

## **Brownfield Issues in Martindale-Brightwood**

### ***Introduction***

Brownfields are former commercial or industrial properties that have been abandoned, idled or currently are severely underused (i.e. temporarily storage only). Most Brownfield properties are located in urban areas that once served as major hubs of commerce. The Martindale-Brightwood neighborhood fits this example. Brownfield properties are concentrated in the southwest and southeast sections of the Martindale-Brightwood neighborhood especially at its western borders along the Monon Trail and southern boundaries straddling Massachusetts Avenue. Redevelopment of such properties may be complicated by real or perceived



Brownfields are former commercial or industrial properties that have been abandoned, idled or currently are severely underused (i.e. temporarily storage only).

environmental contamination.

Brownfields vary in size, location, age and past use; they can be anything from a large, closed industrial facility to a small corner gas station or dry cleaner. Left unattended, Brownfields pose visual, environmental, legal and/or financial burdens on a community. However, the good news is Brownfield properties can

once again become powerful engines for economic vitality, jobs and community pride that they once were. Brownfield sites are often in excellent locations for industrial, commercial, residential, public, recreational, and/or mixed uses (Indiana Brownfields Program, Brownfields Basics).

### ***Why are there so many Brownfields in Martindale Brightwood?***

The Martindale Brightwood neighborhood has a rich history that dates back to the 1870's when this relatively new area became a major railroad center within the city of Indianapolis. Numerous industrial manufacturing facilities and machine shops in partnership with nearby railroads were located throughout the Martindale portion of the neighborhood. During the early to mid 20<sup>th</sup> Century, Brightwood saw increased industrialization with the large industrial employers such as Laycock Manufacturing Company, George F. Neher & Sons and the Big Four Railroads (Cleveland, Cincinnati, Chicago & St. Louis). Additionally, the area of Martindale experienced additional industrial growth with the business operations of the Indianapolis Gas Works, the National Motor Vehicle Company, the Monon Railroad yards and numerous lumberyards (Martindale Brightwood, The Polis Center, IUPUI).

The Martindale Brightwood neighborhood has a rich history that dates back to the 1870's when this relatively new area became a major railroad center within the city of Indianapolis.

By the mid 1940's, most of the original railroad businesses had relocated outside of the Martindale Brightwood area. The loss of the railroads coupled with suburban expansion outside of the city proved to be detrimental to the economic status of the area. Manufacturing facilities such as Ertel Manufacturing, American Lead Corporation and Atlas Machine Works were the main employers in the neighborhood.

By the early 1970's, most of the original community centers, schools, and general infrastructure had been removed, redeveloped or completely compromised.

During the 1960's through the 1970's, construction of I-65 and the I-70 interstates separated the Martindale Brightwood area further by displacing residents and local businesses. By the early 1970's, most of the original community centers, schools, and general infrastructure had been removed, redeveloped or completely compromised. The Martindale Brightwood landscape consisted primarily of blue collar working homes scattered among abandoned, broken-down or partially functioning industrial manufacturing facilities.

### ***How do Brownfields affect our community in Martindale Brightwood?***

Brownfields pose safety, social & economic and environmental problems.

Brownfields are a matter of concern in regards to redevelopment and potential environmental health risks. Brownfields pose safety, social & economic and environmental problems. The U.S. Environmental Protection Agency (U.S. EPA) and the Indiana Department of Environmental Management (IDEM) Brownfields Program has identified several of these concerns as listed below.

- Brownfields may pose a threat to human health and the environment or may be perceived to pose an environmental threat because they are often “eyesores” to a community.
- Brownfields may have unsafe structures and buildings that can harm individuals or damage surrounding property. Some of the safety issues would also include open foundations within abandoned buildings and compromised equipment due to lack of maintenance, vandalism or deterioration.
- Brownfields can be considered as “contagious” spreading to surrounding properties and creating additional vacant homes and small business closures nearby.
- Unused structures can become “hang-outs” for criminal activities. Criminal or illegal activities would include vagrancy, gang issues, illegal dumping, loitering/trespassing, drug activities (i.e. methamphetamine labs), etc.
- Brownfields can have a negative impact on your mental well being due to surrounding blight and cause reduced social capital or “community connectedness” (U.S EPA Brownfields Public Health and Health Monitoring).
- No property tax revenues are generated or collected on Brownfields that have remained “abandoned and unused” for several years. This also lowers surrounding property values and may reduce social services within the area (i.e. lack of doctor offices, pharmacies and social outreach centers).
- Brownfields may have environmental liability issues.

