**Site Name: 505 East Grand, Des Moines**

Initial Site Screening (ISS)

**CON 12-15**
**Doc #29611**

Project Manager: Hylton Jackson

Date 4/15/2014

☐ **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: 41.5904* *Longitude: 93.6111* ***County**: Polk*
*(Decimal Degree format)*

***USGS Quadrant:** Des Moines E 7.5'*

***Site Size:** 19,312*

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

***Congressional District: 3***

***Current Owner & Address:***
*Real Estate Division*
*City of Des Moines*
*400 Robert Ray Dr.*
*Des Moines, Iowa, 50309*

***Site Street Address or Tier, Range, Section & Subsections (if street address is unknown)***
*505 East Grand Avenue*
*Des Moines, IA 50319*

***Directions to site:***
From the 235 Freeway in Des Moines, take the East 6thStreet exit and proceed south on East 6th Street 0.25 mi. Turn right on East Grand Avenue and proceed west 0.12 mi. 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 site is currently a paved parking lot owned by the City of Des Moines. A parking garage with two underground gasoline storage tanks was located on the west side of the property in the 1920s and automotive repair shops were located on the property from the 1930s through the 1950s. The gasoline USTs were located in the street right-of-way adjacent to the northwest corner of the property. In addition, several historical automotive repair shops and dry cleaners were located in the vicinity of the subject 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.)***

A Phase II ESA was performed for the property. Three test borings were drilled to depths ranging from 40 to 45 feet bgs. Soils were (PID) field screened and soil samples were collected from each test boring. Each of the three borings had samples analyzed for BTEX, TEH, and RCRA Metals. The borings were then converted to temporary monitoring wells and a groundwater sample collected from each. Groundwater samples were analyzed for VOCs, SVOCs, and TEH. Site geology can be generally described as 15 feet of sandy, silty, clay over coarse sands and gravel. Groundwater was encountered at about 33 feet bgs.

***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;*

Arsenic, barium, cadmium, chromium, lead, selenium, and TEH diesel were detected in one or more of the soil samples. Arsenic was detected in one soil sample (from TB-2) at a concentration of 21 mg/kg which modestly exceeds the Statewide Standard of 17 mg/kg. All other contaminant concentrations were below their applicable Statewide Standards.

*Groundwater;*

Bis(2-ethylhexyl) phthalate was detected in each of the three groundwater samples. The detected concentrations from two samples (EGP-1W at 27 ug/L and EGP-2W at 42 ug/L) exceeded the Statewide Standard of 6 ug/L for Protected Groundwater.

Chloroform was detected in two groundwater samples at concentrations (1.2 ug/L and 2.7 ug/L) well below the Statewide Standard of 80 ug/L. No other contaminants were detected in groundwater at concentrations above the laboratory detection limits.

***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.***

The property is centrally located in the eastern side of downtown Des Moines. The area is mixed residential and commercial use and served by municipal sewer and the Des Moines Water Works. There is no indication of water supply wells in the area (other than geothermal). The Des Moines River is located 1,750 feet west of the site.

***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.***

Bis(2-ethylhexyl) phthalate has been detected in groundwater at concentrations that moderately exceed the Statewide Standard for Protected Groundwater but are well below the Statewide Standard for Non-Protected Groundwater. There is no indication of water supply wells in the area (other than geothermal). Bis(2-ethylhexyl) phthalate does not present a vapor intrusion issue. The low concentrations of chloroform detected in onsite groundwater do not seem to present a vapor issue for the residential exposure pathway (the Statewide Standard of 80 ug/L run through the intermediate calculation sheet of the J & E model and then the cumulative risk calculator screens out for the residential exposure scenario). The concentrations of RCRA Metals and TEH diesel detected in soil also screen out of the cumulative risk calculator for the residential exposure soil pathway. The data presented in the Limited Phase II ESA does not indicate a significant threat to human health or the environment. No additional assessment will be required at this time.

