

Site Name:
400, 500, 501 & 600 East Court Ave.
Des Moines

CON 12-15
Doc# 4873

Initial Site Screening (ISS)

Project Manager: Hylton Jackson

Date: 1/26/2006

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

The 9.45 acre site is a business park consisting of 4 parcels, located at 400, 500, 501, & 600 East Court Avenue in eastern downtown Des Moines.

Current configuration is:

- 400 East Court Ave.: a 70,000 sq.-foot, 3-story office building and 59,000 sq.-foot asphalt parking.
- 500 East Court Ave.: a 66,000 sq.-foot, 4 story office building and 75,300 sq.-foot asphalt parking.
- 600 East Court Ave.: a 44,000 sq.-foot, 2 story office building and 47,000 sq.-foot asphalt parking.
- 501 East Court Ave.: a 41,300 sq.-foot asphalt parking lot.

All buildings are steel-framed brick structures built in 1982 through 1985.

The site has been developed since at least 1884 as various commercial, industrial, and residential properties. Uses include junk yard, gas and oil facilities, iron and metal companies, machine shops, and auto repair businesses among others.

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.)

Terracon consultants prepared and submitted a Phase I Report for the site. During the subsequent Phase II, Terracon advanced 6 borings on the subject property to depths of between 22 to 26 feet bgs. Groundwater was encountered at an average depth of 17 feet bgs. The borings were converted to temporary monitoring wells (TW-1 to TW-6). Shallow soil samples (0-2 feet bgs) were collected from 5 borings (TW-2 –TW-6) and analyzed for RCRA metals. Soils from the borings were PID field screened. Readings above background levels were not observed. A groundwater sample was collected from each temporary monitoring well and analyzed for VOCs (Method 8260). Four groundwater samples were analyzed for TEH (Iowa OA-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:

Arsenic concentrations exceed the Statewide Standard of 1.9 mg/kg in all 5 samples. Highest detected concentration was 11.9 mg/kg

Barium, cadmium, chromium, lead, and mercury were detected at concentrations below Statewide Standards.

Groundwater:

TEH waste oil was detected at a concentration of 443 ug/L in 1 sample that exceeds the Tier 1 Standard of 400 ug/L.

Chloroform was detected below the Statewide Standard.

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.

The 9.45 acre site is a business park consisting of 4 parcels, located at 400, 500, 501, & 600 East Court Avenue. Office buildings and retail businesses occupy many of the neighboring properties in this commercial area of eastern downtown Des Moines. The site is not located in any source water protection area. Records do not indicate any water supply wells within 2,500 feet. Groundwater at the site is not currently utilized and there are no indications of potential future use. The area is served with municipal water/sewer and public utilities.

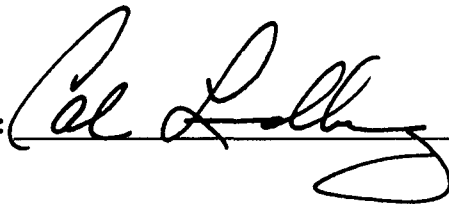
Rate the site on a scale of 1 to 4, in decreasing order of severity or priority.

3

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

A LUST site at 501 East Court Ave. (9LTF54) is included in the subject site. The status is listed as Non-Regulated and received a "No Action Required" 11/18/1997. According to the transmittal letter that accompanied the Phase I/Phase II, there is no intention to change future use from commercial. The current data does not indicate that conditions at the site present any significant threat to human health or the environment. No further investigation is required at this time.

Form Reviewed:



Date Reviewed: 1/31/06

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: Hylton Jackson 1/26/2006
 (Name/Title) (Date)
502 East 9th Street 515 242 5084
 (Address) (Phone)
Hylton.Jackson@dnr.state.ia.us
 (E-mail Address)

Site Name: 400, 500, 501 & 600 East Court Ave.

Previous Names (if any): _____

Site Location: East Court Avenue

Des Moines IA 50319
 (City) (ST) (Zip)

Latitude: 41.589768 **Longitude:** 93.609814

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

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

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

Petroleum contamination was detected on-site. RCRA (arsenic) metals concentrations were also detected.

