

Area-wide Planning for Revitalization of Abandoned Gas Station and Nearby Brownfields, Ogden, Iowa

EPA, in partnership with the Iowa Department of Natural Resources (IDNR), is providing redevelopment planning support to the City of Ogden for revitalization of its downtown, including three centrally located properties and the abandoned gas station that sits at the gateway to downtown.

With funding from the Office of Brownfields and Land Revitalization, EPA's assistance supports the preparation of a market analysis and needs study, development of a project web portal, and conducting a design charrette to engage the community in planning for reuse of the sites. EPA also provided training on the brownfields assessment and cleanup process and on how to promote expanded partnerships with other state and federal agencies.

The project began a few years ago with EPA Region 7's Historic Highways Initiative, which includes the identification of abandoned gas stations. The initiative focuses on identifying barriers to redevelopment of abandoned gas stations along the former Route 66 in Missouri and Kansas, and along the former Lincoln Highway in Iowa and Nebraska. Region 7 currently is working with a number of communities, including Ogden, under its Historic Highways Initiative.

In Ogden, the city purchased vacant properties from current owners. This gave the city greater control over planning for downtown redevelopment. Ownership also enabled the city to receive additional support from IDNR for assessment and cleanup work on each of the brownfield properties. Once the properties were assessed and cleaned, the city demolished the three vacant buildings and graded the sites for redevelopment.

Using support from EPA's Land Revitalization Program, the city sought community input on property reuse and an overall vision for the revitalization of downtown Ogden. As a result, city leaders will move forward to ensure downtown Ogden meets the needs of the community and becomes a destination for those in the area.

EPA delivered its recommendations to the city in December 2010. EPA's report to the city includes redevelopment concepts based on market data, community needs, and site conditions. City officials will be able to use these products to move forward with marketing new business opportunities and promoting the revitalization of downtown Ogden.



Artist's rendering of new "gateway" to downtown Ogden