



# REQUEST FOR PROPOSALS

**THE DRAKE APARTMENTS  
3060 N. MERIDIAN STREET**

RFP-13DMD-2023-6

August 24, 2023

**RFP ISSUED**

October 25, 2023

**PROPOSALS DUE**



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## CONTACT

Piers Kirby  
Administrator - Real Estate + Brownfield Redevelopment  
Department of Metropolitan Development  
[piers.kirby@indy.gov](mailto:piers.kirby@indy.gov)



Dear Bidder,

On behalf of the Office of Mayor Joe Hogsett and the Department of Metropolitan Development, I am pleased to present this Request For Proposals ('RFP') for the rehabilitation and reuse of the historic Drake Apartments property at 3060 N. Meridian Street.

Situated in the historic Mid-North Area and fronting the North Meridian Street main thoroughfare and IndyGo Red and Purple Lines, this property presents a singular prospect to reactivate and preserve an architectural treasure while creating transit-oriented, mixed-income housing opportunities. Future residents of the Drake will also benefit from the property's unique location adjacent to the Children's Museum of Indianapolis, the largest of its kind in the world, and numerous other educational and public amenities in the North Meridian Street corridor.

Thank you for your interest in this RFP. We look forward to sharing a dialogue about the potential to reactivate and preserve the historic Drake apartments.

Sincerely,

**Rusty Carr**

Director of the Department of Metropolitan Development

# 01. INTRODUCTION

Reuse of the Drake should be inclusive and considerate toward the needs of area stakeholders, creating housing opportunities for existing and prospective residents. The City of Indianapolis invites proposals that are thoughtful to the presence of the nearby bus rapid transit station and Fall Creek Trail as well as adjacent site owners the Children’s Museum of Indianapolis and Herron Preparatory Academy. All proposals will need to demonstrate a high level of understanding of the architectural and historic significance of the Drake Apartments and related parking garage given its local historic designation, including exterior design oversight. Additional details can be found further into the RFP.



## 02. SITE OVERVIEW + AREA CONTEXT

The Drake Apartments are located on a single 0.8-acre parcel (Local Parcel #1083614) fronting North Meridian Street with additional details below:

- Address:** 3060 N. Meridian Street, Indianapolis, IN, 46208
- Historical Context:** Constructed between 1928 – 1929 in the Late-Tudor Revival style
- Building & Unit Details:** 8-story, 27-unit apartment building, fifteen (15) one-bedroom units, ten (10) two-bedroom units, and two (2) four-bedroom units
- Total Area:** ~41,000-square feet.

The building also contains two elevators: one passenger and one freight, neither of which is currently operational.

Other improvements at the Drake property include a small surface parking area with a total of nine (9) available spaces, and a 1-story parking garage with a total area of ~7,250-sf and approximately 34 spaces.

While the site itself offers open green space, users can also enjoy Al E. Polin Park, Delaware Gateway Park, and the Fall Creek Trail, each within a 15-minute walk. The largest children’s museum in the world, the Children’s Museum of Indianapolis, is adjacent to the site. The Mid-North neighborhood also boasts a robust blend of office, retail, and entertainment options and has many active neighborhood organizations and community development corporations.

### SAMPLE FLOORPLANS



Few addresses in the city offer the number of accessible educational options as the Drake. The Herron Preparatory Academy is northerly adjacent to the site. Within ½-mile, families have access to St. Richards Episcopal School, IPS/Butler University Laboratory School, Building Blocks Academy, Shortridge High School, and Ivy Tech Community College – Indianapolis.

The Drake is located within Indianapolis’s ‘Transit-Oriented Development Overlay.’ This overlay is in place for 1,000-feet from the centerline of the Red Line Bus Rapid Transit (‘BRT’) corridor in the 3000 block of North Meridian Street. The Transit-Oriented Development (‘TOD’) Overlay is a design-based overlay, developed with the intent of fostering pedestrian-oriented frontages, quality structures, and reserving limited land around rapid transit facilities for transit-supportive uses such as ground-level commercial space and residential space. The objective of the TOD Overlay is to encourage walkable, transit-accessible neighborhoods that encourage organic activity and the use of walking, cycling, and transit as primary methods of transportation.

Respondents are strongly encouraged to leverage the site’s proximity to public transit. The presence of the TOD Overlay and site proximity to the 30th Street BRT station provides the significant ability to be flexible in reuse planning and design. Respondents are encouraged to consider the addition of bicycle racks and pedestrian facilities to reduce overall parking burden.

## 03. ADDITIONAL REDEVELOPMENT/ REUSE CONSIDERATIONS

### Federal Funding Restrictions Affecting Future Site Use

The end use of the entire site must fulfill the Community Development Block Grant (CDBG) National Objective, “Benefit to Low- and Moderate-Income Persons or Households.” This objective can be fulfilled through Low and-Moderate Income Housing Activities. Respondents are advised to refer to CDBG National Objective requirements: <https://files.hudexchange.info/resources/documents/Basically-CDBG-Chapter-3-Nat-Obj.pdf>.

**At least 51% of units must be rented/sold to households below 80% of the Area Median Income as defined by the U.S. Department of Housing and Urban Development (‘HUD’).** The site is located in a HUD-defined Neighborhood Revitalization Strategy Area (NRSA).

### Historic Area Preservation Plan

Per State Statute IC 36-7-11.1 The Drake Apartments Historic Area is locally protected under the jurisdiction of the Indianapolis Historic Preservation Commission (‘IHPC’). Any exterior alterations, construction, or developments shall be appropriate to the property’s historic and architectural significance per its historic area plan, and such changes must be reviewed and approved by the IHPC. Respondents are expected to carefully consider the Drake Apartments Historic Area Preservation Plan, affixed as **Exhibit B**.

### Zoning

3060 N. Meridian Street is currently zoned ‘Commercial Special’ (‘CS’). To facilitate multifamily reuse of the property the successful respondent will be required at the appropriate juncture to petition the IHPC and the Metropolitan Development Commission for rezoning of the site back to a suitable residential zoning classification.

## **Environmental Status**

Prior to the City's acquisition of the Drake site, a Phase 1 Environmental Site Assessment ('ESA') was conducted by IWM Consulting. The report is affixed to this RFP as **Exhibit C**. Respondents are required to account for addressing environmental conditions in their project description and cost estimates. The selected developer will be required to conduct all necessary environmental due diligence to inform their acquisition and reuse of the site and to satisfy all appropriate inquiries requirements per ASTM E1527-21.



## 04. PROJECT SUPPORT

### Incentives

Developer shall specify any incentives (City, Federal, other) and the amounts thereof that it is anticipated will be included in the project capital stack and provide information regarding the process and timeline for such.

Tools administered by the City available to a developer on this project might include:

- Assistance with land-use petition and permitting fees
- Developer-Backed Tax Increment Financing (TIF)
- Utilization of New Markets Tax Credits
- Affordable Housing Incentives
- Housing Trust Fund
- HOME/CDBG
- Payment in Lieu of Taxes ('PILOT')
- Brownfield Redevelopment Funds

### Community Engagement

Equitable, inclusive, and ongoing engagement with the community will be expected as an integral component of the development process for this site. The development team should undertake outreach to nearby stakeholders, including but not limited to neighborhood groups, community development corporations, adjacent property owners, and service providers. The Department of Metropolitan Development will play a supporting role in public participation throughout the process.

## 05. SUBMISSION REQUIREMENTS + OBLIGATIONS

A complete response will provide the following details:

### **Cover Letter Containing:**

- Organization Name
- Address
- Phone + Email

### **Team Organization**

- Description of Team
- Organizational Chart with Names
- Key Staff
- Description of Roles (inc. % of each team member's time devoted to project)
- Percent Minority-, Women-, Veteran-, and Disabled-Owned Business participation
- Resumes

### **Proposal for Redevelopment of the Site**

- Financial Offer: An offer of not less than \$1,015,000.00 for the project site per the Offering Sheet attached as Exhibit A

### **General description of the proposed project**

- Outline of development and financial terms, including proposed purchase price (Proforma expected in later stages)
- Projected overall construction costs
- Proposed project schedule
- Details regarding unit affordability including the proposed % of affordable units
- Details regarding incentives Developer will be requesting
- Project renderings or images

### **A description of the proposed developer(s) and operator(s)**

- Identity and relationships with other firms involved in the project
- Description of firm's in-house capabilities
- Number of years in business
- Documentation of financial ability to complete the project

*(continued on next page.)*

### Examples of Prior Relevant Work

- Number of Projects
- Number of Units
- Total Project Cost
- Historic Rehabilitation
- Examples/Imagery

### Questions + Submission Instructions

Questions shall be submitted to [piers.kirby@indy.gov](mailto:piers.kirby@indy.gov) no later than 5:00 p.m. local time, September 19, 2023. The DMD intends to respond in writing or email to all questions that will be an addendum to the RFP, and such information will be provided to all respondents receiving a packet. All such addenda shall become part of the RFP, and all respondents shall be bound by such addenda, whether or not received by the bidder.

Respondents shall submit their responses electronically to [piers.kirby@indy.gov](mailto:piers.kirby@indy.gov) and should reference proposal number RFP-13DMD-2023-6 in both the subject line of the email and in the proposal document. All response files should be in PDF format, with individual file sizes limited to 20MB. All responses must be received by 12:00 p.m. local time, October 25, 2023. Hard copies may be required at a later date.

### RFP Timeline

RFP Release	August 24, 2023
Site Walk-through	September 15, 2023
Questions Due	September 19, 2023
Question Responses Provided	September 27, 2023
Proposals Due	October 25, 2023
MDC Proposal Opening	November 1, 2023

**A site walkthrough of the Drake site and buildings will be held by DMD from 10:00am – 1:00pm on September 15. Potential respondents are strongly encouraged to participate in the site walkthrough to inform their responses and questions. Prior to the site walkthrough, potential respondents planning to attend are required to email an RSVP to Piers Kirby, Administrator - Real Estate & Brownfield Redevelopment, [piers.kirby@indy.gov](mailto:piers.kirby@indy.gov). Any questions regarding the Drake site and/or RFP are required to be submitted in writing, following the above instructions.**

## Option Agreement & Project Agreement

To ensure timely transfer and commencement of site redevelopment, within 90-days of notification of selection, the selected Developer may be required to enter into an Option Agreement for eventual sale of the Site. Upon notification of selection Developer shall concurrently proceed with due diligence, pre-development activities, requests for incentives, and pursuit of real estate entitlements, while also working with the City to negotiate a required Project Agreement for eventual sale of the property.

## Public Notice

In accordance with Indiana Code 36-7-15.1, the Metropolitan Development Commission (the “MDC”) is offering for sale property(ies) described in this proposal package (the “Property”) and the Offering Sheet is affixed to this proposal as **Exhibit A**.

The disposition of the Property will be duly advertised in The Indianapolis Star and The Court and Commercial Record. The disposition of the Property will be governed by the procedures that have been established by the MDC in accordance with all applicable laws and rules. The MDC may consider offers for alternative proposed Fair Market Value of the property if appropriate justification can be demonstrated in the Developer’s proposal.

The MDC will open proposals at **1:00 p.m. local time on November 1, 2023, in the Public Assembly Room of the City-County Building** or any other location designated on the public notice for the hearing. All exhibits, drawings, renderings and other materials to be used in such presentation that are in addition to the sealed bid shall be deposited by each bidder at the time of the submission of the written offers and shall be retained by the DMD. All exhibits and graphics of the successful bidder(s) remain the property of the DMD. The MDC reserves the right to accept, reject, or table any and/or all offers. In determining the highest and best offer, the DMD, on behalf of the MDC, shall take into consideration all factors relevant to desirable development, including the following: the terms offered, the project description, the economic development benefits of the Proposal, compliance with the Request for Proposals, Experience and Qualifications of the Respondent Team, and the readiness to enter into a Project Agreement. Satisfying these factors will assure the DMD and the MDC that the sale, if made, will best serve the interests of the community both from the standpoint of human and economic welfare.

**EXHIBIT A**

Offering Sheet

## **NOTICE OF SALE OF REAL ESTATE**

### **3060 N. Meridian Street, Indianapolis, IN, 46208**

**Notice** is hereby given that the City of Indianapolis Department of Metropolitan Development (DMD), is seeking redevelopment proposals from qualified firms ('Developers') for the opportunity to purchase and develop the Drake Apartments parcel #1083614 located at 3060 N. Meridian Street, Indianapolis, IN 46208, further outlined in the Request for Proposals ('RFP') RFP-13DMD-2023-6, linked below.

### **Respondents must make a minimum purchase offer of \$1,015,000.**

All materials relative to this RFP addendum, including any additional addendums, are available for download directly from the City Purchasing Division at <https://www.indy.gov/workflow/find-bid-opportunities>. Any and all correspondence regarding this RFP, including questions and RFP submissions, should be directed to Piers Kirby, Administrator – Real Estate & Brownfield Redevelopment at [piers.kirby@indy.gov](mailto:piers.kirby@indy.gov)

Proposals will be evaluated based upon:

- Alignment with the vision and requests outlined in RFP-13DMD-2023-6
- Description and character of the proposed project,
- Purchase price
- Economic and community development benefits from the purchaser's uses, such as:
  - number of affordable housing units to be created
  - amount of construction investment
  - number of permanent and temporary jobs created, and projected average hourly wages
- Bidder's Experience and Qualifications with respect to historic preservation and creation of affordable housing
- Bidder's demonstrated financial responsibility (financial statements, prior projects, etc.)
- Any other factors that will assure the commission that the sale, if made, will best serve the interest of the community, from the standpoint of both human and economic welfare.

## **LEGAL DESCRIPTION**

NOTE: For purposes of the preparation of these descriptions, no surveys of the described real estate were performed, and no monuments were set. Legal descriptions are from the public assessor records.

### **3060 N. MERIDIAN STREET, INDIANAPOLIS, IN, 46208**

- **Local Parcel:** 1083614
- **Legal Description:** NORTH PARK ADD B2 L19

## Site Aerial – Fall, 2021



1. RFP packet may be downloaded directly from City Purchasing, at: <https://www.indy.gov/workflow/find-bid-opportunities>
2. Offers submitted by a trust (as defined in IC 30-4-1-1(a)) must identify each:
  - Beneficiary of the trust; and
  - Settler empowered to revoke or modify the trust.

All submissions to this RFP must be made by 12:00 noon local time on October 25, 2023. The Metropolitan Development Commission (MDC) will open proposals at their public meeting on November 1, 2023 at 1:00 PM local time.

**EXHIBIT B**

The Drake Apartments Historic  
Area Preservation Plan



# The Drake Apartments





# HISTORIC AREA PRESERVATION PLAN – 43

THE DRAKE APARTMENTS HA-43 (DA)

3060 N Meridian Street Indianapolis, Marion County, Indianapolis

A PART OF THE  
COMPREHENSIVE PLAN  
FOR MARION COUNTY, INDIANA

Adopted by the Indianapolis Historic Preservation Commission on September 4, 2019

Adopted by the Metropolitan Development Commission on December 16, 2020

*Prepared By:*

Staff of the Indianapolis Historic Preservation Commission 1842 City-County Building  
200 East Washington Street Indianapolis, Marion County, Indianapolis

**METROPOLITAN DEVELOPMENT COMMISSION  
MARION COUNTY, INDIANA  
RESOLUTION NO. 2019-HP-002**

WHEREAS, the Metropolitan Development Commission of Marion County, Indiana (the “Commission” or “MDC”) serves as the Plan Commission of the Consolidated City of Indianapolis -Marion County, Indiana (the “City”) under IC 36-7-4 (the “Local Planning and Zoning statute”); and

WHEREAS, in that capacity the Commission serves as the planning and zoning authority for the county; and

WHEREAS, as it is the duty of the Commission to adopt, after a public hearing, segments of the Marion County Comprehensive Plan; and

WHEREAS, the Indianapolis Historic Preservation Commission (the “IHPC”) has been given the statutory power and duty to identify by declaratory resolution areas, structures, and sites in the county having historic or architectural significance, and prepare historic preservation plans for them; and

WHEREAS, the IHPC has the power and duty to prepare proposed historic preservation plans for all appropriate areas of the county and submit proposed historic preservation plans to the metropolitan development commission for consideration for adoption as a segment of the comprehensive plan of the county; and

WHEREAS, such plans shall be presented to the metropolitan development commission for public hearing and adoption as a part of the comprehensive plan of the county; and

WHEREAS, the IHPC has officially designated, delineated areas and identified the Drake Apartments as a structure or site of particular historic or architectural significance, and has listed it on the county register of historic places; and

WHEREAS, the proposed historic preservation plan for the Drake Apartment Historic area, if approved and adopted by the metropolitan development commission, shall constitute part of the comprehensive plan of the county; and

WHEREAS, the IHPC considers The Drake Apartments Historic Area to be of historic and architectural significance and a historic area plan has been prepared for The Drake Apartments Historic Area; and

WHEREAS, on September 4, 2019 the Indianapolis Historic Preservation Commission declared The Drake Apartments Historic Area to be of historic and architectural significance; designated it as an historic area and placed on the Marion County Register of Historic Properties; and recommended to the Metropolitan Development Commission that The Drake Apartments

Historic Area 43 (DA) – be adopted as a segment of the Comprehensive Plan for Marion County, Indiana; and

NOW, THEREFORE, BE IT RESOLVED:

1. That, pursuant to I.C. 36-7-4 and I.C. 36-7-11.1, the Metropolitan Development Commission of Marion County, Indiana, hereby amends the Comprehensive Plan For Marion County, Indiana, by the adoption of The Drake Apartments Historic Area Preservation Plan 43 (DA) – The Drake Apartments Historic Area (which is attached hereto), and made a part this resolution and by incorporating the same as an amendment of the Comprehensive Plan for Marion County, Indiana.
2. That the Director of the Department of Metropolitan Development shall make one complete copy of the plan available in the Office of the MDC and shall file one (1) copy of this resolution in the office of the Recorder of Marion County together with a copy or summary of Historic Area Preservation Plan – 43 (DA) – The Drake Apartments Historic Area.

