



Former Grain Elevator Site

The former grain elevator property, located at the southwest corner of Avoca's historic business district, is currently vacant and provides a prime opportunity for expanded downtown development. The Avoca visioning committee expressed a need for expansion of downtown business storefront opportunities, as well as varied housing options. The development of mixed-use buildings with commercial storefront opportunities on the ground level and apartments above would attract more businesses to move from their homes to downtown. The committee also mentioned that people want to live downtown, but there are not enough available units. These new buildings could attract talent to downtown, as well as keep the workforce within Avoca rather than surrounding communities. The streetscape character of Elm Street could be continued south and west with a similar pedestrian experience, street trees, and angled parking. Within the site, an opportunity for a greenway park would serve as both a public venue for downtown Avoca and an attractive amenity for downtown residents. South Maple Street would be extended into the park with a turnaround at a public plaza featuring a potential bandshell/pavilion and drive-in theater screen utilizing the foundations of the former grain elevators. This central area is envisioned to become a community hub, with an outdoor amphitheater, drive-in movies, an accessible playground, and opportunities for additional programming of community events.

