



TARGETED BROWNFIELDS ASSESSMENT GENERAL SERVICES BUILDING MADISON STREET

Gary, Indiana

December 2017

The United States Environmental Protection Agency's Targeted Brownfields Assessment, or TBA, Program assisted the city of Gary by completing a TBA for a property known as General Services Building and is located at 900 Madison St. in Gary, Ind. Completion of the TBA will help pave the way for the development of the property as a community art center and office space. The property was originally developed as office space for the Northern Indiana Public Service Co. in 1926 and was occupied until 1956. The city of Gary used the building for administrative offices from sometime between 1965-1970 until the mid-2000s. The site has remained vacant since. At the time of the TBA, the property consisted of a vacant three-story office building on 0.53 acres of land.



General Services Building.

REUSE/REVITALIZATION

The anticipated future land use of the property is a community art center with professional office space. Prior to rehabilitation of the building, U.S. EPA advises that an asbestos and lead-abatement plan be prepared. In addition, the Agency recommends a system be installed to eliminate possible future vapor intrusion.

DETAILS OF U.S. EPA'S SITE ACTIVITIES

The TBA involved conducting environmental investigations at the site including a Phase I Environmental Site Assessment, or ESA, completed in Aug. 2016 and a Phase II ESA done in Dec. 2016, which included a hazardous materials survey. Phase I ESA activities included reviewing property records and historical documents, conducting site inspections, and completing an inventory of containers on the site. Phase II involved sampling of soil and groundwater and assessing the site for potential vapor intrusion. The hazardous materials survey consisted of U.S. EPA inspection of the building materials, excluding roofing, for asbestos-containing materials and lead-based paint.

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REPORT/INVESTIGATION FINDINGS

Findings of the Phase I ESA identified evidence of underground and above ground storage tanks on several nearby properties as well as drums containing unknown contents, oil products and anti freeze on the site. Phase II ESA activities found contaminated sub-slab vapors at the site indicating the potential for vapor intrusion. However, contamination found in the soil was not above Indiana Department of Environmental Management, or IDEM, levels requiring cleanup. The groundwater was found to contain elevated levels of contaminants. Asbestos-containing material and lead-based paint was also found in the building.

What is a Targeted Brownfields Assessment?

U.S. EPA's TBA program provides technical assistance to states, communities and non-profit organizations, to minimize the uncertainties of contamination on brownfield sites. U.S. EPA, at no charge to the community, will characterize a brownfield to determine the nature and extent of contamination. For more information on TBAs or to request a TBA go to: <https://www.epa.gov/brownfields/brownfields-and-land-revitalization-illinois-indiana-michigan-minnesota-ohio-and>