

Campus Transition Zone: Concept A

Single-Family Residential Campus Neighborhood



New housing on vacant lots along with rehabilitation of existing homes can work together to re-position this single-family residential area



Well landscaped and efficient parking lots can make the environment of this area adjacent to an institutional campus more inviting



Streetscape improvements in this area can brand or redefine these residential blocks as campus related housing for students, faculty and/or staff



VOTE WITH A GREEN DOT IF YOU AGREE WITH THIS CONCEPT!



VOTE WITH A RED DOT IF YOU DISAGREE WITH THIS CONCEPT...



Campus Transition Zone: Concept B

Institutional Campus Expansion



A new campus quad could be the organizing element that connects this new development with DACC's Mary Miller and Technology Centers



New institutional buildings should be integrated with greenspace and incorporate signage and landscaping along East Main Street



VOTE WITH A GREEN DOT IF YOU AGREE WITH THIS CONCEPT!



VOTE WITH A RED DOT IF YOU DISAGREE WITH THIS CONCEPT...



Landscaped islands can enhance the visual quality of parking lots and contribute to a campus like atmosphere while directing circulation routes



Campus Transition Zone: Concept C

Campus Housing



New residential buildings can provide students and faculty with a different housing option integrated into the nearby campus



Semi-public greenspace such as a "quad" or "square" should be used to stitch the residential development into the adjacent campus



VOTE WITH A GREEN DOT IF YOU AGREE WITH THIS CONCEPT!



VOTE WITH A RED DOT IF YOU DISAGREE WITH THIS CONCEPT...



Small private greenspace, possibly incorporated into parking areas, should be provided for residents as part of the development



Campus Transition Zone: Concept D

Mixed-Use Campus District



Mixed-use redevelopment can add new housing in addition to new commercial services along East Main Street and adjacent to the DACC and VA campuses



An expanded Meade Park can add greenspace and reinforce the campus atmosphere along the south side of East Main Street



Mixed-use buildings should have active first floor uses and create outdoor spaces such as dining patios for students, residents and business patrons



VOTE WITH A GREEN DOT IF YOU AGREE WITH THIS CONCEPT!



VOTE WITH A RED DOT IF YOU DISAGREE WITH THIS CONCEPT...



Campus District: Concept A

Single-Family Residential Neighborhood



New retail buildings should be constructed of high quality materials and should reinforce a pedestrian-oriented environment typical of college campuses



