Initial Site Screening (ISS)

Site Name: Future Foundry Lofts

Project Manager: Brad Davison Date: August 1, 2025

☐ **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: 41.5822 Longitude: -93.6075 **County**: Polk

USGS Quadrant: Des Moines SE

Site Size: 1.011 **Site Dimension:** ☒ Acres ☐ Square Feet ☐ Feet ☐ Square Miles ☐ Miles

Site Alias Name(s): Electric Motors Corporation

Congressional District: 3rd

Grant Recipient Name: N/A

Grant Recipient Address:

Grant Recipient Phone: **Grant Recipient Email:**

	Lots:	509 SE 6th St & 500, 504, 506 SE 7th St	515 SE 6th St
	Current Owner:	509 SE 6TH LLC	CITY OF DES MOINES
	Owner Address:	215 E 3RD ST STE 300	400 ROBERT D RAY DR
Current Owner(s)		DES MOINES IA 50309	DES MOINES, IA 50309

Current Owner Address:

If different from current owner:

Responsible Party Name(s): MARKET DISTRICT APARTMENTS, LP

Responsible Party Address: 215 E. 3RD STREET, SUITE 300, DES MOINES, IOWA 50309

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

509 & 515 SE 6th St and 500, 504, & 509 SE 7th Street, Des Moines, IA 50309

Directions to site: From 6200 Park Ave, Des Moines turn east on Park Ave for 2.8 miles, turn north on Fleur Dr for 1.7 miles. Turn east on Martin Luther King Jr Parkway for 1.6 miles. The site is the southeast corner of Martin Luther and SE 6th St.

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:

This site incorporates multiple plots.

Earliest recorded use in 1884 was residential. The site was mixed use residential and commercial until it became he Mossberg Foundry was built on the subject property in 1939 and was in operation from 1940 through 1973. Takco Inc. tool company occupied the property from 1974 through 1977.

Electric Motors Corporation at 509 SE 6th Street was located on the subject property from 1977 through 2021.

A fire station was located on the southwest portion of the subject property from the early 1900s through 1958.

The subject property parcel addressed 515 SE 6th Street is listed in the IDNR Contaminated Sites database as Des Moines Traffic & Transportation 511 SE 6th Street.

Recognized Environmental Conditions (REC):

The former Electric Motors Corporation, and the Mossberg foundry and paint storage shed formerly located on the subject property, and the filling stations and auto repair shops historically located in the vicinity of the subject property were RECs that were investigated through a Phase I BSA in 2021. Exceedances of Arsenic, Lead and PAHs in soil and PCB in groundwater were found during the Phase II BSA.

Oil stains were observed on the shop floor. Two 55-gallon drums of used oil and one 5-galllon container of lubricant were observed inside the shed during a recent 2025 Phase I site visit. The northeast portion of the subject property is vacant land covered with grass and trees.

The subject property parcel addressed 515 SE 6th Street is listed in the IDNR Contaminated Sites database as Des Moines Traffic & Transportation 511 SE 6th Street. This site is a registered LUST site and an investigation in 1991 indicated several constituents above statewide standards in both soils and groundwater. Vehicle maintenance

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.)

Two borings were completed and converted into temporary monitoring wells. Soil samples were collected at the highest PID readings.

TB-1 sampled at 1’ and 19’
TB-2 sampled at 1’ and 4.5’

Chemical analysis of the soil and groundwater samples was performed by Microbac Laboratories, Inc.

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.

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.

Additionally, a Phase II was completed for the northern portion of the property in 2021. Soil and groundwater samples were collected and analyzed for the same compounds as those described above. This Phase II was reviewed as a

separate ISS and was not included in this review, but the information is still pertinent as it is part of the total site that will be redeveloped.

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

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.

In the 2021 Phase II, arsenic, lead, benzo(a)anthracene, benzo(b)fluoranthene, benzo(a)pyrene, indeno(1,2,3-c,d)pyrene, and dibenz(a,h)anthracene were all detected in shallow soil and concentrations in excess of SWS. Gasoline and waste oil were also detected in soil at concentrations in excess of laboratory reporting limits but below applicable standards.

Groundwater Findings:

Methylene chloride was above the SWS of 5 ug/L in TB-2 (8 ug/L). Tetrachloroethylene, barium, chromium, and selenium were observed above minimum laboratory detection limits for groundwater, but were below SWS.

In the 2021 Phase II, PCE was detected in groundwater at concentrations above SWS at TB-2.

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.

Potential targets at the site include future site residents once the apartments are built, site workers, and construction workers. The site is serviced by municipal utilities and no septic systems or wells were observed at the site. The city of Des Moines has enacted an ordinance prohibiting the installation of wells and an environmental covenant will be enacted at the site further preventing well installation and requiring hookups to city services. Because PCE and petroleum products were detected in groundwater at the site, vapor intrusion is also a potential receptor pathway that will need to be addressed at the site prior to or during redevelopment.

Rate the site on a scale of 1 to 4, in decreasing order of severity or priority.

2

Summarize the reasoning, knowledge or any other information used in determining your recommendation regarding the priority assigned to this site.

Contamination is known to exist at the site in soil and groundwater. Contaminated surface soil will need to be removed and capped and a vapor intrusion mitigation system will need to be utilized to prevent potential exposure to contamination by future residents and site workers.

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: 2025.08.01 08:47:51 -05'00' **Date Reviewed:**