



# orange city

color your life vibrant

## community development plan



Architecture  
Engineering  
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Planning  
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## CHAPTER ONE

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### **introduction + overview**





NORTHWESTERN  
COLLEGE

# introduction + overview

## Getting Started

Known to proactively seek opportunities for growth and encouraging investments in the community, the City of Orange City recognized they were ready to take the next step in planning for growth and development. The City partnered with ISG to create a Community Development Plan (Plan) that built upon its Vision 2035 Strategic Plan, engaged stakeholders and residents in the process, identified opportunities for growth, and prioritized projects and initiatives to achieve these goals. The Plan is a sustainable and action-based plan focused on the areas of investment that create thriving and vibrant communities: Housing, Commercial + Industrial Development, and Quality of Place. In addition to these focus areas, the City and planning team included a series of preferred concepts, budgetary cost estimates, visualizations, recommendations, and strategies for implementation to support the City in accomplishing the following overarching goals and creating a more vibrant future.

- Maintain a friendly community that embraces its history and culture
- Determine the best use of land and zoning for proposed developments
- Expand the quantity and variety of parks, trails, recreation, and open space opportunities
- Ensure infrastructure and utilities can support future development
- Suggest improvements for critical corridors and gateway entrances in the community
- Grow commercial and industrial hubs to generate economic development and growth
- Provide sufficient housing opportunities that vary in affordability and densities

*The Vision 2035 Strategic Plan provided the overarching framework for this Community Development Plan, with the Vision 2035 Growth Strategy setting the goals for Orange City's planned growth and development over the next 15+ years.*

*This growth strategy was used to frame the discussions with business, civic, and City leaders held in the Visioning + Goals phase and influenced the development of the preferred concepts and recommendations provided in this Plan.*





## Vision 2035 Growth Strategy

- 1 Industrial base to increase employment by **1,000+ employees**
- 2 Increase retail establishment **sales to \$140,000,000** and **300 retail establishments**
- 3 Expand Orange City area population and housing to accommodate **10,000+ citizens**
- 4 Establish Orange City as the premier place to live within a **50 mile radius**
- 5 Assure Orange City infrastructure can accommodate **10,000–12,000 citizens**



## Planning Process Overview



### PHASE ONE

#### Visioning + Goals

Sept 2020-Nov 2020

#### Visioning Sessions + Collaboration

Phase One culminated with six user group meetings held at the Prairie Winds Event Center on November 11 and 12, 2020. These intensive discussions built upon the City’s existing Vision 2035 Strategic Plan and gathered feedback from business, cultural, City, and civic leaders on their vision and priorities for growth and development in Orange City over the next **5-15 years** in the three focus areas of commercial and industrial development, housing, and quality of place. Over 50 community leaders provided their insight during the two-day period, these leaders included representatives from businesses, institutions, and organizations active in Orange City and the surrounding area, noted in the list to the right.

Appendix A includes the interim report that summarized the major themes discussed during these meetings, which were used to guide concept development and Community Development Plan recommendations provided in subsequent phases.

#### Existing Document Review

The overall Community Development Plan process began with a review of Orange City’s Vision 2035 Strategic Plan, Trail Master Plan, and recently updated Comprehensive Plan (2020). The planning team also met with a task force, comprised of City and economic development staff and elected officials to discuss initial goals and priorities for the planning process. This task force continued to meet throughout, providing feedback on concepts before public engagement sessions and ensuring the plan was in alignment with the City’s vision and goals for the next **5-15 years**.

#### User Groups

- Vision 2035 Steering Committee*
- Mayor, City Council, and City Staff*
- Orange City Development Corporation*
- Tulip Festival Committee*
- Realtors and Contractors*
- Major Industries and Employers*
- City Boards and Commissions, including Planning and Zoning, Museum, Library, Landsmeer Golf Course, and Orange City Arts*
- Orange City Area Health System*
- Educational Institutions*
  - *Northwestern College*
  - *MOC-Floyd Valley Community School District*
  - *Unity Christian High School*
  - *Orange City Christian School*

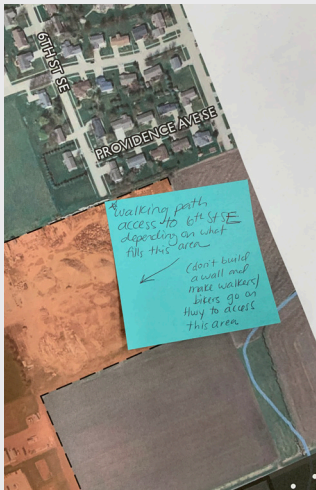


## PHASE TWO

### Define Opportunities + Priorities

Dec 2020-Jan 2021

Using the information shared during the user group meetings and feedback provided during the regular project coordination meetings with the City's project task force, and Orange City's existing planning documents, the project team developed an opportunity map. This opportunity map included potential trail nodes and identified priority areas for pedestrian crossings; existing and potential trail and roadway network; and project study areas for housing, recreational opportunities, commercial and industrial development.



## PHASE THREE

### Draft Community Development Plan

Jan 2021-Apr 2021

Five greenfield areas were identified as opportunity sites to address the housing needs in Orange City. Within those new neighborhoods, potential for new parks and trail routes were analyzed. To support desired housing and retail business in downtown, two opportunity sites and the former MOC-Floyd Valley Elementary School property with adjacent City-owned parcels were considered.

The Highway 10 corridor was analyzed for character and market opportunities. Central Avenue between Downtown (3rd Street Southwest) and Northwestern College (6th Street Southwest) was analyzed for character and strategic improvements.

Concepts were presented to the community at an evening open house held at the Prairie Winds Event Center. An estimated 140 people were in attendance during the two-hour event. Another 15 replied to an online survey in lieu of in person attendance. A summary of the feedback received from the community can be found in Appendix B.

The planning team also met with representatives from the City of Alton during this phase to discuss their project priorities, vision for the future, and potential opportunities for collaboration with Orange City.



## PHASE FOUR

### Final Community Development Plan Draft

Apr 2021-Jun 2021

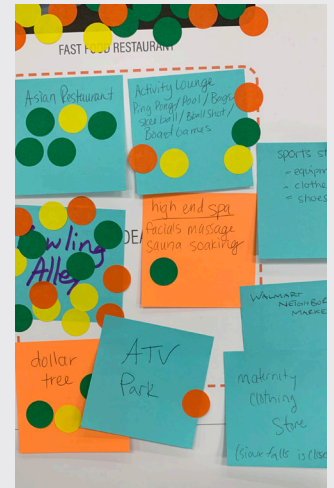
Community feedback informed the direction of all opportunity sites, uses, and strategic improvements. The full set of study areas were refined to reflect the community's direction and priorities. A set of preferred concept plans were developed based on the feedback received from the public open house in March 2020 and from the City's task force. This set of preferred concept plans were then displayed at the opening night of the Tulip Festival, giving the public an opportunity to celebrate the process, react to the preferred concepts, and provide additional feedback.

## PHASE FIVE

### Consideration, Adoption, and Implementation of Final Plan

Jun 2021-Jul 2021

Based on feedback received from the public and task force during Phase Four, the planning team finalized the plan, which included preferred concept plans, budgetary cost estimates, and recommendations and strategies for implementation. It is the intention of the task force and planning team for the City Council of Orange City to adopt this Plan and use it as a roadmap to guide public and private investment in the community, understanding that community leaders and members of the public have shaped the vision of this Plan and its priorities. The planning team looks forward to supporting Orange City in enacting this vision for the future and assisting in any plan adoption or implementation needs.



A separate section is also included in the Community Development Plan for the former MOC-Floyd Valley Elementary School Property.

This section includes the following:

- Site Overview
- Concept Development
- Budgetary Cost Estimate
- Recommendations + Implementation Strategies

## Organizational Overview

Information and feedback gathered during the five phases was organized into a master plan for each of the three focus areas:

- Housing
- Commercial + Industrial Development
- Quality of Place

Each of these master plans includes the following sections:

### Introduction + Overview

Provides additional context and community history for the concepts and recommendations outlined in the master plan. This section includes high level themes taken from the user group meetings and community engagement events that impacted concept development.

### Vision 2035 Foundation

Gives an outline of the relevant Vision 2035 Strategic Plan goals and initiatives related to the master plan. These goals and initiatives provided the foundation for discussion in the user group meetings and continued to guide concept and recommendation development.

### Data + Demographics

Provides supplemental support for the concepts and recommendations outlined in the master plan, aside from the input and feedback received from the stakeholder and community led concept development process. Data and demographics information included in this section may utilize Census data, community retail data, and survey data from the City's recent comprehensive plan update, among others.

### Preferred Concept Overview

Includes a summary of the preferred concept(s), accompanying concept visualization(s) or graphic(s), graphic callouts summarizing the community feedback that influenced the preferred concept(s), recommendations for phasing, as appropriate, and a budgetary cost estimate for associated public improvements and infrastructure expenses.

### Downtown Focus

Each of the three master plans has a downtown-specific element that enhances or reimagines some part of Orange City's unique downtown. This section explains the component and how it complements the existing downtown, while also creating a new vision for the future.

### Recommendations + Implementation Strategies

Outlines a series of recommendations and strategies for implementing the preferred concepts, goals, and initiatives outlined in the Vision 2035 Strategic Plan, and public recommendations received throughout the planning process.





## CHAPTER TWO

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### housing





# housing

## Introduction + Overview

The Housing focus area encompasses the existing housing stock and market demand in Orange City, while also planning for the types and price ranges of homes that will be needed to meet the City's planned growth and development goals over the next **15+ years**. Throughout the course of the Community Development Plan process, leaders and community members brought up many of the same themes related to housing in Orange City. These themes and community priorities include:

- Many Orange City homeowners are staying in their homes instead of cycling up through the housing stock, this limits the supply of more affordable homes on the market for residents who are looking to purchase homes in the community.
- There is a need for all types and price ranges of Housing. Recognizing the City's goal is to grow the area to **10,000+ residents**, the highest need for housing will be for homes under **\$150,000**.
- Connect future housing developments to amenities, like trails, parks, and walkable areas. These amenities should be incorporated into future multi-family developments.
- There is a demand for rentals units of all types, including multi-family apartments, townhomes/condos, higher end rentals, and downtown upper-story residential units, both rental and owner-occupied.
- There is a need for a full spectrum of housing of all types for 55+ residents, including independent and assisted living facilities and 55+ housing communities.
- The community is open and supportive of addressing the need for affordable housing through a variety of housing types and development, including Planned Unit Developments (PUDs), rental options, and regulated modular home developments.



### 3-5 Year Initiatives

*Increase inventory levels across all types and price ranges of homes*

*Affordability for all sectors*

*Alton corridor—integrate housing along the Puddle Jumper Trail system*

*Critical areas to develop—area around the hospital, Former MOC-Floyd Valley Elementary School property\**

*55+ housing communities of all types and levels of care\**

## Vision 2035 Foundation

As part of the user group meetings, participants provided feedback on, and updates to, the City's Vision 2035 strategic Community Development Plan. The following Vision 2035 strategies and initiatives provided the foundation for the creation of the Community Development Plan.

### Orange City Development Corporation (OCDC) Residential Planning Vision

*\*New*

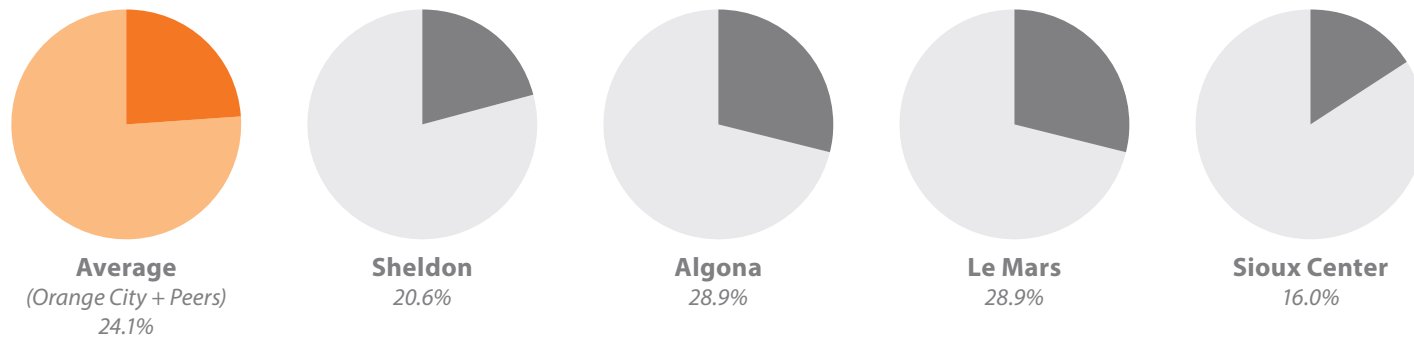
- Expand the Orange City area population and housing to accommodate +10,000 citizens.
- The “area” part of this vision is key, cooperation with surrounding towns will be critical for meeting the area’s housing needs.\*



## Data + Demographics

### Housing Life Cycle

Typical housing life cycle patterns will have homeowners moving upward through the housing market, selling their homes of lesser value when they have outgrown them or wish to upgrade and buying homes of a higher value. This frees up homes in lower price ranges, allowing new buyers to enter the market at an affordable level. What we see in Orange City is homeowners staying in their homes for a longer period of time, leading to a lack of movement in the housing market and a limited supply of homes for sale in the affordable range for new homeowners. This phenomena explained anecdotally by many residents in Orange City was also supported by Census data. In Orange City, **26.2%** homeowners moved into their homes in 2000 or earlier. This is higher, on average, compared to Orange City's peer communities, with the following percentages:



This indicates a need for Orange City to build new types of housing with amenities that would encourage long-standing homeowners to seek new housing options, while also increasing the supply of housing available to new homeowners, either by diversifying the types of housing for sale in the community (small scale lot development, townhomes and condos, etc.) or building single-family housing on a larger scale to help reduce costs.



*Community support for investments in additional housing stock is also shown in the public survey data compiled as part of the City's recent update to their Comprehensive Land Use Plan (2020).*

*Respondents gave a "Very Important" rating when asked about the need for adding affordable housing to the community. The need to add new condominiums/ townhomes and compact single-family subdivisions to the housing stock received an "Important" rating, with multi-family/apartments and large lot single-family developments both receiving a "Somewhat Important" rating.*

*Additionally, 81% of survey respondents saw the lack of housing ready to move into or rent as the most pressing housing issue facing Orange City, with 60% of respondents indicating a lack of affordable housing options was their biggest concern.*

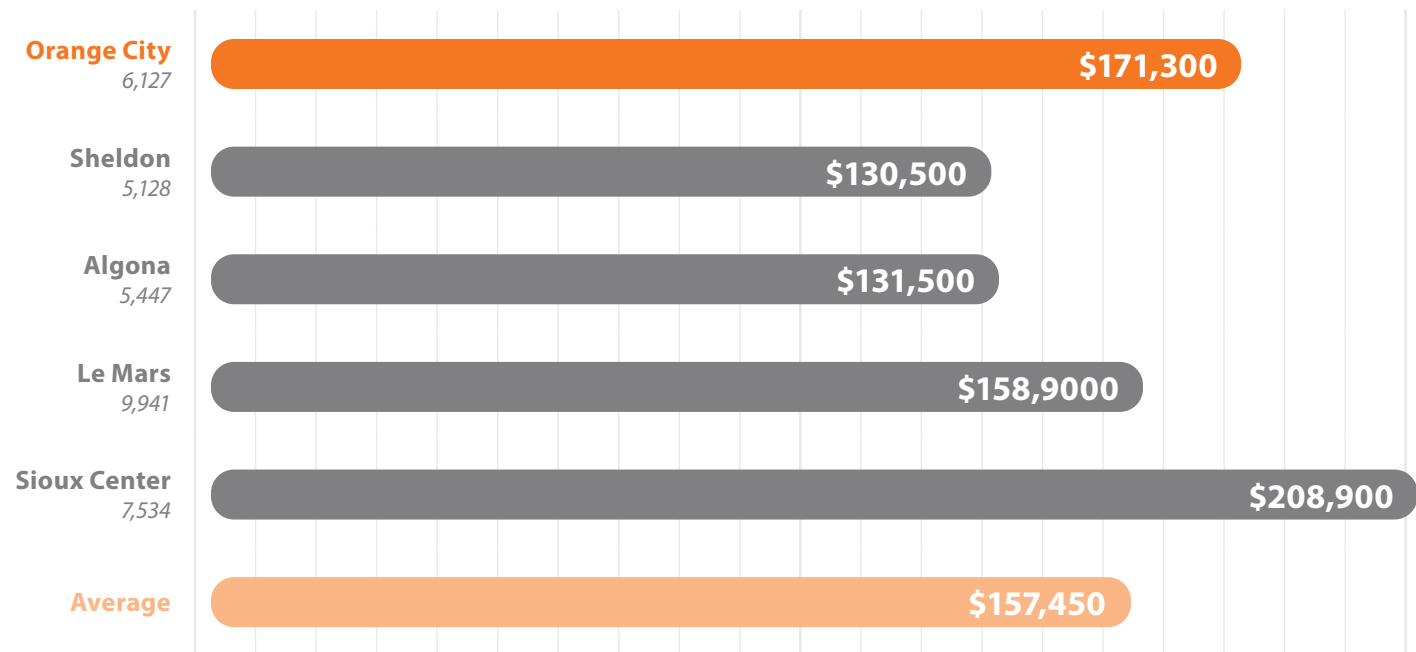
### Median Home Valuation

Orange City's median home value of **\$171,300** is relatively high compared to peer communities of comparable populations in northwest Iowa.

