



CONFLUENCE

18th Pl
Master Planning and Visioning

KNOXVILLE VETERANS DISTRICT REDEVELOPMENT

McGregor Dr

Marion County, Iowa

09.23.2020

18th Pl
CONFLUENCE

IN ASSOCIATION WITH



AGENDA

Introduction

Stakeholder feedback

Influential Studies

Analysis

Character Imagery

Concepts

Discussion



STAKEHOLDER FEEDBACK

1

Elected Officials

Mark Raymie	Chair, Marion County Board of Supervisors
Brian Hatch	Mayor
Aaron Adams	City Manager
Megan Suhr	Council Member
Dylan Morse	Council Member
Justin Plum	Council Member
Jyl De Jong	Council Member
John Gotta	Council Member

2

Community Stakeholders

Maureen Nichols	CBOC Coordinator, Department of Veteran's Affairs
Hannah Vander Veer	Director, Knoxville Chamber of Commerce
Ross Dennison	Landowner
Kevin Stittsworth	Director of Foundation & Public Relations, Knoxville Hospital & Clinics
Brian Bailey	Marion County Fair Board President
John McCoy	Race Director / Promoter, Knoxville Speedway
Pat Weiler	Weiler Inc.
Cassi Pearson	Superintendent, Knoxville Community School District
Staci Stanton	Assistant Director, Knoxville Public Library
Jason Vinsick	Student, Knoxville Community School District
Facebook	How Can We Help? Knoxville, IA post via Staci Stanton & Megan Suhr City Council

STAKEHOLDER FEEDBACK

CHALLENGES



INFLUENTIAL STUDIES

Knoxville

Land Use Strategy for the Veterans District



Prepared for the City of Knoxville

By 571 Polson Developments LLC

January 2019



Marion County Comprehensive Housing Analysis Study

Presented to: Marion County Stakeholders

Presented by: Matt Mullins | Maxfield Research & Consulting LLC

March 31, 2016

Knoxville Bicycle & Trail



MASTER PLAN



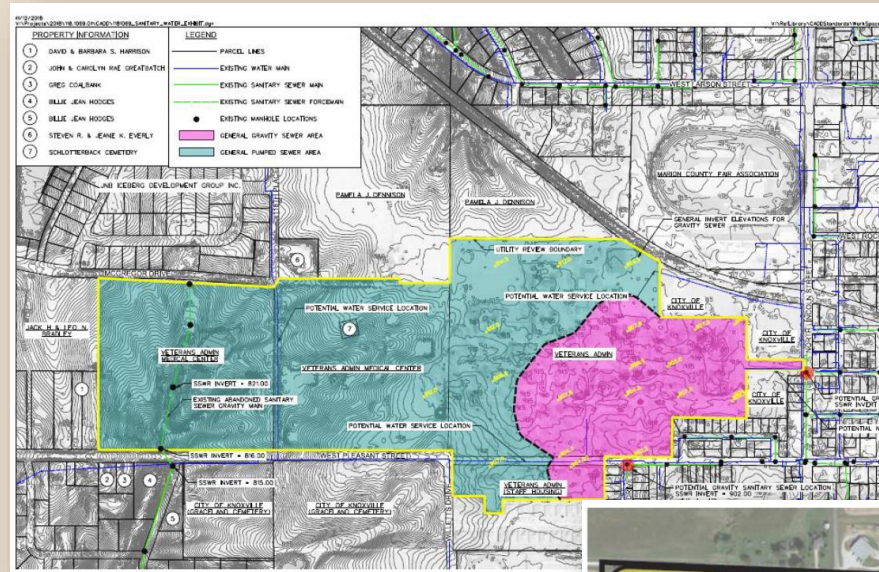
INFLUENTIAL STUDIES

Knoxville

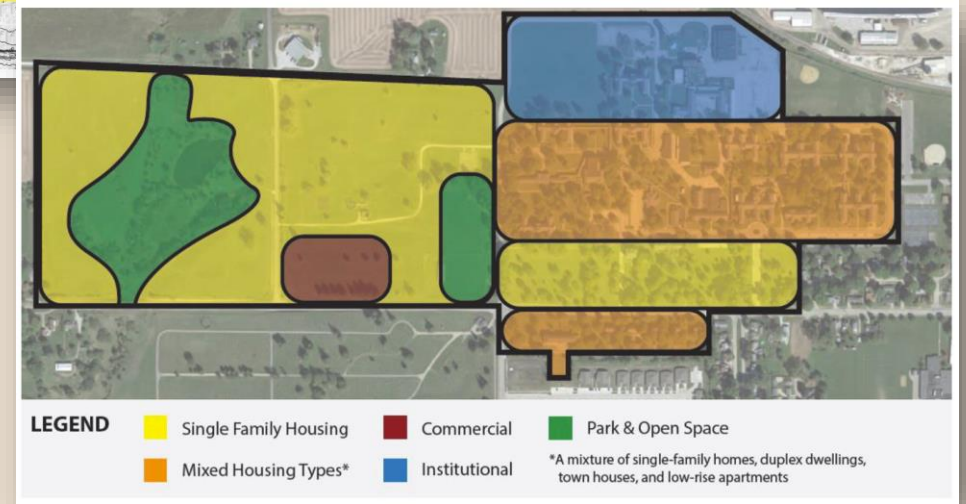
Land Use Strategy for the Veterans District



