

Transit Oriented Development Environmental Screening

MICHIGAN CITY

LOCATION

MICHIGAN CITY, LAPORTE COUNTY, INDIANA

Prepared FOR:

MKSK

DECEMBER 1, 2022

Prepared by:



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Narrative

The RDA is overseeing the TOD planning for transit districts around stations impacted through the West Lake Corridor and South Shore Double Track commuter rail projects. The RDA is currently developing Transit Development District (TDD) boundaries around stations in Hammond, Munster, Dyer, East Chicago, Gary, Ogden Dunes, Portage, Porter, Michigan City, and South Bend to promote growth and investment that is compatible with locally unique characteristics. It is our understanding that for this project, NICTD will carry forward and build upon the planning activities previously completed for the West Lake Transit-Oriented Development report. Proposed activities will vary by community, as will the degree of engagement. Example planning services could include, but are not limited to: district-, corridor-, or neighborhood-level land development plans; land use plans; infrastructure capital improvement plans; zoning ordinance amendments; design guidelines. This project will cover the following NICTD stations: Hammond Gateway, South Hammond, Munster Ridge Road, Munster/Dyer Main St., East Chicago, Gary Metro Center, Miller, Portage/Ogden Dunes, Dune Park, Beverly Shores, Michigan City/11th St., Carroll Ave., and South Bend Airport.

Summary of Findings

Metric conducted a “desktop” review of readily accessible environmental documentation obtained from the Indiana Department of Environmental Management Virtual Filing Cabinet (IDEM VFC). Additional sources were used to determine specific property information and are noted within the data. As a result of this area wide Baseline Environmental Screening, Metric identified one (1) property where potential environmental concerns may exist based on the information reviewed. The properties are summarized below and are further discussed further in Table 1. The properties are identified on **Figure 1**, attached.

- **Site 14 – Michigan City Former MGP:** Voluntary Remediation Program (VRP) site located along U.S. Route 12 south of Michigan Street, east of the railroad and north and west of the Lighthouse Outlet Mall parking lots. Former gas manufacturing plant between approximately 1882 and 1929. Since 2007, routine groundwater monitoring has been conducted at the site. The most recent groundwater samples collected contained concentrations of VOCs and several PAHs above IDEM RCG screening levels in shallow GW wells. Weak acid dissolved cyanide was encountered at a concentration above IDEM RCG tap screening levels. Site is currently under quarterly groundwater monitoring. No further action is recommended, however since the site is under current groundwater monitoring special coordination and handling of onsite contaminated groundwater and onsite vapor exposure concerns will likely have to be addressed and/or considered in regard to redevelopment.

Potential Hazardous Material Concerns: Mapped and Identified During Field Checks

Table includes sites within and/or adjacent to project area (approx. 1 block radius). Property addresses were obtained using the LaPorte County GIS website.

