



GLENWOOD RESOURCE CENTER  
**REDEVELOPMENT PLAN**

**GLENWOOD, IOWA**  
FEBRUARY 2024



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This document is a flexible tool, which presents a vision, framework, principles, and guidelines for the redevelopment of the Resource Center Site in Glenwood, Iowa. **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 study area. Changes in priorities, budgets, programming, and/or physical constraints will almost certainly occur over time. However, this plan will provide a foundation and cohesive approach to future development initiatives.

# ACKNOWLEDGMENTS

A special thanks to the following members of the Redevelopment Plan Task Force and representatives from the State of Iowa, who provided great time and effort into this project. The input these individuals provided throughout helped shape the vision for the Redevelopment Plan, laying the foundation toward meaningful implementation.

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In addition, thanks to all members of the public who attended and participated in the Design Workshop, held at the Resource Center in April 2023, as well as those who provided feedback to the project webpage on the Mills County Economic Development Foundation website.

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# EXECUTIVE SUMMARY



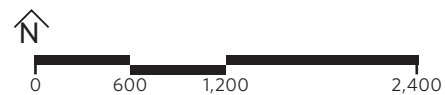
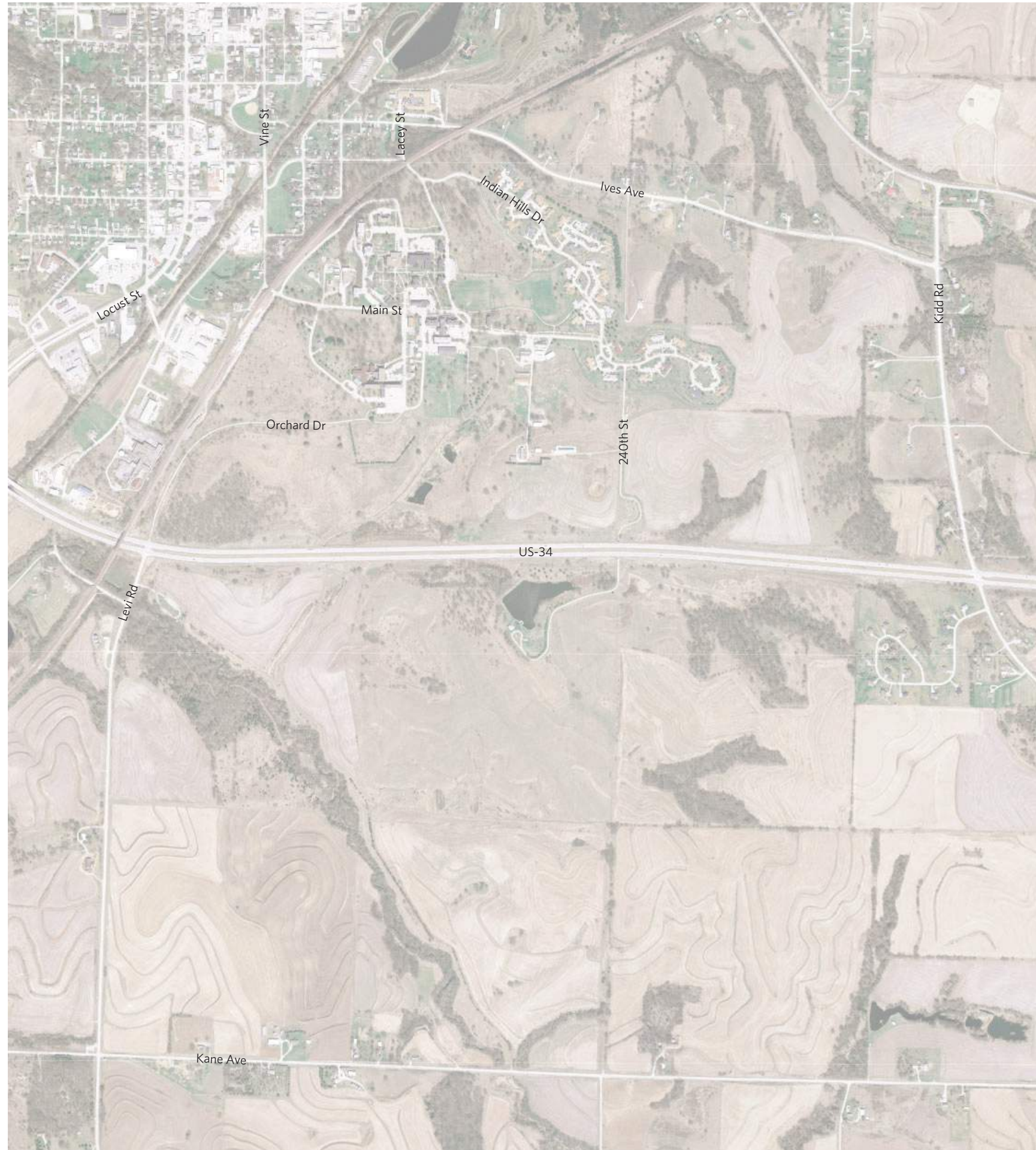


## EXECUTIVE SUMMARY

Since the 1860s, the Glenwood Resource Center (GRC) has slowly grown on its prominent location overlooking the city. The GRC property is currently owned, operated, and maintained by the State of Iowa (State). Throughout the years, development has occurred in many phases, with new sites and buildings constructed across the GRC Campus where the undulating Loess Hills' topography allowed. These disparate building sites, which accommodated a broad spectrum of uses, including health care, office/administration, education, and assisted living, were connected with streets, sidewalks, and trails. The Campus became isolated from the rest of the Glenwood community, with access limited by the surrounding terrain, the BNSF rail lines, and U.S. Highway 34 (US-34).

Development on the Campus was restricted to the northern portion of the larger state-owned GRC property. The majority of the property lies within the State Preserve. The Preserve was established to protect archaeologically-significant areas found on the property. These areas include earthlodge sites and other locations of past tribal use. Much of the Preserve is comprised of native prairie landscapes over the hilltops and wooded areas within its lower portions. Some of the Preserve land is currently being farmed with a number of crops. US-34 runs east-west through the middle of the Preserve.

The State will be closing out its operations at the GRC Campus in July 2024. At that point, the State will cede ownership of the Campus to another entity. Thus, it was vital to undertake a master planning effort that would shape the vision for redevelopment for the Campus site. The opportunity exists to truly transform the City of Glenwood and Mills County as a whole with the site's redevelopment. Benefits to not only the economic and demographic conditions of southwest Iowa, but also the region's cultural and recreational landscape, required that a comprehensive redevelopment planning effort be done to achieve the project's potential.







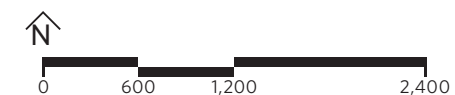
This document provides an in-depth summary of the results of the planning process - the GRC Redevelopment Plan (Plan). The Plan was created utilizing a multi-faceted approach with early-phased Analysis, Visioning, and Market Assessment efforts. Each of these tasks provided important context and site information that guided the Plan's design and development. This document includes short summaries of each of these phases of work and their key findings.

Following a Design Workshop, where site concepts were created, presented for comment and feedback, and refined, the Redevelopment Plan was developed for the GRC Campus. The Plan envisions a pedestrian-oriented, context-sensitive mixed-use neighborhood established on the property.

The neighborhood will be comprised of various residential typologies, offering diverse options for prospective residents. The typologies will include both newly-constructed homes as well as a set of existing buildings renovated into multi-family units. The Plan's streets, urban in nature given the provided parking, sidewalks, trails, canopy trees, and streetscaping, will tie the various neighborhood districts together with an emphasis on walkability.

Activity will center on a set of vibrant community green spaces. Spread throughout the neighborhood, each of these unique areas will offer numerous amenities while providing shared space for residents and visitors to gather. Large swaths of native prairies and wooded areas will be preserved, enhanced, and extended into the developed areas of the neighborhood. These naturalized greenways will support a robust trail network that will extend throughout the adjacent State Preserve.

The Framework Elements and Development Opportunities inherent to the Plan are highlighted in this document along with a high-level overview of its Implementation. This document will be a resource to guide the GRC property's transformation into a one-of-a-kind place attractive to future residents and visitors alike.









# INVENTORY & ANALYSIS

THE SITE  
ANALYSIS OVERLAYS  
DEVELOPMENT POTENTIAL





## THE SITE

In its entirety, the GRC property is approximately 1,100 acres in size. Lying southeast of Glenwood, much of the site is covered by rolling hills of prairie grasses and wooded draws characteristic of the native Loess Hills landscape. Over 900 acres of the GRC site is designated within the State Preserve and remains largely undeveloped, with the exception of roughly 350 acres of land being farmed.

The GRC Campus is comprised of the developed areas of the site. The Campus, approximately 200 acres in size, lies at the northern edge of the GRC property. The Campus includes nearly 100 structures dotted across the flatter, higher elevation areas. The variety in sizes and uses, let alone architecture styles, of the structures is reflective of the multiple eras of construction that occurred on-site over the course of 150+ years. Shaded lawn spaces dotted with mature specimen trees and planting beds accent the sites around the larger buildings found in the central part of the Campus.

The piecemeal development pattern necessitated road and sidewalk networks be built to connect the disparate areas. Utilities to support the various sites also follow a disjointed pattern, yet primarily stem from the Campus's central power plant.



Photos of Existing Buildings and Central Open Spaces on the GRC Campus & Preserve





With building sites confined to the flat, hilltop areas of the Campus, the rest of the GRC property is broken up by steep swales and ravines. This undulating terrain allows for incredible vista viewsheds across the property and to the surrounding Loess Hills context. Immediately south of the GRC Campus, within the Preserve, is a group of small agricultural structures and a series silted-in stormwater pools.

A one-lane paved path running south from the Campus passes under US-34 via a narrow tunnel, allowing for private (GRC-only) use of a small pond, outdoor amenities, and cabin facility. The pond/cabin site is connected, via mowed trails, to the Archaeological Preserve public-use site 1/2-mile to the west.

Access to the Campus is very limited. Two narrow underpasses on Vine and Lacey Streets allow vehicles to travel under the existing BNSF rail lines to access the property. A gated, unimproved gravel drive connects the Campus to US-34 near its southwest corner. No public access to/from US-34 currently exists. Overall, the lack of connectivity to the rest of Glenwood has created issues in terms of day-to-day use, emergency response capacities, as well as general perception of the public to the property itself.



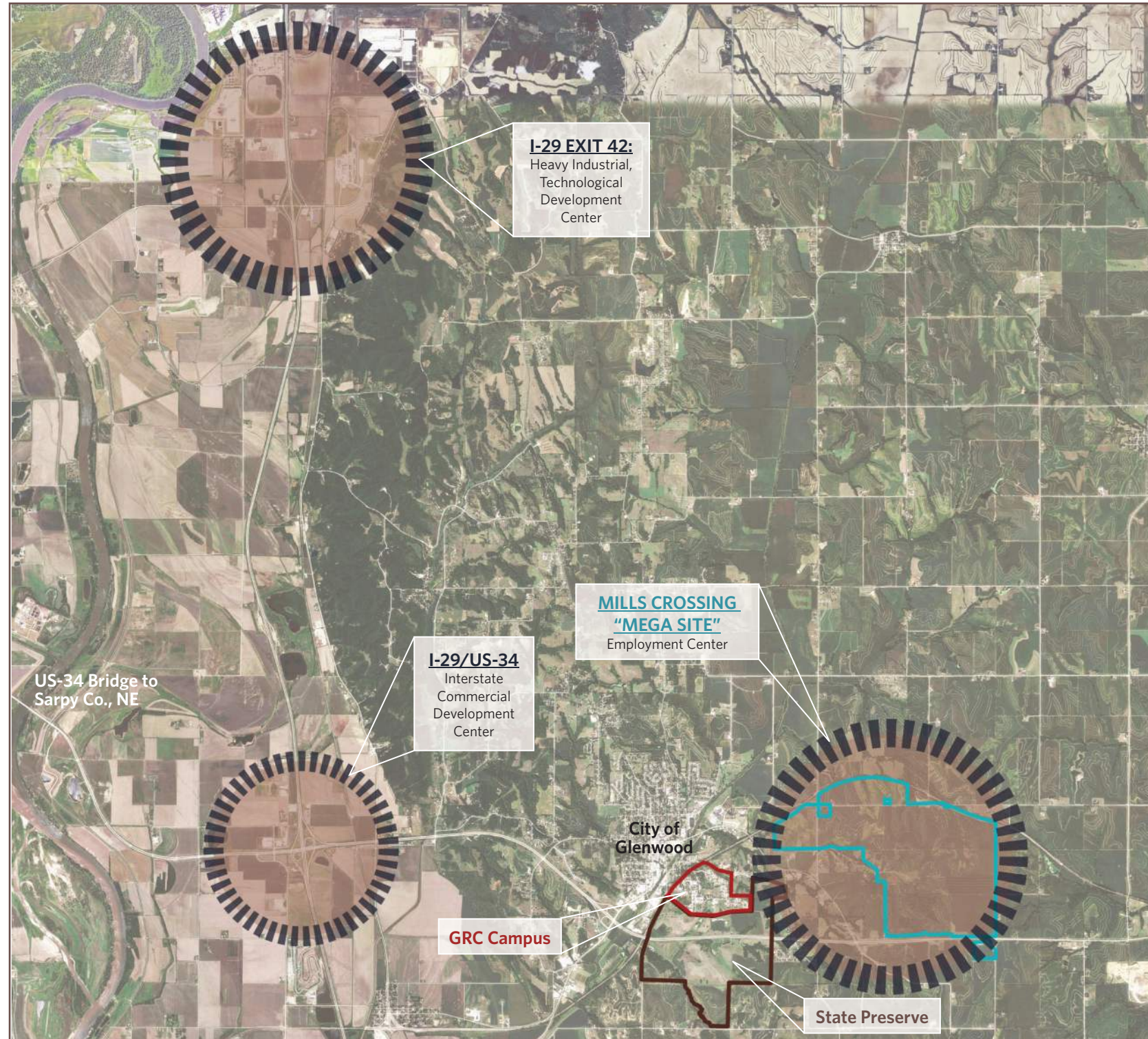
Photos of the Existing Terrain & Natural Areas on the GRC Campus & Preserve





Photos of Existing Roadways & 3D Model View (upper left) of the GRC Campus

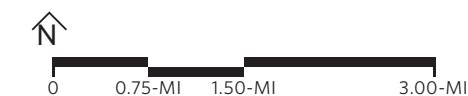




## MILLS CROSSING “MEGA SITE”

The GRC property lies in an advantageous location within the greater Glenwood context. Its proximity to US-34 presents an opportunity to easily connect future development on the Campus into the regional transportation system. Two miles east of the GRC property on US-34 is the Mills Crossing “Mega Site.” This area has been designated by the State of Iowa as shovel-ready for large-scale redevelopment. Serviced both by the highway as well as the BNSF rail lines, with access to local utilities, the “Mega Site” will attract development interest from major employers from across the country, expanding the economic potential for the southwest Iowa exponentially. Thus, when thinking about future development on the GRC Campus, it will be important to propose uses and residential options that complement the “Mega Site” job center.

To the west, US-34 connects to Interstate 29 (I-29). Around the interchange, numerous commercial properties have been developed. Much of the surrounding land, though, remains undeveloped. The capacity of the area to support future interstate commercial development appears unlimited. To the north along I-29, at Exit 42, several large-scale industrial and technological facilities can be found. These operations have capacity to expand, while the local utility network could also accommodate additional developments. Taken in tandem, these two development areas on I-29 will be major economic centers around Glenwood. It reinforces the need to position the redevelopment of the GRC property as unique, yet supportive of these areas. **Specifically, the businesses in these developments will be looking for new, comfortable, and distinctive residential offerings for their employees.**





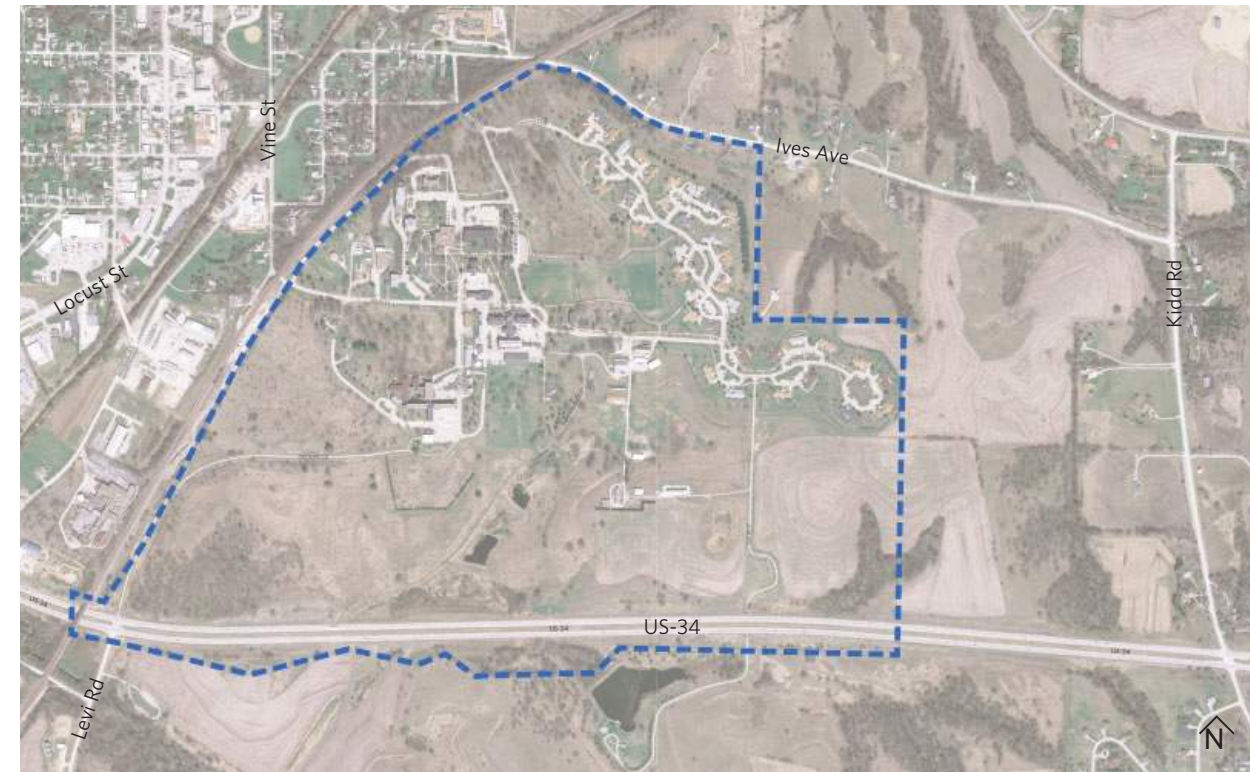
## ANALYSIS OVERLAYS

A site as challenging and complex as the GRC Campus required an in-depth analysis of its physical features and systems. With its isolated building sites and disjointed mobility networks set within an landscape of steep, rolling terrain, it was important to study the site components individually to better understand the opportunities and constraints provided by the comprehensive picture.

On this and the following two pages, the individual site components are isolated on map Overlay diagrams. Beginning with the definition of the Campus and State Preserve boundaries, subsequent layers are shown over preceding ones, allowing for a more impactful study of their relationships. Overall, the Analysis Overlays focused on the following general site characteristics with regard to their capacity to support development:

- Boundaries / Extents
- Topography & Water Features
- Culturally-Sensitive Areas
- On-site Structures
- Adjacencies & Access

On pages 20-21, the key findings from this layered analysis are summarized in the Site Constraints and Development Potential write-ups and diagrams. These two synopses had direct impact on the ensuing design efforts, informing the scale, locations, and types of redevelopment the GRC Campus could support from a physical/environmental perspective.

