

Community-Led Environmental Action Plan

A component of the Community-Led Environmental Action Project (C-LEAP)

NEAR NORTHWEST AREA



This document was prepared by ICF, Inc. and Lazarus Group, Inc. for Groundwork Indy through resources provided by the U.S. Environmental Protection Agency's Brownfields and Land Revitalization Program



Air



Water



Soil



Brownfields



The C-LEAP Process

The Near Northwest (NNW) Area Community-Led Environmental Action Project (C-LEAP) seeks to increase environmental awareness to support a sustained, transparent, and effective community-led drive toward environmental justice.

C-LEAP is a partnership initiated in 2021 comprised of Groundwork Indy; The Learning Tree; The Near Northwest Area Arts, Parks, and Public Space Action Team; Reconnecting to Our Waterways (ROW) Central Canal Committee; and local residents. C-LEAP began with a successful project proposal and grant award provided to Groundwork Indy by the Central Indiana Community Foundation (CICF).

Technical assistance support for C-LEAP has been provided by the US Environmental Protection Agency (EPA) Office of Brownfields and Land Revitalization (OBLR) and Indiana University–Purdue University Indianapolis’s (IUPUI) Anthropocene Household Project. Funding for C-LEAP has been provided by the Indianapolis Foundation, a CICF affiliate; US EPA’s OBLR; Reconnecting to Our Waterways (ROW); and a Supplemental Environmental Program (SEP) grant via Indiana Department of Environmental Management (IDEM).

A prior Health Impact Assessment (2013) reviewed the following brownfield-specific impacts:

- Environmental
- Public Safety
- Community Health
- Economic Conditions
- Social Cohesion

C-LEAP examines the community in a different approach by reviewing the broad context of environmental issues and their impacts on public safety, community health, economic conditions, and social cohesion. The C-LEAP process relies upon community stakeholder driven efforts through its Steering Committee, multiple Porch Parties, and a Community Summit to prioritize the community’s concerns and achieve measurable outcomes.





The C-LEAP Environmental Action Plan

The C-LEAP Environmental Action Plan is designed to empower residents to:

- 1) Identify a range of environmental issues that affect their health, safety, wellness, and opportunity
- 2) Take action to address specific issues and support holistic community improvements

This Environmental Action Plan intends to build upon the 2014 Northwest Area Quality of Life Plan, and to create actions to integrate into the successes of the QoL Plan “Action Team” framework.

The C-LEAP process reviewed significant community concerns acknowledged after an intentionally granular public engagement effort conducted by Groundwork Indy & Near Northwest Area residents in the summer and fall of 2021 with technical assistance provided by US EPA and its contractors.

The Environmental Action Plan addresses the interrelated environmental concerns and issues residents highlighted within the Near Northwest Area that span air, water, and soil quality.

Current and past industrial and commercial actions throughout the community have contributed to a context of ongoing concerns that relate to brownfield site conditions.

After identifying the community’s environmental concerns, this Environmental Action Plan is intended to guide the Near Northwest Area residents so that they may identify and take needed actions recognizing the context of **timeframe, achievability**, and anticipated **community impact & benefit**.

Recommended achievable actions in this plan will impact the community by providing benefit accordingly as:

- Early Action (Shorter Term)
- Medium Term
- Long Term

This plan recommends many early actions and identified additional medium- and longer-term actions based on priorities identified from community input.



Early Action Items

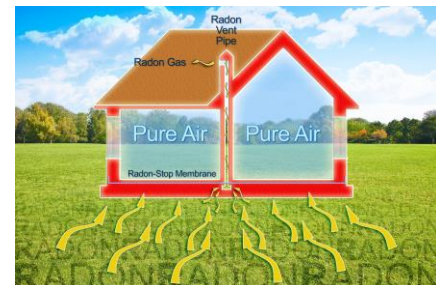
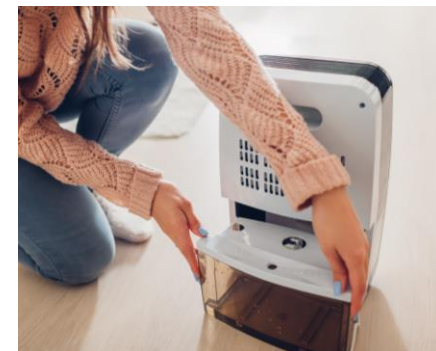
The primary focus of early action items within the Environmental Action Plan should include completing ongoing efforts and implementing additional interventions prioritized during the public engagement process.

Complete ongoing efforts:

- Retrieving all completed Indiana University–Purdue University Indianapolis (IUPUI) Anthropocene Household Project Soil, Dust, Water Sampling Kits distributed in 2021
- Deploying the \$19,000 Supplemental Environmental Program (SEP) grant via NuGenesis to assist with water-related health improvements

Additional/expanded efforts:

- Ensure 20 to 30 more IUPUI Anthropocene Household Project Soil, Dust, Water Sampling kits are given out, sampling is completed, and returned
- Provide radon test kits and instructions to up to 10 potentially impacted households
- Use the \$19,000 SEP grant on interventions related to prioritized concerns to provide:
 - Up to 5 dehumidifiers for homes with mold/mildew moisture problems
 - Quality tap water filtration installation and implementation





Recommendations: Early Action Items

Recommendation	Goals	Steps	Organizations	Timeline
Create an Environmental Action Team	<ul style="list-style-type: none"> To enable a community-led group of citizens to gain knowledge, skills, and an understanding of the wide range environmental conditions in the Near Northwest Area so that they may affect improvements to community health Recruit new members of Action Team By transitioning the current Steering Committee to a new role as an Environmental Action Team, the community can address the priorities determined through the Community-Led Environmental Action Project Monitor changing environmental priorities over time Adjust focus and priorities as community concerns are addressed, and as conditions change 	<ul style="list-style-type: none"> Based on the QoL framework already in place, Groundwork Indy and the C-LEAP Steering Committee may create an Environment Action Team Following successes of the Action Teams formed during the 2014 QoL Plan, an Environmental Action Team may use the C-LEAP Environmental Action Plan as a guide The Environmental Action Team may define its initial focus by implementing short-term goals or “Early Action Items” identified in the Environmental Action Plan The Environmental Action Team may continue to harness Technical Assistance from US EPA Region 5 and EPA OBLR The Environmental Action Team may utilize the “living document” format of the Environmental Action Plan to redefine its priorities and actions over time 	<ul style="list-style-type: none"> C-LEAP Steering Committee Groundwork Indy 	Year 1 (2022)



Recommendations: Early Action Items

Recommendation	Goals	Steps	Organizations	Timeline
Build Capacity	<ul style="list-style-type: none"> Help the community gain understanding of the broad range of environmental issues identified in the C-LEAP's public engagement process and the interrelated matters at hand. These environmental matters are complicated and are often intertwined with social and scientific issues that can overwhelm citizens who may already be exhausted by dealing with their consequences. As such, building capacity in the Environmental Action Team and its partners is critical. Increase understanding of the processes required to efficiently address and promote safe household conditions of concern: <ul style="list-style-type: none"> Safe soil conditions (lead testing, mitigation) Lead-based paint intervention for homeowners Asbestos stabilization and/or abatement (when necessary) Basement moisture (mold and mildew) mitigation Indoor Air Quality Improvement: currently beyond the mission arc and capacity within the C-LEAP efforts related to radon and vapor intrusion mitigation Drinking water – sampling, identifying and explaining health risks, and providing filters for mitigation 	<ul style="list-style-type: none"> Identify, create, introduce, and build linkages to specific entities, leaders, and responsible parties and connect the Environmental Action Team to responsible entities and leaders in a broad range of corresponding issue areas Achieve safe household conditions for all residents concerned with the many threats identified Address brownfield sites and implement vacant property intervention by learning the processes necessary to manage liability and acquire brownfield sites, such as following All Appropriate Inquiries (AAI), assess, clean up, and return them to use Locate, report, remove, and monitor illegal dumping in concert with municipal authorities Maintain relationship with IUPUI's Center for Urban Health to provide soil, dust, and drinking water samples for research, and gain technical guidance on community environmental health risks 	<ul style="list-style-type: none"> C-LEAP Steering Committee Environmental Action Team Groundwork Indy EPA HQ – ORD T/A Center for Urban Health, IUPUI Local Initiatives Support Corporation (LISC) 	Year 1-3 (2022-2024)



