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4.5 Properties of Environmental Concern

4.5.1 Introduction

This section has been updated since the Draft Environmental Impact Statement (DEIS) to note whether property with a recognized environmental condition (REC) is located within the right of way of the Refined Preferred Alternative (RPA). The DEIS identified REC properties within the larger study area and noted if they were within the proposed right of way of any alternative.

Properties of environmental concern have been identified during this Tier 2 EIS process using the American Society of Testing and Materials (ASTM) E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, henceforth referred to as a Phase I ESA. For reference, see the *Phase I Environmental Site Assessment of Interstate 69, Section 6, Martinsville to Indianapolis* located in **Appendix G**. The Phase I ESA practice evaluates the potential for RECs within the corridor. REC is one of the terms used to identify environmental liability within the context of a Phase I Environmental ESA which defines a REC as “the presence or likely presence of hazardous substances or petroleum products in, on or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.”

Properties with known or potential RECs are identified and their location is shown in relation to the RPA study area **Figure 4.5-1** through **Figure 4.5-3** (located at the end of this section). **Section 5.16.3** provides parcel-specific information regarding properties with RECs and their location relative to the proposed alternatives, regulatory listings and status of known RECs, public health concerns relative to known RECs and impacts on the affected alternative(s), and the recommendations for further assessments.

4.5.2 Methodology

Basic information was gathered as part of this FEIS preparation regarding locations and properties with RECs throughout the corridor. For reference to information gathered see **Appendix G**. The corridor includes the RPA field survey study area. The RPA field survey study area is composed of the existing SR 37 right of way, the proposed I-69, and local access road right of way for all alternatives, and parcels adjacent to the field survey study area. The corridor analyzed is generally 1,000 feet on either side of the existing centerline.

The following steps were taken as part of the Tier 2 EIS studies through June 2016:

- An environmental database report was obtained from Environmental Data Resources, Inc. (EDR) of Shelton, Connecticut. The EDR report is based on a search of federal and state records for properties that contain a REC within search distances from the corridor as



specified in ASTM Standard E1527-13. These search distances range from adjacent parcels to a one-mile radius. For reference to the specific search radius and 23 databases searched, see **Table 5.1** and the EDR Report located in **Appendix G**.

The EDR report provides maps showing locations of properties with a REC in relation to the corridor, summaries of properties identified in the search radii, and a list of properties identified in the database searches.¹ A copy of the 2016 EDR Radius Map Report for I-69 Section 6 is provided in **Appendix G**.

- A detailed review of the Indiana Department of Environmental Management (IDEM) site files and IDEM Virtual File Cabinet² (VFC) was performed to identify properties within the ASTM standard practice search radius of the corridor that were noted in federal and state agency database review. U.S. Environmental Protection Agency (USEPA), public health department, local emergency management agencies (EMAs), and local emergency planning committees (LEPCs) were contacted for known properties with RECs located within the corridor or within the search radius for the corridor.

In addition to the federal and state databases which were reviewed, information from the IDEM VFC³ concerning Underground Storage Tank (UST)/Leaking Underground Storage Tank (LUST), Brownfield, State Cleanup Program (SCP), and Resource Conservation and Recovery Act (RCRA) hazardous waste generator sites was reviewed. Locations were compared to 2015 aerial photographs of the four proposed alternatives to determine which properties would likely be impacted by construction activities. Desktop reviews of historical city directories, aerial photographs, and United States Geological Service (USGS) topographic maps were conducted to identify any additional properties that may adversely impact the rights of way of the proposed alternatives.

- Site reconnaissance surveys consisting of visual observations of the corridor from the current right of way of SR 37, Thompson Road, I-465, SR 144, and other local access roads were conducted in May and June 2016. The purpose of the visual surveys from the existing SR 37 right of way was to verify and visually assess the properties of environmental concern identified during the regulatory and historical document review. The entire corridor was driven and potential environmental concerns visible from the right of way were noted, mapped, and photo-documented. Interiors of the structures