DATE: 12-16-2020

METROPOLITAN DEVELOPMENT  
COMMISSION OF MARION COUNTY,  
INDIANA

APPROVED AS TO LEGAL FORM  
AND ADEQUACY THIS 26 DAY  
OF October, 2020.

John J. Dillon III  
John J. Dillon III, President

LeAnnette M. Pierce  
LeAnnette M. Pierce, Assistant Corporation Counsel

**INDIANAPOLIS HISTORIC PRESERVATION COMMISSION**

**DECLARATORY RESOLUTION 2019-R-04**

**THE DRAKE APARTMENTS HISTORIC AREA**

DECLARING THE DRAKE APARTMENTS HISTORIC AREA TO BE OF HISTORIC AND ARCHITECTURAL SIGNIFICANCE AND RECOMMENDING TO THE METROPOLITAN DEVELOPMENT COMMISSION FOR ADOPTION AS PART OF THE COMPREHENSIVE PLAN FOR MARION COUNTY, INDIANA, HISTORIC PRESERVATION PLAN 43 (DA) – THE DRAKE APARTMENTS HISTORIC AREA.

WHEREAS, the Indianapolis Historic Preservation Commission (the “IHPC”) is required by I.C. 36-7-11.1-6 to prepare a historic preservation plan for designating a historic area of Marion County and to recommend the plan to the Metropolitan Development Commission (the “MDC”) for adoption as a part of the Comprehensive Plan for Marion County; and

WHEREAS, the boundary of The Drake Apartments Historic Area is described and depicted in the proposed historic area preservation plan; and

WHEREAS, the IHPC considers The Drake Historic Area to be of historic and architectural significance and has adopted Declaratory Resolution 2019-R-05 listing The Drake Apartments Historic Area on the Marion County Register of Historic Places; and

WHEREAS, the IHPC has prepared Historic Preservation Plan 43 (DA) – The Drake Apartments Historic Area, which may from time to time be amended, modified, revised, or replaced; and

NOW THEREFORE BE IT RESOLVED that The Drake Apartments Historic Area is hereby declared to be of historic and architectural significance; and

BE IT FURTHER RESOLVED that Historic Preservation Plan 43 (DA) – The Drake Apartments Historic Area (a copy of which is attached hereto), be approved and presented to the MDC for public hearing and adoption as a part of the Comprehensive Plan for Marion County.


The remainder of this document has been left blank intentionally.  
Signature page to follow.

Adopted the 4<sup>th</sup> day of September, 2019

INDIANAPOLIS HISTORIC PRESERVATION COMMISSION

Dated: 9/4/19

  
William A. Browne, Jr., FAIA - President  
Indianapolis Historic Preservation Commission

  
Joann Green, RLA - Secretary  
Indianapolis Historic Preservation Commission

APPROVED AS TO LEGAL FORM AND ADEQUACY  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

  
LeAnnette M. Pierce - Assistant Corporation Counsel  
Office of Corporation Counsel, City of Indianapolis

INDIANAPOLIS HISTORIC PRESERVATION COMMISSION

DECLARATORY RESOLUTION  
2019-R-05

LISTING THE DRAKE APARTMENTS HISTORIC AREA ON THE MARION COUNTY REGISTER OF HISTORIC PLACES.

WHEREAS, the Indianapolis Historic Preservation Commission is empowered by I.C. 36-7-11.1 to establish and maintain a register of historic properties in Marion County; and

WHEREAS, the Commission has evaluated, according to the criteria set forth in I.C. 36-7-11.1, The Drake Apartments Historic Area, located at 3060 N. Meridian Street, Indianapolis, Marion County, Indiana, and considers it to be of historic and architectural significance and has prepared a historic preservation plan to document this; and


WHEREAS, the boundary of The Drake Apartments Historic Area is described and depicted on the boundary map included in said historic preservation plan;

NOW THEREFORE BE IT RESOLVED that the Drake Apartments Historic Area is hereby designated as a historic area and placed on the Marion County Register of Historic Places.

Adopted the 4<sup>th</sup> day of September, 2019.

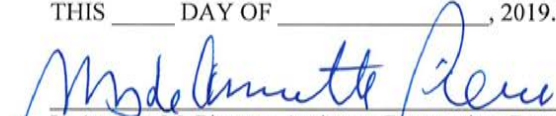
INDIANAPOLIS HISTORIC PRESERVATION COMMISSION

Dated: 9/4/19

  
William A. Browne, Jr., FAIA – President  
Indianapolis Historic Preservation Commission

  
Joann Green, RLA – Secretary  
Indianapolis Historic Preservation Commission

APPROVED AS TO LEGAL FORM AND ADEQUACY  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

  
LeAnnette M. Pierce – Assistant Corporation Counsel  
Office of Corporation Counsel, City of Indianapolis



## Credits

Mayor Joseph H. Hogsett City of Indianapolis

### ***Department of Metropolitan Development***

Acting Director Rusty Carr

Former Director Emily C. Mack

### ***2020 City-County Council Members***

Vop Osili, President	Jared Evans	Maggie A. Lewis
Zach Adamson	Keith L. Graves	Frank Mascari
Paul Annee	Monroe Gray, Jr.	Jessica McCormick
John Barth	Michael Paul Hart	Brian Mowery
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Crista Carlino	La Keisha Jackson	Keith Potts
Michael Paul Dilk	Blake Johnson	David Ray
Ethan Evans	Kristin Jones	Leroy Robinson

### ***Metropolitan Development Commission***

John J. Dillon, President	Megan Garver	Bruce Shumacher
Alpha Blackburn	Lena Hackett	William Selm
Karina Bruns	Brigid Robinson	Mindy Westrick

### ***Indianapolis Historic Preservation Commission (IHPC)***

William A. Browne Jr., President	Joann K. Green	W. Bruce Stauffer
Sally Cook	James T. Kienle	Alex White
Anne Lear	Kevin C. Murray	Susan Williams

### ***IHPC Staff***

Meg Purnsley, Administrator  
Emily Jarzen, Principal Architectural Reviewer  
Shelbi Long, Senior Architectural Reviewer  
Dean Kessler, Architectural Reviewer  
Elizabeth Nowak, Preservation Planner  
Lorie Finch, Officer Manager  
LeAnnette Pierce, Legal Counsel

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# The Drake Apartments



Fig.1 East elevation. Photo: IHPC Staff, 2019

## I. Owner<sup>1</sup>

TREX Enterprises, LLC  
3000 North Meridian Street  
Indianapolis, IN 46208-4716

## II. Historic and Architectural Design Analysis

### ***Construction Information***

Date of construction: 1928-1929

Architect: Henry Ziegler Dietz

Builder: Arthur Baynam

### ***Physical Description***

Constructed between 1928 and 1929, the Drake is an eight-story, late Tudor Revival apartment building located mid-block on North Meridian Street between East 30th Street and East 32nd Street in Indianapolis, Marion County. A large concrete private garage located behind the Drake is contemporary to the apartment building. The Drake has a rectilinear shape with projecting bays on the north, east, and south façades. Its primary entrance is near the corner of the north and east façades. A secondary entrance is located at the rear of the building on the west façade.

The 85-foot tall Drake Apartments rests on

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<sup>1</sup> From the records of the Marion County Assessor's Office on August 1, 2019.

a limestone foundation and was built with fireproof construction. It has a reinforced concrete frame, concrete and tile floors and roof, and 12-inch brick and tile curtain walls. Pyrobar was originally used for interior partitions, as well as the stair and two elevator shafts. On the primary east façade, limestone rises from the foundation to the second floor before transitioning to red brick walls. The north, south, and west elevations are primarily red brick walls with limestone embellishments and limestone sills. Brick, tile, and limestone are laid in geometric patterns on the east façade; these motifs are echoed at the top of the building on all four façades. The brick is laid in a running bond and limestone quoins are found on the corners of the primary eastern façade.

The roof of the Drake is flat with two penthouses and four narrow, brick chimneys. Of the two penthouses, a larger one with rooftop access is located far west on the roof, while a smaller, square penthouse is located just off-center in the middle of the building.

The east façade contains four bays. Beginning at the north corner, bays one and four have double hung, eight-over-one windows on floors two through eight. The first-floor openings have French doors with a four-lite transom. The center two bays are part of a semi-hexagonal bay that projects from the building and is predominately limestone with narrow eight-lite casement windows. There are ten windows in the bay on each story of this façade. Running vertically in the center of this projecting bay is a masonry pattern made

from brick, tile, and limestone that alternates cross-shapes, three-quarter cross shapes, and a nine-square checkerboard pattern.

The north and south façades are symmetrical. They both have nine bays. Beginning at the east corner on the north façade and the east corner on the south façade, bay six projects from the façade face. Limestone rises to cover the entirety of the first floor on both these bays and a limestone and brick checkerboard detail is centered at the top of these bays near the roofline. Double-hung, eight-over-one windows with limestone sills are found in each bay.

The west façade has three bays and is the least ornamented of the four elevations of the Drake. A secondary entrance with an awning is located in the center bay. The same eight-over-one windows are found on this elevation. There are no limestone details on this façade apart from the window sills.

The garage at the rear of the property is a one-story concrete-masonry building. The 1915 revised Sanborn map indicates that the garage had a concrete floor with two rows of steel columns. The garage was built to service the tenants of The Drake and appears at the same time on Sanborn maps as the apartment building.

### III. Legal Description

The subject property is comprised of one parcel of land known as “the historic area,” which includes two buildings: The Drake apartment building, and a one-and-one-half story concrete garage. The property is described as follows:

Lot 19 in Square 2 in Bruce’s North Park Addition to the City of Indianapolis, the plat of which is recorded in Plat Book 3, page 193, in the Office of the Recorder of Marion County, Indiana.

ALSO:

Part of Lots 6 and 7 in Square 2 in Bruce’s North Park Addition to the City of Indianapolis, the plat of which is recorded in Plat Book 3, page 193, in the Office of the Recorder of Marion County, Indiana, more particularly described as follows:

Beginning at a point on the East line of said Lot 7, a distance of 21.33 feet North of the Northeast corner of said Lot 6; thence South along the East line of Lots 7 and 6, a distance of

42.67 feet; thence West parallel with the North line of said Lot 6, a distance of 70.00 feet; thence North parallel with the East line of said 6 and 7, a distance of 42.67 feet; thence East, parallel with the North line of said Lot 6, a distance of 70.00 feet to the point of beginning.

# Boundary Map of the Historic Area-- The Drake Apartments

3060 North Meridian Street  
Center Township, Marion County, Indiana



Fig.2 Boundary Map of Historic Area

## IV. Statement of Significance

### ***Significance***

The Drake apartment building is significant for its architecture, its association with apartment construction in the City of Indianapolis in the twentieth century, and for its association with its architect, H. Ziegler Dietz. It is an intact example of luxury tower apartment buildings from this period that were popular on the north side of Indianapolis. The Indianapolis Star went as far as to describe The Drake as “One of the most exclusive apartment buildings in Indianapolis” on September 11, 1932.<sup>1</sup>

The Drake Apartments were rated as “Outstanding” in the Center Township, Marion County Interim Report (1991) as part of a surveyed historic district identified in the survey as the North Meridian Street Apartments Historic District. From the Interim Report:

“The “O” [outstanding] rating means the property has enough historic or architectural significance that it is already listed, or should be considered for individual listing, in the National Register of Historic Places. “Outstanding” resources can be of local, state, or national importance.”<sup>2</sup>



Fig.3 East and partial south elevations.  
Photo: IHPC Staff, 2019

### ***Architectural Significance***

#### **The Drake**

Indianapolis’s golden era of apartments and flats was concomitant with the economic and population growth of the city from 1890 through 1930. Most construction occurred between 1895 and 1905 and had almost completely ebbed by the late 1920s.<sup>3</sup> The Drake, built between 1928 and 1929, was built at the tail end of this period, and is significant

1 “Exclusive Drake Units Available—Apartments offered in Seven-Story Building on Meridian Street,” Indianapolis Star, September 11, 1930.

2 Center Township, Marion County Interim Report: Indiana Historic Sites and Structures Inventory, Indiana Department of Natural Resources & Historic Landmarks Foundation of Indiana, 1991, p. ix.

3 Apartments and Flats of Downtown Indianapolis, Section 8, p. 15, 17.



for its expression of late Tudor Revivalism and as one of Indianapolis's few extant tower apartment buildings from this time.

Of the apartment and flat buildings built between 1890 and 1930 in Indianapolis, most were not multi-storied apartment buildings like the Drake. Other extant high-rise examples include the Ambassador (NR-0616.03), the Spink (NR-1613), the Wyndham (NR-0616.33), and the Dartmouth (NR-0616.10), which, like The Drake, were built by well-off real estate developers or investors.<sup>4</sup> According to the Apartment Flats of Downtown Indianapolis National Register multiple property document listing, the predominate styles found in Indianapolis apartment and flat buildings from 1890 through 1930 were classical revival expressions; revival styles in the English tradition only began to emerge in these buildings in the 1920s.<sup>5</sup>

There are two other noted English Tudor Revival apartment buildings from this period still extant in Indianapolis comparable to the Drake: the Wyndham (1929) and the Dartmouth (1928), both of which are listed in the National Register of Historic Places. Like the Drake, these apartment buildings have casement windows and contrasting limestone and red brick walls that strongly evoke traditional English architecture. Unlike the Drake, these buildings were designed with two towers on their primary façade; The Drake's focal point is the singular, central projecting partial

hexagonal bay on its eastern façade. The Drake also lacks crenellated parapet walls, a feature that defines the rooflines of the Wyndham, the Dartmouth, and the Tudor Revival style as a whole.

The Drake's unique expression of Tudor Revivalism is easily seen in its immediate setting. East across North Meridian Street from the Drake are the Buckingham Apartments (1909, NR-1112), Balmoral Court (1916, NR-1114), and the Admiral Apartments (1929). These three architecturally significant apartment buildings respectively represent Jacobethan Revival,

Colonial Revival, and Art Deco styles. The Buckingham and Balmoral Court are low-rise, courtyard designs of the period, while the Admiral a ten-story tower building. Though the major elements of the Drake's design are Tudor, Art Deco influences can be seen in the heavy geometric embellishments on the eastern façade and at the patterning of the quoins near the roofline. Compared to the Buckingham and the Admiral, the Drake shows a transition in these architectural styles in the late 1920s in a way not seen on other Tudor Revival apartment buildings in Indianapolis.

### **Architect Henry Ziegler Dietz and Builder Arthur Banyham**

Apartments built at the turn of the twentieth century tended to be the works of well-known local architects and builders. Henry Ziegler Dietz was an architect active in the late nineteenth century through the mid-twentieth century. A Pennsylvanian native,

4        *Ibid.*, p. 17.

5        *Ibid.*, Section 7, p. 7.

