

Site Name: 42 7th Avenue S W, Cedar Rapids

Initial Site Screening (ISS)

Project Manager: Hylton Jackson

Date: 5/7/2013

**CON 12-15
Doc #28309**

3931 - Phase II Assessment Review – Brownfield Funded

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 – Brownfield 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, or

3321 - Phase II Assessment Review – CERCLA Pre-Remedial Funded

Phase II submitted that is not part of a real estate transaction

Location:

Latitude: 41.9721 Longitude: 91.6674 County: Linn
(Decimal Degree format)

USGS Quadrant: Cedar Rapids S 7.5'

Site Size: 1.3

Site Dimension: Acres Square Feet
 Feet Square Miles Miles

Site Alias Name(s): _____

Congressional District: 1

Current Owner & Address:

Linn County, Iowa
935 2nd Street S W
Cedar Rapids, IA 52404

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

42 7th Avenue S W
Cedar Rapids, Iowa
T-83-N, R-7-W, Sec 28

Directions to site:

From I 380 in Cedar Rapids, take the 5th Ave S W/ Diagonal Drive S W exit, proceed east on Diagonal Drive 0.25 mi. Turn left on H Street S W, proceed north 300 feet. Turn right on 7th Avenue S W, proceed east 350 feet. Arrive at site 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 1.3 acre site is located on the west bank of the Cedar River in a commercial area of downtown Cedar Rapids, Iowa. A 9,350 square-foot, one-story building remains onsite. This property was developed and used for industrial purposes since at least the 1950s. Uses for the bordering properties have historically included; gas stations, auto service and repair, and metal savage/fabrication. A rail spur was formerly located onsite.

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.)

A Phase I ESA (dated January 2013) was conducted for the site by Impact 7 G. The Phase I ESA was not submitted for review. Terracon Consultants subsequently performed a Phase II ESA for the site. Two soil borings (B-1 and B-2) were advanced at or near the western border of property to depths of 5.5 to 6 feet bgs. Weathered limestone bedrock was encountered at 4 to 5.5 feet bgs. A soil sample was collected from each of the two borings. The sample from B-1 was collected at 4 to 6 feet bgs and the sample from B-2 was collected from 2 to 4 feet bgs. The soil samples were analyzed for VOCs, SVOCs, PCBs, TEH, and RCRA Metals. The borings were converted to temporary monitoring wells but neither produced water. Groundwater flow direction would be inferred to be east, towards the Cedar River which is 150 feet east of the site.

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.

Soil;

No PCBs or VOCs were detected at concentrations above laboratory reporting limits. Thirteen SVOCs, six metals, and TEH Waste Oil were detected in one or more soil samples. Only one contaminant, benzo(a)pyrene was detected (in the sample from B-2) at a concentration that exceeded its applicable Statewide Standard. The concentration of benzo(a)pyrene in B-2 was 1.15 mg/kg which exceeded the Statewide Standard of 0.31 mg/kg.

Groundwater;

No groundwater samples were collected as neither of the temporary wells produced sufficient water.

CEDAR RIVER

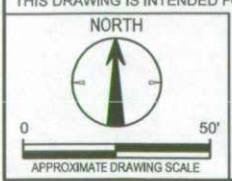
B-1

B-2

7TH AVENUE

LEGEND
 - APPROXIMATE BORING LOCATION
 - APPROXIMATE PROPERTY BOUNDARY

BASE DRAWING FROM LINN COUNTY, IOWA GIS
 THIS DRAWING IS INTENDED FOR GENERAL LOCATION PURPOSES ONLY



| | |
|----------------|------------|
| Project No. | Date: |
| 06137014 | APRIL 2013 |
| Project Mng'r: | Drawn By: |
| HMR | PC, HMR |
| File Name: | |
| 06137014.dwg | |
| Layout Name: | |
| EXHIBIT 2 | |

