



December 21, 2023

DIANE PALS
MIDAMERICAN ENERGY COMPANY
4299 NW URBANDALE DR
URBANDALE IA 50322

**Re: Two Rivers MGP (SE 2nd St. and East Market St., Des Moines, IA 50309)
Contaminated Sites Database Site ID No. 381
Planned Use Change Letter Review**

Dear Ms. Pals:

The Iowa Department of Natural Resources (DNR) received the notice for planned use change for the Two Rivers MGP site on December 12, 2023. Thank you for the submission. The Letter outlines plans to develop the site as a park in the near future. Additionally, the Letter included a brief site history, summary of remedial actions, and information on institutional controls developed for the property.

Currently, a restriction placed on the property from the 2009 Environmental Covenant (EC) prohibits residential use of the property. The DNR has determined that use of the property as a park would fall under the Residential Land Use designation, and therefore would go against the restrictions established in the EC. However, the EC gives the DNR discretion to allow proposed usage. MidAmerican Energy has indicated that at least two feet of clean soil cover has previously been applied over the site while a majority of the property will have additional clean soil cap added during development. Additionally, the DNR Cumulative Risk Calculator for residents (a conservative proxy for park users) was utilized to determine the calculated risk to park users from underlying soil is acceptable.

Based off the risk mitigation efforts and risk calculations presented above, the DNR will allow the proposed development of the site into a park. Please note that remaining restrictions from the EC are still in effect and must be observed. If any changes to the scope of the project arise that may impact this approval, please notify the DNR.

Feel free to contact me with any questions at [\(515\) 721-7024](tel:5157217024) or by email at andrew.carver@dnr.iowa.gov.

Sincerely,

Andrew Carver, CGP# 2106
Environmental Specialist
Land Quality Bureau

cc: Iowa DNR Field Office #5
Des Moines

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