Recommendations: Medium to Long-Term Items

Recommendation	Goals	Steps	Organizations	Timeline
Create a Formal Partnership with a Data Intermediary	<ul style="list-style-type: none"> Create GIS and related technology learning opportunities and skills building for Groundwork Indy youth and community members Groundwork Indy staff and local youth to gain training and learn the processes of data science, mapping, and analytics Build interest in university-linked educational opportunities available at IUPUI for Groundwork Indy youth Build new skill sets for employment Expand upon the “Information Exchange & Digital Divide” tasks identified in the 2014 QoL Plan 	<ul style="list-style-type: none"> Create formal linkage to support a youth mentoring program in data science and mapping between IUPUI Polis Center and Groundwork Indy Harness Esri Affiliate status for community condition data gathering related to community environmental concerns Link this effort to a specific Pilot (Illegal Dumping) that addressed community concerns, amends policy, and tracks outcomes Maintain data freshness using Esri Survey123-based Brownfield Tracker & additional variations to identify, map, track and synthesize other community concerns 	<ul style="list-style-type: none"> Groundwork Indy Environmental Action Team The Polis Center, IUPUI 	Year 1-3 (2022-2024)



Recommendations: Medium to Long-Term Items

Recommendation	Goals	Steps	Organizations	Timeline
Implement an Illegal Dumping Pilot linked with an Alley Intervention Project	<ul style="list-style-type: none"> Craft enduring solutions to address illegal dumping -- a persistent concern in the Near Northwest Area by revisiting the original issue that initiated the QoL Planning efforts in 2013 <ul style="list-style-type: none"> Mr. Henry Perkins' illegal dumping concerns sparked the creation of the 2014 QoL Plan, and the community addressed his needs; however, the larger issue persists 	<ul style="list-style-type: none"> Initiate assistance request from CICF community leadership officer Apply for funding for this effort with a Spring 2022 grant application to CICF Initiate formal illegal dumping policy review based on 2009 IUPUI School of Public and Environmental Affairs (SPEA) research and update policy change recommendations Explore creating a focused single entity line of direct authority for reporting of illegal dumping Map incidents and locations of illegal dumping Report all incidents mapped to the new single consolidated response authority Monitor progress of illegal dumping removal, and recidivism quarterly for duration of Pilot Ensure illegal dumping conditions are monitored and addressed for environmental contamination concerns on residences, rights of way, brownfields and vacant properties 	<ul style="list-style-type: none"> Groundwork Indy Environmental Action Team City Bureau of Neighborhood Services City Department of Public Works Marion Co. Health Department Indianapolis Metropolitan Police Department (IMPD) Flanner House Near Northwest Action Committees Near Northwest Neighborhood Associations 	Year 1-3 (2022-2024)
Monitor, Continually Update & Prioritize Brownfield Sites	<ul style="list-style-type: none"> Create an ongoing Brownfield & Community Condition Inventory and update regularly 	<ul style="list-style-type: none"> Initiate a process of updating the Near Northwest Area's brownfield inventory on regular intervals Use the free Esri Survey123-based Brownfield Tracker form provided by EPA Researchers at the University of Louisville's Center for Environmental Policy & Management Partner with IUPUI's Polis Center as Data Intermediary to assist and provide technical assistance in mapping, data analysis, and data management 	<ul style="list-style-type: none"> Groundwork Indy IUPUI Polis Center 	Year 1-3 (2022-2024)



Recommendations: Medium to Long-Term Items

Recommendation	Goals	Steps	Organizations	Timeline
Initiate Brownfield Intervention on Priority Sites	<ul style="list-style-type: none"> Achieve progress on 1-2 brownfield sites within one year of the Environmental Action Team's creation Establish and maintain communication and build a partnership with City of Indianapolis Brownfield Redevelopment Program to assist on city-controlled brownfield sites of interest Establish and maintain communication and build an ongoing partnership with Renew Indianapolis Engage with property owners planning to invest in the Near Northwest Area to help focus approach on collaborative effort, and to advise of Environmental Action Team's priority sites intervention 	<p>Priority Site A: 2440 N. Harding St. – Initiate outreach and partnership engagement to implement site cleanup of lot after the recent fire and demolition. This is the site of the former historic Edgemont Church identified in 2014 QoL Plan as a key development opportunity. Potential soil contamination: Lead, Polycyclic aromatic hydrocarbons (PAHs), and asbestos.</p> <p>Site is now just demolition rubble.</p> <ul style="list-style-type: none"> High priority site poised for early action and success as scope of action is: <ul style="list-style-type: none"> Short term Less complicated Has high impact potential Assist owner of record in completing a waste profile and soil sampling of debris and waste, its removal, site grading, seeding, and possible tree planting. <p>Priority Site B: 975 Burdsal Parkway – Assist community-based neighborhood organization in stabilization and any brownfield assessment required as it moves to occupy this long dormant city-owned former Fire Station. A Phase I ESA has already been completed, and few environmental threats were identified. Liability management is properly underway. Site was identified in the 2014 QoL Plan as a Development Opportunity.</p> <ul style="list-style-type: none"> High priority site poised for early action and success as scope of action is: <ul style="list-style-type: none"> Short term Less complicated Has high impact potential 	<ul style="list-style-type: none"> Groundwork Indy Environmental Action Team City of Indianapolis DMD – Brownfield Redevelopment Program Renew Indianapolis Riverside Investment Club Indianapolis Housing Authority (IHA) 	<p>Year 1 (2022) For Sites A, B, C</p> <p>Year 2 (2023) For Site D</p> <p>Year 3+ (2024+) For Sites E+</p>



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Recommendations: Medium to Long-Term Items

Recommendation	Goals	Steps	Organizations	Timeline
Promote Understanding of IDEM Site #0153 and its Superfund Deferral	<ul style="list-style-type: none"> Promote community understanding of the <u>IDEM Site #0153 situation</u>, the formal deferral process, and the area's deferral of EPA Superfund status Increase the Near Northwest Area residents' awareness of the Riverside Municipal Wellfield and its impact Consolidate and share ongoing Near Northwest Area concerns with IDEM and organizations involved with IDEM's process Share Near Northwest Area's concern with EPA Region 5 officials 	<ul style="list-style-type: none"> Act as a formal community link to the ongoing IDEM investigation of potential groundwater contamination sources, what it means to the Near Northwest Area (NWA) and link to the team performing the "<u>Technical Assistance Grant to Confirm no Vapor Intrusion in Residences</u>" Educate and update Near Northwest Area residents on vapor intrusion, and potential threats to indoor air quality that may be linked to groundwater impacts caused by releases at prior and/or ongoing industrial operations at sites in the community. 	<ul style="list-style-type: none"> Environmental Action Team Groundwork Indy Indianapolis Environmental Equity Council IDEM 	Years 1 + (2022 +)
Participate in EPA OBLR-provided Funding and Financing Technical Assistance (TA) Efforts	<ul style="list-style-type: none"> Learn about community investment opportunities that align with Near Northwest Area priorities Understand the realm of possibilities related to impact-focused infrastructure investment Achieve preparedness for infrastructure investment and QoL improvement opportunities that may arise from federal spending initiatives Gain access to and knowledge of funding opportunities that can promote action and intervention to accomplish community development 	<ul style="list-style-type: none"> Remain fully responsive to additional offers of technical assistance from federal partners at EPA Region 5 and EPA OBLR Share the breadth of community concerns identified in the 2021 granular C-LEAP public engagement process Welcome further discussion of community environmental priorities and how to accomplish related goals Promote resident understanding of how community environmental priorities may be achieved by funding and financing TA recommendations 	<ul style="list-style-type: none"> Environmental Action Team Groundwork Indy Flanner House Riverside Civic League 	Year 1 (2022)



Community Engagement Efforts



This ground-up and hyper-local public engagement strategy provided specific feedback with associated needs across the following broad categories of community environmental impact:





Air

Summary of Concerns from 2021 Community Engagement Efforts

Pollution emissions
Indoor air quality
Temperature (heat island effects)



Brownfields

Area-Wide inventory
Site prioritization
Intervention



Water

Drinking water quality
Stormwater management
Groundwater contamination
Surface water quality (fishable / swimmable)



Soil

Household lead / Heavy metals in
residential soils & dust
Commercial site & brownfield source
legacy contamination
Illegal dumping impacts



Community engagement efforts identified the following air-related environmental concerns:

- A. Pollution Emissions
- B. Temperature/Heat Island Effects



A. Pollution Emissions: C-LEAP participants noted ongoing site based commercial/industrial air emissions are a concern in the Near Northwest Area.

