



EXPANDING ACCESS TO QUALITY AND AFFORDABLE HOUSING IN GRAND JUNCTION, IOWA

Iowa State University Community Planning Studio (CRP432) is pleased to present the results of its work in Grand Junction, including an assessment of community housing needs; and research on housing options, zoning codes, site history and architecture, and housing finance. Taking these results into account, the studio designed and presents housing concept plans and recommendations for community consideration for the former school and additional alternative community sites.

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Acknowledgments

Iowa State University Community and Regional Planning Studio Members (CRP432)

Julie Aberg Robison, Instructor
Emma Borchers, Teaching Assistant

Darryl Castaneda
Ashelyn Daniels
Sara Darroux
Emma Field
Zach Huggins
Bennet Johnson
Ryan Kirschman
Anna Mullen
Tommy O'Donnell
Jimmy Pechman
Marco Perla
John Presisto
NyKey Richter
Emily Rizvic
Matthew Selof
Andrew Snyder
John Stensland
Noah Watson

Project Managers

Ashelyn Daniels
Emma Field
Zach Huggins
Ryan Kirschman
John Presisto
NyKey Richter
Emily Rizvic
Noah Watson

External Advisors

Jenna Ekstrom, Greater DSM Habitat for Humanity
Jason Ekstrom, Greater DSM Habitat for Humanity

Council of Governments - Region XII

Karla Janning
Ashley Owen

Design Advisors

Kayla Brown
Carly Kolar
Sahara Shrestha

Final Report Content Authors

Studio Members

Final Report Design, Edit & Preparation

Nykey Richter, Project Manager
Darryl Castaneda
Ashelyn Daniels
Emily Rizvic

Iowa State University Advisors

Francis Owusu
Lisa Bates
Kayla Brown
Eric Christianson
Abbie Gaffey
Heather Hauer
Daniel Kuhlmann
Omar Padilla

Grand Junction Horizons Sponsor Committee

Barbara Hunter
Jan Scharingson
Fran Teagarden
Jenny Wessling

Grand Junction Community Project Supporters

Gerold Herrick, Mayor
Andy Krieger, City Council
Brian Mount, City Council
Rick Scheuermann, City Compliance Officer
Beth Mount
Tricia Coleman
Kate Neese
Miki Hillmann
Bob & Joyce Ausberger



TABLE OF CONTENTS

01	Introduction	//////////	05
02	Background	//////////	07
03	Housing Analysis	////////	11
04	Site Analysis	//////////	20
05	Design Concepts	////////	34
06	Conclusion	//////////	70
07	Recommendations	////////	72
08	Appendices	//////////	76

I. Full Housing Needs Assessment Responses

II. Works Cited

INTRODUCTION

Narrative

In 2017 the city of Grand Junction, Iowa experienced a significant loss when their town school was shut down. Two years later, the decision was made to demolish the site, due to school consolidation. The community that was once drawn together and connected through their school grounds is now looking for new development to bring that connectedness back.

Grand Junction previously worked with students from Iowa State University to plan and implement a new park and recreation area for this lot. It became clear that the city was in need of something new. Grand Junction has now reached out in hopes of creating a new neighborhood, with the hopes of improving the current housing stock and attracting new long term residents to the heart of their community.

A new addition of housing would be a desirable asset to this town. Our work is designed to create and foster a close-knit community, and offer an affordable option to prospective homeowners. The goal for this neighborhood is to:

- Design four concept designs that promote community, family, and affordability
- Integrate a community space
- Integrate the school's history
- Offer two additional alternate locations for housing.

Grand Junction was invited to participate in an 18-month community leadership training program offered by the [Northwest Area Foundation](#) to low income communities with a population between 500-5000 in an 8-state region. The goal was to help these communities discover, develop, and implement strategies to reduce poverty in their communities. "Horizons" was facilitated by Iowa State Extension and was completed by 30 Grand Junction residents who were not satisfied with the communities economic decline. After the program had been completed, a core group of the original participants were determined to avoid letting the newly aroused community improvement enthusiasm wane. They decided to move forward with the local Horizons groups using their newly developed leadership skills to continue working on making positive changes and improvements to life in Grand Junction. They applied for and received 501c3 status in 2008, elected a Board of Directors, and the Grand Junction Horizons was officially on its way to helping to promote a better future for all in Grand Junction. This studio project is sponsored by Grand Junction Horizons.

BACKGROUND

Site History

General Town History

The City of Grand Junction was incorporated in 1873 at the Keokuk DSM & Chicago NW Railroads intersection. The city had an initial population of roughly 400 people and was intended to grow with the help of the Lincoln Highway, which is now a historic downtown district. Grand Junction reached its peak population in 1940, with a population of 1,125.

In 1954, President Eisenhower initiated the Federal-aid Highway Act, which brought with it plans for a new interstate system. The plan included a bridge that would maneuver drivers around Grand Junction instead of utilizing the Lincoln Highway that passed through downtown. With less drivers traveling through the town, businesses found it harder to attract customers. Since the bridge has been implemented, many of the residents and businesses of Grand Junction have moved away.

The town has a few significant themes within the community:

- The railroad
- The Lincoln Highway
- The Greene County School
- Historic downtown center

These aspects of Grand Junction's history are what made this town what it is today. The best way to incorporate the past would be to focus on the historical aspects. The district currently has several sites dedicated to the Lincoln Highway and the railroad. It is encouraged to include aspects from those and some from the school and the downtown area.

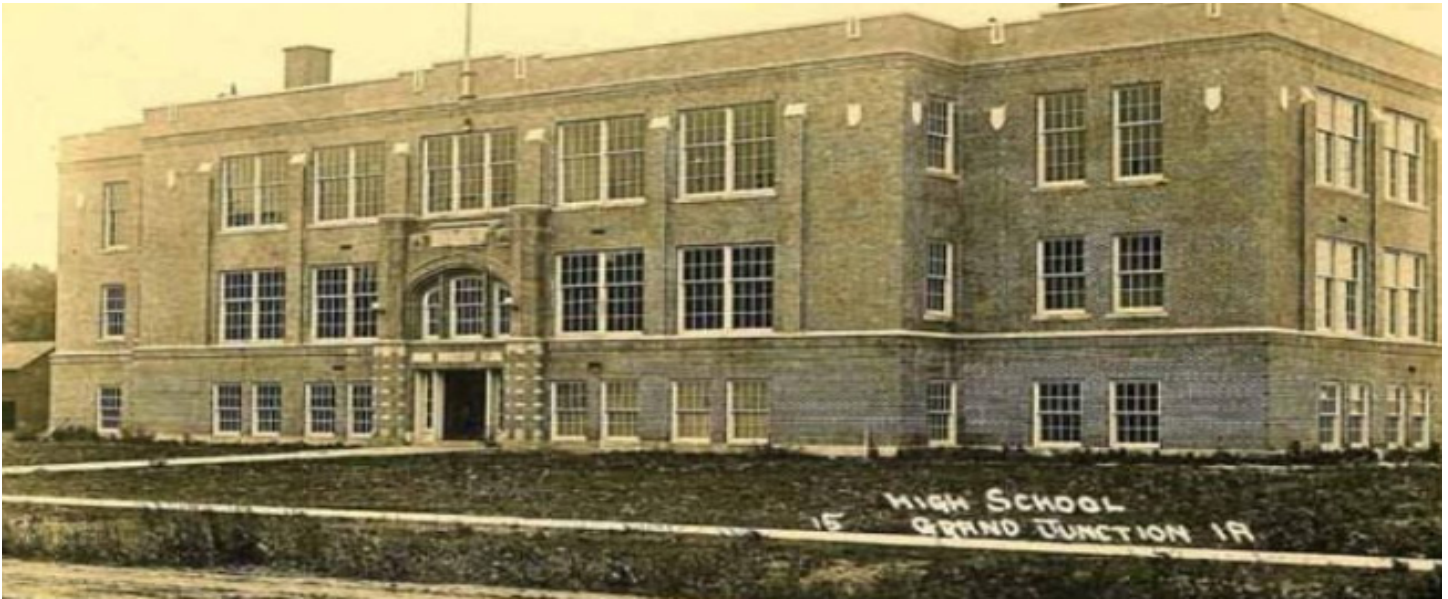
Town Amenities

Grand Junction, Iowa, has a population of just 763 people but holds many amenities for their community. Facilities located within the town include a public library, local post office, municipal pool, multiple parks, playgrounds, and a new Community Center. Main street is where you can find most of these amenities, including the Community Center and Misty Lanes- a bowling alley, Coffee Corner, and the Grand Junction Lincoln Highway Museum. Moreover, this town could not be complete without its Janco Motel and Tanning, Thorpe Auto Sales, Casey's General Store, and multiple Lincoln Highway historical attractions. Although this town is small, it is clear that they have a lot to offer.

Site/School History

Grand Junction School was built in 1914 for \$45,000. It served Grand Junction's city for 103 years until it was eventually shut down in 2017 and then demolished in 2019. The school was built in order to accommodate for the growing population in Grand Junction that the other schools couldn't handle. The school was equipped to offer sewing, home economics, physics, manual training, domestic science, english, trigonometry, didactics, and social science. The school was also the first in the county to offer Normal Training, a program for training future teachers. In 1920, the school district was increased to include 44 sections of land and the name was changed to Grand Junction Consolidated Schools. This was also the first year that a form of transportation was provided to the students with five Maxwell trucks. In 1926, the school became so congested that they needed to rent out the basement of the Legion Hall to accommodate all of the students. Later on in 1939, the high school baseball team went on to win the state championship with a record 12 wins and 0 losses. Along with the state championship in 1939, the school also approved for a new gymnasium which would cost \$43,000 and was built by the WPA (Work Progress Administration). In 1959, the Grand Junction school district combined with the Dana school district and officially became East Greene Community Schools. The school enjoyed many activities and found a lot of success in their sports teams.

Today, those who want to see their success can visit the public library to see the many trophies they have gathered over the years. In 1963, football was finally introduced to the schools activities and brought with it a new sense of pride. While the school provided an education to many residents in the area, the expenses to keep the doors open increased as the enrollment rate declined with some neighboring schools fairing similarly. In 2012, the Rippey elementary school closed its doors and joined East Greene. Later on, in 2014, the East Greene Community School District merged with the Jefferson School district to form Greene County Community Schools. When attendance kept declining, the Greene County School district decided it would be better to bus students from Grand Junction to the Jefferson school district. This transition was saddening to the community and left them confused about what to do with the empty building. The Greene County School District settled on demolition as the best option due to the costs of maintenance.



Recommendations

Historical elements from the school's history could be incorporated into the future development. The following historical elements could be included in the design:

- Bricks
- Mascots
- School colors
- Salvaged school pieces (carved "1914" cornerstone and carved "Public School" piece)

Brick could be incorporated as pathways between the homes or bordering the sidewalks of the new neighborhood. The "1914" cornerstone and "Public School" carved concrete piece have been salvaged and should be implemented in the new project. The carved pieces would be great in a new sign for the neighborhood or as part of a memorial. The 1914 piece could be used alongside a small plaque featuring a small memorial to the old High School.

Elements that could be included in the proposed site design could be the incorporation of the high school mascot which was a Hawk, as well as the school colors, green and white. These elements could be included as decorative features on the site, such as light poles with community banners. Including half brick facades for the homes could also give a connection from the new pocket neighborhood to the old school building by matching in style and structure.