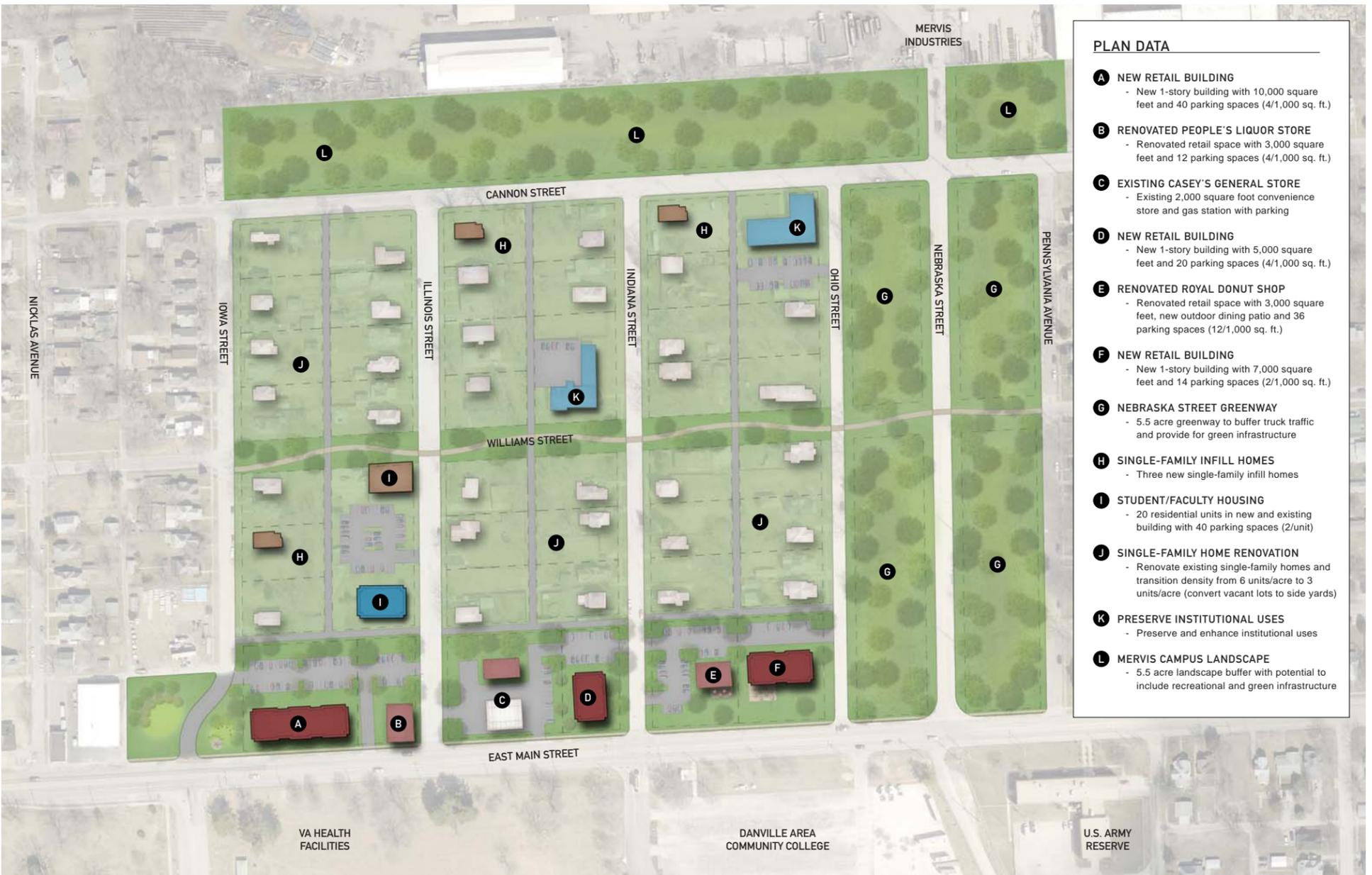
Renovation of existing single-family homes as well as a transition to a lower density can brand and re-position this area as a student, faculty, and/or staff housing neighborhood

VOTE WITH A GREEN DOT IF YOU AGREE WITH THIS CONCEPT!

VOTE WITH A RED DOT IF YOU DISAGREE WITH THIS CONCEPT..



A greenway along Nebraska Street can buffer truck traffic while also providing space for recreation and green infrastructure



Campus District: Concept B

Student/Faculty Housing Redevelopment



New residential buildings can provide students, faculty and/or staff with a different housing option adjacent to the nearby campus



