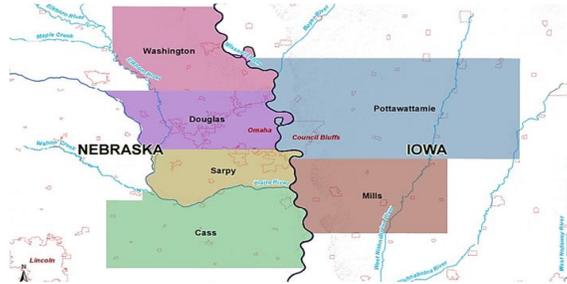


A Foundry's Newfound Purpose

Spurring redevelopment in Council Bluffs, Iowa



Project Summary

Community: Council Bluffs, Iowa

Technical Assistance: Site Design

Former Use: Foundry

Future Use: Business Park and Builder/Maker Space

The city of Council Bluffs, Iowa, identified the former Katelman Foundry Site, with its strategic position spanning multiple city blocks, as a catalyst site to spur redevelopment in an area characterized by a rail corridor, former industrial sites, and underutilized properties. The former foundry buildings had been removed and the site cleanup completed.

The Council Bluffs' Brownfields Area-Wide Plan for the Mid-City area included a vision for a thriving neighborhood located at the heart of the city. Developing an inner-city business park was a recurring theme throughout the community engagement process.

The plan included preliminary conceptual sketches and a market study that supported the redevelopment of Katelman Foundry into a business park.

The Community's Challenge

The city needed help developing a feasible reuse plan that supported the community's vision, while stimulating economic interest at the site.

EPA's Land Revitalization Technical Assistance

U.S. EPA's Land Revitalization Program provided contractor technical assistance to help move the city's

vision for a business park forward. The team prepared conceptual designs and plans that supported the redevelopment of the Katelman Foundry Site. This technical assistance advanced the goals of the Brownfields Area-Wide Plan by providing details related to site-specific build-out potential and level-of-magnitude construction costs for the proposed redevelopment. The plans included a layout of proposed development parcels and building footprints, along with a building yield table and all site amenities needed to support the proposed redevelopment strategy.

The technical assistance provided by EPA will continue the momentum of the Brownfields Area-Wide Planning process, and ultimately promote economic development in the Mid-City area, utilizing sustainable practices.



Bird's eye view of the proposed Mid-City Innovation Center on the former Katelman Foundry Site.

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