¹ Databases searched include the following: Federal National Priority (NPL), Federal Delisted NPL, Federal Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) list, Federal CERCLIS No Further Remedial Action Planned (NFRAP), Federal Resource Conservation and Recovery Act (RCRA), Corrective Action facilities (CORRACTS), Federal RCRA non-CORRACTS Treatment, Storage, and Disposal Facilities (TSD), Federal RCRA Generators (SQG & LQG), Federal RCRA Generators (CESQG), Federal Institutional Control/Engineering Control Registry, Federal Emergency Response Notification System (ERNS) list, PCB Activity Database System (PADS), State and Tribal CERCLIS, State and Tribal Landfill or Solid Waste Disposal Sites, State and Tribal Leaking Underground Storage Tanks (LUST), State and Tribal Registered Underground Storage Tanks (UST), State and Tribal Voluntary Cleanup Site (VCP/SCP), State and Tribal Brownfield Sites, Drycleaners, Recycling Facilities (SWRCY), Tier 2, EDR Manufactured Gas Plants, EDR Historical Auto Stations, EDR Historical Dry Cleaners, ,

² <http://www.in.gov/idem/4101.htm>

³ <http://www.in.gov/idem/4101.htm>



located within the corridor were not accessed. Interiors of the structures were viewed only through open overhead doors. Additionally, due to privacy fencing, overgrown vegetation, or driveway fencing, visual observations of some properties were not possible. Site reconnaissance surveys were used to validate information from the Indiana Map geographic information system (GIS) and the EDR report, and to identify properties within the corridor with RECs that might affect a proposed alignment.

Properties of environmental concern are defined as properties that have the potential for or known release(s) of hazardous or petroleum substances to the corridor. Using the investigation process outlined above, properties were categorized using a subjective environmental risk ranking system, with properties classified as low risk, moderate risk, or high risk. Each category is described below.

- Low Risk properties have little or no potential for release of hazardous or petroleum materials. Properties with a documented release that have achieved site closure status with IDEM or USEPA may be classified as low risk. Examples include agricultural land, wooded or undeveloped land, residential property, commercial land (including automotive repair facilities with no registered USTs or other notable environmental concerns), municipal facilities, or light industrial warehouses.
- Moderate risk properties have a potential for release of hazardous or petroleum materials to the corridor. A moderate risk site may appear on a regulatory database as a generator of hazardous waste or operating as a salvage yard or automotive repair facility with visible surface staining or noted USTs. Moderate risk properties may also include properties that have achieved conditional closure status requiring institutional controls from the IDEM or USEPA. Institutional controls can be listed as environmental restrictive covenants or activity and use limitations. Examples of moderate risk properties include automotive repair facilities, industrial facilities with minor listings or violations in a regulatory database, or gasoline stations with no reported releases or violations.
- High Risk properties have a documented release or high potential for release of hazardous or petroleum materials to the corridor. These properties may appear in the regulatory database as having known releases to soil and groundwater with active investigations or monitoring. Examples of high risk properties include retail fuel stations with a known release, bulk fueling terminals, industrial manufacturing facilities, properties listed in regulatory databases with active status, and properties with a known release that has not been addressed or remediated.

The site operations and the potential hazardous and/or petroleum material issues were ranked according to the likelihood of on-site (within project right of way limits) and off-site impacts. Properties ranked as moderate or high risk were considered for further investigation, i.e., Phase I ESA or Phase II ESA. A Phase I ESA includes documentation of current and past uses of a property in order to evaluate potential or existing environmental contamination liabilities as part of the "Standards and Practices for All Appropriate Inquiries" 40 Code of Federal Regulations, Section 312[1]. A Phase I ESA includes a non-invasive inspection of a property, review of historic records including federal and state databases and mapping, and interviews with owners



or occupants in order to determine the presence of a REC. If a REC is identified, a Phase II ESA maybe initiated. A Phase II ESA is typically an invasive investigation including collection and sampling of soils, groundwater or building materials. A Phase II would typically confirm the presence or absence of the REC on a particular property.

4.5.3 Properties with a REC

Properties with RECs within the appropriate ASTM search distances from corridor were reviewed to identify their corresponding government databases and most recent facility types, names, and street addresses. Search distances range from 0.5 to 1.0 mile in accordance with the ASTM Standard. **Table 4.5-1** summarizes specific properties and **Figure 4.5-1** through **Figure 4.5-3** show these properties as well as properties identified during the site reconnaissance. Properties noted in **Table 4.5-1** were reviewed for additional analysis in **Section 5.16**. See **Section 5.16** for additional details about properties that received additional analysis.

Properties of environmental concern that do not represent a likely past, present or material threat of release in, on or at the property based on distance, topography, assumed groundwater gradient, current regulatory status and/or the absence of reported releases were classified as low priority and were not further reviewed. For reference to the analysis for these properties see **Appendix G**.