## ***What are the environmental health risks with Brownfields?***

Environmental health risks can originate from biological, physical and chemical forms. Site contamination can be persistent from operations that ceased long ago. Contamination can be found in the surface soil, subsurface soil, and groundwater and can migrate off the Brownfield property as surface runoff, vapor intrusion through shallow surface soils and groundwater pathways. On some Brownfield sites, chemicals that have contaminated groundwater can vaporize and be inhaled by nearby residents. Several decades of breathing those chemicals has been linked to cancer and respiratory conditions (Indianapolis Star 12/27/2009). Vapors can travel to pathways of least resistance (e.g. utility lines) and travel underneath concrete slabs, into basements and enter by means of floor drains, sump pits, cracks in the concrete floor slab or basement walls.

Site contamination can be persistent from operations that ceased long ago.

Additional environmental health information can be found on the web links provided in Appendix A.

Inhalation (breathing), absorption (skin contact) and ingestion (swallowed) are the main routes in which contaminants can enter the body and cause health problems. Various contaminants potentially may be present at Brownfields sites. The following table lists common Brownfields site types, activities that may have lead to contamination over the operational history of these sites, and the contaminant groups typically associated with these activities (U.S. EPA Brownfields Road Map).



Site contamination can be persistent from operations that ceased long ago.

### **Dry Cleaning Operations**

The dry cleaning industry provides garment cleaning and related services such as clothes pressing and finishing. The dry cleaning process is physically very similar to the home laundry process except that clothes are washed in dry cleaning solvent instead of water. Dry cleaning sites may become contaminated because of leaks, spills, and improper disposal (housekeeping procedures) of solvents.

### **Gasoline stations**

Gasoline stations consist of pump islands, underground storage tanks (UST) for fuel, small storage areas, and service areas (which typically contain either hydraulic lifts or pits) for changing automobile engine oil and other maintenance activities. Gasoline and diesel fuel are transferred from bulk tank trucks to large USTs. Spills at the transfer areas and pumps along with overfilling of and leakage from the USTs are likely sources of contamination at gasoline stations. The primary contaminants of concern at gasoline stations include petroleum hydrocarbons; Benzene, Toluene, Ethylbenzene, and Xylenes (BTEX); and fuel oxygenates such as methyl tertiary butyl ether. Service areas typically have small containers of ethylene glycol (coolant), hydraulic oils, lubricants, automotive batteries (lead and acid), and compressed gas especially acetylene and oxygen cylinders for welding operations. Surface soils may be contaminated because of historical spills or dumping of used lubricants, coolants, and cleaning solvents generated during service activities. Subsurface soils and groundwater, especially in the vicinity of USTs, may also be contaminated because of spills, overfilling, and leaks.

Site contamination can be persistent from operations that ceased long ago (Continued).

**Machine shops and metal fabrication**

The fabricated metal product industry has facilities that generally perform two functions: forming metal shapes and performing metal finishing operations, including surface preparation. Metal fabricators produce ferrous and nonferrous metal products. Machining and other metal working may generate waste metals, lubricants, cleaners, and other materials. These substances may impact soil, groundwater, and surface water if they are spilled, leaked, or improperly disposed.

**Manufactured gas plants and coal gasification**

Manufactured gas has been produced as a fuel source from coal and oil since the early 1800s. Typically, coal or oil is heated and the resulting volatilized gases are distilled to produce natural gas. Depending on the process design, various by-products can be recovered, including anthracene, benzene, cresol, naphthalene, paraffin, phenol, toluene, and xylenes. Waste products from manufactured gas operations include coal fines, coal tar, cyanide salts, hydrogen sulfide gas, ammonia, and wastewater. Leakage and spillage from storage drums or tanks may contaminate surface and subsurface soils, sediments, surface water, and groundwater.

**Metal plating and finishing**

Metal plating operations improve a product's performance (for example its durability or corrosion resistance) or appearance. Metal components are first cleaned (using solvents and/or water-based detergents) to remove dirt and oils from manufacturing operations. The metal components are subsequently etched, plated, and finished in a series of vats or baths. Common plating metals include cadmium, chromium, copper, gold, nickel, silver, and their alloys. Spillage during plating and cleaning operations and leakage or overflows from storage tanks and process vats may contaminate concrete floors and underlying soils. Groundwater may also be contaminated by heavy metals, cyanide, and solvents.