Orange City's high median home value that surpasses most of its peer communities and exceeds the average value of the peer communities demonstrates the community's commitment to maintaining their existing housing stock. This high median home value also supports observations shared by residents, City staff, elected officials, employers and business owners, and local realtors throughout the planning process, including:

- A competitive housing market for homes under \$250,000, with some homes sold before they are publicly listed due to pent-up demand
- Limited availability of "fixer-upper" homes to purchase at a lower sale price and renovate to increase the value of the home

Residents take pride in their homes and neighborhoods, keeping them maintained and updated so they appreciate in value. Median home values of peer communities include the following:



### Median Home Value for Owner Occupied Units

*Bold indicates median home value*

Home Valuation Range	Percentage of Units	Number of Units
Less than \$50,000	3.5%	57
\$50,000 to \$99,000	9.9%	161
\$100,000 to \$149,999	23.9%	389
<b>\$150,000 to \$199,999</b>	<b>26.1%</b>	<b>425</b>
\$200,000 to \$299,999	23.4%	381
\$300,000 to \$499,999	12.4%	202
\$500,000 to \$999,999	0.9%	14

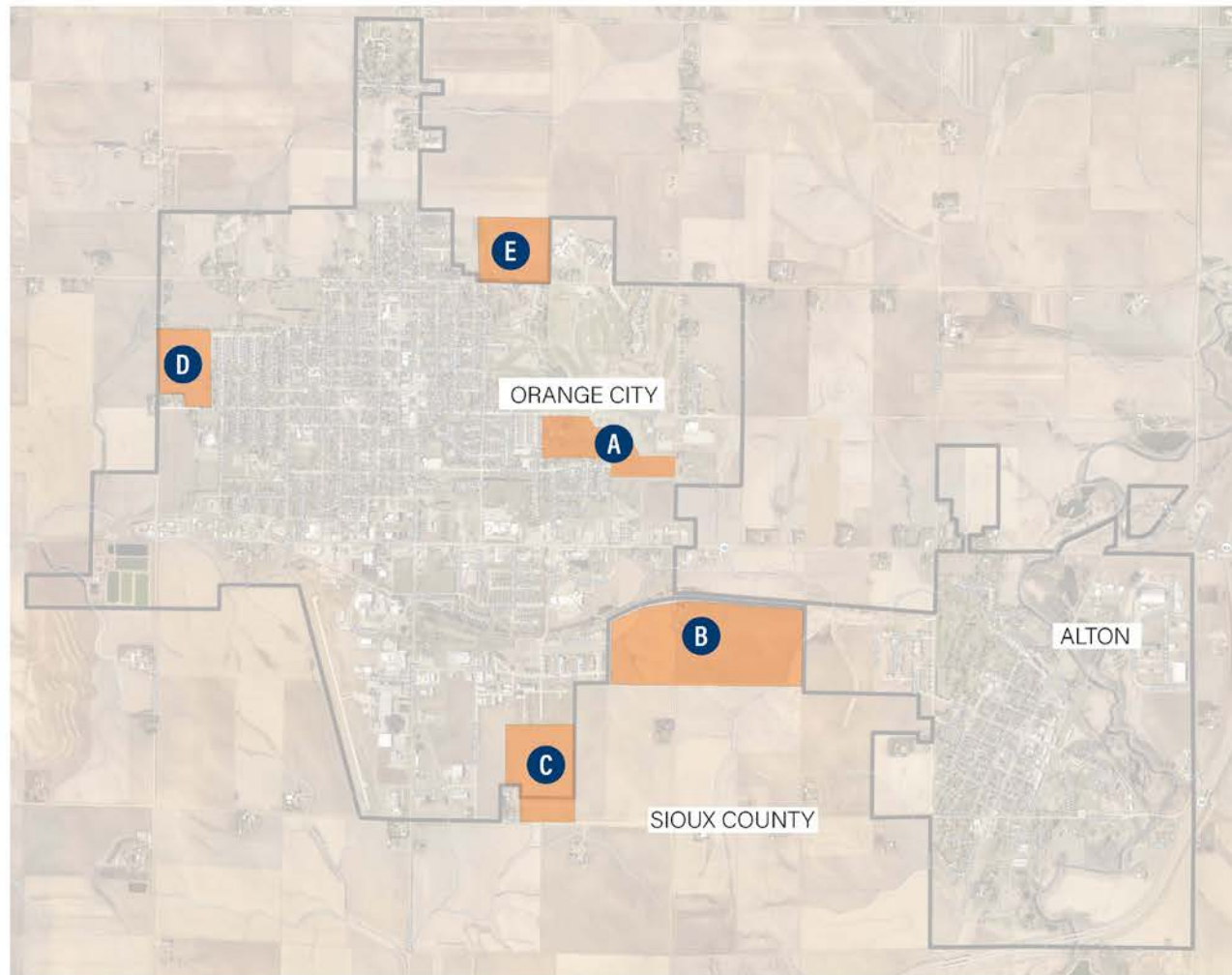
### Commuting Patterns

Based on commuting data collected by the Iowa Community Indicators Program (Iowa State University), Orange City has more employees working locally and commuting in for employment compared to workers who live in Orange City and commute elsewhere. This may indicate a need for additional workforce housing in the community, assuming that a percentage of employees who commute into Orange City for work would also like to live in the community, but may be unable to find housing currently due to market conditions and housing availability.

### Commuting Inflows + Outflows



## HOUSING Study Areas



A variety of parcels, guided by the Future Land Use Plan for Housing, are being studied at a conceptual level.

This map shows the various study areas in the context of Orange City.

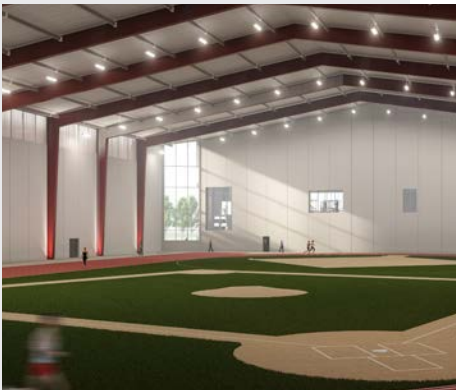
## Preferred Concept Overview

Preferred plans for the five greenfield areas include a mix of housing densities and types depending on location, including low density, medium density, higher density, and 55+ housing communities. Recreation uses to be incorporated into these new neighborhoods include trails, sidewalks, stormwater amenities with native plantings, and small-scale neighborhood parks. Two sites were identified as a potential area for recreation uses with indoor recreation, including a turf field, track, playground, and wellness center. Budgetary cost estimates for providing infrastructure to each housing area are also included in addition to the preferred concepts.

### Housing Area A

This area is envisioned as a mix of low, medium, and higher density housing with a connected grid of streets and prominent greenway feature utilizing the existing drainageway as an amenity. One site abutting the south end of this study area was identified as a potential area for indoor recreation, which may include a turf field, track, playground, and wellness center. Housing types proposed for this concept include single-family homes, medium to higher density single-family homes, and higher density areas with rowhomes.

Costs for public improvements for this development, including utilities and streets, likely falls into a range of **\$4.2 to \$5.0 million**. Cost opinions include 25% contingency, design, permitting, and testing fees. Detailed opinions of probable cost can be found in Appendix C.



PREFERRED HOUSING AND AMENITIES

HOUSING AREA A  
Preferred Plan



LEGEND

- Low Density Residential
- Medium Density Residential
- Higher Density Residential
- Open Space / Park Opportunity
- Future Recreation Use
- Pedestrian Sidewalks & Trails

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ISG Project 24573  
May 12, 2021

### Housing Area B

A development area adjacent to the Puddle Jumper Trail, this new neighborhood also surrounds the new planned elementary school with a mix of low density and medium density housing. Sidewalks and trails connect destinations within the development but also to the Puddle Jumper Trail and planned trail network along Jay Avenue. Housing types proposed for this concept include single-family homes and medium to higher density single-family homes.

Throughout the planning process support and enthusiasm from the public and private sectors for the priorities and ideas highlighted in the Plan continued to grow and encourage grassroots efforts to start implementing the Community Development Plan's larger vision. "The Canals" housing development is one example of the community taking the vision of this Plan and using it to inform and inspire development in Orange City. Additional information and the proposed site design for "The Canals" can be found in Appendix D.

Costs for public improvements for this development, including utilities and streets, likely falls into a range of **\$9.0 to \$10.8 million**. Cost opinions include 25% contingency, design, permitting, and testing fees. Detailed opinions of probable cost can be found in Appendix C.



# HOUSING AREA B

Preferred Plan



**LEGEND**

- Low Density Residential
- Medium Density Residential
- Open Space / Park Opportunity
- Pedestrian Sidewalks & Trails

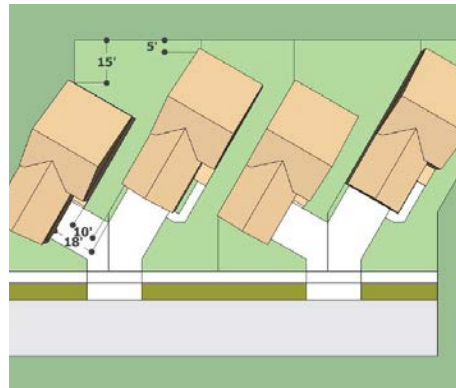
*PREFERRED HOUSING TYPES  
AND AMENITIES*



### Housing Area C

In the southern part of Orange City, along 460th Street, this subdivision is planned as a higher density, smaller lot subdivision in order to support the need for attainable new housing. The area is connected to the local roadway network and expanding areas of the City, and at 50-feet wide, the smaller lots are in line with traditional neighborhood development within a single family footprint. Housing types proposed for this area include low density multi-family developments, higher density rowhomes, and medium density single-family developments.

Costs for public improvements for this development, including utilities and streets, likely falls into a range of **\$3.9 to \$4.7 million**. Cost opinions include 25% contingency, design, permitting, and testing fees. Detailed opinions of probable cost can be found in Appendix C.



# HOUSING AREA C

Preferred Plan

**LEGEND**

-  Low Density Residential
-  Medium Density Residential
-  Higher Density Residential
-  Open Space / Park Opportunity
-  Pedestrian Sidewalks & Trails



## PREFERRED HOUSING TYPES AND AMENITIES



### Housing Area D

This new subdivision expands the existing street grid while also respecting natural drainage patterns—leveraging the low, naturally wet areas to create a backyard greenway. A mix of low and medium density housing, this neighborhood includes strong trail connections to the City’s existing and planned network. Proposed housing types for this area include single-family homes and higher density rowhomes.

Costs for public improvements for this development, including utilities and streets, likely falls into a range of **\$2.9 to \$3.5 million**. Cost opinions include 25% contingency, design, permitting, and testing fees. Detailed opinions of probable cost can be found in Appendix C.



# PREFERRED HOUSING TYPES AND AMENITIES



# HOUSING AREA D Preferred Plan



**LEGEND**

- Low Density Residential
- Medium Density Residential
- Higher Density Residential
- Open Space / Park Opportunity
- Pedestrian Sidewalks & Trails

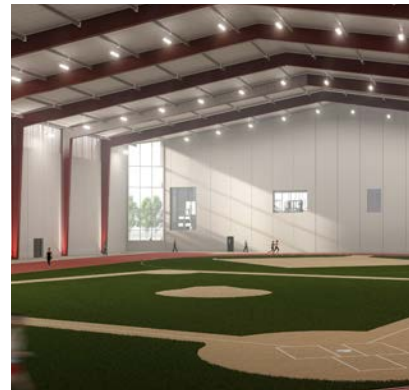


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May 12, 2021

### Housing Area E

An extension of the existing senior supportive housing to the east, this new neighborhood is envisioned as medium and higher density housing with strong connections to the local healthcare system and as a means for local elders to remain in the community as they age. There was interest by the community to see this site as a recreation use, potentially with indoor recreation amenities like an indoor track, playground, turf field, and a wellness center. It was one of two sites analyzed for such an indoor recreation use. Housing types proposed for this area include medium density senior marketed housing and higher density rowhomes.

Costs for public improvements for this development including utilities and streets likely falls into a range of **\$2.7 to \$3.3 million**. Cost opinions include 25% contingency, design, permitting, and testing fees. Detailed opinions of probable cost can be found in Appendix C.



# PREFERRED HOUSING TYPES AND AMENITIES



## LEGEND

- Medium Density Residential
- Higher Density Residential
- Open Space / Park Opportunity
- Future Recreation Use
- Pedestrian Sidewalks & Trails

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May 12, 2021

# HOUSING AREA E Preferred Plan





## Downtown Focus

### Downtown Housing Concepts

User group meetings in November revealed a great sense of pride in downtown and an interest in increased housing and retail options in the core. As such, three downtown proximate sites were studied. The east facing block of Arizona Avenue fronting on Windmill Park, the former Trinity Church site on the corner of Albany Avenue and 3rd Street Northeast, and the old elementary school site and adjacent city owned parcels.

#### Trinity Infill Concept

Community preference was for the former Trinity Church site to become a mixed-use building, with a pocket park and Dutch-fronts architecture. This building is also planned to offer residents covered parking via alley access and second story community amenities. The yield for this preferred plan is for two retail suites and six walk-up apartments.

#### Windmill Park Infill Concept

The opportunity site fronting Windmill Park is envisioned as two, 2-story mixed-use buildings with an amenity-rich streetscape and pocket park between them. The new buildings are indicated to support the historic Dutch-fronts design standard and have covered parking for residents accessible via the alley. The yield in this preferred plan is for three retail suites and eight walk-up apartments for each of the two buildings.

