



## Indiana Brownfields Program an Indiana Finance Authority Environmental Program

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February 10, 2014

### **Hand Delivery**

Section 106 Review Team  
ATTN: Chad Slider  
Department of Natural Resources  
Division of Historic Preservation and Archaeology  
402 West Washington Street, Room W-274  
Indianapolis, Indiana 46204-2739

Re: City of Richmond, Wayne County  
**Former Carpenter Manufacturing Site**  
1100 Industries Road, Richmond, Indiana  
Indiana Brownfields Program Project

Dear Review Team:

This letter is to serve as the Indiana Brownfields Program's ("Program") formal request for a Section 106 National Historic Preservation Act review by the Indiana Department of Natural Resources' Division of Historic Preservation and Archaeology for the property at 1100 Industries Road, Richmond, Wayne County, Indiana ("Site"). The Program is the recipient of a federal Brownfields revolving loan fund grant for environmental remediation awarded by the U.S. Environmental Protection Agency. As a condition of use of the federal funds, the Program must ensure a review is conducted to determine to the potential applicability of the National Historic Preservation Act to the Site. The City of Richmond plans to enter into a loan agreement with the Program and will use federal funds to remediate environmental impacts at the Site, including groundwater remediation. At this time, a Draft Site Investigation & Remediation Work Plan has been submitted, and will likely be approved with minor changes by the Program's technical staff.

### **Information about the Program's and City of Richmond's Plans:**

**Federal Funding Source:** The City of Richmond plans to enter into a low-interest loan agreement with the Program and will use federal funds to remediate environmental contamination identified on the Site. At this time, only remediation of groundwater and soil vapor is necessary, which will be addressed by six high-vacuum dual-phase extraction wells (HVDPE) to extract groundwater contamination and soil vapor, so the physical impact to the Site will be minimal. A Site map and photographs are included with this letter as "Exhibit A" for your reference and review. In addition, the Draft Site Investigation & Remediation Work Plan dated August 5, 2013 is also included as "Exhibit B" for your reference and review.

**Site Background:** The Site is known as the Former Carpenter Manufacturing Site. It is located at the southeast intersection of US 70 & State Road 35(Williamsburg Pike), in Richmond, with an approximate acreage of 84.11 acres. The location is in an industrial park setting. The Site was developed in 1967 for the manufacturing of



Page 2

Letter to DNR Section 106 Review Team  
Former Carpenter Manufacturing  
February 10, 2014

school buses, and the most recent owner/occupant was Carpenter, which manufactured school buses at the Site from 1996 until October 2000. Currently, the Site is partially occupied by a semi-truck driving school, a truck maintenance garage and a warehousing operation.

During the Phase II investigation, soil and groundwater samples were taken. The soil sample results did not exceed the Remediation Closure Guide's ("RCG") Residential Screening Levels. However, the groundwater sample results did detect two distinct benzene sources exceeding RCG's Industrial Screening Levels.

**Historical Status of Site:**

The Former Carpenter Site is not listed on any State or National Registries, and it is not listed on the Wayne County Interim Report, Indiana Historic Sites and Structure Inventory.

Sources of Historical Information:

- Wayne County Interim Report (Historic Sites and Structure Inventory) dated August, 2001.
- DNR's SHAARED database
- Tony Foster, Executive Director, Richmond Department of Metropolitan Development.

Thank you for your assistance with the Section 106 review process. In order to facilitate the appropriate review process by the U.S. Environmental Protection Agency, the Program requests that all correspondence from your office to the Program also be copied to Patricia Polston, Project Manager, U.S. Environmental Protection Agency, Region 5, 77 W. Jackson Blvd., SB-7J, Chicago, IL 60604. Please feel free to contact me at (317) 234-0618 if you should have any questions.

