



BROWNFIELDS REVITALIZATION PLAN

CITY OF COUNCIL BLUFFS, IA

DECEMBER 2022



AUTHOR:

**ASTIG
PLANNING**

www.astigplanning.com

IN PARTNERSHIP WITH:



www.impact7g.com

PREPARED FOR:



www.councilbluffs-ia.gov

ACKNOWLEDGEMENTS

We would like to extend our sincere gratitude towards our partners whose support was immense throughout the planning process:

- City of Council Bluffs
- Impact7G, Inc.
- Centro Latino of Iowa

Special thanks to the residents in and around the **Sunset and Peterson park neighborhoods, Bayliss Park neighborhood, and Kaneshville-Tinley neighborhood** whose enthusiasm and insights were valuable for the project. We are also very grateful for the staff at the **Longfellow Elementary School** for granting us access to their facility, which was a crucial part to our outreach and engagement process.

THANK YOU !

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EXECUTIVE SUMMARY

In 2019, the City of Council Bluffs received a Brownfields Assessment Grant. A Brownfields Assessment Grant is applied for when a community has not yet identified a specific Brownfields property. Funds spent under the grant are typically utilized on reuse planning for multiple Brownfields sites within the City's qualified opportunity zones¹. EPA (Environmental Protection Agency) identifies qualified opportunity zones as census tracts of low-income and distressed communities designated by state governors and certified by the Department of Treasury. The City was awarded \$300,000 for site assessments in an initiative to identify known and potential environmental hazards on properties. The grant also allows the City to inventory, characterize, assess, and conduct cleanup and reuse planning activities on Brownfields sites².

Working with City staff and Impact7G, Astig Planning carried out a series of community input sessions throughout potentially impacted communities in Council Bluffs. This plan is organized into two Planning Areas and describes the outreach, education, and engagement activities that occurred over a twelve month period. The first Planning Area was focused on the former Reliance Battery Factory and the residential and commercial areas located in the South Corridor and adjacent to the South Expressway. This area also included the Hoff Family Arts and Culture Center and the Harvester Artist Lofts area. The second Planning Area focused on the former Federal District Court building located in the Bayliss Park neighborhood, bounded by 1st Avenue, South 6th and 7th Streets, and West Broadway.

This plan is meant to showcase the ideas and possibilities expressed by the residents and shop owners of these respective Planning Areas, while providing information on some of the limitations the City may face regarding environmental remediation processes and available funding.

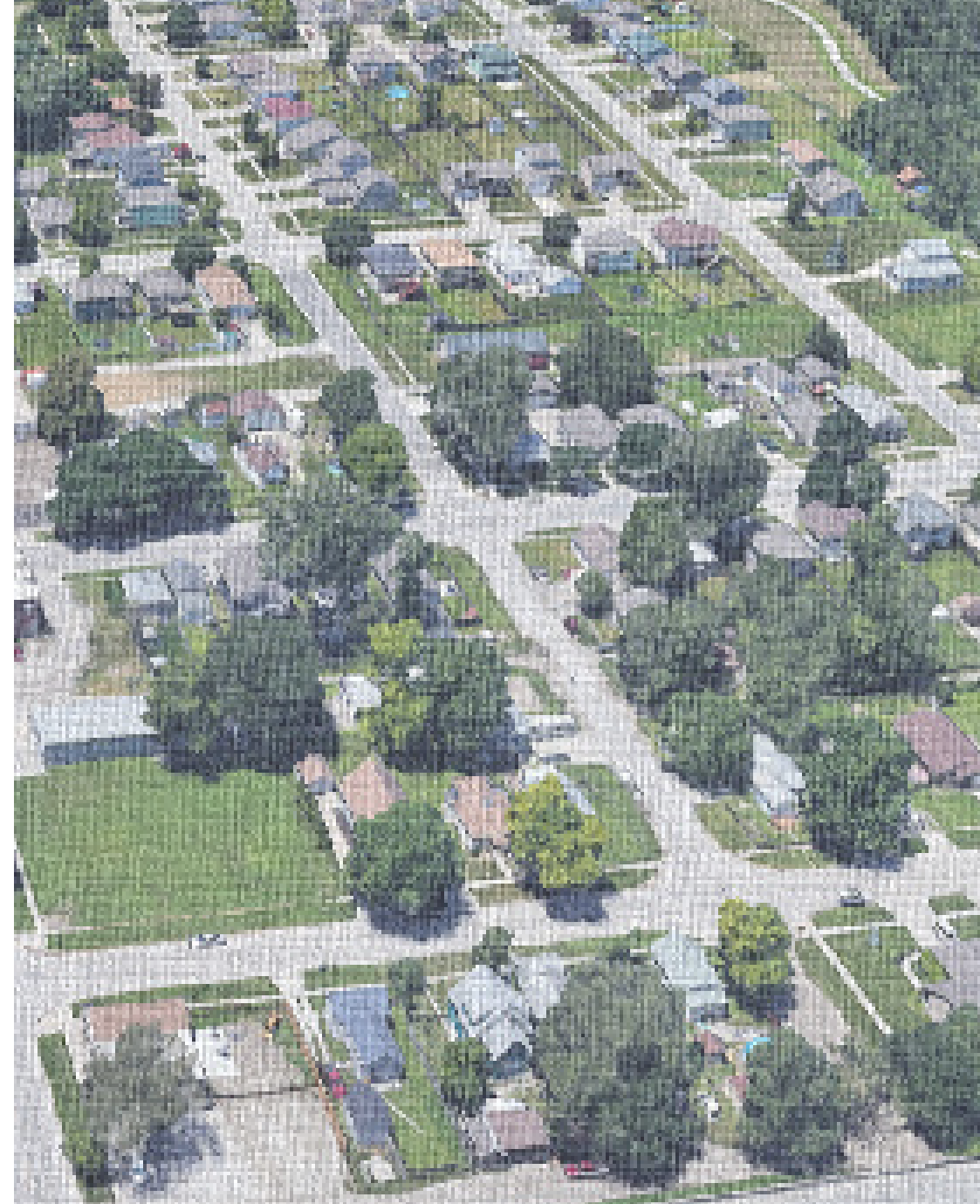
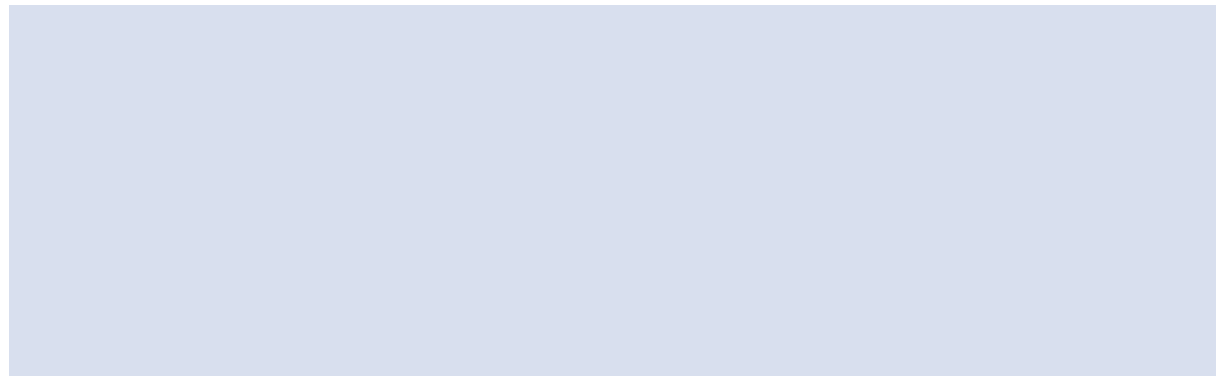


Image 1: Aerial Image of Planning Area I
Source: Google Earth



1 INTRODUCTION



EPA's BROWNFIELDS PROGRAM

Since 1995, the EPA has awarded various types of grants towards the reuse and revitalization of Brownfields across the United States through their Brownfields and Land Revitalization Program. As recently as the beginning of the 2021 fiscal year, the EPA awarded 151 communities with a range of grant types, which provides hope for the future of the environment and public health of these communities³. According to the EPA, “a Brownfields is a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. It is estimated that there are more than 450,000 Brownfields in the U.S. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and

takes development pressures off greenspaces and working lands.”⁴. Brownfields have often presented a challenge to communities, especially communities with multiple Brownfields sites, as they tend to limit the economic and social well-being of an area.

As EPA provides tools and guidance to approach the issues within Brownfields sites, any states, tribes, communities, and other stakeholders can receive resources by submitting application for the grants and/or technical assistance. Then the site investigation and cleanup process can be carried out by assessment, identification of cleanup option, and their implementation, as shown in Image 3. The site assessment and cleanup can be taken over by private entity, public entity, or a partnership between the two depending on the location and desirability of the site. Simultaneously with the site assessment, non-profit entities generally develop a redevelopment plan via public outreach to assess the options and level of remediation along with the expense required. This provides opportunity for the residents/community members themselves to participate in the redevelopment.

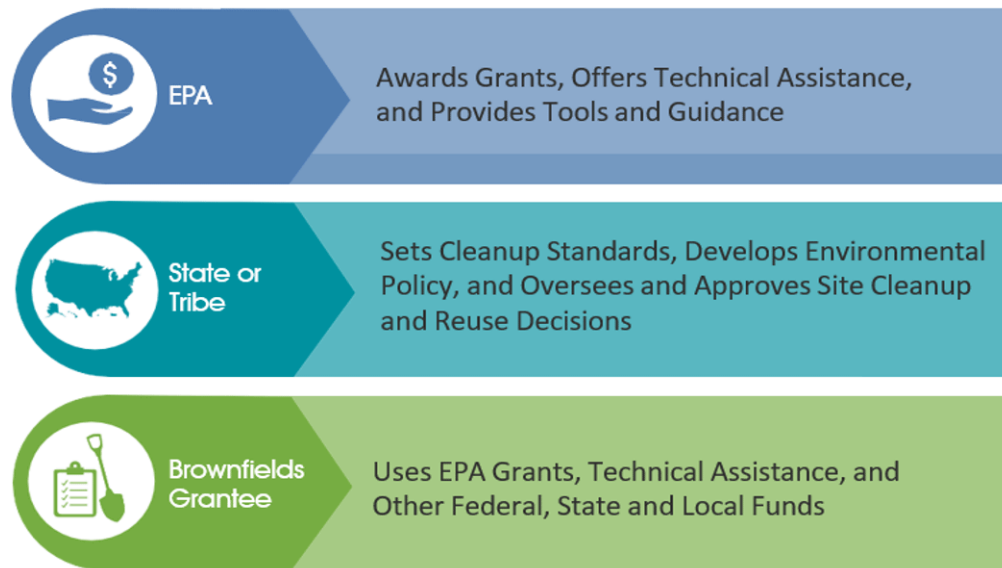


Image 2: Roles and Responsibilities for Brownfields Activities
Source: USEPA, Overview of EPA's Brownfields Program



Image 3: General Phases of the Site Investigation and Cleanup Process
Source: USEPA, Brownfields Roadmap to Understanding Options for Site Investigation and Cleanup

THE PROJECT

“ THE GOAL OF THIS PROJECT IS TO CARRY OUT COMPREHENSIVE COMMUNITY-WIDE PUBLIC ENGAGEMENT ACTIVITIES FOR THE ENVIRONMENTAL ASSESSMENT AND REVITALIZATION OF IDENTIFIED BROWNFIELDS IN THE COUNCIL BLUFFS COMMUNITY”

The known and suspected environmental contaminants in the identified Planning Areas are potential causes for the lack of interest in development. Additionally, they contribute to negative quality of life on surrounding residents and children⁶. For example, the detection of lead as a contaminant on the former Reliance Battery Factory property situated within a tight-knit neighborhood is one focus of the City of Council Bluffs’ Brownfields initiative. Lead has major potential public health implications on a community, especially for the neurological development of exposed children⁷. In 2020, the University of Iowa’s Annual Cancer in Iowa Report identified Pottawattamie county as one of the top five counties in Iowa for the estimated number of deaths attributed to cancer. This has also been a major concern for the county due to many of the potential contaminants associated with Brownfieldss being carcinogens⁸.

The level of remediation differs based on the types of structures that will redevelop properties like the former Reliance Battery Factory. For example, building dwelling units in this site will require a higher level of cleanup than a park. Please see the contaminant and associated remediation costs provided by Impact7G in the appendix of this document.

KEY PARTNERS

Stakeholders of the Council Bluffs Brownfields Revitalization Plan include the local government, local businesses, residents, non-profits, and other organizations of Council Bluffs. Key partners represented in this plan include:

- **City of Council Bluffs:** Dessie Redmond (Housing & Economic Development Planner) and Courtney Harter (Community Development Director)
- **Impact7G:** Mike Fisher (Brownfields Lead), Jon Reis (Community Development Senior Project Manager)
- **Centro Latino:** Ramon Calzada (Executive Director) and Sophia Sandoval (Family Support & Adult Education Coordinator)

KEY PLANNING RESOURCES

- Bluffs Tomorrow: 2030 Comprehensive Plan - Chapter 11 Subarea Plans
- City of Council Bluffs
- United States Department of Agriculture, Economic Research Service, Food Access Research Atlas
- American Community Survey, 2016-2020 5-year estimates
- Center for Disease Control and Prevention
- University of Iowa College of Public Health
- The 712 Initiative
- United States Census Bureau

KEY PLANNING AREAS

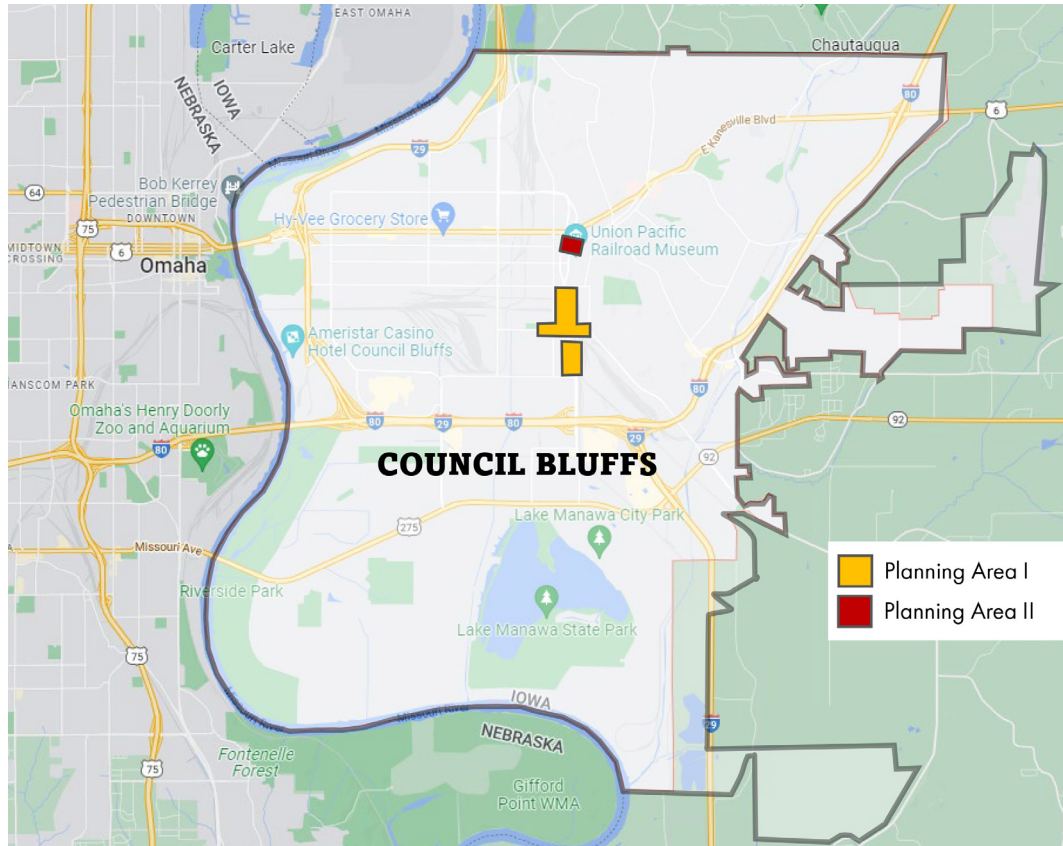


Image 4: Key Planning Areas for Council Bluffs Brownfields Revitalization Plan
 Source: Google Map, OpenStreetMap and Community Map contributors
 Recreated by: Authors

The City of Council Bluffs is located in Pottawattamie County in southwest Iowa with a population of 62,799⁹. This plan describes two Planning Areas within the City, the locations of which can be seen in the image to the left. Below is a brief comparison between the two Planning Areas:

Planning Area I runs along the South Expressway St, and consists of part of the 16 Ave, the former Reliance Battery Factory, and Harvester Building Area as major areas. Planning Area II consists of the former Federal District Courthouse. Planning Area I touches two neighborhoods with a population of 3,234 which is a larger area and higher population in comparison, whereas, Planning Area II is within a smaller neighborhood of 653 residents. The average household income and vacant unit ratios in the two Planning Areas areas also vary significantly (Table 1). The lower median household income and greater vacant unit ratio indicate that there is a greater need for low-income or affordable housing in Planning Area II. Both Planning Areas — I and II — are suitable for residential developments, however, Planning Area I is zoned as Low-density residential while Planning Area II falls under Downtown Business Zoning District. Hence, there is greater possibility for a mix of commercial and residential spaces in Planning Area II.