- **Commercial/Industrial Site Operations Emissions:**
 - Discussion highlighted the air permitting process and noted that citizens can monitor and review emissions that are regulated and permitted by the state IDEM via the Air Permits Program Overview at this [LINK](#).

B. Temperature / Heat Island Effect: C-LEAP efforts identified the concerns of elevated heat caused by a lack of trees and vegetation, and expansive asphalt paving and hardscape.

- **Health Impacts:** Residents noted the elevated risk for the elderly/elderly residents and those suffering from chronic conditions in NWA.
- **Mitigation:** Related to tree planting & landscaping, and the reduction of impervious surfaces.
 - Residents recognized the mutual benefit potential if combined with stormwater mitigation.
 - Links with tree planting efforts, and urban forestry efforts by [Keep Indianapolis Beautiful](#) and Groundwork Indy are key.





Community engagement efforts identified the following air-related environmental concerns:

C. Indoor Air Quality

C. Indoor Air Quality: C-LEAP efforts identified a wide range of indoor air quality concerns including:

- **Radon:** Radon is a radioactive gas. It comes from the natural decay of uranium that is found in nearly all soils. It typically moves up through the ground to the air above and into a home through cracks and other holes in the foundation. See the [2016 EPA guide on radon](#) to learn more.
 - Testing is key and mitigation may dovetail with other vapor intrusion solutions
 - **EARLY ACTION ITEM:** C-LEAP identified Radon testing as key; [Marion Co. is in Zone 1](#)
- **Mold & Mildew:** A high incidence of wet basements and related air moisture is a core concern for impacting indoor air quality in the Near Northwest Area.
 - **EARLY ACTION ITEM:** C-LEAP identified providing dehumidifiers to citizens as key

- **Asbestos:** C-LEAP discussions centered around homeowner construction-related mitigation and safety concerns, the difference between friable and non-friable, and examples of asbestos containing materials.
 - Local City of Indianapolis guidance may be found [HERE](#)
 - IDEM provides further details on regulations [HERE](#)
- **Dust:** C-LEAP concerns identified asthma, its link to dust, and the potential for lead poisoning by inhalation in older homes.
 - **EARLY ACTION ITEM:** Household sampling of 30-50 homes in NNW via [IUPUI's Anthropocene Household Project](#)
- **Off-Gassing:** C-LEAP attendees discussed the adverse impacts to indoor air quality from household products, furniture, carpet, the new-car smell, and how to improve home health by limiting exposure to such.
- **Vapor Intrusion:** C-LEAP discussion noted that groundwater volatilization threats may come from traveling groundwater and impact brownfields and ongoing commercial activities and could link to Site #0153 concerns.
 - Testing: Residents discussed the costs of sub-slab and in-home vapor intrusion sampling, and how costs may drive pre-emptive mitigation instead
 - Mitigation: may dovetail with installation of radon systems





Community engagement efforts identified interconnected water-related environmental concerns including:

- A. Drinking Water Quality
- B. Stormwater

A. Drinking Water Quality

- **Lead / Heavy metals:** May be contaminating local drinking water. This is a key concern to the community.
 - Residents discussed heavy metal impacts that may come from source piping, connections in the right of way, or within homes - not necessarily the water supply itself
- **Testing:** C-LEAP provided explanation of IUPUI's Anthropocene Household Project and offered free test kits to residents which include sampling drinking water.
- **Education on sources of drinking water:** C-LEAP outlined the link to groundwater, storage of public drinking water in Central Canal, wellhead protection areas, IDEM Site #0153 and potential threats to drinking water as well as the vapor intrusion potential.
 - Public water supplies are required to test and report on water testing to customers. For further information, please see this [LINK](#)
- **Mitigation:** C-LEAP provided education on ensuring proper filters for conditions discovered by testing.
 - **EARLY ACTION ITEM:** Provide filters via NuGenesis SEP to monitor, map, and share data on progress updating water supply lines

B. Stormwater Issues

- **Flooding (in general and in wet basements):** This is of constant concern to residents identified by C-LEAP, especially in the southern portions of the NWA.
 - Residents noted mold, mildew, and related respiratory health concerns
 - This water derived concern is linked with indoor air quality concerns
- **Mitigation:** C-LEAP discussion related longer-term solutions include tree planting, landscaping, green infrastructure, and limiting future installation of impervious surfaces.
 - Mitigating stormwater issues has a mutual benefit with reduction of heat island concerns previously noted
 - **EARLY ACTION ITEM:** Provide dehumidifiers via NuGenesis SEP grant to residents in need while longer-term policy and tree planning efforts take root





Community engagement efforts identified two additional water-related environmental concerns, including:

- C. Groundwater
- D. Surface Water

C. Groundwater

- **Shallow aquifers:** C-LEAP shared general information about groundwater that typically lies 12 to 30 feet below ground surface.
- **Indianapolis drinking water:** C-LEAP explained that the primary source is groundwater, much of it stored in NNW in the Central Canal.
 - Impacted drinking water wells in the vicinity of Near Northwest Area are what resulted in the IDEM Site #0153 concerns
 - Violations found [HERE](#)
- **Threat of impacts to groundwater:**
 - Comes from ongoing as well as legacy contamination from industrial processes (Brownfields)
 - C-LEAP process discussed and explained that groundwater may volatilize and travel under homes and buildings to become indoor air quality threat (PCE/TCE)
 - Mitigation: by vapor extraction system, as with radon
- **Prevention of impacts to groundwater**
 - Actions taken to halt illegal dumping help prevent groundwater and soil contamination.
 - Clean up of contaminated areas and sites prevent future contamination also help protect groundwater.

D. Surface Water

- **Fishable/Swimmable waters:** C-LEAP discussed the Clean Water Act goals and current status for Central Canal, Fall Creek, and White River.
 - Understanding Threats – Groundwork Indy has hosted Fishing Day and continued community education efforts in concert with C-LEAP to highlight current threats from consuming fish in surface waters of the Near Northwest Area. C-LEAP necessary ongoing efforts:
 - Ongoing review of testing results and sharing data with community
 - Ongoing education for fishing protocols
 - Ongoing education on spill and storm drains to river signage
- Mitigation:
 - Ongoing attention to IDEM permitting and sharing data with the community ([Community Right to Know & Toxics Release Inventory](#))
 - C-LEAP highlighted the link to:
 - Stormwater mitigation – landscaping, tree planting to slow runoff, manage bank foliage
 - Reduction of illegal dumping
 - Regular stormwater drain cleaning



Community engagement efforts identified the following soil-related environmental concerns:

- A. Contamination (Heavy Metals)
- B. Identifying Unknown Sources
- C. Illegal Dumping

A. Heavy metals (lead +) contamination & pathways:

C-LEAP, along with partners from IUPUI Anthropocene Household Project, discussed the harm from Resource Conservation Recovery Act (RCRA) designated heavy metals/metalloids and other contaminants that may come into contact with children and adults through multiple pathways. See this [fact sheet](#) for more information.