Site #	Site Type(s)	Site Name	Site Address	Potential Contaminants of Concern	Additional Investigations Recommended	Parcel of greatest concern	VFC Information
01/03	State Cleanup Program (AI ID#: 35395 Site ID#: 000000206 Brownfields (AI ID#: 35395 Site ID#: 4210704 Institutional Control Site (Doc #: 53454987)	Park Land Partnership / Blank Trail Creek, LLC.	600 East 2 nd Street	VOCs	No further investigation is recommended. ERC is in place.	E	<p>No Further Action Determination dated August 3, 2010 (Doc#: 57245728) The site was the location of a former pump manufacturing facility which operated from 1929 until 1975. From 1975 until 1999, the site was in operation as a construction yard for the storage of construction equipment and supplies. The site description also included two (2) above ground storage tanks (1) tank contained diesel fuel and one (1) tank contained gasoline. Additionally, five (5) underground storage tanks (USTs) which contained fuel oil, gasoline and waste oil. Releases of petroleum, lead and chlorinated solvents have been documented over the operational history of the facility. The releases appear related to the USTs and AST areas and in areas adjacent to where maintenance and parts degreasing may have occurred. Between 1999 and 2001, several phase II subsurface investigations and remediation activities were conducted at the site.</p> <p>Environmental Restrictive Covenant (ERC) dated December 3, 2009 (Doc#: 53454987) ERC recorded December 3, 2009. Chlorinated VOCs specifically, trichloroethylene (TCE), vinyl chloride present in subsurface soils at levels above IDEM RCG screening levels. In addition cis-1,2 Dichloroethylene, 1-1 Dichloroethylene, and vinyl chloride detected in groundwater form an off-site source northeast of the site at concentrations above IDEM RCG Screening levels. The ERC restricts the use of the property for residential or workplace use unless indoor air sampling of the vapor intrusion pathway is determined to no longer be a threat. The installation of a sub-slab vapor barrier system or sub-slab depressurization system. The ERC also prohibits the installation and use of drinking water wells.</p> <p>The facility is located on parcel E. Since there is an ERC in place no further investigation of the site is recommended.</p>
02	Leaking Underground Storage Tank (AI ID #: 35322 FID#: 24773 Incident #: 200409500) Underground Storage Tank (FID#: 24773) Institutional Control Site (Doc#: 23553226)	Furness Fishery	216 Taylor Street	BTEX/MTBE, PAHs & (TPH)	No further investigation required. ERC in place	E	<p>Environmental Restrictive Covenant dated March 19, 2012 (Doc#: 65424142) ERC recoded on the property deed March 19, 2012. The ERC modifies a previous ERC recorded on the site dated August 16, 2005. The residential use provision established in the original ERC was terminated on April 1, 2012. The groundwater use restriction is still in place.</p> <p>No Further Action Determination dated August 23, 2005 (Doc #: 51693184) IDEM issued a no further action determination for the site August 23, 2005. According to IDEM, on August 17, 2004, one (1) 1,000-gallon diesel UST was removed from the site. Petroleum impacted soil was encountered under the former fuel dispenser. A release was reported to IDEM and the facility was assigned incident number 200409500. Based on the soil remediation and the recording of the ERC with land use restrictions, IDEM determined no further investigation of the site was warranted.</p> <p>Environmental Restrictive Covenant dated August 16, 2005 (Doc#: 23553226) ERC recoded on the property deed August 16, 2005. Groundwater impacted with PAHs were encountered at concentrations above IDEM regulatory screening levels. Impacts were encountered along the northeastern portion of the site. Soils impacted with petroleum chemicals of concern were remediated at the time of the UST removal. The ERC restricts the</p>

Site #	Site Type(s)	Site Name	Site Address	Potential Contaminants of Concern	Additional Investigations Recommended	Parcel of greatest concern	VFC Information
							use of the property for residential purposes and prohibits the installation and use of drinking water wells at the site. Site is located on parcel E.
04	Leaking Underground Storage Tank (AI ID #: 31199 FID#: 9318 Incident #: 9912538) Underground Storage Tank (FID#: 9318)	Michigan City Scuba Center	510 East 2 nd Street	Petroleum VOCs & PAHs (TPH)	No further investigation is required.	E	Various correspondence documentation, various dates (Doc#: 20455357) Two (2) USTs consisting of one (1) 1,000-gallon gasoline and one (1) 5,000-gallon diesel UST were installed at the facility in 1980. The USTs were removed from the site in 1998. Confirmatory soil samples were collected and submitted for TPH analysis. Groundwater was not encountered or sampled during UST removal activities. TPH was detected in soils collected at the site. TPH is not regulated under current IDEM RCG guidance. Petroleum impacted soils were over excavated and removed from the site in March 2001. No Further Action Determination dated April 16, 2001 (Doc #: 20455421) IDEM issued a No Further Action determination for the site in a letter dated April 16, 2001. IDEM determined there was no further action recommended for the site. The site is located on parcel E.
05	Underground Storage Tank (AI ID#: 31343 FID#: 2351)	General Construction Company Incorporated	234 East 2 nd Street	Petroleum VOCs & PAHs	No further investigation is required.	E	Notification of Underground Storage Tanks dated February 1, 1990(Doc#: 19368799) Two (2) USTs consisting of one (1) 2,000-gallon gasoline tank and one (1) 1,000-gallon diesel tank were removed from the site in May 1989. Documentation indicating any confirmatory samples, leaks, spills or releases associated with the tanks was not encountered during this investigation. The facility is located on parcel E.
06	Leaking Underground Storage Tank (AI ID #: 12702 FID#: 2766 Incident #: 200905504) Underground Storage Tank (FID#: 2766) NPDES Facility (Permit #: INRM00405)	Blocksom & Company	405 East 5 th Street & 420 East 5 th Street	BTEX/MTBE, metals, PAHs & (TPH)	No further investigation is required.	E	No Further Action Determination dated May 28, 2010 (Doc #: 55900716) IDEM issued a no further action determination for the site in a letter dated May 28, 2010. IDEM determined subsurface soils were impacted with concentrations of BTEX/MTBE, lead and PAHs below IDEM RCG screening levels. IDEM also determined onsite groundwater impacted with concentrations of BTEX/MTBE and PAHs at concentrations below IDEM RCG screening levels. IDEM further investigation of the site of the site was required. Site is located on parcel E. Limited Subsurface Investigation, July 28, 2009 (Doc #: 53728213) An emergency spill response was conducted at the site March 2,2008 when a 1,000-gallon gasoline UST was encountered onsite with a rainwater oil sheen running into a nearby creek. On March 6, 2008 the UST was removed from the site. Confirmatory soil and groundwater samples contained detectable concentrations of petroleum VOCs and PAHs above IDEM RCG screening levels. Remediation of the impacted soils was conducted. Confirmatory soil and groundwater samples contained detectable concentrations of petroleum VOCs and PAHs below laboratory detection limits or below IDEM RCG screening levels. IDEM VFC Title: N/A Date: N/A VFC#: N/A Summary of Findings: The facility is privately owned, operating under permit number INR10L245. The permit was issued August 23, 2018 and is currently active until the permit expires August 22, 2023. A search of the IDEM VFC did not reveal any documentation on file for the facility under the permit number or business name. No impact is expected.

