Site History

* Allis-Chalmers Farm Implement Factory until late 1970s
* 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
Environmental Investigation (Upland)

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

Excavation (RA-2) and Lead stabilization Area (RA-6)

Backfill West replace (RA-5)
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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