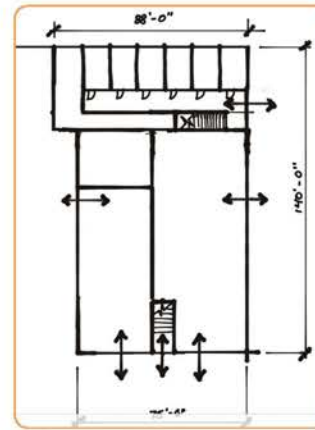
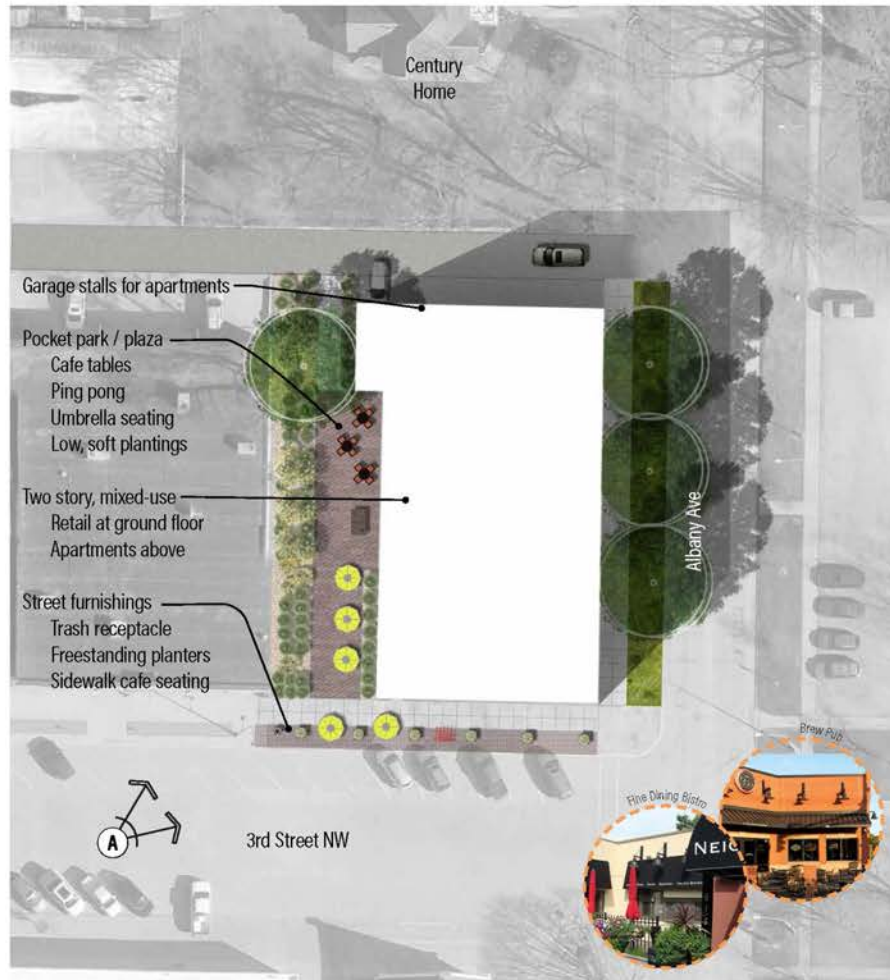
#### Former MOC-Floyd Valley Elementary School Site Housing Concept

Housing is planned for many of the parcels associated with the old elementary school site. Community preference supported 2-story rowhomes in keeping with the scale of the existing neighborhood—a move that will add strategic density to the established neighborhood and provide new residents with walkable access to the downtown heart of the community. A park is planned on a portion of the redevelopment parcel with a splashpad, inclusive play area, open lawn, shelter and bathroom building—offering residents that live near the core a new place to play.

Costs for public improvements for this development including demolition, utilities, and streets is estimated to cost **\$1.7 to \$2.0 million.**

## DOWNTOWN INFILL LOT

### Infill Opportunity



Ground floor sketch



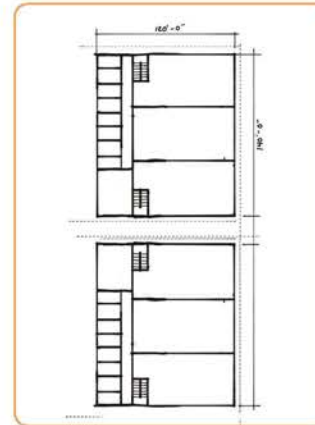
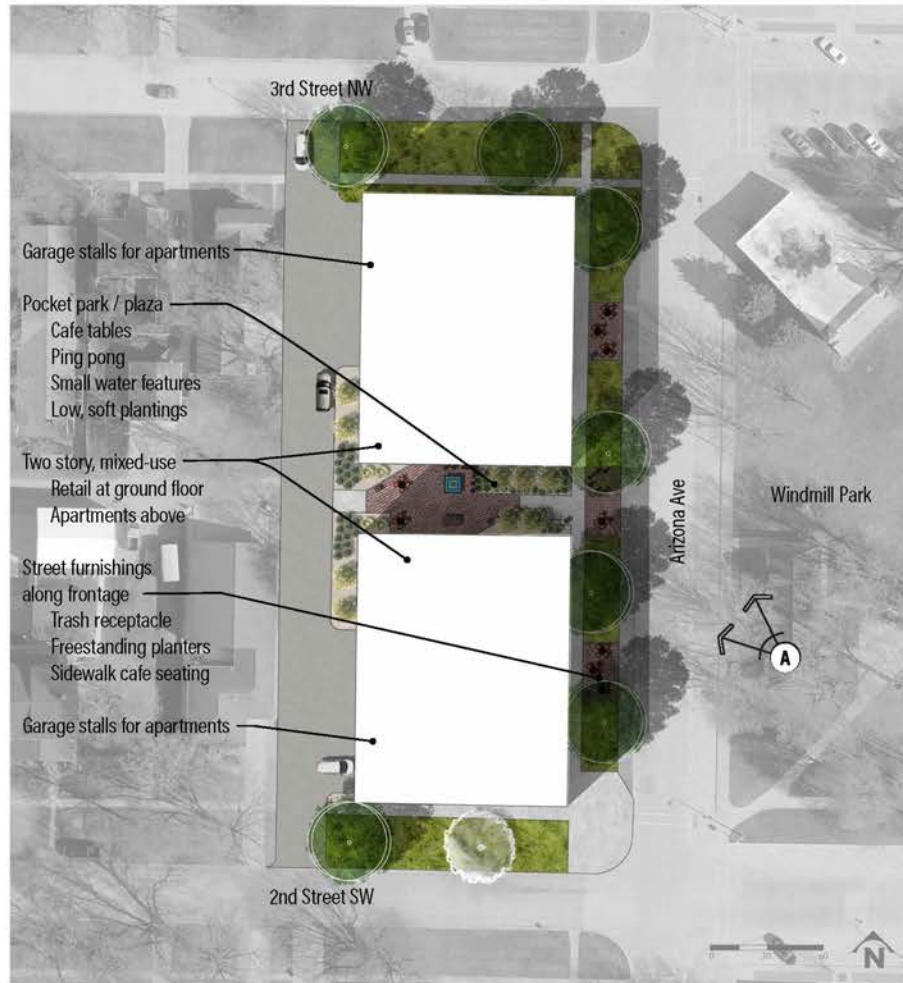
Upper floor sketch

Floor plan sketches for the mixed use concept.

- Two, first floor retail suites and alley access garage parking.
- Six, walk-up apartments and amenity space



## WINDMILL PARK AREA Redevelopment Opportunity



Ground floor sketch



Upper floor sketch

Floor plan sketches for the mixed use concept.

- Three, first floor retail suites and alley access garage parking, per building.
- Eight, walk-up apartments and amenity space, per building



HIGHLY RANKED  
PARK AMENITIES  
AND HOUSING



OLD ELEMENTARY SCHOOL  
Redevelopment Opportunity Site



## Recommendations + Implementation Strategies

To implement the preferred concepts, make progress toward the goals and initiatives outlined in the Vision 2035 Strategic Plan, and provide housing stock that meets the needs of current and future Orange City residents, the planning team offers the following recommendations and implementation strategies for the City's consideration.

- Future Land Use Plan amendments may be necessary to allow for the variety and density of development shown in the preferred concepts. Most of the preferred housing concept areas are currently shown as "Future Single Family Residential" in the City's most recent Comprehensive Land Use Plan (2020). The City should consider encouraging housing developments that include a mix of housing types and densities, a development pattern that more closely aligns with the character and density of the City's existing neighborhoods and provides a variety of housing types for interested renters and buyers.
- Consider seeking partnerships with outside entities to encourage different types and price ranges of housing development in the community. For example, a partnership with the Orange City Health System would be critical in developing any of the 55+ housing communities shown in the preferred concepts, especially Housing Area E, which includes senior-marketed housing near their healthcare campus.
- Continuing to partner with and provide incentives to local private developers will be critical in helping the City meet its housing goals over the next 15+ years. The City should evaluate the current incentives it offers for housing development and consider providing additional incentives if needed, to encourage varying types of housing development.
- Enact an ordinance that requires the dedication of parks, open spaces, and trails as part of the platting and subdivision process. This would integrate these amenities prioritized by the residents of Orange City into the City's land development process and ensure Orange City residents have access to parks, trails, and open spaces as the community continues to grow and develop. As part of this ordinance, the City could also require all multi-family developments to add a play area or green space as part of the development, ensuring residents have access to recreational opportunities that are close to home.
- Consider adopting a new zoning district classification of a Planned Unit Development (PUD) district. This zoning district classification permits greater flexibility in land use regulations and allows a developer to be more creative in their approach to developing a parcel of land. Density requirements, setbacks, and other land use regulations may be adjusted in consultation with City staff and regulatory bodies to enable development that matches the existing density and character of the community. PUDs can also be used to encourage the development of new affordable housing units because of the flexibility in land use regulations permitted with the district.

## CHAPTER THREE

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### commercial + industrial development





# commercial + industrial development

## Introduction + Overview

The Commercial and Industrial Development focus area encompasses all of the existing and envisioned retail, commercial, and manufacturing establishments in Orange City. This includes the specialty retail stores downtown, highway oriented establishments along Highway 10, and the manufacturers and businesses in the community—both large and small.

Throughout the course of the Community Development Plan process, leaders and community members addressed many overlapping themes related to commercial and industrial development in Orange City. These themes and community priorities include:

- The community recognizes downtown as one of the City's biggest assets and believes it should continue to be enhanced as a "destination experience".
- Opportunities for commercial development were identified for the following locations: downtown, with interest in expanding the commercial footprint; Highway 10 East and Highway 10 West corridors; and partnering with Alton to develop the Highway 10 West/Highway 60 interchange area.
- Residents are seeking informal, intergenerational spaces that provide opportunities for socializing and "things to do".
- There is a need for the full spectrum of restaurants in the community, including: fast food and fast casual; fine dining and other full service restaurants; specialty or destination restaurants; and restaurants with extended hours.
- The community is supportive of improvements along the Highway 10 Corridor, including landscaping and screening, upgrades to provide safety and accessibility for pedestrians and bicyclists, and public art integration.
- There is a need for additional retail options in the community. The public expressed the most interest in adding specialty retail establishments and additional grocery options to the area.



### 3-5 Year Initiatives

*Reach out to and work more closely with the Alton Chamber of Commerce*

*Extend cooperation between Orange City and Alton beyond the Chamber of Commerce to include cooperation between the City governments, businesses, city services, etc.\**

*Expand partnerships beyond Alton, start by strengthening our natural connections with towns that are in the MOC-Floyd Valley School District\**

### 3-5 Year Initiatives

*Retention and recruitment of industry that fills opportunities in food, healthcare, and education*

*Create a niche Ag-Tech sector—i.e. drones, robotics, and computer technologies*

*Create an entrepreneur incubator space and angel investment fund*

*Assure labor force needs are satisfied (fill, retain, and add)*

## Vision 2035 Foundation

As part of the user group meetings, participants provided feedback on and made updates to the City's Vision 2035 strategic Community Development Plan. The Commercial and Industrial Development focus area addresses all aspects of commercial development, from the unique retail experience that downtown Orange City offers to highway oriented commercial establishments along Highway 10, and the major employers and industrial base of the community. The following Vision 2035 strategies and initiatives laid the foundation for the creation of the Community Development Plan.

### Orange City Chamber of Commerce (OCCC) Vision

*\*New*

- User group participants wanted this statement to be an active vision for the future that includes the word “grow”.
- Be the leading organization for information about Orange City, by sharing and promoting the story of our community and membership to ensure that Orange City is a welcoming and progressive place to live, work, play, and grow.\*



### Orange City Development Corporation (OCDC) Industrial Planning Workshop Vision

- Grow industrial company base to increase employment by +1,000.





## Orange City Development Corporation (OCDC) Retail + Commercial Vision

*\*New*

- Increase retail to 300 commercial establishments and increase sales to \$140,000,000.

### 3-5 Year Initiatives

*Support Highway 60 and Highway 10 interchange development*

*Continue commercial development of Highway 10 (both east and west)*

*Explore expansion of downtown commercial footprint (i.e. Central Avenue Corridor to Northwestern College and the west side of Windmill Park)*

*Recruit national retailers looking at smaller markets*

*Expand culturally diverse retail offerings*

*Assist small business owners to build regional and national markets for their goods and markets\**

*Provide incentives and partnership opportunities for local businesses wanting to sell online\**

*Continue and expand partnerships and programs that encourage residents to buy locally (i.e. the "Restaurant and Small Retail Rebate Bucks Initiative" partnership between the Orange City and Alton Chambers of Commerce)\**

*Meet with current business owners regularly to understand their needs and how to best support them\**

Community support for commercial growth is also shown in the public survey data compiled as part of the City's recent update to their Comprehensive Land Use Plan (2020). Respondents gave a **"Very Important"** rating when asked investing and expanding in additional commercial retail opportunities downtown.

Tourism and hospitality, office commercial, highway commercial, and food and restaurant retail received an **"Important"** rating from respondents. Additionally, **91%** of survey respondents saw commercial development occurring along the highway corridors in Orange City, with the public also indicating a preference for commercial growth downtown and near the city limits.

The same survey also polled public opinion on landscaping and open space requirements for future developments. The majority of respondents (**51%**) indicated that they were supportive of requiring minimum open space and landscaping requirements in future developments, with another **43%** supporting minimum open space requirements, but not requiring landscaping in future developments.

## Data + Demographics

### Neighboring Area Sales

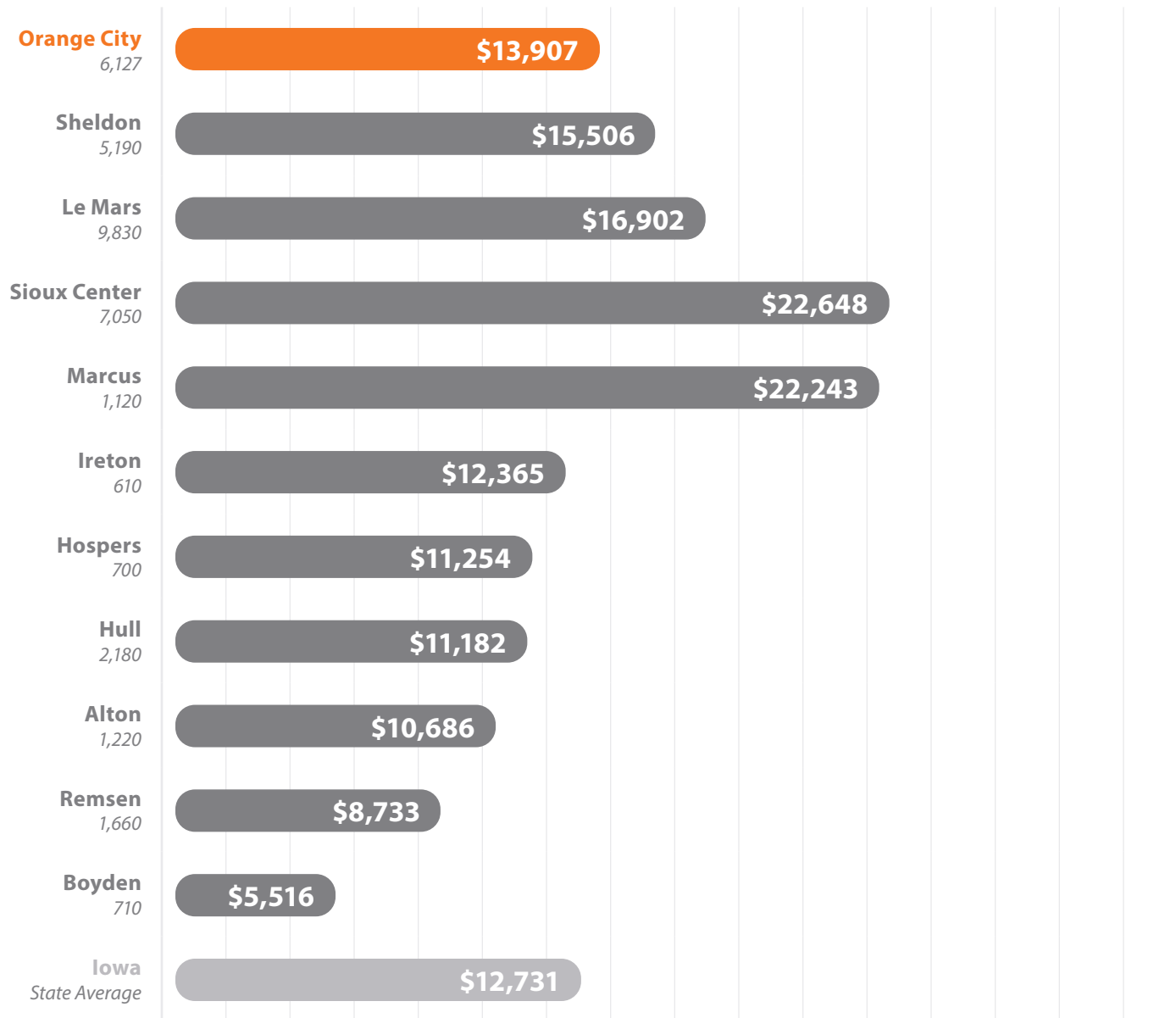
Based on per capita retail sales data collected by the Iowa Community Indicators Program (Iowa State University), Orange City ranks in the middle when comparing per capita retail sales among communities with populations over 500 in the region. When looking at communities with populations over 5,000 in the region, Orange City ranks at the bottom for retail sales per capita. When comparing to all communities in Iowa, Orange City's per capita retail sales exceed the statewide average, estimated at \$12,731. It is important to note this is one economic statistic and is not illustrative of the overall health of Orange City's retail and commercial health. This data could reflect the personal spending habits of Orange City residents, indicate a need for additional local retail establishments, or it could also show the presence of a specialized retail market elsewhere in Sioux County that may have an outsized impact on per capita spending statistics.