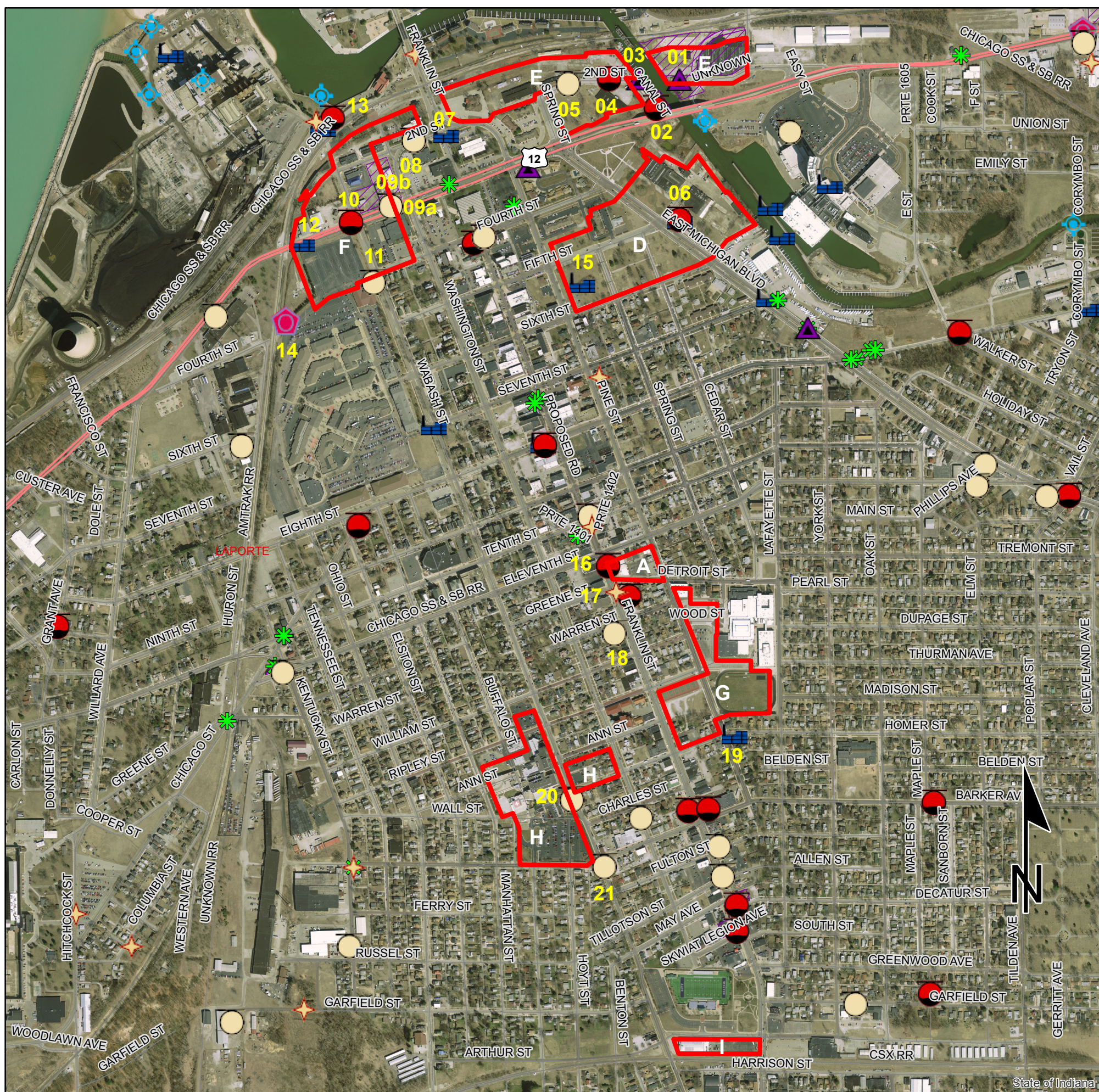
Site #	Site Type(s)	Site Name	Site Address	Potential Contaminants of Concern	Additional Investigations Recommended	Parcel of greatest concern	VFC Information
07	NPDES Facility (Permit #: INRA02687)	Singing Sands Trail Phase 2	2 nd Street & Franklin Street	N/A	No further investigation is required.	E & F	IDEM VFC Title: N/A Date: N/A VFC#: N/A Summary of Findings: The facility is a municipal/water district owned, operating under permit number INRA02687. The permit was issued December 3, 2018 and is currently active until December 2, 2023. A search of the IDEM VFC did not reveal any documentation on file for the facility under the permit number or business name. No impact is expected.
08	Underground Storage Tank (AI ID#: 31255 FID#: 9529)	Michigan City Police Department	102 West 2 nd Street	Petroleum VOCs & PAHs	No further investigation is required.	F	Waiver of Closure Notification (Doc#: 23441978) Notification to close one (unspecified size) gasoline UST was submitted to IDEM October 19, 1999. UST System Closure Report & Checklist (Doc#: 23441965) UST system closure report checklist submitted to IDEM May 3, 2000. IDEM determined the report was inadequate and requested review of the manual for proper closure guidance. Additional information indicating the status of the UST or confirmatory samples associated with the UST was not encountered during this investigation.
09a	Underground Storage Tank (AI ID#: 32026 FID#: 18446)	Jaymar Ruby Incorporated	229 W. Michigan Boulevard	Petroleum VOCs & PAHs	No further investigation is recommended.	F	Notification for Underground Storage Tanks dated September 25, 1992 (Doc#: 22321719) Four (4) USTs were registered at the site. The contents and sizes of the tanks were unknown. The tanks were marked as being removed in 1970. The USTs were closed in place in the summer of 1990. Documentation indicating and leaks, spills or releases associated with the tanks was not encountered during this investigation.