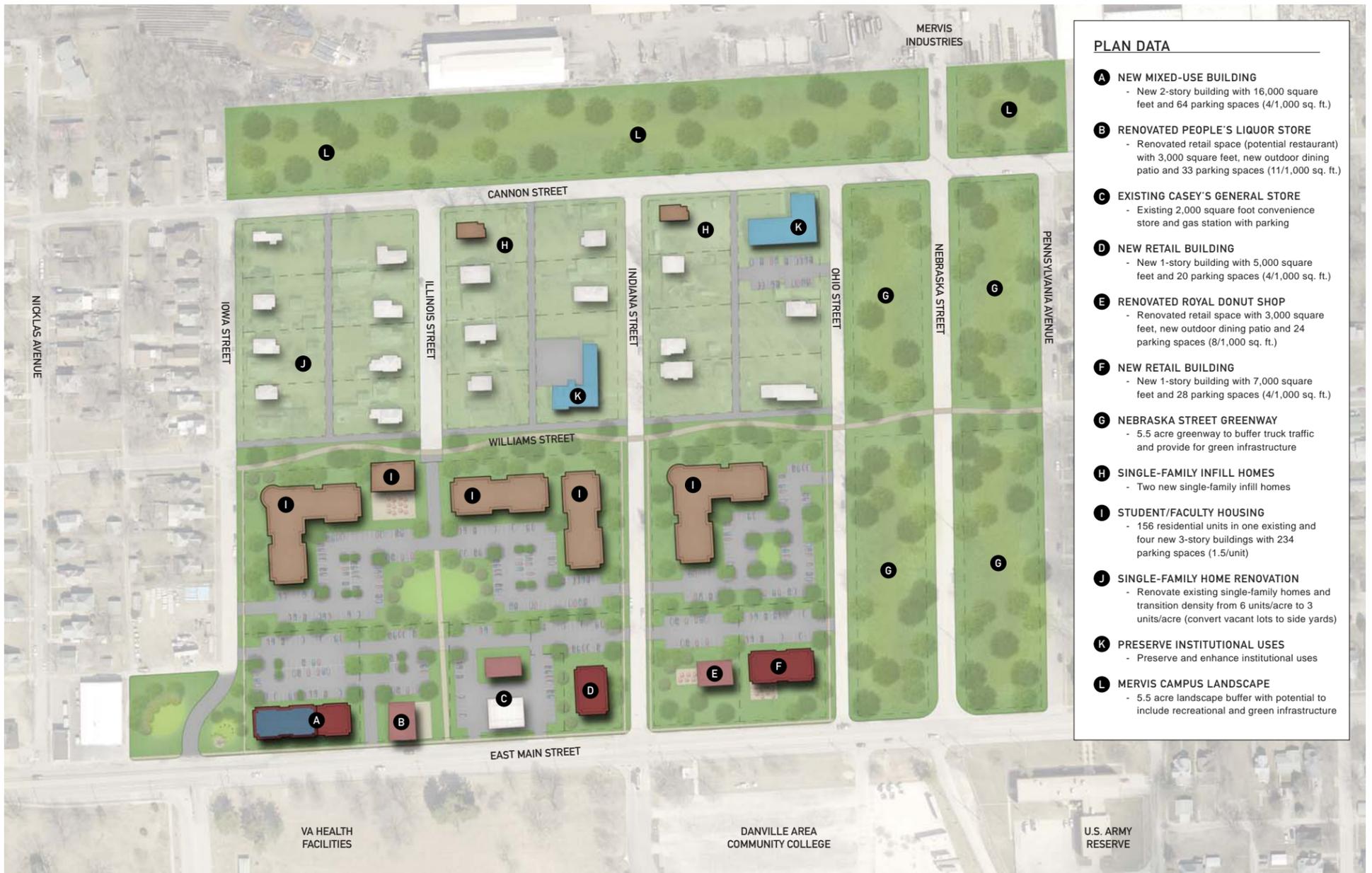
New retail buildings should be urban in form and provide entrances along the street with storefront windows to reinforce a pedestrian friendly environment

VOTE WITH A GREEN DOT IF YOU AGREE WITH THIS CONCEPT!

VOTE WITH A RED DOT IF YOU DISAGREE WITH THIS CONCEPT...



New retail buildings should provide outdoor space such as patio seating



Campus District: Concept C

Mixed-Use Campus District Redevelopment



Mixed-use redevelopment can add new housing in addition to new commercial services along East Main Street and adjacent to the DACC and VA campuses