Table 4.5-1: I-69 Section 6 Properties of Environmental Concern within the Study Area

Site ID	Site Name	Site Address	In ROW? (Y/N)	Risk Potential for Environmental Condition (L/M/H) ¹	Regulatory Listings	Facility Type / Property Use
1	WR Beach / Affordable Auto and Towing	4402 Bluff Rd., Indianapolis	Yes	M	EDR Historical Auto Station	Vacant / Commercial
2	Hanson Aggregates / Milestone / E&B Paving	4350 Harding St., Indianapolis	Yes (Partial)	M	RCRA TSDF, CORRACTS, RCRA Non Generator (NonGen), Manifest, Airs	Limestone Quarry
3	Swift Auto Service / Motsinger Auto	4300 S. Meridian St., Indianapolis	No	M	EDR Historical Auto Station	Automotive Repair Facility
4	Stoops / Overland Express	1631 and 1851 W. Thompson Rd., Indianapolis	No	M	LUST, UST, AUL, Manifest, RCRA NonGen, RCRA SQG, Spills, Industrial Waste, Finds, Echo	Trucking Sales & Maintenance



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Site ID	Site Name	Site Address	In ROW? (Y/N)	Risk Potential for Environmental Condition (L/M/H) ¹	Regulatory Listings	Facility Type / Property Use
5	Marathon Bulk 2734	1541 W. Thompson Rd., Indianapolis	No	H	LUST, UST, Spills, EDR Historical Auto Station, Finds, Echo	Gas Station
6	Flying J Travel Plaza / Boss Shop	1720 W. Thompson Rd., Indianapolis	Yes (Partial)	H	LUST, UST, Echo, Tier 2, Hazardous Materials Information Reporting System (HMIRS), Emergency Response Notification System (ERNS), Spills, Finds	Gas Station/ Truck Service Center
7	Bud's Service / Mr. Fuel	4640 Harding St., Indianapolis	Yes (Partial)	M	UST, Spills	Gas Station
8	Pilot Travel Center	4607 Harding St., Indianapolis	Yes (Partial)	M	LUST, UST, Spills, RCRA CESQG, Finds, Echo, Tier 2, Manifest	Gas Station/Truck Stop
9	Dollar Inn / Berns Transportation	4585 Harding St., Indianapolis	No	M	UST, Spills, RCRA NonGen, Finds, Echo	Motel
10	Blue Beacon / Former Amoco / Concrete Industries	4504 / 4550 Harding St., Indianapolis	No	L	LUST, UST, Aurs, Tier 2, Finds, Echo	Truck Wash
11	Ted's Aqua Marine / Lane Restoration	4600 S. Bluff Rd., Indianapolis	No	L	LUST, UST, RCRA NonGen	Boat Sales & Service
12	Truck Movers / Vehicare	4610 S. Bluff Rd., Indianapolis	No	L	RCRA CESQG, Finds, Manifest, Echo	Truck Rental/Sales /Service
13	Paul's Trailer Service	1245 Harding Ct., Indianapolis	Yes (Partial)	L	EDR Historical Auto Station	Freight Trailer Service Shop
14	Venture Logistics / Oliver Trucking / Penske Truck Leasing	1101 Harding Ct., Indianapolis	Yes (Partial)	M	RCRA CESQG, HMIRS, Finds, Manifest, Echo, LUST, UST, AUL, Spills, Brownfield, Tier 2, RCRA NonGen	Freight Hub



Site ID	Site Name	Site Address	In ROW? (Y/N)	Risk Potential for Environmental Condition (L/M/H) ¹	Regulatory Listings	Facility Type / Property Use
15	Linde / BOC Gases	1045 Harding Ct., Indianapolis	No	M	Tier 2, RCRA NonGen, Finds, Echo, LUST, UST, Spills, Manifest	Industrial
16	Circle City Tank Wash / Smith Tank Cleaning	1930 Banta Rd., Indianapolis	Yes (Partial)	M	RCRA CESQG, Manifest, Spills, Finds, Echo	Tank Wash
17	Thompson Road Dump	2635 W. Thompson Rd., Indianapolis	Yes	M	Finds, Echo	Residential
18	RH Marlin	2202 W. Thompson Rd., Indianapolis	Yes	M	LUST, UST, Finds, Echo, Spills	Commercial
19	Kopetsky's / Martin Marietta / IMI / Tri-Ax Inc.	5320 S. Belmont Ave., Indianapolis	Yes (Partial)	H	LUST, UST, Manifest, Spills, Finds, Echo, ERNS, Tier 2, RCRA NonGen	Trucking / Storage
20	L and E Engineering	6450 S. Belmont Ave., Indianapolis	No	H	VCP, RCRA NonGen, Manifest, ERNS, Finds, Spills, ECHO	Midwest Food Bank
21	Ricker's 876 / Amoco	2025 W. Southport Rd., Indianapolis	Yes	M	LUST, UST, RCRA NonGen, Industrial Waste, Finds, Manifest, Echo, National Pollutant Discharge Elimination System (NPDES), EDR Historical Auto Station	Gas Station
22	Tuchman Cleaners / Marathon	378 Western Ave. Suites A and B, Greenwood	No	H	EDR Historical Cleaner, Drycleaner, State Cleanup Program (SCP), Spills, LUST, UST, Finds, Echo, Manifest, RCRA NonGen	Dry Cleaners



