Analysis of Brownfields Cleanup Alternatives

Former YMCA Building in Clinton, Iowa

Presented by:

Jon Reis, Impact7G, Senior Project Manager

Steve Prideaux, Impact7G, Project Manager

Tammy Johnson, City of Clinton, Community Development Director

Lisa Burch, YTT Design Solution, Civil Engineer

Agenda

- Project and Goals
- The Property
- Environmental Concerns
- Accomplishing Project Goals
- Project Phases
- Environmental Cleanup Alternatives
- Community Outreach
- Community Vision and Redevelopment Plans

Project and Goals

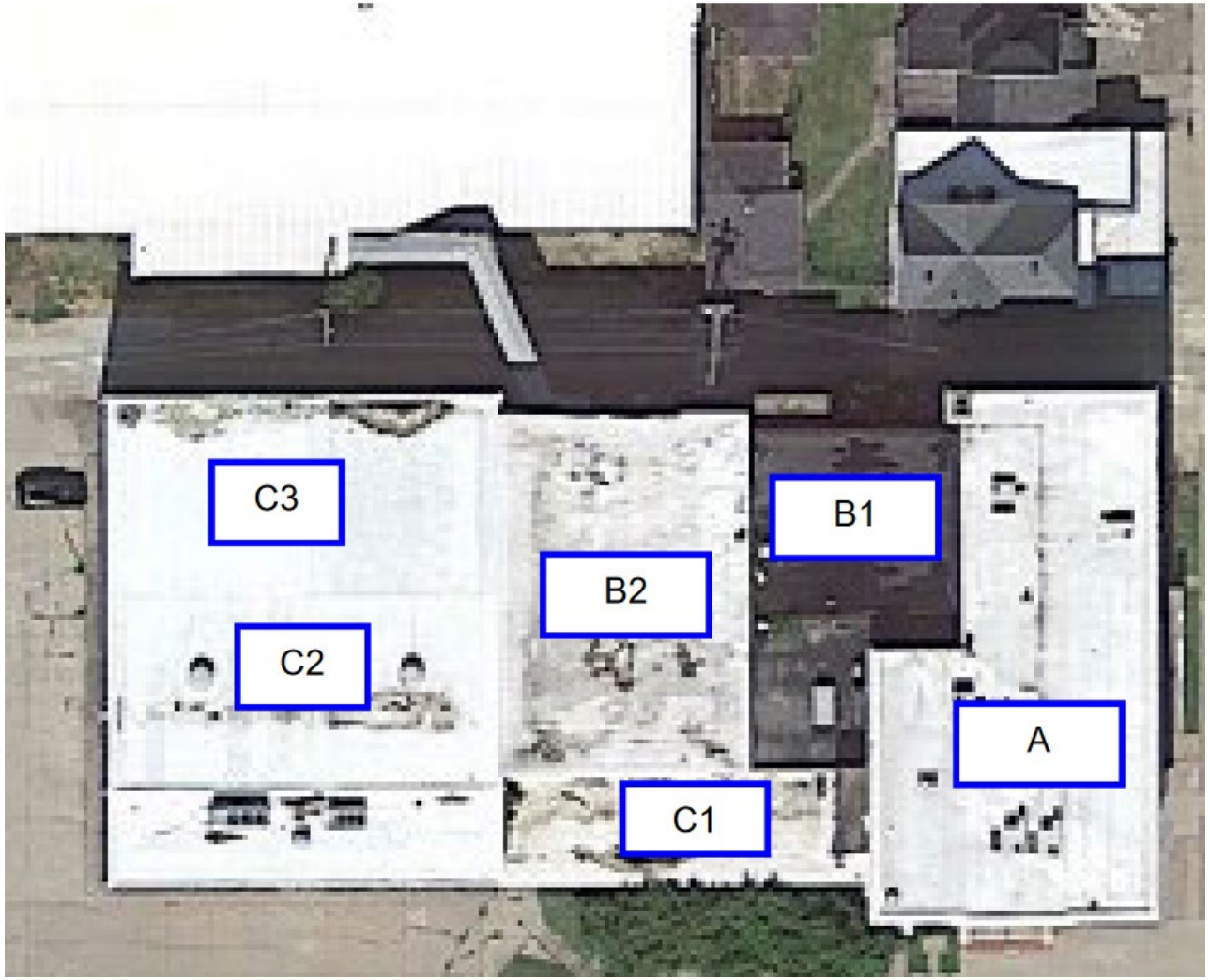
- Utilize East Central Intergovernmental Association's (ECIA) Environmental Protection Agency (EPA) Brownfield Revolving Loan Fund Grant to conduct environmental cleanup of the former YMCA property.
  - ECIA and City funding for Phases 1a and 1b
  - Applying for EPA Brownfield Cleanup Grant for Phase 2
- Goals:
  - Preserve the main, historic looking portion of the former YMCA
  - Get building ready for redevelopment