	# OF CENSUS TRACTS	POPULATION	AREA (SQ. MI.)	HOUSING UNITS	VACANT UNITS	MEDIAN AGE	MEDIAN HOUSEHOLD INCOME	FOOD DESERT IN TRACT
PA I	4	3,234	3.83	1,584	151	44	\$52,611	IN 3
PA II	1	653	0.18	484	121	29	\$23,583	NONE

Table 1: Demographic data of Census Block Groups for Planning Areas
 Source: American Community Survey 2016-2020, 5-year estimates; United States Department of Agriculture Economic Research Center, 2021



2 PLANNING AREA I

- A. PLANNING AREA I PROFILE
- B. METHODOLOGY
- C. COMMUNITY ENGAGEMENT
- D. RECOMMENDATIONS

Planning Area I encompasses between 30 to 40 blocks. It runs north to south straddling the South Expressway from 9th Avenue to 23rd Avenue and east to west by 16th Avenue from 11th Street to 3rd Street.

Former Reliance Battery Factory

The former Reliance Battery Factory is located on the corner of 8th Street and 22nd Avenue just outside of Planning Area I. This was an abandoned and dilapidated property situated in the middle of a single-family home neighborhood. Being surrounded by residential areas, parks, and Longfellow Elementary School, this property poses as a high health risk to the local community due to the level of contaminants present. In the Spring of 2022, the structure was demolished. The city plans to remediate the soil with a Brownfields Cleanup Grant.

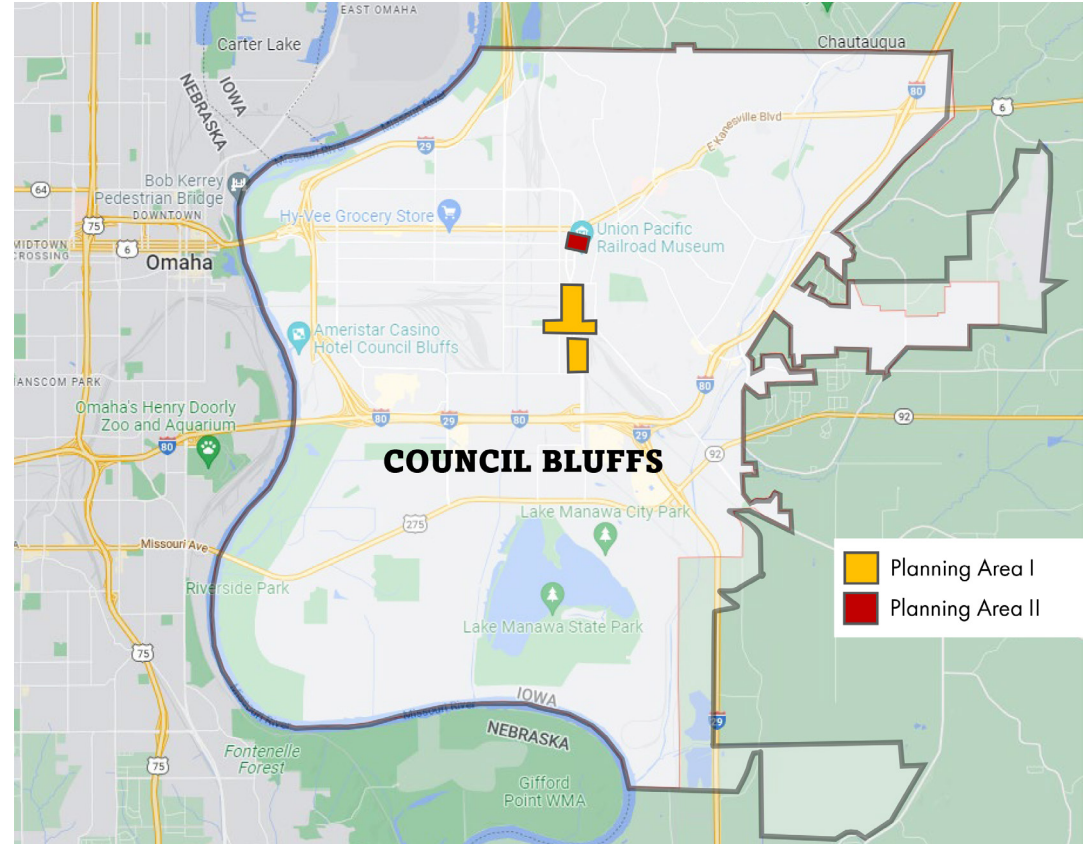


Image 5: Key Planning Area in Planning Area I
 Source: Google Map, OpenStreetMap and Community Map contributors, ArcGIS Online
 Recreated by: Authors



PLANNING AREA I PROFILE

The Planning Area I is primarily located in the Sunset Park and Peterson Park neighborhoods¹⁰ containing a population of 3,234¹¹. As shown in Image 6, four census block groups (census tract 308 block groups 1& 2, census tract 310 block group 3, and census tract 313 block group 2) partly coincide with the Planning Area I and total up to 3.83 sq.mi. The housing vacancy rate in the area is 9.75 percent, which is higher than the Omaha-Council Bluffs, NE-IA Metropolitan Area of 7.5 percent. The median household income in Planning Area I ranges from \$29,000 to \$63,000. The majority of this area is designated as low-density residential.

NAME	POPULATION	AREA (SQ. MI.)	HOUSING UNITS	VACANT UNITS	MEDIAN AGE	MEDIAN HOUSEHOLD INCOME	FOOD DESERT BY TRACT
TRACT 308 BG 1	953	0.38	347	0	34.3	\$57,534	YES
TRACT 308 BG 2	880	0.24	330	0	48.3	\$63,000	YES
TRACT 310 BG 3	627	0.21	284	59	36.6	\$60,536	NO
TRACT 313 BG 2	774	3.00	587	92	59.1	\$29,375	YES

Table 2: Demographic data of Census Block Groups under study for Planning Area I
 Source: American Community Survey 2016-2020, 5-year estimates; USDA Economic Research Center, 2021

The area contains 29 Brownfields sites as identified by United States EPA¹² as shown in Image 7. Most of the identified Brownfields are present in the northern part of Planning Area I, along the S 6th St and S 7th St. Among them, 11 are present in and around the Harvester Building area which falls in the purview of this revitalization plan.

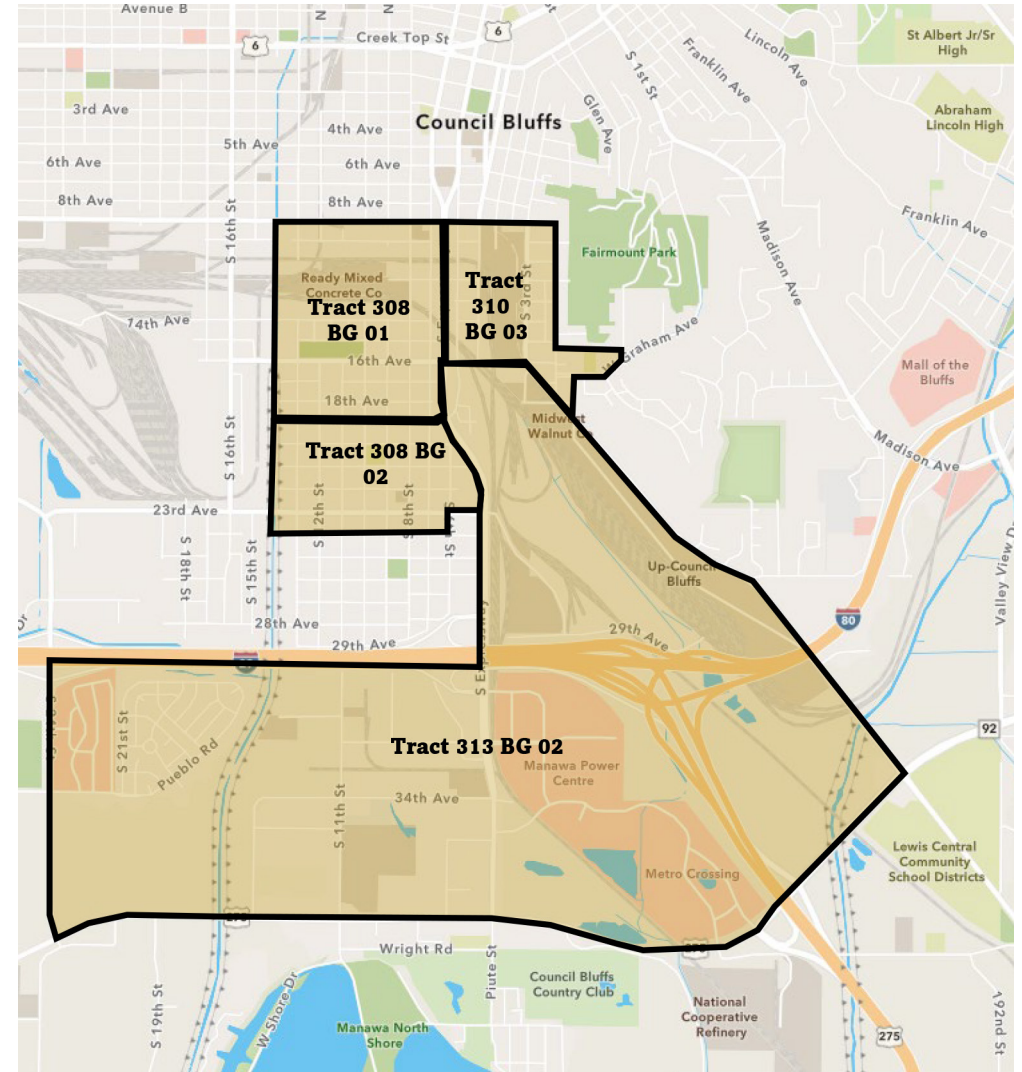


Image 6: Map of Council Bluffs showing census block groups for Planning Area I
 Source: Community Map contributors, ArcGIS Online
 Recreated by: Authors

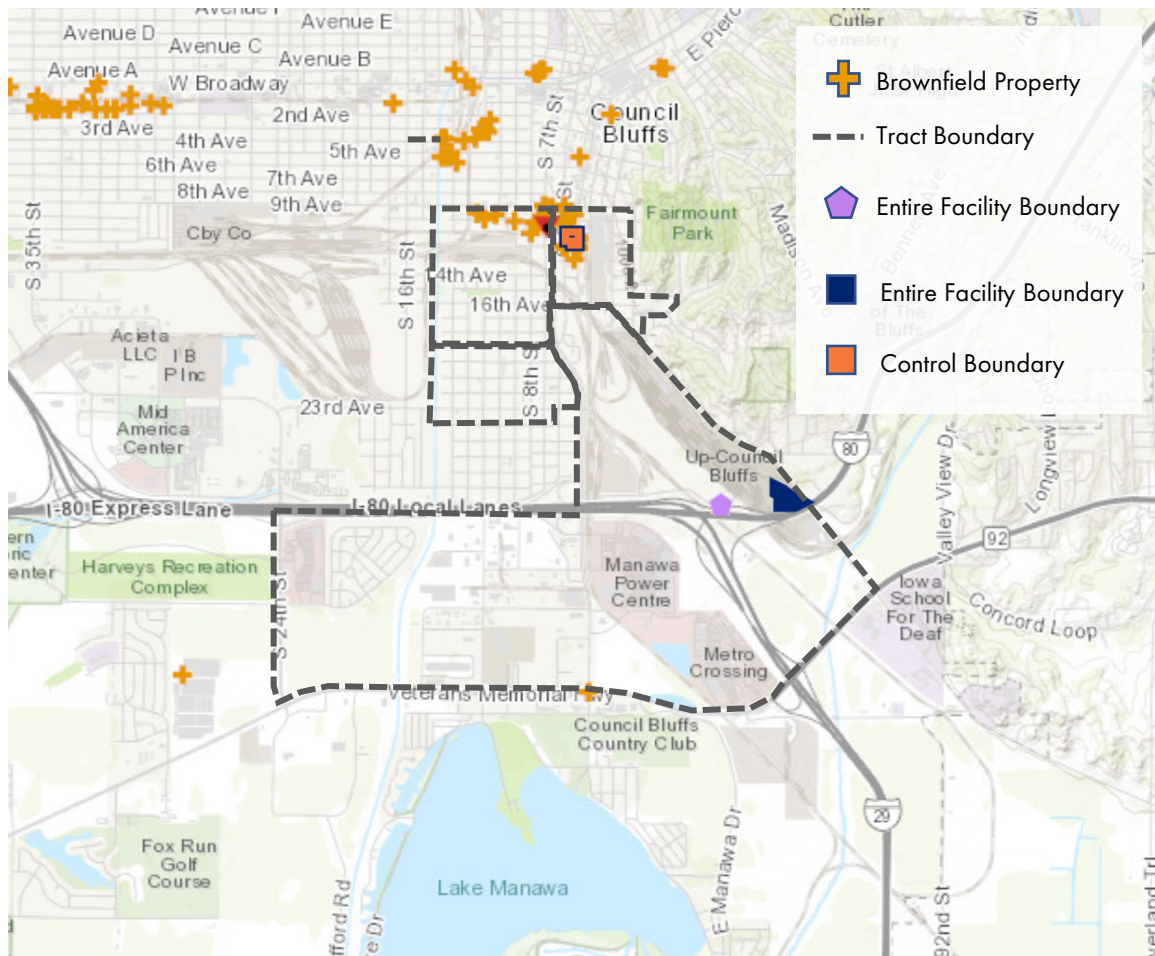


Image 7: Map showing Brownfields Sites in Planning Area I
 Source: USEPA, Cleanups in my Community
 Recreated by: Authors

Identified Brownfields Site

Founded in the 1920s, the former Reliance Battery Factory once operated as a lead-acid battery manufacturing facility¹³. The south end of Council Bluffs eventually developed around the factory, which back then was a major source of employment for this working-class neighborhood¹⁴. The factory's location being approximately two blocks away from the nearest school allowed access for children to cut through the property's alleyways on their commutes to school¹⁵.

The former Reliance Battery Factory has long been on the radar of the EPA due to the chemicals used in the manufacturing activities. In the 1990s, the EPA filed an order subjecting the then owners of the property to conduct surveys of the water quality of nearby wells, groundwater, and soil removal activities based on the levels of lead contamination in the water and on the residential properties within a one-mile radius of the former Reliance Battery Factory¹⁶.

In May 2020, City staff began working with the owner to acquire the property. After extensive testing, it was determined that the contamination remained at the property with lead concentrations as high as 30 times the regulatory standard level for lead in the soil. Staff determined the best solution for the safety of residents would be to acquire the property, demolish the existing structures, and work to clean up the lead contamination in the soil. In October 2020, the City closed on the property and removed hazardous materials inside the building, which was conducted by a specialized hazardous waste disposal company. Removal of the hazardous materials, including asbestos, was completed in the Fall of 2021 with demolition of the structure completed in the Fall of 2022.



Image 8: Former Reliance Battery Factory in front of a residential building, Council Bluffs
Source: Google Street View contributors, Retrieved on October 2021

METHODOLOGY

Starting in March 2021, Astig Planning, Impact7G, and the City of Council Bluffs started identifying the purpose and scope of the Revitalization Plan. As the City identified the first two Planning Areas, the planning team began working on developing feasible strategies to assess the residents’ and businesses’ perception of the environmental health and revitalization of the Planning Area I. The planning process included community engagement activities, and the input received was used to draw recommendations for possible future redevelopment activities. A stakeholder meeting kicked off the community engagement and education of the Brownfields Program. Additionally, an open house was conducted at Peterson Park in July, followed by a workshop held at Longfellow Elementary School to identify potential projects. The workshop was publicized via the City of Council Bluff’s facebook [event](#) page, and their [Minute With The Mayor](#) (#MWTM) video series. The planning team also asked the workshop participants to fill out community survey forms, which assisted in the process. Finally, a business survey was sent out to the existing businesses in the Planning Area I, and responses were gathered throughout August of 2021.

The details of the community engagement activities in Planning Area I are shown in the next chapter, and a simplified timeline of this plan’s methodology is illustrated below.

