

YMCA 480 S 3rd St – Clinton, Iowa

This 28,750 square foot building situated on a 0.96-acre site was previously an active and functioning YMCA with a pool and indoor exercise facility as well as offices. It was built in the early 1900s with a significant addition built in the 1960s. The YMCA owns the property. A portion of the building is leased to the Victory Center for use as a men's shelter. A significant portion of the facility is vacant.



Front of Property

The vacant portion of the facility has become blighted, with multiple nuisance complaints. It sits at a major intersection downtown and creates the perception of abandonment. The city has identified the property as a historic restoration possibility, but the 1960s portion has dissuaded purchasers.



Room within the property building

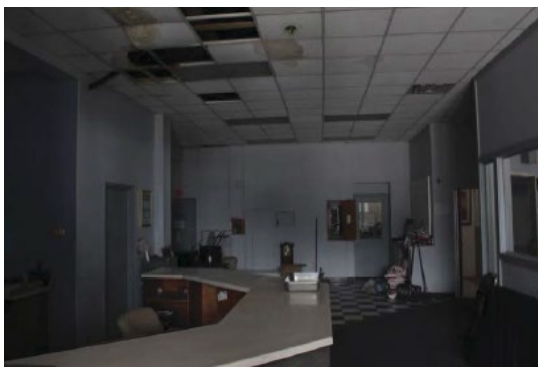
The YMCA had offered the property at zero to no cost for an interested local government or non-profit. Due to the possibility of contamination developers have not been interested in purchasing the site.

In 2018, ECIA was able to assist the City of Clinton and used U.S. EPA Brownfield Assessment grant funding to have a Phase I environmental site assessment completed on the property. The Phase I assessment recommended further testing/sampling for contaminants such as asbestos and lead-based paint to determine if an environmental cleanup was necessary on the site.



Pool within the property building

ECIA and the City are looking into options to finance additional assessment work on the site including an asbestos and lead based paint inspection. Once additional assessment of the site is completed and the site is deemed ready for reuse the site can be marketed to developers for redevelopment.



Reception room within property building



Basement common area within property building

Site Address: 480 S 3rd St, Clinton, IA 52732

Parcel #: 80-15620000

Assessment Output: Phase I Environmental Site Assessment

EPA Assessment Funding: \$3,843