



Woodward Sustainable Eco-Business Park

Certified® Site

RFI Response - Project #000



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

PRIMARY INFORMATION

Ownership	Larry Frantum, Midwest Oilseed, DBBL Partnership
Parcel/Building Size	182.5 Certified acres, can be subdivided and adjacent land is available
Price	Land- \$60,000 an acre, negotiable

SITE INFORMATION

Telecom & Fiber	On-Site- Minburn Communications
Electric	Substation: 0.5 mi east. Three-phase 1/0 ACSR line is routed west. Two-phase 1/0 ACSR line north. Single-phase line on the north edge of the site. Voltage: 12.47kV / 7.2kV. 2,000kW (2MW). With 1 MW can be supplied in 6 months and 2 MW in 12 months.
Natural Gas	On-Site- Black Hills Energy Pipeline , Northern Natural Gas distributor
Water	On-Site- Rated MGD-0.18, Average MGD-.095, Peak-.12. Woodward Water provider
Sewer	On-Site- Rated MGD-0.187, Average MGD-.12, Peak-.732. City of Woodward provider

MAPS

Flood Plain	Included– Site out of 100 year and 500 year flood plain
Zoning	Included– Zoned PIP with Green covenants
Topography	Included
Utility Map	Included
Location- General	Included
Transportation	Included
Site Overhead	Included

JURISDICTION

Governance	The City of Woodward – Mayor and Council Structure
Permitting and Zoning Process	All permits for development of the site, including building permits and zoning compliance, are under the jurisdiction of Woodward Iowa. Building permits require approved site plans and can generally be issued within 10 days after application.

TRANSPORTATION

Trucking	Hwy 141; A major connector to 1-80 (26 miles), 1-35 (20 miles), and I-235 (17 miles) See attached map
Air– Commercial	Des Moines International Airport supports large commercial planes/jets and is located within 40 miles (Longest runway 9000 x 150 ft) DSM is served by Airtran, Allegiant Air, American Airlines, Continental, Delta, Frontier Airlines, United Airlines, USAirways.
Air– Regional	The Perry Municipal Airport is located 12 miles from the site. The Perry Airport supports smaller aircraft and contains a runway of 4000 ft.

WORKFORCE

Laborshed	Included - Most current Regional Study
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STUDIES/REPORTS

Wetlands	Completed - Issues mitigated. Available upon request
Endangered Species	Completed - Issues mitigated. Available upon request
Environmental	Phase 1 Completed. Issues mitigated. Available upon request
Cultural	Completed - Phase 1 Completed-No issues found. Available upon request
Geotech/Soil	Completed - No issues found. Available upon request

COVENANTS/SET-BACKS

Covenants	Specific Eco-Business Park Covenants. Available upon request
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SUSTAINABILITY

City Commitment	<p>The first goal of The Woodward Eco-business park is net-zero or even net-positive energy usage achieved by actively and passively controlling power usage. While the City has established overall objectives, it also recognizes implementation of the objectives needs to be flexible as each individual business developed within the Eco-Business Park must be able to achieve the goals in a manner that best suits that business. However, specific covenants will ensure that all builds will reduce the exterior energy utilization through design practices and to reduce the interior utilization of energy through passive and active means. The design objective for the Woodward Eco-Business Park is to establish a net energy utilization equal to 85% of the energy utilization for a building compliant with ASH RAE Standard 90.1-2013.</p> <p>The remaining energy requirements would then be addressed park wide by additional alternative energy sources. In preparation for this need, the City of Woodward and the Greater Dallas County Development Alliance have planned for a solar array and the construction of smaller, residential wind turbines.</p>
Certification	<p>Greater Dallas County Development Alliance, the regional Economic Development Group for Woodward and part of the lead group on the Eco-Business Park Project, has two LEED AP's on staff.</p>