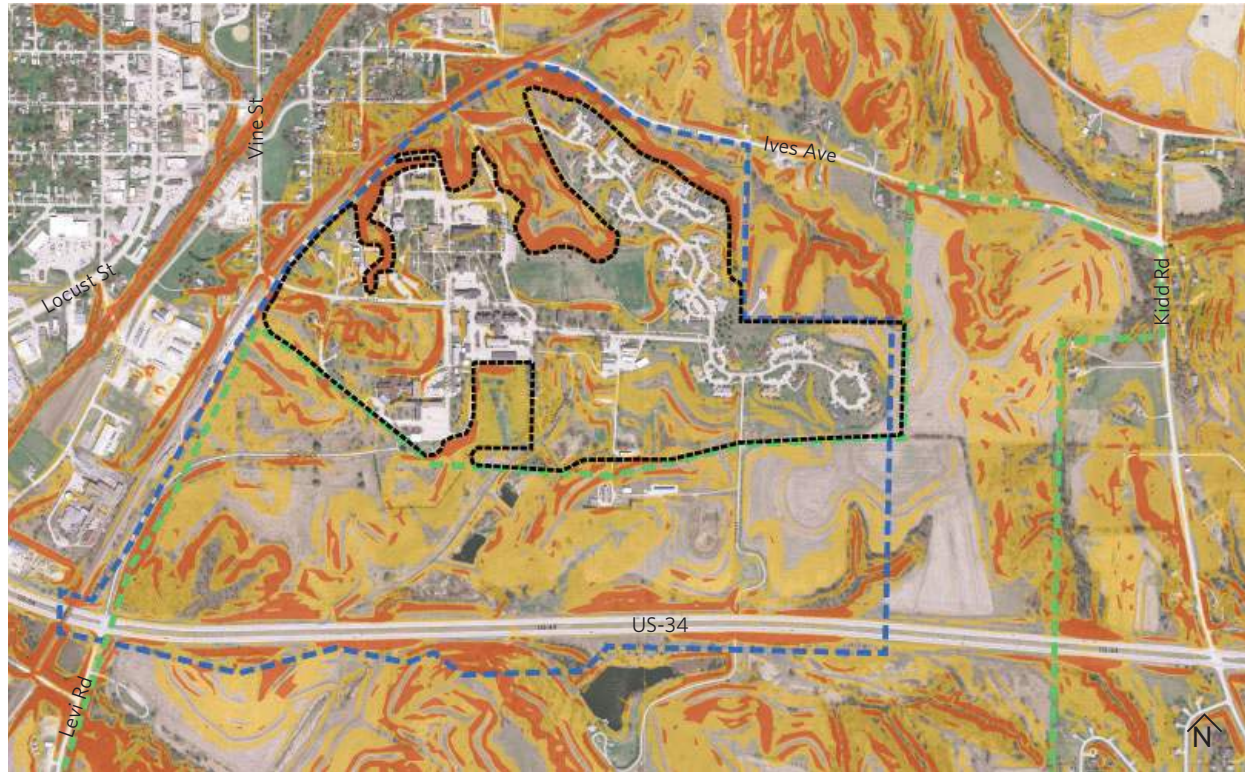


GRC CAMPUS BOUNDARY

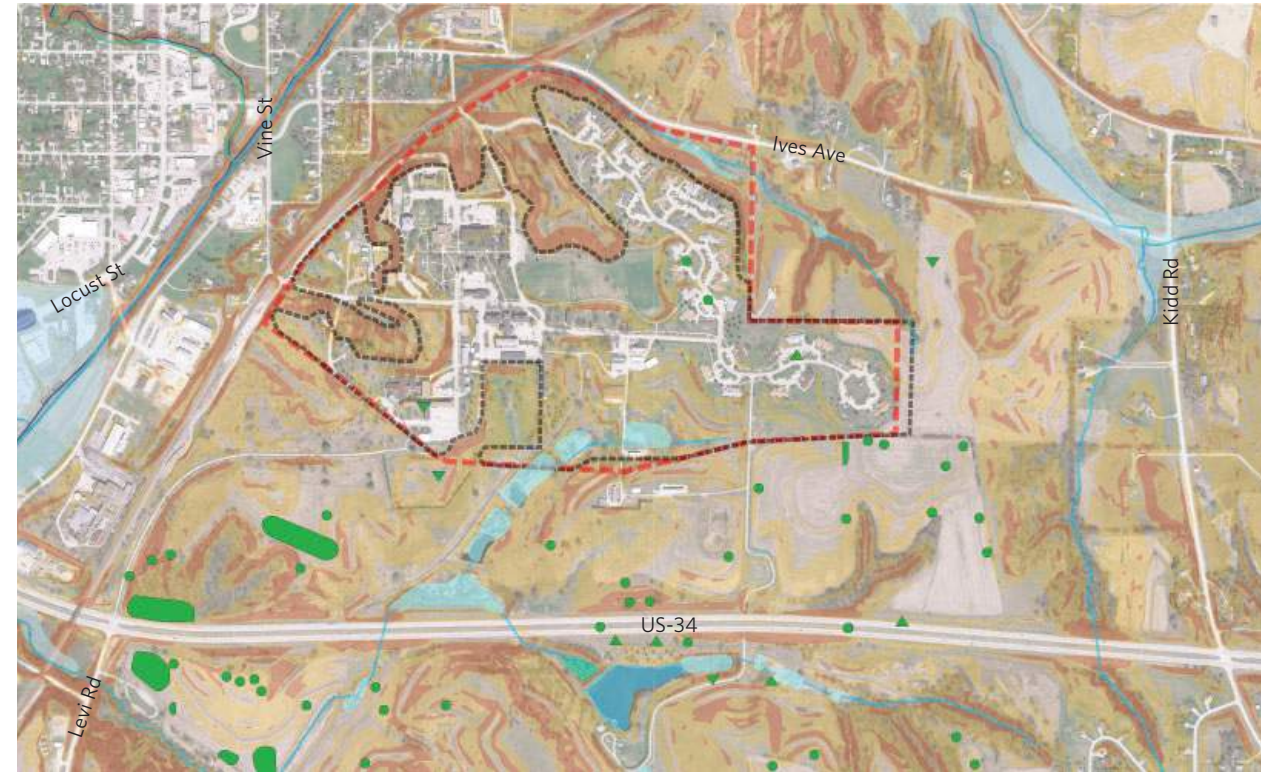


STATE PRESERVE BOUNDARY

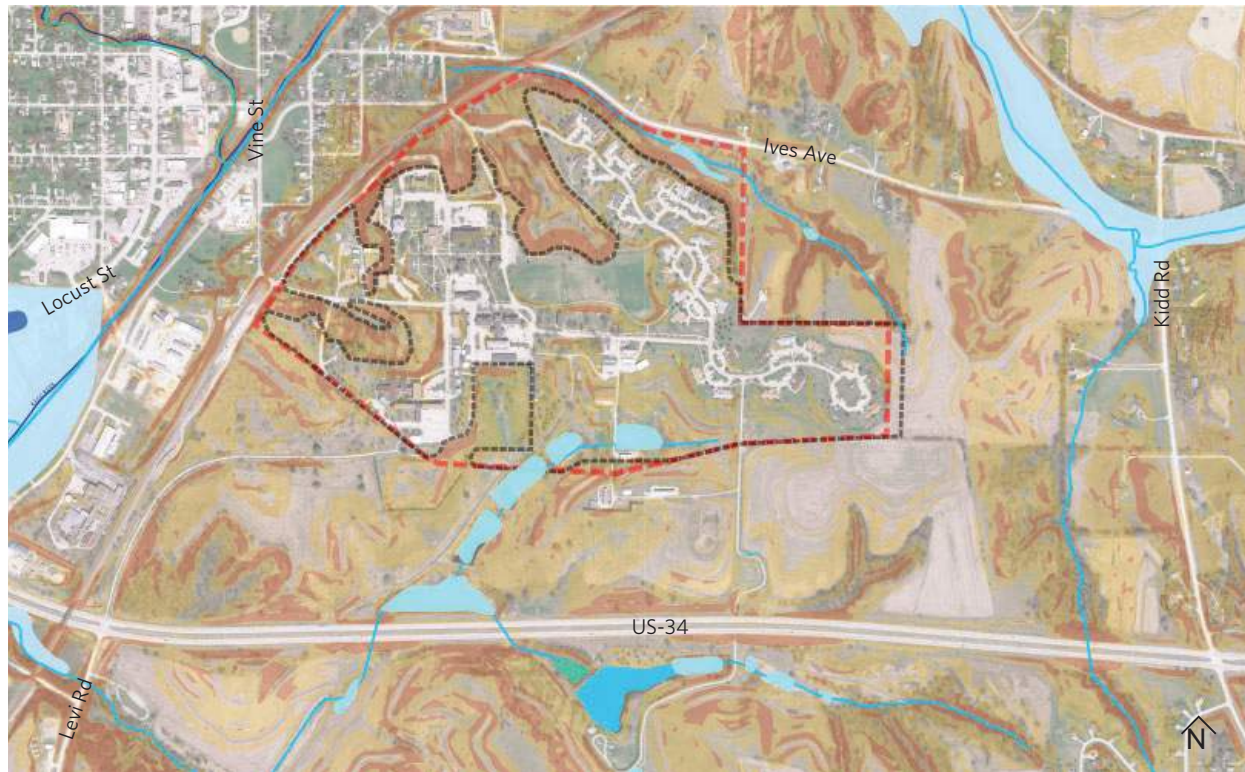




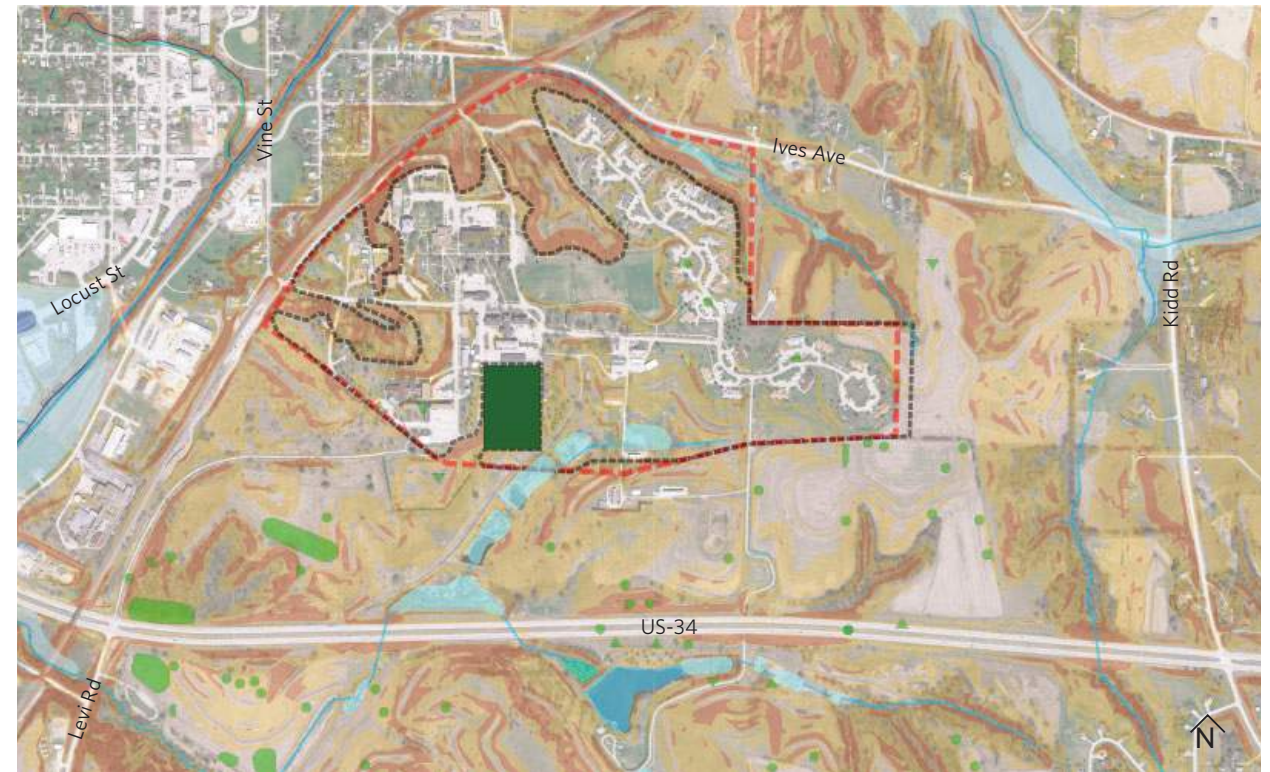
TOPOGRAPHY: SLOPES OF 10% OR GREATER



RECOGNIZED EARTHLUDGE SITES



EXISTING PONDS / WETLANDS / FLOOD ZONES

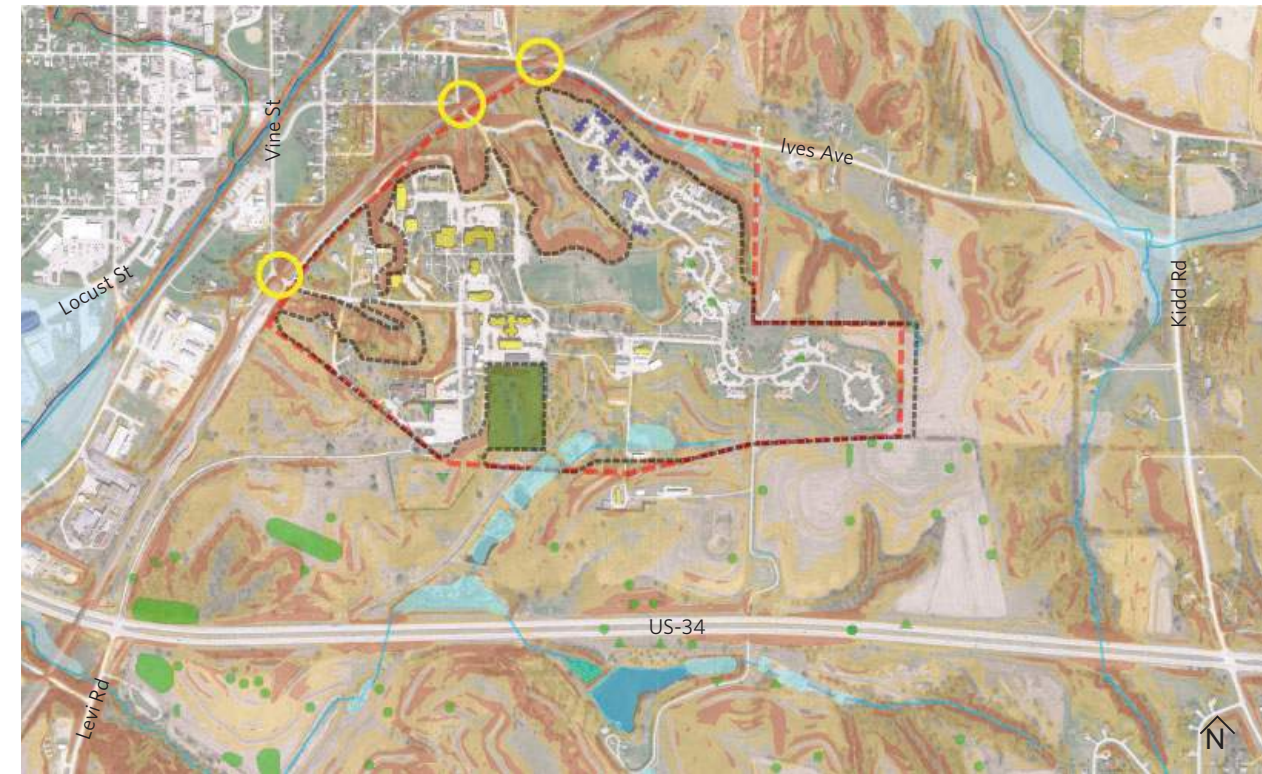


EXISTING CEMETERY

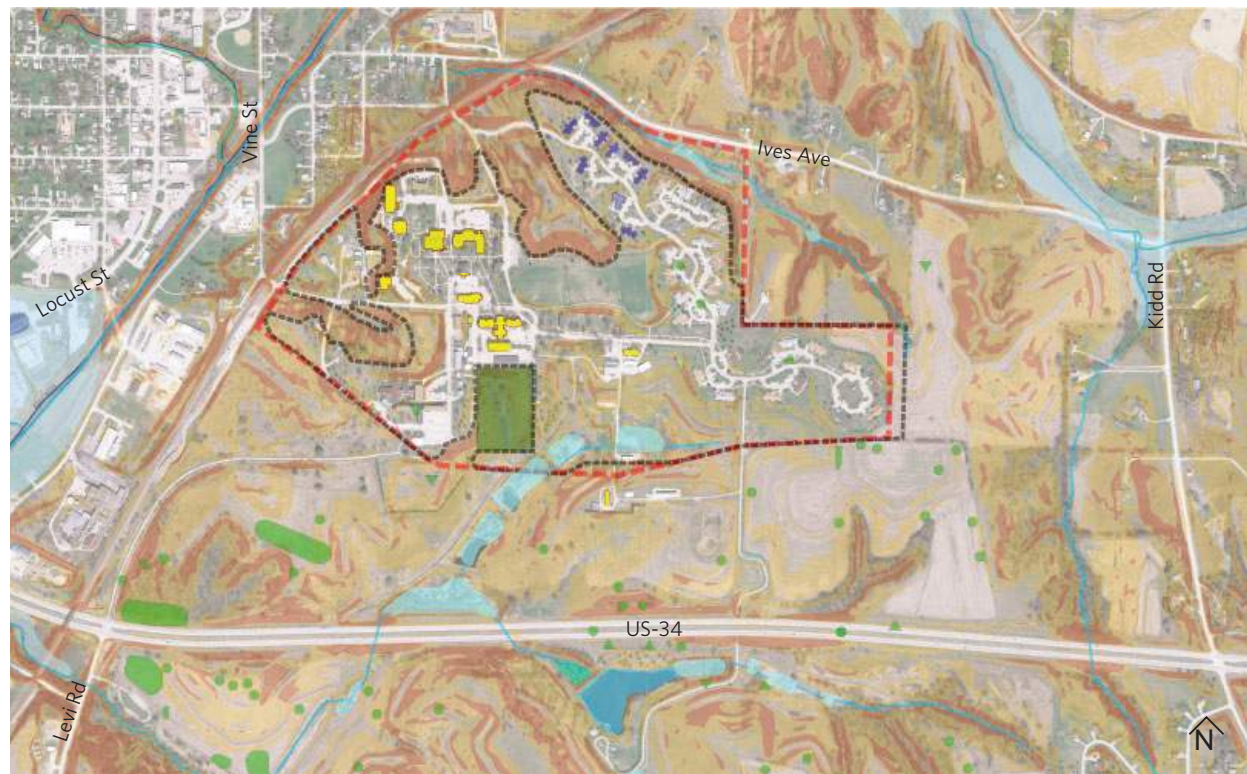




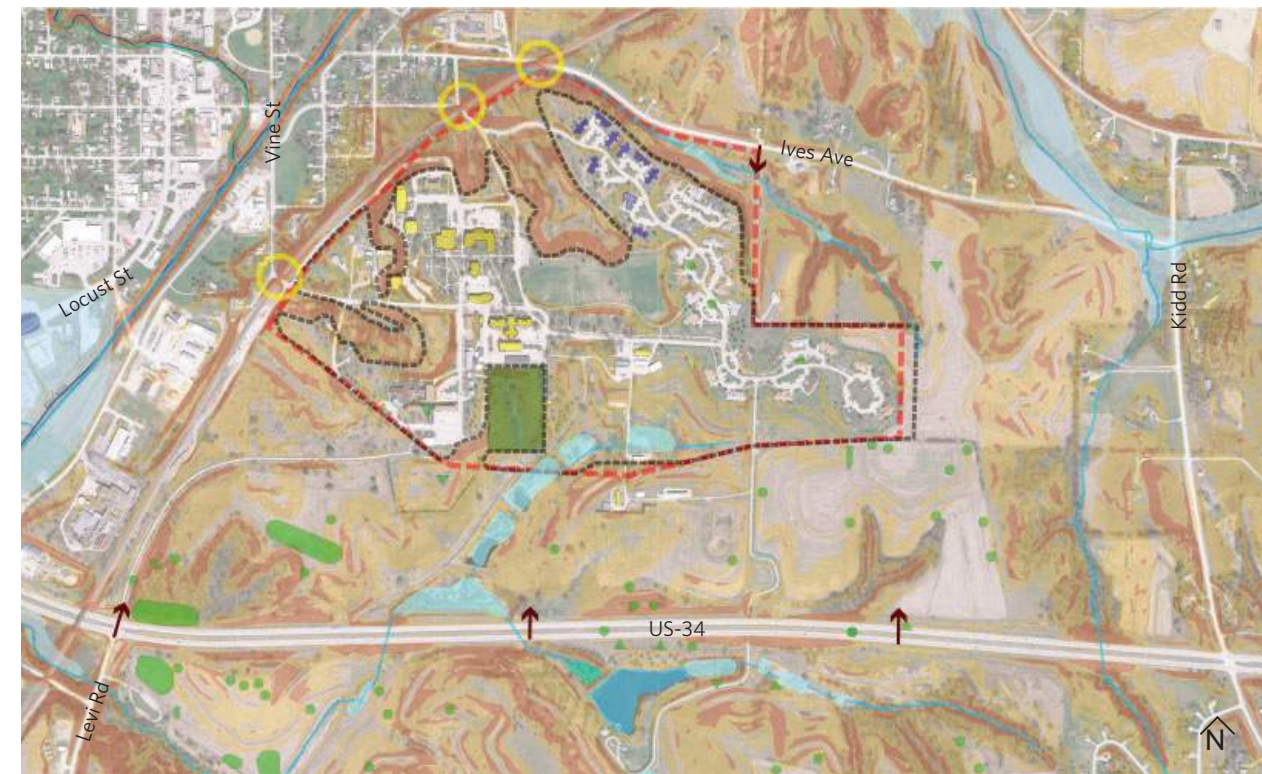
GLEN HAVEN HOMES LONG-TERM LEASE



SITE ACCESS: CONSTRAINED TUNNELS

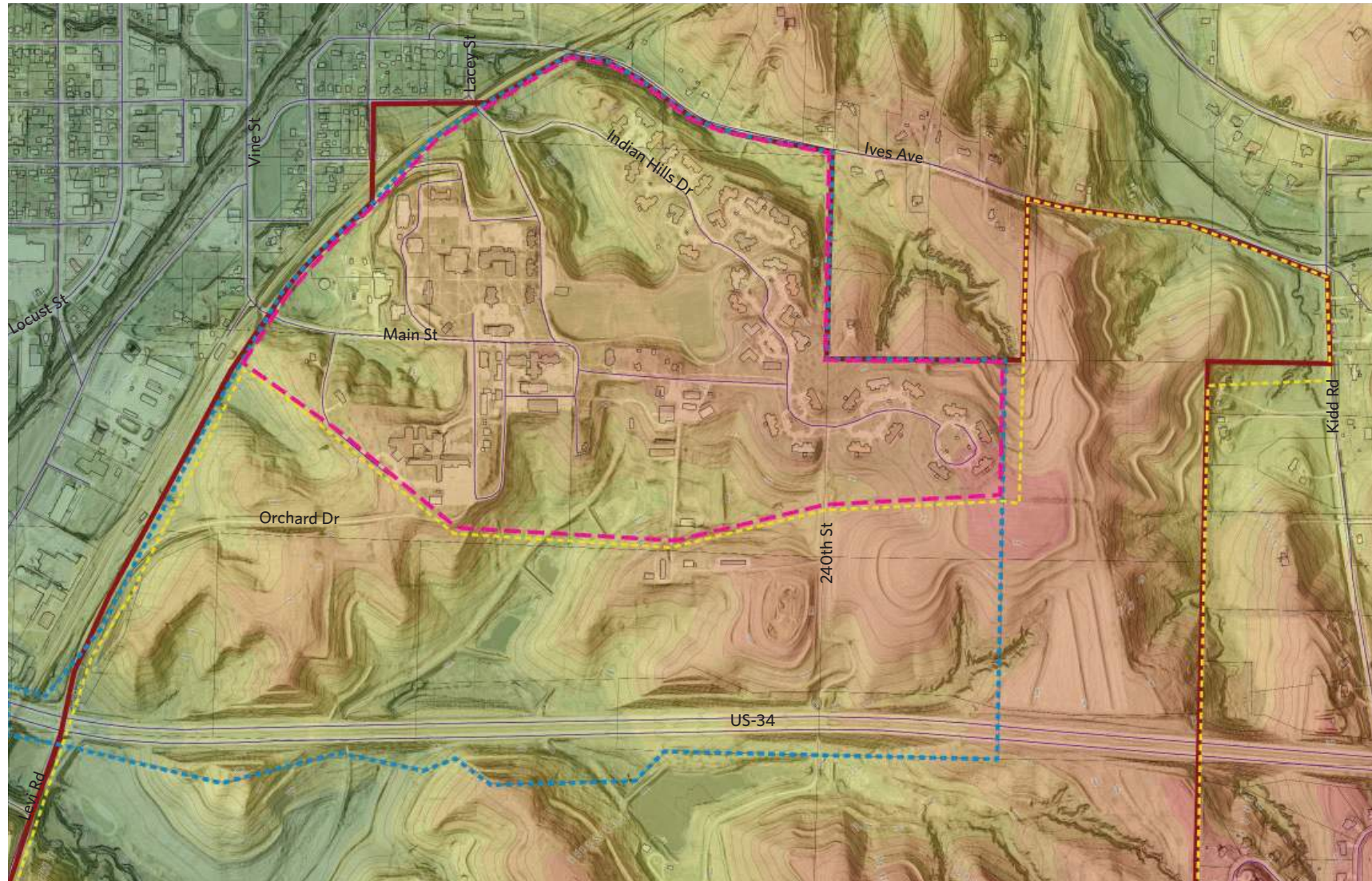


POTENTIAL RESIDENTIAL RENOVATIONS



SITE ACCESS: POTENTIAL US-34 CONNECTIONS





## TERRAIN AS DEVELOPMENT TOOL

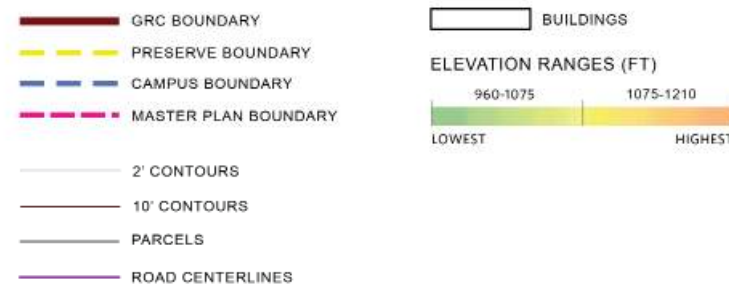
As the hillshade diagram to the left illustrates, the existing topography throughout the GRC property is complex and diverse. The site is characteristic of the surrounding Loess Hills. To-date, building and infrastructure construction on Campus has been confined to the ridgelines and relatively flat, hilltop areas. Steep ravines or undulating hillsides separate the various sites. Thus, it has been a challenge to employ a cohesive and consistent development pattern to the Campus.

While acknowledging some earthwork will be required in its implementation, the Redevelopment Plan intends to limit the scale of such operations. The Plan proposes the preservation of the steeper topographic areas, limiting construction in areas with slopes greater than 10%. Existing landforms will be utilized to shape views across the redevelopment and to off-site areas. Streets and trails navigating the site's slopes will leverage grade change in creating an interesting approach and wayfinding experience.

Individual buildings proposed in the Plan will also be informed by the existing topography. Large multi-family buildings will accommodate ground-level podium garages on hilly sites, and single-family homes will be built as walkouts on sloped sites.



### LEGEND





### SITE CONSTRAINTS

Primary among the site constraints highlighted in the Overlays is the limited access to the GRC Campus. The two vehicular tunnels on Vine and Lacey Streets are narrow, have poor visibility, irregular geometries, and structures that appear in poor aesthetic condition. The lack of connection to US-34 will inhibit the feasibility of any development succeeding on the property. At least one intersection is required.

In addition, much of the land within the Campus boundary has slopes that exceed 10% grade, making construction extremely challenging in those areas. Other special areas and uses, including the cemetery and the Glen Haven Homes' long-term lease, will affect the layout and connectivity of the future development. The number of structures and amount of infrastructure required to be demolished and removed before redevelopment occurs also presents a challenge for the near future.

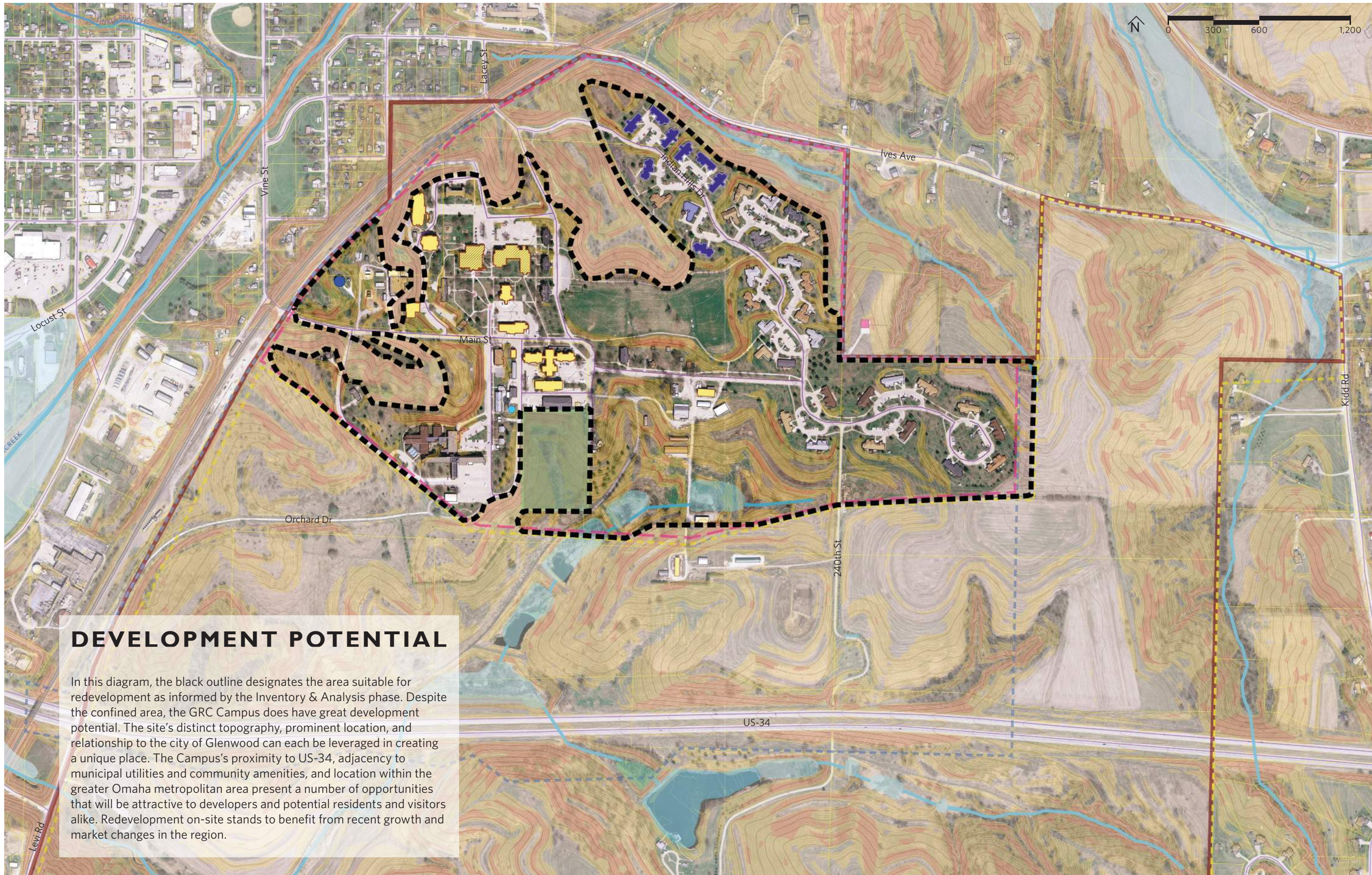
In total, the complexities of the Campus and Preserve reduce the total area of developable land significantly. While the GRC property north of US-34 appears vast, only about 120 acres of the area, once the various constraints are factored for, can accommodate redevelopment.



### LEGEND

GRC BOUNDARY	GLEN HAVEN LONG TERM LEASE	<b>PONDS / WETLANDS / FLOOD ZONES</b>	<b>TOPOGRAPHY</b>
PRESERVE BOUNDARY	GLEN HAVEN DESIRED	STREAMS	10-20% SLOPE
CAMPUS BOUNDARY	POTENTIAL RESIDENTIAL RENOVATIONS	FRESHWATER EMERGENT	20% + SLOPE
MASTER PLAN BOUNDARY	CEMETERY	FRESHWATER POND	<b>ACCESS</b>
2' CONTOURS	SURVEYED ARCHAEOLOGICAL AREAS	FRESHWATER FORESTED/SHRUB WETLAND	CONSTRAINED TUNNELS
10' CONTOURS	ARCHAEOLOGICAL SITES	RIVERINE	
PARCELS	BOND ENCUMBRANCES	<b>FLOOD ZONES</b>	
ROAD CENTERLINES	WATER TOWER	100-YEAR	
TRAILS	WATER TANK	500-YEAR	
BUILDINGS	CELL TOWER		





## DEVELOPMENT POTENTIAL

In this diagram, the black outline designates the area suitable for redevelopment as informed by the Inventory & Analysis phase. Despite the confined area, the GRC Campus does have great development potential. The site's distinct topography, prominent location, and relationship to the city of Glenwood can each be leveraged in creating a unique place. The Campus's proximity to US-34, adjacency to municipal utilities and community amenities, and location within the greater Omaha metropolitan area present a number of opportunities that will be attractive to developers and potential residents and visitors alike. Redevelopment on-site stands to benefit from recent growth and market changes in the region.







# MARKET ASSESSMENT

OVERVIEW

MARKET CONTEXT

RESIDENTIAL DEVELOPMENT OPPORTUNITY

RETAIL MARKET ASSESSMENT



# OVERVIEW

## LOCATION REQUIREMENTS AND OPPORTUNITY BY LAND USE



Residential



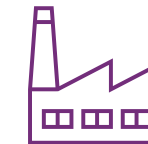
Retail



Professional Office



Class A Corporate Office



Industrial

	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	<b>High</b>	<b>Medium</b>	<b>Medium</b>	<b>Low</b>	<b>Low</b>

## MARKET CONTEXT

GRC PROVIDES AN OPPORTUNITY TO ATTRACT NEW GROWTH TO GLENWOOD



**POPULATION & EMPLOYMENT GROWTH**



**WESTERN SUBURBS ARE BECOMING BUILT OUT**



**WESTERN SUBURBS ARE BECOMING BUILT OUT**



**NEW EMPLOYMENT OPPORTUNITIES NEAR SITE**

- Residential demand is driven by population and employment growth
  - The population of the MSA has been growing and is anticipated to continue to grow
  - Total employment has also been increasing, including in higher-wage office sectors
- Developable land in western Omaha is being built out
  - Significant amount of development unlikely to cross Elkhorn ridgeline
  - Commute times to downtown become significant beyond Elkhorn River
- New catalytic employment opportunities near the Site could spur additional demand for residential development
  - Nearly 2,000 acres of developable commercial and industrial land
- Given recent and projected growth trends in the MSA, GRC redevelopment could be a key opportunity to attract new households
  - Natural features of Site and proximity to major white collar job centers create a unique residential location in the MSA

# RESIDENTIAL DEVELOPMENT OPPORTUNITY

- Site characteristics of GRC are most like existing open-space communities
- Future housing types could include attached and detached single-family housing, missing middle housing and adaptive reuse apartments, and limited potential for new construction multifamily in
- Development on the Site could incorporate traditional neighborhood development design elements in addition to access to walking trails and other outdoor amenities

## A MASTER-PLANNED OPEN SPACE NEIGHBORHOOD IS BEST SUITED FOR THE SITE

	Lake Communities	Open-Space Communities	Mixed-Use Communities	Adaptive Reuse for Missing Middle Housing	GRC Campus
Site Characteristics	Development oriented around man-made body of water	Hilly topography accentuated by wooded areas or open space	Master planned, mixed-use community	Existing building with suitable floor plate, lighting, and ventilation for residential units	Hilly topography accentuated by wooded areas or open space
Total Units at Buildout	200+ units	65 - 270	169 - 900	Varies by building	TBD based on developable land area
