

IOWA CITY FORMER MANUFACTURED GAS PLANT

IOWA

EPA ID# IAD984591172

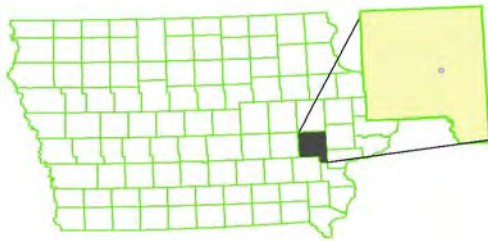
EPA Region 7

City: Iowa City

County: Johnson

Other Names: Iowa City FMGP

04/16/2012



SITE DESCRIPTION

The Iowa City Former Manufactured Gas Plant (FMGP) site is located east of downtown Iowa City, Iowa, at 505 East Burlington Street, in a mixed residential and commercial area. Manufactured coal gas was produced at the site from approximately 1857 through 1937 when natural gas became available in the area. Following the closure of this plant, the site was utilized by Iowa-Illinois Gas and Electric Company as a service facility until 1971. There were various other commercial uses of the property until 1983 when it was sold, the remaining gas plant facilities were demolished, and a 54-unit apartment building was constructed on the site. That apartment building remains on the site and is called the Iowa Illinois Square apartments. It is occupied by approximately 150 residents who are generally students at the University of Iowa. The current owner is the Iowa Illinois Square, LLC. Burlington Street runs along the northern boundary of the site and Van Buren Street runs along the western boundary. Ralston Creek runs north to south adjacent to Van Buren Street. There is an automotive repair business to the south of the site and multi-family residences to the east.

In 1983, during the design and construction of the apartment building, an investigation was conducted by the property owner due to oily wastes that were discovered. The investigation determined that the wastes were due to the FMGP and the design of the apartment building was modified to include a liner under a portion of the building and a passive venting system in the crawl space.

The EPA conducted investigations at the site and issued an Expanded Site Investigation Report in 1998 in which it was determined that further investigation was warranted. In 1999 the EPA, MidAmerican Energy Company (a successor to Iowa-Illinois Gas and Electric Company) and the Iowa-Illinois Manor Partnership (the original owner of the apartment building) entered into an

Administrative Order on Consent (AOC) for site characterization activities. The final Site Characterization Report, dated August 2003, including the baseline risk assessment and all amendments to the report constitute the final Remedial Investigation (RI) Report for the site.

In December 2003, EPA determined that a time-critical removal action was necessary to remove contamination associated with the FMGP on the northern edge of the site due to road and utility work that was going to occur in that area. MidAmerican and the Manor Partnership entered into an AOC to conduct this work and it was completed in early 2004.

In August 2004, MidAmerican and the Manor Partnership entered into a third AOC with EPA to conduct a Feasibility Study. The Feasibility Study Report was finalized in June 2006. The RI Report, FS Report and other site documents were the basis for a Proposed Plan issued by the EPA on July 28, 2006. Following a public meeting to present the Proposed Plan and a public comment period, the EPA selected the remedy for this site in a Record of Decision dated September 26, 2006.

Site Responsibility:

This site is being addressed through Federal and potentially responsibility parties' actions.

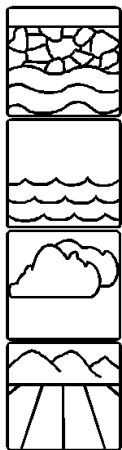
NPL LISTING HISTORY

Proposed Date:

Final Date:

Deleted Date:

THREATS AND CONTAMINANTS



The contaminants usually associated with FMGP sites include a group of semivolatile organic compounds referred to as polynuclear aromatic hydrocarbons (PAHs). There are sixteen PAH compounds which were analyzed for throughout the course of the investigations at this site. Other contaminants usually found at FMGP sites include benzene, toluene, ethylbenzene, and xylenes (BTEX) and some forms of cyanide, arsenic, phenolic compounds and metals.

The surface soil samples demonstrated only isolated areas of FMGP-related impacts. The majority of the site is covered with an apartment building, an asphalt parking lot, sidewalks, gravel groundcover, and shrubbery, leaving very little exposed soil. Subsurface soil is contaminated with PAHs, BTEX and cyanide on-site in the vicinity of structures that may have held the source materials. Subsurface soil was much less contaminated off-site and away from these source areas.