Dietz attended Washington University in St. Louis. He specialized in hotel design and designed several hotels in the 1910s that have been listed in the National Register of Historic Places (NRHP), including the Fowler Hotel in Lafayette, Indiana (1915), the McCurdy Hotel in Evansville, Indiana (1917), and the Hotel Aurora in Aurora, Illinois (1917). These hotels reflect a simple Neoclassical Revival style, a style that Dietz referenced in his 1928 design for the Meridian Street Apartments, which is listed in the NRHP as part of the Shortridge-Meridian Street Apartments Historic District.<sup>6</sup> Dietz is also known locally for designing the Rivoli Theater on E 10th Street (National Register, 2004) and for his extensive work along Meridian Street in Indianapolis. In addition to the Meridian Street Apartments, he designed and built seven other apartment buildings below 38th Street, including the Drake, between 1924 and 1930.

In Indianapolis, Dietz is recorded working on multiple projects with developer Arthur Banyham, including an addition to the Sloanewood Apartments in the Shortridge-Meridian Street Historic District.<sup>7</sup> The two also worked together on the Drake, which was a costly project at the time. The Indianapolis Star reported that, when construction on the Drake began in 1928, the project would cost \$220,000.<sup>8</sup> When first completed, the Drake

was known as Baynham & Co. Apartments.<sup>9</sup> Banyham also built the Charmwood Apartments, Pennlawn and Pennwood homes, the Drake Motor Inn, the former Pennsylvania Hotel, and several private residences in Indianapolis.<sup>10</sup>

Both Dietz and Banyham left a lasting mark on Indianapolis's landscape. Their contributions to the built environment are significant, Dietz especially for his unique expression of contemporary styles in and beyond Indianapolis.

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9 The building received its current name, The Drake, by 1930. "Exclusive Drake Units Available—Apartments offered in Seven-Story Building on Meridian Street," Indianapolis Star, September 11, 1930.

10 "Arthur Banyham, Builder, Succumbs," Indianapolis Star, Aug. 14, 1968.

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6 Shortridge-Meridian Street Apartments Historic District, National Register of Historic Places, 2000.

7 Ibid. Section 7, p. 9.

8 "Realty Sales Jump in Week—Proposed Construction Totals \$855,460--\$220,000 Apartment Started," Indianapolis Sunday Star, November 23, 1928.

### ***Historic Significance***

Following a long period of relative economic instability, Indianapolis experienced huge economic growth at the turn of the nineteenth century that was driven by the expansion of the railroad and new manufacturing. With that prosperity came people. From 1890 through 1930 Indianapolis experienced a large influx of new residents to the city, jumping from a city population of 105,436 in 1890 to 314,194 in 1920.<sup>1</sup> New housing went up at a rapid pace, including row houses, apartment and flats buildings. The first “modern” apartment building—the Delaware—was built in 1885 at the corner of Delaware and Michigan Streets. This building marked the beginning of an era of fashionable downtown apartment buildings and was followed by the exceedingly popular Blacherne (402 N Meridian Street) in 1895.<sup>2</sup>

The initial wave of apartment buildings was built immediately north of the heart of downtown Indianapolis: “By 1910, the near north side became the ‘flat district.’”<sup>3</sup> These apartment buildings were typically located near trolley lines to capitalize on easy access to downtown and downtown jobs. While apartments and flats were popular

with renters, they were also sought after by single men and women and socialites. Many prominent Indianapolis residents of the period are listed in the Blue Book with addresses at the Blacherne, the Spink Hotel, and other downtown apartment buildings. Apartments along North Meridian Street, like the Drake, the Admiral Apartments, the Balmoral Court, and the Buckingham, carried with them the same prestige as the spacious single-family homes long associated with the Meridian Street corridor. Advertising for the Drake in 1932 stated that “Highest References Required” for any potential tenants.<sup>4</sup>

With abundant suitable sites for building, Indianapolis developers and architects typically kept apartment buildings to modest scales. Most apartment buildings in the city were under three or four stories in height, even along major thoroughfares like North Meridian Street.<sup>5</sup> Tower apartments—apartments requiring or including elevators to reach upper floors—were more the exception than the norm. To date, there are less than twelve such buildings identified as extant and historically significant within Indianapolis of this type.

Advertising for the Drake emphasized its luxury amenities and spacious, bright units. Announcements printed in the Indianapolis Star in 1932 highlighted the apartment’s first floor lounge and lobby, automatic elevator

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1 Indiana’s Changing Population 1880-1980, Indiana State Board of Health, 1982; Census of Population, 1980-1920, U.S. Bureau of the Census, quoted in Apartments and Flats of Downtown Indianapolis, Section 8, p.13, National Register Multiple Property Listing Document, 1984.

2 Apartments and Flats of Downtown Indianapolis, Section 8, p.15.

3 “Multi-Family Residential Architecture,” Encyclopedia of Indianapolis, E.d. David J Bodenhamer, Robert G. Barrows, David G. Vanderstel, (Indiana University Press: Bloomington & Indianapolis), 1994, p. 1025.

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4 “Announcement...The Drake Formerly Known as 3060 No. Meridian,” Indianapolis Sunday Star, Sept. 11, 1932.

5 Apartments and Flats of Downtown Indianapolis, Section 8.

service, stone fireplaces in all unit living rooms, heating, in-building laundry, and its garage, which was staffed by an attendant day and night.<sup>6</sup>

The scale and robustness of apartment construction between 1890 and 1930 in downtown Indianapolis was not repeated until the late 1970s and 1980s.<sup>7</sup> Stopped largely by the economic downturn of the Great Depression, the era of downtown apartments and flats is a physical record of the population growth Indianapolis experienced at the beginning of the twentieth century.

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6 "Exclusive Drake Units Available: Apartments Offered in Seven-Story Building on Meridian Street." *Indianapolis Sunday Star*, Sept. 11, 1932; "Announcement... The Drake Formerly Known as 3060 No. Meridian," *Indianapolis Sunday Star*, Sept. 11, 1932.

7 "Multi-Family Residential Architecture," *Encyclopedia of Indianapolis*, p. 1026.



Fig.4 East and partial north elevation. Photo: IHPC Staff, 2019

## V. Preservation Criteria (Architectural and Design Standards for Protecting the Property)

1. Any development, construction, reconstruction, or alteration to the exteriors of any structures or site within the historic area shall be appropriate to the property's historic and architectural values and significance.
2. Any development, construction, reconstruction, or alteration to the exteriors of any structures or site within the historic area shall be visually compatible and appropriate in function, general design, arrangement, color, texture, and materials to the design and character of the subject property.
3. The IHPC shall use the Secretary of the Interior's Standards for the *Treatment of Historic Properties: With Guidelines for Preserving, Rehabilitation, Restoring, & Reconstructing Historic Buildings*<sup>1</sup> to determine appropriateness when it reviews and makes decisions regarding development, construction, reconstruction, preservation, restoration, rehabilitation, alteration, and demolition of the subject structures/historic area.

## VI. Preservation Objectives

1. The subject structures, exterior features of the site and architectural and historic character thereof shall be preserved as a significant resource of Indianapolis and Marion County.
2. Encourage adaptive reuse/redevelopment of the historic Drake Apartment Building that retains and preserves the exterior features of the structures, and not demolition of the historic Drake Apartment Building or its historic garage on the site.

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<sup>1</sup> Anne E. Grimer, Secretary of the Interior's Standards for the Treatment of Historic Properties: With Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings, U.S. Department of the Interior, National Park Service, Technical Preservation Services, 2017, <https://www.nps.gov/tps/standards.htm>.

## VII. Identification and Designation of Historic Area

The parcel at 3060 N Meridian Street, Indianapolis, Marion County, Indiana is hereby identified and designated as an Indianapolis Historic Landmark. This plan has been prepared in accordance with the State Statute IC 36-7-11.1, which establishes and empowers the Indianapolis Historic Preservation Commission. After the approval of this plan by the Indianapolis Historic Preservation Commission and its adoption by the Metropolitan Development Commission as part of the Marion County Comprehensive Plan, the provisions and requirements of IC 36—11.1 and this plan applies to all property and structures within the delineated area.



Fig.5 Southeast corner of the Drake Apartments as seen from North Meridian Street. Photo: IHPC Staff, 2019

# VIII. Maps and Documentation

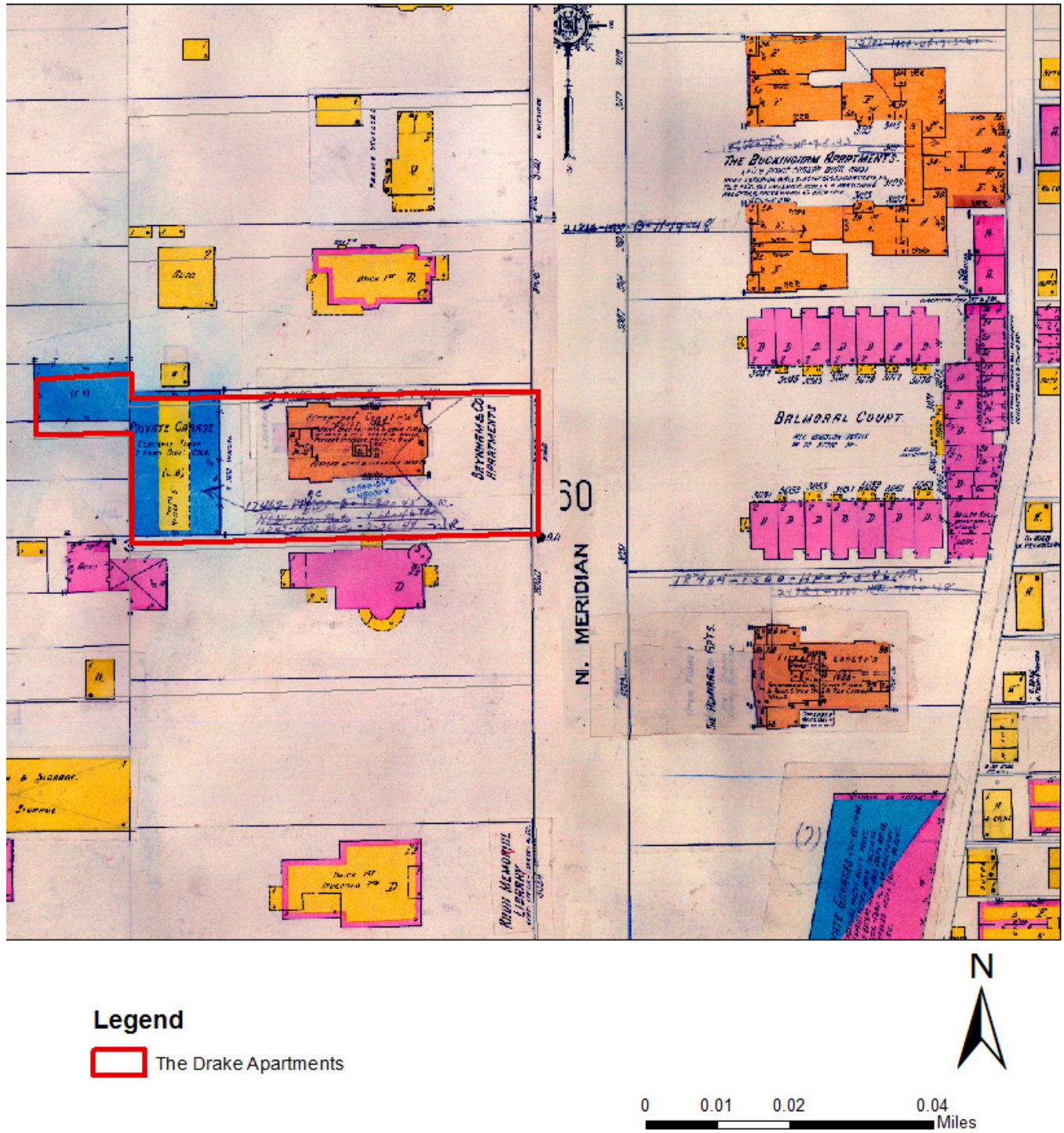
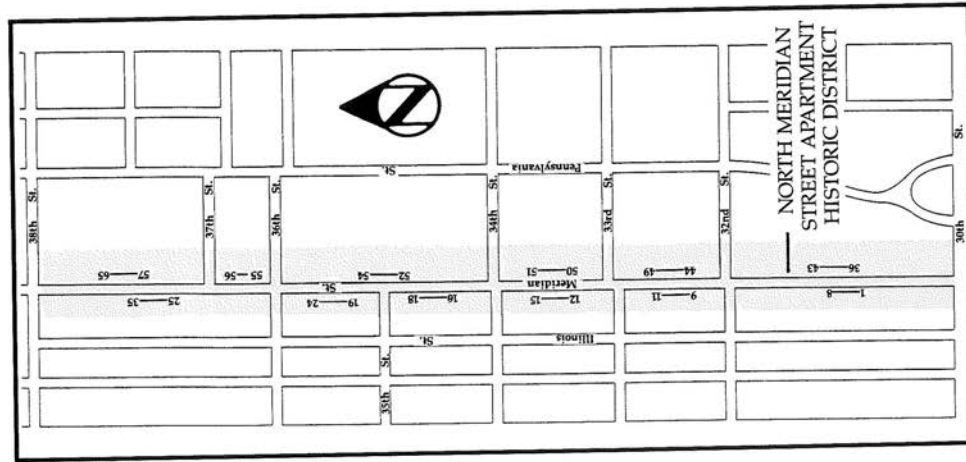


Fig.6 1915 Sanborn Fire Insurance Map

# North Meridian Street Apartments Historic District (098-296-06001-065)



North Meridian Street has long been associated with Indianapolis' prominent families. Magnificent residences once lined the street as far south as downtown. The area encompassing the district was originally platted prior to 1887 in several sections. A few remaining examples of these early homes are still in existence today. The Free Classic style Schnull-Rauch House (002) and the Alfred M. Glosbrenner Mansion (009) built in the Jacobethan Revival style are two examples. Just south of the district are the Fairbanks Residence (00621) and the Louis Levy Mansion (00622).

Today the district is best known for its 1920s and '30s apartment buildings. Excellent examples of a variety of architectural styles abound. Like the former homeowners of the street, the apartments also housed numerous influential and prominent people. In some buildings, such as the Jacobethan Revival style Buckingham (040), apartments contained small bedrooms for live-in domestic help.

Other buildings which stand out along the street are the Admiral (038) with its Art Deco stepped-back roofline; the Colonial Revival style Balmoral (039); and The Howland (061), a Jacobethan Revival apartment with a small terra cotta mural and beautiful limestone detailing.

Today the street continues the tradition of apartment living but several office buildings, a hospital, and the Children's Museum are interspersed among the original structures. The apartments, nonetheless, continue to be the dominating feature of the district.

No. Add. Description

North Meridian Street (West Side)

- 001 3000 The Children's Museum; 1976;  
Architect: Wright, Porteous &  
Lowe (NC) Inside: Broad Ripple Park  
Dentzel Carousel; c.1900 (O) NR, NHL

002 3050 Schnull-Rauch House; 1904; Architect:  
Vonnegut & Bohn (O) NR



002

003 3060 The Drake; c.1920 (O)

004 3100 Commercial Building; 1964; Architect:  
Lennox, Matthews, Simmons & Ford,  
Inc. (NC)

005 3120 House; c.1910 (NC)

006 3130 Commercial Building; 1958; Architect:  
Lennox, Matthews, Simmons & Ford,  
Inc. (NC)

007 3140 Apartment Building; c.1925 (C)

008 3190 House; c.1900 (N)

009 3202 Alfred M. Glosbrenner Mansion;  
1910 (O) NR

010 3232 Winona Memorial Hospital;  
c.1965 (NC)

011 NA Winona Professional Building;  
c.1965 (NC)

012 3310 Marblehead Apartments; c.1930 (C)

013 3330 Wentworth-Stuyvesant; c.1920 (N)

014 33

015 33

016 34

017 34

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019 35

020 35

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025 36

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028 371

029 372

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031 373

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033 375

034 376

035 377

North M

036 300

037 301

038 302

039 305

Fig. 7 Indiana Department of Natural Resources and Historic Landmarks Foundation of Indiana, Center Township, Marion County Interim Report: Indiana Historic Sites and Structures Inventory (Indianapolis: Historic Landmarks Foundation of Indiana, 1991). Courtesy of Indiana Landmarks.



