



GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN

Bondurant, Iowa

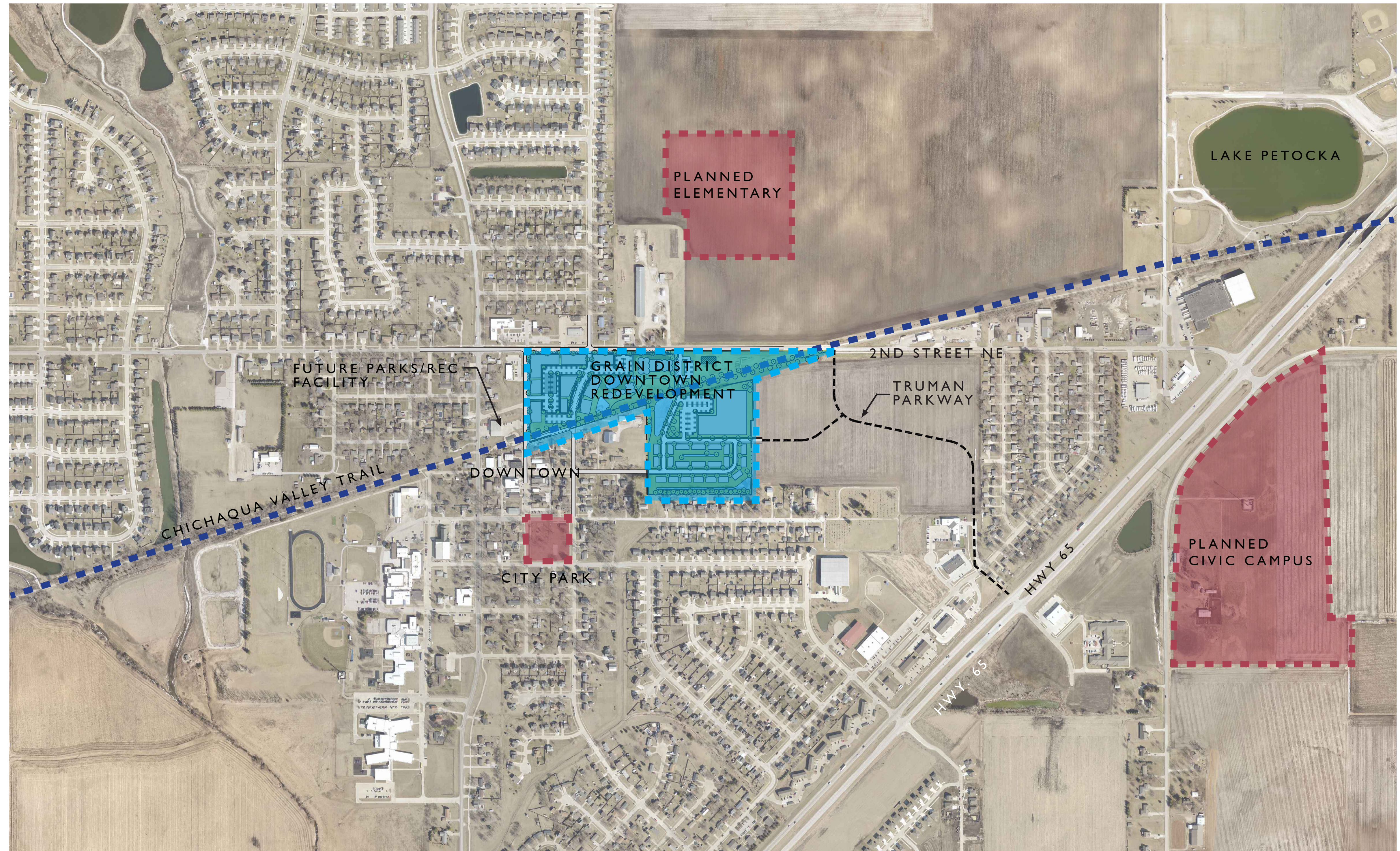
SITE CONTEXT

GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN

SITE CONTEXT:

“The Grain District” Downtown Redevelopment Plan envisions extending downtown Bondurant with the creation of a dynamic mixed-use development. This new development, located south of 2nd Street NE and East of Main St, will include an extension of Chichaqua Valley Trail, mixed-use retail and commercial district, redevelopment of the grain silos, a recreational facility and residential community of townhomes. The planned redevelopment looks to create a walkable destination that encourages community engagement and fosters economic growth.

The Grain District development builds upon the momentum of other planned future developments in Bondurant, including a new elementary school, Civic Campus, and Parks and Recreation Facility. To the north of The Grain District is the site for a new elementary school, with connectivity to the proposed Truman Parkway via the Townhome portion of the development. The Chichaqua Valley Trail extension running through The Grain District development will create a destination experience for users of the trail and tie into regional trail networks. Further to the east of the study site is the proposed development of the Bondurant Civic Campus, which will serve as the future home of a variety of civic and private uses including City Hall, Emergency Services, retail space, Public Works facilities, among others.