### Trade Area Retail Analysis

A community's "trade area" is an estimation of annual customer equivalents based on retail sales. If the customer metric exceeds the population of the community, the city's geographic trade area likely extends beyond its borders. Orange City's estimated Trade Area Capture (TAC) is 6,825 compared to its population size of 6,122. This data can then be used to calculate the city's "pull factor" ratio, which is done by dividing the trade area capture value by the population size. Based on Orange City's annual customer equivalents and population, the City has a pull factor ratio of 1.1. This suggests the retailers in the community are attracting shoppers from outside Orange City.



## Retail Sales per Capita





## Preferred Concept Overview

### Infill Opportunity Sites

Some areas along the corridor may also be considered for land use transitions or infill development to better utilize existing utilities and off street parking. Land intended for commercial development in the Future Land Use plan were noted in this Community Development Plan and diagrammed with new building potential. Low density lots which may benefit from infill – to better utilize existing parking or to encourage building expansion or diversification were also diagrammed.

Throughout the planning process support and enthusiasm from the public and private sectors for the priorities and ideas highlighted in the Plan continued to grow and encourage grassroots efforts to start implementing the Community Development Plan's larger vision. The recently acquired property along Highway 10, now undergoing a commercial development planning process, is one example of the public and private sector proactively using the vision of this Plan to inform and inspire commercial development along the Highway 10 commercial corridor.

### Commercial Targets

Commercial targets including: fine dining, fast food, a brew pub, drive through coffee, and specialty retail were all identified as desirable by the community. While some of these identified targets would align with and support Orange City's dynamic downtown, others, especially uses requiring a drive through, would be ideal for the Highway 10 corridor.

# TOP RANKED COMMERCIAL TARGETS



## HIGHWAY 10 CORRIDOR Commercial Infill Opportunities



Lot with Highway 10 frontage



Parcel identified in Future Land Use Plan as Transitional Use. Potential redevelopment site, subject to proper setbacks, parking and greenspace



Potential infill site, subject to proper setbacks, parking and greenspace.



## TOP RANKED COMMERCIAL TARGETS

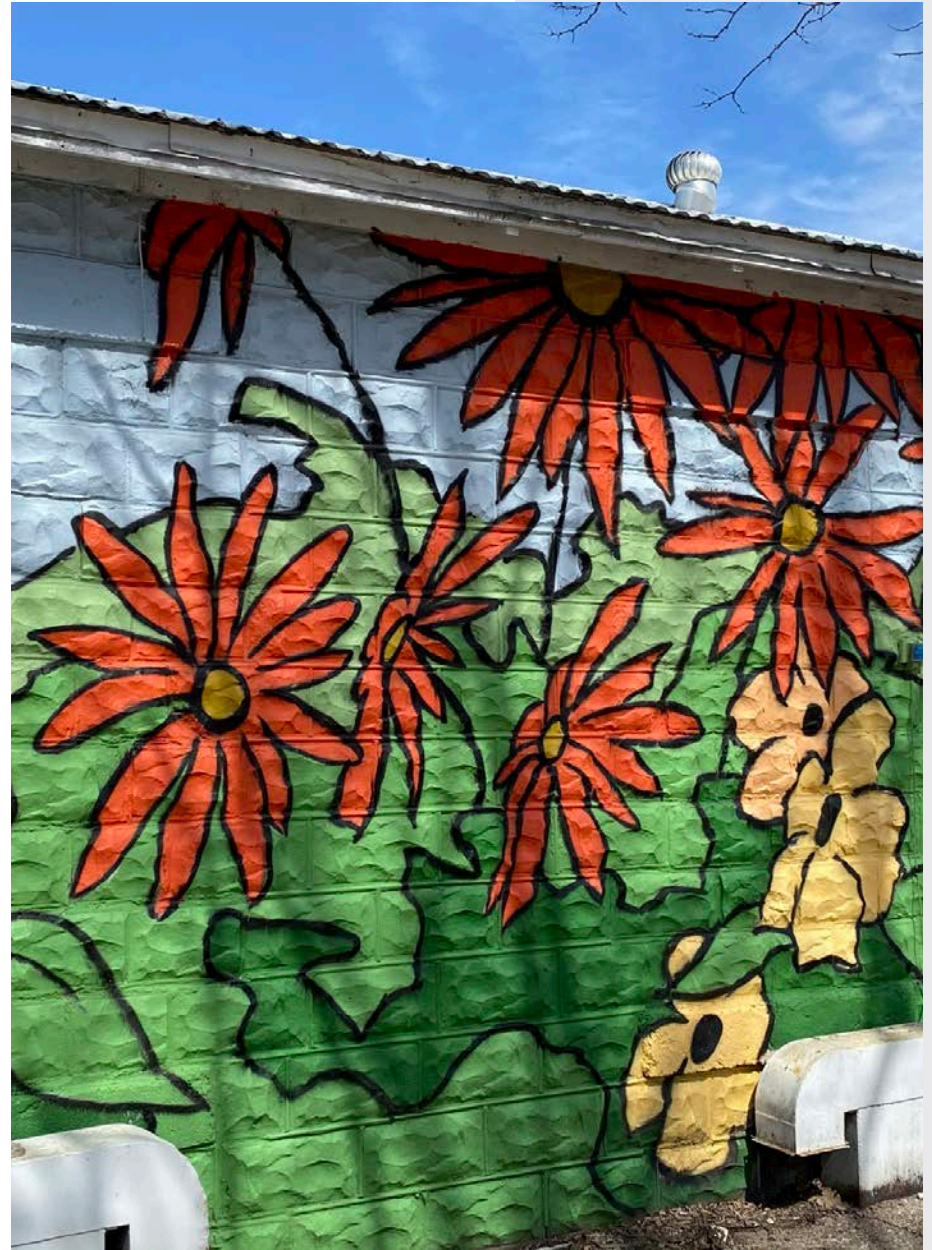
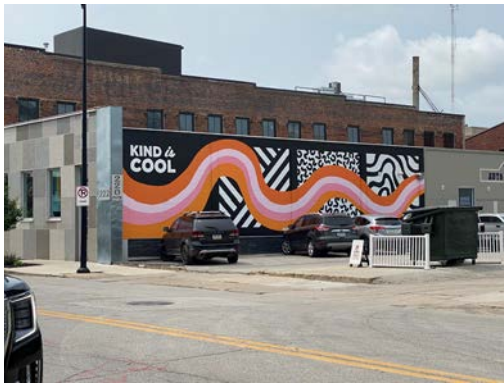


## HIGHWAY 10 CORRIDOR Commercial Infill Opportunities



### Highway 10 Streetscaping Opportunities

The public preference for Highway 10 corridor improvements included increasing bikability along the corridor with an off-street cycle track. The public also wanted to see the addition of public art and murals, and green space along the corridor with parking lot screening and strategic street tree plantings along the Highway 10 corridor.



# TOP RANKED IMPROVEMENTS FOR HIGHWAY 10



# HIGHWAY 10 CORRIDOR Proposed Improvements



EXISTING A



PROPOSED A



EXISTING B



PROPOSED B

TOP RANKED IMPROVEMENTS  
FOR HIGHWAY 10



HIGHWAY 10 CORRIDOR  
Proposed Improvements



EXISTING C



PROPOSED C



EXISTING D



PROPOSED D



### **Old Airport Property**

As part of the original scope of this planning process, the Old Airport Property was included as a study area for the City and planning team. In the concept development stage, the planning team created two concepts for this property:

#### **Concept 1: Remove, Replat, and Sell**

- Remove runway
- Replat land
- Extend new street system, sewer, and water
- Sell new lots to new industrial users

#### **Concept 2: Reuse, Replat, and Sell**

- Connect former runway to existing street system
- Replat land and sell to adjacent property owners for industrial expansion
- Extend sewer and water as needed to serve new lots
- Sell remaining lots for new industrial users

After consulting with the City task force, it was decided these concepts would not be presented to the public for feedback and comment and that the City would coordinate with adjacent industrial users to repurpose this study area.

## Downtown Focus

### Trinity Infill Concept

Community preference was for the former Trinity Church site to become a mixed-use building, with a pocket park and Dutch-fronts architecture. This proposed building would also provide residents with covered parking via alley access and an amenity space set aside for residents on the second story for residents. The yield for this preferred plan is for two retail suites and six walk-up apartments. Retail uses that may fit this site well include a fine dining restaurant or brew pub, an active use that can leverage the great visibility and scale of Orange City's downtown.

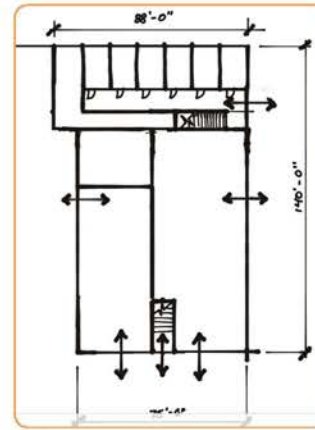
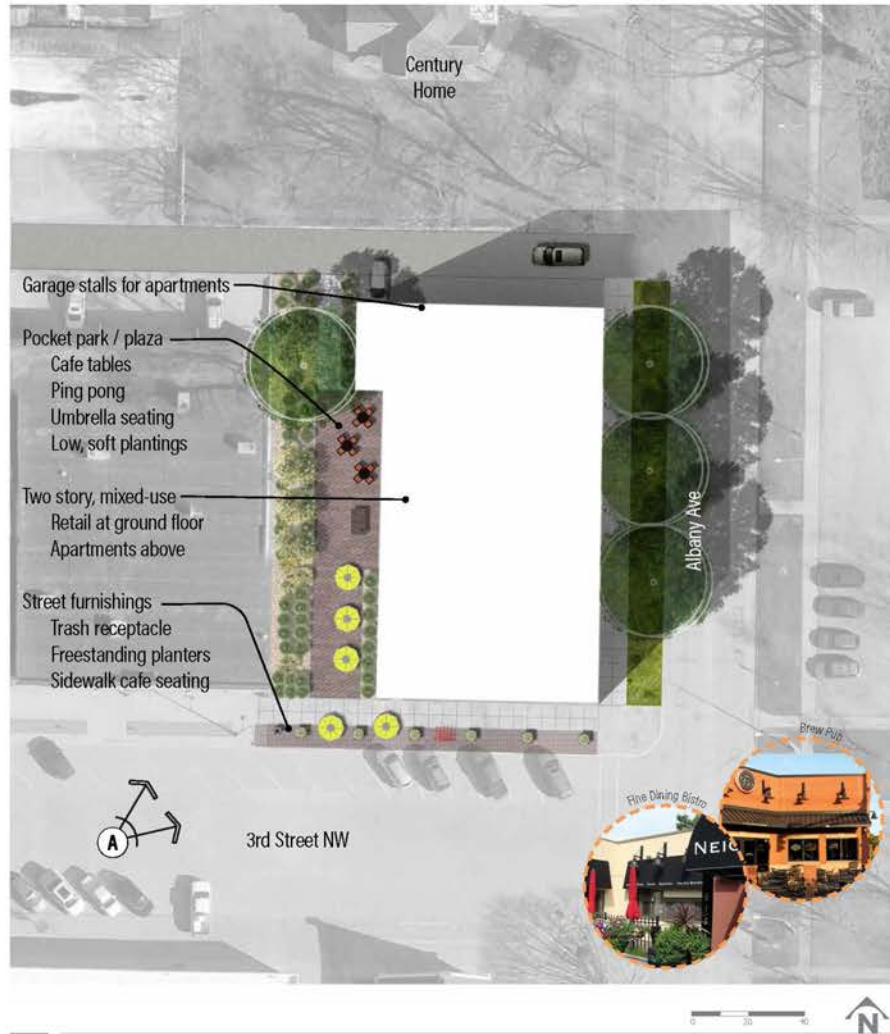
### Windmill Park Redevelopment Concept

The opportunity site fronting Windmill Park is envisioned as two, 2-story mixed use buildings with an amenity-rich streetscape and pocket park between the two buildings. The new buildings match downtown's historic Dutch-fronts design standards and provide covered residents with covered parking via alley access. The yield in this preferred plan is for three retail suites and eight walk-up apartments for each of the two buildings.



## DOWNTOWN INFILL LOT

### Infill Opportunity



Ground floor sketch



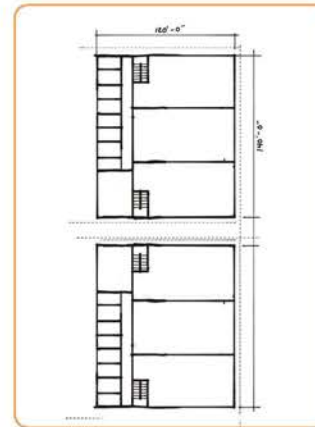
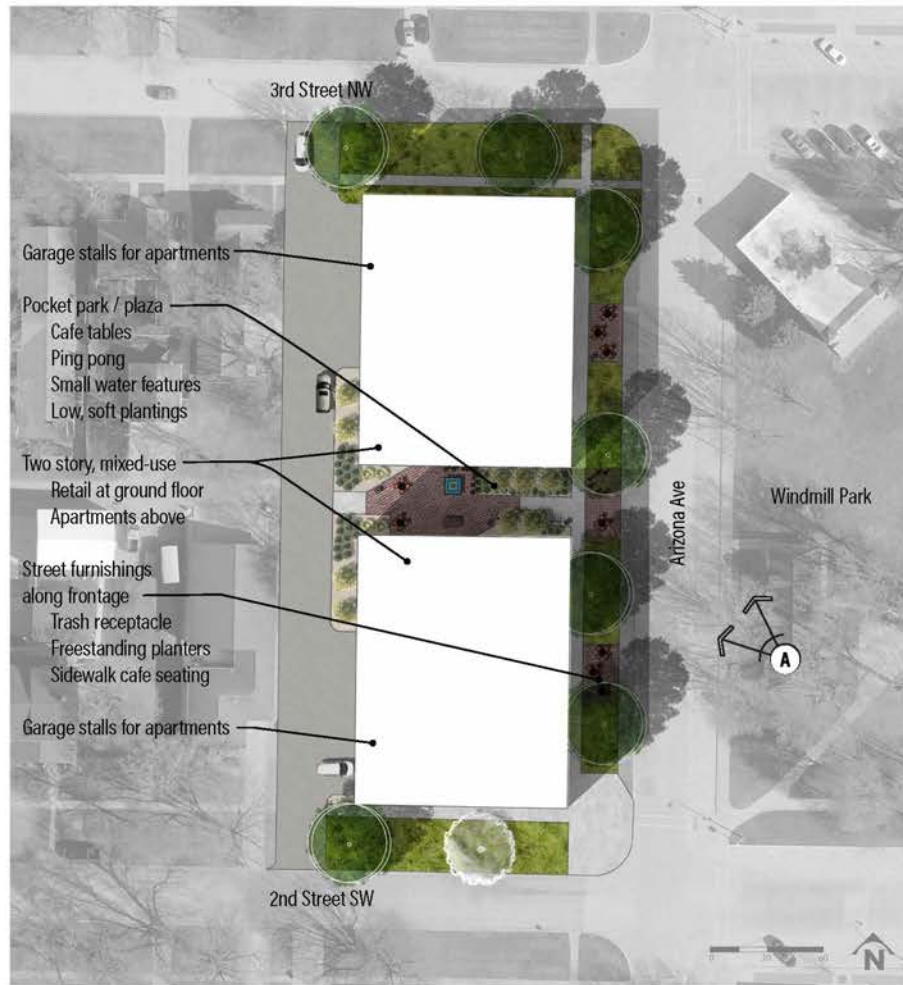
Upper floor sketch

Floor plan sketches for the mixed use concept.