To inspire the community to share the space, a feature that all residents can use should be included. By expanding the rain garden to the center of the community, it might serve as a meeting place for everyone. If done

correctly, the community could enjoy privacy and community together. Adding something such as a gazebo or pergola would be a great feature as well. The design of this could reflect the smaller seating area in the rain garden. Having some sort of small shelter with an outdoor seating arrangement to act as a place for family gatherings or performances would bring many people together as well. Included in the community area could also be some permanent lawn games such as cornhole to encourage the community to hangout and have some friendly competition. Grills would also be a good addition to bring people together as well. Interesting outdoor seating could also be a draw to the area such as outdoor porch swings near the rain garden, sculptures that also serve as a seating function. Another great addition would be to have alumni purchase benches in memoriam or in honor of town people.

Plants to consider for the project include the *Sugar Maple*, a tree native to Iowa that would provide a bright color to the neighborhood. Hydric soils that promote water infiltration in the area should also be included. *Silver Maples* and *Black Willows* are good for areas with high water content as well. Beyond trees, ideal prairie grasses include *Big Blue-stem*, *Switchgrass*, *Dark-green Bulrush*, *Wool Grass*, *Lance-fruited Oval Sedge*, *Common Fox Sedge*, and *Bebb's oval sedge*. According to [The Tallgrass Prairie Center](#) out of the University of Northern Iowa, these are good plants for the site. This is also a useful resource for finding costs and where to obtain these prairie seeds for project needs.



HOUSING ANALYSIS

Housing Needs

In order to propose housing concepts to the city of Grand Junction, Iowa, information was gathered on the housing needs of the city. Analysis includes quantitative data collected from the U.S. Census Bureau American Community Survey, as well as responses to a print survey and community visioning exercise. This combination of data provides a basis to understand where housing is right now, as well as what community members want out of housing in Grand Junction.

Recommendations

Based on quantitative data and survey results, it is recommended that any housing development focus on affordability. Currently, the median value of owner occupied housing is \$66,400. Survey respondents were asked what price range they would relocate to in Grand Junction. 67% of respondents indicated interest in housing that was less than \$100,000. In order for the new housing to be viable, it needs to be affordable so that people are able to move in.

Based on survey results, it is recommended that future developments concentrate on some combination of single-family homes and senior housing. These options were the most desirable among respondents, and generally in high demand among community meeting attendees. In any case, handicap accessibility, cleanliness, and child safety should be priorities, as seen during the community visioning session.

Grand Junction would benefit from some form of program to protect and support renters. Currently, nearly half of all renters in Grand Junction are paying 30% or more of their income in housing. Any program to reduce this number could help the community retain renters and provide them with the means and motive to improve their properties.

Over 95% of survey respondents indicated that they would support an incentive program to help homeowners and landlords make exterior improvements to their homes. Such a program could provide individuals with the means and motivation to improve their properties, increase property values throughout the community, and raise community pride.

Current Housing Status

Developing an understanding of Grand Junction's housing needs begins with an assesment of where Grand Junction is now. The current physical and financial state of housing defines a starting point from which the community can grow and move forward. **Figure 1.1** shows a variety of measures impacting Grand Junction's current housing situation. Grand Junction has a slightly higher proportion of vacant housing compared to the nearby community of Jefferson and the surrounding county, and noticeably higher than the state as a whole. While tenure in Grand Junction is comparable to Jefferson, in comparison with Greene County and Iowa as a whole, Grand Junction has a lower percentage of owners and a much higher percentage of renters. This is likely due to higher rates of homeownership in rural areas.

Grand Junction		Jefferson	Greene County	Iowa
Total Housing Units	379	2,154	4,544	1,397,087
Occupied	85.5%	87.1%	87.4%	90.6%
Vacant	14.2%	12.9%	12.6%	9.4%
Owner	65.2%	65.8%	73.4%	71.1%
Renter	34.8%	34.2%	26.6%	28.9%
Median Vaue of Owner- Occupied Housing	\$66,400	\$94,100	\$94,700	\$147,800
Median Rent	\$615	\$648	\$638	\$789

Figure 1.1 Housing Characteristics, American Community Survey, 2015-2019

Figure 1.1 above shows a variety of measures impacting Grand Junction’s current housing situation. Grand Junction has a slightly higher proportion of vacant housing compared to the nearby community of Jefferson and surrounding county, and noticeably higher than the state as a whole. While tenure in Grand Junction is comparable to Jefferson, in comparison with Greene County and Iowa as a whole, Grand Junction has a lower percentage of owners and a much higher percentage of renters. This is likely due to higher rates of homeownership in rural areas.

The median value of owner occupied housing in Grand Junction is significantly lower in Grand Junction than in the comparison communities, only 70.5% of that in Jefferson. Median rent, however, is only moderately lower, at 94.9% of that in Jefferson. This is reflected in **figure 1.2** shown below, which shows that renters are much more likely than owners to be cost burdened in Grand Junction.

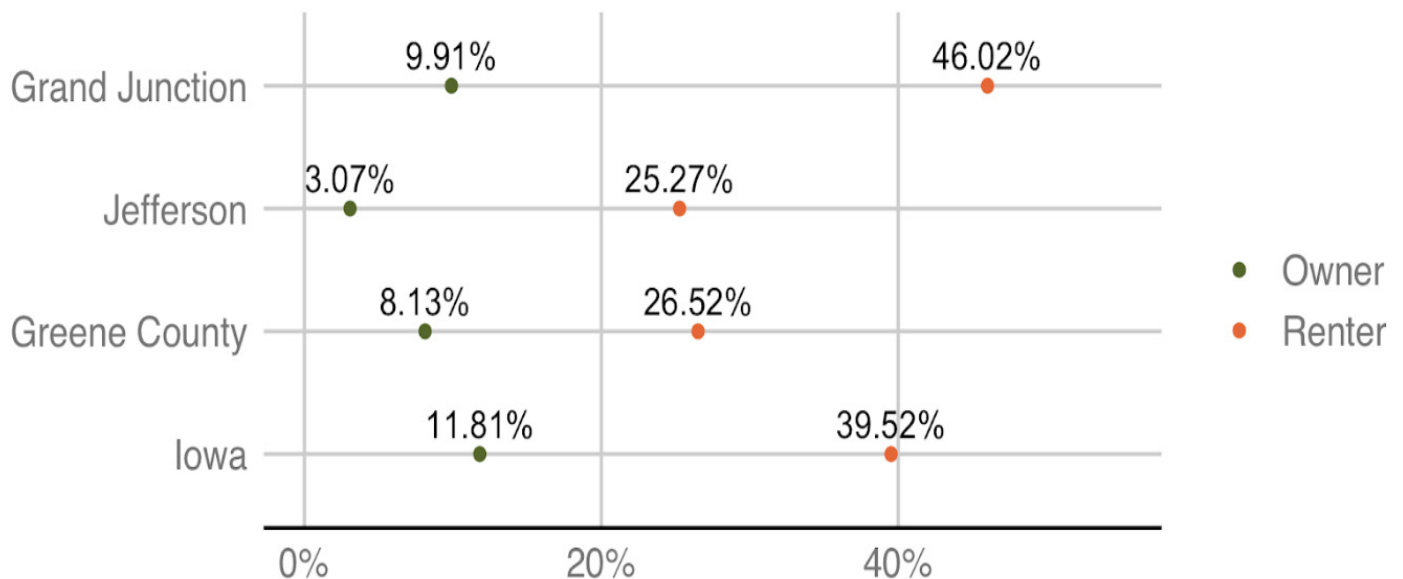


Figure 1.2: Percent of Housholds Paying Over 30% of Income in Monthly Housing Costs (ACS 5-year Estimates 2015-2019)

Financial institutions typically apply a 30% of gross monthly income on housing rule. Households exceeding this threshold are considered “cost-burdened” and are seen as riskier investments for loans. In **figure 1.2**, the percentage of cost-burdened owners and renters are displayed for Grand Junction, Jefferson, Greene County and Iowa. Only 9.91% of Grand Junction’s homeowners are cost-burdened, slightly less than Iowa’s 11.81% and slightly more than Jefferson and Greene County at 3.07% and 8.13% respectively. While ideally no one would be cost-burdened, Grand Junction seems to be relatively in line with those compared in terms of cost-burdened owners.



This is not the case for renters. Grand Junction has the highest percentage of cost-burdened renters at 46.02%. Iowa as a whole is not far off but still significantly better at 39.52%. Both Jefferson and Greene County are doing much better at 25.27% and 26.52% respectively. While Grand Junction owners are not doing too poorly, close to 50% of renters are paying more than 30% of their income on their rent. As shown earlier in **figure 1.2**, Grand Junction also has the highest proportion of renters out of the four jurisdictions. This is problematic because the location with the most renters also has nearly 50% of them spending over 30% of their monthly income on housing.

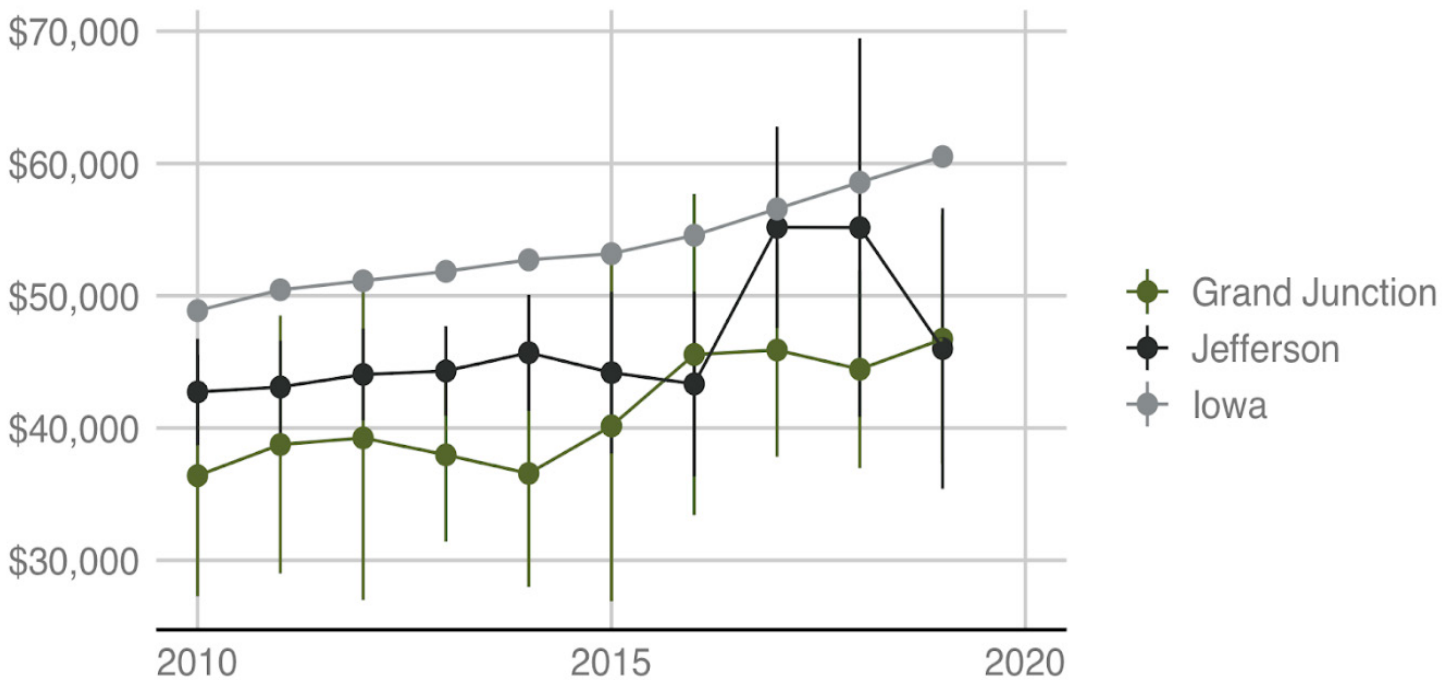


Figure 1.3: Median Household Income Over Time (ACS 5-year Estimates 2006-2019)

Figure 1.3 shows the median household income yearly over roughly the past decade in Grand Junction, Jefferson, and the state of Iowa as a whole. As you can see, while income in Grand Junction has risen over the years, it remains significantly lower than the state, and typically below Jefferson. In 2016, Grand Junction's median household income appears to rise above Jefferson's for a short period of time. In 2019, Grand Junction was once again estimated to be slightly higher than Jefferson in median household income, although these variations may be due to the margin of error in the American Community Survey. Grand Junction is consistently around \$10,000 below Iowa as a whole each year. Grand Junction's median household income generally follows the same steady increase that Iowa does, except for 2013-2014 and 2018 when Grand Junction's median household income actually decreased.



