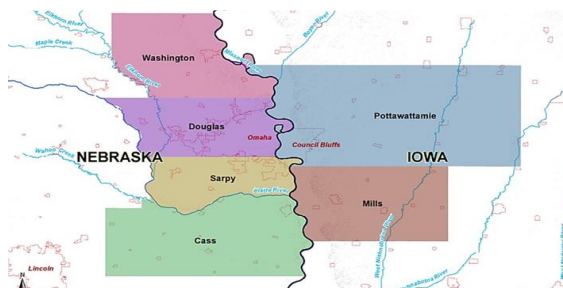


# A Foundry's Newfound Purpose

Spurring redevelopment in Council Bluffs, Iowa



## Project Summary

**Community:** Council Bluffs, Iowa

**Technical Assistance:** Site Design

**Former Use:** Foundry

**Future Use:** Business Park and Builder/Maker Space

The city of Council Bluffs, Iowa, identified the former Katelman Foundry Site, with its strategic position spanning multiple city blocks, as a catalyst site to spur redevelopment in an area characterized by a rail corridor, former industrial sites, and underutilized properties. The former foundry buildings had been removed and the site cleanup completed.

The Council Bluffs' Brownfields Area-Wide Plan for the Mid-City area included a vision for a thriving neighborhood located at the heart of the city. Developing an inner-city business park was a recurring theme throughout the community engagement process.

The plan included preliminary conceptual sketches and a market study that supported the redevelopment of Katelman Foundry into a business park.

## The Community's Challenge

The city needed help developing a feasible reuse plan that supported the community's vision, while stimulating economic interest at the site.

## EPA's Land Revitalization Technical Assistance

U.S. EPA's Land Revitalization Program provided contractor technical assistance to help move the city's

vision for a business park forward. The team prepared conceptual designs and plans that supported the redevelopment of the Katelman Foundry Site. This technical assistance advanced the goals of the Brownfields Area-Wide Plan by providing details related to site-specific build-out potential and level-of-magnitude construction costs for the proposed redevelopment. The plans included a layout of proposed development parcels and building footprints, along with a building yield table and all site amenities needed to support the proposed redevelopment strategy.

The technical assistance provided by EPA will continue the momentum of the Brownfields Area-Wide Planning process, and ultimately promote economic development in the Mid-City area, utilizing sustainable practices.



*Bird's eye view of the proposed Mid-City Innovation Center on the former Katelman Foundry Site.*

For more information, contact Charlie Foley, EPA Region 7 Brownfields Program, at [foley.charlie@epa.gov](mailto:foley.charlie@epa.gov).