GLENWOOD RESOURCE CENTER REDEVELOPMENT PLAN

Design Workshop - Summary

April 27, 2023







AGENDA

- Introductions
- Workshop Process
- Project Overview
- Site Analysis
- Market Assessment
- Walkable Urban and Open Space Neighborhoods
 - Overview
 - National and Regional Examples
- Workshop Review
- Preferred Concept Plan







INTRODUCTIONS

- State of Iowa
- Task Force
- Consulting Team
 - HDR
 - S.B. Friedman Development Advisors
 - Strategic Advisors
 - NuStyle
 - Arch-Icon







WORKSHOP PROCESS

•	Pin-Up #1 Monday, April 24 th	5:30 - 7:00
•	Pin-Up #2 Tuesday, April 25 th	5:30 - 7:00
•	Pin-Up #3 Wednesday, April 26th	5:30 - 7:00
•	Pin-Up #4 Thursday, April 27th	5:30 - 7:00







PROJECT OVERVIEW

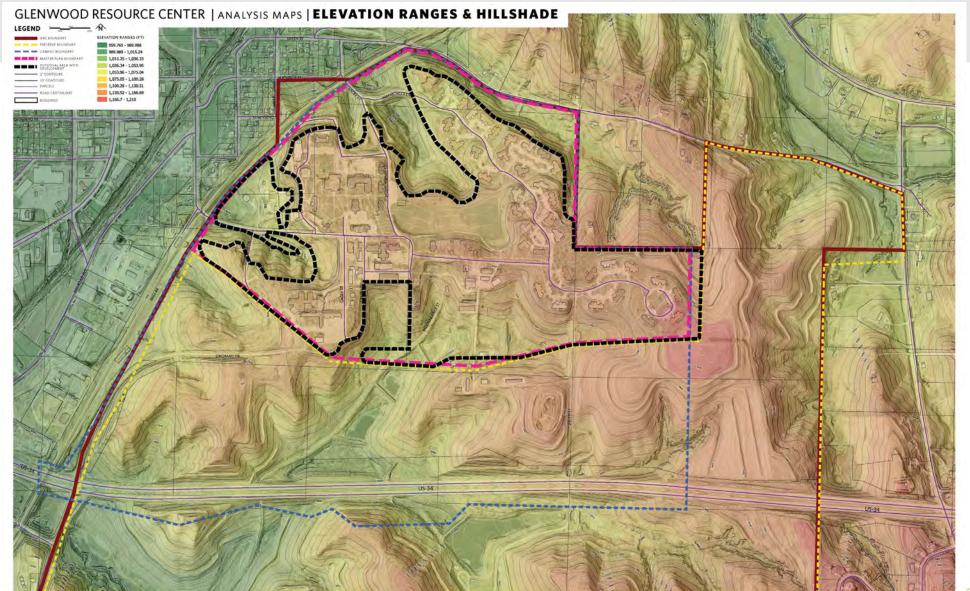
- GRC to close in mid-2024
- Governance State of Iowa to transfer the site
 - Master Developer
 - Development Entity (i.e. AFT, LLC, etc.)
- Create a transformative redevelopment plan where the sum is greater than its individual pieces and NOT piecemeal redevelopment
- The process is guided by:
 - Local Task Force
 - Market Analysis
 - Programmatic Realities
- Key Findings:
 - The site has significant complexities It is not the first site a developer would look at
 - The site is not a "jobs" site (due to the above complexities)
 - The site needs to be looked at in conjunction with the adjacent Mega Site







SITE ANALYSIS





MASTER PLAN PROJECT AREA I AERIAL



MASTER PLAN PROJECT AREA I CAMPUS BOUNDARY



MASTER PLAN PROJECT AREA I PRESERVE BOUNDARY



MASTER PLAN PROJECT AREA I FOCUS AREA



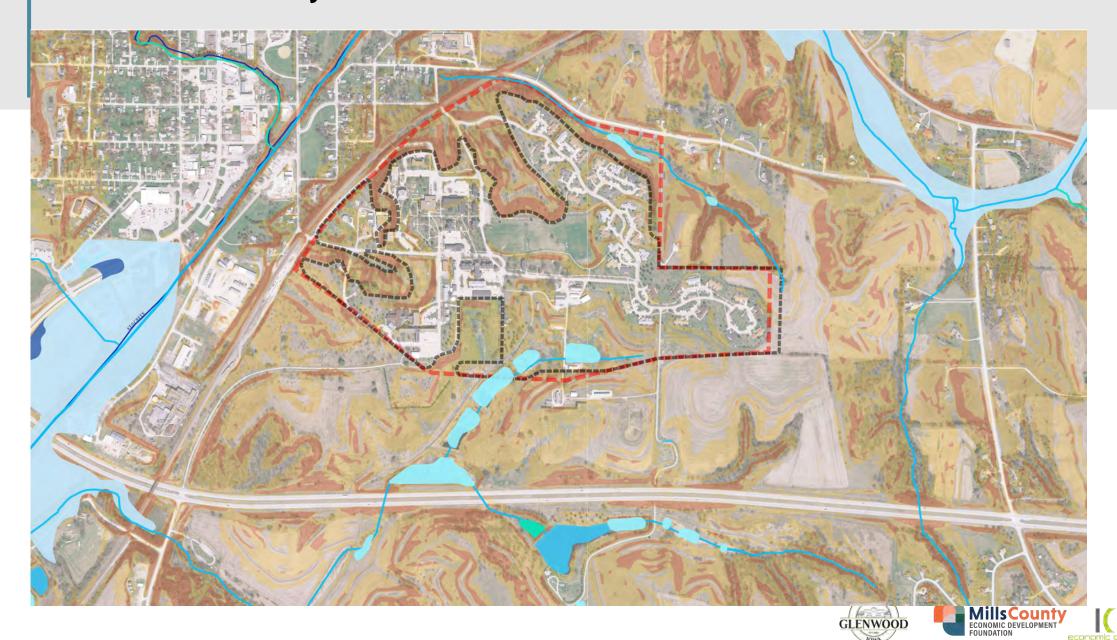
MASTER PLAN PROJECT AREA I TOPOGRAPHY – STEEP SLOPE



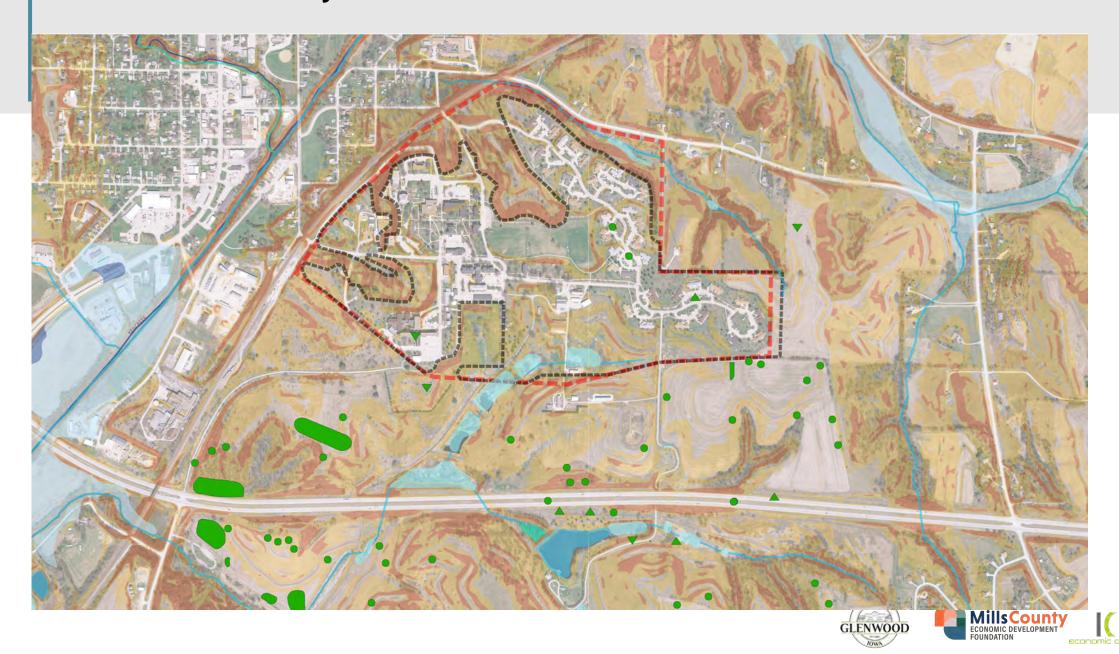
MASTER PLAN PROJECT AREA I DEVELOPABLE AREA



