

3x The Money



IOWA RIVER LANDING
CORALVILLE, IOWA

**Triple Value From
EPA Brownfield
Assessment Grants For
Sustainable Economic
Redevelopment**



Abstract

25 minutes



EPA Brownfields assessment data is too often seen as having a 'one time' value. A common misconception is that once the data is used to evaluate property relative to state or federal regulatory programs, its purpose is served and the data is put on the shelf.

Such an approach is short-sighted. Assessment data can be used again and again to directly support economic redevelopment of Brownfields sites.

This presentation shows how one small city with a 3-person economic development team has also re-used EPA Brownfields assessment data to;

- Maintain CERCLA and state liability protections for City
- Provide sound interim environmental stewardship between assessment and re-sale for redevelopment
- Provide guidance to contractors during razing and preliminary grading of the former industrial park in preparing for redevelopment
- Directly assist in obtaining funding and thereafter guide and support smart growth reconstruction of streets and infrastructure
- Support phased re-construction

Terracon



Brownfields: Old Issues, New Name




- 1970s: Un-zoned expansion and construction
- 1985: Community Planning & Vision issues/concerns with aging Coral Ridge Industrial Park
- 1988: Coralville City Council defines area as priority for economic redevelopment
- 1995: A Community Plan Update documents the continued desire by citizens to improve the gateway
- 1999: City wins first EPA brownfields grant and planning assistance from U.S. Army Corps of Engineers










Began With Community Initiative




- Initial direction was :
“Create a decent hotel by the interstate to get people to stop.”
- Formula for Success:
Volunteer Planning Committee + Public Input + Professional Consultants = Ambitious Master Plan
- Envisioned a more sustainable mixed-use “Riverfront District” anchored by multi-million dollar hotel and conference center
- Improve the City’s “eyesore” of a Gateway, improve our access to ...
 - University of Iowa Hospital & Clinics
 - Athletics
 - West Campus
 - VA Hospital










The Iowa River Landing Vision









- IRL is to be our gateway from Interstate 80, fully envisioned as an entertainment, retail, and dining district
- First phase, Marriott Hotel and Conference Center
- Space for retail, restaurants, water features, gathering, entertainment, and offices
- Coralville Intermodal Facility
 - Park and Ride,
 - Secure bicycle storage
 - Public ticket access and transfer points








Old Coral Ridge Industrial Park Area




- Initially ~220 acres, originally un-zoned, no stormwater planning, just “drain & dump”
- Over 110 underutilized or abandoned parcels owned by 74 separate individuals
- 1999, first Brownfields Assessment Demonstration Pilot Grant for \$200,000







Launched Brownfields Program





Brownfields inventory grew to 330 acres in 6 Zones community-wide



Brownfield Zones -- City of Coralville, Iowa



1" = 1000'





1x : Let The Assessments Begin



First use, traditional environmental site Assessment for Due Diligence & Regulatory Evaluations

ZONE 2 OF PROJECT ASSESSMENT

Northern Area Of The Pilot – An area bounded on the west by 1st Avenue, the south by East 7th Street, the east by Quarry Road and north by the Interstate I-80 Corridor. The area is completely in use by mixed and diverse commercial, light-to-moderate industrial and retail operations. Zone 2 contains the Coral Industrial Park.

For more information about an area, just click a marker, then click the address contained in the text bubble that is presented.





- Property received Phase I (ASTM E1527 or E1528) environmental site assessment under EPA Brownfields Grants.
- Property received Phase I and Phase II environmental site assessment under EPA Brownfields Grants.
- Property received Phase I (ASTM E1527 or E1528) environmental site assessment for the Brownfields Program using other City funding.
- Property received Phase I and Phase II environmental site assessment for the Brownfields Program using other City funding.

IRL involved 2 of City-designated Brownfield Zones with more than 50 mixed use parcels.


139 Phase I and Phase II Environmental Site Assessments needed to evaluate properties (all Zones)

- City acquisition as Innocent Landowner or Bonafide Prospective Purchaser.




Small City, Leveraged Success



Population Does Not Measure Brownfields Success




Population

- 1992: 5,034
- 1998: 10,347
- 2010: 18,478

- 1998 EPA Assessment Demonstration Pilot, \$200,000
- 2000 EPA Supplemental Assessment Pilot, \$100,000
- 2002 EPA Supplemental Assessment Pilot, \$100,000
- 2002 EPA Revolving Loan Fund, \$1,000,000 (Returned)
- 2004 EPA, Hazardous Substance Assessment, \$200,000
- 2004 EPA, Petroleum Assessment, \$150,000
- 2006 EPA, Hazardous Substance Assessment, \$180,500
- 2006 EPA, Petroleum Assessment, \$180,500
- 2008 EPA, Hazardous Substance Assessment, \$198,500
- 2008 EPA, Petroleum Assessment, \$198,500
- 2010 EPA, Hazardous Substance Assessment, \$200,000
- 2010 EPA, Petroleum Assessment, \$183,000