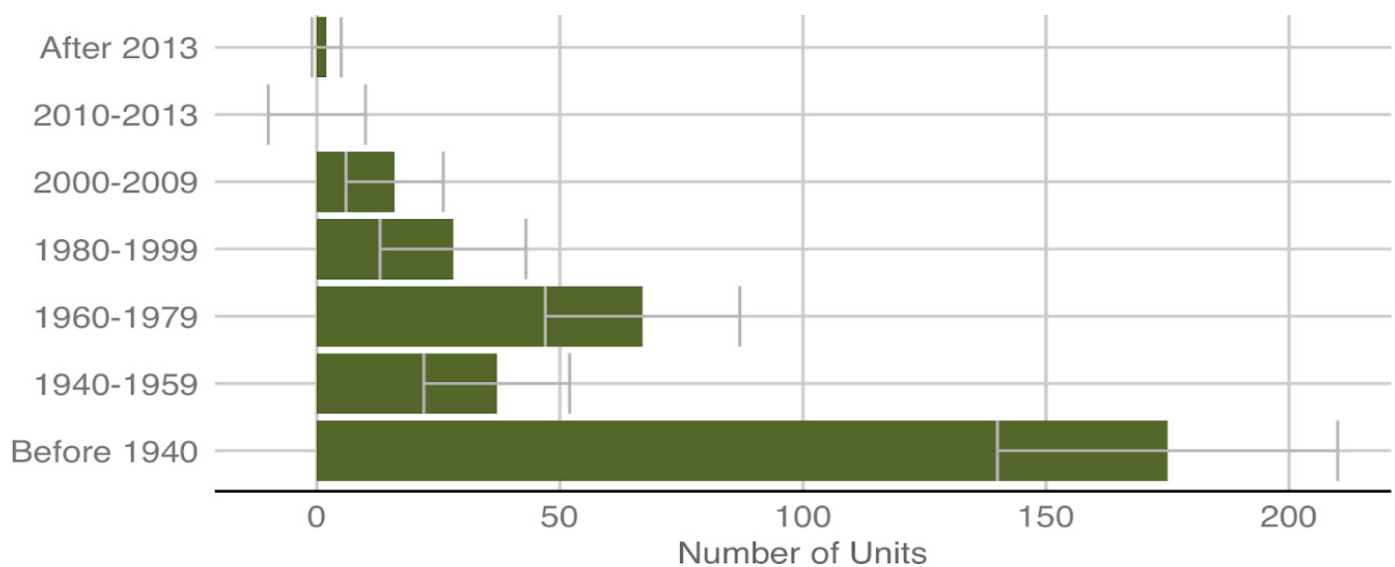


Figure 1.4: Grand Junction Housing Year of Construction (ACS 5-year Estimates 2015-2019)

Figure 1.4 above displays housing in Grand Junction based on the year of construction, a possible indicator of the physical quality of housing. A great proportion of the current housing was built prior to the 1940's, and 94.5% of the units in Grand Junction were built before 2000. This means that the housing stock in Grand Junction is mostly older homes, which indicates a need for new housing and possibly rehabilitation of older properties.

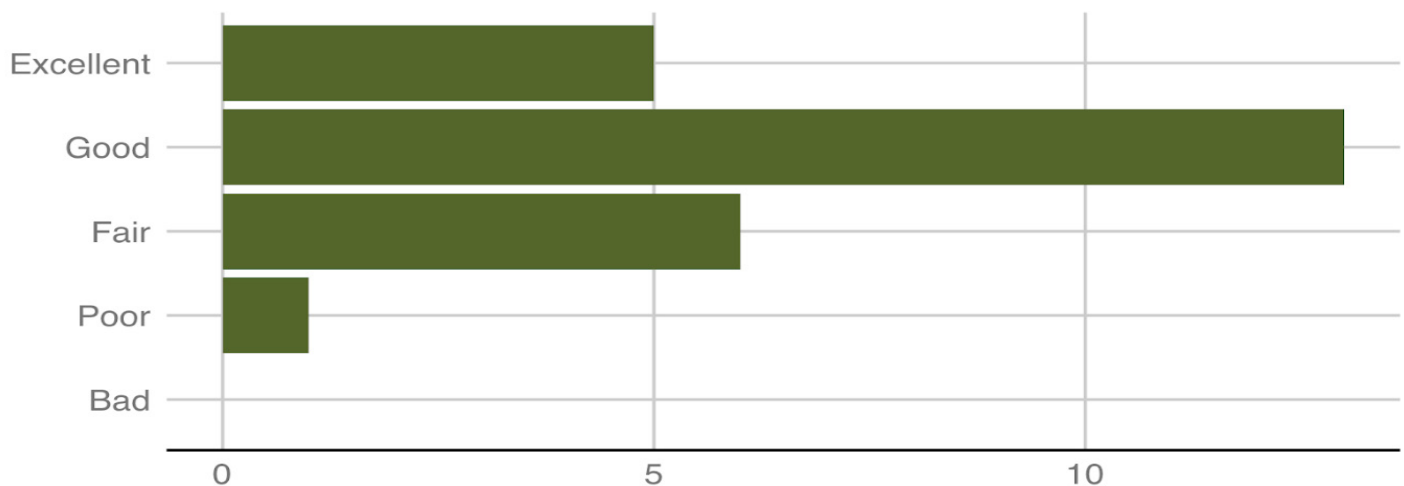


Figure 1.5: How would you rate the condition of your dwelling in Grand Junction? (Community Survey)

The largest number of respondents to the community survey displayed in **figure 1.5** indicated that their dwellings were in good condition, and five respondents indicated that they were excellent. It should be noted that the survey data is limited by the demographics of the respondents, as discussed in the next section. Qualitative responses indicate that housing quality in Grand Junction is, in fact, poor, and many respondents indicated a need to clean up and improve existing housing. Over 95% of respondents would support an incentive program to help homeowners and landlords make exterior improvements to their homes.

Housing Needs

A paper survey released in the Grand Junction newsletter received 25 responses. 75% of respondents were women, and the vast majority were living in 1- or 2-person households. Almost all were over the age of 50, and most had lived in Grand Junction for over ten years. A third of these respondents worked in Grand Junction, and around half

were retired. Most own their own homes, live in single-family homes, and pay under \$600 per month in housing costs. These demographics should be kept in mind when reviewing the conclusions from the survey results, especially since so few were young respondents or renters. These groups are not well represented in this section. The results from this survey may be found in the community survey assessment of this report.

Community Vision



Figure 1.6: A small group during Community Visioning, March 3rd, 2020

The first visioning exercise asked community members to envision that the year was 2026. Grand Junction was having a festival celebrating the success of their new housing complex. They were asked to brainstorm the answers to some questions: What does the development look like? Who is there? What are they doing? What do you see, hear, smell, etc.?

When asked to share these ideas in small groups, some common themes emerged. Most groups described the scene as a shared community space where people could gather. They smelled flowers and barbeques, heard birds singing and children laughing, and saw people enjoying being together. In terms of housing, a majority of the community members thought that small single family homes or duplexes would work best for Grand Junction. Throughout all of the small groups, they also expressed interest in a shelter for the existing bus stop on the site.

After a brief presentation on housing options, the community members began a second visioning exercise. This time, community members were asked to develop with a specific vision for housing on the old school site. In addition, they identified some values that form the heart of their vision.

For this exercise, responses were more concrete. Again, the community members expressed that single family homes and duplexes would be a better fit than apartments. Most groups liked the pocket neighborhood concept of houses with some type of shared space in the middle, but had concerns around the shared space, especially regarding maintenance, child safety, and parking.

Community and affordability were the most common values among community members. With regard to the value of community, there was concern about the new housing development feeling like a gated community. They would

want the new housing development to be integrated into the rest of the city so that the community feels extended beyond just the new homes. Affordability was important to them because if the new housing is not affordable, it will not be sustainable in the long run. Child safety was also a recurring theme, with many community members expressing a need for a bus shelter at the site. A well lit community space with ample security and unity are a must for this community. Having cameras and a community center building with security could make this area safer. This would allow for children to play and wait for the bus here.

Coming from the discussions at the community meeting, some other suggested design considerations also emerge. It is clear the town wants to incorporate school history as a prime focus for this project over the town elements. Echoes of the past can easily be shown in different design elements throughout the site, members mentioned the idea of a storyboard. Since the old school was designed using brick and concrete pieces in a symmetric style, the community supported the idea of bricks being implemented into the final design.

Furthermore, members wanted specifically to have more walkable garden space in the area as well. Birdhouses were also recommended for this walkable garden area. The community supported the idea of easy maintenance of prairie grasses and flowers.

Housing Options

Pocket Neighborhoods

Pocket neighborhoods are small-scale neighborhoods that include a large shared space in which each house faces and surrounds. The landscape of the shared space can vary between different pocket neighborhoods, but the most common would be a grass field or patio areas. Each unit may have individual parking behind the homes, sometimes with a garage, but parking lots are another parking option for pocket neighborhoods. Pocket neighborhoods provide affordable housing for cities, and they really get people involved with their neighbors because they are within close proximity to each other and the idea behind this, as well as the shared space, creates a heightened sense of community for its residents. As pocket neighborhoods vary in style and size, these spaces can be customized to fit the needs of the people living within and around the neighborhood.

Possible amenities for a pocket neighborhood could include a grass shared space, a patio and barbeque, fire pits with benches and chairs, a garden area, solar panels for power, walkways, porches, driveways, parking lots, etc. After our research of different housing options was presented to the town, and once we have received responses from our survey, most people either wanted a green space (grass field) or patio area for grilling and barbeques. All the different ideas, styles, and amenities a pocket neighborhood can have is limitless which leaves room for the community and residents to create a space of their own.

Single Family Homes

Single Family Homes are homes that house one family unit and sit on individual lots that are separate from each other. Currently, this type of housing makes up the majority of the city. This type of housing is characterized by private ownership, more privacy, and a greater sense of pride. Two options are available for this route, the city may acquire the entire site and then donate it to a developer, or the city may subdivide the site into lots and sell it to a developer. In order to ensure affordability, the better option is to donate the property (still possibly including restrictions or styles discussed below) and do whatever is feasible to create more incentive for a developer to take on the project (such as providing utility hookups and graded lots).

