



Site  
Investigation  
Report  
Review

SIRR Report  
for  
Unassigned Uncontrolled Sites

SIRR ID P77-0112

Site Name 320 SW 9TH STREET

Screening Activity Initial Site Screening

City Location Des Moines

Site Type Property Audit

County Polk

**SITE INFORMATION**

Property Owner Keck Properties, LLC

Mailing Address 320 Southwest 9th Street  
Des Moines, IA 50319

Location/Legal Description 320 Southwest 9th Street, Des Moines  
Lots 1, 2, 3, and A, Factory Plat Addition Plat No.  
3  
NE 1/4 of SE 1/4 of NW 1/4 section 9  
T 78 N, R 24 W

Size Of Property 1.19 acres

Report Prepared By Liesch Associates, Inc.

Date Report Submitted 03/09/2005

Report Submitted By Ryan Companies US, Inc

Current Usage Office space

**REPORT INFORMATION SUMMARY**

**I. Summarize the data submitted (no., type, depth of soil borings, surface samples, ground water samples, other sampling conducted, analyses performed, contamination identified, etc.)**

A Phase 1 and Phase 2 were submitted to the IDNR on 3/8/2005. The Phase 1 identified several RECs and the Phase 2 investigation involved the advancement of 6 soil borings (LB-1 through LB-6). These borings terminate at 20 to 22 feet bgs and were located in the areas of identified RECs. Soil samples from the borings were PID field screened and were checked for staining, debris, and odors. Eight soil samples were submitted for laboratory analysis. Soil samples submitted were those that had highest PID reading and/or exhibited physical characteristics that may cause some concern. Five groundwater samples were submitted for laboratory analysis. Soil Samples and groundwater samples were analyzed for TEH, VOCs, PAHs, and RCRA metals. Some low to moderate levels of contamination from each category was detected in both soils and groundwater.

**II. Summarize the site history (past usages, known or suspected contamination pathways such as tanks, S.W. burial, septic tank/tile field, lagoon, land application, etc.)**

The property is located in a commercial area located south of the central business district of Des Moines. The property is south of Martin Luther King Parkway, north of Tuttle Street, west of southwest 9th Street and east of Southwest 11th Street. The property consists of an 18,515 square foot office/warehouse building, and associated parking, drive and lawn areas. The building was constructed in 1956 and was used as office space/bulk food storage until 1979. From 1979 until 2004, the



## Site Investigation Report Review

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warehouse portion of the building was used for bulk petroleum storage. From 1999 to 2004, 20 ASTs ranging from 2,500 gallons to 5,800 gallons were located in the building. Since October 2004 the warehouse portion of the building has been vacant. The office space is currently occupied by Keck, Inc. The environmental assessment indicates that much of the material from 4 feet bgs to as much as 14 feet bgs is fill consisting of clays, silts and construction rubble.

**III. Summarize the other relevant information (include what may have been learned or known from sources other than the report itself, such as DNR files)**

### REVIEW SUMMARY

**Contaminant Type** Petroleum & Other

**I. Summarize your findings and conclusions regarding the contaminants found and their extent and concentrations. Relate those values known criteria such as water quality standards, MCLs, established cleanup levels, background or any other relevant or useful benchmarks used to determine the site's priority.**

Soil:

LB-1 at 1 foot bgs

Arsenic was detected at 6 mg/kg above the statewide standard of 1.4 mg/kg

Barium, chromium, lead, and mercury were detected below statewide standards

LB-1 at 11 feet bgs

Arsenic was detected at 11 mg/kg above the statewide standard of 1.4 mg/kg

Lead was detected at 555 mg/kg above the statewide standard of 400 mg/kg

Barium, chromium, mercury, acetone, benzene, naphthalene, TEH diesel, TEH motor oil, benzo(a)anthracene, chrysene, fluoranthene, and pyrene were detected below statewide standards

LB-2 at 3 feet bgs

Arsenic was detected at 6.4 mg/kg above the statewide standard of 1.4 mg/kg

Benzo(a)pyrene was detected at 1.1 mg/kg above the statewide standard of 0.29 mg/kg

Barium, chromium, lead, TEH diesel, TEH motor oil, anthracene, benzo(a)anthracene, benzo(b)fluoranthene, benzo(k)fluoranthene, benzo(a)pyrene, chrysene, fluoranthene, indeno(1,2,3-cd)pyrene, and pyrene were detected below statewide standards

LB-3 at 2 feet bgs

Arsenic was detected at 2.8 mg/kg above the statewide standard of 1.4 mg/kg

Barium, chromium, TEH motor oil, and benzo(a)pyrene were detected below statewide standards

LB-4 at 5 feet bgs

Arsenic was detected at 11 mg/kg above the statewide standard of 1.4 mg/kg.