Housing Types	For-sale large lot single-family residential	For-sale single-family detached	For-sale single-family attached and detached and rental multifamily	Missing middle housing	For-sale single-family attached and detached, missing middle and rental housing
Acreage	Approx. 161 - 640	Approx. 100 - 200	120 - 197	N/A	Approx. 100
Density (Units/Acre)	Avg. 1.1	Avg. 0.6	Avg. 3.4	10	1-4 du/acre for single-family detached 10 du/acre for townhome and missing middle
Unit Price Range	\$300,000 - \$1,000,000+	\$400,000 - \$1,000,000+	\$200,000 - \$900,000	Varies by building	\$300,000 - \$650,000

## RETAIL DEVELOPMENT OPPORTUNITY



**LIMITED PIPELINE  
SUPPLY**



**POPULATION  
GROWTH**



**NEIGHBORHOOD-  
SERVING**

- Retail deliveries have increased annually since 2020, but there is limited new development in the pipeline
- Demand for retail is driven by population growth and accessibility
- Population growth in the MSA may generate some demand for neighborhood-serving retail (approx. 20,000 SF) as residential development continues
- Some retail space could be occupied by professional office tenants (banks, accountants, etc.)
- Incorporating residential land uses in the redevelopment of the Site could generate limited demand retail on the Site





# DESIGN PROGRAM

MARKET POTENTIAL  
NEIGHBORHOOD CONCEPT





# MARKET POTENTIAL

## CONCLUSIONS BASED ON MARKET ASSESSMENT

- 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 

RETAIL 

EXISTING CONDITIONS	POTENTIAL	SPECIFICATIONS
<ul style="list-style-type: none"> <li>Consistent regional population and employment growth has been a driver of new residential development</li> <li>New residential development is primarily located in suburbs of Omaha (southern and western) and eastern Council Bluffs</li> <li>Primarily lower-density neighborhoods centered around natural amenities (lake, open-space, walking trails, etc.)</li> </ul>	<ul style="list-style-type: none"> <li>Residential development designed to activate natural features of Site</li> </ul>	<ul style="list-style-type: none"> <li>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</li> <li>Accessible walking trails, open-space</li> </ul>
<ul style="list-style-type: none"> <li>There is limited retail development in the pipeline in Glenwood</li> <li>Demand for retail development may be supported by new residential development</li> </ul>	<ul style="list-style-type: none"> <li>Supportive neighborhood scale retail</li> <li>Unlikely to be a freestanding retail center</li> </ul>	<ul style="list-style-type: none"> <li>Neighborhood-serving (&lt;10,000 SF footprint)</li> <li>Typical tenants: bank, fast casual restaurants, restaurants, and smaller-scale general merchandise</li> </ul>





Precedent Images of Walkable Urbanism Elements within the Public Realm

## NEIGHBORHOOD CONCEPT

### WALKABLE URBANISM

Despite its rural, small-town context and challenging site constraints, the GRC redevelopment will be based on the tenets of walkable urbanism. While much of the site's natural environment will be preserved within the Plan, the Campus's developed areas, with their inefficient block structure and disjointed road and pedestrian networks, will be demolished. In their place, the Plan proposes a pedestrian-oriented, mixed-use neighborhood be created.

A successful neighborhood of this type is predicated on the activation of the public realm. To accomplish this, buildings must front onto and interact with the street. Where possible, active uses should occupy the ground level of buildings. Building fronts should be transparent so that inside uses can be observed. Primary entrances should be located in the front of the building along the sidewalk, with secondary entrances to the rear. Parking should occur either on the street or in surface parking lots (or parking structures) located to the side or rear of the buildings. Sidewalks should be wide, shaded by trees, and appointed with pedestrian amenities.



At its most basic level, walkable urbanism can be achieved through the employment of four key design elements, described on the opposite page.

**FOUR KEY DESIGN ELEMENTS**

**1) Build to the sidewalk.**

Buildings should be pushed as close as possible to the street. This helps provide visual interest for pedestrians, as well as scale and a “sense of enclosure” as one moves along the sidewalk.

**2) Make the building fronts “permeable.”**

The ground-level of buildings should be designed to be as transparent as possible. Blank walls eliminate activity and provide little, if anything, in terms of visual interest. Glass allows the activity occurring within a building to be seen, as well as extra “eyes on the street” for security.

**3) Prohibit parking lots in front of the building.**

Surface parking lots, whether full of cars or not, are devoid of activity and detrimental to a street’s frontage. Lacking activity, pedestrians typically cross to the other side of a street or pass by a surface parking lot as quickly as possible.

**4) Create an interconnected network of mobility options.**

Providing multiple options for pedestrians, cyclists, transit riders, and vehicle drivers encourages mobility choice, routing options, and lively street-level activity.



Aspirational Images of the Four Key Design Elements of Walkable Urbanism:  
Buildings pushed up to the right-of-way (top left); Highly-permeable building frontage (top right); Parking facilities located behind buildings (lower left);  
Diverse trail system through a natural area (bottom right)





Aspirational Images of Neighborhoods Developed Around a Robust Natural Open Space System

## OPEN SPACE NEIGHBORHOOD DESIGN

Meshing the proposed walkable, urban neighborhood with the surrounding naturalized open spaces is a major objective of the Plan. Thus, the overall concept looks to “pull” the natural areas and landscapes characteristic of the Preserve into the developed portions of the neighborhood. This concept is similar to a typical golf course community, with homes either fronting on or backing up to linear expanses of open space. Within this Redevelopment Plan, though, instead of these open spaces being golf course fairways and greens, the linear areas will be comprised of native prairies of grasses and wildflowers and wooded areas of tall, specimen trees and rich understory plantings.

This naturalized landscape will be designed into linear corridors, mimicking the layout of golf holes, that run throughout the neighborhood. Single-family homes and multi-story apartments, and mixed-use buildings will enclose these natural corridors. The corridors will provide directed viewsheds from development sites into the surrounding landscape, helping to ground the various neighborhood districts to the site’s context. The open spaces will contrast with the built environment, offering areas of respite and reserve away from higher activity centers.

The corridors will include trails that connect into the neighborhood’s mobility network. Thus, residents and visitors can use the sidewalks and promenades that follow the site’s block pattern to access these trail corridors, which then extend out into the surrounding Sate Preserve area and several key destination sites scattered across the property.