The city may choose to require certain building styles or place restrictions on the land in order to ensure affordabil-

ity for buyers. The goal of building affordable single family homes is to blend them into the existing community around the site. The city may also choose to place restrictions on the properties to ensure affordability (this may be done through size, style, or construction method requirements). Identified below are five (5) possible methods of construction for consideration to save on costs:

1. **Manufactured/factory built** - Manufactured homes are built entirely in a factory then transported to the site. They generally sit on a steel frame and do not require a permanent foundation. Homes in this type of construction are similar to mobile homes but only move once (factory to the site). According to the Census Bureau the average cost of a manufactured home in the midwest is \$72,100 (as of September 2020). This number does not include the value of land or utility hookups. While this style is similar to mobile homes, they are different enough that it would blend well with the style of the surrounding neighborhood.
2. **Modular** - [Modular homes](#) are another style of building that involves construction in a factory. In this method however, the house is constructed on-site using the pieces constructed in the factory (sort of like a big puzzle). Occasionally you will see the terms Manufactured and Modular used interchangeably so it is vital to know which building process is being used when deciding which company to use. Homes built this way save money on materials cost, labor costs, and are built faster than traditional homes. These do sit on permanent foundations (either with a basement or slab on grade).
3. **SIP (Structural Insulated Panels)** - [Structural Insulated Panels](#) is an alternative building style to the typical wood framed home. The construction process does not differ much from conventional homes. SIP's are pieced together on-site by a contractor along with all finishing work. This method is a more costly method when compared to others but because of the reduced labor time costs can be substantially reduced. Actual costs can vary depending on material suppliers and contractors.
4. **Homes for Iowa** - [Homes for Iowa](#) is a housing program utilizing homes built by Iowa Prison Industries. The program is administered by the local council of governments (in this case, Region XII). Homes are offered at 1,200 sq. ft., 3 bedroom, 2 bathroom for \$75,000. The structure is delivered to the site in a modular fashion and placed on crawl spaces or basements. Homes for Iowa is designed for families making \$100,000 or less.
5. **3D printed** - [3D printed homes](#) are another option that may be available for the site in Grand Junction. This method of construction is extremely fast and cheap due to the need for minimal labor. While this is not a widely available method at the moment it is quickly on the rise. In fact, soon we may see this technology utilized in Iowa communities.

Multi-Family Homes

Multi-family housing includes all types of housing containing at least two different households living in the same building. This can come in many forms, including apartment buildings, townhouses, duplexes and triplexes, and condominiums. Additionally, multi-family housing includes more specialized types of housing, such as senior living communities, dormitories, or nursing homes.

In the case of the former school site in Grand Junction, there are many ways an affordable multi-family housing development could be designed on the old school site. From the community engagement that has been done, there does seem to be some interest among the Grand Junction community in developing new multi-family housing units, in particular, either a set of duplex-style homes or alternatively a new senior living community. Based on this community feedback, and additional research on factors such as construction, building cost, and zoning requirements, the most viable option for multi-family housing on this site would be to build a number of duplexes or triplexes with some sort of shared green space.

A duplex or triplex style multi-family housing development on this site would include two to six buildings, each with two to three individual units inside, for a total of four to eighteen units. This would be developed in a similar way to the single family housing option, in the sense that the property would be subdivided and then either sold or donated by the city to a developer.

As of now, there are few examples of multi-family housing in Grand Junction, such as a senior living facility, with the rest of the housing stock made up of single-family homes. With this in mind, a new multi-family housing development on this site would need to be developed and designed in a way that feels integrated with the community. Duplex or triplex style housing offers many affordable one or two story building designs that would feel familiar to Grand Junction residents and fit in with the rest of the town aesthetically. In order to keep this development familiar to Grand Junction residents, steps could be taken to make it look like typical single family homes. There are many ways of achieving this, such as having separate doors, porches, or driveways. Additionally, the exterior design of the duplexes could be in a more traditional ranch or craftsman style.

Like any other type of housing, there are many overall benefits and drawbacks of multi-family living. Multi-family housing is generally more affordable than single-family homes, which is an important factor to consider in this particular project. Another benefit of multi-family housing, in particular with duplexes, is the opportunity for a homeowner to purchase the entire duplex (2 units), live in one unit, and rent out the other unit for passive income. Despite its benefits, this type of housing naturally does have some disadvantages. One disadvantage is the lack of privacy, especially regarding the heightened levels of noise from neighbors in larger apartment buildings compared to single family homes, however this issue is largely mitigated when it comes to duplexes and triplexes. Another common disadvantage is shared amenities like shared laundry or parking.

In addition to the duplex idea, there are several viable alternative options for multi-family housing on this site that the Grand Junction community showed interest in in both the community meeting and survey results. One option for affordable multi-family housing is to develop a pocket neighborhood with duplexes instead of single-family homes. With this option, the site would be designed and developed similarly to the single-family pocket neighborhood proposed in this document.

A second alternative would be a new senior living community. According to the survey, a significant number of grand junction residents would like to see new senior housing developed on this site. However, further research would need to be conducted to determine the feasibility of building this particular type of housing.

Overall, multi-family housing in duplex format on the former school site could be an effective way to both provide affordable housing for the community as well as an incentive for new individuals and businesses to move to Grand Junction.

SITE ANALYSIS

Zoning

Site Analysis

The subject property is currently zoned Residential and is under 3 acres. Located on the site is a rain garden, a playground area, and an accessory structure currently used for storage. To the north of the property exists a church and historic downtown area. A baseball field lies to the east. To the southwest are two-family dwellings used as senior living facilities. Additionally, surrounding the property are single-family dwellings, with most of the homes being built in the late 1890s to and early 1900s.

Currently on the West side exists public parking spaces which abut the subject property. There are approximately 30 parking spaces on the southwest side of the property, near where development is proposed to take place and an additional approximate of 30 more near the existing playground. There also exists two access ways, one on the south end of the property and one on the east. It may be possible that these parking spaces may be bought or used as parking spaces for the subject property. All of this may be seen in **figure 2.1** below.



Figure 2.1: An aerial view highlighting parking spaces abutting the subject property and showing where existing accessways are located.

Environmental Considerations

The subject property tends to pool water following rain events. According to the Greene County Soil Survey published by the United States Department of Agriculture (USDA), the soil located on site is 507 [canisteo clay loam](#) and contains slopes of zero to two percent (0-2%), typically has poor drainage, and is moderately permeable. These site conditions are likely to be a wetland or a prairie.

Development on the site would need to address ongoing drainage and flooding issues, which could be done using stormwater control and sediment and erosion control best management practices. Other methods of promoting stormwater infiltration may include the planting of native vegetation and trees, incorporating rain gardens, and installing permeable pavement as opposed to poured concrete. Lastly, a 10" drainage tile runs diagonally across from the northwest side of the property to the southeast, and is shown on the City of Grand Junction's zoning map.

In addition to the soil, the parcel exists on a Pennsylvanian aquifer which services groundwater to the residence of Greene County. According to the Iowa Department of Natural Resources (IDNR), the aquifer is considered "low susceptibility" as the aquifer is located approximately one hundred (100) feet below the surface ground. This means that while it is less susceptible to contamination, if supplies are drawn down, they are less likely to be replenished. According to IDNR's [Source Water Mapper](#), an underground storage tank (UST) exists on the west side of the property and is within the 2-year capture zone and can be viewed in figure 2.3. The tank is non-registered and is used as a heating oil tank.



Figure 2.2: Shows a soil series map and indicates that the subject property is located on 507 canisteo clay loam.



Figure 2.3: Aerial overview of the subject property, showing the approximate location of the underground storage tank (UST), a non-registered heating oil tank.

Design Considerations

Design criteria for lots and dwelling units are outlined in Chapter 6 of the Grand Junction Code. The ordinance sets minimum standards for square footage of living spaces, lot widths, parking, and other features, and is shown in the table below. Standards also apply for each residential unit, including both single-family dwellings and multiple-family dwellings.

Minimum Square Footage of Living Areas	900 square feet
Lot Width	40 feet
Building Height	35 feet high (2.5 stories)
Structure Width	22 feet (not including garage space)
Parking	Must be able to accommodate 1 parked vehicle on lot
Sidewalks	If required by City Council
Front Setback	No less than 20% of lot depth
Side Setbacks	No less than 20% of lot depth; No less than 6 feet
Rear Setback	No less than 25% of lot depth; Maximum of 20 feet

Though the ordinances are vague, two-family dwellings or multi-family dwellings are permitted and must follow the same minimum standards as single-family dwellings. Currently, there are two (2) duplexes or multi-family dwellings, both of which house senior citizens and are to the Southwest of the subject property. These housing complexes are owned by the Grand Junction Housing Corporation, a non-profit housing organization in Grand Junction and currently has a waiting list of three (3) or more persons.

Additionally, there are lots in Grand Junction which contain multiple single-family dwellings on one parcel of land. It is not clearly stated whether or not parcels of land can contain only one single-family dwellings or if they may have multiple.

Code Enforcement

The City of Grand Junction currently has one part time Code Compliance Officer, Rick Scheuermann. Chapter 10 of the municipal code outlines property maintenance standards and standards for exterior structure and property exteriors. In addition to these, the Grand Junction has adopted the International Property Maintenance Code (2012). However, Iowa is a home-rule state and local jurisdictions are not required to adopt the most current version of the Iowa Code (which uses the 2018 version of the IPM).

The code compliance and enforcement process can be summarized in three phases. First, the Compliance Officer sends a written notice to the property owner. After notification, the property owner is to make improvements and repairs detailed in response to the notice letter. Property owners are given a reasonable amount of time to resolve the issue. Finally, if the violation remains unresolved, the property owner can face prosecution or pay penalties. The municipality may also choose to proceed with an abatement process.

Rentals

Chapter 5, under Title 3 of the Community Protection standards in the City of Grand Junction's Code of Ordinances, serves to protect and promote the health, safety and welfare of those persons renting residential property as well as the general public. This is accomplished by establishing reasonable minimum standards for rental properties which exist within the city limits.

Additionally, the chapter references a rental registration program for rentals, along with frequent inspections which

become more frequent when rentals are found to be noncompliant to codes listed within the chapter. Codes references that rental units must be habitable through implementing clean and sanitary conditions. Rentals can only have a maximum of six (6) violations before rental permits are revoked.

Recommendations

3.1 Amend current ordinances to explicitly support a variety of housing options, such as duplexes, multi-family housing or planned unit development (PUD)

Currently, the ordinances do not explicitly allow for two-family dwellings or multi-family dwellings, though they are mentioned in other sections of the code such as the Fire code. These types of housing options may be ideal for senior living. Grand Junction should codify and implement ordinances to allow for two-family dwellings or multi-family dwellings within the city's jurisdiction and implement zoning code for high density residential.

3.2 Adopt ordinances to allow for adaptive reuse of existing structures and buildings so that they can be converted into new uses

Adaptive reuse allows for property owners and developers to repurpose or restore older structures and use them for an alternative use than it may have been originally designed for. Many times, adaptive reuse is applied on older school buildings or factories. One example of an adaptive reuse structure in Greene County is the Gallup House, formerly known as the home of Dr. George Gallup who had created the Gallup Poll. Adaptive reuse is commonly used as a method of preserving existing resources and structures while creating new, habitable housing units. These uses typically undergo a zoning change or conditional/special use permit or both concurrently.

3.3 Continue to allow time within each year for the Code Compliance Officer to look through properties within Grand Junction to ensure compliance with property maintenance

Time could be allocated to drive through neighborhoods section by section to see whether properties and structures are compliant to standards and provisions outlined in the code. Code Compliance Officer Rick Scheuermann currently does regular tours of the city and it is encouraged that this practice continue.

3.4 Strengthen the existing rental registration program

The City of Grand Junction currently contains a rental code which outlines standards for rental units. Landlords are required to apply for a rental permit and should be registered in the rental registration program in Grand Junction. To strengthen the existing rental registration program, a formal complaint process could be implemented. The City of Ames makes a [Tenant Complaint Form](#) available to its residents through its website.

