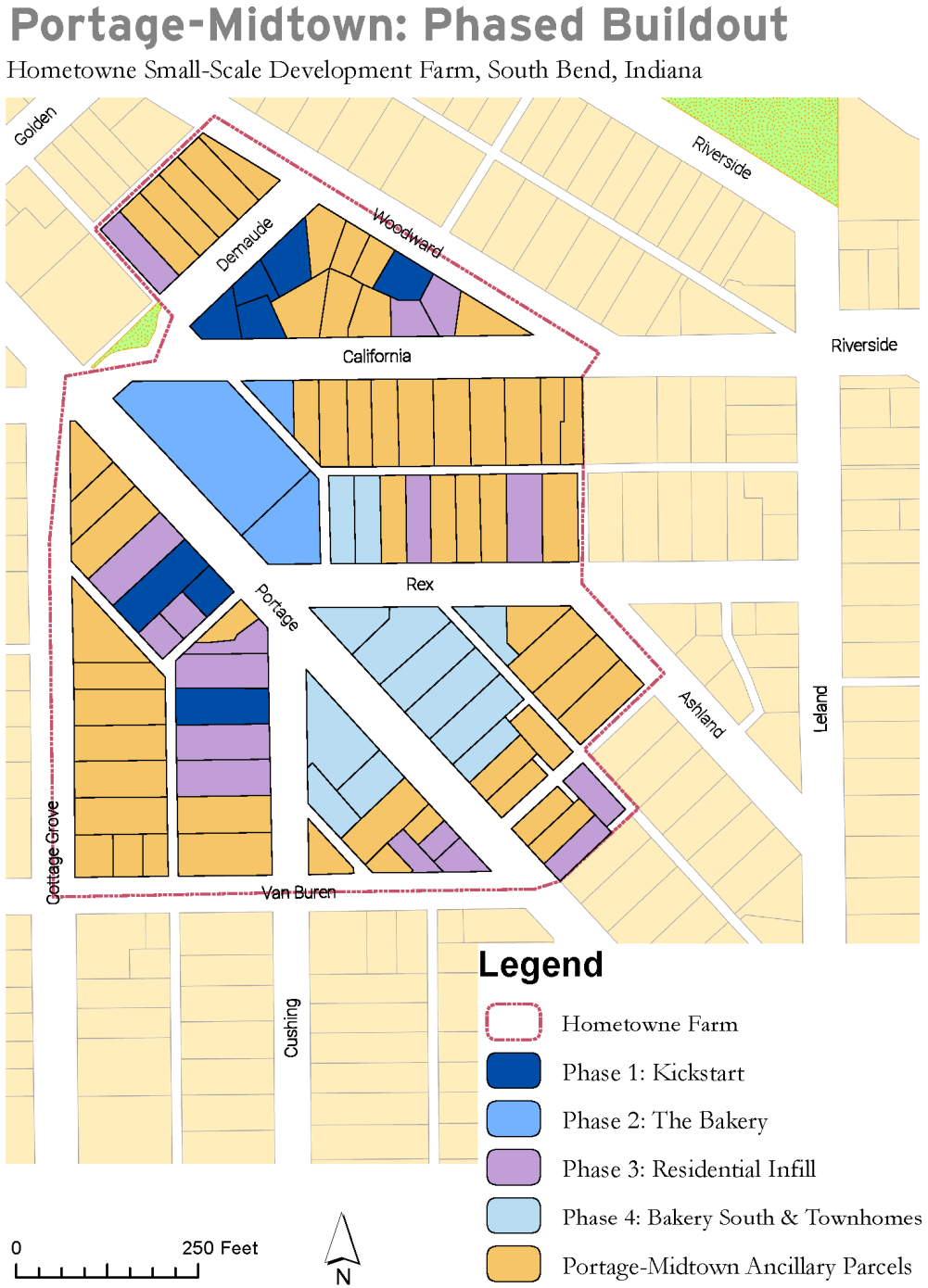


https://southbendin.gov/department/community-investment/planning-community-resources/zoning/