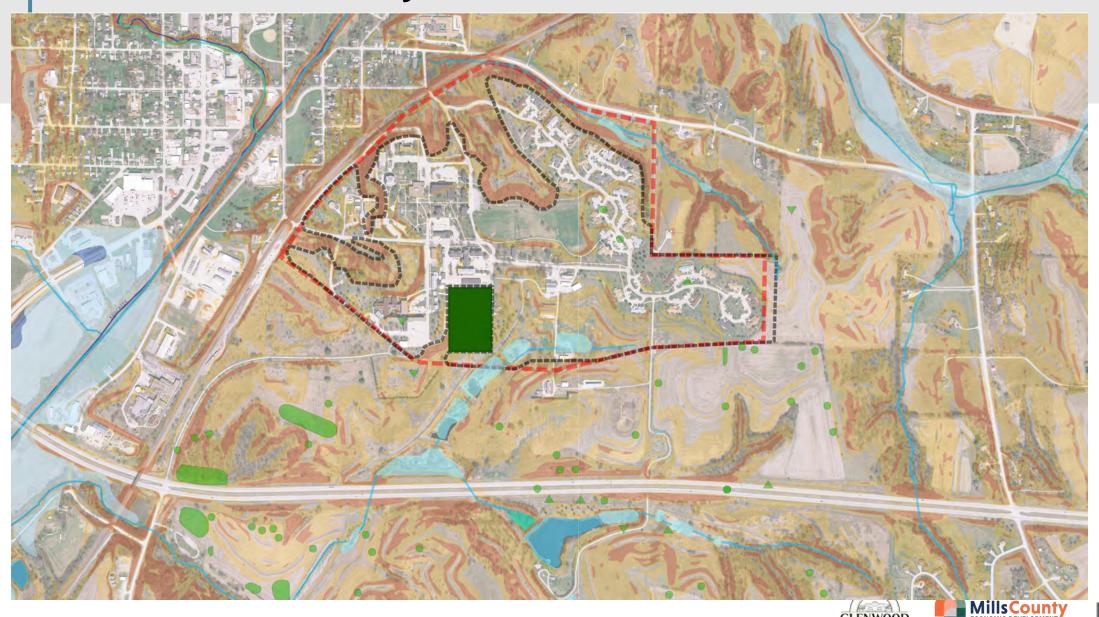
MASTER PLAN PROJECT AREA I POND / WETLANDS / FLOOD ZONES



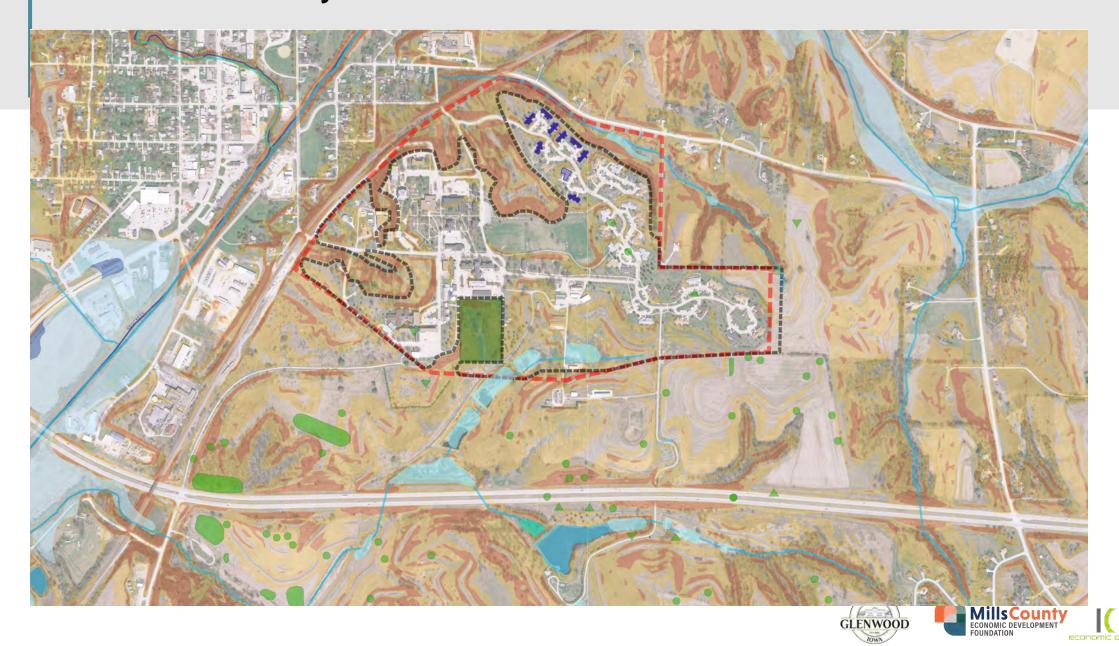
MASTER PLAN PROJECT AREA I RECOGNIZED EARTHLODGE SITES



MASTER PLAN PROJECT AREA I CEMETERY



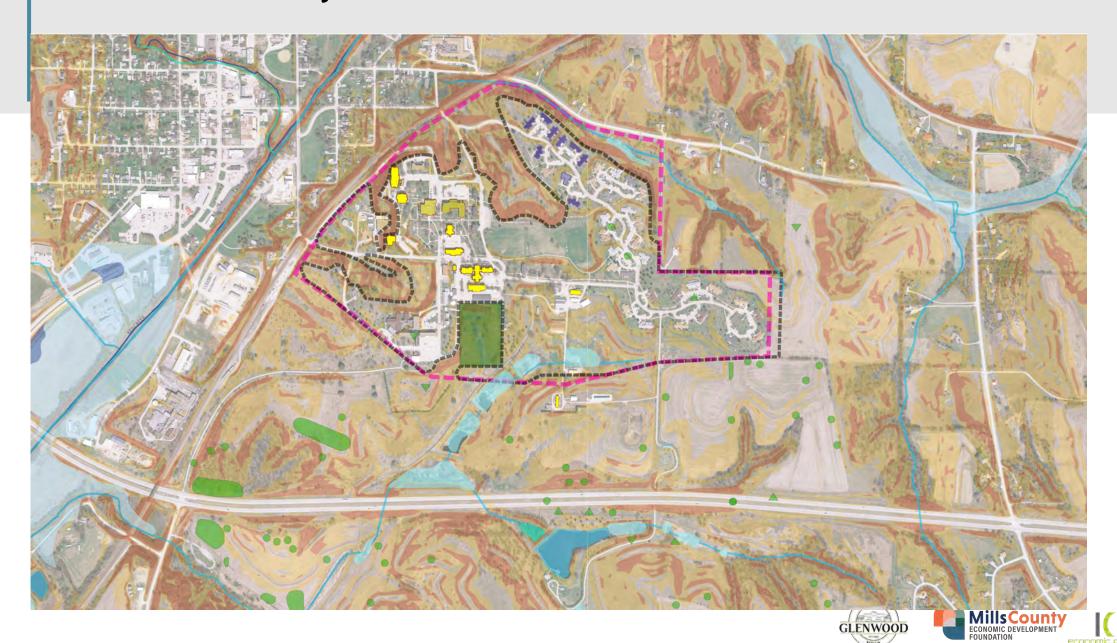
MASTER PLAN PROJECT AREA I GLEN HAVEN LONG TERM LEASE