09b	State Cleanup Program (AI ID#: 23199 Site ID #: 200211143 FID #: 18446) Institutional Control Site (Doc#: 66473165)	Moran Industries	209 Michigan Boulevard	Metals & VOCs	No further investigation is recommended.	F	No Further Action Letter dated August 1, 2012 (Doc#: 66539294) IDEM issued a no further action determination for the site in a letter dated August 1, 2012. IDEM determined the concentrations of metals detected in the soils and VOCs detected in groundwater are below IDEM RCG screening levels. An ERC restricting use of the property for residential purposes and prohibiting use and extraction of groundwater at the site was recorded on the property deed. No further action was warranted. Record of Site Closure and ERC dated June 27, 2012 (Doc#: 66473165) ERC recorded June 27, 2012– Restricts use for residential or educational use. Extraction and use of groundwater. Restore soils disturbed or excavated at the site. Site located on Parcel F.
10	Underground Storage Tank (AI ID#: 31882 FID#: 18101) Leaking Underground Storage Tank (FID#: 18101 Incident #: 9201525)	Gold Eagle Motor Inc.	303 West Michigan Boulevard	Petroleum VOCs & PAHs (TPH)	No further investigation is recommended.	F	Notification of Underground Storage Tank Closure dated December 20, 1991 (Doc #: 23990397) Five (5) USTs consisting of three (3) 6,000-gallon gasoline, one (1) 1,000-gallon diesel and one (1) 550-gallon waste oil tanks were registered for removal at the site. The tanks were removed December 23, 1991. Confirmatory samples collected and analyzed for TPH, RCRA metals, PCBs and VOCs and TPH. All constituents with the exception of TPH were below laboratory detection limits or IDEM screening levels. TPH was detected above laboratory limits in two confirmatory samples collected. A release was reported to IDEM and the facility was assigned incident number 9201525. Documentation indicating any further investigation or remediation of the site since 1991 was not encountered during this investigation. TPH is no longer regulated under the current IDEM RCG guidance and no impact is expected.