SITE PLAN

GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN

(A) ADDITIONAL PARKING MAY BE NEEDED BASED ON PLANNED USE DENSITY



TOWNHOME DEVELOPMENTS

>2 BEDROOMS

PEDESTRIAN-ORIENTED DESIGN

1 TOWNHOME - ARCHITECTURAL GUIDELINES



2 SCULPTURE GARDEN



3 RECREATION CENTER



4 MIXED-USE



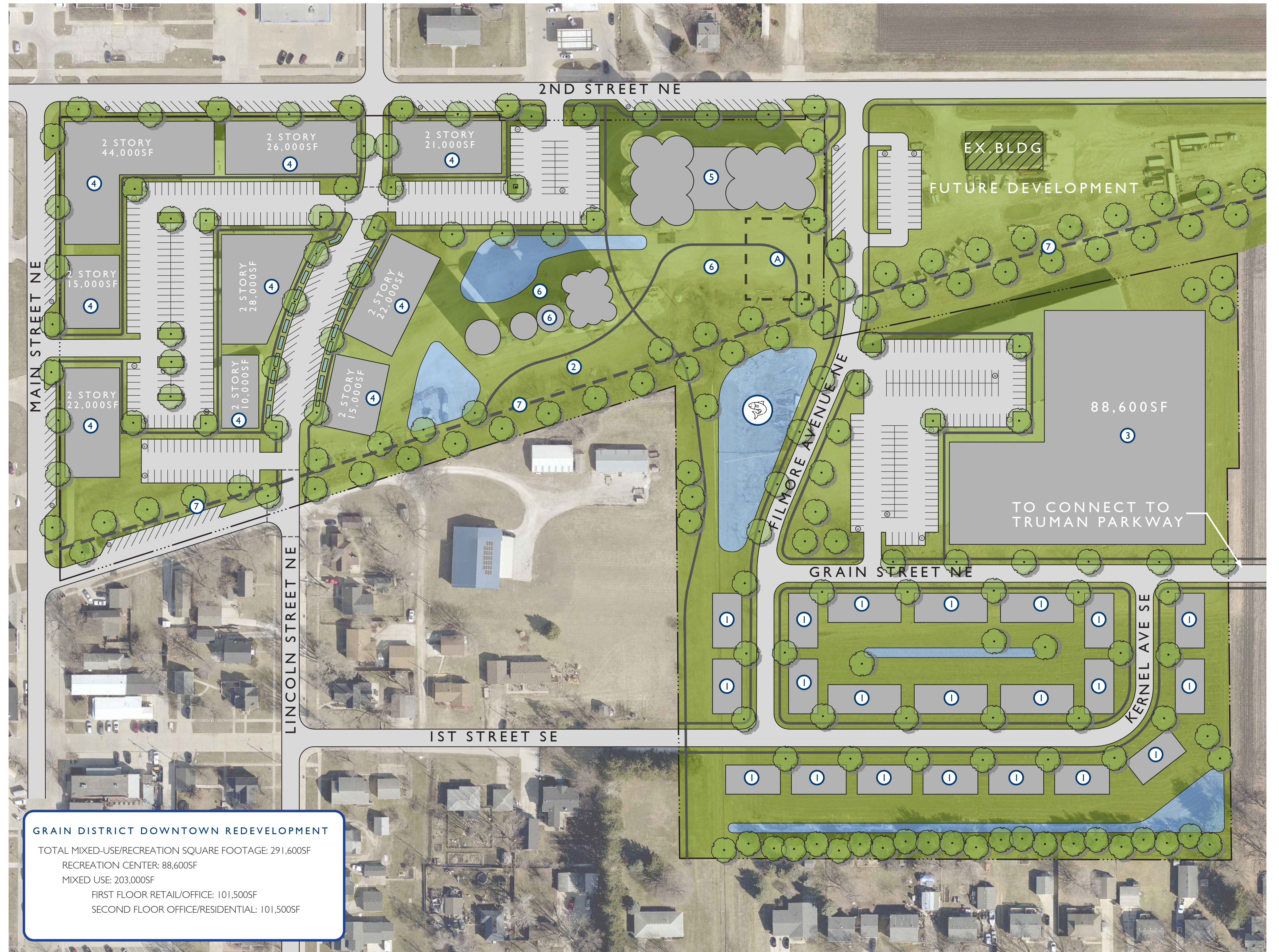
5 LAND USE REDEVELOPMENT



6 UNIQUE PUBLIC SPACE



7 TRAIL



PEDESTRIAN AND VEHICULAR MOVEMENT

GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN



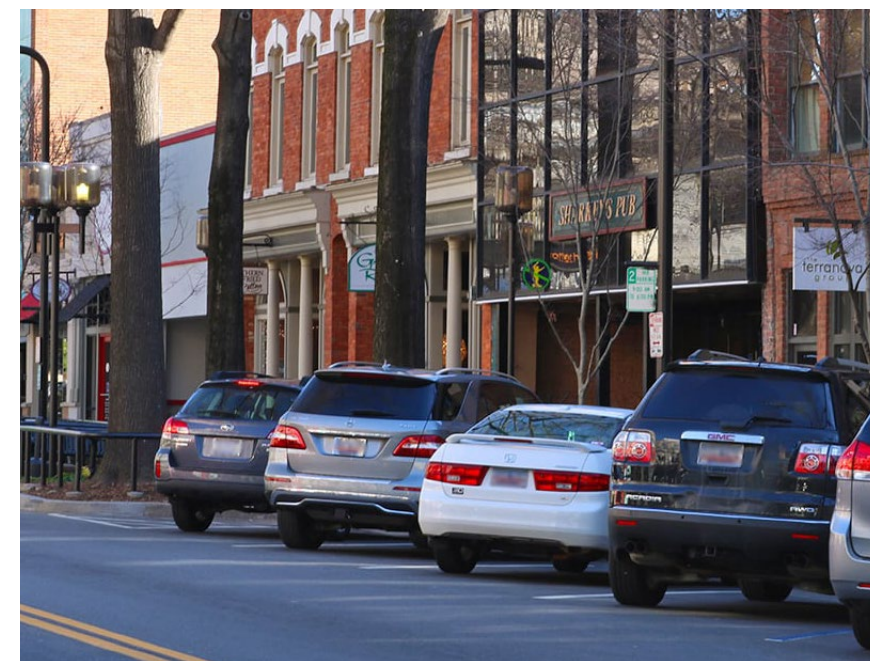
1 RAISED PEDESTRIAN CROSSING



2 DOWNTOWN WALK



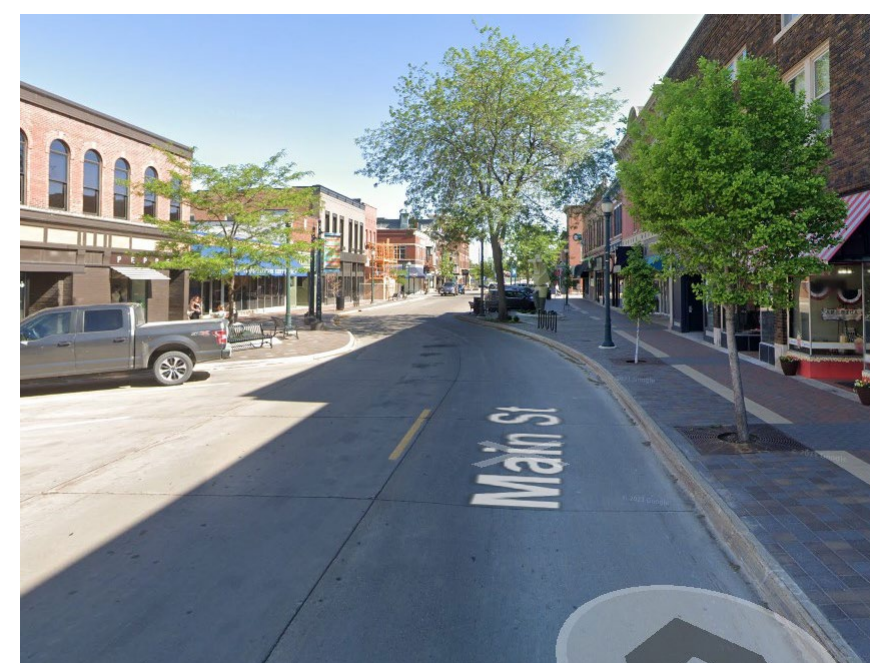
3 CURB EXTENSION



4 ON STREET PARKING



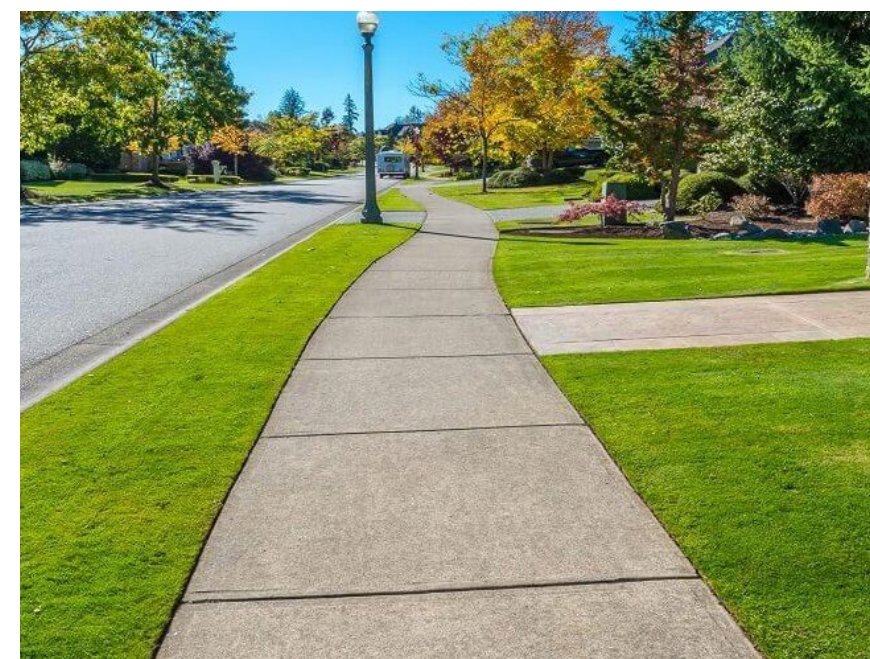
5 PLANTED STREETSCAPE



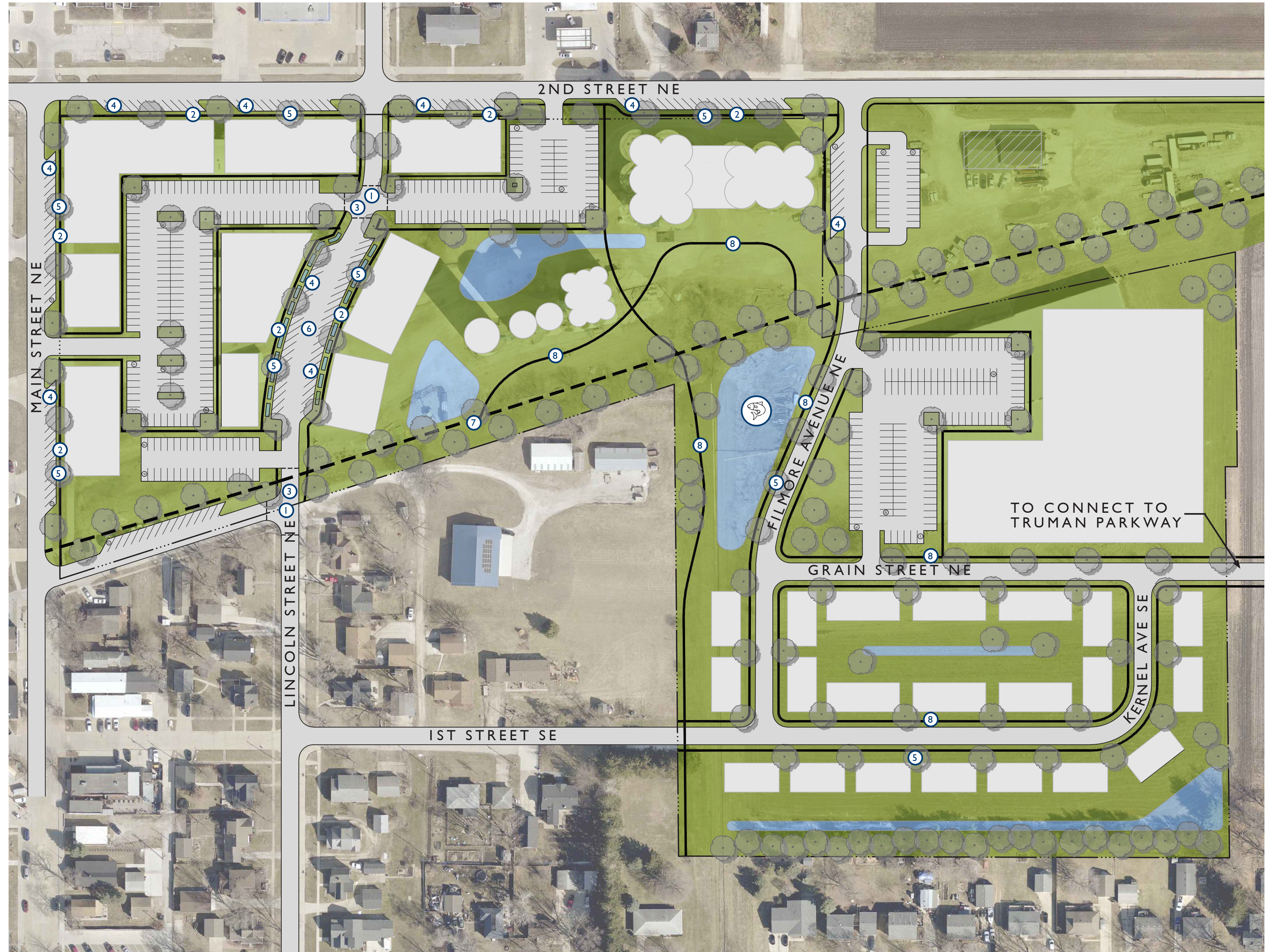
6 CHICANE/CURVED ROADWAY



7 RAILROAD TRAIL - RE-PURPOSED



8 RESIDENTIAL WALK



STORMWATER MANAGEMENT STRATEGIES

GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN



1 RESIDENTIAL STORMWATER DETENTION



2 GREEN INFRASTRUCTURE - BIOCELL



3 STORMWATER FEATURE



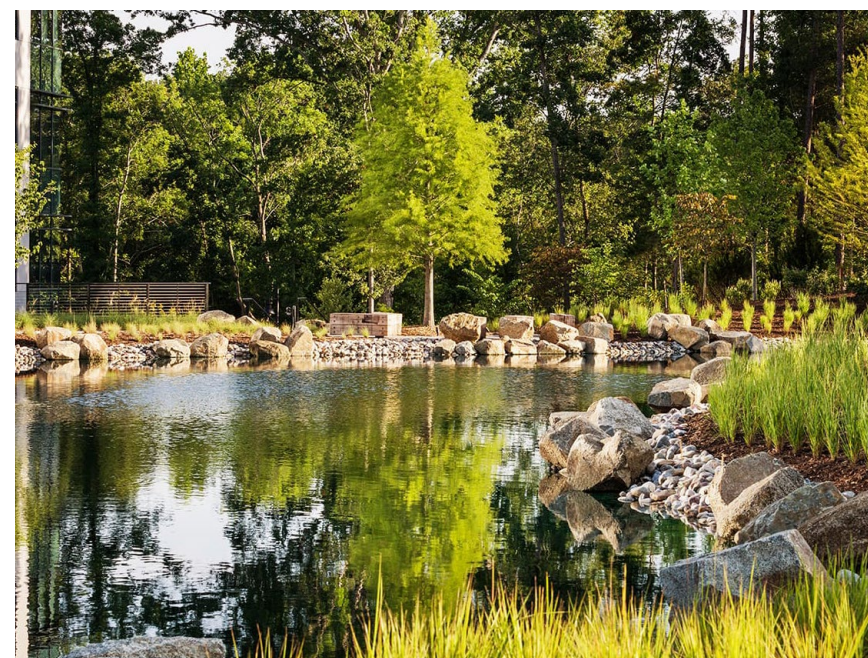
4 STORMWATER UNDERGROUND STORAGE



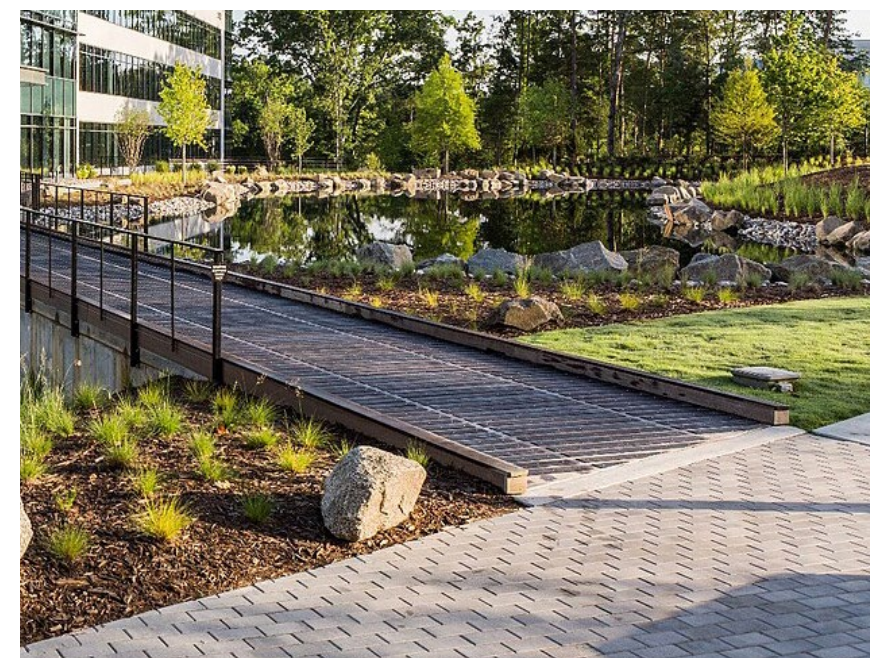
5 PERMEABLE PAVEMENT



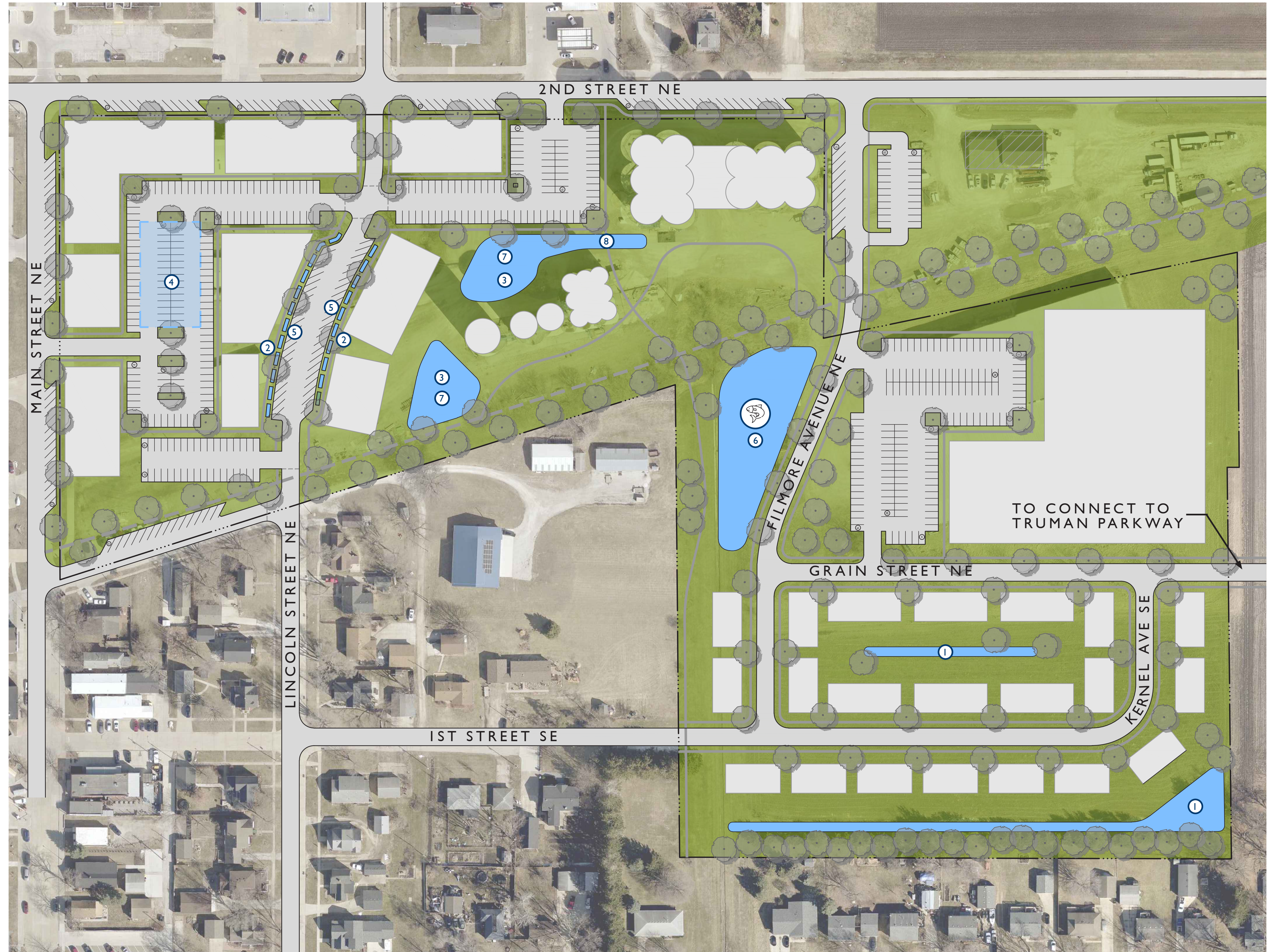
6 STORMWATER RETENTION POND



7 STORMWATER FEATURE

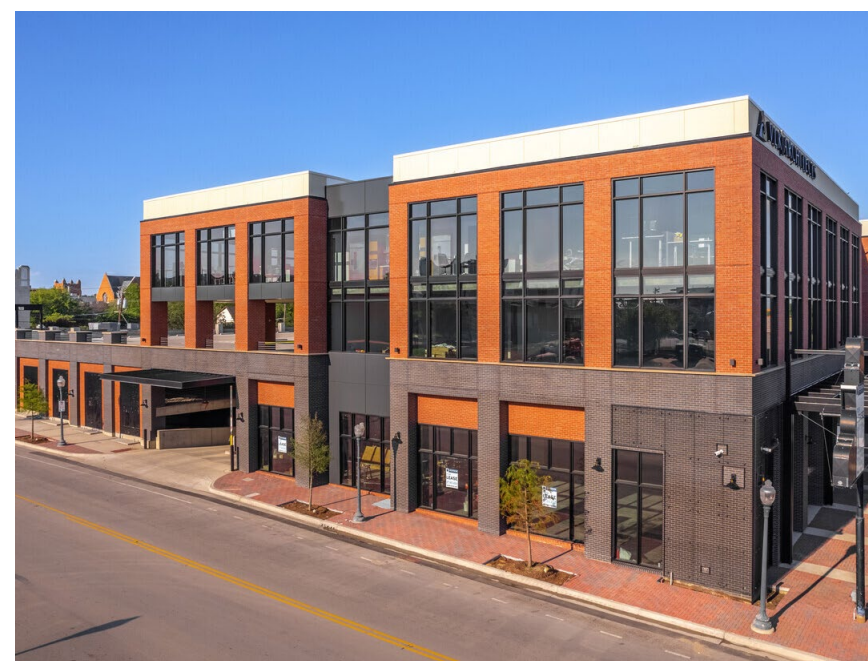


8 STORMWATER FEATURE/BRIDGE



DOWNTOWN CORRIDOR AESTHETICS

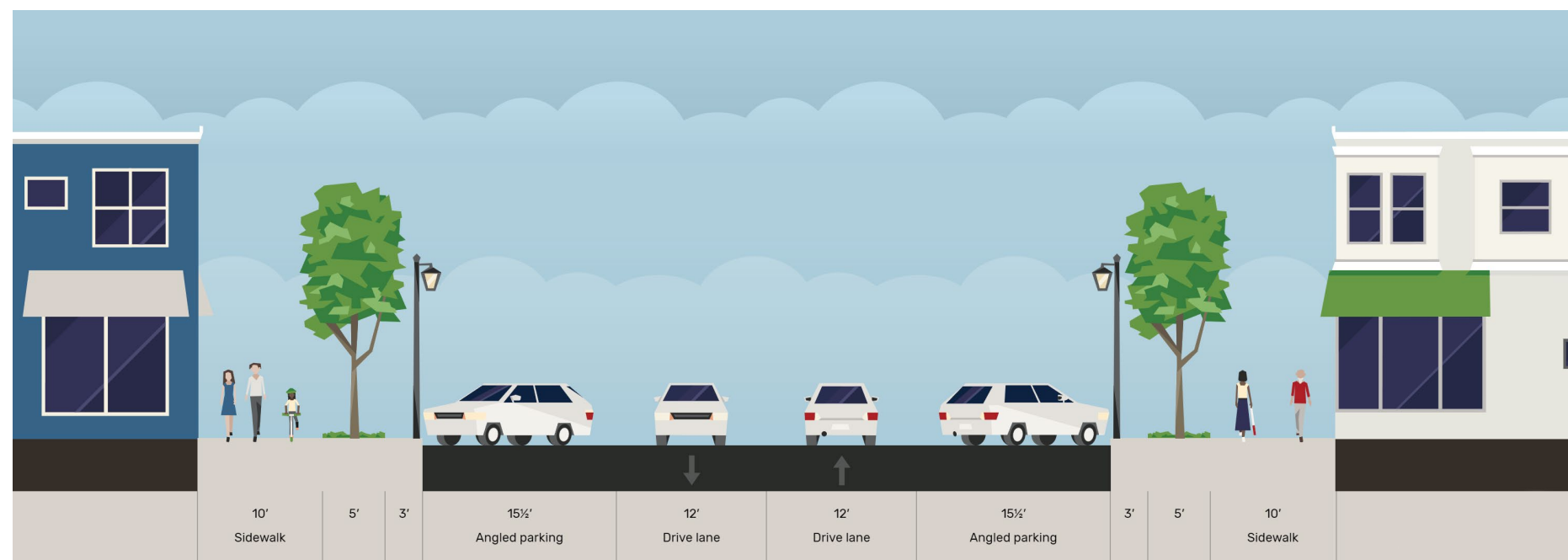
GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN



DOWNTOWN EXTENSION - LINCOLN STREET NE PERSPECTIVE

The proposed mixed-use and downtown corridor development is to act as an extension of downtown Bondurant, engaging the community through new experiences such as shopping, dining, recreation, education, and community festivals. The design is intended to channel the features currently found downtown and features pedestrian scale low-rise commercial development and welcoming views between buildings and sidewalks. Additional design elements include a connected lighted streetscape, providing opportunities for banners and other community branding, and green infrastructure elements to provide stormwater management while also creating