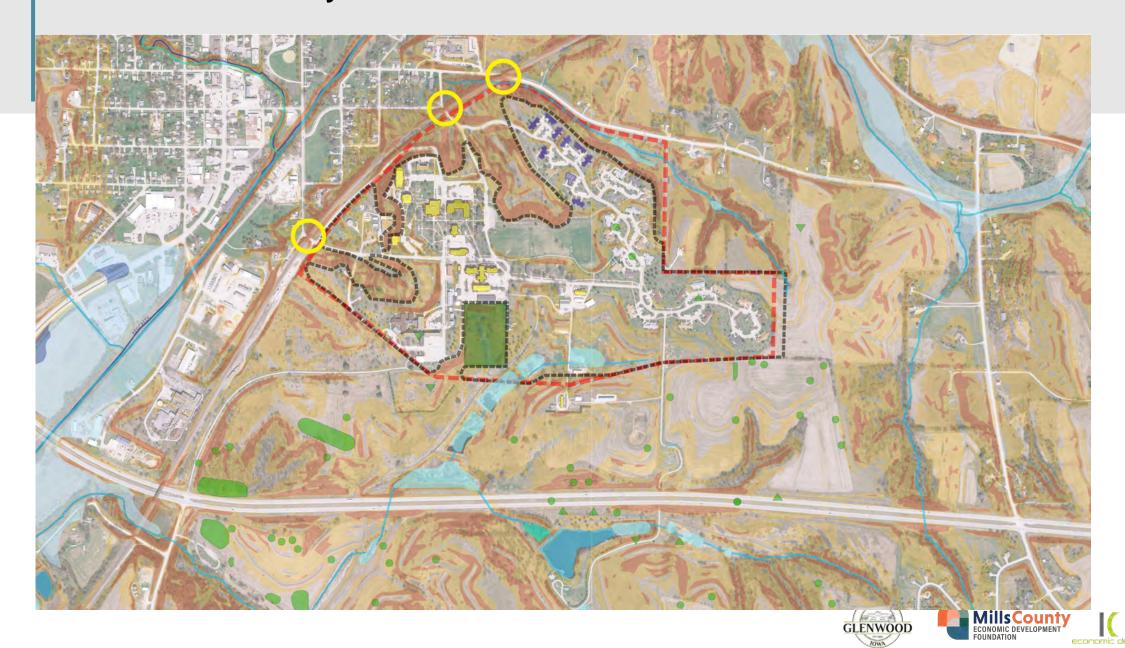
MASTER PLAN PROJECT AREA I INITIAL GCSD DESIRED



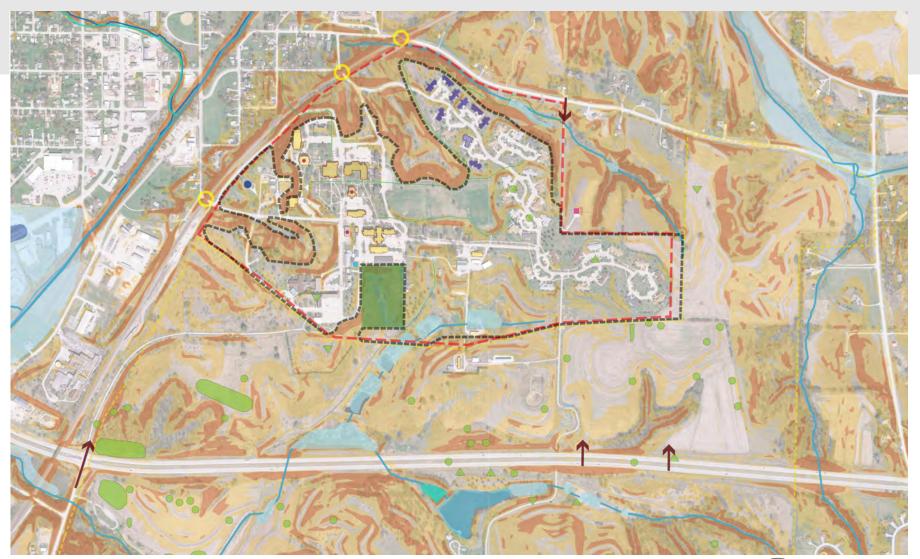
MASTER PLAN PROJECT AREA I SUITABLE FOR RESIDENTIAL REHAB



MASTER PLAN PROJECT AREA I ACCESS - CONSTRAINED TUNNELS



MASTER PLAN PROJECT AREA I ACCESS – POTENTIAL ENTRANCES









MARKET ASSESSMENT







FINANCE IMPLEMENTATION

MARKET STUDY PARAMETERS



Most funding comes from private sector investors and lenders who are seeking to make profit.

Generate taxes.



Most funding comes from entities who aim to provide public goods and fill market gaps.

Often tax exempt.

- Market study analyzed development potential based on market conditions and development trends
- Non-market-driven land uses could come to the site, but because their development is not as dependent on market conditions, they were not included in the market study
- The preferred plan was designed to accommodate some institutionally-driven land uses but it is primarily focused on market-driven land uses

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INSTITUTIONAL / NON-PROFIT LAND USES

- Glenwood Community School District
 - New Elementary School
 - Administration
- Innovation Center:
 - Meyer's Building
- Other









LOCATION REQUIREMENTS AND OPPORTUNITY BY LAND USE

Residential and retail land uses appear to be most suitable based on existing conditions











	Residential	Retail	Professional Office	Class A Corporate Office	Industrial
Regional Context	Population growth drives residential development	Population growth drives retail development	Office employment growth drives office development	Outside of existing Class A office clusters in urban areas	Mills Crossing mega-site would be regional industrial site
Site Conditions	Topography and available developable land could support residential	Topography and available developable land could support small-scale retail	Topography and available developable land could support professional office	Larger-scale corporate office may consume large proportion of Site	Requires flat, multi-acre pad - Topography and available developable land limits potential
Building Conditions	Adaptive reuse potential for missing middle typologies	Limited adaptive reuse potential on ground floor	Limited adaptive reuse potential	Difficult to retrofit to competitive, modern Class A space	No adaptive reuse potential
Access & Visibility	Existing access and visibility may be sufficient to support residential	Existing access may accommodate retail	Existing access may accommodate professional office	Existing access would not likely accommodate car flow for employees during peak travel	Requires easy highway access - Existing access would not accommodate industrial
Other Adjacencies	Close to Glenwood public schools, open space, and downtown Glenwood	Close to consumers in Glenwood	Close to consumers in Glenwood	Far from population centers where large numbers of white- collar workers may live	Close to neighborhoods and protected open space which often require buffering between land uses
Opportunity	High	Medium	Medium	Low	Low

MARKET ASSESSMENT CONCLUSIONS

- Population and employment growth in the MSA will drive demand for new residential and limited retail development
- Given recent and projected growth trends in the MSA, GRC redevelopment could be a key opportunity to attract new households to Glenwood
- The Site could be redeveloped into an open-space oriented residential community
- New residential development in Glenwood may support development of additional neighborhood-serving retail

RESIDENTIAL

EXISTING CONDITIONS

- Consistent regional population and employment growth has been a driver of new residential development
- New residential development is primarily located in suburbs of Omaha (southern and western) and eastern Council Bluffs
- Primarily lower-density neighborhoods centered around natural amenities (lake, open-space, walking trails, etc.)
- There is limited retail development in the pipeline in Glenwood
- Demand for retail development may be supported by new residential development

POTENTIAL

- Residential
 development
 designed to activate
 natural features of Site
- Supportive neighborhood scale retail
- Unlikely to be a freestanding retail center

SPECIFICATIONS

- Attached and detached single-family housing product, missing middle and adaptive reuse rental housing, and limited potential for new construction multifamily in the near term
- Accessible walking trails, open-space
- Neighborhood-serving (<10,000 SF footprint)
- Typical tenants: bank, fast casual restaurants, restaurants, and smaller-scale general merchandise





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The Path Forward for Redevelopment

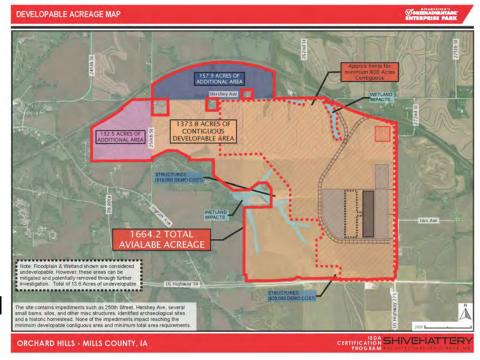
The Site needs to be "redevelopment ready" before the private sector will take over

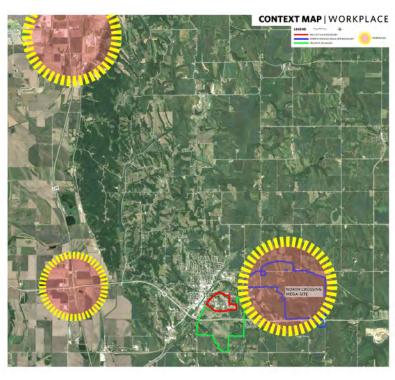
- Conduct studies of existing physical conditions (buildings, site infrastructure, wetlands, etc.)
- Determine timing and cost of mitigating site conditions (demolition, remediation, etc.)
- Determine capacity of municipal and private utilities service to serve the site for redevelopment
- Estimate cost of extending roads and utilities to site
- Develop plan to fund site remediation/preparation and road/utility extensions
- Fund and carry out site mitigation efforts and road/utility extensions
- Engage developers and dispose of land to private sector developer(s) potentially directly by the state, possibly via an intermediary entity

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MILLS CROSSING MEGA SITE

- GRC is **not** a jobs site
- GRC works hand-in-hand with the Mega Site
- Glenwood needs
 Mills Crossing for jobs and
 Mills Crossing needs Glenwood
 for residential.