# REDEVELOPMENT PLAN

DESIGN WORKSHOP  
THE PLAN

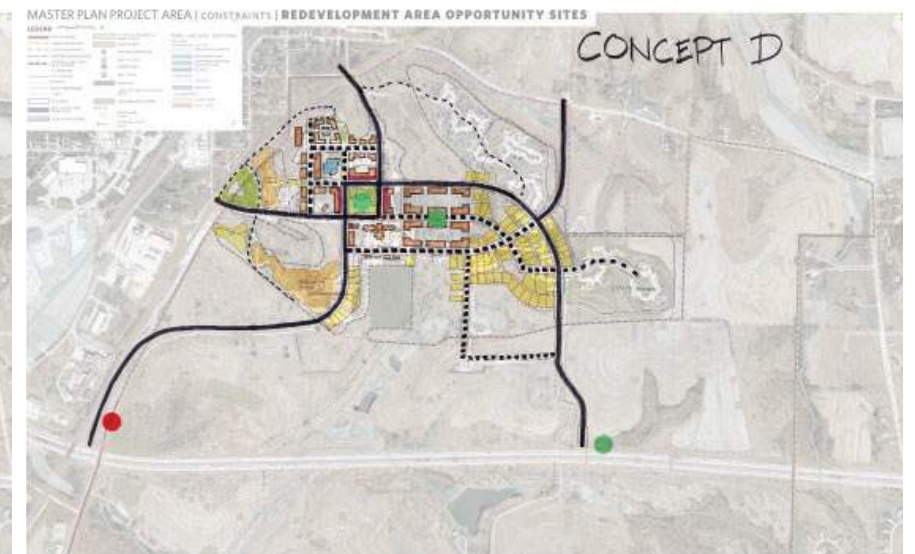
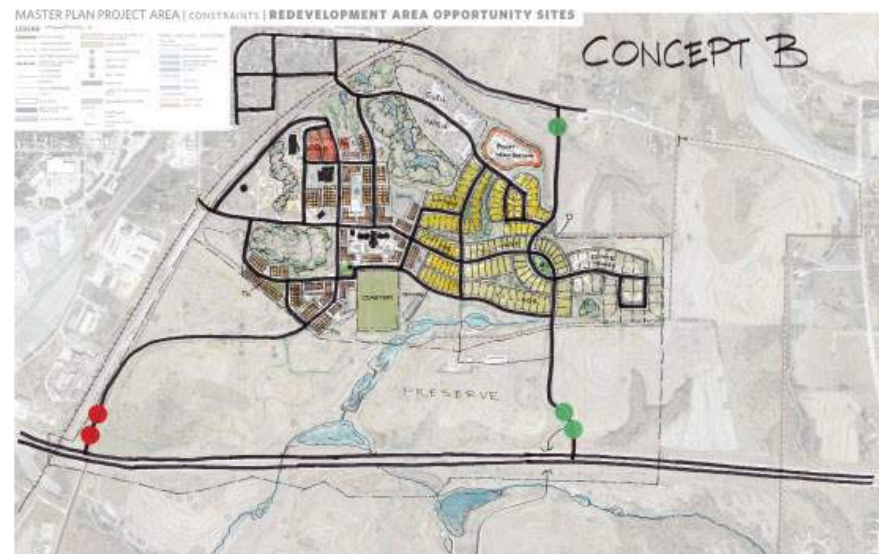
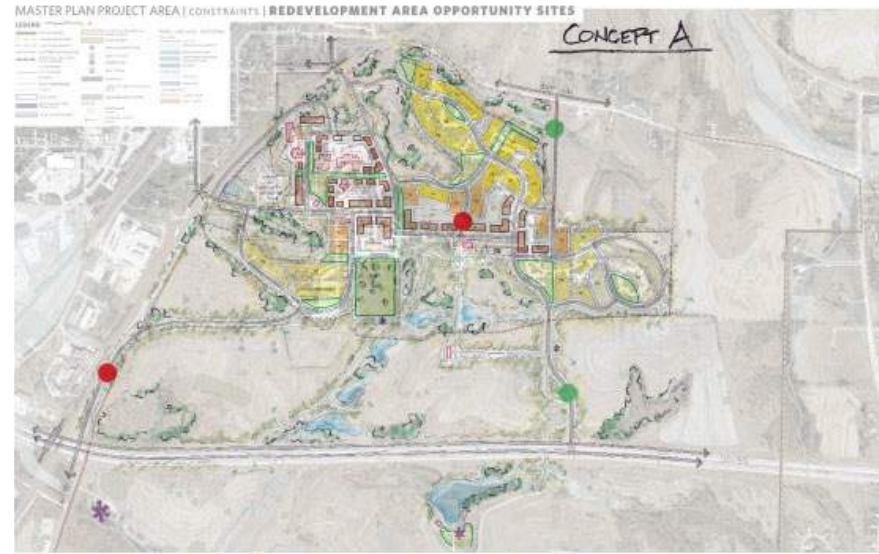




## DESIGN WORKSHOP

Informed by key findings and takeaways from the earlier phases of work, the Design Workshop was held April 24-27, 2023 in the Meyers Building on the GRC Campus. The Workshop centered on the development of concepts for the overall redevelopment of the site. Utilizing a multidisciplinary approach of urban design, landscape architecture, architecture, and site/civil engineering principles, multiple concepts were created. Graphics were used to explore various scales, layouts, and compositions for the redevelopment area. The conceptual graphics were presented to the Task Force and the general public during evening “pin-up” sessions. Feedback received help guide refinements each ensuing day. The process was repeated until by the end of the week, a preferred concept for the overall GRC Redevelopment Plan was selected, with supporting imagery and documents produced.

The images and descriptions on this and the following three pages recap each of the days' work. The graphics capture the transition from four distinct concepts to one preferred alternative.



OVERALL SITE CONCEPTS (A-D)

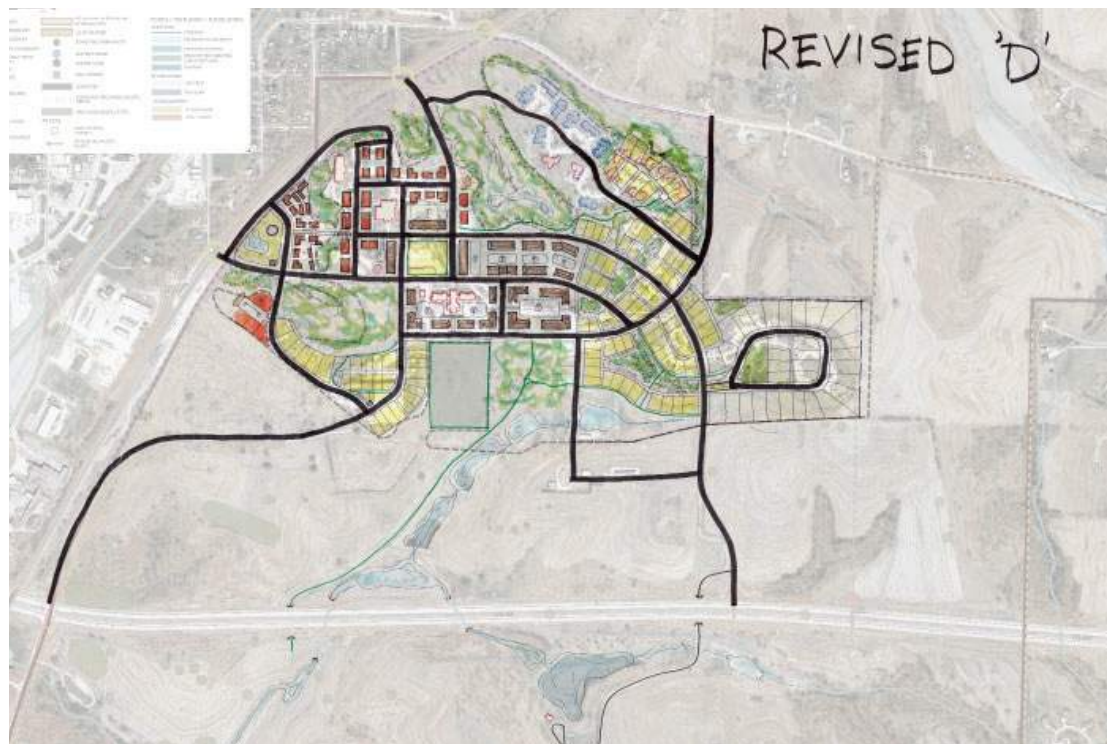
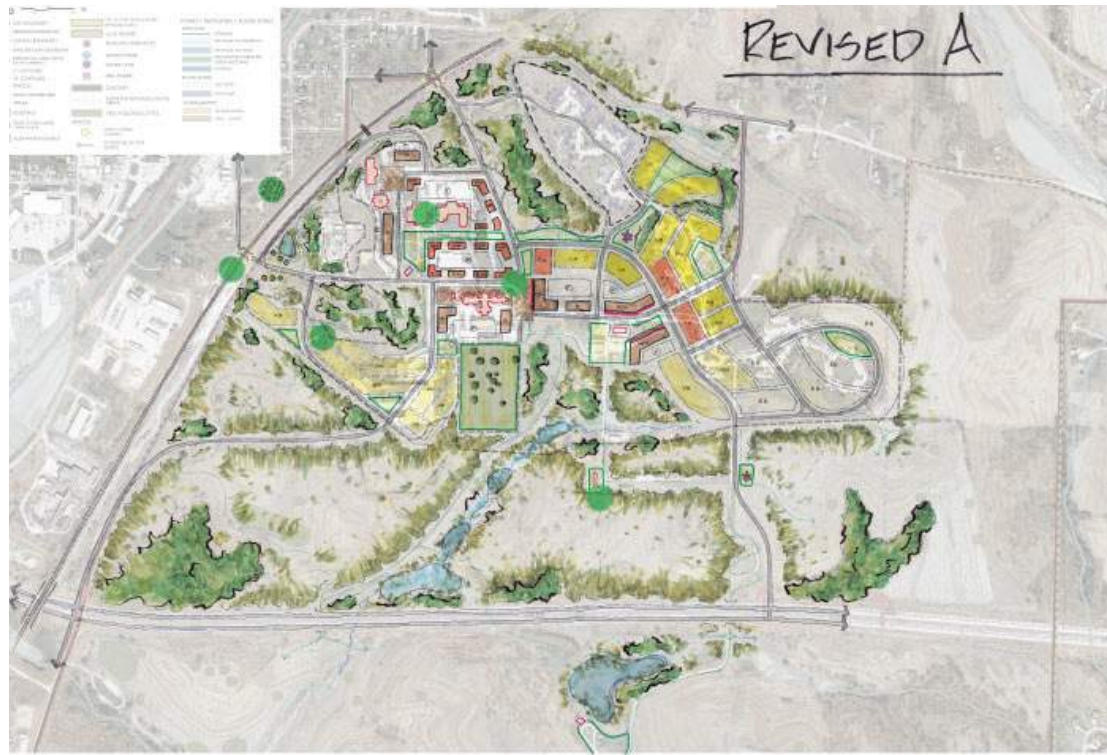
### DAY ONE

The Design Workshop began with a driving tour of the GRC property, with focus on the developable areas of the Campus as well as the accessible points within the State Preserve. The tour allowed for the photo documentation of key areas and orientation to the site's context.

Design efforts on Day One started at the macro scale. Four general plan concepts for the GRC Campus were developed. Diagrammatically, the plan alternatives showed different street and block patterns, land use compositions, and open space systems for the proposed neighborhood.



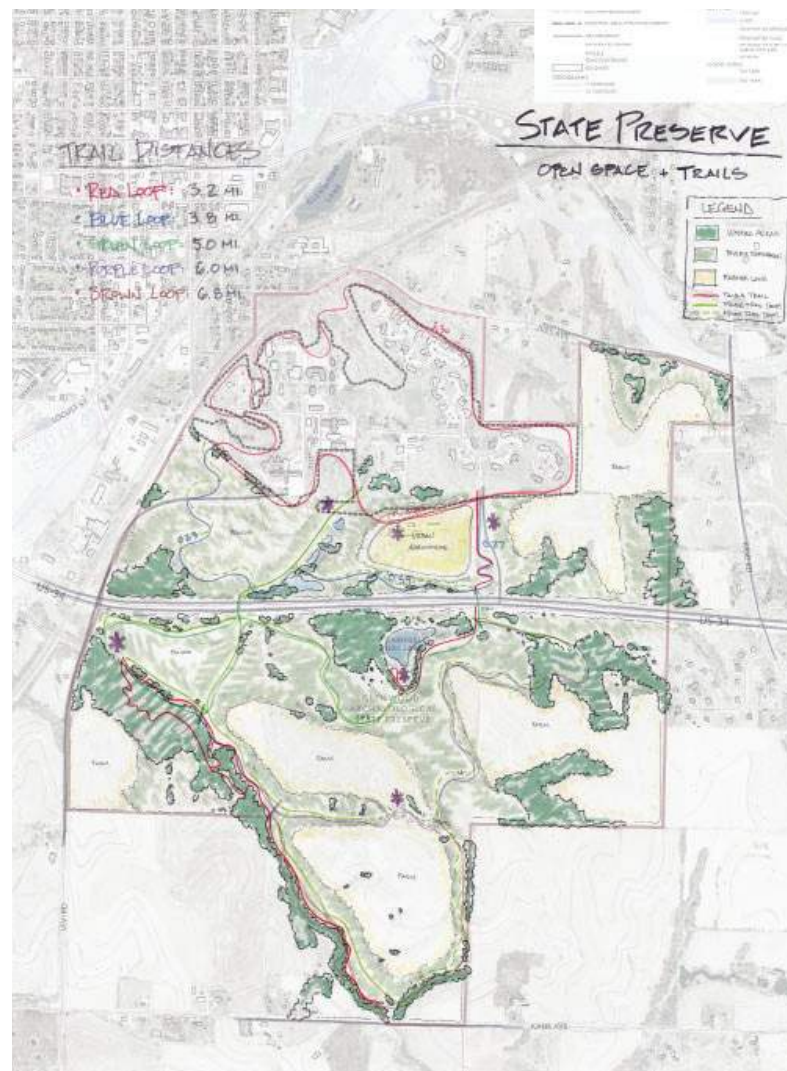




REFINED OVERALL SITE CONCEPTS (A & D)

## DAY TWO

Based on feedback from the previous evening, the number of overall plan concepts was narrowed down to two on the second day. Both concepts incorporated elements of the previous versions, but refined and advanced them with new compositions. The plans included varying open space systems, mobility networks, and land use patterns. The revised concept plans also studied landscape adjacencies and connections between the Campus and the Preserve.



PRESERVE LAND COVER & TRAIL DIAGRAM

The scope of the design work expanded to the Preserve as well. Land cover patterns and trail alignments were developed with a mind on how best to leverage the Preserve as a one-of-a-kind amenity for the neighborhood. With regard to the trail system, emphasis was placed on the idea of loops of various distances to allow users a diversity of routes and experiences as they traverse the natural landscape.





### DAY THREE

Day Three saw the development of the final preferred concept plan for the GRC Campus. The preferred plan incorporated refinements in a new overall structure that was still representative of the original design intent. The framework and development patterns were set, creating a truly walkable, mixed-use neighborhood that responds to the unique site.

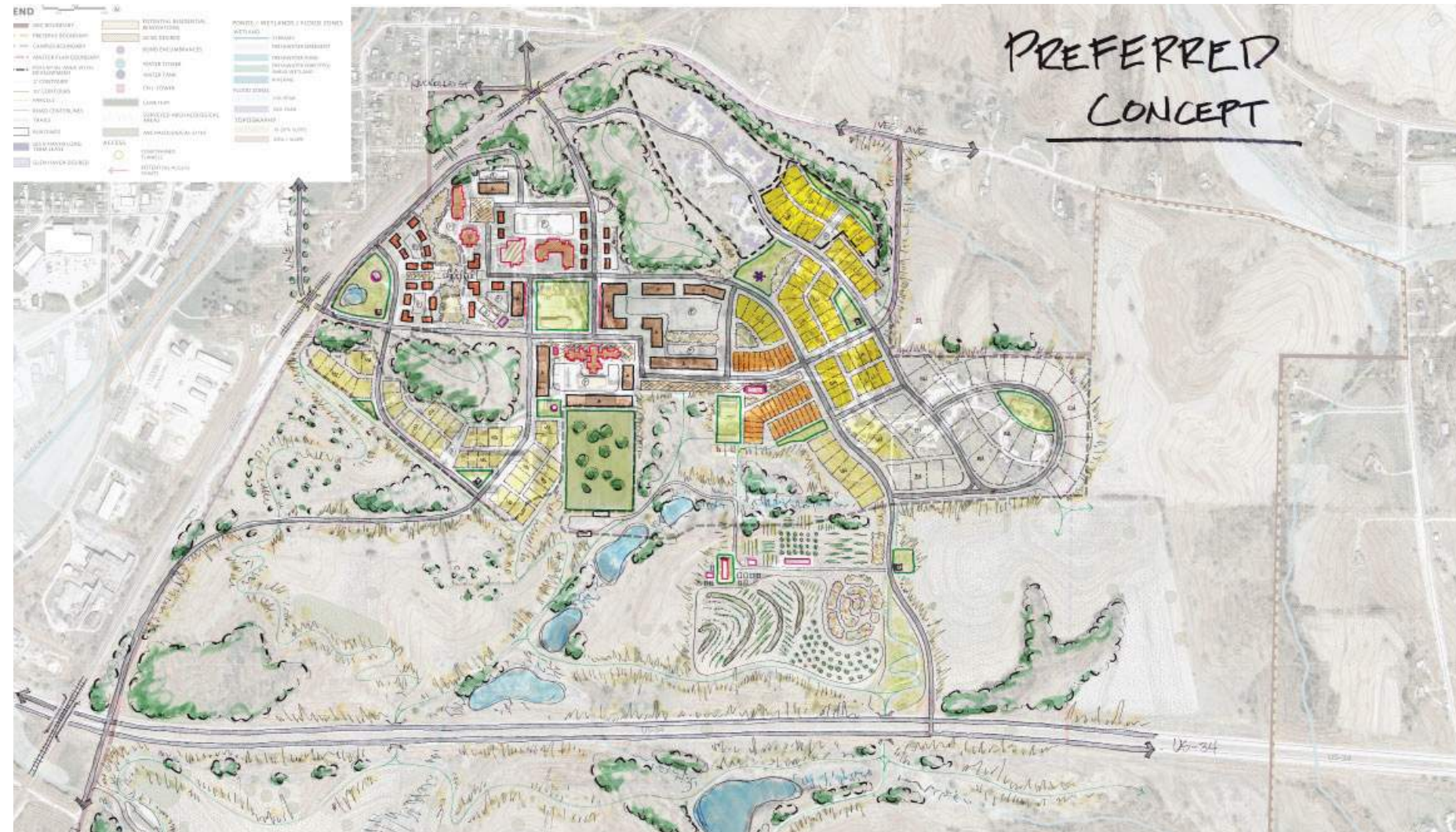
Additional graphics were developed on the third day. These included a plan layout sketch for an expanded residential area within the Preserve, site sections through primary neighborhood open spaces, and perspective vignettes of mobility and site feature enhancements. These supplementary materials helped illustrate the plan's design intent in more detail, and provided the participants with a better vision of the potential of the site.



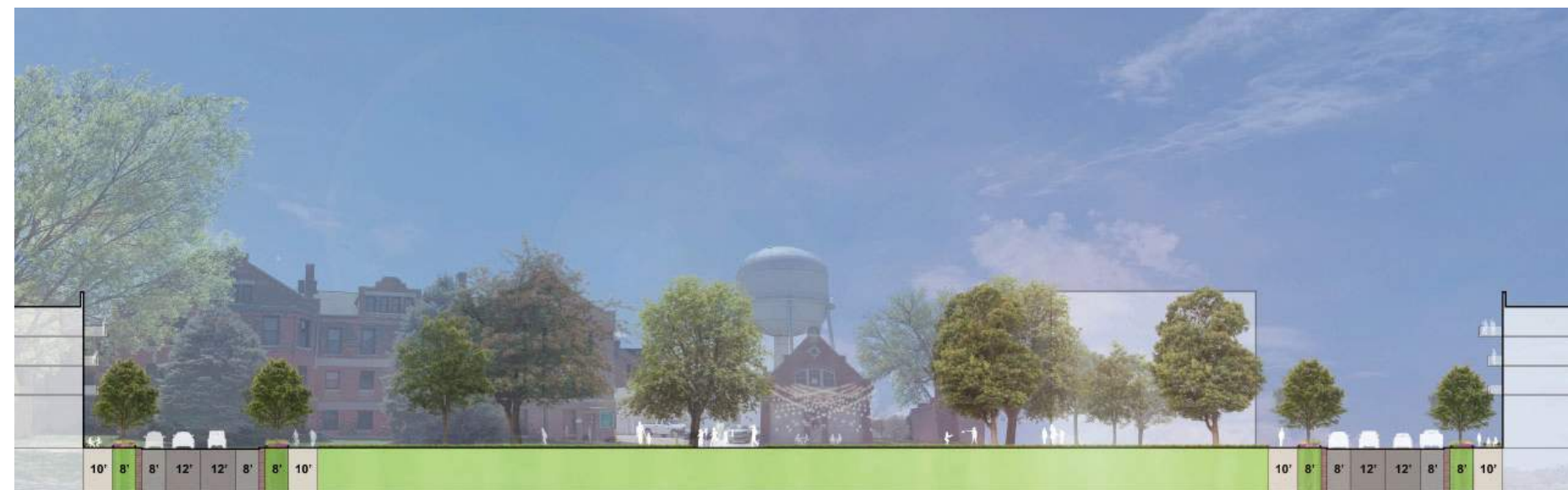
PLAN CONCEPT OF POSSIBLE FUTURE RESIDENTIAL EXPANSION



RENDERING OF THE ENHANCED VINE STREET TUNNEL



PREFERRED OVERALL SITE CONCEPT



ILLUSTRATIVE SECTION/ELEVATION OF THE PROPOSED VILLAGE GREEN





#### DAY FOUR

With the overall plan concept established, Day Four of the Workshop focused on the creation of additional supportive graphics. The design framework was established and emphasized utilizing a series of plan diagrams. A digital 3D model of the GRC Campus was updated with building massings and street networks of the concept plan. Model views were created showing bird's-eye views of the plan set within the site's actual topography.

Additional ground-level perspective vignettes were developed at key locations within the proposed neighborhoods. The images showed use and activity occurring within the amenity areas as well as the character of the various planned site features and landscaping. Lastly, an initial development yield was generated based on the redevelopment concept plan. The yield expressed the estimated scale and impact of the plan with regard to the number of residential units (by typology) and thus new residents, along with square footages of proposed land uses.

The final presentation affirmed that the preferred concept plan was representative of the participants' vision for the site. The design materials developed throughout the week were advanced during the ensuing refinement effort.

PERSPECTIVE RENDERINGS & DIGITAL 3D VIGNETTES OF MAJOR FEATURES & AMENITY AREAS WITHIN THE PREFERRED CONCEPT



# THE PLAN

The overarching vision for the Redevelopment Plan is the transformation of the GRC Campus into a pedestrian-oriented, mixed-use neighborhood. Mostly comprised of a mix of residential typologies, the neighborhood’s development pattern will be urban in layout, with a street grid employed where feasible, yet context-sensitive, with large areas of existing woodlands and naturalized prairie preserved throughout the Plan. The influx in new housing options will support the continued growth of nearby employment centers.

The neighborhood’s districts will be laid out around central community green spaces linked not only well-landscaped streets, but a network of trails and pedestrian paths. At the heart of the neighborhood lies the Village Square. Four large existing buildings, both surrounding and within the Square, will be renovated into multi-family units. Nearby, the Fire House and Chapel will be re-purposed into destination commercial and community buildings respectively. Two mixed-use buildings, with ground-level commercial restaurants and storefronts that will help activate the adjacent public realm, also front onto the Square.

A ceremonial Promenade & Grand Stair feature will run west from the Square’s Shared-Space Plaza Street, down a hillside with restored native landscaping, and terminating on the existing water tank, which will be retrofitted with an art facade, set within the larger Gateway Park. Missing middle housing buildings will front onto the green space’s curved eastern street edge. The park and its prominent stormwater feature will serve as a gateway for residents and visitors accessing the neighborhood via the aesthetically-enhanced Vine Street corridor and rail underpass tunnel.