**Site recommended for:**

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

**Form Reviewed:** _____ **Date Reviewed:** 4/16/14

# 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.

**Checklist Preparer:** Hylton Jackson, Environmental specialist (Name/Title) 4/15/2014 (Date)
502 East 9th Street, Des Moines, IA 50319t (Address) 515 242 5084 (Phone)
hylton.Jackson@dnr.iowa.gov (E-mail Address)

**Site Name:** 505 East Grand, Des Moines

**Previous Names (if any):**

**Site Location:** 505 East Grand Avenue
Des Moines (City) IA (ST) 50319 (Zip)

**Latitude:** 41.5904 **Longitude:** 93.6111

| Compare the following checklist. If "yes" is marked, please explain below. | YES | NO |
|---|---|---|
| 1. Does the site already appear in CERCLIS? | ☐ | ☒ |
| 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? | ☐ | ☒ |
| 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? | ☐ | ☒ |
| 4. Is the release into a public or private drinking water supply due to deterioration of the system through ordinary use? | ☐ | ☒ |
| 5. Is some other program actively involved with the site (i.e., another Federal, State, or Tribal program)? | ☐ | ☒ |
| 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)? | ☐ | ☒ |
| 7. Are the hazardous substances potentially released at the site excluded by policy considerations (e.g., deferral to RCRA Corrective Action)? | ☐ | ☒ |
| 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)? | ☐ | ☒ |

**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:**
Bis(2-ethylhexyl) phthalate has been detected in groundwater at concentrations that moderately exceed the Statewide Standard for Protected Groundwater but are well below the Statewide Standard for Non-Protected Groundwater. There is no indication of water supply wells in the area (other than geothermal). Bis(2-ethylhexyl) phthalate does not present a vapor intrusion issue. The low concentrations of chloroform detected in onsite groundwater do not seem to present a vapor issue for the residential exposure pathway. The data presented in the Limited Phase II ESA does not indicate a significant threat to human health or the environment. No additional assessment will be required at this time.

**Regional EPA Reviewer:**

Print Name/Signature | Date

**State Agency/Tribe:**

CAL LUNDBERG | 4/16/14

Print Name/Signature | Date

# REGION VII U.S. EPA SUPERFUND
NO DISCOVERY DATE

# *PRE-CERCLIS INITIATION FORM*
NPL Status = O-NOT A VALID SITE OR INCIDENT

Site Name: 505 East Grand, Des Moines  Identified By: ☐ Removal ☒ Site Assessment ☐ Federal Facilities ☐ States ☐ Other Federal Agency  Check if: ☐ FUD Site

Address: 505 East Grand Avenue  County Name: Polk

City, State, Zip: Des Moines, IA 50319  State ID (if one exists): _____  Congressional District: 3

NPL Status: = : Not a Valid Site or Incident  Federal Facility Indicator: ☐ Federal Facility ☒ Not a Federal Facility ☐ Status Undetermined

Section: ☐ C-(STAR) SPFD Technical Assistance/Re-Use Branch ☐ L-(EFLR) Enfr/Fund Lead RV Branch ☐ F-(FFSE) Federal Facilities/Special Emphasis Branch ☐ M-(MOKS) MO/KS remedial Branch ☒ I-(IANE) IA/NE Remedial Branch ☐ O-(ER&R) Emergency Response & RV Branch

List Site Alias Name (s): _____

Directions to Site: From the 235 Freeway in Des Moines, take the East 6thStreet exit and proceed south on East 6th Street 0.25 mi. Turn right on East Grand Avenue and proceed west 0.12 mi. Arrive at site on the left.

Site Description: Paved parking lot - historically commercial/retail

USGS Quadrant: Des Moines East 7.5' main  USGS Hydro Unit: _____

**Latitude:** 41.5409  **Longitude:** 93.6111
**(Decimal Degree format) (with release of 3.17 see attached required location data form)**

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

**Owner Operator Type**
- ☐ Bank/Loan Company
- ☐ County Owned
- ☐ District Owned
- ☐ Federally-Owned
- ☐ Former Federally Owned or Operated
- ☐ Former Federally Owned or Operated
- ☐ Government Owned/Contractor Operated
- ☐ Privately Owned/Government Operated
- ☐ Property Defaulted Back to Government
- ☐ Brownfields/Public
- ☒ Municipality
- ☐ Other
- ☐ Private
- ☐ Mixed Ownership
- ☐ State Owned
- ☐ State Owned
- ☐ Trustee, Federal
- ☐ Trustee, State
- ☐ Unknown