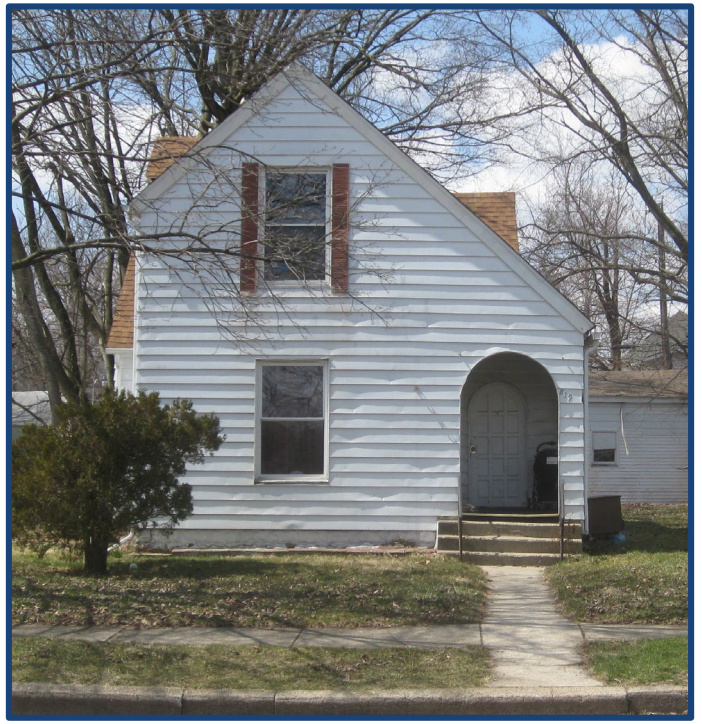
Portage Midtown

Portage Midtown Overview

Project	Status
Shetterley Triangle Habitat Homes	Complete, 5 Homes Occupied
Corridor Rehabs	909 & 905 Portage mixed-use and 819 Cushing residence completed.
Residential In-Fill (Purple)	2 Tiny Homes break ground Fall ‘20
Ward Bakery / Ford Distributing	Acquire and stabilize, Winter ‘21
Bakery South: 800 Block Portage	Plan to acquire Winter ‘21



Before – Habitat Homes and Commercial Rehab



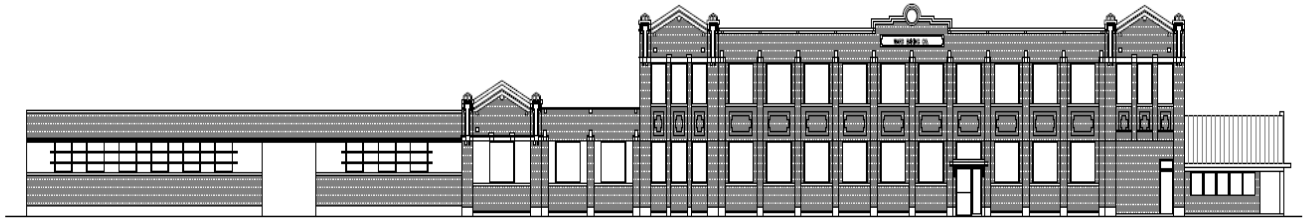
After - Habitat Homes and Corridor Rehab

The Bakery

The Bakery

PROPOSED PORTAGE AVE. ELEVATION

MASONRY: 4774 SF WINDOWS: 1379 SF DOORS: 468 SF



EXISTING PORTAGE AVE. ELEVATION

0 10'-6" 21'-4" 42'-8"

SCALE: 3/64" = 1'-0" @ 11x17

KIL
ARCHITECTURE
PLANNING
1126 LINCOLNWAY EAST
SOUTH BEND, IN
46601
GREGORY A. KIL
NCARB AIA
ARCHITECT
574.288.2654
FAX.289.2420
www.kilorchitecture.com

PRELIMINARY NOT FOR CONSTRUCTION

STUDY FOR :