Barium, chromium, lead, mercury, and TEH motor oil, were detected below statewide standards

LB-5 at 1 foot bgs

Arsenic was detected at 11 mg/kg above the statewide standard of 1.4 mg/kg

Benzo(a)anthracene was detected at 3.4 mg/kg above the statewide standard of 2.9 mg/kg

Benzo(b)fluoranthene was detected at 3.0 mg/kg above the statewide standard of 2.9 mg/kg

Benzo(a)pyrene was detected at 3.1 mg/kg above the statewide standard of 0.29 mg/kg



## Site Investigation Report Review

**SIRR ID** P77-0112

**Site Name** 320 SW 9TH STREET

Barium, cadmium, chromium, lead, mercury, TEH diesel, TEH motor oil, anthracene, benzo(k)fluoranthene, chrysene, fluoranthene, indeno(1,2,3-cd)pyrene, and pyrene were detected below statewide standards

LB-6 at 1 foot bgs

Arsenic was detected at 6.6 mg/kg above the statewide standard of 1.4 mg/kg.

Barium, cadmium, chromium, lead, mercury, TEH diesel, TEH motor oil, and pyrene were detected below statewide standards

LB-6 at 10 feet bgs

Arsenic was detected at 12 mg/kg above the statewide standard of 1.4 mg/kg.

Chromium, lead, mercury, and TEH motor oil, were detected below statewide standards

Groundwater

LB-5

Benzo(a)pyrene was detected at 2.09 ug/L above the LRP standard for protected groundwater of 0.2 ug/L (non-protected 4 ug/L)

Indeno(1,2,3-cd)pyrene detected at 1.03 ug/L above the LRP standard for protected groundwater of 0.24 ug/L (non-protected 4.8 ug/L)

TEH diesel was detected at 41,300 ug/L above the Tier 1 standard for groundwater actual ingestion of 1,200 ug/L (potential ingestion 75,000 ug/L)

TEH waste oil was detected at 1,860 ug/L above the Tier 1 standard for groundwater actual ingestion of 400 ug/L (potential ingestion 40,000 ug/L)

All other contaminants in this and the 4 other groundwater samples were below the applicable statewide standards.

**II. Summarize the potential or actual impacts of the contamination. What is known about the neighboring area, i.e., are there residences, businesses, public use areas, etc.? Are there wells in the area that could be potentially impacted? Are there identified contaminant pathways such as water or sewer lines, drain tiles, or fissures? Identify any other use/location issues that deserve consideration in any priority assignment.**

The property is located in a commercial area located south of the central business district of Des Moines. Redevelopment to revitalized commercial, retail and residential uses is ongoing. This site is a part of the Riverpoint West project. Surrounding properties also have a long and varied history of uses and many have some environmental concerns of their own. Many of the surrounding sites have been cleared of structures and are currently vacant. Much of the material in the area consists of fill of unknown origin.

**III. Summarize any other information, knowledge, or reasoning used in determining your recommendation regarding the priority assigned to this site.**

PAHs were detected in soils at concentrations slightly above statewide standards in 2 samples. Arsenic concentrations in soils were within background levels common in the state. Lead concentrations slightly exceeded the statewide standard in one sample at 11 feet bgs (shallow sample from same boring was well below standard). The contaminants detected in groundwater samples exceed only actual ingestion/protected groundwater standards. While a non-municipal PWS well does show up 1000 feet southeast of the site, it is listed as a 30-foot deep well belonging to an individual and listed as "other" type. It is doubtful that this is indeed a PWS well. No other water supply wells in the area are indicated and the site is not in a source water protection area. Direct contact with shallow groundwater is not likely. The situation at the site constitutes a low risk to human health and the environment. No further investigation is required at this time.