Several other large existing buildings along the Campus’s western ridgeline will be renovated for multi-family use. Newly constructed missing middle housing buildings will densify the district. Moving east from the Village Square, a series of 4- and 3-story multi-family residential buildings will span the Campus’s central ridgeline, providing incredible viewsheds to Glenwood and the surrounding Loess Hills.

The Plan includes two new access points from US-34. The primary connection with the highway will be the 240th Street at-grade intersection. 240th Street will run north centrally through the State Preserve and then the neighborhood itself. The prominent corridor will include a shared-use trail that connects numerous amenity and activity centers, including a Destination Community Farm, a plaza and event venue around the renovated mule barn, and North “Bend” Park, a major green space encircled not only by new residential developments, but the Glen Haven Homes area.

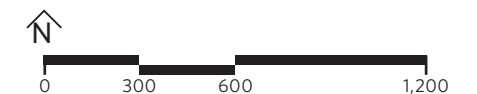
The secondary access off US-34 will occur at Orchard Drive near the rail overpass of the highway. This street will lead to an area of single-family homes that front onto either shared formal greens or the restored prairie within the Preserve. Around this area, the existing water tower, cemetery, and step pool detention area will be transformed via site enhancements into beautiful features iconic within the new neighborhood.

The eastern area of the Campus site will redevelopment with blocks of mixed residential typologies shaped around the exiting undulating terrain. Individual lots/home will increase in size as laid out west-to-east from the neighborhood’s northern entrance drive off Ives Avenue to the edge of the existing Preserve.

The existing tunnel under US-34 will be preserved, allowing the shared-use trail that runs along 240th Street to connect to the larger expanse of the Preserve south of the highway. In this area, some of the land currently under cultivation will be restored back to native prairie landscaping. These large swaths of grasslands will interweave with existing wooded areas to create a dynamic environment through which a multiple neighborhood trails will run. Archaeological sites will be protected, yet enhanced with site features and interpretive elements acknowledging the GRC property’s rich, yet complicated history.

## LEGEND

- 1 ACCESS POINTS OFF US-34
- 2 VINE STREET STREETSCAPING
- 3 NEW ENTRANCE DRIVE OFF IVES AVE
- 4 BNSF UNDERPASS IMPROVEMENTS
- 5 RENOVATED BUILDINGS (IN GRAY)
- 6 MIXED-USE BUILDINGS
- 7 MULTI-FAMILY RESIDENTIAL
- 8 MISSING MIDDLE HOUSING
- 9 TOWNHOMES
- 10 COTTAGE HOMES
- 11 VILLAGE HOMES
- 12 ESTATE HOMES
- 13 GLEN HAVEN HOMES - TO REMAIN
- 14 GATEWAY PARK
- 15 GRAND STAIR & PROMENADE
- 16 VILLAGE SQUARE
- 17 SHARED-SPACE STREET
- 18 BARN PLAZA & EVENT VENUE
- 19 NORTH “BEND” PARK
- 20 RESIDENTIAL GREEN
- 21 CEMETERY MEMORIAL & TRAILHEAD
- 22 DESTINATION FARM | ORCHARDS | DISPLAY GARDENS
- 23 STEP POOLS ECOLOGICAL AREA
- 24 POND AREA & AMENITY CABIN
- 25 WAYFINDING / PUBLIC ART FEATURE
- 26 GLENWOOD ARCHAEOLOGICAL STATE PRESERVE













# FRAMEWORK ELEMENTS

PRESERVATION  
ACCESS IMPROVEMENTS  
MOBILITY  
OPEN SPACE  
URBAN DESIGN







# PRESERVATION

## BUILDING RENOVATIONS & RE-PURPOSING OF STRUCTURES

The GRC Campus is home to a handful of large, architecturally-significant buildings that have become iconic within the Glenwood community. Several of these buildings, based on findings gathered during an earlier facility tour, were determined capable of being renovated for reuse within the proposed neighborhood. Six of these larger structures, including the Meyer, Administration, and Girls Cottage buildings, are proposed to be renovated into apartment units. Three other buildings - the Chapel, Fire House, and Mule Barn - could be retrofitted for various community and/or commercial uses. A set of agricultural buildings within the Preserve will also be preserved and used for farming and maintenance activities

Large in size, unique in character, and situated in highly-visible locations, several large structures will be preserved and re-purposed as wayfinding, branding, or public art features within the Plan. Most prominently, both the water tower and the storage tank on the GRC Campus will be transformed with art installations on their facades and placed within park spaces.

### LEGEND

-  PRESERVED STRUCTURES - COMMUNITY USE
-  PRESERVED STRUCTURES - RESIDENTIAL USE







Existing Buildings On-Site Proposed to be Preserved and Renovated for Future Use



## CEMETERY MEMORIAL

With obvious sensitivities to its connection to the GRC property’s past, as well as out of respect to those interred there, it will be necessary for the existing cemetery to not only be preserved within the Redevelopment Plan, but enhanced. The informational area at the south end of the cemetery should be transformed into an honorary plaza. Currently accessed by an unimproved drive, the approach should be reconstructed along with a paved parking area adjacent to the plaza.

In the proposed plaza, a large pavilion will offer a protected seating area. Interpretive signage will inform visitors of the GRC’s history, while a large-scale map diagram of the burial plots will be displayed prominently. Planters and landscape beds will accent the plaza. A new decorative ranch-rail fence, interspersed with ornamental pillars, will encircle the cemetery, emphasizing its importance.



Existing Site Elements at the Cemetery



Precedent Images of Site/Memorial Features Proposed for the Cemetery:  
Focal pavilion with seating (left); Art element set in landscape (middle); Decorative screen/art feature (right)





GROUND-LEVEL PERSPECTIVE OF THE ENHANCED MEMORIAL AREA AT THE CEMETERY SITE



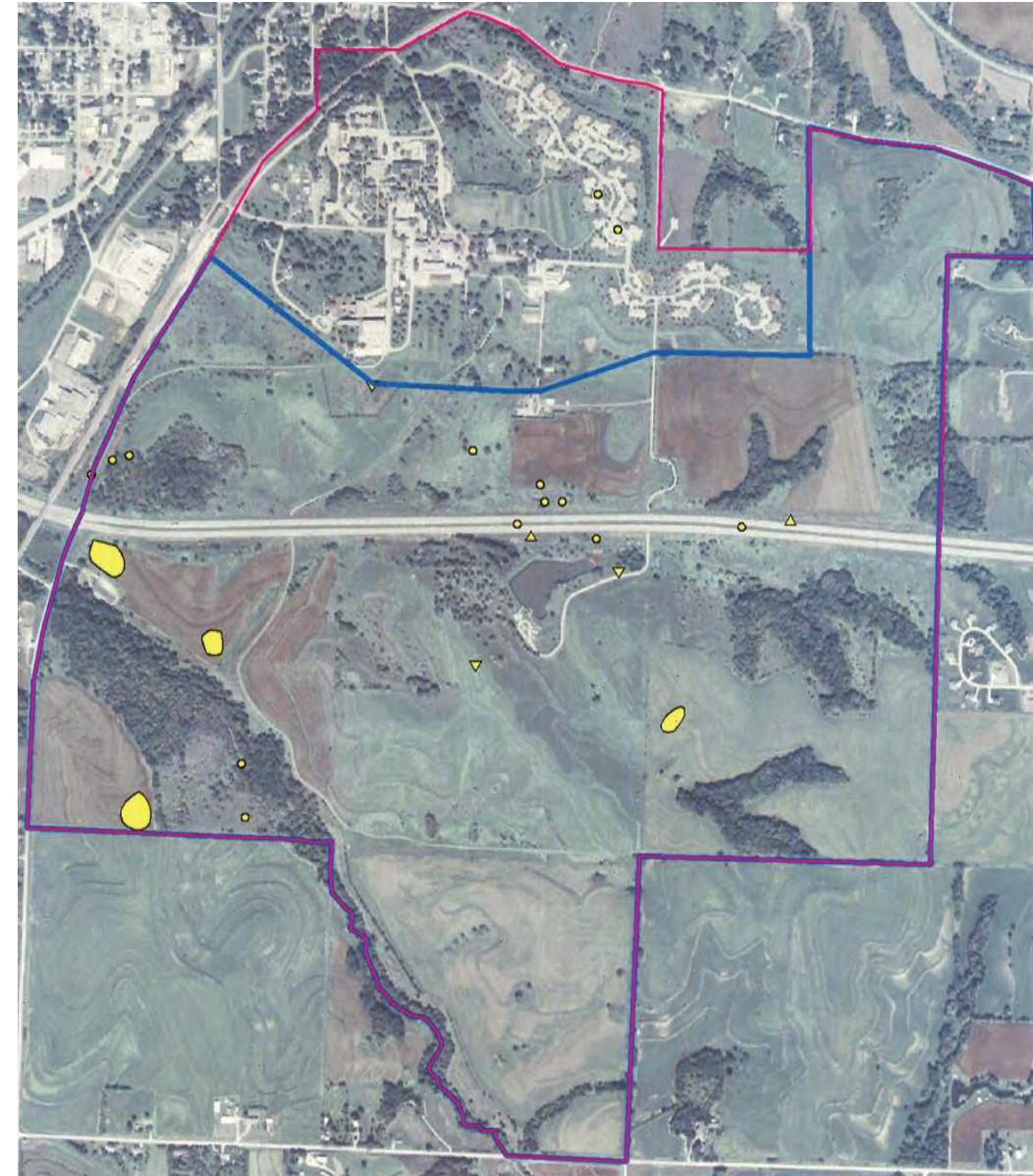
## STATE PRESERVE

Comprised of approximately 900 acres of primarily undeveloped land, the State Preserve is significant both in size and character. Its naturalized setting, unique in the region, can offer a respite for visitors. The trails that traverse over its prairie hillsides and through its dense treestands provide an experience unique within the region. Home to over 100 archaeological sites, the Preserve also offers connection to past peoples and cultures.

The Redevelopment Plan will maintain the Preserve's character, limiting on-site impacts to new trail routes, both paved and unpaved, as well as occasional seating or interpretive areas at unique ecological or protected archaeological sites. Numerous trail connections into the proposed neighborhood will be constructed. Residents and visitors will be encouraged to explore the Preserve area for recreational and passive use. The existing pond feature and cabin located south of US-34 will be preserved and enhanced to accommodate greater use in the future. North of US-34, just west of 240th Street, a community farm will be established as a local neighborhood amenity and possibly a regional attraction.



Existing Land Cover within the Preserve Includes the Pond Feature (left), Naturalized Areas with Trails (upper right), and Cultivated Areas (lower right)



Map Showing Recorded Earthlodge Sites (in yellow) within the GRC & State Preserve Boundaries  
 \*Image provided by the Office of the State Archaeologist, The University of Iowa





## PRESERVE LAND COVER

With approximately 30% of the State Preserve's land being farmed, the Plan will aim to reduce the acreage and expand the footprint of the naturalized areas. The cultivated farmland will be concentrated in the less-visible, peripheral sections of the Preserve. The Plan acknowledges the need for some farmland to remain, but restoration of the native prairie landscape will be an emphasis.

Large swaths of the prairie vegetation, comprised of a broad mix of native grasses, forbs, and flowering perennials, will be transplanted in the restored sections. Re-seeding in establish grassland areas will ensure a cohesive landscape and ecological habitat throughout the Preserve.

The dense treestands and wooded sections along the draws and low-lying areas will remain intact. New tree plantings are envisioned in select locations, while sweeping understory plant communities will be re-established.

The wooded areas and expanded prairies will be far-reaching and contiguous across the property, offering incredible, naturalized views in all directions, which will offer the neighborhood a truly unique amenity for its residents and visitors to enjoy.

### LEGEND

- PRAIRIE RESTORATION
- AGRICULTURE / CROPS
- WOODLANDS



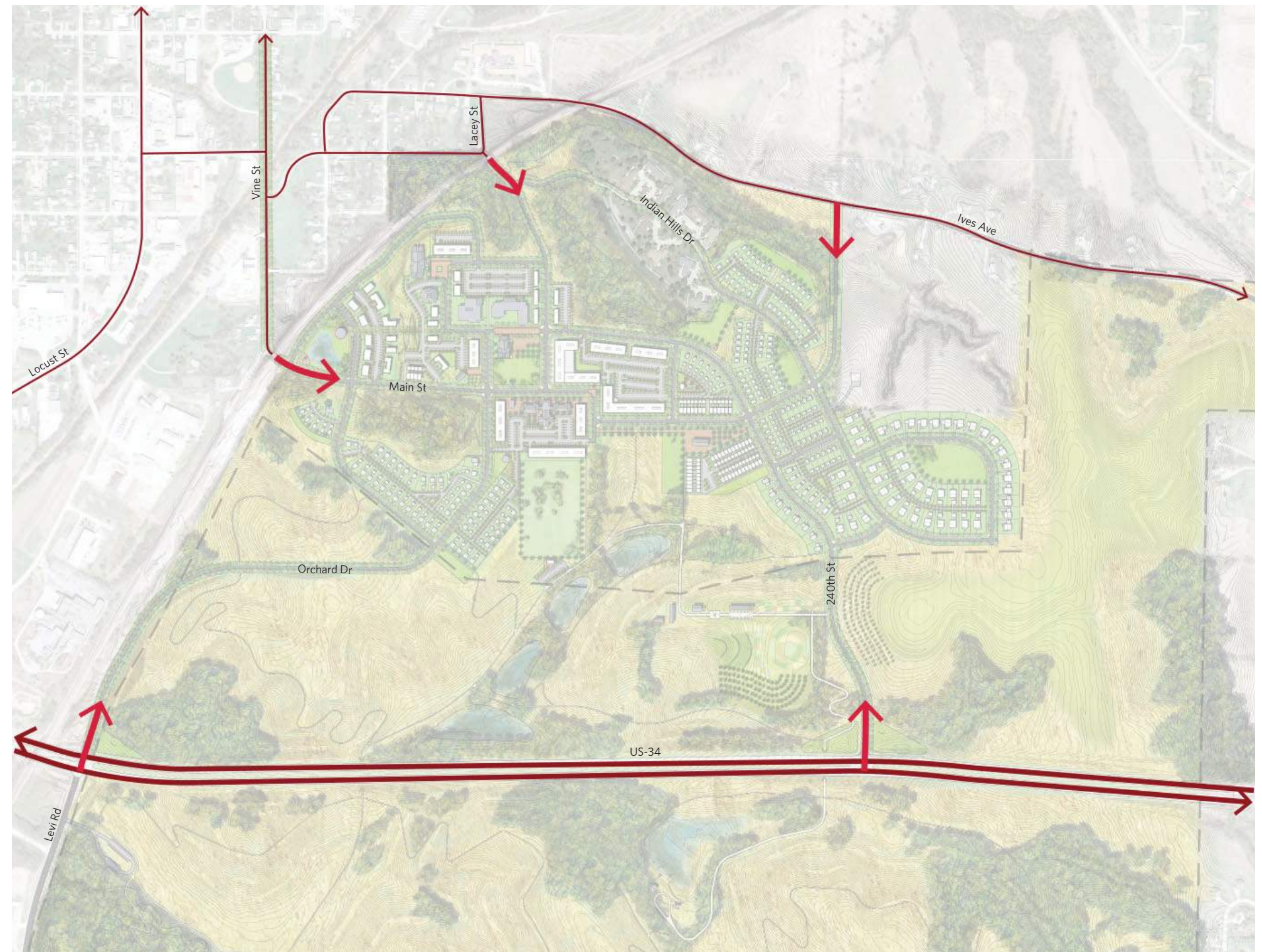


## ACCESS IMPROVEMENTS

Improving means of access to and from the neighborhood will greatly benefit the Plan's development potential. From a regional standpoint, the construction of multiple vehicular connections to US-34 is critical. A new, cost effective streetscape installation along Vine Street will serve to promote the transformed GRC property locally and encourage greater use from Glenwood residents.

Aesthetic enhancements of the Vine and Lacey Street underpass tunnels of the BNSF rail lines will have a similar effect on local circulation. With structural improvements, let alone full reconstruction of the underpasses to current design standards not economically feasible, aesthetic enhancement will provide a more fitting sense of place to these entrance points.

A final improved access way is proposed off Ives Avenue on the neighborhood's north side. The gravel service drive for the existing cell tower will be reconstructed as a paved local street, with attractive landscaping, decorative lighting, and a multi-use trail planned within the corridor.







Existing Site Photos of the Area of the Future US-34 / 240th Street Intersection



Precedent Images of Context-Sensitive Highway Intersections with Entry Signage (left) and Decorative Lighting & Native Landscaping (right)

## US-34 CONNECTIONS

In terms of access determining development viability, perhaps the most important element proposed by the Plan is the construction of two at-grade full intersections with US-34. The highway is a major thoroughfare in southwest Iowa, providing many of the smaller communities in the region with direct access to I-29 and the greater Omaha metropolitan area. Thus, it will be key to provide easy access to the highway for not only the future residents but also visitors and customers to the various community and commercial sites included within the neighborhood.

Coordination with Iowa DOT confirmed the site's feasibility in accommodating two connection points with the highway. Both intersections will be designed to Iowa DOT standards and include monument signage, distinct landscaping, and other site features providing a sense of arrival at these two key locations.

### 240TH STREET INTERSECTION (NEW)

The 240th Street intersection will be the primary vehicular access point into the neighborhood. Located near the midpoint of the Preserve's north highway frontage, the intersection will see heavy use from both eastbound and westbound travelers.

### ORCHARD DRIVE/LEVI ROAD INTERSECTION (IMPROVED)

The Orchard Drive intersection will be a secondary connection point. Aligned across US-34 with Levi Road, the entrance point onto the GRC site does not have optimal sight lines around the adjacent rail corridor bridge and embankment.





BIRD'S-EYE PERSPECTIVE LOOKING NORTH INTO THE NEIGHBORHOOD OVER THE PROPOSED US-34/240TH STREET INTERSECTION AND ENTRANCE FEATURES





STREET-LEVEL PERSPECTIVE LOOKING SOUTH TOWARD THE GRC PROPERTY DOWN THE ENHANCED STREETSCAPING OF VINE STREET

## VINE STREET STREETSCAPE

As a direct link between downtown Glenwood and the GRC Campus, Vine Street is envisioned to become a heavily-used route servicing the future neighborhood. Given its civic importance, the Redevelopment Plan proposes Vine Street be enhanced with a well-detailed, context-appropriate streetscape installation. Street trees, decorative light poles/fixtures with banner or seasonal accessories, and understory native plantings would transform the corridor in a cost-effective manner. The streetscaping would celebrate the approach to the neighborhood. The improved ROW would attract attention and greater use from local residents as well as better incorporating the project into the city's collective public realm.



Existing Vine Street near the GRC Property: looking south (top) and north (bottom)



Precedent Images of Streetscape Elements Proposed for Vine Street: Shared-use side path (left); Street trees in parkway strip (middle); Decorative lighting and native landscape (right)



**BNSF RAILROAD UNDERPASSES**

**VINE STREET TUNNEL**

Aesthetically, the existing condition of the Vine Street underpass does little to promote the GRC Campus. Functionally, the narrow tunnel and disjointed alignment makes navigation challenging. With reconstruction and major structural repairs not feasible, the Plan proposes aesthetic enhancements to the facades of the underpass tunnels.

Patching cracks and irregularities in the surface of the structures and then painting or plastering the improved surface would create an impressive gateway-type feature for the neighborhood. The augmented structure would be complemented by new landscaping along its foundation and the approach drives on either side of the rail overpass. Accent lighting onto the structure's facades would provide nighttime interest at this key entrance.

**LACEY STREET TUNNEL**

While the Lacey Street underpass will accommodate less traffic than Vine, the Plan proposes a similar aesthetic treatment to its structural surface and surrounding site areas. In addition to the landscaping and lighting, the decorative light poles/fixtures and street trees envisioned for the Vine Street streetscaping will be extended along both streets up to the tunnels, creating a consistent district feel.



STREET-LEVEL PERSPECTIVE LOOKING TOWARD THE GRC PROPERTY THROUGH THE ENHANCED VINE STREET TUNNEL



Existing Photos of the Vine Street Tunnel from Outside (left) and Inside (right) the GRC Property



STREET-LEVEL PERSPECTIVE LOOKING SOUTH TOWARD THE IMPROVED LACEY STREET TUNNEL





Precedent Images of Aesthetic Treatments to Tunnels/Underpasses



STREET-LEVEL PERSPECTIVE LOOKING SOUTH TOWARD THE ENHANCED LACEY STREET TUNNEL



## NORTHSIDE ENTRANCE DRIVE

Access to the proposed neighborhood from the north will occur via a newly constructed local street that ties into Ives Avenue. The Redevelopment Plan envisions the street generally following the alignment of the existing cell phone tower gravel service drive. Running due south from Ives, the street will traverse up a gradual incline before turning to the southwest and entering the future residential area.

On the route up the incline, the drive will pass the wooded drainageway hillside that parallels Ives Avenue. Thus, the Plan proposes orienting a monument/gateway element into this natural setting. An existing GRC trail that navigates along the channel will be reconstructed and extended along the new entrance drive as it enters neighborhood.

A small residential green will mark the far corner of the first intersection within the neighborhood. The green space will include amenities shared among nearby residents, including a small playscape, pavilion, fire pits, seating, bocce ball courts, and display gardens. A monument feature on the corner will aid trail users and vehicle alike in wayfinding through the area. The character of this feature will be expressed through the adjacent streetscapes and nearby public spaces.

A more simple, passive shared green space is proposed in front of the cottage homes just to north and overlooking the natural channel area. This series of formal open spaces and natural areas work in tandem to create a dynamic public realm throughout the various neighborhood districts.