WARD BAKERY

906, 908-910 PORTAGE AVE,
736 CALIFORNIA
SOUTH BEND, IN
46616

PROPOSED PORTAGE AVE. ELEVATION

PROJECT NO: 19010
DATE: 01.31.2020

REVISED:

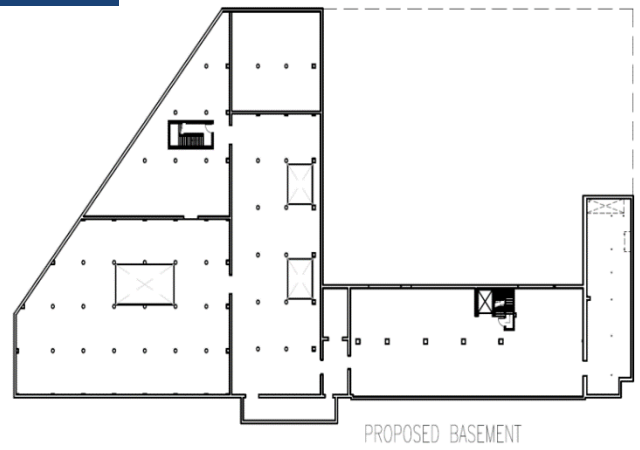
A3.0

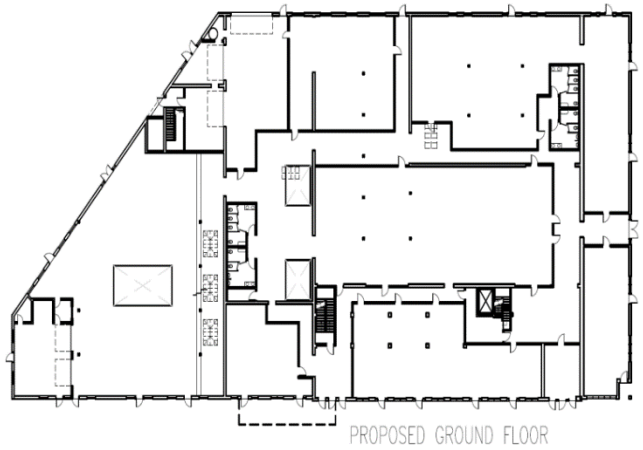
The Bakery – Small Business & Entrepreneur Center

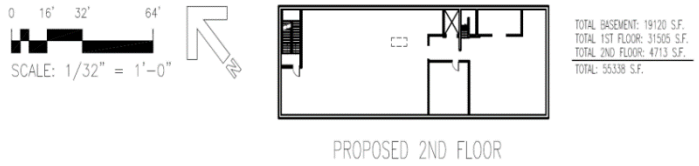
Business, Culture, Arts, and Retail Center

- Small Retail
- Office Space
- Maker Space
- Artist Studios
- Bakery
- Café
- Salt Cave
- Light Manufacturing
- Photography Studio
- Barber/Hair Salon
- Health & Wellness

What ideas do you have?
"Leave You Legacy Here"







Interactive Feedback

What do you think would be a good fit for The Bakery (i.e. financially viable businesses, organizations, and other activities our community could support)?

On your computer or smart phone, submit responses at:

www.pollev.com/MACOG1800

Participant Input: Word Cloud Results

Ward Bakery Vision Meeting

Environmental Assessments: Due Diligence to Support End-Use Vision

MACOG Michiana Area Council of Governments

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REVITALIZED COMMUNITIES

WOOLPERT

Environmental Activities Completed to Date:

- Prior to 2020: Lead-based Paint Inspection & Prior Phase I and II, Asbestos
- 2020:
  - Phase I
  - Phase II, Further Site Investigation underway
  - Asbestos Survey

2020 Phase II ESA

- Recognized Environmental Concerns (RECs)
  - These RECs to the Property were identified in the 2020 Phase I ESA:
    - The Site – UST and above ground storage tank (AST), oil dispensers, chemical storage, and/or industrial activities
    - 927 Portage Avenue – Former filling station and dry cleaner
    - 821 Portage Avenue – Former filling station and lead contamination

- Purpose:
  - To identify existing contaminated soil and/or groundwater from RECs.

