

Lincoln Neighborhood

Feasibility Study

PREPARED FOR:

The City of Fort Dodge

April 25, 2022

Table of Contents

- I. Executive Summary**
 - A. Purpose..... Page 3
 - B. Process..... Page 4
 - C. Recommendations Page 5
- II. Discover**
 - A. Step 1: Conduct Preliminary Analysis..... Page 6
 - B. Step 2: Market Surveys & Stakeholder Interviews..... Page 7
- III. Define**
 - A. Step 3: Review & Analyze the Data..... Page 10
- IV. Develop**
 - A. Step 4: Create & Analyze Conceptual Plans & Program..... Page 12
 - B. Step 5: Prepare Concept Plan Data..... Page 27
- V. Deliver**
 - A. Step 6: Implementation..... Page 28
- VI. Appendix**
 - A. Leadership Visioning Session..... Page
 - B. Survey Results..... Page
 - C. Stakeholder Interviews..... Page
 - D. Site Analysis..... Page
 - E. Precedents..... Page
 - F. Conceptual Studies & Programming..... Page

Executive Summary

PURPOSE

UNDERSTANDING THE WHY

To begin, one must clarify what a real estate feasibility study is. It is simply an assessment of the potential practicality of a proposed plan or method. Just as the name implies, the study is asking, **“Is this feasible?”**

When should a real estate feasibility study be completed? Ideally, the team conducts this study during the period in a project life cycle after a problem has been identified and a need has been established and defined.

The following document will share the rest of the story as it relates to the purpose of this feasibility study and provide more overview on why these many efforts were required.

THE CITY OF FORT DODGE

The City of Fort Dodge established early on, the purpose of this plan was to;

- **Understand opportunities for reinvestment.**
- **Prioritize public improvements to spur reinvestment into the neighborhood.**
- **Enhance the neighborhood and support the historic downtown.**
- **Build public/private partnerships.**
- **Identify resources, and to develop a space that builds on history.**

The importance of this study is to plan for the future of the neighborhood, ensuring that it is a contributing part of the Fort Dodge community. The study outlines the

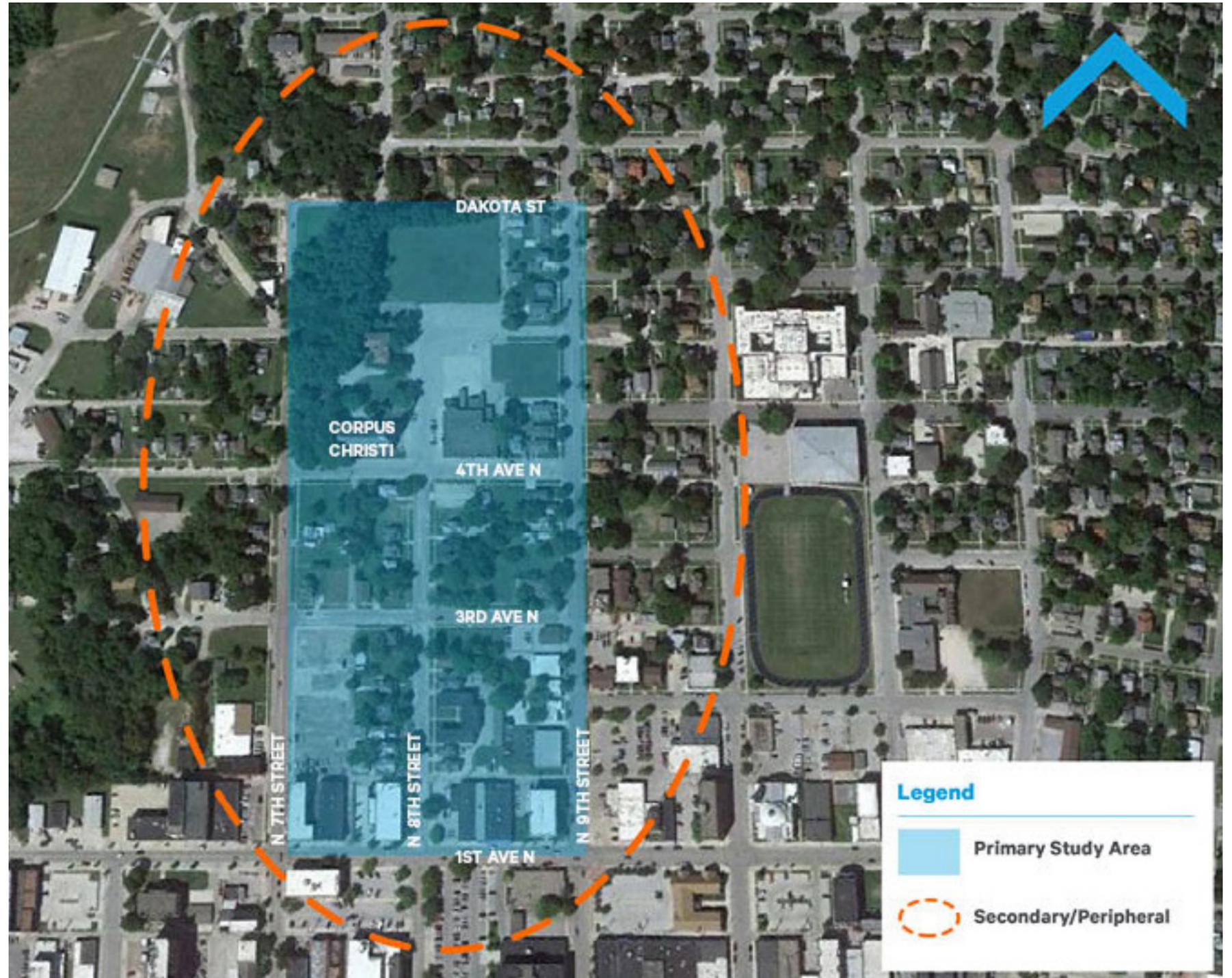
process for determining how to go about improving the neighborhood and works to develop new priorities that build upon existing opportunities.

The overall intent of the effort is not only to provide a vision for the development of Lincoln Neighborhood, but a road map for implementation. This document serves as both an illustration of the vision and process by which the vision was developed.

The needs and visions of a community evolve over time. With proper planning, diligent effort and coordinated execution, these efforts will help pave the way for a brighter future for the neighborhood and surrounding community.

“Fort Dodge maintains firm ties with its past while looking forward with a strong vision of the future. A comprehensive strategic plan for community improvement, development, and growth, continues to guide efforts and planning initiatives to improve quality of life for residents and attract visitors to the area.

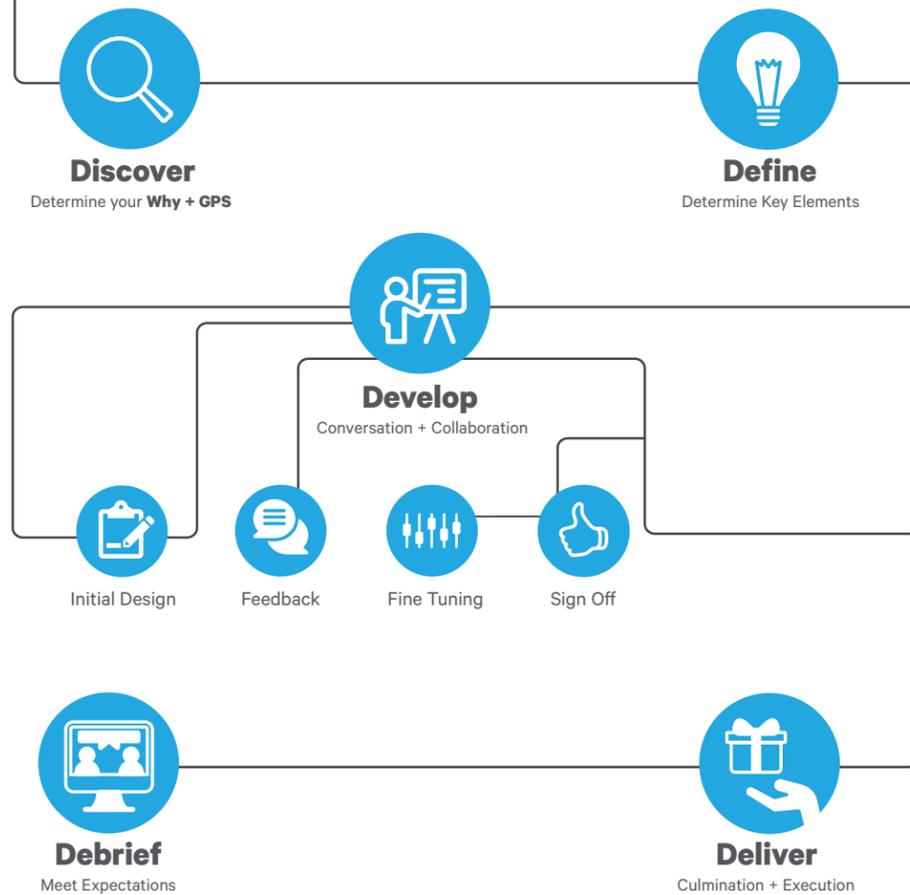
With the various projects happening, such as downtown business development, expanding retail opportunities and recreational improvements, Fort Dodge is becoming the leader in industry, culture, and quality of life in northern Iowa.”



Executive Summary

PROCESS

A Better Way to a Better Space.



PRELIMINARY GUIDANCE:

It is important to recognize those who have helped guide the work within.

In the winter of 2021, a Leadership Team comprised of The City of Fort Dodge administration and leadership was formed to guide the real estate feasibility study of future development opportunity for the Lincoln Neighborhood.

Members of the Fort Dodge Lincoln Neighborhood Leadership Team include:

- Brooke Flattery, City of Fort Dodge
- Carissa Harvey, City of Fort Dodge
- Chad Schaeffer, City of Fort Dodge
- David Fierke, City of Fort Dodge
- Dennis Plautz, City of Fort Dodge
- Jill Nelson, Greater Fort Dodge Growth Alliance
- Kelly Halsted, Greater Fort Dodge Growth Alliance
- Kris Patrick, Main Street Fort Dodge
- Kate Stucky, Main Street Fort Dodge
- Matt Bemrich, City of Fort Dodge
- Tony Trotter, City of Fort Dodge
- Vickie Reeck, City of Fort Dodge

Under the direction of the Leadership Team, the real estate feasibility study was officially underway in February of 2021 with initial planning meetings.

The following six-step approach was outlined in order to finalize a real estate feasibility study deliverable that allowed for actionable steps.

PROCESS SUMMARY:

The following outlines the work undertaken in each of the engagements completed with further information provided in later sections of this document.

PHASE 1: DISCOVER

Step 1 - Conduct Preliminary Analysis

The process began with SHYFT Collective working with the City of Fort Dodge Leadership Team to discover and identify the Project Goals, along with what is and is not working in the Lincoln Neighborhood as it exists today.

The focus was on bringing positive life back to this neighborhood and fulfilling unserved needs in a market where demand was strong and supply was available. The Leadership Team also set out to determine the distinct opportunities of the area and identify the challenges. Ultimately, the goal was to determine what was possible and what, if any, hurdles existed (i.e. too expensive, unable to effectively market, etc).

In order to accomplish this, we first focused on the Leadership Visioning Sessions to clearly identify the project drivers and create our Guiding Project Statements [GPS].

Step 2 - Market Surveys and Interviews

The next step focused on gaining insight into the current market by engaging Key Stakeholders, as well as the community as a whole. The focus

was to identify as many programmatic elements as possible for study and to gain feedback into real and perceived opportunities and challenges for the area.

In order to do this, the team identified two primary sources of outside engagement: Market Surveys that reached the greater Fort Dodge Community, as well as several Key Stakeholder Interviews in which we spoke with seven identified groups to gain further insight into the area.

PHASE 2: DEFINE

Step 3 - Review & Analyze Data

This stage re-examined the previous steps to make sure initial analysis was thoughtful and complete. Then it was important to ask: Is it still realistic? Are we receiving enough real feedback to take all aspects into consideration? Does the feedback make sense? This step also looks to identify a Preliminary Program and Site Analysis.

PHASE 3: DEVELOP

Step 4 - Create & Analyze Concept Plans

Once the groundwork of the previous steps had been laid, the focus switched to creating and analyzing planned potential solutions for review. The goal was to use the information gathered to define programmatic elements. Despite being at a high-level, it was critical to be as thorough as possible. Once the program was defined, Conceptual Site Planning and Building Design began.

Step 5 - Prepare Concept Plan Data

In order to properly evaluate the conceptual planning for the real estate feasibility study, it was important to identify criteria for initial analysis. The criteria chosen for review were then further explored for an initial layer of implementation consideration in the Deliver Phase. The targeted data traditionally used in conceptual master planning are: phasing concepts, project schedules, and project budgets. Those items are further discussed later on.

PHASE 4: DELIVER

Step 6 - Project Implementation

Having the skills and tools to make informed decisions is critical. One such tool is the development of this real estate feasibility study. During the feasibility study process, the planning team has considered the goals and objectives of the Lincoln Neighborhood and potential investors/developers. This should help active stakeholders move forward with their decision-making process in assisting and ideally even in how to invest in this area.

Executive Summary

RECOMMENDATIONS

PREFERRED CONCEPT PLAN:

This summary is meant to show the initial findings approved by the Fort Dodge Leadership Team. The rest of this document will outline the specific elements that led to the creation of the final real estate feasibility study results and discuss potential implementation strategies for the City of Fort Dodge and invested Stakeholders to consider through their Strategic Planning discussions following this study.



CONCEPTUAL SITE PLAN

MASTER PLAN OVERVIEW:

The initial Concept Plan (shared below, left) and Final Master Plan (shown below, right) are the preferred plan selected by the City of Fort Dodge Leadership Team. This approach was guided by the feedback provided through our Market Surveys, Stakeholder Interviews, and continued collaboration with SHYFT Collective and the City of Fort Dodge Leadership Team.

The following diagrams and the future written sections will illustrate the final concept site plan chosen and the program elements being planned for potential implementation.

The current recommended plan identifies up to four phases and approximately ten different potential projects of all scales within the study area for future real estate development.

PROGRAMMING OVERVIEW:

Residential:

- Multi-family
- Town homes
- Single Family
- Senior Housing

Community & Wellness

- Parks
- Structured Green Space
- Trails
- Community Art

Retail / Commercial

- Neighborhood Bistro/Cafe

Entertainment

- Community Event Space + Outdoor Venue

PROJECT OPPORTUNITIES:

Together, the combined impact of the projects in the Lincoln Neighborhood Revitalization Plan will be much greater than the sum of individual parts, providing both a vision and road map for the area and benefit to the whole of Fort Dodge. The programmatic elements are largely centered around providing market rate housing that is affordable, right sized, varied and aesthetically appropriate for the neighborhood. In order for these projects to be successful, the infrastructure, landscape and overall perception of the area will undergo a dramatic transformation from the existing conditions. These design visuals are only suggestions to be further studied and fuel development in the Lincoln Neighborhood.

Project 1: Boulevard on 7th (Apartments)

Project 2: Block 8 (Amenity + Apartments)

Project 3: Crestview (Town homes)

Project 4: Crossroads (Town homes)

Project 5: Cottage Grove (Single Family)

Project 6: View Ridge (Town homes)

Project 7: Corpus Park (Sports Field)

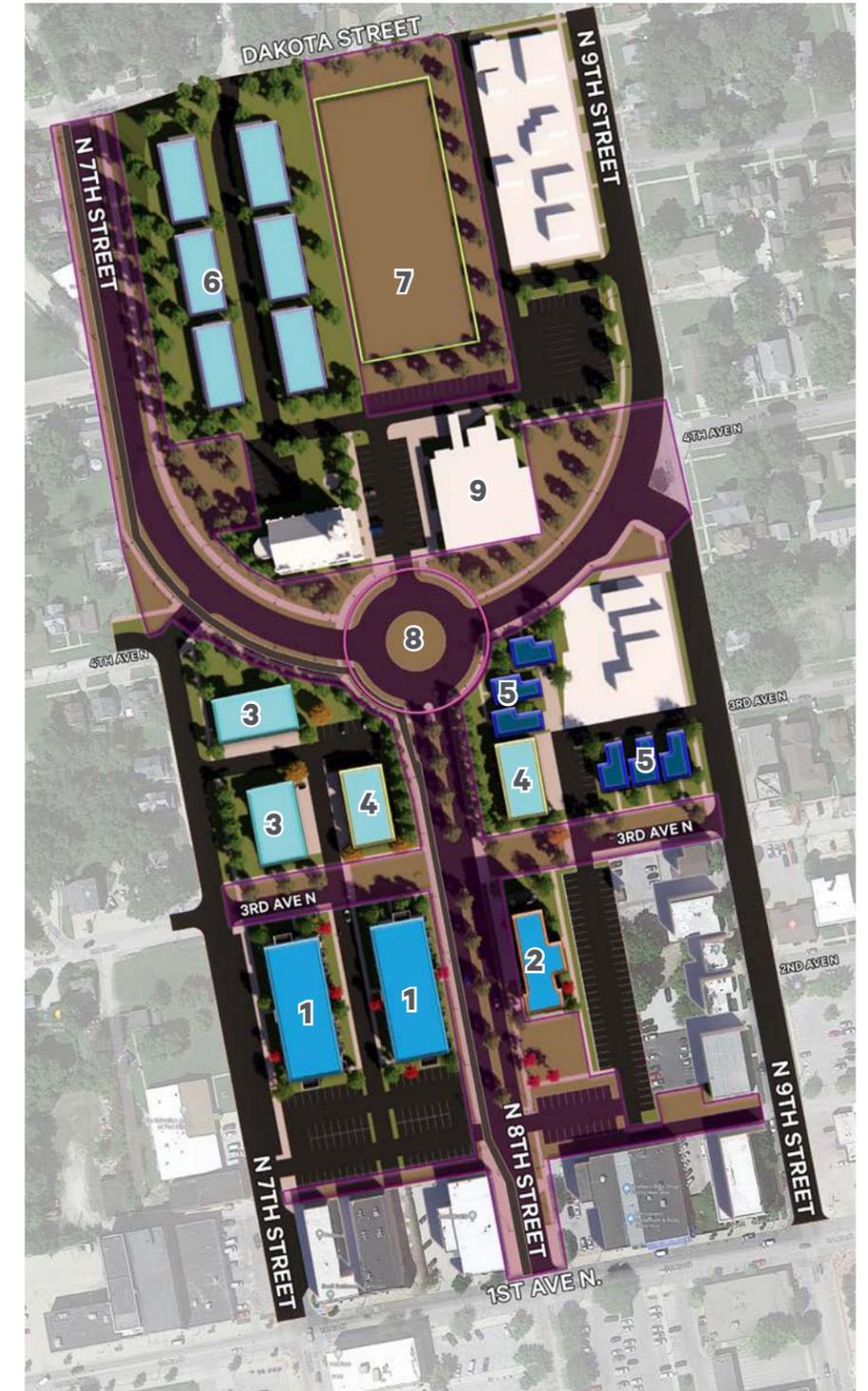
Project 8: 789 Circle (Round-about + Bike Trail)

Project 9: Future Campus Vision

HOW TO GET INVOLVED:

Ideally the work within this deliverable will serve as a catalyst for providing new development opportunities within and around the Lincoln Neighborhood. The real estate feasibility study provides a foundation for others to engage the City of Fort Dodge and become involved in a variety of ways.

For more information in regards to how to get involved, feel free to reach out to Chad Schaeffer at the City of Fort Dodge.



FINAL MASTER PLAN

Discover

STEP 1: CONDUCT PRELIMINARY ANALYSIS

This initial step set out to determine the distinct opportunities of the area and identify the challenges. Ultimately, the goal was to determine what was possible and what, if any, hurdles existed. In order to accomplish this, we first focused on the Leadership Visioning Sessions to clearly identify the project drivers and create our Guiding Project Statements [GPS].

LEADERSHIP VISIONING SESSIONS:

Before undergoing any project, SHYFT Collective strives to understand what is truly guiding the efforts. The intent is to identify the problem in need of a solution.

Visioning Sessions are comprised of collaborative group workshops held to determine the overall goals of the project through deliberately designed activities and guided exercises.

The SHYFT team facilitates an interactive conversation dedicated to discovering the overall priorities and goals of the project, defined by the GPS. By gaining an understanding of what is currently working, what is missing or needed in the projects current state, and what is desired and/or necessary for the future, a series of statements are created that become the project drivers.

GPS (Guiding Project Statements):

The GPS are thoughtfully composed statements that comprehensively capture the project's priorities and goals, reflected by the feedback provided in the Visioning Sessions.

These statements are used throughout the decision making process and keep us on track from project concept through completion.

- 1. Understand opportunities for revitalization, and prioritize public improvements to spur reinvestment into the neighborhood.**
- 2. Rejuvenate and enhance the neighborhood to support the historic downtown.**
- 3. Build public / private partnerships.**
- 4. Identify current and future resources.**
- 5. Develop a space that builds on the history and character of the neighborhood.**

Fort Dodge Lincoln Neighborhood - Real Estate Feasibility Study

Leadership Visioning

Positives About the Neighborhood

- Proximity to Downtown
- The History
- Topography
- Proximity to Running Trails
- Catholic Church - Brings a sense of life
- Historic Value of the Church
- Great Access from all Directions / Centrally Located
- Confined
- Open to Change
- Visibility - Highly Traveled

Negatives About the Neighborhood

- Stigma
- Unsafe Perception
- Crime - Spills over into the perception of Downtown being unsafe
- Poor property Condition
- Un-kept Homes
- Deteriorated Roads
- Undesirable Area
- Lack of Pride
- Underground infrastructure needs updated - Large investment
- Low Property Values
- Lack of off-street Parking
- Small lots / Small Yards

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Project Goals

Exercise

The leadership team was asked to write down their individual goals for the Lincoln Neighborhood project. Below is the list of Project Goals that were discussed as a group, in no specific order.

Project Goals

- Bring life back into the neighborhood
- Solution for the church campus
- Better connection to downtown
- Image improvement / Lighting
- Compliment the downtown
- Housing Variety / Need
- Reduce Crime
- Redevelopment Plan
- Incorporate Recreation / Trails / Dual purpose connections
- Policies & Resources surrounding the neighborhood
- Improve Quality of Housing Style / Appropriate Housing
- Infrastructure improvements
- Maintain the history
- Walk-ability / Pedestrian Friendly
- Finding the right neighborhood programming
- Bring Art into the neighborhood

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Project Goals - Ranking

Exercise

The leadership team was broken out into four groups. Each individual group ranked the list of project goals, from highest priority to lowest priority.

Project Goals	Group 1	Group 2	Group 3	Group 4	Total
Bring life back into the neighborhood	4	7	15	1	27
Solution for the church campus	6	2	6	3	17
Better connection to downtown	10	5	8	5	28
Image improvement / Lighting	8	6	5	9	28
Compliment the downtown	5	4	7	7	23
Housing Variety / Need	3	9	2	4	18
Reduce Crime	9	1	3	8	21
Redevelopment Plan	1	8	1	2	12
Incorporate Recreation / Connections	11	10	10	12	43
Surrounding Policies & Resources	7	15	14	11	47
Improve Quality of Housing Style / Appropriate Housing	13	3	4	10	30
Infrastructure improvements	12	12	11	6	41
Maintain the history	15	13	12	13	53
Walk-ability / Pedestrian Friendly	14	11	9	15	49
Finding the right neighborhood programming	2	14	13	14	43
Bring Art into the neighborhood	16	16	16	16	64

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Project Goal Priority Index

Deliverable

The group rankings from the previous exercise were totaled to identify the overall team rankings. Below these rankings are broken down into Tier 1 - Tier 4. Tier 1, being the highest group priority and Tier 4 being the lowest.