PLAN ENLARGEMENT OF ENTRANCE EXPERIENCE FROM IVES AVE



KEY MAP

### LEGEND

- 1 NEW ENTRANCE DRIVE OFF IVES AVE
- 2 MONUMENT / GATEWAY FEATURE
- 3 PRESERVED WOODED HILLSIDE
- 4 RESIDENTIAL GREEN
- 5 PATIO SPACE WITH FIRE PIT SEATING AREAS
- 6 PAVILION & GROUP AMENITIES
- 7 TRAIL EXTENSION
- 8 COTTAGE HOMES
- 9 ON-STREET PARKING
- 10 RESIDENTIAL VISITOR PARKING





Precedent Images of Residential Drives through Naturalized Areas, Signage/Wayfinding Features, and Community Open Spaces Along an Entrance Drive



# MOBILITY

## STREET HIERARCHY

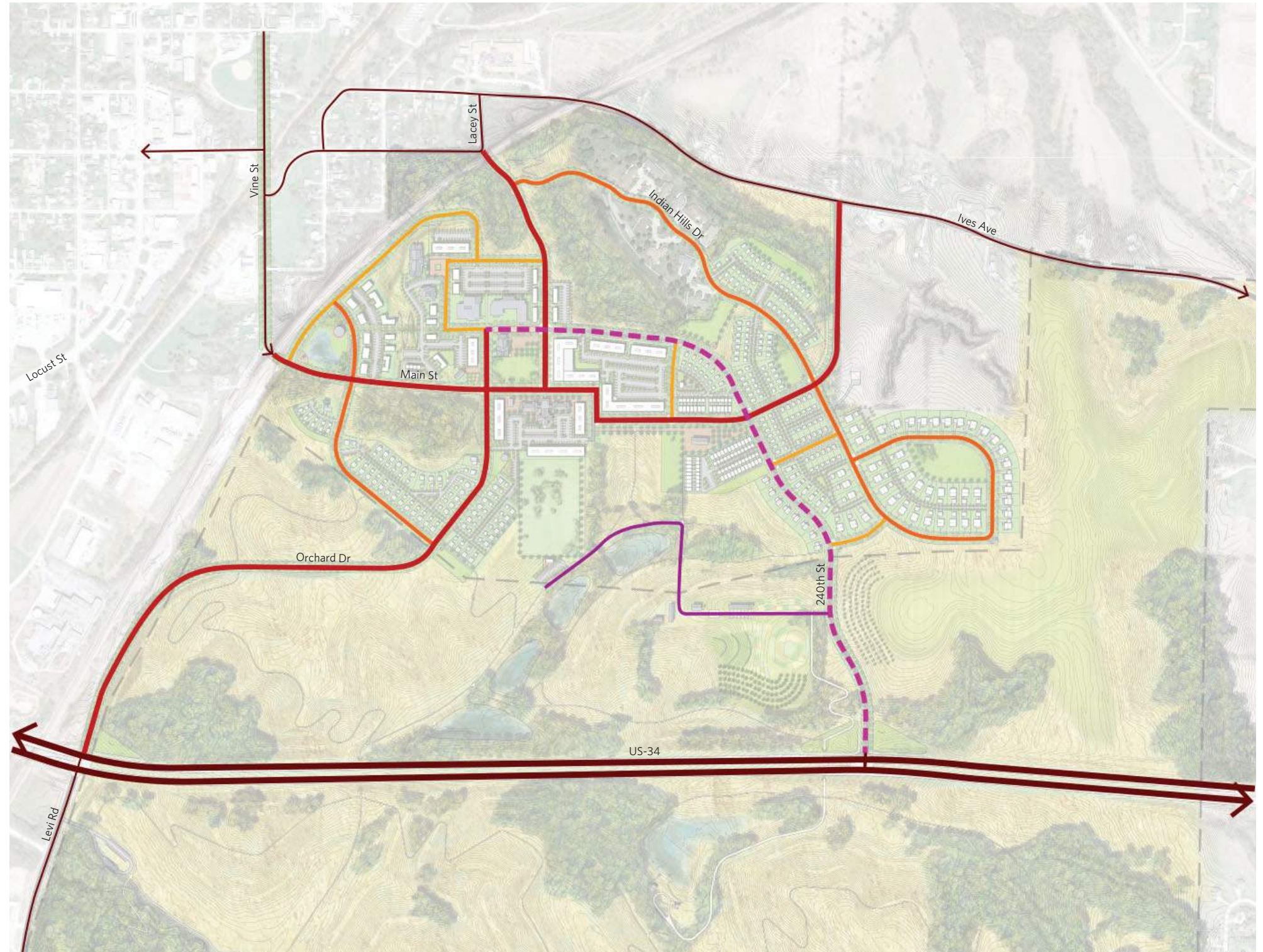
Each of the Plan's proposed streets will serve different neighborhood districts, traverse varying terrain, and may or may not connect to nearby streets. Thus, the various streets will be designed in a distinctive manner. 240th Street, as the primary access route into the neighborhood, will be a ceremonial, community-oriented corridor terminating as a shared-space street at the Village Center. Uniquely, it will have a shared-use path along its entirety.

Main Street and the entrance ways into the neighborhood are designated as 'A' Streets that will accommodate heavier traffic and connect key outlying destinations to the Village Center. 'B' Streets will be secondary routes primarily used by residents and visitors of the single-family housing areas.

Despite the fact that 'C' Streets will have narrower ROWs and inconsistent frontages, those corridors will have attractive streetscapes and sidewalks provided. 'A,' 'B,' and 'C' Streets will all have appropriate levels of streetscape enhancements. An Access Road that connects the Memorial Plaza and Trailhead near the cemetery as well as the Community Farm will run through a small section of the Preserve, tying into 240th Street north of US-34.

### LEGEND

-  SPECIAL STREET
-  A STREETS
-  B STREETS
-  C STREETS
-  ACCESS ROADS
-  ADJACENT ROADS







Precedent Images of Street Typologies Proposed within the Plan:  
Special or 'A' Streets (left); 'B' Streets through residential areas (middle); 'C' Streets & Access Roads (right)



### 240TH ST MULTI-MODAL CORRIDOR

As the primary public access way into the neighborhood, the 240th Street corridor will carry significance in its design. Its 80-foot-wide ROW will be prominent and provide room for streetscaping without feeling confining within the urban condition. Running from US-34 to the shared-space plaza street at the Village Center, the street will include two travel lanes and on-street parallel parking stalls where permitted. On the street's west/south side, a 10-foot-wide shared-use path will provide pedestrians and cyclists a safe, comfortable route to access key destinations, including the Community Farm and Pond/Cabin Area. A sidewalk will be provided on the opposite side of the street in order to ensure connectivity to side streets and adjacent open spaces.

With various residential frontages along the street, the corridor will be constructed with a detailed streetscape attractive to residents and visitors. Canopy trees, decorative light poles/fixtures, and specialty paving door-swing paving bands along the parking areas will add visual interest to the entire corridor.

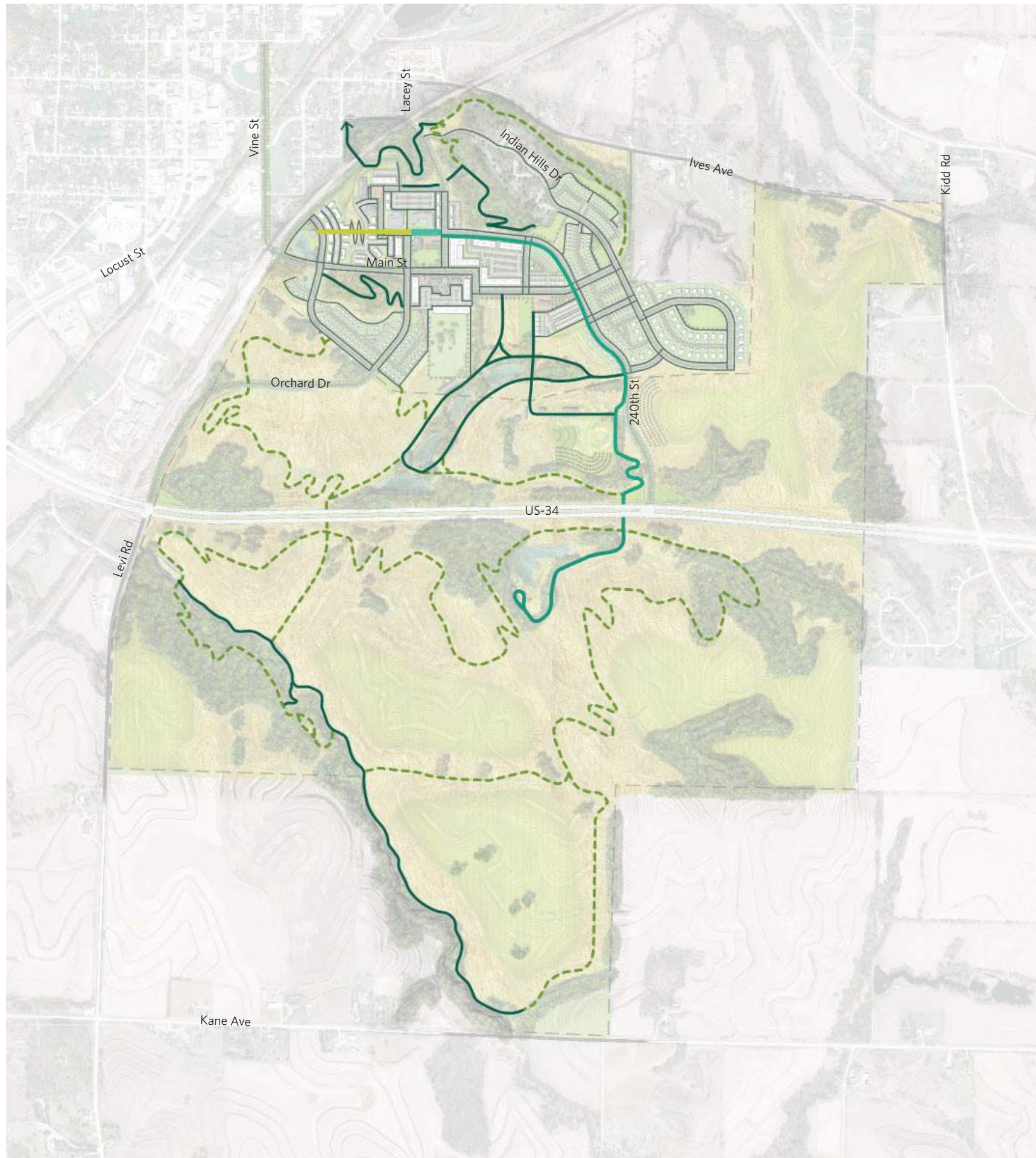


SECTION/ELEVATION & PLAN VIEW OF THE PROPOSED 240TH STREET



Precedent Images of Proposed Streetscape Elements for 240th Street:  
Street trees in parkway strip (left); Shared-use side path (middle); Detailed streetscape and on-street parking along denser frontages (right)





## PEDESTRIAN NETWORK

The Plan proposes a robust network of pedestrian facilities to run throughout both the redeveloped GRC Campus area and State Preserve. The type of facility will be reliant on the surrounding context and level-of-use expected.

The neighborhood's two major pedestrian features are the Campus Promenade (with accompanying Grand Stairs and accessibility ramps) and the Shared-Use Trail along 240th Street. These two wide paths, envisioned with specialty paving areas and accent landscaping, connect at the Shared-space Plaza. All of the neighborhood's streets will include sidewalks promoting strong connectivity across the development blocks.

Paved trails will run through sections of the Campus's wooded draws and the Preserve's restored prairies that lie adjacent to developed areas. Included in this type will be the improved pedestrian bridge over the rail corridor on the north side of the neighborhood and the paths linking the major amenity areas of the south side, including the Barn Plaza, Community Farm, Cemetery Memorial, and Step Pools Ecological Area. Unpaved / mowed trails will traverse the rolling topography of the more remote and secluded areas of the property, providing a more intimate experience for users than along the active paths through the heart of the neighborhood.

### LEGEND

- PROMENADE
- SHARED SPACE STREET
- SHARED USE TRAILS
- PAVED TRAILS
- - - UNPAVED / MOW TRAILS
- ALL ELSE - SIDEWALKS







Precedent Images of Pedestrian Facilities & Treatments Proposed within the Plan





SECTION/ELEVATION & PLAN VIEW OF GRAND STAIR & PROMENADE TERMINATING AT GATEWAY PARK (left side of image)



Precedent Images of Grand Exterior Stairs & Promenades



KEY MAP

## CAMPUS PROMENADE & GRAND STAIR

Spanning a steep hillside, the Campus Promenade and Grand Stair will provide an important link between the lower Gateway Park and upper Village Center areas. The two neighborhood districts will be densely populated with multi-family residential buildings and be centered around high-activity open spaces. Thus, providing a direct link between the two centers will be an important ceremonial move within the Plan.

The axial pathway will terminate on the west end on the storage tank art retrofit in the plaza of Gateway Park. The Promenade aligns with the Shared-Space Plaza Street on the north side of the Village Square, between two of the renovated iconic buildings from the existing Campus. Pedestrians on the path looking west from the top of the Grand Stair will have incredible vista views beyond the property to Glenwood and the surround Loess Hills. Ramp walkways weave across the Grand Stair, traversing the slope and providing universal access between the two districts.



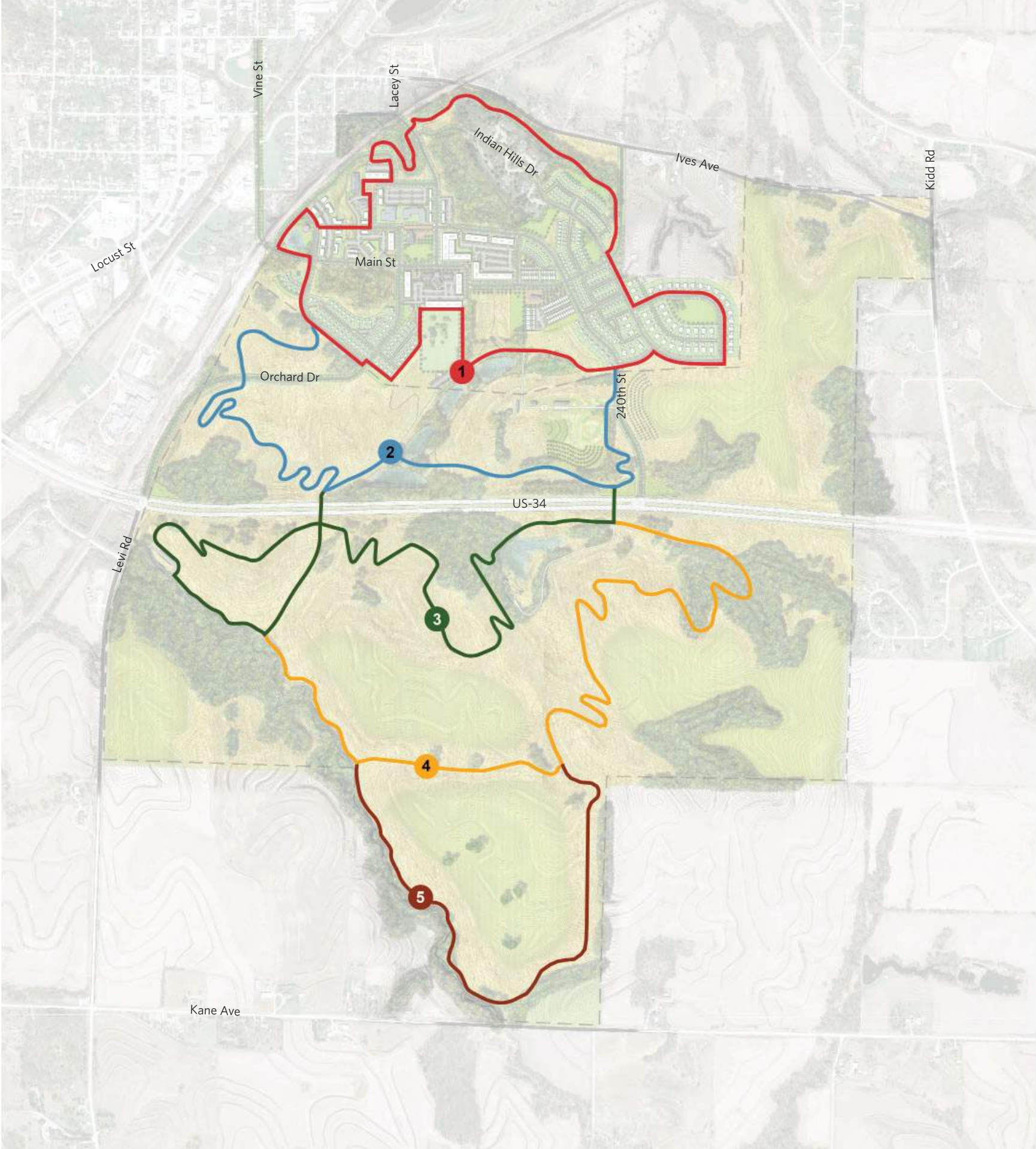
### TRAIL SYSTEM LOOPS

The Plan’s vision is to promote the State Preserve as a shared, community amenity area for residents and visitors of the neighborhood to use. Primary use will be recreational, as the Preserve is serviced by a number of paved and unpaved trails. The various paths either connect key destinations, like the Community Farm, Step Pools Ecological Area, and Pond Area & Amenity Cabin, or traverse through the more remote, outlying areas of the naturalized Preserve. This will allow for pedestrians to have different experiences unique to certain trail segments.

Within the Preserve’s proposed trail system, the Plan will define a set of concentric loops. These routes will be of varying distances. Starting with the 3-mile-long base Campus Loop (marked in red as ‘Loop 1’), trail users will have the options to add additional segments to their route. Overall distances traveled will be cumulative, increasing with added segments the further south one moves into the Preserve. Runners and hikers will have the ability to take different routes, and thus experience the site in varying ways, if they so choose.

**LEGEND**

- 1 LOOP 1: 3.2 MI
- 2 LOOP 2: 3.8 MI
- 3 LOOP 3: 5 MI
- 4 LOOP 4: 6 MI
- 5 LOOP 5: 6.8 MI







GROUND-LEVEL PERSPECTIVE OF THE NATURE/HIKING TRAIL RUNNING ALONG THE NORTH SIDE OF THE RECLAIMED STEP POOL ECOLOGICAL AREA AND NATURALIZED PRAIRIE



Precedent Images of Trails Envisioned for the Preserve Area



## NEIGHBORHOOD OPEN SPACES

The Plan proposes a diverse set of community open spaces with the neighborhood. At the heart of the Plan is the Village Green. Framed by two new mixed-use building as well a four of the iconic structures to be renovated, the formal green space is sure to be the center of activity for the area. Two linear plaza spaces will lie adjacent to the Village Green, the northern of which will be a Shared-space Plaza Street that terminates both 240th Street and the Campus Promenade.

Nearby, Gateway & North "Bend" Parks will be two active green spaces at the edges of the neighborhood that will draw use and interest from the community at-large. The single-family areas will include shared greens onto which the homes will front.

The State Preserve will be home to several unique, special use open spaces such as the Central Meadow, Cemetery Memorial, Destination Farm, and Pond & Cabin Retreat. The community gathering spaces will be complemented by the large sections of restored prairie and wooded ravines found in both the Campus & Preserve areas.

### LEGEND

- VILLAGE GREEN
- PLAZA AREAS
- PARKS
- NEIGHBORHOOD GREENS
- RETREAT
- URBAN AGRICULTURE
- CENTRAL MEADOW
- ENTRANCES
- CEMETERY
- RAVINE
- PRESERVE AREAS







Precedent Images of Types of Open Spaces & Programmed Activities Proposed within the Plan: Central square (top left); Plaza/outdoor dining area (bottom left); Naturalized greenway (top middle); Neighborhood park and playground (bottom middle); Residential green (top right); "Patio" seating area (bottom right)



## GATEWAY PARK

For those entering the neighborhood via Vine Street, Gateway Park will provide a grand sense of arrival into the neighborhood. The park will be centered around the preserved storage tank, which the Plan proposes to receive an artistic, mural-type facade application. This large public art feature will reside within a formal plaza space with seating areas and a focal pavilion structure.

A curvilinear boardwalk and arched pathway will run downhill from the tank plaza and connect into a small plaza space at the entrance corner of the park. The boardwalk will span over a detention area envisioned as a demonstration site for stormwater best-practices and water-tolerant plantings. Along the pathway, small seating alcoves with fire pits will provide respite areas within the larger park. A tall entrance monument will rise out of a focal landscape planter framed by a backdrop of specimen canopy trees at the corner plaza space.



KEY MAP



GATEWAY PARK DETAILED PLAN







GROUND-LEVEL PERSPECTIVE LOOKING NORTH ACROSS THE GATEWAY PARK STORMWATER BASIN TOWARD THE STORAGE TANK MURAL PLAZA & PAVILION





Precedent Images of Amenities & Landscape Elements Proposed within Gateway Park:  
Boardwalks through specialty detention areas (left); Art applications to existing structures (middle); Seating alcoves (right)





Central Green Space on the Existing Campus



KEY MAP

## VILLAGE GREEN

The Village Green will be an active space similar in scale and aesthetic to the green areas on the existing GRC Campus that weave through some of its larger, iconic buildings. The proposed Green will be enclosed by well-landscaped adjacent streets. The Shared-space Plaza Street will draw activity to the Green's north end, with the ability to accommodate food trucks on a daily basis or vendors/entertainment elements while closed-off to traffic during special events.

A large, destination playground will lie at the center of the Village Green. This area will be highly-visible from the surrounding streets and be easily accessed by the well-lit pedestrian walks that run across the open area. Large areas of lawn, enclosed by shade trees, will be ideal spaces for group gatherings or passive/active use by individuals.

Building 115 will be renovated and sit within the Green. The Plan envisions that elements of the structure's architecture will be pulled into the park's landscape, creating a striking spatial effect.