- 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:

According to the transmittal letter that accompanied the Phase I/Phase II, there is no intention to change future use from commercial. Contamination was detected on site at concentrations that marginally exceed Statewide Residential Standards. The current data does not indicate that conditions at the site present any significant threat to human health or the environment. No further investigation is required at this time.

Regional EPA Reviewer:

Print Name/Signature

Date

State Agency/Tribe:

Print Name/Signature

Date

Car Lundberg *Cal D. Kelly* *1/21/06*



REGION VII U.S. EPA SUPERFUND

SITE DISCOVERY ENTRY FORM

Discovery Lead (choose one):

Discovery Date: 01/18/2006 ☐ F-EPA Fund Fin ☒ S-State Fund Fin ☐ FF-Fed Fac ☐ EP-EPA-In-house ☐ TR Tribal Lead - Fund Fin

Removal

Check if, ☐ FUD Site

Site Name: 400, 500, 501, & 600 East Court Ave

Assessment ☐ States

Initiated Date 01/24/2006 Identified By: ☐ Removal ☐ Site

Address: East Court Ave.

County Name: Polk

☐ Fed. Facilities ☐ Other Fed. Agency

City, State, Zip: Des Moines, IA 50319

State ID (if one exists):

Congressional District: 3

NPL Status: ☐ Currently on the Final NPL

☒ Not on the NPL ☐ Deleted on the final NPL

☐ Pre-Proposal Site ☐ Site is Part of NPL Site

☐ Proposed for NPL

☐ Removed from Proposed NPL

☐ Withdrawn

Section: ☐ C-(STAR) SPFD Technical Assistance/Re-Use Branch

☒ L-(EFLR) Enfr/Fund Lead RV Branch

Fed Fac Ind: ☐ Federal Facility

☐ F-(FFSE) Federal Facilities/Apecial Emphasis Brnach

☐ M-(MOKS) MO/KS Remedial Branch

☐ Not a Federal Facility

☐ I-(IANE) IA/NE Remedial Branch

☐ O-(ER&R) Emergency Response & RV Branch

☐ Status Undetermined

List Site Alias Name (s):

Directions to Site: From I 235 on the east side of Des Moines, take the EAST 6TH AVE/PENN AVE exit onto a local road - go 0.4 mi. Continue on E 6TH ST - go 0.2 mi. Turn right on E GRAND AVE - go 0.1 mi. Turn left on E 4TH ST - go 0.2 mi. Turn left on E COURT AVE - go 0.1 mi. Arrive at 500 E COURT AVE, DES MOINES

Site Description: Office Park

Site Size: 9.45

Site Dimension: ☒ Acres ☐ Square Feet
☐ Feet ☐ Square Miles ☐ Miles

USGS Quadrant: Des Moines SE 7.5' USGS Hydro Unit:

Latitude: 41.589768 Longitude: 93.609814

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

Owner ☐ Bank/Loan Company

☐ Indian Lands

Operator ☐ County Owned

☐ Other

Type ☐ District Owned

☒ Private

☐ Federally Owned

☐ Mixed Ownership

☐ Former Federally Owned or Operated

☐ State Owned

☐ Government Owned/Contractor Operated

☐ Trustee, Federal

☐ Privately Owned/Government Operated

☐ Trustee, State

☐ Property Defaulted Back to Government

☐ Municipality

Operational Status: ☒ Active ☐ Inactive ☐ Unknown

Non-NPL Status (Choose one):

☐ Addressed as part of NPL site (AX)

☐ Combined PA/SI Ongoing (CO)

☐ Deferral of NPL Listing Dec. While States Oversee Resp. (SD)

☐ ESI Ongoing (EO)

☐ ESI Start Needed (ES)

☐ Fed Fac ESI Review Start Needed (FE)

☐ Fed Fac Prelim Assessment Rev Ongoing (PG)

☐ Fed Fac Prelim Assessment Rev Start Needed (PN)

☐ Fed Fac Site Inspection Rev Ongoing (FG)

☐ Fed Fac Site Inspection Rev Start Needed (FS)

☐ HRS Ongoing (HO)

☐ HRS Package Completed-Further Eval. Needed (HN)