### **PRIORITY LEVEL**



## Site Investigation Report Review

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Priority Level 3

### PROGRAM AUTHORITY REFERRAL

Program Authority Referral CERCLA Pre-Remedial

### Other Referral

ISS/Form Completed By Hylton Jackson

ESS Completed B

Date ISS Completed 03/17/2005

Date ESS Completed

Date Completed

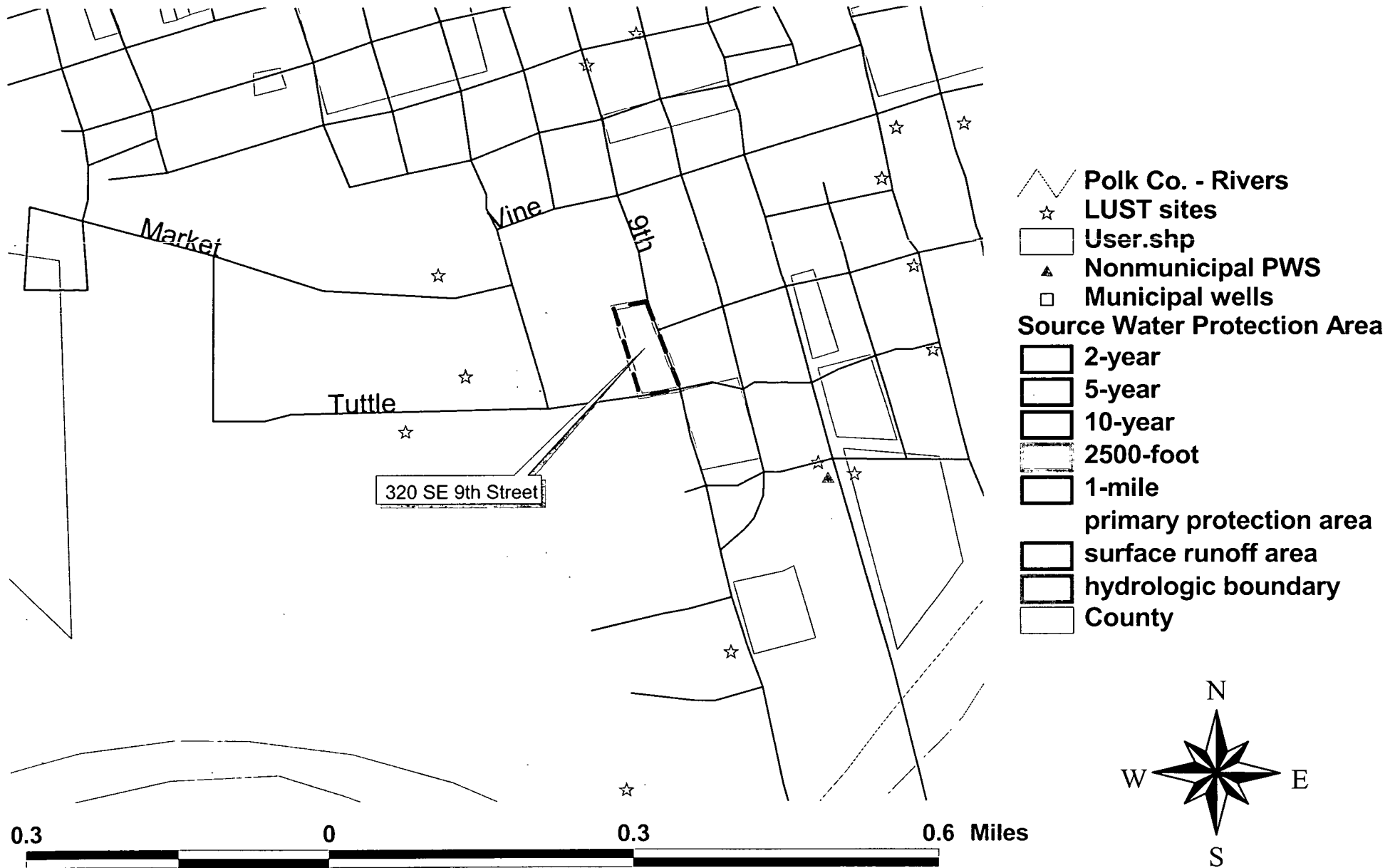
Form Reviewed

A handwritten signature in black ink, appearing to read 'Cal Hylton', written over the 'Form Reviewed' label.

