

Site Name: 800 1st Street NW, Cedar Rapids

Brownfield Initial Site Screening (ISS)

Project Manager: John Woodland

Date: 3/14/2011

☒ **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: 41.980146 Longitude: - 91.675791 County: Linn
(Decimal Degree format)

USGS Quadrant: _____

Site Size: 0.95 (approx.)

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

Site Alias Name(s): N/A

Congressional District: 2

Grant Recipient Name, Address & Contact: N/A

Current Owner & Address: Abbe Inc.
1860 County Home Road
Marion, Iowa 52302

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)

800 1st Street NW
Cedar Rapids, Iowa 52405

Directions to site:

Take I-80 E toward Davenport
Take exit 239B for US-218 N/IA-27 N/I-380 N toward Cedar Rapids/Waterloo
Merge onto IA-27 N/US-218 N
Continue onto I-380 N
Take exit 19C to merge onto 1st St W
Turn right at 1st St NE
Take the 1st right onto 1st Ave E
Take the 1st right onto 1st St NW
Destination will be on 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 commercial property is a 2-story steel frame and concrete block structure containing 14,098 square feet, built in 1971. It was occupied by a charitable organization, Aging Services, Incorporated until the flood of 2008.

A Phase I Environmental Site Assessment (ESA) was completed on the property during July 2010 and identified one REC. The REC, which is off-site, is summarized below.

- A parcel 0.13 miles northwest of the property is considered a REC. Standard Oil Company was located on the site from 1889-1983.

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 Phase II field activities were conducted on February 15, 2011 and two soil borings (800-SB1 & 800-SB2) were completed on the property to a depth of 12-feet.

The two soil samples were field-screened using a photoionization detector (PID) to indicate the presence of volatile organic compounds. The soil samples were taken from a depth of 7 to 9-feet below ground surface (bgs). The soil samples were submitted for laboratory analysis of volatile organic compounds (VOCs), total extractable hydrocarbons (TEH), and Resource Conservation and Recovery Act (RCRA) metals (arsenic, cadmium, chromium, barium, lead, mercury, selenium and silver).

Two groundwater samples were also collected from the same boring locations. Groundwater was encountered at approximately 11.5-feet bgs. The groundwater samples were submitted to the laboratory for analysis of VOCs, TEHs, and RCRA metals. There is no indication that the groundwater samples collected for RCRA metals analysis were field filtered.

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.

No VOCs were detected in the soil samples. TEH-Motor Oil was detected in the soil sample at a concentration of 49.8 mg/kg; however, there is no Tier 1 Look-up Value for motor oil. RCRA metals, arsenic, barium, chromium and mercury were detected below IDNR Statewide Standards. Soil sample results are shown in Table 1 for detected analytes.

Table 1: Soil Sample Results

Sample ID ►		800A-SB1 (8-9')	800A-SB2 (7-8')
Contaminant	IDNR Statewide Standard (mg/kg)	Value (mg/kg)	
Motor Oil	No IDNR Statewide Standard	15.4	<10.0
RCRA Metal			
Arsenic	17	6.07	7.90
Barium	15,000	123	189
Chromium III	97,000	7.91	11.0

No TEHs were detected in groundwater samples. VOCs and RCRA metal constituents were detected in groundwater samples below IDNR Statewide Standards. Arsenic and lead were detected above IDNR Statewide Standards for protected groundwater. Groundwater sample results are shown in Table 2 for detected analytes.

Table 2: Groundwater Sample Results

Contaminant .	IDNR Statewide Standard		Sample ID	
	Protected	Non-Protected	800A-SB1	800A-SB2
Volatile Organic Compounds	Value (mg/L)			
Acetone	6.3	32	0.00195	<0.00179
Bromomethane	0.01	0.05	0.000580	0.000550
Methylene Chloride (Dichloromethane)	0.005	0.47	0.000710	0.000490
RCRA Metals				
Arsenic, Inorganic	0.01	0.05	0.0217	0.0216
Cadmium	0.005	0.025	0.00137	0.000820
Lead and Compounds	0.015	0.075	0.0190	0.0259
Barium	2	10	0.395	0.312
Chromium (total)	0.1	0.5	<0.0200	0.0354

Bold: Indicates value above IDNR Statewide Standard

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 the site. Within a ¼ mile radius, there are 10 plugged wells and eight commercial wells between 410 and 1550-feet deep. Within a ½ mile radius (beyond the ¼ mile radius) there are 9 plugged wells, nineteen active commercial wells between 267 and 2525-feet deep, two

inactive commercial wells, one monitoring well 30-feet deep, and one private shallow well used for a heat pump.

The property is located less than 200-feet west of the Cedar River.

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.

