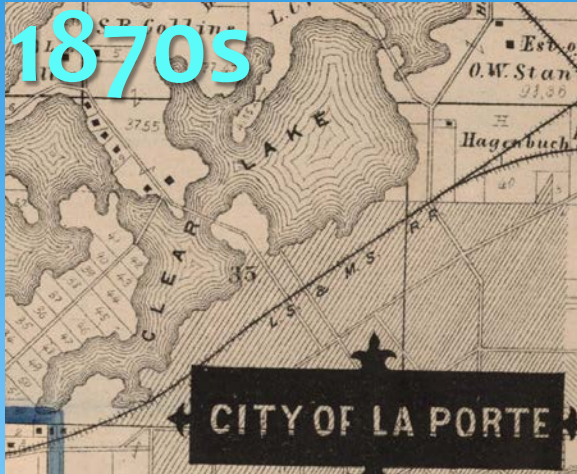
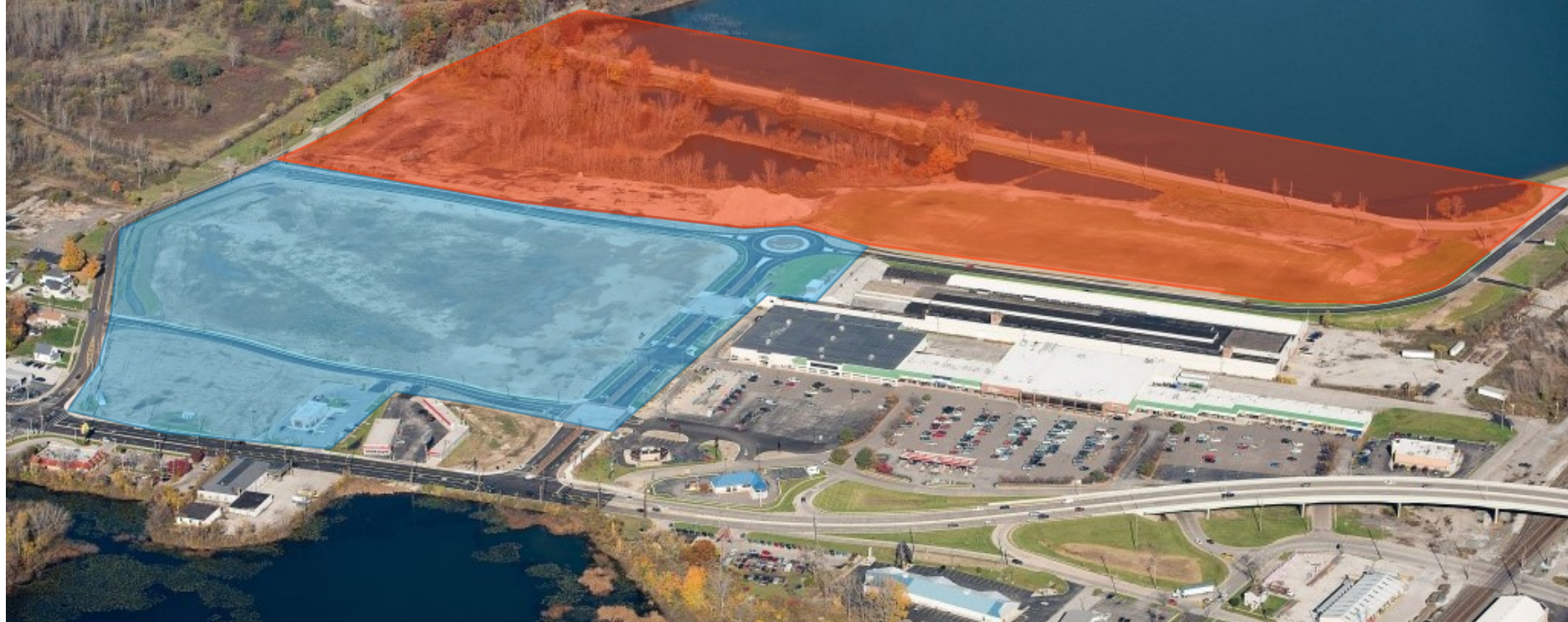