Prepared for the City of Knoxville
 By 571 Polson Developments LLC
 January 2019



Drainage



Land Use Plan

INFLUENTIAL STUDIES



Marion County Comprehensive Housing Analysis Study

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March 31, 2016

Single-Family Demand by Submarket

Submarket	Units	Pct.
Pella	238	42.0%
Knoxville	123	21.7%
Pleasantville	178	31.4%
Melcher-Dallas	13	2.3%
Southeast	14	2.5%
Total	566	100.0%

GO Rental Demand by Submarket

Submarket	Units	Pct.
Pella	317	50.3%
Knoxville	206	32.7%
Pleasantville	78	12.4%
Melcher-Dallas	14	2.2%
Southeast	15	2.4%
Total	630	100.0%

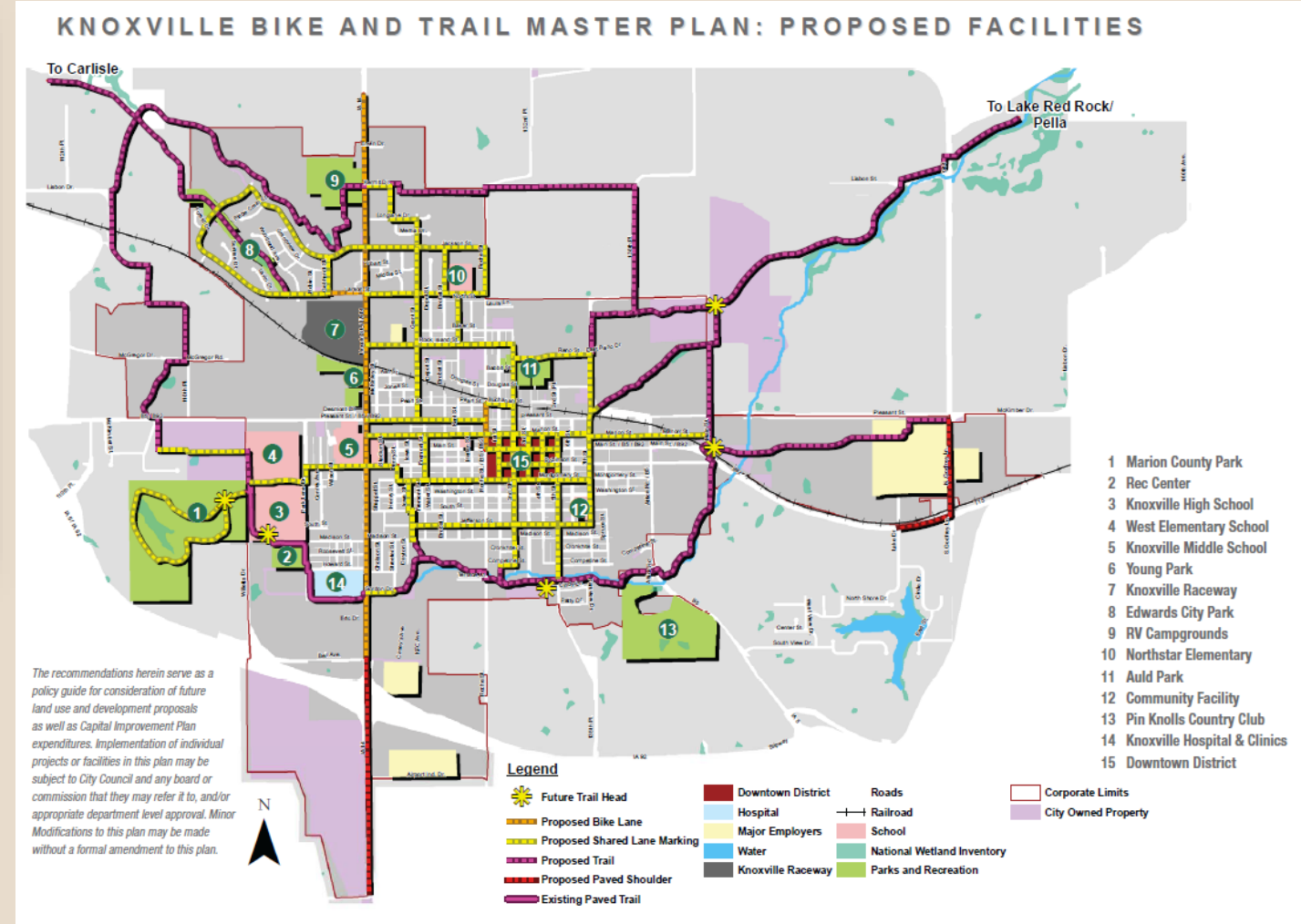
Multifamily Demand by Submarket

Submarket	Units	Pct.
Pella	102	58.0%
Knoxville	53	30.1%
Pleasantville	20	11.4%
Melcher-Dallas	1	0.6%
Southeast	0	0.0%
Total	176	100.0%