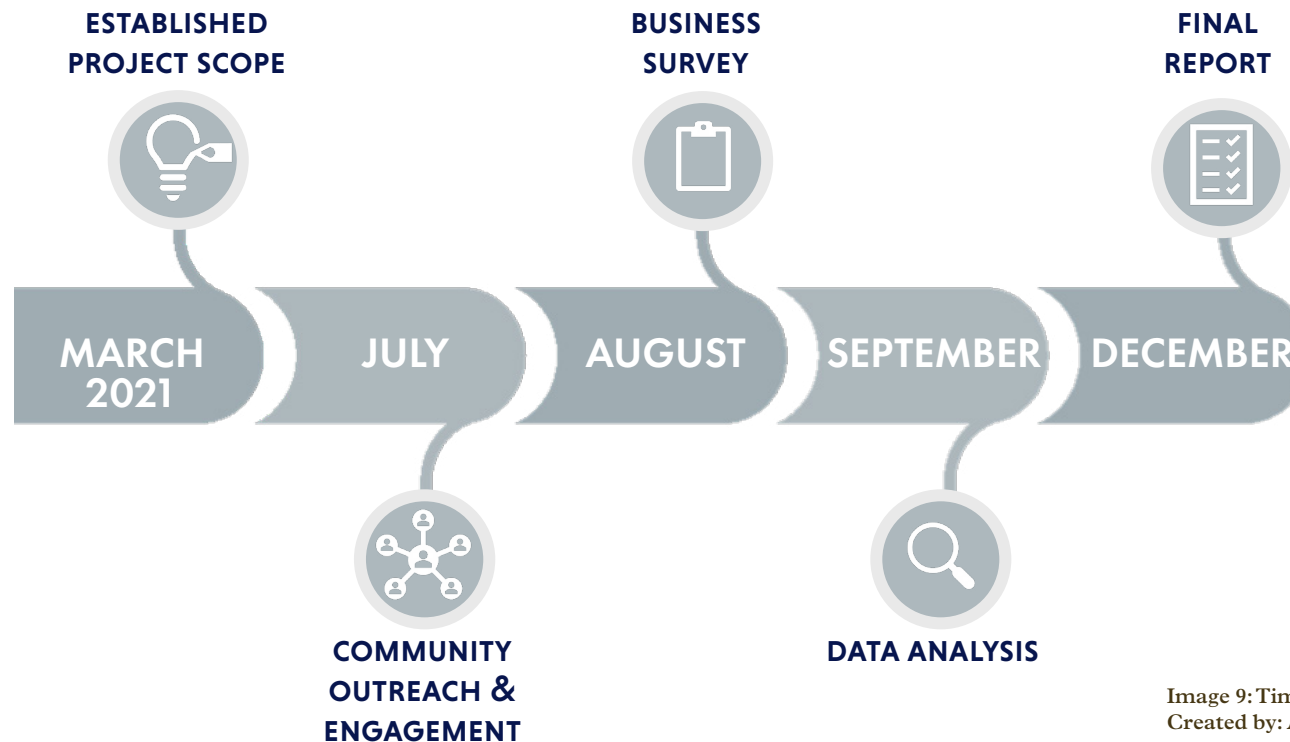


Image 9: Timeline of the Project (Planning Area I)
Created by: Authors

COMMUNITY ENGAGEMENT

A. STAKEHOLDER MEETING

On June 16, 2021 the City held a stakeholder's meeting at the Council Bluffs Public Library. The purpose of the meeting was to share with stakeholders important information in regards to the Brownfields Assessment Grant and how it will help benefit the Council Bluffs community. Attendees from the meeting included members of the following organizations: IowaWest Foundation, Advance Southwest Iowa, The 712 Initiative, Habitat for Humanity, NeighborWorks Home Solutions, and the City of Council Bluffs Public Works Department. After stakeholders attended the meeting, Astig asked them to help spread the word to other community members about the potential opportunities the grant may have for property owners.

B. PETERSEN PARK OPEN HOUSE

On July 14th 2021, local residents were invited to attend the first community meeting regarding the Brownfields revitalization through an Open House at Petersen Park. Council Bluffs employees and Impact7G personnel attended the meeting to help introduce the project, provide insight on the impact of Brownfields in their community, and gather opinions from the community members in attendance. This event took place outdoors at the Petersen Park shelter in order to adhere to the CDC's COVID-19 safety recommendations present at the time.

Several community members expressed enthusiasm for the City taking down the former Reliance Battery Factory building in their neighborhood. A few residents spoke to the high number of children and families that live in the area and concern over their health and safety as the building is being deconstructed. City staff and members of Impact7G acknowledged residents' concerns and outlined steps that will be taken to mitigate as much potential contamination during the

deconstruction of the building. As people filled out surveys and looked over the maps of the redevelopment areas, many indicated that they would like more housing. Other ideas included building a community center, a job training center, and an open green space. While discussing open spaces, a unique play area was also mentioned, and examples such as a splash pad or a natural playground area were discussed. Some residents showed their disinterest in having a plasma center or a homeless shelter as redevelopment, noting that the high vehicular and pedestrian traffic those centers could create would not necessarily be welcomed in the neighborhood.

During the open house, business corridor on 16th Avenue near the South Expressway was another potential redevelopment area considered. Residents indicated that they would be like to see reinvestment and repurposing of the older buildings in the area. Examples of projects such as in Dubuque, Iowa, where historic buildings have been turned into artist lofts with commercial, retail, and open spaces on the first floor were discussed. Attendees described ideas of mixing residential spaces with entrepreneurial business opportunities, such as co-working offices and maker spaces for rent, which could help with rising housing costs in the area.



Image 10: Council Bluffs residents in the area participating at the Open House conducted by the City, Astig Planning and Impact7G
Source: Authors

C. PRESS RELEASE AND NEIGHBORHOOD OUTREACH

Following the Petersen Park Open House, the Astig Planning team passed out flyers to each of the surrounding residential properties and churches within a two-block radius of the former Reliance Battery Factory. The flyers notified residents of the forthcoming workshop event, invited them to take the community survey online via a Google Forms link, and provided basic information on Council Bluffs' Brownfields program. A press release was also sent out that day to the surrounding residents notifying them of the upcoming events and to point them towards more information on Brownfields and the City of Council Bluffs Brownfields program. The images of the flyers and press release can be found in the [appendix](#) of this plan.

D. LONGFELLOW ELEMENTARY WORKSHOP

The second public engagement event took place on July 29th, 2021 from 5:30pm to 7:30pm at Longfellow Elementary School, located a block north of the former Reliance Battery Factory. Similar to the Open House, several city staff and Impact7G staff were present in order to help facilitate conversations and answer any questions regarding Brownfields and its impact on the local community.

Many residents attending the Longfellow Elementary event were excited for the removal of the former Reliance Battery Factory, but continued to voice their concerns regarding their health and safety during the factory removal process. Specifically, residents living adjacent to the factory questioned how contaminants would be contained during the demolition and if their fence would need to be removed. Another couple asked if the property would be fenced off from the children that play in the area during demolition. City and Impact7G staff acknowledged these concerns and went over steps to mitigate hazardous material contamination during the demolition phase of the project with the surrounding residents and through air transmission.

Following a brief overview of the project and discussion of concerns, residents were asked to fill out surveys and provide feedback on the redevelopment Planning Area idea boards. There was wide support for redeveloping the former Reliance Battery Factory with new single-family housing, which would maintain the neighborhood's character. Other ideas included a splash pad park, a soccer or baseball field, an ice skating and roller skating rink, multicultural center, community garden space, affordable housing, and shelters. One resident voiced concerns about redeveloping the lot with anything other than housing. They thought a different use may change the neighborhood due to previous instances of children running through the alleyways and damaging nearby residents' properties.

The business corridor on 16th Avenue near the South Expressway was another potential redevelopment area in which residents indicated they would be interested in projects that dealt with the reinvestment and repurposing of older buildings in order to preserve some of the history of the corridor. Other ideas for the business corridor included restaurants that are accessible to the nearby ConAgra factory, a storm shelter, a small business park, drive-in movie theater, wetland or water feature area for recreation, and affordable housing.

Attendees were then asked to participate in a voting activity in which red and green dots were used to represent interest and disapproval, respectively, for potential project ideas. The community center, mixed use development, and splash pad ideas all received overwhelming approvals. The natural playscape was the only category to receive a mixed result - (6 "yes" for community center, 7 "yes" for mixed use development, 7 "yes" for splash pad park, and 4 "yes"/2 "no" for natural playscape).



Image 11: Idea Board, and a participant filling in the idea board during workshop held at the Longfellow Elementary School

Source: Authors

E. BUSINESS SURVEY

The Business Survey was designed to gain input from the local business owners within the South Expressway Corridor area regarding their opinions of the future Brownfields redevelopment opportunities. The respondents also provided ideas for potential projects that would improve their businesses and the local economy. Businesses that were eligible to participate in this survey were identified by cross-referencing internet-based maps and the Planning Area I boundaries. Once businesses were located, contact information was found online and initial calls and emails were sent to business owners or store managers at each location starting in early August of 2021. Following a low response rate to the first round

of emails, calls were made a second time in mid-August. Several surveys were then conducted over the phone while others were directed to the email link they had previously received. In total, 13 out of the 36 businesses and churches responded. The questionnaire that was used for the survey can be found [here](#), as well as the input received can be found [here](#), both placed in the appendix of this document.

While few participants indicated that they had no previous experiences with the former Reliance Battery Factory area, many of the other participants were aware of it and its proximity to their business. There were two responses that voiced concerns about the remediation process. According to these respondents, there had been previous projects in the Omaha area in which environmental hazards were not fully removed from the properties prior to new development. Aligning with these comments, a news article in KETV Omaha reported about cleaning up a lead plan in Omaha by EPA as, “The EPA is moving forward with deleting properties in the Superfund site it has deemed clean, and even in 2019, the skeptics remain.”¹⁷ Examples given by the survey respondents included a claim from one resident regarding a YMCA project in which their pool could not be excavated as deeply as desired due to the amount of contaminants in the soil. However, the claim remains unverified.

Business owners in Planning Area I were asked to identify other potential Brownfields sites along with ideas for new projects. One location included a vacant lot located across the street from the Oard-Ross Drug Inc. Pharmacy located at the Southwest corner of S 7th St and 16th Ave. Similarly, the empty lots near the Harvester Artist Lofts at S Main St and 10th Ave were also identified as the additional potential sites. One response expressed interest in a local grocery store, which would have walkability access to the surrounding residents. The property

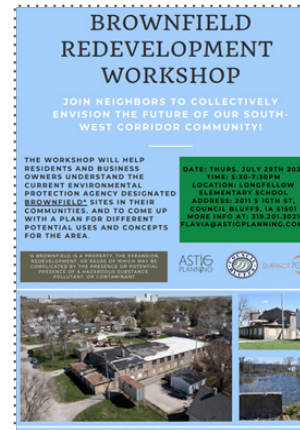
manager for the Harvester Lofts stated that residents within the building have expressed a need for closer bike trail access so cyclists do not have to bike through streets and industrial zones. There was also a need identified for green spaces for residents to bring pets and recreate.

Area business owners also voiced interest in a need for a general clean up and the removal of condemned buildings. One salon owner said that their clients constantly complain about not having anywhere to park when they come in for appointments at the Harvester building. Additionally, a major improvement that multiple respondents discussed was the need for better sewer and storm drain infrastructure.

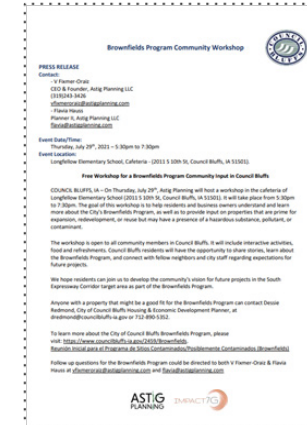
Overall, there were mixed opinions on what projects would bolster the local economy and neighborhood of Planning Area I. However, some responses were repeated several times. These included a need for more green spaces, and some answers indicated that parks would be well-received by local residents and would attract people to the area, benefitting the local businesses. One response stated that an interesting art-focused park or sculpture garden would be enjoyed by the art center guests and continue to advance the area into an arts and culture district. Mixed-use buildings were another key project of interest. A majority of the responses indicated support in projects that would provide affordable rental spaces for both businesses and residents. Additionally, parking lots would allow for better accessibility to the businesses already located in the area. There is the desire to make the expressway corridor more pedestrian friendly. Several respondents voiced interest in introducing a local grocery store to the area that would be within walking distance to the surrounding residential buildings and homes. Currently, the nearest grocery store is approximately 2.5 miles away.

Community Engagement Materials

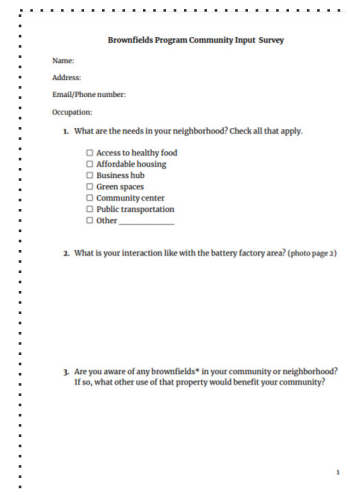
Please click on the images below to get to the respective pages in the appendix.



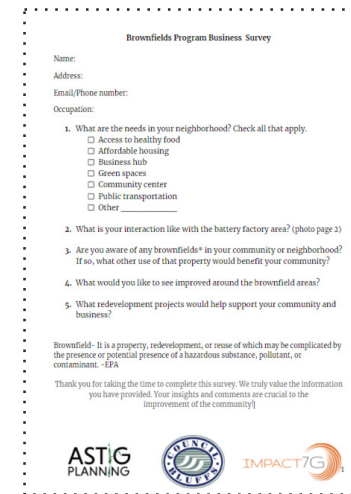
Flyer



Press Release



Community Input Survey



Business Survey

Image 12: Community Engagement Materials used for the planning process
Source: Authors

RECOMMENDATIONS

In an effort to focus on the voices of the community members, Astig Planning utilized various community engagement and outreach techniques to provide recommendations that support the opinions and future visions the residents have for their community. Following several public meetings and an area-wide business survey, the information from the community has been analyzed and compiled into final recommendations for the City to consider. The recommendations are not written in any particular order; the ultimate redevelopment opportunity is contingent on available city funding post cleanup.

A. FORMER RELIANCE BATTERY FACTORY

The neighborhood surrounding the former Reliance Battery Factory is one of the main areas of focus of this plan, and as such, much of the input and feedback throughout the outreach and engagement process was centered on potential redevelopment ideas. Given the sensitivity of the site, a large effort was placed on educating the stakeholders on the remediation process as well as explaining the level of redevelopment and how it is contingent on the City's ability to remediate the contaminants on-site. The site is currently zoned R-2 i.e. Two-Family Residential District, which is suitable for one or two family dwellings, park, and community recreational structures.



Image 13: Former Reliance Battery Factory across a residential building, Council Bluffs
Source: Google Street View contributors, Retrieved on October 2021



HOUSING RECOMMENDATION

The main desire from stakeholders was to redevelop the site with single or multi-family housing structures. This concept resurfaced at every event and showed up in the survey results as well. This type of redevelopment would fit with the character of the neighborhood, which is multi-generational and has parks and a middle school nearby. The site abuts low-density residences on all of its sides, and there was concern expressed from these neighbors that vandalism would continue unless there was additional housing redeveloped. A fair market rate housing, reducing the possibility of gentrification, would be suitable addition to the neighborhood. The roadways that intersect at S. 8th Street and 22nd Avenue are narrow neighborhood streets with on-street parking that further slow traffic, making this site less suitable for commercial applications. More specifically, residents were concerned about commercial operations that would potentially attract undesirable activities into the neighborhood.



Image 14: Conceptual multi family redevelopment in place of the former Reliance Battery Factory
Source: Google Street View contributors and Creative Commons, Retrieved on Oct 2021
Recreated by: Authors*Image only for visualization



MULTI-USE BUILDING RECOMMENDATION

A second option would be to introduce a multi-use building that blends with the character of the neighborhood. A multicultural community center or neighborhood community center could serve as an education, cultural celebration, and gathering place for residents. Currently, the only cultural center is Centro Latino of Iowa, which provides a variety of services, programs, and cultural education to the Latino community. Leadership from this organization highlighted the importance of these types of community centers and a need to create more opportunities for communities to engage in cultural education and celebration in Council Bluffs.



UNIQUE PARK RECOMMENDATION

One idea that surfaced during the input process was the installation of a unique park. Currently, the neighborhood is serviced by two playground areas. One is the play area at the Longfellow Elementary School, which is available after school hours and is two blocks from the former Reliance Battery Factory, has two play structures, including swings, slides, a large field, and climbing activities. The other is the Peterson Park, which is three blocks away from the former Reliance Battery Factory, but children would have to cross a more trafficked roadway at 23rd Avenue for access. It hosts a covered park shelter, bathrooms, a large soccer field, and a play structure with swings, slides and climbing activities. The

neighborhood is also adjacent to the Joseph Katelman Water Park, and residents indicated that they frequent this water park and would not want to introduce a competing water-based play area.

The unique attributes of the neighborhood would lend itself to a park redevelopment that is more aligned with a natural park play structure and more of a community gathering area that hosts community garden spaces. While there may be some concern about installing communal areas, such as community gardens to the site, it can also serve as an opportunity to educate residents about the remediation process and rebuild trust between residents and the City. A park shelter would also fit with the character of the neighborhood, as several residents noted the celebratory nature of the neighborhood, where they frequently enjoy festivals together.