Date Reviewed

3/22/05

# 320 SW 9th Street



## PRE-CERCLIS SCREENING ASSESSMENT CHECKLIST/DECISION FORM

This checklist can assist the site investigator during the Pre-CERCLIS screening. It will be used to determine whether further steps in the site investigation process are required under CERCLA. Use additional sheets, if necessary.

<b>Checklist Preparer:</b>	<u>Hylton Jackson</u>	<u>03/17/2005</u>
	(Name/Title)	(Date)
	<u>502 East 9<sup>th</sup> Street</u>	<u>515 242 5084</u>
	(Address)	(Phone)
	<u>Hylton.Jackson@dnr.state.ia.us</u>	
	(E-mail Address)	
<b>Site Name:</b>	<u>320 SW 9<sup>th</sup> Street</u>	
<b>Previous Names (if any):</b>		
<b>Site Location:</b>	<u>320 Southwest 9<sup>th</sup> Street</u>	
	(Street)	
	<u>Des Moines</u>	<u>IA 000000</u>
	(City)	(ST) (Zip)
<b>Latitude:</b>	<u>41.581571</u>	<b>Longitude:</b> <u>93.626568</u>

Compare the following checklist. If "yes" is marked, please explain below.

	YES	NO
1. Does the site already appear in CERCLIS?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Is the release from products that are part of the structure of, and result in exposure within, residential buildings or businesses or community structures?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Does the site consist of a release of a naturally occurring substance in its unaltered form, or altered solely through naturally occurring processes or phenomena, from a location where it is naturally found?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Is the release into a public or private drinking water supply due to deterioration of the system through ordinary use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Is some other program actively involved with the site (i.e., another Federal, State, or Tribal program)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Are the hazardous substances potentially released at the site regulated under a statutory exclusion (i.e., petroleum, natural gas, natural gas liquids, synthetic gas usable for fuel, normal application of fertilizer, release located in a workplace, naturally occurring, or regulated by the NRC, UMTRCA, or OSHA)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Are the hazardous substances potentially released at the site excluded by policy considerations (e.g., deferral to RCRA Corrective Action)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Is there sufficient documentation that clearly demonstrates that there is no potential for a release that could cause adverse environmental or human health impacts (e.g., comprehensive remedial investigation equivalent data showing no release above ARARs, completed removal action, documentation showing that no hazardous substance release have occurred, EPA approved risk assessment completed)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please explain all "yes" answer(s), attach additional sheets if necessary:

- Site Determination:**
- ☐ Enter the site into CERCLIS. Further assessment is recommended (Explain below).
- ☒ The site is not recommended for placement into CERCLIS (Explain below).
- ☐ Further assessment is recommended under PRE-CERCLA (Explain below).

**DECISION/DISCUSSION/RATIONALE:**

PAHs were detected in soils at concentrations slightly above statewide standards in 2 samples. Arsenic concentrations in soils were within background levels common in the state. Lead concentrations slightly exceeded the statewide standard in one sample at 11 feet bgs (shallow sample from same boring was well below standard). The contaminants detected in groundwater samples exceed only actual ingestion/protected groundwater standards. While a non-municipal PWS well does show up 1000 feet southeast of the site, it is listed as a 30-foot deep well belonging to an individual and listed as "other" type. It is doubtful that this is indeed a PWS well. No other water supply wells in the area are indicated and the site is not in a source water protection area. Direct contact with shallow groundwater is not likely. The situation at the site constitutes a low risk to human health and the environment. No further investigation is required at this time.