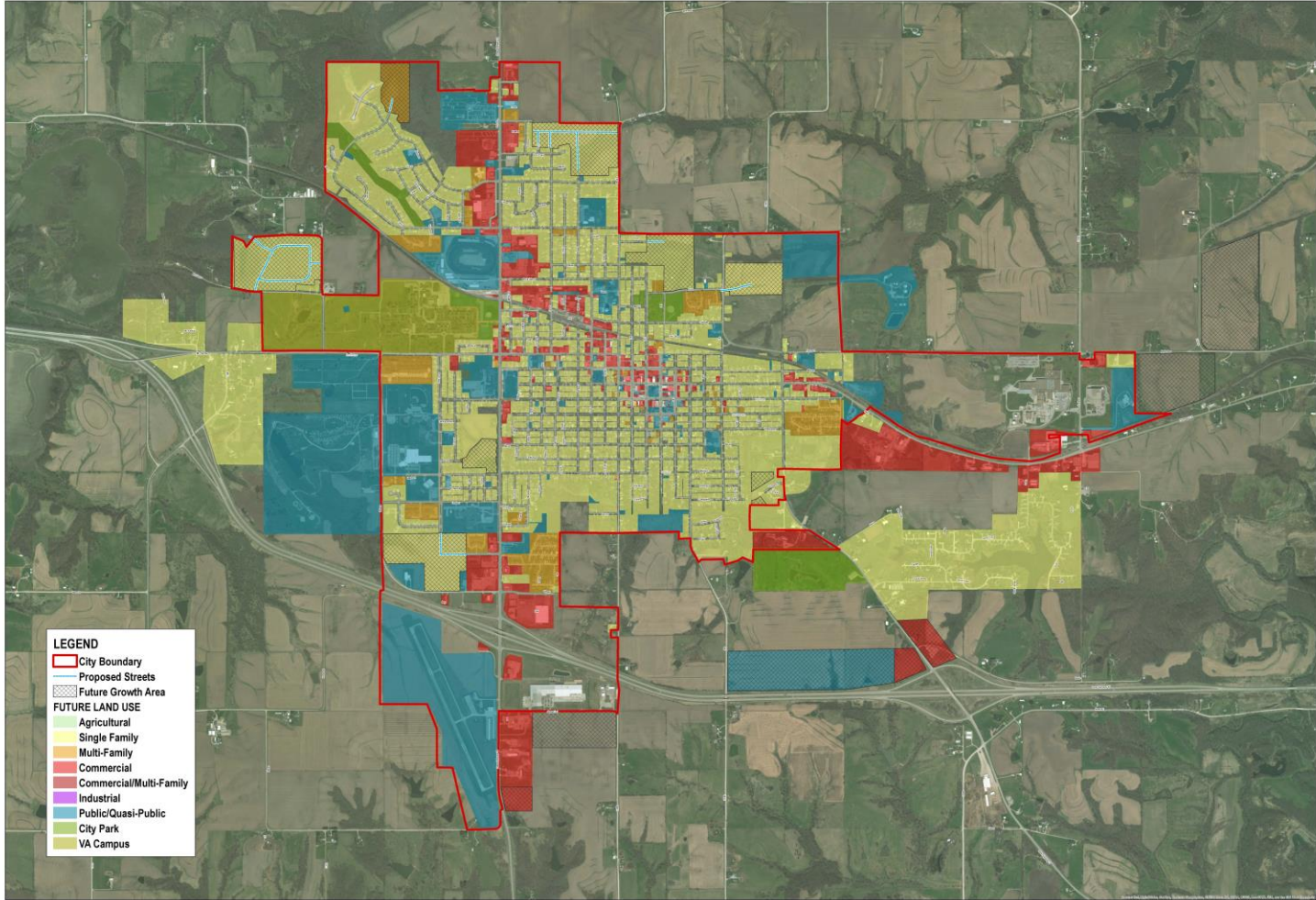
Senior Housing Demand by Submarket

Submarket	Units	Pct.
Pella	309	36.1%
Knoxville	327	38.2%
Pleasantville	114	13.3%
Melcher-Dallas	55	6.4%
Southeast	50	5.8%
Total	855	100.0%

INFLUENTIAL STUDIES



FUTURE LAND USE



LEGEND

- City Boundary
- Proposed Streets
- Future Growth Area

FUTURE LAND USE

- Agricultural
- Single Family
- Multi-Family
- Commercial
- Commercial/Multi-Family
- Industrial
- Public/Quasi-Public
- City Park
- VA Campus