Image 15: Example natural playscape area for the former Reliance Battery Factory lot

Source: Creative Commons, Retrieved on October 2021

*Image only for visualization

B. 16TH AVENUE

Another focus in this Planning Area was the commercial corridor on 16th Avenue between the South Expressway and S. 9th Street. This area includes Hard Luck Saloon, Oard-Ross Drug, the Action Auto Outlet used car dealership, and some other business. This commercial corridor is surrounded by neighborhood housing and serves as a main thoroughfare to Sunset Park and Joseph Katelman Water Park to the west. The commercial businesses on this block vary from pedestrian-friendly and welcoming, such as the Hard Luck Saloon and Oard-Ross Drug store, to the blight of vacant lots across the street from the drugstore, an electrical HVAC business without a storefront, a used car lot, and an auto shop on the corner. Many residents who provided input on this area saw great potential for redevelopment to make the corridor more attractive and accessible to the community and beyond.



Image 16: Existing view of the 16th Avenue

Source: Google Street View contributors and Creative Commons, Retrieved on October 2021



GROCERY STORE RECOMMENDATION

The closest grocery store to the area is either south of Interstate 80, where there is an Aldi, Walmart, and Dollar Tree, or north of the corridor on W. Kanessville Blvd, where there is a Family Dollar store and CVS, or Hy-Vee on W Broadway. Closer

to the neighborhood are several gas stations with grocery store-components, such as Fas Mart on 9th Avenue and Casey's General Store on 23rd Avenue. These options are not ideal for shopping close to your home and having fresh food available at walking distance.

According to the USDA's Food Access Research Atlas, this area does not qualify as a Food Desert because of the high number of households with access to vehicles, however, it is cited as a low-income census tract that has low access to grocery stores¹⁸. There are adjacent properties that the City could also seek to acquire that would add lots to create a more attractive business opportunity for a larger grocery chain.

The USDA defines a food desert as a low-income census tract with low access to large grocery stores and supermarkets. For a tract to be considered low-income, it must possess at least one of the following three qualities:

- a tract poverty rate of 20 percent or greater; or
- a tract median family income less than or equal to 80 percent of the state's median family income; or
- the tract is part of a metropolitan area with a median family income of less than or equal to 80 percent of the metro's median family income.¹⁹

For an urban tract to be considered low access, it must be considered low-income as defined above, and a significant number (at least 500 people) or share (at least 33 percent) of the population must reside more than one-half mile from the nearest supermarket. Food deserts can also be categorized as greater than one mile from the nearest supermarket rather than one-half mile. Vehicle access also plays a role in food accessibility; if a large number or share of households do not have access to vehicles, it can make accessing a grocery store difficult.²⁰



ADDITIONAL COMMERCIAL BUILDINGS RECOMMENDATION

The commercial corridor would benefit from more commercial and office spaces that would create more of an anchored retail-cum-office space feel. The current auto repair business, used car commercial lots, and the trade-oriented storage buildings dissipate the sense of mixed-use commercial and walkability in this area. The City could initiate partnership programs where adjacent lots to the vacant lot on the corner could be developed into commercial uses that are more in character with the neighborhood and align with the existing retail and office space. This development concept would include parking, green space, and multi-story development opportunities such as, commercial on the first floor and rentals on second and third-floor apartments. Residents also noted that they want to keep the aesthetics of the older buildings, and cited examples in town (e.g.



Image 17: Conceptual view of 16th Avenue
Source: Google Street View contributors and Creative Commons, Retrieved on October 2021
Recreated by: Authors
*Image only for visualization

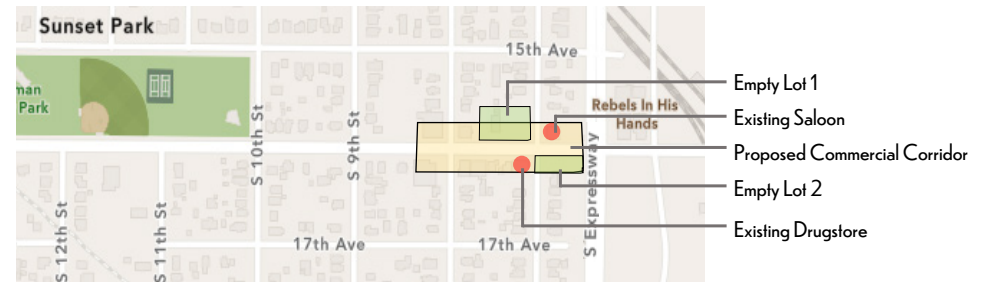


Image 18: Map of Council Bluffs showing 16th Avenue and proposed commercial corridor area
Source: Community Map contributors, ArcGIS Online
Recreated by: Authors

Harvester Building) and in other cities (Dubuque Warehouse District), where older buildings were revitalized and turned into attractive apartments with retail/commercial spaces on the first floor.

C. HARVESTER BUILDING AREA

The Harvester Artist Lofts are the center of the northwest corner of Planning Area I which includes the Hoff Family Arts and Culture Center adjacent lots. This area is caught between the ConAgra Manufacturing site and the South Expressway, and can give a sensation of being isolated from other surroundings. There is a large open lot south of the building and some commercial/industrial buildings, among which a few have signs, like the Council Bluffs Habitat for Humanity shop, but many do not. Additionally, the sidewalk infrastructure is also broken from block to block. There are no grocery stores and little green space. The presence of the Arts and Culture Center and the Harvester Artist Lofts has great potential for creating and establishing a more pedestrian-friendly arts and culture district.



**CREATIVE INFILL
RECOMMENDATION**

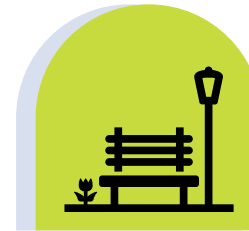
The empty lot just south of the building area would be an ideal location for creating an art/sculpture park as a centerpiece of the area. This area would tie in to the current green space and community gardens located just north between the buildings. Additionally, carving out an outdoor performance space would add a unique character to the garden and could attract visitors from outside the area. Connecting this sculpture garden area with trails and sidewalks would make it fit more seamlessly into the neighborhood and make pedestrians feel safe, particularly with unique/artistic lighting features and wayfinding signage. This sculpture garden area could be an added performance space that is an outdoor extension of the programming occurring inside the Hoff Family Arts and Culture Center. The abandoned railroad running north-south along the South Expressway could be repurposed into a bike and walking trail, connecting to the larger trail network.



Image 19: Example sculpture garden for the Harvester Building lot

Source: Creative Commons, Retrieved on October 2021

*Image only for visualization



**POCKET PARKS AND
COMMERCIAL INFILL
RECOMMENDATION**

The surrounding commercial buildings need to be assessed for structural integrity and safety. Several buildings appear abandoned and are in disrepair. If revitalized, these buildings could offer new opportunities for retail and commercial traffic at the pedestrian level as a draw for those that are visiting businesses and residing within the Harvester Building Lofts. If the buildings are determined unfit and are in need of demolition, there should be consideration for additional pocket parks and green space that could be connected to the larger sculpture garden. It is highly encouraged to explore the art and culture of the area to create meaningful pocket parks or respectful memorials - there is much to be celebrated and reflected in the area!



**LOWERING OF THE SOUTH EXPRESSWAY
RECOMMENDATION**

As noted in the Bluffs Tomorrow: 2030 Comprehensive Plan, the South Expressway is slated to be lowered to the ground level to assist in creating a more connected commercial and residential area. When assessed visually, the expressway pillars were found to be deteriorating and there were Department of Transportation (DOT) spray paint marks that surrounded exposed concrete and cracks along the length of the pillars as a sign of hazard. In addition to safety concerns, the connection to the downtown area would be a welcome opportunity for the businesses and residents that reside in this area. One consideration as the

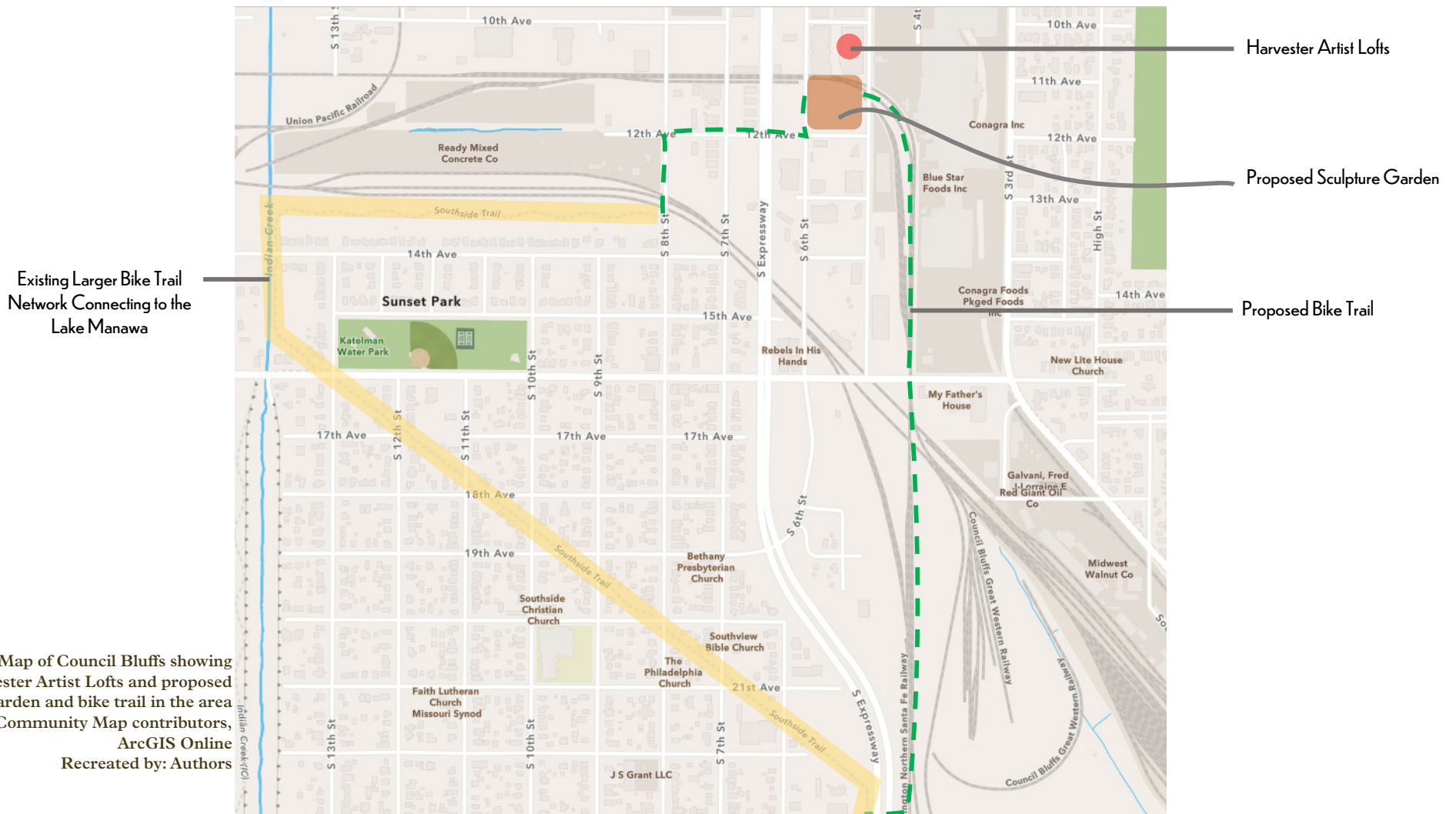


Image 20: Map of Council Bluffs showing Harvester Artist Lofts and proposed sculpture garden and bike trail in the area
 Source: Community Map contributors, ArcGIS Online
 Recreated by: Authors

South Expressway is lowered and traffic is increased would be to add additional parking. Currently, there is only on-street parking along S. 6th Street and an empty lot directly to the west that could be converted to support additional commercial parking. When considering vehicular parking, a consideration for bicycle parking should also be included, especially as the trail network is extended and woven throughout the neighborhood and beyond.



3 PLANNING AREA II

- A. PLANNING AREA II PROFILE
- B. METHODOLOGY
- C. COMMUNITY ENGAGEMENT
- D. RECOMMENDATIONS

Planning Area II is situated north of Planning Area I and is a rectangular plot of land within W Broadway Street, S 6th Street, S 7th Street, and S 1st Avenue, which includes a former Federal District Court of Council Bluffs and an old YMCA building.

Former Federal District Court of Council Bluffs

The former Federal District Court of Council Bluffs is situated at the northeast corner of the Planning Area. Originally built in 1958, this building was decommissioned in recent years.

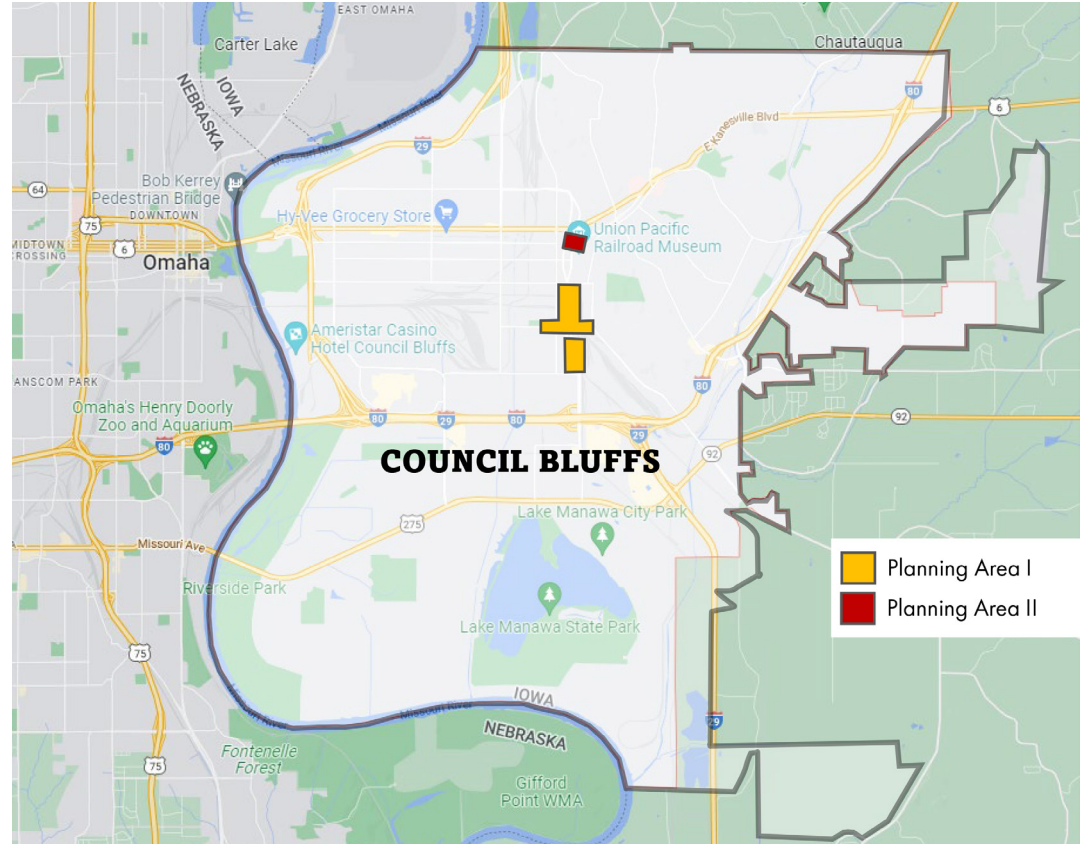


Image 21: Key Planning Area in Planning Area II
 Source: Google Map, Pottawattamie County GIS Viewer, Loopnet
 Recreated by: Authors

Former Federal District Court of Council Bluffs



PLANNING AREA II PROFILE

The Planning Area II covers the northern part of Bayliss Park neighborhood, with a population of 653²¹. As shown in Image 22, the area coincides with Block Group 1 of Census Tract 309. Median household income in this area is \$23,583, which is one of the lowest in Council Bluffs. Although a majority of the properties in this block group are commercial (around 56%), about 50% are residential, and remaining are mixed use. The housing vacancy rate is very high here, with 25% of the existing buildings remaining vacant as of 2020, when compared to 6.5% of the State of Iowa in 2022. A part of this vacancy rate can be attributed to several historic districts and historic buildings located in the area (Image 24), as older buildings tend to have fewer amenities. Most of the new structures in this neighborhood were constructed in the last decade, and only 10 new structures were built after 2014. However, a new housing project is anticipated to be completed by 2024 as part of the downtown entrance revitalization project. The new structure is a mix of new and renovated housing units that will contain a total of 116 units, including 78 new units.

This Planning Area is within the Downtown Business zoning district (Image 23), which has a mix of commercial and residential spaces. The surrounding blocks in the area mostly fall under commercial zoning (either General Commercial, or Central Business, or General Commercial districts). In terms of community spaces, there is the popular Bayliss Park just south of the Planning Area, and some green spaces north of the former Federal District court site. Bayliss park is equipped with a fountain, a semi-covered circular plaza, sculptures, and benches, but doesn't have any rentable spaces. The only public rentable space within a 1-mile vicinity of the Planning Area is Kirn Park, with one rentable covered picnic space available in the neighborhood.

