

Site Name: Dubuque Intermodal Transportation Center, Dubuque

Brownfield Initial Site Screening (ISS)

Project Manager: John Woodland

Date: 3/25/2011

☒ **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: 42.505213 Longitude: -90.661953 County: Dubuque
(Decimal Degree format)

USGS Quadrant: _____

Site Size: 7.63 (Estimate)

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

Site Alias Name(s): N/A

Congressional District: 1

Grant Recipient Name, Address & Contact: N/A

Current Owners & Addresses:

- 1) Stew-Mc Development Inc, 19650 Route 20 West, East Dubuque IL 61025
- 2) City of Dubuque, 50 West 13th Street, Dubuque IA 52001
- 3) State of Iowa Dept of Transportation, 800 Lincoln Way, Ames IA 50010
- 4) Rouse & Dean Foundry Bldg LLC, 1056 Main St, Dubuque IA 52001

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)

The property is located between East 9th Street and East 11th Street to the south and north and Elm Street and Washington Street to the east and west.

Directions to site:

Travel on I-35 N
Take exit 142A to merge onto US-20 E toward Waterloo
Continue onto I-380 S
Slight left at US-20 E
Turn left at Locust St
Turn right at IA-946 N/Hwy 946 N/Rte 946 N/State 946 N/State Hwy 946 N/State Route 946 N
Turn left at US-52 N
Continue onto US-151 N/US-61 N
Take the 9th St exit toward 11th St/US-52 N/IA-3 W
Continue straight
Turn left at E 11th St

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)

IIW, P.C. was retained by the City of Dubuque to conduct a Phase II Environmental Site Assessment (ESA) on commercial property located between East 9th Street and East 11th Street to the south and north and Elm Street and Washington Street to the east and west in Dubuque, Iowa. The site property is going to be used as the Dubuque Intermodal Transportation Center (DITC) and will serve as a hub for numerous modes of transportation including Amtrak passenger rail, intercity bus, local and regional transit, automobiles, community and hotel shuttles, taxis, trolleys, as well as bicycles and pedestrians.

The current use of the property consists mainly of commercial buildings, parking lots, green spaces, and city streets. There are no onsite recognized environmental concerns (RECs) identified in the Phase II ESA. Eagle Windows and Doors was once located at 375 East 9th Street, which borders the site on the southwest. Two leaking underground storage tanks were reported on their property.

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.)

On February 9th, 2011, IIW, P.C., completed seven borings to a depth between twenty and twenty-five feet on the site property. A total of seven soil samples (SB1, SB2, SB3, SB5, SB6, SB7 and SB8) and seven groundwater samples (MW1, MW2, MW3, MW5, MW6, MW7 and MW8) were collected.

Organic vapor concentrations were measured using a photoionization detector (PID). Soil samples were collected between 13.5 and 15.5 feet below ground surface (bgs). Groundwater was encountered at 7.5 to 16.5 feet bgs.

Soil and groundwater samples were analyzed for the following contaminants:

- Volatile organic compounds (VOCs)
- Polycyclic aromatic hydrocarbons (PAHs)
- RCRA metals

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 contaminants were found in soil samples above statewide standards. Lead and arsenic were found above statewide standards in groundwater samples shown in Table 1:

Table 1 Groundwater Sample Exceedances

	MW1 (mg/L)	MW2 (mg/L)	MW3 (mg/L)	MW7 (mg/L)	MW8 (mg/L)	Statewide Standard for a Protected Groundwater Source (mg/L)	Statewide Standard for a Non-Protected Groundwater Source (mg/L)
Arsenic	0.0317	-	0.0112	-	-	0.01	0.05
Lead	0.0408	0.114	-	0.163	0.0162	0.015	0.075

Groundwater samples obtained from wells MW2 and MW7 were the only samples to exceed statewide standards for a protected and non-protected groundwater source for lead.

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 property. Within a ¼-mile radius of the site, there are five commercial wells between 88 to 2010-feet deep, four government (city, county) wells between 95 to 1405-feet deep, and five plugged wells. Within a ½-mile radius (excluding wells described within the ¼-mile radius) of the site, there are twenty-two commercial wells between 90 to 1997-feet deep, and eight government (city, county) wells between 80 to 150-feet deep.

The Mississippi River is located within 860-feet east of the property.

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

3

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

The seven soil samples were analyzed for VOCs, PAHs and RCRA metals. No exceedances in IDNR Statewide Standards for Soil were found.

Two groundwater samples contained arsenic at concentrations that exceed Statewide Standard for a Protected Groundwater Source. Four groundwater samples contained lead at concentrations that exceed the IDNR Statewide Standard for a Protected Groundwater Source. Groundwater samples MW2 and MW7 were the only samples that exceed the Statewide Standard for a Non-Protected Groundwater Source for lead.

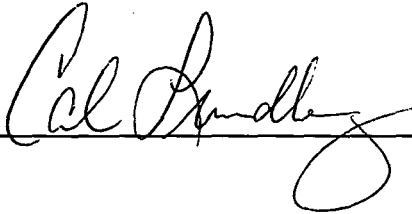
The groundwater samples were not field-filtered, which could influence the results of the RCRA metals analysis.

The contaminants detected do not appear to 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: _____

4/11/11

Revised 7/2007

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