Total: \$2,890,000 EPA Brownfields Funding

- 2011 \$4,300,000 MIL Iowa State Clean Water Revolving Loan Fund Green Infrastructure Elements Loan
- FEMA \$620,000
- Iowa Department of Transportation \$1,153,400
- Iowa Leaking Underground Storage Tank Fund \$950,000
- Federal Highway Administration \$1,000,000
- Iowa Department of Economic Development \$850,000






Beyond The Vision: Land Assembly



Structures, pavements and streets removed, extensive cut-and-fill earthwork required.





Gone But Not Forgotten

Bonafide Prospective Purchaser ownership brings interim obligations until redevelopment. The landmarks are gone, even the property boundaries ...
but not residual contamination.

The map displays a residential neighborhood with streets including 1st Ave, E. 9th St, E. 10th St, E. 11th St, Quarry St, and Edgewater. Numerous property lots are outlined in black, with many containing house numbers. Several areas are highlighted in red and labeled 'NFA Residuals'. One area on the left is shaded in blue and labeled 'Active Remedy'. A green line outlines a larger boundary area. The Terracon logo is in the bottom right corner.

New Landscape, No Old Landmarks

How do you maintain Continuing Obligations as “reasonable steps” during multiple construction projects to “prevent or limit human or natural resource exposure” ?

The aerial photograph shows a large, flat construction site with several red circular overlays. In the background, there are several large white cylindrical storage tanks and other industrial structures. The sky is clear and blue.

**Media Management Plan
for Iowa River Landing
(Revised)**

Coralville, Iowa
 April 24, 2011
 EPA Brownfields Assessment
 Petroleum & Hazardous Substances
 Task 4: Cleanup Planning

EPA HSF-98768101-01SF-08768201-0
 Terracon Project No. 06097004



Prepared for:
 City of Coralville
 Coralville, Iowa

Prepared by:
 Terracon Consultants, Inc.
 Cedar Rapids, Iowa


Office Nationwide Employee Owned Established in 1985 terracon.com

Terracon

Geotechnical • Environmental • Construction Materials • Facilities


3x: Directly Drive Sustainability






From the Application for EPA Brownfield Assessment, Revolving Loan Fund & Cleanup Grants:

“c. Environmental Benefits from Infrastructure Reuse/ Sustainable Reuse: Describe any anticipated environmental benefits, beyond the assessment and remediation of contaminants, associated with the sustainable redevelopment of sites assessed under this grant, including the use of existing infrastructure, such as utilities and public transit, green buildings, energy efficiency, water management, green remediation, construction and demolition materials recycling, diesel emissions reductions, and renewable energy on brownfields.”


- **Third** re-use of the EPA Brownfield assessment data was to directly support sustainable design and construction for redevelopment
- Used data in design of the new green infrastructure elements in replacing streets and controlling stormwater
 - Reasonable Step: Use the data to show designers where they COULD infiltrate water without causing “future release”





“Green”: Concepts to Funding

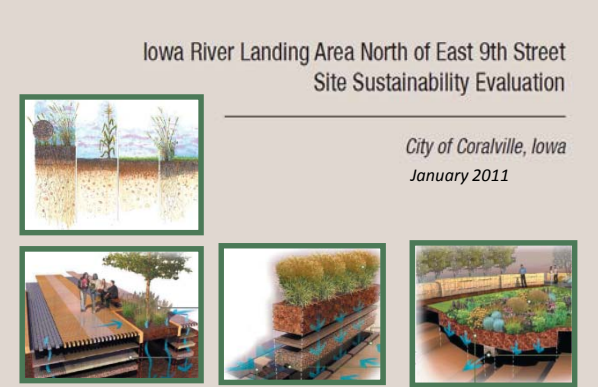


\$4.3 million State Revolving Fund Clean Water Loan for sustainable IRL infrastructure


- 30% forgivable loan,
- 70% of loan at 3% interest
- Design/contract administration items are eligible

City has bid or is designing the following

- IRL Public Improvements 2011: \$5.188 million now bid with \$978k SRF eligible
- Quarry Road Improvements 2011: \$956k bid with \$100k SRF eligible
- Von Maur Infrastructure Improvement: Estimated at \$2.56 million with likely \$450k SRF eligible



City of Coralville, Iowa
January 2011



Assessment Data & "Green" Planning

This slide features a central site plan map with several areas highlighted in red and yellow, labeled "NFA Residuals". The map includes labels for "NORTH RING ROAD OPEN SPACE", "DEPARTMENT STORE", "CENTRAL RETAIL ZONE", "MEDICAL OFFICE BUILDING", and "WESTERN COMMERCIAL ZONE". To the left, a callout box labeled "Pervious Pavement" shows a cross-section of a permeable pavement structure. To the right, another callout box labeled "Parking Lot Bioswales" shows a cross-section of a bioswale with plants and a drainage layer. The Terracon logo is in the bottom right corner.