NewPorte Landing Brownfield Redevelopment City of La Porte, Indiana | Redevelopment Commission

March 1, 2018



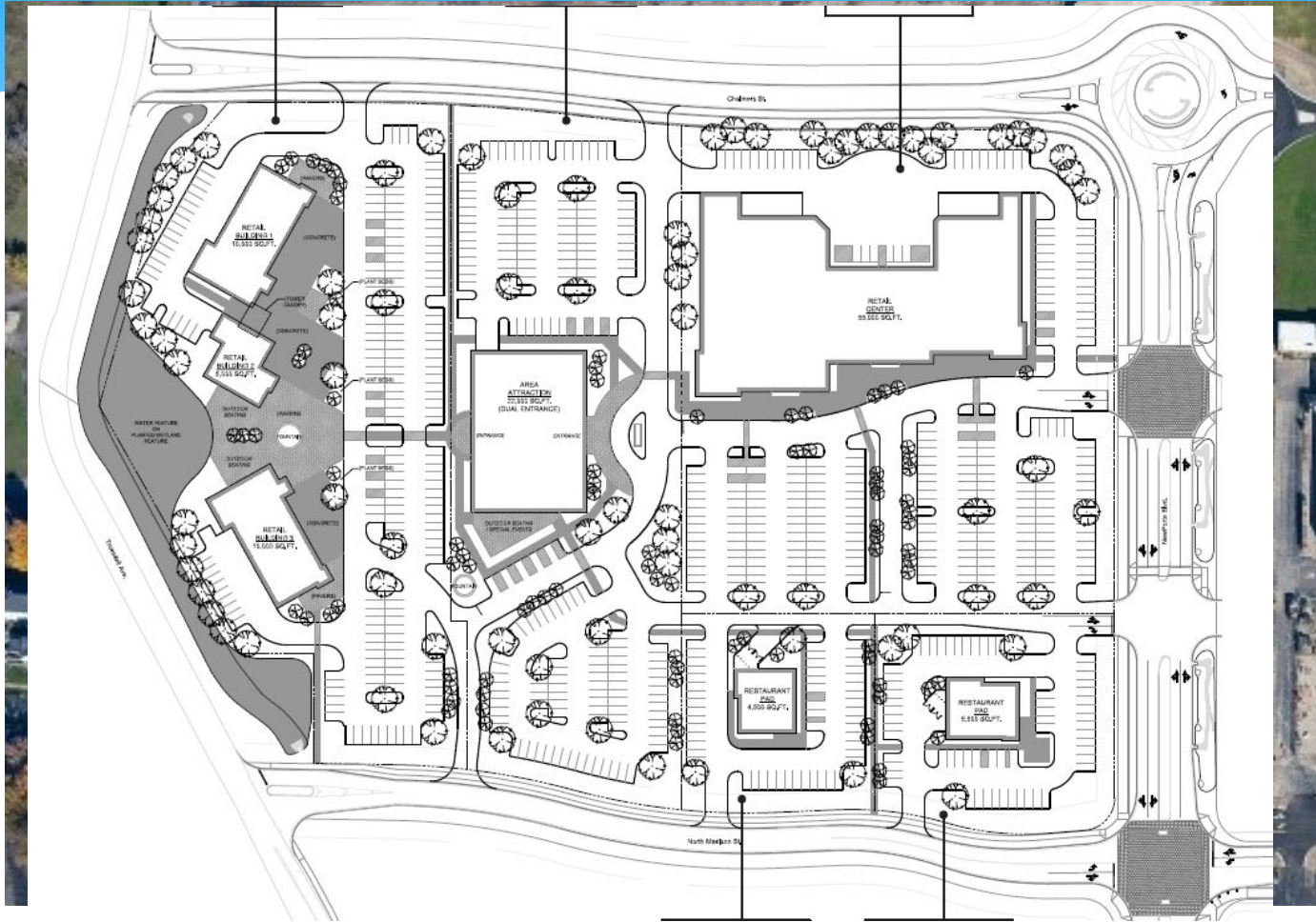
Site History



Geosyntec
consultants

- * Other Various Manufacturing
- * Vacant Brownfield since early 2000s
- * NewPorte Landing Phase 1 infrastructure - 2015-2016