SECTION/ELEVATION & PLAN VIEW OF THE VILLAGE GREEN AND ADJACENT BUILDING FRONTAGES



BIRD'S-EYE PERSPECTIVE LOOKING SOUTHWEST OVER VARIOUS AMENITY SPACES IN THE VILLAGE GREEN







SECTION/ELEVATION & PLAN VIEW OF THE VILLAGE GREEN AND ADJACENT BUILDING FRONTAGES



Precedent Images of Park Amenities Proposed within the Village Green:  
Event lawn (top); Dog park (middle left); Amenity plaza (bottom left); Destination playground (right)



Precedent Images of Shared-Space Streets



### BARN PLAZA & EVENT VENUE

As a large and unique structure, the existing Mule Barn has potential to be renovated into a community building / event venue. The Plan sets the Barn into a formal plaza space that includes movable seating, overhead string lighting, and vibrant landscape planters canopy trees ideal for group events of various sizes. The Barn facades could be "opened up," with new windows and roll-up garage-style doors installed to help connect the interior space with the surrounding plaza.

The Barn and Plaza will be located at the intersection of 240th Street and Northside Entrance Drive, a prominent location in the eastern half of the neighborhood. Thus, the Plan calls for a water veneer within the Plaza that will draw daily use from families in addition to providing a dynamic backdrop during events.

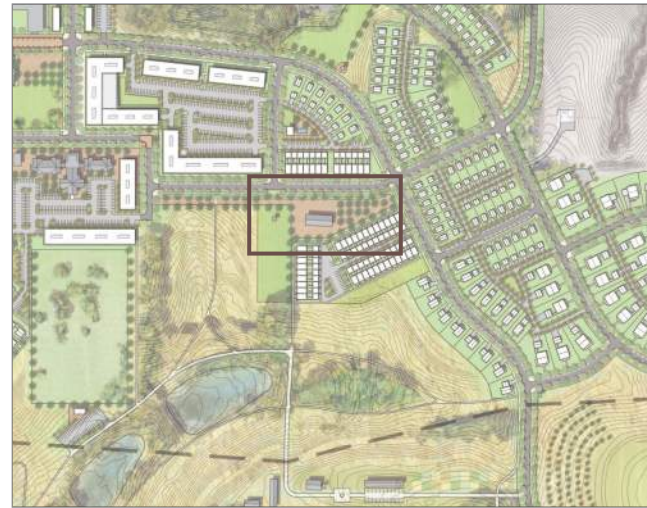


Existing Barn Structure



GROUND-LEVEL PERSPECTIVE OF THE RENOVATED BARN VENUE AND SURROUNDING PLAZA SPACE ACCOMMODATING A LARGE EVENT





KEY MAP



BARN PLAZA DETAILED PLAN



**LEGEND**

- 1 RENOVATED BARN - COMMUNITY VENUE
- 2 CANOPY STRUCTURE
- 3 PROGRAMMABLE PLAZA SPACE
- 4 SPACE WITH MOVABLE TABLES & CHAIRS
- 5 OVERHEAD STRING LIGHTING
- 6 WATER VENEER
- 7 HAMMOCK GROVE
- 8 FOCAL ART PIECE TERMINATING STREET VISTA
- 9 ACTIVITY LAWN
- 10 CENTRAL MEADOW
- 11 TOWNHOMES
- 12 ON-STREET PARKING

Precedent Images of Site Features Envisioned within the Barn Plaza:  
Water veneer (left); Pop-up retail or event concessions area with seating (middle); Outdoor games under canopy structure (right)





BIRD'S-EYE PERSPECTIVE LOOKING NORTH OVER THE BARN PLAZA & EVENT VENUE WITH THE PROPOSED SURROUNDING COTTAGE HOMES, TOWNHOMES, AND MULTI-FAMILY RESIDENTIAL BUILDING FRONTAGES





- LEGEND**
- 1 PLAYGROUND & CLIMBING STRUCTURE
  - 2 ATHLETIC COURTS
  - 3 ACTIVITY LAWN
  - 4 SHADE PAVILION AND PLAZA
  - 5 FIRE PIT SEATING ALCOVES
  - 6 TRAIL THROUGH WOODED AREA
  - 7 NATIVE PRAIRIE HILLSIDE
  - 8 MULTI-FAMILY RESIDENTIAL
  - 9 COTTAGE HOMES
  - 10 ON-STREET PARKING

## NORTH "BEND" PARK

Lying along 240th Street and surrounded by housing, North "Bend" Park will be a heavily-utilized green space. A large climbing structure will not only anchor the Park's central playground, but terminate the axial views coming from either direction on 240th Street. North of the playground, a set of multi-purpose athletic courts (ex: pickleball) will draw daily recreational use to the space. West of the playground, the Plan includes a small plaza with fire pit seating alcoves and a shade pavilion. A small lawn area will accommodate passive use and impromptu activities. A curvilinear pathway bisects the Park and connects adjacent streets and various amenities.

Its location near the Glen Haven Homes will hopefully encourage use from those residents as well, truly creating a communal amenity space. With a native prairie hillside to the east and a preserved wooded ravine to the west, the Park will also serve as a bridge between ecosystems in addition to neighborhoods.



KEY MAP

### NORTH "BEND" PARK DETAILED PLAN







Precedent Images of the Amenities & Landscaping Envisioned within North "Bend" Park:  
Tall, central play element (top left); Flex lawn space (top middle); Seating area and special landscaping (top right); Pavilion (bottom left); Pickleball courts (bottom middle); Prairie hillside with overlooking homes (bottom right)



**ESTATE HOME PATIO & GREEN**

Throughout the neighborhood, pockets of single-family homes will front onto green spaces that will primarily consist of open lawns, small paved “patios,” and outdoor games areas. With the homes surrounding these greens lacking large backyards and private entertainment areas, these greens are intended to replace them with a shared, community amenity. The largest of these greens will be located in the estate home area at the far east end of the neighborhood. There, the activity areas will be accented by large swaths of native landscaping and treestands.



ESTATE HOME PATIO & GREEN DETAILED PLAN



KEY MAP



Precedent Images of Site Features Envisioned within the Estate Home Patio & Green: Flex lawn space (left); Bocce ball area (middle); “Patio” seating area (right)



## STATE PRESERVE DESTINATIONS

While the majority of the State Preserve will remain as naturalized landscape minimally disturbed by trails, the Plan does incorporate the following amenity areas / activity centers within its boundaries:

### DESTINATION FARM

Sitting on a hilltop just off 240th Street, the Destination Farm has the potential to be a regional draw to the neighborhood. Whether it be food gardens, orchards, hops fields, or wildflower plots, an agriculture-based retailer would thrive in the area.

### POND AREA & CABIN RETREAT

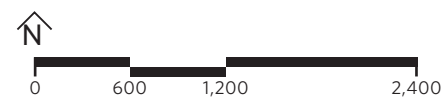
The existing pond area and cabin located south of US-34 present the opportunity to create a respite spot for neighborhood residents to use. The Plan enhances the secluded setting by limiting access to the site by trail only. It is envisioned the cabin, pond, and site amenities could be used for daily activities as well as for larger events by reservation, with guests shuttled in.

### STEP POOLS ECOLOGICAL AREA

The Plan proposes to restore the existing silted-in step pools, located south of the cemetery, into unique ecological features. Interpretive areas will allow visitors to explore and learn more about wetland/riparian environments and stormwater systems.

### CONNECTIONS TO ARCHAEOLOGICAL SITES

Expanding upon the existing Archaeological State Preserve facility, the Plan proposes additional sites be protected, enhanced with interpretive elements, and accessed via its trail system.







Precedent Images of Key Destinations Proposed within the State Preserve:  
Destination farm or agricultural use (left); Pond area amenities (middle); Wetland ecological area (top right); Preserved archaeological site (bottom right)










# URBAN DESIGN



The Plan utilizes a number of urban design principles in its layout and composition. Most prominently seen throughout the neighborhood will be the use of axial views in aligning streets and major trail segments. These views will typically terminate on site features (preserved and newly constructed) or public art installations, establishing an integrated wayfinding network. At the neighborhood's entrances, monuments and signage features will be placed to emphasize the sense of arrival into the area.

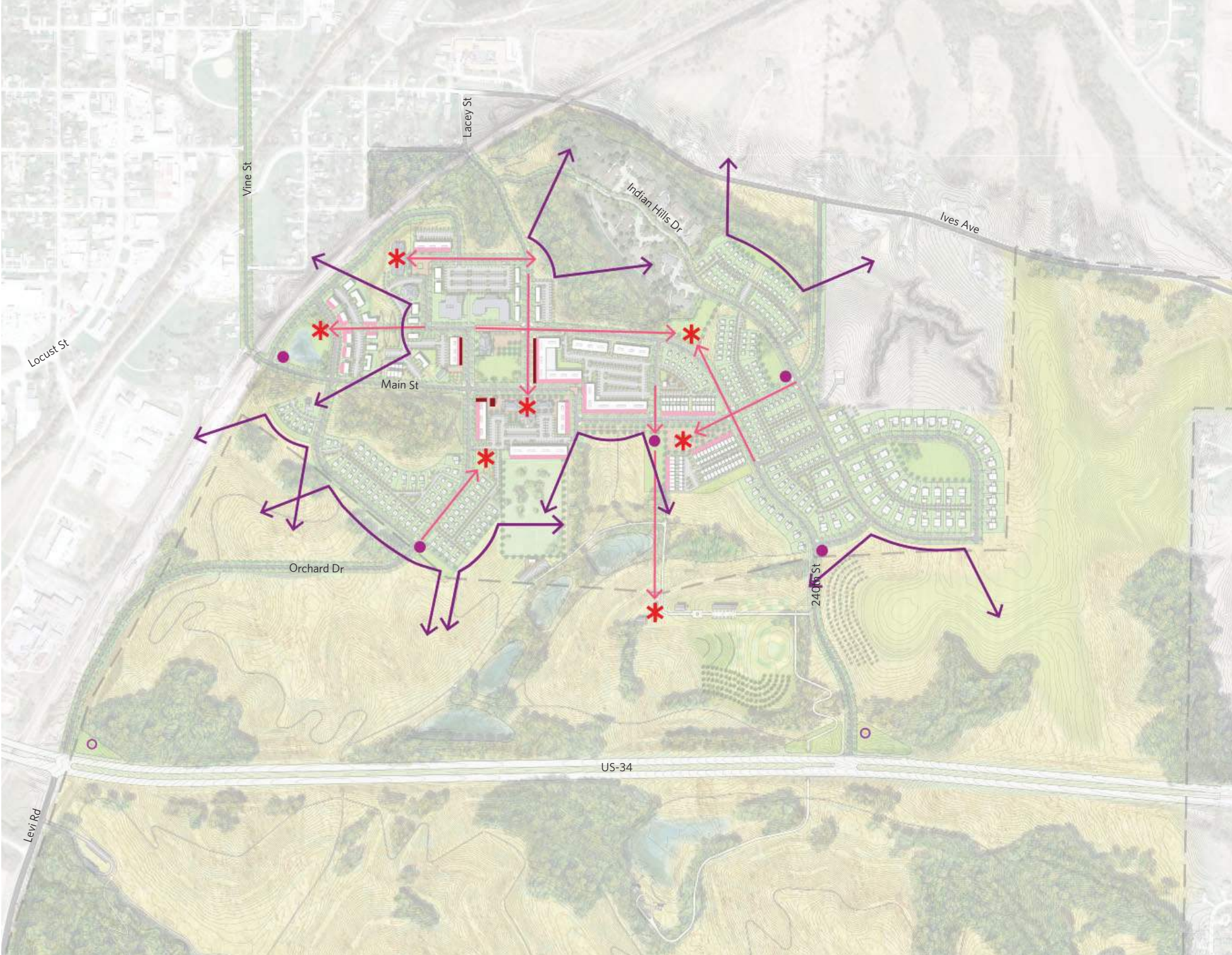
Many of the neighborhood's residential areas have sections of homes facing outward, focused on vista viewsheds to the surrounding Loess Hills. This connection to the regional landscape will not only help tie the neighborhood to its rural and agrarian context, but provides a basis around which the development pattern will occur.

Buildings fronting onto the neighborhood's primary streets and open spaces will be required to have enhanced facades. This principle will ensure that the architecture of these facades reflect the detail and activity present in the adjacent public realm. Around the Village Green, the proposed mixed-use buildings and renovated Fire House will have storefronts on their first levels to help activate the Village Green.

**LEGEND**

-  TERMINATED VISTA
-  ENTRANCE MONUMENTS
-  ENTRANCE SIGNS
-  AXIAL VIEW
-  VISTA
-  ENHANCED FACADES
-  REQUIRED STOREFRONTS







Precedent Images of Urban Design Elements Proposed within the Redevelopment Plan: Axial views with terminated vistas (left); Required storefronts at street level (middle); Enhanced facades (top right); Vista viewshed (bottom right)







# DEVELOPMENT OPPORTUNITIES

LAND USE  
NEIGHBORHOOD DISTRICTS





## LAND USE

As the diagram to the right illustrates, the land use composition of the neighborhood is laid out like a typical residential transect. At its center around the Village Green, proposed mixed-use and multi-family buildings complement the large Campus structures renovated into apartment units in creating a dense core. The commercial spaces in the core will provide important services, retail storefronts, and restaurants in the neighborhood's most active area.

Per the transect model, as one moves away from the Village Green, the residential typologies will graduate down in density as the distance increases. Thus, the large-scale apartment buildings will transition to the smaller multi-family Missing Middle housing buildings. Next, townhomes will be located around high-activity areas, like the Barn Plaza. From there, the neighborhood will consist of single-family typologies, with the smaller cottage home lots providing denser adjacencies to public green spaces. Larger village and estate home lots will be found at the edges of the neighborhood with incredible viewsheds and Preserve access provided. Various community buildings and sites will help activate disparate areas throughout the neighborhood.

### LEGEND

- ESTATE HOMES
- VILLAGE HOMES
- COTTAGE HOMES
- TOWNHOMES
- MIX-USED BUILDINGS
- STREET LEVEL COMMERCIAL
- MISSING MIDDLE HOUSING
- MULTI-FAMILY APARTMENTS
- PRESERVED STRUCTURES: MULTI-FAMILY RESIDENTIAL
- PRESERVED STRUCTURES: COMMUNITY USE







Precedent Images of Several of Land Use Typologies Proposed within the Redevelopment Plan:  
Mixed-use building (top left); Multi-family residential (bottom left); Missing Middle housing (top middle); Townhomes (bottom middle); Cottage homes (top right); Estate home (bottom right)



## NEIGHBORHOOD DISTRICTS

### MISSING MIDDLE GATEWAY

At Gateway Park, a set of Missing Middle housing buildings will front onto the green space, providing a built edge to the setting. With the other sides of the Park enclosed by preserved wooded areas and the rail corridor embankment, these units, envisioned to be 2-3 stories in height, will be scaled proportionately to the site. The buildings will be pushed up to the adjacent park frontage street, with the residents' parking area located behind the structures. A second set of Missing Middle buildings will lie on the opposite side of the shared parking area, following the arc of the back hillside of restored native prairie. The residential complex will provide density near one of the neighborhood's primary open spaces. The area will be connected to the Village Square located up the hillside to the east by the Campus Promenade and Grand Stair.



KEY MAP



BIRD'S-EYE PERSPECTIVE LOOKING EAST OVER THE BNSF RAIL LINES AND GATEWAY PARK TOWARD THE MISSING MIDDLE HOUSING COMPLEX





Precedent Images of Missing Middle Housing Building Types & Amenity Areas





### VILLAGE CENTER

The Village Center will be the heart of activity and development within the neighborhood. 3- and 4-story mixed-use and multi-family buildings will enclose the Village Green and support a dense residential base. Several of the larger existing Campus buildings, including the Meyer and Administration Buildings, as well as the multipurpose Buildings 115 and 120, could be renovated into apartment units. The unique architecture of these structures will add visual interest to the Center's public realm. The ground-level commercial space in the two mixed-use buildings will provide locations for retailers, restaurants, cafes, and professional services in the Village Center. Also, the Center will include a number of Missing Middle housing units outside of the immediate Village Green area.

BIRD'S-EYE PERSPECTIVE LOOKING SOUTHWEST OVER THE VILLAGE CENTER





Precedent Images of Building Typologies Envisioned in the Village Center:  
Renovated commercial & residential (left); Mixed-use (middle); Multi-family residential (right)





Photo of the Existing Space Around the Fire House Near Main Street (left) and Precedent Images of the Courtyard Amenities Envisioned for the Area (middle & right)



Photo of the Existing Green Space Around the Chapel Near Main Street (left) and Precedent Images of the Site Improvements Proposed Around the Renovated Building (middle & right)



### SOUTH VILLAGE CENTER ACTIVITY SPACES

Development sites on the south side of the Village Center will include the renovated Fire House and Chapel structures. The Fire House will be re-purposed as a destination restaurant, brew-pub, winery, or distillery. Outdoor dining and activity space will be accommodated within the surrounding linear courtyard that connects to the landscape around Building 120 and its renovated apartments. Parking for the commercial use will be served by on-street stalls and the surface parking lot shared with the surrounding apartment multi-family residential buildings.

The Chapel will be retrofitted into a community building. The 2-story structure, uniquely built into an existing slope, will be accompanied by an arrival plaza and ceremonial grove of trees. These varying spaces and the renovated Chapel interior will accommodate events of all types and sizes.



KEY MAP

#### LEGEND

- |   |                           |
|---|---------------------------|
| 1 THE CHAPEL - COMMUNITY VENUE            | 8 OUTDOOR DINING AREA     |
| 2 FIRE HOUSE - DESTINATION COMMERCIAL     | 9 LINEAR COURTYARD        |
| 3 BUILDING 120 - MULTI-FAMILY RESIDENTIAL | 10 ACTIVITY LAWN          |
| 4 MIXED-USE BUILDING                      | 11 DESTINATION PLAYGROUND |
| 5 MULTI-FAMILY RESIDENTIAL                | 12 ON-STREET PARKING      |
| 6 ARRIVAL PLAZA                           | 13 SHARED SURFACE PARKING |
| 7 CEREMONIAL GROVE OF TREES               |                           |



SOUTH VILLAGE CENTER DETAILED PLAN





## CITYVIEW COURT

In the far northwest section of the neighborhood, the Plan proposes Buildings 102, 103, and 104 be renovated into multi-family residential units. The three structures, in particular 102 & 103, have become iconic buildings on the GRC Campus, rising above the treeline and visible throughout much of Glenwood. Complementing these preserved structures will be a set of Missing Middle units and a new podium-style multi-family building, creating a dense, yet quaint concentration of residential uses within the tree-dotted landscape of the Campus.

At the center of this new complex, an auto court plaza will function as a ceremonial drop-off area and gathering space. Private surface parking lots for residents will be located behind the Court's buildings, allowing the structures' unique architecture, both old and new, to be celebrated. The sites around the buildings will be well-landscaped with understory plantings that will accent the amazing specimen trees and wooded areas.



Precedent Images of Auto Court Drop-off Plazas



KEY MAP



CITYVIEW COURT DETAILED PLAN







Precedent Images of Typical Village Homes and Shared Green Spaces

## PRESERVE VIEW VILLAGE HOMES

Southwest of the Village Center, framed around Orchard Drive, a large group of single-family village home lots are proposed within the Plan. The site lies at an elevated position relative to the surrounding landscape. Thus, homes will front onto stunning views of either the restored prairie of the State Preserve to the south or a wooded ravine to the north. Several shared community greens will be incorporated into the development, with the most prominent of these located around the base of the preserved Campus water tower. The tower, which will terminate the axial view down Orchard Drive as it enters the neighborhood, will be re-purposed into a large-scale public art and/or wayfinding element.

The village home development will be urban in character, with homes pushed up to the adjacent streets via minimum setbacks. Garages will be accessed off alleys located to the rear of the lots, preserving the frontyards for large porches and plantings complementary of the well-landscaped streetscapes.



KEY MAP (page 96)





BIRD'S-EYE PERSPECTIVE LOOKING NORTHEAST OVER THE VILLAGE HOMES ADJACENT TO THE PRESERVE WITH THE WATER TOWER TERMINATING THE AXIAL VIEW DOWN THE STREET



BIRD'S-EYE PERSPECTIVE LOOKING EAST OVER THE PROPOSED NEIGHBORHOOD AND SURROUNDING PRESERVE LANDSCAPE





### MULTI-FAMILY RIDGELINE

The east-west ridgeline that bisects the neighborhood offers the opportunity for residents of large-scale multi-family buildings to have incredible off-site views to the surrounding Loess Hills landscape and Glenwood community. The Plan proposes Main Street extending to the east from the Village Center and be aligned on top of the ridgeline. A 4-story, L-shaped apartment will frame the north side of that corridor and capture views over the Preserve. These views will also be offered to the multi-family buildings enclosing the east and south sides of the development block around Building 120. Several of the buildings will leverage the grade change, incorporating ground-level podium parking where the first stories do not front onto the adjacent streets. North of the Main Street frontage, a pair of 3-story multi-family residential buildings will rise over the wooded areas north of the neighborhood. A large surface parking area will lie in the center of the block and be screened from the surrounding streets by the buildings.



KEY MAP (page 99)



Precedent Images of Traditional Urban Walk-up (top) & Podium Multi-family Buildings (bottom)





BIRD'S-EYE PERSPECTIVE LOOKING NORTHWEST TOWARD THE LARGE MULTI-FAMILY BUILDINGS WITH PANORAMIC VIEWS TO THE SURROUNDING LANDSCAPE





**EASTSIDE SINGLE-FAMILY**

The eastern half of the neighborhood is designated for a mix of residential typologies. Outside of the townhomes fronting onto the Barn Plaza, the area will be comprised of single-family homes. Smaller cottage home lots will front onto North "Bend" Park and sits on the bluffs overlooking Ives Avenue near the Glen Haven Homes. Village home lots will line 240th Street as it enters into the neighborhood. The far eastern area, offset from 240th Street and the Northside Entrance Drive, will include larger estate home lots encircling a large shared green and patio space. The Plan set the objective of limiting earthwork required by new construction. Thus, it is desired that most of this development leverage the terrain into its layout, with streets following the existing topography as closely as possible and the single-family homes utilizing walk-out designs positioned to take advantage of off-site views and adjacencies.