Site #	Site Type(s)	Site Name	Site Address	Potential Contaminants of Concern	Additional Investigations Recommended	Parcel of greatest concern	VFC Information
11	Underground Storage Tank (AI ID#: 33312 FID#: 15219)	Michigan City Street Department	401 Wabash Street	Petroleum VOCs and PAHs	No further investigation is recommended.	F	Various documentation (Doc #: 21550380) Three (3) USTs consisting of two (2) 10,000-gallon gasoline and one (1) 10,000-gallon diesel USTs were removed from the site in 1991. Documentation indicating any confirmatory sampling, leaks, spills, or releases associated with the tanks were not encountered during this investigation.
12/13	RCRA Generator (AI ID#: 11996 / Waste ID#: IND000715375) Leaking Underground Storage Tank (FID#: 6094 Incident #: 199206516) Underground Storage Tank (FID#: 6094) NPDES Facility (Permit#: IN0000116 & INRA05076)	Northern Indiana Public Service Company Michigan City Generating Station	101 Wabash Street 498 W. Michigan Boulevard	Metals, VOCs, BTEX/MTBE & PAHs	No further investigation is recommended	F	Inspection Summary Letter dated November 21, 2021 (Document #: 83246545) Office of Air Quality conducted inspection of the facility November 16, 2021. No violations were observed. No Further Action Determination dated May 11, 2018 (Document #: 82544523) IDEM determined all chemicals of concern in soils, groundwater and for vapor intrusion are below IDEM screening levels. No further investigation of the site was required. Further Site Investigation Report dated April 23, 2010 (Document #: 55109475) Michigan City Generating Station is a coal and natural gas fired power plant. In 1992, three (3) USTs consisting of one (1) 10,000-gallon waste oil and two (2) 6,000 gallon diesel fuel tanks were removed from the from the central portion of the southern property boundary. TPH was detected in the soils collected at the facility. A release was reported to IDEM and the facility was assigned incident number 199206516. In 2009, IDEM requested further investigation of the site. Soil and groundwater samples were collected and submitted for BTEX/MTBE, PAH, and TPH analysis. Soil and groundwater samples contained concentrations of BTEX/MTBE and PAHs below laboratory detection limits or below IDEM RCG screening levels. TPH was detected in soil and groundwater at concentrations above IDEM RISC industrial screening levels; however, TPH is no longer regulated under the current IDEM RCG guidance. IDEM VFC Title: N/A Date: N/A VFC#: N/A Ownership of the NPDES facility is unknown. The facility is operating under permit number INRA05076. The permit was issued February 26, 2020 and is currently active until February 25, 2025. A search of the IDEM VFC did not reveal any documentation on file for the facility under the permit number or business name.
14	Volunteer Remediation Program (AI ID#: 35743 Site ID#: 6020202)	Michigan City Former MGP	U.S. Route 12 (S. of Michigan Street, east of railroad, north and west of Lighthouse Outlet Mall parking lots)	BTEX/MTBE & PAHs	No further action is recommended. Site is currently under quarterly groundwater monitoring.	F	Fourth Quarter Groundwater Monitoring Report, March 3, 2021 (Doc#: 83135078) This facility produced gas between approximately 1882 and 1929 and contained a retort building, purifier building, tar tanks, fuel-oil tanks, gas purifiers and a total of four (4) iron gas holders. The buildings were demolished, and the facility was purchased by NIPSCO. Since 2007, routine groundwater monitoring has been conducted at the site. The most recent groundwater samples collected contained concentrations of benzene and naphthalene and several PAHs above IDEM RCG screening levels in shallow GW wells. Weak acid dissociable cyanide was encountered at a concentration above IDEM RCG tap screening levels.
15	NPDES Facility (Permit #: INRA00778)	Elstons Legacy Apartments Project	Pine Street & 5 th Street	N/A	No further investigation is required.	D	IDEM VFC Title: N/A Date: N/A VFC#: N/A Summary of Findings: The facility is a municipal water district owned facility, operating under permit number INRA00778. The permit was issued January 29, 2018 and is currently active until January 28, 2023. A search of the IDEM VFC did not reveal any documentation on file for the facility under the permit number. No impact is expected.