The results of the Phase II investigation are summarized as follows:

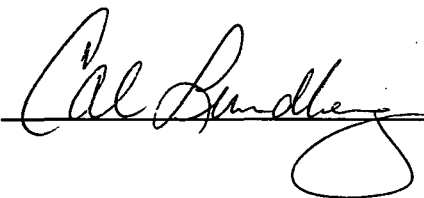
- No VOCs were detected in the soil samples. TEH-Motor Oil was detected; however, there is no Tier 1 Look-up Value for motor oil. RCRA metals were detected below IDNR Statewide Standards.
- No TEHs were detected in the groundwater sample. VOCs and RCRA metals (excluding arsenic and lead) were detected below IDNR Statewide Standards. Arsenic and lead were detected above IDNR Statewide Standards for a Protected Groundwater Source.

The contaminants detected do not present a significant risk at this time, because there are no nearby receptors of concern (municipal wells, private wells, drinking water intakes) and contaminant concentrations are not significantly higher than statewide standards.

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: _____



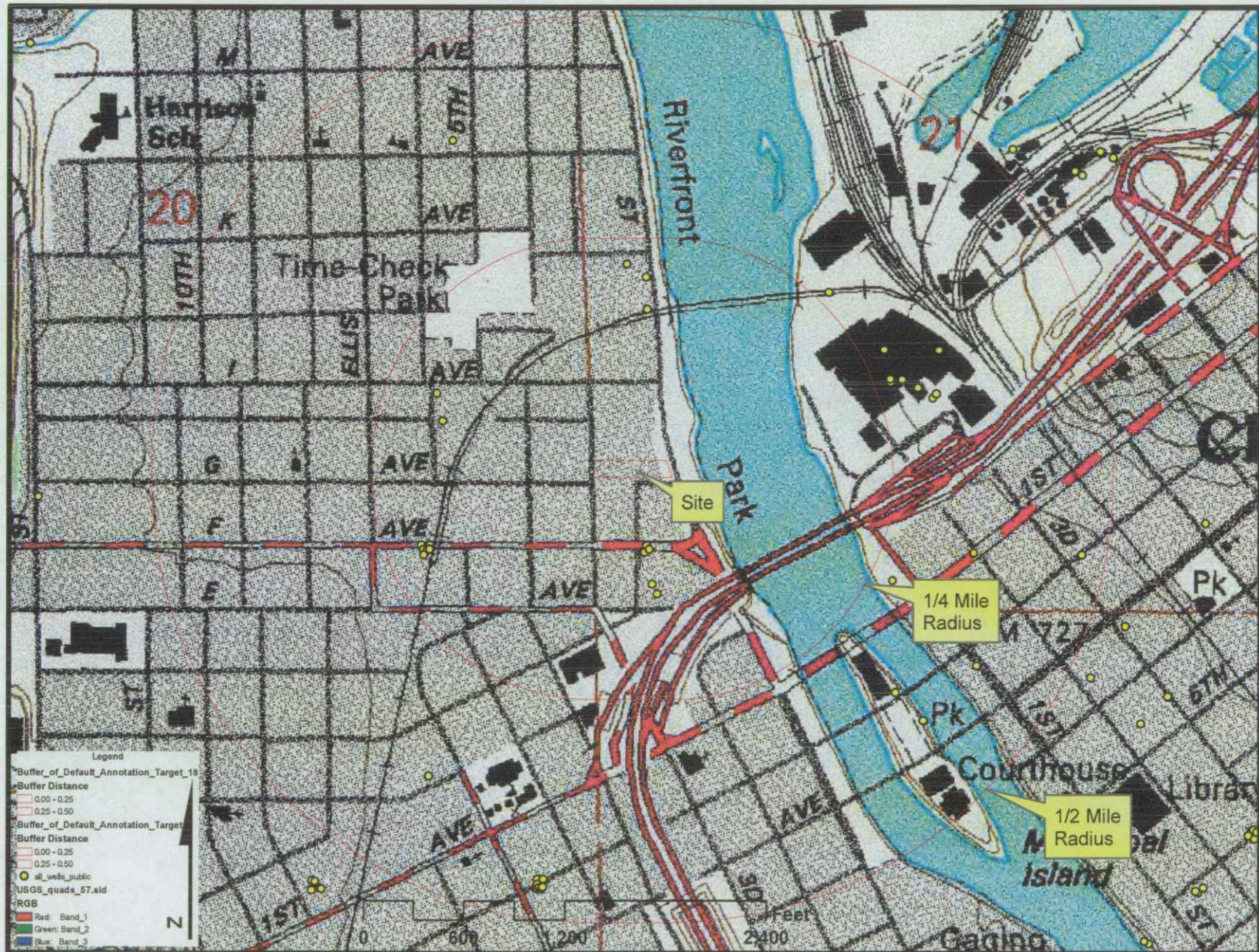
Date Reviewed: 3/21/11

Revised 7/2007

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Legend

Soil Boring



REC Location



Figure 2 Sample Location Map

800 1st Street NW
Cedar Rapids, IA
City of Cedar Rapids