☐ HRS Start Needed (HS)

☐ Integrated ESI RI Ongoing (IO)

☐ Integrated ESI/RI Start Needed (IS)

☐ Integrated Removal/Remedial Eval Ongoing (IN)

☐ Integrated Removal/Remedial Eval Start Needed (IR)

☐ NFRAP (NF)

☐ Other Cleanup Activity:

Fed Fac-lead Cleanup (OF)

☐ Other Cleanup Activity:

Private Party-Lead Cleanup (OP)

☐ Other Cleanup Activity:

State-Lead Cleanup (OS)

☐ Other Cleanup Activity:

Tribal-lead Cleanup (OT)

☐ PA Ongoing (PO)

☐ PA Start Needed (PS)

☐ Ref to Rvl-Further Assess Needed (RW)

☐ Referred to Rvl - NFRAP (RR)

☐ Removal Only Site (No Site Assess Work) (RO)

☐ SI Ongoing (SO)

☐ SI Start Needed (SS)

☐ SIP Ongoing (SG)

☐ SIP Start Needed (SN)

☐ Site Reassessment Ongoing (SR)

☒ Status Not Specified (SX)

☐ Site Reassessment Start Needed (RN)

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.
- ☐ EE-Electronic/electrical equipment
- ☐ FT-Fabrics/textiles
- ☐ WP-Lumber and wood products/wood preserving/treatment
- ☐ MF-Metal fabrication/finishing/coating and allied industries
- ☐ OR-Oil and gas refining
- ☐ OP-Ordnance production
- ☐ PR-Plastics and rubber products
- ☐ PM-Primary metals/mineral processing
- ☐ RA-Radioactive products
- ☐ TA -Tanneries ☐ OT-Other-Description(needed):
- ☐ TS-Trucks/ships/trains/aircraft and related components

☐ **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)
- ☐ IL-Industrial waste landfill
- ☐ MD-Mine tailings disposal ☐ OT-Other-Desc.(needed):
- ☐ 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-Desc.(needed):
- ☐ GP-Ground water plume site with no identifiable source
- ☐ MO-Military/Other Ordinance
- ☐ PS-Product storage/distribution
- ☐ RD-Research, development, and testing facility
- ☒ RC-Retail/commercial
- ☐ 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

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

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

Signatures:

(NOTE: Data analysts will send form to Records Center after data entry and QA.)

Updated by System Research Group
17FEB 05

State:

Cal L. King

Date:

1 / 31 / 06

RPM/OSC/SAM:

Date:

/ /



REGION VII
U.S. ENVIRONMENTAL PROTECTION AGENCY

ENFORCEMENT SENSITIVE INFORMATION
FOR INTERNAL USE ONLY

LOCATION FORM - (Required information highlighted in red)

SITE NAME: 400,500,501, & 600 East Court Ave.

EPA ID: _____

Latitude: 41.589768
(Decimal Degree format)

Longitude: 93.609814

Measurement Sequence: _____
(See Comment A)

Lat/Long Source: ☐ Contractor
☐ Dun & Bradstreet
☐ EPA Region 7
☐ Geograph
☐ Other Federal Agency
☐ Regulated Entity
☐ State

☐ EPA Headquarters
☐ Epic
☒ Other
☐ Private
☐ SNAP
☐ Tribe
☐ Unknown

☐ (Blank)

Designate Lat/Long: ☐ Primary

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

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

Reference Datum: ☐ NAD27 ☒ NAD83 ☐ Other ☐ Unknown ☐ WGS84 ☐ (Blank)

Accuracy Meters +/-: 5 **Collection Date:** 1/26/2006

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

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

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

COMMENTS: _____

Signatures:

RPM/OSC: _____ **Date:** ____/____/____ **BRANCH CHIEF:** _____ **Date:** ____/____/____

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.

400 -600 East Court Ave.



- ★ LUST sites
- ▲ Nonmunicipal PWS
- Municipal wells
- Source Water Protection Area
 - 2-year
 - 5-year
 - 10-year
 - 2500-foot
 - 1-mile
 - primary protection area
 - surface runoff area
 - hydrologic boundary
 - County

0.2 0 0.2 0.4 Miles