- Two, first floor retail suites and alley access garage parking.
- Six, walk-up apartments and amenity space



## WINDMILL PARK AREA Redevelopment Opportunity



Ground floor sketch



Upper floor sketch

Floor plan sketches for the mixed use concept.

- Three, first floor retail suites and alley access garage parking, per building.
- Eight, walk-up apartments and amenity space, per building





## Recommendations + Strategies for Implementation

In order to implement the preferred concepts, make progress toward the goals and initiatives outlined in the Vision 2035 Strategic Plan, provide an enhanced variety of commercial establishments for Orange City residents and the larger region, and maintain a robust and competitive industrial sector, the planning team provides the following recommendations and implementation strategies for the City's consideration:

- Explore opportunities to support local businesses by expanding into online sales through partnerships and trainings from institutions and groups such as Northwestern College, the Orange City Library, and the Orange City Chamber of Commerce.
- Enhance the entrepreneurial ecosystem in the community by implementing a process within the Orange City Development Corporation or the Chamber of Commerce to connect interested entrepreneurs with local networks and potential sources of capital.
- Evaluate opportunities for co-working and collaboration spaces for remote workers and creatives, including partnering with organizations to repurpose portions of existing facilities. For example, the Orange City Library and Chamber of Commerce could partner to pilot a program that repurposes a portion of the library as a co-working and collaborative space.
- Enact a landscaping, screening, and open space requirement as part of the community's development standards. This standard would allow the type of development shown in the preferred concepts, such as the screened parking lots and street trees along the City right-of-way.
- Make improvements along the Highway 10 corridor to enhance bicyclist and pedestrian safety and accessibility, including adding painted bike lanes and incorporating additional traffic calming measures in consultation with the Iowa Department of Transportation.
- Continue proactively acquiring property for commercial and industrial development, this practice has been successful for the City and the Orange City Development Corporation and will continue to provide a solid foundation for growth and development over the next 15+ years.

## CHAPTER FOUR

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### quality of place





# quality of place

## Introduction + Overview

The Quality of Place focus area is the enriching fabric of a community—the places, groups, and programs that make Orange City the vibrant community it is and strives to be. Throughout the course of the Community Development Planning process, leaders and community members demonstrated pride in Orange City’s vibrant arts, cultural, civic, and parks and recreation programming, and expressed interest in maintaining and updating the existing components, improving connectivity in the community, and looking to the future with programming and facilities offered in Orange City. Many of themes that were discussed during the user group meetings and community engagement events guided the development of the preliminary and preferred concepts and recommendations. These themes and community priorities include:

- Desire for additional intergenerational indoor recreational opportunities including play areas for kids, sports facilities, social gathering areas, and fitness spaces
- Focus on walkability in the community by maintaining sidewalks in the historic core, completing the planned trails, and exploring opportunities to expand the trail network within the community and regionally
- Consider opportunities for organizations to partner and share resources to optimize the quality of services provided to the larger community
- Add an accessible playground to the City’s park system
- Provide a variety of experiences within the City’s park system
- Explore opportunities for adding more murals or public art in the community



## Vision 2035 Foundation

As part of the user group meetings, participants provided feedback on and updates to the City's Vision 2035 strategic Community Development Plan. The following Quality of Place focused Vision 2035 strategies and initiatives provided the foundation for the creation of the Community Development Plan.

### Orange City Arts Vision

- Orange City will be recognized regionally for our outstanding arts opportunities, creative thinkers, and engaged community.
- The Orange City Arts Center will be a building dedicated to the arts, with spaces for long-term artist residencies, galleries, performances, studios, and offices.
- Build a stronger, more connected artist community with resources and avenues to promote viability and artistic success.



### Orange City Parks and Recreation Vision

Create community by taking an active role in parks and recreation programming. Our parks, open spaces, and facilities will provide opportunities for recreational programming that meet the needs of our community, and position Orange City as the premier small town recreation department in the state of Iowa.





### Orange City Public Library Vision

- The Orange City Public Library is a place to be and the place to become.
- Modern facility with quiet and collaborative spaces.
- Collections that are accessible physically and electronically.
- Programs that inform and enrich the community.
- Expanded services for businesses and individuals.



### Tulip Festival Steering Committee Vision

Ensure the Tulip Festival is the premier event in Iowa and draws visitors from around the globe.



## Data + Demographics

Community support for investments in Quality of Place is also shown in the public survey data compiled as part of the City's recent update to their Comprehensive Land Use Plan (2020). Respondents gave a **"Very Important"** rating when asked about expanding City trails and having a new gym or recreation center for the community. Improvements to existing city parks received a **"Important"** rating.

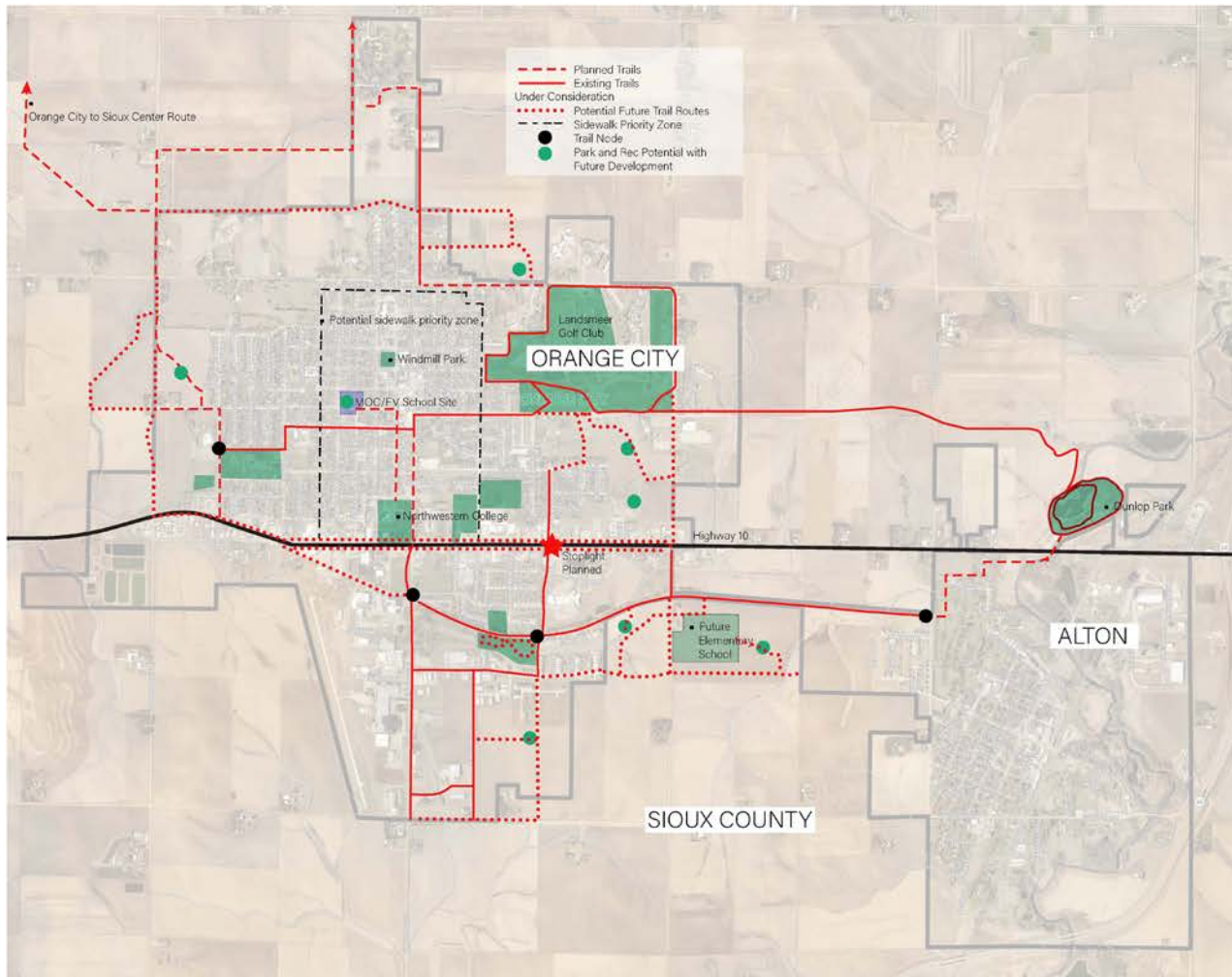
Additionally, **93%** of survey respondents saw parks and recreation programming and facilities growing or expanding in the future, with the public seeing the greatest need to expand the biking and walking trail network, add new water features or aquatic center amenities, or add new parks/expand existing City parks.

## New Neighborhood Parks

Opportunity areas for parks and potential trail routes were also analyzed. New parks were generally planned as part of new housing developments, and trail routes were planned to create a variety of smaller trail loops in the community and to connect existing destinations. Outdoor activity and indoor activity needs were also ranked by the community. Programming offerings included a variety of park and private recreation activities.

## PARKS, TRAILS, AND OPEN SPACE

Quality of Place



Increased park and open space is likely needed as development occurs and population grows.

This map shows a variety of existing parks, community destinations, existing and proposed trails.

## Preferred Concept Overview

### New Park Schematic Layout

A schematic layout for existing City-owned land near the Puddle Jumper Trail and Lincoln Place in south Orange City was developed. Based on the site context and feedback from the community, the vision for the park includes a variety of active and passive park uses. Meandering trails utilize native and stormwater areas as an amenity, while a fenced in dog park gives furry friends room to roam. At the heart of the park is a community garden, orchard, inclusive playground with a shelter and bathrooms, and an improved parking area. There is also an opportunity to connect this park with the existing park north of the Puddle Jumper Trail, providing a variety of recreational experiences in a centralized area.

Costs for the components envisioned in this park likely fall into the **\$1.6 to \$1.9 million** range. The improvements could fall into four phases: parking and trails, playground, dog park, and shelter and amenities.



**PARK AMENITIES  
REQUESTED BY  
COMMUNITY**  
*(suitable to site context)*



**NEW PARK SCHEMATIC LAYOUT**  
Undeveloped Park Opportunity Site



**Dog Park**

**Stormwater/wetland feature**  
Native, pollinator supportive plantings  
Nature trails  
Boardwalk/bridges creek corridors

**Green creek buffer**  
Puddle Jumper connections

**40 Stall Parking Lot**

**Inclusive Playground**  
ADA accessible landforms/berms  
Resilient play surface  
Close proximity to parking and bathroom/shelter building  
Shade trees

**Community Garden**  
Mix of raised and at grade beds  
Public orchard - mixed fruit trees and berries

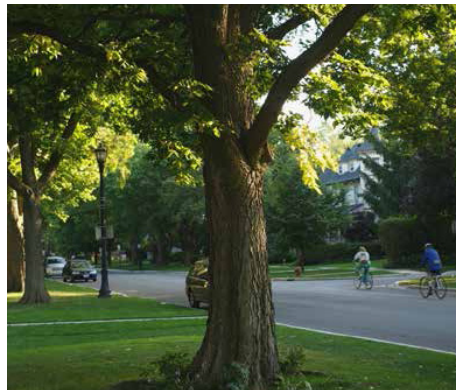
**Stormwater/wetland feature**  
Native, pollinator supportive plantings  
Nature trails  
Boardwalk/bridges creek corridors

## Downtown Focus

### Central Avenue Concept

Central Avenue between Downtown (3rd Street SW) and Northwestern College (6th Street SW) was analyzed for character and strategic improvements. The focus was to increase pedestrian comfort and to reinforce the corridor as a link to significant community destinations. Top ranked improvements for the Central Avenue corridor include tree preservation, sidewalk renovations, and decorative crosswalk treatments. While the corridor has many existing mature trees, strategic infill locations for new trees were also identified as part of the plan to create a continuous canopy and support the next generation of green community assets.

Costs for public improvements for this development including utilities and streets likely falls into a range of **\$375,000 to \$450,000.**



# TOP RANKED IMPROVEMENTS FOR CENTRAL AVENUE

# CENTRAL AVENUE CORRIDOR Proposed Improvements



## Walkability Improvements

Northern extent of 7th Street NW

Southern extent of Highway 10

Eastern extent of  
Frankfort Avenue

Western extent of  
Florida Avenue

### MOC-Floyd Valley Site Redevelopment Concept (Recreation Area)

A community park is planned on part of the redevelopment parcel with a splashpad, inclusive play area, open lawn, shelter and bathroom building—offering residents closer to the core a new place to play. The community valued the existing open space at the elementary school and preferred keeping at least some nearby open space. Housing is planned for many of the parcels associated with the old elementary school site.

Costs for the components envisioned in this park likely fall into the **\$1.3 to \$1.6 million** range. It could be broken into three phases with ease: playground area, shelter building, and splashpad.

### Recommendations for Sidewalk and Pedestrian Enhancements

The walkability of the core of Orange City and Downtown was identified by stakeholders throughout the project as a community asset, with sidewalks being the key feature unifying community destinations along tree-lined streets. As such, a sidewalk priority zone, defined by existing areas of the core that already have a strong grid of sidewalks, is recommended to reinforce the long-term viability of that asset. This sidewalk priority zone is shown on the Parks, Trails, and Open Space map provided on page 59 in this Plan.

Trails were also a top investment priority for the community. Building on the strong network of existing and planned trails, new trail links and loops were identified as part of this process, also included on the map provided on page 59. The 2018 Iowa Bicycle and Pedestrian Long Range Plan offers an in-depth look at trail development costs based on facility type and context. The following is an excerpt from that plan and can guide trail budgeting.





**Typical Per Mile Cost Estimates for Multi-Use Trails Based on Historic Costs in Iowa**

Facility Type	Cost/Mile	Modification Factors
<p>New Paved Multi-Use Trail on Independented Alignment (10' Wide)</p>	<p>\$400,000</p>	<p>Former RR Grade (0.5) Flat Terrain (0.6) Rolling Terrain (1.0) Hilly Terrain (1.2) Along Stream Bank (1.2) Densely Developed Area (2.0)</p>
<p>New Paved Sidepath (10' Wide)</p>	<p>\$300,000</p>	<p>Along Urban Roadway (1.0) Along Rural Roadway (1.6) Densely Developed Area (1.4)</p>
<p>Unpaved Multi-Use Trail</p>	<p>\$200,000</p>	<p>Former RR Grade (0.6) Flat Terrain (1.0) Rolling Terrain (1.2) Hilly Terrain (1.4)</p>

## Observations + Recommendations

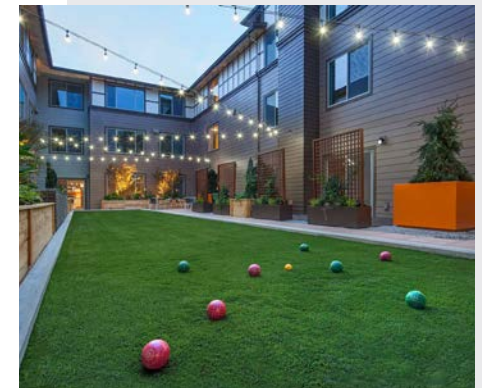
### Indoor Recreation + Wellness Center

During the community engagement efforts for this Plan, citizens shared a vision for an indoor recreation, wellness, and gathering space in Orange City. For some of these residents, this facility focused more on the social and connective ties of Orange City and provided an intergenerational space for seniors to meet, drink coffee, and play cards; meeting rooms available for use by non-profit and civic groups; and an indoor playground for families to use during times of inclement weather. For other residents, this space focused on recreation and physical wellbeing and included an indoor track, indoor turf areas, indoor courts, and a wellness center. For another group of residents, this space included elements that met both the social and connective needs, as well as the recreation and physical wellbeing needs of Orange City residents. This indoor recreation and wellness space currently envisioned by the public would be a place for people of all ages to gather, recreate, and socialize.

