



November 22, 2019

JESSE NELSON  
ENVIRONMENTAL PROJECT MANAGER  
TERRACON CONSULTANTS INC  
600 SW 7TH STREET SUITE M  
DES MOINES IA 50309

RE: Limited Site Investigation, Gray's Landing Office Park, Martin Luther King Jr. Parkway, Des Moines, Iowa, Terracon Project No. 08177093a dated June 30, 2017 received November 15, 2019

Dear Mr. Nelson

The Iowa Department of Natural Resources, Contaminated Sites Section, (Iowa DNR) has received the above referenced limited site investigation (report) submitted by Terracon Consultants Inc. on behalf of Sherman Gray's Landing Office Development, LLC. and has the following concerns:

- With the documentation of possible hazardous conditions the report should have been submitted shortly after the data was validated and the report finalized as noted in Iowa Code 455B.
- The sample locations and the number of sample points don't seem to line up with historic activities on the site.
- Petroleum total extractable hydrocarbons (TEH) were not analyzed for at the site. An investigation that was done in 2005 on the southern side of this property found TEH – diesel at 30,100ug/L and TEH – waste oil at 1,860ug/L in the groundwater between your sample location B-2 and B-3 indicating a possible nearby source area. The numerous semivolatile organic compounds detected in the groundwater at sample location B-3 could be related to petroleum compounds.

Overall Iowa DNR considers the report only cursory in nature and not in depth enough to make any conclusions as to the appropriateness of any proposed use of the property. If such endorsements are sought, the property may be enrolled in the Iowa Land Recycling Program, which would involve a thorough investigation and assessment of risks associated with possible uses of the property. In any case, additional environmental assessment activities are needed at the site.

If you have any questions or need further information please feel free to call or e-mail at (515) 725-8371 or [dan.cook@dnr.iowa.gov](mailto:dan.cook@dnr.iowa.gov).

Sincerely,

Daniel Cook

Environmental Specialist Senior  
Contaminated Sites Section

c: Iowa DNR Field Office 5