WALKABLE URBAN and OPEN SPACE NEIGHBORHOODS

Overview





Walkable Urbanism Framework

Key Urban Design Principles Embodied by These Efforts

The 4 cardinal rules for walkable urbanism are:

I. Build to the sidewalk / Address the Street





Activate the building front / Make the building front "permeable"





Walkable Urbanism Framework

Key Urban Design Principles Embodied by These Efforts

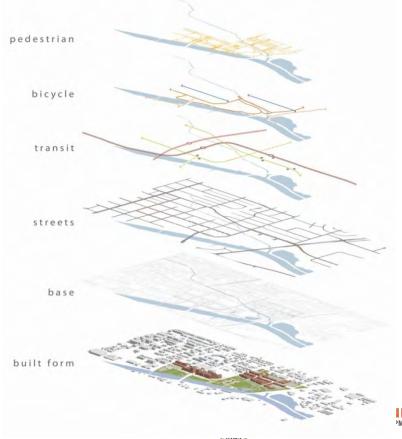
The 4 cardinal rules for walkable urbanism are:

3. Prohibit parking lots in front of the building





4. Create an interconnected mobility network





Single Family Residential



Single Family Residential - Cottage Lots



















Single Family Residential - Pocket Neighborhoods



















Single Family Residential - Village Lots (Rear-Loaded)



















Single Family Residential - Village Lots (Front-Loaded)



















Single Family Residential – Estate Lots



















Townhomes

Townhomes



Minimum (C) Back - Varies

BUILDING HEIGHT

PORCH ZONE





All setbacks are from property line. Townhomes should have a minimum of three conjoined units with a shared interior wall.

Townhomes



SETBACKS (A) Front - 10-15' (B) Side Yard - 10" Minimum

(C) Back - Varies (D) Interior 0'

PORCH ZONE 5'-10' from building



Parking Access --- Primary Entrances











All setbacks are from property line. Townhomes should have a

Townhomes









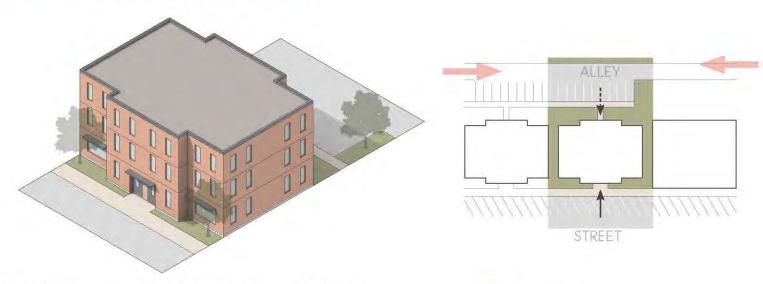






Missing Middle

Missing Middle Housing



SETBACKS

- (A) Front 0'-5'
- (B) Back Varies
- (C) Side 5'-10'

BUILDING HEIGHT

2-3 Stories

CANOPY / BALCONY ZONE

5' Max. from building face

Pa

Parking Access



Primary Entrances



Functional Entrances

NOTE

All setbacks are from property line.







Missing Middle















Multi-family Residential

Multi-Family



BUILDING HEIGHT

3-6 Stories

CANOPY /

BALCONY ZONE

5'-10'from building

SETBACKS

(A) Front - 0-10'

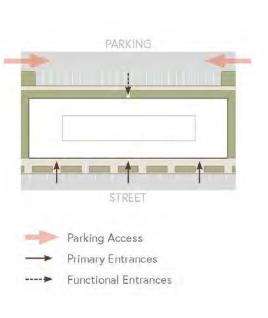
(B) Side Street -0'-10'

(C) Back - Varies

(D) Side - Varies

NOTE

All setbacks are from property line.











Multi-family Residential















Neighborhood Retail

Commercial



BUILDING HEIGHT

1-2 Stories

CANOPY ZONE

5'-10' from building

SETBACKS

(A) Front - Varies (B) Side Street -

(C) Back - Varies

(D) Side - Varies

NOTE

All setbacks are from the property line.