The Property

- Former YMCA Building
- Gymnasium, running track, multiple pools and other recreation facilities
- Vacated by January 1, 2021
- Located at 480 South 3rd St.
- 0.964-acre parcel


YMCA

Building Sections



A 1905 three-story with basement

B1 1905 two-story with basement

B2 1961 two-story addition with basement

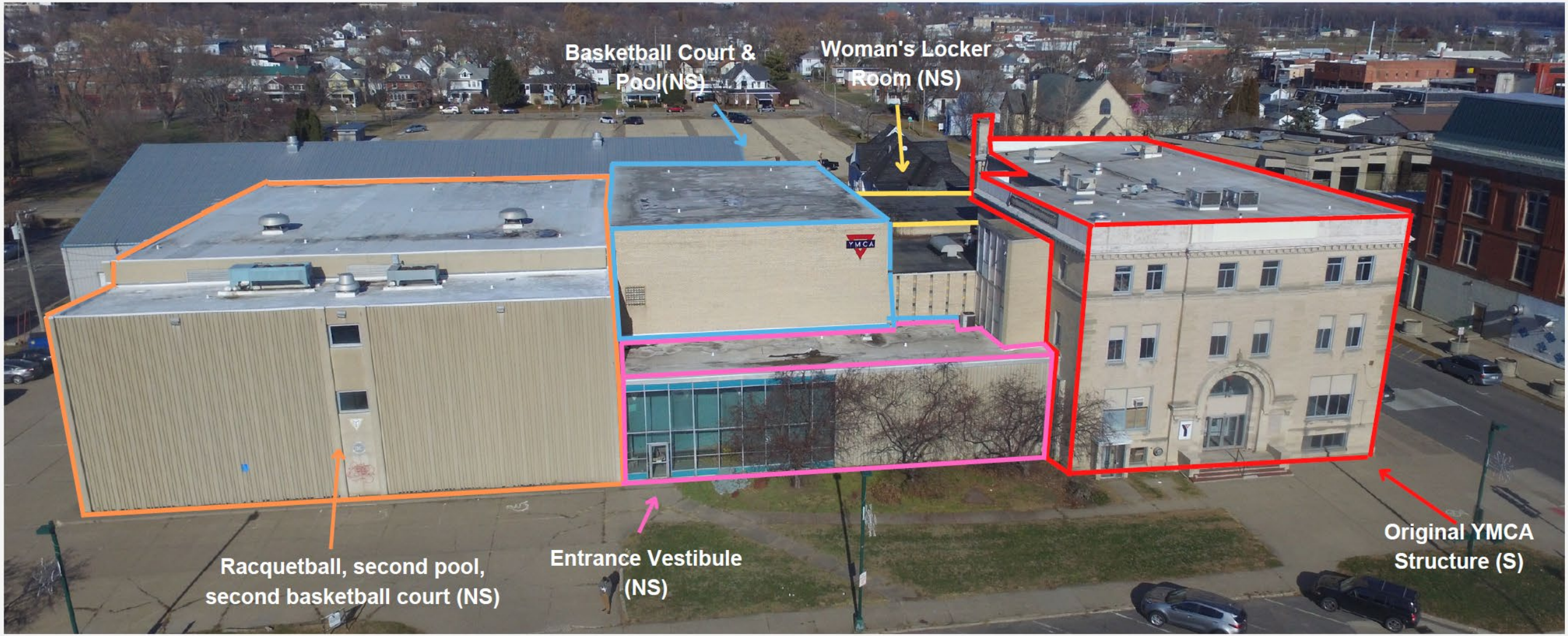
C1 1980 one-story addition

C2 1978 three-story addition with sub-level

C3 1978 three-story addition with sub-level

SITE MAP

(S) = Salvageable (NS) = Not Salvageable



Environmental Concerns

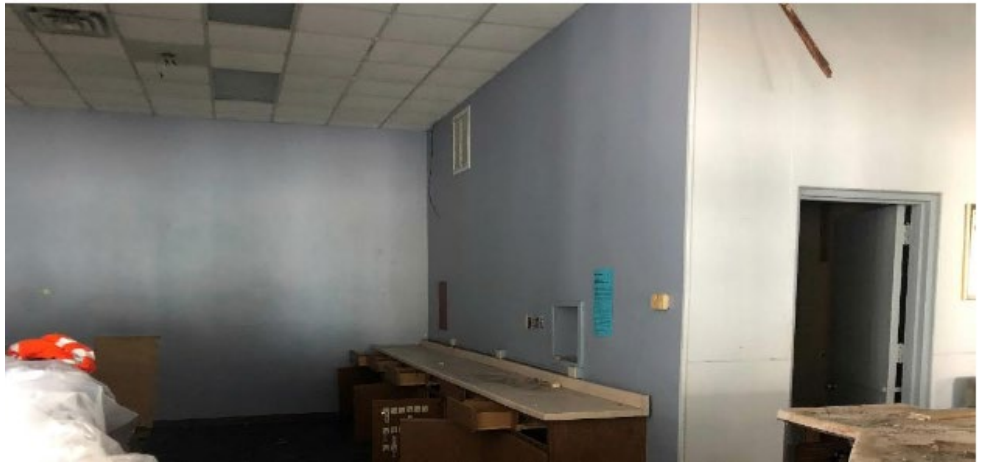
- Asbestos Containing Material (ACM)
- Lead Based Paint (LBP)
- Mold and Moisture
- Structural*

ACM Findings

- Asbestos inspections completed in 2021, 2022, and 2024.
- Asbestos detected in 71 of 407 analyzed samples.
- ACMs include: pipe insulation, mudded fittings, floor tile, floor tile mastic, linoleum, cement board, caulk, and roofing materials, etc…

LBP Findings

- LBP screening completed in 2021.
- LBP present in multiple XRF readings.
- Not a complete inspection.



Mold Findings

- Moisture and Microbial Investigation completed in 2022.
- Air samples collected at 30 interior locations and 2 exterior locations.
- Indoor airborne fungal spore concentrations up to 210,000 spores/$m^{3.}$
- Total outdoor airborne fungal spore concentrations: 5,800-6,000 spores/$m^{3.}$
- Amplification and fungal growth observed.
- Surface samples collected from six locations – microbial growth confirmed on two surfaces.

Moisture Findings

- Moisture readings of substrates indicated “wet” and “at risk” materials.