- **Inhalation and Ingestion:** Dust (indoor or outdoor)
 - Also linked to indoor air quality concerns
- **Dermal contact:** Absorption through the skin – playing in yard / gardening
 - [EPA Guidance for Safer Soils and gardening](#)
 - Educational materials / outreach [Urban Agriculture on Brownfield Sites](#)
 - [EPA Know Before You Grow Guide](#)
- **Mitigation:** Ongoing soil lead and household dust testing via partners with the IUPUI Anthropocene Project, sharing general community condition results
 - **EARLY ACTION ITEM:** Household sampling of 30-50 homes in NNW via [IUPUI's Anthropocene Household Project](#)
 - Additional potential steps: Surface soil removal/replacement with clean soil import for homes identified with impacted yards and threat to children. See the [Indiana Healthy Homes](#) program for more resources

B. Source contamination from prior industrial use of property

- **Common brownfield-related soil contamination**
 - C-LEAP discussed how source contamination that is not remediated may lead to groundwater contamination, and may travel in groundwater and cause indoor air quality impacts via vapor intrusion (solvents PCE/TCE)
 - C-LEAP explained the link with brownfield specific community concerns
- **Mitigation:** Conducting brownfields site assessment, remediation, and eventual redevelopment that leads to reduction of risk to health
 - C-LEAP noted the key link to brownfield inventory efforts to identify risks and prioritize concerns

B. Illegal Dumping

C-LEAP discussions noted illegal dumping as a pervasive threat to the community and a priority concern

- **May impact soil as well as stormwater runoff**
- **Mitigation:** Establish a pilot project to address this concern in concert with alleyway intervention
 - C-LEAP discussions arrived at a potential solution linked to ongoing alleyway conditions
 - Review multiple overlapping jurisdictions responsible for illegal dumping, generate better community understanding of the reporting process, responsibilities for dumping on private sites vs. public rights of way



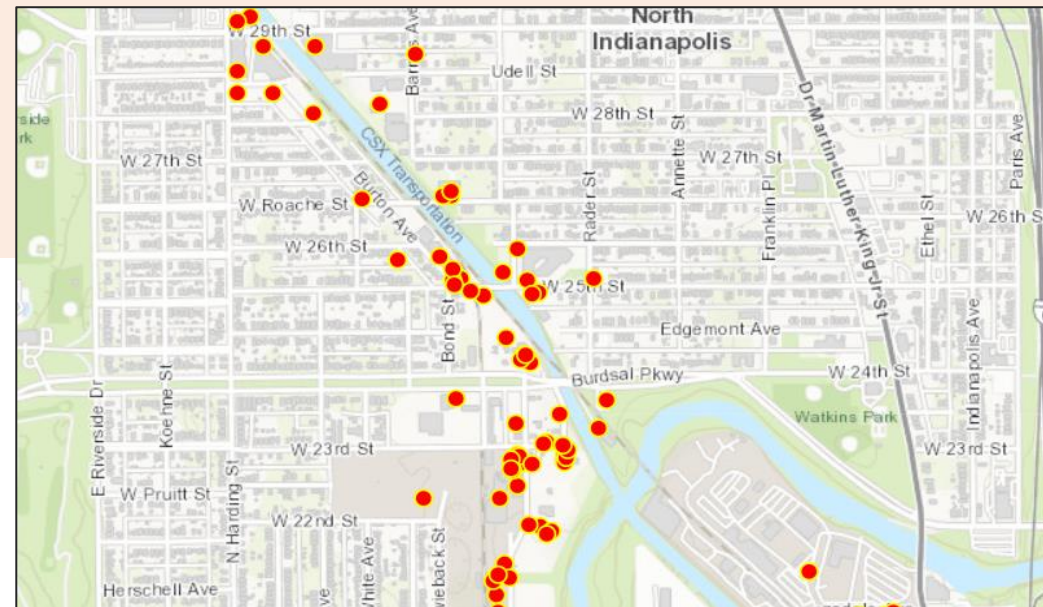
Brownfields

A. EPA Definition: “A brownfield is a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.”

- i. Community discussion outlined the prior 2013 EPA funded inventory for the Near Northwest Area, and how brownfield sites contribute to, and are linked to, many of the community environmental concerns identified during the C-LEAP process.

B. Brownfield Tracker Update to the Inventory Data with Green Team

- i. Groundwork Indy's Green Team youth assisted the C-LEAP consultants in updating the Near Northwest Area's brownfield inventory in two events using a Survey123-based mobile app form called Brownfield Tracker. The tool was developed by the University of Louisville research team with EPA funding.
- ii. As of 10/12/2021 the brownfield inventory has been updated to identify current conditions of brownfield sites of interest.



C. Priority brownfield sites identified during the C-LEAP process are listed below, and detailed in Appendix B:

- i. Priority Catalyst Site A: 2440 N. Harding Street; Former church fire site
- ii. Priority Catalyst Site B: 975 Burdsal Parkway; Former Firehouse
- iii. Priority Catalyst Site C: 1106 Burdsal Parkway; Vacant Lot, former rail use
- iv. Priority Catalyst Site D: 1176 Roache Street; Former Oil Way Products site
- v. Priority Catalyst Site E: 1100 W. 21st Street; Former Carrier Bryant factory site
- vi. Priority Catalyst Site F: 1021 Burdsal Parkway; Robert A. and Beverly Polk's site
- vii. Priority Catalyst Site G: 1100 Burdsal Parkway; Former Concrete Factory



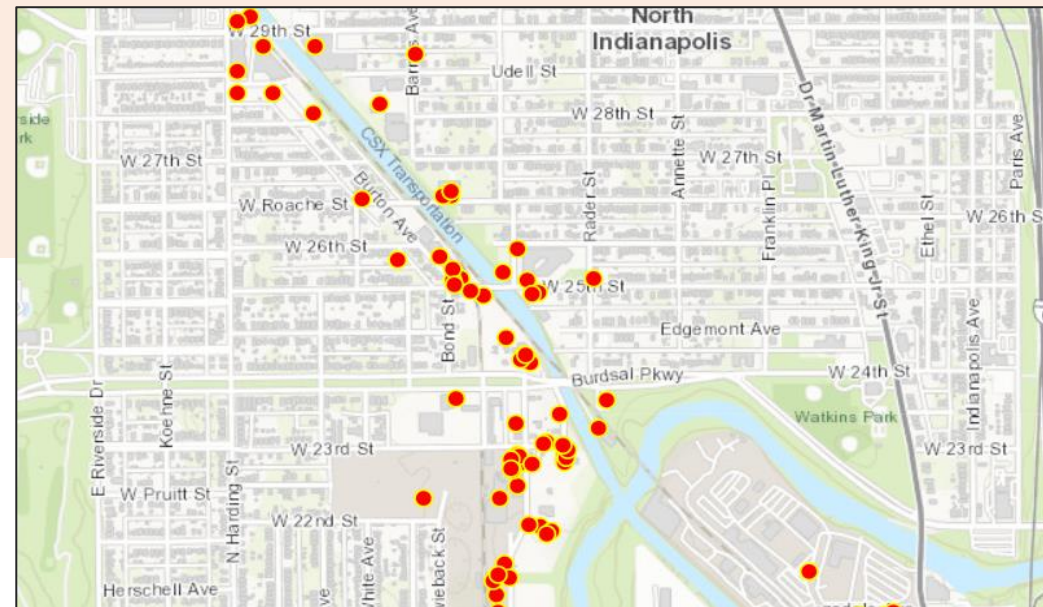
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- i. Priority Catalyst Site A: 2440 N. Harding Street; Former church fire site
- ii. Priority Catalyst Site B: 975 Burdsal Parkway; Former Firehouse
- iii. Priority Catalyst Site C: 1106 Burdsal Parkway; Vacant Lot, former rail use
- iv. Priority Catalyst Site D: 1176 Roache Street; Former Oil Way Products site
- v. Priority Catalyst Site E: 1100 W. 21st Street; Former Carrier Bryant factory site
- vi. Priority Catalyst Site F: 1021 Burdsal Parkway; Robert A. and Beverly Polk's site
- vii. Priority Catalyst Site G: 1100 Burdsal Parkway; Former Concrete Factory



