

ECIA Brownfield Success Stories

211 & 213 E Broadway St

Stanwood, IA



Property History

The City of Stanwood obtained ownership of approximately 0.12 acres in 2020 of 211 and 213 E Broadway Street adjacent to the City Municipal Services building. The structures on the property contained two 2-story brick structures with shared wall that were built in circa 1910. Originally the property was used as City Hall/Fire Department and a confectionary (candy store). In 1936 City Hall/Fire Department space was converted to commercial purposes. Beyond the original use, additional former uses of the properties included grocery store, retail store, office, barber shop, game hall, and apartments.



The buildings were neglected and underutilized for years and had significant water and structural damage. The City of Stanwood by court order acquired the two properties in 2020 due to the neglect, public safety concerns and hazardous structural and environmental conditions.

The City conducted community outreach to determine potentially best use for the site. A Site Reuse Plan was created in March 2022 outlining options for expansion of the City's municipal services on the property.

Property Details	
Property Addresses:	211 & 213 E Broadway St, Stanwood IA 52337
Former Uses:	City Hall/Fire Department; confectionary candy store; Ropa's grocery store; retail store, barber shop, game hall, office & apartments
Contaminants:	Asbestos Containing Materials; Lead in soil
Current Use - Improvements:	Vacant Lot
Current Owner:	City of Stanwood
Project Partners:	City of Stanwood Stanwood Economic Development Corporation (STEDCO) United State Environmental Protection Agency (US EPA) Iowa Department of Natural Resources (IADNR) East Central Intergovernmental Association (ECIA)



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ECIA BROWNFIELD SUCCESS STORIES

211 & 213 E BROADWAY ST, STANWOOD, IA

Redevelopment

The City applied to ECIA for U.S. EPA Brownfields Assessment and Planning grant funds. The Phase I Environmental Site Assessment (ESA) conducted in 2021 recommended a Phase II be conducted due to the presence of a former oil and coal storage and containment area abutting the site to the south along the adjoining railway during the 1910s. Additionally the property located at 209 E Broadway St once had an underground storage tank that was removed in 1987. After it was removed soil samples taken did not indicate the presence of contaminants of concern at concentration exceeding IDNR Statewide standards. However, groundwater samples were not conducted at the time. Therefore, a Phase II was conducted in January 2022 to identify potential contaminants of concern in soil and/or groundwater at the site. Results of the Phase II found arsenic contamination slightly elevated exceeding applicable Statewide Standards based on unrestricted land use. The Phase I and II were submitted to IDNR for review. IDNR indicated based on the plan reuse as commercial development no further action was required at this time.

Phase I indicated the likely presence of asbestos containing material given the age of the structures and recommended an asbestos inspection. The Asbestos Inspection found asbestos containing material (ACM) in building materials requiring abatement prior to deconstruction. In January 2022, a structural engineer deemed the structures unstable for safe abatement. City applied to ECIA and IDNR for U.S. EPA Brownfields RLF grant funds and was awarded \$100,000 in ECIA Brownfields grant funds and \$24,999 in IDNR Brownfields grant funds.

Project Outcomes

RACM demolition completed April 2023. Site has been graded, seeded and made ready for reuse.

Temporary Construction job: 1

Ready for Reuse: 0.12 acres

City is seeking additional funds for future development of the site.

Funding Sources	
Stanwood Economic Development Corporation (STEDCO)	\$33,800.00
ECIA Brownfields Coalition – US EPA Assessment Grant Funds	\$52,297.74
ECIA Brownfields RLF – US EPA	\$100,00.00
IA DNR Brownfields Program	\$24,999.00
City of Stanwood	\$1,686.00
Total	\$212,782.74

Property Assessment & Planning Details	
July 21, 2021	Phase I ESA Completed
May 7, 2021	Asbestos Sampling and Analysis Plan
July 22, 2021	Asbestos Sampling Survey Report
September 29, 2021	Property-Specific Sampling and Analysis Plan
January 14, 2022	Phase II ESA Completed
March 14, 2022	Site Revisioning Plan
May 2, 2022	Soil and Groundwater Management Plan
May 17, 2022	Analysis of Brownfield Cleanup Alternatives
May 18, 2022	Regulated Asbestos-Containing Materials Demolition Clean-Up Plan
April 3, 2023	RACM Demolition completed



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