- Water staining, microbial growth, and musty odors observed.
- Roof leaks and water in structure.

Project Goals

- Preserve **Building A**!
  - Separate **Building A** from **Buildings B1** and **C1** (mitigation).
  - Seal **Building A** openings following deconstruction.
- Conduct environmental cleanup of **Building A**.
  - Asbestos abatement – mindful of potential LBP and mold.
- Demolish **Buildings B1, B2, C1, C2**, and **C3.** RACM demolition of **Buildings B1, B2, C2**, and **C3**.

Project Phases

- **Phase 1a – to be conducted under emergency prior to winter**
  - Separate Building A from Buildings B1 and C1 and shore up openings
    - RACM demolition of Building B1
    - Asbestos abatement of Building C1 and subsequent demolition
    - Collect signage and decorations historic in nature
- **Phase 1b**
  - Asbestos abatement of Building A - roof parapet tar stays
  - Assume paint disturbed during abatement is LBP
  - Abatement contractor to conduct remediation of non-historic, mold-damaged materials disturbed during abatement.
- **Phase 2**
  - RACM demolition of Buildings B2, C2, and C3

Asbestos Cleanup Alternatives

- **Alternative #1**: No Action
- **Alternative #2**: Abatement and proper disposal of ACMs (Phases 1a and 1b)
- **Alternative #3**: Abatement and proper disposal of ACMs (Phases 1a, 1b, and 2)

Mold Cleanup Alternatives

- **Alternative #1**: No Action
- **Alternative #2**: Remediation of mold by removing non-historic, mold-damaged materials to be disturbed in conjunction with asbestos abatement in Building A.
- **Alternative #3**: Remediation of all non-historic mold-damaged materials in Building A.