NewPorte Landing Phase 1



The City of La Porte's Vision for Phase 2

- * To turn a Brownfield site into a mixed-use (multi-use residential and commercial) area with public access and amenities
- * As an extension of La Porte's downtown, make this a destination for area residents
- * To use the site as an educational tool for remediation and restoration of a former Brownfields



NewPorte Landing Phase 2 Site

* Phase 2 Area Includes:

* Phase 2A

- * Blalack
- * Verma (North)
- * Verma (South) and West Basin

* Phase 2B

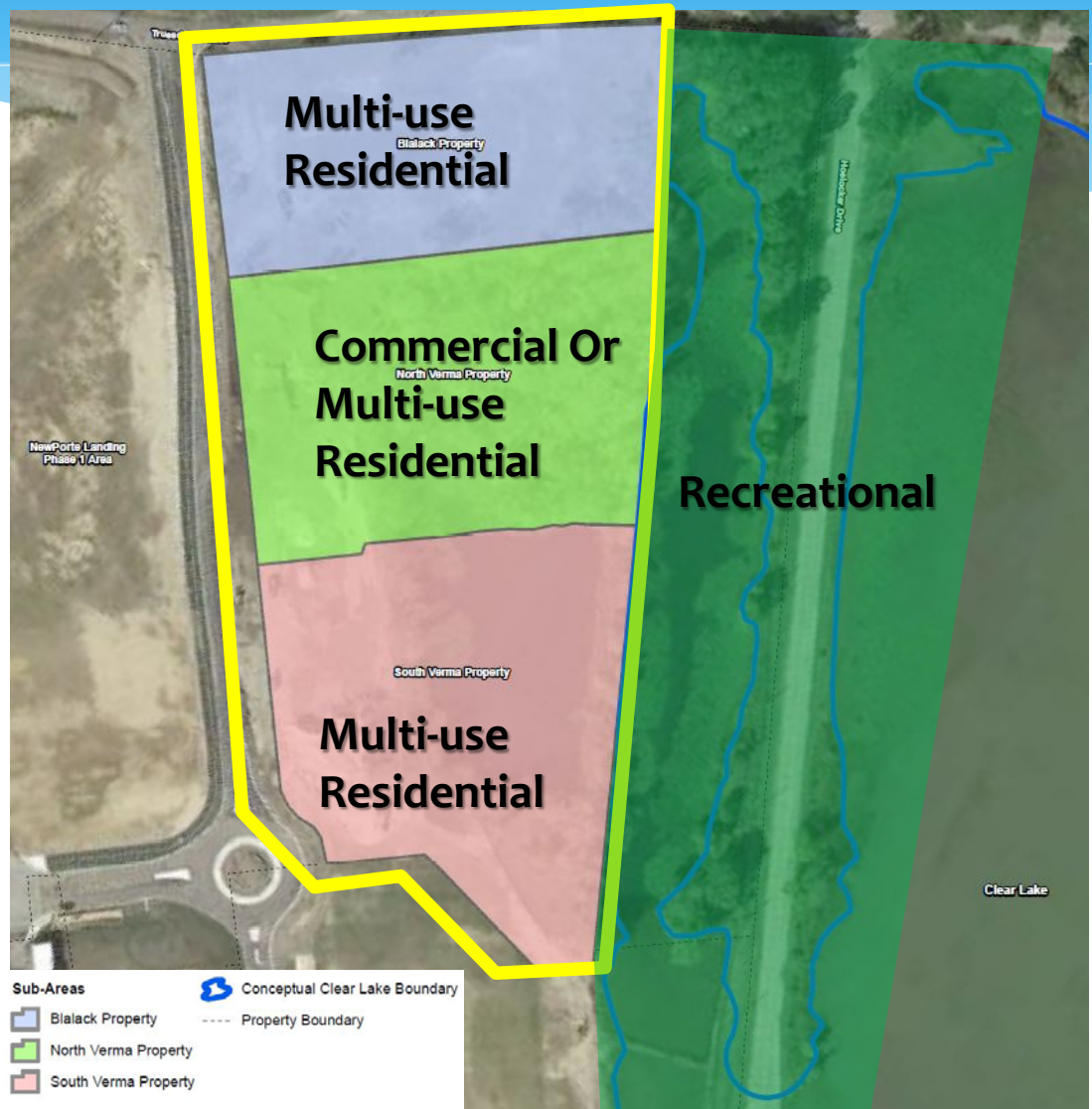
- * East Pond
- * Hoelocker Drive
- * Western end of Clear Lake