Overall Team Ranking For Project Goals:

TIER 1 - TIER 4 = Identifies the range in total rankings

1 - 8 = Highest Team Ranking - Lowest Team Ranking	
1. Redevelopment Plan TIER 1 (21-18)	10. Infrastructure Improvements TIER 3 (61-53)
2. Solution for the Church	11. Recreation / Incorporate Trails / Dual Purpose
3. Housing Variety / Need	12. The Right Neighborhood Programming
4. Reduce Crime TIER 2 (27-30)	13. Surrounding Policies & Resources
5. Compliment the Downtown	14. Walk-ability / Pedestrian Friendly
6. Bring Life back to the Neighborhood	15. Maintain the History
7. Image Improvement / Lighting	16. Bring Art into the Neighborhood TIER 4 (64)
8. Better Connection to Downtown	
9. Improve Quality of Housing Style / Appropriate	

Deliverable

Having established a list of Project Goals, Group Rankings, and Project Priorities, SHYFT Collective was able to understand our Organizational WHY. With this information we have identified the below Guiding Project Statements. These statements will be used throughout the decision making process and keep us on track from project concept through completion.

Guide Project Statements (GPS)

- 1. Understand opportunities for revitalization, and prioritize public improvements to spur reinvestment into the neighborhood.**
- 2. Rejuvenate and enhance the neighborhood to support the historic downtown.**
- 3. Build public / private partnerships.**
- 4. Identify current and future resources.**
- 5. Develop a space that builds on the history and character of the neighborhood.**

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Discover

STEP 2: MARKET SURVEYS & STAKEHOLDER INTERVIEWS

The next step focused on gaining insight into the current market by engaging and evaluating a group of key stakeholders. The focus was to identify as many programmatic elements as possible for study, and gain feedback on real and perceived opportunities/challenges for the area. In order to do this, the team identified three primary sources of engagement: Stakeholder Surveys, Community Surveys & Stakeholder Interviews.

The City Leadership Team focused on pulling together a list of key stakeholders. From there, SHYFT Collective was able to carefully craft two surveys to the targeted audience. In this case; Survey 1 targeted Community Stakeholders: Those closest or already invested in the neighborhood and Survey 2 targeted Community Outreach: A much wider reach to those throughout the Fort Dodge community .

STAKEHOLDER SURVEY:

Distributed to a select group of identified stakeholders. The survey aimed to gather as much stakeholder feedback and participation as possible, to help influence the final program of study.

- How does the surrounding area feel about the Lincoln Neighborhood:** The number one comment was related to crime and concerns with providing the right type of program to clean the area up and promote a safer, cleaner neighborhood.
- What type(s) of new/future development programs would benefit the area of study:** A variety of housing, green space, parking, retail and entertainment.
- What concerns are there in regards to seeing change take place within the neighborhood:** Concerns around displacing those already in the area and how to bring the surrounding neighborhood up to speed in terms of look & feel.

COMMUNITY SURVEY:

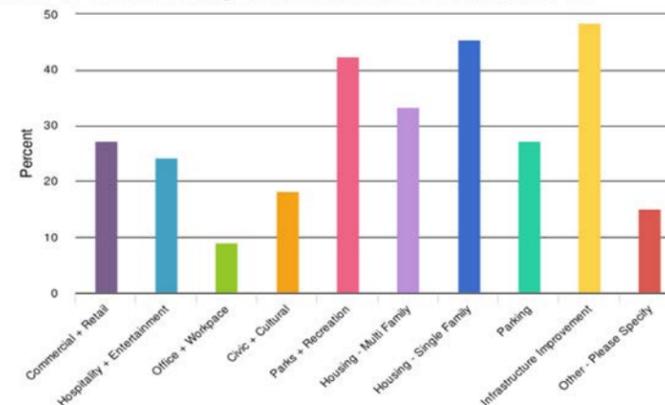
Distributed to a much larger range of participants. The survey aimed to gather as much public feedback and participation as possible, to help influence the final program of study.

- How does the community feel about the Lincoln Neighborhood:** Crime is a major concern. This neighborhood is considered the “worst” area in town and has a very poor reputation throughout the community.
- What type(s) of new/future development programs would benefit the area of study:** Parks and recreation along with single family housing and infrastructure improvements were the highest in demand.
- What about the neighborhood could be improved upon:** “Clean it up and Green it up.” The overall image needs a huge improvement along with new affordable housing, with limited rental properties.

9. Please rank which housing type you believe is most needed for this area. Rankings should be 1-5; 1 is most needed, 5 is least needed.

	1	2	3	4	5	Responses
Townhome	7	9	8	5	3	32
Count	21.9%	28.1%	25.0%	15.6%	9.4%	
Row %						
Single Family Detached	9	5	4	6	7	31
Count	29.0%	16.1%	12.9%	19.4%	22.6%	
Row %						
Single Family Duplex	4	8	10	6	2	30
Count	13.3%	26.7%	33.3%	20.0%	6.7%	
Row %						
Apartments	7	1	3	5	15	31
Count	22.6%	3.2%	9.7%	16.1%	48.4%	
Row %						
Condos	4	8	6	9	4	31
Count	12.9%	25.8%	19.4%	29.0%	12.9%	
Row %						

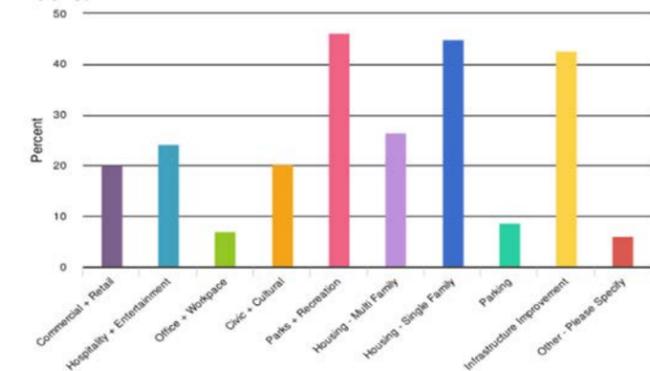
Which of the following do we need more of in this area?



3. Please rank which housing type you believe is most needed for this area. Rankings should be 1-5; 1 is most needed, 5 is least needed.

	1	2	3	4	5	Responses
Townhome	74	97	103	75	42	391
Count	18.9%	24.8%	26.3%	19.2%	10.7%	
Row %						
Single Family Detached	191	48	44	38	69	390
Count	49.0%	12.3%	11.3%	9.7%	17.7%	
Row %						
Single Family Duplex	31	134	136	64	28	393
Count	7.9%	34.1%	34.6%	16.3%	7.1%	
Row %						
Apartments	69	41	55	67	165	397
Count	17.4%	10.3%	13.9%	16.9%	41.6%	
Row %						
Condos	39	68	54	142	92	395
Count	9.9%	17.2%	13.7%	35.9%	23.3%	
Row %						

2. Which of the following do we need more of in this area? (Select all that apply).



Fort Dodge Lincoln Neighborhood - Real Estate Feasibility Study

List of Stakeholders

Key Stakeholders

- Builders / Developers**
 - Home Builders Association
 - Local (interviews)
 - Other (survey)
- Neighborhood Businesses**
 - Main street Businesses - Separate group
 - 9th Street Businesses - Separate group
- Non-Profit**
 - Fort Dodge Betterment Foundation
 - Development foundation of greater fort dodge
 - Webster county improvement corporation
 - Salvation Army (survey, not interview)
 - YWCA
- Non-Profit Religious**
 - Catholic Church
 - Methodist Church
 - Baptist Church
 - Athletes for Education and success
- City of Fort Dodge / Webster County**
 - Fort Dodge Public Housing
 - Chief of Police / Fire Chief
 - Parks and Rec / Webster County Conservation
 - Fort Dodge Fine Arts
- Educational**
 - Surrounding Educational System
- Healthcare (Survey Only)**
 - Community Health
 - Public Health
- Corporate (Survey Only)**
 - Mid American Energy
 - Purina
 - HR people from corporations
- State (Survey only)**
 - IDEA
 - IFA
 - Senator

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Discover

STEP 2: MARKET SURVEYS & STAKEHOLDER INTERVIEWS *(Continued)*

STAKEHOLDER INTERVIEWS:

Following a thorough selection of desired Stakeholder groups provided by the City of Fort Dodge, SHYFT Collective worked closely with the leadership team to schedule and conduct each individual interview with the following identified stakeholders.

1. Builders / Developers
2. Neighborhood Businesses
3. Non-Profit
4. Non-Profit Religious
5. City of Fort Dodge Department Heads / Webster County
6. Educational
7. Healthcare

The Stakeholder interviews were completed over the course of two weeks. It was during these interviews that SHYFT reviewed an abbreviated summary of the project process and goals. Information was gained from the survey through initial precedents and the market analysis. Finally, an early peak at some concept planning, in combination with an open discussion took place with each group to finalize the interview process.

SELECT COMMENTS:

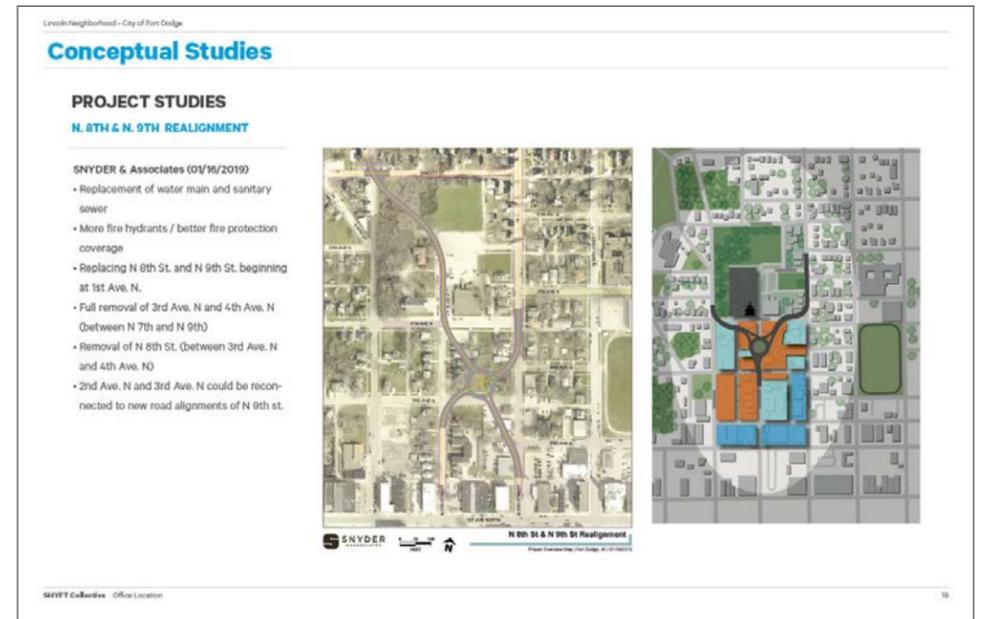
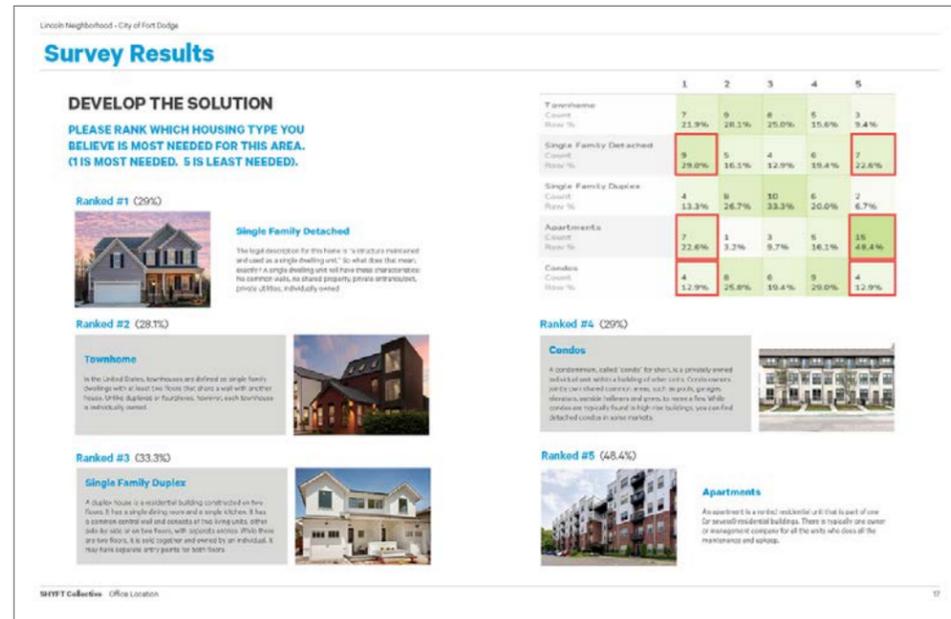
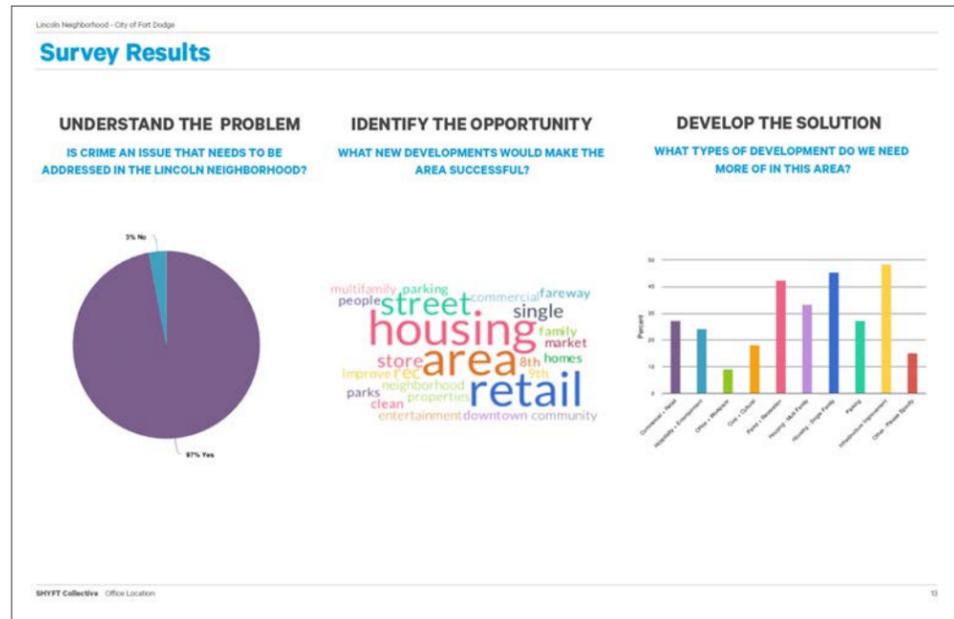
- Fort Dodge is currently missing the affordable housing gap - Homes in the \$150 - 200K price range, with medium grade finishes is missing
- Be deliberate in the type of housing we are adding. There is concern that if we offer the low income housing options, we will be welcoming the same issues back into the community
- Need to consider how the safety of the neighborhood will be addressed should this project move forward. Consider site lighting, removing trees, bringing in more active green space for positive activities to take place.

KEY TAKE-AWAYS:

- The Crime and Safety need to be addressed in order for this change to take place.
- Corpus Christi needs a thorough review in terms of structure and stability
- Affordable housing is in high demand - including town homes, 800-1200 sf Single Family Homes and some potential for duplex or 4-plex units.
- There is a need for small scale, local retail within the neighborhood.

STAKEHOLDER SUGGESTED PROGRAM:

1. Multi-family housing (4-Plex)
2. Single family housing (800 - 1200 sf)
3. Town homes
4. Senior Housing
5. Green Space
6. Parking
7. Retail / Cafe Space / Office Supplies
8. Large Venue
9. Daycare
10. Small Market Place
11. Trails
12. Boulevard



Discover

STEP 2: MARKET SURVEYS & STAKEHOLDER INTERVIEWS *(Continued)*

PRELIMINARY STUDY A



PRELIMINARY STUDY B



The team presented two different conceptual studies during the Stakeholder Interviews. This feedback was important at this point in the process to understand the reaction to two very different approaches with the general layout of the site plan. There was a surprisingly large consensus among the groups that Study A was the preferred study. This plan received the most positive feedback in that it had the most impact on the neighborhood as a whole.

STUDY A:

Study A was developed based on the initial study done by SNYDER and Associates. It was understood that the realignment of streets was important to the community, but needed to be further studied to understand the true impacts on the existing structures to remain. The idea of Study A was preferred across the board at the Stakeholder Interviews, with a few concerns as noted below.

Stakeholder feedback specific to Study A:

- *“I like the realignment into 8th street, but would like to see a larger entry into the neighborhood, something similar to a Boulevard would be nice.”*
- *“Study A seems like it would be a bigger move in making this neighborhood look more updated and modern.”*
- *“Study A looks like a friendlier solution and seems more appealing.”*

STUDY B:

Study B keeps the existing roadways as they currently exist today. This was a less dramatic, but still impactful study done to showcase what is already there from a configuration standpoint, but introduces a mixture of different developments located on each block of the neighborhood, keeping things clean and consistent.

Stakeholder feedback specific to Study B:

- *In general there was not a lot of conversation around Study B. Everyone’s attention seemed to be on Study A. There was however some concern around Study A bringing too much car traffic, being too dramatic, & bringing higher taxes.*

Define

STEP 3: REVIEW & ANALYZE THE DATA

Review and analysis are critical to making sure the study is as accurately documented and defined as possible. This is the stage to reexamine the previous steps and make sure our initial analysis is thoughtful and complete.

“To develop a project of any merit, its site must first be measured.”

SITE ANALYSIS:

Architectural site analysis is the process of evaluating a particular locations physical, mental and social characteristics with the ambition of developing an architectural planned solution that will both address and enhance its internal and external context.

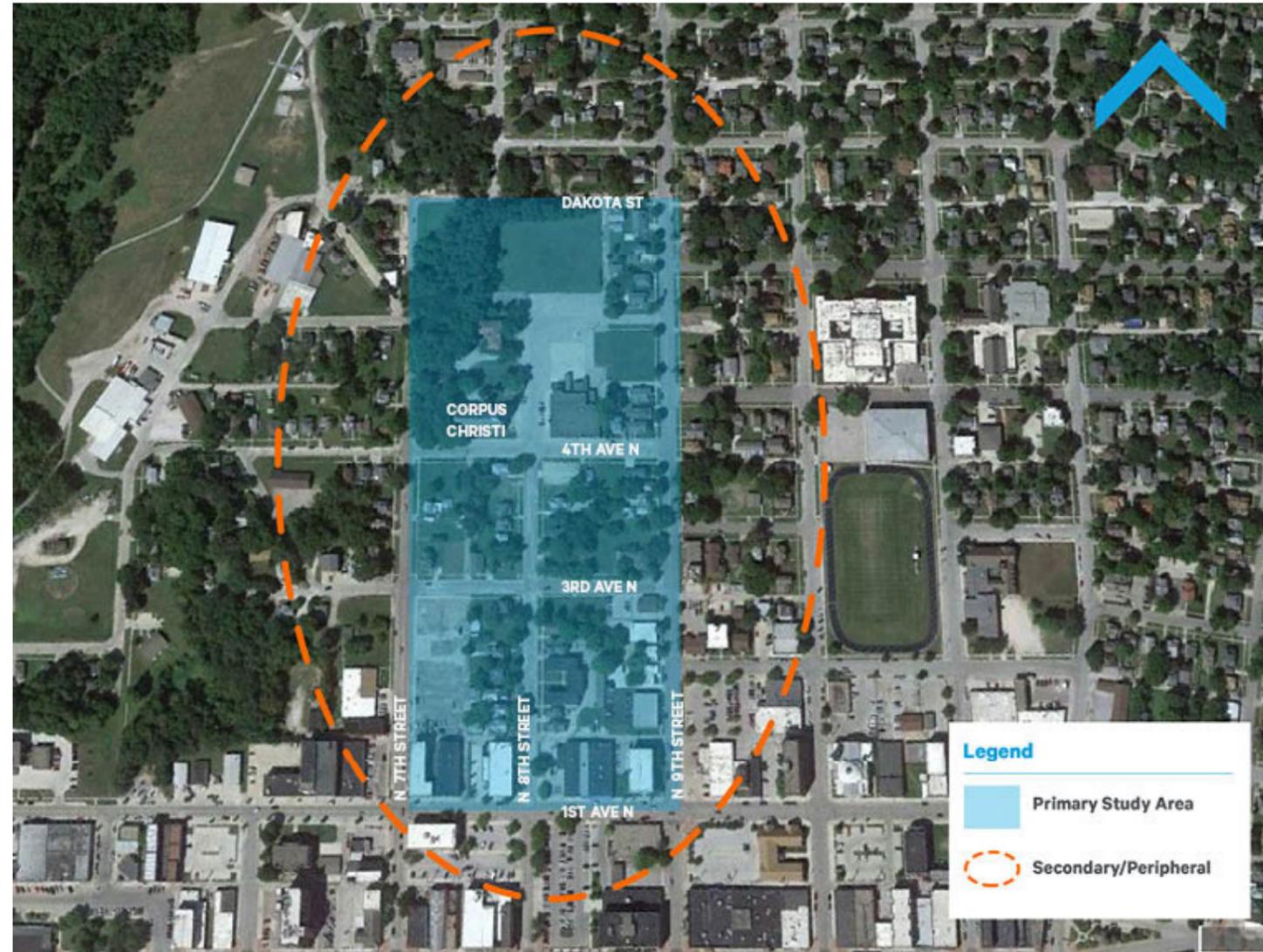
It is at this point we look at existing conditions of a project site, along with any imminent or potential future conditions.

An architectural site analysis will look at issues such as site location, size, topography, zoning, and traffic conditions. The analysis also needs to consider any future developments or changes to the sites surroundings, such as a change of road designations, changing cultural patterns, or other significant building developments within the area.

The appropriate analysis of these elements will initially help determine the placement of buildings, orientation, form and materiality. As projects poceed, the analysis will ensure a cohesive ans sustainable development.

The project’s Site Boundaries, the Surrounding Neighborhood and the Corpus Christi Campus were three substantial evaluations considered when understanding the site and working through the analysis.

The following page goes into more detail regarding the impact of the Surrounding Neighborhood and how to best consider the periphery.



SITE BOUNDARIES:

The existing neighborhood has deteriorated to a point of necessary redevelopment. The existing structures have reached or exceeded their life expectancy, an unavoidable reality of time and the elements. Additionally, the area has developed a perceived stigma, depressing the land values, and exacerbating the speed of deterioration; limiting the ability/incentive for landowners to build, maintain or improve on their properties.

ANALYSIS 1:

To be civically impactful, a significant mass of area needs to be redeveloped; otherwise, the neighborhood revitalization will fall short, resulting in only a short life extension for the area...rather than a rebirth. Further study provides insight to the vision of the future Lincoln Neighborhood.

SURROUNDING NEIGHBORHOOD:

As the vehicular and pedestrian access node to the entire area, the surrounding community is inherently tied to the condition and perception of the circulation region between 7th and 9th streets on the north side of downtown. These two streets serve as the main connections to the northern part of the city, as such, community view is colored by the daily interaction along the route. The visibility of this location is a magnifier of all conditions, positive or negative to the greater city.

ANALYSIS 2:

During analysis it was obvious the site afforded some very clear opportunities featuring: potential for lots of connectivity to surrounding neighborhoods, adjacency to engaged communities / valuable growth, and finally availability to enough developable area to create a strong core.

BEYOND THE BORDERS:

The efforts being put forth on the Lincoln Neighborhood will have impact on the surrounding areas and the greater community of Fort Dodge, providing much needed housing and a vision for broad area impacts beyond a single parcel. The area defined in the master plan does not have hard boundaries which restrict influence on adjacent or nearby properties, impacting public perception, value, and traffic (both pedestrian and vehicular).

The City of Fort Dodge recognizes that there will be further development spurred by the Lincoln Neighborhood Revitalization and will be examining programs, policies, and zoning for select instances both directly adjacent to and impacted by the ever-changing development landscape in the community. Select locations and instances are being surveyed to determine the most vital and viable approach to ensuring the long-term success of each potential candidate and the inherent value to the greater community of Fort Dodge.

Define

STEP 3: REVIEW & ANALYZE THE DATA *(Continued)*

CORPUS CHRISTI CAMPUS:

A significant node of the Lincoln Neighborhood is the Corpus Christi Church & Campus, which have been a part of the Community for well over a century.

The nature of such a structure and institution cannot be completely encapsulated in any degree of statement provided here. Suffice to say that the condition of the historic structures and their eventual evolution will require further study to best determine the course of action to be taken in the future.

ANALYSIS 3:

The plan has been developed in such a way that the structures and campus can be folded into the future of the neighborhood at the appropriate time, while managing to retain the significance to the community.