Knoxville Comprehensive Plan

Proposed Future Land Use



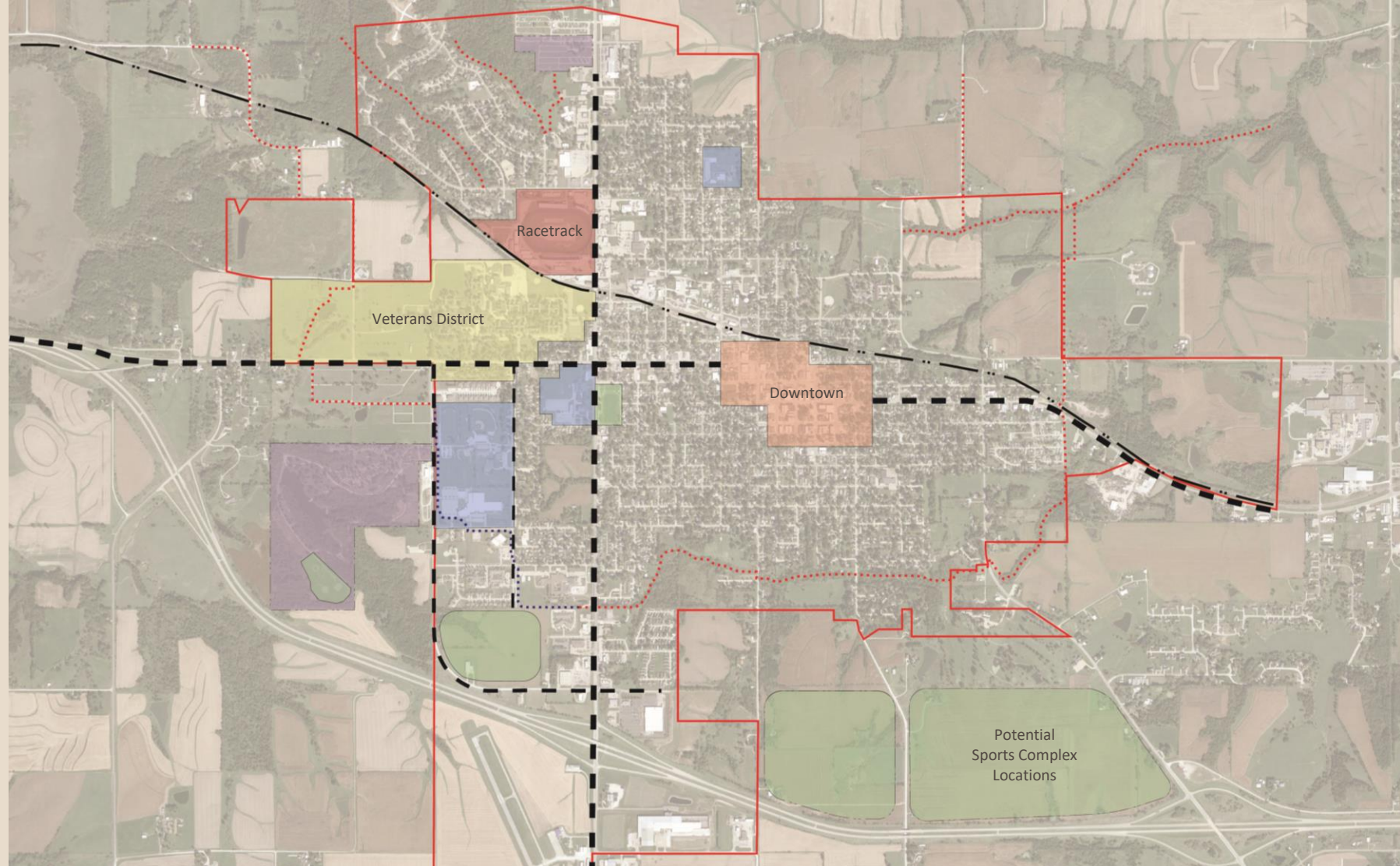
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Date: 