**HISTORIC DISTRICT SUPPLEMENT**  
**Indiana Historic Sites and Structures Inventory**  
 State Form 16823 (R/1-88)



Number 018-296-1100

District Name		Street		NUMBER		Rating	Address	Type	Style	Date	Condition	Film Code	Surveyor	Date
Final	Preliminary	Photo												
				1	1849	C	3020	Apartment	Modern	1976	GOOD	4	Sharon / p. 1100	10-16-89
002	2	20	0	20	0	C	3050	Residence	Consequence	1904	"	5	4 story 3 story 2 story glazed brick w/ new windows	
003	3	21	C	21	C	C	3060	Apartment	Modern	1920	"	6	2 story brick duplex helped build 3 story townhouse	
004	4	22	NC	22	NC	NC	3100	Apartment	Modern	1964	"	7	2 story 4 bay main facade E. New limestone	
005	5	23	NC	23	NC	NC	3110C	Residence	Modern	1990	VERY	8	2 story 4 bay main facade E. New limestone	
006	6	24	NC	24	NC	NC	3130	Residence	Modern	1958	FAIR	9	2 story 4 bay main facade E. New limestone	
007	7	25	C	25	C	C	3140	Apartment	Modern	1925	GOOD	10	2 story 4 bay main facade E. New limestone	
	X	26	X	26	X	X		Apartment	Modern			11	2 story 4 bay main facade E. New limestone	
008	8	27	C	27	C	C	3190	Residence	Modern	1900	GOOD	12	2 story 4 bay main facade E. New limestone	
009	9	28	C	28	C	C	3202	Residence	Victorian	1923	GOOD	13	2 story 4 bay main facade E. New limestone	
	X	29	C	29	C	C		Residence	Victorian	1930	GOOD	14	2 story 4 bay main facade E. New limestone	
010	10	30	NC	30	NC	NC	3232	Hospital	Modern	1905	GOOD	15	2 story 4 bay main facade E. New limestone	
011	11	31	NC	31	NC	NC		Commercial	Modern	1965	GOOD	16	2 story 4 bay main facade E. New limestone	
	X	32	VA	32	VA	VA		Apartment	Modern			17	2 story 4 bay main facade E. New limestone	
012	12	33	C	33	C	C	3310	Apartment	Modern	1930	FAIR	18	2 story 4 bay main facade E. New limestone	
013	13	34	C	34	C	C	3320	Apartment	Modern	1910	GOOD	19	2 story 4 bay main facade E. New limestone	
	X	35	X	35	X	X		Apartment	Modern			20	2 story 4 bay main facade E. New limestone	

Fig. 8 "8 story Brick [sic], main façade E has limestone walls on 1st floor w/carved labels over all 6 bays. Center 4 bays." From the "Meridian Street Apartment Historic District" (Property survey card from Center Township Interim Report survey, Oct. 16, 1989). --- Indiana Historic Sites and Structures Inventory. Courtesy of the Division of Historic Preservation and Archaeology, Department of Natural Resources.



**EXHIBIT C**

Phase 1 Environmental  
Site Assessment



# PHASE I ENVIRONMENTAL SITE ASSESSMENT

## FORMER DRAKE APARTMENTS COMPLEX

3060 NORTH MERIDIAN STREET  
INDIANAPOLIS, MARION COUNTY, INDIANA

**FEBRUARY 8, 2023**



### PREPARED FOR:

**MS. RHIANA BARKIE**  
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**IWM PROJECT NO. IN23004.01**

# PHASE I ENVIRONMENTAL SITE ASSESSMENT

Former Drake Apartment Complex  
3060 N. Meridian Street  
Indianapolis, Marion County, Indiana

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# PHASE I ENVIRONMENTAL SITE ASSESSMENT

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- Appendix E: Soil Occurrences and Properties
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## **1.0 EXECUTIVE SUMMARY**

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IWM Consulting Group, LLC (IWM) was retained by Ms. Rhiana Barkie of The City of Indianapolis Department of Metropolitan Development (DMD), Brownfield Redevelopment Program located at 200 East Washington Street, Suite 2042, Indianapolis, Indiana 46204, to complete a Phase I Environmental Site Assessment (Phase I ESA) of the property located at 3060 N. Meridian Street, Indianapolis, Marion County, Indiana (subject property).

IWM's Phase I ESA included a physical inspection of the site and visual observations of adjacent properties, as well as a review of available, pertinent environmental and historical records. Current and prior site usage was not investigated for indications of compliance with state and federal environmental regulations. IWM also conducted visual assessments for other potential environmental conditions.

The primary objective of this Phase I ESA was to identify the presence or likely presence of any hazardous substances or petroleum products, as defined in the American Society for Testing and Materials (ASTM) Standard Practice E 1527-21 (also E1527-13 and E2247-16 where applicable), in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

### **1.1 Summary of the Subject Property Description**

The subject property is located within a mixed residential and commercially developed area on the north-central side of Indianapolis and is situated on the west side of North Meridian Street approximately 3.0 miles north of Monument Circle, the center of the city.

At the time of the site inspection, the property was vacant but was most recently occupied and utilized as residential apartments. The property covers approximately 0.80 acres located directly north of the Indianapolis Children's Museum. At the time of the site inspection, an approximately 41,000 square foot (ft<sup>2</sup>) former apartment building occupied the central portion of the subject property, and a 10,395 ft<sup>2</sup> parking structure occupied the western portion of the subject property. Pavement covered the majority of the ground surface north and west of the apartment building. Grass covered the ground surface to the east and south of the former apartment building. The former apartment building was a steel framed structure on a concrete slab with a partial basement, on the western portion of the building, with brick exterior walls and a flat built-up roof.

The interior of the former apartment building was divided into several distinct areas: the basement which housed the boiler room, the first floor which included a maintenance room, one (1) common tenant storage room with several individual storage lockers, one (1) one-bedroom apartment, a lobby, an office, and a common area; the second through sixth floors contained four (4) apartments



each, the seventh and eighth floors contained three (3) apartments each, and an elevator operating room was located in an enclosed room on the western portion of the roof. During the reconnaissance, IWM observed vandalism such as removal of copper pipes and scattering of trash and some of the wood floors had been removed for either potential future repairs or due to vandalism. Evidence of asbestos abatement activities were also observed on all floors of the apartment building. The parking garage was constructed with cinderblock walls, concrete floors, steel support beams, and a flat, wood, built-up roof. Further description of the subject property is provided in **Section 5.0**.

## **1.2 Summary of Findings and Opinions**

Based on review of available documentation and physical inspection of the subject property, the following issues were identified as representing environmental concerns affecting, or having the potential of affecting, the subject property. An *Opinion* is provided following each identified *Finding*.

1. The subject property was identified in Asbestos databases as provided in the Environmental Data Resources, Inc. (EDR) Radius Map™ Report. However, the subject property was not identified in a search of the IDEM VFC website (<http://vfc.idem.in.gov/facility-search.aspx>).
  - The lack of identified environmental government agency records is consistent with the observed current and reported historical subject property usage and is not considered a significant data gap.
  - An asbestos investigation was conducted at the site in 2017; which identified asbestos containing floor tile, linoleum, and boiler and pipe insulation and wrap, and was subsequently abated.
  - The onsite parking garage is also included in the Sports Legend Experience Brownfield Property Number 4200302. During a Phase I ESA conducted by Civil & Environmental Consultants, Inc. (CEC) in 2016, de minimis staining was observed in the northwestern portion of the parking garage, prior to demolition. Additional information regarding the subsurface investigation involved in the Brownfield Property 4200302 is included in Section 5.3.5; however, it should be noted that no subsurface investigation occurred on the subject property.
    - Based upon the results of the subsurface investigations completed by CEC and the lack of subsurface investigation conducted anywhere on the subject property, a recognized environmental condition (REC) exists due to the possibility of elevated concentrations of arsenic in the subsoil located beneath the subject property.

2. A total of 95 appearances by approximately 64 addressed facilities were identified in the searched databases, within the target search distances from the site, as provided in the EDR Report. Three (3) of these facilities were mapped by EDR as being adjacent, or nearly adjacent, to the subject property.
  - Each of the properties or facilities were evaluated to determine its potential to impact the subject property. Based on distance from the subject property, ground surface topography, reported or assumed groundwater flow direction, current regulatory status and/or the absence of reported releases, the properties or facilities listed in the EDR Report are not considered to represent likely threats to the subject property at this time.
3. During site reconnaissance, two (2) 55-gallon poly drums were labeled as containing oil and water were observed in the parking garage on a blue tarp. Signs of spillage or leaking was observed.
  - The release of a petroleum product poses a REC for the subject property.
4. During site reconnaissance, IWM observed two (2) elevators in the former apartment building.
  - Polychlorinated biphenyls (PCBs) may be present in the oil associated with the elevator equipment and typically leaked oil collects at the bottom of elevator shafts. This area was not accessible during the site inspection and IWM could not definitely determine if any oil historically leaked from the elevator, and is considered a REC.
5. The subject property is located in Zone 1 of the EPA Radon Map, indicating there is a high probability of radon intrusion issues at the subject property.
  - Further investigation should be conducted in order to determine if elevated concentrations of radon are located beneath the subject property prior to redevelopment, and is considered to be a *business environmental risk* (BER) at this time.
6. Visible mold growth from water intrusion was observed in the former apartment building.
  - Further investigation should be conducted on the nature of the mold, followed by remediation for the health and safety of building occupants, which is considered a BER.
7. Potential PCB bearing ballasts were observed in the light fixtures throughout the former apartment building.
  - A universal waste survey should be conducted in order to determine the quantity and associated concerns (e.g., PCBs, chlorofluorocarbons (CFCs), mercury, tritium, and/or

heavy metals) associated with historical light fixtures, exit signs, fire alarms, etc. prior to recycling and to reduce potential exposure. This is considered to be a BER.

8. The use of lead-based paint or sealers on buildings constructed prior to 1978 is presumed. Based on the age of the building, with a construction date prior to 1978, the use or presence of lead-based paint is suspected.
  - Applicable regulators should be contacted to verify requirements; and local, state, and federal regulations must be followed during maintenance, renovation, or demolition activities, to protect workers, occupants, and the site from contaminants associated with lead-based paints/sealers. Chipping and peeling paint was observed throughout the building, which is considered a BER.

### **1.3 Summary of Conclusions**

IWM has performed a Phase I Environmental Site Assessment of the property located at the common address of 3060 N. Meridian Street in Indianapolis, Indiana, in conformance with the scope and limitations of ASTM Practice E 1527-21. Any exceptions to, or deletions from, this practice are described in **Section 2.0** and **Section 7.3** of this report.

**This assessment has revealed the following evidence of recognized environmental conditions in connection with the property:**

- Lack of subsurface investigation, with the possibility of elevated concentrations of arsenic in the soil (surface and near surface) on the subject property, based on analytical results obtained by CEC via installation of soil borings on adjacent properties;
- Lack of subsurface investigation of the garage based on historical usage of garage area with floor drains and observed storage and leaking of petroleum products;
- PCBs in oil located in the two (2) elevator shafts; and
- Drums of oil, with observed leaking and staining, located in the parking garage.

However, as noted in Section 7.1, water intrusion with visible mold growth, potential lead-based paint, known active radon mitigation at an adjacent property, and potential PCB containing ballasts and other universal waste items, were observed throughout the former apartment building. In the opinion of the environmental professional, these are considered to be a *business environmental risk* at this time.

Additional details related to the findings, opinions and conclusions of this assessment are provided in **Section 7.0**.

## **1.4 Significant Data Gap Summary**

According to ASTM Standard Practice E1527-21, a data gap is significant if it “*affects the ability of the environmental professional to identify a recognized environmental condition.*” In preparation of this Phase I ESA, data gaps, as defined by ASTM Practice E1527-21, were encountered:

- The local fire department and county health department did not provide information regarding the property in response to an information request (**Section 5.3.3** and **Section 6.4**).
- Aerial photographs earlier than 1941 were not available for review. In addition, the quality of some aerial photographs was poor, limiting some interpretation (**Section 5.2.1**).

In the opinion of the Environmental Professional, these limitations did not affect the overall interpretation of the data, prevent historic subject property usage from being determined, or reduce the capacity to identify RECs; and do not alter the conclusions of this report.

## 2.0 INTRODUCTION

IWM was retained by Ms. Rhiana Barkie of The City of Indianapolis DMD, Brownfield Redevelopment Program to perform a Phase I Environmental Site Assessment, herein referred to as the “assessment”, “environmental assessment”, “ESA”, “Phase I ESA”, or similar term for the property located at 3060 N. Meridian Street in Indianapolis, Marion County, Indiana. Within this report, the subject property may also be referred to by the following: “site”, “target property”, “property”, or other similar terms. The subject property is depicted on the following maps: Site Location Map (**Figure 1**) and Site Area Map (**Figure 2**). Referenced maps are provided in **Appendix A**.

### 2.1 Property Location and Legal Description

The subject property is located at the common address of 3060 N. Meridian Street, in Indianapolis, Marion County, Indiana. Photographs taken during site reconnaissance, which depict portions of the subject property, are provided in **Appendix B**.

A legal description for the subject property was not provided by the User; however, some information concerning the subject property was obtained from the Marion County Geographic Information System (GIS) website<sup>1</sup>. Based on a review of information provided within this website, the subject property consists of one (1) parcel described briefly in the following table. A copy of the available Property Record is provided in **Appendix C**.

Parcel Identification	Street Address	Brief Legal Description	Approximate Size (acres)
49-06-24-123-035.000-101	3060 N. Meridian Street, Indianapolis IN	<i>N PARK ADD 21 4/12FT N SIDE OF 70FT E END L6 B221/4 12FT S SIDE OF 70FT E END L7 B2 &amp; L19 B2</i>	0.80

Within the *Property Card*, the owner of the property was identified as TRex Enterprises LLC, with the following contact information:

TRex Enterprises LLC  
3000 N. Meridian Street  
Indianapolis, IN 46208

<sup>1</sup> <https://maps.indy.gov/MapIndy/>

## **2.2 Purpose**

The purpose of this ESA was to determine the presence of “*Recognized Environmental Conditions*” (*RECs*) in connection with the subject property using an approach conforming to ASTM E1527-21 and ASTM E1527-13 (hereinafter referred to as E1527-21).

### *Recognized Environmental Conditions (REC)*

*RECs* are defined in ASTM E1527-21 as the “presence or likely presence of any *hazardous substances* or *petroleum products* in, on, or at a property: (1) due to any *release* to the *environment*; (2) under conditions indicative of a *release* to the *environment*; or (3) under conditions that pose a *material threat* of a future *release* to the *environment*.”

The definition of a release under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) includes contamination that is the direct result of a release into the environment from a non-natural source that migrates into a building or structure. For the purposes of the ASTM E1527-21 practice, migrate and migration refers to the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface.

### *Controlled Recognized Environmental Conditions (CREC)*

A *REC* resulting from a past *release of hazardous substances* or *petroleum products* that has been addressed to the satisfaction of the applicable regulatory authority, with *hazardous substances* or *petroleum products* allowed to remain in place subject to the implementation of required controls (e.g., property restrictions, *activity and use limitations*, *institutional controls*, or *engineering controls*) is defined as a *controlled REC (CREC)*. A *CREC* shall be identified as a *REC* in the conclusions section of this report; however, the identification of a condition as a *CREC* does not imply that the environmental professional conducting the Phase I ESA has evaluated or confirmed the adequacy, implementation, or continued effectiveness of the required control that has been, or is intended to be, implemented.

### *Historical Recognized Environmental Conditions (HREC)*

A *CREC* differs from a *historical REC (HREC)* in that a *HREC* refers to a past *release of hazardous substances* or *petroleum products* that has occurred in connection with the subject property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the subject property to any required controls.

### *De Minimis Condition*

*RECs* include *hazardous substances* or *petroleum products*, even under conditions in compliance with laws, but do not include “*de minimis* conditions that generally do not present a material risk

of harm to public health or the *environment* and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.” Conditions determined to be *de minimis* are not *RECs*.

## **2.3 Scope of Work**

The Scope of Services included a review of historical records and regulatory database information, a reconnaissance of the subject property and adjoining properties, interviews (historical and with those currently familiar with the subject property, where available), and preparation of this report.