- Scope of investigation:
  - (2) shallow interior borings
  - (2) exterior soil borings
  - Soil and groundwater samples
  - Analyzed for these Contaminants of Concern (COCs)
    - volatile organic compounds (VOCs),
    - polynuclear aromatic hydrocarbons (PAHs), and
    - RCRA 8 Metals.

Phase II ESA Findings

Soils

- VOC COCs *(Volatile Organic Compounds Contaminants of Concern)*
  - Not encountered above applicable IDEM Remediation Closure Guide (RCG) Screening Levels (SLs)
- PAH COCs *(Polycyclic Aromatic Hydrocarbons - occur naturally in coal, oil, gasoline)*
  - Benzo(a)anthracene was detected above migration to groundwater screening levels in SB-04
  - Benzo(b)pyrene was detected above residential direct contact screening levels in SB-04
- RCRA Metal COCs
  - Lead was detected in soil in SB-04 (near the southern site boundary) at 2800 mg/kg, above the IDEM screening levels for migration to groundwater; and residential, commercial/industrial and excavation direct contact.

Groundwater

No COCs were detected in the groundwater samples collected at concentrations exceeding IDEM RCG SLs.

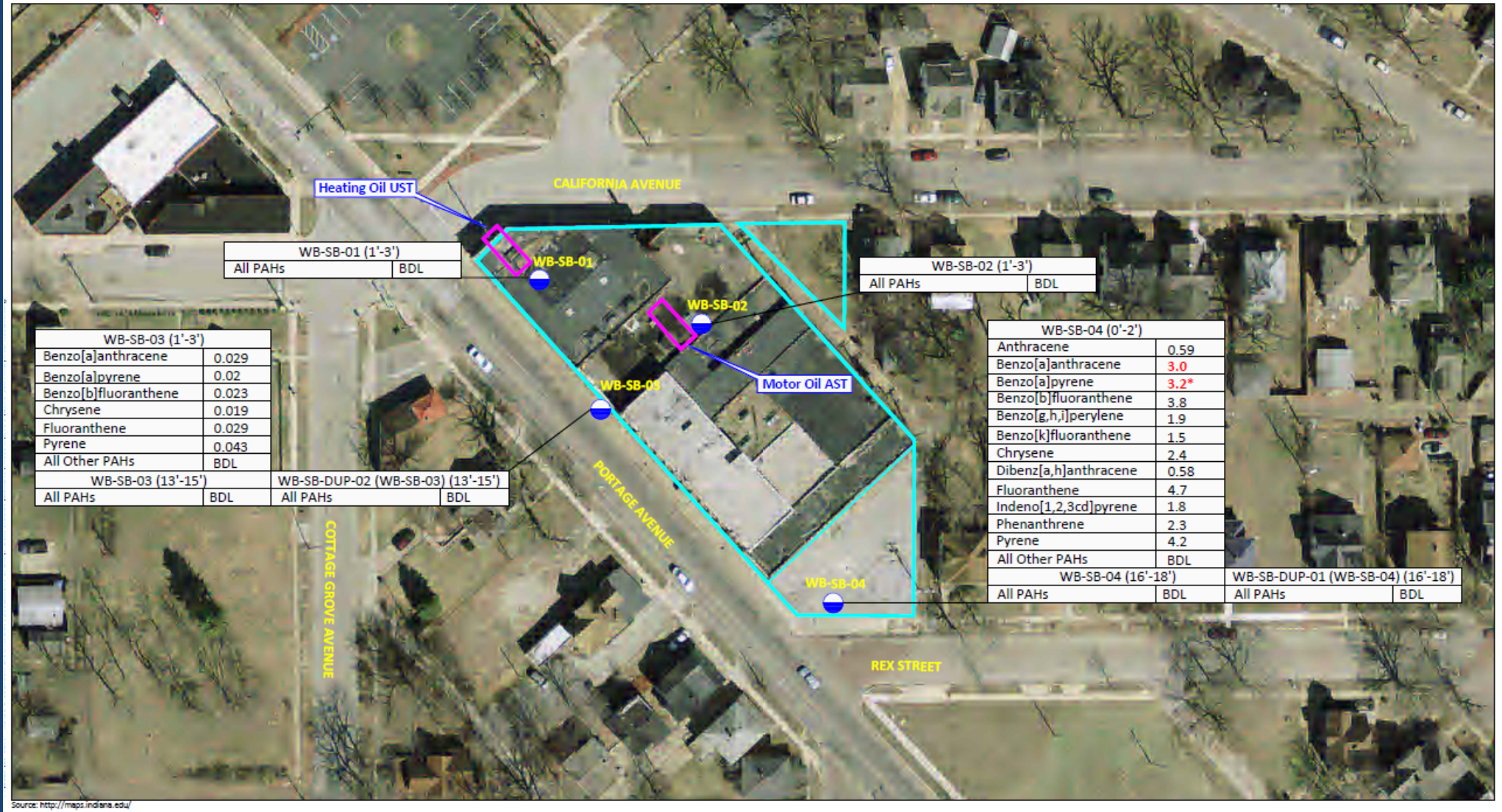
Conclusion and Recommendations

Additional investigation is recommended in the area of WB-SB-04 to determine the extent of lead and PAH contamination.

Metals Exceeding Screening Levels	