**Metal recycling and automobile salvage**

Automobile salvage yards recover usable parts, scrap metal, and other recyclable materials from old or wrecked automobiles. Non recyclable materials are stored on site or sent to a municipal landfill. Metal recyclers purchase metal from a variety of sources and sort and process the scrap metal for resale. Sites may contain non-recyclable wastes and contaminated materials. Contaminated "auto fluff", a fibrous residue containing plastics, fabrics, and other materials, may be present at sites that perform shredding. Depending on the type of recycling operation conducted at a site, the surrounding soils may be contaminated with heavy metals, asbestos, polychlorinated biphenyls (PCB) oils, hydraulic fluids, lubricating oils, fuels, and solvents.

**Painting and automobile body repair**

Paint shops and automobile body repair shops paint various plastic and metal products and fix truck and automobile body parts. Damaged automobile body parts are replaced or repaired with fillers and are then sanded, primed, and painted. The shops may use cutting torches, welding equipment, solvents and cleaners, fiberglass, various polymers and epoxy compounds, and sand or grit blasting. Gasoline and diesel from vehicle fuel tanks, solvents, cleaners, acids, and paints may be leaked or spilled, contaminating soils and groundwater. Typical contaminants include toluene, acetone, perchloroethylene, xylene, gasoline and diesel fuel, carbon tetrachloride, and hydrochloric and phosphoric acids.

**Railroad yards**

Railroad yards may consist of any combination of track and switching areas, engine maintenance buildings, engine fueling areas, bulk and container storage and transfer stations, and storage areas for materials used in track and engine maintenance. Materials used at railroad yards include diesel fuel, paint, solvents and degreasing agents, PCB oils, and creosote. Spills, leaks, or dumping of these compounds may contaminate soil and groundwater. Chemical spills and leaks during loading and unloading of tanker and freight cars can also contaminate a railroads yard. Because of the variety of chemicals used at and transported through railroad yards, virtually any type of chemical contamination could be present.

**Smelter operations**

The primary use of smelting is to produce iron and steel from iron ore. Smelting is also used to extract copper and other base metals from raw ores. Contamination from smelting operations often takes the form of deposition of airborne metals, asbestos, and sulfur compounds in areas surrounding smelters. Contamination may also result from improper storage and disposal of raw ores or by-product slag.

**Site contamination can be persistent from operations that ceased long ago (Continued).**

**Wood preservation**

Wood preservation sites typically consist of wood preparation facilities, chemical storage tanks, chemical treatment areas (including high-pressure vessels in many cases), drip or drying areas, and wood storage areas. Wood is treated with preservative chemicals either by dipping the wood into a chemical bath or by injecting chemicals into the wood under pressure. Storage tanks at wood preservation sites could contain creosote, pentachlorophenol, or chrome-copper arsenate (CCA) solutions for wood treatment. These chemicals could enter the environment if the tanks were overfilled or leaked. Contaminated water squeezed from wood during processing and retort sludge may have spilled on the ground, causing soil and ground water contamination. As treated wood is transferred from the treatment area to the drying area, chemicals may drip onto soil and contaminate the soil and groundwater. Likewise, drippage in drying areas, especially in older operations where pressure treatment may not have been used, could result in soil contamination.

**Vehicle maintenance**

Vehicle maintenance involves handling and managing a wide variety of materials and wastes, including oils, batteries, refrigerants, antifreeze, solvents, asbestos, and fuels. Improper management and disposal of wastes as well as leaks from fuel and waste storage containers may result in contamination of vehicle maintenance facilities.

**Underground storage tanks**

A UST is a tank and any underground piping connected to a tank where at least 10 percent of the combined volume is under the ground. USTs often contain petroleum products, gasoline, or other chemicals. Faulty installation or inadequate operating and maintenance procedures can cause USTs to release their contents into the environment. The greatest potential hazard from leaking USTs is that petroleum fuels, fuel additives, or other hazardous substances can seep into soil and contaminate groundwater.