Appendix A: Public Engagement

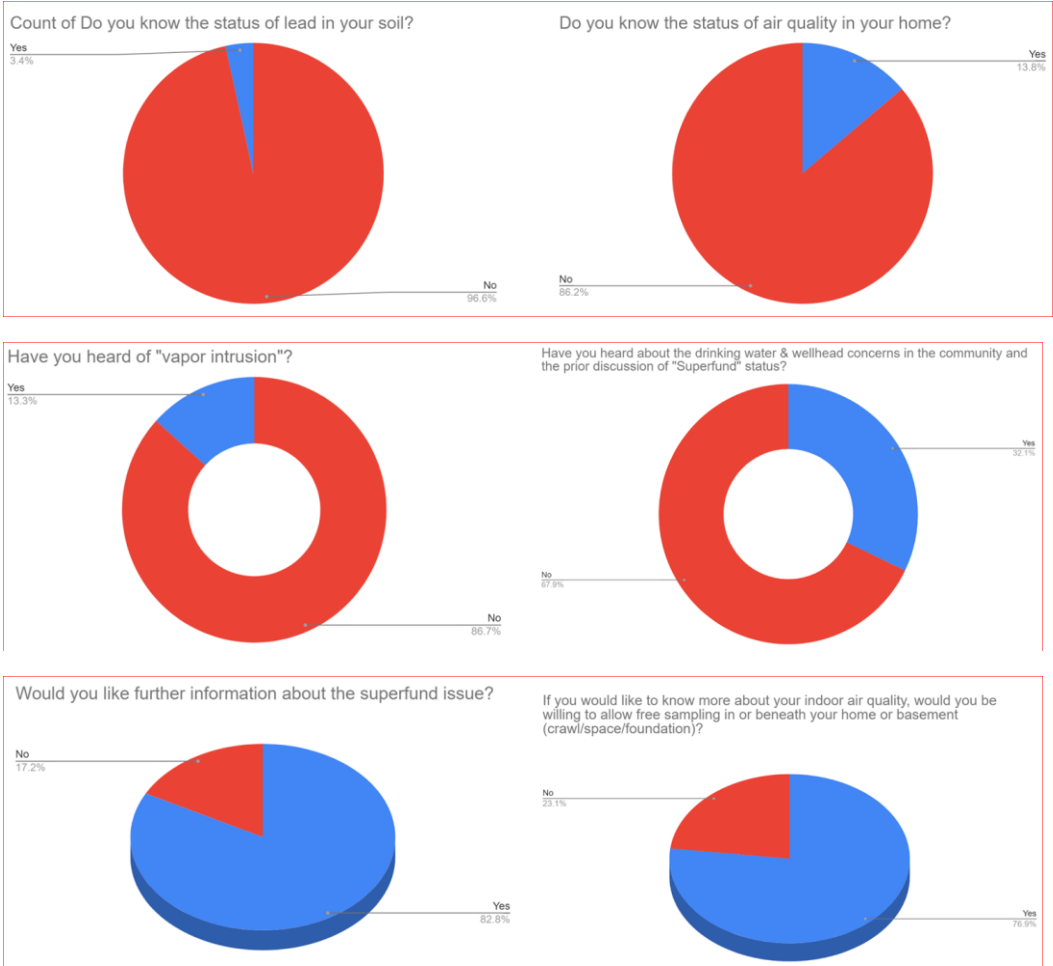
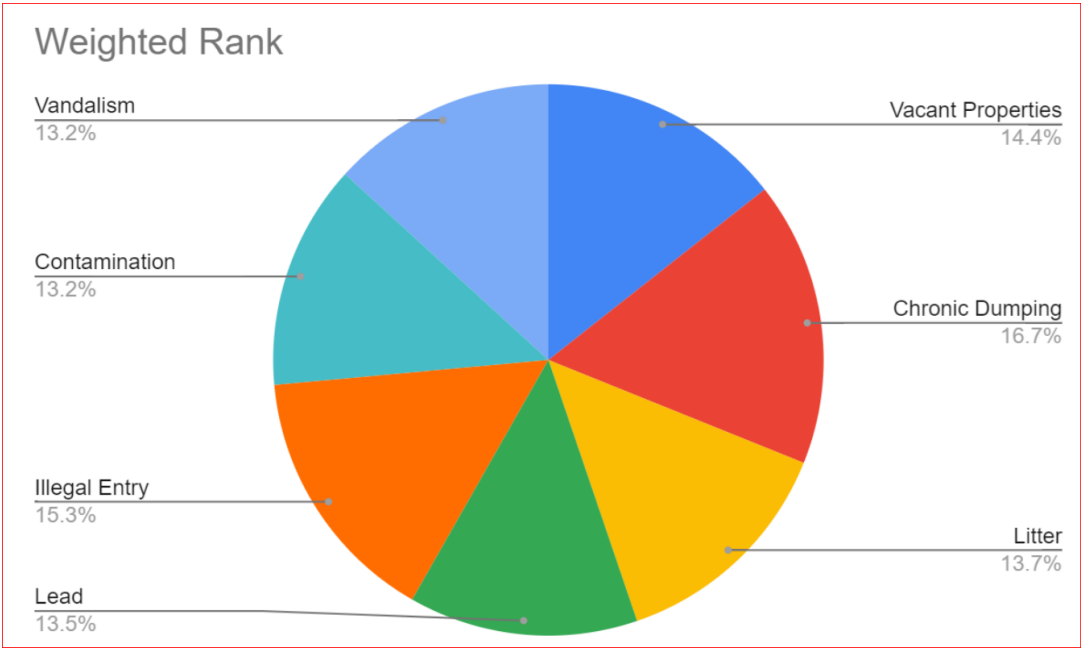
Porch Parties and Community Summit - Summary spreadsheet and links to photos

C-LEAP Porch Parties								
#	Day	Date	Time	Event	Host	Location Address	Attendees	Photos
1	Thursday	July 15, 2021	6PM - 8PM	Porch Party	Amanda Wolf	1359 Edgemont Ave., Indianapolis, IN 46208	14	LINK
2	Tuesday	August 3, 2021	6PM - 8PM	Porch Party	Ron Rice	1031 W 37th St, Indianapolis, IN 46208, USA	14	LINK
3	Friday	August 6, 2021	6PM - 8PM	Porch Party	DeAmon Harges	1058 W 33rd Street Indianapolis, IN 46208	14	LINK
4	Saturday	August 7, 2021	3PM - 5PM	Porch Party	Nigel Long	1524 Edgemont Ave. Indianapolis, IN 46208	16	LINK
5	Sunday	August 8, 2021	6PM - 8PM	Porch Party	Tysa Ahmad	1051 W 31st Street, Indianapolis, IN 46208	10	LINK
6	Saturday	September 25, 2021	10AM- 2PM	Community Summit	Groundwork Indy +	1100 Burdsal Parkway, Indianapolis, IN 46208	45	LINK



Appendix A: Public Engagement

- **Porch Parties and Community Summit**
 - Full results found at this [LINK](#)