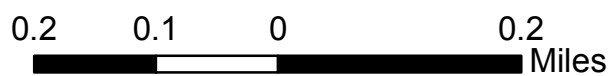
Site #	Site Type(s)	Site Name	Site Address	Potential Contaminants of Concern	Additional Investigations Recommended	Parcel of greatest concern	VFC Information
16	Leaking Underground Storage Tank (AI ID #: 34843 FID#: 2985 Incident #: 9703511) Underground Storage Tank (FID#: 96769)	Clark Oil & Refining #0414	1220 Franklin Street	Petroleum VOCs & PAHs (TPH)	No further investigation is warranted.	A	No Further Action Determination dated September 12, 1997 (Doc #: 19597515) IDEM issued a No Further Action finding for the site in a letter dated September 12, 1997. IDEM determined concentrations of TPH below laboratory detection limits did not warrant further investigation of the site. Underground Storage Tank Closure Report dated April 10, 1997 (Doc #: 19597373) In February 1997, two (2) 6,000 gallon gasoline USTs were excavated and removed from the site. Confirmatory soil samples collected were analyzed for TPH. Of the samples collected contained a detectable concentration of TPH above the IDEM cleanup objective of 100 mg/kg. A release was reported and the facility was assigned incident #: 9703511. Soils were over excavated and removed from the area with the elevated concentration of TPH. Confirmatory sampling following the additional excavation of soils did not detect concentrations of TPH above laboratory detection limits. Groundwater was not encountered or sampled during this investigation.
17/18	RCRA Generator (AI ID#: 30234/31291 Waste ID#: IND984892901) Underground Storage Tank (FID#: 10560 & 8989) Leaking Underground Storage Tank (FID#: 10560 Incident #: 199010541)	Virks BP Amoco / Marathon Oil Joe's Service / Greene's Standard Service	1204 North Franklin Street / 1301 Franklin Street	BTEX/MTBE & PAHs	No further investigation is warranted.	A	No Further Action Request dated November 19, 2009 (Doc #: 52661457) The facility has been historically in operation as a filling station since at least the 1960s. The current UST system was installed in 1985 and consists of three (3) 10,000-gallon gasoline USTs with associated piping and dispensers. A kerosene UST is present along the southern portion of the onsite building structure. In 1990 free product was encountered in observation wells onsite. The incident was reported to IDEM and assigned incident number 199010541. From 1999 until 2009 several subsurface activities and quarterly groundwater monitoring activities were conducted at the site. The most recent soil samples collected in October 2009, per IDEM's request did not contain concentrations of TPH above applicable IDEM screening levels. TPH is not regulated under the current IDEM RCG guidance. The most recent groundwater samples collected August 2009 contained concentrations of BTEX below IDEM RCG screening levels. Based on the results of the most recent soil and groundwater samples a formal request for a No Further Action finding were submitted to IDEM for consideration. No Further Action Determination dated March 29, 2010 (Doc #: 54717175) IDEM issued a No Further Action determination for the subsurface soils and groundwater (incident #:199010541) in a letter dated March 29, 2010. IDEM Violation Letter dated September 19, 2018 (Doc #: 82618933) An inspection of the facility conducted July 31, 2018. The inspection identified violations associated with the facility for failure to proof of installation of overfill protection on one (1) of the four (4) tanks located at the site. Documentation indicating the correction of the violation was not encountered during this investigation. No impact is expected.
19	NPDES Facility (Permit #: INRA02127)	Washington Park Improvements West Parking Lot	Lakeshore Drive & Franklin Street	N/A	No further investigation is required.	F	IDEM VFC Title: N/A Date: N/A VFC#: N/A Summary of Findings: The facility is a municipal/water district owned, operating under permit number INRA02127. The permit was issued September 13, 2018 and is currently active until September 12, 2023. A search of the IDEM VFC did not reveal any documentation on file for the facility under the permit number. No impact is expected.

