



Superfund  
Redevelopment  
Initiative

# SITE REDEVELOPMENT PROFILE

Peoples Natural Gas Superfund Site

Dubuque, Iowa



The Jule Operations and Training Center on site, 2018. (Source: EPA)

**Site Location:** 502 East 11th Street, Dubuque, Iowa 52001

**Size:** 5 acres

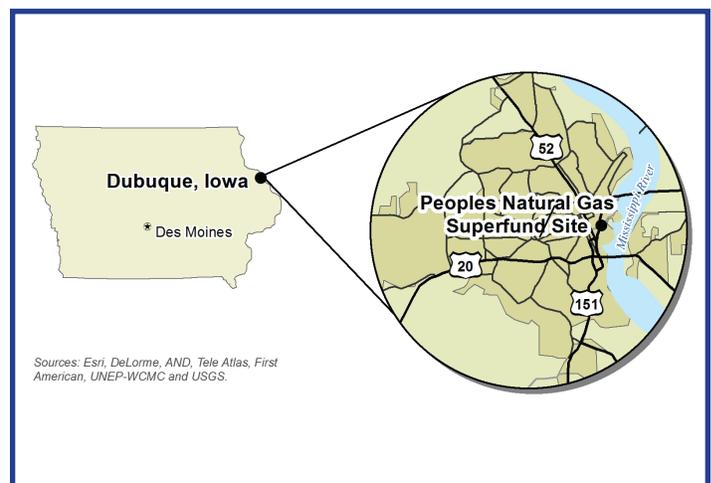
**Existing Site Infrastructure:** All major types of infrastructure are located on site.

**Current Site Uses:** A new bus storage and maintenance facility for The Jule public transit system is located on site. The site also offers potential for additional redevelopment, including support 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:** Soil excavation and well installation are subject to EPA and local government approval. Open-loop geothermal systems and wells are also prohibited.

**Surrounding Population:** within 0.5 mile, 1,324 people; within 2.5 miles, 40,406 people; within 4 miles, 62,588 people.

The Peoples Natural Gas Superfund site covers 5 acres in a commercial and industrial area in Dubuque, Iowa. From 1890 through the 1950s, several businesses – Key City Gas Company, North Central Public Service Company and Peoples Natural Gas Company – owned and operated a gas plant on site; the companies produced a natural gas substitute from coal. From the 1960s until 2006, Dubuque Public Works Garage operated on site. After short-term cleanups overseen by EPA removed and incinerated 6,850 cubic yards of contaminated soil and wastes, EPA added the site to the Superfund program's National Priorities List (NPL) in 1990.



Location of the site in Dubuque, Iowa.

Following site investigations and selection of the final remedy in 1991, EPA oversaw site cleanup activities. Cleanup included

September 2018

## SITE HISTORY AND REDEVELOPMENT TIMELINE

- 1890 - 1950s** - Gasification plant operated on site.
- 1960s - 2006** - The Dubuque Public Works Garage operated on site.
- 1989** - Short-term removal action overseen by EPA removed contaminated soil and wastes.
- 1990** - EPA placed the site on the National Priorities List.
- 1994** - Construction of site's remedy began.
- 2000** - Construction of site's final remedy finished.
- 2003** - Groundwater treatment finished.
- 2013** - EPA updated site remedy and put in pumping system to capture any remaining contaminated groundwater.
- 2016 - 2017** - City constructed new bus storage and maintenance facility on site.
- April 2018** - EPA Region 7 recognized City with its Leading Environmentalism and Forwarding Sustainability Award.
- 2018** - Site monitoring and operation and maintenance activities are ongoing.

excavation and incineration of additional contaminated soil and pumping and treatment of contaminated groundwater. EPA updated the site's remedy in 2013 to include additional land use restrictions and a pumping system between the site and the Mississippi River to capture remaining contaminated groundwater. Today, site monitoring and operation and maintenance activities are ongoing.

The city of Dubuque (City) worked closely with EPA throughout site investigations and cleanup. The site is part of the community's waterfront revitalization area, which includes several brownfields projects, major stormwater improvements and private-sector redevelopment. After gasification plant operations ended on site, the locality had operated the Dubuque Public Works Garage on site for four decades. The City and the East Central Intergovernmental Association sought to replace the former public works garage with a bus storage and maintenance facility for The Jule, the City's public transit system. The Jule operates daytime and evening fixed routes, a minibus service for disabled individuals and seniors, and a weekend nighttime service called The Nightrider.

Conversion of the property required that the City demolish the former facility, place fill material on top of the old foundation, and construct the new facility on the existing foundation. The City worked with EPA to address vapor intrusion issues at the site that would have impeded the new use. Work on the facility began in 2016 and finished in 2017. Today, The Jule Operations



Jim Gulliford, EPA Region 7 Regional Administrator, presents the Leading Environmentalism and Forwarding Sustainability Award to Roy Boul, the Mayor of Dubuque. Mokhtee Ahmad, the Region 7 Administrator for the Federal Transit Administration, attended the ceremony. (Source: EPA)



Soil cleanup at the site. (Source: EPA)

and Training Center provides storage and light maintenance space, houses dispatch and management offices, and provides meeting and training facilities for employees.

In April 2018, EPA Region 7 recognized the City’s redevelopment efforts at the site with its Leading Environmentalism and Forwarding Sustainability Award. Looking ahead, the site also offers potential for additional redevelopment, including support and education facilities for a solar array on an adjacent property.

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In May 2017, EPA established a task force to restore the Superfund program to its rightful place at the center of the Agency's core mission to protect health and the environment.

[epa.gov/superfund/superfund-task-force](http://epa.gov/superfund/superfund-task-force)