3.5 Amend current ordinances to require property maintenance specific to historic structures and buildings and establish a definition for historic structure and buildings

The City of Grand Junction's current ordinances contain property maintenance standards in Chapter 10. The code specifies that historic properties are *not* considered. A definition of what "historic" means *should* be codified within the ordinance to guide property owners in their understanding of what this term means. For example, Johnson County terms structures older than 100 years as "historic". This creates parameters on what structures are considered as historic and what is not.

Additionally, separate standards could be applied for historic structures and buildings that would require property owners to maintain these structures. These standards could be specific to qualities that historic structures tend to share.

3.6 Adopt SUDAS standards for new development in Grand Junction

The Iowa Statewide Urban Design and Specifications (SUDAS) is a standardized construction design guide developed from researchers at Iowa State University. Many municipalities have adopted this guide including Story

County, Iowa. [SUDAS](#) can assist in minimizing construction costs and creating uniformity.

SUDAS standards outlines an uniformed standard and design in construction and covers areas such as street lighting, erosion and sediment control, parking lots, roadway design, traffic control and more. Uniformed construction standards may aid in the uniformity of future development.

3.7 Establish a volunteer organization to help maintain and clean up properties or work with Greene County Career Academy to assist property maintenance and housing development

Compliance Officer Rick Scheuermann indicated interest in establishing a volunteer organization to assist with the maintenance and clean up of properties in Grand Junction, as many properties that have difficulty meeting compliance standards are due to immobility from older age.

Greene County Career Academy is a recently established trade school near Grand Junction and includes coursework in coding, technology, agriculture, and construction. A program could be created at the trade school which provides both real life, applied experience for construction students while assisting property owners to meet property maintenance needs. This career academy has previously built homes and structures within Greene County.

Finances

Current Housing

One way of creating a better housing situation is to create a diverse housing stock to accommodate many different incomes and demographics. Grand Junction as of 2018 had 69.4% of housing units occupied by the owner. This data from the US Census Bureau shows that 30% of the housing in town is rented. This is the Iowa average which falls just above 29%. While Grand Junction does not have an abundance of rental units, Grand Junction however does not have any listed vacancies of houses or apartments in town. This does imply a need for more rental housing in town. The closest house for rent is in Ogden and the closest apartment is in Jefferson. In Grand Junction, the median gross rent is \$629. Property value in Grand Junction sits at a median of \$61,300 which is lower than the rest of the county which is \$88,900. The largest share of the properties being between \$50,000-\$60,000 and no property over \$300,000. All of this data can be found on the Census Bureau's American Community Survey 5-Year estimate.

Grants and Loans

There are grants and borrower friendly loans available to help finance this project. For example, the section 504 Home Repair Program makes grants and loans available for home rehabilitation. For this program to be used, *the home must be owned and occupied by the occupant*. The resident must also be unable to obtain credit from other lenders in addition to having family income that is 50% of the area's median income. These loans can provide up to \$20,000 and are repaid over 20 years at a fixed 1% rate. For applicants over 62 who cannot repay the loan, grants are available for them up to \$7,500. These can be combined for a total of \$27,500 in assistance towards repair, modernization, and improvement of the home.

Community Development Block Grant: Housing Rehabilitation This particular grant helps with homes that are owned. This grant helps with exterior improvements, energy efficiency, and removing architectural barriers. The maximum amount an individual can get is \$24,999. The owners of the house must qualify as low income.

The **Section 504 Home Repair Program** is another option. If someone applies for a loan they can use the money

to repair their home, modernize it, or remove safety hazards. Grant money can also be used to remove safety hazards from their home. The maximum money given out for a loan is \$20,000. The maximum grant is \$7,500. Individuals may apply for a grant and loan.

Housing Preservation Grants This grant is specifically for rural towns of under 20,000 people. The Housing Preservation Grants offer a total of \$15,340,826.78. These grants are for low to very low income individuals. The money can go toward repairing or replacing electrical wiring, foundations, roofs, insulation, heating systems, and water/waste disposal systems. The difference between this grant and the previous grants stated above is that the Housing Preservation Grant gives grants to the local government or a nonprofit organization.

The **Section 203(k) Loan** This program also helps with the rehabilitation of single family homes as well as help finance a current mortgage. The program offers loans with a downpayment of 3 percent and can be a 15 or 30 year mortgage. The loans require that the owner puts a minimum of \$5000 toward repairs and must do repairs within six months after loan closing. The loan can be used for remodeling bathrooms or a kitchen; including new built-in appliances; replacing a roof, gutters, and downspouts; adding a family room, bedrooms, or bathrooms; replacing flooring, tiling, or carpeting; completing a basement or attic conversion or adding a second story; expanding or building a garage or carport; renovating a deteriorating property, such as repairing a chimney, termite damage, or structural problems; upgrading plumbing, heating, air conditioning, or electrical wiring; eliminating health and safety hazards, such as removing lead-based paint; making the home accessible to the disabled; installing a well or a septic system; adding a porch, deck, or patio; adding or repairing siding and repainting; installing energy efficient windows or doors; repairing an existing swimming pool.

Local Housing Trust Fund for Greene County This trust fund helps with new construction, acquisition and/or remodeling of existing property, local down payment assistance programs, home rehabilitation, housing for persons with disabilities, or homelessness assistance programs. In addition there is the Grow Greene County Gaming Corporation. This corporation distributes money (from the Wild Rose Casino that is located in Jefferson) towards projects in Greene county. The corporation has done a previous project in Grand Junction so it is a viable option to help with the affordable housing site.

Grants are the best funding option when individuals have poor credit or do not meet loan requirements. If residents want to take a different approach, volunteers can help refurbish homes to cut down on labor costs. This option would be the Heart of Iowa, Habitat for Humanity. **Heart of Iowa** is specifically for the counties of Greene, Guthrie, and Boone. Habitat for Humanity works with the local government, non-profit organizations (such as Grand Junction Horizons), or the individual. The Habitat for Humanity website states “each homeowner is asked to repay the cost of materials and subcontracted services used in completing their project through a five-year, zero-interest loan with monthly payments typically between \$50 and \$100”. For more information go to Home Repair | Mysite .

Rural Community Development Initiative Grants, are also available. They are designed for communities with less than 50,000 residents. This is for organizations or municipalities to receive and disburse to the community. These are used to improve the housing stock, community space, as well as development projects. The funding available for this is, minimum of \$50,000 and goes all the way up to \$250,000. These funds are dispersed in a competitive nature and require an equal or greater match. This encourages partnerships with other entities to get to an ideal financing situation.

For new housing development in rural Iowa, the **Section 502 Direct Loan Program** is a good option to help low income families afford a home. This program provides financial assistance to promote safe, sanitary, and affordable housing. The applicant must be unable to obtain a loan from other sources as well as able to participate in federal

programs. Properties are generally less than 2,000 square feet, they do not have in-ground swimming pools, and they are not for income producing activities.

This gives an incentive for individuals who cannot afford a home to move to towns with less than 35,000 people so they can obtain a loan to purchase a home. To repay this loan there is a fixed interest based upon the rates either at beginning of construction or completion of the project, whichever is lower. The interest can be as low as 1%. The time period for repayment of this loan is typically 33 years however can get as long as 38 years to accommodate lower incomes. Section 502 is not limited to this program.

Additionally, section 502 has a Loan Guarantee Program allowing applicants access to financing in rural areas. To qualify, the applicant must have a household income below 115% of the area's median income. In Grand Junction the median household income is \$46,719 according to ACS data. In order to qualify in Grand Junction, the household income must be below \$53,727.

The applicant must also agree to occupy the unit, meaning applicants cannot rent out the units or allow them to be vacant. The loan is for a home purchase, construction of new housing, or rehabilitation of an existing home. There is a 90% note guarantee with some able to get 100%, meaning no money down. The repayment is the same as the Direct Loan Program with a set amount and longer repayment options for those who need it. These loan programs are beneficial for smaller communities in order to draw outsiders into town.

In addition to Section 502, there are [Section 524 loans](#) that are focused on new development in rural communities. This is used to purchase the land and develop the site. This is for low to moderate income families and for this loan, low income is defined as 50-80% of the areas median income. The upper limit is 115%, similar to the 502 Loan Guarantee Program. The terms for this loan are, 2 year fixed interest loans that have the rate determined below the market-rate at closing. There are many ways the potential owners would be able to track down the financing of this new development.

One option for funding associated with senior housing is the [housing tax credit program](#) through the Iowa Finance Authority. This program provides a dollar for dollar reduction to offset an owner's federal tax liability on ordinary income for a 10-year period. The credit amount is determined by the cost of development as a percentage. The maximum percentage for new construction is 9%, which is what the Grand Junction development would fit under. In order to qualify for this program the site must be a residential rental property, and also be new construction, substantial rehabilitation or acquisition and rehabilitation projects. The site must also have 20% of its units whose income is 50% or less than the area's median gross income.

Finally, a well utilized program is the FHA loan, which allows for a small down payment in addition to providing a low interest rate. This is advantageous for a smaller community to try and get people to utilize so they can increase home ownership in the community. With the FHA loan, the repayment time is the traditional mortgage time, 30 years. The interest rate is 3% typically and that's contingent on the borrower having a credit score over 580. The other enticing aspect is only needing 3.5% down. This is for low income as well as younger home buyers who may not have the funds to make a large down payment. For Grand Junction this can be good for development of a tax base as well as adding to the economic base.

Rural Housing 360

This non-profit aids small communities in development of residential areas. They follow a system where the community works with an employer, developer, and financial partners all of which bring different things to the table. The community provides lots, utilities, waived fees, other incentives and marketing. The community receives the

utilization of assets, school enrollment and economic growth. This would require an employer in the area to partner and provide construction loan interest, closing costs and marketing while they receive employee retention, growth, and a better bottom line. Advanced Homes 360 provides the pricing, specs, marketing and sales. Finally the financial partners provide \$0 down/\$0 closing loans, web portal, online process and consulting. This would be a way for a group to help provide answers and run the project. Rural Homes 360

Land Banks

Currently, [land banks](#) are not an option in the state of Iowa. A unique way to acquire, manage, and develop vacant or abandoned properties, they are gaining momentum in the state legislature. SF 2396 recently passed the senate but died in the Summer 2020 session. A land bank is typically run by a municipality or non-profit organization. The land bank can acquire the property in question and then sell it to a developer or owner under favorable terms, conditions that would otherwise make the property difficult to invest in. With the property in hand, the developer can make the local housing stock better and help the municipality increase its tax base.

Demolition of Site Buildings

The initial building was built for \$45,000 in 1915 as part of the Grand Junction school district. In 2012, \$1.5 million was inserted into renovations to assist the switchover to the Greene County Intermediate School. This adds up to a total of around \$1,545,000 before being demolished. Grand Junction was given three demolition options from the Greene County school board. The three options were as follows; they could help pay for the demolition of the entire building, give complete ownership to the city of Grand Junction, or tear down the older portion of the building and leave the newer addition. Also, according to The Jefferson Herald, the district handled the teardown of the former Scranton and Rippey school buildings and initially estimated the Grand Junction demolition to cost around \$100,000.

The final cost for removal of asbestos was \$97,400, which was \$1,800 more than the original bid because the Environmental Services of Iowa painted over every floor where asbestos was removed. The district received up to \$21,000 in grant funds from the Iowa Department of Natural Resources contingent on Lansing Brothers redirecting building materials from landfills. If seventy percent of the materials were redirected, the district received the maximum of \$21,000. The total cost of the demolition was bid at \$111,000.