10/02/2017
Revised: 11/15/2017
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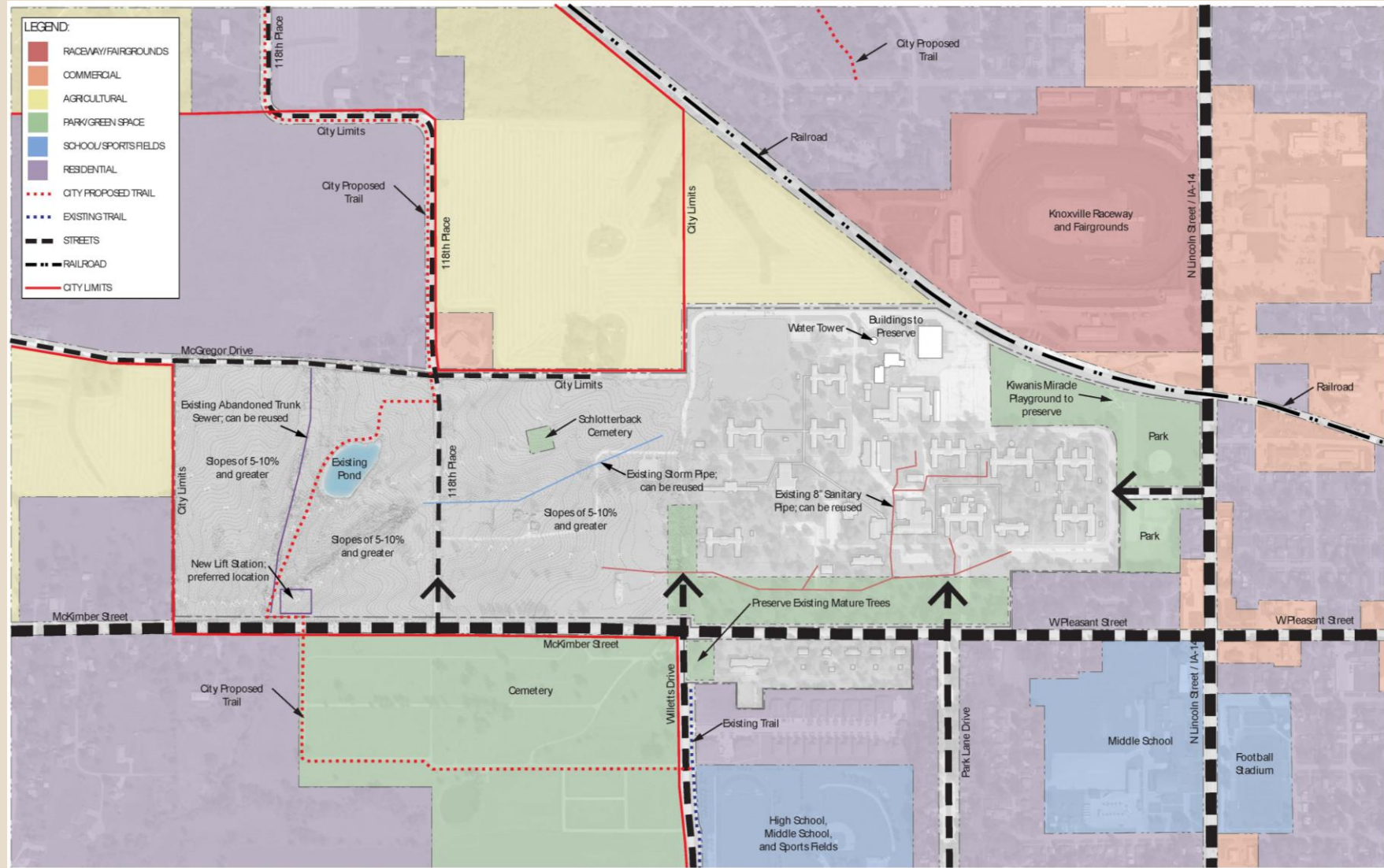
ANALYSIS