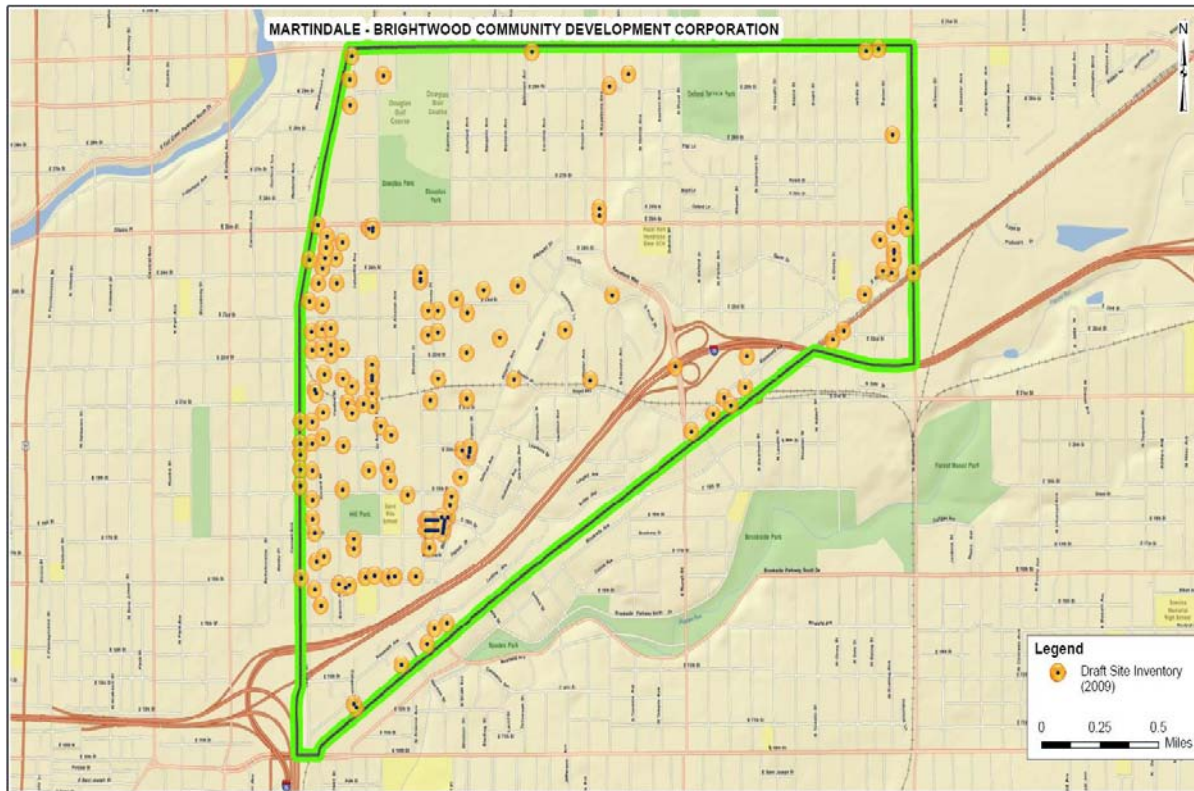
<sup>1</sup> US EPA (2005), *Road Map to Understanding Innovative Technology Options for Brownfields, Guide to Contaminants and Technologies.*

It should be noted that groundwater contamination in Martindale Brightwood can be serious concern; however, it appears that most if not all residences/commercial facilities receive water for drinking/cooking/bathing purposes from a public water supply and not from individual water wells. If individual water wells are still in use in the neighborhood for private/lawn use, the water should be tested for appropriate chemicals of concern.

***How many Brownfields are located in the Martindale Brightwood Area?***

Currently, the City of Indianapolis Department of Metropolitan Development, Division of Community Economic Development has completed a thorough Brownfields site inventory for all of Marion County. Brownfield property information has been gathered from a number of Dataset sources. The Dataset source information comes from a variety of previous environmental studies and government web sites.

The Datasets include the following: 2007 Martindale-Brightwood Phase I ESA Survey; Indy 2007 Brownfield Inventory List; 2004 Brownfields Evaluation Neighborhood Corridor 16<sup>th</sup> Street-Andrew Brown to Martin Luther King; 1998 Gas Station Inventory, 1995 IUPUI Graduate Study Brownfield Inventory; the U.S. EPA Assessment, Cleanup and Redevelopment Exchange System (ACRES) online database; IDEM Brownfields information; Marion County owned sites; Privately owned sites; United States Postal Service Vacant Property List in the Federal Registry System and Vacant Property Address Lists with commercial/industrial zoning; and the Near North Development Corporation Area Wide Environmental Survey.



Based on a review of the compiled Draft 2009 Site Inventory Brownfields Inventory List, there are approximately fifty-eight (58) confirmed Brownfield properties within the Martindale-Brightwood community.

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The identified Brownfields parcel number, former facility name (if available) or category and address is provided in the following table.