Phases 3 and 4 will enhance the area surrounding the church and provide for increased safety in both pedestrian and traffic flow, while maintaining the integrity of the site. The location will long hold a strong memory of community gathering, which should be strongly considered as subsequent phases of development occur around the campus.

The growth of the Community and the vision of a renewed downtown corridor will provide a bolstered fabric for the contributions of the campus, in whatever form it may take, in the years and decades to come.



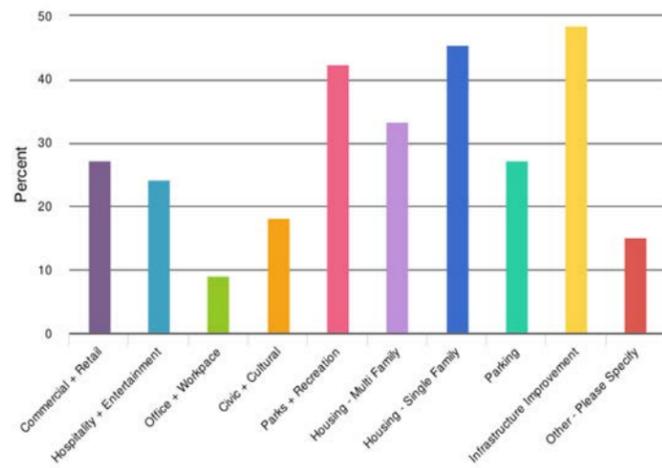
Define

STEP 3: REVIEW & ANALYZE THE DATA *(Continued)*

PRELIMINARY PROGRAM ANALYSIS:

Through the Discovery process, SHYFT was able to document the following scope of work as potential elements for consideration throughout the area identified. The program guides the rest of the design process by identifying and defining the scope intended to help alleviate or solve the problem.

The programming information shared below identifies several high-level categories. The programming data was built off the Surveys Collected, the many community stakeholder meetings held, research and analysis of local/regional studies recently completed, continued collaboration with the City of Fort Dodge, and finally through other current real estate market research.



Which of the following is most needed in the area?

PRELIMINARY PROGRAM SUMMARY:

The Define stage helped to document the overall themes being targeted through the surveys, Stakeholder interviews and community research completed. The information summarizes the feedback provided in regards to the most requested programmatic elements during the market analysis.

While this information informed the preliminary program analysis, this data is always organic in nature, and constantly changing. The categories and data shared here allow for project flexibility throughout this process and life of the proposed redevelopment of this area.

These ideas have been introduced briefly but will be shared in more detail through the Development stage of the work, where you will begin to see a more holistic approach to the program and the start of our conceptual planning.



RESIDENTIAL

- Multi-family
- Town homes
- Single Family Homes
- Senior Housing

RESIDENTIAL
There is a need for workforce, single family housing in the area, both for sale and for rent. There is a current miss in the area on homes ranging in the 800-1200 sf, \$150-\$200K price point. Fort Dodge has very few town homes available and would sell quickly should they come on the market. Market priced, senior housing is also in demand.



COMMUNITY & WELLNESS

- Parks
- Green Space
- Community Garden
- Dog Parks
- Community Art
- Trails
- Recreation

COMMUNITY & WELLNESS
Providing green space that is well lit and provides a safe space for people to enjoy downtown Fort Dodge is in high demand. It is important to clean up and open up the existing green space to create safer areas for residences. Connecting trails to the river trails would be a positive change and allow for a pedestrian friendly neighborhood. In addition to the green space, there is also a need for community or public parking that brings adequate spaces for those nearby downtown businesses.



RETAIL & COMMERCIAL

- Daycare
- Bistro
- Cafe
- Small Event Venue
- Farmers Market

RETAIL & COMMERCIAL
It is important to keep the majority of the Downtown Businesses within the district boundaries of Main Street Fort Dodge, but consider an opportunity for a small cafe or bistro for local businesses and residences to grab lunch or a cup of coffee, as well as a potential daycare for those families located within Lincoln Neighborhood and surrounding areas.



ENTERTAINMENT

- Community Event Space
- Outdoor Theater
- Music Venue

ENTERTAINMENT
An area for large group gatherings is needed in the area. There was positive conversation around bringing an outdoor amphitheater or structured green space to the neighborhood, as well as an indoor venue for weddings and other community events.

Develop

STEP 4: CREATE AND ANALYZE CONCEPTUAL PLANS

Once the groundwork of the previous steps had been laid, the focus switched to creating and analyzing planned potential solutions for review. The goal was to use the information gathered and the defined programmatic elements and be as thorough as possible with potential solutions for consideration.

CONCEPT SITE PLANNING:

Concept plans are an essential part of the initial planning and budgeting phase of all development projects. As discussed earlier in site analysis, Site Planning generally begins by assessing a potential site for development, and eventually a feasibility analysis.

In the evaluation stage of the conceptual plan design process, SHYFT tested, reviewed, and refined the development concepts based on the initial project drivers and goals through our GPS, the conditions of the feasibility study area, and by considering future improvements to serve the area as a whole. In the process of selecting and further defining the best development option, SHYFT analyzed execution risks, formulated potential solution, and reviewed potential investment decisions.

The team worked through a number of concepts (Concept A, B & C), before arriving at the final programming solution that would best fit the future needs of the Lincoln Neighborhood and the community around them. All three concepts took into consideration the same programmatic elements that derived from the previous discovery and define phases. Each of these concepts were developed into three different solutions in regards to an overall site plan.

Concept A was developed based on an initial study that concentrated on the realignment of streets to help with traffic flow and provide updated infrastructure to the area.

Concept B took a less dramatic approach, leaving the existing infrastructure and focusing more on the program to drive the overall change within the neighborhood.

Concept C focuses on bringing a new and positive identity to the neighborhood. Knowing the importance of realigning the streets for ease of traffic flow and bringing a new and positive light to the neighborhood, the impact of creating a boulevard that connects to downtown promotes both of these points of concern. This plan provides opportunities for more lighting, structured green space, connections to the trails and a variety of housing types, as well as neighborhood events, with points of positive activity throughout the area.

Ultimately, Concept C was determined to be the best direction for the project. Concepts A & B can be referenced in more detail within the appendix. Concept C is further refined on the following pages.



2-3 bed, 2-3 bath
1-2 Levels
2 Car Garage
1500 -2000 SF
\$\$\$



2 bed, 2 bath
2 Levels
1-2 Car Garage
1100-1400 SF
\$\$



Existing Corpus Christi



1-2 bed, 1-2 bath
800 - 1100 SF
1-2 levels
Space allowance for garage
\$



2 bed, 2 bath
2 Levels
1-2 Car Garage
1100-1400 SF
\$\$



1-2 Bed, 1-2 Bath
2-3 Level
Surface Parking
600 - 1000 SF
\$\$



Connecting Trail



DRAFT CONCEPT PLAN - CONCEPT C (BOULEVARD)

Sports Field



2 -3 bed, 2 bath
2 Levels
1 - 2 Car Garage
800-1400 SF



Community Center
Daycare



Community Art / Playground



1-2 bed, 1-2 bath
800 - 1100 SF
1-2 levels
Space allowance for garage
\$



2-3 Bed, 1-2 Bath
2-3 Levels
Surface Parking
700-1200 SF
\$\$-\$\$\$



Develop

STEP 4: CREATE AND ANALYZE CONCEPTUAL PLANS *(Continued)*

CONCEPTUAL MASTER PLAN AND PROGRAMMING:

With a concept plan selected, the team is able to develop that plan in more detail and expand on the preliminary program. Knowing the overall direction of the site plan and basis of the program, the develop phase allows for a comprehensive approach to understanding and creating measurable data. This data helps drive a project forward and provides direction for each individual project, ultimately resulting in a Master Plan.

By using a collective solution as opposed to creating a distinct hierarchy of challenges to solve, the feasibility study is able to provide a more holistic answer to the major questions asked in the initial programming phases.

The two diagrams identified below, represent the Lincoln Neighborhood Master Plan and Final Programming.

CONCEPTUAL BUILDING DESIGN:

With the Master Plan and program established, the building design can begin to take shape. When referring to architecture; a concept is an idea, thought or notion that forms the foundation of a design project and one that drives it forward. It becomes the force and identity behind a project's progress and is consistently consulted throughout every stage of its development. SHYFT believes every architectural project should be derived from a concept.

The final concept can come from a vast array of sources & produce a huge amount of variations and outcomes. It is also one of the only consistent elements that follows a project from beginning to end and remains as important at the start as it is at the finish.

Architectural concepts are primarily generated from three key areas;

- The Site - climate, orientation, views, access, context, history, use ...site analysis
- Design brief - client and building requirements, accommodation, and construction budget
- Building typology - Building type and use

An exemplar piece of architectural design will be well rooted & relate to its site and context, thus site analysis plays a huge role in architectural concept generation & development.

The Conceptual Building Design for each of the Lincoln Neighborhood Projects is shared in the following slides and can also be referenced in more detail within the appendix.

FORT DODGE LINCOLN NEIGHBORHOOD - MASTER PLAN



FORT DODGE LINCOLN NEIGHBORHOOD FEASIBILITY STUDY - PROGRAMMING										
Phase #	Project #		Site Area	Building Footprint	Built Area	Total Floors	Unleasable Support Area	Rentable Area	Unit Count	Average Unit Size
I	1	Boulevard on 7th								
		Bldg 1 - West	27600	13409	26818	2	5122	21696	32	678
		Bldg 2 - East	27600	13409	26818	2	5122	21696	32	678
I	2	Block 8								
			15150	6050	27685	5	8000	15000	20	750
II	3	Crestview					2 Car Garage			
		Bldg 1 - South	16000	8348	8004	2	1924	6080	4	1520
		Bldg 1 - North	13000	8348	8004	2	1924	6080	4	1520
II	4	Crossroads					2 Car Garage			
		Bldg 1 - South	12000	8348	8004	2	1924	6080	4	1520
		Bldg 1 - North	12000	8348	8004	2	1924	6080	4	1520
II	5	Cottage Grove					2 Car Garage			
		Bldg 1 - Boulevard South	4725	1380	1430	2	480	950	1	950
		Bldg 2 - Boulevard Central	3510	1380	1430	2	480	950	1	950
		Bldg 3 - Boulevard North	2600	1380	1430	2	480	950	1	950
		Bldg 4 - 820 3rd Ave N	3800	1380	1680	2	480	1200	1	1200
		Bldg 5 - 824 3rd Ave N	3800	1380	1680	2	480	1200	1	1200
		Bldg 6 - 828 3rd Ave N	4200	1380	1680	2	480	1200	1	1200
III	6	View Ridge					2 Car Garage			
		E Bldg 1 - South	10000	8348	7124	2	1924	5200	4	1300
		E Bldg 2 - Center	10000	8348	7124	2	1924	5200	4	1300
		E Bldg 3 - North	10000	8348	7124	2	1924	5200	4	1300
		W Bldg 1 - South	12000	8348	8004	2	1924	6080	4	1520
		W Bldg 2 - South	12000	8348	8004	2	1924	6080	4	1520
		W Bldg 3 - North [Grading Contingent]	12000	8348	8004	2	1924	6080	4	1520
III	7	Corpus Park								
IV	8	789 CIRCLE								
IV	9	FUTURE CAMPUS VISION								

Develop

STEP 4: CREATE AND ANALYZE CONCEPTUAL PLANS *(Continued)*

CONCEPTUAL MASTER PLAN & PROGRAM:

FINAL MASTER PLAN

PROGRAMATIC KEY

- MULTI-FAMILY RESIDENTIAL APARTMENTS
- MULTI-FAMILY RESIDENTIAL TOWNHOMES
- SINGLE FAMILY RESIDENTIAL
- FUTURE AMENITIES
- STRUCTURED GREEN SPACE



PROJECT OPPORTUNITIES

- | | |
|--------------------|------------------------|
| 1 BOULEVARD ON 7TH | 6 VIEW RIDGE |
| 2 BLOCK 8 | 7 CORPUS PARK |
| 3 CRESTVIEW | 8 789 CIRCLE |
| 4 CROSSROADS | 9 FUTURE CAMPUS VISION |
| 5 COTTAGE GROVE | |

Develop

STEP 4: CREATE AND ANALYZE CONCEPTUAL PLANS *(Continued)*

CONCEPTUAL MASTER PLAN PROJECTS:

Together, the combined impact of the projects in the Lincoln Neighborhood revitalization plan will be much greater than the sum of individual parts, providing both a vision and road map for the area and benefit to the whole of Fort Dodge. The programmatic elements are largely centered around providing market rate options that are affordable, right sized, varied and aesthetically appropriate for the neighborhood. In order for these projects to be successful, the infrastructure, landscape, and overall perception of the area will undergo a dramatic transformation from the currently existing conditions. These design visuals are only suggestions to be further studied and fuel development in the Lincoln Neighborhood.

PROJECT 1 - BOULEVARD ON 7TH

A pair of market rate apartments to provide affordable, right-sized housing opportunities for a wide array of potential demographics. The proximity to downtown and being directly adjacent to the enhanced North/South axis ensures easy access to the surrounding community. 27,600 SF each, they are schematically designed to provide 32 single bedroom units per building for a total of 55,200 SF and 64 Apartments with a height of 2 stories. Parking on-site is provided for the development and is a development targeted for private funds.

PROJECT 2 - BLOCK 8

Providing a key element to the development plan, this project is targeted at young professionals and those seeking a model that is a bit different than the single-family model which is largely available in the area. The 5-story 27,685 SF building which provides 20 units which vary in size from 700-900 SF with additional building amenity space on the first floor. The compact footprint allows for a significant amount of green space to be provided to the south as community pocket park and surface parking for adjacent downtown buildings. It will be developed with private funds.

PROJECT 3 - CRESTVIEW

For those seeking the size of a single-family home and two-car garage, but not the cost of maintaining an individual lot, the town home is an excellent option. These 4-unit buildings have individual entries and two-car garages, with off-street access for safe circulation. Compact lots and shared yards are complimented by adjacent public park space, reducing individual cost to market and overall affordability. Individual units are between 1,300-1,600 SF each [2-3 Bedroom] + garage for a total of 8,000 SF per block & 16,000 SF for this project. Private development funds are targeted for this location.

PROJECT 4 - CROSSROADS

Directly flanking the new 8th Street boulevard, these units provide a steppingstone between the single-family residences and the larger apartment buildings + downtown to the south. These 4-unit buildings have individual entries and two-car garages, with off-street access for safe circulation. Larger lots and frontage on the pedestrian walkway give these units particular opportunity for prominence in the overall development. Individual units are between 1,300-1,600 SF each [2-3 Bedroom] + garage for a total of 8,348 SF per block & 16,696 SF for this project. Private development funds are targeted for this location.

PROJECT 5 - COTTAGE GROVE

Blending between the new higher-density development and the existing community fabric are a collection of single-family homes with attached garages. These homes utilize some of the more challenging lots created when planning for the potential future roadway revision. With compact footprints of just 950-1,200 SF for each house, these can be developed up to 2-stories with a livable area of up to 1,200 SF and 4 bedrooms, depending on market demands. The limiting factor will be the dedication of a single two-car garage per footprint. Immediate adjacency to public green space and off-street access is designed for each of the 6 total lots. Private development funds are intended for these site locations.

PROJECT 6 - VIEW RIDGE

The final phase of the residentially focused redevelopment provides a unique opportunity to “flex” with the market needs and take advantage of the hilltop location, overlooking the river valley. As 7th street falls to meet the river, the extent of constructable land will be greatly determined by the development market and the needs of the community at the time juncture. The eastern line of housing is developable as the site currently exists, but with the potential re-grading for the roadway infrastructure and active management of the existing grove, additional land may prove to be viable.

The primary target option is to provide town homes as a means of developing efficient and right-sized homes at a density blend between the adjacent historic homes to the north and the newly built Crossroads to the south. With prominent visibility, off-street garage access, direct adjacency to both the A-Spire Bistro and community green space; this location provides an excellent opportunity to book-end the development on the north edge. With livable area varying from 1,300-1,520 SF per unit + two-car garage, these units are ideally suited to families seeking adjacency to downtown, the primary North/South circulation arteries, and a family friendly environment. 24,000-48,000 SF of potential residential construction, depending on the phasing of roadway grading and infrastructure; development funds are intended to be private or public/private as part of the roadway development.

PROJECT 7 - CORPUS PARK

Providing the soft edge of the development on the north border will be a green space, structured for recreation fields [regulation football dimensions] as a community park. The adjacency to the proposed Community Center make this location an ideal candidate for right-sized community events.

PROJECT 8 - 789 CIRCLE

The final phase of the development plan is to provide a safe and effective crossroads for the primary N/S roadways in the Downtown core. Although the major change will be to the vehicular experience, the project will also enable a safer and more friendly pathway for pedestrian and cycling connection to the river trails to the north of Downtown. By providing a safe, well-lit, and manicured corridor, the infrastructure construction will promote a stronger connection to the north; accented by pocket parks and curated moments for the greater community.

PROJECT 9 - FUTURE CAMPUS VISION

As with any project of scale, there will be continued influence on the area long after the initial effort has ended. Some of those changes can be anticipated, one of which is the integration of the Corpus Christi Community Center. Although currently being utilized, the anticipation is that this building may continue to serve the area in a similar yet adapted capacity in the coming years.

Other effects of the redevelopment process are less predictable, yet similar projects tell us that the influx of new capital, densified housing, additional amenities, and public perception improvement will yield benefits. Particularly, those immediately adjacent or pathway linked parcels will see a greater level of influence and attention over decades to come.

Develop

STEP 4: CREATE AND ANALYZE CONCEPTUAL PLANS *(Continued)*

CONCEPT BUILDING DESIGN

PROJECT 1 - BOULEVARD ON 7TH



1-2 Bed, 1 Bath
Avg. Unit Size: 678 SF
64 Units
2 Buildings
2 Stories
Surface Parking

A pair of market rate apartments to provide affordable, right-sized housing opportunities for a wide array of potential demographics. The proximity to downtown and being directly adjacent to the enhanced North/South axis ensures easy access to the surrounding community. 27,600 SF each, they are schematically designed to provide 32 single bedroom units per building for a total of 55,200 SF and 64 Apartments with a height of 2 stories. Parking on-site is provided for the development and is a development targeted for private funds.



Develop

STEP 4: CREATE AND ANALYZE CONCEPTUAL PLANS *(Continued)*

CONCEPT BUILDING DESIGN

PROJECT 2- BLOCK 8



1-2 Bed, 1 Bath
Avg. Unit Size: 700-900 SF
20 Units
1 Building
5 Stories
Surface Parking

Providing a key element to the development plan, this project is targeted at young professionals and those seeking a model that is a bit different than the single-family model which is largely available in the area. The 5-story 27,685 SF building provides 20 units which vary in size from 700-900 SF with additional building amenity space on the first floor. The compact footprint allows for a significant amount of green space to be provided to the south as community pocket park and surface parking for adjacent downtown buildings. It will be developed with private funds.



Develop

STEP 4: CREATE AND ANALYZE CONCEPTUAL PLANS *(Continued)*

CONCEPT BUILDING DESIGN

PROJECT 3 - CRESTVIEW



2-3 Bed, 2 Bath
Avg. Unit Size: 1,300-1,600 SF
8 Units
2 Buildings
2 Stories
1-2 Car Garage

For those seeking the size of a single-family home and two-car garage, but not the cost of maintaining an individual lot, the town home is an excellent option. These 4-unit buildings have individual entries and two-car garages, with off-street access for safe circulation. Compact lots and shared yards are complimented by adjacent public park space, reducing individual cost to market and overall affordability. Individual units are between 1,300-1,600 SF each [2-3 Bedroom] + garage for a total of 8,000 SF per block & 16,000 SF for this project. Private development funds are targeted for this location.



Develop

STEP 4: CREATE AND ANALYZE CONCEPTUAL PLANS *(Continued)*

CONCEPT BUILDING DESIGN

PROJECT 4 - CROSSROADS



2-3 Bed, 2 Bath
Avg. Unit Size: 1,300-1,600 SF
8 Units
2 Buildings
2 Stories
1-2 Car Garage

Directly flanking the new 8th Street boulevard, these units provide a steppingstone between the single-family residences and the larger apartment buildings + downtown to the south. These 4-unit buildings have individual entries and two-car garages, with off-street access for safe circulation. Larger lots and frontage on the pedestrian walkway give these units particular opportunity for prominence in the overall development. Individual units are between 1,300-1,600 SF each [2-3 Bedroom] + garage for a total of 8,348 SF per block & 16,696 SF for this project. Private development funds are targeted for this location.



Develop

STEP 4: CREATE AND ANALYZE CONCEPTUAL PLANS *(Continued)*

CONCEPT BUILDING DESIGN PROJECT 5 - COTTAGE GROVE



2-4 Bed, 2-3 Bath
Avg. Unit Size: 950-1,200 SF
6 Units
6 Buildings
1-2 Stories
0-2 Car Garage

Blending between the new higher-density development and the existing community fabric are a collection of single-family homes with attached garages. These homes utilize some of the more challenging lots created when planning for the potential future roadway revision. With compact footprints of just 950-1,200 SF for each house, these can be developed up to 2 stories with a livable area of up to 1,200 SF and 4 bedrooms, depending on market demands. The limiting factor will be the dedication of a single two-car garage per footprint. Immediate adjacency to public green space and off-street access is designed for each of the 6 total lots. Private development funds are intended for these site locations.



Develop

STEP 4: CREATE AND ANALYZE CONCEPTUAL PLANS *(Continued)*

CONCEPT BUILDING DESIGN

PROJECT 6 - VIEW RIDGE



2-3 Bed, 2-3 Bath
Avg. Unit Size: 1,300-1,520 SF
24 Units
5-6 Buildings
2 Stories
Two-Car Garage

With prominent visibility, off-street garage access, direct adjacency to both the A-Spire Bistro and community green space; this location provides an excellent opportunity to book-end the development on the north edge. With livable area varying from 1,300-1,520 SF per unit + two-car garage, these units are ideally suited to families seeking adjacency to downtown, the primary North/South circulation arteries, and a family friendly environment. 24,000-48,000 SF of potential residential construction, depending on the phasing of roadway grading and infrastructure; development funds are intended to be private or public/private as part of the roadway development.



Develop

STEP 4: CREATE AND ANALYZE CONCEPTUAL PLANS *(Continued)*

CONCEPT BUILDING DESIGN

PROJECT 7 - CORPUS PARK



Providing the soft edge of the development on the north border will be a green space, structured for recreation fields [regulation football dimensions] as a community park. The adjacency to the A-Spire Bistro and existing Community Center make this location an ideal candidate for right-sized community events.

The eventual size and amenity of the park space would be contingent on the grading, development and available property at the time of the park's establishment. Adjacent to the existing Corpus Park, the evaluation and next evolution of those structures will play heavily into this park and what the biggest advantage is at that point of community development.

In any iteration, the vision would be to provide flexible community greenspace as an amenity to the whole of the region.



Develop

STEP 4: CREATE AND ANALYZE CONCEPTUAL PLANS *(Continued)*

CONCEPT BUILDING DESIGN

PROJECT 8 - 789 CIRCLE



Infrastructure
Pedestrian Pathways
Pocket Parks

The final phase of the development plan is to provide a safe and effective crossroads for the primary N/S roadways in the Downtown core. Although the major change will be to the vehicular experience, the project will also enable a safer and more friendly pathway for pedestrian and cycling connection to the river trails to the north of Downtown. By providing a safe, well-lit, and manicured corridor, the infrastructure construction will promote a stronger connection to the north; accented by pocket parks and curated moments for the greater community.

See the following pages for cost model projected for site infrastructure design as a civic project.



Develop

STEP 5: PREPARE CONCEPT PLAN DATA (Continued)

PROJECT BUDGETING:

The Project Budget is a tool used by project managers to estimate the total cost of a project. A project budget includes an estimate of varying detail of costs that are likely to be incurred before the project is complete. Due to a continually changing economy the budget is regularly updated over the course of the project.

The Project Budget for this Study is broken into Private Development and Public Improvements. While there may be more or less expenses incurred as the project proceeds, this initial budget helps all entities plan for the development in its appropriate phases, which are discussed on the following pages.

