



February 26, 2020

Amy Kuhlers  
Program Manager  
Iowa Economic Development Authority  
200 East Grand Avenue  
Des Moines, IA 50309

Dear Ms. Kuhlers:

The Pleasant Hill Commerce Park, located in Polk County, Iowa, has completed the Iowa Economic Development Authority (IEDA) Certification Program. Quest Site Solutions (Quest) has conducted a thorough analysis of the property, and based on the information provided by the East Polk Innovation Collaborative and our evaluation of the property, we are certifying the **Pleasant Hill Commerce Park** as a **General Industrial Park**.

Quest has developed a program for IEDA to certify industrial sites and industrial parks as ready for industrial development. We have certified the Pleasant Hill Commerce Park as meeting the following criteria:

- **The park must be a minimum of 100 total acres, with one site of at least 50 developable, contiguous acres. At least 60% of the remaining park acreage must be developable.**<sup>1</sup> According to the Master Development Plan dated August 1, 2019, the park is a total of 213.41 acres, with 197.19 developable acres. The Plan shows 5 lots ranging in size from 94.8 acres to 23.5 acres.
- **The park must be available for sale or lease (with a documented price and terms) to prospective industrial investors. If the park is only available for lease, the lease term must be a minimum of 25 years.** The property is owned by LeMar Koethe (57.62 acres being certified; parcel is 76.88 total acres), Reveiz Farms Inc. (154.81 acres), and the City of Pleasant Hill (0.98 acres). Attorney title opinions were provided for all parcels.

Letter from LeMar Koethe dated December 11, 2019 indicates that the site is available for sale, can be subdivided, and will be offered for sale for three years or until sold. Letter from Reveiz Farms Inc. (Ed Reveiz and Paulette Reveiz) dated October 18, 2019 indicates their intent to sell the property, and the asking price provided is valid for five years. Letter from Sara Kurovski (Mayor, City of Pleasant Hill) dated October 25, 2019 indicates that parcel 00197-001-000 is available for development. The Reveiz and Koethe properties are leased year-to-year for farming, but documentation was provided indicating that leases can be terminated if the property is sold.

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<sup>1</sup> "Developable" acres are those that have no impediments to development, or mitigation for any known impediments can be accomplished in less than 90 days. Environmental contamination issues must be remediated prior to certification.

- **The park must be zoned appropriately or be able to be rezoned for industrial use within 90 days (if applicable). The surrounding properties must be compatible with industrial uses.** The eastern and western thirds of the park are currently zoned A-1 Agricultural, the center third is zoned CP – Commerce Park, and center Highway 163 frontage parcels are zoned C-2 General Commercial / Highway Service. A zoning change will be necessary for the Agricultural zoned portions. Per the letter from Pleasant Hill (Madeline Sturms, Community Development Director) dated September 10, 2018, the Land Use Plan depicts the property as Commercial/Office/Industrial Flex and Local Commercial which would correlate to zoning assignments such as Regional Commercial, Commerce Park, Office, and Light Industrial. The typical zoning assignment process is able to be completed within 60 days of a complete submittal.
- **The park must be free of any known rights-of-way, easements, judgments, liens, restrictive covenants, and any other items that might impact the park's developability.** A Master Development Plan has been created that takes rights-of-way, easements and wetlands/streams into consideration. Cost and schedule estimates have been developed for relocating the sewer line located in the western portion of the park, if needed, to enhance the buildability of those lots.
- **The park's developable acreage must be located outside of the 100-year flood zone or be able to be filled within 90 days. If the schedule for filling is longer than 90 days, filling must be completed prior to certification.** The park is located in FEMA Flood Zone X – outside of the 100- and 500-year flood zones. The 500-year flood zone abuts the park's southeastern corner.
- **The park must be free of recognized environmental conditions or have recognized environmental conditions remediated prior to certification.** A Phase I Environmental Site Assessment conducted in accordance with ASTM Standard E1527-13 was completed on the entire property on June 28, 2019. The assessment did not reveal evidence of any recognized environmental conditions in connection with the subject property.
- **The park's developable acreage must be free of wetlands or be able to be mitigated within 90 days. If the schedule for mitigation is longer than 90 days, mitigation must be completed prior to certification.** A wetlands delineation was completed on the park on April 29, 2019. Wetland 1 (0.13 acres), Wetland 2 (0.02 acres), Wetland 3 (0.21 acres), Wetland 4 (0.42 acres), Stream 1 (1,742 linear feet), and Stream 2 (2,078 linear feet) are likely considered jurisdictional Waters of the U.S. (WOTUS). Erosional feature 1 is likely not considered jurisdictional. An Approved Jurisdictional Determination letter from the U.S. Army Corps of Engineers (Matthew Zehr – Chief, Iowa Permit Section) dated July 18, 2019 concurred that there are 3,820 linear feet of jurisdictional streams and 0.78 acres of jurisdictional wetlands on the property.