an engaging landscape. Building finishes use a traditional palette of materials and colors, including brick, natural stone, glass store fronts, and canopies and awnings. All elements in The Grain District development are integrated to create a seamless transition for all users experiencing this dynamic expansion of downtown. Additionally, the Lincoln Street NE downtown corridor extension has a unique opportunity to be closed for the numerous festivals and events that welcome visitors to the community, such as the Sidewalk Chalk Art Festival, Summerfest, and Celebrate Bondurant.



SECTION VIEW - LINCOLN STREET NE

SILO REDEVELOPMENT - EXTERIOR ELEVATIONS

GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN

REDEVELOPMENT CONCEPT:

The silo redevelopment at “The Grain District” envisions a multi-use strategy that saves and re-purposes the iconic grain silos. This strategy affords the community the opportunity to showcase the continued use of these facilities and bring them into a new light. The existing silos channel the community’s agricultural history and were a source for economic development. Future redevelopment will continue the economic tradition of the silos and adapt them into a mixed use destination. This includes restaurant and retail space, condominiums, hotel and event space. A secondary group of silos will remain to showcase the original intended use and be integrated into “The Grain District” as a central feature.

Feasibility Study Results:

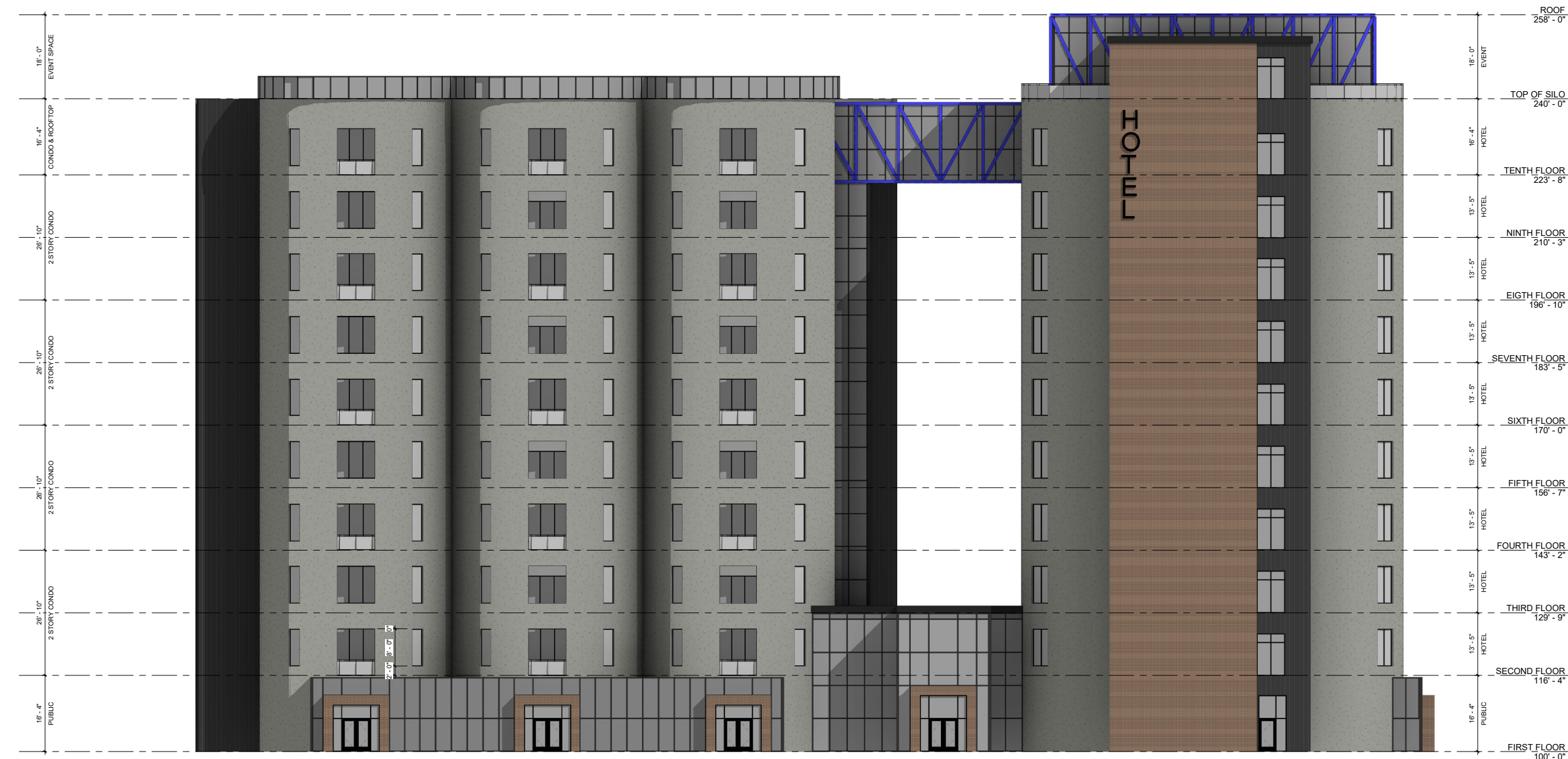
- Re-purposing of the silos is promising
- Structurally the silos are in good condition
- New roof and cosmetic repairs are recommended
- An environmental assessment was favorable for proposed development