COMMUNITY



ANALYSIS

PROJECT SITE



SCALE REFERENCES

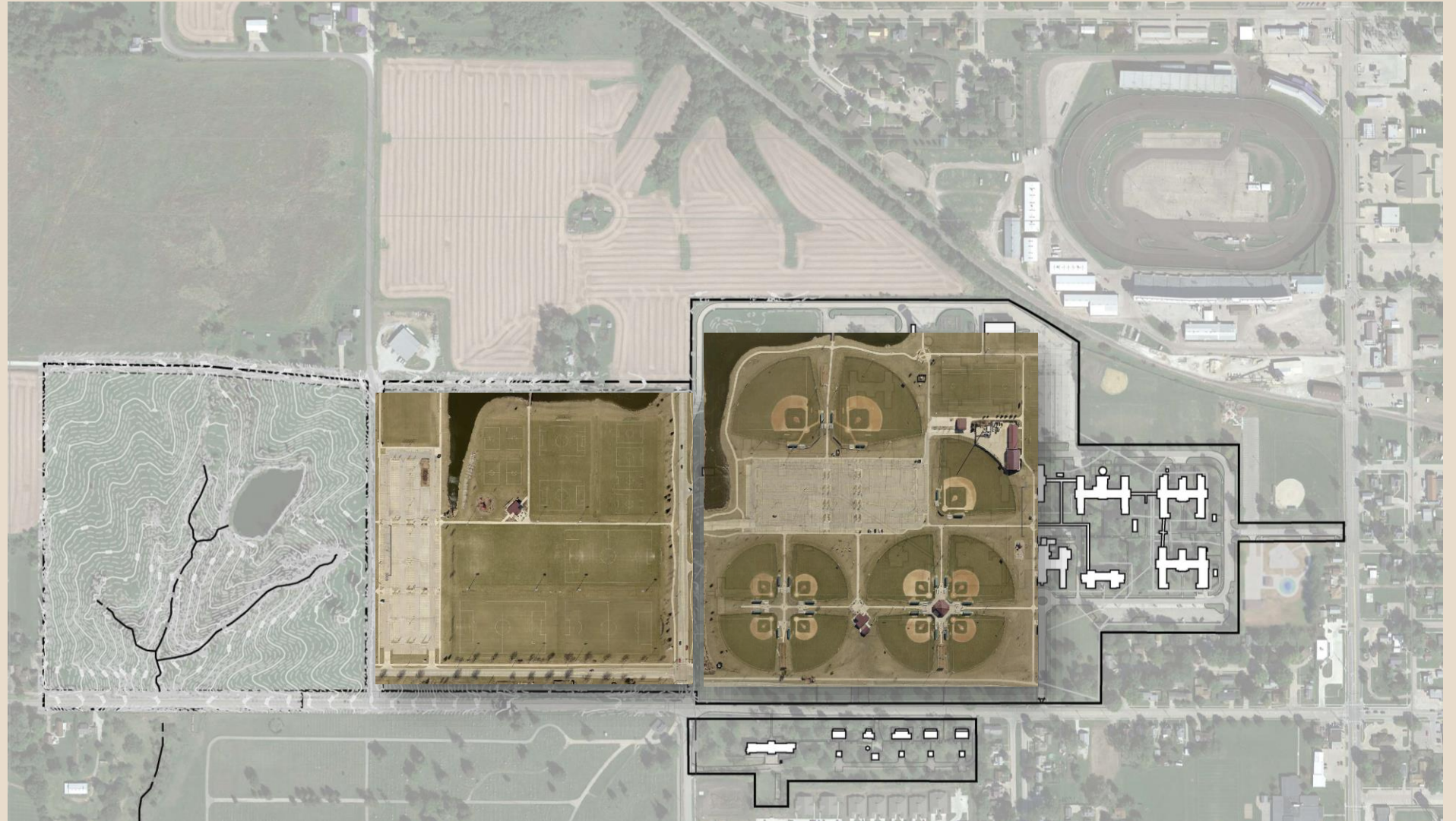
SPORTS COMPLEX
-Baseball



SCALE REFERENCES

SPORTS COMPLEX

- Baseball
- Soccer



CHARACTER IMAGERY

COMMERCIAL



CHARACTER IMAGERY

MIXED USE



CHARACTER IMAGERY

APARTMENT



CHARACTER IMAGERY

ROW HOUSE



CHARACTER IMAGERY

TOWNHOUSE



CHARACTER IMAGERY

DUPLEX



CHARACTER IMAGERY

SINGLE FAMILY – SMALL LOT



CHARACTER IMAGERY

SINGLE FAMILY – LARGE LOT



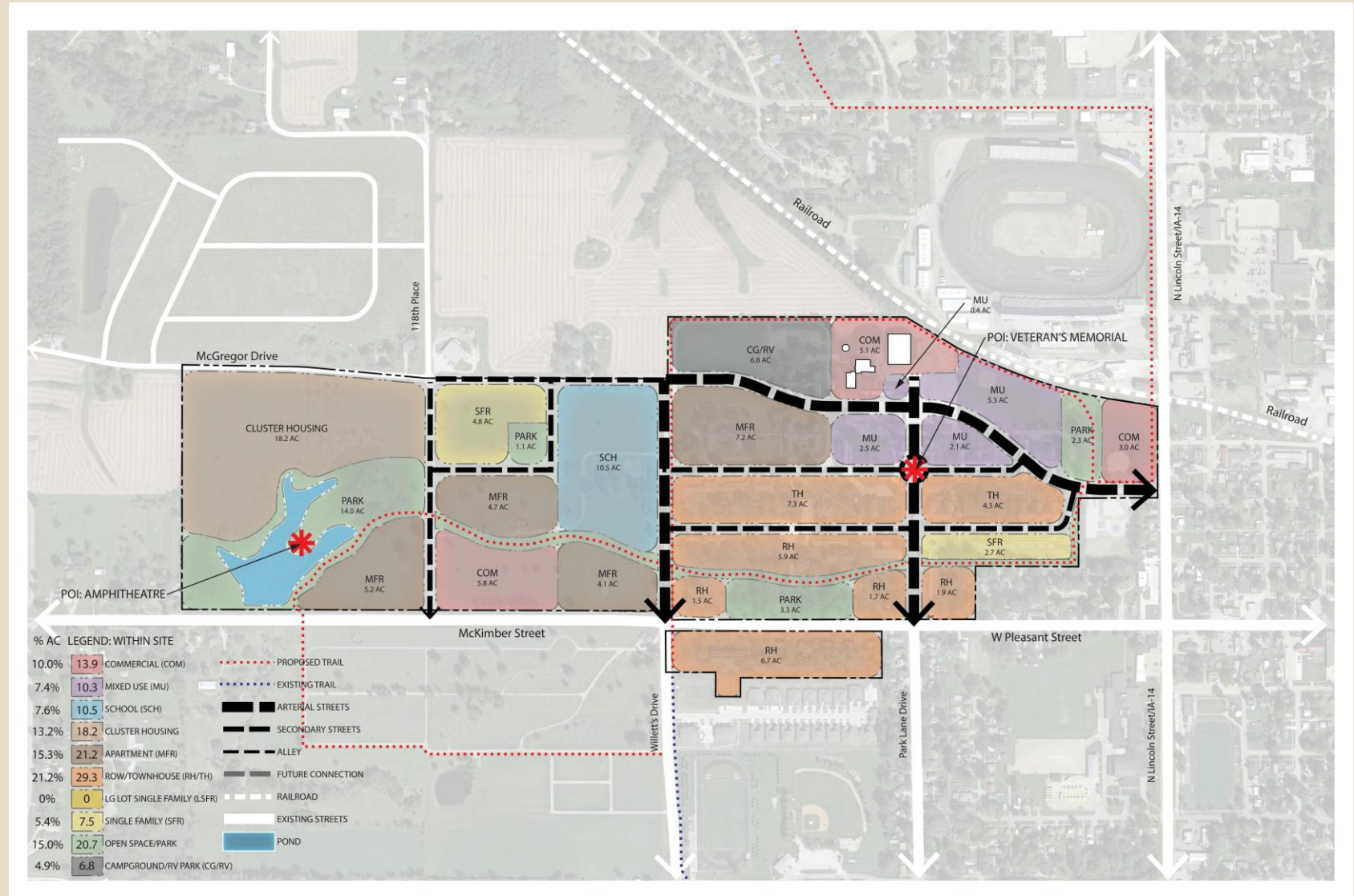