Land & Site Costs

The target site in Grand Junction that is the current planned site for development is currently split into three different parcels. Two of these land parcels are owned by the city of Grand Junction while the other is owned by the Greene County School District. According to the Greene County Assessor, the land parcels are valued at a combined \$30,900. The land can be acquired in the following way: One of these options is acquiring the land through a community land bank which is covered later in the financing section. Another possibility for land acquisition is getting the land donated by both Grand Junction and Greene County schools for the project.

When looking at the site costs for the Grand Junction project, the consulting team found a range of values for land buildup costs. Land grading could cost between \$500 and \$6000 depending on circumstances covered in the “Building Up Land” section. Concrete for the site is estimated to cost another \$22,000 to \$30,000 depending on the number of properties put on the site. The land the school site is situated on is uncultivated, so trees and other greenery will cost from \$3,000 to \$3,500 to purchase and plant. Gas lines are estimated to cost \$12-17 per foot for installation based on Iowa averages.

Reconstruction Estimates (For Housing Rehab Interests)

Roof replacement and repairs vary from site to site. The cost is dependent on multiple factors including square footage, material, and damage to your roof to name a few. A typical range for roof replacement costs is between \$5,100 and \$10,000. These prices can be as low as \$1,200 or as high as \$30,000. Roofing companies tend to charge between \$3.50 and \$5.00 per square foot. For context, the average roof size is about 1,700 square feet.

For a standard-size window, it is expected to pay between \$450 and \$600. This includes installation. The same goes for double-hung, double-pane (energy efficient), and vinyl windows. Wood windows are more expensive with a range from \$800 and \$1,000 per installation. If the whole window and framing need to be removed, \$50 to \$100 could be added per installation.

Insulation is calculated by the board foot. Board foot is measured 12" wide x 12" long x 1" thick. There are four main insulants: spray foam insulation, blown-in insulation, fiberglass batts, and reflective or radiant barrier. Spray Foam Insulation has two cell sprays. Open-cell spray foam is generally 35 to 55 cents per board foot. Closed-cell spray foam is generally \$1.00 - \$2.00 per board foot. Blown-in Insulation can be done individually and will cost about \$500. Professionals will cost about \$1,500 to \$2,000 for an average 1500 square foot home. Fiberglass batts' average cost per square foot is between \$0.64 - \$1.19. The estimate will vary between \$145 to \$200 for a 500 square foot area done individually. A professional job could add between \$150 to \$300 for labor and around \$300 to \$500 for 6 hours of work. The last option is reflective or radiant barriers. Depending on type and brand chosen, the average square foot of radiant barrier costs about 15 to 30 cents. Covering a typical 500 square foot attic could cost \$175 to \$325. Double-sided barriers are more expensive with professional installation adding between \$500 to \$750.

Gardens are charged from the landscaping cost per square foot done to each yard. Basic services can cost an average homeowner \$4 to \$6 per square foot. Intermediate level work will cost \$6 to \$10 per square foot. For a full tear out and remodel, the costs will range from \$10 to \$40 per square foot. Backyard and front yard renovations are also taken into consideration. For a total backyard renovation, it can cost from \$15,000 to \$50,000 on average. For a modest remodel, including new sod, bushes, and plants, it is closer to \$5,000. Landscaping a front yard can cost from \$1,500 to \$5,000 on average due to less space.

The cost to replace a main water line may cost \$2,000 to \$10,000 or more. It costs \$50 up to \$250 per linear foot to replace the pipe. Trenchless water line replacement costs \$50 to \$250 per linear foot. Pipe lining will cost \$100 to \$250 per linear foot while pipe bursting will cost \$50 to \$200 per linear foot. The cost to replace a water line from the street to the house is determined on the private main. The private main water line costs \$600 to \$2,500.

Average Costs			
Doors			
Average Range		Single Door	Double Door
Exterior	\$219- \$657	\$219- \$535	\$347- \$657
Patio	\$210- \$654	\$220- \$602	\$220- \$654
Gutters			
		Per Foot	
Aluminum		\$4- \$7	
Copper		\$15- \$30	
Stainless Steel		\$9- \$20	
Vinyl		\$3- \$5	
Wood		\$12- \$20	
Plumbing			
National Average		\$326	
Typical Range		\$174- \$479	
Low end- High end		\$95- \$900	
Waterworks			
Water Main Installation		\$50- \$150 / linear foot	
National Cost		\$1,562	
Typical Cost		\$614- \$2,555	
Low end- High end		\$200- \$4,500	
Replace Main Waterline		\$2,000- \$10,000	
Trenchless Water Line Replacement		\$50- \$250 / linear foot	
Pipe Lining		\$100- \$250 / linear foot	
Pipe Bursting		\$50- \$200 / linear foot	
Replace Waterline from Street to House		\$600- \$2,500	
City Water Hook Up and Connection		\$250- \$1,000 for permits/ inspections	
Inspection		\$150- \$500	
Permit		\$100- \$500	
Plumbing			
		Cost of Plumber	
National Average		\$326	
Typical Range		\$174- \$479	
Low end- High end		\$95- \$900	

Average Costs		
Siding		
	Price Range/ sqaure foot	Total Cost Range
Vinyl	\$2- \$7	\$6,000- \$13,000
Wood	\$5- \$8	\$14,000- \$23,000
Fiber Cement	\$5- \$9	\$13,000- \$22,000
Stucco	\$6- \$9	\$12,000- \$22,000
Engineered Wood Siding	\$3- \$5	\$7,000- \$12,000
Synthetic Stone	\$12- \$25	N/A
Shingles		
	Per 100 sqaure feet	Per ~33 square feet
Asphalt/ Composition	\$100- \$150	\$30- \$50
Metal	\$300- \$1,800	\$100- \$600
3D/ Dimensional	\$480	\$160
Cedar/ Wood	\$480	\$160
Clay Tile	\$800- \$1,800	\$270- \$600
Natural Slate	\$800- \$1,800	\$270- \$600
Solar	\$2,200	N/A
Paint		
		Price/ sqaure foot
Latex Based		\$20- \$70
Oil-Based		\$20- \$70
		Additional Cost
Flat/Matte Finish		\$20- \$50
Eggshell Finish		\$1- \$5
Satin Finish		\$1- \$5
Semi-Gloss Finish		\$1- \$5
High Gloss Finish		\$1- \$5
Insulation		
Cost / Board Foot (measured by: 12” W x 12” L x 1” Thick)		
Spray Foam	Open- Cell: \$0.35- \$0.55	Closed- Cell: \$1- \$2
		Cost / square foot
		Done Professionally
Blown- In	\$500	\$1,500- \$2000
Fiberglass	\$145- \$200	\$150- \$500 + Labor
Reflective/ Radiant	\$175- \$325	\$500- \$750
Roofing		
Roof Replacement		\$5,100- \$10,000
Lowest to Highest		\$1,200- \$30,000
Companies Charge		\$3.50- \$5.00 / sqaure foot
Windows		
Standard- size, Double- hung		\$450- \$600
Double- pan (energy efficient)		
Vinyl Window		
Wood Windows		\$800- \$1,000

Average Costs	
Window/ Framing Removal	Additional \$50- \$100
Garden/ Landscaping	
Basic Service	\$4- \$6 / square foot
intermediate	\$6- \$10 / square foot
Full Remodel	\$10- \$40/ square foot
Backyard Renovations	\$15,000- \$50,000
Front Yard Renovations	\$1,500- \$5,000

Building Land Up

Preparations and Clearing are determined on factors throughout the process. The expected amount to pay per square foot is \$1.25 to \$2. To conduct a land survey, the cost comes to an average from \$500 to \$1000 depending on the size of the survey area. Land with low slopes and lighter vegetation average from \$3 to \$6 per square foot or \$200 to \$2,000 per acre. On the other hand, land with uneven terrain or high slope and heavy vegetation will cost around \$15 per square foot or \$3,000 to \$6,000 per acre. Removing single trees costs around \$650 on average and \$100 for fallen trees. Brush removal costs around \$100 per acre. The site may need a civil engineer to perform soil testing. The hourly rate for soil testing averages from \$35 to \$75. Contractors will typically include the cost of equipment in their price. The site will also need a permit to execute building up land. The average permit fee is around \$150.

Land grading ranges between \$500 and \$6,000 in residential areas. Per square foot, land grading costs generally \$5 to \$10. Contractors charge from \$40 to \$180 an hour for labor. Additionally, contractors charge by cubic yards of dirt they need to level a yard. This ranges between \$50 and \$200 per cubic yard. The average dirt removal cost, on top of the grading costs is \$8 to \$25 per cubic yard of dirt. If additional dirt is brought to raise land, an additional \$8 to \$15 per cubic yard for dirt will be added to the total cost estimate.

There are different types and costs for grading houses and features. Leveling for concrete patios and driveways costs \$1,000 to \$2,500. Land clearing costs \$1,000 to \$6,000 per acre. Leveling foundation for a new construction or home addition will range from \$1,500 to \$6,000. Basic lawn re-leveling to prevent erosion and fix any drainage issues costs \$1,900.

Grading a driveway similar to a yard will cost between \$700 and \$1,000 for 125 square foot or about \$5 and \$8 per square foot. Leveling around home foundations—including base for houses, barns, sheds, etc.—can be between 500 and 1,500 square foot. Resloping to install or repair patios, decks, or porches around an existing structure typically costs between \$12 and \$20 for each full cubic yard. Sloping for a new fence may change based on the material and area covered. The expected amount to pay is \$10 to \$18 per cubic yard to regrade or fill the lawn.

Building Up Land Costs		
Preperation and Clearing		\$1.25/ square foot
Land Survey		\$500- \$1,000
Low Slope; Light Vegetation	\$3- \$6 / square foot	\$200- \$2,000 / acre
Uneven Terrain; High Slopes; Heavy Vegetation	\$15 / square foot	\$3,000- \$6,000 / acre
Removing Single Trees	\$650	\$100 for fallen trees
Bush Removal		\$100/ acre
Civil Engineer (Soil Testing)		\$35- \$75
Permit		\$150

Recommendations

Using Rural Housing 360 would be a huge opportunity as it would set up the whole site for them as well as the partnership with a business could bring more jobs. As Greene County is in need of more jobs if it wants to grow and build an economic base.

Grand Junction could use a mixture of tax credits and the section 502 loan programs allowing for single-family home ownership which is desired in the town. In addition to adding to the current housing stock, there is a need for repair of the current stock. Grand Junction could utilize the section 504 Home Repair Program, as well as other non-profits. With the improvement of current housing and adding some new development the town is on path to build a bigger tax base as well as bring new people to town.

This is an idea that would be good to bring a developer to the area and take on the task. This makes a profit much more attainable for the developer which is why the developer would take on the project.

DESIGN CONCEPTS

Design Concepts

In the following section, we present six concept designs for the community to consider.

Initially, it was agreed that the studio class would develop four concept plans specifically for the old school site. As the project evolved, and community feedback was received, it became clear that community members were still evaluating the old school site for new housing and wished to consider other sites as well. To respond to this interest, two additional design concepts are added at two different sites: the current Grand Junction Park and the privately held Glass Site. The studio members wish to emphasize that while the first four concept design are tailored precisely to the old school site, there are many elements that could be transferred to any other future building sites the community wishes to consider in the future.

Summary of the Design Concepts

The Old School Site

The four designs for the old school site were developed based on a variety of key design considerations which are defined in detail in the following pages for each of these distinct concepts:

- U-Shaped Community Neighborhood with 12 Single Family units;
- L-Shaped Community Neighborhood with 5 Single Family units;
- C-Shaped Community Neighborhood with 8 Single Family units; and
- Single Line Low Density Community Neighborhood with 3 Single Family units and 2 Multi-family units

The Glass Site

- This design concept includes two duplexes for a total of four units.