Considerations for Re-Use:

- Building code requirements for high rise buildings
- Building code requirements for living units
- Repairs to the roof and other cosmetic repairs
- Improvements to the building envelope

Recommended Re-Use Includes a Combination of:

- Retail and restaurant space
- Condo-style living units with mezzanines
- Hotel suites
- Additional upper level for an event venue



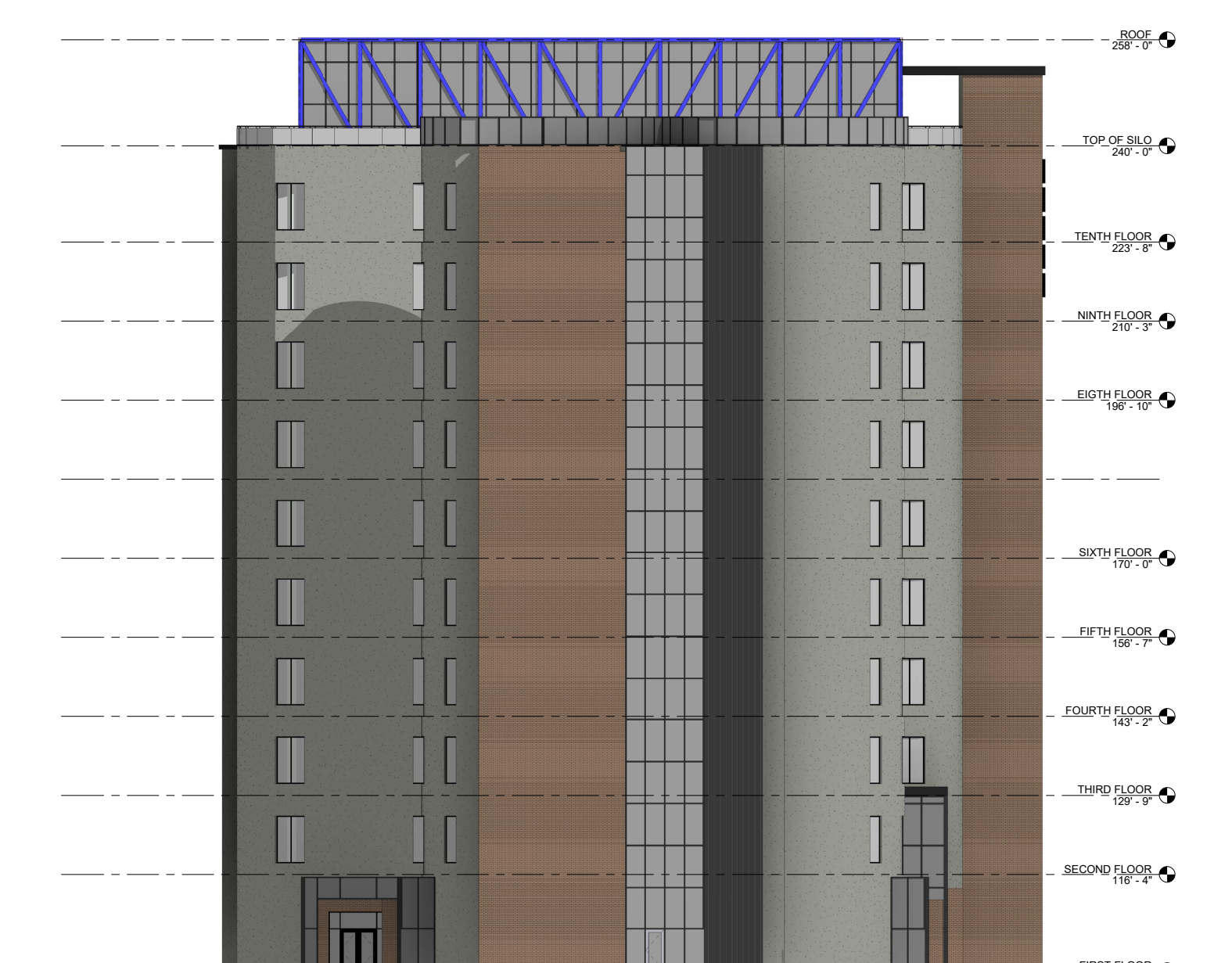
CONCEPTUAL ELEVATION - NORTH



CONCEPTUAL ELEVATION - WEST



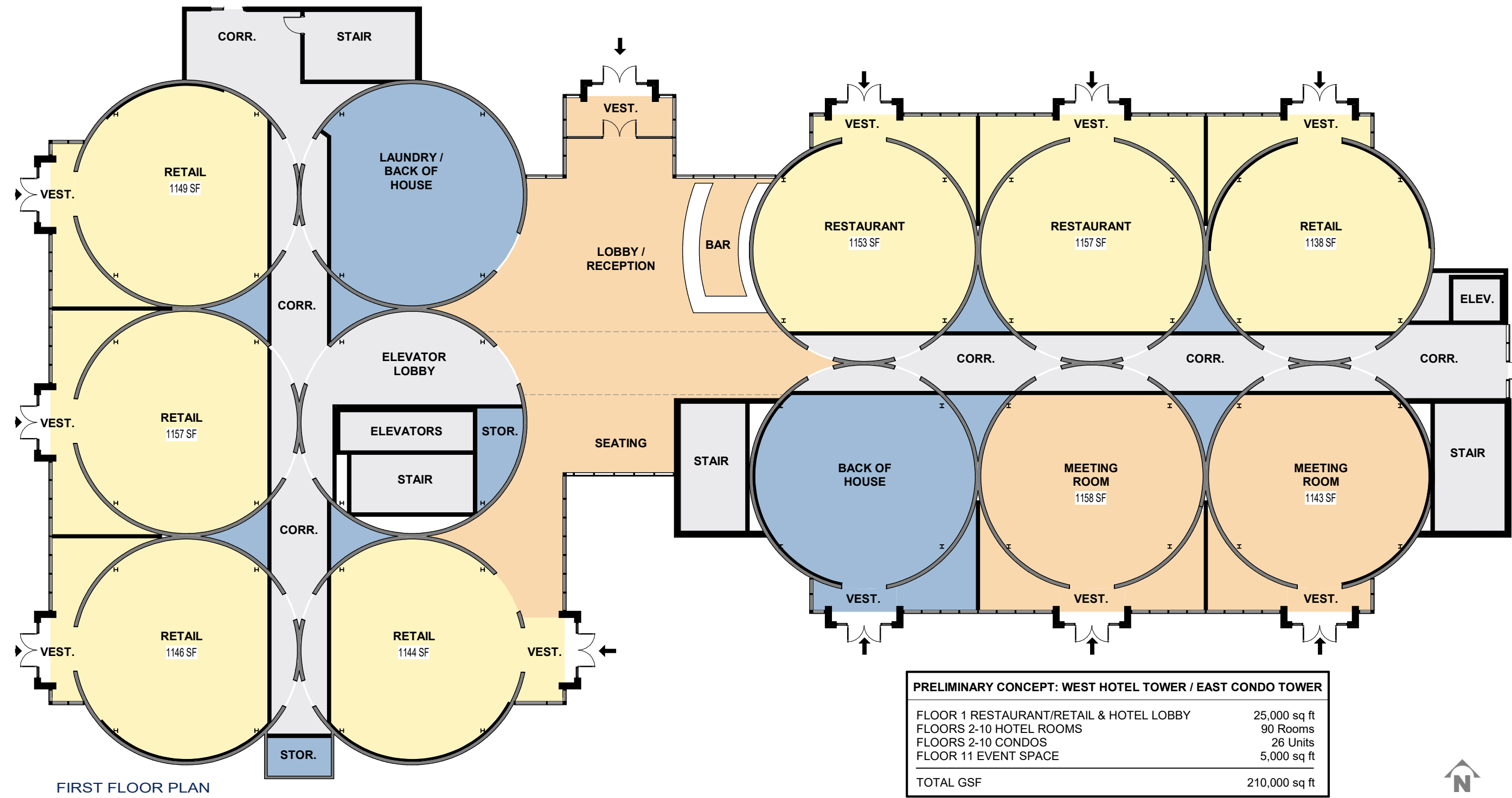
CONCEPTUAL ELEVATION - SOUTH



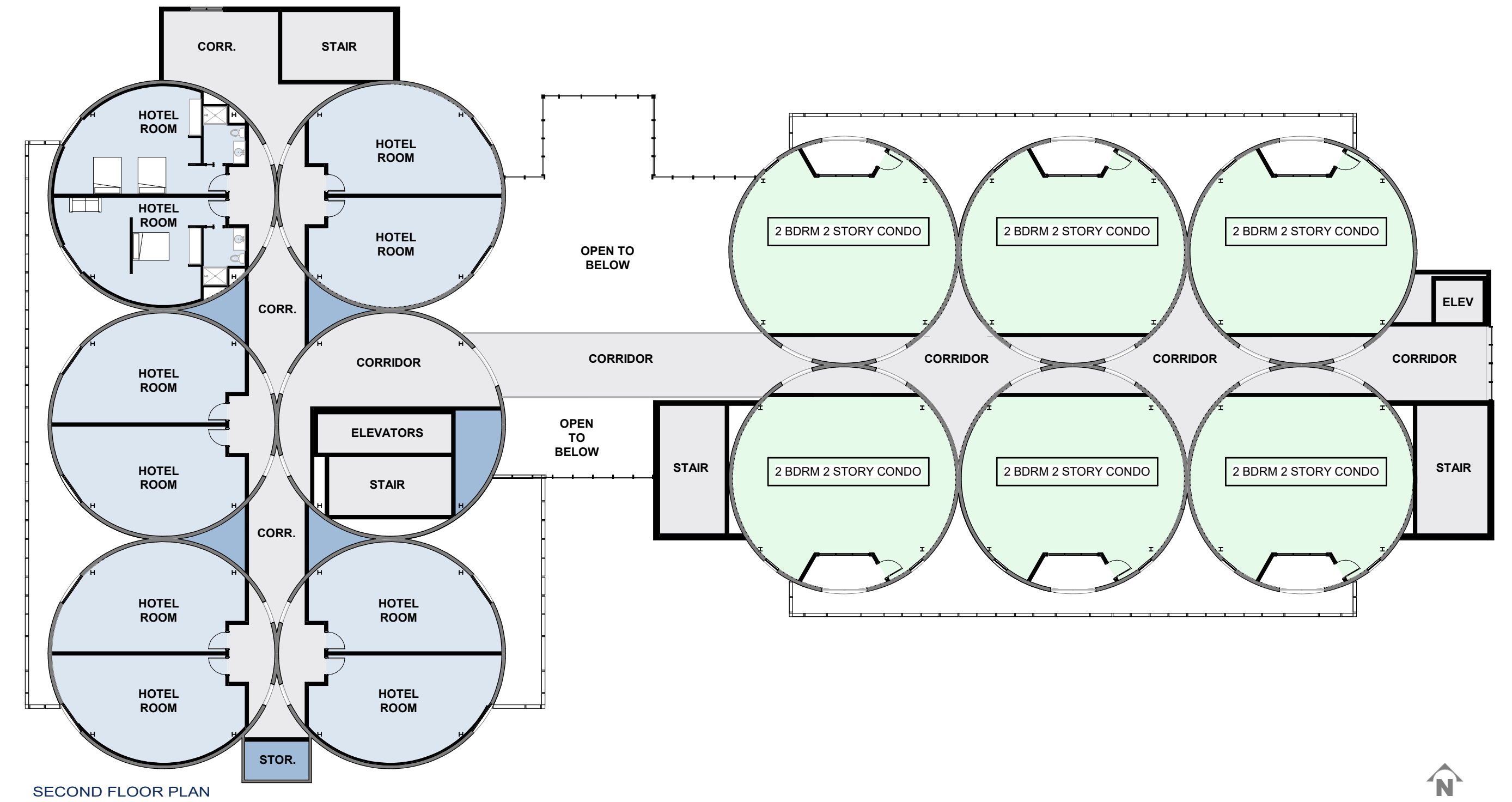
CONCEPTUAL ELEVATION - EAST

SILO REDEVELOPMENT - FLOOR PLANS

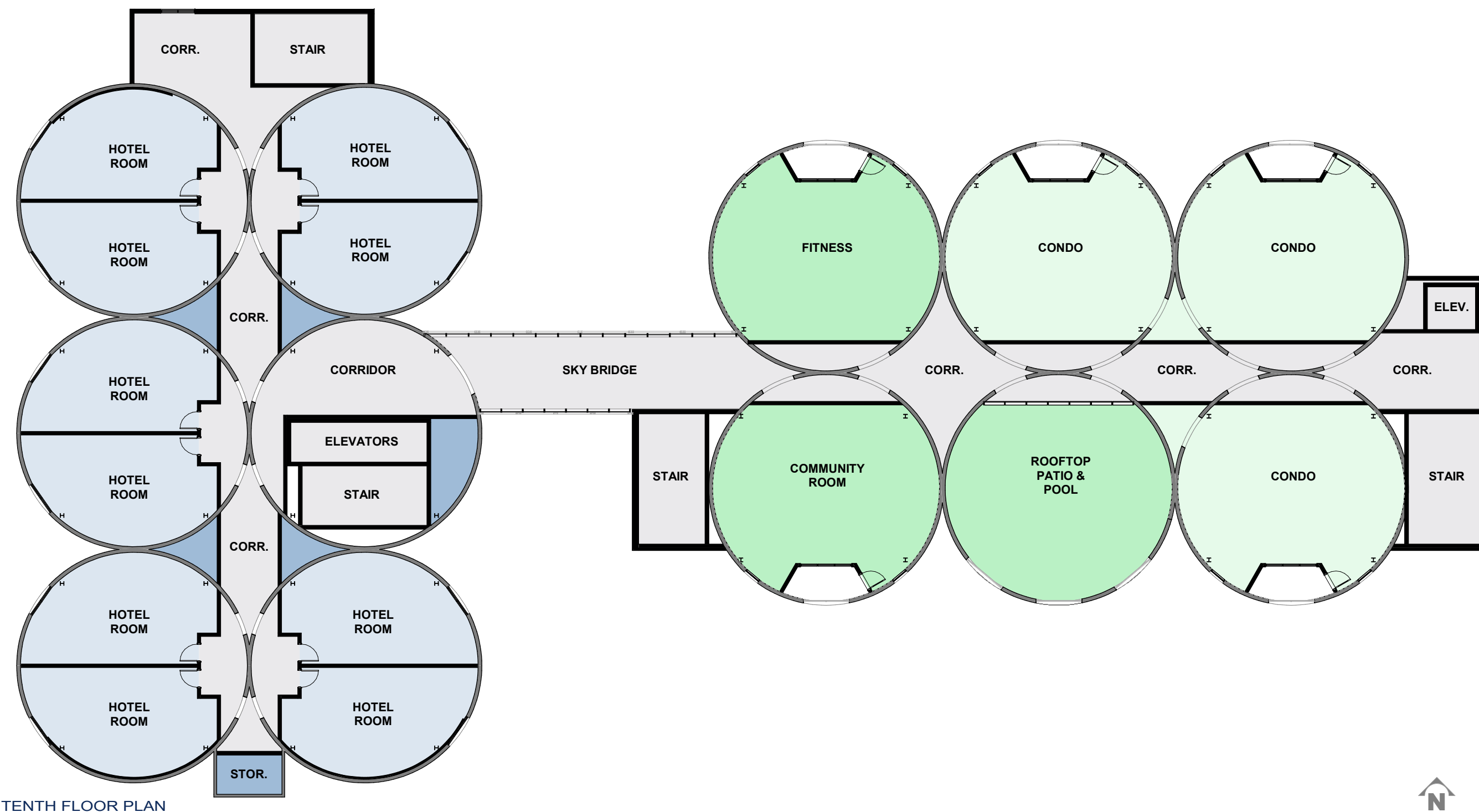
GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN



