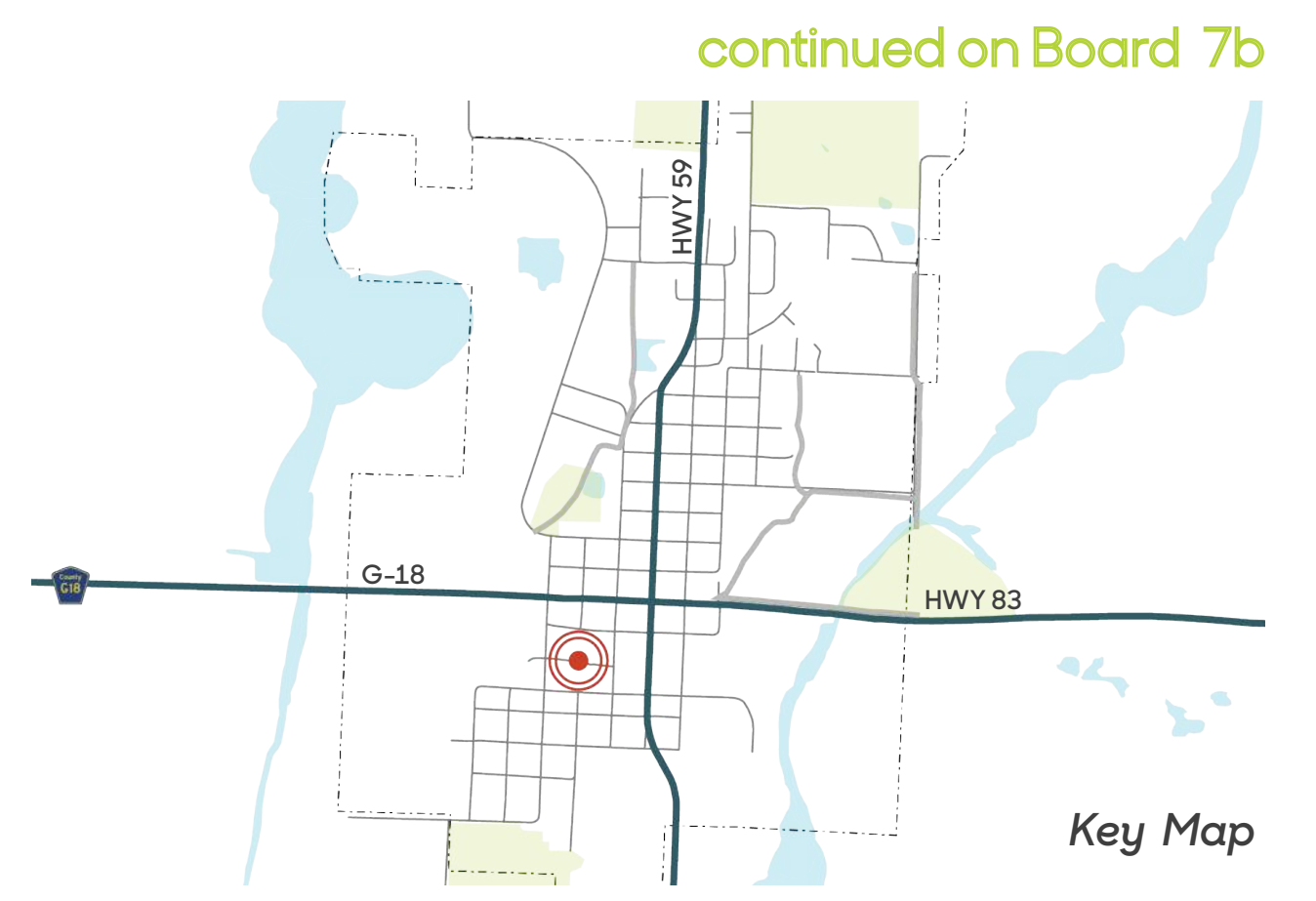




**Former Grain Elevator Site**

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.