CHARACTER IMAGERY

SINGLE FAMILY – CLUSTER DEVELOPMENT



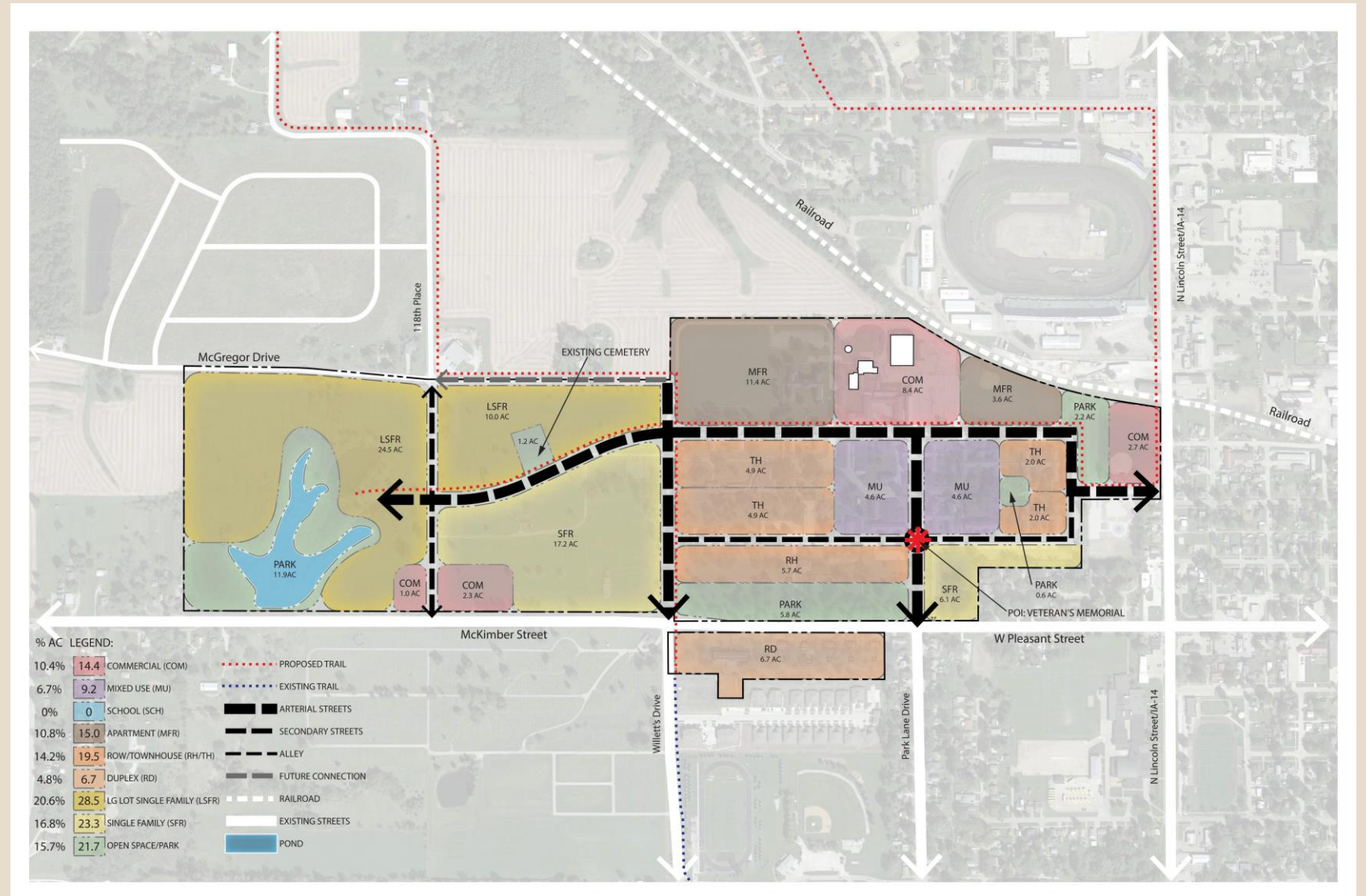
CONCEPT 1

- Enhanced pond and amphitheater provide welcoming first impression
- Row housing reminiscent of historic Veteran's campus architecture flanking Pleasant Street
- Concept includes new school site
- Camping adjacent to raceway and commercial development
- Extensive trail network connecting land use types
- Cluster development at west end of site
- Higher percentage of multi-family housing types