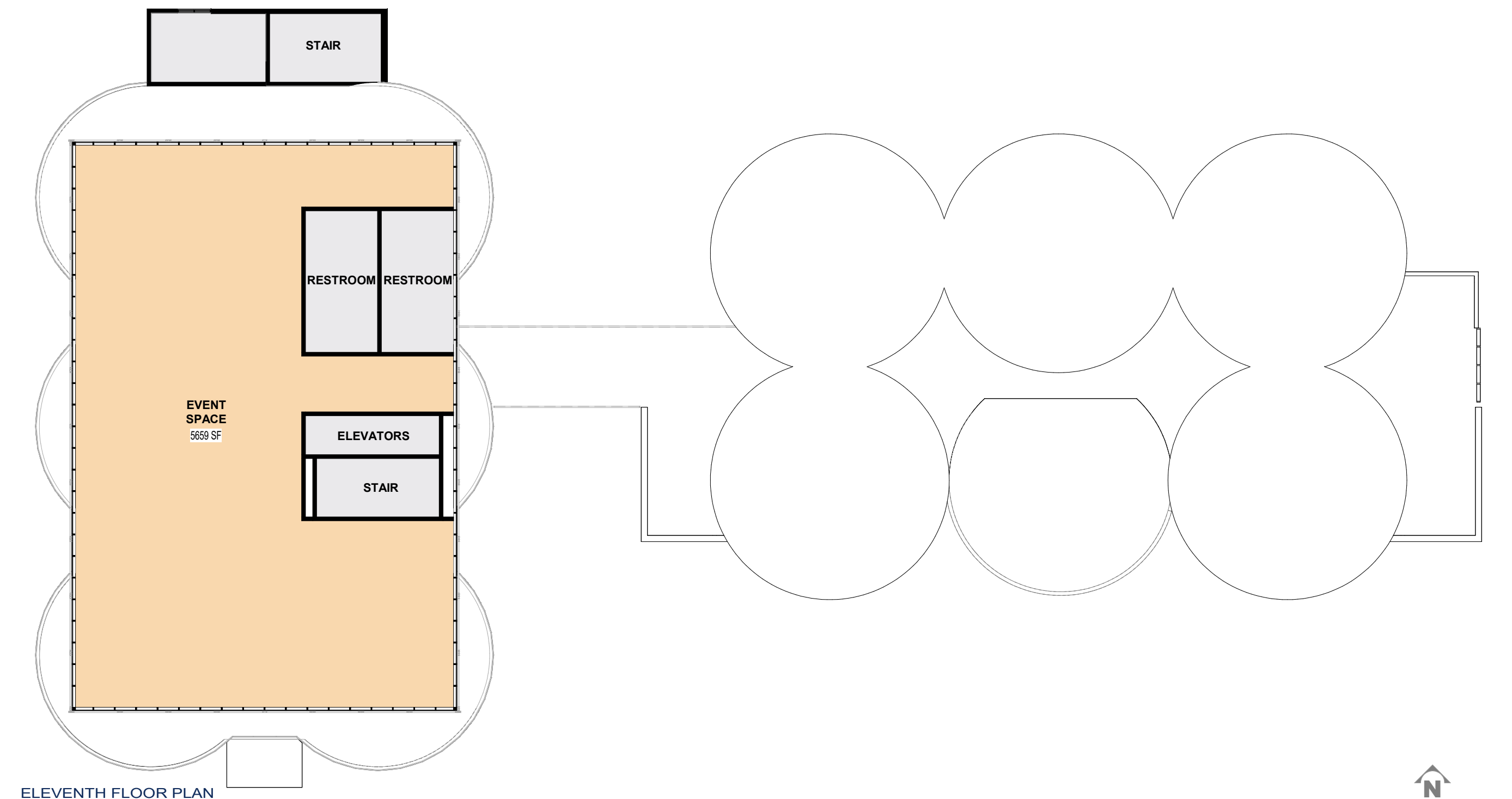
FIRST FLOOR PLAN



SECOND FLOOR PLAN



TENTH FLOOR PLAN



ELEVENTH FLOOR PLAN

DEVELOPMENT + INFRASTRUCTURE

GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN

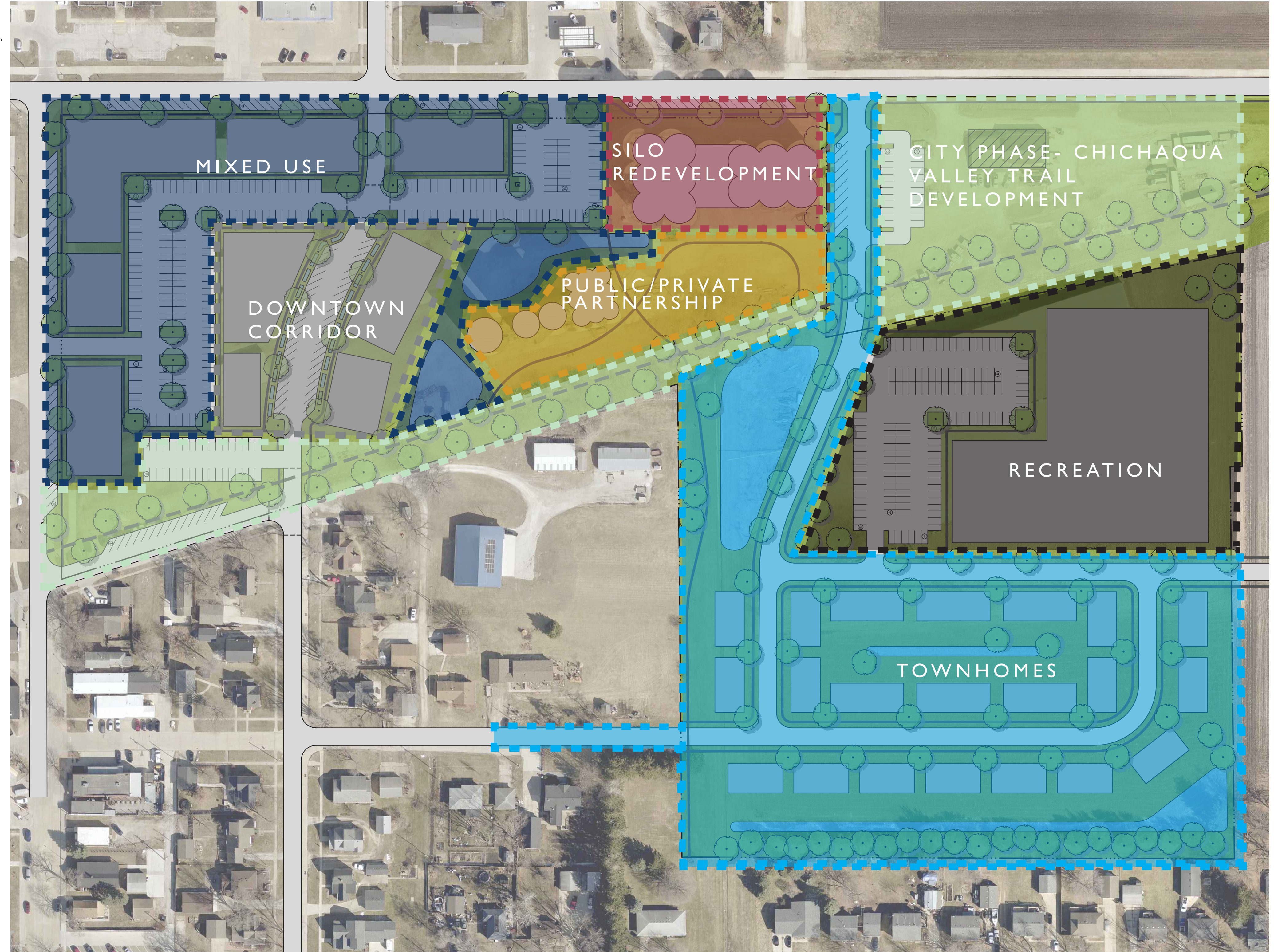
GRAIN DISTRICT DOWNTOWN REDEVELOPMENT

The redevelopment plan is to be a market led development, with seven anticipated build outs. The recommended first area for development is the residential townhomes and necessary infrastructure. The second and third developmental areas include mixed-use and downtown corridor, with the recreation facility and silo redevelopment occurring later. The Chichaqua Valley Trail extension and Public/Private Partnership central lawn are expected to occur in conjunction with other development phases.