Screening Levels	Lead at 2,800 mg/kg
Soil to Groundwater	270 (Above)
Direct Contact Residential	400 (Above)
Direct Contact Commercial/Industrial	800 (Above)
Direct Contact Excavation	1,000 (Above)

PAHs Exceeding Screening Levels		
Screening Levels	Benzo(a)anthracene at 3.0 mg/kg	Benzo(b)pyrene at 3.2 mg/kg
Soil to Groundwater	2.1 (Above)	4.7 (Below)
Direct Contact, Residential	15 (Below)	1.5 (Above)
Direct Contact, Commercial/Industrial	210(Below)	21 Below
Direct Contact, Excavation	12,000 (Below)	500 Below

Phase II ESA Data PAH Above Screening Levels



Source: http://maps.indiana.edu/

Exhibit 3B - Soil Analytical Results - PAH Detections
Phase II Environmental Site Assessment
Ward Bakery
906, 908-910 North Portage Avenue
and 736 California Avenue
South Bend, St. Joseph County, Indiana
Metric Project # 19-0147

Note: All locations are approximate

Property

Soil Boring Location

BDL = Below Detection Limits
NA = Not Analyzed

Bold - Detected concentration exceeds RCG 2020 Soil Migration to Groundwater Residential screening levels
Bold* - Detected concentration exceeds RCG 2020 Direct Contact Residential screening levels
Bold** - Detected concentration exceeds RCG 2020 Direct Contact Commercial/Industrial screening levels
Bold*** - Detected concentration exceeds RCG 2020 Direct Contact Excavation screening levels

