



JANUARY 6, 2021

SAM ROGERS  
TWG DEVELOPMENT  
1301 E. WASHINGTON STREET,  
SUITE 100  
INDIANAPOLIS, IN 46202

Re: Review and Approval of the Land Recycling Program (LRP), Risk Evaluation/ Response Action Plan for the proposed YMCA Flats (the Yard) Site in Davenport, Iowa.

Dear Mr. Rogers,

This letter is to inform you that the Iowa DNR has reviewed and approved the Risk Evaluation/ Response Action (RE/RA) Plan, prepared by Forest Road Consulting for the Proposed YMCA Flats development AKA (The Yard) that encompasses Parcels F0063-18D and F0062-20C south and SE of Federal & Le Claire Streets in Davenport, Iowa.

The Iowa DNR has determined that the RE/RA plan has adequately delineated soil on the site that fails the risk assessment for the site resident exposure scenario. As a result, the Response Action must address these soils. Since previous site assessment efforts have adequately defined the nature and physical extent of the soil contamination from past use(s) of the site, the appropriate proposed response action is to conduct a targeted soil removal in those areas identified in the RE/RA Plan that have failed the site risk assessment.

The Response Action Plan identifies the four specific locations and estimated volumes of soil that fail statewide soil standards. These soil areas are to be excavated and removed in order to comply with established Iowa DNR LRP soil standards. Contaminated soil will be disposed at an approved landfill. Also, real time monitoring of soil during the response (removal) action will be conducted and confirmation soil samples collected per volume (post excavation). In addition, background (off-site) soil samples will be collected for comparison to confirmation samples. The Iowa DNR will expect the Response Action completion report be submitted for review and approval within 30 days of the completion of the response action field work. This report shall describe the results of the response action and any departures from the approved RE/RA plan.

Feel free to contact me if there are any questions at 1-515-725-8337 or 1-515-255-4699.

Sincerely,

A handwritten signature in dark ink, appearing to read "Matt Culp". The signature is written in a cursive, flowing style.

Matt Culp  
Senior Environmental Specialist  
Contaminated Sites Section  
Iowa Department of Natural Resources

cc: Mike Sullivan, Supervisor, Contaminated Sites and Solid Waste Section Iowa DNR  
John Gaines Forest Road Consulting 1826 Rockingham Rd., Davenport, IA 52802-1826  
Iowa DNR Field Office, Washington, Iowa