The area consists of 7 Brownfields sites as identified by United States (EPA)²² as shown in Image 25.

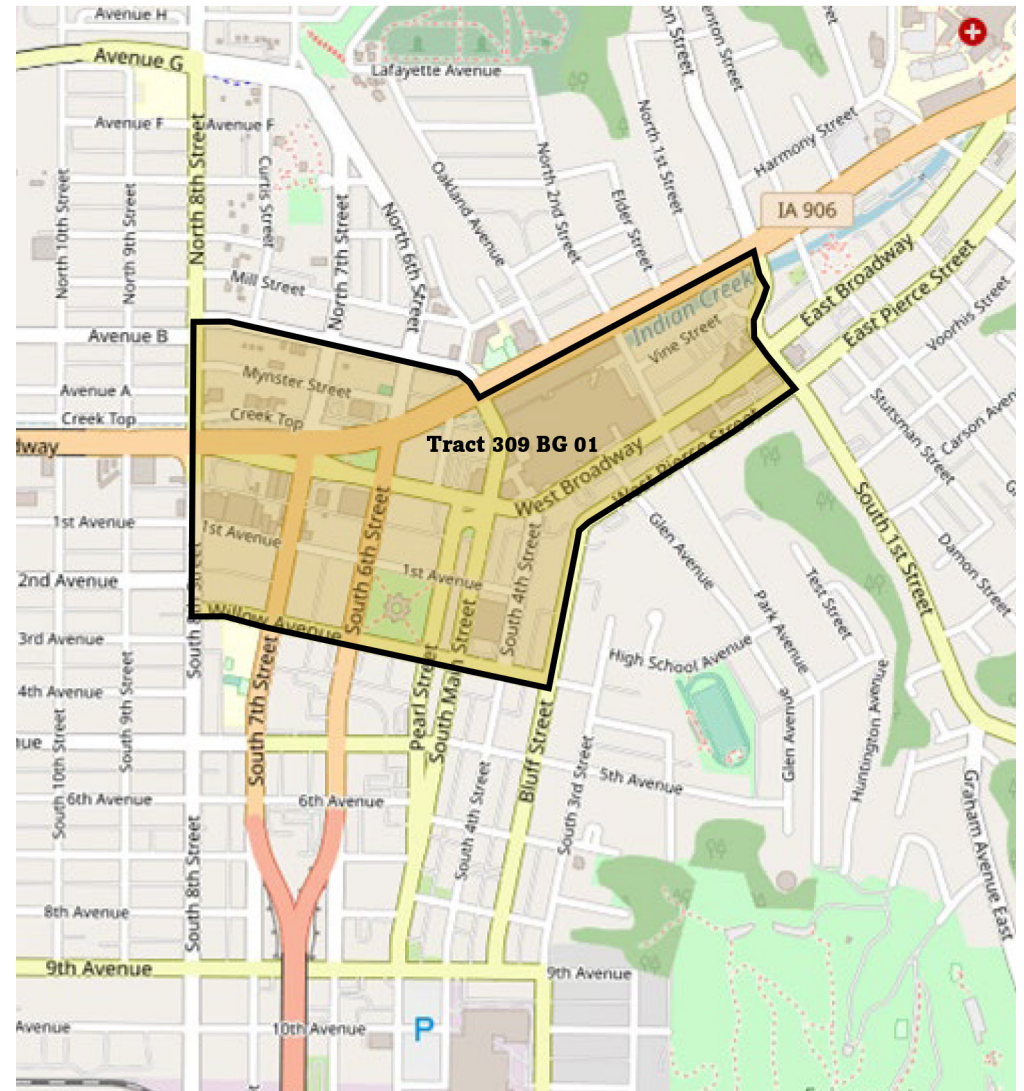
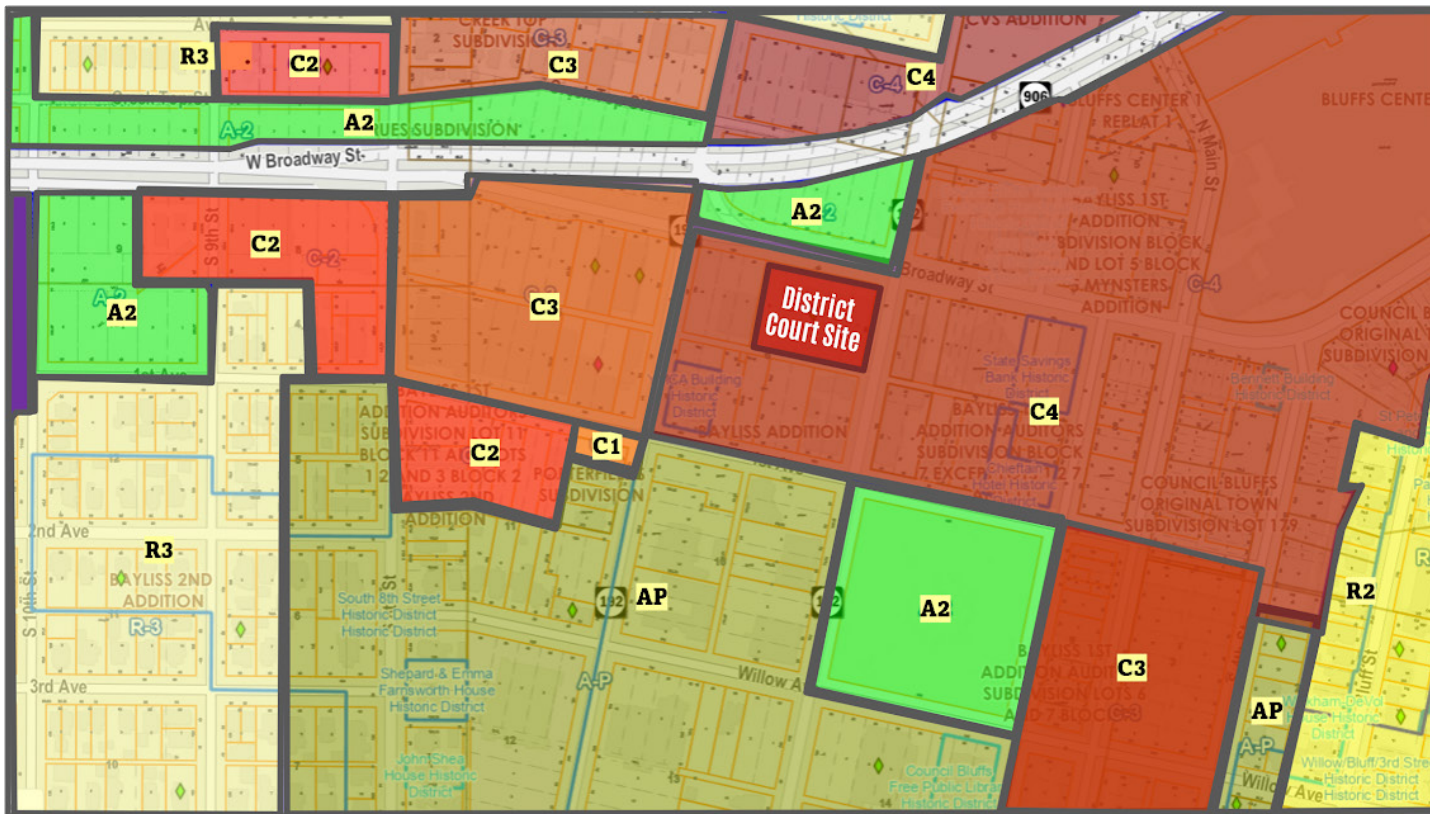


Image 22: Map of Council Bluffs showing census block groups under study for Planning Area II
Source: Community Map contributors, ArcGIS Online
Recreated by: Authors

NAME	POPULATION	AREA (SQ. MI.)	HOUSING UNITS	VACANT UNITS	MEDIAN AGE	MEDIAN HOUSEHOLD INCOME	FOOD DESERT BY TRACT
TRACT 309 BG 1	653	0.18	484	121	29.3	\$23,583	No

Table 3: Demographic data of Census Block Groups under study for the Council Bluffs Brownfields Revitalization Project

Source: American Community Survey 2016-2020, 5-year estimates; USDA Economic Research Center, 2021



Zoning Districts

- A2 - Parks, Estates and Agricultural
- AP - Administrative Professional
- C1 - Neighborhood Commercial
- C2 - General Commercial
- C3 - Central Business
- C4 - Downtown Business
- R2 - Two Family Residential
- R3 - Low Density Multifamily Residential

Image 23: Zoning Districts around the former Federal District Court of Council Bluffs

Source: Pottawattamie County GIS Viewer, ArcGIS Online

Recreated by: Authors

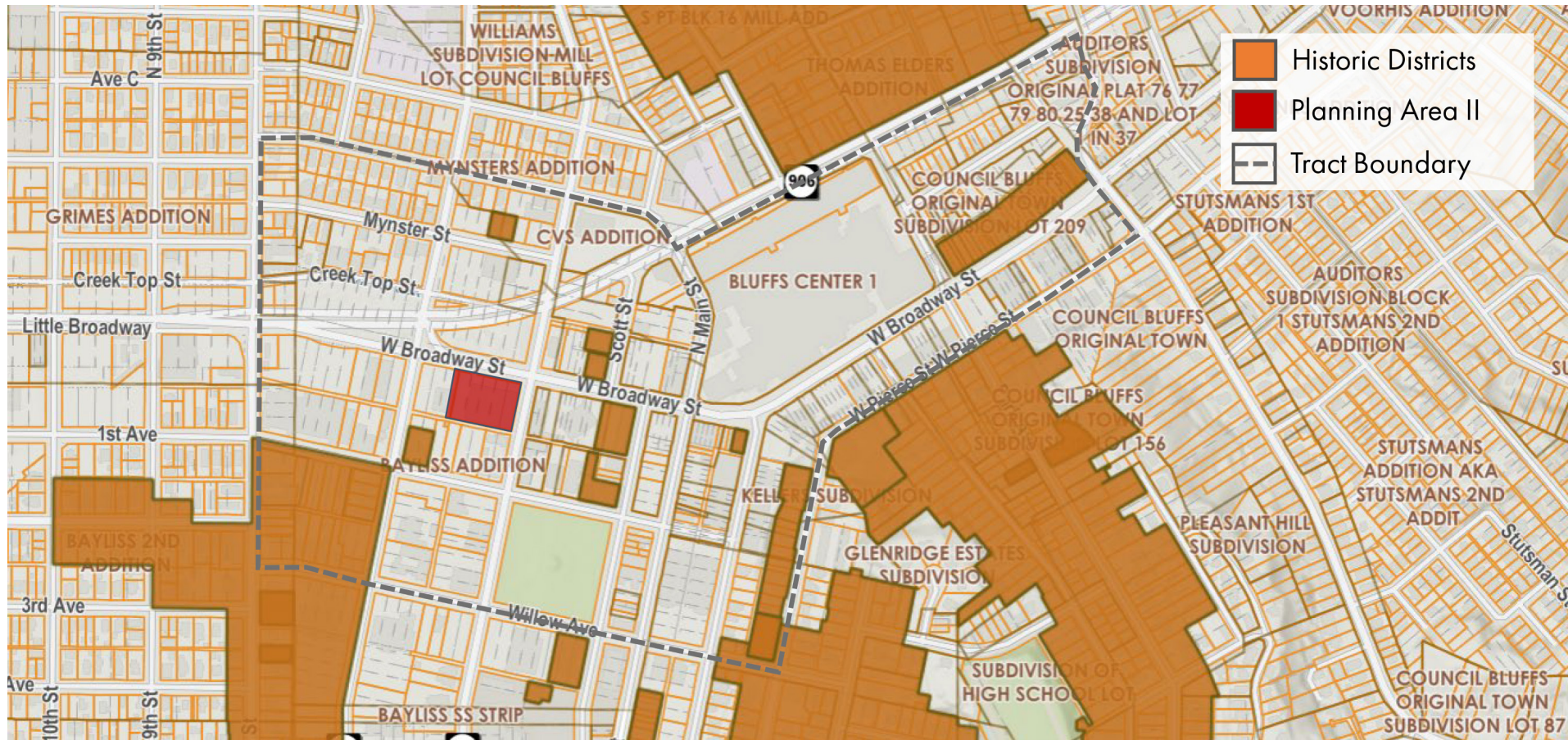


Image 24: Historic Districts around the former Federal District Court of Council Bluffs
 Source: Pottawattamie County GIS Viewer, ArcGIS Online
 Recreated by: Authors

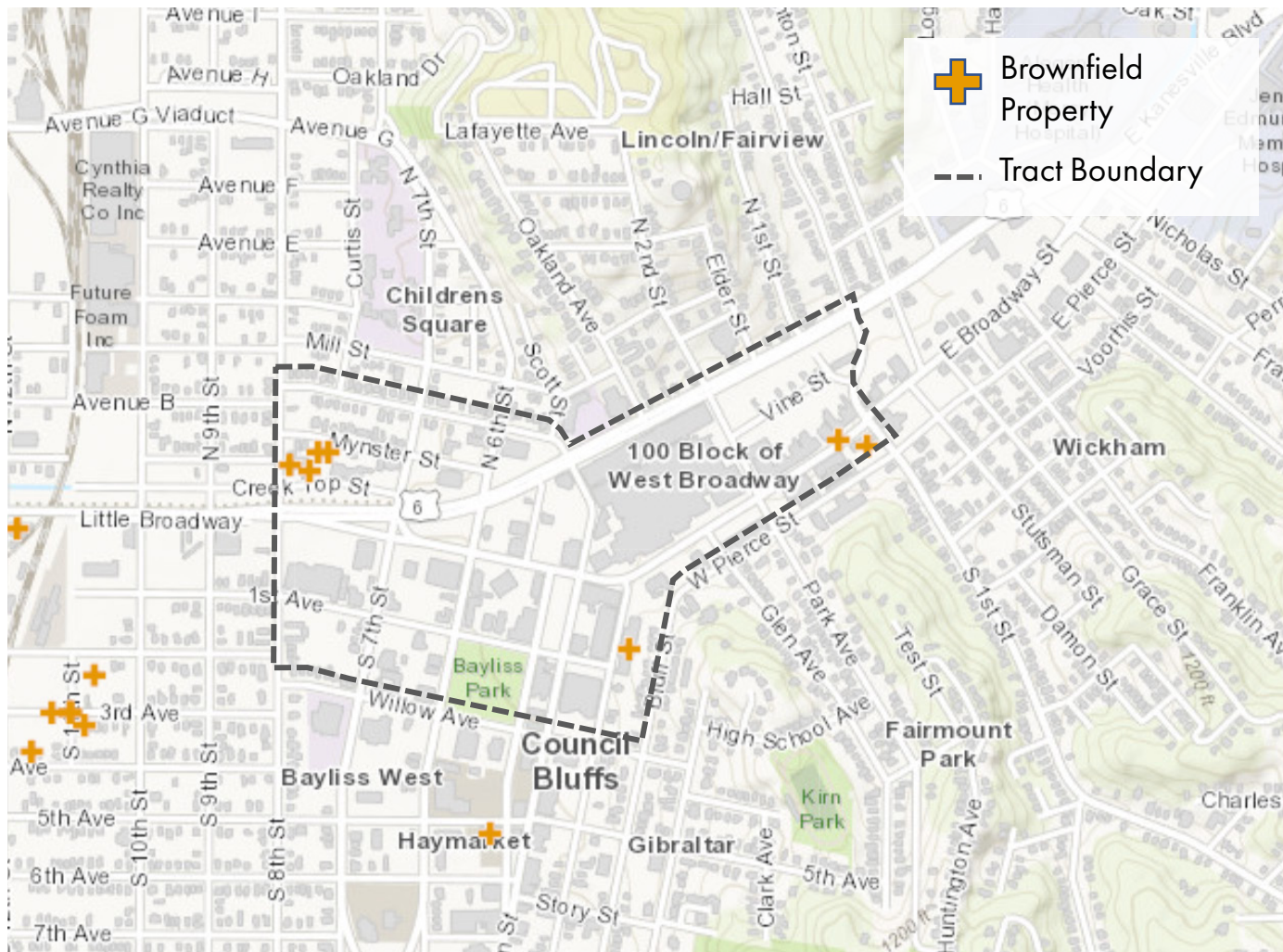


Image 25: Map showing Brownfields Sites in Planning Area II
Source: USEPA, Cleanups in my Community
Recreated by: Authors

Site Area Assessment

STATE OF HOMELESS SHELTERS

During the community engagement efforts, one of the topics that were brought up by the residents of the city of Council Bluffs was homelessness. Research shows that the number of sheltered individuals with chronic patterns of homelessness has increased by 20 percent between 2020 and 2021 in the country²³. Similarly, the number of unhomed individuals in the Omaha/Council Bluffs metro area has been on the rise²⁴. However, the shelters in Council Bluffs are struggling to meet the increased demand for services.