As part of the Community Development Plan process, possible locations for this recreation and wellness center were also explored in the housing portion of this Plan, with potential areas for indoor recreation being identified in the preferred concept plans for Housing Area A and Housing Area E. This was a preliminary exploration for potential sites and is not exhaustive.

The planning team recommends additional engagement to further develop and refine community's vision for this indoor recreation and wellness facility. This public engagement campaign should be an iterative and responsive process that solicits feedback on details such as the proposed building programming and uses, facility location and footprint, and upfront and long-term funding strategy, among others. The community has a vision for what it would like to see in this indoor recreation and wellness space and needs to be involved in the planning process to ensure their ideas are heard and incorporated into the facility's programming and design.

In addition to the recommended community engagement, the planning team also recommends the City explore partnership opportunities with businesses and major employers in the community, as well as other communities in the region who may benefit from a recreation and wellness center. The facility currently envisioned by the community would be an asset and amenity for Orange City and the larger region and could assist in recruiting and retaining residents and employees to Orange City and surrounding communities.



## Recommendations + Implementation Strategies

In order to implement the preferred concepts, make progress toward the goals and initiatives outlined in the Vision 2035 Strategic Plan, and maintain comparable levels of service for all places, groups, and programs that make Orange City the vibrant place it is and strives to be, the planning team provides the following recommendations and implementation strategies for the City's consideration:

- Enact an ordinance that requires the dedication of parks, open spaces, and trails as part of the platting and subdivision process. This would integrate these quality of life amenities into the City's land development process and ensure Orange City residents have access to parks, open spaces, and trails as the community continues to expand and add new developments to meet its housing needs.
- Explore partnership opportunities to strengthen the social fabric of the community, utilize shared resources, and optimize the quality of service provided to the greater community. Such opportunities for collaboration could include partnerships between Northwestern College and the Orange City Arts Council for programming and shared usage of the Northwestern College gallery space; the Orange City Library, Northwestern College students, and the Chamber of Commerce to provide trainings and support for local businesses seeking to modernize and begin selling online; and Orange City's active and engaged 55+ residents socializing and mentoring Northwestern College students who are interested in learning more about the community and all it has to offer.
- In addition to the opportunities for collaboration and partnership within Orange City's civic and community, there are also many opportunities for the City to collaborate with its regional municipal partners, primarily the City of Alton, to maximize their return on investment and provide quality of life amenities for the larger region. Potential opportunities for collaboration may include a shared aquatic center; indoor recreation or wellness facility; and joint parks or trail developments, including possible water access, water trails, and trail connections to Dunlop Park and the Floyd River.
- Integrate public art into the community by embracing what makes Orange City unique and vibrant. One idea suggested during the user group meetings was that Orange City could add tulips or statues modeled after the "Klompen" wooden shoes that could be painted and decorated. Orange City could also involve the active business and civic community in this public arts campaign and allow groups to sponsor a statue and provide their own artwork. The Le Mars ice cream cone public art installation was noted as a precedent for this idea.
- Create a downtown historic district that celebrates the community's history, embraces its future, and incorporates walkability as a key component. This district could encompass Northwestern College, with Zwemer Hall registered on the National Register of Historic Places, Central Avenue Corridor, the Sioux County Courthouse also registered on the National Register of Historic Places, Downtown Orange City and its many small businesses and retail establishments, Windmill Park, the Dutch American Historical Museum and Heritage Center, and possibly a new development at the site of the former MOC-Floyd Valley Elementary School.
- Create a new City position or have a representative from the City on the boards and commissions related to arts, culture, and parks and recreation to ensure goals are met and resources are allocated to promote quality of place programming and improvements.

## CHAPTER FIVE

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### former moc-floyd valley school site





# former moc-floyd valley school site

## Introduction + Overview

Recognizing enrollment was increasing and the school district needed updated facilities, voters approved a bond referendum in March 2020 to consolidate the elementary schools and build a new school on a 35-acre plot of land between Orange City and Alton. The City and MOC-Floyd Valley School District understood the catalytic potential of a new elementary school development, but also recognized the need to proactively plan for the redevelopment of the former MOC-Floyd Valley elementary school property, sitting only blocks from Downtown Orange City in the heart of a residential neighborhood.

The former MOC-Floyd Valley elementary school property was discussed with the City task force, participants in the user group meetings, and during the community engagement events. The following themes concerning the property, its redevelopment, and potential uses were raised throughout the course of these conversations and events:

- Questions about the viability of salvaging some, or all, of the building and reusing it for a civic or public use
- Any proposed redevelopment of the site should match the scale of the existing neighborhood, residents should also be consulted prior to redevelopment
- Possible redevelopment of the site into housing, potentially marketed for seniors
- Neighbors and users of the site appreciate the open field area and would appreciate any redevelopment of the site to incorporate some element of open space





## Concept Development

Two concepts were presented to the public at the community open house, the public was also asked to rank their preferred uses for this site at this time. The first concept reused a portion of the existing facility for civic and public uses, included a park and open space feature, developed the surrounding parcels with market-rate rowhomes, and extended 2nd Street. The second concept shown to the public demolished the old structure and developed parcels with twin-homes and rowhomes, while the rest of the site was used for recreation, showing courts in this concept, and also extended 2nd Street.

Public preference for one concept over another was virtually a tie. The public prioritized the uses of “Park and Open Space” and “Housing” on the site, with the specific uses of “Inclusive Playground” and “Rowhomes” both receiving the most first priority votes.

Based on the feedback received from the public, the planning team created a preferred concept for the site that integrates elements from both concepts and includes the uses prioritized by the public. This concept demolishes the original structure and includes the following:

### Park and Open Space

- Greenspace
- Splashpad
- Inclusive play area
- Park shelter/bathroom building

### Housing

- Single-family infill lot
- Four and three-unit rowhomes, with rear access and attached garages

### Extension of 2nd Street from Colorado Avenue to Delaware Avenue

HIGHLY RANKED  
PARK AMENITIES  
AND HOUSING



OLD ELEMENTARY SCHOOL  
Redevelopment Opportunity Site



ISG  
ISG Project 24573  
May 12, 2021



## Recommendations + Implementation Strategies

In order to redevelop the Former MOC-Floyd Valley Elementary School site as shown in the preferred in the concept, the planning team provides the following recommendations and implementation strategies for the City's consideration:

- Based on the City's current zoning map and zoning ordinance, the property would likely need to be rezoned to Medium to High Density Residential (R-2). However, current site development regulations for the R-2 district may not accommodate the type of development shown in the preferred concept or match the character of the existing development in the neighborhood.
- The City could also consider enacting a new zoning district classification of a Planned Unit Development (PUD) district. This zoning district classification permits greater flexibility in land use regulations and allows a developer to be more creative in their approach in developing the parcel of land. Density requirements, setbacks, and other land use regulations may be adjusted in consultation with City staff and regulatory bodies to allow for a more desirable living environment that matches the character of the existing neighborhood.
- To encourage private development on the parcel of land the City could consider development incentives, including offering the parcel of land to the developer in shovel-ready condition at low to no cost in exchange for the developer to build a certain amount of housing units on the site. The planning team recommends the City formalize all agreements with a private developer in a Development (or Developer) Agreement prior to giving development incentives.
- If the City were to enact a park, open space, or trail dedication ordinance as suggested in the Quality of Place chapter, any land dedicated as part of this could be used for the greenspace, inclusive play area, or splashpad as shown in the preferred concept.

## APPENDIX A

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### major themes summary





# major themes summary



ISG



## Summary of Major Themes

The City of Orange City is partnering with ISG on an action-based Community Development Plan centered around the three primary facets of community growth: housing, quality of place, and commercial and industrial development.

The team recently finished Phase One: "Visioning + Goals," which culminated with six, socially-distanced user group meetings held over two days and gathered feedback from business, City, and community leaders on their vision and priorities for Orange City in the three key areas. This interim report summarizes the major themes discussed during user group meetings and identifies focus areas for the next phases in the planning process.

Please continue to spread the word about this exciting Community Development Plan and be sure to provide input during the next rounds of community engagement planned for March 2021.

### WHAT'S INSIDE?

- Housing
- Commercial + Industrial Development
- Quality of Place
- MOC/FV Elementary School Property

## Housing

### OVERALL IMPRESSIONS

- ✘ Many Orange City homeowners are staying in their homes instead of cycling up through the housing stock, this limits the supply of more affordable homes on the market for residents who are looking to purchase homes in the community
- ✘ To meet the City's growth goals and add the quantity and variety of housing types to the City's housing stock, the City of Orange City and the OCDC may need to continue to acquire property and serve as a developer, given the limited amount of private developer activity in the region
- ✘ Investigate opportunities to utilize relationships with other communities to meet Orange City's diverse housing requirements

### SINGLE FAMILY HOUSING

- There is a need for all types and price ranges of housing; recognizing the City's goal is grow the area to 10,000+ residents, the highest need for housing will be for homes under \$150,000
- The City's existing housing stock is well maintained and has generally appreciated in value, there is a limited supply of single family homes under \$125,000
- The housing development near the new school provides the greatest opportunity for a high end housing development
  - » Considerations should also be given to include variability among lot sizes and home costs
  - » This development should include multiple high end lots that provide additional value with an amenity (no backyard neighbor, natural areas, water feature, etc)
- Connect single family developments to amenities (trails, parks, walkable areas, etc.)

### 55+ HOUSING

- There is high demand for additional 55+ housing developments in the community
  - » This need includes the full spectrum of senior housing (55+ communities, independent living, assisted living)
  - » The housing development by the new elementary school has been identified as a potential location
- Developments should be low maintenance and include amenities like water features, natural areas, walking trails, community spaces, etc.

### AFFORDABLE HOUSING

- The community's affordable housing needs should be addressed through a variety of housing types and developments including Planned Unit Developments (PUDs) with single family homes, apartments and other rental options, modular home developments, etc.
- Discussions recognized there was a need for affordable, safe housing for minorities and new Americans.
- Evaluate the potential for an affordable modular housing development that would incorporate design and landscaping standards and provide amenities for residents (i.e. greenspace and playgrounds)

### MULTI-FAMILY HOUSING

- High demand for a variety of multi-family/rental housing options including
  - » Higher density developments (apartments)
  - » Higher density developments (townhomes/condos)
  - » Higher end rentals
  - » Interest in evaluating additional downtown upper-story residential opportunities, both rental and owner-occupied
- Incorporate amenities (i.e. water features, greenspace, playgrounds, etc.) into future multi-family developments
- The former MOC/FV elementary school property was identified as a potential location for a multi-unit housing development including amenities that would be ideal for a 55+ community or young professionals interested in living close to downtown

### FOCUS AREAS

- Modular Home Development
- 55+/Young Professional Housing Development with Amenities
- Planned Unit Development (PUD) Single-Family Development
- High-End Residential Development
- High Density Apartment Development

## Commercial + Industrial Development



### OVERALL IMPRESSIONS

- ✘ Workforce is both the community's biggest strength and largest opportunity—highly productive and reliable workforce and a diversity of job offerings, unemployment rates are also under 2% and all sectors of employment would benefit from additional employees
- ✘ Downtown is one of the community's biggest assets and should continue to be enhanced as a "destination experience," this includes balancing of retail and professional services storefronts
- ✘ Excitement for Northwestern College's new Center for Innovation and Leadership, can facilitate collaboration between the Center, City, and community businesses to mentor the next generation of local leaders who will create future businesses and jobs in Orange City
- ✘ Locally grown and managed businesses like Diamond Vogel and Sekisui continue to expand and reinvest in the community

### GAPS OR OPPORTUNITIES

- Evaluate opportunities for coworking and collaboration spaces for remote workers and creatives, including potentially repurposing spaces at existing facilities (i.e. the library)
- Opportunities for commercial development in the community will most likely be in the following locations:
  - » Downtown, with the potential to expand downtown's footprint to include the Central Avenue Corridor and the former MOC/FV Elementary School property
  - » Coordinate with Alton to develop the Highway 10 East corridor and Highway 10/Highway 60 interchange
  - » Commercial and industrial redevelopment opportunities at the Old Airport Property
- Residents are looking for informal, intergenerational spaces that provide opportunities for socializing, activities mentioned included: bowling, mini golf, axe throwing, arcade settings, wine tasting/breweries, curling, etc.
- Opportunities to assist current businesses to expand into online sales through support from local institutions like Northwestern's Center for Innovation and Leadership
- Enhance the entrepreneurial ecosystem by implementing a "clearinghouse" to connect entrepreneurs with sources of capital and local networks
- Leverage existing community assets (strong healthcare programming and system, agricultural region, etc.) to attract businesses and industries in the ag tech, medical technology, and alternative agriculture sectors, among others
- Need for the full spectrum of restaurants in the community, including:
  - » Fast food and fast casual (McDonald's, Culver's, Jimmy John's)
  - » Fine dining and other full service restaurants (Blue Mountain)
  - » Restaurants with extended hours (Downtown Grille, Perkins)
  - » Specialty/destination restaurants (rooftop dining, breweries)
- Additional retail and services desired in the community include a sporting goods store, shoe/apparel store, ag implement dealer, daycare providers, and additional grocery options (including organic and healthy food options, like an Aldi)

### FOCUS AREAS

- Old Airport Property
- Highway 10 Corridor
- Downtown

## Quality of Place

### RECREATION, PARKS, AND TRAILS

- Residents (youth) seeking high-skill recreation development are leaving town to get training, explore opportunities to bring these skilled programs or coaches to Orange City and make the community a destination for these events
- Desire for additional intergenerational indoor recreational opportunities including play areas for kids, sport facilities, social gathering areas, fitness spaces, etc.
- Preserve the walkability of the community by maintaining sidewalks in the historic core
- Complete the planned trails and provide a variety of experiences along the trail network, by incorporating natural areas for example; additionally, explore opportunities to expand the trail network inside the community
- Regional scale trails (like Lanesboro, MN) to connect to Sioux Center
- Expand nature experiences in parks to include more physical and educational/programming opportunities
- Add an accessible playground to the city's park system
- Ensure greenspace and parks are included in new multi-family developments or other large scale housing developments

### FACILITIES

- Explore opportunities to modernize the library and expand programming, additions could include business support resources and coworking spaces, in addition to the family-oriented programming currently provided
- Revisit the idea of an indoor recreation space for all ages
- Orange City Arts Council needs a permanent, dedicated space to house a gallery and provide classes, a partnership with Northwestern College could possibly address this need

### PROGRAMMING AND ENGAGEMENT

- Build on successful Arts and Chamber events such as Arts on Stage, Arts on Central, Festival Latino, Tulip Festival, Farmer's Market, etc.
- Engage new residents in the culture of community service, provide opportunities for engagement outside of traditional avenues typically found in local churches
- Explore partnership opportunities to enhance the social fabric of the community and utilize shared resources (55+ residents and college students, Orange City Library and Chamber of Commerce, Northwestern College and Arts Council, etc.)
- Create a new city position, Director of Place/Culture, or have a city representative on the Arts Council board to ensure goals are being met and resources are allocated to promote the arts and culture in the community
- Create a historic district that incorporates walkability as a key component—encompassing Northwestern Campus (Zwemer historical building), the Central Avenue Corridor, Windmill Park, Museum, and potentially a new development at the former MOC/FV elementary school
- Consider opportunities for adding more murals or public art downtown, such as painted/decorated statues of tulips or Dutch shoes downtown (Le Mars ice cream cone public art noted as precedent)

### FOCUS AREAS

- Downtown Civic District
  - » Old Elementary Site
  - » Museum
  - » Central Avenue Corridor
  - » Northwestern College
- Regional and Local Trails
- Park Experience and Variety

## Elementary School Property



### PRELIMINARY REDEVELOPMENT IDEAS

- Community Gathering or Recreation Space
  - » Building, or part of the building, could be converted into a Community Center in the heart of the community
  - » Space could include playgrounds for kids, areas for adults to socialize and share coffee, small gathering areas, walking tracks and fitness facilities, and an area to play games
  - » Reimagine the library and move the library services into the community center to provide access to technology and information for the community, provide intergenerational and programming spaces
    - ◊ The existing Library could then be repurposed into City Hall and the Police department
    - ◊ May be a better use of resources than building a new City hall and Police station
  - » This space could also incorporate many of the items included in the Aspire concept—fitness, gyms, turf, and education; while also including some outdoor recreation options with open greenspace, playground facilities, pickleball and basketball courts, and space for lawn games like bocci ball or lawn bowling
  - » Incorporate a daycare as part of the facility to complement the existing daycare center and provide on-site services for those using the facility
- Multi-Unit Housing
  - » Intergenerational housing that provides amenities like community gathering spaces, community gardens, proximity to downtown, etc.
  - » 55+ residential condo or townhome development with a HOA

### FOCUS AREAS

- Provide MOC/FV Elementary School redevelopment concepts for Community Input.