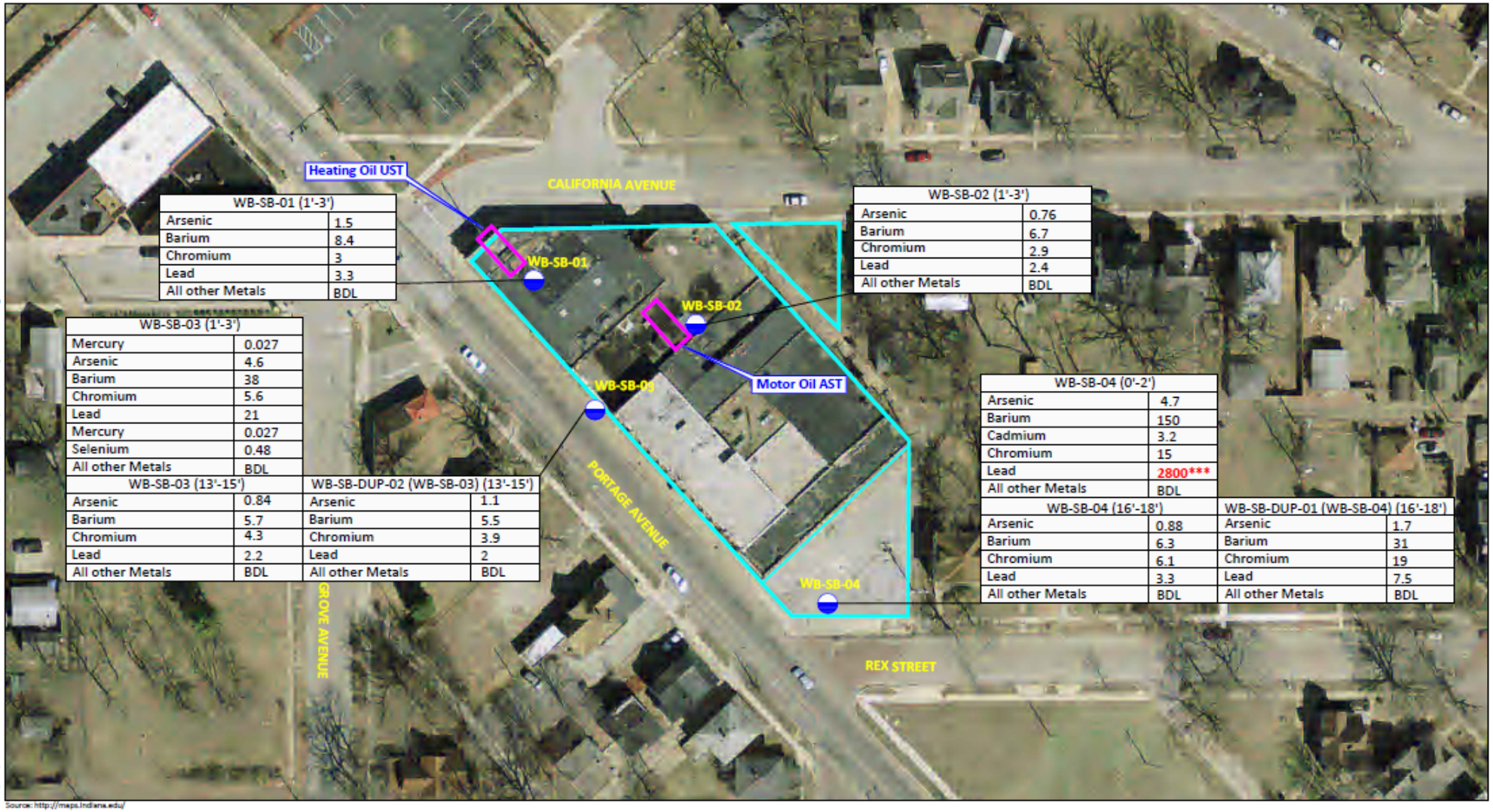
N

0 60'
Scale

METRIC ENVIRONMENTAL

Drawn by: ILJ
Checked by: SR
Approved by: PL

Phase II ESA Data: Lead Above Screening Levels



WB-SB-01 (1'-3')	
Arsenic	1.5
Barium	8.4
Chromium	3
Lead	3.3
All other Metals	BDL

WB-SB-02 (1'-3')	
Arsenic	0.76
Barium	6.7
Chromium	2.9
Lead	2.4
All other Metals	BDL

WB-SB-03 (1'-3')	
Mercury	0.027
Arsenic	4.6
Barium	38
Chromium	5.6
Lead	21
Mercury	0.027
Selenium	0.48
All other Metals	BDL

WB-SB-03 (13'-15')		WB-SB-DUP-02 (WB-SB-03) (13'-15')	
Arsenic	0.84	Arsenic	1.1
Barium	5.7	Barium	5.5
Chromium	4.3	Chromium	3.9
Lead	2.2	Lead	2
All other Metals	BDL	All other Metals	BDL