Appendix B: Brownfields

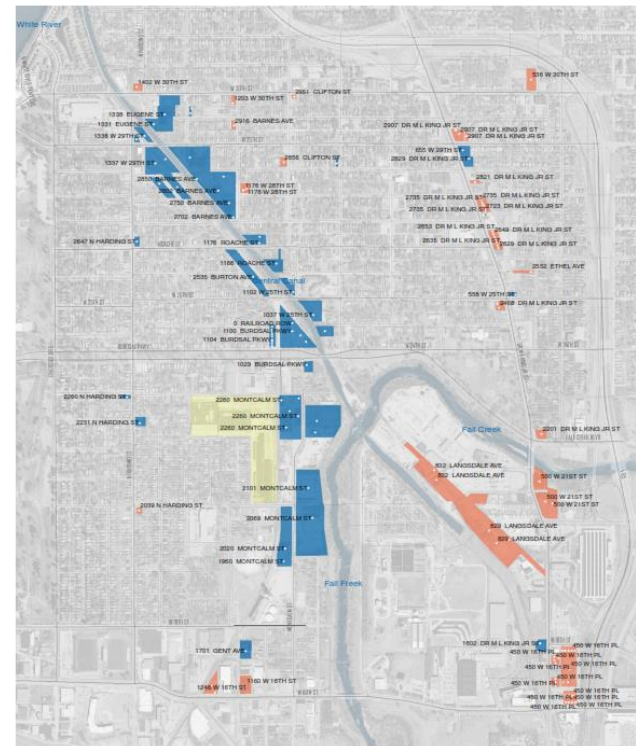
• Brownfield Inventory Update

C-LEAP buttressed with neighborhood based granular community engagement assisted in updating the original 2013 inventory of brownfield conditions in the Near Northwest Area. The C-LEAP update focused along the Central Canal and Fall Creek.



Brownfield Tracker enabled Groundwork Indy's Green Team youth to help community members prioritize sites for intervention.

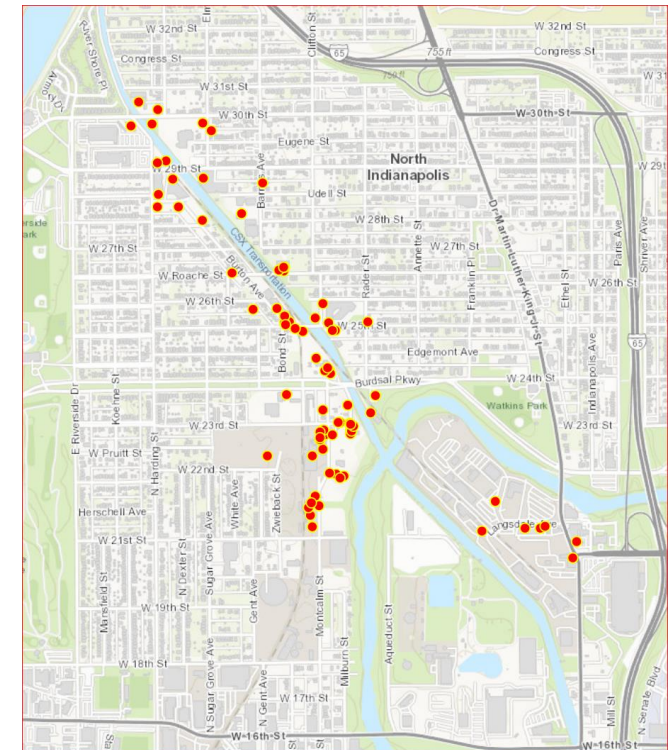
2013 Inventory



EPA Brownfield Assessment Grant Parcels
Northwest Area, Indianapolis

Legend
 ■ Batch 1 Brownfield Parcels
 ■ Batch 2 Brownfield Parcels
 ■ Carrier Bryant Site
 ■ Waterways

2021 Brownfield Inventory Update





Appendix B: Short Term Opportunities

Brownfield Intervention Priority Catalyst Sites: Groundwork Indy, C-LEAP Steering Committee, and community residents collaborated with the technical assistance team to identify the following priority brownfield sites as potential community catalysts worthy of action. The first three sites present **shorter term** opportunities for impact:

- **Priority Catalyst Site A:** 2440 N. Harding Street; Parcel #: 1097258; Former Edgemont church site (FIRE); Current Owner of Record: Millers Center Incorporated, 1134 S. Illinois St. Indianapolis, IN 46225; 0.28 acre; 12,208 sq. ft. lot; (formerly 16,838 sq. ft. church) – Site owner needs assistance to get site cleared, seeded, trees planted, and landscaped for safe interim use.
 - High priority site poised for early action and success as scope of action is:
 - **Short term**
 - Less complicated
 - Has high impact potential
 - Initiate outreach and partnership engagement to implement site cleanup of lot after the recent fire and demolition. This is the site of the former historic Edgemont Church identified in 2014 QoL Plan as a key development opportunity. Potential soil contamination: lead, PAHs, and asbestos.





Appendix B: Short Term Opportunities

- **Priority Catalyst Site B:** 975 Burdsal Pkwy.; Parcel #: 1106986; Former IFD Firehouse; Current Owner: City of Indianapolis, Department of Public Safety; Current use: Vacant; Planned Reuse: **Community-based neighborhood organization**
 - High priority site poised for early action and success as scope of action is:
 - **Short term**
 - Less complicated
 - Has high impact potential
 - Assist community-based neighborhood organization in stabilization and any brownfield assessment required as it moves to occupy this long dormant, city-owned former Fire Station. A Phase I ESA has already been completed, and few environmental threats were identified. Liability management is properly underway. Site was identified in the 2014 QoL Plan as a development opportunity.





Appendix B: Short Term Opportunities

- **Priority Catalyst Site C:** 1106 Burdsal Pkwy; Parcel #: 1048094; Vacant Lot, former rail use; Current Owner: City of Indianapolis, Department of Public Safety; Current use: Vacant; Planned Reuse: Unknown
 - Medium priority site poised for early action and success as scope of action is:
 - **Short term**
 - Less complicated as the city has already acquired site control
 - Has medium impact potential
 - Assist and support the City in a partnership to drive clearing and environmental cleanup in this overgrown former industrial parcel that was acquired by the City of Indianapolis, DMD via involuntary acquisition (tax foreclosure).





Appendix B: Medium Term Opportunities

Brownfield Intervention Priority Catalyst Sites: Priority sites that present **medium-longer** term opportunities for significant impact:

- **Priority Catalyst Site D:** 1176 Roache Street; Parcel #: 1032184; Former Oil Way Products Site; Current Owner: Hauser Commercial Properties, LLC; Evert J. Hauser, Manager; 0.77 acres.
 - High priority site and poised for partner action. Scope supporting role for this high priority site is:
 - **Medium term**
 - More complicated as additional contamination is confirmed, city will acquire site and initiate cleanup
 - Has very high impact potential
 - Monitor progress of additional investigation and City's acquisition of the former Oil Way Products site. This contaminated and long-blighted brownfield is a high priority for the neighborhood. City is assisting and is in process of acquisition, which may take another year. Strong Environmental Action Team advocacy is necessary.





Appendix B: Medium Term Opportunities

Brownfield Intervention Priority Catalyst Sites: Priority sites that present **medium-longer** term opportunities for significant impact:

- **Priority Catalyst Site E:** 1100 W. 21st Street +1121W. 23rd St. Parcel #: 1046298, & 1139 W 23RD ST Indianapolis, IN 46202; Parcel #: 1051057; Former Carrier Bryant factory site; Current Owner: City of Indianapolis, Department of Metropolitan Development; 19.0 acres.
 - High priority site and poised for partner action. Success as scope of action is high as partner is now engaged. Scope supporting role for this high priority site is:
 - **Medium term**
 - Very complicated as site assessment is complete, but reuse is complicated, but the city has taken title and completed demolition and assessment
 - Has very high impact potential
 - City DMD acquired the site and affected demolition and brownfield investigation, a key achievement in the 2014 QoL Plan. Commercial reuse is likely and attainable. Competing reuse interests exist in the community. Due to its large size and frustration in the community related to its long vacant status and excessive illegal dumping, it demands ongoing attention and advocacy by the Environmental Action Team. Partnership with the City is critical to guide outcomes via \$500,000 Build Back Better Regional Challenge grant received in December 2021.