Private Development:

The table below identifies the anticipated cost of each Project and Phase of the Development. Total Anticipated Costs are as follows:

- Phase I Private Development: \$8,991,365
- Phase II Private Development: \$4,502,040
- Phase III Private Development: \$1,255,575
- Phase IV Private Development: \$6,096,840

Public Improvements:

Preliminary cost estimates for the roadway design, construction, and utility upgrades were developed by Snyder and Associates in 2019 and are broken down by phase as follows:

- Phase I Public Improvements: \$750,000
- Phase II Public Improvements: \$650,000
- Phase IV Public Improvements: \$3,600,000



FORT DODGE LINCOLN NEIGHBORHOOD FEASIBILITY STUDY - PROGRAMMING																								
Project Phase	Project Number	Project Name	Site Area	Site Dev Per SF	Building Footprint	Built Area	Total Floors	Unleasable Support Area	Build Cost Per SF	Unleasable \$ Support Cost	Leasable Amenity Space	Build Cost Per SF	Leasable Amenity Cost	Rentable Area	Unit Count	Average Unit Size	Build Cost / SF	\$ Per Unit	Rentable Build Cost Per SF	Total Building Cost Per SF	Site Const. Cost Per SF	Total Est. Cost Per Bldg	Est. Cost Per Unit	Est. Project Cost
I	1	Boulevard on 7th																						Boulevard on 7th
		Bldg 1 - West	27600	\$30	13409	26818	2	5122	\$95	\$486,590	0	\$0	\$0	21696	32	678	\$100	\$67,800	\$2,169,600	\$2,656,190	\$425,730	\$3,081,920	\$96,310	\$6,163,840
		Bldg 2 - East	27600	\$30	13409	26818	2	5122	\$95	\$486,590	0	\$0	\$0	21696	32	678	\$100	\$67,800	\$2,169,600	\$2,656,190	\$425,730	\$3,081,920	\$96,310	
I	2	Block8									L1 Amenity													Block8
			15150	\$30	6050	27685	5	8000	\$75	\$600,000	4685	\$65	\$304,525	15000	20	750	\$110	\$82,500	\$1,650,000	\$2,554,525	\$273,000	\$2,827,525	\$141,376	\$2,827,525
II	3	Crestview						2 Car	Each															Crestview
		Bldg 1 - South	16000	\$35	8348	8004	2	1924	\$85	\$163,540	0	\$0	\$0	6080	4	1520	\$125	\$190,000	\$760,000	\$923,540	\$267,820	\$1,191,360	\$297,840	\$2,277,720
		Bldg 1 - North	13000	\$35	8348	8004	2	1924	\$85	\$163,540	0	\$0	\$0	6080	4	1520	\$125	\$190,000	\$760,000	\$923,540	\$162,820	\$1,086,360	\$271,590	
II	4	Crossroads						2 Car	Each															Crossroads
		Bldg 1 - South	12000	\$35	8348	8004	2	1924	\$85	\$163,540	0	\$0	\$0	6080	4	1520	\$135	\$205,200	\$820,800	\$984,340	\$127,820	\$1,112,160	\$278,040	\$2,224,320
		Bldg 1 - North	12000	\$35	8348	8004	2	1924	\$85	\$163,540	0	\$0	\$0	6080	4	1520	\$135	\$205,200	\$820,800	\$984,340	\$127,820	\$1,112,160	\$278,040	
II	5	Cottage Grove						2 Car	Each															Cottage Grove
		Bldg 1 - Boulevard South	4725	\$25	1380	1430	2	480	\$65	\$31,200	0	\$0	\$0	950	1	950	\$110	\$104,500	\$104,500	\$135,700	\$83,625	\$219,325	\$219,325	\$1,255,575
		Bldg 2 - Boulevard Central	3510	\$25	1380	1430	2	480	\$65	\$31,200	0	\$0	\$0	950	1	950	\$110	\$104,500	\$104,500	\$135,700	\$53,250	\$188,950	\$188,950	
		Bldg 3- Boulevard North	2600	\$25	1380	1430	2	480	\$65	\$31,200	0	\$0	\$0	950	1	950	\$110	\$104,500	\$104,500	\$135,700	\$30,500	\$166,200	\$166,200	
		Bldg 4 - 820 3rd Ave N	3800	\$25	1380	1680	2	480	\$65	\$31,200	0	\$0	\$0	1200	1	1200	\$110	\$132,000	\$132,000	\$163,200	\$60,500	\$223,700	\$223,700	
		Bldg 5 - 824 3rd Ave N	3800	\$25	1380	1680	2	480	\$65	\$31,200	0	\$0	\$0	1200	1	1200	\$110	\$132,000	\$132,000	\$163,200	\$60,500	\$223,700	\$223,700	
		Bldg 6 - 828 3rd Ave N	4200	\$25	1380	1680	2	480	\$65	\$31,200	0	\$0	\$0	1200	1	1200	\$110	\$132,000	\$132,000	\$163,200	\$70,500	\$233,700	\$233,700	
III	6	View Ridge						2 Car	Each															View Ridge
		E Bldg 1 - South	10000	\$35	8348	7124	2	1924	\$85	\$163,540	0	\$0	\$0	5200	4	1300	\$125	\$162,500	\$650,000	\$813,540	\$57,820	\$871,360	\$217,840	\$6,096,840
		E Bldg 2 - Center	10000	\$35	8348	7124	2	1924	\$85	\$163,540	0	\$0	\$0	5200	4	1300	\$125	\$162,500	\$650,000	\$813,540	\$57,820	\$871,360	\$217,840	
		E Bldg 3 - North	10000	\$35	8348	7124	2	1924	\$85	\$163,540	0	\$0	\$0	5200	4	1300	\$125	\$162,500	\$650,000	\$813,540	\$57,820	\$871,360	\$217,840	
		W Bldg 1 - South	12000	\$55	8348	8004	2	1924	\$85	\$163,540	0	\$0	\$0	6080	4	1520	\$125	\$190,000	\$760,000	\$923,540	\$200,860	\$1,124,400	\$281,100	
		W Bldg 2 - South	12000	\$55	8348	8004	2	1924	\$85	\$163,540	0	\$0	\$0	6080	4	1520	\$125	\$190,000	\$760,000	\$923,540	\$200,860	\$1,124,400	\$281,100	
		W Bldg 3 - North [Grading Contingent]	12000	\$85	8348	8004	2	1924	\$85	\$163,540	0	\$0	\$0	6080	4	1520	\$125	\$190,000	\$760,000	\$923,540	\$310,420	\$1,233,960	\$308,490	
III	7	Corpus Park																						Corpus Park
IV	8	789 Circle																						789 Circle
IV	9	Future Campus Vision																						Future Campus Vision

STEP 6: PROJECT IMPLEMENTATION

LINCOLN NEIGHBORHOOD GOALS

Core: Redevelop the core Lincoln Neighborhood in its entirety

- Prioritize property assembly based on identified phasing
- Prioritize and incorporate public improvements into the City's Capital Improvements Planning
 - Ensure maintenance of improvements is deciphered during design
- Continue the use of tax incentives such as tax abatement and tax increment financing to support
- Utilize Planned Development to support a flexible subdivision
 - Update the City's Planned Development Code
- Promote homeowners associations that include standards and procedures for park maintenance within their by-laws*
 - Coordinate park ownership and/or standards with the City's Parks, Recreation, and Forestry Department
- Increase trail connectivity across 8th to 9th and 7th Streets

Periphery: Protect and Enhance Neighboring Properties

- Review and amend current residential zoning districts to promote reinvestment*
 - Consider a downsizing to protect single family homes
- Develop programs and incentives to support housing rehabilitation and maintenance*
 - Research and procure outside grant funding for residential maintenance and rehabilitation.
 - Assess the impacts and benefits of residential tax rebates for homes that undergo rehabilitation.
- Establish a residential infill program that supports investment in new housing that is compatible with the surrounding context*
 - Identify and demolish compromised, unsound, and abandoned residential buildings*
 - Offer residential incentives for new development or infill development that meets specific neighborhood character standards*
- Utilize code enforcement as a means of improving housing conditions and encouraging rehabilitation*
 - Establish code enforcement fines and consider performance fines where a portion of the paid code violation citations, once compliance is achieved, are reimbursed to property owner.*
- Increase trail connectivity across 8th to 9th and 7th Streets



*Identified in the City's Comprehensive Plan: Re-Envision 2030

Deliver

STEP 6: PROJECT IMPLEMENTATION *(Continued)*

PHASE I:

Establish the new boulevard for 8th Street and the bike path cross section. This will signal the City's commitment to the revitalization of the area.

The initial construction in the area will provide a mixture of multi-family residential, parking, and green space to emphasize the north-south axis of the coming project phases.

PHASE II:

Expansion of the project to the north and the addition of different types of housing will bolster other development in the area. The townhouses provide an opportunity for ownership with minimal maintenance and immediate amenities.

The single-family homes create a blended edge on the east side of the new boulevard, as stepping stones to the existing single-family neighborhood.

PHASE III:

Anchoring the north end of the axis is the open green space for the community and immediately adjacent housing opportunities, depending on the final grading of the area.

The housing on the ridge will need to be evaluated with the upcoming roadway design in order to provide the greatest asset to the community, while mitigating construction cost of both roadway and hillsides.

PHASE IV:

The civic improvements and roadway are the final portion of the development to occur in the Lincoln Neighborhood. By phasing in development over the course of years, groundwork is prepared for the merging of the 3 primary north/south roads. Due to the level of utility work required to complete the final phase, some costs will be spread across initial build Phases I-III. The final step being the integration of the traffic circle and the new circulation to the greater community.



PHASE I



PHASE II



PHASE III



PHASE IV

Deliver

STEP 6: PROJECT IMPLEMENTATION *(Continued)*



PHASE I

The first Phase of the overall development project is a gambit to build momentum for the future phases. Downtown is comprised of mid-rise buildings, primarily businesses with apartments above. These historic buildings offer the easy adjacency of a walkable downtown but lack the market-rate fit/finish of newer developments outside of the city core. The first two projects bring a critical mass of modern apartment living and a balance of soft green space to enhance the pedestrian experience, while providing critical supplementary parking for the existing downtown businesses directly to the south.

A significant part of revitalizing an area, transforming perception, and reducing the incidents of crime is to provide a positive pedestrian experience. The addition of a boulevard along 8th street, structured green space and well-lit parking/street-ways sets a tone for the development of future phases. A successful urban experience is driven by the pedestrian experience on foot and via bicycle, through a variety of structured and soft green pocket parks, but always well-lit and utilizing open view corridors.



PROJECT 1 : BOULEVARD ON 7TH

Conceived as a market-rate apartment with the flexible ability to be targeted as modern senior living, the location of the project in proximity to downtown businesses, will provide a boost of pedestrian activity. A mixture of age groups in overall development will ensure that there are levels of activity & visibility taking place at all times of day, increasing overall safety and positive community presence.

- Multi-Family Senior Housing + Amenity
- New - Two, 2-Story Buildings (West + East)
- Total Site Area: 55,200 SF
- Total Built Area: 53,636 SF
- Estimated Project Cost: \$6,163,840



PROJECT 2 : BLOCK 8

Targeted at the opposite end of the demographic spectrum from Boulevard on 7th, this project is focused on providing the modern, amenity supplemented living experience which appeals to a younger group of tenants. The first level is intended to provide point services such as a fitness center, bicycle storage, community/social space, and a limited public hospitality face such as a small coffee shop.

- Multi-Family Housing + Amenity
- New - 5-Story Building
- Total Site Area: 15,150 SF
- Total Built Area: 27,685 SF

Deliver

STEP 6: PROJECT IMPLEMENTATION *(Continued)*



PHASE II

Transitioning from the density of downtown and the larger apartment blocks in the initial phase, opportunities for individual ownership are a key component to longevity of an area. When personally invested in a neighborhood, people become a community. To provide an appropriate variety for involvement, there are a variety of town homes and single-family residences envisioned as intermingled with pocket parks and structured pedestrian streetscape. Although shown as primarily town homes for this iteration, the actual mix of development will likely be driven by market demands at the time of construction.



PROJECT 3: CRESTVIEW

7th Street begins to fall in elevation, north of 3rd Ave, beginning the transition down to the river bottom. The change in elevation presents an opportunity to provide stepped town homes, potentially with split walkouts. This location represents the figurative and literal transition of the site, both in terms of elevation and housing typology. Depending on the market demands, these sites are potential for either townhouse or single-family residences.

- Multi-family Town homes
- New - Two, 2-Story Buildings (North + South)
- Total Site Area: 29,000 SF
- Total Built Area: 16,008 SF
- Estimated Project Cost: \$2,277,720



PROJECT 4: CROSSROADS

At the center of the development is a pair of mirrored opportunities which flank the new boulevard and provide the backdrop for the future traffic circle that will provide a clear pathway from north to south through downtown. With off-street parking and a generous landscape buffer, these townhouses are a soft entry into the density of downtown. In the interim period from Phase 2 until 4, the right-of-way for the future circulation will create pocket parks for the community on the corners of 8th Street and 4th Ave.

- Multi-family Town homes
- New - Two, 2-Story Buildings (North + South)
- Total Site Area: 24,000 SF
- Total Built Area: 16,008 SF
- Estimated Project Cost: \$2,224,320

STEP 6: PROJECT IMPLEMENTATION *(Continued)*



PHASE II



PROJECT 5 : COTTAGE GROVE

The opportunity for single-family residences has always been envisioned as part of the revitalization of the Lincoln Neighborhood. The desire to retain the existing houses on this block and compliment them with new construction of similar typology is a blending point for the new & old, as well as a transition to the larger townhouses and apartments to the south.

- Single Family Cottages
- New - Six, 2-Story Buildings
- Total Site Area: 22,635 SF
- Total Built Area: 9,330 SF
- Estimated Project Cost: \$1,255,575

STEP 6: PROJECT IMPLEMENTATION *(Continued)*



PHASE III

The final phase of the targeted rehabilitation will tie the whole of the project together and integrate the new neighborhood into the community fabric by diverting traffic down the new boulevard. 8th Street continues to the south, which has been intentionally designed without any street parking and no stop signs to keep traffic flowing through those blocks. Since 7th and 9th Streets continue to the north portions of the City and 8th is the southern through-street, this realignment will provide for an overall increased traffic flow in this area of the city.

Civic infrastructure work will be phased in conjunction with the adjacent/associated site work to provide the least amount of disruption, while providing the best value to the Community and the rehabilitation of the Lincoln Neighborhood.



PROJECT 6: VIEW RIDGE

As the site work is balanced out, there will be an arbor survey taken along the 7th Street hillside, to determine the viability of retaining any specimen trees. Pending those results, the ridge re-design will provide a level of direction for cut/fill available locally and a benchmark for the density of construction. In the schematic plans, the highest density is shown, with the understanding that this is unlikely to be the case unless an ideal analysis is returned from the site analysis team. This neighborhood can take unique advantage of the topography, utilizing stepped plans to the west.

- Multi-family, Town homes
- New - Six, 2-Story Buildings
- Total Site Area: 66,000 SF
- Total Built Area: 45,384 SF
- Estimated Project Cost: \$6,096,840



PROJECT 7: CORPUS PARK

The greenspace is intended to be undertaken as a City park, to provide an amenity to both the new development and the surrounding residential district. A structured greenspace in this location will provide an open end to the new boulevard axis, grounds for community events, and complimentary program to the existing Community Center building.

- Community + Wellness, Structured Green Space
- Sports Field

Deliver

STEP 6: PROJECT IMPLEMENTATION *(Continued)*



PHASE IV DEVELOPMENT OPPORTUNITIES:

The final phase will tie the whole of the project together and integrate the new neighborhood into the community fabric by diverting traffic down the new boulevard. 8th Street continues to the south, which has been intentionally designed without any street parking and no stop signs to keep traffic flowing through those blocks. Since 7th and 9th Streets continue to the north portions of the City and 8th is the southern through-street, this realignment will provide for an overall increased traffic flow in this area of the city.



PROJECT 8: 789 CIRCLE

The infrastructure of the traffic circle/roundabout is designed to provide an enhanced experience for both vehicular and pedestrian traffic; while addressing the desire to provide a bike lane which connects north out of downtown, to the river. By ending with this phase of the work, the emphasis remains on the immediate need of residential housing, while sequentially building the boulevard and supporting streetways. The addition of this program element punctuates the importance of this development to the greater fabric of the city.

- Infrastructure Improvements, Roundabout + Boulevard
- Realignment into 8th Street + Bike Trails
- Civil Services, Roadway Infrastructure
- Streetscape, Landscaping & Site Lighting



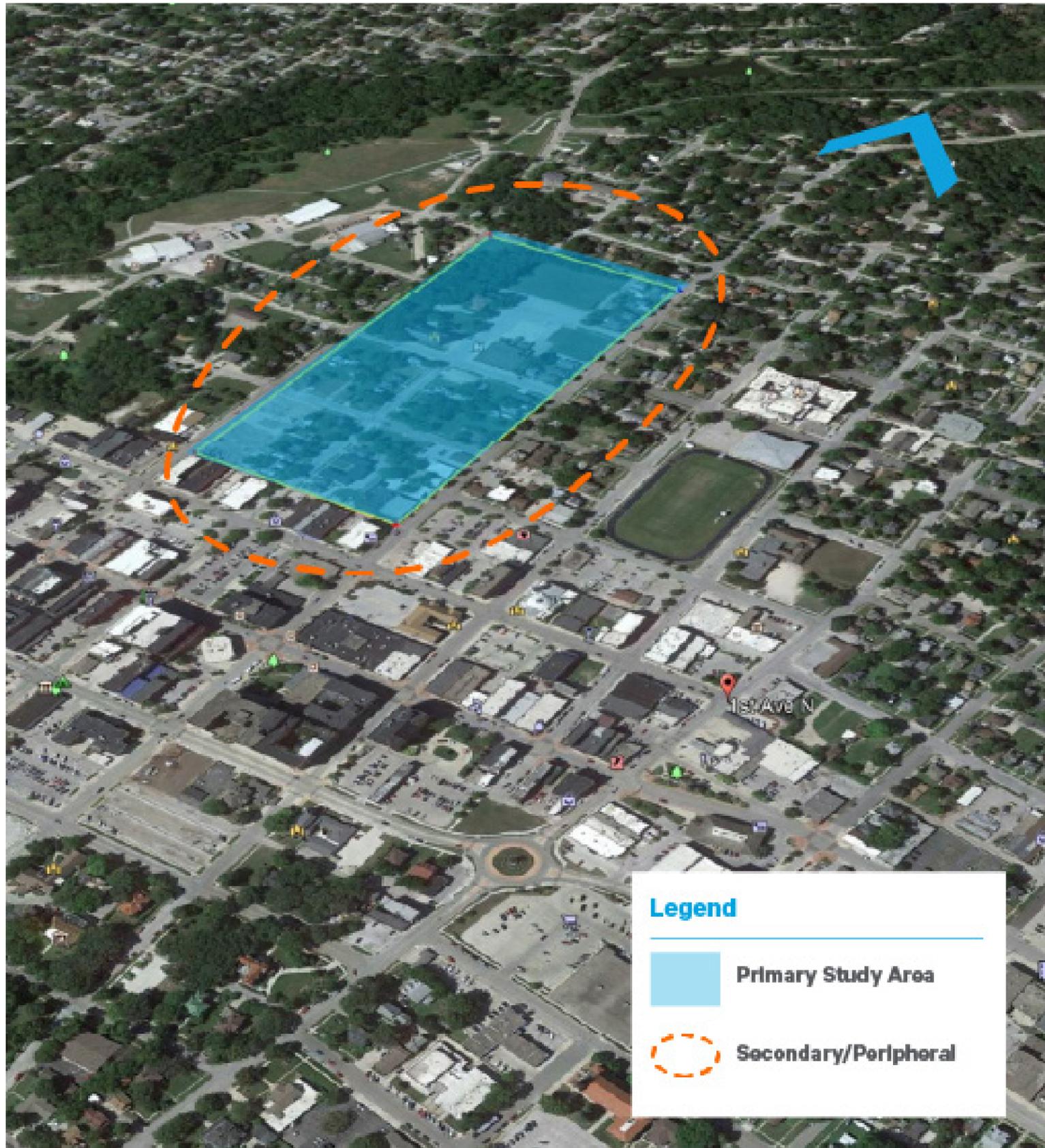
PROJECT 9: FUTURE CAMPUS VISION

The first designated projects will have a ripple effect on the surrounding community, spurring additional development as property values and perception of the area change. Existing structures, such as the Corpus Christi Community Center, will likely see a second life. Other parcels which are under built or underutilized will see new development with such a critical mass of improvement happening at a key location.

The joint development between the individual parcels and the roadway/civil site design/community amenity rehabilitation would be undertaken and executed together as possible.

See the following information, illustrating the potential projected cost of the roadway and city infrastructure work associated with this area of study.

Thank you!



Lincoln Neighborhood

Feasibility Study - Appendix

PREPARED FOR:

The City of Fort Dodge

April 28, 2022

Appendix

TABLE OF CONTENTS

Section 1: Leadership Visioning Session

Section 2: Survey Results

Section 3: Stakeholder Interviews

Section 4: Site Analysis

Section 5: Precedents

Section 6: Conceptual Studies and Program

SECTION 01

Leadership Visioning Session

Leadership Visioning Session Deliverables

LEADERSHIP VISIONING

EXERCISE

The leadership team was asked to write down their individual goals for the Lincoln Neighborhood project. Below is the list of Project Goals that were discussed as a group, in no specific order.

PROJECT GOALS

1. Bring life back into the neighborhood
2. Solution for the church campus
3. Better connection to downtown
4. Image improvement / Lighting
5. Compliment the downtown
6. Housing Variety / Need
7. Reduce Crime
8. Redevelopment Plan
9. Incorporate Recreation / Trails / Dual purpose connections
10. Policies & Resources surrounding the neighborhood
11. Improve Quality of Housing Style / Appropriate Housing
12. Infrastructure improvements
13. Maintain the history
14. Walk-ability / Pedestrian Friendly
15. Finding the right neighborhood programming

GUIDING PROJECT STATEMENTS (GPS)

1. Understand opportunities for revitalization, and prioritize public improvements to spur reinvestment into the neighborhood.
2. Rejuvenate and enhance the neighborhood to support the historic downtown.
3. Build public & private partnerships.
4. Identify current and future resources.
5. Develop a space that builds on the history and character of the neighborhood.

EXERCISE

The leadership team was broken out into four groups. Each individual group ranked the list of project goals, from highest priority to lowest priority. Below these rankings are broken down into Tier1 - Tier 4. Tier 1, being the highest group priority and Tier 4 being the lowest.