**Operational Status:** ☐ Active ☒ Inactive ☐ Unknown ☐ Blank
**Native American Interest:** ☐ Yes ☒ No

**Non-NPL Status (Choose one):**

☒ Not a Valid Site or Incident
☐ Not a Valid Site or Incident: NRC Lead
☐ Not a Valid Site or Incident: RCRA Lead
☐ Not a Valid Site or Incident: State Lead
☐ Not a Valid Site or Incident: Tribal Lead

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**Add Action:** OU_00_
**PRE-CERCLIS SCREENING:** **Planned Complete:** 4/15/2014

**Actual Complete:** 4/15/2014

**Lead code (choose one)**
☐ F-EPA Fund Financed ☐ FF - Federal Facility ☒ S - State, Fund Financed

SCAP Note: _____

**Add below Action (if No Further Action):**
OU_00_ Lead: EP
☐ PRE-CERCLIS ARCHIVE  Actual Complete: ____/____/____
SCAP Note: _____
Comments: ☐ Site or ☐ Action: _____

***Signatures:***
States: _____ Date: 4/16/14  RPM/OSC/SAM: _____ Date __/__/__

**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 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.
- ☐ FT-Fabrics/textiles
- ☐ EE-Electronic/electrical equipment
- ☐ LW-Lumber and wood products/pulp and paper
- ☐ WP-Lumber and wood products/wood preserving/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)
- ☐ MD-Mine tailings disposal ☐ OT-Other-Desc.(needed):_____
- ☐ ML-Municipal solid waste landfill
- ☐ 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
- ☐ BS-Batteries/scrap metals/secondary smelting/precious metal recovery
- ☐ CC-Chemicals/chemical waste (e.g., solvent recovery)
- ☐ OT-Other-Description(needed):_____

Updated by The Newberry Group/Last Update: 01/08/2008

**(NOTE: Data analysts will send form to records center after data entry and QA.)**

**Updated by Systems Research Group 03MAR06**

**REGION VII**
**U.S. ENVIRONMENTAL PROTECTION AGENCY**

ENFORCEMENT SENSITIVE INFORMATION
FOR INTERNAL USE ONLY

## LOCATION FORM - *(Required information highlighted in red)*

**SITE NAME:** 505 East Grand, Des Moines **EPA ID:** _____

**Latitude:** 41.5904 **Longitude:** 93.6111 **Measurement Sequence:** _____
*(Decimal Decree format)* (See Comment A)

**Lat/Long Source:**
- ☐ Contractor
- ☐ Dun & Bradstreet
- ☐ EPA Region 7
- ☐ Geograph
- ☐ Other Federal Agency
- ☐ Regulated Entity
- ☐ State
- ☐ EPA Headquarters
- ☐ Epic
- ☒ Other
- ☐ Private
- ☐ SNAP
- ☐ Tribe
- ☐ Unknown
- ☐ (Blank)

**Designate Lat/Long:** ☒ Primary ☐ NPL Coordinate

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**Collection Method:**
- ☐ Address Matching -House Number
- ☐ Address Matching - Block Face
- ☐ Address Matching - Street Centerline
- ☐ Address Matching -Nearest Intersection
- ☐ Address Matching - Primary Name
- ☐ Address Matching - Digitized
- ☐ Address Matching - Other
- ☐ Census Block - 1990 - Centroid
- ☐ Census Block/Group 1990-Centroid
- ☐ Census Block/Tract - 1990 - Centroid
- ☐ Classical Surveying Techniques
- ☐ Census - Other
- ☐ GPS Carrier Phase Static Relative Position
- ☐ GPS Carrier Phase Kinematic Relative Position
- ☐ GPS, with Canadian Active Control System
- ☐ GPS Code (Pseudo Range) Differential
- ☐ GPS Code (Pseudo Range) Precise Position
- ☐ GPS Code (Pseudo Range) Standard Position (SA-Off)
- ☐ GPS Code (Pseudo Range) Standard Position Service SA-On
- ☐ GPS-Unspecified
- ☐ Interpolation-Digital Map Source (TIGER)
- ☐ Interpolation-Map
- ☐ Interpolation -MSS
- ☒ Interpolation -Photo
- ☐ Interpolation – Satellite
- ☐ Interpolation - SPOT
- ☐ Interpolation-TM
- ☐ Interpolation - Other
- ☐ LORAN C
- ☐ Public Land Survey-Eighth Section
- ☐ Public Land Survey-Footing
- ☐ Public Land Survey-Quarter Section
- ☐ Public Land Survey-Section
- ☐ Public Land Survey-Sixteenth Section
- ☐ ZIP+2 Centroid
- ☐ ZIP+4 Centroid
- ☐ ZIP Code - Centroid
- ☐ Unknown