As seen in the Image 26, the nearest shelters in the city are within a 2-mile radius from the former Federal District Courthouse. There are two homeless shelters in Council Bluffs, both of which are overcrowded, and each have long waitlists of up to 200 individuals at times²⁵. The only two shelters in Council Bluffs are:

1. The MICAH House is located on 1415 Ave J roughly 1.3 miles northwest of the Planning Area. The shelter features 23 private bedrooms and accommodates family sizes with up to 10 individuals. Unlike many shelters in the area, MICAH House allows families to live together, and families can address their barriers to permanent housing through individualized case management services. Besides providing housing services, the shelter also provides daily three meals, a snack, along with hygiene products, bedding, and laundry services.

Furthermore, in January 2019, MICAH House was able to open a women's shelter, which opened its doors to serve approximately 250 women a year. With 10 rooms and 26 total beds, the shelter provides an on-site case manager and mental health therapist to help women dealing with past trauma. The waitlist for the MICAH House Women Shelter can be up to 200 women needing safe shelter and support services²⁶.

2. New Visions Homeless Shelter is located at 1435 N. 15th St, 1.6 miles northwest of the District Court House. This shelter includes Joshua House, and it features 24 women and 65 men beds. It provides a 24-hour emergency shelter that meets the needs of unhomed population around the Council Bluffs and Omaha metro area. Each year, New Visions provides more than 36,000 nights of shelter to over 800 individuals, serves approximately 90,000 meals to 2,400 people, and provides 23,500 nights of housing to over 150 individuals who would otherwise be unhomed²⁷.

The nearest cities to Council Bluffs are Carter Lake, 3.7 miles from the Planning Area, and the city of Omaha, which is 4.3 miles from the city of Council Bluffs. Crater Lake has no shelters for the unhomed population leaving Omaha to be the only partner city providing shelter to the unhomed population alongside Council Bluffs. The city of Omaha has four shelters that provide various services to the unhomed population.

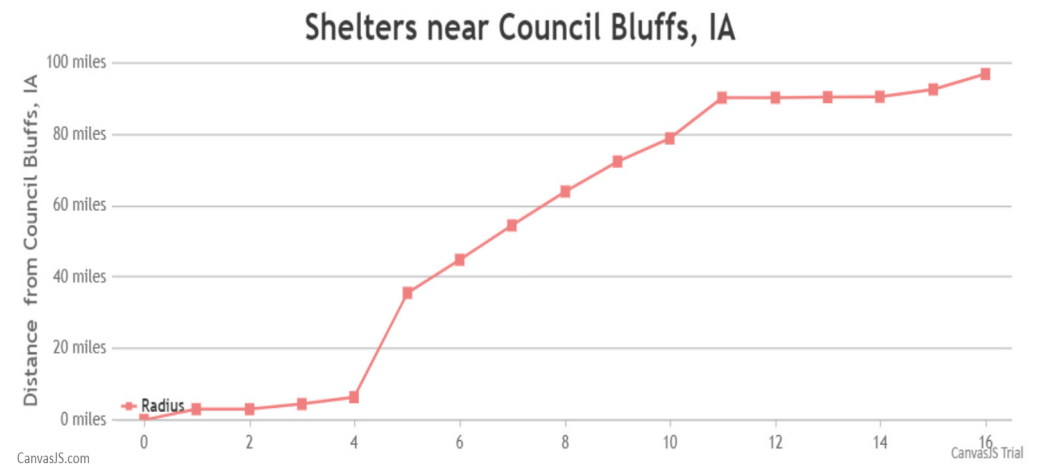


Image 26: Shelters near Council Bluffs
Source: Unhomed Shelters Directory, CanvasJS, 2019

AFFORDABLE HOUSING

Affordable housing was another big topic that was discussed during our public engagement efforts. Research shows that while there are some apartment complexes that provide low-income units to the residents, there is a significant affordable housing gap in the city limits that needs to be addressed²⁸. According to Metropolitan Area Planning Agency’s Heartland 2050 reports, since 2010 the population in the Council Bluffs and Omaha region grew 12.8% relative to the entire US which grew 8.1%. This trend is expected to continue in the future increasing the housing demands with it²⁹.

According to Municipal Housing Agency, Council Bluffs, the following are types of low-income housing projects available in the city of Council Bluffs:

- Public Housing
- Housing Choice Voucher Programs

The total number of rental apartments offered by these communities is 2245 units of which, 1,160 units are income-based—with no more than 30% of income towards rent and utility—and 989 units are subsidized to keep the apartments affordable to low-income households³⁰. Table 3 provides a summary of affordable housing in Council Bluffs.

The nearest affordable housing projects to Planning Area II within a 2-mile radius are Harvester Artist Lofts, Regal Towers and Dudley Court:

- **Harvester Artist Lofts** is a four-story building with 36 affordable work/live units for artists at the corner of S Main St and 10th Ave. This was formerly International Harvester Warehouse which was transformed into the loft space featuring gallery, a coffee shop, and a community garden in 2006.

TOTAL AFFORDABLE APARTMENT PROPERTIES	56
TOTAL LOW INCOME APARTMENTS	2,245
TOTAL HOUSING UNITS WITH RENTAL ASSISTANCE	1,160
PERCENTAGE OF HOUSING UNITS OCCUPIED BY RENTERS	37.37%
AVERAGE RENTER HOUSEHOLD SIZE	2.3
AVERAGE HOUSEHOLD SIZE	2.43
MEDIAN HOUSEHOLD INCOME	\$45,551 ±\$1,578
MEDIAN RENT	\$759 ±\$19
PERCENTAGE OF RENTERS OVERBURDENED	42.36% ± 3.37PP

Table 4: Affordable Housing at Council Bluffs, IA
Source: United States Housing and Urban Development, 2019

- **Regal Towers** is an eight-story building located 0.3 miles away at the corner of 5th Avenue and South 6th Street. There are 210 units at Regal Towers consisting of efficiency and one-bedroom units with preference being given to couples for the one-bedroom units.
- **Dudley Court** is a three-story building located 1.8 miles away at the corner of 25th Street and Avenue B. It offers 85 one-bedroom units.

There are three other housing projects under construction within a 0.1-mile radius of the Planning Area II with a small number of affordable units to be included: The 510 West Broadway Project, 530 West Broadway Project, and 12 Scott Street Project. Although these apartment complexes are still under construction, their initial plan shows up to three affordable housing units per project. Further, most low-income apartments have long waiting lists, some of which can take up to several years before an applicant is called for openings³¹. Therefore, applicants are encouraged to try to get on as many waiting lists as possible.

As a consequence of the lack of affordable housing in the region, families face housing insecurity, physical and mental health issues caused by poor quality housing, and economic growth and vitality are constrained. According to the U.S. Department of Housing and Urban Development, it costs \$930 to rent a two-bedroom unit in the Omaha-Council Bluffs metro. Twenty-five percent of households in the area cannot afford that rent³². These issues exacerbate racial inequity caused by decades of housing and development policies. The current state of affordable housing in Council Bluffs clearly shows the need for creating further affordable housing projects to serve the underserved population in the city.

TRANSPORTATION ACCESS

The District Courthouse is served by both the Blue and the Yellow Metro Area (MAT) bus routes. There are two Yellow Route bus stops located within one block- the Yellow Express Route is located on S. 6th St and the other non-express route is located on S. 7th St. There is access to the Blue Route on W. Broadway St. However, the pedestrian crossing across W. Kaneshville Blvd. is not properly marked and the island between west-bound and east-bound traffic provides no opportunity for pedestrians to safely wait if they were unable to cross the entire intersection.

This site would be well-positioned for a nearby stop along a future Omaha trolley route. The District Courthouse is located near W. Broadway St. and W. Kaneshville Blvd. This close proximity to both main thoroughfares potentially provides an opportunity for a trolley stop if and when the City begins assessing the future route of the trolley. Additional transportation options would greatly benefit any improvements to the site for housing, retail, or community center ventures.

FOOD DESERTS

According to the USDA's Food Access Research Atlas, the area in which the site is located, census tract 309, is not classified as a Food Desert. While the area is classified as low-income, it is not considered low access because relatively few households are without access to vehicles. However, several nearby tracts are classified as Food Deserts, including census tract 308, and census tract 313.³³

The closest grocery stores to the site include Super Saver, approximately 1 mile east, following East Kaneshville Boulevard, and Latino Market, which is located approximately 1.5 miles to the northwest of the site. Even though the area is not formally classified as a food desert, survey respondents indicated that they are interested in having another grocery store in the area.

A CVS Pharmacy, Dollar Tree, and several gas stations with grocery store-components, such as Phillips 66 on the corner of 9th Avenue and South Main Street are in closer proximity to the Planning Area II. While these businesses do sell some food, they are not ideal places to shop for affordable groceries and often do not supply ample fresh food. There is a Hy-Vee on W Broadway, however, it is 1.6 miles away from the area, and not at a walkable distance.

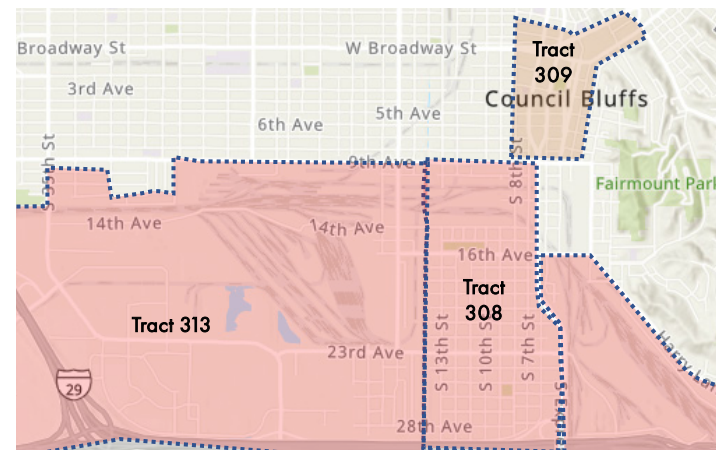


Image 27: Map showing census tract coinciding Planning Area I along with nearby Food Desert tracts (in red)
Source: Community Map contributors, ArcGIS Online
Recreated by: Authors

METHODOLOGY

Upon completion of the first Planning Area, our team circled back with Impact7G and City staff to see if there were any further potential Brownfields Redevelopment sites that they would like to explore. The city identified the former Federal District Courthouse building located in the Bayliss Park neighborhood. This building is privately owned and given the age and style, is likely to have high levels of asbestos and lead contaminants. City officials are interested in understanding what the community would like to see redeveloped, understanding that this building would likely not be razed and re-built, but rather, re-imagined and re-purposed.

Our team engaged in a virtual outreach and engagement process. This process began in January 2022, with our staff hosting discussions on the new scope and Planning Area. In February, the Astig team began putting together materials to promote the virtual open house and created a virtual survey that was distributed by the City on their website and social media platforms. The virtual open house was held in March and Astig continued to make phone calls and send emails to garner more information for the survey that concluded at the end of April. Draft and final documents were completed in July and November of 2022, respectively. A visual outline is provided below.

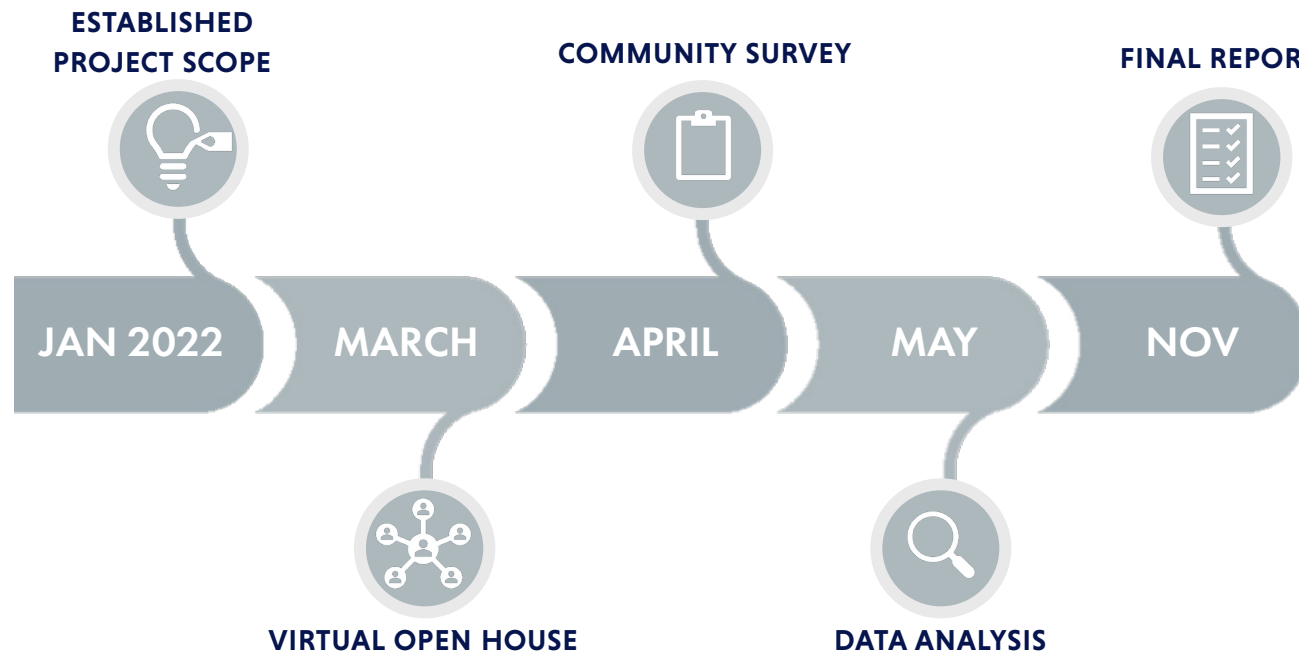


Image 28: Timeline of the Project (Planning Area II)
Created by: Authors

COMMUNITY ENGAGEMENT

A. VIRTUAL OPEN HOUSE

The Astig team, together with Impact7G and staff from the City of Council Bluffs hosted a Virtual Open House to hear community members' input and hopes for the redevelopment, answer questions, and provide background information on Brownfields remediation projects in Council Bluffs.

The City posted invitations in both Spanish and English to attend the open house on their website, and posted flyers around city buildings. Astig Planning reached out to nearby apartment buildings, schools, non-profits, businesses, and places of worship, inviting residents and community members to attend the open house and asking institutions to hang a poster advertising the event on bulletin boards or in high-traffic areas.

The open house took place on Saturday, March 19th from 10am until noon. To make the event as accessible as possible to community members, there was no registration required to attend. Unfortunately, the lack of required pre-registration lead to difficulties and disruptions during the event when it was "zoom bombed" by several anonymous accounts. Our staff quickly removed the accounts that were causing the disruptions and were able to continue working through the presentation.

In total, there were four community attendees at the open house. In addition to providing feedback during the event, attendees were encouraged to fill out an online survey about the redevelopment project and asked to help spread the word about the survey to friends, family, and other community members.

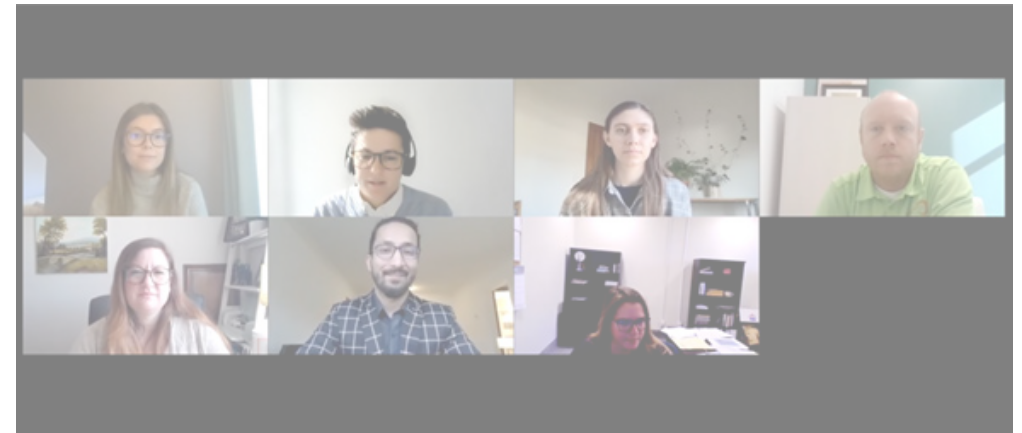


Image 29: Virtual Open House conducted for Community Outreach in Planning Area II, Council Bluffs, IA
Source: Authors

B. ONLINE SURVEY

The City of Council Bluffs conducted two rounds of outreach, distributing flyers in Spanish and English, and advertising the survey on their social media. Astig Planning connected via email and phone calls with contacts from nearby apartment buildings, schools, non-profits, businesses, the chamber of commerce, and places of worship, asking them to provide feedback and ideas for the Brownfields redevelopment project. Astig provided the option of taking the survey over the phone, and while a few callers opted to take the survey over the phone, most callers requested to take it on their own time and were emailed a link to access the survey. Participants who were communicated via phone call helped distribute the survey information to their own connections and contacts, to reach as many community members as possible.