The development of the future east-west roadway to the proposed Lot 1 would require the disturbance of up to 1,700 linear feet of intermittent stream (worst case scenario). The mitigation plan includes purchasing credits (ratio likely 1.5 to 1 or 2 to 1). Average credit price as of August 1, 2019 is \$100 to \$200 per credit. Stream credit sales can be closed in under 30 days.

- **The park's developable acreage must be free of federal threatened and endangered species or be able to be mitigated within 90 days. If the schedule for mitigation is longer than 90 days, mitigation must be completed prior to certification.** Memo from Shive Hattery (Jake Wilson, PWS) dated June 11, 2019 indicates two species, the endangered Indiana bat and the northern long-eared bat, may be present within the project site. Potential habitat is located in small section of trees in northeastern corner, but surveys of these bats have not been conducted on site. Therefore, the potential bat habitat is indicated as undevelopable on the Master Development Plan. As long as the potential bat habitat is not developed or is cleared during designated times, development is not likely to adversely affect the listed species, their habitats, or proposed or designated critical habitat. As a result, concurrence from the U.S. Fish and Wildlife Service is not required on this determination.
- **The park's developable acreage must be free of areas of archaeological or historical significance or be able to be mitigated within 90 days. If the schedule for mitigation is longer than 90 days, mitigation must be completed prior to certification.** A Phase I Intensive Archaeological Investigation was completed in July 2019 on approximately 235 acres. Three new archaeological sites were identified, and all three sites are recommended not eligible for listing on the National Register of Historic Places (NRHP). No further archaeological work is recommended.

Architectural Investigation was completed in July 2019. The survey area included 14 properties, nine of which contained one or more buildings that are at least 45 years old. Based on the historic architectural investigation, the three properties adjacent to the Certification Site that were surveyed at the intensive level are not eligible for listing in the NRHP, and all but one of the other 11 properties in the buffer area are unlikely to be eligible for listing. The exception is the barn at 1605 NE 70th Street, which is recommended for additional research to more fully evaluate its possible historical importance and integrity.

A letter from Iowa Department of Cultural Affairs (Michael Perry – Archaeologist and Libby Wielenga – Architectural Historian) dated August 5, 2019 indicates that they concur with the recommendation of no further archaeological survey at the proposed development parcel. SHPO recommends that Shive-Hattery retain all artifacts in the event future development requires Section 106 compliance. They also agree that one property (barn at 1605 NE 70<sup>th</sup> Street) within the architectural buffer area should be further studied to evaluate eligibility for the NRHP.

- **The park's developable acreage must have soils compatible with industrial development.** A geotechnical exploration was completed on the property on July 23, 2013. Five soil borings were drilled to a depth of 15 to 25 feet below the existing ground surface for the proposed internal park road. Five additional borings were completed on parcel 00187-301-000 in March 2013 and depths ranged from 20.5 to 25.5 feet. Per the letter from Terracon (Adam Maher, Staff Engineer and Brett Bradfield, Senior Engineering Consultant) dated January 17, 2019, the property could be classified as Seismic Site Class D.
- **To market the park as rail-served, the park must be served or be able to be served within 12 months by rail.** The park will not be marketed as served by rail.