Appendix B: Medium-Longer Term Opportunities

Brownfield Intervention Priority Catalyst Sites: Priority sites that present **medium-longer** term opportunities for significant impact:

- **Priority Catalyst Site F:** 1021 Burdsal Parkway; Robert A. and Beverly Polk's site
 - High priority site poised for early action and success as scope of action is:
 - **Medium-longer term**
 - Moderately complicated
 - Has high impact potential
 - This brownfield site, with an unknown commercial history, received elevated priority ranking due to the sale of Priority Catalyst Site G. It also lies adjacent to the Central Canal and community connectivity along the towpath greenway.

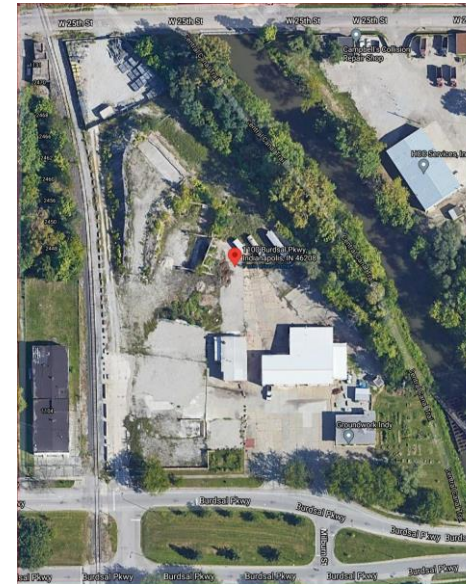




Appendix B: Longer Term Opportunities

Brownfield Intervention Priority Catalyst Sites: Priority sites that present **medium-longer** term opportunities for significant impact:

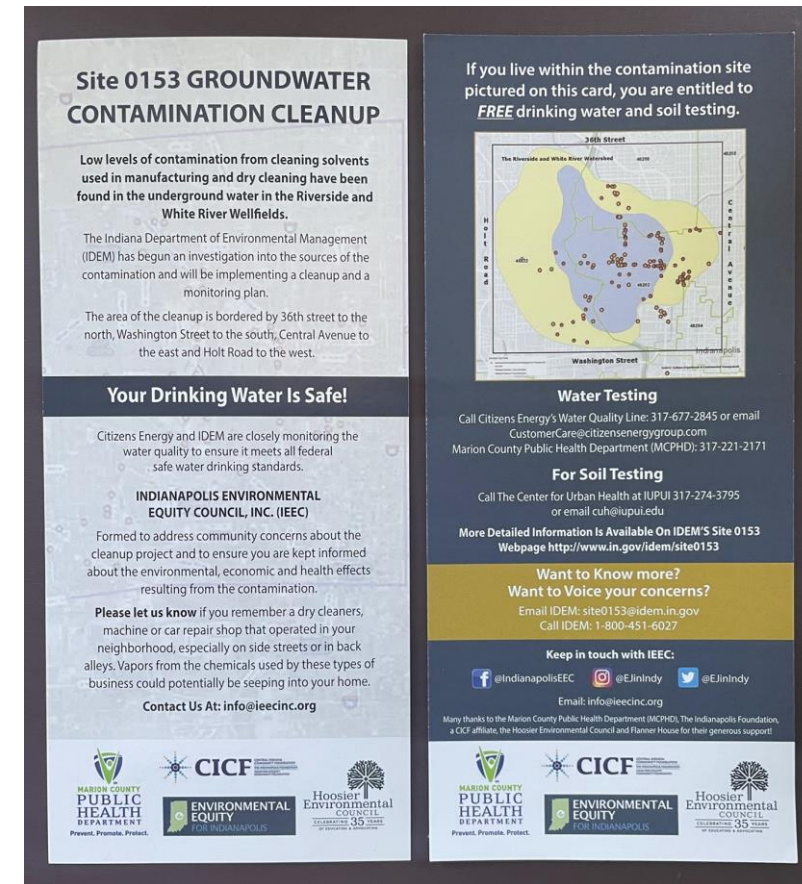
- **Priority Catalyst Site G:** 1100 Burdsal Parkway; Parcel #1090317; Current Owner: AR ENTERPRISES LLC; Former Use: Concrete Factory. Current use: Transitioning from use as Groundwork Indy Operations
 - High priority site poised for early action and success as scope of action is:
 - **Long term**
 - Now, more complicated
 - Has high very impact potential due to location and size
 - Former Concrete Factory brownfield, and now former Groundwork Indy location. Recent sale of site and uncertainty of the new owner's planned use had shifted this priority site to a long-term impact horizon. This parcel remains key due to its size, and critical location adjacent to the Central Canal, and entryway along Burdsal Parkway.





Appendix C: IDEM Site #0153

- The 0153 Groundwater Contamination Site is an area of impacted groundwater in the vicinity of the Riverside and White River well fields owned and operated by Citizens Water.
- In June 2017, the US EPA deferred the technical and enforcement oversight of Site 0153 to the IDEM State Cleanup Program via a Memorandum of Agreement.
- IDEM has created [this public information link](#) for information related to the area-wide groundwater conditions, and the ongoing Technical Assistance Grant to “Confirm No Vapor Intrusion in Residences in the Near Northwest Area”.
 - See the [Frequently Asked Questions](#) on the site for more information
- This [LINK](#) allows the user to review an interactive map that allows review sites of interest in the Site 0153 Area.



Public information tracts distributed widely in Near Northwest Area in 2018

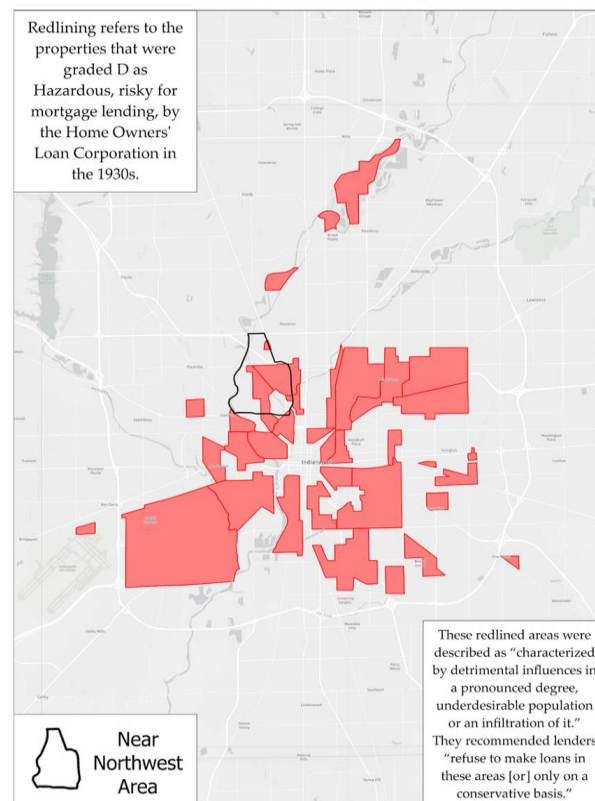


Appendix D: Community Conditions

US EPA Region 5 staff assisted Groundwork Indy and C-LEAP efforts by producing these community condition maps.

The C-LEAP public engagement team used large format boards of these maps to illustrate the issues at hand.

