IOWA DEPARTMENT OF NATURAL RESOURCES

GOVERNOR, KIM REYNOLDS
LT. GOVERNOR, CHRIS COURNOYER
DIRECTOR, KAYLA LYON

July 29, 2025

JAKE CHRISTENSEN
MARKET DISTRICT APARTMENTS LP
215 E. 3RD ST STE 300
DES MOINES, IOWA 50309
JAKE@CHRISTENSENDEVELOPMENT.COM

Re: Future Foundry Lofts (515 SE 6th Street Des Moines, IA 50309)
Contaminated Sites Database Site ID No. 2854
Initial Site Screening Evaluation

Dear Mr. Christensen:

The Iowa Department of Natural Resources (DNR) has reviewed a "Phase II", as well as accompanying information for the property located at 515 SE 6th Street Des Moines, IA 50309 (site). This location is intended to be used for future sale and/or development. The report was prepared, and submitted by Allender Butzke Engineers, INC. (Consultant) on behalf of Market District Apartments, LP. on July 7, 2025 (Doc #42691). The report details recognized environmental conditions at the location including soil and shallow groundwater. The necessity for the report was determined after a Phase I site assessment of 509, 515 SE 6th St, and 500, 504, 506 SE 7th St Des Moines, IA conducted on June 9, 2025 (Doc #42690).

All soil samples were analyzed for volatile organic compounds (VOCs) by EPA Method 8260B, total extractable hydrocarbons (TEH) by Iowa Method OA-2, RCRA 8 metals by EPA Methods 6010B and 7471A, and polycyclic aromatic hydrocarbons (PAHs) by EPA Method 8310. Arsenic was detected above Iowa Statewide Standards (SWS) of 1.9 mg/kg in TB-1 at 1' (19.8 mg/kg) and TB-2 at 1' (12.0 mg/kg). Barium, cadmium, chromium, lead, mercury, TEH diesel, TEH waste oil, acenaphthene, fluorene, phenanthrene, anthracene, fluoranthene, benzo(a) pyrene, indeno(l,2,3-cd) pyrene, dibenzo(a,h)anthracene, benzo(g,h,i)perylene were observed above minimum laboratory detection limits for soils, but were below SWS.

All groundwater samples were analyzed for VOCs by EPA Method 8260B, TEH by Iowa Method OA-2, PAHs by EPA Method 8310, and dissolved RCRA 8 metals by EPA Methods 6020A and 7470A. Methylene chloride was above the SWS for protected groundwater of 5 ug/L in TB-2 (8 ug/L), but was below SWS for nonprotected groundwater of 180 ug/L. Tetrachloroethylene, barium, chromium, and selenium were observed above minimum laboratory detection limits for groundwater, but were below SWS.

Although this letter is focused on the review of the July 7, 2025 Phase II (Doc #42691), a previous Phase II (Doc #42689) was submitted for the northern portion of the site on December 14, 2021. This previous Phase II revealed detections of arsenic, lead, benzo(a)anthracene, benzo(b)fluoranthene, benzo(a)pyrene, indeno(1,2,3-c,d)pyrene, and dibenz(a,h)anthracene in soil and tetrachloroethylene in groundwater at concentrations exceeding SWS. The DNR response letter (Doc #38895) to this Phase II stated that if the site were to be redeveloped the surface soil containing lead and other contaminants should be stripped and removed and a vapor intrusion mitigation method (e.g. ventilation system, vapor barrier, etc.) should be installed in order to prevent vapor intrusion from chlorinated compounds or gasoline vapors observed in soil and groundwater at the

site. Due to this known contamination at the site, a Soil and Groundwater Management Plan (SGMP) describing strategies to remove and replace the upper 2 feet of contaminated soil with clean fill as well as proper handling and disposal practices for contaminated soil and groundwater must be submitted to DNR for review and approval prior to the start of redevelopment work. A Vapor Intrusion Mitigation Plan describing the vapor intrusion mitigation method selected and required inspections and maintenance should also be submitted to DNR for review and approval prior to construction. Additionally, an environmental covenant (EC) prohibiting the installation of wells, requiring connection to municipal utilities, continued operation and maintenance of the vapor intrusion mitigation system, maintenance of the clean soil cap, and installation of impervious drinking water lines to prevent intrusion of petroleum or other contaminants must be enacted at the site. Please note that if an EC and plans to mitigate vapor and soil contaminant risk are not submitted to and approved by DNR, the site will remain "open" in the DNR contaminated sites database.

Please submit a SGMP and Vapor Intrusion Mitigation Plan for DNR review within 60 days of the date of this letter. If you have any questions or need further information please feel free to contact Brad Davison at 515-415-1331 or by email at brad.davison@dnr.iowa.gov.

Sincerely,

Digitally signed by Jake Bucklin
Date: 2025.07.29 17:13:47 -05'00'

Jake Bucklin
Environmental Specialist
Land Quality Bureau

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