Neighborhood Retail



















Composite



OPEN SPACE NEIGHBORHOODS

National and Regional Examples



The Inspiration – Golf Course Communities









Naturalized Landscape Corridors



















Native Wildflowers











Interconnected Trail Network







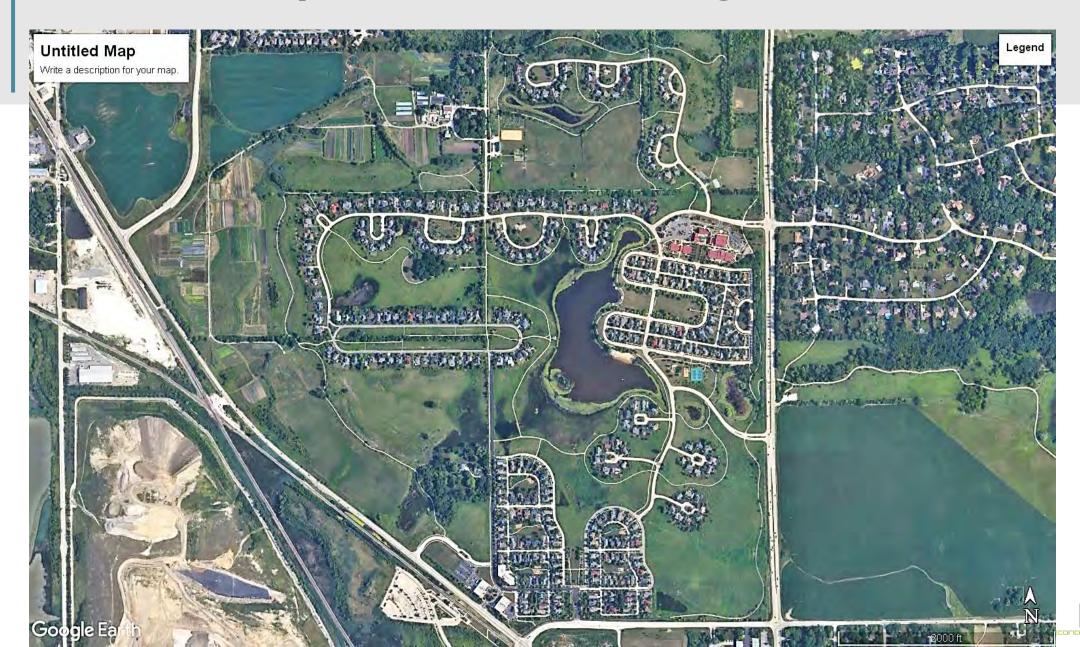








The Prototype - Prairie Crossing, Grayslake, IL



The Prototype - Prairie Crossing, Grayslake, IL







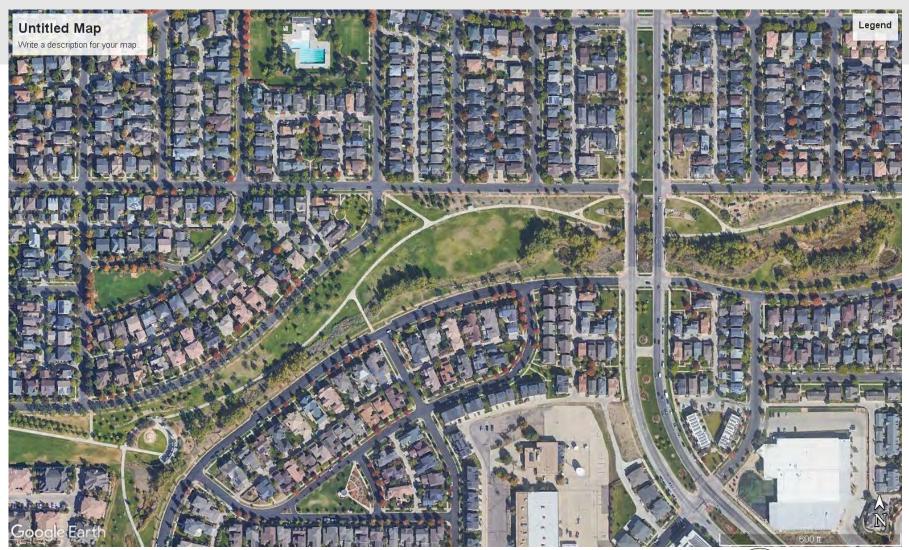








Central Park (Stapleton), Denver, CO









Central Park (Stapleton), Denver, CO





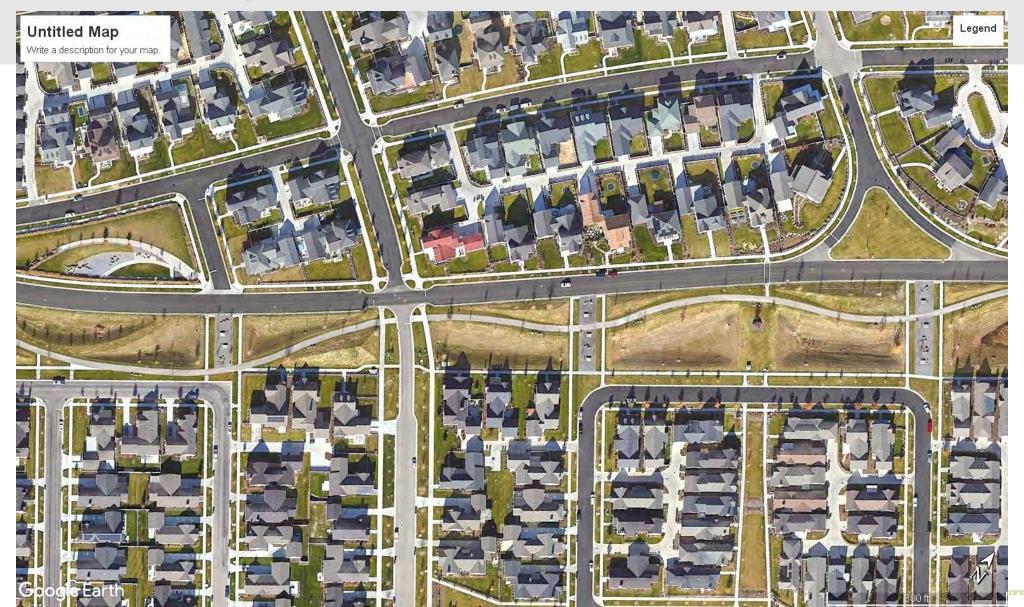








Daybreak, South Jordan, UT



Daybreak, South Jordan, UT



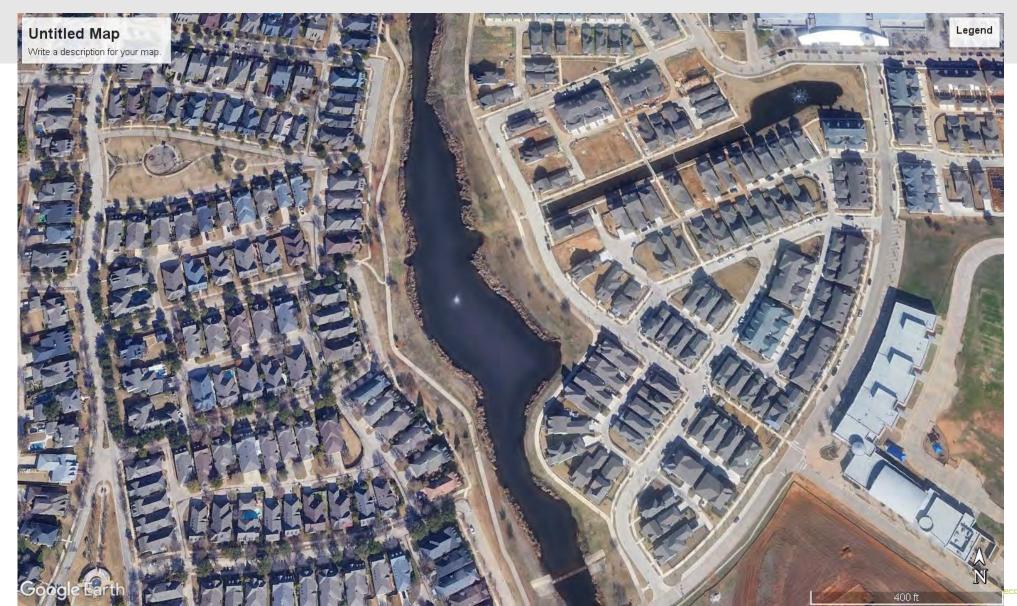








Home Town, North Richland Hills, TX





Home Town, North Richland Hills, TX















DESIGN WORKSHOP

DRAFT

The following preferred GRC Redevelopment Concepts and contents of this summary presentation are intended to be a flexible tool that establish a vision, framework, and principles for the redevelopment of the GRC campus. It is important to note that the physical design of buildings, open spaces, and mobility corridors has not been determined. Rather, these designs are conceptual in nature, depicting possible improvements that will fulfill the vision, follow the framework initiatives, and create the desired identity for the site. Changes in priorities, budgets, programming, and/or physical constraints will almost certainly occur over time. However, this summary provides a foundation and cohesive approach for future redevelopment initiatives on the site.







WORKSHOP PROCESS

Day #I – Monday, April 24, 2023 – 5:30-7:00 p.m.

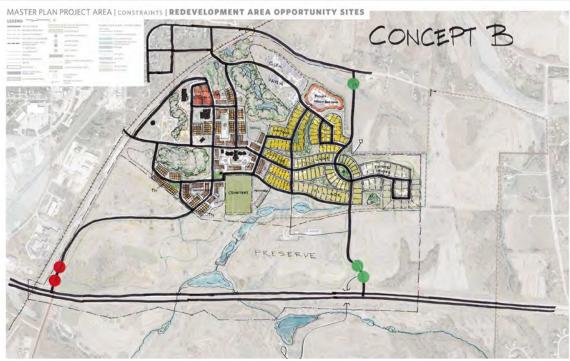


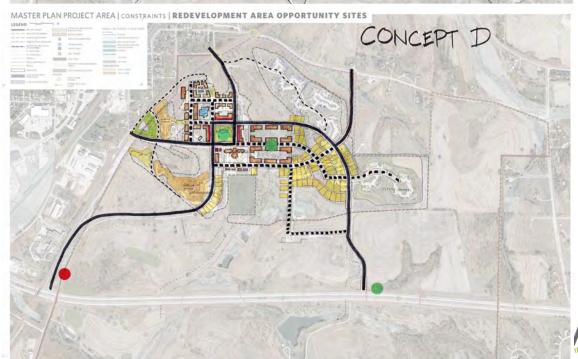














WORKSHOP PROCESS

Pin-Up #2 – Tuesday, April 25, 2023 – 5:30-7:00 p.m.