Survey Analysis

The survey was available in English and Spanish languages, and was open for one and a half months. In total, there were 83 survey responses. There were 82 responses in English and 1 in Spanish. Approximately 75% of respondents are residents of the neighborhood, the other quarter is composed of a mix of business owners, religious institution representatives, educational institution representatives, and non-profit representatives.

Respondents most frequently cited **a need for housing, particularly affordable or low-income housing, and units for larger families.** Respondents also reported a desire for greenspaces in the community. Some respondents clarified that in general, they would like the neighborhood to have more greenery- including trees, planters, and native plants- but that there are existing greenspaces nearby, such as Bayliss Park. Respondents frequently suggested a **grocery store, community center, and recreation space** as potential uses for the site.

Retail and business space was also commonly mentioned as a community need. In particular, the community is **interested in unique, locally owned businesses and restaurants rather than chains and fast-food venues.** Respondents explained that they are interested in **restoring the**

What are the needs in your community? Check all that apply.

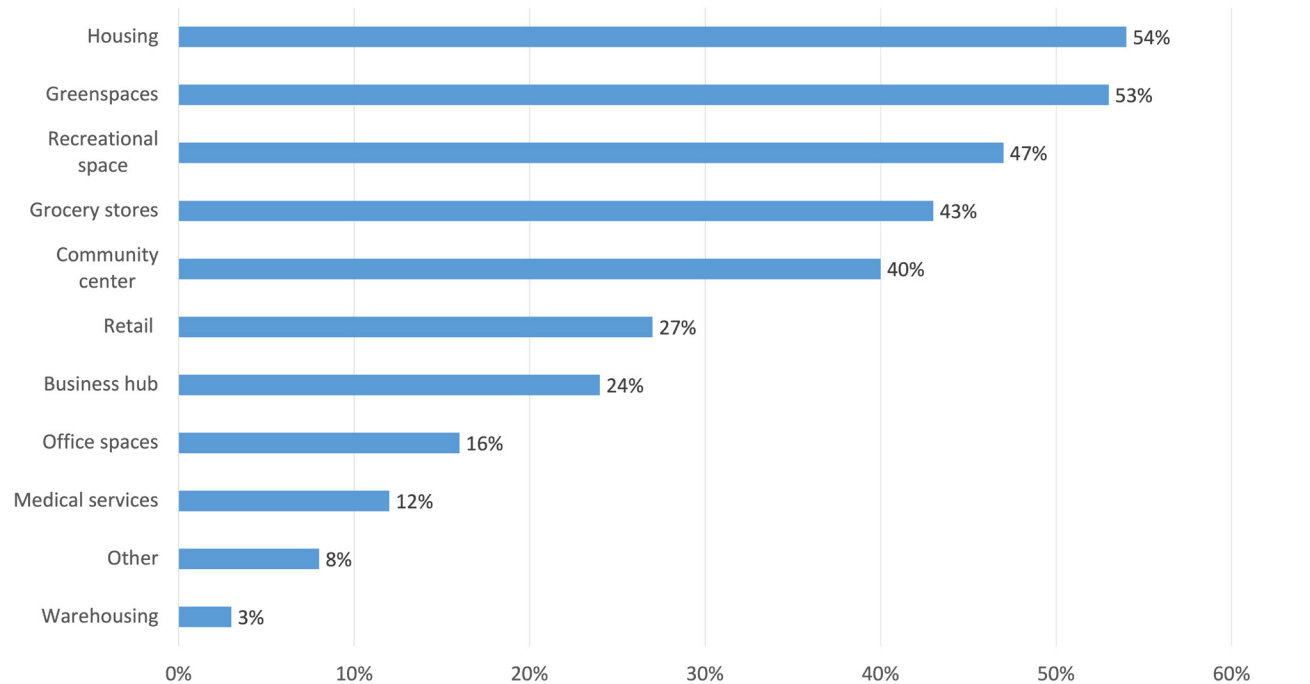


Image 30: Survey Responses Planning Area II Outreach
Source: Authors

historical vibrancy and bustle this area once had by welcoming storefronts and community attractions that will draw community members to the area.

Survey respondents expressed a desire for community gathering spaces and community centers. Respondents offered a wide range of possible use ideas including **recreation space, benches or seating, meeting rooms, intergenerational environments including activities for children, and low-income support services.** Respondents discussed their safety concerns in the area and how low-income and unhomed community members are in great need of additional support, resources, and

Prompt: Do you feel a sense of connection to the former Federal District Court site?

RESPONSE	NUMBER OF RESPONSES
NO	52
YES	13
YES BUT OPEN TO CHANGE	2
SOMEWHAT CONNECTED	4
WOULD PREFER REUSE/REDEVELOPMENT OVER DEMOLITION SINCE THE BUILDING IS HISTORIC AND APPEARS TO BE STRUCTURALLY SOUND	4

Table 5: Survey Responses to sense of connection prompt, Planning Area II
Source: Authors

housing. Respondents discussed the need to **revitalize the neighborhood while meeting the needs of the current unhomed populations and low-income residents.**

The majority of respondents said they do not feel connected to the current courthouse building. Respondents expressed openness to change, but many observe that the building appears to be in usable condition, leading them to **favor reuse of the current building, rather than demolition.**

Throughout the community engagement process, Centro Latino of Iowa provided input on redeveloping the site to benefit the community. Centro Latino is interested in ongoing involvement with the project in order to create housing, a community center, or another community support-based use. Centro Latino also advocated for the City of Council Bluffs to work with Latinx-owned companies during remediation and construction. We encourage the City of Council Bluffs to collaborate with Centro Latino throughout the redevelopment process, as the organization has valuable insight regarding community needs and its mission relates closely to the work this project hopes to accomplish.

Community Engagement Materials

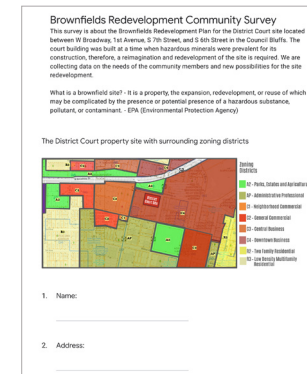
Please click on the images below to get to the respective pages in the appendix.



Virtual Open House Flyer



Community Survey Flyer



Community Survey

Image 31: Community Engagement Materials used for the Planning Area II
Source: Authors

RECOMMENDATIONS

Our team conducted a community outreach plan to solicit input from community members in order to inform the city's Brownfields Redevelopment process. One significant hurdle the City faces with this Planning Area that is different from the first, is that this property is not owned by the City. As a privately-owned parcel, it is difficult to influence the redevelopment of the site, however, it is our hope and intention that these recommendations will be taken into consideration, and that they assist in any way possible.

Based on the research and information from the community outreach and engagement, our team has formulated the following recommendations. These recommendations are not ranked in any priority order.



COMMERCIAL (RESTAURANT/RETAIL /GROCERY) AND HOUSING RECOMMENDATION

One of the approaches that were noted in the survey results was the blend of commercial uses and housing. Community members specifically indicated that they wanted unique and locally-owned restaurants and businesses, as opposed to larger fast food chains. Additionally, the opportunity to procure groceries at this location was mentioned several times, indicating that a bodega-type store (a small convenience store) or a larger grocery chain, such as Aldi's or a smaller Hyvee grocery store would be welcomed. Blending the commercial with the residential uses would require more investment, as there are modifications that would be needed for properly venting restaurant kitchens, etc. It is clear that residents would welcome this type of repurpose, as there are several public benefits to including more retail options in this area.

RECOMMENDATIONS



Image 32: Example mixed use structure in place of the courthouse

Source: Brett VA, 2010

*Image only for visualization



COMMUNITY CENTER AND HOUSING (AFFORDABLE + MARKET RATE) RECOMMENDATION

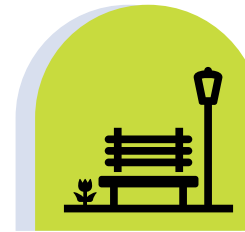
Housing is one result of the survey that came through several times and is noted in both building-related recommendations. Our team has conducted initial research on the impacts of the unhomed population in the area and the high demand for affordable housing. More specifically, this area has one of the lowest median household income levels in the city with a 25 percent vacancy in built structures. We have concluded that including some form of affordable housing would be benefit the area. One option would be to blend affordable housing units in with market rate housing, seamlessly integrating with the development. Oftentimes, there seems to be a false understanding that historic preservation and affordable

housing are incompatible. However, there are examples in Council Bluffs itself, and in Iowa that show creative reuse for historic buildings is possible. In Council Bluffs, the former International Harvester Warehouse was creatively repurposed into affordable work/live space for artists known as Harvester Artist Lofts in 2006. Another example is in Spencer, Iowa, where a historic school building was redeveloped to include 17 units of affordable housing. This was able to occur in large part because the community was able to create Community Housing Initiatives that established “split ownership and maintenance responsibilities of the different floors amidst several organizations”³⁴. If there was a more focused initiative to engage local human resource non-profits in the area, there could be more creative opportunities available to the owner.



Image 33: Example affordable housing with community center in place of the courthouse
 Source: Detroit Catholic Pastoral Alliance
 *Image only for visualization

Additionally, the desire to have a community center for people to gather, celebrate, and take classes was strongly represented in the survey. Residents do not currently have access to a facility where they can host community events, cultural celebrations, or take classes on a variety of topics, including recreational activities. Many respondents indicated that a community center would be a meaningful addition to the area.



CITY-OWNED PARCEL RECOMMENDATION

The city owns the lot across the alley from the courthouse building, which is currently a grassed area. Survey responses indicated a desire to have active and/or passive greenspace in the area, and this lot could provide residents with both. Active uses could include a park shelter for outdoor gathering and celebrating and small playground equipment. There are no covered outdoor gathering spaces in the area, and including a grill and picnic tables would signal a neighborhood gathering place that is currently missing. Passive uses could include a community garden with water and small storage access, and/or flower gardens with benches to spaces feasible for contemplative and recreational activities. Further design for this lot could incorporate elements that engender the feel of a more enclosed space that is not exclusive but inviting. This lot could be tied to the former Federal District Courthouse building if there were public uses included in the redevelopment, such as a community center that could host outdoor public events (e.g. potluck dinners or movie nights). There is a great potential for this city-owned parcel to amplify the neighborhood feel of the area and provide amenities to the local community.

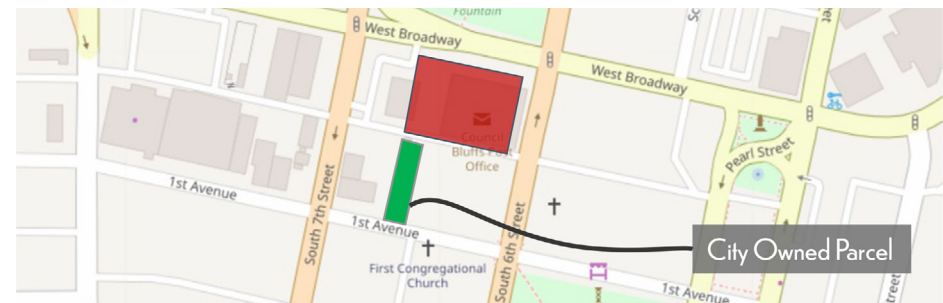
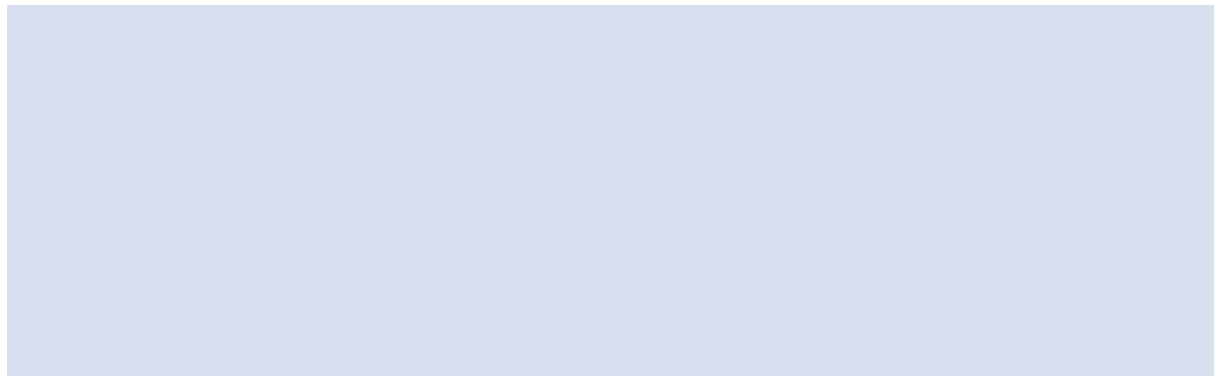


Image 34: Map of Council Bluffs showing the city owned parcel south of Planning Area II (in red)
 Source: Open Street Map and Community Map contributors
 Recreated by: Authors



4 APPENDIX



ENDNOTES

- (1) USEPA, *Brownfields Assessment Grants* (n.d.), <https://www.epa.gov/brownfields/brownfields-assessment-grants>
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- (4) USEPA, *Overview of EPA's Brownfields Program* (n.d.), <https://www.epa.gov/brownfields/overview-epas-brownfields-program>
- (5) City of Council Bluffs, *Iowa Brownfields Community-Wide Assessment Grant Application* (n.d.)
- (6) City of Council Bluffs, *Iowa FY19 Community-Wide Assessment Grant Application* (2019), pg. 3
- (7) Center for Disease Control and Prevention, *Prevent Children's Lead Exposure*
- (8) University of Iowa College of Public Health, *Cancer In Iowa* (2020), pg. 5
- (9) United States Census Bureau (2021)
- (10) The 712 initiative, *Find Your Neighborhood* (2020), <https://the712initiative.org/neighborhoods/find-your-neighborhood/>
- (11) American Community Survey 5-year estimates (2020)
- (12) USEPA, *Cleanups in my community* (2021)
- (13) City of Council Bluffs, *Brownfields Program* (n.d.), <https://www.councilbluffs-ia.gov/CivicAlerts.aspx?AID=295>
- (14) Mike Brownlee, *Council Bluffs receives funding to continue Brownfields Program* (Daily Nonpareil, 2021), https://nonpareilonline.com/news/local/council-bluffs-receives-funding-to-continue-brownfields-program/article_5042fed2-aed5-5832-935c-52e53694f3e3.html
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- (18) USDA Economic Research Service, *Food Access Research Atlas*
- (19) USDA Economic Research Service, *Documentation* (n.d.), <https://www.google.com/url?q=https://www.ers.usda.gov/data-products/food-access-research-atlas/documentation/&sa=D&source=docs&ust=1655701484041374&usg=AOvVaw3fayJ9qtLVJQsMcMEfTzcE>
- (20) USDA Economic Research Service, *Documentation*.
- (21) American Community Survey 5-year estimates (2020)
- (22) USEPA, *Cleanups in my community* (2021)

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- (23) HUD, *HUD Releases 2021 Annual Homeless Assessment Report Part 1* (U.S. Department of Housing and Urban Development, 2022), https://www.hud.gov/press/press_releases_media_advisories/hud_no_22_022
- (24) Wilder Research, *Homelessness in the Omaha/Council Bluffs metro area* (2007), https://www.wilder.org/sites/default/files/imports/OmahaFINAL_8-07.pdf
- (25) Homeless Shelters Directory, *Micah House* (2022), https://www.homelessshelterdirectory.org/shelter/ia_micah-house
- (26) Homeless Shelters Directory, *Micah House*.
- (27) New Visions Homeless Services, *History* (n.d.), <https://www.newvisionshs.org/history>
- (28) *Housing Affordability in the Omaha and Council Bluffs Area* (2021), <https://omahafoundation.org/wp-content/uploads/2021/05/Housing-Affordability-Assessment-of-Needs-Priorities.pdf>
- (29) *Housing Affordability in the Omaha and Council Bluffs Area*.
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- (31) Acosta Sonya and Gartland Erik, Center on Budget and Policy Priorities, *Families Wait Years for Housing Vouchers Due to Inadequate Funding* (2021), *Affordable Housing in Council Bluffs* (n.d.), <https://www.cbpp.org/research/housing/families-wait-years-for-housing-vouchers-due-to-inadequate-funding>
- (32) Basco Isabella, 3 News Now, *Solutions needed to fill affordable housing needs in Council Bluffs* (2022), <https://www.3newsnow.com/news/local-news/solutions-needed-to-fill-affordable-housing-needs-in-council-bluffs>
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CLEANUP STANDARDS FOR MAJOR CONTAMINANTS

One example of remediation is the former Reliance Battery Factory where lead is the major contaminant of concern. The site mitigation will include the over-excavation of approximately 7,000 yd³ of lead-contaminated soil to be transported off-site and disposed of at the Loess Hills Regional Sanitary Landfill – Waste Connections 59722 290th St, Malvern, IA 51551 as special waste. The site soils will be remediated to below the State Wide Standard (SWS) of 400 mg/kg.