**Regional EPA Reviewer:**

**State Agency/Tribe:**

Print Name/Signature

Date

Print Name/Signature

Date

# REGION VII U.S. EPA SUPERFUND

# SITE DISCOVERY ENTRY FORM

Discovery Date: 03/08/2005

Discovery Lead (choose one):

☐ F-EPA Fund Fin ☒ S-State Fund Fin ☐ FF-Fed Fac ☐ EP-EPA-In-house ☐ TR Tribal Lead - Fund Fin ☐ FUD Site

Site Name: 320 SW 9<sup>th</sup> Street

Initiated Date: 03/15/2005

Identified By: ☐ Removal ☒ Site Assessment ☐ States  
☐ Fed. Facilitie ☐ Brownfields ☐ Other Fed. Agency

Address: 320 southwest 9<sup>th</sup> Street

County Name: Polk

City, State, Zip: Des Moines, IA 00000

State ID (if one exists): \_\_\_\_\_

Congressional District: 3

NPL Status: ☐ Currently on the Final NPL  
☐ Proposed for NPL

☒ Not on the NPL ☐ Deleted on the final NPL  
☐ Removed from Proposed NPL

☐ Pre-Proposal Site ☐ Not a Valid Site or Incident  
☐ Withdrawn ☐ Site is Part of NPL Site

Section: ☐ C-(STAR) SPFD Technical Assistance/Re-Use Branch  
☐ F-(FFSE) Federal Facilities/Apecial Emphasis Brmach  
☐ I-(IANE) IA/NE Remedial Branch

☒ L-(EFLR) Enfr/Fund Lead RV Branch Fed Fac Ind: ☐ Federal Facility  
☐ M-(MOKS) MO/KS Remedial Branch  
☐ O-(ER&R) Emergency Response & RV Branch

☐ Not a Federal Facility  
☐ Status Undetermined

List Site Alias Name (s): Keck, Inc

Directions to Site: From I-235 in Des Moines, take the 3RD ST exit towards 5TH AVE - go 0.1 mi. Continue 0.1 mile, bear left on 3RD ST - go 1.0 mi. Turn right on ELM ST - go 0.4 mi. and then turn left on SW 9TH ST. The sits is at the northwest corner of SW 9<sup>th</sup> Street and Tuttle Avenue.

Site Description: Office/warehouse

Site Size: 1.19

Site Dimension: ☒ Acres ☐ Square Feet  
☐ Feet ☐ Square Miles ☐ Miles

USGS Quadrant: Des Moines SW 7.5'

USGS Hydro Unit: \_\_\_\_\_

Latitude: 41.581571 Longitude: 93.626568

(With the release of 3.9 lat/long are in Decimal Degree format)

Lat/Long Accuracy: ☒ Seconds ☐ Miles ☐ Feet ☐ Degrees  
☐ Minutes ☐ Kilometers ☐ Meters

Lat/Long Source: ☐ EPA Region 7 ☐ EPIC ☐ Dun & Bradstreet  
☐ Regulated Entity ☐ Private ☐ Geograph ☐ State  
☐ SNAP ☒ Other ☐ Other Fed Agency ☐ Tribe  
☐ Contractor ☐ EPA HQ ☐ Unknown

Owner ☐ Bank/Loan Company ☐ Indian Lands  
Operator ☐ County Owned ☐ Other  
Type ☐ District Owned ☒ Private  
(Choose 1) ☐ Federally Owned ☐ Mixed Ownership  
☐ Former Federally Owned or Operated ☐ State Owned  
☐ Government Owned/Contractor Operated ☐ Trustee, Federal  
☐ Privately Owned/Government Operated ☐ Trustee, State  
☐ Property Defaulted Back to Government  
☐ Municipality

Operational Status: ☒ Active ☐ Inactive ☐ Unknown  
Incident Type: ☐ Non-Oil Spill ☐ Oil Spill ☒ Unknown

Non-NPL Status (Choose one):

☐ Addressed as part of NPL site (AX)  
☐ Combined PA/SI Ongoing (CO)  
☐ Deferral of NPL Listing Dec. While States  
☐ Oversee Resp. (SD)  
☐ ESI Ongoing (EO)  
☐ ESI Start Needed (ES)  
☐ Fed Fac ESI Review Start Needed (FE)  
☐ Fed Fac Prelim Assessment Rev Ongoing (PG)  
☐ Fed Fac Prelim Assessment Rev Start Needed (PN)  
☐ Fed Fac Site Inspection Rev Ongoing (FG)  
☐ Fed Fac Site Inspection Rev Start Needed (FS)  
☐ HRS Ongoing (HO)  
☐ HRS Package Completed-Further Eval. Needed (HN)  
☐ HRS Start Needed (HS)  
☐ Integrated ESI RI Ongoing (IO)  
☐ Integrated ESI/RI Start Needed (IS)  
☐ Integrated Removal/Remedial Eval Ongoing (IN)  
☐ Integrated Removal/Remedial Eval Start Needed (IR)  
☐ NFRAP (NF)