* Phase 2A

- * Remediation – 2018
- * Redevelopment – 2019

* Phase 2B

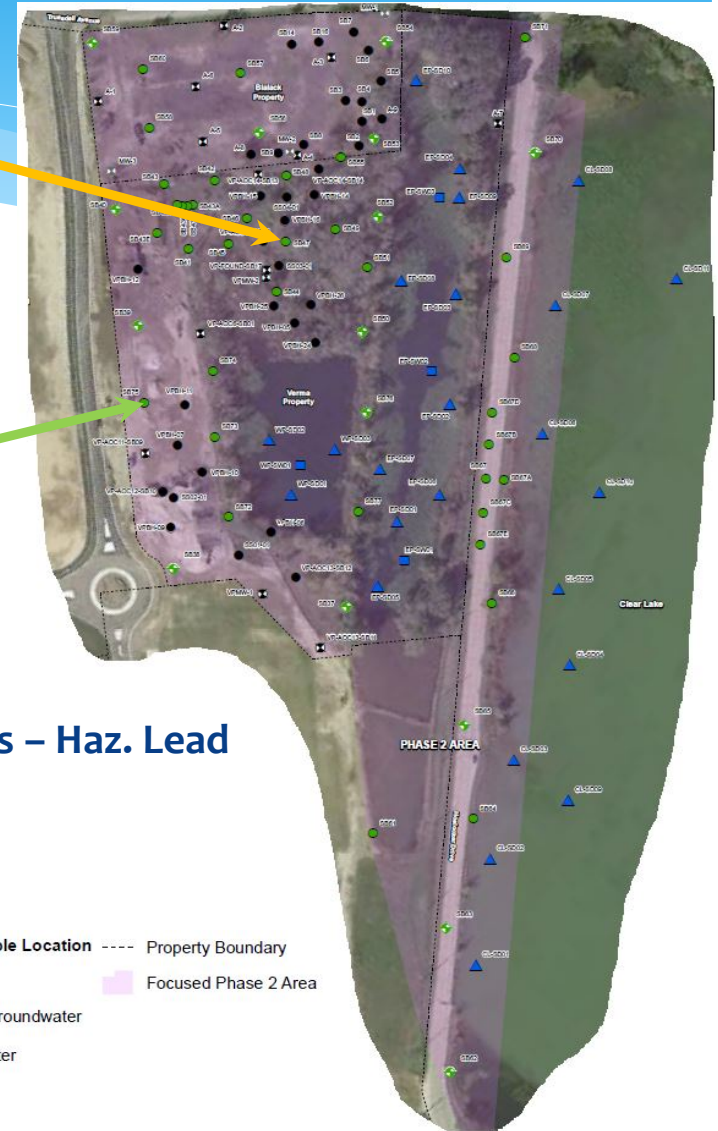
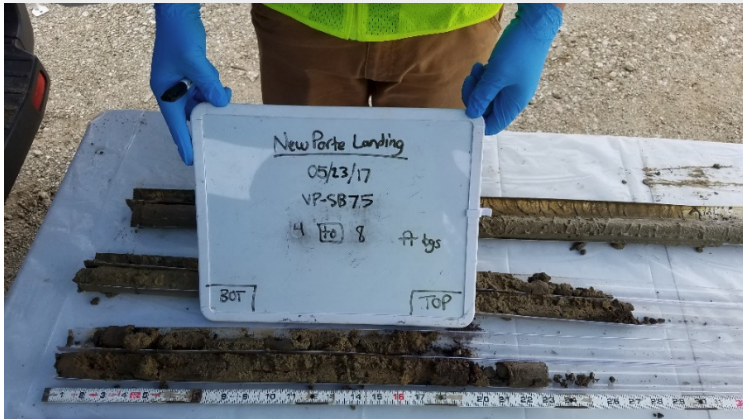
- * Remediation/Restoration – 2019-2021