Brownfields Inventory			
No.	Parcel No.	Former Company Name (if available)	Address Location
1	1022090	Junk yard/Allied Scrap Co., Inc.	2455 Yandes Street
2	1098123	Junkyard/RCA Victor factory & Stoker Schwitzer/Cummins Plant No. 2	2102 Yandes Street
3	1077249	Machine Shop	2230 Yandes Street
4	1092917	Sara Shank Golf Course	2901 N. Keystone Avenue
5	1049782	Sparkle Cleaners	2510 N. Keystone Avenue
6	1079003	Inland Paperboard & Recycling	1251 Roosevelt Avenue
7	1083154	Marsh Auction Gallery	1409 Roosevelt Avenue
8	1041965	Big 4 Metals	1101 E. 16 <sup>th</sup> Street
9	1023288		1417 Commerce Avenue
10	1089980	Former Klincher Locknut Corp. Site	2153 Hillside Avenue
11	1042232	Dale R Horning Land Farm Site	2917 Roosevelt Avenue

**Brownfields Inventory (Continued)**

<b>No.</b>	<b>Parcel No.</b>	<b>Former Company Name (if available)</b>	<b>Address Location</b>
12	1081078	Former Amoco Service Station	2502 Keystone Avenue
13	1024813		2807 Station Street
14	1055028	Former Residence / dump site	2040 Alvord Street
15	1005452	Former American Lead Facility	1502 / 1600 E. 21 <sup>st</sup> Street
16	1011436	Wash-Rite Co, Inc.	1720 Alvord Street
17	1014271	Motor Freight Station	1902 Alvord Street
18	1069941	Plating Works Plant	2104 Dr. AJ Brown Street
19	1090265	Mars-Neimeyer Lumber Co. & Robinson Clay Products Co./ Railroad Machine Yard	1013 E. 20 <sup>th</sup> Street
20	1103372		2100 Enterprise Parkway
21	Not Listed		2345 Enterprise Parkway
22	1084468	Former Gas Station Property	2350 N. Sherman Drive
23	1066594	Former Residence/Dump Site	2017 Alvord Street
24	1082942 & 1082943	National Motor Vehicle Co. & Stoker Schwitzer/Cummins Plant No. 2 and RCA Victor Co.	1145 E. 22 <sup>nd</sup> Street
25	1096241	Truck Fleet Fueling & Maintenance	2222 Hillside Avenue
26	1103363		2330 Enterprise Parkway
27	1101799	Former Douglas Little League area	1700 E. 23 <sup>rd</sup> Street
28	1101658	Former Douglas Little League area	1802 E. 23 <sup>rd</sup> Street
29	1102058	Former Residence – Vacant Lot	2319 Ralston Avenue
30	1090212	Railroad Machine Yard & Robinson’s Clay Products Co.	1026 E. 20 <sup>th</sup> Street
31	1046950	Manley O’Donnell Coal Yard and Contractor’s Storage Yard	2108 Columbia Avenue
32	1014649	Machine Shop	1818 Hillside Avenue
33	1044325	Auto Maintenance/Repair Garage	1601 Dr AJ Brown Avenue
34	1013307	Auto Body Shop	1426 E. 16 <sup>th</sup> Street
35	1067548	Filling Station	1321 E. 25 <sup>th</sup> Street
36	1088950	Railroad Yard/Industrial Facility	2202 Yandes Street
37	1072941	Star Coal & Ice Co.	2069 Yandes Street
38	1038454	Dry Cleaner and Service Garage Facility	1429 E. 19 <sup>th</sup> Street
39	1030427	Auto Repair Facility-Smith Diesel Service	1960 Hillside Avenue
40	1018059	Auto Repair Facility-Sandy Trucking Inc.	1964 Hillside Avenue
41	1100284	Bulk Oil & Gasoline Station and Coal Yard	1123 E. 25 <sup>th</sup> Street
42	1016408	Sign Shop and Residences	1654 Columbia Avenue
43	1059586	Former Residence	2307 Hovey Street
44	1031791	Former Residence (elevated lead in soil)	2234 Hovey Street
45	1028124	Former Residence (elevated lead in soil)	2337 Hovey Street
46	1055051	Former Residence	2306 Hovey Street
47	1027047	Former Residence	2349 Sheldon Street
48	1090578	Indpls. Industrial Ctr. - Rubber Products Co.	1931 Dr. AJ Brown Avenue
49	1090311	Indpls. Industrial Ctr. – Indiana Gear Co.	1436 3. 19 <sup>th</sup> Street
50	1010564	Former American Lead Facility	2102 Hillside Avenue
51	1053819	Abandoned Residence	1971 Ralston Avenue
52	1103369		2301 Enterprise Parkway
53	1102200	Mobil Oil Transfer Station	2255 Ralston Avenue

Brownfields Inventory (Continued)			
No.	Parcel No.	Former Company Name (if available)	Address Location
54	1048251	Residence (elevated lead in soil)	1968 Hillside Avenue
55	1048258	Retail businesses/Residence (vacant lot)	2000 Tipton Street
56	1058178	Sign Shop	1231 E. 17 <sup>th</sup> Street
57	1026402	Central States Warehousing	3019 Roosevelt Avenue
58	1011446 & 1054084	Sweeney Construction	1030 E. 19 <sup>th</sup> Street



Illegal dumping concerns were noted at the abandoned property located at 1960 and 1964 Hillside Avenue. The property was the former location of Smith's Diesel Service and the Sandy Trucking, Inc. facility. This Brownfield is located next to several residential properties.