OVERALL TEAM RANKING FOR PROJECT GOALS

TIER 1 - TIER 4 = Identifies the range in total rankings

1 - 16 = Highest Team Ranking - Lowest Team Ranking

- | | |
|---|-------------------------|
| 1. Redevelopment Plan | TIER 1 (12 - 18) |
| 2. Solution for the church campus | |
| 3. Housing Variety | |
| <hr/> | |
| 4. Reduce Crime | TIER 2 (21 - 30) |
| 5. Compliment the Downtown | |
| 6. Bring Life back to the Neighborhood | |
| 7. Image Improvement / Lighting | |
| 8. Better Connection to Downtown | |
| 9. Improve Quality of Housing Style / Appropriate Housing | |
| <hr/> | |
| 10. Infrastructure Improvements | TIER 3 (41-53) |
| 11. Recreation / Incorporate Trails / Dual Purpose | |
| 12. The Right Neighborhood Programming | |
| 13. Surrounding Policies & Resources | |
| 14. Walk-ability / Pedestrian Friendly | |
| 15. Maintain the History | |
| <hr/> | |
| 16. Bring Art into the neighborhood | TIER 4 (64) |

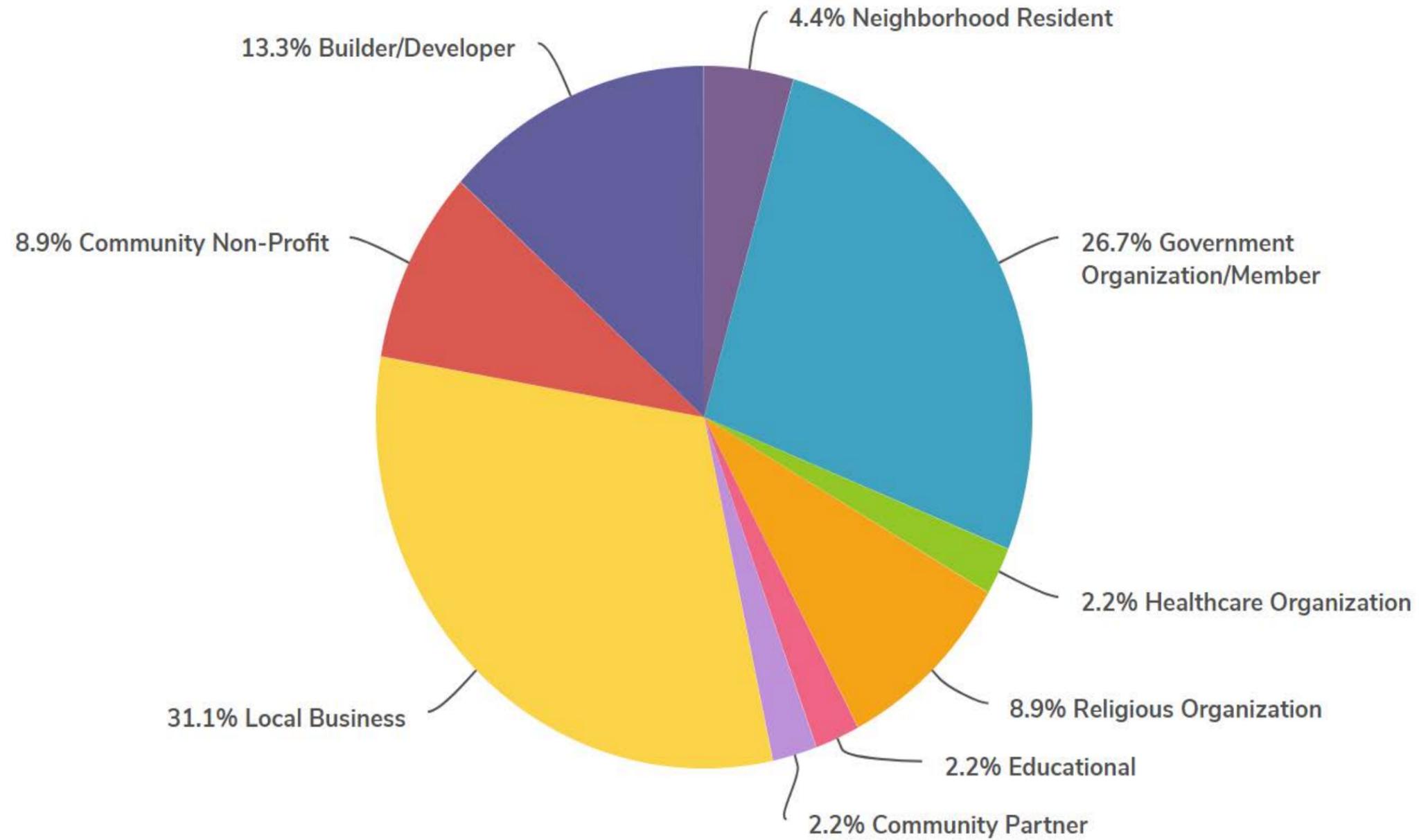
SECTION 02

Survey Results

Survey Results

WHO WAS INVOLVED?

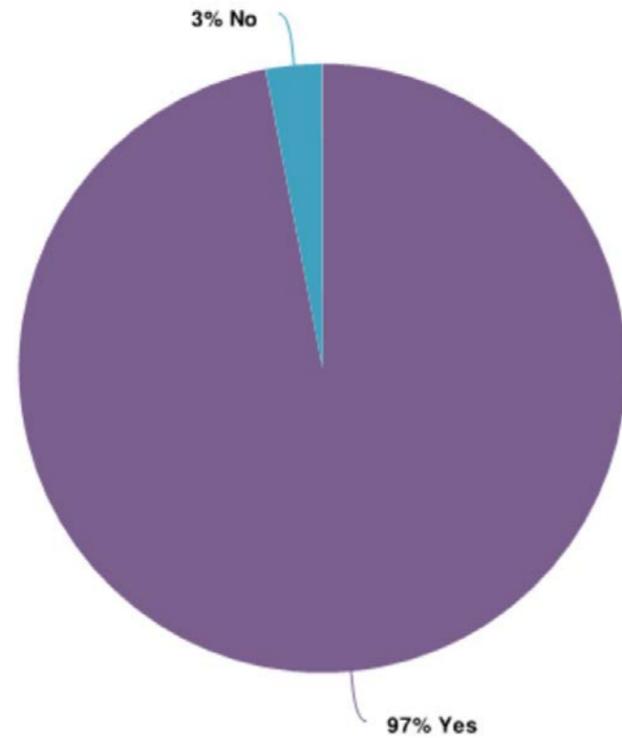
EIGHT KEY STAKEHOLDERS



Survey Results

UNDERSTAND THE PROBLEM

IS CRIME AN ISSUE THAT NEEDS TO BE ADDRESSED IN THE LINCOLN NEIGHBORHOOD?



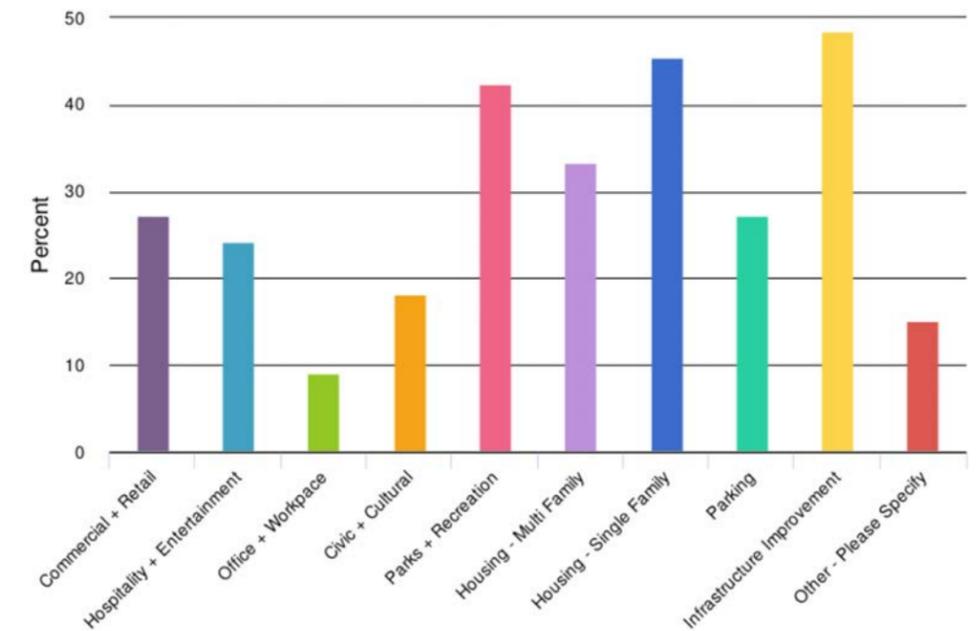
IDENTIFY THE OPPORTUNITY

WHAT NEW DEVELOPMENTS WOULD MAKE THE AREA SUCCESSFUL?



DEVELOP THE SOLUTION

WHAT TYPES OF DEVELOPMENT DO WE NEED MORE OF IN THIS AREA?



Survey Results

UNDERSTAND THE PROBLEM

DO YOU THINK THAT CRIME IS AN ISSUE THAT NEEDS TO BE ADDRESSED IN THE LINCOLN NEIGHBORHOOD?

“There is currently no activity there that is conducive to safe foot traffic or new development.”

“There is high crime and is unsafe for the women and children that live in our facility.”

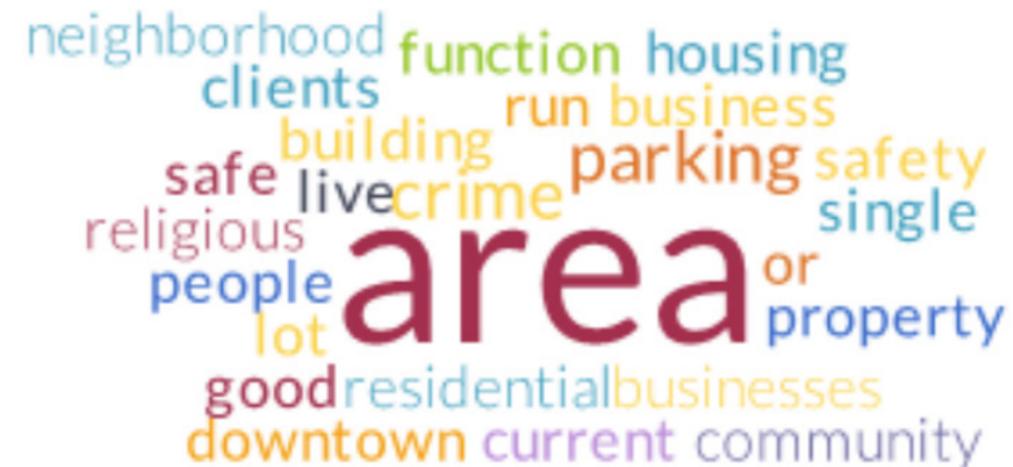
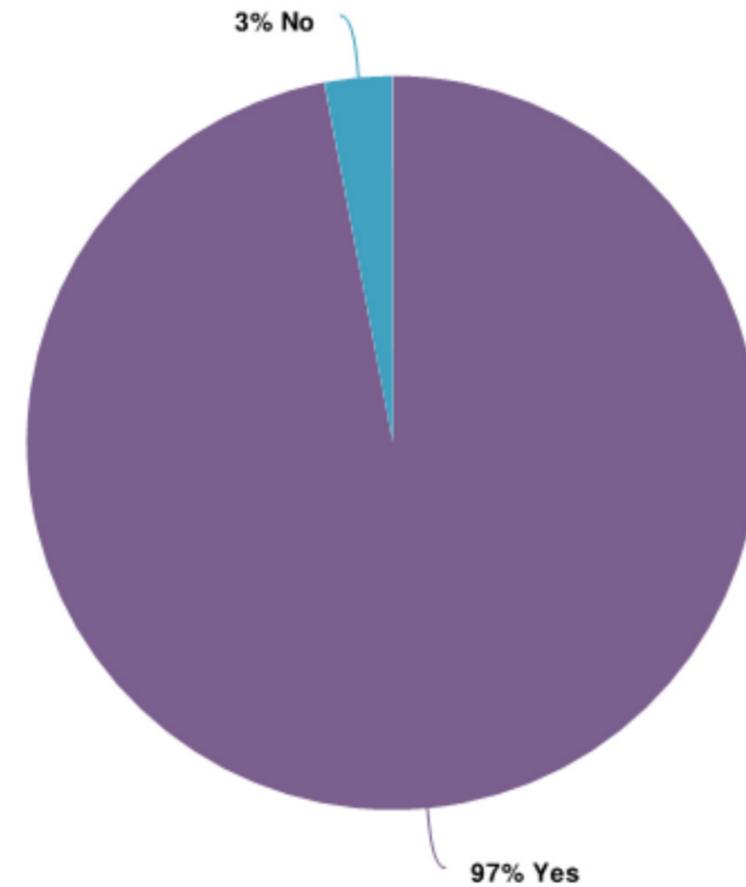
“Current adjacent businesses are concerned for employee safety in the area and losing clients afraid of the neighborhood.”

DOES THE USE/FUNCTION OF THIS NEIGHBORHOOD CURRENTLY ALIGN WITH YOUR ORGANIZATION’S NEEDS? WHY OR WHY NOT?

“It has definitely gotten better, but the overall run down pieces of this area hurt my business.”

“Crime in the area makes it hard for the area to be a place where people and businesses can thrive.”

“We have good access for our clients and parking for our employees and good visibility on 9th street.”



Survey Results

DEVELOP THE SOLUTION

WHAT TYPES OF DEVELOPMENT DO WE NEED MORE OF IN THIS AREA?

“New condos or townhouses with adequate green space and off street parking.”

“Introducing bike lanes to outlying trail systems, better bus routes through the area, green spaces for families to enjoy the outdoors, connecting to the core downtown services.”

“Tie in the historic culture of the area with a new twist.”

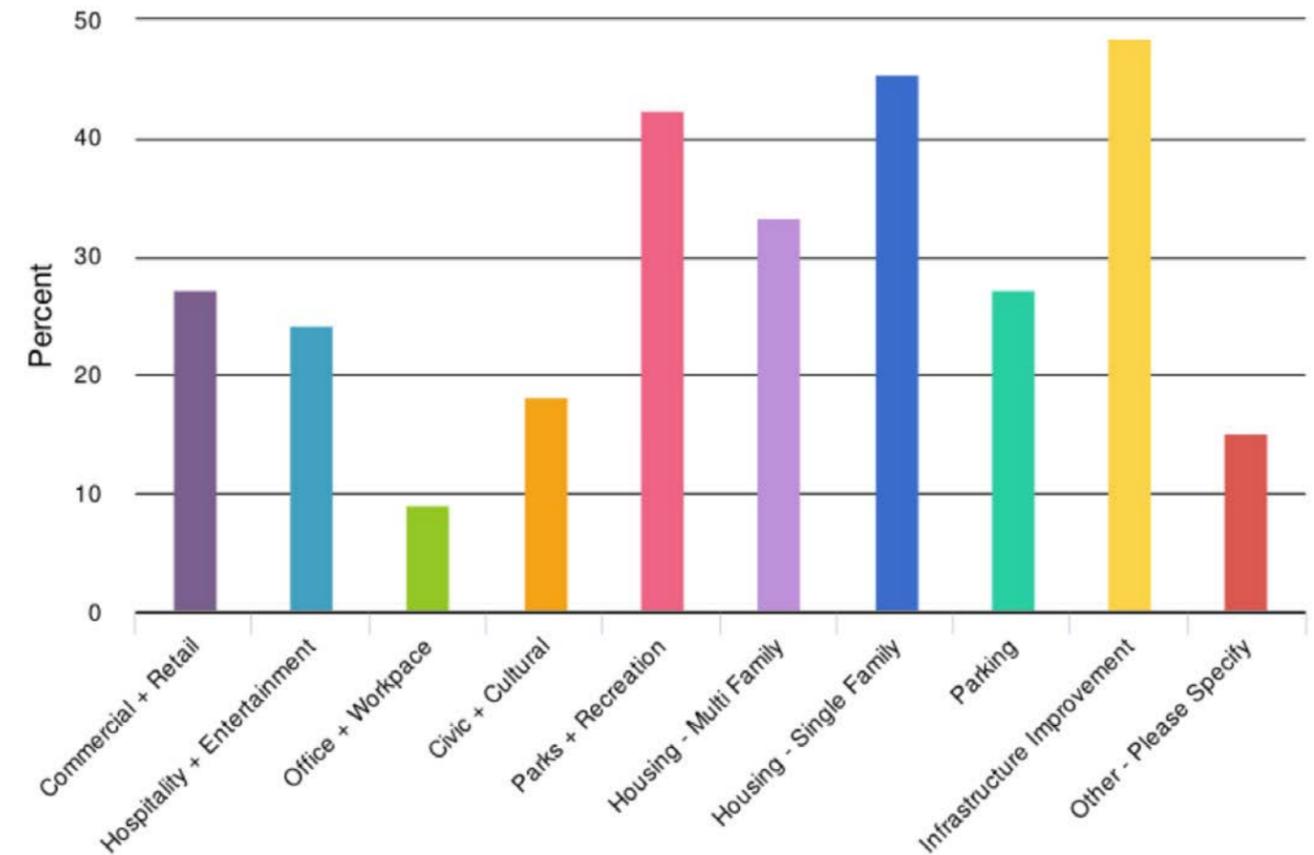
THE FOLLOWING AMENITIES WOULD MAKE A VALUABLE ADDITION TO THIS NEIGHBORHOOD:

”Better walk-ability, changing culture, and centralized neighborhood amenities would help the area thrive around the history of Corpus Christi Campus.

“Major infrastructure repairs are sorely needed.”

“Lifestyle items such as parks, green-space and trails.”

“Connecting the neighborhood through well-lit areas to downtown would revitalize both neighborhoods.”



Value	Percent	Responses
Neighborhood Park	57.6%	19
Community Art	45.5%	15
Community Gardens	48.5%	16
Public Facilities	30.3%	10
Green Space	54.5%	18
Trails/Walking Paths	66.7%	22
Dog Park	27.3%	9
Parking	30.3%	10
Other - Please Specify	3.0%	1

Survey Results

DEVELOP THE SOLUTION

PLEASE RANK WHICH HOUSING TYPE YOU BELIEVE IS MOST NEEDED FOR THIS AREA. (1 IS MOST NEEDED. 5 IS LEAST NEEDED).

Ranked #1 (29%)



Single Family Detached

The legal description for this home is “a structure maintained and used as a single dwelling unit.” So what does that mean, exactly? A single dwelling unit will have these characteristics: No common walls, no shared property, private entrance/exit, private utilities, individually owned

Ranked #2 (28.1%)

Townhome

In the United States, townhouses are defined as single-family dwellings with at least two floors that share a wall with another house. Unlike duplexes or fourplexes, however, each townhouse is individually owned.



Ranked #3 (33.3%)

Single Family Duplex

A duplex house is a residential building constructed on two floors. It has a single dining room and a single kitchen. It has a common central wall and consists of two living units, either side-by-side or on two floors, with separate entries. While there are two floors, it is sold together and owned by an individual. It may have separate entry points for both floors.



	1	2	3	4	5
Townhome Count Row %	7 21.9%	9 28.1%	8 25.0%	5 15.6%	3 9.4%
Single Family Detached Count Row %	9 29.0%	5 16.1%	4 12.9%	6 19.4%	7 22.6%
Single Family Duplex Count Row %	4 13.3%	8 26.7%	10 33.3%	6 20.0%	2 6.7%
Apartments Count Row %	7 22.6%	1 3.2%	3 9.7%	5 16.1%	15 48.4%
Condos Count Row %	4 12.9%	8 25.8%	6 19.4%	9 29.0%	4 12.9%

Ranked #4 (29%)

Condos

A condominium, called “condo” for short, is a privately owned individual unit within a building of other units. Condo owners jointly own shared common areas, such as pools, garages, elevators, outside hallways and gyms, to name a few. While condos are typically found in high-rise buildings, you can find detached condos in some markets.



Ranked #5 (48.4%)



Apartments

An apartment is a rented residential unit that is part of one (or several) residential buildings. There is typically one owner or management company for all the units who does all the maintenance and upkeep.

SECTION 03

Stakeholder Interviews

Stakeholder Interviews

GROUP A: BUILDERS / DEVELOPERS

INVITEES / ATTENDANCE:

Doyle Construction / YES
Gehlhausen Construction / NO
RoJohns / NO
Mike Pearson / NO
Kolacia Construction / NO
Don Peart Custom Homes / YES
Paul Butterfield / YES

SELECT COMMENTS:

- Fort Dodge is currently missing the affordable housing gap - Homes in the \$150 - 200K price range, with medium grade finishes is missing
- There is a need for multi-family property's that can be leased - With the plant in town, there are young family's coming to town, looking for lease-able housing options.
- Currently missing the mark on housing for retired people that have the ability to pay for something nice (\$900/month)
- Basements are nice, but not necessary - Be aware of the codes in Fort Dodge that require a minimum R13 R11 - there is a lot of added costs to build a basement - this could hold builders up

KEY TAKEAWAYS:

1. There is a gap in affordable housing (\$150 - 200K)
2. There is a need for multi-family units (specifically 4-Plex units that can be sold or leased)
3. There are currently very few if any, town homes in the City of Fort Dodge
4. There is a need for market rate senior housing
5. Could see a potential for small house plans (700-800 SF) - Medium grade finishes, stylish and modern
6. Homes should be income based / affordable
7. There was a positive response to Study A - Realignment / Round-about

SUGGESTED PROGRAMMING ELEMENTS:

1. Multi-family housing (4-Plex)
2. Single family housing (800 - 1200 SF)
3. Town homes
4. Senior housing

GROUP B: BUILDERS / FLIPPERS / REHABERS

INVITEES / ATTENDANCE:

Wiseman Construction / NO
Ben Crimmins / NO
Eric Doyle / NO
Jamie Hefley / NO
DG Construction / NO
Jon Harvey / NO

SELECT COMMENTS:

- There was zero attendance for Group B - No Comments

KEY TAKEAWAYS:

- There was zero attendance for Group B - No Comments

SUGGESTED PROGRAMMING ELEMENTS:

- There was zero attendance for Group B - No Comments

Stakeholder Interviews

GROUP C: MAIN STREET BUSINESSES / PROPERTY OWNERS

INVITEES / ATTENDANCE:

Crimmins Law / NO
Property Owner (Leo & Kate Stucky) / YES
CornerPost Marketing / YES
Walker's Bike Shop / NO
Property Owner (Rick McCarville) / YES
Premier Laundry / NO
Permanent Collection Tattoo / NO
Laramar / NO
Flannery Tax / YES
Main Street Fort Dodge / YES
Development Corporation of Greater Fort Dodge / YES

SELECT COMMENTS:

- There is a big concern in regards to the loitering that currently takes place around the services offered by the Salvation Army and the Tobacco Outlet. This needs to be addressed
- Parking is a concern - there isn't currently enough and what is there is in bad shape.
- Need to be careful in regards to the type of housing we are adding - There is concern that if we offer the low income housing options, we will be welcoming the same issues back into the community.
- The area could benefit from introducing some more lunch spots / quick cafes / retail.
- There are currently no copy / office supply stores nearby for easy access for the downtown businesses.
- The Laramar Ballroom, could really stand to be re-invented and cleaned up to help with this strip of businesses. More parking would be required if this happened.

KEY TAKEAWAYS:

1. Loitering needs to be addressed
2. Additional parking is needed for the Main Street Businesses
3. There is a need for some green space or a retail buffer between the Main Street Businesses and the Lincoln Neighborhood

SUGGESTED PROGRAMMING ELEMENTS:

1. Green space
2. Parking
3. Retail / Cafe Space / Office Supplies

GROUP D: 9TH STREET BUSINESSES

INVITEES / ATTENDANCE:

Calvert & Johnson Insurance / YES
Bowser & Richman LLP / YES
Shelly Orthodontics / YES
William Thatcher Law / NO
Bospak, Inc. / NO
Ronconi Dental / NO

SELECT COMMENTS:

- Need to consider how the safety of the neighborhood will be addressed should this project move forward. Consider site lighting, removing trees, bringing in more active green space for positive activities to take place.
- The downtown area is hurting for areas that you can walk to, that are family friendly.
- The Laramar Ballroom would be great to get up to the standard of the adjacent buildings. See the potential in this building, along with the history of the space.
- Weren't sure how the community would respond to the first floor retail / cafe concept.

KEY TAKEAWAYS:

1. Huge concern around the safety of the neighborhood and making sure this is addressed should the project move forward.
2. Would like to see this neighborhood more walk-able.
3. Concerns on timing and whether or not this project will proceed forward.
4. Concerns around Corpus Christi remaining vacant and providing another place for the same activities to take place in the shadows of another deteriorated building.

SUGGESTED PROGRAMMING ELEMENTS:

1. Retail / Cafe Space
2. Green Space
3. Large Venue for weddings & receptions

Stakeholder Interviews

GROUP E: NON PROFIT

INVITEES / ATTENDANCE:

Ft. Dodge Community Foundation & United Way / YES
Salvation Army / NO
YMCA / YES
Beacon of Hope / NO
Lords Cupboard / NO
Proteus / NO

SELECT COMMENTS:

- This area has been challenging, with a significant amount of crime.
- Study A would have a huge impact on the look and feel of the neighborhood - a modern update to the area.
- There is a need for a place for someone to go grab a gallon of milk - A place that is focused away from the current service offerings in the area.
- The surrounding neighborhoods are pretty rough, making it difficult for those that are willing to invest in these improvements - How would this be addressed?