History of “West Basin”



Environmental Investigation (Upland)



- * VOCs
- * PAHs
- * Metals – Haz. Lead
- * PCBs
- * ACM

2017 SSI Sample Location	Historical Sample Location	Property Boundary
● Soil	● Soil	----
⊕ Soil and Groundwater	⊕ Soil and Groundwater	 Focused Phase 2 Area
▲ Sediment	⊖ Groundwater	
■ Surface Water		

Conceptual Remediation Plan

- * **Fill West Basin with clean backfill – engineered barrier over impacted sediments**

- * **Foundry sand reuse on-site as road or parking lot base – If TCLP data acceptable**

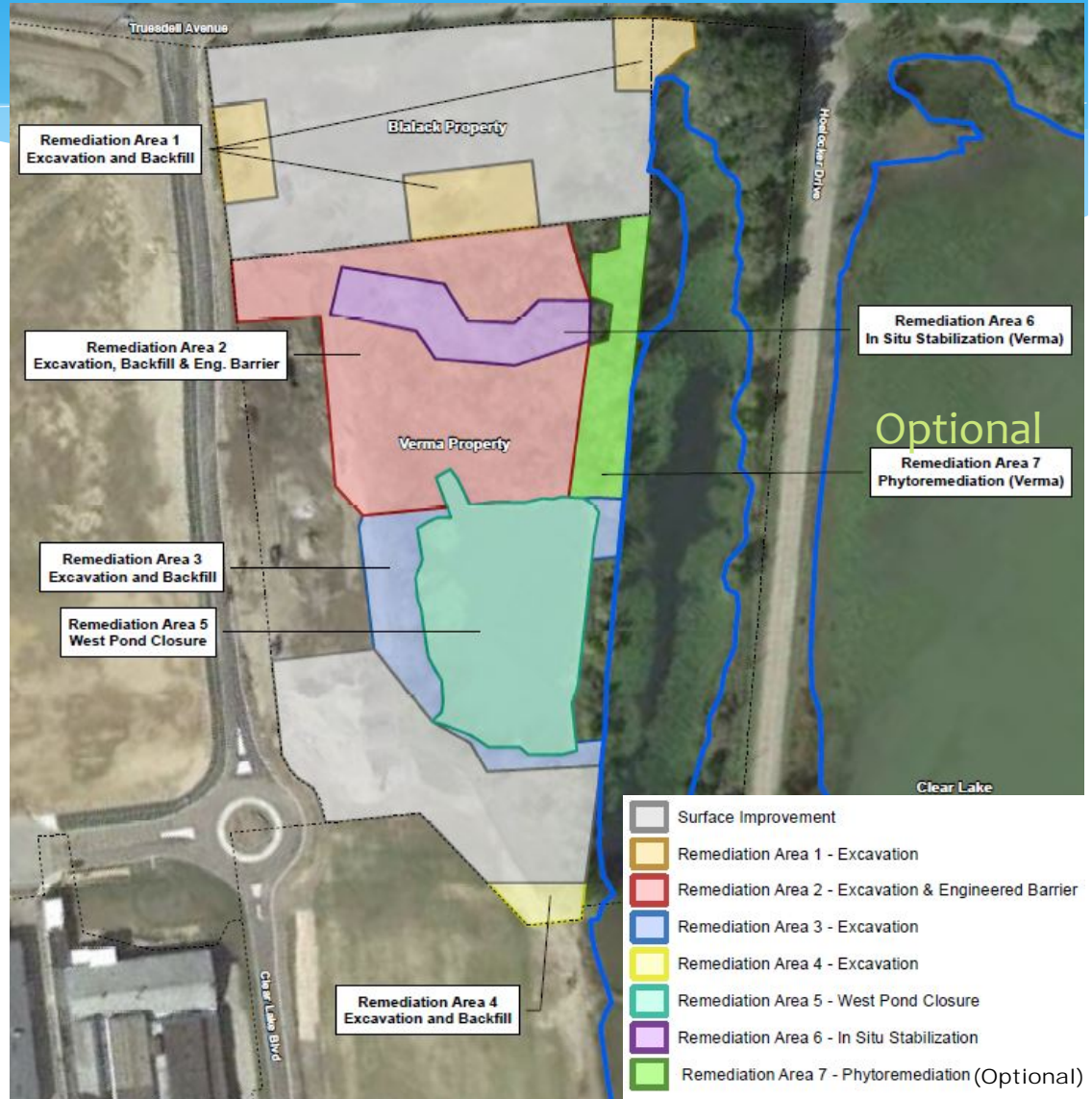
- * **Stabilization of hazardous lead in soils**

