



Initial Site Screening (ISS)

Site Name: Drake Area Commercial Properties

Project Manager: Andrew Carver

Date: 9/21/23

☐ **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: (Decimal Degree format)

Latitude: 41.601380

Longitude: -93.650310

County: Polk

USGS Quadrant: Des Moines SW

Site Size: 1.08 (4 parcels)

Site Dimension:

☒ Acres

☐ Square Feet

☐ Feet

☐ Square Miles

☐ Miles

Site Alias Name(s): None

Congressional District: Iowa 3rd

Grant Recipient Name: NA

Grant Recipient Address: NA

Grant Recipient Phone: NA

Grant Recipient Email: NA

Current

Owner(s): Merge LLC

Current Owner Address: 604 Clay St., Cedar Falls, IA 50613

If different from current owner:

Responsible Party Name(s): NA

Responsible Party Address: NA

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

1220 & 1236 24th Street, 1233 & 1237 25th Street, Des Moines, IA 50311

Directions to site: Located on the SW corner of the 24th Street and Carpenter Ave. intersection.

Summarize the site history (past usages, past ownerships, wastes, known or suspected contamination pathways such as tanks, septic tank/tile field, lagoon, land applications, SW burial, etc.)

Site History:

A Phase I Assessment and Limited Subsurface Investigation (LSI) were completed for the four parcels that constitute the "Site" in 2022. Records dating back to the late 1800's indicate Site has been a mix of residential housing, commercial stores, parking lots, and University classrooms. Additionally, the northwestern parcel is believed to have been the location of a gasoline filling station between the 1930's to 1940's. Currently, the Site consists of two commercial buildings and a parking lot.

Recognized Environmental Conditions (REC):

The gasoline filling station located on the property between the 1930's to 1940s represents a REC. Limited regulation and monitoring may have led to historic releases at the Site. Additionally, the Phase 1 identified several surrounding properties that have operated as automotive service stations and dry cleaners historically.

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.)

Three (3) 20' soil borings were completed at the Site, at the suspected fueling station and in the assumed downgradient groundwater flow direction (southeast). A photo-ionization detector (PID) was used to screen the borings. Soil samples were collected at the highest PID reading, or at the assumed static water level if no PID readings were noted. The soil samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), total extractable hydrocarbons (TEH), and RCRA metals. All soil samples were collected between the 19'-20' interval as that was the assumed groundwater table depth and no PIDs were noted over background levels.

All three soil boring were converted into 20' temporary monitoring wells for collection of groundwater samples. Only one well (SB-1) had sufficient water to collect a sample and not enough water was present to complete the full range of analysis proposed. Therefore, SB-1 was only analyzed for VOCs and TEH. Groundwater was measured at approximately 19' bgs at SB-1.

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 Findings

VOC/SVOC – No constituents over Iowa Statewide Standards (SWS) or Iowa Tier 1 RBCA Target Levels.

TEH – No constituents over SWS or Iowa Tier 1 RBCA Target Levels.

RCRA Metals – Arsenic concentrations exceeded the SWS of 1.9 mg/Kg in all three borings. No additional constituents over target levels.

- SB-1: 8.95 mg/Kg Arsenic
- SB-2: 11.7 mg/Kg Arsenic
- SB-3: 6.73 mg/Kg Arsenic

Groundwater Findings:

VOC – No constituents over SWS or Iowa Tier 1 RBCA Target Levels.

TEH – No constituents over SWS or Iowa Tier 1 RBCA Target Levels.

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.

No receptors are believed to exist onsite. No drinking water wells are located on or within 1000' of the Site. No groundwater concentrations exceed protected groundwater source (PGWS) or non-PGWS SWS. Both Polk County and the City of Des Moines have approved ordinances in effect that prohibit the use of groundwater within City limits.

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.

Although arsenic concentrations are over the soil SWS of 1.9 mg/Kg, the IDNR Cumulative Risk Calculator was utilized to evaluate Site Worker and Site Resident exposure risks. Based off the calculated arsenic risk values, both Site Worker and Site Resident exposure risks meet compliance with cancer and non-cancer risk criterion. Furthermore, arsenic concentrations found during this investigation are not outside of the range of typical background arsenic levels found throughout the state.

Site recommended for:

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

Form Reviewed:



Digitally signed by Michael
Sullivan
Date: 2023.09.22 10:29:21 -05'00'

Date Reviewed:

September 22, 2023

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:

Name/Title Andrew Carver - Environmental Specialist Date 9/21/23
Address 502 East 9th Street City/State/Zip Des Moines, IA 50319
E-mail andrew.carver@dnr.iowa.gov Phone 515-721-7024

Site Name: Drake Area Commerical Properties

Previous Names (if any): None

Site Location:

Address 1220 24th St. City/State/Zip Des Moines, IA 50311

Latitude: 41.601380 Longitude: -93.650310

Compare the following checklist. If "yes" is marked, please explain below.

