

Certified Shovel Ready Program

October 19, 2011

IOWA
economic development

Why Shovel Ready?

There is a distinct advantage for Iowa and its communities to market ideal sites through the Certified Shovel Ready Site program. The specific framework of the new program is based on extensive program discussions among business development staff from Iowa Economic Development Authority and statewide economic developers and partners over the past several years.

Program Benefits

- » **Shovel-ready sites are attractive to companies looking to expand, relocate, or start up thus enhancing the site's marketability.**
- » **Many other states already have shovel ready programs in place and are actively marketing to site selectors.**
- » **Companies need sites that are ready for development and can match the construction completion date with customer product delivery demands.**

Program Benefits

- » **Shovel-ready sites simplify the development process and greatly reduce the risk by eliminating most of the unknowns from the site selection decision. With this program, site locators will be assured that our premium sites meet specific standards.**
- » **A certified shovel-ready site demonstrates the progressive, proactive nature of our economic development partners putting them in the best possible position to attract new business and industry.**
- » **Certified shovel ready sites will receive elevated marketing through LOIS and other avenues.**

Funding Assistance

Funding will be available, reimbursable for up to \$5,000 per site to assist with third party certification expenses.

Certified Small Site Criteria

Minimum Requirements:

- » 20 contiguous, usable acres in a planned industrial park
- » Electricity – 750kW
- » Natural Gas – 7,000 CFH
- » Water – 150,000 GPD
- » Wastewater – 150,000 GPD
- » Telecom – minimum of DS-1 or T-1 service
- » Utility service is adjacent to the site
- » All other information/data requirements of the program
- » Rail access
- » Class 2 track (25 mph speed limit) or higher
- » Track is adjacent to the site or control of easement between existing track and property
- » Letter of support from the rail provider

Certified Large Site Criteria

Minimum Requirements:

- » 100 contiguous, usable acres in planned industrial park
- » Electricity – 3MW
- » Natural Gas – 125,000 CFH
- » Water – 500,000 GPD
- » Wastewater – 300,000 GPD
- » Telecom – minimum of DS-1 or T-1 service
- » Utility service is adjacent to the site
- » All other information/data requirements of the program
- » Rail access
- » Class 2 track (25 mph speed limit) or higher
- » Track is adjacent to the site or control of easement between existing track and property
- » Letter of support from rail provider

Certified Office Building Criteria

Minimum Requirements:

- » Enough land adequate to accommodate a 40,000sf office building
- » Electricity – 150kW
- » Natural Gas – available
- » Water – 25,000 GPD
- » Wastewater – 25,000 GPD
- » Telecom – Fiber optics service required; DS-3, T-3 or Ethernet
- » Utility service is adjacent to the site
- » All other information/data requirements of the program
- » Encourage green development practices

Application Scope

- › **Fundamental Attributes of Site and Development**
 - **Site Development Plan; Strategic Marketing Plan; Flood Plan; Slope and Terrain; Geological Stability**
- › **Land Use Planning and Municipal Zoning**
 - **Planned, On-going or Planned Land-use Processes; Overview of Site and Building Permitting Process**
- › **Environmental and Cultural Protections**
 - **Phase 1 and Phase 2 Environmental Site Assessment; Endangered/Threatened Species Review; Archaeological/Historical Resources**

Application Scope

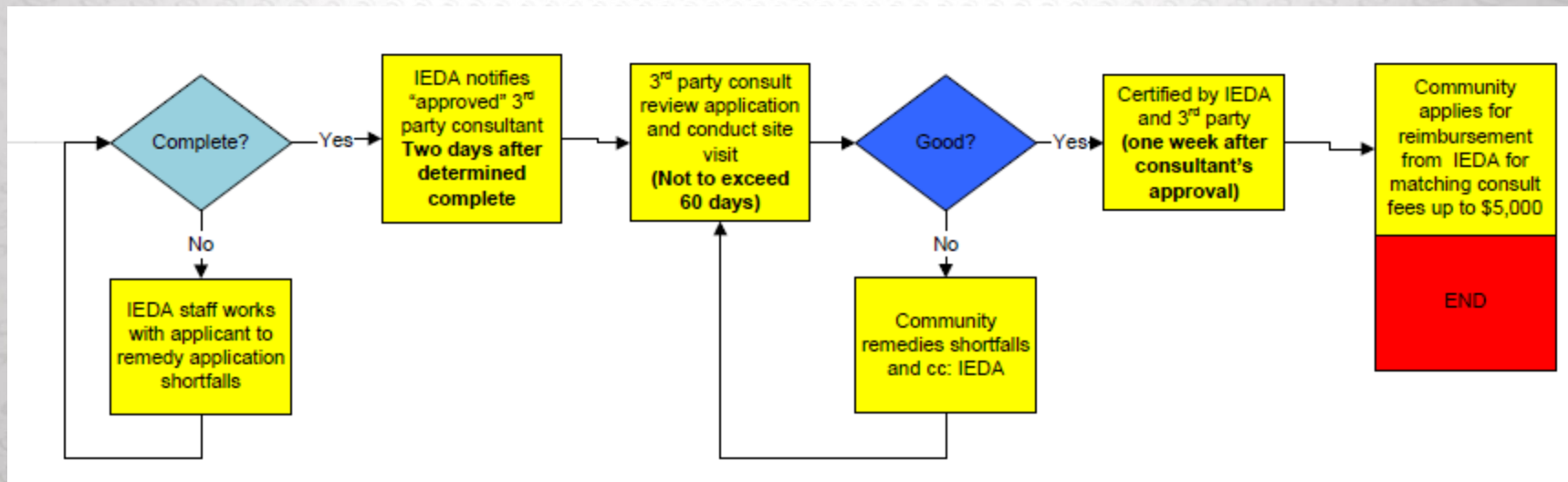
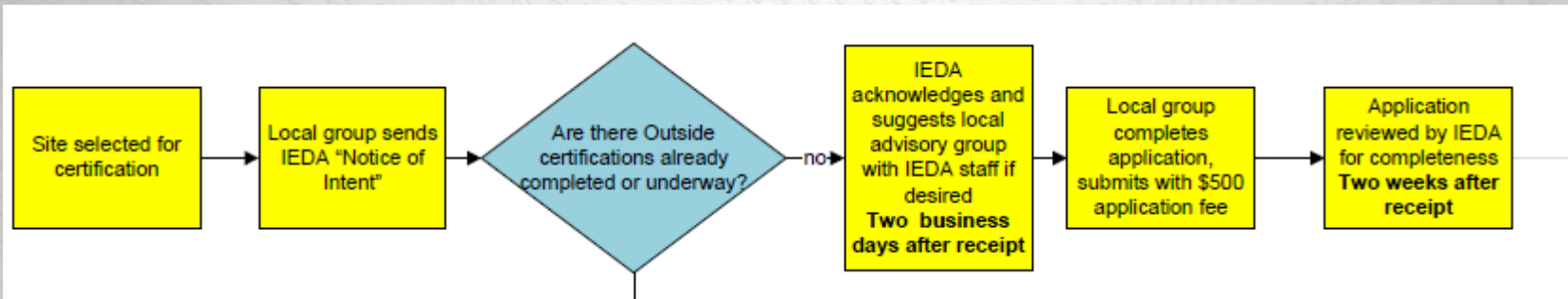
› **Transportation Infrastructure**