OVERALL OPINION OF PROBABLE COST - INFRASTRUCTURE

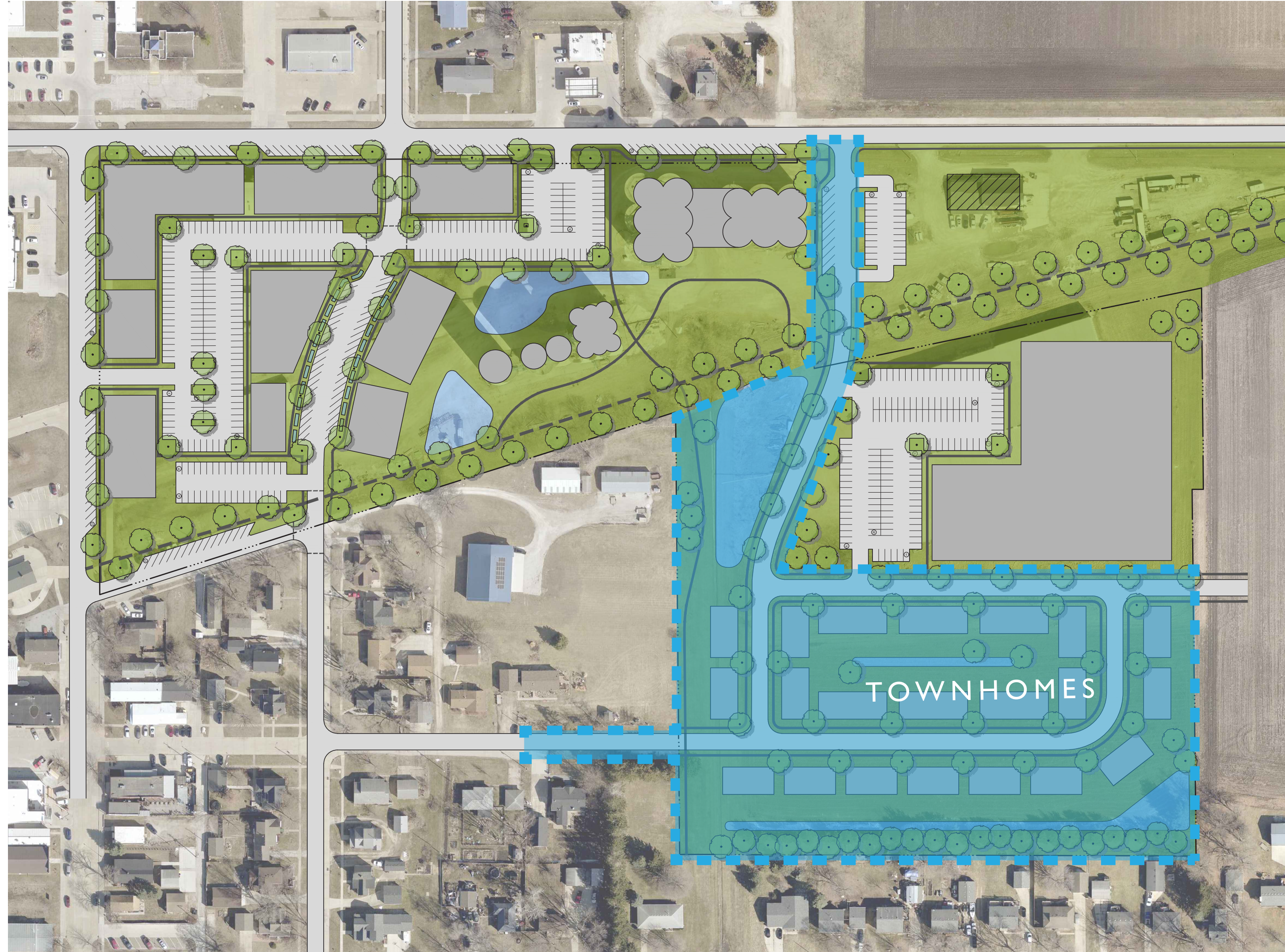
No.	ITEM DESCRIPTION	TOTAL AMOUNT
1	Townhomes	\$3,473,589.17
2	Mixed Use	\$2,848,495.00
3	Downtown Corridor	\$1,765,276.50
4	Recreation	\$1,265,189.60
5	Silo Redevelopment	\$554,450.00
6	Chichaqua Valley Trail Development - Arboretum Plaza and Trail	\$1,584,570.00
7	Public Private Partnership	\$485,875.00
8	Site Demo (assumes all buildings within development footprint)	\$910,000.00
Construction Costs		\$12,887,445.27
TOTAL PROJECT COST		\$12,887,445.27

Note: All estimates are based on current estimated construction costs (January 2024) and factor in 10% contingency and 20% non-construction costs.



DEVELOPMENT + INFRASTRUCTURE - TOWNHOMES

GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN

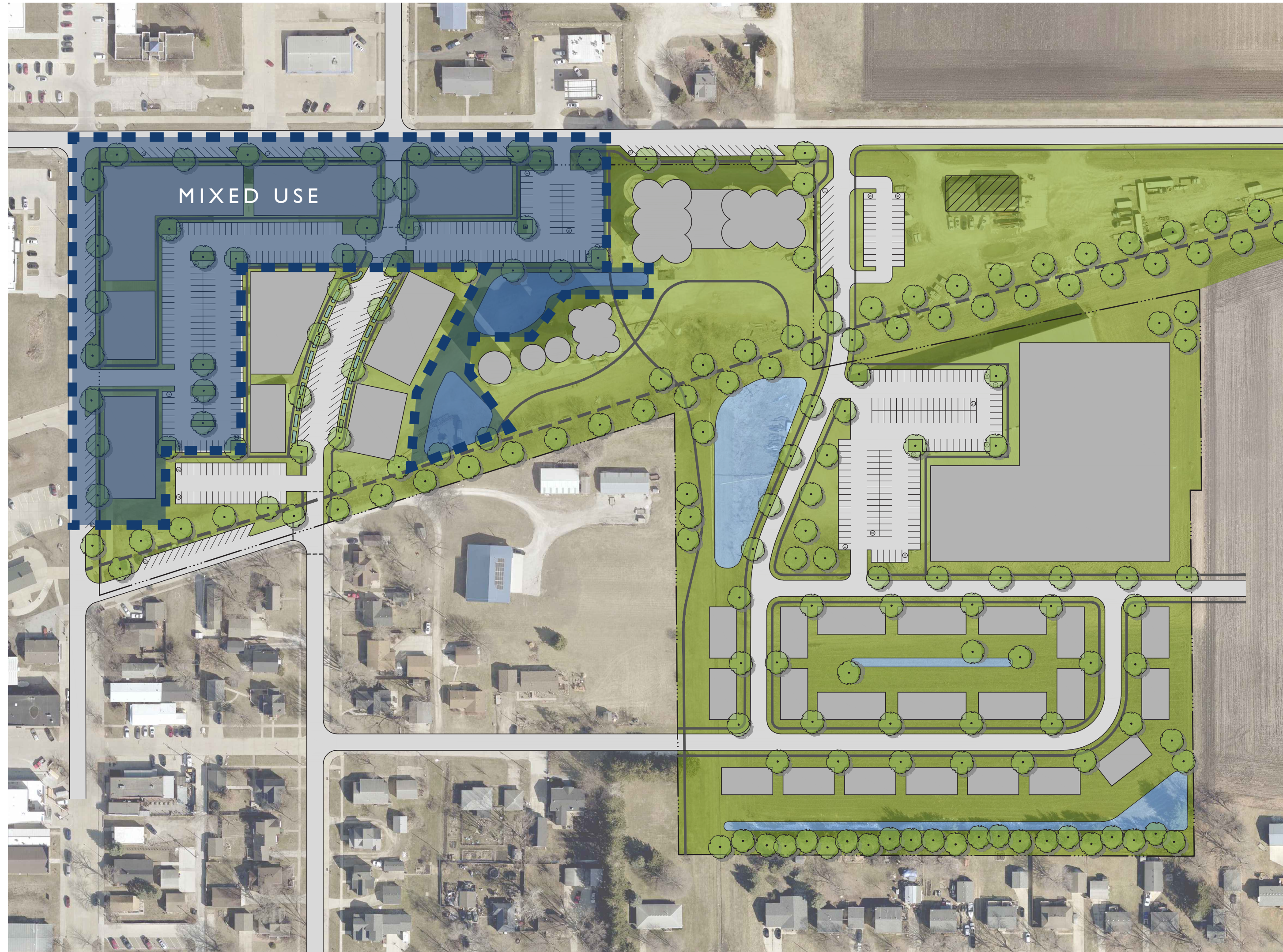


OPINION OF PROBABLE COST - INFRASTRUCTURE - TOWNHOMES

No.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT	
1	Traffic Control	LS	1	\$5,000.00	\$5,000.00	
2	Strip, Salvage, and Spread Topsoil	CY	9700	\$15.00	\$145,500.00	
3	Subgrade Preparation	SY	8100	\$6.00	\$48,600.00	
4	Detention Pond (Excavation)	CY	6000	\$6.00	\$36,000.00	
5	Aggregate Subbase, 6"	SY	8100	\$20.00	\$162,000.00	
6	PCC Pavement	SY	8100	\$80.00	\$648,000.00	
7	PCC Sidewalk	SY	2400	\$65.00	\$156,000.00	
8	Water Main, 8" C900	LF	2500	\$60.00	\$150,000.00	
9	Water Service Stubs, 1" per unit	EA	42	\$2,200.00	\$92,400.00	
10	Gate Valve and Valve Box, 8"	EA	10	\$1,500.00	\$15,000.00	
11	Hydrant Assembly	EA	5	\$5,000.00	\$25,000.00	
12	Connect to Existing Water Main	EA	2	\$2,000.00	\$4,000.00	
13	Sanitary Sewer, 8" PVC	LF	2100	\$75.00	\$157,500.00	
14	Sanitary Service Stubs, 4" per unit	EA	42	\$2,200.00	\$92,400.00	
15	Circular Sanitary Manhole	EA	5	\$6,500.00	\$34,125.00	
16	Connect to Existing Sanitary Sewer	EA	1	\$2,000.00	\$2,000.00	
17	Subdrain, 6" Perforated HDPE	LF	4600	\$15.00	\$69,000.00	
18	Subdrain Cleanout	EA	15	\$650.00	\$9,966.67	
19	Storm Sewer, RCP	LF	2700	\$85.00	\$229,500.00	
20	Storm Drain Intake	EA	11	\$5,000.00	\$54,000.00	
21	Circular Storm Manhole	EA	4	\$5,000.00	\$20,000.00	
22	RCP Apron	EA	5	\$3,000.00	\$15,000.00	
23	Electrical, Lighting-Wiring-Control Cabinet	LS	1	\$120,000.00	\$120,000.00	
24	Landscaping	LS	1	\$200,000.00	\$200,000.00	
25	Erosion Control	LS	1	\$15,000.00	\$15,000.00	
26	Testing	LS	1	\$15,000.00	\$15,000.00	
27	Mobilization	LS	1	\$151,000.00	\$151,000.00	
					Construction Costs	\$2,671,991.67
					10% Contingency	\$267,199.17
					20% Non-Construction Cost	\$534,398.33
					TOTAL PROJECT COST	\$3,473,589.17