	YES	NO
1. Does the site already appear in CERCLIS?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Is the release into a public or private drinking water supply due to deterioration of the system through ordinary use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Is some other program actively involved with the site (i.e., another Federal, State, or Tribal program)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Are the hazardous substances potentially released at the site excluded by policy considerations (e.g., deferral to RCRA Corrective Action)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Please explain all "yes" answer(s), attach additional sheets if necessary:

8. A Phase I and Limited Subsurface Investigation were completed for the site which identified chemicals of concern. Please see the Decision/Discussion/Rationale section below for additional information.

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:

No groundwater VOC/TEH concentrations exceed Iowa Statewide Standards (SWS). No soil concentrations exceed VOC, SVOC, or TEH SWS values. However, arsenic concentrations over the SWS of 1.9 mg/Kg was found in all three soil samples. The IDNR Cumulative Risk Calculator was utilized to evaluate Site Worker and Site Resident exposure risks for arsenic. Based off the calculated arsenic risk values, both Site Worker and Site Resident exposure risks meet compliance with cancer and non-cancer risk criterion. Furthermore, arsenic concentrations found during this investigation are not outside the range of typical background arsenic levels found throughout the state. No other RCRA metals concentrations were over SWS values.

No groundwater wells are known to exist on or within 1000' of the site. No groundwater concentrations exceed protected groundwater source (PGWS) or non-PGWS SWS. Both Polk County and the City of Des Moines have approved ordinances in effect that prohibit the use of groundwater within City limits.

Regional EPA Reviewer:

Print Name/Signature

Date

State Agency/Tribe:

Print Name/Signature

Date



REGION VII U.S. EPA SUPERFUND
NO DISCOVERY DATE

PRE-CERCLIS INITIATION FORM

(Required information marked with a * and in red)

NPL Status = O-Not a Valid Site or Incident

*Site Name: Drake Area Commercial Properties *Identified By: ☐ Removal ☒ Site Assessment ☐ Federal Facilities
☐ States ☐ Other Federal Agency Check if: ☐ FUD Site

*Address: 1220 24th Street *County: Polk

*City, State, Zip: Des Moines, IA 50311 State ID (if one exists): 2770 Congressional District: Iowa 3rd

NPL Status = O-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): None

Directions to Site: Site located on the southwest corner of the 24th Street and Carpenter Ave. intersection

Site Description: 4 parcels of Office/Commercial buildings, grassed area, and paved parking lot

*Latitude: 41.601380 *Longitude: -93.650310 USGS Quadrant: Des Moines SW USGS Hydro Unit: 07100004

(Decimal Degree Format) (with release of 3.17 see attached required location data form)

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

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

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

*Add Action: OU *PRE-CERCLIS SCREENING: *Planned Complete: *Actual Complete:

*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 Lead: ☐ PRE-CERCLIS ARCHIVE Actual Complete:

SCAP Note: Comments: ☐ Site or ☐ Action:

*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 main 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
- ☐ OT-Other-Description (needed):
- ☐ PR-Plastics and rubber products
- ☐ PM-Primary metals/mineral processing
- ☐ RA-Radioactive products
- ☐ TA-Tanneries
- ☐ TS-Trucks/ships/trains/aircraft and related components

☐ **RE-Recycling** - Applicable sub-categories

- ☐ AT-Automobiles/tires
- ☐ BS-Batteries/scrap metals/secondary smelting/precious metal recovery
- ☐ CC-Chemicals/chemical waste (e.g., solvent recovery)
- ☐ DT-Drums/tanks
- ☐ OT-Other-Description (needed):
- ☐ WO-Waste/used

☐ **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-Description (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-Description (needed):
- ☐ GP-Ground water plume site with no identifiable source
- ☐ MO-Military/Other Ordinance
- ☒ PS-Product Storage/distribution
- ☐ RC-Retail/commercial
- ☐ RD-Research, development, and testing facility
- ☐ 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

Signatures:

States: _____

RPM/OSC/SAM: _____

Date: _____

Date: _____



REGION VII
U.S. ENVIRONMENTAL PROTECTION AGENCY

ENFORCEMENT SENSITIVE INFORMATION
FOR INTERNAL USE ONLY

LOCATION FORM

(Required information marked with a * and in red)

*Site Name: Drake Area Commercial Properties *EPA ID: _____

*Latitude: 41.601380 *Longitude: -93.650310 Measurement Sequence: NA

Decimal Degree Format

(See Comment A)

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

***Collection Method:**

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

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

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

*Accuracy Meters +/-: ☒ *Accuracy Unknown *Collection Date: 9/6/2023

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

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

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

☐ OTHER _____

COMMENTS: _____

Signatures:

RPM/OSC: _____ Date: _____

Branch Chief: _____ Date: _____

Comment 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.