

Planning for Sustainable Brownfield Redevelopment

CEDAR RAPIDS, IOWA – SINCLAIR MEATPACKING SITE REDEVELOPMENT

SITE STATISTICS

- **Community:** Cedar Rapids, Iowa
- **EPA Region 7 Lead:** Charlie Foley, foley.charlie@epa.gov
- **Site and Use:** 30-acre former Sinclair Meatpacking plant (operated 1871-1990)
- **Technical Assistance:** Site Design

PROJECT BACKGROUND

In 2007, the City of Cedar Rapids purchased the former Sinclair Meatpacking plant that is located just south of the downtown area. The plant was previously one of the largest employers in Cedar Rapids. Soon after the City's purchase of the site, a devastating flood of the nearby Cedar River inundated the heart of Cedar Rapids, including the Sinclair Meatpacking site. The

Iowa Department of Natural Resources used Section 128(a) Brownfields grant funding to assist the City to complete a Phase I site assessment before taking title of the property, and to assist with a Phase II site assessment to determine soil and groundwater conditions. Building demolition and environmental cleanup activities removed hazardous materials from the site. Additionally, a portion of the Sinclair property was used to construct a floodwater levee and detention basin which protects the site from major flood events and provides stormwater storage capacity.

PROJECT CHALLENGE

The City realized they had an opportunity to pursue permanent redevelopment opportunities and help connect the site to reinvestment occurring in the neighboring Czech Village/NewBo district. However, post-flood recovery efforts left the City with limited resources for site reuse planning.

HOW EPA HELPED

EPA provided land revitalization technical assistance support, including:

- Coordinating a three-day visioning workshop with local city officials and key stakeholders to develop project redevelopment goals and objectives.
- Developing a Redevelopment Plan around a framework of a walkable, mixed-use neighborhood and included connections to Czech Village/NewBo district and the Cedar Rapids bike trail.
- Final technical assistance products included two redevelopment plan options and a perspective rendering of a central plaza space.



Figure 8. One of the concept plans for redevelopment planning.



Figure 9. Shared street space concept design.

COMMUNITY'S NEXT STEPS

- Engage the larger community in the review and selection of the final redevelopment plan for input and support for the next steps.
- Use the redevelopment plan to identify interested parties for development projects and future use; identify funding support.
- Coordinate with all city departments on road alignments and utility and infrastructure projects.
- Coordinate with other development projects within the City to target best reuse options and community needs.