Translating To Green Infrastructure

This slide illustrates the translation of green infrastructure concepts into physical infrastructure. A central aerial photograph of a development is surrounded by six callout boxes, each with a green arrow pointing towards the center. The callouts are: "Wetland / Water Amenities" (top left), "Stormwater Planters" (top right), "Pervious Pavements" (middle right), "Bioswales & Vegetative Plantings" (bottom right), "Floodable Structures" (bottom center), and "Wetlands & Stormwater Retention" (bottom left). The Terracon logo is in the bottom right corner.



Not Above A Little Child Labor

Get Wet 'n' Muddy Days

7th Grade Wetland and Iowa River Watershed education and aquatic species plantings



Terracon





Marriott Hotel & Conference Center



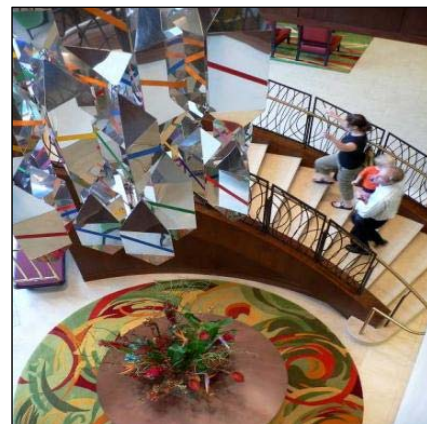
- Completed 2006 with 286 rooms, 60,000 square feet of meeting/ exhibition space
- Community-decorated and layout using local materials and resources
 - University of Iowa Writer's Guild
- 100+ new major events annually
 - Added \$4 million catering, plus \$4.5 million room revenue



Terracon



CORALVILLE Iowa





Iowa River Landing



- 13 original re-developed acres
 - Plus 13.5 acres additional for open space, and wetlands restoration
- River Bend Mixed-Use Development
 - Condominium units
 - Live/Work Residential Commercial space
- Johnson County Historical Society Museum
- Antique Car Museum of Iowa





Iowa River Landing – Phase I










- Extensive sustainable landscaping, water features, trail connections, pedestrian bridge and green space to create a rewarding sense of place
- Conversion of old hydro dam to pedestrian / bicycle river crossing





IRL Accomplishments







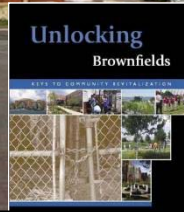
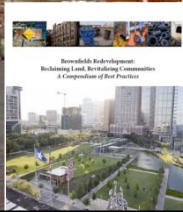
- 2007 Phoenix Awards
 - 1st in EPA Region 7
 - 1st Runner-up National Grand Prize
- Among top 5 EPA most-awarded Brownfield grant cities nationally regardless of size
- Profiled in ...
 - U.S. Council of Mayors 2010 *Brownfields Best Practices* publication
 - National Association of Local Governmental Environmental Professionals' 2004 *Unlocking Brownfields*





Brownfields is Economic Development

- \$140,000,000 investment in the IRL first phases between 2000 and 2006
 - \$70 million Marriott Hotel & Conference Center
 - \$40 million property acquisition and demolition
 - \$18 million of public infrastructure improvements
 - \$12 million condo/commercial development privately funded



Mother Nature Puts It To The Test



Terracon



Driving More Success

- \$123,000,000 additional investment in subsequent Iowa River Landing phases, including expanded green infrastructure



Iowa River Landing - Next Phase



- University of Iowa Hospitals & Clinics relocating its Ambulatory Care Clinic Facility
 - More than 300,000 outpatients annually
 - 350 professional full-time jobs
- New mixed-use development with hotel, department store, retail, restaurants, services, residential and parking structure
- Green elements of construction; permeable paving & parking, stormwater control features





Iowa River Landing - Next Phase



Bioswales & Vegetative Plantings



Backpocket Brewery

- 15,000 square feet brewery and restaurant
- 25,000 barrels capacity Phase I construction
 - Schlafly Beer has contracted for half current capacity
- \$5.3 million facility Summer 2012 and will be located to the west of the north parking ramp near the Coralville Marriott Hotel and Conference Center
- \$448,000 rental 3 years and option to purchase from City
- LEED elements of construction



CORALVILLE Iowa

Thank You



Dave Koch, Senior Principal
 National Brownfields Program Manager
 Terracon Consultants, Inc.
 (913) 577-4448 dekoch@terracon.com