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Site ID	Site Name	Site Address	In ROW? (Y/N)	Risk Potential for Environmental Condition (L/M/H) ¹	Regulatory Listings	Facility Type / Property Use
23	Speedway	6100 W. Smith Valley Road, Greenwood	Yes (Partial)	H	EDR Historical Auto Station, LUST, UST, RCRA NonGen, Spills, Finds, Manifest, Echo, Tier 2	Gas Station
24	Amoco	9614 SR 144, Martinsville	Yes (Partial)	M	Historical Auto Station, LUST, UST, Finds, Echo	Gas Station
25	Johnson Oil Bigfoot / Shell / Circle K	9400 SR 144, Martinsville	No	M	LUST, UST, Finds, Echo	Gas Station
27	Marathon Gas	3400 Old SR 37, Martinsville	Yes	M	None (IDEM VFC Only)	Gas Station
28	Tim Wilson Chevrolet-Buick	7005 SR 37 North, Martinsville	Yes (Partial)	L	UST, Finds, Echo	Golf Cart Dealership
29	Grassyfork Fisheries Co., Inc.	2902 East Morgan Street, Martinsville	Yes (Partial)	L	UST	Fishery
30	Washington Township Fire Department	1890 SR 44, Martinsville	Yes (Partial)	L	UST, Finds, Echo	Fire Station
31	Indiana University Health Morgan Hospital	2209 John R. Wooden Drive, Martinsville	No	M	RCRA SQG, Finds, Echo, Manifest, Airs	Hospital
32	Bigfoot 16	1229 North Bluff Road, Martinsville	Yes (Partial)	M	LUST, UST, Spills, RGA LUST, Finds, Echo	Gas Station
33	Village Pantry #404	109 Janay Drive, Martinsville	Yes	M	UST, Finds, Echo	Gas Station
34	Towne View Auto Clinic	1465 State Road 252, Martinsville	Yes	L	EDR Historical Auto Station	Automotive Repair Facility
35	Martinsville Citgo	229 Grand Valley Boulevard, Martinsville	No	M	EDR Historical Auto Station, UST, Finds, Echo	Gas Station



Site ID	Site Name	Site Address	In ROW? (Y/N)	Risk Potential for Environmental Condition (L/M/H) ¹	Regulatory Listings	Facility Type / Property Use
36	Murphy USA	629 Birk Road, Martinsville	No	M	UST, Spills, Finds, Echo	Gas Station
38	Turkey Hill #600	1860 South Ohio St., Martinsville	No	M	Historical Auto Station, LUST, UST, Spills, Finds, Echo	Gas Station
39	Garry's Marathon Inc.	2180 Burton Lane, Martinsville	No	M	Historical Auto Station, LUST, UST, RCRA CESQG, Finds, Manifest, Echo	Gas Station
40	Martinsville Plaza Laundry	2028 Burton Lane, Martinsville	No	L	Historical Cleaner	Drycleaners
41	KMART #3790	2020 Burton Lane, Martinsville	No	M	UST, RCRA NonGen, Finds, Echo	Flea Market
42	N/A	1390 Morton Avenue, Martinsville	No	L	Spills, Finds, Echo, Airs	Sand and Gravel Quarry
43	Pearson Brothers NAPA Auto Services	300 & 304 Rogers Road, Martinsville	Yes (Partial)	L	Historical Auto Station	Automobile Parts Store
44	Laundry Basket and Tanning Center	459 Commercial Boulevard, Martinsville	Yes	L	Historical Cleaner	Commercial
46	Tim Wilson Chevrolet-Buick	555 Commercial Boulevard, Martinsville	Yes	L	RCRA NonGen, LUST, UST, Spills, Finds, Manifest, Echo	Vacant
47	Weliever Olds-Pontiac-GMC Inc.	655 West Southview, Martinsville	No	L	RCRA CESQG, Industrial Waste, LUST, UST, Finds, Echo, Manifest	Automobile Dealership
48	Circle K #54	320 Southview Dr., Martinsville	Yes	H	LUST, UST, Spills	Gas Station