WB-SB-04 (0'-2')	
Arsenic	4.7
Barium	150
Cadmium	3.2
Chromium	15
Lead	2800***
All other Metals	BDL

WB-SB-04 (16'-18')		WB-SB-DUP-01 (WB-SB-04) (16'-18')	
Arsenic	0.88	Arsenic	1.7
Barium	6.3	Barium	31
Chromium	6.1	Chromium	19
Lead	3.3	Lead	7.5
All other Metals	BDL	All other Metals	BDL

Exhibit 3C - Soil Analytical Results - RCRA Metals Detections
Phase II Environmental Site Assessment
Ward Bakery
906, 908-910 North Portage Avenue
and 736 California Avenue
South Bend, St. Joseph County, Indiana
Metric Project # 19-0147

Note: All locations are approximate

Property

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BDL = Below Detection Limits
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Bold** - Detected concentration exceeds RCG 2020 Direct Contact Commercial/Industrial screening levels
Bold*** - Detected concentration exceeds RCG 2020 Direct Contact Excavation screening levels

N

0 60'
Scale

METRIC ENVIRONMENTAL

Drawn by: IU
Checked by: SR
Approved by: PL

Summary of Asbestos Survey

- Asbestos
  - **Demonstrated Negative**: Fire Brick & Ceiling Skim Coat
  - **Assumed:** Asphalt Roofing (non-friable), Fire/Cooler Doors
  - **Non-friable:** Window Glazing
  - **Friable:** Boiler gasket, gasket debris, duct joint tape, thermal systems insulation (including boiler pipe insulation, elbows/fittings, etc).

Boiler Pipe Elbow

Window Glazing

Summary of Lead-Based Paint Survey

- Lead-Based Paint, 2013
  - Positive for lead throughout the building:
    - Detected on 55 building components.
    - Support columns, door jambs, garage and cooler doors, window frames, exterior trim, etc.
- Abatement quotes requested.

White decorative trim


Interior Garage 1 support column


Basement metal door

Cleanup Planning & Next Steps

- **Lead-based Paint and Asbestos:** The Bakery Group LLC is contracting to safely remove and conduct abatement.
- **Next Steps for Lead & PAH after Further Testing:**
  - Comfort Letter application
  - Cleanup planning may include limited soil removal and/or development of a Soil Management Plan and Environmental Restrictive Covenant.

Ward Bakery & Regional Brownfields Grant

Get Involved

Nominate Sites of Interest

MACOG welcomes site nominations from the public and stakeholders on a rolling basis.

Request for Sites of Interest

MACOG is requesting input from communities and stakeholders on sites of interest in the region to develop and prioritize an inventory of potential brownfields in need of assessment, cleanup, and redevelopment. Examples include:

- Abandoned industrial sites, former dry cleaners, old gas stations, vacant schools, former hospitals
- Properties at community gateways and Main Street areas
- Abandoned or tax delinquent properties
- Privately owned properties where potential environmental issues are a barrier to the sale and redevelopment of the property
- Sites identified for acquisition by local governments to satisfy due diligence requirements

Submit Sites of Interest

www.macog.com/brownfields.html

For more information:

- MACOB Brownfields Page
  - www.macog.com/brownfields.html
  - Brownfields Basics (available in Spanish)
- IFA Indiana Brownfields Program:
  - www.in.gov/ifa/brownfields/
- Environmental Protection Agency:
  - www.epa.gov/brownfields
  - Understanding Brownfields Fact Sheets (Spanish versions) www.epa.gov/brownfields/understanding-brownfields

Why redevelop Brownfields?

Redeveloping and cleaning up brownfields can transform communities, improving health and the environment and at the same time promoting economic revitalization.

- Meet community needs: Housing, greenspace, parks & trails, retail (dining, shopping, entertainment), office space, industry, etc.
- Opportunity for job creation and tax revenue
- Improve property values, reduce blight
- Aesthetic improvement & community morale
- Protect public health and the environment: Decrease exposure to hazardous substances that affect our health and groundwater.
- Improve public safety: Reduce illegal dumping, vandalism, drug labs.
- Efficient use of public infrastructure and preservation of land: uses the public transportation, drinking water, drainage, electricity, and other types of infrastructure that are already available.