Site #	Site Type(s)	Site Name	Site Address	Potential Contaminants of Concern	Additional Investigations Recommended	Parcel of greatest concern	VFC Information
20	Underground Storage Tank (AI ID#: 30425 FID#: 19579) RCRA Generator (Waste ID#: IND984882175) Leaking Underground Storage Tank (FID#: 5842 Incident #s: 19909510 & 199406095)	St. Anthony Hospital	301 West Homer Street	Petroleum VOCs & PAHs	No further investigation is recommended.	H	<p>No Further Action Letter, August 10, 2000 (Doc #: 24080673) IDEM issued a no further action determination for the site in a letter dated August 10, 2000. According to IDEM, detectable concentrations of TPH remain present in the soils located at the site. Based on the current land use IDEM determined the remaining soil impacts did not pose a risk or threat to human health or the environment. No further action was required.</p> <p>UST Closure Report, February 29, 2000 (Doc#: 24080602) On August 3, 1999, one (1) 5,000-gallon diesel UST was removed from the site. Confirmatory soil samples contained detectable concentrations of TPH. A release was reported to IDEM and the facility was assigned incident #: 9909510. Between 1995 and 2000, remediation activities were conducted at the site. The most recent soil samples collected in 2001, revealed concentrations of TPH below laboratory detection limits.</p> <p>Initial Incident Report, January 27, 1995 (Doc#: 24080671) On January 27, 1995, one (1) 280-gallon diesel UST was removed from the site. Confirmatory soil and groundwater samples collected contained detectable concentrations of TPH and petroleum VOCs. A release was reported to IDEM and at the facility was assigned incident #: 9406095.</p>
21	Underground Storage Tank (AI ID#: 33070 FID#s: 17181 / 20735)	Hair Biz Electrolysis / Anna M. Pizarek/Andre w Pizaek	1908 Wabash Avenue	Petroleum VOCs & PAHs	No further investigation is recommended.	H	<p>Notification of Underground Storage Tanks, August 1990 (Doc#: 24290341) Two (2) 1,000-gallon gasoline USTs were registered for use at the site. The tanks were listed as being removed from the facility August 11, 1990. Confirmatory soil samples were submitted for TPH analysis, which is no longer regulated by the current IDEM RCG guidance. All confirmatory soil samples contained concentrations of TPH below laboratory detection limits. Groundwater was not encountered and therefore, was not sampled during this investigation. Documentation indicating any leaks, spills, releases or violations associated with the facility were not encountered during this investigation.</p>

Michigan City, Indiana Sites



	Brownfield		RCRA Generator/TSD		Institutional Controls
	RCRA Corrective Action Sites		Restricted Waste Site		County Boundary
	Confined Feeding Operation		Septage Waste Site		Project Area
	Notice_of_Contamination		Solid Waste Landfill		Half Mile Radius
	Construction/Demolition Site		State Cleanup Site		Toll
	Infectious/Medical Waste Site		Superfund		Interstate
	Leaking Underground Storage Tank		Tire Waste Site		State Route
	Manufactured Gas Plant		Underground Storage Tank		US Route
	NPDES Facilites		Voluntary Remediation Program		Local Road
	NPDES Pipe Locations		Waste Transfer Station		
	Open Dump Waste Site				



This map is intended to serve as an aid in graphic representation only. This information is not warranted for accuracy or other purposes.

Sources:
Non Orthophotography
Data - Obtained from the State of Indiana Geographical Information Office Library
Orthophotography - Obtained from Indiana Map Framework Data (www.indianamap.org)
Map Projection: UTM Zone 16 N **Map Datum:** NAD83