- **Letter of Support from Freight Rail Service; Traffic Flow, Impact, and Regulation; Street and Highway Access**

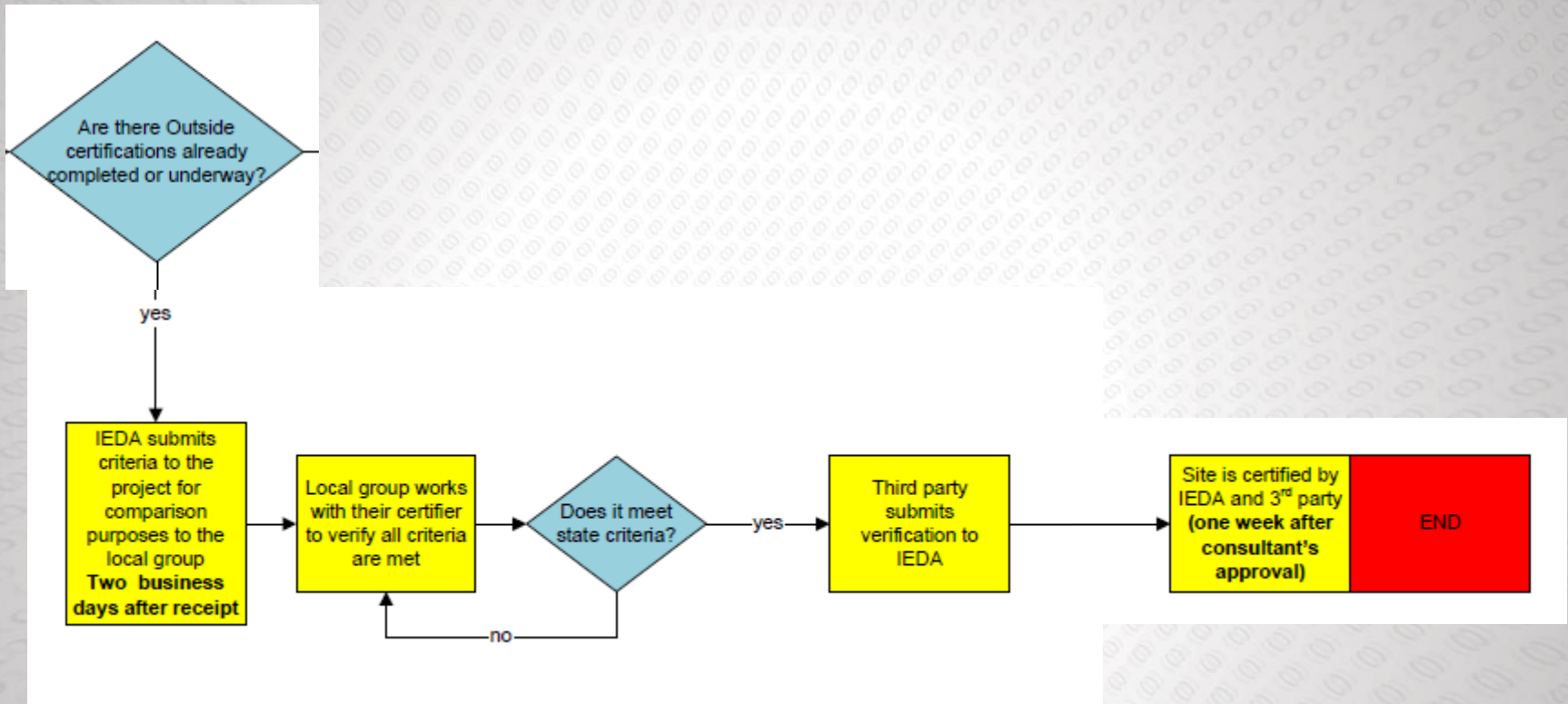
› **Utility Infrastructure & Standards**

- **Provider Commitment Letters from Electric, Natural Gas, Water, Sanitary Sewer, Telecommunications; Infrastructure Improvements**

Process



Process





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