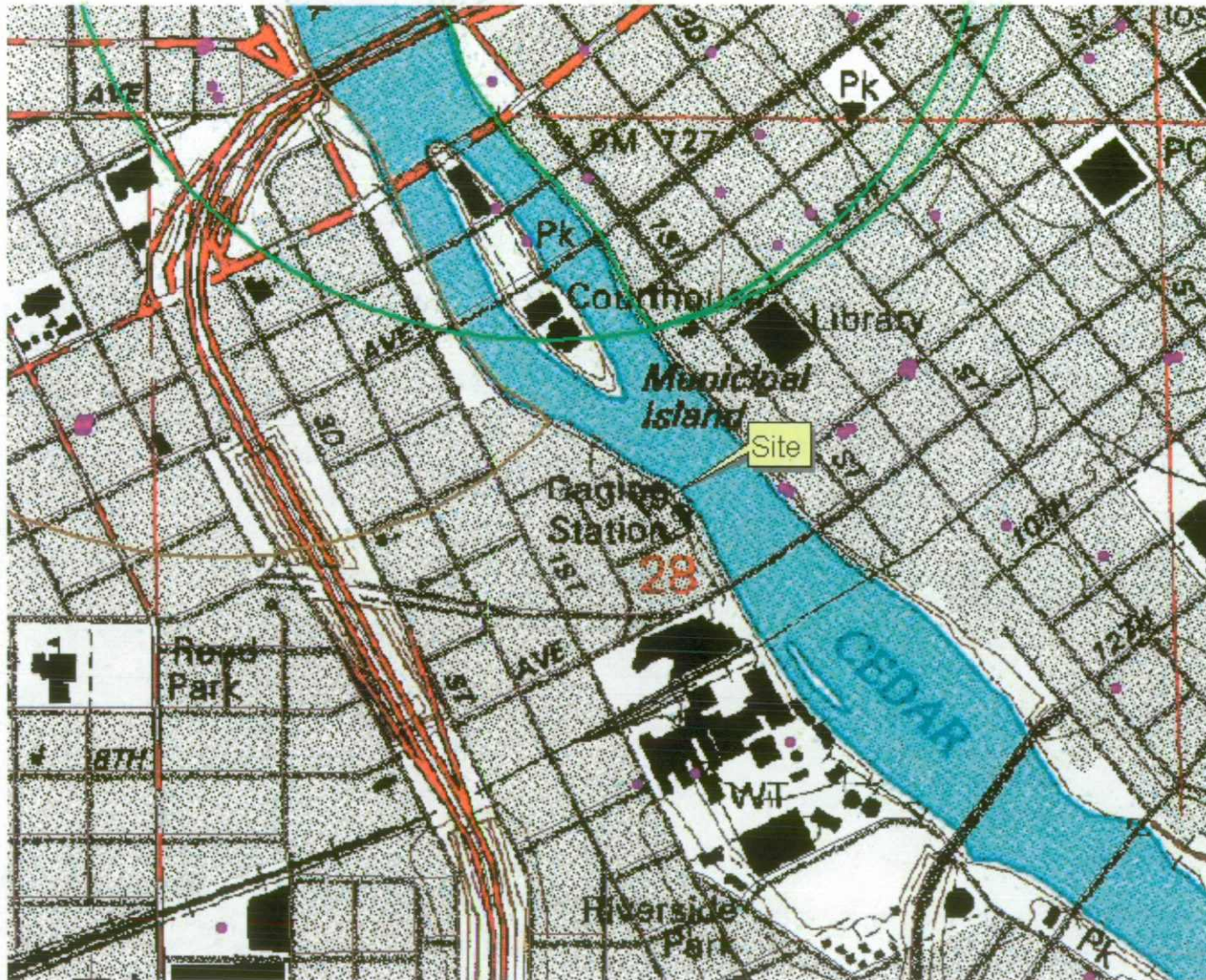
Terracon
 Consulting Engineers and Scientists

2640 12TH STREET SW CEDAR RAPIDS, IOWA 52404
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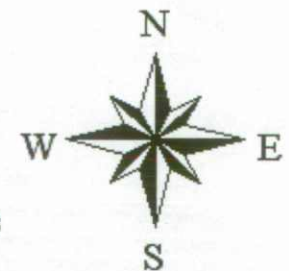
SITE DIAGRAM
 PHASE II ESA
 CITY OF CEDAR RAPIDS
 42 7TH AVENUE SW
 CEDAR RAPIDS, LINN COUNTY, IOWA

EXHIBIT #
 2

42 7th Avenue S W, Cedar Rapids



- All_wells_public.shp
- ▭ roads_2006_57.shp - Linn Co.
- Source Water Protection Area
 - ▭ 2-year
 - ▭ 5-year
 - ▭ 10-year
 - ▭ 2500-foot
 - ▭ 1-mile
 - ▭ primary protection area
 - ▭ surface runoff area
 - ▭ hydrologic boundary
 - ▭ County



0.4 0 0.4 0.8 Miles