BIRD'S-EYE PERSPECTIVE LOOKING SOUTHEAST OVER THE NORTH "BEND" PARK AND ITS TERMINATION OF 240TH STREET AS WELL AS THE SURROUNDING BLOCKS OF COTTAGE HOMES





Precedent Image of Outward Facing Estate Homes Lying Along a Ridgeline



KEY MAP



BIRD'S-EYE PERSPECTIVE LOOKING NORTH TOWARD THE VILLAGE & ESTATE HOMES FACING OUTWARD TO THE SURROUNDING PRESERVE LANDSCAPE





Precedent Images of Single-Family Residential Typologies Proposed within the Plan:  
Cottage homes (left); Village homes (middle); Estate homes (right)





KEY MAP

Precedent Images of Estate Homes & Residential Lots Oriented Toward Vista Viewsheds



SECTION/ELEVATION & PLAN VIEW OF THE ESTATE HOMES & GREEN SHOWING PROPOSED GRADING/TOPOGRAPHY



### DESTINATION COMMUNITY FARM

Beyond simply creating a unique landscape within the State Preserve, the Plan envisions the Destination Farm site to become a draw for visitors from around the region. A service drive will run from 240th Street to the Farm site, which sits on a blufftop surrounded by restored prairie. A small parking area will be provided, with the overall complex also accessible more locally via the neighborhood's trail system. Several existing storage and agricultural buildings on-site could be preserved for the future agricultural-commercial uses.

The site's undulating topography could be cultivated to fit a number of potential uses. Whether it be vegetables/herbs plots, food/seasonal crops (pumpkins), orchards, or wildflower display gardens (or a combination of these), the Plan is flexible and has ample space allotted in the area. In one scenario, the Farm could include the cropland or orchard sites where visitors could pick their own products and see how the foods are processed and packaged, ready to be sold on-site or in a local farm-to-table restaurant, perhaps located in the Village Center.



KEY MAP







Existing Farm Buildings (top) & Terrain (bottom) at the Proposed Site



Precedent Images of Community Farms, Display Gardens, and Destination Agricultural Uses









# IMPLEMENTATION

DEVELOPMENT YIELD  
PUBLIC FUNDING SOURCES





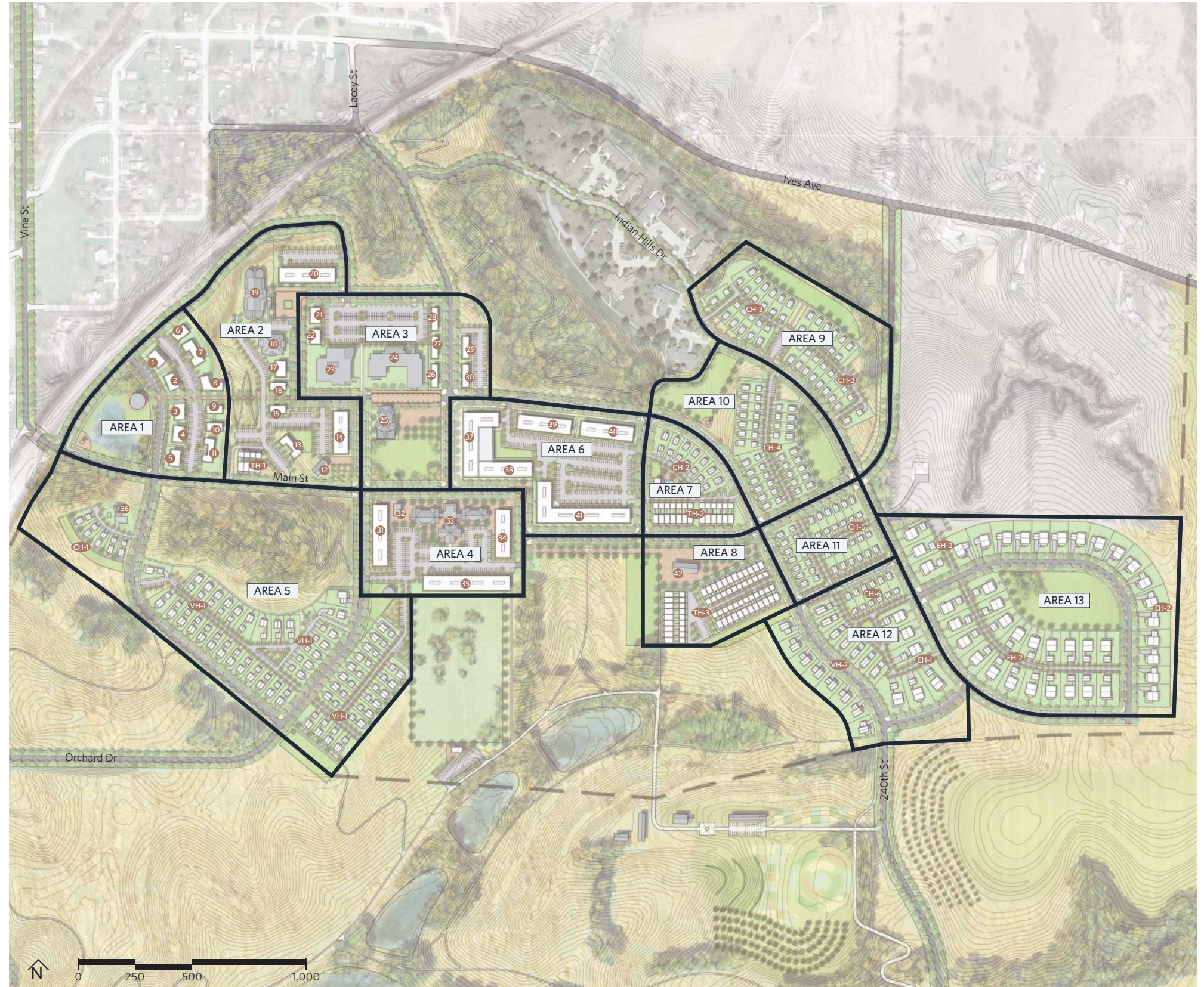
# DEVELOPMENT YIELD

The proposed neighborhood will include over 1,000 residences. Summarized in the table below, the housing stock will be quite diverse, making the neighborhood attractive to residents of multiple income levels. Relatively equal numbers of the single-family and townhome typologies will be offered. The large numbers of multi-family units will fulfill the forecasted demand for workforce housing. The various typologies will allow not only developers market flexibility, but future residents opportunities to age in-place. The residential uses will be complemented with nearly 40,000 SF of mixed-use and commercial space, while the neighborhood will offer 12,000 SF of community/venue space

Refer to the graphic to the right and the table on the following page for a detailed breakdown of the Plan's yield per development area.

YIELD SUMMARY	
<b>HOUSING</b>	
Cottage Home Lots	86 Units
Village Home Lots	63 Units
Estate Home Lots	46 Units
Townhomes	50 Units
Missing Middle Housing	144 Units
Multi-family (Apartments)	668 Units
<b>TOTAL HOUSING</b>	<b>1,057 Units</b>
<b>OTHER USES</b>	
Mixed Use	36,000 Sq. Ft.
Commercial	3,180 Sq. Ft.
Event Venue / Community	12,380 Sq. Ft.
<b>PARKING</b>	
Parking Lots	1,166 Spaces
On-Street Parking	846 Spaces
Parking Structure & Podiums	328 Spaces
Private Garages	582 Spaces
<b>TOTAL PARKING SPACES</b>	<b>2,922 Spaces</b>

ASSUMPTIONS	Yield	Parking
Village Home Lots		2.5 spaces / unit
Cottage Home Lots		2.5 spaces / unit
Townhomes		2.5 spaces / unit
Multi-family Efficiency	85% building efficiency	-
Apartments	Half - 800 sf (1bd)	1.75 spaces / unit
	Half - 1,200 sf (2-bd)	1.75 spaces / unit
Missing Middle		1.75 spaces / unit
Mixed Use		3.65 spaces / 1,000 sf
Commercial		5 spaces / 1,000 sf
Public / Event Venue		5 spaces / 1,000 sf





**GLENWOOD RESOURCE CENTER - REDEVELOPMENT PLAN**

Building ID	Building Type	Building Footprint	Stories	Square Footage	Comm. SF	Mixed SF	Office SF	Hotel SF	Misc SF	Resid SF	Hotel Rooms	Residential Units	Parking Demand	Parking Provided	Private	Pkg Lot	Pkg Gar	On Street	Notes
<b>AREA 1</b>																			
1	Missing Middle	3,750	2.5	9,375	0	0	0	0	0	9,375	0	6	11	156	-	106	-	50	Shares parking with #2-11
2	Missing Middle	3,750	2.5	9,375	0	0	0	0	0	9,375	0	6	11	0	-	-	-	-	
3	Missing Middle	3,750	2.5	9,375	0	0	0	0	0	9,375	0	6	11	0	-	-	-	-	
4	Missing Middle	3,750	2.5	9,375	0	0	0	0	0	9,375	0	6	11	0	-	-	-	-	
5	Missing Middle	3,750	2.5	9,375	0	0	0	0	0	9,375	0	6	11	0	-	-	-	-	
6	Missing Middle	3,750	2.5	9,375	0	0	0	0	0	9,375	0	6	11	0	-	-	-	-	
7	Missing Middle	6,150	2.5	15,375	0	0	0	0	0	15,375	0	8	14	0	-	-	-	-	
8	Missing Middle	4,860	2.5	12,150	0	0	0	0	0	12,150	0	7	13	0	-	-	-	-	
9	Missing Middle	3,000	2.5	7,500	0	0	0	0	0	7,500	0	6	11	0	-	-	-	-	
10	Missing Middle	3,000	2.5	7,500	0	0	0	0	0	7,500	0	6	11	0	-	-	-	-	
11	Missing Middle	6,150	2.5	15,375	0	0	0	0	0	15,375	0	8	14	0	-	-	-	-	
<b>AREA 2</b>																			
TH-1	Townhomes	-	3	-	0	0	0	0	0	0	0	4	10	8	8	-	-	-	
12	Public/Event Venue (Chapel)	2,275	2	4,550	0	0	0	0	4,550	0	0	0	23	155	-	148	-	-	Shares parking lot with #13-19
13	Missing Middle	6,150	3	15,375	0	0	0	0	0	15,375	0	8	12	0	-	-	-	-	
14	Mixed Use	13,300	3	39,900	0	13,300	0	0	0	26,600	0	24	103	10	-	-	-	10	
15	Missing Middle	3,000	2.5	7,500	0	0	0	0	0	7,500	0	6	11	0	-	-	-	-	
16	Missing Middle	3,000	2.5	7,500	0	0	0	0	0	7,500	0	6	11	3	-	-	-	-	3
17	Missing Middle	3,750	2.5	9,375	0	0	0	0	0	9,375	0	6	11	3	-	-	-	-	3
18	Renovated Apartments	10,545	4	42,180	0	0	0	0	0	42,180	0	19	34	3	-	-	-	-	3
19	Renovated Apartments	16,842	5	84,208	0	0	0	0	0	84,208	0	48	84	0	-	-	-	-	-
20	Podium Apartments	17,500	4	70,000	0	0	0	0	0	70,000	0	64	112	94	-	46	42	6	
<b>AREA 3</b>																			
21	Missing Middle	3,750	2.5	9,375	0	0	0	0	0	9,375	0	6	11	212	-	206	-	6	Shares parking lot with #22-26
22	Missing Middle	3,750	2.5	9,375	0	0	0	0	0	9,375	0	6	11	5	-	-	-	5	
23	Renovated Apartments	15,714	2	31,428	0	0	0	0	0	31,428	0	24	36	14	-	-	-	14	
24	Renovated Apartments	15,915	3	47,744	0	0	0	0	0	47,744	0	20	35	13	-	-	-	13	
25	Renovated Apartments	10,082	4	40,328	0	0	0	0	0	40,328	0	18	32	52	-	-	-	52	
26	Missing Middle	3,710	2.5	9,275	0	0	0	0	0	9,275	0	7	13	8	-	-	-	8	
27	Missing Middle	3,710	2.5	9,275	0	0	0	0	0	9,275	0	7	13	8	-	-	-	8	
28	Missing Middle	3,710	2.5	9,275	0	0	0	0	0	9,275	0	7	13	11	-	-	-	11	
29	Missing Middle	3,710	2.5	9,275	0	0	0	0	0	9,275	0	7	13	31	-	25	-	6	
30	Missing Middle	3,710	2.5	9,275	0	0	0	0	0	9,275	0	7	13	30	-	24	-	6	
<b>AREA 4</b>																			
31	Apartments	19,100	3	57,300	0	0	0	0	0	57,300	0	48	84	222	-	198	-	24	Shares parkinglot with #32-35
32	Commercial (Fire House)	1,590	2	3,180	3,180	0	0	0	0	0	0	0	16	13	-	-	-	13	
33	Renovated Apartments	18,969	4	75,875	0	0	0	0	0	75,875	0	50	75	9	-	-	-	9	
34	Apartments	15,050	3	45,150	0	0	0	0	0	45,150	0	42	74	4	-	-	-	4	
35	Podium Apartments	26,900	3	80,700	0	0	0	0	0	53,800	0	48	84	60	-	-	60	-	
<b>AREA 5</b>																			
VH-1	Village Home Lots	-	2.5	-	0	0	0	0	0	0	0	48	120	224	96	51	-	77	
CH-1	Cottage Home Lots	-	2.5	-	0	0	0	0	0	0	0	5	13	35	20	-	-	15	
36	Existing Single-Family	-	2.5	-	0	0	0	0	0	0	0	1	3	2	2	-	-	-	
<b>AREA 6</b>																			
37	Mixed Use	22,700	4	90,800	0	22,700	0	0	0	45,400	0	40	153	395	-	285	90	20	Shares parking lot with #38-41
38	Podium Apartments	16,450	4	65,800	0	0	0	0	0	49,350	0	42	74	49	-	-	40	9	
39	Apartments	16,800	3	50,400	0	0	0	0	0	50,400	0	42	74	22	-	-	-	22	
40	Apartments	16,800	3	50,400	0	0	0	0	0	50,400	0	42	74	30	-	-	-	30	
41	Podium Apartments	37,100	4	148,400	0	0	0	0	0	111,300	0	96	168	122	-	-	96	26	
<b>AREA 7</b>																			
CH-2	Cottage Home Lots	-	2.5	-	0	0	0	0	0	0	0	7	18	80	46	5	-	29	
TH-2	Townhomes	-	3	-	0	0	0	0	0	0	0	13	33	65	24	15	-	26	
<b>AREA 8</b>																			
42	Public/Event Venue (Barn)	3,913	2	7,826	0	0	0	0	7,826	0	0	0	40	19	-	-	-	19	
TH-3	Townhomes	-	3	-	0	0	0	0	0	0	0	33	83	93	66	18	-	9	
<b>AREA 9</b>																			
CH-3	Cottage Home Lots	-	2.5	-	0	0	0	0	0	0	0	27	68	119	54	32	-	33	
<b>AREA 10</b>																			
CH-4	Cottage Home Lots	-	2.5	-	0	0	0	0	0	0	0	22	55	123	44	7	-	72	
<b>AREA 11</b>																			
CH-5	Cottage Home Lots	-	2.5	-	0	0	0	0	0	0	0	19	48	88	38	-	-	50	
<b>AREA 12</b>																			
CH-6	Cottage Home Lots	-	2.5	-	0	0	0	0	0	0	0	6	15	26	12	-	-	14	
VH-2	Village Home Lots	-	2.5	-	0	0	0	0	0	0	0	15	38	68	46	-	-	22	
EH-1	Cottage Home Lots	-	2.5	-	0	0	0	0	0	0	0	6	15	59	46	-	-	13	
<b>AREA 13</b>																			
EH-2	Estate Home Lots	-	2.5	-	0	0	0	0	0	0	0	40	100	179	80	-	-	99	
<b>YIELD TOTALS</b>					3,180	36,000	0	0	12,376	1,100,488	0	1,057	2,255	2,922	582	1,166	328	846	
					Comm. SF	Mixed SF	Office SF	Hotel SF	Misc SF	Resid SF	Hotel Rooms	Residential Units	Parking Demand	Parking Provided	Private	Pkg Lot	Pkg Gar	On Street	
					Parking Numbers														



# PUBLIC FUNDING SOURCES

- Federal, State and local funding sources can help pay for site preparation costs. The primarily residential redevelopment plan for the Site will limit the project’s ability to receive economic development-focused funds.
- The funding capacity of local sources is likely limited.
- State funding may be less competitive and more flexible to address Site needs than Federal sources.

## LOCAL SOURCES

### MUNICIPAL

- Local Option Sales Tax
- Local Revolving Loan Fund

### OTHER LOCAL TAXING DISTRICTS

- Tax Increment Financing
- Real Estate Improvement District
- Special Assessment

## OTHER SOURCES

### STATE GOVERNMENT

- State Revolving Loan Fund
- State Road Use Tax Fund
- State Grants
- Other State Sources

### FEDERAL GOVERNMENT

- Community Development Block Grants
- RAISE Grants
- Surface Transportation Block Grants

## CONCLUSION & RECOMMENDATIONS

### CHALLENGES

- Municipal funding sources are limited in funding capacity and may create a market challenge (higher property taxes) that compromises attracting developers/future residents to the Site.
- Certain tasks (e.g., demolition of existing structures) need to be funded and completed before infrastructure improvements can be made.
- Federal funding sources can be extremely competitive and strict about eligible uses.
- Some funding sources identify project milestones that must be completed before an expiry date, otherwise unspent funds can be withdrawn from the project.
  - Important to align pursuit of funding with the redevelopment timeline.

### RECOMMENDATION

Given the State owns the Site, the State is best positioned to fund initial phases of work. Additional competitive funds may be pursued once the timing of mid- and long-term site preparation tasks are better known. Municipal revenue sources that may adversely impact the marketability of the Site should be carefully considered.



## TABLE OF POSSIBLE FUNDING SOURCES

FUNDING SOURCE	DESCRIPTION	CONSIDERATIONS
<b>MUNICIPAL</b>		
<ul style="list-style-type: none"> <li>Local Option Sales Tax</li> </ul>	Glenwood adopted a 1% local option sales tax in 2002. Revenues can be used for any lawful purpose.	Existing revenues may already be obligated for other municipal uses.
<ul style="list-style-type: none"> <li>Local Revolving Loan Fund</li> </ul>	Glenwood could establish a revolving loan fund to provide financial assistance for site preparation work on the Site.	Initial funds needed to establish a loan source and a structure for repayment.
<b>OTHER LOCAL TAXING DISTRICTS</b>		
<ul style="list-style-type: none"> <li>Tax Increment Financing (TIF) via Urban Renewal <i>Diversion of Incremental Property Taxes</i></li> </ul>	Properties designated as an Urban Renewal Area can be included in a TIF district. Incremental property tax revenue collected by the TIF can be used to fund infrastructure projects.	Site will not generate property tax revenue until it is privately owned. Additionally, Site improvements would need to occur before the TIF could generate significant incremental revenues.
<ul style="list-style-type: none"> <li>Real Estate Improvement Districts <i>Additional Property Tax</i></li> </ul>	Private property owners may petition for the creation of a real estate improvement district to fund development of water, sewer, roads, and other infrastructure by levying taxes and issues bonds.	Only applicable once Site is privately owned.
<ul style="list-style-type: none"> <li>Special Assessment <i>Additional Charge</i></li> </ul>	Local governments may subject private properties to a special assessment (capped at 25% of property value) after completing public improvements that benefits the properties. The special assessment is used to recoup the cost of the improvements.	Only applicable once Site is privately owned.
<b>STATE GOVERNMENT</b>		
<ul style="list-style-type: none"> <li>State Revolving Loan Funds</li> </ul>	The State of Iowa has established several revolving funds that provide financial assistance for developing water, wastewater, and storm water infrastructure.	Funding source with ability to finance some water infrastructure needs. Need to identify structure for repayment.
<ul style="list-style-type: none"> <li>Road Use Tax Funds</li> </ul>	The State of Iowa allocates 20% of the Road Use Tax Fund (funded by fuel tax, registration fees, title and license fees, and motor vehicle purchase tax) to municipalities for the purposing of developing road infrastructure.	Need to understand the City's existing allocation plan for spending road use tax funds.
<ul style="list-style-type: none"> <li>State Grant</li> </ul>	The State of Iowa has grant making authority and could provide funding for site preparation activities.	State General Fund allocation for GRC operations could be repurposed for GRC site preparation costs after decommissioning.
<ul style="list-style-type: none"> <li>Other State Sources</li> </ul>	The State of Iowa may have other sources available to support the project.	
<b>FEDERAL GOVERNMENT</b>		
<ul style="list-style-type: none"> <li>Community Development Block Grants (CDBG)</li> </ul>	The CDBG program provides funding for various community development activities, including infrastructure development.	Need to understand the City's plan for spending CDBG funds.
<ul style="list-style-type: none"> <li>US DOT RAISE Grant</li> </ul>	RAISE grants support state and local governments pursuing transportation infrastructure projects.	RAISE grants are a competitive federal funding source and can only be used for transportation infrastructure.
<ul style="list-style-type: none"> <li>Surface Transportation Block Grant (STBG)</li> </ul>	The STBG program supports projects improving federally-aided transportation infrastructure.	STBG funds are a competitive federal funding source and may only be relevant to development of Highway 34 access points.