Records were reviewed given that they were “reasonably ascertainable.” ASTM E1527-21 defines “reasonably ascertainable” as “information that is publicly available, obtainable from its source within reasonable time and cost restraints, and is practically reviewable.” The document examination generally includes the following tasks (refer to the agreed-upon scope of work):

- At a minimum, review of historical aerial photographs, city directories, fire insurance maps, and topographic maps of the site and adjoining properties. If these are not available, the Report will include a statement regarding the lack of availability.
- Review of property title records if provided by the Client, or requested by the Client as a non-scope service (**Section 2.4**).
- Review of regulatory database provider report of federal, state, and local listings for the site and other properties/facilities found within the search distances specified by ASTM E1527-21.

The reconnaissance included the following tasks:

- Visual observations of the subject property to identify indications of RECs, such as above ground storage tanks (ASTs) and underground storage tanks (USTs), stained soil or floor areas, vegetative stress, filled areas, waste or material dumping.
- Interviews with available current owner(s) and/or key site manager(s), or other person(s) as designated by the owner(s) regarding the subject property’s current and past uses and information of environmental significance.
- Inquiries to appropriate local government offices (e.g., Fire Department or Health Department).
- Observations of adjoining properties (from site boundaries and public rights-of-way).
- The standards included in ASTM E2247-16 (*Standard Practices for Environmental Site Assessments: Phase I Environmental Site Assessment Process for Forestland or Rural Property*) may be used to replace or supplement the reconnaissance procedures included in ASTM E1527-21 or ASTM E1527-13, with or without reference within this report at the discretion of the Environmental Professional and depending upon the size and nature of the subject property.

Photographic documentation, which may include the use of handheld cameras and/or unmanned aerial vehicles, and site diagrams are additional services that are not required by the ASTM E1527-21 Standard and are included at the discretion of the Environmental Professional. However, IWM has provided Site Maps and Site Photographs, included herein in **Appendix A** and **Appendix B** respectively.

Utilizing the information collected for the subject property during the Phase I ESA, a Tier 1 *VES* was conducted for the site according to guidance and processes provided in ASTM Designation E2600-15: *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions* (ASTM E2600-15). The objective of a *VES* is to determine if a *VEC* exists or does not exist and provide information to support those conclusions. A *VEC* is defined by ASTM as the “presence or likely presence of *chemical(s) of concern (COC)* vapors in the vadose zone of the *target property* caused by the *release* of vapors from contaminated soil and/or groundwater on or near the *target property* as identified by the Tier 1 or Tier 2 procedures” presented in ASTM E2600-15.

## 2.4 Additional Non-Scope Considerations

Environmental issues or conditions may exist at a property that parties may wish to assess in connection with commercial real estate that are outside the scope of ASTM E1527-21 (non-scope considerations). Examples of non-scope considerations include, but are not limited to, asbestos containing buildings materials, radon, wetlands, lead-based paint, lead in drinking water, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological issues, indoor air quality unrelated to *releases of hazardous substances or petroleum products* into the *environment*, biological agents, mold, and high voltage power lines. These *Business Environmental Risks (BERs)* are defined within ASTM E1527-21 as “*a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated... Consideration of business environmental risk issues may involve addressing one or more non-scope considerations.*” These non-scope issues or conditions can be assessed during the ESA at the request of the Client.

For this Phase I ESA, IWM has provided additional review to assess the potential BERs listed below, with descriptions of the respective findings in the referenced sections of this report.

### List of Additional Non-Scope Services

Additional Service	ASTM Reference	Report Section
Asbestos-Containing Building Materials	E1527-21 (13.1.5.1)	Section 4.5.15
Lead-Based Paint	E1527-21 (13.1.5.9)	Section 4.5.16
Mold Growth Conditions	E1527-21 (13.1.5.11)	Section 4.5.17
Naturally Occurring Radon	E1527-21 (13.1.5.13)	Section 5.1.7



### List of Additional Non-Scope Services

Additional Service	ASTM Reference	Report Section
Per- and poly-fluoroalkyl substances (PFAS)	E1527-21 (13.1.5.15)	Section 5.3.4
Wetlands	E1527-21 (13.1.5.16)	Section 5.1.6

Site-specific investigations, including sampling and laboratory analysis, for the topics identified above were not completed unless specifically described in the corresponding section. Readily available information sources, such as literature references, site reconnaissance observations, and/or age of on-site structures, were used to provide some insight into risks which may exist related to each of these service topics.

## 2.5 Limitations and Exceptions

Findings, conclusions, and recommendations referenced herein are based upon, and limited to, those observations made during the listed reconnaissance date.

The subject property area included in this Phase I ESA was based upon available property lines, site surveys, property plat maps, verbal descriptions provided to IWM by the Client, and/or field observations (roadways, utilities, mow lines, etc.) observed by IWM’s representative during the site reconnaissance. The information regarding the adjoining properties was obtained by visual reconnaissance from the subject property and/or public roads, and information obtained from record reviews and interviews with representatives of the site owner.

Phase I ESAs are limited to specific inquiries and are based upon records, reviews, and opinions rather than invasive testing services. Therefore, IWM cannot eliminate uncertainty as to environmental conditions at the subject property. Nor can we represent that the subject property contains no *hazardous substances, petroleum products*, or other products or substances (or other latent conditions) beyond those identified or observed from this scope of work. Information in this report is based upon the subject property’s current use(s) and information obtained prior to issuance of the final report. IWM does not warrant the accuracy of information obtained from interviewees or other third-party sources of information (such as other environmental firms, database companies or title companies).

Please note that no Phase I ESA can wholly eliminate uncertainty regarding the potential for *RECs* in connection with the subject property. Referring to the procedures in ASTM E1527-21 will reduce, but not eliminate, these uncertainties. It is possible, therefore, that all *RECs* or relevant environmental issues may not have been identified. The failure to discover these, using a reasonable and mutually agreed upon scope of services, does not guarantee the absence of such *RECs* or issues, but only that they were not found as a result of this assessment. The services herein are in no way to be construed or relied upon as a legal interpretation, opinion or advice.

## **2.6 Significant Assumptions**

It is assumed that the Client has provided IWM with title and lien records, actual knowledge of environmental liens or activity and use limitations encumbering the subject property, any specialized knowledge or experience material to recognized environmental conditions in connection with the subject property, any commonly known or reasonably ascertainable information material to recognized environmental conditions on the subject property, and the reason why the subject property may have a significantly lower purchase price than comparable properties, if applicable (User Responsibilities, ASTM E1527-21, Section 6.0). It is further assumed that the Client will read this report in its entirety (text and attachments) before making decisions based on the findings of the report.

## **2.7 Standard of Care and Viability**

These Phase I ESA services were performed in a manner consistent with good commercial and customary standards and practices as applied by other consultants conducting similar investigations in the same geographic area during the same time period. No warranties, express or implied, are intended or made.

Within ASTM E1527-21, Section 4.6.1, a Phase I ESA is considered viable when it is completed within 180 days prior to the date of acquisition of the subject property (or, for transactions not involving an acquisition such as a lease or refinance, the date of the intended transaction), subject to the limitations expressed herein. If the acquisition or transaction takes place more than 180 days and less than one year from date of completion of the following assessment components, these components may be updated:

- interviews with owners, operators, and occupants (**Section 6.0**);
- searches for recorded environmental cleanup liens (**Section 3.0** and **Section 5.0**);
- reviews of federal, tribal, state, and local government records (**Section 5.0**);
- visual inspections of the subject property and adjoining properties (**Section 4.0**); and,
- declaration by the environmental professional responsible for the assessment or update (**Section 8.0**).

Reliance on the contents of this report after 180 days is at the user's sole risk. Based on the earliest completion dates of the components listed above, as reflected within the corresponding sections of the report, **this Phase I ESA is viable through July 17, 2023.**

## **2.8 User/Client Reliance**

Unless otherwise agreed, this Phase I ESA was prepared for the exclusive use and reliance of the **City of Indianapolis DMD**, and any third party authorized by City of Indianapolis DMD and

**Phase I Environmental Site Assessment**

Former Drake Apartment Complex, 3060 N. Meridian St., Indianapolis, Marion County, Indiana February 8, 2023

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IWM. Any use of this Phase I ESA or the information contained herein by persons or entities other than the Client (without the express written consent of the Client and IWM) will be at the sole risk and liability of such persons and entities.

### 3.0 USER PROVIDED INFORMATION

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The U.S. EPA's All Appropriate Inquiry (AAI) rules places emphasis on "User" obligations. As specified in the ASTM E1527-21 standard, certain responsibilities lie with the "user" of the assessment, who is defined as "the party seeking to use Practice E1527 to complete an *environmental site assessment* of the subject property" and may include, without limitation, a potential purchaser, an owner, a lender, a property manager, or a potential tenant of the subject property. The User has specific obligations for completing a successful application of the ASTM E1527-21 practice for performing certain tasks that will help identify the possibility of *RECs* in connection with the property that do not require the technical expertise of an *environmental professional*. The required tasks/information include:

- (1) a search for environmental liens and AULs filed or recorded against the subject property, or communication to the environmental professional of the actual knowledge of such instruments;
- (2) specialized knowledge or experience related to the property or nearby property;
- (3) relationship of the purchase price being paid for the property to the fair market value, if not contaminated;
- (4) commonly known or reasonably ascertainable information about the property; and,
- (5) any obvious indications pointing to the presence, or likely presence, of contamination at the property.

Although the AAI Rules and ASTM E1527-21 do not require the *User* to share this information with the *environmental professional*, failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

A Phase I ESA *User's Questionnaire* was provided to Margarette Webb, Project Manager for City of Indianapolis DMD, Brownfields Redevelopment Program (User). The responses provided by Ms. Webb in the completed *User's Questionnaire* are summarized in the following section. A copy of the completed questionnaire is provided in **Appendix D**. Documentation may also be found where referenced in this report. Note, the User was not the owner of the subject property at the time this Phase I ESA was completed.

#### 3.1 Title Records

Ms. Webb (User) did not provide title record information. However, as discussed in **Section 2.1**, some property information for the subject was obtained through public records.

#### 3.2 Environmental Liens and Activity and Use Limitations (AULs)

Based on the response to *Questions 1 and 2* provided in the *User's Questionnaire*, Ms. Webb was not aware of environmental liens or AULs associated with the subject property.

### **3.3 Specialized Knowledge or Experience of the User**

Based on the response to *Question 3* provided in the *User's Questionnaire*, Ms. Webb indicated she has no specialized knowledge or experience regarding *recognized environmental conditions* associated with the subject property or nearby properties.

### **3.4 Significant Valuation Reductions for Environmental Issues**

Based on the response provided to *Question 4* in the *User Questionnaire*, Ms. Webb indicated: “...I have no reason to believe that the purchase price for the property has been reduced in comparison with the fair market value due to contamination known or believed to be present at the property.”

### **3.5 Commonly Known or Reasonably Ascertainable Information.**

Based on the response provided for *Question 5* in the *User Questionnaire*, Ms. Webb indicated she was aware of the previous site utilization as a multi-tenant apartment complex. Ms. Webb indicated she is not aware of the presence, spill, or remediation of any chemicals, hazardous substances, or petroleum products that are or once were present at the subject property.

### **3.6 Degree of Obviousness of Contamination**

Based on the response provided to *Question 6* in the *User Questionnaire*, Ms. Webb did not have knowledge of any obvious indicators that point to the presence or likely presence of contamination at the subject property.

### **3.7 Available Previous Environmental Reports or Additional User Provided Information**

Ms. Webb indicated she did not have additional knowledge of documentation associated with the subject property.

## 4.0 SITE RECONNAISSANCE

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### 4.1 Methodology and Limiting Conditions

This section presents information gathered during the reconnaissance of the subject property and adjoining properties. This non-invasive reconnaissance was conducted to observe accessible and representative portions of the subject property for evidence of *RECs*. The following indicators of *RECs*, as per ASTM guidelines, were the focus of this reconnaissance: such as stained soils, stressed vegetation, transformers, evidence of ASTs or USTs, trash and debris, and use and/or storage of hazardous substances or petroleum products.

The reconnaissance of the subject property was conducted on January 27, 2023, at approximately 12:30 PM by Mr. Brad Gentry, IWM Vice President and Environmental Professional, Mr. Greg Scarpone, IWM Vice President and Environmental Professional, and Ms. Rebecca Pitcock, IWM Staff Geologist. Mr. Clarence Taylor, Director of Safety, Compliance, and Business Continuity for the Indianapolis Children's Museum arranged site access. IWM Consulting was unaccompanied during the reconnaissance. Weather conditions were overcast with a temperature of approximately 30° Fahrenheit.

The inspection consisted of first accessing the on-site buildings and noting interior conditions. Inspection of the exterior portions of the subject property consisted of walking the site perimeter, then traversing the interior portions of the subject property to provide overlapping fields of view of the ground surface as needed.

Physical obstacles preventing the viewing of the grounds on the subject property were generally not encountered, with the exception of materials and equipment located inside the buildings and snow covered ground surfaces. Photographs taken during site reconnaissance, which depict portions of the subject property, are provided in **Appendix B**.

### 4.2 General Subject Property Setting

The subject property is located within a mixed residential and commercially developed area on the north-central side of Indianapolis and is situated on the west side of North Meridian Street approximately 3.0 miles north of Monument Circle, the center of the city.

### 4.3 Current Property Use

At the time of the site inspection, the property was vacant; however, the parking garage was utilized as storage for the Children's Museum/Sports Legend Experience.

#### 4.4 Current Uses of Adjoining Properties

During the site reconnaissance IWM observed the properties surrounding the subject property. The uses of adjoining properties at the time of the reconnaissance are summarized in the following table.

**Adjoining Property Usage**

Direction	Property Usage	Environmental Conditions
North	A building formerly occupied by the Salvation Army is located on the north adjacent property.	Not Identified
East	Apartments are located on the east adjacent property, across North Meridian Street.	Not Identified
South	A former residence, now occupied by the Children's Museum is located on the south adjacent property.	Not Identified
West	Sports Legends Experience is located on the west adjacent property.	See <b>Section 5.3.6</b>

#### 4.5 Site Reconnaissance Observations

At the time of the site inspection, the subject property was vacant but most recently occupied as apartments. The subject property covers approximately 0.80 acres located directly north of the Indianapolis Children's Museum. At the time of the site inspections, an approximately 41,000 square foot (ft<sup>2</sup>) former apartment building occupied the central portion of the subject property, and a 10,395 ft<sup>2</sup> parking structure occupied the western portion of the subject property. Pavement covered the majority of the ground surface north and west of the apartment building. Grass covered the ground surface to the east and south of the former apartment building. The former apartment building was a steel framed structure on a concrete slab with a partial basement, on the western portion of the building, with brick exterior walls and a flat built-up roof.

The interior of the former apartment building was divided into several distinct areas: the basement which housed the boiler room, the first floor which included a maintenance room, one (1) common tenant storage room with several individual storage lockers, one (1) one-bedroom apartment, a lobby, an office, and a common area; the second through sixth floors contained four (4) apartments each, the seventh and eighth floors contained three (3) apartments each, and an elevator operating room was located in an enclosed room on the western portion of the roof. During the reconnaissance, IWM observed vandalism such as removal of copper pipes and scattering of trash and some of the wood floors had been removed for either potential future repairs or due to vandalism. Evidence of asbestos abatement activities were also observed on all floors of the apartment building. The parking garage was constructed with cinderblock walls, concrete floors, steel support beams, and a flat, wood, built-up roof. The layout of the subject property, including the on-site building, is depicted **Figure 2**.

#### ***4.5.1 Site Utilities***

Identified public utilities in the vicinity of the subject property are as follows: City of Indianapolis provides potable water and sewage services; Indiana Power and Light (IPL) provides electric service; and Citizens Energy provides natural gas service. One (1) boiler and one (1) associated AST (probably water) were observed in the basement of the former apartment building, with individual radiators located in the apartment units.

Indiana Department of Natural Resources (IDNR) water supply well records were reviewed and water supply wells were not identified on the subject property, nor were they identified on adjoining properties.

#### ***4.5.2 Underground Storage Tanks (USTs)***

Common indicators of USTs, such as fill ports, vent pipes or dispensers, were not observed on the property during site reconnaissance.

#### ***4.5.3 Aboveground Storage Tanks (ASTs)***

One (1) AST associated with the boiler system was observed on the subject property during site reconnaissance.

#### ***4.5.4 Drums, Totes, and Intermediate Bulk Containers***

Three (3) plastic totes, ranging from 150-gallons to 400-gallons, were observed in the parking garage. The totes appeared to be utilized in de-icing activities, with pallets of ice-melt located in the immediate proximity.