- * **Shallow excavation and T&D (non-Haz.); with engineered barrier (clean soil or paved surface) over remaining impacted subsurface soils**

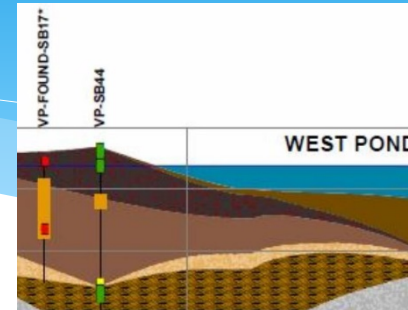
- * **Post-remediation vapor intrusion evaluation – sample for soil gas in areas of VOC impacts in soil and groundwater**

- * **Groundwater monitoring for NewPorte Landing Phase 1 and 2 Areas**

- * If necessary, based on post-remediation groundwater monitoring in Phase 2 area, install phytoremediation system

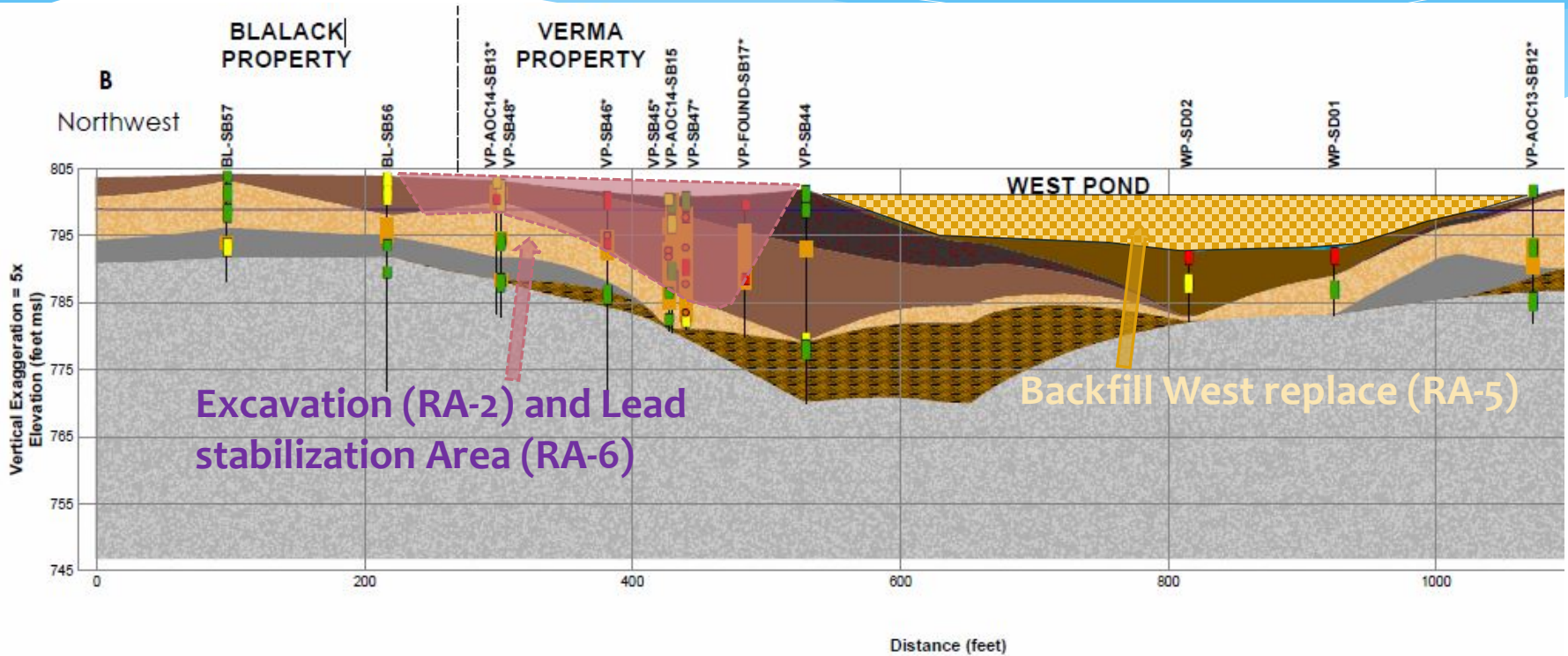


Foundry Sand



- * Foundry sand observed northwest of West Basin
 - * Foundry sand waste pile composite sample (2015) – No COCs above RCG screening levels
 - * Soil boring grab samples - COCs at concentrations above RCG residential screening levels
 - * Benzo[a]pyrene, benzo[b]fluoranthene, dibenz[a,h]anthracene
 - * Arsenic, cobalt, manganese, and thallium
- * Excavation of foundry sand during remedial action to be reused or recycled
 - * *Indiana Code (IC) 13-19-3-7 identifies that foundry sand that meets Type III criteria can be re-used for a variety of purposes, including for use as structural fill base capped by clay, asphalt, or concrete.*
 - * After excavation and material screening to remove larger debris, these materials will be stockpiled and sampled for future re-use on-site, or off-site recycling at cement kiln

Lead SS Area & “West Basin” Closure



Geology

- Soft Sediment
- Foundry Sand
- Fill
- Upper Sand
- Sandy Clay
- Peat
- Lower Sand