Additionally, there are approximately eighty-four (84) sites of concern which may also qualify as Brownfield properties. Sites of concern are properties that contain active commercial/industrial operations. Such locations are considered a concern based on the type of operating business that occupies

the site; potential recognized environmental conditions (REC) from historical operations discovered in connection with the property; potential RECs from current operations observed; and/or potential for public health risks. Sites of concern may be later added to the Brownfields site list, continue as commercial/industrial facilities or become new areas of redevelopment.

Additionally, there are approximately eighty-four (84) sites of concern which may also qualify as Brownfield properties.

***What are some of the Brownfield success stories in Martindale Brightwood?***

According to the Indiana Brownfields Program, there are thirteen (13) Brownfield properties/areas that have either been successfully redeveloped or in the process of being redeveloped. A Brownfields Redevelopment table listing each property is provided below.

<b>Brownfield Redevelopment</b>				
<b>Brownfield Site Code</b>	<b>Property Name</b>	<b>Former Use</b>	<b>Address</b>	<b>Current Status</b>
4000025	Martindale-Brightwood Industrial Development	Various commercial / residential properties	Interstate 70 & Keystone Avenue	Enterprise Park Place Development
4000041	Former Colonial Bakery	Colonial Bakery Truck Maintenance Facility	2408-2450 Winthrop Avenue & 920 E. 24 <sup>th</sup> Street	Building raised, petroleum drums and tanks removed
4020014	Wessells Company	Powerhouse/ industrial	1011 E. 22 <sup>nd</sup> Street	New Habitat For Humanity facility
4020015	Bulge	Former railroad round house	1100 E. 25 <sup>th</sup> Street	Dump site-additional assessment needed
4050027	Ertel Manufacturing Site	Ertel Manufacturing	2045 Dr. AJ Brown Avenue	New Major Tool & Machine
4050042	Titan Industries	Titan Industries	2422, 2430 Yandes Street	Initial assessment completed; demolition TBD
4070443	Clark Gas Station	Gas Station	2801 N. Sherman Drive	New Unity Church parking lot
4070904	Indy Food Co-op/ 16 <sup>th</sup> St Gas Station & Monon	Gas Station/ Industrial facility	16 <sup>th</sup> Street & Monon	Aboveground tanks removed, vacant building; additional assessment required
4071009	1013 E 20th	Mars-Neimeyer Lumber & Robinson Clay Products/ Railroad Machine Yard	1013 E. 21 <sup>st</sup> and 1026 E 20 <sup>th</sup> Street.	Vacant lot and outbuilding
4071110	2108-2110 Columbia Avenue	Auto Salvage Yard	2108-2110 Columbia Avenue	Commercial and Residential Apts.
4090512	500 Liquors #10	Gas Station	3744 E. 30 <sup>th</sup> Street	Liquor Store; Potential ARRA grant forthcoming
4091204	Former Sweeney Construction	Construction Yard	1031 E. 19 <sup>th</sup> Street	Vacant Lot, prospective purchaser for redevelopment
4960012	Hoosier Industrial Tool/ Coal & Oil	Industrial Facility	3010 Dr. AJ Brown Avenue	TBD

The former Ertel Manufacturing property as shown in the “Before” photograph was once located at 2045 Dr. Andrew J. Brown Avenue which had a long industrial history since the early 20<sup>th</sup> Century. In 2002, Ertel Manufacturing abandoned the site location leaving behind numerous safety and environmental problems for residents within the Martindale-Brightwood community. The site had been contaminated with a variety of substances including lead, petroleum, asbestos, polychlorinated biphenyls (PCBs) and chlorinated solvents.

The City of Indianapolis, the Indiana Brownfields Program, the Indiana Department of Environmental Management, and the U.S. Environmental Protection Agency worked closely together to cleanup the property and make it suitable for reuse.

Overall, the City of Indianapolis disposed of 55,000 tons of contaminated soil and reused or recycled 73 percent of the former structural materials. Nearly 6 million dollars was spent in the clean-up of both hazardous and non-hazardous materials which allowed Major Tool & Machine Company, Inc. to build and expand their operations at this location. Major Tool & Machine Company, Inc. retained over 270 industrial jobs and added another 53 jobs to the Indianapolis market. This Indiana Brownfields project received the Governor's Award for Environmental Excellence.



