



# Van Meter Vision Park

Certified® Site

RFI Response - SSG Follow-up



2018

Greater Dallas County Economic Development Alliance  
 Dallascounty-ia.org  
 515-987-2020  
 iwunsch@dallascounty-ia.org

## PRIMARY INFORMATION

Ownership	2 owners - Ronald & Debra Gebhardt, Diligent Development
Parcel/Building Size	288 Acres, can be subdivided
Price	\$39,000 to \$75,000 per acre, negotiable and dependent on acres purchased

## SITE INFORMATION

Telecom & Fiber	On-Site - Level 3 provider. Near site– AT&T, CentruyLink, Verizon
Electric	On-Site - Mid-Amecian Energy provider. Redundant, robust power as Booneville substation is adjacent to site. Served by three 161 kV lines.
Natural Gas	Near Site - MidAmerican Energy provider
Water	On-Site - Warren Water District and City of Van Meter providers. Two 12-inch and one 6-inch main. Varying psi and gpd.
Sewer	On-Site - City of Van Meter provider. 10-inch line with capacity approx. 350 gpm with plant capacity of 100,000gpd.

## MAPS

Flood Plain	Included - Site out of 100 year and 500 year flood plain
Zoning	Included - BP-1: Business Park District with special use associated with Data Centers
Topography	Included
Utility Map	Included
Location- General	Included
Transportation	Included
Site Overhead	Included

## JURISDICTION

Governance	The City of Van Meter– Mayor and Council Structure
Permitting and Zoning Process	All permits, including building permits and zoning compliance, are under the jurisdiction of the City of Van Meter. Building permits require approved site plans and can generally be issued within 10 days after application with larger project taking 45 days.

## TRANSPORTATION

Trucking	F-90 is a paved road used to access site. on north edge of property; US Interstate Highway I-80 is located 2 miles north of site, I-35 is located approximately 9 miles east of the property; US Highway 169 is located 3 miles west of the property.
Air– Commercial	DSM International Airport is 19 miles east of Van Meter. The airport has 7 passenger carriers, 2 charter carriers and 4 air cargo carriers.
Air– Regional	The Ankeny Regional Airport is located 30 miles north of the site.

## WORKFORCE

Laborshed	Included - Most current Regional Study
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## STUDIES/REPORTS

Wetlands	Completed - Issues mitigated. Summary included on page 6
Endangered Species	Completed - Issues mitigated. Summary included on page 6
Environmental	Phase 1 and 2 Completed. Issues mitigated.. Summary included on pages 7-9
Cultural	Completed - Phase 1 Completed-No issues found. Summary included on pages 10-11
Geotech/Soil	Completed-No issues found. Summary included on pages 12- 13

## COVENANTS/SET-BACKS

General Information	The City of Van Meter's BP1 Business Park district has a minimum lot size of 10 acres. The district has a 50- foot front yard setback and a 50-foot rear yard setback. The side
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## PROJECT SPECIFIC INFORMATION

Fiber Network	<ul style="list-style-type: none"> <li>• AT&amp;T has long haul fiber running approximately 1 mile south of the site in the same easement as the 161-kV electric line.</li> <li>• CenturyLink has two fiber routes leading to two different central offices within 1 to 1.5 miles from the site. One route travels north out of Van Meter to the Waukee Central Office. The other route travels west to the Earlham Central Office. They would build out the last mile fiber based on projected revenue.</li> <li>• Level 3 has long haul fiber located in the right-of-way of County Road F90/360th Street, which is the northern boundary of the site. Information from Level 3 shows that they could connect a large customer to fiber with an approximate 3600 ft. fiber build.</li> <li>• Verizon has fiber in the Des Moines Metropolitan area, but not as far west as the Van Meter site. They would be willing to speak with a prospective company about service and have told us on other projects that they work with local telecom companies to provide the last mile connectivity in our market.</li> </ul>
Primary/Redundant Water	<ul style="list-style-type: none"> <li>• The City of Van Meter currently has water service available on the west side of Richland Road. The City would extend the 12-inch water main across Richland Road to a point within 150 feet of the building and terminate the water main with a fire hydrant.</li> <li>• The redundant water main extension would be extended to locate the meter pit adjacent to the fire hydrant at termination of the city's 12-inch water main. The project would be responsible to extend the redundant water service from the meter pit to a point of connection, either to the primary water service or to the building.</li> </ul>
Power	<ul style="list-style-type: none"> <li>• 89% of power provided by Mid-American Energy is the result of renewable energy.</li> <li>• Iowa industrial power rates are 20.54% lower than the national average.</li> <li>• The average industrial power rate is 5.3¢ kWh, 3rd lowest in the nation.</li> </ul>
Incentives	<ul style="list-style-type: none"> <li>• Road Infrastructure Grant awarded for future road upgrades to site.</li> <li>• The City utilizes Tax Increment Financing (TIF) to support incentive needs for clients. This program allows for a "tailored" approach to incentive offers.</li> <li>• Greater Dallas County Development Alliance's staff and director are well versed in</li> </ul>