## APPENDIX B

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### results from community engagement events





# community engagement survey results



## Community Engagement Survey Results

140+  
Community Engagement Participants

70+  
User Group Participants

Generally, concepts preferred by the public incorporated the following elements:

- Civic, Park, and Open Space
- Natural and Water Amenities
- Mix of Housing Densities and Types
- Trails and Multi-Modal Transportation Networks

Public Facilities or Commercial Destinations	Parks and Open Spaces	Housing Types
1 Indoor Playground	1 Trails	1 Low Density Residential/ Single-Family
2 Indoor Track	2 Inclusive Playground	2 Medium Density/Senior Marketed Housing
3 Bowling	3 Small Scale Water Feature	3 Medium/High Density Residential
4 Indoor Turf	4 Urban Pocket Park	4 Low Density/Multifamily
5 Wellness Center	5 Splash Pad Destination	5 High Density Residential/ Rowhomes

Old Elementary School Site Uses	Central Avenue Corridor	Highway 10 Commercial Corridor	Highway 10 Corridor Strategic Improvements
1 Inclusive Playground	1 Sidewalk Improvements	1 Fine Dining Bistro	1 Painted Bike Lanes
2 Sports Courts	2 Tree Preservation	2 Brew Pub	2 Land Use Transition to Higher Density Housing
3 Rowhomes	3 Full Pavers Intersections and Crosswalks	3 Fast Food Restaurant	3 Parking Lot Screening from the Right of Way
4 Children's Museum	4 Expand Pedestrian Lighting Along Corridor	4 Drive Through Coffee	4 Public Art and Murals
5 Urban Plaza with Seating and Shade	5 Enhanced Planting at Key Intersections	5 Specialty Retail	5 Improve Visual Entrance from West Highway 10



## DEVELOPMENT DOLLAR PRIORITIES

Quality of Place - Parks + Recreation

\$158 .00

Housing

\$95.00

Commercial Corridor

\$82.00

Downtown District

\$75 .00



# Community Engagement Survey Results

140+  
Community Engagement Participants

70+  
User Group Participants





# Community Engagement Survey Results

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User Group Participants





# Community Engagement Survey Results

140+  
Community Engagement Participants

70+  
User Group Participants

Add Landscaping to Parks

**PAVED BIKE TRAIL** Art Gallery

Natural Landscape Playground

Activities for Tourists

**Restroom Facilities**

Connect Trails to Sioux Center

**Soccer Fields**

**RECREATION CENTER**

**QUALITY OF PLACE**

Winter Activities  
**PARK AMENITIES**  
Rope Climbing

Museums

**INDOOR POOL** Hot Tubs

**Rock Climbing**

**TRAMPOLINE**

Biking

Indoor Hangout Area

Children's Museum

**DOG PARK**

Gym Space

Paddleboats

Better Trails and Sidewalks Through Town and Along Busy Streets

**Sustainability**

Concerts

**Community Garden**

**GATHERING AREAS**

Socializing

Art Classes

Hammocks  
Community Art

Engagement Events Held in November and March



## APPENDIX C

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### **budgetary opinions of probable costs**





TOWN SQUARE COFFEEHOUSE

LOCALLY SOURCED FOOD HOT DRINKS

# budgetary opinions of probable costs

## Central Avenue: Paved Areas

No.	Improvements	Quantity	Unit	Unit Price	Cost Range	
					Low	High (+20%)
1.01	Mobilization	1	LS	\$18,037.60	\$18,037.60	\$21,645.12
1.02	Sidewalk Removal	1,810	SY	\$15.00	\$27,150.00	\$32,580.00
1.03	6' Sidewalk Installation	1,810	LS	\$80.00	\$144,800.00	\$173,760.00
1.04	Crosswalk Removal	270	SY	\$10.00	\$2,700.00	\$3,240.00
1.05	Paver Crosswalk	2,420	SF	\$21.00	\$50,820.00	\$60,984.00
1.06	Crosswalk Striping	1,070	LF	\$2.00	\$2,140.00	\$2,568.00
Subtotal					\$245,647.60	\$294,777.12
25% Contingency, Design, Permitting, and Testing Fees					\$61,411.90	\$73,694.28
<b>TOTAL</b>					<b>\$307,059.50</b>	<b>\$368,471.40</b>

### Central Avenue: Turf Areas

No.	Improvements	Quantity	Unit	Unit Price	Cost Range	
					Low	High (+20%)
2.01	Mobilization	1	LS	\$4,000.00	\$4,000.00	\$4,800.00
2.02	Seeding, Fertilizing, Supplemental Trees, and Mulching	1	LS	\$50,000.00	\$50,000.00	\$60,000.00
Subtotal					\$54,000.00	\$64,800.00
25% Contingency, Design, Permitting, and Testing Fees					\$13,500.00	\$16,200.00
<b>TOTAL</b>					<b>\$67,500.00</b>	<b>\$81,000.00</b>

## Housing A: Utilities

No.	Improvements	Quantity	Unit	Unit Price	Cost Range	
					Low	High (+20%)
1.01	Mobilization	1	LS	\$59,000.00	\$59,000.00	\$70,800.00
1.02	Connect to Existing Sanitary Sewer	5	EA	\$1,500.00	\$7,500.00	\$9,000.00
1.03	Sanitary Sewer, 8" PVC	7,240	LF	\$40.00	\$289,600.00	\$347,520.00
1.04	Circular Sanitary Sewer Manhole, 48"	18	EA	\$3,500.00	\$63,000.00	\$75,600.00
1.05	Connect to Existing Water Main	5	EA	\$2,000.00	\$10,000.00	\$12,000.00
1.06	Gate Valve and Valve Box, 6"	19	EA	\$1,250.00	\$23,750.00	\$28,500.00
1.07	Water Main, 6" C900 PVC	7,800	LF	\$35.00	\$273,000.00	\$327,600.00
1.08	Hydrant Assembly	11	EA	\$5,000.00	\$55,000.00	\$66,000.00
1.09	Circular Single Grate Intake	14	EA	\$3,500.00	\$49,000.00	\$58,800.00
1.10	Storm Sewer, RCP	2,090	LF	\$60.00	\$125,400.00	\$150,480.00
1.11	Pipe Apron	5	EA	\$1,500.00	\$7,500.00	\$9,000.00
1.12	Footing for Pipe Apron	5	EA	\$500.00	\$2,500.00	\$3,000.00
1.13	Testing	1	LS	\$7,500.00	\$7,500.00	\$9,000.00
Subtotal					\$972,750.00	\$1,167,300.00
25% Contingency, Design, and Permitting					\$243,187.50	\$291,825.00
<b>TOTAL</b>					<b>\$1,215,937.50</b>	<b>\$1,459,125.00</b>

## Housing A: Paved Areas

No.	Improvements	Quantity	Unit	Unit Price	Cost Range	
					Low	High (+20%)
2.01	Mobilization	1	LS	\$144,000.00	\$144,000.00	\$172,800.00
2.02	Pedestrian Trail	820	TN	\$100.00	\$82,000.00	\$98,400.00
2.03	Sidewalk	3,900	SY	\$65.00	\$253,500.00	\$304,200.00
2.04	PCC Pavement, Integral Curb and Gutter	27,300	SY	\$42.00	\$1,146,600.00	\$1,375,920.00
2.05	Aggregate Subbase, 8"	30,340	SY	\$12.50	\$379,250.00	\$455,100.00
2.06	Subgrade Preparation	30,340	SY	\$3.00	\$91,020.00	\$109,224.00
2.07	Strip, Salvage, and Spread Topsoil	10,960	CY	\$10.00	\$109,600.00	\$131,520.00
2.08	Common Excavation	20,300	CY	\$7.50	\$152,250.00	\$182,700.00
2.09	Testing	1	LS	\$5,000.00	\$5,000.00	\$6,000.00
Subtotal					\$2,363,220.00	\$2,835,864.00
25% Contingency, Design, and Permitting					\$590,805.00	\$708,966.00
<b>TOTAL</b>					<b>\$2,954,025.00</b>	<b>\$3,544,830.00</b>

## Housing B: Utilities

No.	Improvements	Quantity	Unit	Unit Price	Cost Range	
					Low	High (+20%)
1.01	Mobilization	1	LS	\$119,000.00	\$119,000.00	\$142,800.00
1.02	Connect to Existing Sanitary Sewer	6	EA	\$1,500.00	\$9,000.00	\$10,800.00
1.03	Sanitary Sewer, 8" PVC	13,590	LF	\$40.00	\$543,600.00	\$652,320.00
1.04	Circular Sanitary Sewer Manhole, 48"	45	EA	\$3,500.00	\$157,500.00	\$189,000.00
1.05	Connect to Existing Water Main	6	EA	\$2,000.00	\$12,000.00	\$14,400.00
1.06	Gate Valve and Valve Box, 6"	27	EA	\$1,250.00	\$33,750.00	\$40,500.00
1.07	Water Main, 6" C900 PVC	13,230	LF	\$35.00	\$463,050.00	\$555,660.00
1.08	Hydrant Assembly	24	EA	\$5,000.00	\$120,000.00	\$144,000.00
1.09	Circular Single Grate Intake	40	EA	\$3,500.00	\$140,000.00	\$168,000.00
1.10	Storm Sewer, RCP	5,530	LF	\$60.00	\$331,800.00	\$398,160.00
1.11	Pipe Apron	7	EA	\$1,500.00	\$10,500.00	\$12,600.00
1.12	Footing for Pipe Apron	7	EA	\$500.00	\$3,500.00	\$4,200.00
1.13	Testing	1	LS	\$7,500.00	\$7,500.00	\$9,000.00
Subtotal					\$1,951,200.00	\$2,341,440.00
25% Contingency, Design, and Permitting					\$487,800.00	\$585,360.00
<b>TOTAL</b>					<b>\$2,439,000.00</b>	<b>\$2,926,800.00</b>

## Housing B: Paved Areas

No.	Improvements	Quantity	Unit	Unit Price	Cost Range	
					Low	High (+20%)
2.01	Mobilization	1	LS	\$322,000.00	\$322,000.00	\$386,400.00
2.02	Pedestrian Trail	490	TN	\$100.00	\$49,000.00	\$58,800.00
2.03	Sidewalk	8,950	SY	\$65.00	\$581,750.00	\$698,100.00
2.04	PCC Pavement, Integral Curb and Gutter	62,600	SY	\$42.00	\$2,629,200.00	\$3,155,040.00
2.05	Aggregate Subbase, 8"	69,730	SY	\$12.50	\$871,625.00	\$1,045,950.00
2.06	Subgrade Preparation	69,730	SY	\$3.00	\$209,190.00	\$251,028.00
2.07	Strip, Salvage, and Spread Topsoil	25,180	CY	\$10.00	\$251,800.00	\$302,160.00
2.08	Common Excavation	46,500	CY	\$7.50	\$348,750.00	\$418,500.00
2.09	Testing	1	LS	\$5,000.00	\$5,000.00	\$6,000.00
Subtotal					\$5,268,315.00	\$6,321,978.00
25% Contingency, Design, and Permitting					\$1,317,078.75	\$1,580,494.50
<b>TOTAL</b>					<b>\$6,585,393.75</b>	<b>\$7,902,472.50</b>

## Housing C: Utilities

No.	Improvements	Quantity	Unit	Unit Price	Cost Range	
					Low	High (+20%)
1.01	Mobilization	1	LS	\$67,000.00	\$67,000.00	\$80,400.00
1.02	Connect to Existing Sanitary Sewer	2	EA	\$1,500.00	\$3,000.00	\$3,600.00
1.03	Sanitary Sewer, 8" PVC	6,745	LF	\$40.00	\$269,800.00	\$323,760.00
1.04	Circular Sanitary Sewer Manhole, 48"	17	EA	\$3,500.00	\$59,500.00	\$71,400.00
1.05	Connect to Existing Water Main	10	EA	\$2,000.00	\$20,000.00	\$24,000.00
1.06	Gate Valve and Valve Box, 6"	20	EA	\$1,250.00	\$25,000.00	\$30,000.00
1.07	Water Main, 6" C900 PVC	7,445	LF	\$35.00	\$260,575.00	\$312,690.00
1.08	Hydrant Assembly	11	EA	\$5,000.00	\$55,000.00	\$66,000.00
1.09	Circular Single Grate Intake	32	EA	\$3,500.00	\$112,000.00	\$134,400.00
1.10	Storm Sewer, RCP	3,770	LF	\$60.00	\$226,200.00	\$271,440.00
1.11	Pipe Apron	1	EA	\$1,500.00	\$1,500.00	\$1,800.00
1.12	Footing for Pipe Apron	1	EA	\$500.00	\$500.00	\$600.00
1.13	Testing	1	LS	\$7,500.00	\$7,500.00	\$9,000.00
Subtotal					\$1,107,575.00	\$1,329,090.00
25% Contingency, Design, and Permitting					\$276,893.75	\$332,272.50
<b>TOTAL</b>					<b>\$1,384,468.75</b>	<b>\$1,661,362.50</b>

### Housing C: Paved Areas

No.	Improvements	Quantity	Unit	Unit Price	Cost Range	
					Low	High (+20%)
2.01	Mobilization	1	LS	\$125,000.00	\$125,000.00	\$150,000.00
2.02	Pedestrian Trail	0	TN	\$100.00	\$-	\$-
2.03	Sidewalk	4,000	SY	\$65.00	\$260,000.00	\$312,000.00
2.04	PCC Pavement, Integral Curb and Gutter	24,000	SY	\$42.00	\$1,008,000.00	\$1,209,600.00
2.05	Aggregate Subbase, 8"	27,145	SY	\$12.50	\$339,312.50	\$407,175.00
2.06	Subgrade Preparation	27,145	SY	\$3.00	\$81,435.00	\$97,722.00
2.07	Strip, Salvage, and Spread Topsoil	9,805	CY	\$10.00	\$98,050.00	\$117,660.00
2.08	Common Excavation	18,200	CY	\$7.50	\$136,500.00	\$163,800.00
2.09	Testing	1	LS	\$5,000.00	\$5,000.00	\$6,000.00
				Subtotal	\$2,053,297.50	\$2,463,957.00
				25% Contingency, Design, and Permitting	\$513,324.38	\$615,989.25
				<b>TOTAL</b>	<b>\$2,566,621.88</b>	<b>\$3,079,946.25</b>

## Housing D: Utilities

No.	Improvements	Quantity	Unit	Unit Price	Cost Range	
					Low	High (+20%)
1.01	Mobilization	1	LS	\$35,000.00	\$35,000.00	\$42,000.00
1.02	Connect to Existing Sanitary Sewer	4	EA	\$1,500.00	\$6,000.00	\$7,200.00
1.03	Sanitary Sewer, 8" PVC	4,530	LF	\$40.00	\$181,200.00	\$217,440.00
1.04	Circular Sanitary Sewer Manhole, 48"	7	EA	\$3,500.00	\$24,500.00	\$29,400.00
1.05	Connect to Existing Water Main	7	EA	\$2,000.00	\$14,000.00	\$16,800.00
1.06	Gate Valve and Valve Box, 6"	7	EA	\$1,250.00	\$8,750.00	\$10,500.00
1.07	Water Main, 6" C900 PVC	4,670	LF	\$35.00	\$163,450.00	\$196,140.00
1.08	Hydrant Assembly	6	EA	\$5,000.00	\$30,000.00	\$36,000.00
1.09	Circular Single Grate Intake	7	EA	\$3,500.00	\$24,500.00	\$29,400.00
1.10	Storm Sewer, RCP	1,380	LF	\$60.00	\$82,800.00	\$99,360.00
1.11	Pipe Apron	3	EA	\$1,500.00	\$4,500.00	\$5,400.00
1.12	Footing for Pipe Apron	3	EA	\$500.00	\$1,500.00	\$1,800.00
1.13	Testing	1	LS	\$7,500.00	\$7,500.00	\$9,000.00
Subtotal					\$583,700.00	\$700,440.00
25% Contingency, Design, and Permitting					\$145,925.00	\$175,110.00
<b>TOTAL</b>					<b>\$729,625.00</b>	<b>\$875,550.00</b>