☐ Other Cleanup Activity:  
☐ Fed Fac-lead Cleanup (OF)  
☐ Other Cleanup Activity:  
☐ Other Cleanup Activity:  
☐ State-Lead Cleanup (OS)  
☐ Other Cleanup Activity:  
☐ Tribal-lead Cleanup (OT)  
☐ PA Ongoing (PO)  
☐ PA Start Needed (PS)  
☐ Ref to Rvl-Further Assess Needed (RW)  
☐ Referred to Rvl - NFRAP (RR)  
☐ Removal Only Site (No Site Assess Work) (RO)  
☐ SI Ongoing (SO)  
☐ SI Start Needed (SS)  
☐ SIP Ongoing (SG)  
☐ SIP Start Needed (SN)  
☐ Site Reassessment Ongoing (SR)  
☒ Status Not Specified (SX)  
☐ Site Reassessment Start Needed (RN)

Site Type (Choose all that apply - for every main category chosen in bold at least one sub-category must be selected; if more than one main and sub

category is selected indicate which is primary):

Primary designation: \_\_\_\_\_

☐ **MP-Manufacturing/Processing/Maintenance - Applicable sub-categories:**

☐ CA-Chemicals and allied products  
☐ CG-Coal gasification  
☐ CP-Coke production  
☐ EP-Electric power generation and distribution.  
☐ EE-Electronic/electrical equipment  
☐ FT-Fabrics/textiles  
☐ LW-Lumber and wood products/pulp and paper  
☐ WP-Lumber and wood products/wood preserving/treatment  
☐ MF-Metal fabrication/finishing/coating and allied industries  
☐ OR-Oil and gas refining  
☐ OP-Ordnance production  
☐ PR-Plastics and rubber products  
☐ PM-Primary metals/mineral processing  
☐ RA-Radioactive products  
☐ TA -Tanneries ☐ OT-Other-Description (needed): \_\_\_\_\_  
☐ TS-Trucks/ships/trains/aircraft and related components

☐ **MI-Mining - Applicable sub-categories**

☐ CO-Coal ☐ ME-Metals ☐ NM-Non-metal minerals  
☐ OG-Oil and Gas ☐ OT-Other-Description (needed) \_\_\_\_\_

☐ **WM-Waste Management - Applicable sub-categories**

☐ CL-Co-disposal landfill (municipal and industrial)  
☐ ID-Illegal disposal/open dump  
☐ IF-Industrial waste facility (non-generator)  
☐ IL-Industrial waste landfill  
☐ MD-Mine tailings disposal ☐ OT-Other-Desc. (Needed): \_\_\_\_\_  
☐ RW-Radioactive waste treatment, storage, disposal (non-generator)

☒ **OT-Other - Applicable sub-categories**

☐ AG-Agricultural (e.g., grain elevator)  
☐ CS-Contaminated sediment site with no identifiable source  
☐ DC-Dust control ☐ OT-Other-Desc. (Needed): \_\_\_\_\_  
☐ GP-Ground water plume site with no identifiable source  
☐ MO-Military/Other Ordinance  
☒ PS-Product storage/distribution  
☐ RD-Research, development, and testing facility  
☐ RC-Retail/commercial  
☐ SE-Spill or other one-time event  
☐ TP-Transportation (e.g., railroad yards, airport, barge docking, site)  
☐ TW-Treatment works/septic tanks/other sewage treatment

☐ **RE-Recycling - Applicable sub-categories**

☐ AT-Automobiles/tires ☐ DT-Drums/tanks ☐ WO-Waste/used oil  
☐ BS-Batteries/scrap metals/secondary smelting/precious metal recovery  
☐ CC-Chemicals/chemical waste (e.g., solvent recovery)  
☐ OT-Other-Description. (Needed): \_\_\_\_\_



Signatures: 

State: \_\_\_\_\_ Date: 3/22/05 RPM/OSC/SAM: \_\_\_\_\_ Date:   /  /