Photo Credit: Goshen Redevelopment Commission

Local Brownfields Redevelopment Example: Former NIPSCO Building in Goshen

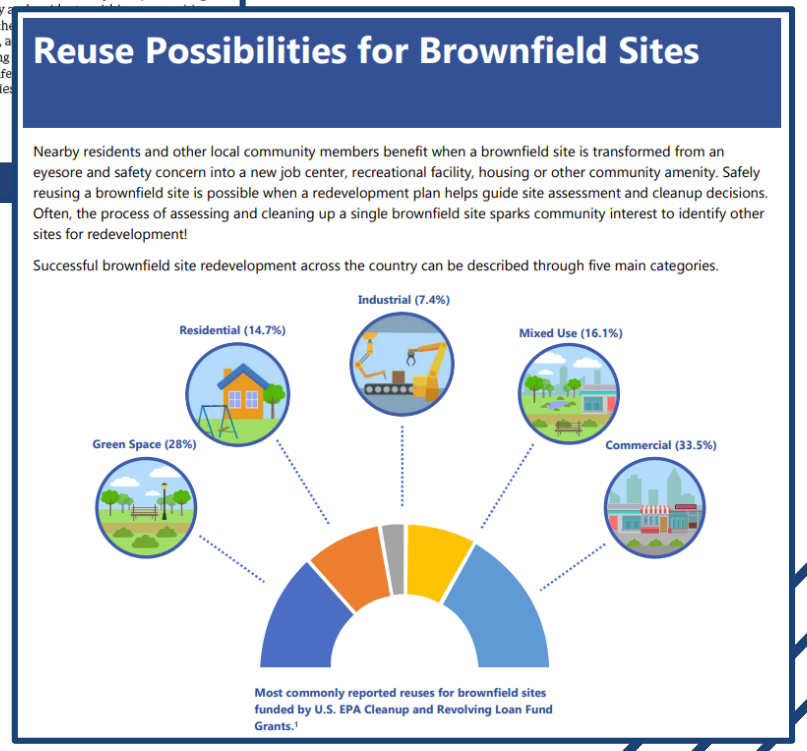
Goshen Brewing Company, After Redevelopment in 2015

Why is brownfields redevelopment a challenge?

When redeveloping brownfields, sometimes unexpected things are discovered such as buried debris, unmarked utilities, or additional contamination, requiring more time and money. Developers may fear they might have to fix environmental problems they did not create. Because of this, they often build on suburban or rural sites that have not been developed. These are called green fields. The development of green fields may lead to sprawl. Sprawl can create communities with commercial and residential areas segregated, accessible primarily by cars.

In contrast, redeveloping brownfields often supports dense in-fill development, increasing the activity a
Although th
with in-fill, a
can building
healthier life
communities

2 Brownfields Basics



Reuse Possibilities for Brownfield Sites

Nearby residents and other local community members benefit when a brownfield site is transformed from an eyesore and safety concern into a new job center, recreational facility, housing or other community amenity. Safely reusing a brownfield site is possible when a redevelopment plan helps guide site assessment and cleanup decisions. Often, the process of assessing and cleaning up a single brownfield site sparks community interest to identify other sites for redevelopment!

Successful brownfield site redevelopment across the country can be described through five main categories.

Most commonly reported reuses for brownfield sites funded by U.S. EPA Cleanup and Revolving Loan Fund Grants.[1]

Still have questions?

MACOG: Leah Thill, lthill@macog.com, 574-287-1829 x 801

- Grant funding questions
- Environmental questions
- Discuss other sites of interest

The Bakery Group: Mike Keen, mfkeen1@gmail.com, (574) 514-2096

- Ward Bakery Building redevelopment plans
- Portage Midtown vision
- Incremental Development Alliance


Questions?