



Iowa Department of Natural Resources
Contaminated Sites Section
Attn: Matthew Graesch
6200 Park Avenue Suite 200
Des Moines, Iowa 50321

July 14, 2025

RE: Request for IDNR Review
Phase I and Phase II Environmental Site Assessments
Foundry Lofts
City of Des Moines Property
515 SE 6th Street
Des Moines, Iowa
PN 253126

Dear Mr. Graesch:

The following letter is being submitted to the Contaminated Sites Section of the Iowa Department of Natural Resources (IDNR) on behalf of Market District Apartments, LP. Phase I and Phase II Environmental Site Assessments were recently performed by Allender Butzke Engineers Inc. for the proposed Foundry Lofts project. This property (1.011 acres) includes the former Electric Motors Corporation and Mossberg Foundry property, which is currently owned by 509 SE 6th LLC and addressed 509 SE 6th Street, 500 SE 7th Street, 504 SE 7th Street, and 506 SE 7th Street, and the City of Des Moines-owned property addressed 515 SE 6th Street in Des Moines, Iowa. The Phase I ESA (PN 253126) was prepared on June 9, 2025 and the Phase II ESA (PN 253126B) was prepared on July 7, 2025. The Phase II ESA consisted of two test borings and it revealed elevated levels of Arsenic in soil and Methylene Chloride in groundwater.

In 2021 a Phase I and Phase II ESA were performed for the Electric Motors Corporation property (0.818 acres) that included 509 SE 6th Street, 500 SE 7th Street, 504 SE 7th Street, and 506 SE 7th Street. The Phase I ESA (PN 213213) was prepared on December 29, 2021 and the Phase II ESA (PN 213213B) was prepared on December 14, 2021. Those reports were prepared by Allender Butzke Engineers Inc. for Christensen Development. The City of Des Moines property addressed 515 SE 6th Street was considered an adjoining property for the 2021 Phase I and Phase II ESAs. The 2021 Phase II ESA consisted of four test borings and three near surface soil samples, and it revealed elevated levels of Arsenic, Lead and PAHs in soil and Tetrachloroethylene in groundwater. The 2021 Phase I and Phase II ESA reports were submitted to the Contaminated Sites Section of the IDNR for their review. In a letter dated January 11, 2022 the IDNR deferred further assessment of the property under CERCLA authority. However, the IDNR issued precautionary recommendations for redevelopment, including removing the top one foot of existing soil from a portion of the site to address the soil contamination from Arsenic, Lead and PAH compounds. In addition, the IDNR recommended that future buildings be equipped with a sub-slab vapor barrier to address the potential for chlorinated solvents or gasoline vapors.

Foundry Lofts is a planned redevelopment of the site that will involve the construction of a four-story 47,080 sq.ft. apartment building to be located along the north side of the 509 SE 6th Street property. A Foundry Lofts Site Plan showing the location of the proposed apartment building is included with this letter. Foundry Lofts will be a slab-on-grade apartment building with paved surface parking located south of the building and a stormwater detention basin located east of the building. Areas previously identified as being impacted by VOCs, PAHs and low levels of petroleum hydrocarbons are located in proposed surface parking areas and not within the footprint of the proposed apartment building. The City of Des Moines property addressed 515 SE 6th Street will also be located in a proposed surface parking area and outside the footprint of the new building.

We request that the IDNR review the environmental reports and let us know if any additional assessment is recommended. The City of Des Moines property at 515 SE 6th Street currently exists as a vacant 0.193-acre grass-covered lot, while the entire Foundry Lofts project site covers 1.011 acres. Contact information for the City of Des Moines property is provided below.

City of Des Moines
Engineering Department
Attn: Joseph Eddy, P.E.
400 Robert D. Ray Drive
Des Moines, IA 50309-1891
Email: jaeddy@dmgov.org
Phone: (515) 283-4034

If you have any questions concerning the Phase I or Phase II ESA reports, please contact our office. I can be reached at (515) 252-1885 or Edds@abengineers.com.

Respectfully,
ALLENDER BUTZKE ENGINEERS INC.



Donald D. Edds
Environmental Geologist

Email to Above
Email to Chad Rasmussen, Christensen Development
Email to Joseph Eddy, City of Des Moines