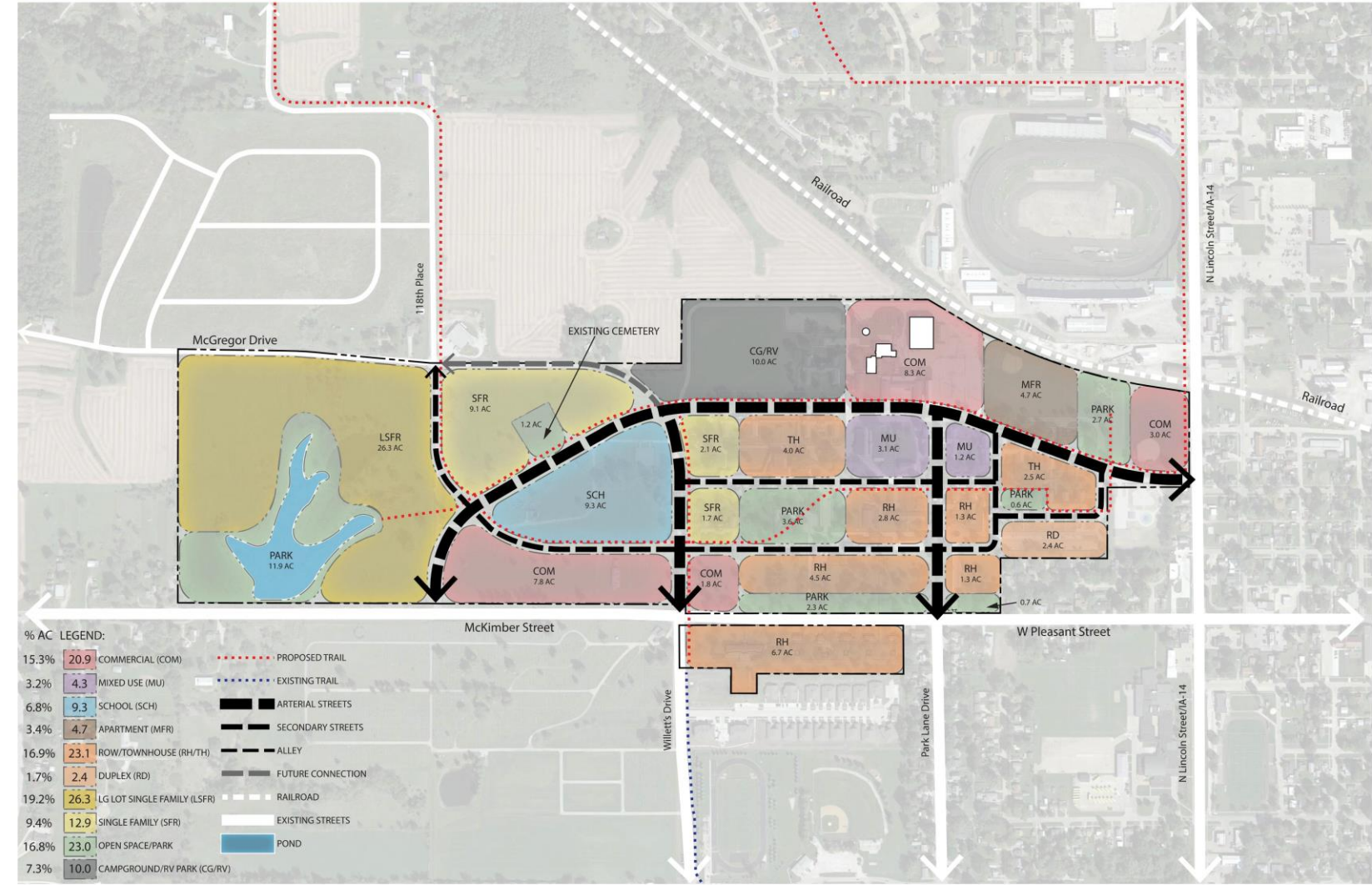
CONCEPT 2

- Park Lane Drive extended as boulevard leading to internal commercial and mixed-use developments
- Roadway layout influenced by historic alignments
- Reconstructed circular drive provides opportunity for Veteran's Memorial
- Mature trees along Pleasant Street preserved as park space
- Apartments located near track
- Higher percentage of single-family housing types



CONCEPT 3

- Major East/West arterial route established through site
- Significant percentage of site is dedicated to park space to capture multiple mature tree stands
- Row housing reminiscent of historic Veteran’s campus architecture flanking Pleasant Street
- Concept includes new school site
- Camping adjacent to raceway and commercial development
- Highest percentage of commercial development



DISCUSSION



QUESTIONS?