

**Site Name: Iowa Paint, Des Moines**

Brownfield Initial Site Screening (ISS)

Project Manager: John Woodland

Date: 3/3/2011

☒ **3931 - Phase II Assessment Review - standard**

Phase II submitted as part of standard real estate development, pre-purchase agreement, or other due diligence, not a part of a community grant project, or

☐ **3837 - Phase II Assessment – grant funded**

Phase II submitted as part of an EPA grant funded community-wide or targeted assessment project – see Mel Pins if questions on this determination

**Location:**

Latitude: 41.585299 Longitude: -93.639100  
(Decimal Degree format)

County: Polk

**USGS Quadrant:** \_\_\_\_\_

**Site Size:** 1.863 (Approximate)

**Site Dimension:**

☒ Acres    ☐ Square Feet  
☐ Feet    ☐ Square Miles    ☐ Miles

**Site Alias Name(s):** N/A

**Congressional District:** 3

**Grant Recipient Name, Address & Contact:** N/A

**Current Owner & Address:** Nautilus Properties, LLC  
3417 Southern Hills Drive  
Des Moines, IA 50321-1318

**Responsible Party Name(s) & Address, if different from current owner:**  
Unknown at this time

**Site Street Address or Tier, Range, Section & Subsections (if street address is unknown)**

1623 Grand Avenue and 525 17<sup>th</sup> Street  
Des Moines, Iowa 50309

***Directions to site:***

From the Wallace Building, travel west on E Grand Ave

Turn right at 16th St

The site will be immediately to the left

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

The property is bordered by Grand Avenue to the south, 16<sup>th</sup> Street to the east, Ingersoll Avenue to the north, and 17<sup>th</sup> Street to the west. The property is primarily a parking lot with one vacant building. The building is located on the northwest quarter of the property and was once occupied by an Iowa Paint retail center.

There is one filled-in-place underground storage tank on the site property and no records of significant spills or leaks were found to be documented on the property. Soil and groundwater contamination is historically known to be associated within a half-mile radius of the property. There have been seven leaking underground storage tanks documented within one-quarter mile of the site.

Recognized environmental concerns (RECs) include the following:

- A retail paint facility is located at 515 16<sup>th</sup> Street (directly east of the site)
- There is one filled-in-place underground storage tank on the site property
- A former automobile dealership that conducted repairs and maintenance was located across Ingersoll Avenue (directly north of the site)

***Briefly describe the site assessment that was conducted (number of borings, monitoring wells, number of samples, depth of soil samples and monitoring wells, analysis, etc.)***

The limited subsurface investigation (i.e., Phase II environmental site assessment) was conducted by Seneca Environmental Services on January 17, 2011.

Four borings TMW-1, TMW-2, TMW-3 (S-3) and TWW-4 (S-4) were conducted on the site. The borings were 20 to 30-feet deep. Two groundwater samples TMW-1 and TMW-2 and two soil samples S-3 and S-4 were collected.

Soil samples were field-screened using a photoionization detector (PID) to indicate the presence of volatile organic compounds (VOC), but no significant VOC levels were detected. The soil samples were submitted for laboratory analysis of VOCs and BTEX (benzene, toluene, ethylbenzene and xylene).

Groundwater was encountered at 16-feet below ground surface (bgs) in TMW-1 and 14-feet bgs in TMW-2. Sufficient groundwater was not found in borings TMW-3 and TWW-4. TMW-1 and TMW-2 were tested for Resource Conservation and Recovery Act (RCRA) metals, VOCs, and Total Extractable Hydrocarbons (TEH).

***Summarize the findings and conclusions regarding the contaminants found and their extent and concentrations. Relate those values to known criteria such as statewide standards, MCLs, water quality standards, background levels or other benchmarks used to determine site priority.***

Laboratory analytical results for soil sample S-3 did not identify contaminant concentrations greater than laboratory detection levels. Soil sample S-4 identified a waste oil concentration of 169 mg/kg. There is no IDNR Statewide Standard for waste oil in soil. No other compounds were detected in S-4 above laboratory method detection limits.

Analytical results identified TEH-waste oil in groundwater samples TMW-1 at a concentration of 2370 ug/L and TMW-2 at a concentration of 2210 ug/L, which exceeds the Tier 1 Groundwater Ingestion—Actual Standard of 400 ug/L. Arsenic, barium, cadmium, chromium, lead, mercury, acetone, and TEH-diesel concentrations were detected above laboratory method detection limits. An arsenic concentration of .0119 mg/L in groundwater sample TMW-1 exceeds the IDNR Statewide Standards for a Protected Groundwater Source of .01 mg/L. A cadmium concentration of .0150 mg/L in groundwater sample TMW-2 exceeds the IDNR Statewide Standards for a Protected Groundwater Source of .005 mg/L.

***Identify on-site or off-site potential and actual targets (e.g., municipal wells, private wells, drinking water intakes). What is known of the neighboring area, i.e., are there residences, businesses, public use areas, etc.? Are there utility lines that could be impacted by site contaminants? Identify any other use/location issues that deserve consideration.***

There are no wells located on this property. Within a ¼ mile radius beyond the site, there are forty-six wells plugged and one commercial well 68-feet deep, located 750-feet southwest of the site property. Within a ½ mile radius (beyond the ¼ mile radius) there are 24 wells that have been plugged and numerous wells used for aquifer remediation.

The site is located within ½-mile of thirteen reported leaking underground storage tanks.

The Raccoon River is located over 1000-feet southwest of the site.