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**Reference Point:**
- ☐ Administrative Building
- ☐ Air Monitoring Station
- ☐ Air Release Stack
- ☐ Air Release Vent
- ☐ Atmos. Emissions Trtmnt Unit
- ☐ Boundary Point
- ☐ Building Entrance
- ☒ Facility/Centroid Cent
- ☐ Facility/Station Bldg Entrance
- ☐ Intake Point
- ☐ Lagoon or Settling Pond
- ☐ Liquid Waste Treatment Unit
- ☐ Loading Area Centroid
- ☐ Loading Facility
- ☐ Monitoring Point
- ☐ NE Corner of Land Parcel
- ☐ NW Corner of Land Parcel
- ☐ Other
- ☐ Plant Entrance (Freight)
- ☐ Plant Entrance (General)
- ☐ Plant Entrance (Personnel)
- ☐ Process Unit Area Centroid
- ☐ Process Unit
- ☐ SE Corner of Land Parcel
- ☐ Solid Waste Storage Area
- ☐ Solid Waste Trtmnt/Disp. Unit
- ☐ Storage Tank
- ☐ SW Corner of Land Parcel
- ☐ Unknown
- ☐ Water Monitoring Station
- ☐ Water Release Pipe
- ☐ Well
- ☐ Well Protection Area
- ☐ Release Point
- ☐ Treatment/Storage Plant

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**Reference Datum:** ☐ NAD27 ☐ NAD83 ☐ Other ☒ Unknown ☐ WGS84

**Accuracy Meters +/-:** _____ ☒ Accuracy Unknown **Collection Date:** 4/15/2014

**Verification Method:**
- ☐ Ground Truth Conducted
- ☐ Point in Polygon (Zip)
- ☐ Proximity to Polygon Centroid(Other)
- ☐ Verified Relative to Map Features (1:100K/Tiger)
- ☐ Verified Relative to Map Features (Other)
- ☐ Proximity to Polygon Centroid (County)
- ☐ Point In Polygon (County)
- ☐ Proximity to Alternative Facility Coordinate)
- ☐ Proximity to Polygon Centroid (Zip Code)
- ☐ Verified Relative to Map Features (1:24K)
- ☐ Verified, Unknown Method
- ☐ Point in Polygon (Other)
- ☐ Blank
- ☒ Not Verified

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**Point/ Line/ Area:** ☒ AREA ☐ LINE ☐ POINT ☐ REGION ☐ ROUTE ☐ (BLANK)

**Source Map Scale:** ☐ 1:10,000 ☐ 1:12,000 ☐ 1:15,840 ☐ 1;20,000 ☐ 1:24,000 ☐ 1:25,000 ☐ 1:50,000 ☐ 1:62,500 ☐ 1:63,360 ☐ 1:100,000 ☐ 1:125,000 ☐ 1:250,000 ☐ 1:500,000 ☐ NONE ☒ UNKNOWN ☐ OTHER_____