SUMMARY OF REMEDIAL ALTERNATIVES FOR CONTAMINATED SOIL			
Evaluation Criteria	Alternative #1 No Action	Alternative #2 Soil Capping with Institutional Controls	Alternative #3 Excavation and Off-Site Disposal of Soil
Effectiveness & Reliability	Not Effective or Reliable.	Is effective in preventing human exposure to lead contaminated soil but does not cleanup soils to below the SWS.	Is an effective measure to eliminate exposure to lead contaminated soil and would allow for Site redevelopment as affordable housing.
Feasibility & Ease of Implementation	Not feasible but easily implementable.	Is relatively easy to implement and requires minimal disruption of the Site; however, this alternative would result in lead remaining onsite above SWS and would require Institutional Controls (ICs) to restrict removal of the cap and future construction on the Site.	Is readily implementable as only the top five feet of unconsolidated surface soils would be excavated and disposed of off-site.
Risk Reduction & Green and Sustainable Remediation	No reduction in risks to human health & the environment, and aminorant mobility or toxicity. No green and sustainable remediation benefits.	Risk to health and human exposure is reduced; however, not eliminated and does not allow for Site redevelopment as affordable housing. Contractors will be asked to propose green and sustainable remediation techniques in proposal.	Risk to human health by exposure to lead is eliminated and allows for Site redevelopment as affordable housing. Contractors will be asked to propose green and sustainable remediation techniques in proposal.
Costs	No cost	\$200,000	\$525,650
Time to Reach Permanent Solution	Will not be achieved.	12 to 18 months	12 to 18 months

Cost:

- **Alternative 1:** No Action and no associated costs.
- **Alternative 2:** Constructing an engineered barrier over lead contaminated soil and development of associated ICs is estimated to cost \$200,000.
- **Alternative 3:** Based on current information, all cost to remove and dispose 7,000 yd³ of lead contaminated surface soil is estimated to be \$525,650.

Table 6: Summary of Remedial Alternatives for Soil
Source: Authors

COMMUNITY ENGAGEMENT MATERIALS

BROWNFIELD REDEVELOPMENT WORKSHOP

JOIN NEIGHBORS TO COLLECTIVELY ENVISION THE FUTURE OF OUR SOUTH-WEST CORRIDOR COMMUNITY!

THE WORKSHOP WILL HELP RESIDENTS AND BUSINESS OWNERS UNDERSTAND THE CURRENT ENVIRONMENTAL PROTECTION AGENCY DESIGNATED BROWNFIELD* SITES IN THEIR COMMUNITIES. AND TO COME UP WITH A PLAN FOR DIFFERENT POTENTIAL USES AND CONCEPTS FOR THE AREA.

**DATE: THURS. JULY 29TH 2021
TIME: 5:30-7:30PM
LOCATION: LONGFELLOW ELEMENTARY SCHOOL
ADDRESS: 2011 S 10TH ST, COUNCIL BLUFFS, IA 51501
MORE INFO AT: 319.201.3021
FLAVIA@ASTIGPLANNING.COM**

*A BROWNFIELD IS A PROPERTY, THE EXPANSION, REDEVELOPMENT, OR REUSE OF WHICH MAY BE COMPLICATED BY THE PRESENCE OR POTENTIAL PRESENCE OF A HAZARDOUS SUBSTANCE, POLLUTANT, OR CONTAMINANT







Image 35: Flyer prepared by the planning team for community outreach
Source: Authors

Brownfields Program Community Workshop

PRESS RELEASE

Contact:
 - V Fixmer-Oraiz
 CEO & Founder, Astig Planning LLC
 (319)243-3426
vfixmeroraiz@astigplanning.com
 - Flavia Hauss
 Planner II, Astig Planning LLC
flavia@astigplanning.com

Event Date/Time:
 Thursday, July 29th, 2021 – 5:30pm to 7:30pm

Event Location:
 Longfellow Elementary School, Cafeteria - (2011 S 10th St, Council Bluffs, IA 51501).

Free Workshop for a Brownfields Program Community Input in Council Bluffs

COUNCIL BLUFFS, IA – On Thursday, July 29th, Astig Planning will host a workshop in the cafeteria of Longfellow Elementary School (2011 S 10th St, Council Bluffs, IA 51501). It will take place from 5:30pm to 7:30pm. The goal of this workshop is to help residents and business owners understand and learn more about the City's Brownfields Program, as well as to provide input on properties that are prime for expansion, redevelopment, or reuse but may have a presence of a hazardous substance, pollutant, or contaminant.

The workshop is open to all community members in Council Bluffs. It will include interactive activities, food and refreshments. Council Bluffs residents will have the opportunity to share stories, learn about the Brownfields Program, and connect with fellow neighbors and city staff regarding expectations for future projects.

We hope residents can join us to develop the community's vision for future projects in the South Expressway Corridor target area as part of the Brownfields Program.

Anyone with a property that might be a good fit for the Brownfields Program can contact Dessie Redmond, City of Council Bluffs Housing & Economic Development Planner, at dredmond@councilbluffs-ia.gov or 712-890-5352.

To learn more about the City of Council Bluffs Brownfields Program, please visit: <https://www.councilbluffs-ia.gov/2459/Brownfields>.
Reunión Inicial para el Programa de Sitios Contaminados/Posiblemente Contaminados (Brownfields)

Follow up questions for the Brownfields Program could be directed to both V Fixmer-Oraiz & Flavia Hauss at vfixmeroraiz@astigplanning.com and flavia@astigplanning.com

Image 36: Press Release prepared by the planning team for community outreach
Source: Authors

Brownfields Program Community Input Survey

Name:

Address:

Email/Phone number:

Occupation:

1. What are the needs in your neighborhood? Check all that apply.

- Access to healthy food
- Affordable housing
- Business hub
- Green spaces
- Community center
- Public transportation
- Other _____




2. What is your interaction like with the battery factory area?

3. Are you aware of any brownfields* in your community or neighborhood?
If so, what other use of that property would benefit your community?

4. After this open house, do you have any remaining questions you want to write here?

*Brownfield - It is a property, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. - EPA

Thank you for taking the time to complete this survey. We truly value the information you have provided. Your insights and comments are crucial to the improvement of the community!

1

Image 37: Community survey questionnaire conducted among the residents in the area
Source: Authors

Brownfields Program Business Survey

Name:

Address:

Email/Phone number:

Occupation:

1. What are the needs in your neighborhood? Check all that apply.

- Access to healthy food
- Affordable housing
- Business hub
- Green spaces
- Community center
- Public transportation
- Other _____

2. What is your interaction like with the battery factory area? (photo page 2)

3. Are you aware of any brownfields* in your community or neighborhood?
If so, what other use of that property would benefit your community?

4. What would you like to see improved around the brownfield areas?

5. What redevelopment projects would help support your community and business?

Brownfield- It is a property, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. - EPA

Thank you for taking the time to complete this survey. We truly value the information you have provided. Your insights and comments are crucial to the improvement of the community!








Image 38: Business survey questionnaire conducted among the businesses in the area
Source: Authors

**COUNCIL BLUFFS
BROWNFIELD REDEVELOPMENT**

We at Astig Planning, Impact7G, and the city of Council Bluffs collectively invite you to attend an upcoming

**VIRTUAL
OPEN HOUSE!**





on **MARCH 19, 2022**
from 10am – noon

@ <https://us02web.zoom.us/j/86248923065>
OR simply scan the QR code to join the meeting!



**Let's come together to collectively envision
the future of our community!**

The workshop will help residents and business owners understand the current Environmental Protection Agency designated brownfield sites in the **S 6th & S 7th Streets, and W Broadway & 1st Avenue** area, and to create a plan for different potential uses and concepts for it.

For More INFO, please contact @ 319.237.3076 or asmita@astigplanning.com





Image 39: Virtual Open House Flyer for Planning Area II Outreach
Source: Authors

**COUNCIL BLUFFS
BROWNFIELD REDEVELOPMENT**



**WE WANT TO
HEAR FROM YOU!**

Please take a few moments to complete our **SURVEY** and help envision the Brownfields Redevelopment Plan for the **District Court** site located between W Broadway, 1st Avenue, S 7th Street, and S 6th Street in Council Bluffs

Simply scan the QR code with your phone's camera or find the survey @ <https://tinyurl.com/4xrkc5ue>






**ASTIG
PLANNING**



For More INFO, please contact @ 319-237-3076
or asmita@astigplanning.com

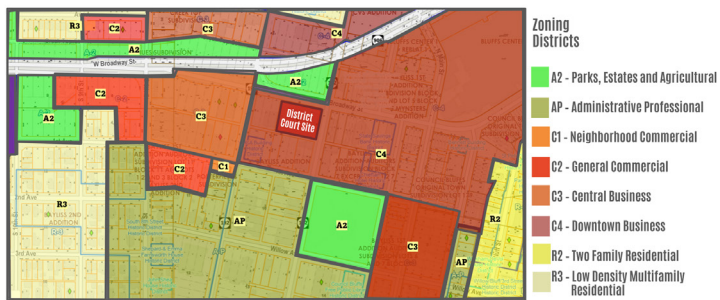
Image 40: Community Survey Flyer for Planning Area II Outreach
Source: Authors

Brownfields Redevelopment Community Survey

This survey is about the Brownfields Redevelopment Plan for the District Court site located between W Broadway, 1st Avenue, S 7th Street, and S 6th Street in the Council Bluffs. The court building was built at a time when hazardous minerals were prevalent for its construction, therefore, a reimagination and redevelopment of the site is required. We are collecting data on the needs of the community members and new possibilities for the site redevelopment.

What is a brownfield site? - It is a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. - EPA (Environmental Protection Agency)

The District Court property site with surrounding zoning districts



1. Name:

2. Address:

Image 41: Community survey questionnaire for Planning Area II Outreach
Source: Authors

3. Email/Phone number:

4. Are you a

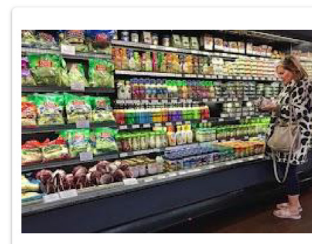
Mark only one oval.

- resident
- business owner

- religious institution representative
- educational institution representative
- Other:

5. What are the needs in your neighborhood? Check all that apply.

Check all that apply.



Grocery stores



Housing



Business hub



Office spaces

Image 42: Contd. Community survey questionnaire for Planning Area II Outreach
Source: Authors


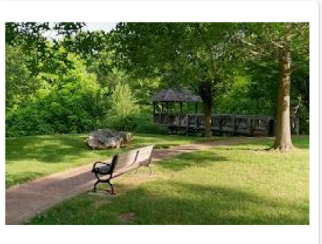


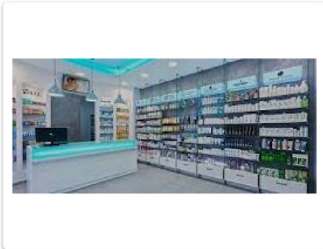


	
<input type="checkbox"/> Warehousing	<input type="checkbox"/> Green spaces
	
<input type="checkbox"/> Community center	<input type="checkbox"/> Recreational space
	
<input type="checkbox"/> Medical services	<input type="checkbox"/> Retail spaces

Image 43: Contd. Community survey questionnaire for Planning Area II Outreach
Source: Authors

6. Do you feel a sense of connection with the existing structure(s) in the District Court area? (The area within S 6th Street, S 7th Street, 1st Avenue, and W Broadway Street)



7. What type of reuse of the Court building property do you think would benefit uses of surrounding properties?

Image 44: Contd. Community survey questionnaire for Planning Area II Outreach
Source: Authors

8. What would you like to see improved in the District Court area?

9. What redevelopment projects would help support your community and businesses?

Thank you for taking the time to complete this survey. We truly value the information you have provided. Your insights and comments are crucial to the improvement of the community!



Image 45: Contd. Community survey questionnaire for Planning Area II Outreach
Source: Authors

COMMUNITY ENGAGEMENT INPUT

Serial Number	Occupation	What are the needs in your neighborhood?	What is your interaction like with the battery factory area?	Are you aware of any brownfields* in your community or neighborhood? If so, what other use of that property would benefit your	What would you like to see improved around the brownfield areas?	What redevelopment projects would help support your community and
1	Owner		None	No	Cleaned up	Cleaned up
2	Pastor	Access to healthy food, Affordable housing, Public transportation	None	No	A grocery store in walking distance for neighborhood	Apartments at reasonable rents
3	Store owner	Access to healthy food, grocery store, areas for more local businesses	Aware of battery factory. Mentioned that there was a similar issue with the local YMCA, when under construction the lot had environmental hazards and the pool wasn't able to be dug as deeply....citizens aware of environmental hazards in their area	Empty lot across from our business? Not sure if it is considered a brownfield, has been empty for 50+ years.	Would love to see something in the empty lot across from his pharmacy. A place for local businesses. He mentioned they used to have a local ice cream shop that did well before Dairy Queen. Would also like to see a new local grocery store....but no pharmacy within that grocery store to avoid competition with him	Local grocery stores and places for new local businesses
4	Owner	Business hub	Aware of it	Not at this time	Areas for local businesses	Business hub/complex
5	Employee		"Yes aware of the area/grew up in the area, doesn't make sense to put housing where the battery factory is. An issue happened in Omaha where housing was put where a factory used to be and found out years later there were still environmental contaminants on property"weary of how well this property could really be cleaned up, didn't have any other ideas for what else could go in place of the battery factory	No		Couldn't think of any
6	Bar owner	Access to healthy food	Aware of it	Couldn't think of other properties	Would like to see the area in general cleaned up. Would like the area under the bridge to be better maintained, she said right now the local residents are clean it up regularly because the city doesn't	Thinks a local grocery store would be good because right now people have to drive to the other end of town to get to one
7	Owner	Parking lot (would help all businesses and ability to walk around)		Area near building, all empty land in the South Expressway corridor, "probably a lot of businesses need work" (could be redeveloped)	More parking	Parking would help all businesses and give people the ability to walk around to businesses

Table 7: Input received from the Business Survey conducted in the community
Source: Authors

Serial Number	Occupation	What are the needs in your neighborhood?	What is your interaction like with the battery factory area?	Are you aware of any brownfields* in your community or neighborhood? If so, what other use of that property would benefit your	What would you like to see improved around the brownfield areas?	What redevelopment projects would help support your community and
8	Owner	Green spaces	Yes know where it is	The harvester building (where business is located: not maintained, mold, mice infestation, plans on relocating businesses because of these issues), empty lot next to building	Storm drain infrastructure (massive amounts of flooding every time it rains)	"parks might attract more people but this area needs a lot of work"
9	Owner	A paved street	NONE	NO	Condemned buildings removed	See above
10	Heating & Air Conditioning	Business hub		Bulldoze it and put business development on the site	Get 712 involved & redevelop	Affordable business istes
11	Property Manager	Affordable housing, Green spaces, Public transportation	I haven't spent much time there at all. I think the building is awesome and would probably make for a really neat restoration if possible.	I believe there are several areas around the Harvester that are considered brownfield areas, but I am not totally certain. Parks are always great. My residents frequently mention that they'd like the bike trail to start closer to Main Street so they don't have to bike through the streets/industrial area to get to the nearest hub a mile or so away. They also talk about needing more green space around here for themselves and their pets to enjoy. I also think everyone would like to see the area continue to progress and turn into the Arts and Culture District we all know it could be. It's already shaping up into something great. We all hope it continues to get better. That might be including more businesses, or just helping the ones already in the Haymarket area be more successful.	Sewers and drains. Between the 9th Ave/S Main intersection through 11th Ave/S Main intersection, it floods every single time we get any amount of real rain. The businesses located at 1010 S Main (in the Harvester on the street side) have been flooding multiple times every year since at least 2012. Last year we sustained massive flooding all around our building due to the sewers backing up around our building from 20 minutes of rain. We incurred a bill of nearly 100K in restoration work, which doesn't include the work needed on the business units. Last week the businesses flooded with short, but heavy rain and water was up the side of the building at least 6 inches. Every business took in water. We have had to place sandbags and other preventative measures every time there is even a possibility of rain to help prevent water from pouring in. Without these efforts, the businesses would incur too much damage to be sustainable.	I'd like to see a more projects that continue to make this area the Arts & Culture District. Mixed use buildings, perhaps with a focus on art, would be great. I also think interesting/creative green space would be great here and well-received by guests of the Arts Center and residents of the area. I always thought a sculpture park would be awesome somewhere near the Harvester/Hoff Center.
12	Executive Director	Affordable housing, Business hub, Green spaces, Public transportation	Not much honestly - we drive by it often	No		
13	CEO	Green spaces, improvements to sewer and smell from sewer gas	Our office is a few blocks away, but have no direct interaction with the factory itself.		Several neighbors report bad smells. Something happens (usually at night) that empties the P traps in our drains allowing sewer gas to enter our building. We come in in the morning and it smells of sewer gas. When we pour water down the drain and air out the building the smell goes away. This can happen 2-3 times a week, or go a week or two without happening.	Upgrades to the sewers, roads, and beautification.

Table 8: (Contd.)Input received from the Business Survey conducted in the community
Source: Authors