¹ – Environmental risk ranking: L = Low Risk, M = Moderate Risk, H = High Risk
 Note: Properties 26, 37, and 45 were removed from the table due to lack of environmental concerns.

Figure 4.5-1: Properties of Concern in I-69 Section 6 Corridor north of Stones Crossing

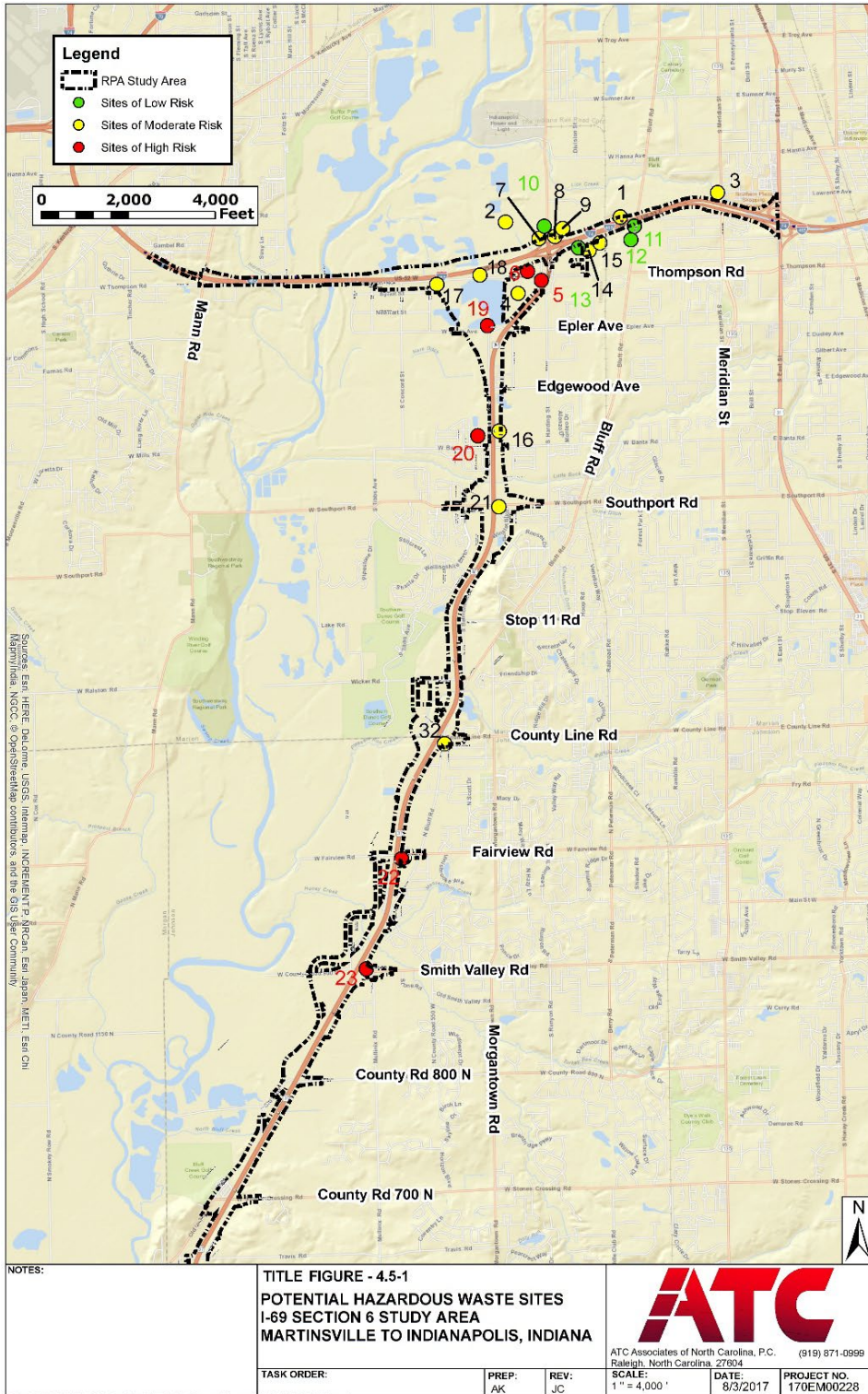




Figure 4.5-2: Properties of Concern in I-69 Section 6 Corridor north of Henderson Ford Road