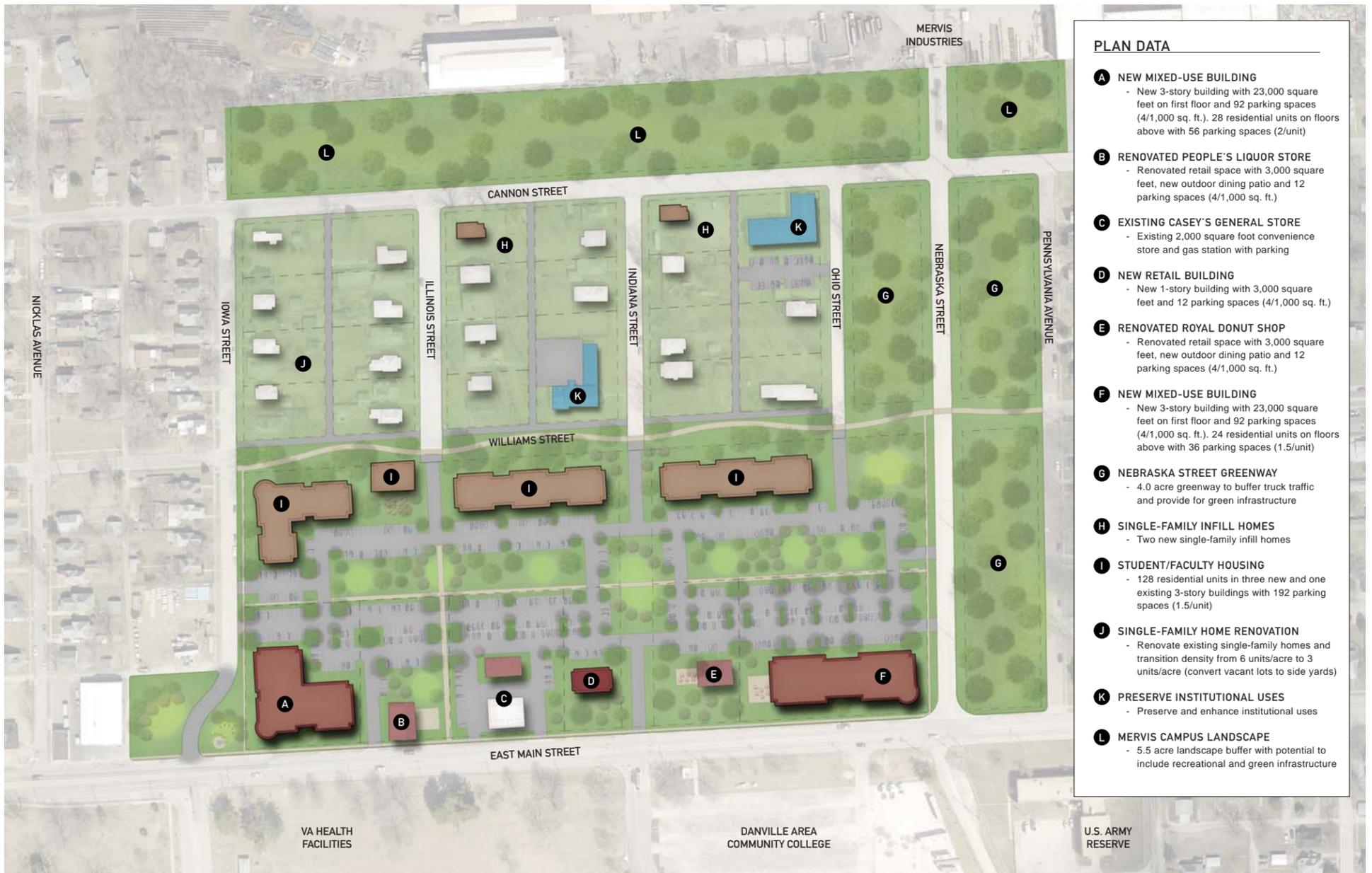
Mixed-use buildings should have active first floor uses that reinforce a pedestrian-oriented character typical of college campuses

VOTE WITH A GREEN DOT IF YOU AGREE WITH THIS CONCEPT!

VOTE WITH A RED DOT IF YOU DISAGREE WITH THIS CONCEPT...



Shared greenspace, possibly located within parking areas, should be provided for residents and business patrons in order to reinforce a campus-like atmosphere



PLAN DATA	
A	NEW MIXED-USE BUILDING - New 3-story building with 23,000 square feet on first floor and 92 parking spaces (4/1,000 sq. ft.). 28 residential units on floors above with 56 parking spaces (2/unit)
B	RENOVATED PEOPLE'S LIQUOR STORE - Renovated retail space with 3,000 square feet, new outdoor dining patio and 12 parking spaces (4/1,000 sq. ft.)
C	EXISTING CASEY'S GENERAL STORE - Existing 2,000 square foot convenience store and gas station with parking
D	NEW RETAIL BUILDING - New 1-story building with 3,000 square feet and 12 parking spaces (4/1,000 sq. ft.)
E	RENOVATED ROYAL DONUT SHOP - Renovated retail space with 3,000 square feet, new outdoor dining patio and 12 parking spaces (4/1,000 sq. ft.)
F	NEW MIXED-USE BUILDING - New 3-story building with 23,000 square feet on first floor and 92 parking spaces (4/1,000 sq. ft.). 24 residential units on floors above with 36 parking spaces (1.5/unit)
G	NEBRASKA STREET GREENWAY - 4.0 acre greenway to buffer truck traffic and provide for green infrastructure
H	SINGLE-FAMILY INFILL HOMES - Two new single-family infill homes
I	STUDENT/FACULTY HOUSING - 128 residential units in three new and one existing 3-story buildings with 192 parking spaces (1.5/unit)
J	SINGLE-FAMILY HOME RENOVATION - Renovate existing single-family homes and transition density from 6 units/acre to 3 units/acre (convert vacant lots to side yards)
K	PRESERVE INSTITUTIONAL USES - Preserve and enhance institutional uses
L	MERVIS CAMPUS LANDSCAPE - 5.5 acre landscape buffer with potential to include recreational and green infrastructure