The Grand Junction Park Site

- This design concepts includes 4 Single Family units and 2 Multi-family units.

The studio members wish to emphasize that elements from any of the above design concepts can be applied to any future site that may become the selected and most appropriate location for new housing in Grand Junction.



Option 1: U- Shaped Community Neighborhood

Plan Overview

In this concept design, lots are arranged in a U-shaped fashion. Housing development will occur on both sides of the street with a common park area taking place in the middle of the site. These areas are accessible to the public through a public parking system and connected pathways. The full concept design can be seen in **figure 3.1**.

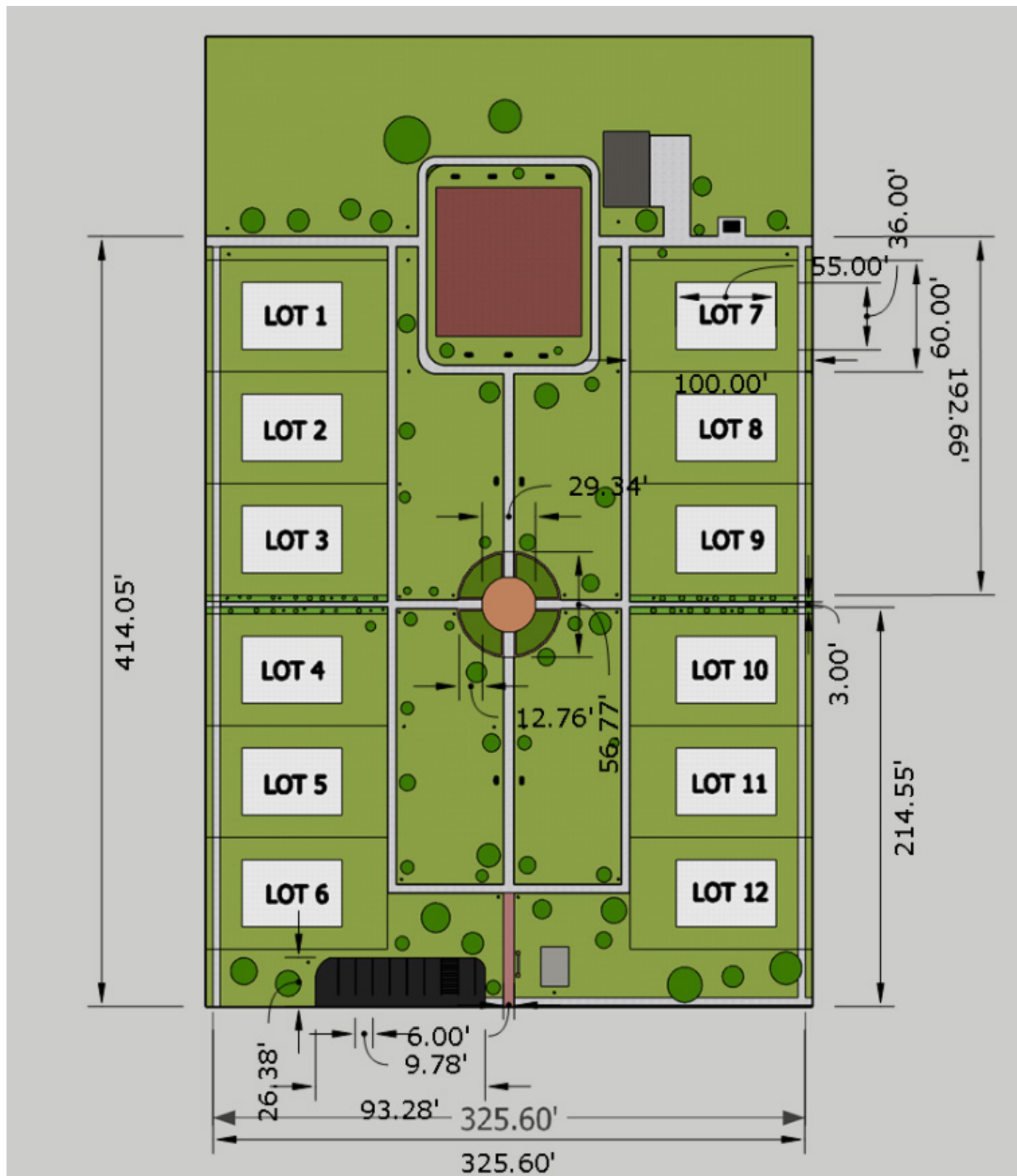


Figure 3.1
36

Housing in this site concept will take access off of the public street and include a doorway. Kitchens will have windows which face towards community areas and these windows may be opened to convert kitchens into a bar area. This concept was chosen in order to promote use with the inner community area through the sharing of food. Additionally, the concept ensures that eyes can be kept on community areas; meaning that those who may be utilizing the kitchen can view the community areas and report any safety concerns.

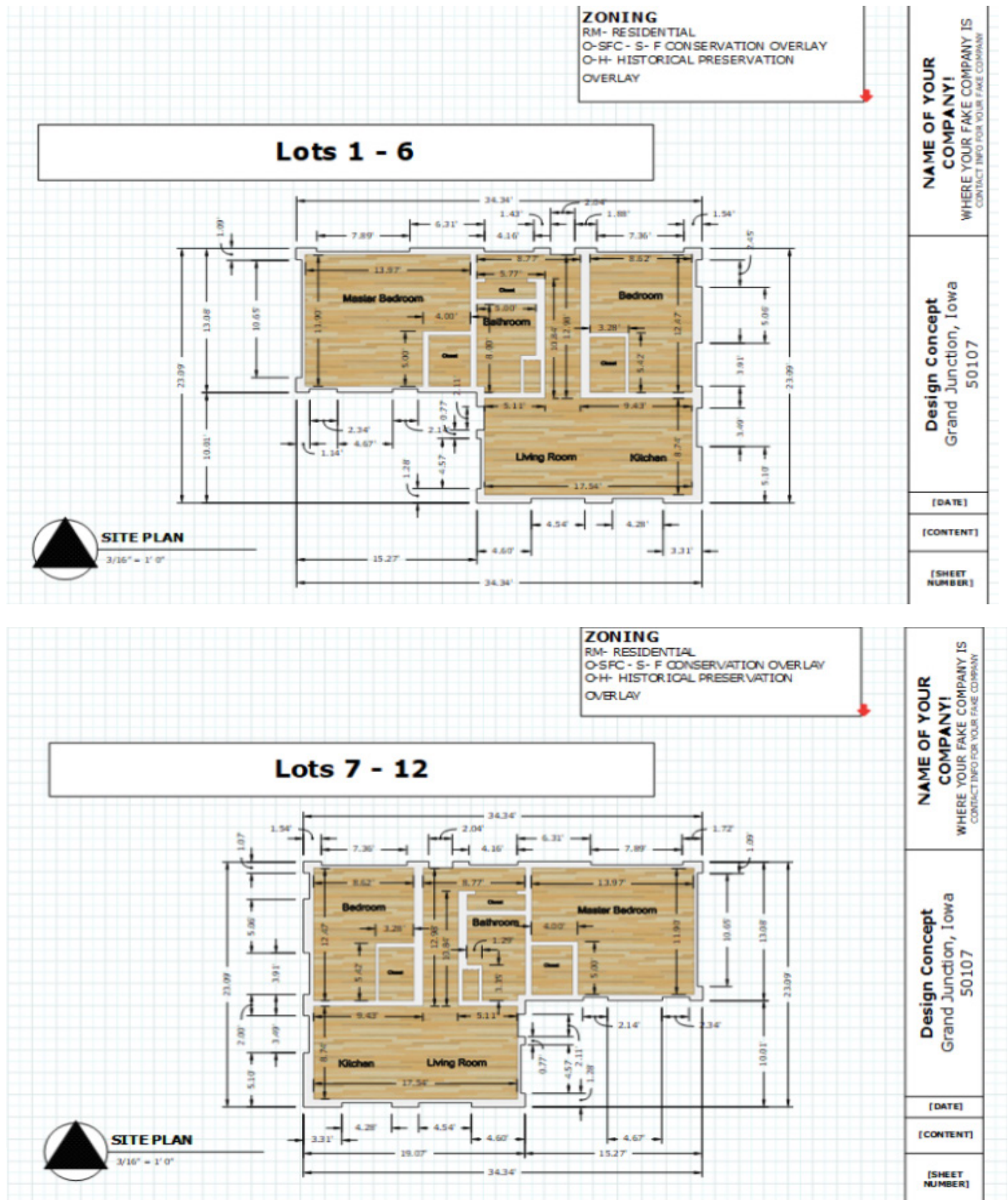


Figure 3.2



Community Spaces

The concept plan consists of shared community spaces such as a park and middle gathering area in the center with the dwellings around it. The middle space is envisioned as a large wooden gazebo with a flower garden surrounding the structure. The gazebo will have seating inside, along with flowing electricity to allow events to take place in that area. There will also be several benches along the pathways and park area. Benches will allow for better supervision over children by adults in the park area.

The playground which currently exists on the west side of the property is proposed to be demolished with a new proposed playground being placed in the center of the north side of the property. This decision was made based on the poor condition of the existing playground and graffiti. The flooring of the playground is turning to concrete which creates the need for new turf to be put in place. Demolition of the playground would estimate a cost of approximately \$2,000 with inclusion for labor and necessary tools. The cost of moving and recreating a new playground is approximately \$25,400 for new equipment and the 540 sq.ft. of turf.

There is intention for the bus stop to be placed on the right side of the playground. The space will include sheltered seating for children while they wait to be picked up by the school buses. This area will also be lighted for safety reasons.

Lighting

Throughout the concept design 42 lights have been incorporated. Adding ample amounts of lighting to the area will help ensure the area is safe and discourage possible tagging enthusiasts. Each light costs approximately \$300 and would total \$12,600. In order to reduce the energy used in the area, the lighting will all be solar powered. Guaranteeing that the area is always lit also allows the park and community area to be utilized even after the sun goes down.

Connectivity and Parking

The pathways in the concept design are in the shape of a U and also have a central intersecting plaza in the middle. There are five potential entrances including two on the east and west side and one main entrance on the south. Having multiple entrances to the community area encourages a more inviting environment for everyone. The total area of the sidewalks is 14,012.12 sq. ft. and costs on average \$8/sq. ft. totaling at \$112,096.96. There has also been an addition of a parking lot next to the south entrance. The lot contains seven parking spaces with one of those being dedicated to handicap parking. The parking lot consists of an area of 2,299.87 sq. ft. and averages about \$3.25/sq. ft. which brings the total to approximately \$8,049.55. Having a parking lot for the community space will help provide public access to the area and encourage more use.



Landscaping

Landscaping for this concept design will consist of tree removals and additions, as well as moving the rain garden. Eight trees will be removed from their current location to allow for the building of homes on the site. Along with these removals, one stump will be removed to make space for other amenities. Once the trees are removed, 84 trees are planned to be planted on site within the community neighborhood. Furthermore, the rain garden is proposed to be moved to the middle of the site where it will surround the new gazebo.

