

Former Smitty's 300 W Main St – Manchester, Iowa

Throughout the 1960s, Smitty's Appliance & Auto Service along with an accompanying gas station sat precariously close to the Maquoketa River outside of Manchester. Due to repeated flooding from the river, the businesses finally closed their doors for good, leaving behind underground storage tanks and asbestos-ridden buildings.

The properties were acquired by the city of Manchester through voluntary purchase in 2016, demolished old structures located on three of the parcels and removed three underground storage tanks. Prior to the city's acquisition, the Iowa Department of Natural Resources (IDNR) provided funding for a Phase I environmental site assessment (ESA). This non-intrusive process helps to determine if further testing of soils or groundwater for contaminants (Phase II ESA) is necessary.

In 2018, a Phase II ESA was completed using East Central Intergovernmental Association (ECIA) Brownfields Assessment Coalition funds awarded under CERCLA section 104(k). The tests determined that the underground storage tanks did not pose any risk of release or concern. However, an asbestos-containing materials inspection indicated the presence of asbestos materials.

IDNR assisted the city with asbestos abatement through CERCLA section 128(a) sub-award funding, which prepared the property for safe demolition.

After cleanup and removal was complete, the city developed the site into Riverfront Park, which now includes a public shelter, restroom and shower house, and public event and concert space. Riverfront Park became the "water trailhead" for the city's Whitewater Park paddling park. Manchester had previously invested millions in adjusting the Maquoketa River's water flow to create a whitewater sport-challenge route. The acquisition, cleanup and revitalization of the Riverfront Park helped to make the final connection to Whitewater Park for public access.



Picnic pavilion and restrooms after redevelopment



Smitty's Before Redevelopment



Whitewater Park Subdivision after redevelopment



Whitewater Riverfront after completion



Aerial View of Whitewater park after completion

Site Address: 300 W Main Street, Manchester IA

Parcel #: 631321102010, 631321102000, 631321102200

Assessment output: Phase I

EPA Assessment Funding: \$30,229.00