Sincerely,



Cindy Shively Klem  
Program Counsel

Enclosures

cc: (via electronic transmission)

Patricia Polston, U.S. EPA, Region 5

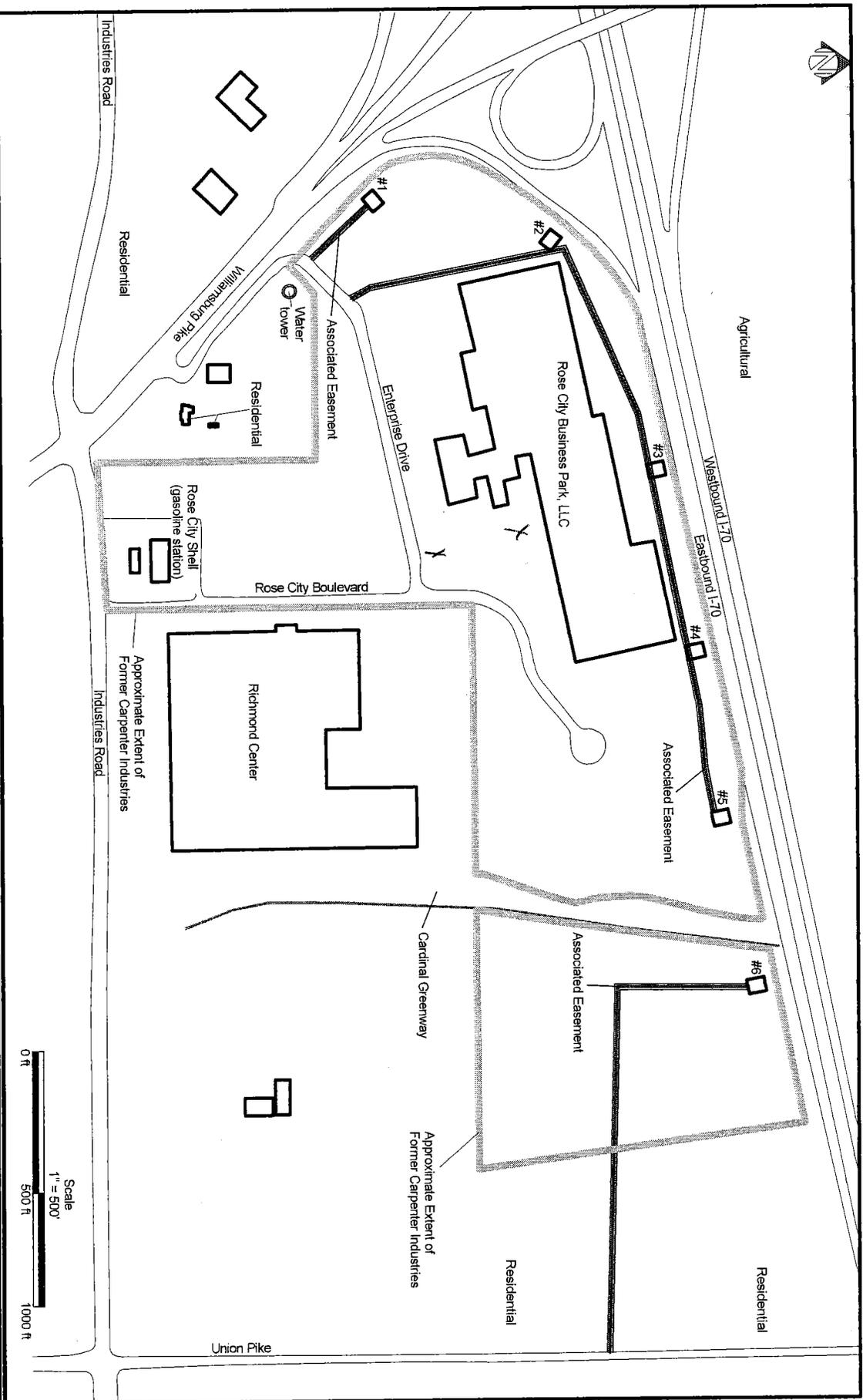
Tony Foster, Executive Director, Richmond Department of Metropolitan Development

Michele Oertel, Indiana Brownfields Program

“Exhibit A”