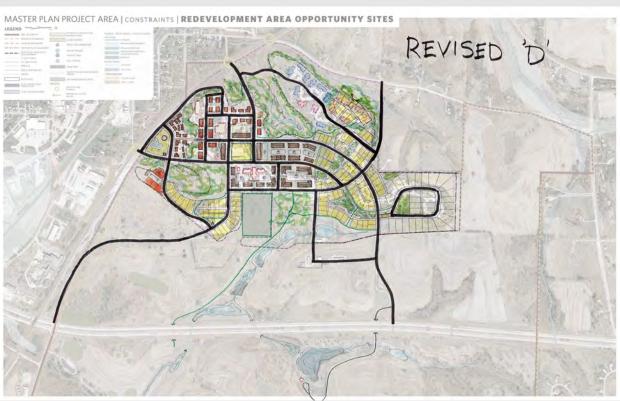






Day 2 – Refined Concepts













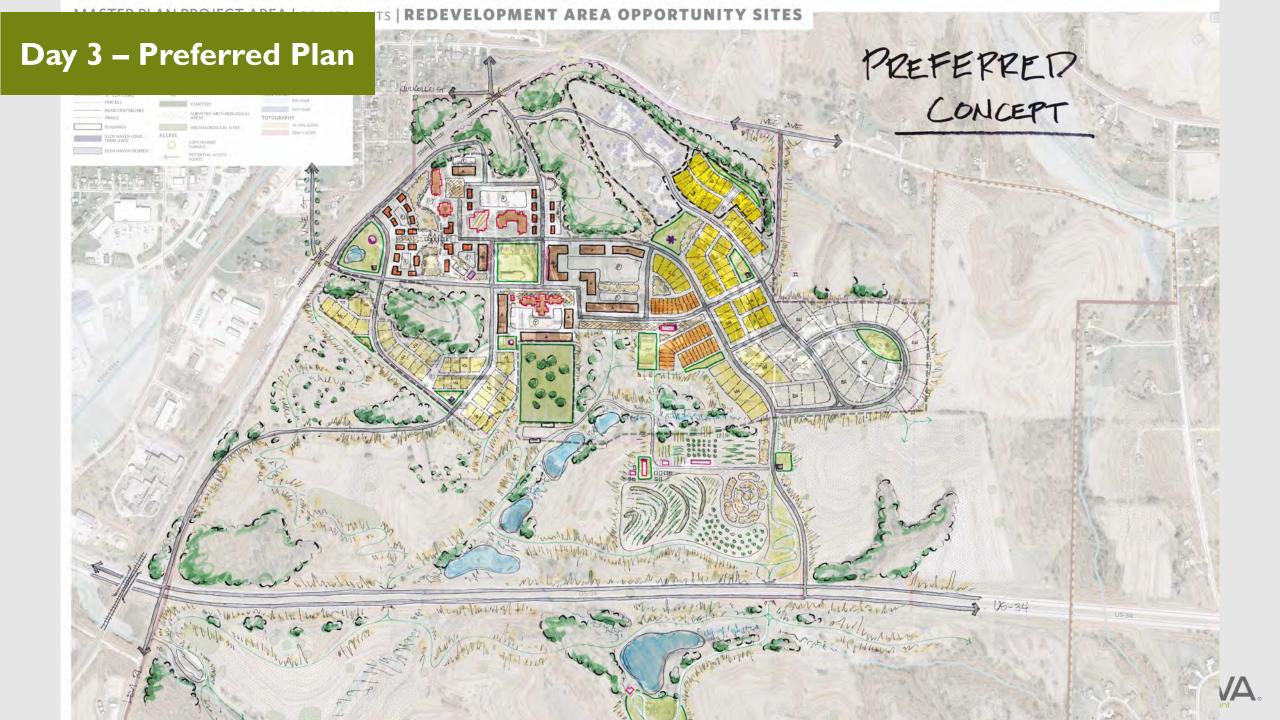
WORKSHOP PROCESS

Pin-Up #3 – Wednesday, April 26, 2023 – 5:30-7:00 p.m.











WORKSHOP PROCESS

• Pin-Up #4 – Thursday, April 27, 2023 – 5:30-7:00 p.m.







STATE PRESERVE Day 4 – Open Space Network OPEN SPACE + TRAILS LEGEND PRINCIPE DECREPANT





Day 4 – Preferred GRC Redevelopment Concept





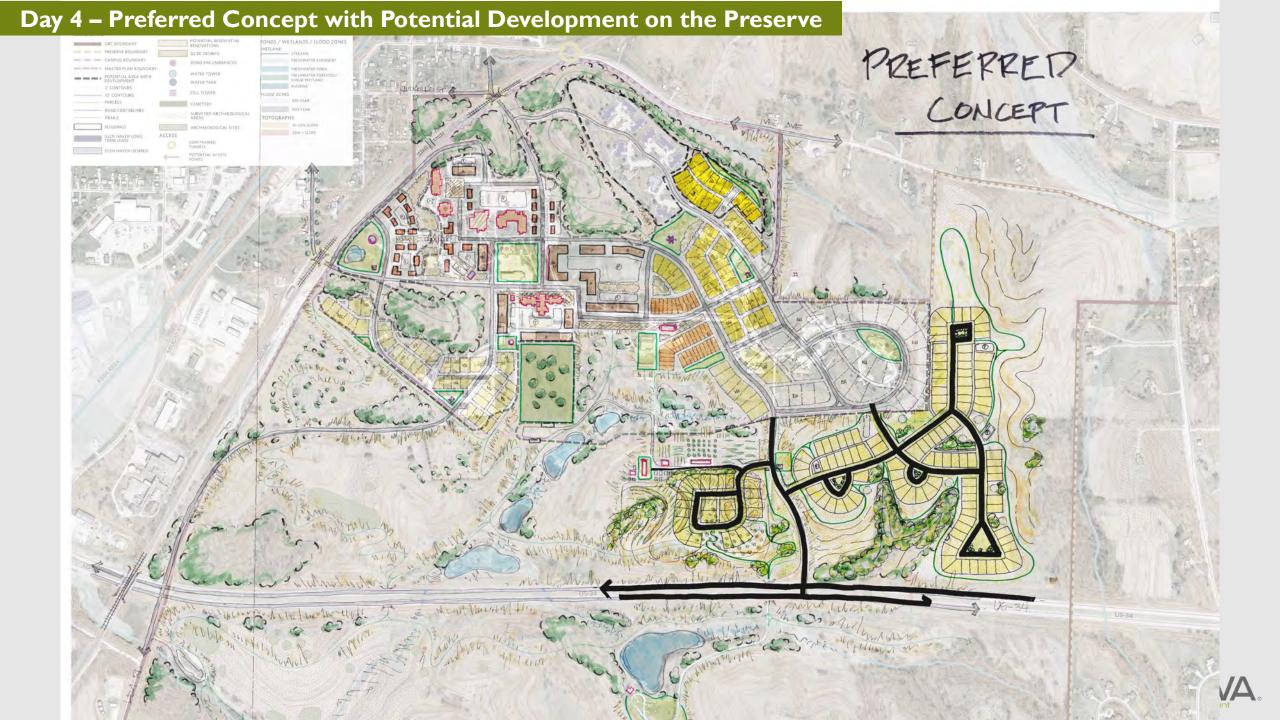
Residential Yield Analysis

GRC POTENTIAL HOUSING YIELD ANALYSIS

Type of Housing	# Units	Population*
Rehab Existing Buildings	160	384
Apartments	417	1,001
Missing Middle	162	389
Townhomes	37	89
Cottage Homes	60	144
Village Homes	55	132
Estate Homes	34	82
TOTALS	925	2,221

^{*} Average Household Size of 2.4 per 2020 census





Residential Yield Analysis

GRC POTENTIAL HOUSING YIELD ANALYSIS

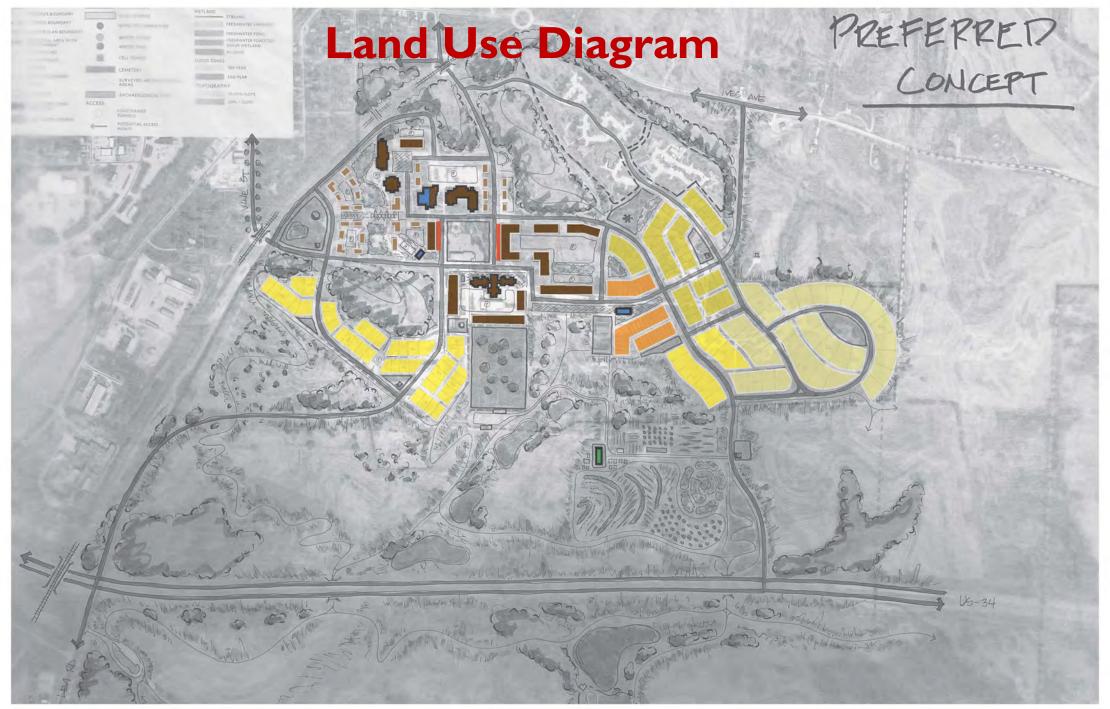
Type of Housing	# Units	Population*
Rehab Existing Buildings	160	384
Apartments	417	1,001
Missing Middle	162	389
Townhomes	37	89
Cottage Homes	60	144
Village Homes**	195	468
Estate Homes	34	82
TOTALS	1,065	2,557