DEVELOPMENT + INFRASTRUCTURE - MIXED USE

GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN

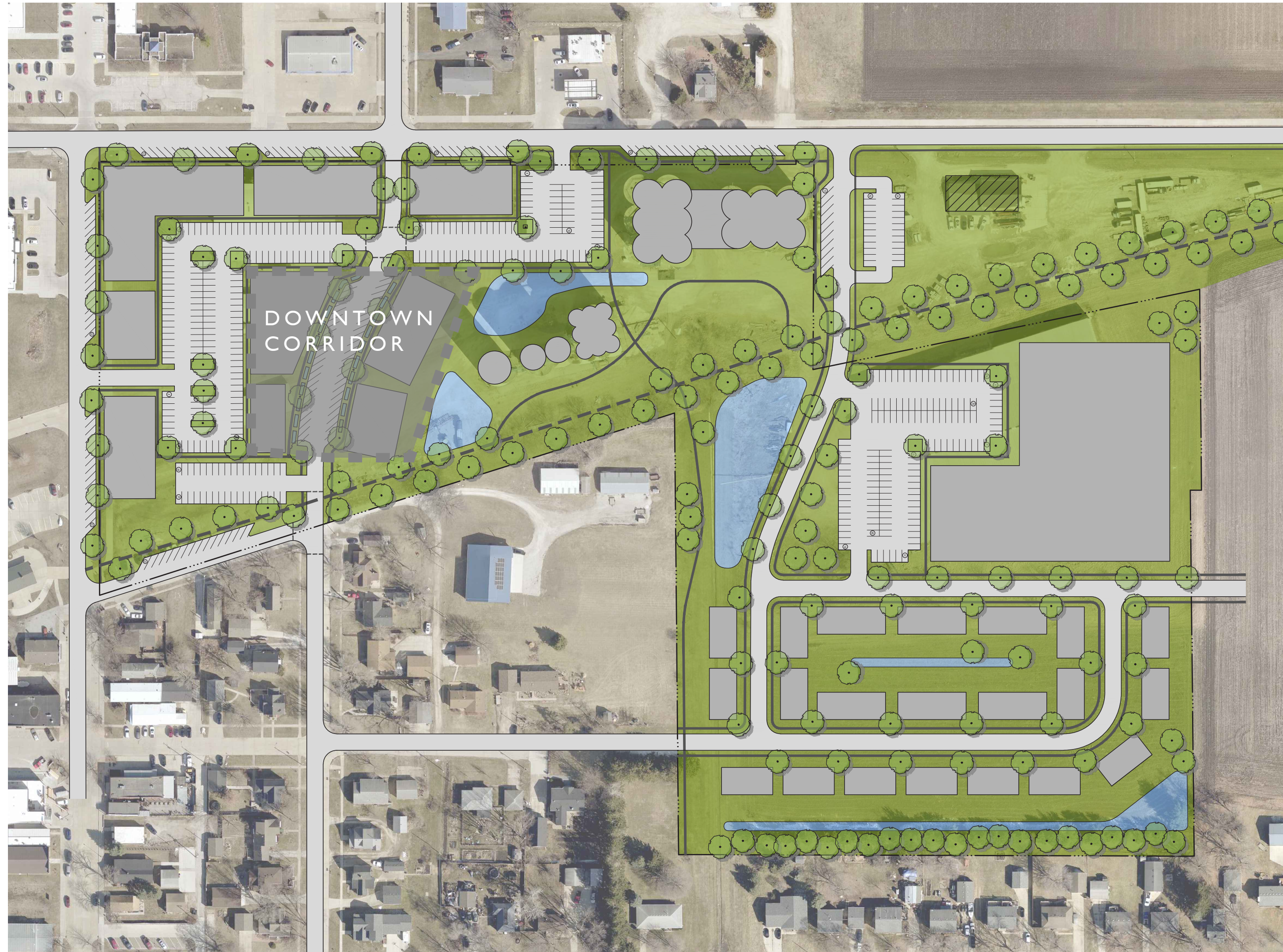


OPINION OF PROBABLE COST - INFRASTRUCTURE

No.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT	
1	Traffic Control	LS	1	\$5,000.00	\$5,000.00	
2	Strip, Salvage, and Spread Topsoil	CY	5600	\$15.00	\$84,000.00	
3	Detention Pond (Excavation)	CY	3700	\$6.00	\$22,200.00	
3	Subgrade Preparation	SY	10100	\$6.00	\$60,600.00	
4	Aggregate Subbase, 6"	SY	8300	\$20.00	\$166,000.00	
5	PCC Pavement, Parking Lot, Grant and 2nd Street Parking	SY	8300	\$80.00	\$664,000.00	
6	PCC Sidewalk	SY	1700	\$65.00	\$110,500.00	
7	Water Main, 8" C900	LF	1100	\$60.00	\$66,000.00	
8	Gate Valve and Valve Box, 8"	EA	4	\$1,500.00	\$6,600.00	
9	Hydrant Assembly	EA	2	\$5,000.00	\$11,000.00	
10	Water Service Connections, 6"	EA	7	\$5,000.00	\$35,000.00	
11	Connect to Existing Water Main	EA	2	\$2,000.00	\$4,000.00	
12	Sanitary Sewer, 8" PVC	LF	600	\$75.00	\$45,000.00	
13	Circular Sanitary Manhole	EA	2	\$6,500.00	\$9,750.00	
14	Sanitary Service Connection, 6"	EA	7	\$4,000.00	\$28,000.00	
15	Storm Sewer, RCP	LF	700	\$85.00	\$59,500.00	
16	Storm Drain Intake	EA	3	\$5,000.00	\$14,000.00	
17	Circular Storm Manhole	EA	4	\$5,000.00	\$20,000.00	
18	RCP Apron	EA	2	\$3,000.00	\$6,000.00	
19	**Underground Detention	EA	1	\$200,000.00	\$200,000.00	
20	Electrical, Lighting-Wiring-Control Cabinet	LS	1	\$180,000.00	\$180,000.00	
20	Landscaping	LS	1	\$200,000.00	\$200,000.00	
21	Site Amenities	LS	1	\$40,000.00	\$40,000.00	
22	Erosion Control	LS	1	\$15,000.00	\$15,000.00	
23	Testing	LS	1	\$15,000.00	\$15,000.00	
24	Mobilization	LS	1	\$124,000.00	\$124,000.00	
					Construction Costs	\$2,191,150.00
					10% Contingency	\$219,115.00
					20% Non-Construction Cost	\$438,230.00
					TOTAL PROJECT COST	\$2,848,495.00

DEVELOPMENT + INFRASTRUCTURE - DOWNTOWN CORRIDOR

GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN



OPINION OF PROBABLE COST - INFRASTRUCTURE

No.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	Traffic Control	LS	1	\$5,000.00	\$5,000.00
2	Strip, Salvage, and Spread Topsoil	CY	2000	\$15.00	\$30,000.00
3	Subgrade Preparation	SY	2600	\$6.00	\$15,600.00
4	Aggregate Subbase, 6"	SY	2600	\$20.00	\$52,000.00
5	PCC Pavement	SY	2600	\$80.00	\$208,000.00
6	Green Infrastructure along roadway	SF	2640	\$230.00	\$607,200.00
7	Water Main, 8" C900	LF	400	\$60.00	\$24,000.00
8	Gate Valve and Valve Box, 8"	EA	2	\$1,500.00	\$2,400.00
9	Hydrant Assembly	EA	1	\$5,000.00	\$4,000.00
10	Water Service Connections, 6"	EA	2	\$5,000.00	\$10,000.00
11	Connect to Existing Water Main	EA	2	\$2,000.00	\$4,000.00
12	Sanitary Sewer, 8" PVC	LF	300	\$75.00	\$22,500.00
13	Circular Sanitary Manhole	EA	1	\$6,500.00	\$4,875.00
14	Sanitary Service Connection, 6"	EA	2	\$4,000.00	\$8,000.00
15	Connect to Existing Sanitary Sewer	EA	1	\$2,000.00	\$2,000.00
16	Subdrain, 6" Perforated HDPE	LF	660	\$15.00	\$9,900.00
17	Subdrain Cleanout	EA	2	\$650.00	\$1,430.00
18	Storm Sewer, RCP	LF	400	\$85.00	\$34,000.00
19	Storm Drain Intake	EA	2	\$5,000.00	\$8,000.00
20	Circular Storm Manhole	EA	4	\$5,000.00	\$20,000.00
21	RCP Apron	EA	1	\$3,000.00	\$3,000.00
22	Electrical, Lighting-Wiring-Control Cabinet	LS	1	\$50,000.00	\$50,000.00
23	Landscaping	LS	1	\$100,000.00	\$100,000.00
24	Site Amenities	LS	1	\$25,000.00	\$25,000.00
25	Erosion Control	LS	1	\$15,000.00	\$15,000.00
26	Testing	LS	1	\$15,000.00	\$15,000.00
26	Mobilization	LS	1	\$77,000.00	\$77,000.00
Construction Costs					\$1,357,905.00
10% Contingency					\$135,790.50
20% Non-Construction Cost					\$271,581.00
TOTAL PROJECT COST					\$1,765,276.50