Two (2) partially filled 55-gallon plastic drums labeled toxic oil and water were located within the parking garage on a blue tarp. Evidence of spillage or a leak was observed.

#### ***4.5.5 Additional Hazardous Substance and Petroleum Containers***

Hydraulic/hydrostatic fluid was observed in a retail quantity container in the parking garage.

#### ***4.5.6 Unidentified Substance Containers***

Significant unidentified substance containers were not observed during site reconnaissance.

#### ***4.5.7 Polychlorinated Biphenyls (PCBs) Containing Items***

One (1) pad-mounted transformer was observed near the southeast corner of the parking garage. Labeling on the transformers indicating their PCB content was not clearly visible; however, IWM did not observe signs of damage or leakage associated with the transformers. Therefore, the



transformers are not considered to be an immediate concern. PCB oil may be present in the elevator equipment and elevator shafts inside the former apartment building; however, these areas were not accessible for inspection. Additionally, potential PCB bearing ballasts were observed throughout the former apartment building.

#### ***4.5.8 Drains and Sumps***

Floor drains were observed in the parking garage and in the boiler room of the former apartment building.

#### ***4.5.9 Solid Waste***

Solid waste dumpsters serviced by Republic were observed on the southwest side of the parking garage.

#### ***4.5.10 Stains or Corrosion of Floors, Walls, or Ceilings***

De minimis amounts of staining were observed in the parking garage, likely due to water infiltration. Evidence of staining was also observed on a blue tarp located beneath the two (2) partially filled 55-gallon plastic drums reportedly containing toxic oil and water (per the labels on the drums).

#### ***4.5.11 Stained Soil or Pavement, or Stressed Vegetation***

Neither stained soil or pavement, nor stressed vegetation, were observed during site reconnaissance.

#### ***4.5.12 Standing Surface Water and Pools or Sumps Containing Liquids Likely to be Hazardous Substances or Petroleum Products***

Standing surface water and pools, or related sumps containing liquids likely to be hazardous or containing petroleum products were not observed.

#### ***4.5.13 Pits, Ponds, or Lagoons***

Pits, ponds or lagoons were not observed on the property during the site reconnaissance.

#### ***4.5.14 Septic Systems or Cesspools***

Evidence of a septic system or cesspools on the property was not observed during the site reconnaissance. Nor did IWM observe the generation, treatment, or discharge of wastewater on the property, with the exception of sanitary sewage and storm water. As noted in **Section 4.5.1**, sanitary sewer service is provided by the City of Indianapolis.

#### ***4.5.15 Asbestos and Asbestos-Containing Materials (ACM)***

Asbestos has historically been present in a wide variety of building materials and the use of asbestos containing materials in buildings constructed prior to 1981 is suspected. An asbestos inspection was not part of the scope of work for this project. According to information provided by a representative of the current owner, this facility underwent an asbestos inspection in 2016. Asbestos was found in floor tile, linoleum, boiler insulation, and pipe-wrap. The asbestos containing floor tile, linoleum, boiler and pipe insulation and wrap, and debris were abated in 2019.

#### ***4.5.16 Lead-Based Paint (LBP)***

A lead-based paint inspection was not part of the scope of work for this project. The use of lead-based paint on buildings constructed prior to 1978 is presumed. Based on the age of the building, with a construction date prior to 1978, the use or presence of lead-based paint is suspected.

#### ***4.5.17 Visual Mold / Mildew Observations***

A mold/mildew inspection was not part of the scope of work for this project. However, during the site visit, the IWM environmental professional did observe significant visual evidence of mold or mildew within the accessed portions of the former apartment building, as well as active water intrusion in the parking garage due to multiple areas with a leaking roof.

## 5.0 RECORDS REVIEW

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### 5.1 Physical Setting Sources

Sources utilized to ascertain a reasonably accurate compilation of the physical setting include physical inspection of the site with structures by Environmental Professionals; interviews with the property owner, site manager, occupants, and/or neighbors; review of aerial photographs and/or satellite imagery; and review of the legal description and property records for the subject property.

#### 5.1.1 Topography

The subject property has a generally flat topography. A review of the United States Geological Service (USGS) *Indianapolis, Indiana Topographic Quadrangle Map* (USGS 2019) indicated ground surface at the subject property has an elevation of approximately 725 feet above mean sea level (MSL). Regionally, the ground surface generally slopes to the southeast towards Fall Creek. A copy of a portion of a topographic map, including the subject property location, is provided on **Figure 1**.

#### 5.1.2 Soils

A review of data provided on the United States Department of Agriculture (USDA) Natural Resources Conservation Services (NRCS) online *Web Soil Survey* website and in the USDA *Soil Conservation Service Soil Survey of Marion County, Indiana* (USDA, 1977) indicated the upper few feet of soil at the site is comprised of the following soil classification: Fox-Urban Land complex. However, due to the presence of the site building and surrounding pavement that cover the underlying soils, and the potential for the soils to have been reworked or mixed with other fill materials, in-place soil profiles may no longer correlate with the listed soil types. A map of the projected locations of the described soil types, and further descriptions of the soil properties, are presented in **Appendix E**.

#### 5.1.3 Geology

The portion of Marion County occupied by the subject property is covered by thick unconsolidated glacial deposits. The bedrock in the area consists of Devonian Age Muscatatuck dolomite (Gray, 1987). Bedrock is expected to occur at approximately 100 feet below the ground surface in the subject property area (Gray, 1983).

#### 5.1.4 Hydrogeology

Indianapolis, Indiana is located within the White River Drainage Basin (Fenelon, 1994). Seven (7) distinct aquifer types have been identified in the White River drainage basin, consisting of unconsolidated sand and gravel units and bedrock units. The following table represents the aquifers in the area.

### Aquifer Types and Characteristics In the White River Drainage Basin

Aquifer Type		Thickness (feet)	Range of Yield (gpm)	Common Name(s)
Surficial sand and gravel		5-150	100-2,000	Outwash, alluvium, valley train
Buried sand and gravel		5 - 90	50-300	Interbedded sand and gravel, outwash plain
Discontinuous sand and gravel		5-40	10-200	Interbedded sand and gravel outlier
Carbonate bedrock	Mississippian	150	<20	Sanders and Blue River Groups
	Devonian	150	100-600	Muscatatuck Group
	Silurian	150	200-600	Salamonie Dolomite, Brassfield Limestone, Cataract Formation, and Silina Group
Upper weathered bedrock		150	0-10	Borden Group and New Albany Shale
Complexly interbedded sandstone, shale, limestone, and coal		Highly variable	5-20	West Baden, Stephansport, Raccoon Creek, Carbondale Groups, and Patoka Formations
Sandstone		20-100	5-20	Raccoon Creek Group

Storm water runoff at the subject property is expected to be primarily controlled by infiltration; and overland flow to low areas, city streets, and municipal storm water control structures. Fall Creek drains the area to the east of the subject property and White River drain the area to the west. Fall Creek is located approximately 0.8 miles to the east of the subject property and appears to flow generally southwestward. The White River is located approximately 1.8 miles to the southwest of the subject property and appears to flow to the southwest.

Local groundwater flow is considered to follow the influence of topography and the nearby ditches; however, estimated groundwater levels and/or flow direction(s) may vary due to seasonal fluctuations in precipitation, local usage demands, geology, underground structures, or dewatering operations. A complete hydrogeologic investigation would be necessary to determine actual groundwater flow direction if needed.

#### 5.1.5 Flood Plains

The United States Department of Homeland Security / Federal Emergency Management Agency (FEMA) National Flood Insurance Program's *Flood Insurance Rate Map* (FIRM) dated April 19, 2016 (Panel Number 18097C0141F) was reviewed. The map indicated the subject property is located in Zone X, which FEMA defines as an area of minimal flood hazard from the principal source of flood in the area and determined to be outside the 0.2 percent annual chance floodplain. A copy of the FEMA FIRMette map is provided in **Appendix F**.

### **5.1.6 Wetlands**

A wetlands study was not part of the scope of work for this investigation; however, according to the US Fish and Wildlife Service (USFWS) online *Wetlands Mapper*, designated wetland areas were not identified for the subject property. The closest designated wetland was riverine habitat (R2UBH) associated with the stream bed for Fall Creek, which is located approximately 0.80 miles southeast of the subject property. Based on this information wetlands are not considered an environmental constraint to the subject property at this time. A copy of the wetlands map is provided in **Appendix G**.

### **5.1.7 Radon**

Radon testing was not part of the scope of work for this project; however, the Federal EPA Radon Zone for Marion County, Indiana is Zone 1. This zone level indicates that, of the testing on record, the average indoor radon level is greater than 4.0 pCi/L (picocuries per liter). The US EPA recommended action level is 4.0 pCi/L. The State of Indiana does not currently regulate radon levels, and it should be noted that levels for the site were not available. The fact that the average radon level in Zone 1 is above the US EPA recommended action level is reported for information purposes only. A potential risk of radon intrusion is present and should be further investigated prior to redevelopment.

## **5.2 Historical Use Information for the Site and Adjacent Properties**

IWM researched publicly available records which had the potential to provide information concerning historical use of the subject property and adjacent properties. Those records which have not been incorporated into the previous sections of this report are discussed below.

### **5.2.1 Aerial Photographs**

Aerial photographs depicting the site area for the years 1937, 1941, 1950, 1956, 1962, 1966, 1972, 1978, 1979, 1986, 1990, 1991, 1993, 1995, 1997, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2007 through 2021 were obtained from the City of Indianapolis online Geographic Information System (<https://maps.indy.gov/MapIndy/>). The aerial photographs were reviewed to provide a historical interpretation for the subject property and surrounding properties. This research targeted probable waste generation and handling, as well as notable changes in the land use of the subject property and its surroundings over time.

**Aerial Photograph Review**

Photograph Date	Photograph Description
1937	Within the 1937 aerial photograph, the site is improved with a residential structure corresponding with the location of the current building. A small parking garage is located on the western portion of the subject property. The subject property is bordered to the east by Meridian Street.
1941	The aerial photograph from 1941 is too pixelated to decipher.
1950	Within the 1950 aerial photograph, the subject property is depicted as containing the current residential building located on the eastern portion of the subject property, as well as a large parking garage located on the western portion of the subject property. Residential properties surround the subject property.
1956 1962 1966 1972	The subject property and its immediate surrounding appeared relatively unchanged compared to the 1950 aerial photograph.
1978	The aerial photograph from 1978 is too pixelated to decipher.
1979 1986 1990 1991 1993 1995 1997 1999 2000 2001 2002 2003 2004 2005 2007 2008 2009 2010 2012 2013 2014 2015 2016	The west adjacent residential structures were razed and is depicted as a parking lot. The subject property appears unchanged.

### Aerial Photograph Review

Photograph Date	Photograph Description
2017 2018 2019 2020 2021	Construction is occurring on the west adjacent property. An asphalt drive has been constructed directly west of the subject property. The northwest portion of the onsite parking garage has been demolished. Recreational development and the construction of a parking garage has occurred on the west adjacent property in the Fall of 2017.

#### 5.2.2 Fire Insurance Maps

EDR provided *The EDR Certified Sanborn® Map Report – Former Drake Apartments, 3060 N Meridian Street, Indianapolis, IN 46208*, dated January 18, 2023, for the subject property for the years 1898, 1915, 1950, 1956, 1962, 1967, and 1969. A copy of the EDR Sanborn® report is provided in **Appendix H**.

### Fire Insurance Map Review

Map Date	Sanborn Description
1898	The subject property is not included in the coverage on the 1898 map. Surrounding properties include residential dwellings, a florist, and a livery.
1915	The subject property is improved with a residential dwelling. Surrounding properties include residential dwellings with automobile garages.
1950 1956 1962	The subject property is improved with a multi-level residential dwelling labeled as the Baynham & Co.'s Apartments, with a detached private garage for automobiles. Residential dwellings are located on properties immediately adjacent to the subject property, with Rauh Memorial Library and Children's Museum located on the properties located further south of the subject property.
1967 1969	The subject property is unchanged from the previous Sanborn Maps. An office is located on the north adjacent property.

#### 5.2.3 Recorded Land Title Records

The acquisition and review of recorded land title records was not required by the scope of work for the Phase I ESA. The historical use of the subject property was researched using other sources.

#### 5.2.4 Historic USGS Topographic Maps

Historical USGS Topographic Quadrangle Maps available from the United States Geological Society (USGS) were reviewed for information regarding uses of the subject property and neighboring properties. Versions of the *Indianapolis West, Indiana Topographic Quadrangle Map* were available for the years 1948, 1953, 1957, 1959, 1962, 1967, 1980, 1986, and 1998 (USGS). A review of the referenced maps is provided below.

### Historic Topographic Map Review

Map Date	Topographic Map Description (Site and Immediate Surroundings)
1948 1953 1957 1959 1962	Structures were not identified on the subject property or surrounding area. <u>Scale: 1" = 24,000 ft</u>
1967 1980	Structures were not identified on the subject property. Structures labeled library and Children’s Museum are depicted on the south adjacent property. <u>Scale: 1" = 24,000 ft</u>
1986	Structures were not identified on the subject property or surrounding area. <u>Scale: 1" = 100,000 ft</u>
1998	Structures were not identified on the subject property. Structures labeled library and Children’s Museum are depicted on the south adjacent property. <u>Scale: 1" = 24,000 ft</u>

#### 5.2.5 City Directories

EDR provided *The EDR City Directory Image Report – Former Drake Apartments, 3060 N. Meridian Street, Indianapolis, IN 46208*, dated January 19, 2023 for the site. A copy of the EDR document is provided in **Appendix I**. The report targeted addresses along North Meridian Street (east of the Site) and North Illinois Street (west of the site). The provided city directories covered a period between 1920 and 2017.

#### City Directory Summary – Select Properties

Year	3060 N. Meridian St. (Site)	3059-3107 N. Illinois St. (West of Site)	3100 N. Meridian St. (North of Site)	3050 N. Meridian St. (South of Site)	3103 N. Meridian St. (East of Site)
2017	Drake Apartments	No Listing	No Listing	The Children’s Museum	Residential Listings (Balmoral & Buckingham Apartments)
2014	Drake Apartments	No Listing	Salvation Army	The Children’s Museum	Residential Listings (Balmoral & Buckingham Apartments)
2009	Drake Apartments	No Listing	No Listing	The Junior League of Indianapolis, Indiana Down Syndrome	Residential Listings (Balmoral & Buckingham Apartments)



**City Directory Summary – Select Properties**

Year	3060 N. Meridian St. (Site)	3059-3107 N. Illinois St. (West of Site)	3100 N. Meridian St. (North of Site)	3050 N. Meridian St. (South of Site)	3103 N. Meridian St. (East of Site)
				Foundation, Ovar Coming Together Inc.	
2006	Drake Apartments	No Listing	Salvation Army	Young Audiences of Indiana Office	Residential Listings (Balmoral & Buckingham Apartments)
2004	Drake Apartments	No Listing	No Listing	Junior League of Indianapolis Inc. Schnull Rauch House	Residential Listings (Balmoral & Buckingham Apartments)
2000	Drake Apartments	No Listing	XXXX	Adoption Services Junior League Indy Young Audiences Arts Partners Schnullrauch House	Residential Listings (Balmoral & Buckingham Apartments)
1999	Drake Apartments	No Listing	Salvation Army	Adoption Services Junior League Indy Young Audiences Arts Partners Schnullrauch House	Residential Listings (Balmoral & Buckingham Apartments)
1994	Residential Listings	No Listing	Sagamore Insurance Co. Protective Insurance	Adoption Services Junior League Indy Young Audiences Arts Partners Schnullrauch House	Residential Listings (Balmoral & Buckingham Apartments)
1990	Drake Apartments	No Listing	Baldwin & Lyons Insurance Junior League of Ind. Inc. Schnullrauch House	Indiana Juvenile Justice Task Force Junior League of Ind. Inc. Schnullrauch House	Residential Listings (Balmoral & Buckingham Apartments)

**City Directory Summary – Select Properties**

<b>Year</b>	<b>3060 N. Meridian St. (Site)</b>	<b>3059-3107 N. Illinois St. (West of Site)</b>	<b>3100 N. Meridian St. (North of Site)</b>	<b>3050 N. Meridian St. (South of Site)</b>	<b>3103 N. Meridian St. (East of Site)</b>
1985	Drake Apartments	No Listing	Baldwin & Lyons Insurance Junior League of Ind. Inc. Schnullrauch House	Indiana Juvenile Justice Task Force Junior League of Ind. Inc. Schnullrauch House	Residential Listings (Balmoral & Buckingham Apartments)
1980	Drake Apartments	Vacant	Baldwin & Lyons Insurance	Residential Listings	Residential Listings (Balmoral & Buckingham Apartments)
1975	Drake Apartments	Krum Pickers Kollege Pre-School	Baldwin & Lyons Insurance	Residential Listings	Residential Listings (Balmoral & Buckingham Apartments)
1970	Drake Apartments	Vacant	Baldwin & Lyons Insurance	Residential Listings	Residential Listings (Balmoral & Buckingham Apartments)
1964	Drake Apartments	McQueen Boarding Home for Elderly People	No Listing	Residential Listings	Residential Listings (Balmoral & Buckingham Apartments)
1959	Drake Apartments	Residential	No Listing	Residential Listings	Residential Listings (Balmoral & Buckingham Apartments)
1954	Drake Apartments	Residential	No Listing	Residential Listings	Residential Listings (Balmoral & Buckingham Apartments)
1949	Drake Apartments	Residential	No Listing	Residential Listings	Residential Listings (Balmoral & Buckingham Apartments)
1945	Drake Apartments	Residential	No Listing	Residential Listings	Residential Listings (Balmoral & Buckingham Apartments)
1940	Drake Apartments	Residential	No Listing	Residential Listings	Residential Listings (Balmoral & Buckingham Apartments)
1935	Drake Apartments	Dinkins J Byron Clothes Cleaner	No Listing	Residential Listings	Residential Listings (Balmoral &

## City Directory Summary – Select Properties

Year	3060 N. Meridian St. (Site)	3059-3107 N. Illinois St. (West of Site)	3100 N. Meridian St. (North of Site)	3050 N. Meridian St. (South of Site)	3103 N. Meridian St. (East of Site)
					Buckingham Apartments)
1930	Baynham Apartments	Dinkins J Allen	No Listing	Residential Listings	Residential Listings (Balmoral & Buckingham Apartments)
1920	No Listing	Residential	No Listing	Residential Listings	Residential Listings (Balmoral & Buckingham Apartments)

### 5.2.6 Summary of Historical Use of the Property

The subject property has been developed as residential since 1915 based on fire insurance maps. The site building was reportedly constructed circa 1928 (**Appendix C**). Information is not readily available on the subject property utilization prior to 1915.