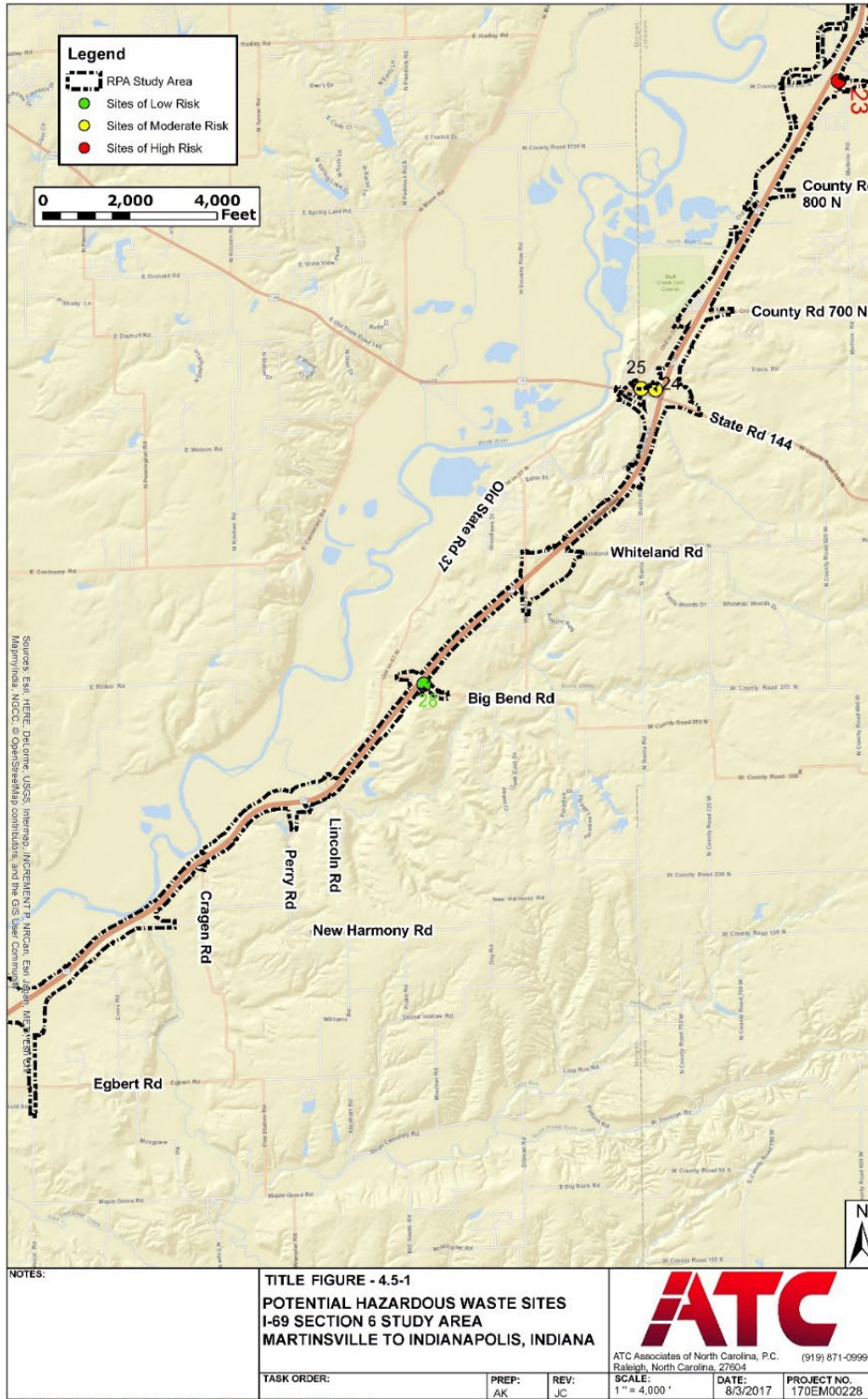


Figure 4.5-3: Properties of Concern in I-69 Section 6 Corridor north of I-69 Section 5

