

SCOPE OF PROJECT

BARKER LEMAR was contracted by the City of Des Moines to conduct Phase I environmental assessments on 51 parcels on 268 acres located in the southern portion of downtown Des Moines. The purpose of the Phase I assessment was to aid development by removing barriers related to perceived environmental contamination and to determine the need for Phase II assessment activities. This work was an update to previous Phase I activities completed by **BARKER LEMAR** in the area. Work was conducted under an EPA Brownfield grant.



IMPLEMENTATION

BARKER LEMAR conducted Phase I activities in accordance with the ASTM E1527-2000 standards for real estate transactions and to comply with the Small Business Liability Relief and Brownfields Revitalization Act of 2002.



BARKER LEMAR contracted a database search firm to search environmental databases of the study area and provide Sanborn fire insurance maps. Additional local government databases and city records were reviewed by **BARKER LEMAR**. Review and comment of the database search findings, Sanborn maps, geographical information system (GIS) maps of coalmines, copies of city directories back to 1920 for the study area, and aerial photos of the corridor area were prepared in report format.



The Phase I assessment portion of the project included completion of a general physical setting and geological description of the corridor area. Site walkovers and historical interviews were completed for the parcels.

BARKER LEMAR, using information provided by the City of Des Moines and Polk County, prepared GIS maps of the study area.

Existing analytical data and site assessment documents for the area were reviewed as part of the assessment activities, and an individual summary of each parcel was prepared. Additionally, EPA Property Profile Forms (EPA Form 9210-3) were completed for each parcel. Data results were compiled into an electronic database format for use by the City of Des Moines, property owners, developers, real estate professionals, and financiers.

TIMELINE

Project Start Date: June 30, 2004

Project Completed: October 15, 2004