## 5.3 Environmental Records Sources

EDR provided *The EDR Radius Map™ Report – Former Drake Apartments, 3060 N. Meridian Street, Indianapolis, IN 46208* (EDR Report), dated January 18, 2023 for the subject property. The EDR Report was reviewed for information regarding reported releases of petroleum and hazardous substances at the subject property or nearby properties.

IWM also reviewed the “unmappable” (also referred to as “orphan”) listings within the EDR Report, cross-referencing available address information and facility names. Unmappable sites are listings that could not be plotted with confidence, but are potentially in the general area of the subject property, based on the partial street address, city, or zip code. Any unmappable site that was identified by IWM as being within the approximate minimum search distance from the subject property, based on the site reconnaissance and/or cross-referencing to mapped listings is included in the discussion within this section.

A summary of the findings for the subject property, adjoining properties, and notable properties in the vicinity of the subject property is provided in this section. A copy of the EDR Report is included in **Appendix J**.

### 5.3.1 Standard Environmental Record Sources

The following table provides a listing of the findings provided for Standard Environmental Record Sources within the EDR Report. A summary of records for the subject property is provided in

**Section 5.3.4.** A summary of records for properties and facilities located adjacent to the subject property is provided in **Section 5.3.5**. Databases with identified findings are highlighted with orange shading.

**Summary of Standard Federal, State and Tribal  
Database Findings**

Regulatory Database Standard Environmental Records	Approximate Minimum Search Distance	Target Property Listed	Number of Sites Listed
<b><i>Federal National Priority Site List (NPL)</i></b>			
NPL ( <i>National Priority List</i> )	1 mile	No	0
Proposed NPL ( <i>Proposed NPL Sites</i> )	1 mile	No	0
NPL Liens ( <i>Federal Superfund Liens</i> )	Target Property	No	0
<b><i>Federal Delisted NPL Sites</i></b>			
Federal Delisted NPL Site List ( <i>NPL Deletions</i> )	1 mile	No	0
<b><i>Federal CERCLIS List</i></b>			
Federal Facility	½ mile	No	0
SEMS ( <i>Superfund Enterprise Management System</i> )	½ mile	No	2
<b><i>Federal CERCLIS No Further Remedial Action Planned (NFRAP) List</i></b>			
SEMS-Archive	½ mile	No	0
<b><i>Federal RCRA Corrective Action Facilities (CORRACTS)</i></b>			
Federal RCRA CORRACTS	1 mile	No	0
<b><i>Federal RCRA non-CORRACTS TSDF</i></b>			
Federal RCRA non-CORRACTS TSDF Facilities	½ mile	No	0
<b><i>Federal RCRA Generators</i></b>			
LQG ( <i>Federal RCRA Large Quantity Generators</i> )	¼ mile	No	0
SQG ( <i>Federal RCRA Small Quantity Generators</i> )	¼ mile	No	0
CESQG ( <i>Federal RCRA Conditionally Exempt SQG</i> )	¼ mile	No	4
<b><i>Federal Institutional Controls / Engineering Control Registries</i></b>			
LUCIS ( <i>Land Use Control Information System</i> )	½ mile	No	0
US Engineering Controls ( <i>Engineering Controls Site List</i> )	½ mile	No	0
US Institutional Controls ( <i>Sites with Institutional Controls</i> )	½ mile	No	0
<b><i>Federal Emergency Response Notification System (ERNS) List</i></b>			
ERNS	Target Property	No	0
<b><i>State and Tribal Equivalent CERCLIS</i></b>			
SHWS ( <i>List of Hazardous Waste Response Sites – Scored Using Indiana Scoring Model</i> )	1 mile	No	0
<b><i>State and Tribal Landfill or Solid Waste Disposal Sites</i></b>			
Open Dumps	½ mile	No	0
SWF/LF ( <i>Solid Waste Facilities / Landfills</i> )	½ mile	No	0
<b><i>State and Tribal Leaking Storage Tanks List</i></b>			
LUST ( <i>State Leaking Underground Storage Tanks</i> )	½ mile	No	5
Tribal LUST	½ mile	No	0
<b><i>State and Tribal Registered Underground Storage Tanks (UST)</i></b>			
FEMA USTs	¼ mile	No	0
State Registered USTs	¼ mile	No	5
AST ( <i>Aboveground Storage Tanks</i> )	⅛ mile	No	0

### Summary of Standard Federal, State and Tribal Database Findings

Regulatory Database Standard Environmental Records	Approximate Minimum Search Distance	Target Property Listed	Number of Sites Listed
Tribal USTs	¼ mile	No	0
<b><i>State and Tribal Institutional Control / Engineering Control Registries</i></b>			
AUL ( <i>Activity Use Limitation</i> )	½ mile	No	10
<b><i>State and Tribal Voluntary Cleanup Site</i></b>			
VCP ( <i>Voluntary Cleanup Program</i> )	½ mile	No	0
SCP ( <i>State Cleanup Program Sites</i> )	½ mile	No	0
Tribal VCP	½ mile	No	0
<b><i>State and Tribal Brownfield Sites</i></b>			
Brownfields	½ mile	Yes	11

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

RCRA: Resource Conservation and Recovery Act

TSDF: Treatment, Storage, and Disposal Facilities

FEMA: Federal Emergency Management Agency

#### 5.3.2 Additional Federal, State, and Tribal Environmental Record Sources

In order to enhance and supplement the records provided in **Section 5.3.1** additional records were also reviewed by EDR and included in the EDR Report provided in **Appendix J**. A summary of records for the subject property is provided in **Section 5.3.4**. A summary of records for properties and facilities located adjacent to the subject property is provided in **Section 5.3.5**.

The following table provides a summary of the database review findings for these additional sources for the subject property. However, proprietary EDR database search results, such as *EDR High Risk Historical Records* and *EDR Recovered Government Archives*, are not included in the following table, but may also be summarized in **Section 5.3.5** for properties and facilities located adjacent to the subject property.

### Summary of Additional Environmental Database Findings

Regulatory Database Standard Environmental Records	Approximate Minimum Search Distance	Target Property Listed	Number of Sites Listed
<b><i>Local Brownfield Lists</i></b>			
US Brownfields ( <i>Listing of Brownfields sites</i> )	½ mile	No	2
<b><i>Local Lists of Landfill / solid Waste Disposal Sites</i></b>			
SWRCY ( <i>Recycling Facilities</i> )	½ mile	No	10
SWTIRE ( <i>Waste Tire Sites Listing</i> )	½ mile	No	0
Indian ODI ( <i>Report on Open Dumps on Indian Land</i> )	½ mile	No	0
Debris Region 9 ( <i>Illegal Dump Site Locations</i> )	½ mile	No	0
ODI ( <i>Open Dump Inventory</i> )	½ mile	No	0
IHS Open Dumps ( <i>Open Dumps on Indiana Land</i> )	½ mile	No	0

### Summary of Additional Environmental Database Findings

Regulatory Database Standard Environmental Records	Approximate Minimum Search Distance	Target Property Listed	Number of Sites Listed
<b>Local Lists of Hazardous Waste</b>			
US Hist. CDL ( <i>National CDL Register</i> )	Target Property	No	0
CDL ( <i>Clandestine Drug Lab Listing</i> )	Target Property	No	0
DEL SHWS ( <i>Deleted Commissioner's Bulleting Sites</i> )	1 mile	No	0
US CDL ( <i>Clandestine Drug Labs</i> )	Target Property	No	0
PFAS	½ mile	No	0
<b>Local Land Records</b>			
Liens 2 ( <i>CERCLA Lien Information</i> )	Target Property	No	0
<b>Records of Emergency Release Report</b>			
HMIRS ( <i>Hazardous Materials Info. Reporting System</i> )	Target Property	No	0
Spills ( <i>Spills Incidents</i> )	Target Property	No	0
Spills 90 ( <i>Spill Data from FirstSearch</i> )	Target Property	No	0
Spills 80 ( <i>Spill Data from FirstSearch</i> )	Target Property	No	0
<b>Other Ascertainable Records</b>			
RCRA NonGen / NLR	¼ mile	No	1
FUDS ( <i>Formerly Used Defense Sites</i> )	1 mile	No	0
DOD ( <i>Department of Defense Sites</i> )	1 mile	No	0
SCRD Drycleaners ( <i>State Coalition for Remediation of Drycleaners Listing</i> )	½ mile	No	0
US Financial Assurance	Target Property	No	0
EPA Watch List	Target Property	No	0
2020 Corrective Action Program List	¼ mile	No	0
TSCA ( <i>Toxic Substance Control Act</i> )	Target Property	No	0
TRIS ( <i>Toxic Chem. Release Inventory System</i> )	Target Property	No	0
SSTS ( <i>Section 7 Tracking Systems</i> )	Target Property	No	0
ROD ( <i>Records of Decision</i> )	1 mile	No	0
RMP ( <i>Risk Management Plans</i> )	Target Property	No	0
RAATS ( <i>RCRA Admin. Action Tracking System</i> )	Target Property	No	0
PRP ( <i>Potentially Responsible Parties</i> )	Target Property	No	0
PADS ( <i>PCB Activity Database System</i> )	Target Property	No	0
ICIS ( <i>Integrated Compliance Info. System</i> )	Target Property	No	0
FTTS ( <i>FIFRA/TSCA Tracking System</i> )	Target Property	No	0
MTLS ( <i>Material Licensing Tracking System</i> )	Target Property	No	0
Coal Ash DOE ( <i>Steam-Electric Plant Operation Data</i> )	Target Property	No	0
Coal Ash EPA ( <i>Coal Combustion Residues Surface Impoundment List</i> )	½ mile	No	0
PCB Transformer Registration Database	Target Property	No	0
RADINFO ( <i>Radiation Information Database</i> )	Target Property	No	0
HIST FTTS ( <i>FIFRA/TSCA Tracking Sys. Admin. List</i> )	Target Property	No	0
DOT OPS ( <i>Incident and Accident Data</i> )	Target Property	No	0
Consent ( <i>Superfund &lt;CERCLA&gt; Consent Decrees</i> )	1 mile	No	0
Indian Reservations	1 mile	No	0
FUSRAP ( <i>Formerly Utilized Sites Remedial Action Program</i> )	1 mile	No	0
UMTRA ( <i>Uranium Mill Tailings Sites</i> )	½ mile	No	0

### Summary of Additional Environmental Database Findings

Regulatory Database Standard Environmental Records	Approximate Minimum Search Distance	Target Property Listed	Number of Sites Listed
Lead Smelter Sites	Target Property	No	0
US Airs ( <i>Aerometric Info. Retrieval System</i> )	Target Property	No	0
US Mines ( <i>Mines Master Index File</i> )	¼ mile	No	0
Abandoned Mines	½ mile	No	0
FINDS ( <i>Facility Index/Registry System</i> )	Target Property	No	0
ECHO ( <i>Enforcement &amp; Compliance History Information</i> )	Target Property	No	0
Docket HWC	Target Property	No	0
UXO ( <i>Unexploded Ordinance Sites</i> )	1 mile	No	0
Fuels Program	¼ mile	No	0
AIRS ( <i>Permitted Source &amp; Emissions Listing</i> )	Target Property	No	0
Asbestos	Target Property	Yes	0
BULK ( <i>Regd. Bulk Fertilizer and Pesticide Facility</i> )	¼ mile	No	0
CFO ( <i>Confined Feeding Operations</i> )	Target Property	No	0
Coal Ash Disposal Sites	½ mile	No	0
Drycleaners	¼ mile	No	26
Financial Assurance	Target Property	No	0
Ind. Waste Sites Listing	¼ mile	No	0
Manifest ( <i>Manifest Data</i> )	¼ mile	No	5
NPDES Permit Listing	Target Property	No	0
OISC ( <i>Office of Indiana State Chemist Database</i> )	¼ mile	No	0
Tier 2 Facility Listing	Target Property	No	0
UIC Site Listing	Target Property	No	0
MINES MRDS	Target Property	No	0

### **5.3.3 Local Record Sources**

IWM reviewed local record sources, and contacted local regulatory officials, as available and accessible.

#### **Health Department**

An information request was submitted to the Marion County Health Department for records on file for the subject property. As of the date of this Phase I ESA, the health department has not responded. A copy of the information request is provided in **Appendix K**.

#### **Fire Department**

An information request was submitted to the Indianapolis Fire Department for records on file for the subject property. As of the date of this Phase I ESA, the fire department has not responded. A copy of the information request is provided in **Appendix K**.

### **5.3.4 Per- and poly-fluoroalkyl substances (PFAS)**

A preliminary desktop evaluation regarding the potential presence and/or historical use or application (by use of fire-fighting foam or industry) of per- and poly-fluoroalkyl substances (PFAS), which are considered “emerging contaminants”, was performed in conjunction with the Phase I ESA. No known fires that were extinguished utilizing foam (a common source of PFAS contamination) or industrial operations that utilize or manufacture PFAS compounds have occurred at the subject property. However, PFAS is used in all kinds of different types of manufactured and commercially-available products and since not all historical operations or chemicals/materials used to support these operations are known, the presence or absence of PFAS cannot be determined at this time, but is considered to be a low risk at this time.

### **5.3.5 Summary of Records for the Site**

According to the EDR Report, the site was listed on the Asbestos Database.

To augment the results of the EDR database searches, or to obtain additional information regarding specific facilities identified by EDR, IWM conducted a search of additional ascertainable state environmental records. For this assessment, IWM utilized the IDEM Virtual File Cabinet (VFC) website<sup>2</sup> and IDEM’s *Institutional Controls Registry*<sup>3</sup>, which is a database of sites in Indiana with AULs registered with IDEM.

The subject property was not identified within the AUL registry.

The subject property was listed on the Asbestos Database.

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<sup>2</sup> <https://vfc.idem.in.gov/DocumentSearch.aspx>

<sup>3</sup> <https://www.in.gov/idem/cleanups/2358.htm>



The onsite parking garage is also included in the Sports Legend Experience Brownfield Property Number 4200302. During a Phase I ESA conducted by Civil & Environmental Consultants, Inc. (CEC) in 2016, de minimis staining was observed in the northwestern portion of the parking garage, prior to demolition. Additional information regarding the subsurface investigation involved in the Brownfield Property 4200302 is included in the following section; however, it should be noted that no subsurface investigation occurred on the subject property.