KEY TAKEAWAYS:

1. **Crime is a big concern of the area.**
2. **Where will the crime go if this area is cleaned up?**
3. **Really appreciated Study A in realigning the streets and creating a main entry into the neighborhood. This would have a big impact on the area.**
4. **Large need for daycare in the downtown area.**
5. **Large need for a small market place (other than the Tobacco Outlet).**
6. **Surrounding neighborhoods would need to be addressed as well in some form or fashion.**
7. **Incorporating trails would have a positive impact.**

SUGGESTED PROGRAMMING ELEMENTS:

1. **Daycare**
2. **Small Market Place**
3. **Trails**

GROUP F: CITY OF FORT DODGE DEPT. HEADS / WEBSTER COUNTY

INVITEES / ATTENDANCE:

City of Fort Dodge Public Housing / NO
Chief of Police / YES
Fire Chief / NO
Parks and Recreation / YES
Webster County Conservation / YES
Fort Dodge Building Department - City Council / YES

SELECT COMMENTS:

- Be careful that we aren't duplicating what is already in the works for the river front master plan.
- Provide more of that district need - a place to walk dogs, green space, farmers market, playgrounds, etc.
- In regards to Study A - Consider an option that incorporates a larger entry way into downtown - more of a boulevard concept
- Consider opening areas up - making things more visible by taking down brush and trees that aren't providing any value to the area. - More lighting and more open space will help with the crime
- There would need to be a level of convenience in the area to set a benchmark for those moving into the area.
- Corpus Christi may need a full survey to understand what is there to work with - there has been mention that the church is structurally unsound, there are challenges in the brick work, there are issues with water and the plaster is failing. May be too much to try and salvage.

KEY TAKEAWAYS:

1. **Do a full survey to really understand what sort of state the church is currently in.**
2. **Consider what is already in the works for the river front master plan to avoid duplication.**
3. **Open things up to help reduce the amount of crime.**
4. **Look at a potential option that introduces a Boulevard as a part of the realignment.**

SUGGESTED PROGRAMMING ELEMENTS:

1. **Open green space**
2. **Boulevard**

Stakeholder Interviews

GROUP G: EDUCATIONAL / HEALTHCARE

INVITEES / ATTENDANCE:

FD Public Schools / YES
St. Edmond Catholic School / NO
Community Health / YES
Webster County Public Health / NO
Unity Point / NO

SELECT COMMENTS:

- “How can we improve the overall quality of living for kids in this area?”
- Concerns about the cost of rent today vs. in the future - how many people will this displace?
- The playground at Duncum gets a lot of traffic from this neighborhood - a traditional park for this neighborhood would be good.
- The health Center is in this area for a reason - easy access to an under served community.

KEY TAKEAWAYS:

1. **A safer, cleaner neighborhood for their patients, easy parking, comfortable neighborhood - their location is driven by walk-ability and easy access to their patients.**
2. **75% of the families in Duncum School system qualify for free or reduced lunch - to put things into perspective in this area.**
3. **Trails that can feed into the river trails would be a good connector**
4. **Improved living conditions - both affordable and possibly some voucher homes**
5. **Study A is the preferred study.**

SUGGESTED PROGRAMMING ELEMENTS:

1. **Traditional Park**
2. **Trails**
3. **Daycare**
4. **Parking**

GROUP H: NON-PROFIT RELIGIOUS

INVITEES / ATTENDANCE:

Msgr. Kevin McCoy / YES

SELECT COMMENTS:

- Study A makes the most sense and is the most appealing - “would be a friendlier solution”
- Will most likely hold onto the community center for another 5 years or so.
- The church itself is deteriorating - “...the brick is bad and soaks up water like a sponge”. “The super structure itself will never be made water tight”
- The community would like to at least see the Steeple remain in some form or fashion.
- The Convent - Needs some work, but has a lot of nice features - “This could be a community center type space for a senior living campus.”
- The Green space to the north of the campus is currently used as just an open field - there is no structure here.

KEY TAKEAWAYS:

1. **The church isn’t salvageable, but the steeple should be considered**
2. **The convent could be reused and is in decent shape**
3. **The open green space is currently used, but needs some structure**

SUGGESTED PROGRAMMING ELEMENTS:

1. **Nature Trail**
2. **Outdoor venue / Pavilion**
3. **Structured green space**
4. **Indoor event space**

SECTION 04

Site Analysis

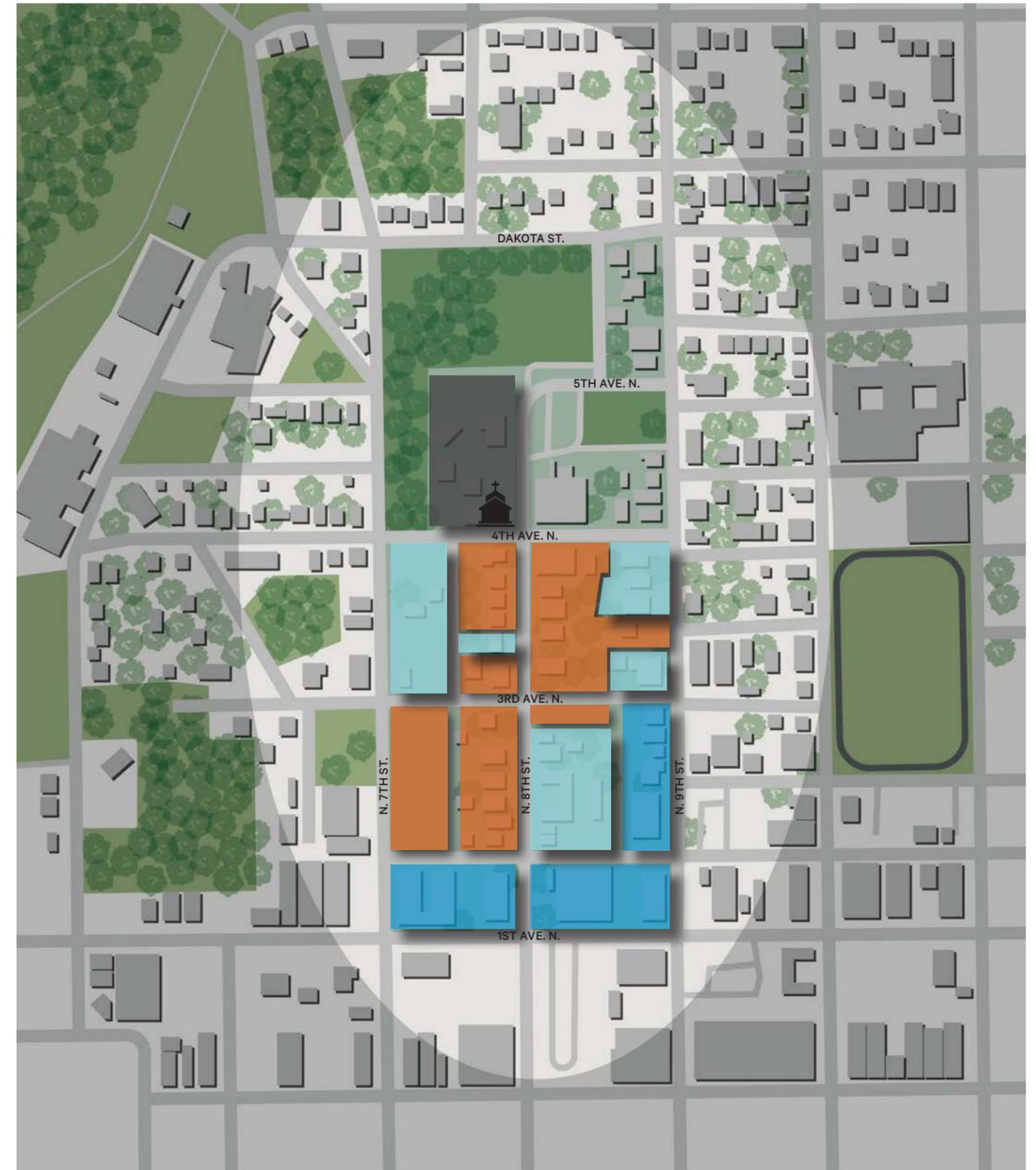
Project Scope

PROJECT SITE

LINCOLN NEIGHBORHOOD

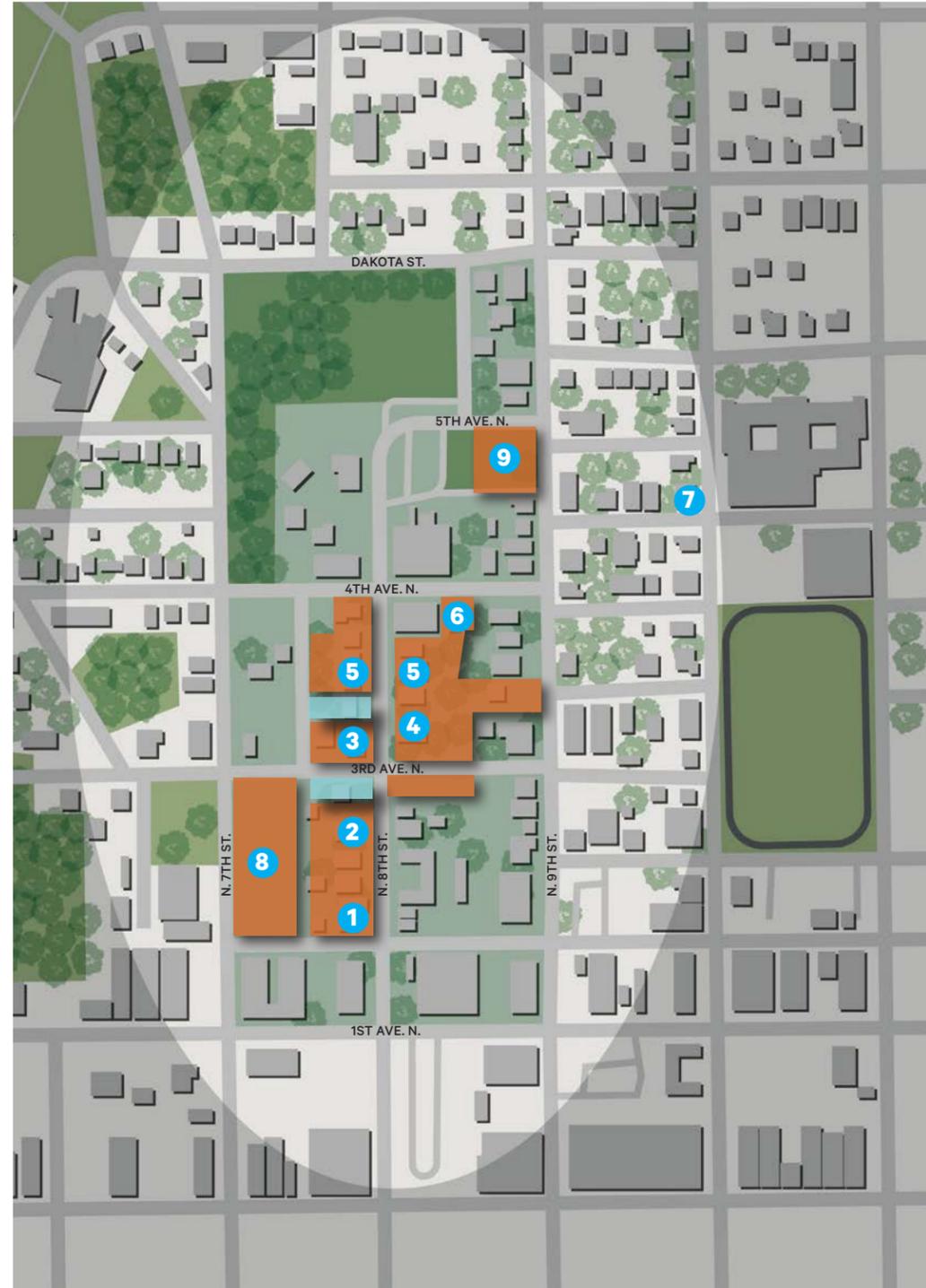
LEGEND

-  Feasibility Area (22.12 Acres)
-  Acquired Properties
-  Existing Businesses
-  Existing Properties
-  Historic Landmarks
-  Secondary Area (Surrounding Neighborhood)



Define

STEP 4: SITE ANALYSIS - CITY OWNED / OFFER IN



EXPENDITURES

- 1 118 N 8TH ST.
122 N 8TH ST.
126 N 8TH ST.
130 N 8TH ST. - DEMO PENDING
- 2 136 N 8TH ST. - DEMO PENDING
140 N 8TH ST. - DEMO PENDING
- 3 302 N 8TH ST. - DEMO PENDING
303 N 8TH ST.
714 3RD AVE. N
- 4 307 N 8TH ST.
309 N 8TH ST.
- 5 312 N 8TH ST.
315 N 8TH ST.
316 N 8TH ST.
319 N 8TH ST.
322 N 8TH ST.
323 N 8TH ST.
328 N 8TH ST.
- 6 811 4TH AVE. N
- 7 926 4TH AVE. N