***Rate the site on a scale of 1 to 4, in decreasing order of severity or priority.***

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

Waste oil was detected in one soil sample; however, no other contaminants were detected in soil onsite. Metals, acetone, TEH-waste oil and TEH-diesel were detected in groundwater. Only concentrations of arsenic, cadmium exceeded the IDNR Statewide Standards for a Protected Groundwater Source. TEH-waste oil exceeded the Tier 1 Groundwater Ingestion—Actual Standard, but not the Iowa Tier 1 Groundwater Ingestion—Potential Standard of 40,000 ug/L.

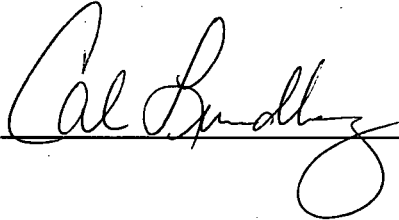
Installation of drinking water wells within this area is prohibited by Polk County.

Based on a lack of receptors (i.e., municipal wells, private wells, drinking water intakes), the contaminants detected do not present a significant risk at this time.

**Site recommended for:**

- ☒ No further action
- ☐ Additional investigation under state program (activity code 2824)
- ☐ Additional investigation under CERCLA (Extended Site Screening)
- ☐ Additional investigation by responsible party
- ☐ Transfer to LUST/UST

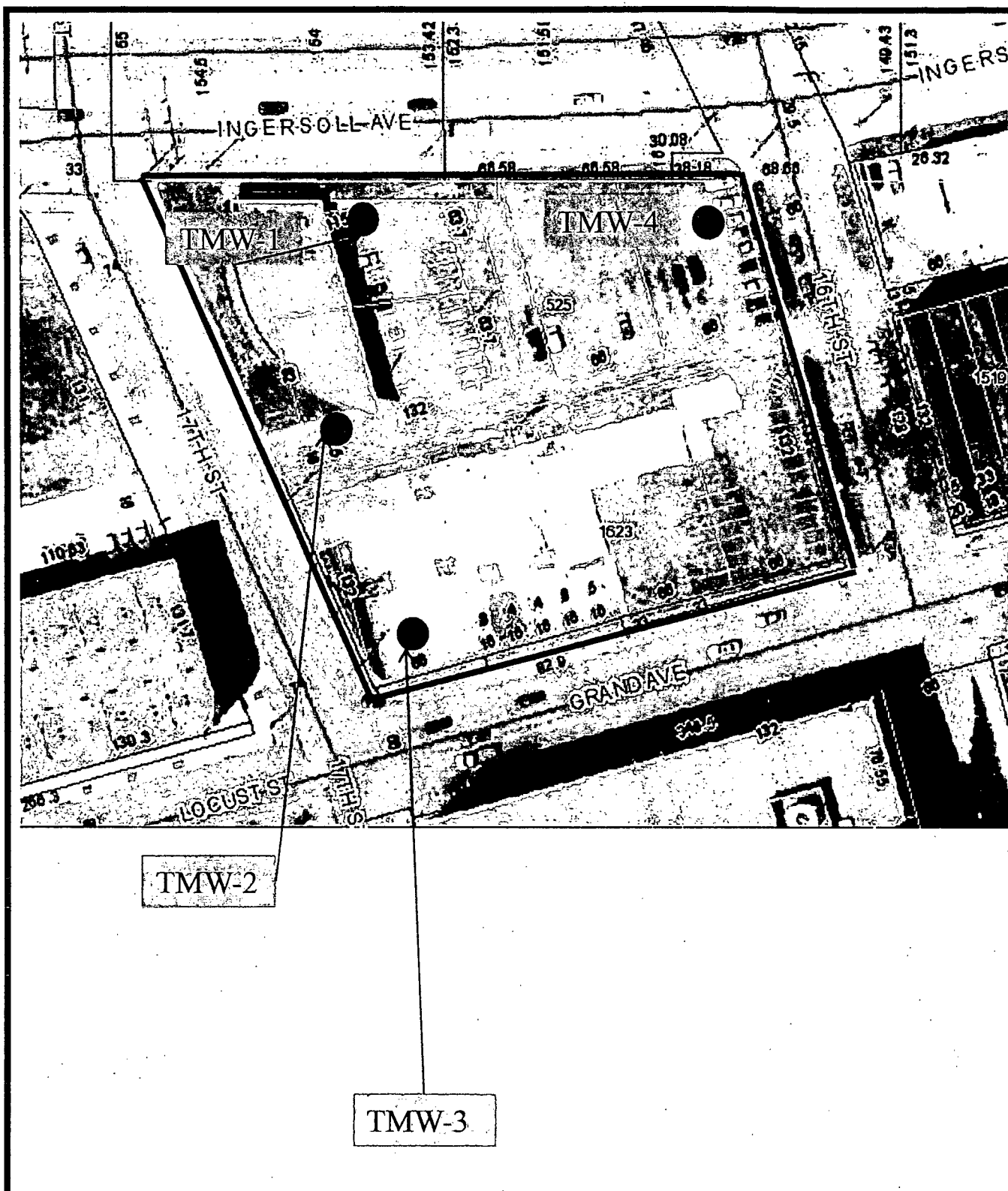
**Form Reviewed:**



**Date Reviewed:**

3/10/11

Revised 7/2007



**Seneca Environmental Services**

Seneca Job# 6551110

Date: January 11, 2011

Proposed Kum & Go #511  
1623 Grand Ave & 525 17<sup>th</sup> Street  
Des Moines, Iowa

Approx.  
Scale:  
unknown

2009 Site Map and  
Boring Location Map



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