- **The park must be within 15 miles, via truck route, of an interstate or a four-lane highway. The park must be directly served or be able to be served within six months by a road that is compatible with standards for tractor-trailer access (80,000 pounds / 20,000 pounds per axle).** The property is adjacent to Iowa Highway 163, a four-lane highway. The park is located approximately eight miles from I-80 and 10 miles from I-35.
- **The park must be served or be able to be served by industrial level electric infrastructure that can provide a minimum of 5 MW electric service. At least 2.5 MW (50% of the required capacity) must be provided within six months. The additional 2.5 MW must be available within the following six months.** MidAmerican Energy is the electric distribution and transmission provider serving the park. Per the Electric Questionnaire (Debbie Calvert, Business & Community Development Manager) dated September 10, 2018, a new underground feed would need to be built approximately three miles to the park in the existing DOT right-of-way. Estimated cost for improvements is \$1.2 million and will take up to six months during non-frost environment to complete. Once completed, 9 MW of capacity can be available.
- **The park must be served or be able to be served within by natural gas infrastructure that can provide a minimum of 15,000 mcf per month. At least 7,500 mcf per month (50% of the required capacity) must be provided within six months. The additional 7,500 mcf per month must be available within the following six months.** MidAmerican Energy Company is the natural gas distribution provider serving the park, and Northern Natural Gas is the transmission provider. Per the Natural Gas Questionnaire (Deb Calvert, Business & Community Development Manager) dated September 8, 2018, a 4-inch line with 60 psi is adjacent to the park. In order to provide 15,000 mcf/month, an upgrade at the regulator station on Oakwood Drive and installation of 1,075 feet of 12-inch steel main are required to the existing line. Estimated cost for improvements is \$335,000 and will take up to six months during a non-frost environment to complete.
- **The park must be served or be able to be served by water infrastructure and a water system with a minimum excess capacity of at least 300,000 gallons per day. At least 150,000 gallons per day (50% of required capacity) must be provided within six months. The additional 150,000 gallons per day must be available within the following six months.** Des Moines Water Works is the water provider serving the park. Per the Water Questionnaire (Michael McCurnin, Engineering Services Manager) dated September 10, 2018, a 12-inch main is adjacent to the park which can accommodate 1,000 gallons per minute with no capacity issues based on computer modeling. As of September 10, 2018, the Fleur, McMullen, and Saylorville Water Treatment Plants have a combined permitted capacity of 110 mgd and excess capacity of eight mgd factoring in peak utilization.
- **The park must be served or be able to be served by wastewater infrastructure and a wastewater treatment plant with a minimum excess capacity of 200,000 gallons per day. At least 100,000 gallons per day (50% of the required capacity) must be provided within six months. The additional 100,000 gallons per day must be available within the following six months.** The City of Pleasant Hill is the wastewater provider serving the park. Per the Wastewater Questionnaire (Eric Cannon, City Engineer) dated October 1, 2019, a 12-inch gravity main with a total and excess capacity of 2.3 mgd is located in the western portion of the park. To provide service to the eastern 80 acres, a lift station, 2,000 linear feet of 3-inch force main, and 750 linear feet of 8-inch gravity sewer would need to be installed at a cost of \$1,050,000. The extension could be



completed within 90 days. As of October 1, 2019, the Des Moines Metropolitan Wastewater Reclamation Authority Wastewater Plant has a total permitted capacity of 200 mgd with 4 mgd dedicated to Pleasant Hill. Pleasant Hill's current utilization is 1.24 mgd.

- **The park must be served or be able to be served within six months by telecommunications fiber.** CenturyLink is the telecommunications provider serving the park. Per the Telecommunications Questionnaire (Tim O'Hern, Engineer) dated October 1, 2019, network fiber exists at northwestern corner of intersection of Iowa Highway 163 and NE 80<sup>th</sup> Street. Most fiber-based services are available in this wire center – assuming only one fiber feed is needed. Estimated cost to provide service is \$25,000-\$50,000, depending on the building entrance and services needed, and will take 60-90 days to be completed.
- **A draft set of protective covenants that at a minimum address the following: building type, landscaping, parking, outdoor storage, setback specifications, and sign control must be submitted.** Protective covenants have not been prepared for the park as the City of Pleasant Hill addresses these items through its Commerce Park District zoning.
- **A Master Development Plan that shows the proposed lot locations and sizes, road access points and proposed roads within the park, potential rail layout (if applicable), location of existing and proposed utilities, and easements. The Master Development Plan should take into consideration and note the location of development limitations, such as wetlands, floodplains, and permanent easements.** The Master Development Plan dated August 1, 2019 shows five lots ranging in size from 23.5 acres to 94.8 acres. The Plan also indicates existing and proposed utility infrastructure, the transportation network, jurisdictional wetlands, and the location of a potential 1,300,000 square foot building pad.

The information outlined in this letter has been incorporated into the Master Development Plan dated August 1, 2019, which is enclosed.

This certification will expire on **December 11, 2022**. Upon certification expiration, the property will need to be submitted for recertification.

We congratulate the team at the East Polk Innovation Collaborative for their hard work and on achieving certification. If there are any questions regarding our analysis, please contact us.

Sincerely,

A handwritten signature in black ink that reads 'Lindsey M. Cannon'.

Lindsey M. Cannon  
Director

cc: Alex Lynch, East Polk Innovation Collaborative