Koehn Creek Green Neighborhood: Concept A

Daylight Koehn Creek in Alley Right-of-Way



Rehabilitation of existing homes focused in a strategic area can help to re-position a residential neighborhood



New retail should be constructed of high quality materials and incorporate greenspace and landscaping into the site design



Daylighting Koehn Creek would give the neighborhood a new identity and greenspace while also addressing stormwater issues along National Avenue

VOTE WITH A GREEN DOT IF YOU AGREE WITH THIS CONCEPT!

VOTE WITH A RED DOT IF YOU DISAGREE WITH THIS CONCEPT...



Koehn Creek Green Neighborhood: Concept B

Daylight Koehn Creek between National and Nicklas



Renovation of existing single-family homes as well as a transition to a lower density can brand and re-position this area as a "green neighborhood"



New retail should be constructed of high quality materials and incorporate greenspace and landscaping into the site design



The daylighting of Koehn Creek could be done in conjunction with the development of a new greenway between National and Nicklas Avenues



VOTE WITH A GREEN DOT IF YOU AGREE WITH THIS CONCEPT!



VOTE WITH A RED DOT IF YOU DISAGREE WITH THIS CONCEPT...



Koehn Creek Green Neighborhood: Concept C

Daylight Koehn Creek along National Avenue



New residential buildings can provide students, faculty and staff with a housing option integrated into new shared greenspaces near the institutions



New townhomes integrated into a shared greenspace can offer a unique housing option near the DACC and VA campuses.



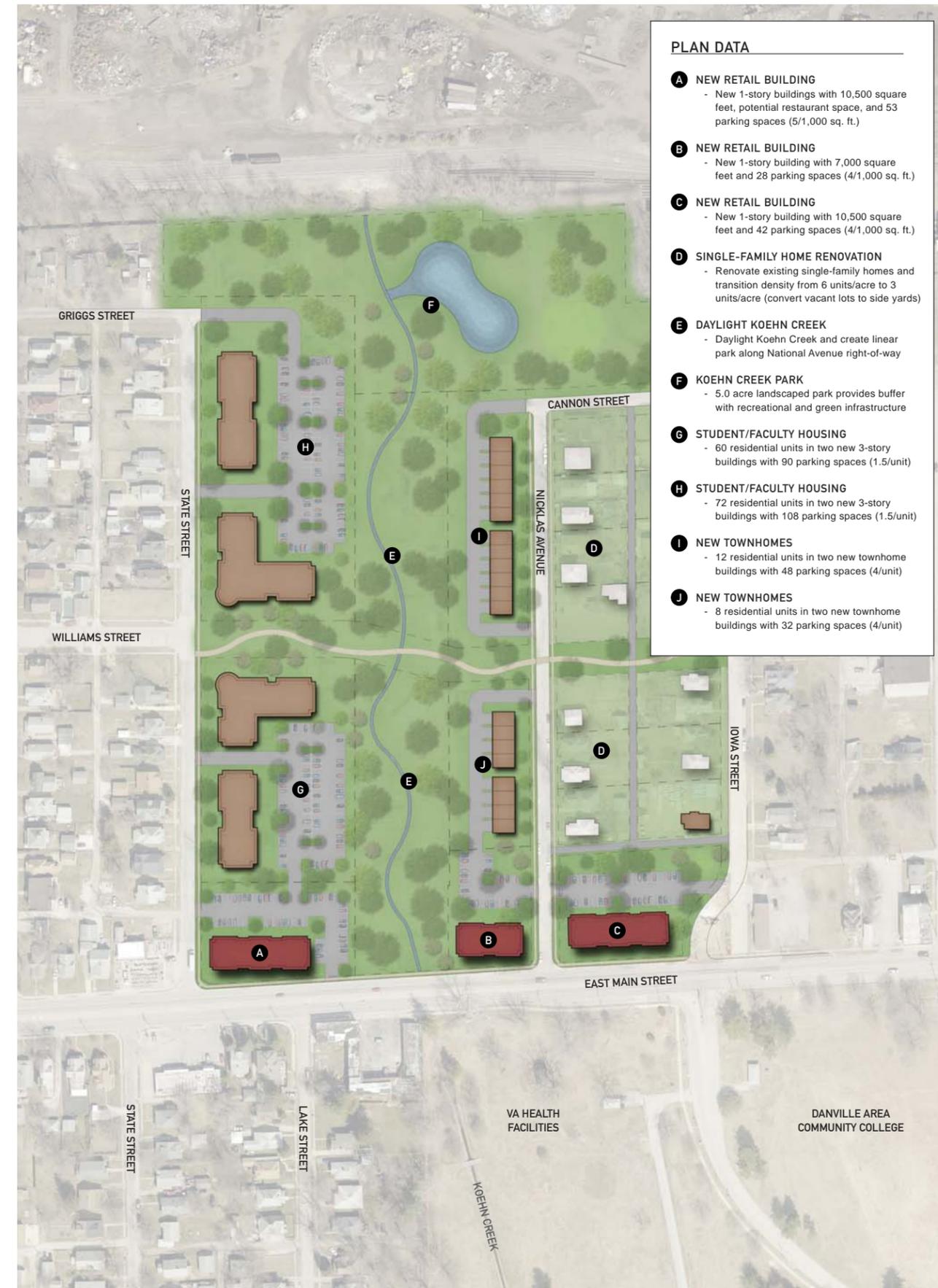
VOTE WITH A GREEN DOT IF YOU AGREE WITH THIS CONCEPT!



