

January 16, 2018

Gary Redevelopment Commission  
504 Broadway  
Gary, Indiana 46402  
Attn: Mr. Joseph Van Dyk, Executive Director

Re: Environmental Survey Results for 860 North Lake Street, Gary, IN 46403

Michael Baker International, Inc. (Baker) and Orbis Environmental Consulting, LLC (Orbis) have concluded an environmental survey of the 65.5-acre lake front property located at 860 North Lake Street, Gary, IN 46403. Notably, the Lake County Assessor's Office property card cites the acreage of the parcel at approximately 90 acres, however, the parcel is actually (approximately) 65.5 acres in size.

The environmental survey consists of two components:

- 1) An ASTM Phase I Environmental Site Assessment (Phase 1) that serves as due diligence for property transfer.
- 2) An ecological survey and wetland delineation that provides an inventory of state and federal listed species located at the site as well as a wetland delineation to determine the nature and extent of regulated surface water.

Together, these reports validate site conditions using scientifically approved methods. Based on the results of the environmental survey, the parcel has two distinct areas:

- A potential Development Area Footprint of approximately 24 acres, and;
- A potential Preservation and Enhancement Area of approximately 42 acres.

Figure 1- 860 North Lake Street Composite Map (attached).

#### Phase I Environmental Site Assessment Results:

The potential Development Area Footprint is comprised of existing buildings and infrastructure that has been present, in some form, on the site for many years. This area includes the Main Building, Maintenance Building, Storage Building, Bath House and Restrooms and Parking Facilities.

Michael Baker has concluded that given the long history including storage and use of

chemicals and petroleum products as part of the former Navy Armory and later US Navy Marine Corps Center, and recent City of Gary Parks Dept. operations, the developed and fenced portion at 860 North Lake Street in the southwest corner of the Property does appear to have environmental concerns including the following Recognized Environmental Conditions (RECs). These results are not entirely unexpected results given the nature of the use of the facility and outbuildings. The RECs include:

- Potential soil, groundwater, and/or vapor migration in and around the Maintenance Building.
- Potential subsurface soil and/or groundwater contamination associated with two former Underground Storage Tanks (USTs).
- Potential soil and/or groundwater contamination as part of the former Navy Armory and later US Navy Marine Corps Center, numerous containers, two ASTs, and soil staining in the Staging Yard.
- Potential PCB surface soil contamination from current and previous transformers.

Based on the findings and opinions generated by the Phase I ESA report, Michael Baker has concluded that unless groundwater from the higher elevation Marquette Lagoons SEMS site to the south is later determined to be an issue, the potential Preservation and Enhancement Area portions of the Property do not appear to have Recognized Environmental Conditions (RECs).

#### Ecological Survey and Wetland Delineation Results:

The ecological and wetland resources identified on the property are located within the 42-acre potential Preservation and Enhancement Area. This area has experienced limited prior disturbance. Twenty-three (23) state protected plant species were observed; approximately 80% of these are native species. No federally protected species were observed during the time of the field reconnaissance in September 2018. While a formal fauna (animal) survey was not conducted, scientists observed forty-one (41) species of birds, three (3) mammals and eleven (11) insects while conducting field studies.

The potential Preservation and Enhancement Area contains five (5) wetlands totaling 4.46 acres. One large central, Grade C, Panne Wetland exists on site and is approximately 4.03 acres. This wetland is characterized as Grade C due to the presence of invasive species. However, approximately 90% of the wetland is comprised of native plants. Continued restoration may improve the overall condition

of the Panne Wetland. The other four wetlands are smaller, dispersed, interdunal wetlands (close to the lake) totaling .43 acres.

Orbis contacted the Chicago District of the U.S. Army Corps of Engineers and requested formal review of the wetland delineation report. The Chicago District agreed with the conclusions of the report and findings.

- Wetlands 1-5 on the project site are considered jurisdictional because of their shallow subsurface connection with Lake Michigan which determines its water table.

The project team did not request an Approved Jurisdictional Determination (AJD) by the Chicago District. An AJD or a formal boundary concurrence may be requested in the future at any time. Neither an AJD nor a formal boundary concurrence are required to apply for a permit or authorization from the Chicago District. The Chicago District of the U.S. Army Corps of Engineers e-mail correspondence is provided in the environmental survey report.

Figure 1 860 Lake Street Composite Map

