



Stanwood Brownfields Site Reuse Plan



The Site Reuse Plan for 209, 211, & 213 East Broadway Street: Brownfield Site in the City of Stanwood in Cedar County, Iowa was prepared by the East Central Intergovernmental Association (ECIA) with technical support from Terracon Consultants for the City of Stanwood with funding provided by the United States Environmental Protection Agency (EPA).

ECIA is a council of governments, formed in 1974 with the goal of developing regional solutions for local governments facing similar problems. ECIA serves eastern Iowa communities in Cedar, Clinton, Delaware, Dubuque and Jackson Counties. The ECIA Brownfield Coalition has a Brownfield Assessment grant from the EPA

Terracon Consultants is a qualified environmental consultant retained by ECIA to assist with the provision of brownfield assessment and development planning in the five-county region. YTT Design Solutions is a subcontractor to Terracon retained to assist with planning and reuse.

The City of Stanwood was awarded an ECIA Brownfields Coalition grant for the Environmental Site Assessments, Clean-up Planning, and Site Reuse planning.

What is a Brownfield? A property that is or may be contaminated with petroleum, asbestos lead, metals or other hazardous substances. Brownfields are generally abandoned, idle or underused properties, or vacant land where a facility once stood. Some locations are contaminated and require cleanup, while others only need testing to be ready for reuse.

Site Reuse Planning Goals:



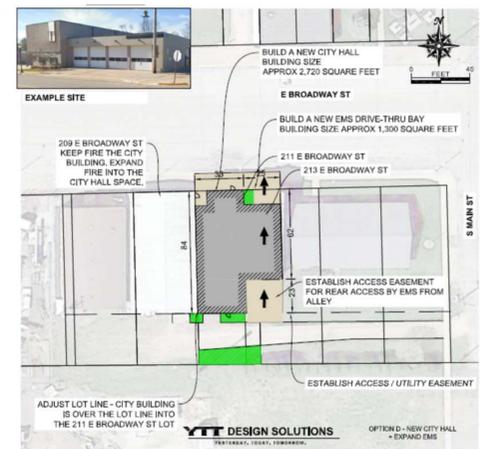
Project website:

https://www/ecia.org/brownfields/brownfields_public_repositories/stanwood.php

Option A—City Sells the Lot



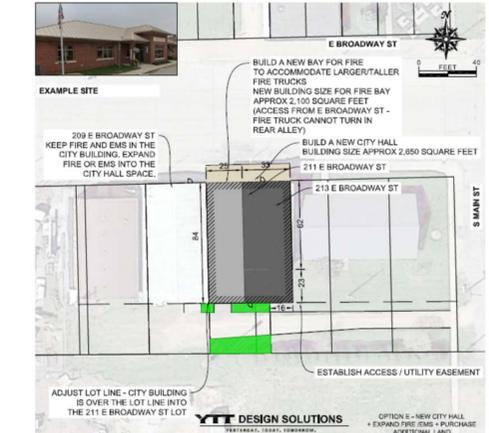
Option D—New City Hall + Expand EMS



Option B—New City Hall + Retail / Medical / Office



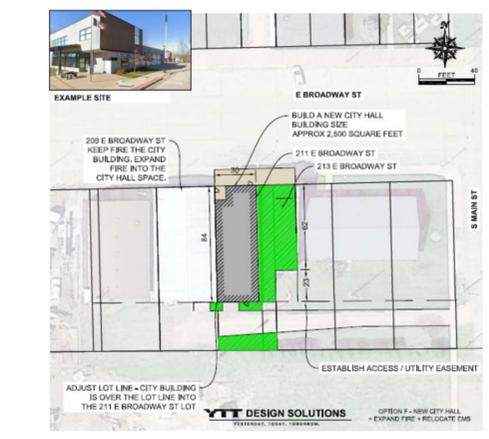
Option E—New City Hall + Expand Fire or EMS + Purchase Additional Land



Option C—New City Hall + Expand Fire



Option F—New City Hall + Expand Fire + Relocate EMS



- DESIRES
- A strong desire to meet the needs of each of the municipal services
- Retain at least one municipal service at the existing location and consider expansion of other services into the properties at 211 and 213
- A preference that if a service is to be moved it be EMS
- Adequate room for all service vehicles
- Separate and secure areas for each service and its associated equipment
- Shower, Laundry, and rest room facilities for each municipal service
- Privacy and security for city offices
- More wheelchair accessible municipal services, particularly the city administration office
- A new emergency shelter and generator

- CONCERNS
- Cost is almost unanimously a high priority, and will be heavily weighted in any potential re-use plan
- Impact of re-use on response times for EMS and Fire
- Large majority of individuals do not want a community space incorporated into the plan
- Proximity of any new municipal expansion to the railroad tracks
- Any planned municipal expansion should keep in mind demographic realities in the service areas
- Plan should consider implications of different funding mechanisms between fire and EMS services in Cedar County.