



# Sites in Reuse

## Former Dubuque Industrial Property

502 East 11th Street, Dubuque, Iowa 52001



Images from left to right: View of the site conditions before cleanup, soil cleanup on the site and site conditions today.

**Site Name:** Peoples Natural Gas Superfund Site

**Size:** 5 acres

**Existing Site Infrastructure:** All major utilities are available.

**Current Site Uses:** A new bus storage, maintenance and driver training facility for the city of Dubuque's Jule public transit system is located on site. The site offers potential for additional redevelopment, including support and education facilities for a solar array on an adjacent property. A section of U.S. Highway 61 crosses the western part of the site.

**Use Restrictions:** Land use restrictions limit excavation and restrict site uses to commercial and industrial uses. Groundwater use is prohibited.

### SETTING:

- The site is located in a commercial and industrial area. It is zoned for commercial uses.
- Site surroundings include an Alliant Energy Company solar array and inactive former power plant to the south, rail lines to the west, a trucking company to the north, and Dove Harbor and the Mississippi River to the east.
- The site is part of the community's waterfront revitalization area, which includes several brownfields projects, major stormwater improvements and private-sector redevelopment.
- The city of Dubuque and Iowa Department of Transportation own the site properties.
- Surrounding population: 0.5 miles, 1,324 people  
2.5 miles, 40,406 people | 4 miles, 62,588 people.

### REMEDIAL STATUS:

- Gasification processes led to soil and groundwater contamination at the site.

*Disclaimer:* EPA does not warrant that the property is suitable for any particular use. Prospective purchasers must contact the property owner for sale potential.

- EPA placed the site on the Superfund program's National Priorities List in 1990.
- EPA oversaw short-term cleanup by a responsible party that removed and incinerated 6,850 cubic yards of contaminated soil and wastes.
- The site's long-term remedy included excavation and incineration of an additional 10,400 cubic yards of contaminated soil, and pumping and treatment of contaminated groundwater.
- EPA updated the site's remedy in 2013 to include a pumping system between the site and the Mississippi River to capture any remaining contaminated groundwater.
- Operation and maintenance of the site's long-term remedy and monitoring are ongoing.

### FOR MORE INFORMATION, PLEASE CONTACT:

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Site Summary: [www.epa.gov/superfund/peoplesnaturalgas](http://www.epa.gov/superfund/peoplesnaturalgas)