VOTE WITH A RED DOT IF YOU DISAGREE WITH THIS CONCEPT...



The daylighting of Koehn Creek could be done in conjunction with new development, branding this area as a "green" neighborhood



Commercial Nodes Concept East of Crawford Street



Screened and landscaped parking lots can create an inviting retail environment



New commercial development should be oriented towards East Main Street with parking located behind the building and outdoor dining areas located in front



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VOTE WITH A RED DOT IF YOU DISAGREE WITH THIS CONCEPT...



Memorial parks should be created at key intersections during rehabilitation or redevelopment of commercial properties



PLAN DATA

- A** KIRBY RISK ELECTRIC SUPPLY
 - Landscape and enhance parking lot and driveways of existing commercial building
- B** NEW RETAIL BUILDING
 - New 1-story building with 12,000 square feet, restaurant space, outdoor dining area and 60 parking spaces (5/1,000 sq. ft.)
- C** NEW RETAIL BUILDING
 - New 1-story building with 7,000 square feet, restaurant space, outdoor dining area and 49 parking spaces (7/1,000 sq. ft.)
- D** RENOVATED RETAIL CENTER
 - Renovated retail center with 37,500 square feet and enhanced parking lot with 130 parking spaces (3.5/1,000 sq. ft.)
- E** NEW RESTAURANT BUILDING
 - New 1-story restaurant with 3,000 square feet and 24 parking spaces (8/1,000 sq. ft.)
- F** RENOVATED SUBWAY RESTAURANT
 - Renovate existing 2,500 square foot Subway restaurant, add outdoor dining patio and enhance/landscape parking lot with 30 parking spaces (12/1,000 sq. ft.)
- G** RENOVATED FAMILY DOLLAR STORE
 - Renovate existing 10,000 square foot Family Dollar store and enhance parking lot with 50 parking spaces (5/1,000 sq. ft.)
- H** SALT OF THE EARTH MINISTRIES
 - Landscape and enhance parking lot and access drives of existing 1,500 square foot commercial building with 12 parking spaces (8/1,000 sq. ft.)

Commercial Nodes Concept West of Crawford Street



New commercial development should be oriented towards East Main Street with parking located behind the building and outdoor dining areas located in front



An expanded Cannon Elementary School campus should include a new playground area highly visible from East Main Street

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VOTE WITH A RED DOT IF YOU DISAGREE WITH THIS CONCEPT...



Landscaped parking lot islands can create an inviting retail environment



Neighborhood Activity Center Concept

Utah Avenue Greenway and Park



Street trees along a neighborhood greenway could guide residents to neighborhood institutions as well as a new neighborhood park



Painted, on-street bike lanes provide a safe and designated space for cyclist and calm traffic along residential streets

VOTE WITH A GREEN DOT IF YOU AGREE WITH THIS CONCEPT!

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A neighborhood greenway could link institutions and potentially historic structures