LBP Cleanup Alternatives

- **Alternative #1**: No Action
- **Alternative #2**: Assume all paint disturbed during asbestos abatement of Building A is LBP and treat as such, short of full abatement.
- **Alternative #3**: Assume all paint in Building A is LBP and abate all painted surfaces.

Historic Preservation Cleanup Alternatives

- **Alternative #1**: No Action

- **Alternative #2**: Enter into an MOA with SHPO to mitigate adverse effects to the NRHP-eligible Site resulting from project activities using federal funds. Includes deconstruction of Building C1.

- **Alternative #3**: Shore up and salvage structurally unsound buildings (Buildings B1, B2, C2, and C3).

Mitigation Options

- Retain signage and decorations that are historic in nature.
- Add an informational kiosk.
- Create a coffee table book on the history of the property.
- Shore up entrances/openings of Building A
- Deconstruction of Building C1

Regulations & Cleanup Standards

- Cleanup actions must be overseen by environmental professional.
  - Document cleanup does not endanger public or future occupants of the building.
  - Includes air monitoring, clearance inspections, and final cleanup reporting.

- Cleanup actions must follow appropriate state and federal laws.
  - Asbestos removal and disposal will adhere to National Emissions Standards Hazardous Pollutants rules.
  - National Historic Preservation Act (NHPA), Davis Bacon Labor Laws, and the Brownfield Revitalization Act.

Impact7G Recommendations

- **Asbestos:** Alternative #2 — Estimated Cost = $490,000
- **Mold:** Alternative #2 — Estimated Cost = $20,000
- **LBP:** Alternative #2 — Estimated Cost = $60,000
- **Section 106:** Alternative #2 — Estimated Cost = $124,000

Total Estimated Cost = $694,000

Community Outreach

- Public meetings
  - Hosted bi-annually
    - Opportunity to receive project updates and ask questions
- Outreach tools
  - Project website (https://www.cityofclintoniowa.gov/162/Former-YMCA-Brownfields-Cleanup)
    - Offers project transparency
  - Fact sheet
    - Provides program overview
  - "Brownfield Success Story"
    - Highlights grant impact

Community Vision – Presented January 2023

- Recommendations based on public input collected across 2 general public meetings, community survey, and 3 Downtown Clinton Alliance meetings in 2022.
- Public input indicated streetscaping improvements (sidewalks, plants, etc…) should be made in parallel with a new development.
- Community believes the highest and best use for the site is mixed-use residential and commercial development.

YMCA and Elevator

- Older portion of the YMCA facility is included in all four reuse options.
- Older portion has a high level of structural integrity, unique architecture, and long community history.
- Public input indicated that elevator should be moved to rear of building and ADA ramp added.

SITE REUSE OPTION 1

- Maximum lot buildout, while maintaining neighborhood height
- Mixed use development, commercial on first floor, residential 2nd/3rd
- 40 partially enclosed parking stalls, and 62,205 square feet of floor area.
- Cost is projected to be between 15 and 21 million dollars

SITE REUSE OPTION 2

- Less maximizes site, with lower cost
- Mixed use development, commercial or residential on first and second floor
- 40 parking stalls, and 23,790 square feet of floor area.
- Cost is projected to be between 5 and 7 million dollars

SITE REUSE OPTION 3

- Medium/large build out, that maintains neighborhood height
- Mixed use development, commercial on first floor, residential 2nd/3rd
- 58 partially enclosed at-grade parking spaces and 42,752 square feet of floor area square feet of floor area.
- Cost is projected to be between 10 and 15 million dollars

SITE REUSE OPTION 4

- Smallest and least expensive design
- Mixed use development, contains two floors of either commercial or residential
- 58 stalls of uncovered at-grade parking, and 16,896 square feet of floor area.
- Cost is projected to be between 3 million and 5 million dollars

Thanks for your time.
Questions?

Jon Reis

Senior Project Manager

jreis@impact7g.com
(515) 231-3719

IMPACT7G

Sustainable Environmental Solutions

IMPACT7G

Sustainable Environmental Solutions