COMMENTS:_____

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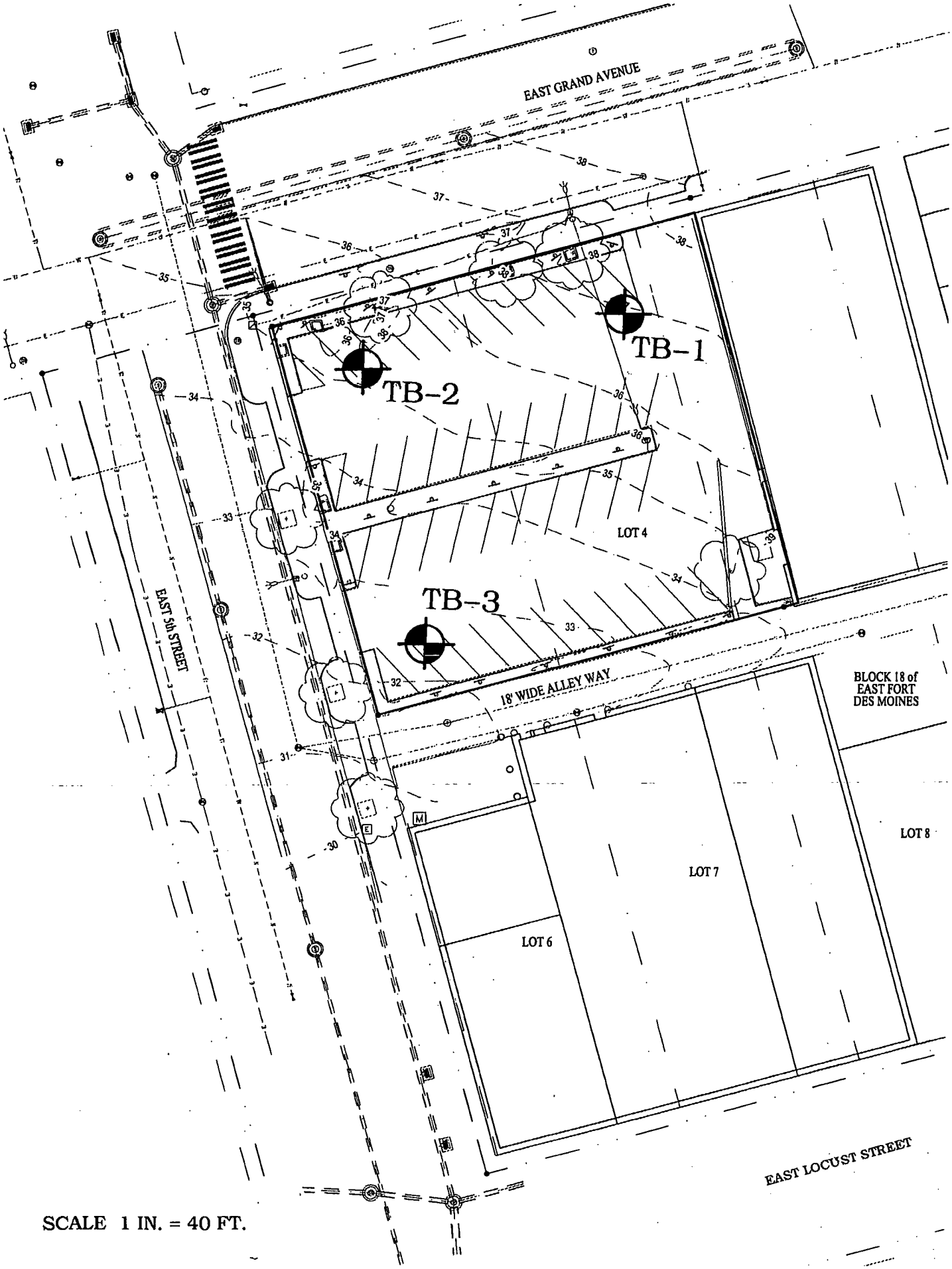
***Signatures:***

**RPM/OSC:** _____ **Date:** ___/___/___ **BRANCH CHIEF:** _____ **Date:** ___/___/___

A) A sequential number to indicate the order in which points on a line or area are connected. For an area, the maximum point is connected to the first. Required if the feature is polygonal or linear 3 numeric.

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# SITE MAP




SCALE 1 IN. = 40 FT.

# 505 East Grand, Des Moines