A total of 55 monitoring wells have been installed to delineate the extent of groundwater impacts. There are wells that intersect the water table, the top of the bedrock surface, and at various depths in the bedrock. The groundwater is contaminated with PAHs and BTEX at the water table and bedrock surface near the site and in the bedrock up to 2000 feet downgradient of the site. The groundwater flows to the southeast away from the site. In monitoring wells on or very near the site, light nonaqueous phase liquids have been detected. This is a source material that is less dense than water so is found floating on top of the water. At several monitoring wells on and downgradient off-site, dense nonaqueous phase liquid (DNAPL) has been found, including in bedrock monitoring wells. This is a source material that is more dense and therefore heavier than water. It is believed that the DNAPL is moving through fractures in the bedrock and has travelled a considerable distance from the site.

Air has been sampled at numerous locations in and around the Iowa Illinois Square apartment building. Air from the crawlspace beneath the building was not found to contain site-related contaminants that would be expected to pose any adverse health effects to residents. Air beneath an off-site apartment building was also sampled and no contaminants were found at levels of concern.

Surface water and sediment in Ralston Creek have been sampled. Site-related contaminants were not found in surface water at levels that would be expected to pose adverse effects to human health or ecological receptors. Site-related contaminants in sediment were not found at levels expected to pose adverse effects to humans. However, additional sampling continues to monitor sediment so that it can be determined whether site-related contamination may exist at levels that could affect ecological receptors. Ralston Creek is managed as a drainage channel and as such has numerous discharges feeding it with the potential to contribute contaminants similar to those related to this site.

CLEANUP APPROACH

Response Action Status



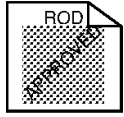
Site Studies: As described previously, EPA conducted investigations and issued an Expanded Site Investigation Report in 1998. It was determined that further investigation was warranted.



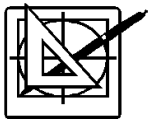
Site Studies: As described previously, MidAmerican Energy Company and the Manor Partnership conducted site characterization pursuant to an Administrative Order on Consent. The final Site Characterization Report is dated August 2003 and includes a baseline risk assessment. This was followed by a Feasibility Study Report dated June 2006.



A time-critical removal action was conducted by MidAmerican Energy Company and the Manor Partnership in January 2004 pursuant to an Administrative Order on Consent. This was necessary to remove site-related contamination on the northern side of the site that was in an area where street and utility construction activities were to occur.



Remedy Selected: The EPA issued a Propose Plan with a recommended remedy for the site on July 26, 2006. A public comment period and a public meeting were held. Following the comment period a final remedy was selected in a Record of Decision (ROD). The ROD was signed by the EPA on September 26, 2006. Included in the ROD is EPA's response to comments received during the public comment period.



Remedy Design: The Remedial Design is comprised of two reports. The Air Monitoring Program Report is dated April 2009 and includes the detailed plans for air monitoring at the Iowa Illinois Square apartment building. Plans for all other elements of the remedial action are included in the Remedial Design Report dated November 2009. Together these documents comprise the remedial design for this site.



Cleanup Ongoing: The remedial action is on-going for this site. It includes recovery of light nonaqueous phase liquid from monitoring wells; monitored natural attenuation of groundwater; monitoring of air, sediment, and groundwater; and implementation of institutional controls including environmental covenants.

Site Facts:

ENVIRONMENTAL PROGRESS



The remedial action began in January 2010. The actions at the site, including monitoring of air, groundwater, and sediment are expected to continue indefinitely. There are no current exposures to the community from contamination related to this site.

COMMUNITY INVOLVEMENT

EPA ensures community members know about and participate in site issues and activities. Region 7 assigned an EPA Community Involvement Coordinator to the site to answer community member/elected official/media questions and concerns. Community involvement activities for this site included establishing an Administrative Record File; developed/mailed site specific fact sheets; and published display ads in the local newspapers.

A public comment period ran from July 28 – August 27, 2006. EPA was available to take public comments on the Proposed Plan at a public meeting on August 9, 2006. After the comment period closed, EPA considered all comments from the public and selected a remedy as documented in the Record of Decision or ROD. The ROD was signed on September 26, 2006.

SITE REPOSITORY



Iowa City Public Library
123 South Linn Street
Iowa City, IA 52240
(319)356-5200

Superfund Records Center
901 N. 5th St.
Kansas City, KS 66101
Mail Stop SUPR
(913)551-7166

REGIONAL CONTACTS

SITE MANAGER:

E-MAIL ADDRESS:

PHONE NUMBER:

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COMMUNITY INVOLVEMENT

COORDINATOR:

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E-MAIL ADDRESS:

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STATE CONTACT:

PHONE NUMBER:

Matthew Culp

(515) 242-5087

MISCELLANEOUS INFORMATION

STATE:

IA

07SN

CONGRESSIONAL DISTRICT:

EPA ORGANIZATION:

SFD-IANE

MODIFICATIONS

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