**BEFORE**



**AFTER**

The Indianapolis Star recently discussed the current status of Brownfields Redevelopment in Marion County. Martindale-Brightwood was featured predominantly in the newspaper article.

**SITES OF HOPE**  
*A look at a few brownfield success stories:*

**1 2444 N. Winthrop Ave.**  
 State funds covered the removal of underground storage tanks and the cost of future soil and water tests. Redevelopment plans are in the works for the site of a former bakery, now owned by King Park Area Development Corp.

**2 2110 Columbia Ave.**  
 Development Concepts razed buildings and removed waste from this former coal storage site and auto repair facility. State funds will cover a cleanup assessment. The developer has plans to build a mixed-income apartment complex.

**3 2102 Yandes St.**  
 The site, owned by railroad company CSX, once housed a salvage operation with buried auto fuel tanks and junk refuse. The company worked with the city to remove the salvage operation and dispose of 3,200 tons of debris and other contamination.

**4 2045 Dr. Andrew J. Brown Ave.**  
 Once the site of an engine-parts maker, the land was contaminated with lead and solvents. About 55,000 tons of soil were hauled from the ground. With \$5 million in local bonds, the site has been redeveloped into an expanded facility for Major Tool & Machine.

Map data: ESRI  
 STEPHEN J. BEARD / The Star

l: former Colonial Bakery Site-2444 N. Winthrop Ave.; Former coal yard and auto repair facility-2110

Columbia Ave.; former auto salvage yard – 2101 Yandes St.; and former Ertel Manufacturing Plant-2045 Dr. Andrew J. Brown Ave.

Although, there have been great successes in Martindale-Brightwood, obstacles still remain in obtaining funding to cleanup and redevelop several contaminated and idle properties in the area. According to the newspaper article, “the cost to test a Brownfield for contamination and clean it can range from \$40,000 for small and relatively clean sites such as gas stations and dry cleaners to millions for sprawling industrial parcels with high levels of contamination.” (Jarosz, The Indianapolis Star, 12/27/2009). It is estimated that over 500 Brownfield locations are scattered throughout Marion County.

“the cost to test a Brownfield for contamination and clean it can range from \$40,000 for small and relatively clean sites such as gas stations and dry cleaners to millions for sprawling industrial parcels with high levels of contamination.”

### ***What can be done to cleanup Brownfields in my area?***

There are a few things that can be done at the local level to assist in revitalizing your neighborhood.

- 1) Develop or continue to work with partnerships with community organizations (Community Development Corporations or CDCs such as the Martindale Brightwood CDC located at 2855 North Keystone Avenue inside the Genesis Plaza in Suite 130).
- 2) Community-based organizations can advocate for Brownfield re-development by engaging public agencies, seeking high level political support, and conducting neighborhood activities designed to solidify resident backing.
- 3) Continue to work with your local Brownfield Redevelopment Coordinator to determine the biggest Brownfield threats in your community. (Department of Metropolitan Development, Community Economic Development Division).
- 4) Nurture and support small businesses that are supportive to the community (i.e. grocery stores) and encourage entrepreneurship among residents.
- 5) Improve the quality of a small store that has historically been viewed as a community problem such as a corner liquor store--into a community asset. Build relationships between local merchants and residents and contribute to community revitalization.
- 6) Help stop illegal dumping on abandoned properties, if you witness illegal dumping please call the Indianapolis Mayor’s Action Center at **327-4MAC**. Illegal dumping is a punishable offense. Additionally, you can file a complaint on-line at the following address: <http://www.indy.gov/eGov/Mayor/Pages/MACenter.aspx> .
- 7) Please contact the Marion County Health Department at 221-2266 to report any unusual storage of chemicals (i.e. drums or large containers) or suspicious leaks/potential environmental incidents on abandoned properties.
- 8) Attend public outreach meetings on future development in your area and provide feedback on what you would like to see done in your community.

### ***Conclusion***

Brownfields are former commercial or industrial properties that have been abandoned, idle or currently are severely underutilized. The Martindale-Brightwood neighborhood contains several Brownfield properties within its borders primarily within the former eastern, western and southern industrial-related sections of the area. Based on a review of available literature, there are approximately 58 Brownfield properties within Martindale-Brightwood.