Historic Redlining - Indianapolis, Indiana

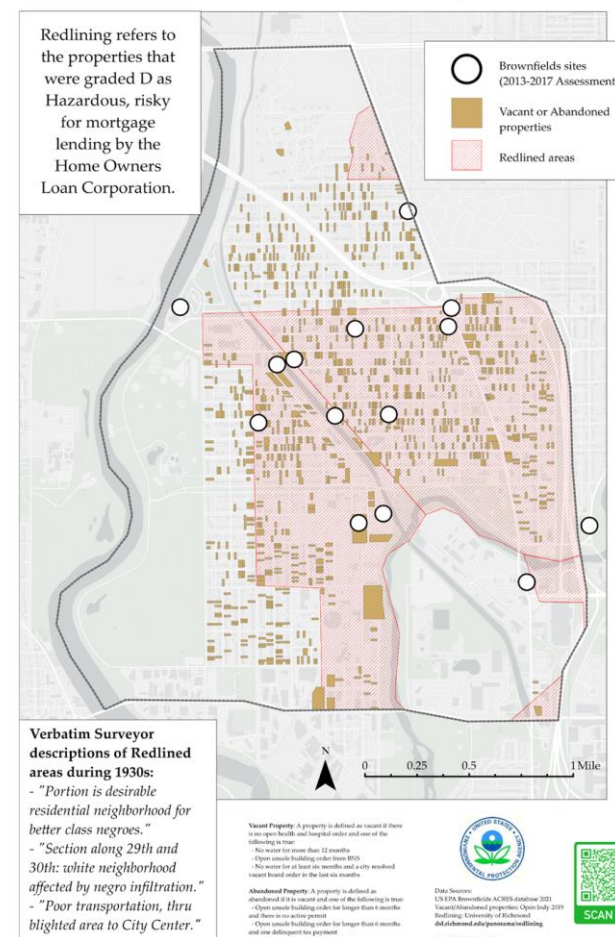


Date Source:
Bullington University of Richmond
del.richmond.edu/gis/indianapolis/

EPA R5 LCRD L3 5/021



Near Northwest Area - Indianapolis, Indiana





Appendix D: Community Conditions

Environmental Justice data for Indianapolis, Indiana

Demographic Index
(Average of People of Color population and Low-Income population)

Lead Paint Index
(Percent of housing units built pre-1960)

Particulate Matter Index (Levels of dust/particulate matter 2.5mm in air)

Respiratory Hazard Index (Air toxics hazard ratio)

Census block groups in the 80th percentile or higher in Indiana for each index

Values for Near Northwest Area

EJSCREEN Variables	Value		State		EPA Region		USA	
	Avg.	%tile	Avg.	%tile	Avg.	%tile	Avg.	%tile
Demographic Indicators								
Demographic Index	77%	27%	97	28%	96	36%	94	
People of Color Population	86%	21%	96	25%	93	39%	87	
Low Income Population	69%	33%	93	30%	94	33%	94	
Linguistically Isolated Population	0%	2%	65	2%	60	4%	45	
Population with Less Than High School Education	23%	11%	88	10%	90	13%	83	
Population under Age 5	8%	6%	71	6%	74	6%	71	
Population over Age 64	12%	15%	39	16%	36	15%	41	
Environmental Indicators								
Lead Paint Indicator (per 1000 housing)	0.73	0.34	88	0.38	83	0.28	89	
Particulate Matter (M 2.5 in µg/m³)	9.42	8.67	99	8.4	87	8.55	78	
NATA* Respiratory Hazard Index	0.47	0.34	98	0.34	90-95th	0.44	60-70th	
Ozone (ppb)	43.9	44.9	9	43.8	38	42.9	59	
NATA* Diesel PM (µm)	1.09	0.45	99	0.45	95-100th	0.48	90-95th	
NATA* Air Toxics Cancer Risk (per year)	33	26	97	26	80-90th	32	50-60th	
Traffic Proximity and Volume (daily traffic count/distance to road)	2200	380	97	530	95	750	91	
Superfund Proximity (city quarter distance)	0.47	0.17	92	0.13	94	0.13	94	
RMP Proximity (city quarter distance)	2	0.81	89	0.83	89	0.74	90	
Hazardous Waste Proximity (city quarter distance)	5.5	2	92	2.4	88	5	85	
Wastewater Discharge Indicator (city-weighted concentration distance)	0.014	0.16	76	2.4	73	9.4	81	
NATA = National Air Toxics Assessment								

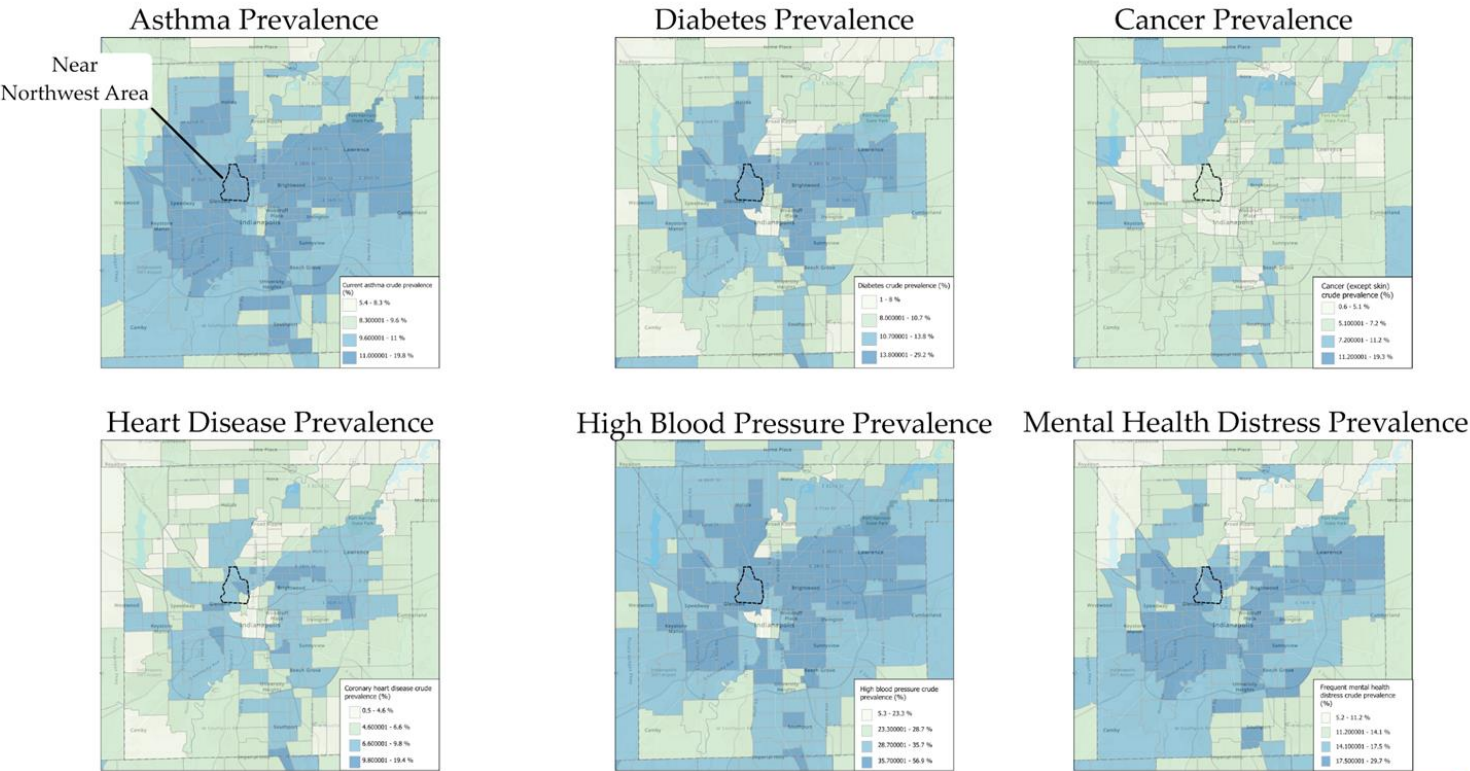
Each map shows one Environmental Justice Index combining demographic factors with a single environmental factor. For example, the EJ Index for Lead Paint is a combination of the following populations residing in the Census block group: the lead paint indicator, the low-income population, and the people of color population.

Data Sources:
US EPA EJSCREEN 2021
www.epa.gov/ejscreen
EPA R5 LCRD: LS 5/6/21



Appendix D: Community Conditions

Health data for Marion County & Indianapolis, Indiana



0 5 10 20 Miles

Data Source:
Centers for Disease Control: Places 500 Cities dataset
www.cdc.gov/places

EPA R5 LCRD: LS 5/6/21



