



Former School Site

The former school site is located along Highway 59 between W Thomas and W Taylor Streets bordering on the north and south, respectively. By developing townhomes on the east half of the site, facing both Chestnut Street and the proposed alley, this vacant lot would be able to accommodate more housing opportunities for residents of Avoca. This site also slopes steeply down to the highway where the existing tree canopy shades the sidewalk along the street. By designating the western half of the site as a neighborhood park—complete with a walking loop, shade structure and seating area, open lawn, and both formal and natural areas—this amenity will become a great attraction to the city and surrounding neighborhood. There is currently no park or playground space close to this neighborhood, so adding this amenity will support equitable access to outdoor space for more families.

continued on Board 8b



Existing view looking northwest from Chestnut and Taylor Streets



Avoca
Former School Site

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 Iowa State University | Trees Forever | Iowa Department of Transportation





The play area will include an accessible playground and adult fitness equipment to encourage full utilization of the park. One feature of this park includes a "food forest"—an orchard of fruit-bearing trees that citizens can harvest and enjoy—as well as native planting areas with grasses and wildflowers that will slow stormwater runoff and attract both pollinators and wildlife to the heart of Avoca. This area has the potential to impact much of the community with its close proximity to downtown, which is within a five-minute walking radius of the site.



Existing view looking northeast



Five-minute walking radius around school site redevelopment



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