

Brownfield Success Story

The Landing

From Flood-Prone Brownfield to
Downtown Destination
Dyersville, Iowa



Property History

For years, four abandoned downtown properties along the North Fork Maquoketa River remained idle because of flooding concerns, environmental concerns, and uncertainty about redevelopment costs. Through local leadership, environmental assessment funding, and public-private partnership, the site was transformed into The Landing, a mixed-use development that brought new housing, commercial space, jobs, public infrastructure, and renewed energy to downtown Dyersville.

- In 2017, the City's Downtown Study identified four underutilized and abandoned properties totaling approximately one acre.
- The properties had been vacant since 2014 and had a long history of commercial and industrial uses dating back to the early 1900s.
- The site's location near the Canadian Pacific Railroad and the North Fork Maquoketa River made flooding a recurring concern.
- Environmental concerns included two leaking underground storage tanks, a groundwater plume containing benzene and diesel-range petroleum compounds, and petroleum byproducts in groundwater.
- To protect public health, the City adopted a well ordinance in 2014 prohibiting drinking and non-drinking water wells in the surrounding area.
- Dyersville Industries, Inc. acquired the properties in 2018; building deconstruction was completed in spring 2019.

For additional information contact:

Dawn Danielson, ECIA Brownfields Program
Manager 563.580.1976, ddanielson@ecia.org



Property Details

Property Addresses:	120 Twin Steeples Cir NE, Dyersville, IA 52040 Formerly: 2nd Ave; 136 2nd Ave NE; 138 2nd St & 140 2nd Ave NE, Dyersville IA 52040
Former Uses:	Auto manufacturing shop and auto repair services, retail store, feed mill & grain company, stock yards, blacksmith, commercial
Contaminants:	Asbestos Containing Materials, arsenic, 2-Methylnaphthalene, Benzene, and ethylbenzene
Current Use - Improvements:	Infrastructure – complete streets, stormwater sewer, parking; Multi-story mixed used building with underground parking
Current Owner:	City of Dyersville; Archiprop, LC & private residential property owners
Project Partners:	City of Dyersville Dyersville Industries, Inc. Dyersville Economic Development Corporation (DEDC) United State Environmental Protection Agency (US EPA) East Central Intergovernmental Association (ECIA) IA Department of National Resources (IA DNR)

Redevelopment

- The City and DEDC prepared the site and extended the infrastructure needed to make redevelopment feasible.
- Dyersville Industries, Inc. used U.S. EPA Brownfields Assessment funding through ECIA to understand environmental conditions and reduce redevelopment uncertainty.
- Site preparation included placing 13,000 cubic yards of clean fill to raise the site above flood level.
- The City capped contaminated soil with a concrete parking lot and added two electric vehicle charging stations to lot.
- New streets, stormwater improvements, public parking, a retaining wall and stairs, trail improvements, and a kayak launch area were installed to support the development and surrounding downtown district.

Brownfields assessment funding helped the project team identify environmental conditions, plan cleanup and site preparation, and build the confidence needed to attract investment.

- A 2018 Phase I ESA identified the likely presence of environmental contamination.
- An asbestos inspection found asbestos-containing material that required abatement.
- Asbestos abatement totaling \$27,590 was completed in November 2018.
- A 2018 Phase II ESA found arsenic in soil above Iowa DNR Statewide Standards and identified petroleum-related compounds in groundwater above applicable standards.



Project Outcomes

The project delivered a modern mixed-use building with residential, commercial, and community-serving space. Ribbon cutting and grand opening celebrated on April 28, 2021.

- Residential impact: 33 apartment and condominium units.
- Commercial impact: four commercial units totaling 21,000 square feet, supporting three employers with additional space available for future business growth.
- Job creation: 54

Today, The Landing is helping re-energize downtown Dyersville and has encouraged additional redevelopment on neighboring properties. The project turned a long-vacant, flood-prone brownfield into a productive community asset, strengthening the local tax base, supporting employers, expanding housing options, and creating new public amenities along the riverfront.



Property Assessment Details	
Phase I ESA Completed	Mar 28, 2018
Phase II ESA Completed	Aug 6, 2018
Asbestos Inspection Report Completed	Oct 2, 2018

Funding Sources	
City of Dyersville, DEDC, & Dyersville Industries, Inc.	\$2,730,040.43
ECIA – US EPA Brownfields Assessment Grant Funds	\$34,077.05
IA DNR Brownfields Program	\$2,895
Iowa Economic Development Authority – Job Tax Credit	\$786,000.00
City of Dyersville – Developer TIF Agreement	\$3,000,000.00
Private Developer investment	\$12,697,000.00