^{*} Average Household Size of 2.4 per 2020 census

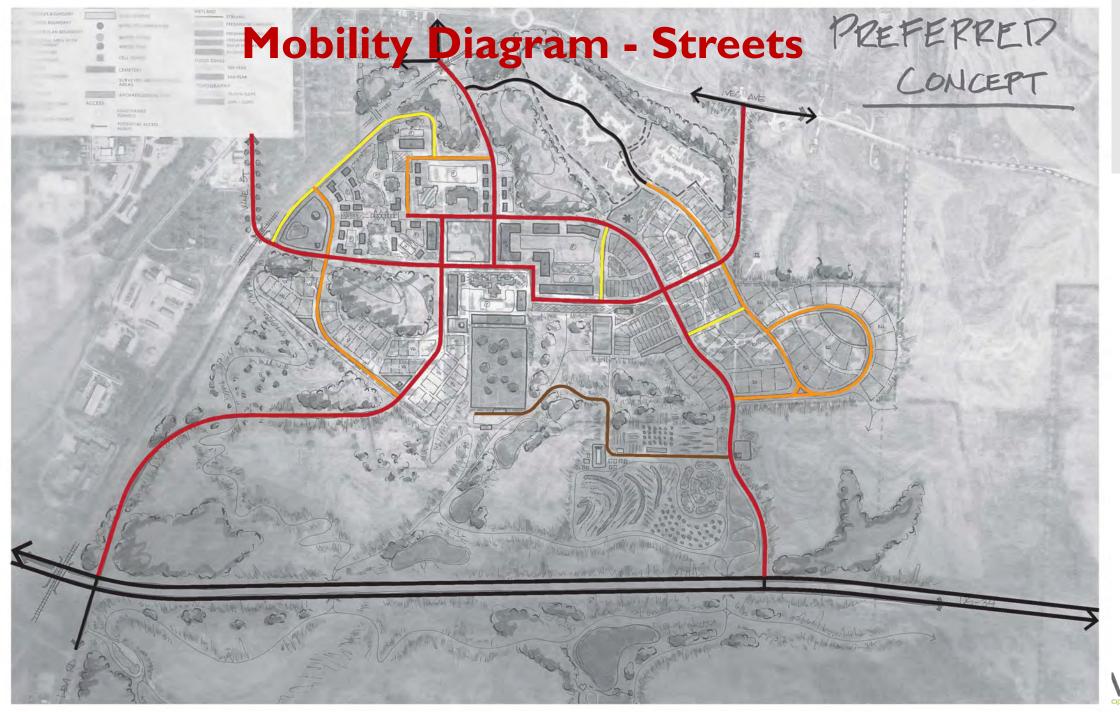




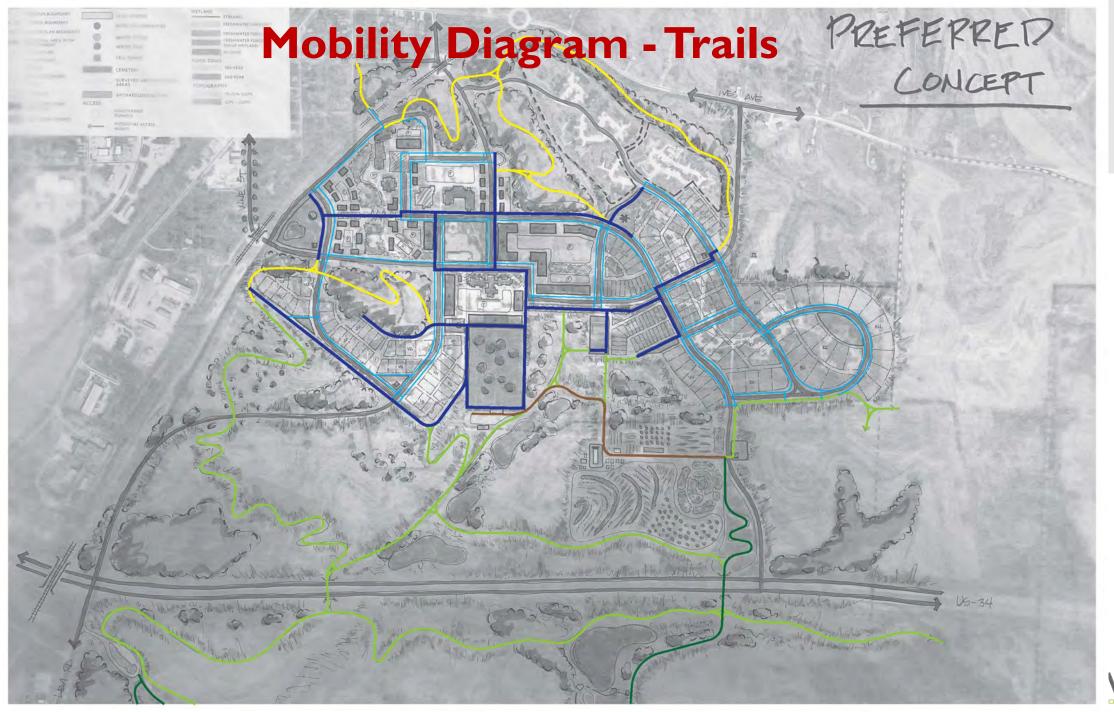
^{**}Includes Future Preserve Development





