Brownfields vary in size, location, age and past use; they can be anything from a large, closed industrial facility to a small corner gas station or dry cleaner. Typical Brownfields consists of the following former business operations:

- Dry Cleaning Operations
- Gasoline Stations
- Machine Shops and Metal Fabrication
- Manufactured Gas Plants and Coal Gasification
- Metal Plating and Finishing
- Metal Recycling and Automobile Salvage
- Painting and Automobile Body Repair
- Railroad Yards
- Smelting Operations
- Wood Preservation
- Vehicle Maintenance
- Underground Storage Tanks

Brownfields pose visual, environmental, legal and/or financial burdens on a community. The good news is Brownfield properties can once again be redeveloped into new industrial, commercial, residential, public, recreational, and/or mixed uses. Redeveloped Brownfield properties assist in revamping often “overlooked” older industrial areas within a community, add new jobs and are put back on the tax roles. Enterprise Park Place Development, Ertel Manufacturing and the New Unity Church parking lot are success stories within the Martindale Brightwood neighborhood but more needs to be done to inspire people living near Brownfields to shape the future of their community.

The good news is Brownfield properties can once again be redeveloped into new industrial, commercial, residential, public, recreational, and/or mixed uses.

## **APPENDIX A REFERENCE SOURCES**

Two useful electronic slide presentations regarding Brownfields are available on-line. The first electronic slide presentation was created by the Indiana Brownfield Program in April 27, 2006 and is entitled “Brownfields 101” and is located at the following link: [..\Brownfields 101.pdf](http://www.glc.org/landuse/inroundtable/pdf/mcgoft.pdf), ([www.glc.org/landuse/inroundtable/pdf/mcgoft.pdf](http://www.glc.org/landuse/inroundtable/pdf/mcgoft.pdf))

The second electronic slide presentation was written by the City of Indianapolis, Department of Metropolitan Development, Community Economic Development Division in September 15, 2009 and is entitled “Tapping Into the Emerging Green Economy, Green Economic Development Strategies for Community & Brownfield Redevelopment” and is located at the following link: [..\tapping-that-green-economy-indy-Brownfields-09-15-2009.pdf](http://deltaBrownfields.files.wordpress.com/2009/09/tapping-that-green-economy-indy-Brownfields-09-15-2009.pdf), (<http://deltaBrownfields.files.wordpress.com/2009/09/tapping-that-green-economy-indy-Brownfields-09-15-2009.pdf>)

Helpful city web sites related to Brownfields are listed below.

- 1) <http://www.indy.gov/eGov/City/DMD/ED/Brownfields/Pages/home.aspx> (Indianapolis Brownfields Redevelopment Program)
- 2) [http://imaps.indy.gov/ed\\_portal/template.asp?page=programs](http://imaps.indy.gov/ed_portal/template.asp?page=programs) (Indianapolis Economic Development Portal)
- 3) <http://www.indy.gov/eGov/City/DMD/ED/Brownfields/PDF/toolbox.pdf> (Indianapolis Brownfields Redevelopment Toolbox)

Useful information can be found at the following Indiana Department of Environmental Management (IDEM) websites.

- 1) <http://www.in.gov/ifa/Brownfields/> (Indiana Finance Authority Brownfields Program)
- 2) <http://www.in.gov/ifa/Brownfields/2360.htm> (Indiana Finance Authority Brownfields Program – Frequently Asked Questions)
- 3) <http://www.in.gov/ifa/Brownfields/2362.htm> (Indiana Finance Authority Brownfields Program – About Brownfields)
- 4) [http://www.in.gov/apps/idem/oe/idem\\_oe\\_order](http://www.in.gov/apps/idem/oe/idem_oe_order). (IDEM Enforcement Data Base)

The U.S. EPA web sites also provide general information such as types of facilities within the Martindale Brightwood area and environmental health issues related to the type of business.

- 1) <http://www.epa.gov/R5Brownfields/> (U.S. EPA Regions 5 Brownfields)
- 2) <http://www.Brownfieldstsc.org/roadmap/contguide.cfm#tableA1> (U.S EPA Brownfields Road Map, Guide to Contaminants and Technologies)
- 3) <http://www.epa.gov/enviro/index.html> (Envirofacts Data Warehouse)
- 4) <http://www.epa.gov/TRI/tridata/index.htm> (Toxic Chemical Release Inventory)
- 5) <http://www.epa.gov/ncea/iris/index.html> (Integrated Risk Information System)
- 6) <http://www.epa.gov/compliance/index.html> (Enforcement and Compliance On-Line-ECHO).
- 7) <http://www.epa.gov/epahome/community.htm> (Protect the Environment In Your Community).