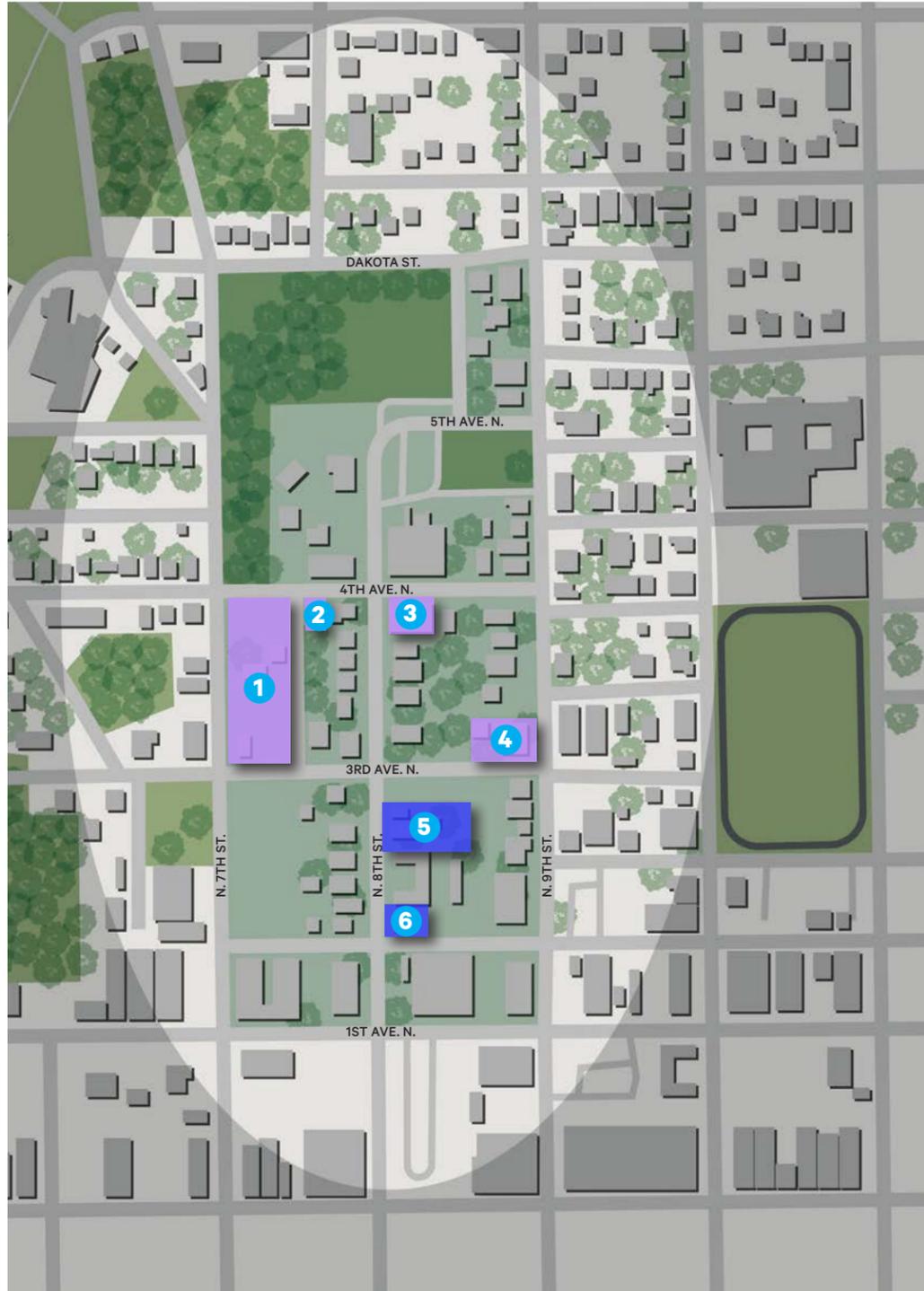
CITY OWNED

OFFER IN

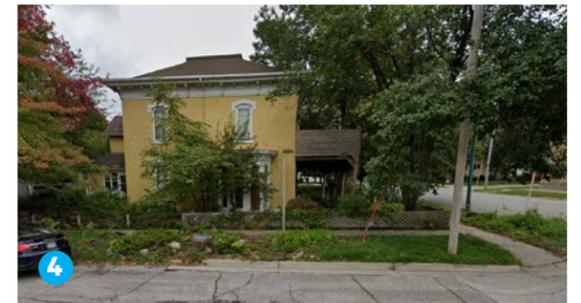


Define

STEP 4: SITE ANALYSIS - PRIORITIZED PROPERTIES

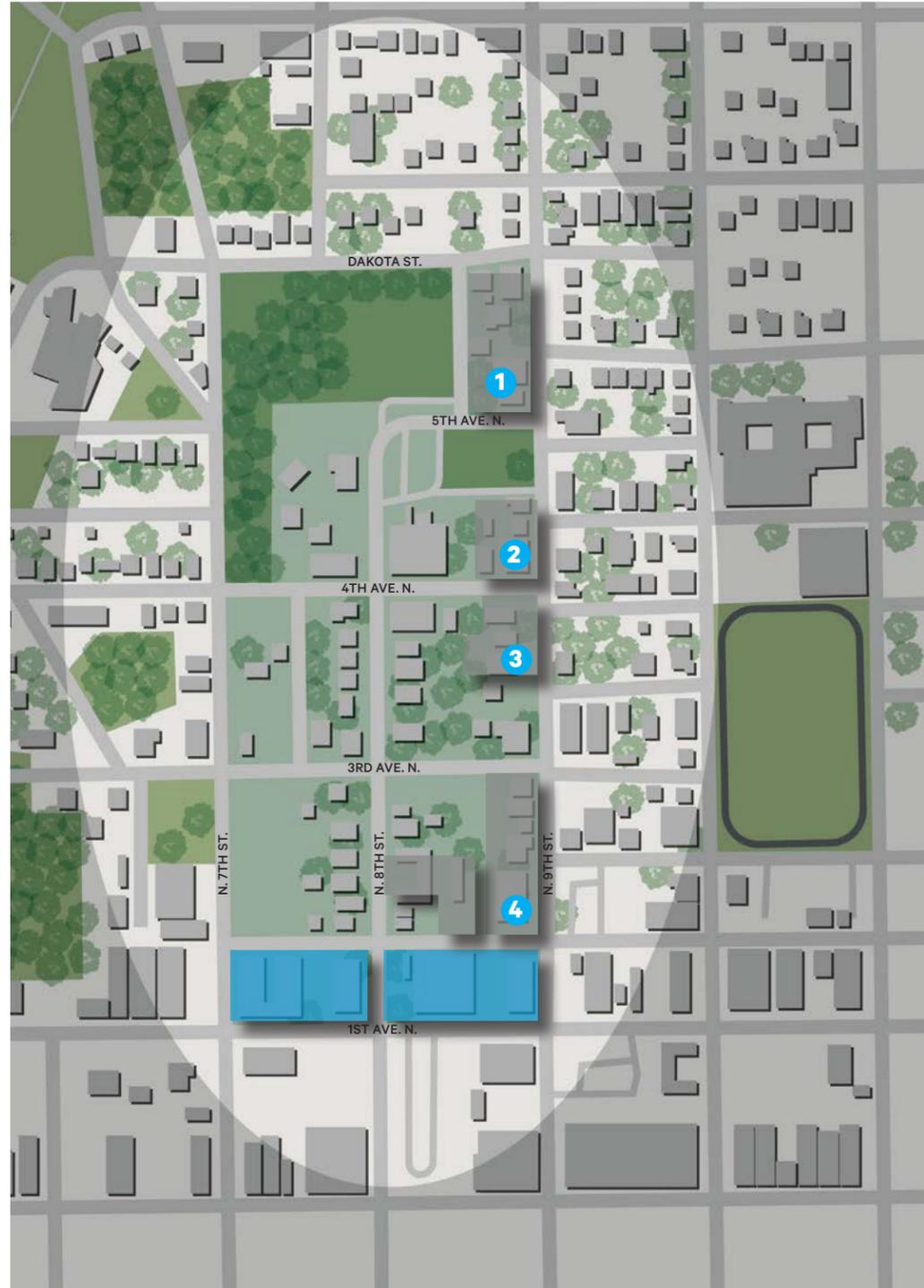


-  PRIORITY 1
-  PRIORITY 2



Define

STEP 4: SITE ANALYSIS - NOT PRIORITIZED PROPERTIES & MAIN STREET BUSINESSES

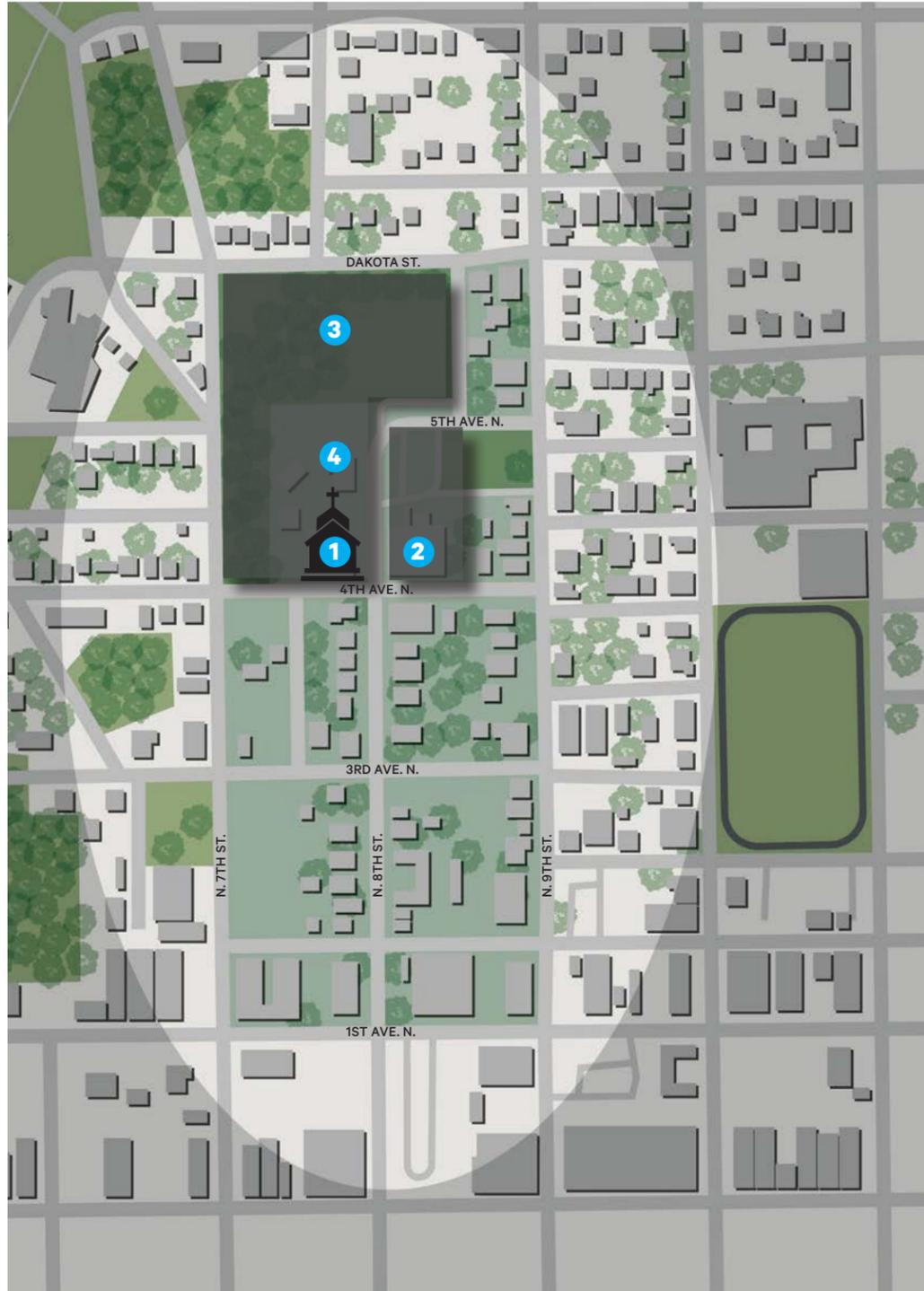


-  NOT PRIORITIZED RESIDENTIAL & COMMERCIAL
-  MAIN STREET BUSINESSES



Define

STEP 4: SITE ANALYSIS - HOLY TRINITY CHURCH CAMPUS



 HOLY TRINITY CHURCH CAMPUS

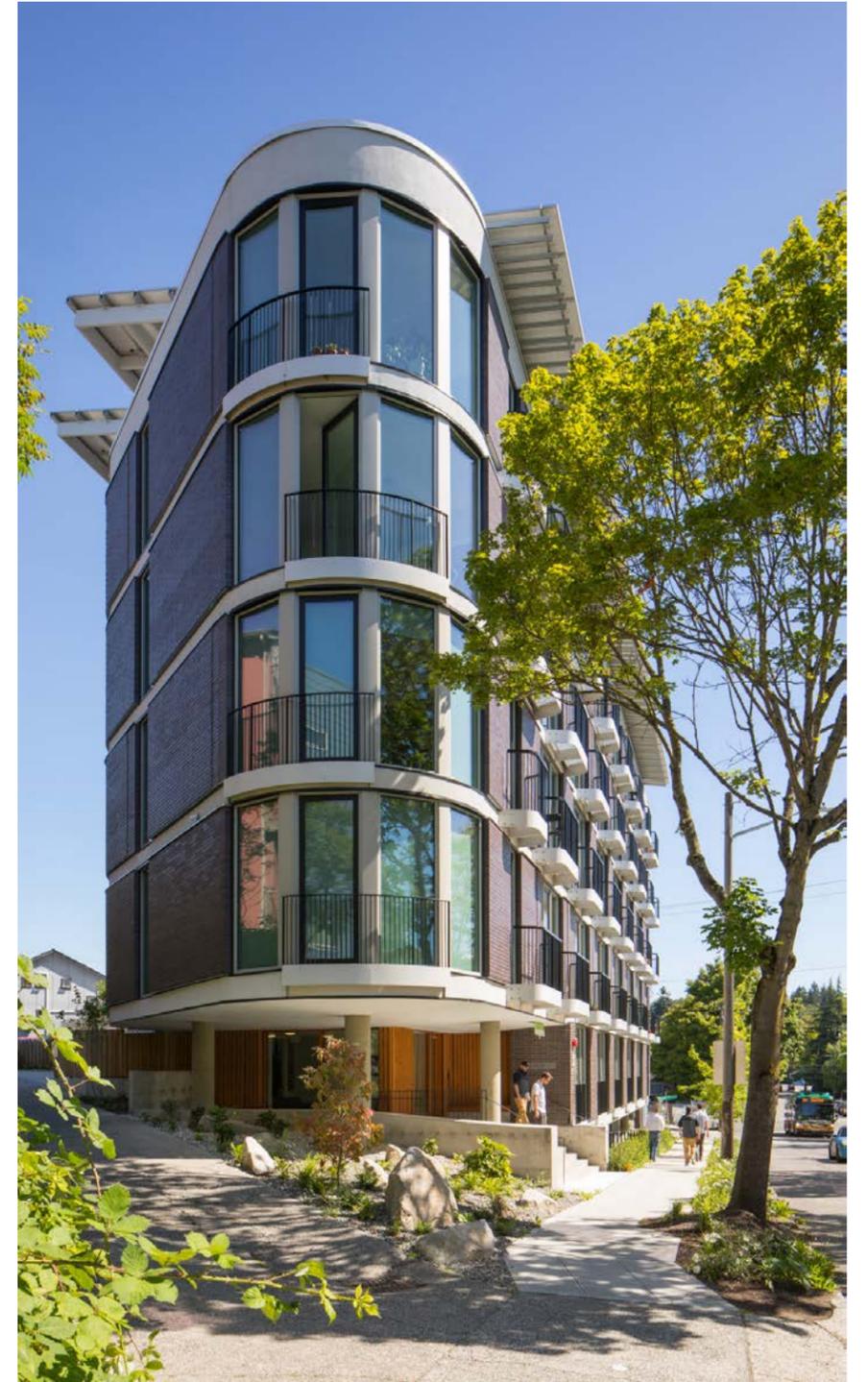


SECTION 05

Precedents

Precedents

HOUSING - MULTI-FAMILY



Precedents

HOUSING - MULTI-FAMILY



Precedents

HOUSING - SINGLE FAMILY



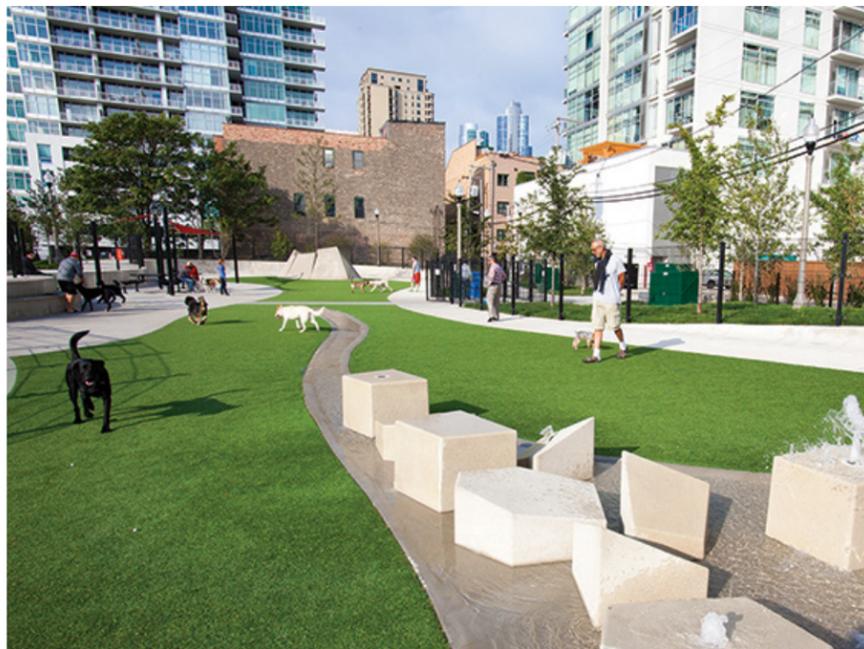
Precedents

HOUSING - SENIOR LIVING



Precedents

PUBLIC GREEN SPACE, GARDENS, PARKS & RECREATION



Precedents

ART / MUSIC VENUE



Precedents

COMMERCIAL RETAIL



Precedents

COMMERCIAL RETAIL



Precedents

COMMERCIAL RETAIL



Precedents

COMMERCIAL ENTERTAINMENT



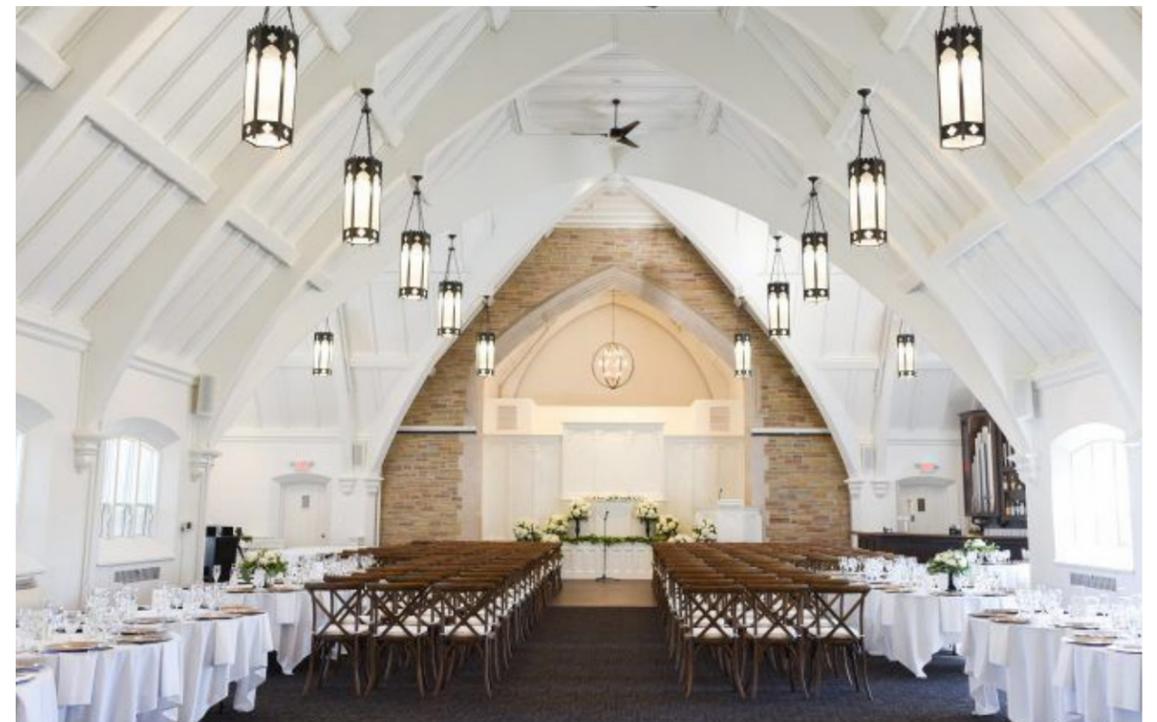
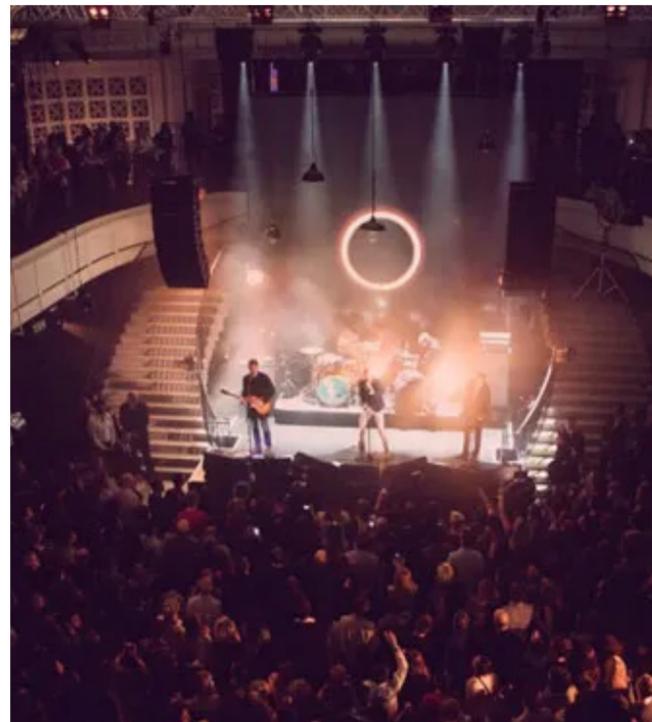
Precedents

COMMERCIAL OFFICE



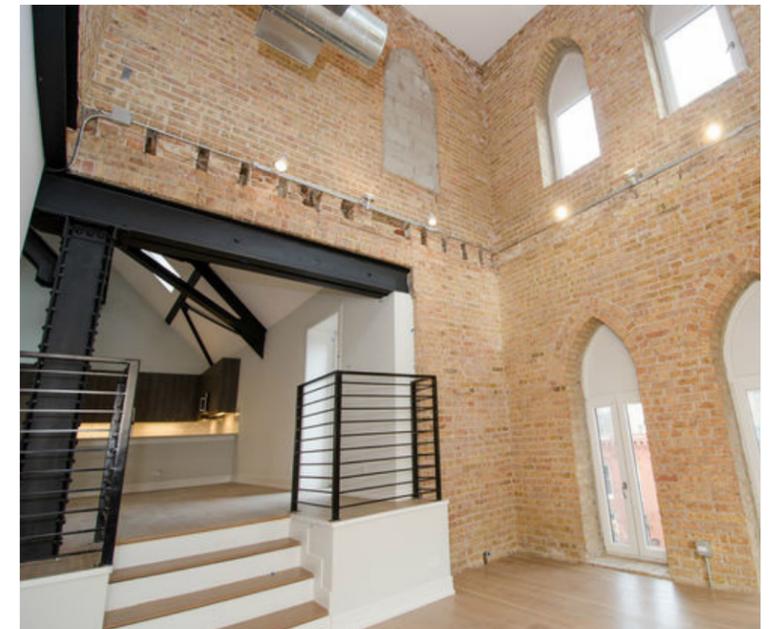
Precedents

CHURCH CAMPUS - COMMERCIAL



Precedents

CHURCH CAMPUS - RESIDENTIAL



SECTION 06

Conceptual Studies & Programming

Develop

STEP 4: CREATE AND ANALYZE CONCEPTUAL PLANS (Continued)

CONCEPT SITE PLANNING & PROGRAMMING:

STUDY A - CENTRAL CORE

CENTRAL CORE

Study A - Central Core, focuses on bringing significant change to the neighborhood through infrastructure improvements and restructuring the existing neighborhood experience. It was understood that the realignment of streets was important to the community, but needed to be further studied to understand the true impacts on the existing structures to remain. It aims to provide ample public space, a variety in housing types and promote neighborhood events, with new places for positive activity.

ELEMENTS:

- Variety in housing types
- Structured green space
- Direct access to the trails
- Outdoor entertainment
- Activated space

- RESIDENTIAL
- RETAIL / COMMERCIAL
- STRUCTURED COMMUNITY & WELLNESS
- OUTDOOR ENTERTAINMENT
- ⋯⋯⋯ PEDESTRIAN TRAILS



Senior - Single Family

1 Level
600 - 1,000 SF
\$\$



Senior - Town homes

1 - 2 Levels
1-2 Car Garage
600 - 1,600 SF
\$\$



Retail / Commercial

Daycare
Neighborhood Coffee/Ice Cream



Park

Green Space
Amphitheater



Single Family

2 - 3 Levels
1 - 2 car Garage
1,000 - 2,000 SF
\$\$\$



Town homes

1 - 2 Levels
Garage Opt.
600 - 1,200 SF
\$\$



Condos / Flats

2 - 3 Levels
700 - 1,200 SF
\$



Sports Field

Structured Green Space



Playground

Structured Green Space



Retail / Commercial

Community Center
Daycare



Cottages

1 - 2 Levels
500 - 1,000 SF
\$



Town homes

1 - 2 Levels
Garage Opt.
600 - 1,200 SF
\$\$



Retail / Commercial

Community Market



Develop

STEP 4: CREATE AND ANALYZE CONCEPTUAL PLANS (Continued)

CONCEPT SITE PLANNING & PROGRAMMING:

STUDY B - FOURSQUARE

FOURSQUARE

Study B - Foursquare, has a less dramatic approach, but still impactful from a reconfiguration standpoint. Study B introduces a mixture of different developments located on each block of the neighborhood, keeping things clean and consistent, while considering green space sprinkled throughout with ample lighting to focus on providing safer and intentional pedestrian connections, and greater inclusion and outreach to surrounding neighborhoods.

ELEMENTS:

- Variety in housing types
- Structured green space
- Direct access to the trails
- Outdoor entertainment
- Activated space

- RESIDENTIAL
- RETAIL / COMMERCIAL
- STRUCTURED COMMUNITY & WELLNESS
- OUTDOOR ENTERTAINMENT
- ⋮⋮⋮ PEDESTRIAN TRAILS



Town homes

1 - 2 Levels
1 - 2 Car Garage
900 - 1,800 SF
\$\$



Single Family

2 - 3 Levels
1 - 2 car Garage
800 - 1,800 SF
\$\$



Retail / Commercial

Neighborhood Patio



Park

Green Space
Amphitheater



Single Family

2 - 3 Levels
1 - 2 car Garage
1,000 - 2,000 SF
\$\$\$



Senior - Town homes

1 - 1 Levels
1 Car Garage
600 - 1,600 SF
\$\$



Senior - Apartments

1 Level
400 - 1,100 SF
\$



Sports Field

Structured Green Space



Playground

Structured Green Space



Retail / Commercial

Community Center
Daycare



Cottages

1 - 2 Levels
500 - 1,000 SF
\$



Town homes

1 - 2 Levels
Garage Opt.
600 - 1,200 SF
\$\$



Develop

STEP 4: CREATE AND ANALYZE CONCEPTUAL PLANS (Continued)

CONCEPT SITE PLANNING & PROGRAMMING:

FINAL CONCEPTUAL STUDY - BOULEVARD

BOULEVARD

Study C - Boulevard, focuses on bringing a new and positive identity to the neighborhood. Knowing the importance of realigning the streets for ease of traffic flow and bringing a new and positive light to the neighborhood, the impact of creating a boulevard that connects to downtown promotes both of these points of concern. This plan provides opportunities for more lighting, structured green space, connections to the trails and a variety of housing types, as well as neighborhood events, with points of positive activity throughout the area.

ELEMENTS:

- Variety in housing types
- Structured green space
- Direct access to the trails
- Outdoor entertainment
- Activated space

- RESIDENTIAL
- RETAIL / COMMERCIAL
- STRUCTURED COMMUNITY & WELLNESS
- OUTDOOR ENTERTAINMENT
- ⋮⋮⋮⋮ PEDESTRIAN TRAILS



Town home / 4-Plex
 2-3 bed, 2-3 bath
 1-2 Levels
 2 Car Garage
 1500 -2000 SF
 \$\$\$



Town homes
 2 bed, 2 bath
 2 Levels
 1-2 Car Garage
 1100-1400 SF
 \$\$



Retail/Commercial
 Neighborhood Bistro



Single Family Cottages
 1-2 bed, 1-2 bath
 800 - 1100 SF
 1-2 levels
 Space allowance for garage
 \$



Town homes
 2 bed, 2 bath
 2 Levels
 1-2 Car Garage
 1100-1400 SF
 \$\$



Senior - Apartments
 1-2 Bed, 1-2 Bath
 2-3 Level
 Surface Parking
 600 - 1000 SF
 \$\$



Bike Path
 Connecting Trail



Structured Green Space
 Sports Field



Carriage Homes
 2 -3 bed, 2 bath
 2 Levels
 1 - 2 Car Garage
 800-1400 SF



Future/Commercial
 Community Center
 Daycare



Structured Green Space
 Community Art / Playground



Single Family Cottages
 1-2 bed, 1-2 bath
 800 - 1100 SF
 1-2 levels
 Space allowance for garage
 \$

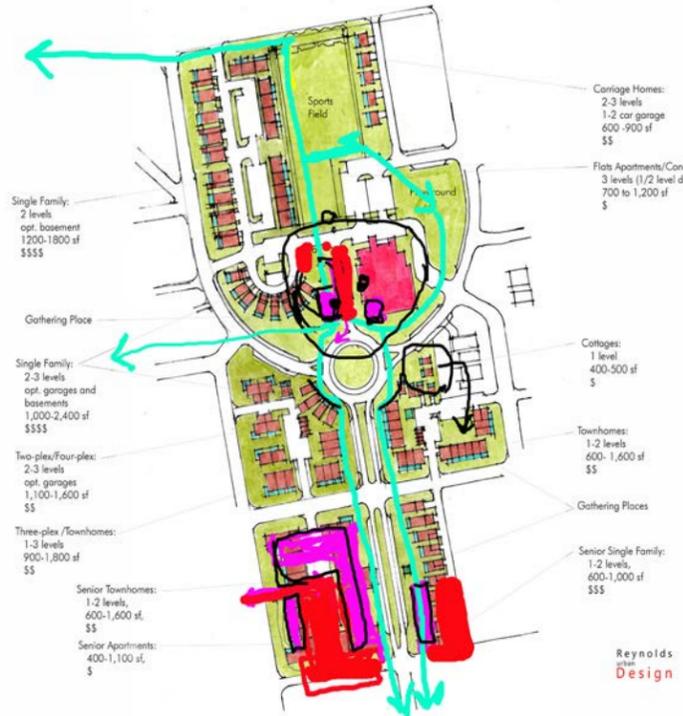


Apartments
 2-3 Bed, 1-2 Bath
 2-3 Levels
 Surface Parking
 700-1200 SF
 \$\$-\$\$\$



Conceptual Studies & Program

STEP 4: CREATE AND ANALYZE CONCEPTUAL PLANS (Continued)



Town homes
 1 - 3 Levels
 1 - 2 Car Garage
 900 - 1,800 SF
 \$\$



Single Family
 2 - 3 Levels
 1 - 2 Car Garage
 1,000 - 2,000 SF
 \$\$\$



Retail
 Community Center
 Daycare
 Neighborhood Coffee/Ice Cream



Park
 Green Space
 Amphitheater



Town homes
 1 - 2 Levels
 1 - 2 Car Garage
 900 - 1,800 SF
 \$\$



Senior - Town homes
 1 - 1 Levels
 1 Car Garage
 600 - 1,600 SF
 \$\$



Senior - Apartments
 1 Level
 400 - 1,100 SF
 \$



Sports Field
 Structured Space



Carriage Homes
 2-3 Levels
 1 - 2 Car Garage
 600-900 SF
 \$\$



Playground
 Structured Space



Cottages
 1 - 2 Levels
 500 - 1,000 SF
 \$



Town homes
 1 - 2 Levels
 Garage Opt.
 600 - 1,200 SF
 \$\$



Senior - Single Family
 1 - 2 Levels
 600 - 1,000 SF
 \$\$



Conceptual Studies & Program

GREEN SPACE

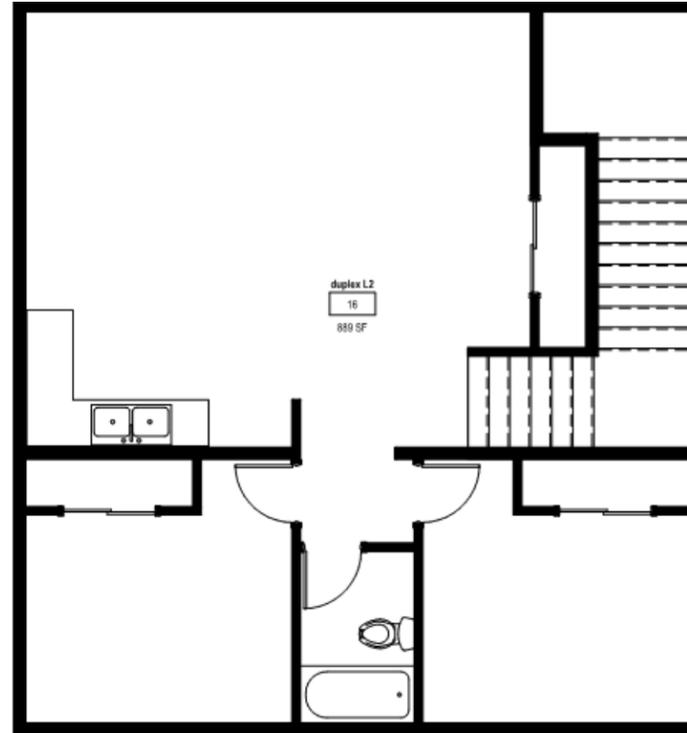
- Sports Field
- Community Art
- Playground
- Bike Path



