

October 15, 2020



Iowa Department of Natural Resources
502 East 9th Street
Des Moines, Iowa 50319

Attn: Mr. Matt Culp
P: (515) 725-8337
E: matt.culp@dnr.iowa.gov

RE: Request for IDNR Review
Phase I ESA and LSI
Office Building
334 and 228 SW 8th Street, Des Moines, Iowa
Terracon Project No. 08207256

Dear Mr. Culp:

Terracon Consultants, Inc. (Terracon) was retained to conduct a Phase I Environmental Site Assessment (ESA), (Report 08207224), and a Limited Site Investigation (LSI), (Report 08207256), for the above referenced facility. Terracon has included the referenced reports with this request for review. Terracon is requesting a review of the environmental reports for a determination whether additional investigation would be requested by the Iowa Department of Natural Resources (IDNR). The following presents a summary of the Phase I ESA and LSI:

Summary of Phase I ESA

Site Description and Use

The parcel associated with 334 SW 8th Street is developed with a three-story office and warehouse building, which was constructed around 1930, and associated concrete parking. The building is approximately 76,020 square feet on approximately 1.23 acres. The parcel associated with 228 SW 8th Street is structurally undeveloped asphalt paving. The site was unoccupied during the site reconnaissance.

Historical Information

Based on review of available historical information, the site consisted of mainly of structurally undeveloped land with a shed and W. Elm right-of-way (ROW) on the north portion of the site in 1891. By 1901, the south portion of the site is developed with structures operating as a saw mill and wood yard. The central portion of the site is used as wood storage. The north portion of the site is developed with structures labeled as the Des Moines Poultry Co. By 1920, the south portion of the site is developed with structures operating as a lumber company and saw mill. The north portion of the site consists of a structure labeled as Miller Grocery Company. By 1950, the previous structures on the south portion of the site have been razed and redeveloped with the current site structure operating as Grocers Wholesale Co-Op, Inc. The previous structure on the



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Environmental



Facilities



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north portion of the site is operating as Des Moines Waste Paper Co. By 1964, the site structures appear to remain unchanged; however, the south structure is labeled as vacant. By 1969, the previous structure on the south portion remains unchanged with the exception of a portion of the loading dock areas have been removed. The structure is labeled as transfer & storage and paper storage. The previous structure on the north portion of the site has been razed and is labeled as parking.

Review of available historical information identified operations onsite and within the vicinity of the site consisting of railyards, roundhouses, manufacturing, concrete mixing, coal storage, boiler and/or engine use, building materials, fuel storage, millwork, printing, paint storage, trucking, implement dealers, motor repair, grease mixing and canning, steel stamping, dye casting, tins shops, chemical co., filling stations, and lumberyards/sawmills. These operations potentially used petroleum products, solvents, and/or hazardous materials and operated prior to regulatory oversight. Based on the unregulated use and unknown management practices, these onsite and offsite operations represent RECs to the site.

Records Review

Selected federal and state environmental regulatory databases, as well as responses from state and local regulatory agencies, were reviewed. The site was identified in the regulatory databases as US AIRS (IAPLK0001915300983), FINDS, and ECHO facility. The identified designations do not represent RECs to the site at this time. Based on distance, environmental setting and/or regulatory status, the remaining identified facilities and inquiry results from the local agencies do not constitute RECs in connection with the site at this time.

Site Reconnaissance

RECs were not identified in association with the site during the site reconnaissance; however, the site contact was unable to confirm that the floor drains are connected to the sanitary sewer; therefore, they represent a REC to the site at this time.

Adjoining Properties

The property is adjoined to the north by a vacant, structurally undeveloped lot followed by Martin Luther King Parkway, to the east by SW 8th Street followed by Riverpoint Lofts, to the south by Tuttle Street followed by the Iowa Board of Pharmacy and Medicine, and to the west by a paved parking lot followed by Conference Technologies and Mainstream Technologies Inc.

Conclusions of LSI

Terracon concluded that soil collected from the three borings located onsite has not been impacted at levels exceeding the IAC Chapters 137 statewide standards (SWS) with the exception of Lead in boring B-1 and Arsenic in boring B-3. The concentrations of the Arsenic reported in the soil samples collected from fill material observed at the three borings located onsite are within what Terracon considers to be naturally occurring background concentrations. The concentrations of Lead slightly exceed the SWS (406 vs 400 mg/kg) and likely originates from historical building materials buried within the fill material onsite.

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Terracon concludes that groundwater collected from the three temporary monitoring wells located onsite has not been impacted at levels exceeding IAC Chapters 137 SWS for a protected groundwater source (PGWS) and non-PGWS (NPGWS) with the exception of Arsenic in temporary well TMW-1 for a PGWS. The classification of a PGWS or a NPGWS is based upon the site's hydraulic conductivity determined through field testing and data evaluation using computer software. A hydraulic conductivity equal to or greater than 0.44 meters/day is considered a PGWS; less than 0.44 meters/day is considered a NPGWS. Although evaluation to formally determine the hydraulic conductivity was not a part of the LSI scope of work, based on Terracon's experience the site would likely be considered a PGWS due to the soil geology (sand at saturation) and groundwater recovery/recharge observed during field activities.

The City of Des Moines (City) and Polk County (County) have an ordinance in place that prohibits the use of groundwater within the City and County thus eliminating the PGWS classification as a risk pathway and the more stringent SWS. As a result, the IAC Chapters 137 SWS for a NPGWS would likely apply to the site. Additionally, a review of the IDNR Facility Explorer Database determined that no active or applicable water wells are located within 1,000 feet of the site. The three wells identified were associated with remediation activities or dewatering activities for new City infrastructure.

This request for review is due to Catania Properties, LLC possibly purchasing the property for the development of self-storage units and to evaluate their environmental risk associated with this discovery. Catania Properties, LLC also wishes to meet their continuing obligations with respect to ASTM 1527-13 guidance.

We respectfully request your expedited review of this site's information and look forward to your response. Catania Properties, LLC due diligence is up next Thursday (10/22/20).

If you have questions regarding the information, please contact Dennis Sensenbrenner at (515) 557-3824 or via email at drsensenbrenner@terracon.com.

Sincerely,

Terracon Consultants, Inc.

Dennis R. Sensenbrenner, PG
Senior Associate

Jesse M. Nelson, REM, CGP
Senior Scientist

Attachments: Phase I ESA and LSI (email sharefile link)

Copies: Mr. Chris Catania, Catania Properties, LLC (email)