The implementation of the project can be explored through the development of public/private partnerships. A private developer could see this space as an investment in the area and sell off portions to private owners. An easement or agreement could be created with the City of Avoca to developed the public space. If the City of Avoca is able to acquire the land that is privately owned, it can then partner with developers to craft an area that supports commercial and residential growth, while also creating a community greenspace. This land is currently privately owned and this design makes no assumptions that this land will be sold or acquired by the City of Avoca. The design team sees an opportunity for future development in this space due to its proximity to downtown, the potential for trail connectivity, and a perceived demand for such development, as heard from visioning committee members.

continued on Board 7c



Existing view of silo foundations looking northeast



Drive-In theatre example



# Former Grain Elevator Site

## RDG Planning & Design

LAs: Anne Machian, PLA, ASLA; Bruce Niedermyer, PLA, ASLA, LEED AP  
Intern: Dani Hodgson

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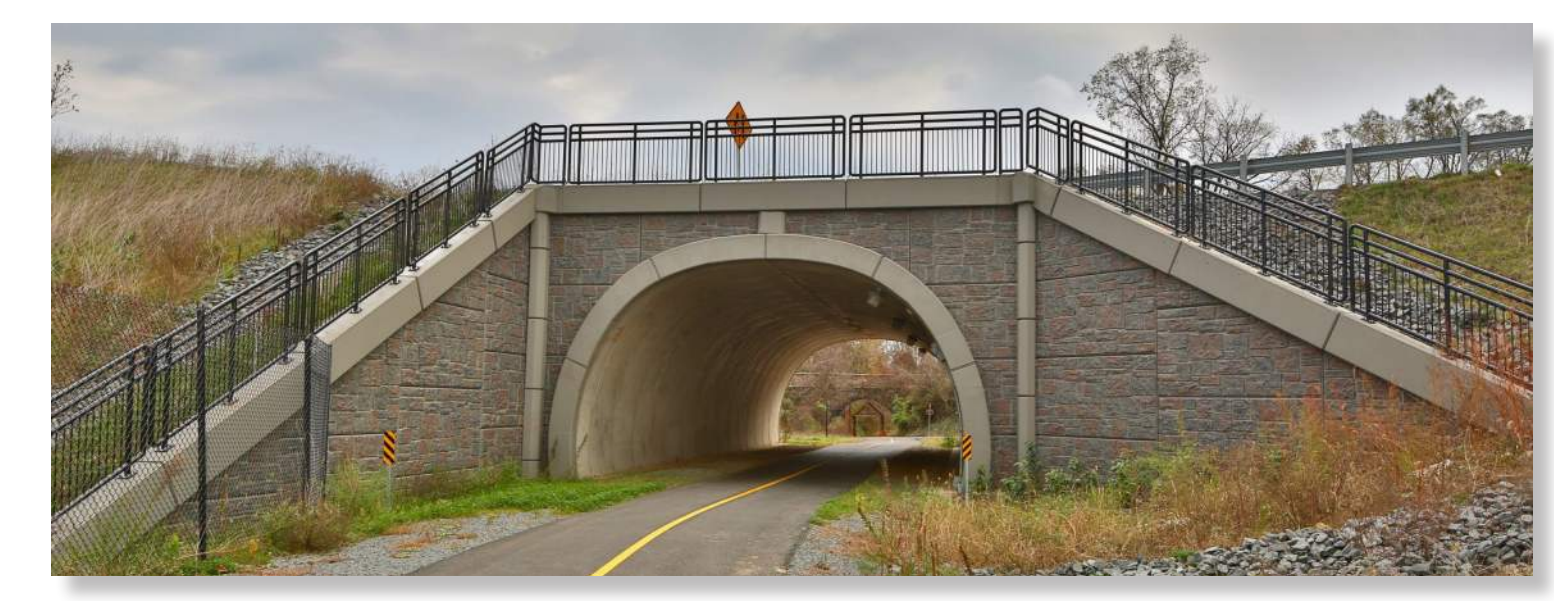
Another key element to the development of this site is the connection to the expanded trail network of Avoca. The abandoned railroad corridor terminates to the west of the site. Bringing the trail into the downtown would create additional safe routes through the community and would create the opportunity to provide a trailhead for bike activities in Avoca. The trailhead would include bike parking, with additional features such as a repair station and rest area to create a productive hub for cycling activity. The new trail would meander through the greenway, crossing South Elm Street and could pass beneath Highway 59 at the old viaduct site. Easements or property acquisition would be necessary to create this safe pedestrian crossing for the community closer to the school grounds and connecting the east and west neighborhoods of Avoca without vehicular conflict.



Existing view of site looking east



Greenway trail example



Pedestrian trail underpass example



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