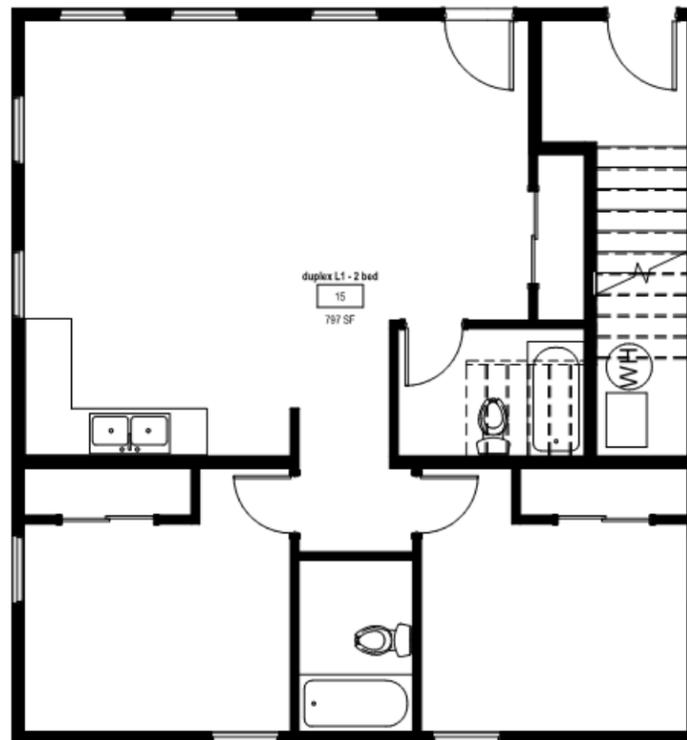
Conceptual Studies & Program

Single Family

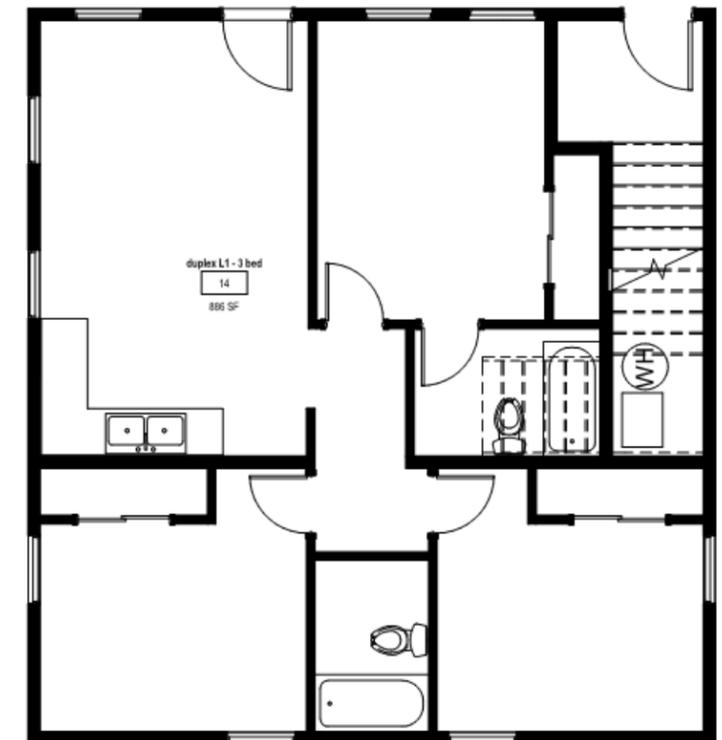
- 1-2 bed, 1-2 bath
- 800 - 1,100 SF
- 1-2 levels
- Space allowance for garage
- \$



889 SF / 2 Bedroom / 1 Bathroom



797 SF / 2 Bedroom / 2 Bathroom



886 SF / 3 Bedroom / 2 Bathroom

Conceptual Studies & Program

Cottages

- 1 Level
- 500 - 1,000 SF
- \$



FIRST FLOOR

SECOND FLOOR

TOTAL SQUARE FOOTAGE - 1,413 SF

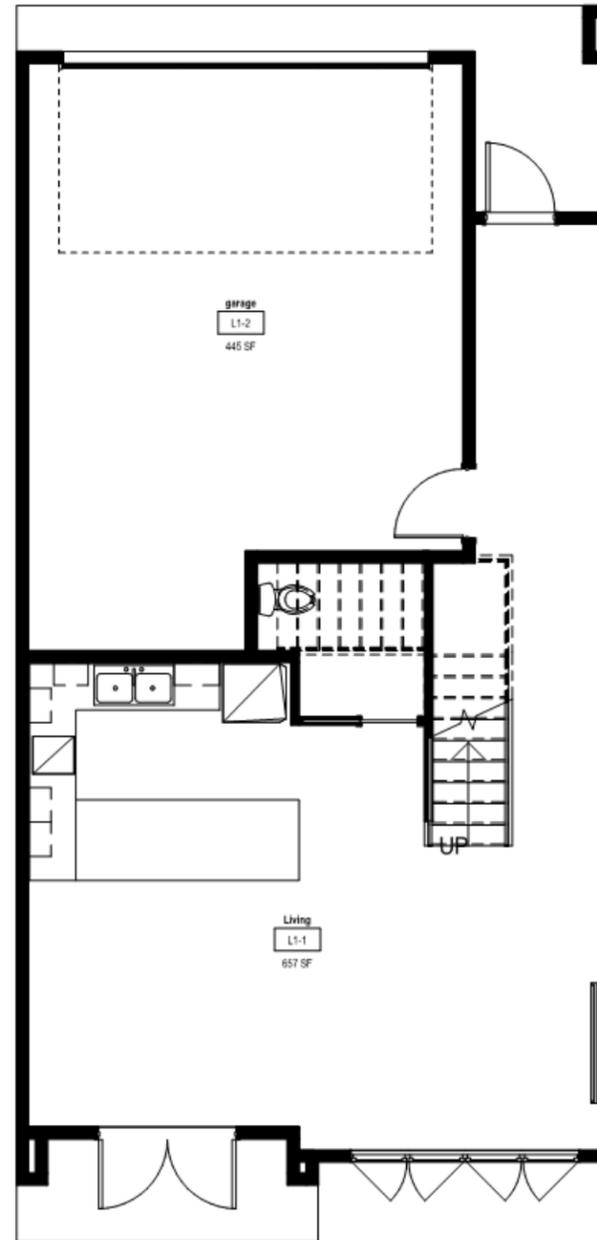


TOTAL SQUARE FOOTAGE - 672 SF

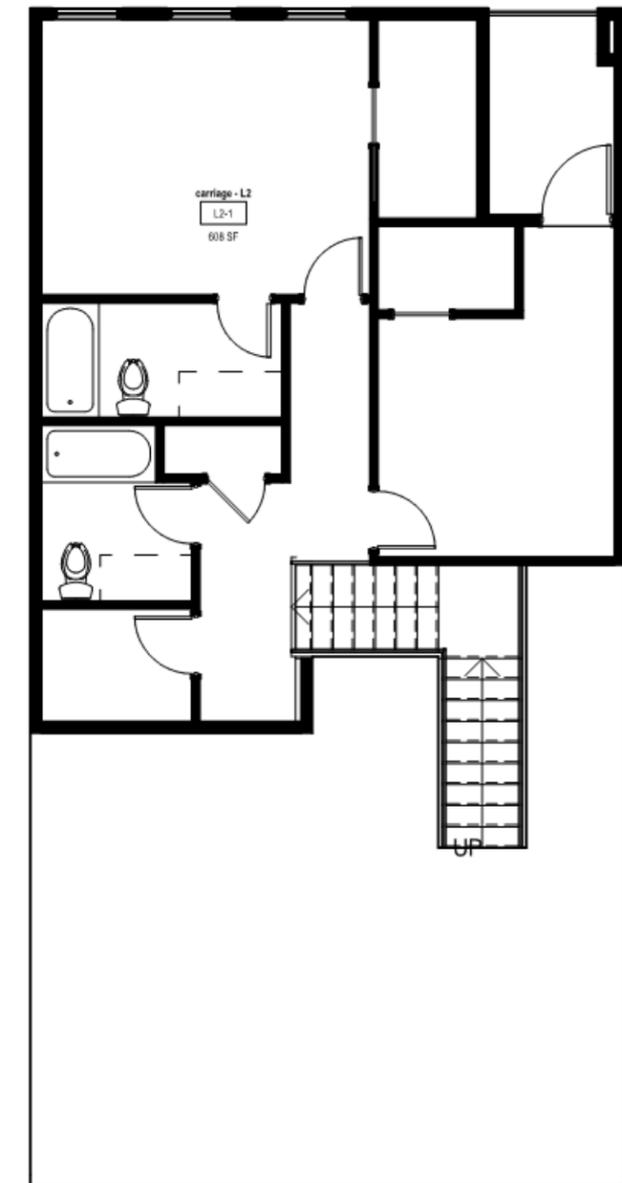
Conceptual Studies & Program

Carriage House / Park Under

- 2 -3 bed, 2 bath
- 2 Levels
- One or Two-Car Garage
- 800-1,400 SF
- \$\$



1st Floor

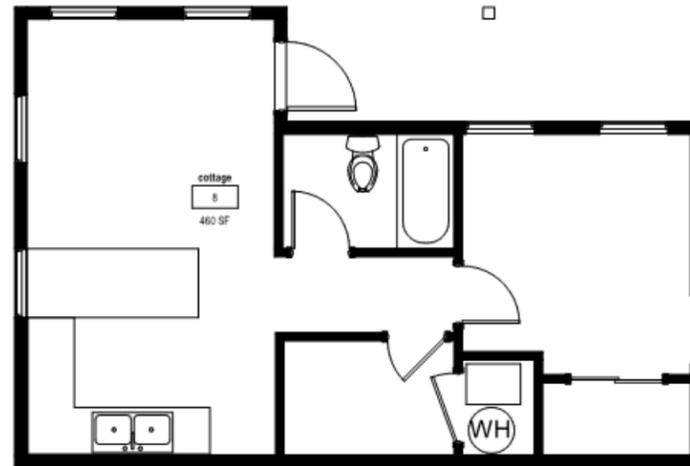


2nd Floor

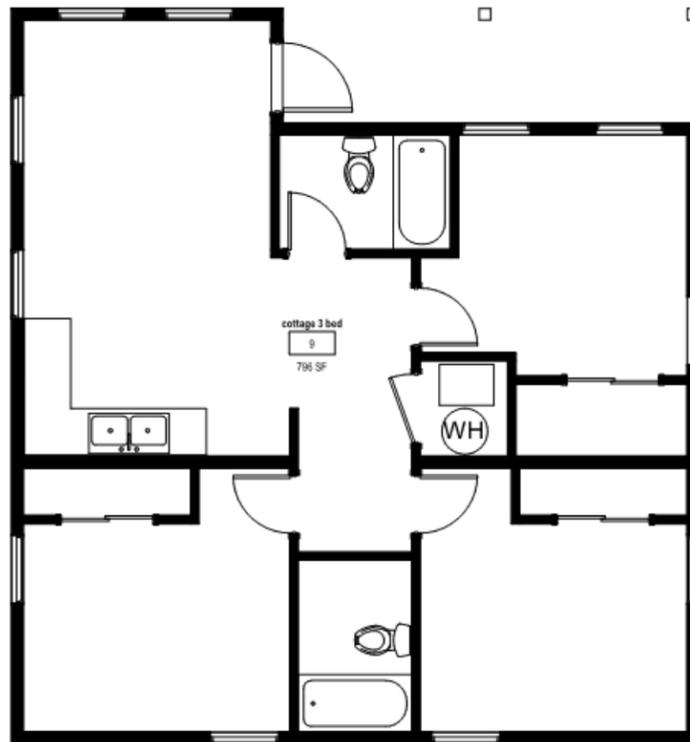
Conceptual Studies & Program

Single Family Cottages

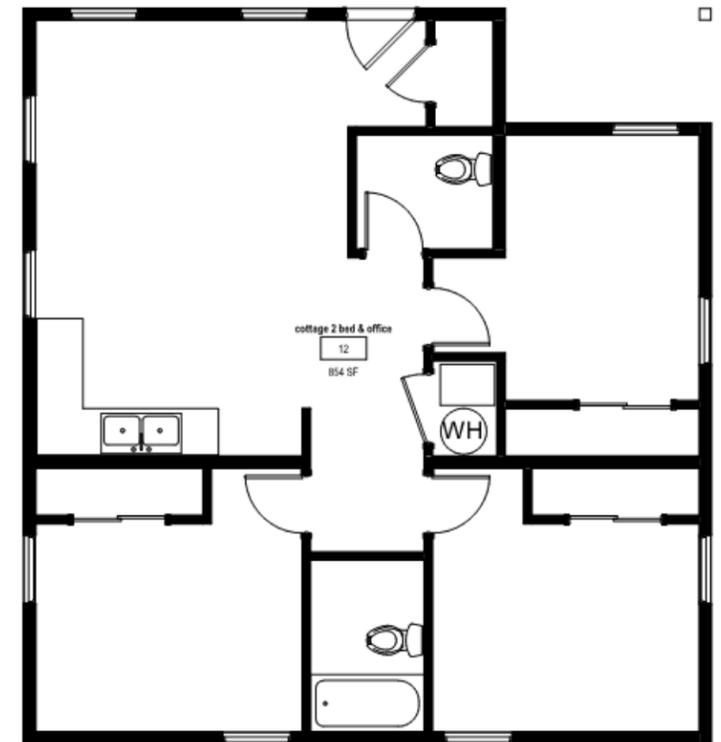
- 1-2 bed, 1-2 bath
- 800 - 1,100 SF
- 1-2 levels
- Space allowance for garage
- \$



460 SF / 1 Bedroom / 1 Bathroom



796 SF / 3 Bedroom / 2 Bathroom

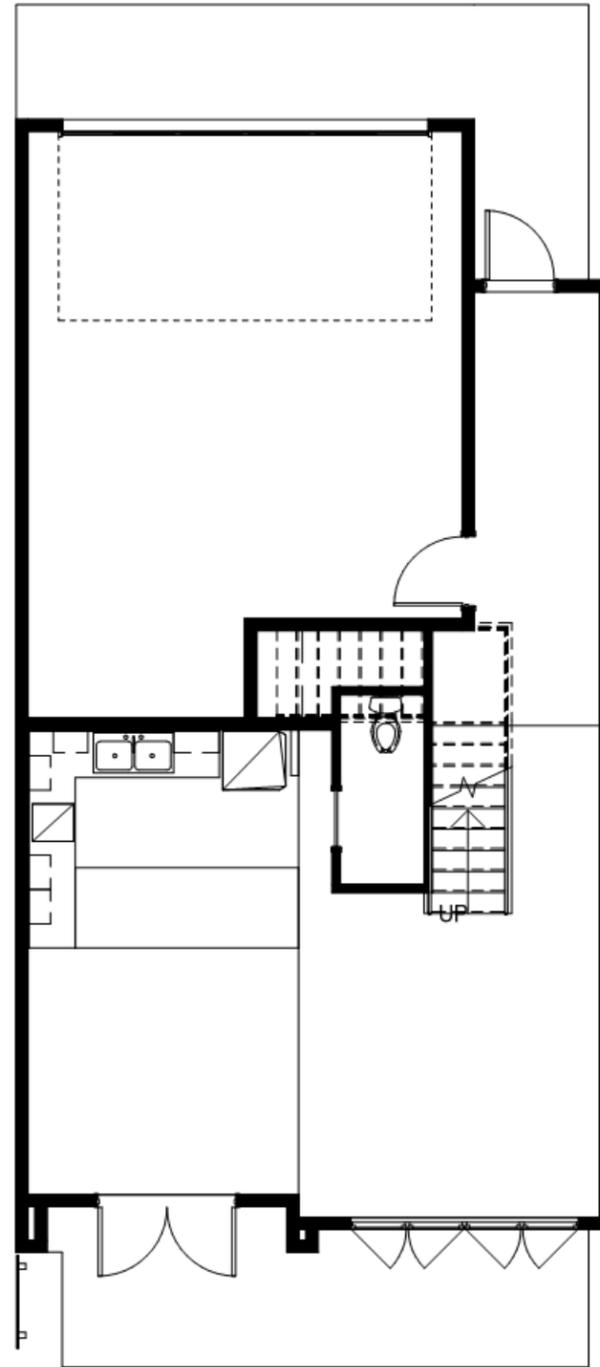


854 SF / 3 Bedroom / 2 Bathroom

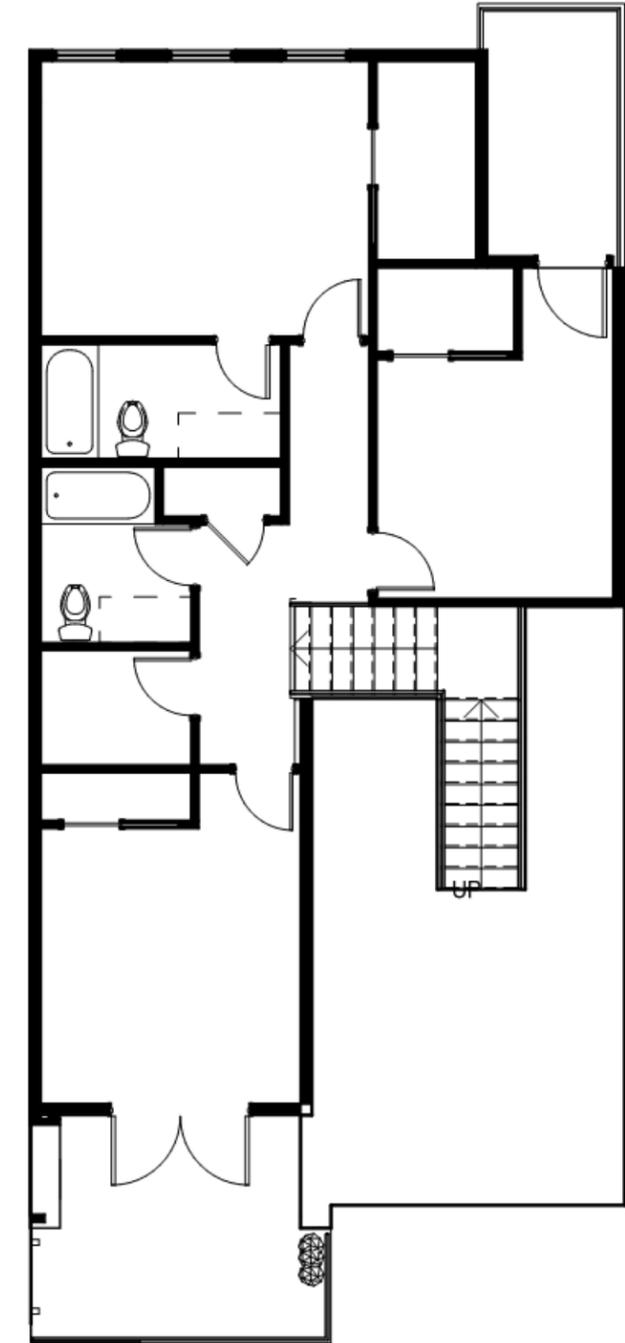
Conceptual Studies & Program

Town homes

- 2-3 bed, 2 -3 bath
- 1-2 Levels
- Two-Car Garage
- 1,500 -2,000 SF
- \$\$\$



1st Floor

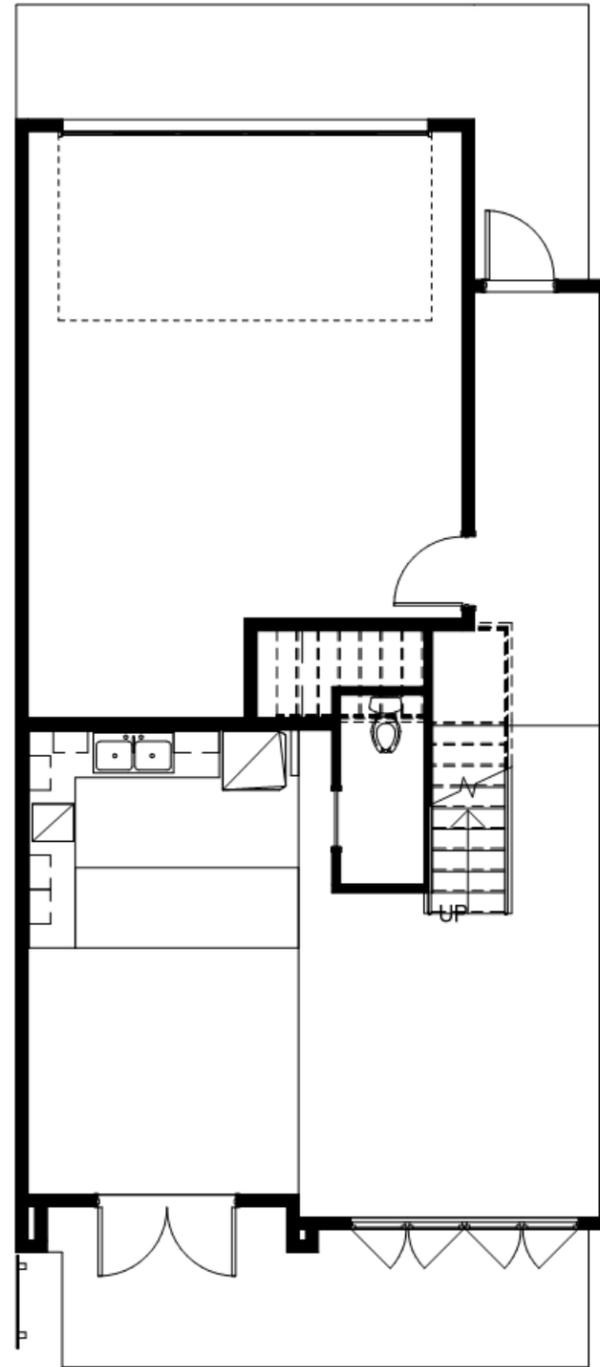


2nd Floor

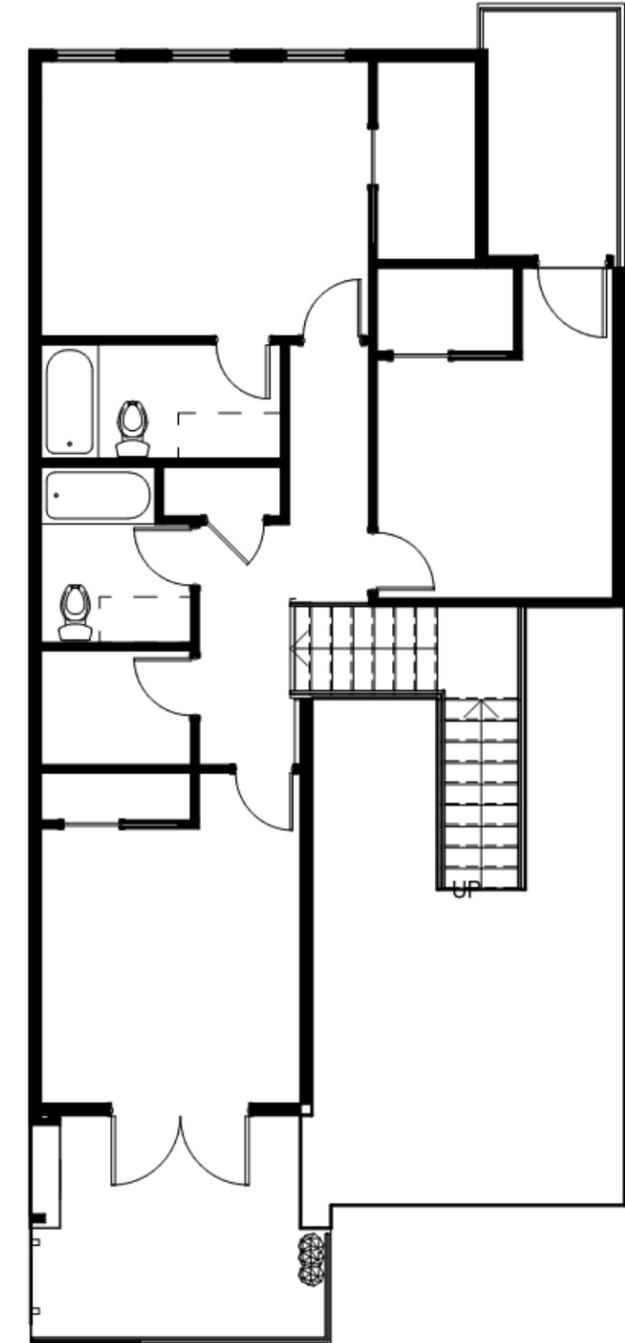
Conceptual Studies & Program

Town homes

- 2-3 bed, 2-3 bath
- 1-2 Levels
- Two-Car Garage
- 1,500 -2,000 SF
- \$\$\$



1st Floor



2nd Floor

Thank you!