In 2017, ACT Environmental Services, Inc. (ACT), conducted a pre-renovation asbestos investigation at the subject property. Certain floor tiles and linoleum, as well as boiler insulation and pipe-wrap were found to contain asbestos. The asbestos linoleum, pipe insulation and wrap, and debris were abated by Delta Services, Inc. in 2019. A copy of the asbestos inspection and abatement documentation are included in **Appendix K**.

### ***5.3.6 Summary of Records for Properties in Site Vicinity***

A total of 95 appearances by approximately 64 addressed facilities were observed in the various databases within the target search distances from the subject property, as provided in the EDR Report. A listing of the properties or facilities identified during the regulatory record search is presented in the EDR Report in **Appendix J** and the findings are summarized below.

- The *EDR Radius Report* indicated the presence of two (2) CERCLIS (Superfund) facilities located within a two-mile radius of the subject property.
- The subject property is not constructed on, or adjacent to, a documented landfill.
- Three (3) facilities in the *EDR Radius Report* were identified as being adjacent, or nearly adjacent, to the subject property.

Based on IWM's experience, contaminants released in soil or groundwater in the general area of the subject property are generally not expected to migrate greater than approximately 1/8 mile from the source of the release. Therefore, properties or facilities located greater than 1/8 mile from the target property are generally not believed to represent a likely concern at this time. In addition, IWM determined the listed sites were unlikely to have affected the site property based on factors including (but not limited to):

- The nature of the listing;
- The use of the site;
- When the site was listed and its current listed status;
- The developmental density of the setting;
- The distance between the listed sites and the site property (considering the distance that releases are likely to migrate based on surface and subsurface conditions);
- The presence of intervening drainage divides; and,
- The inferred groundwater flow direction.

Based on the criteria listed above, the non-adjacent properties identified in the EDR Report are not considered to represent potential RECs for the subject property at this time.

Based on the review of the EDR Report and historic research, three (3) facilities required additional investigation: west adjacent Sports Legend Experience; the Salvation Army to the north (3100 N. Meridian St.); and, Dinkins J. Byron to the west (3059 N. Illinois St.).

**Sports Legend Experience – 3042-3151 N. Illinois Street and 3050, 3060 (the Site), 3130, 3140, and 3190 N. Meridian Street.**

In 2016, CEC performed a Phase I ESA for the area acquired by the Indianapolis Children’s Museum for the Sports Legend Experience located at 3042-3151 N. Illinois Street and 3050, 3060, 3130, 3140, and 3190 N. Meridian Street, which identified the environmental impacts documented at the north adjacent Former Winona Hospital property, including groundwater contamination by tetrachloroethylene (PCE), are interpreted to represent a REC to the subject property with a moderate potential for environmental impact based on the proximity to the subject property and a previously mapped trend of groundwater flow to the south (toward the subject property) at this property.

The findings of the Phase I ESA prompted CEC to conduct a Phase II ESA in April 2016, which included the advancement of seven (7) soil borings, which enabled the sampling of subsurface soil and groundwater. Shallow offset borings were installed adjacent to the soil borings and were affixed with soil gas probes and tubing to facilitate the collection of soil gas samples.

*Soil Analytical Results*

- Concentrations of 2-butanone, 4-methyl-2-pentanone, PCE, and acetone were detected in submitted soil samples less than the IDEM direct contact Screening Levels (SLs), the regulatory screening criteria in place at the time the data was collected.
- Arsenic was detected in the submitted soil samples, with the exception of SB-2, ranging in concentration from 9.1 milligram per kilogram (mg/kg) to 68 mg/kg, exceeding the residential direct contact SL (9.5 mg/kg) and commercial/industrial direct contact SL (30 mg/kg), where applicable.
- Lead was detected in the submitted soil samples ranging in concentration from 12 mg/kg to 640 mg/kg, exceeding the residential direct contact SL (400 mg/kg) in soil sample collected from SB-3.
- Barium and chromium were detected in submitted soil samples but did not exceed the most stringent SL.

*Groundwater Analytical Results*

- PCE was detected in the groundwater samples collected from soil borings SB-1, SB-6, and SB-7 at levels of 0.067, 0.044, and 0.011 milligram per liter (mg/L), respectively, which do not exceed the IDEM SLs for the groundwater volatilization to indoor air for the residential (0.11 mg/L) and commercial/industrial SLs (0.47 mg/L).
- Low levels of acetone, chloroform, and trichlorofluoromethane were detected but did not exceed their respective SL for drinking water.

*Soil Gas Analytical Results*

- PCE was detected in the soil gas sample collected from SB-1 at 111 microgram per cubic meter ( $\mu\text{g}/\text{m}^3$ ). Utilizing IDEM's Remediation Closure Guide (RCG) recommended default attenuation factor of 0.1, the calculated indoor air concentration of PCE is 11.1  $\mu\text{g}/\text{m}^3$ , which does not exceed the indoor air vapor exposure SL (42  $\mu\text{g}/\text{m}^3$ )

Following the findings of the Limited Phase II ESA and changes in the proposed construction, CEC returned on August 10-11, 2016 and advanced thirty-eight (38) additional soil borings which include twenty-six (26) shallow borings (to an approximate depth of 4 feet below ground surface (bgs)) to assess the fill material in the recreational areas on the design plan, and twelve (12) deep borings (to a maximum depth of 24 feet bgs) to assess the deeper soils related to the planned excavation and construction activities.

Approximately sixty-seven (67) soil samples were collected from the 0 to 4 feet bgs interval, forty-nine (49) of which exhibited arsenic concentrations in excess of the IDEM residential direct contact SL. Four (4) soil samples exhibited arsenic concentrations in excess of the IDEM commercial/industrial direct contact SL. One (1) soil sample contained 490 mg/kg of lead, which exceeds the IDEM residential direct contact SL (400 mg/kg).

Approximately sixteen (16) soil samples were collected from deeper intervals, within native granular soil. Arsenic was detected in five (5) submitted soil samples, ranging in concentration from 12 mg/kg to 27 mg/kg, exceeding the residential direct contact SL.

A Soil Management Plan (SMP) was submitted by CEC in December 2016, which outlined the risk mitigation provisions during excavation and planned construction activities, provided a plan for focused removal of select soil for offsite disposal, and plans for managing disturbed soil which required clean backfill to be used to cap the greenspace areas. The Phase I ESA, Phase II ESAs, and SMP conducted by CEC are available on the IDEM Virtual File Cabinet (VFC) (Document No. 82935276).

A Site Status Letter was issued on October 21, 2020 which concluded that IDEM can approve a conditional closure. Environmental Restrictive Covenants (ERCs) were filed for the properties

included in the Sports Legend Experience that surround but do not include the subject property. The Site Status Letter is included in **Appendix K**.

**Salvation Army – 3100 N. Meridian Street**

Salvation Army, located north adjacent is listed on the SWRCY Database. No information is available on the nature of the recycled materials. No files are available on the VFC.

**Dinkins J. Byron – 3059 N. Illinois Street**

Located west adjacent, this facility was listed as a clothes pressers and cleaners on the Historical Drycleaner database in 1935. No files are available on the VFC.

Numerous historical drycleaners are located on properties within a close proximity to the subject property; however, based upon the analytical data obtained from the subsurface investigation on the west adjacent property, which extends further north and south of the subject property, Sports Legends Experience, there appears to be no risk of chlorinated solvent contamination impacted the subject property at this time.

## **6.0 INTERVIEWS**

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In order to obtain additional information to assist in the identification of recognized environmental conditions in connection with the subject property, reasonable attempts were made to interview parties with potential to have information concerning the subject property's past and current uses, environmental issues or problems. Completed interviews are summarized below and provided information has been incorporated into applicable sections of this report.

IWM also interviewed (or made reasonable attempts to do so) the subject property representative identified by the Client to gain more information about the subject property uses and environmental issues, if known by the interviewee.

### **6.1 Interview with Property Owner**

Ms. Audra Blasdel, Vice President of Operations for the Children's Museum of Indianapolis was contacted to provide an owner interview. Ms. Blasdel has not responded prior to the completion of this report. If a response alters the findings of the Phase I ESA, an addendum letter will be issued. Ms. Blasdel provided IWM with copies of asbestos inspection and abatement reports which have been referenced throughout the report where appropriate and provided in **Appendix K**.

### **6.2 Interview with Site Manager or Site Contact**

See the response to **Section 6.1** above.

### **6.3 Interviews with Occupants**

See the response to **Section 6.1** above.

### **6.4 Interviews with Local Government**

Information requests were submitted to the Marion County Health Department and Indianapolis Fire Department for records on file for the subject property. As of the date of this Phase I ESA, the fire department has not responded. If responses are provided that would modify the finding of this assessment, a revised report will be issued.

### **6.5 Interviews with Others**

Additional interviews were not obtained.

## 7.0 EVALUATION

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### 7.1 Findings and Opinions

Based on review of available documentation and physical inspection of the subject property, the following issues were identified as representing environmental concerns affecting, or having the potential of affecting, the subject property. An *Opinion* is provided following each identified *Finding* as warranted.

1. The subject property was identified in Asbestos databases as provided in the Environmental Data Resources, Inc. (EDR) Radius Map™ Report. However, the subject property was not identified in a search of the IDEM VFC website (<http://vfc.idem.in.gov/facility-search.aspx>).
  - The lack of identified environmental government agency records is consistent with the observed current and reported historical subject property usage and is not considered a significant data gap.
  - An asbestos investigation was conducted at the site in 2017; which identified asbestos containing floor tile, linoleum, and boiler and pipe insulation and wrap, and was subsequently abated.
  - The onsite parking garage is also included in the Sports Legend Experience Brownfield Property Number 4200302. During a Phase I ESA conducted by Civil & Environmental Consultants, Inc. (CEC) in 2016, de minimis staining was observed in the northwestern portion of the parking garage, prior to demolition. Additional information regarding the subsurface investigation involved in the Brownfield Property 4200302 is included in Section 5.3.5; however, it should be noted that no subsurface investigation occurred on the subject property.
    - Based upon the results of the subsurface investigations completed by CEC and the lack of subsurface investigation conducted anywhere on the subject property, a recognized environmental condition (REC) exists due to the possibility of elevated concentrations of arsenic in the subsoil located beneath the subject property.
2. A total of 95 appearances by approximately 64 addressed facilities were identified in the searched databases, within the target search distances from the site, as provided in the EDR Report. Three (3) of these facilities were mapped by EDR as being adjacent, or nearly adjacent, to the subject property.
  - Each of the properties or facilities were evaluated to determine its potential to impact the subject property. Based on distance from the subject property, ground surface topography, reported or assumed groundwater flow direction, current regulatory status and/or the

absence of reported releases, the properties or facilities listed in the EDR Report are not considered to represent likely threats to the subject property at this time.

3. During site reconnaissance, two (2) 55-gallon poly drums were labeled as containing oil and water were observed in the parking garage on a blue tarp. Signs of spillage or leaking was observed.
  - The release of a petroleum product poses a REC for the subject property.
4. During site reconnaissance, IWM observed two (2) elevators in the former apartment building.
  - Polychlorinated biphenyls (PCBs) may be present in the oil associated with the elevator equipment and typically leaked oil collects at the bottom of elevator shafts. This area was not accessible during the site inspection and IWM could not definitely determine if any oil historically leaked from the elevator, and is considered a REC.
5. The subject property is located in Zone 1 of the EPA Radon Map, indicating there is a high probability of radon intrusion issues at the subject property.
  - Further investigation should be conducted in order to determine if elevated concentrations of radon are located beneath the subject property prior to redevelopment, and is considered to be a *business environmental risk* (BER) at this time.
6. Visible mold growth from water intrusion was observed in the former apartment building.
  - Further investigation should be conducted on the nature of the mold, followed by remediation for the health and safety of building occupants, which is considered a BER.
7. Potential PCB bearing ballasts were observed in the light fixtures throughout the former apartment building.
  - A universal waste survey should be conducted in order to determine the quantity and associated concerns (e.g., PCBs, chlorofluorocarbons (CFCs), mercury, tritium, and/or heavy metals) associated with historical light fixtures, exit signs, fire alarms, etc. prior to recycling and to reduce potential exposure. This is considered to be a BER.
8. The use of lead-based paint or sealers on buildings constructed prior to 1978 is presumed. Based on the age of the building, with a construction date prior to 1978, the use or presence of lead-based paint is suspected.

Applicable regulators should be contacted to verify requirements; and local, state, and federal regulations must be followed during maintenance, renovation, or demolition activities, to protect workers, occupants, and the site from contaminants associated with lead-based paints/sealers. Chipping and peeling paint was observed throughout the building, which is considered a BER.

## **7.2 Subsurface Vapor Migration Evaluation**

A Vapor Encroachment Condition (VEC) is defined in ASTM 2600-15 as the “presence or likely presence of chemicals of concern (COC) vapors in the vadose zone of the target property (TP) caused by the release of vapors from contaminated soil and/or groundwater either on or near the TP as identified by Tier 1 or Tier 2 procedures.”

IWM considered the nature and extent of on-site and nearby sources of potential subsurface vapor migration by evaluating the current and historical usage of the subject property, the construction type and history of any buildings, the physical setting, and the potential sources of subsurface vapor migration through the review of regulatory agency database information presented and discussed in **Section 5.0**.

Vapor from subsurface sources, such as contaminated soil or groundwater can migrate into buildings with a variety of foundation types. According to EPA guidance, three (3) conditions must exist for hazardous vapors to reach the interior of buildings from the subsurface environment underneath or near a building. These conditions are:

- a source of hazardous vapors must be present in the soil or in groundwater underneath or near a building;
- vapors must form and have migration pathways to beneath the building; and,
- entry routes must exist within the foundation and a driving force must be present to draw or push the vapors into the building.

Based on results of the records review discussed in **Section 5.0**, an on-site or nearby source of potential subsurface vapor migration was not identified. Therefore, the risk of vapor migration into on-site buildings is considered to be low at this time.

## **7.3 Deviations and Significant Data Gaps**

Deviations from the stated scope of this assessment are not noted. Additions are discussed in **Section 2.4** and include a review of readily available information sources, such as literature references, site reconnaissance observations, and age of on-site structures, to provide some insight into risks which may exist related to: wetlands, radon, ACMs, lead-based paint, and mold.



Data gaps are a lack of or inability to obtain information despite good faith efforts by the environmental professional to gather such information. According to ASTM Standard Practice E1527-21, data gaps are significant if “other information and/or professional experience raise reasonable concerns involving the data gap.” Data gaps may result from incompleteness in the activities required in the ASTM Standard, including but not limited to the subject property reconnaissance, records review, or interviews. The presence of a data gap may or may not present a REC due to the possibility that a REC could be discovered if the missing information is obtained. In preparation of this Phase I ESA, data gaps, as defined by ASTM Practice E1527-21, were encountered:

- The local fire and health department did not provide information regarding the property in response to an information request. (**Section 5.3.3** and **Section 6.4**).
- Aerial photographs earlier than 1941 were not available for review. In addition, the quality of some aerial photographs was poor, limiting some interpretation (**Section 5.2.1**).

In the opinion of the Environmental Professional, these limitations did not affect the overall interpretation of the data, prevent historic Site usage from being determined, or reduce the capacity to identify RECs; and do not alter the conclusions of this report.

## **7.4 Conclusions**

IWM has performed a Phase I Environmental Site Assessment of the property located at the common address of 3060 North Meridian Street in Indianapolis, Indiana, in conformance with the scope and limitations of ASTM Practice E 1527-21. Any exceptions to, or deletions from, this practice are described in **Section 7.3** and **Section 2.0** of this report.

Based on IWM’s review of available data and observations made during the site inspection:

### **This assessment has revealed evidence of recognized environmental conditions in connection with the property:**

- Lack of subsurface investigation, with the possibility, based on analytical of adjacent soil borings, of elevated concentrations of arsenic in the subsoil beneath the subject property;
- Possible polychlorinated biphenyls (PCBs) in oil located in the two (2) elevator shafts; and
- Drums of oil, with observed leaking and staining, and historical garage usage with floor drains, located in the parking garage.

However, as noted in Section 7.1, water intrusion with visible mold growth, potential lead-based paint, known radon intrusion at an adjacent property, and potential PCB containing ballasts were

observed throughout the former apartment building. In the opinion of the environmental professional, these are considered to be a *business environmental risk* at this time.