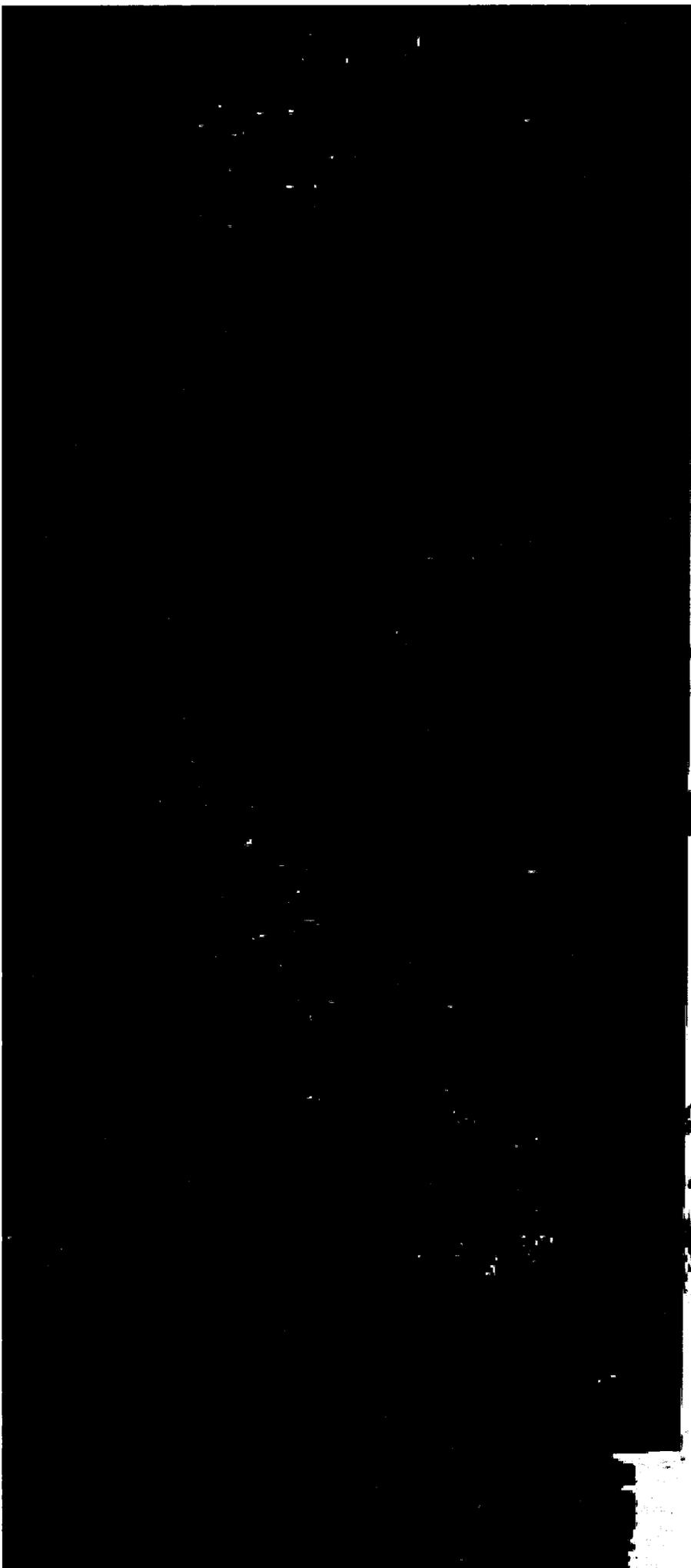
Site Map & Photographs

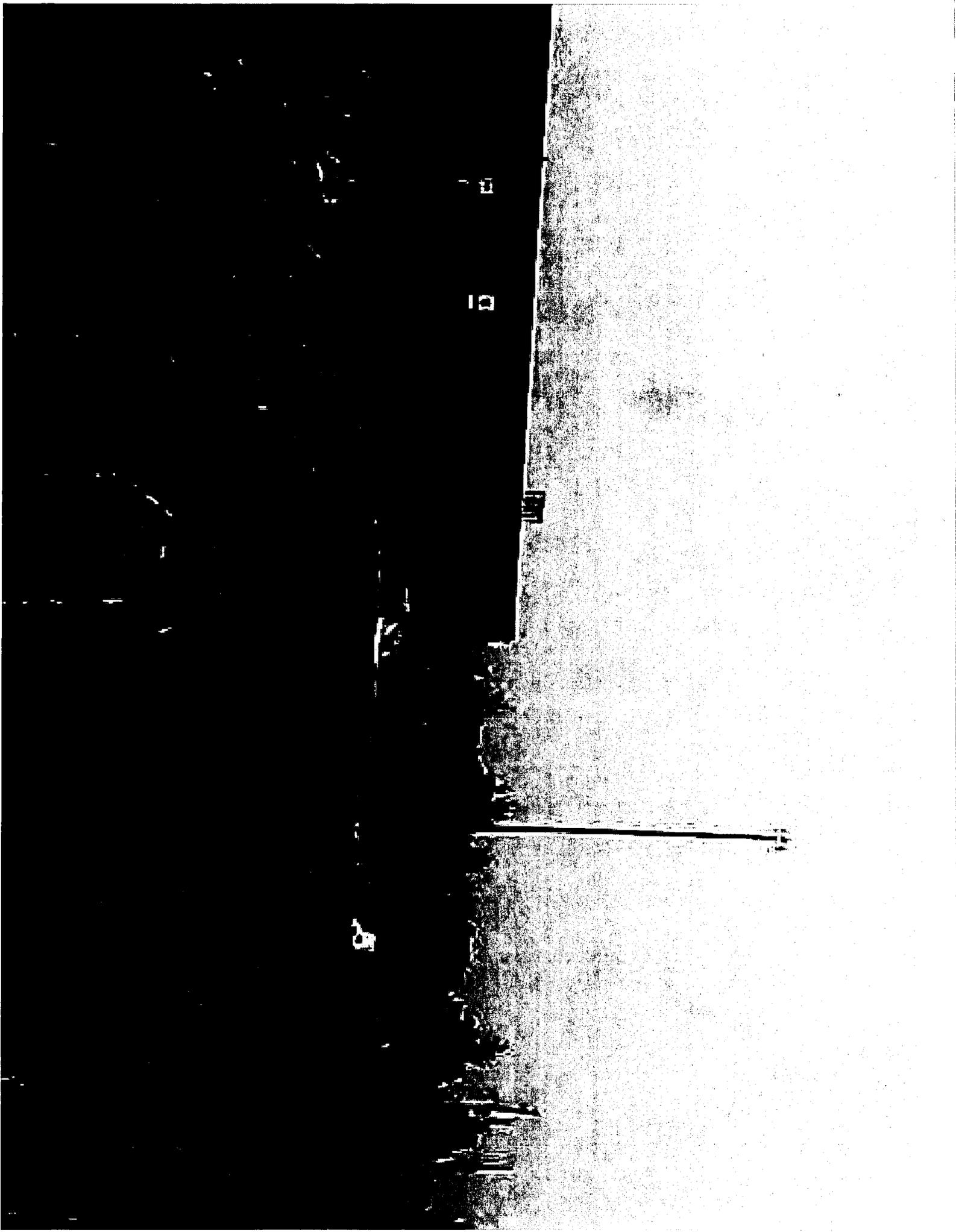
X = location of remediation system

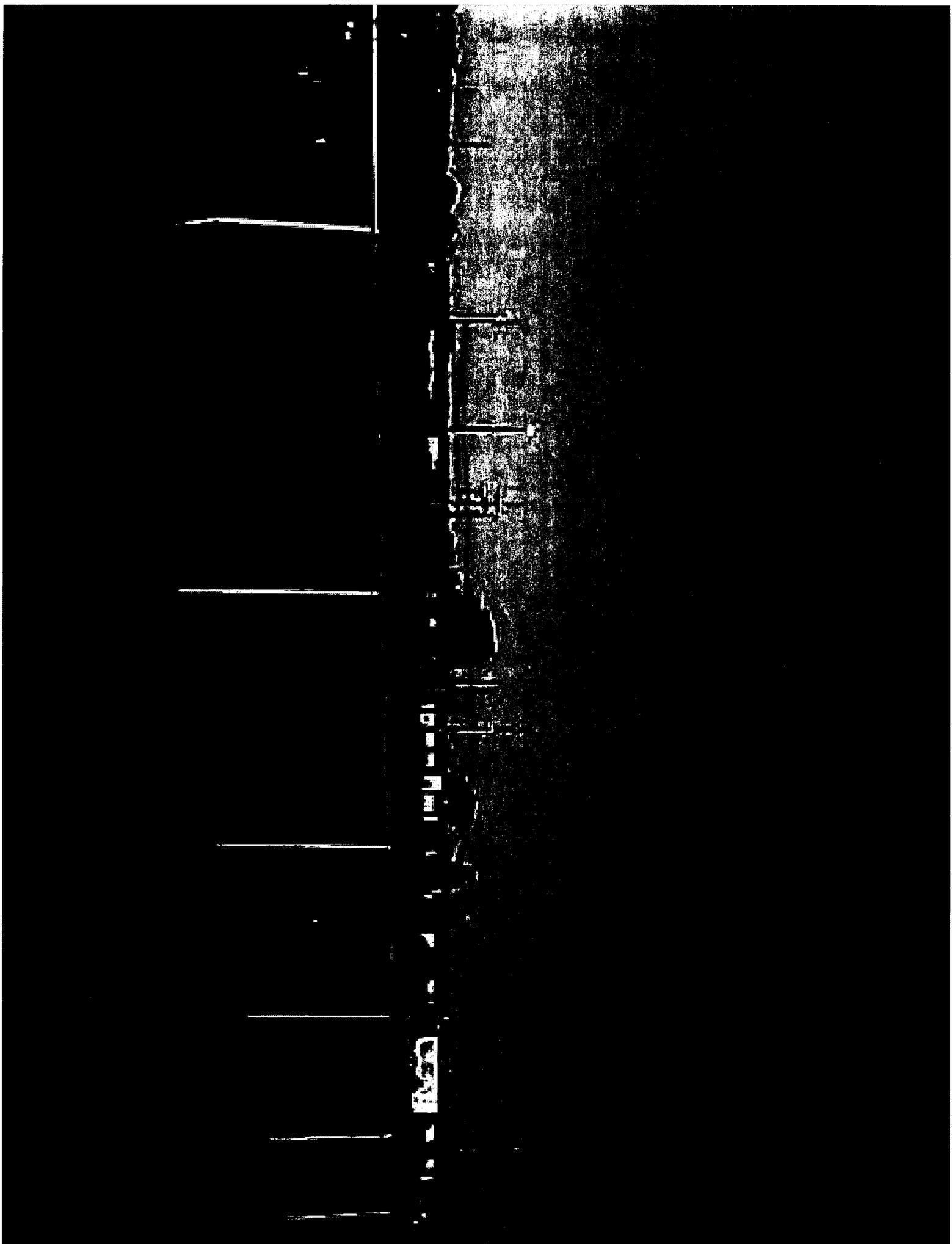


**Site Map**  
 Former Carpenter Industries, LLC  
 1200 West Industries Road  
 Richmond, Indiana

Project Number:	90.06.10				
Drawing File:	Site Map				
Date:	June 9, 2010				
Scale:	1"=500'				
Drawn By:	JD	Checked by:	JS	Figure:	2







"Exhibit B"

Draft Site Investigation & Remediation Work Plan

(September 16, 2013)

Note: Appendix C (Probe Logs & Monitoring Well Construction Details) of the Draft SI & RWP is not included in Exhibit B due to the size of the reporting details. However, the reports are available upon request.