



Former Gas Stations Transformed into Vibrant Live-Work Residences

Two former gas stations at the intersection of 25th Street and Delaware Street in the Fall Creek Place residential area of Indianapolis have been redeveloped into live-work residences. These very popular units allow for storefront retail use of the lower level and loft style condominiums on the upper levels. The City of Indianapolis obtained these properties during land acquisition for the Fall Creek Place redevelopment.

Because the properties contained former gas stations, environmental investigations were necessary to ensure that any contamination and underground storage tanks (USTs) were addressed before redevelopment. A portion of the environmental work was funded by an USTFields grant that was awarded to the City of Indianapolis from the U.S. Environmental Protection Agency (U.S. EPA) for \$100,000. This grant was for the assessment and remediation of several petroleum sites throughout the city, including the 25th Street and Delaware sites. The Indiana Brownfields Program provided technical oversight for the U.S. EPA and partnered with the Indianapolis Brownfield Redevelopment Program to administer and implement the EPA grant-funded portion of the project. The Indianapolis Brownfield Redevelopment Program leveraged additional funding for further environmental work through the Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) entitlement grant funds. The Indiana Brownfields Program provided technical oversight for this grant as well. These public funds were leveraged by additional environmental work that was funded by the developer, Mansur.

A total of seven USTs, 1900 gallons of liquid petroleum, and 101 tons of contaminated soil were removed from the sites. After environmental activities were completed, the city requested and received Site Status Letters from the Indiana Brownfields Program. These letters compared the environmental conditions at the sites to the Indiana Department of Environmental Management's closure levels and enabled the developer to acquire the properties for the development.

This redevelopment is a prime example of how the hard work of local officials and the leveraging of federal, state, local, and private funds can help transform a neighborhood.