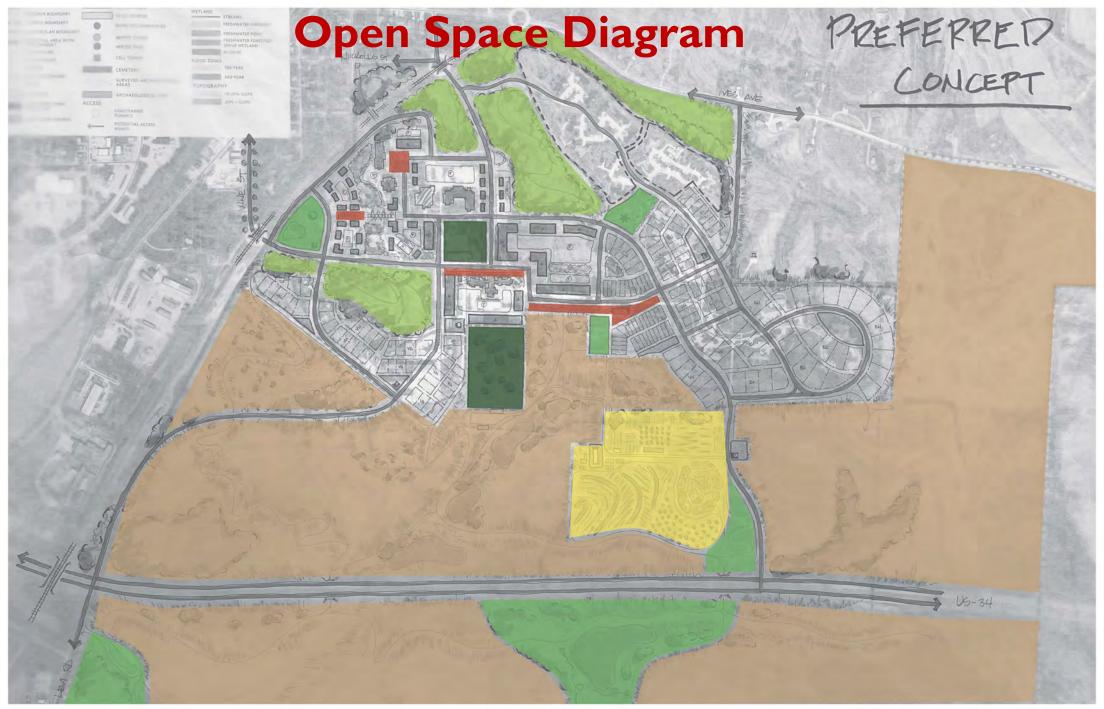




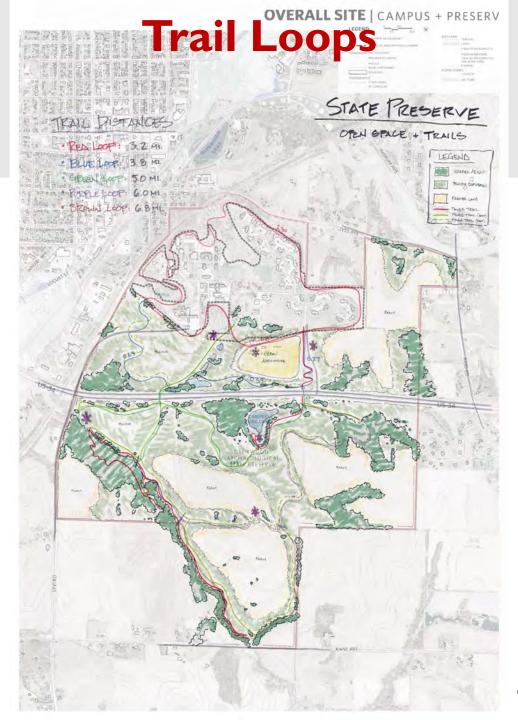
Vine Street Tunnel - Aletrnative







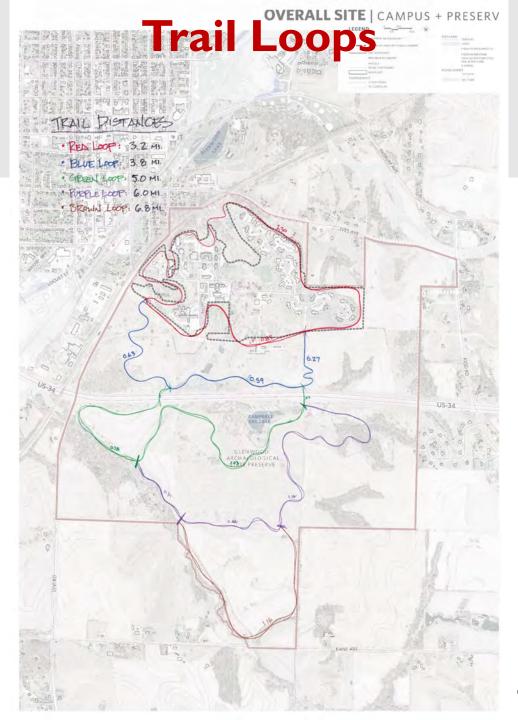




















Gateway Park (Main & Iowa)



Gateway Park (Main & Iowa)





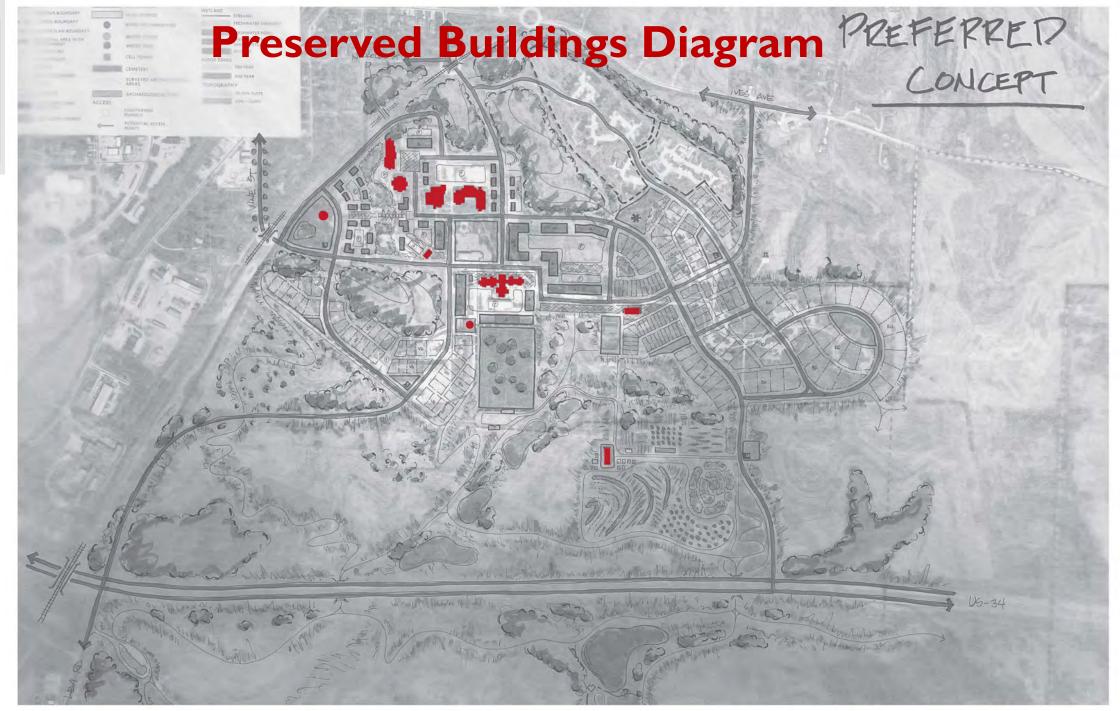
Town Square



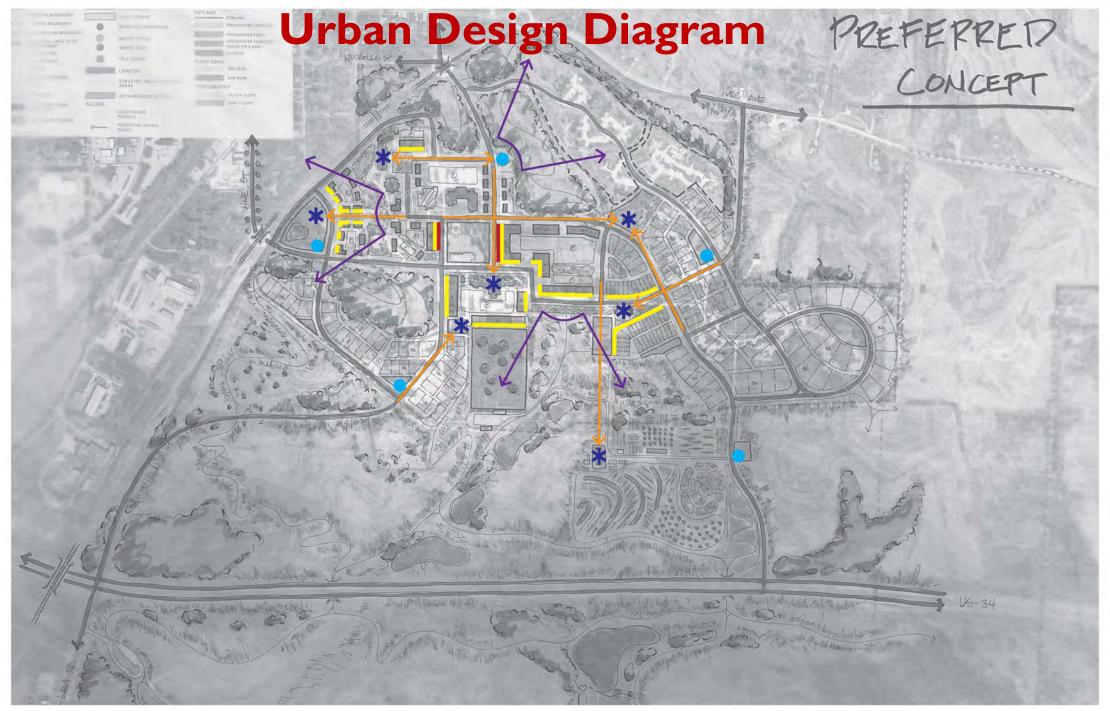














Digital Model – Existing Site



Digital Model – Existing Site



Building Typologies

Multi-Family



Townhomes









Building Typologies

Single-Family Detached













Preferred Concept – Looking SW to NE over Village Homes









Preferred Concept - Looking W to E from Vine Tunnel



Preferred Concept - Looking NW to SE over Girls Cottage



Preferred Concept - Looking SE to NW over Neighborhood Square



Preferred Concept – Looking SW to NE over Neighborhood Square



Preferred Concept – Looking South on Independence Street









Preferred Concept - Gateway Park (Main and Iowa)









Day 4 – Preferred GRC Redevelopment Concept