Water

- Water Table
- Surface Water

Borings

- Boring/Probe/Core
- Visual/Olfactory Impact
- Paint Sludge

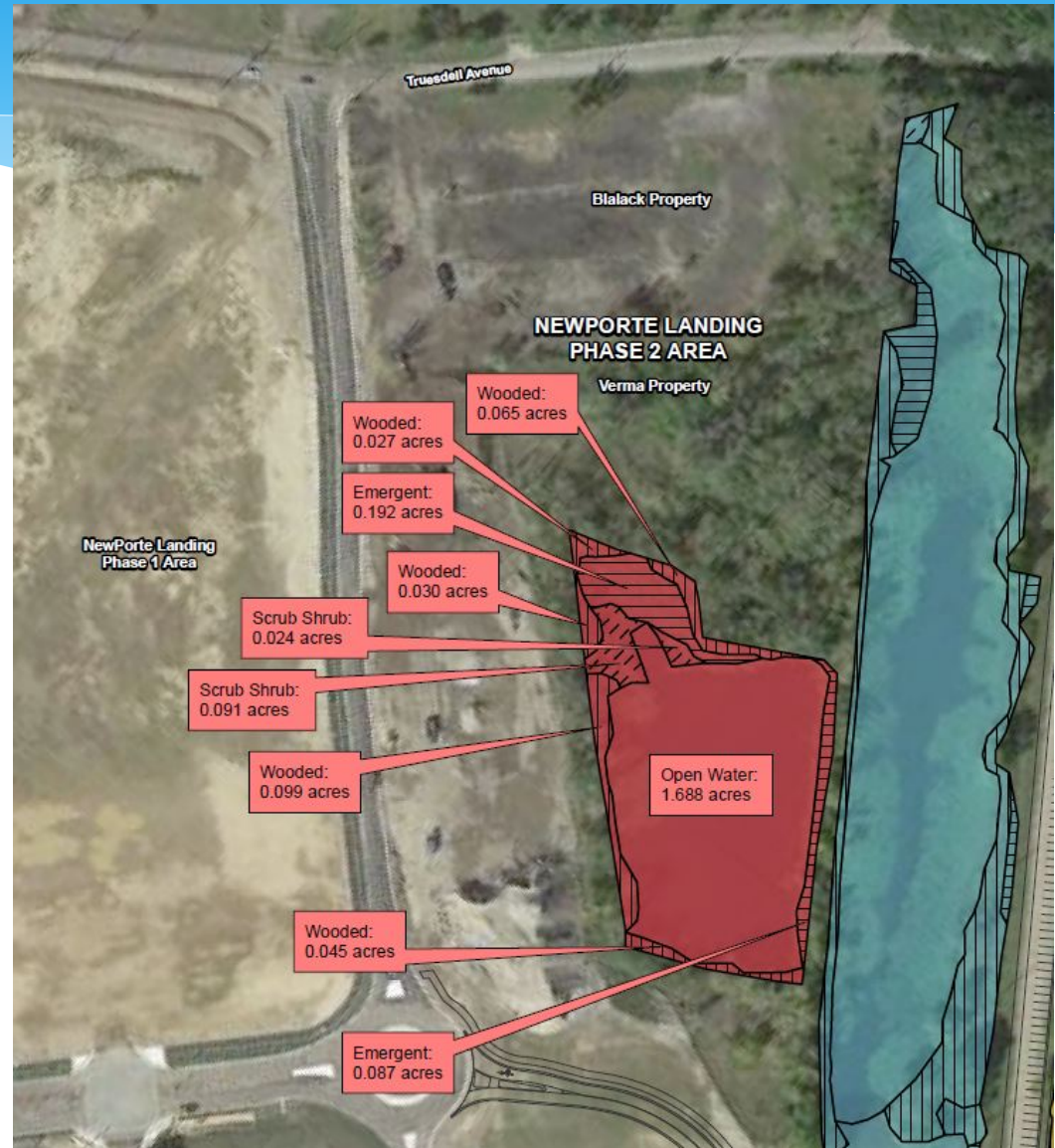
Cross-Section Legend

Analytical

- 2017 IDEM Screening Level Comparisons
- Soil sample does not exceed soil remediation screening levels.
 - Soil sample exceeds residential soil remediation screening levels.
 - Soil sample exceeds commercial/industrial soil remediation screening levels.

Wetland Mitigation for “West Basin”

- * Fill the “West Basin” to allow soil remediation of banks and cap sediment impacts for engineered barrier
- * Permit for wetland impacts and mitigation as required by sections 401 and 404 of the Federal Clean Water Act through USACE and IDEM
- * Propose off-site mitigation for Phase 2A at Kankakee Sands mitigation bank



Next Steps

- * **Lead stabilization treatability study (February to April 2018)**
- * **Submit Remedial Work Plan for IDEM approval (March 2018)**
- * **Submit wetland mitigation permit to USACE and IDEM (June 2018)**
- * **Start remediation construction of Phase 2A (Late Summer 2018)**
- * **Phase 2A site redevelopment (Spring 2019)**
- * **Phase 2B remediation and restoration (2019-2021)**



Questions?

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