## Housing D: Paved Areas

No.	Improvements	Quantity	Unit	Unit Price	Cost Range	
					Low	High (+20%)
2.01	Mobilization	1	LS	\$30,000.00	\$30,000.00	\$36,000.00
2.02	Pedestrian Trail	4,545	TN	\$100.00	\$454,500.00	\$545,400.00
2.03	Sidewalk	2,620	SY	\$65.00	\$170,300.00	\$204,360.00
2.04	PCC Pavement, Integral Curb and Gutter	15,700	SY	\$42.00	\$659,400.00	\$791,280.00
2.05	Aggregate Subbase, 8"	17,800	SY	\$12.50	\$222,500.00	\$267,000.00
2.06	Subgrade Preparation	17,800	SY	\$3.00	\$53,400.00	\$64,080.00
2.07	Strip, Salvage, and Spread Topsoil	6,430	CY	\$10.00	\$64,300.00	\$77,160.00
2.08	Common Excavation	11,900	CY	\$7.50	\$89,250.00	\$107,100.00
2.09	Testing	1	LS	\$5,000.00	\$5,000.00	\$6,000.00
Subtotal					\$1,748,650.00	\$2,098,380.00
25% Contingency, Design, and Permitting					\$437,162.50	\$524,595.00
<b>TOTAL</b>					<b>\$2,185,812.50</b>	<b>\$2,622,975.00</b>

## Housing E: Utilities

No.	Improvements	Quantity	Unit	Unit Price	Cost Range	
					Low	High (+20%)
1.01	Mobilization	1	LS	\$47,000.00	\$47,000.00	\$56,400.00
1.02	Connect to Existing Sanitary Sewer	1	EA	\$1,500.00	\$1,500.00	\$1,800.00
1.03	Sanitary Sewer, 8" PVC	4,140	LF	\$40.00	\$165,600.00	\$198,720.00
1.04	Circular Sanitary Sewer Manhole, 48"	14	EA	\$3,500.00	\$49,000.00	\$58,800.00
1.05	Connect to Existing Water Main	2	EA	\$2,000.00	\$4,000.00	\$4,800.00
1.06	Gate Valve and Valve Box, 6"	15	EA	\$1,250.00	\$18,750.00	\$22,500.00
1.07	Water Main, 6" C900 PVC	4,920	LF	\$35.00	\$172,200.00	\$206,640.00
1.08	Hydrant Assembly	10	EA	\$5,000.00	\$50,000.00	\$60,000.00
1.09	Circular Single Grate Intake	14	EA	\$3,500.00	\$49,000.00	\$58,800.00
1.10	Storm Sewer, RCP	3,400	LF	\$60.00	\$204,000.00	\$244,800.00
1.11	Pipe Apron	1	EA	\$1,500.00	\$1,500.00	\$1,800.00
1.12	Footing for Pipe Apron	1	EA	\$500.00	\$500.00	\$600.00
1.13	Testing	1	LS	\$7,500.00	\$7,500.00	\$9,000.00
Subtotal					\$770,550.00	\$924,660.00
25% Contingency, Design, and Permitting					\$192,637.50	\$231,165.00
<b>TOTAL</b>					<b>\$963,187.50</b>	<b>\$1,155,825.00</b>

## Housing E: Paved Areas

No.	Improvements	Quantity	Unit	Unit Price	Cost Range	
					Low	High (+20%)
2.01	Mobilization	1	LS	\$86,000.00	\$86,000.00	\$103,200.00
2.02	Sidewalk	2,730	SY	\$65.00	\$177,450.00	\$212,940.00
2.03	PCC Pavement, Integral Curb and Gutter	16,373	SY	\$42.00	\$687,666.00	\$825,199.20
2.04	Aggregate Subbase, 8"	18,560	SY	\$12.50	\$232,000.00	\$278,400.00
2.05	Subgrade Preparation	18,560	SY	\$3.00	\$55,680.00	\$66,816.00
2.06	Strip, Salvage, and Spread Topsoil	6,700	CY	\$10.00	\$67,000.00	\$80,400.00
2.07	Common Excavation	12,400	CY	\$7.50	\$93,000.00	\$111,600.00
2.08	Testing	1	LS	\$5,000.00	\$5,000.00	\$6,000.00
Subtotal					\$1,403,796.00	\$1,684,555.20
25% Contingency, Design, and Permitting					\$350,949.00	\$421,138.80
<b>TOTAL</b>					<b>\$1,754,745.00</b>	<b>\$2,105,694.00</b>

## New Park: Green Areas

No.	Improvements	Quantity	Unit	Unit Price	Cost Range	
					Low	High (+20%)
1.01	Mobilization	1	LS	\$22,000.00	\$22,000.00	\$26,400.00
1.02	Stormwater Pond Grading	1	LS	\$150,000.00	\$150,000.00	\$180,000.00
1.03	Native Seeding	1	LS	\$15,000.00	\$15,000.00	\$18,000.00
1.04	Community Garden	1	LS	\$50,000.00	\$50,000.00	\$60,000.00
1.05	Seeding, Fertilizing, and Mulching	1	LS	\$60,000.00	\$60,000.00	\$72,000.00
Subtotal					\$297,000.00	\$356,400.00
25% Contingency, Design, Permitting, and Testing Fees					\$74,250.00	\$89,100.00
<b>TOTAL</b>					<b>\$371,250.00</b>	<b>\$445,500.00</b>

## New Park: Paved Areas

No.	Improvements	Quantity	Unit	Unit Price	Cost Range	
					Low	High (+20%)
2.01	Mobilization	1	LS	\$12,348.76	\$12,348.76	\$14,818.51
2.02	Pedestrian Trail	680	TN	\$100.00	\$68,000.00	\$81,600.00
2.03	PCC Pavement, Integral Curb and Gutter	1,320	SY	\$42.00	\$55,440.00	\$66,528.00
2.04	Aggregate Subbase, 8"	1,440	SY	\$12.50	\$18,000.00	\$21,600.00
2.05	Subgrade Preparation	1,440	SY	\$3.00	\$4,320.00	\$5,184.00
2.06	Strip, Salvage, and Spread Topsoil	480	CY	\$10.00	\$4,800.00	\$5,760.00
2.07	Common Excavation	480	CY	\$7.50	\$3,600.00	\$4,320.00
2.08	Parking Stall Lines	42	EA	\$4.75	\$199.50	\$239.40
Subtotal					\$166,708.26	\$200,049.91
25% Contingency, Design, Permitting, and Testing Fees					\$41,677.07	\$50,012.48
<b>TOTAL</b>					<b>\$208,385.33</b>	<b>\$250,062.39</b>

**New Park: New Structures**

No.	Improvements	Quantity	Unit	Unit Price	Cost Range	
					Low	High (+20%)
3.01	Mobilization	1	LS	\$60,672.00	\$60,672.00	\$72,806.40
3.02	Chain-Link Fence	1,420	LF	\$20.00	\$28,400.00	\$34,080.00
3.03	Dog Park Shade Structure and Furnishings	1	LS	\$80,000.00	\$80,000.00	\$96,000.00
3.04	Inclusive Playground	1	LS	\$300,000.00	\$300,000.00	\$360,000.00
3.05	Shelter Building	1	LS	\$200,000.00	\$200,000.00	\$240,000.00
3.06	Lighting and Site Amenities	1	LS	\$150,000.00	\$150,000.00	\$180,000.00
Subtotal					\$819,072.00	\$982,886.40
25% Contingency, Design, Permitting, and Testing Fees					\$204,768.00	\$245,721.60
<b>TOTAL</b>					<b>\$1,023,840.00</b>	<b>\$1,228,608.00</b>

The following estimate includes demolition of existing structures and infrastructure improvements, including the extension of 2nd Street, and park and open space shown. Costs for demolition and public improvements for this site including utilities and streets likely fall into a range of **\$1.7 to \$2.0 million**. Costs for the site including the new park shown likely fall into a range of **\$3.0 to \$3.7 million**. Cost opinions include 25% contingency, design, permitting, and testing fees. Costs for developing the housing units shown in the preferred concept are not included.

### Old Elementary School Site Improvements: Demolition

No.	Improvements	Quantity	Unit	Unit Price	Cost Range	
					Low	High (+20%)
1.01	Mobilization	1	LS	\$11,200.00	\$11,200.00	\$13,440.00
1.02	Removal of Old School (including estimated fill and asbestos abatement)	1	LS	\$730,000.00	\$730,000.00	\$876,000.00
1.03	Removal of Old Park	1	LS	\$20,000.00	\$20,000.00	\$24,000.00
1.04	Removal of Old Watertower and Surrounding Structure	1	LS	\$120,000.00	\$120,000.00	\$144,000.00
				Subtotal	\$881,200.00	\$1,057,440.00
				25% Contingency, Design, Permitting, and Testing Fees	\$220,300.00	\$264,360.00
				<b>TOTAL</b>	<b>\$1,101,500.00</b>	<b>\$1,321,800.00</b>

**Old Elementary School Site Improvements:  
Extension of 2nd Street from Colorado Avenue to Delaware Avenue**

No.	Improvements	Quantity	Unit	Unit Price	Cost Range	
					Low	High (+20%)
2.01	Mobilization	1	LS	\$93,750.00	\$93,750.00	\$112,500.00
2.02	PCC Pavement, Integral Curb and Gutter	1,400	SY	\$42.00	\$58,800.00	\$70,560.00
2.03	Aggregate Subbase, 8"	1,600	SY	\$12.50	\$20,000.00	\$24,000.00
2.04	Subgrade Preparation	1,600	SY	\$3.00	\$4,800.00	\$5,760.00
2.05	Strip, Salvage, and Spread Topsoil	580	CY	\$10.00	\$5,800.00	\$6,960.00
2.06	Common Excavation	580	CY	\$7.50	\$4,350.00	\$5,220.00
Subtotal					\$187,500.00	\$225,000.00
25% Contingency, Design, Permitting, and Testing Fees					\$46,875.00	\$56,250.00
<b>TOTAL</b>					<b>\$234,375.00</b>	<b>\$281,250.00</b>

### Old Elementary School Site Improvements: Impacted Frontages

No.	Improvements	Quantity	Unit	Unit Price	Cost Range	
					Low	High (+20%)
3.01	Mobilization	1	LS	\$21,824.00	\$21,824.00	\$26,188.80
3.02	Sidewalk, 6'	3,410	SY	\$80.00	\$272,800.00	\$327,360.00
Subtotal					\$294,624.00	\$353,548.80
25% Contingency, Design, Permitting, and Testing Fees					\$73,656.00	\$88,387.20
<b>TOTAL</b>					<b>\$368,280.00</b>	<b>\$441,936.00</b>

## Old Elementary School Site Improvements: New Park

No.	Improvements	Quantity	Unit	Unit Price	Cost Range	
					Low	High (+20%)
1.01	Mobilization	1	LS	\$76,000.00	\$76,000.00	\$91,200.00
1.02	Splashpad	1	LS	\$300,000.00	\$300,000.00	\$360,000.00
1.03	Inclusive Playground Installation	1	LS	\$250,000.00	\$250,000.00	\$300,000.00
1.04	Shelter Building	1	LS	\$250,000.00	\$250,000.00	\$300,000.00
1.05	Lighting and Site Amenities	1	LS	\$150,000.00	\$150,000.00	\$180,000.00
1.06	Planting and Restoration	1	LS	\$50,000.00	\$50,000.00	\$60,000.00
Subtotal					\$1,076,000.00	\$1,291,200.00
25% Contingency, Design, Permitting, and Testing Fees					\$269,000.00	\$322,800.00
<b>TOTAL</b>					<b>\$1,345,000.00</b>	<b>\$1,614,000.00</b>





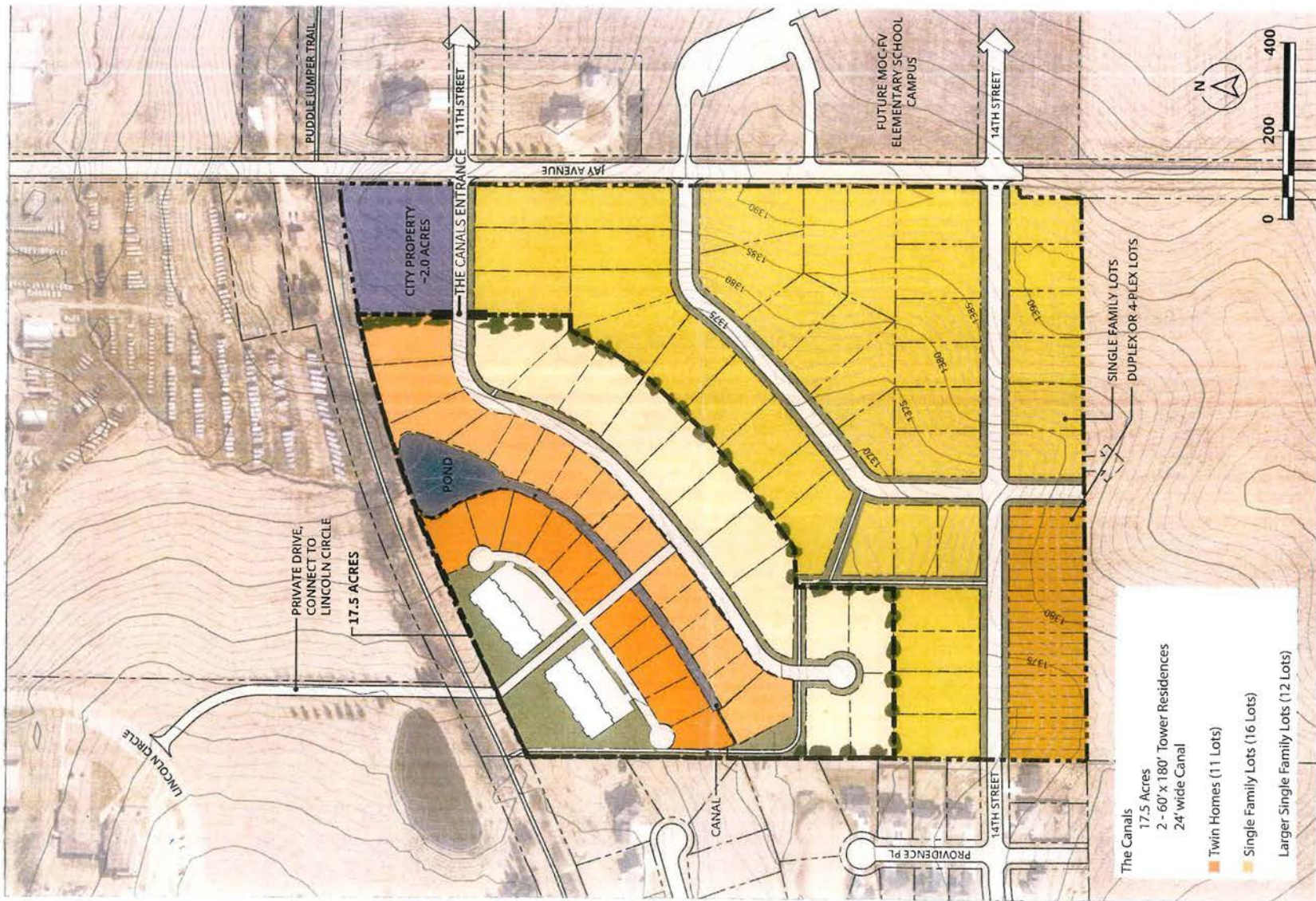
## APPENDIX D

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### community development in progress







**B** **Development Master Plan**  
 ORANGE CITY, IA

**VISION BUILDERS**

**orange city**



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