DEVELOPMENT + INFRASTRUCTURE - RECREATION

GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN

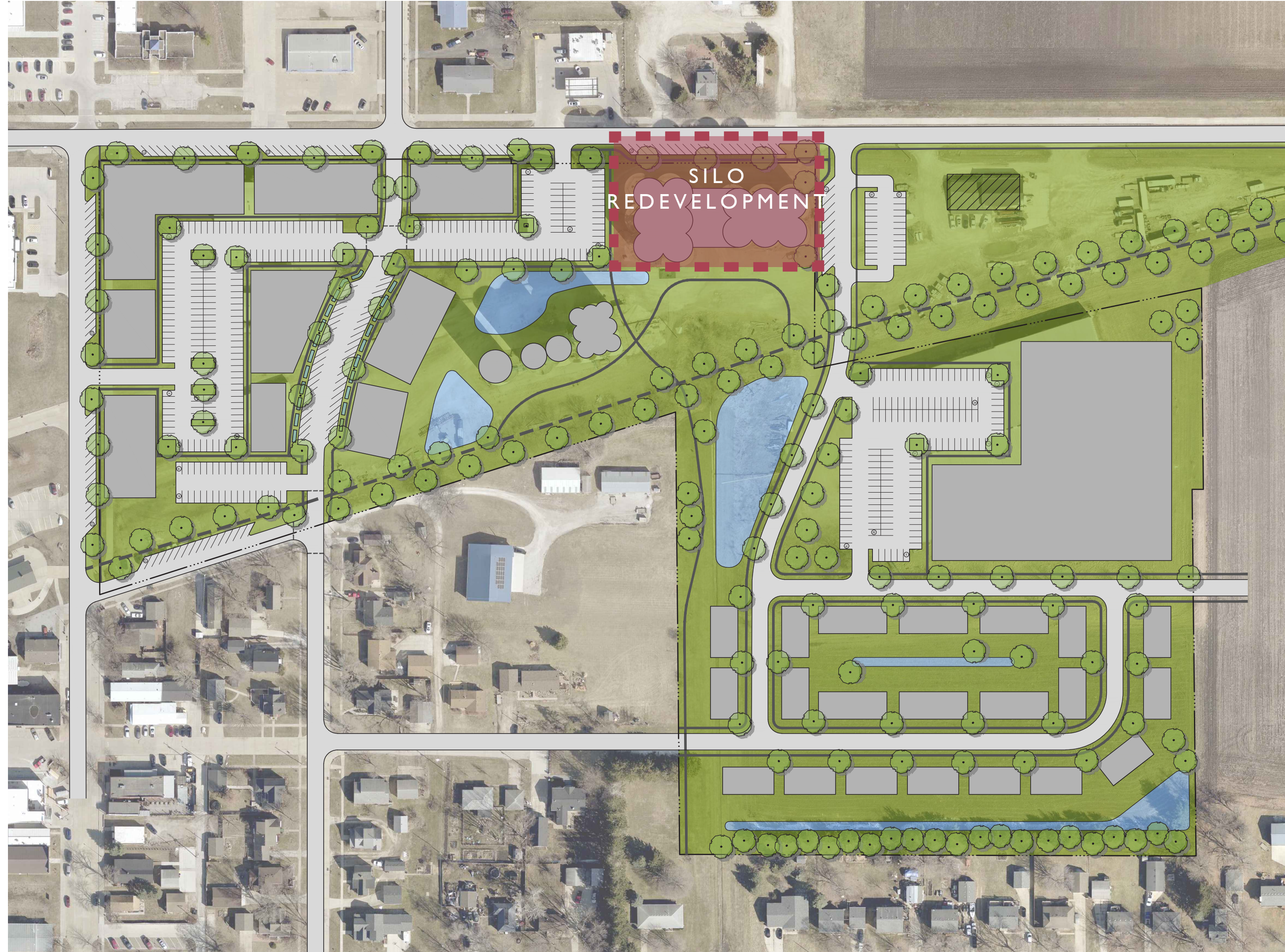


OPINION OF PROBABLE COST - INFRASTRUCTURE

No.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	Strip, Salvage, and Spread Topsoil	CY	5100	\$15.00	\$76,500.00
2	Subgrade Preparation	SY	5000	\$6.00	\$30,000.00
3	Aggregate Subbase, 6"	SY	5000	\$20.00	\$100,000.00
4	PCC Pavement	SY	5000	\$80.00	\$400,000.00
5	PCC Sidewalk	SY	700	\$65.00	\$45,500.00
6	Hydrant Assembly	EA	2	\$5,000.00	\$10,000.00
7	Water Service Connections, 6" & fire considerations	EA	1	\$15,000.00	\$15,000.00
7	Subdrain, 6" Perforated HDPE	LF	450	\$15.00	\$6,748.05
8	Subdrain Cleanout	EA	1	\$650.00	\$974.72
9	Sanitary Service Connection, 8"	EA	1	\$5,000.00	\$5,000.00
9	Storm Sewer, RCP	LF	300	\$85.00	\$25,500.00
10	Storm Drain Intake	EA	3	\$5,000.00	\$15,000.00
11	Circular Storm Manhole	EA	1	\$5,000.00	\$5,000.00
12	RCP Apron	EA	1	\$3,000.00	\$3,000.00
13	Landscaping	LS	1	\$150,000.00	\$150,000.00
14	Erosion Control	LS	1	\$15,000.00	\$15,000.00
15	Testing	LS	1	\$15,000.00	\$15,000.00
16	Mobilization	LS	1	\$55,000.00	\$55,000.00
Construction Costs					\$973,222.77
10% Contingency					\$97,322.28
20% Non-Construction Cost					\$194,644.55
TOTAL PROJECT COST					\$1,265,189.60

DEVELOPMENT + INFRASTRUCTURE - SILO REDEVELOPMENT

GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN

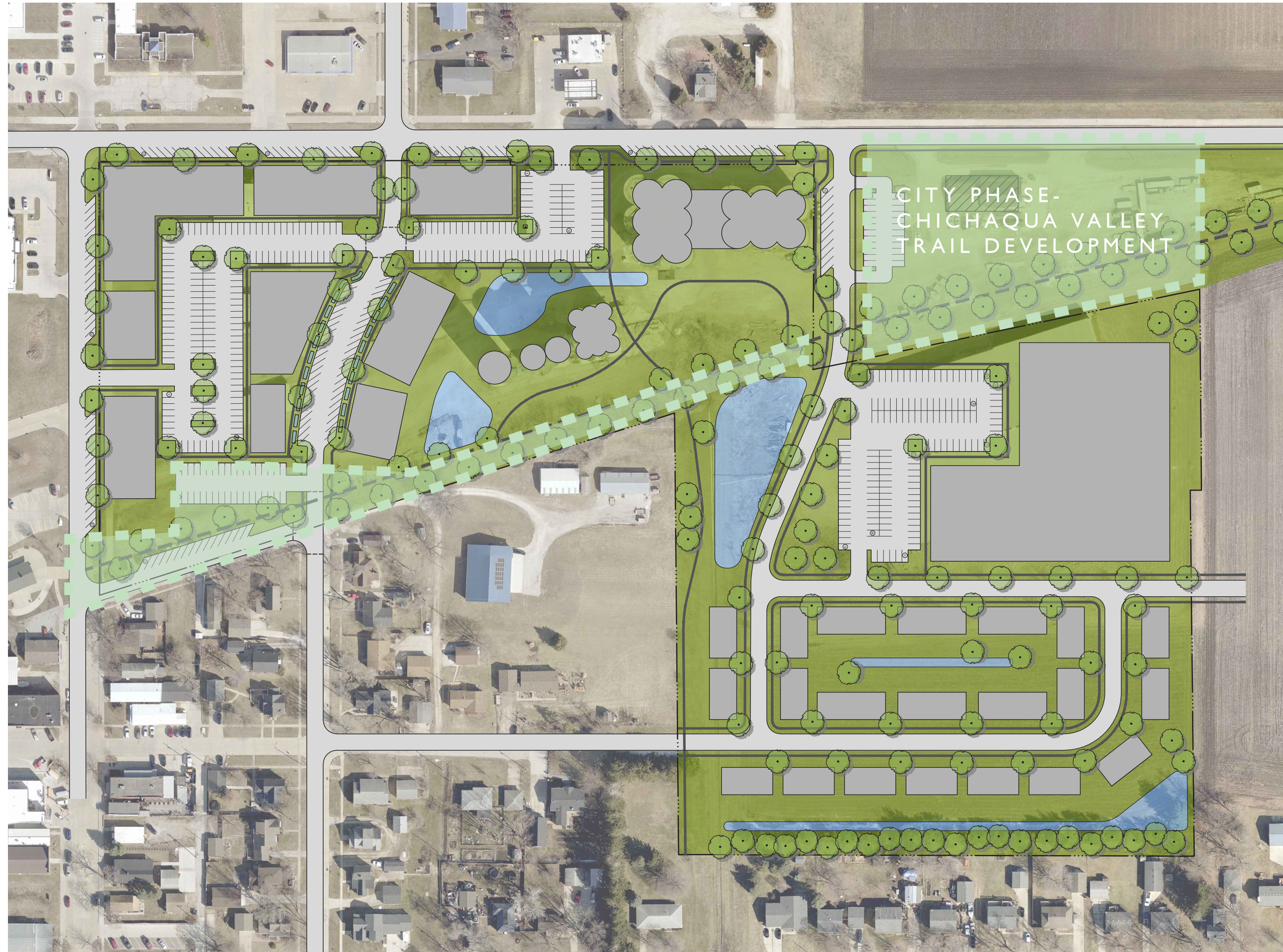


OPINION OF PROBABLE COST - INFRASTRUCTURE

No.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT	
1	Strip, Salvage, and Spread Topsoil	CY	1200	\$15.00	\$18,000.00	
2	Subgrade Preparation	SY	400	\$6.00	\$2,400.00	
3	Aggregate Subbase, 6"	SY	400	\$20.00	\$8,000.00	
4	PCC Pavement, 2nd Street Off-street parking	SY	400	\$80.00	\$32,000.00	
5	PCC Sidewalk	SY	200	\$65.00	\$13,000.00	
6	Hydrant Assembly	EA	2	\$5,000.00	\$10,000.00	
7	Water Service Connections, 6" & fire considerations	EA	1	\$15,000.00	\$15,000.00	
8	Connect to Existing Water Main	EA	1	\$2,000.00	\$2,000.00	
9	Sanitary Service Connection, 8"	EA	1	\$5,000.00	\$5,000.00	
10	Connect to Existing Sanitary Sewer	EA	1	\$2,000.00	\$2,000.00	
11	Subdrain, 6" Perforated HDPE	LF	200	\$15.00	\$3,000.00	
12	Subdrain Cleanout	EA	4	\$650.00	\$2,600.00	
13	Storm Sewer, RCP	LF	100	\$85.00	\$8,500.00	
14	Storm Drain Intake	EA	1	\$5,000.00	\$5,000.00	
15	Circular Storm Manhole	EA	4	\$5,000.00	\$20,000.00	
16	RCP Apron	EA	1	\$3,000.00	\$3,000.00	
17	Electrical, Lighting-Wiring-Control Cabinet	LS	1	\$23,000.00	\$23,000.00	
18	Landscaping	LS	1	\$150,000.00	\$150,000.00	
19	Site Amenities	LS	1	\$50,000.00	\$50,000.00	
20	Erosion Control	LS	1	\$15,000.00	\$15,000.00	
21	Testing	LS	1	\$15,000.00	\$15,000.00	
22	Mobilization	LS	1	\$24,000.00	\$24,000.00	
					Construction Costs	\$426,500.00
					10% Contingency	\$42,650.00
					20% Non-Construction Cost	\$85,300.00
					TOTAL PROJECT COST	\$554,450.00

DEVELOPMENT + INFRASTRUCTURE - CHICHAQUA VALLEY TRAIL

GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN



OPINION OF PROBABLE COST - INFRASTRUCTURE

No.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	Strip, Salvage, and Spread Topsoil	CY	5000	\$15.00	\$75,000.00
2	Subgrade Preparation	SY	1000	\$6.00	\$6,000.00
3	Aggregate Subbase, 6"	SY	3800	\$20.00	\$76,000.00
4	Subgrade Preparation	SY	3800	\$6.00	\$22,800.00
5	PCC Pavement, Parking and Access Drive	SY	2700	\$80.00	\$216,000.00
6	PCC Trail, 10'	SY	2100	\$70.00	\$147,000.00
7	PCC West Pavement	SY	1000	\$80.00	\$80,000.00
8	PCC Sidewalk, 5' Walk	SY	400	\$65.00	\$26,000.00
9	Hydrant Assembly	EA	1	\$5,000.00	\$5,000.00
10	Subdrain, 6" Perforated HDPE	LF	200	\$15.00	\$3,000.00
11	Subdrain Cleanout	EA	4	\$650.00	\$2,600.00
12	Storm Sewer, RCP	LF	100	\$85.00	\$8,500.00
13	Storm Drain Intake	EA	1	\$5,000.00	\$5,000.00
14	Erosion Control	LS	1	\$15,000.00	\$15,000.00
15	Arboretum Tree - 3"-4" Caliper	EA	48	\$1,500.00	\$72,000.00
16	Landscaping	LS	1	\$150,000.00	\$150,000.00
17	Site Furnishings - Bicycle Racks, Benches, Tables etc.	LS	1	\$100,000.00	\$100,000.00
18	Site Lighting	LS	1	\$125,000.00	\$125,000.00
19	Testing	LS	1	\$15,000.00	\$15,000.00
20	Mobilization	LS	1	\$69,000.00	\$69,000.00
Construction Costs					\$1,218,900.00
10% Contingency					\$121,890.00
20% Non-Construction Cost					\$243,780.00
TOTAL PROJECT COST					\$1,584,570.00

DEVELOPMENT + INFRASTRUCTURE - PUBLIC/PRIVATE PARTNERSHIP

GRAIN DISTRICT DOWNTOWN REDEVELOPMENT PLAN



OPINION OF PROBABLE COST - INFRASTRUCTURE

No.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	Traffic Control	LS	1	\$5,000.00	\$5,000.00
2	Strip, Salvage, and Spread Topsoil	CY	1700	\$15.00	\$25,500.00
3	PCC Sidewalk	SY	400	\$65.00	\$26,000.00
4	Storm Sewer, RCP	LF	250	\$85.00	\$21,250.00
5	Storm Drain Intake	EA	1	\$5,000.00	\$5,000.00
6	Circular Storm Manhole	EA	2	\$5,000.00	\$10,000.00
7	Erosion Control	LS	1	\$15,000.00	\$15,000.00
8	Landscaping	LS	1	\$150,000.00	\$150,000.00
9	Site Amenities	LS	1	\$50,000.00	\$50,000.00
10	Lighting	LS	1	\$30,000.00	\$30,000.00
11	Testing	LS	1	\$15,000.00	\$15,000.00
12	Mobilization	LS	1	\$21,000.00	\$21,000.00
Construction Costs					\$373,750.00
10% Contingency					\$37,375.00
20% Non-Construction Cost					\$74,750.00
TOTAL PROJECT COST					\$485,875.00