Cost Estimate

Site Preparation Total	\$3,000
Demolition Total	\$3,000
Exisitng Rain Garden	\$1,000
Existing Playground	\$2,000
Land Acquisition*	\$0.00
Community Facilities Total	\$48,400
Benches	10 @ \$300
Gazebo Total	\$20,000
Electrical Outlets	8 @ \$200
Electrical Wiring	\$300
Wall Lighting	8 @ \$62
Playground Total	\$25,400
Playground Turf	540ft ² @ \$10
Playground Equipment	\$20,000
Landscaping Total	\$16,277.04
Trees Total	\$11,010
Tree Planting	84 @ \$60
Tree Moving	1 @ \$200
Tree Removal	8 @ \$700
Stump Removal	1 @ \$170
Gardens Total	\$5,267.04
Rain Garden	1,298.82 @ \$4
Garden	23.92 @ \$3

* Land acquisition comes with the assumption that the land will be donated

Lighting Total	\$12,600
Light Poles	42 @ \$300
Connectivity Total	\$127,203.46
Sidewalks	\$127,203.46
Parking Total	\$5,781.68
Parking Lot	\$5,781.68
Parking Lot Striping	8 @ \$4
Asphalt Paving	2,299.87ft ² @ \$2.50
Housing Total	\$1,318,800
Single Family Dwelling Unit	12 @ \$108,900
On-site, private parking	12 @ \$1,000
Total Estimated Cost of Development Before Grant Funding: \$1,532,062.14	

Recommended Tree Species

Big Trees	Small Trees
Thornless Honeylocust	Blue Beech
Tamarack	Crabapple
American Elm	Pagoda Dogwood
American Linden	Serviceberry
Bitternut Hickory	
Bur Oak	
Concolor Fir	
Eastern White Pine	
European Larch	
Norway Spruce	
Hackberry	
River Birch	
Shagbark Hickory	
Swamp white oak	
White pine	

Recommendations

- If new tree species are proposed, it is recommended to plant a diverse amount of species to prevent tree diseases from occurring on-site and to use tree species that will take root in clay-loam soils.
- It is recommended to have a maintenance plan for common open spaces. Maintenance plans should include landscaping and maintenance of proposed structures.
- A revenue for maintenance should be implemented to ensure a fund account for maintenance of common open spaces. This could include a homeowner's association which collects fees to ensure property maintenance but other methods are encouraged.
- A partnership or collaboration between the Greene County Technical school is recommended to provide both experience for students attending the school and reduce labor costs during construction.
- If the playground is proposed to remain in its existing location, it is recommended to repair the existing facility to increase safety for children utilizing the area and to clean up existing graffiti.
- If the rain garden is proposed to remain in its existing location, it is recommended that the existing rain garden is repaired.

Option 2: L-Shaped Neighborhood

Plan Overview

The L-shaped concept design, **figure 4.1** and **figure 4.2**, fulfills several functions for the community. The placement of housing along the south and west sides of the site preserve the existing rain garden and bus stop. The shared space is open to the street to the east and existing community space to the north, demonstrating that the space is for the entire community. The proposed shared space also ties it directly to the Dutton Memorial Park and the playground north of the site.

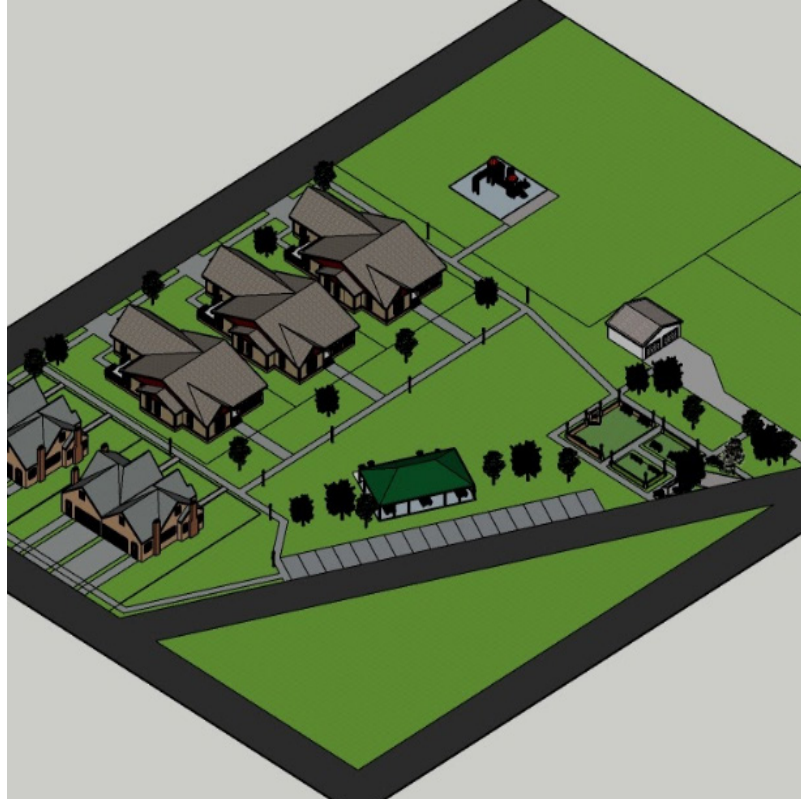
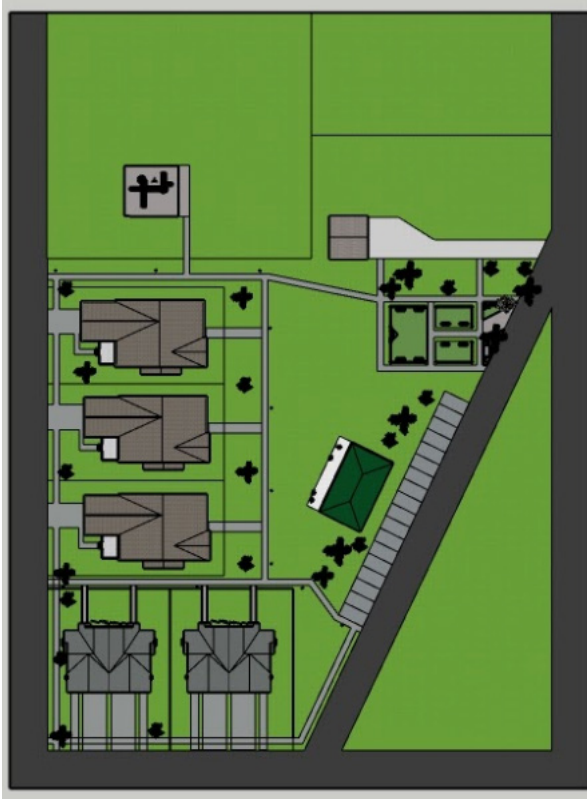


Figure 4.1 and Figure 4.2: Full site concept and isometric view

The key design considerations that define this plan are:

- Large, highly accessible community space connected to Dutton Memorial Park
- Close relationship to surrounding neighborhoods
- Preserve the rain garden
- Preserve the storage garage and improve the bus stop area
- Ample lighting and community safety
- A modest, flexible mix of housing options
- A remembrance to the former school site

This design concept includes three single-family homes (1,400 ft² each) and two duplexes (1,200 ft² per unit), as seen in **figure 4.3**, for a total of 9,000 ft² of housing. These lots are flexible enough to provide for nearly any mix of single-family and duplex dwellings. The example housing designs include attached garages facing the street as well as comfortable facades facing inward on the shared space. Homes are arranged along the east and south sides of the site, leaving the center, north, and east open for shared community space.



Figure 4.3: Site view from northeast showing the house designs

The community space includes lighted pathways, connecting the space with existing amenities such as the playground and basketball court to the north. Other amenities include a park shelter with grills, parking spaces along the bus accessway to account for those lost to the west of the site, and an improved bus stop space featuring seating and two possible memorials for the Grand Junction School (**figure 4.4** and **figure 4.5**). The rain garden is preserved to the southeast, as is the storage garage north of the bus stop.

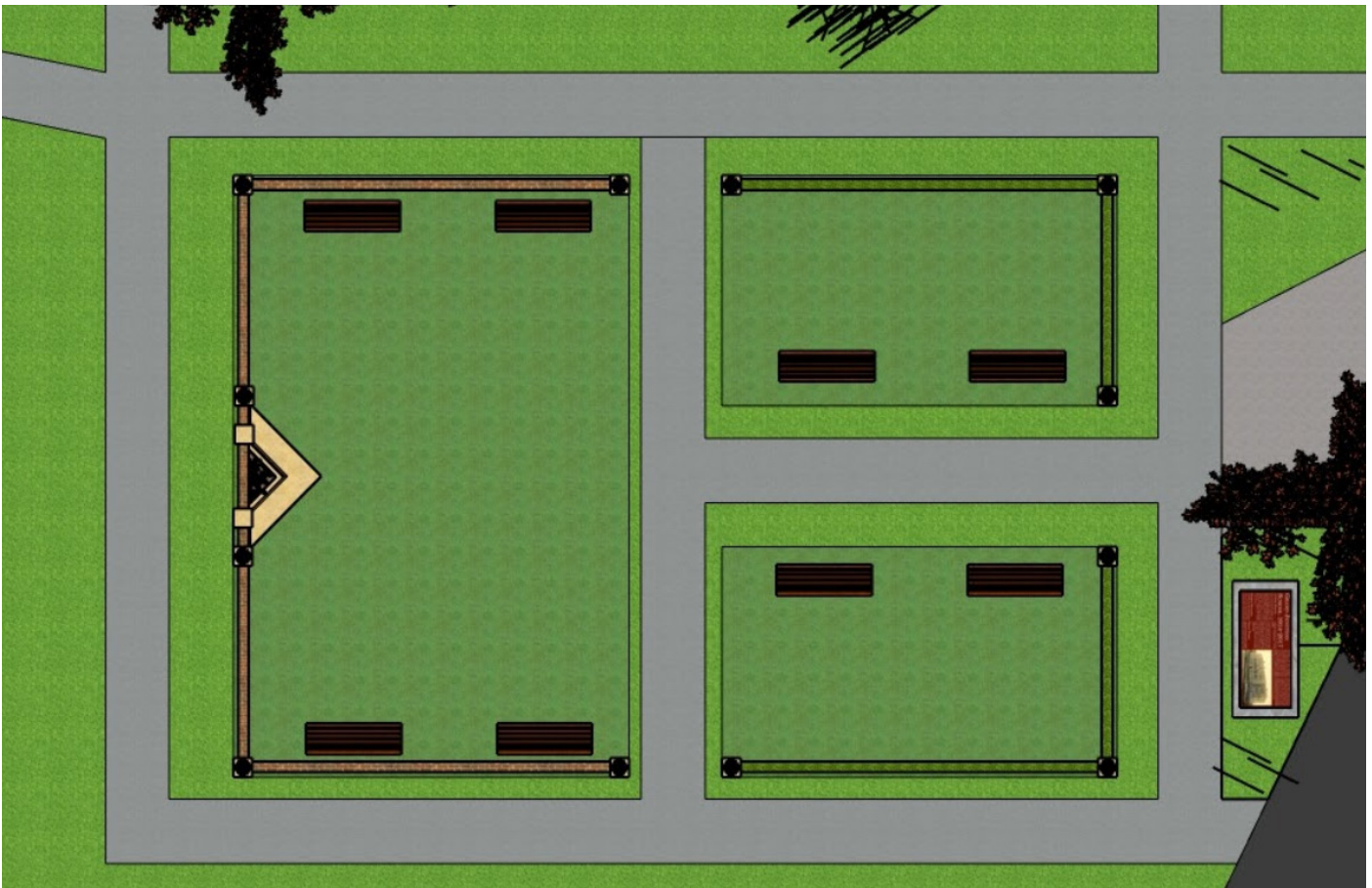


Figure 4.4: Bus stop area- includes memorial space for school marker in the bottom right and a memorial bench on the left.

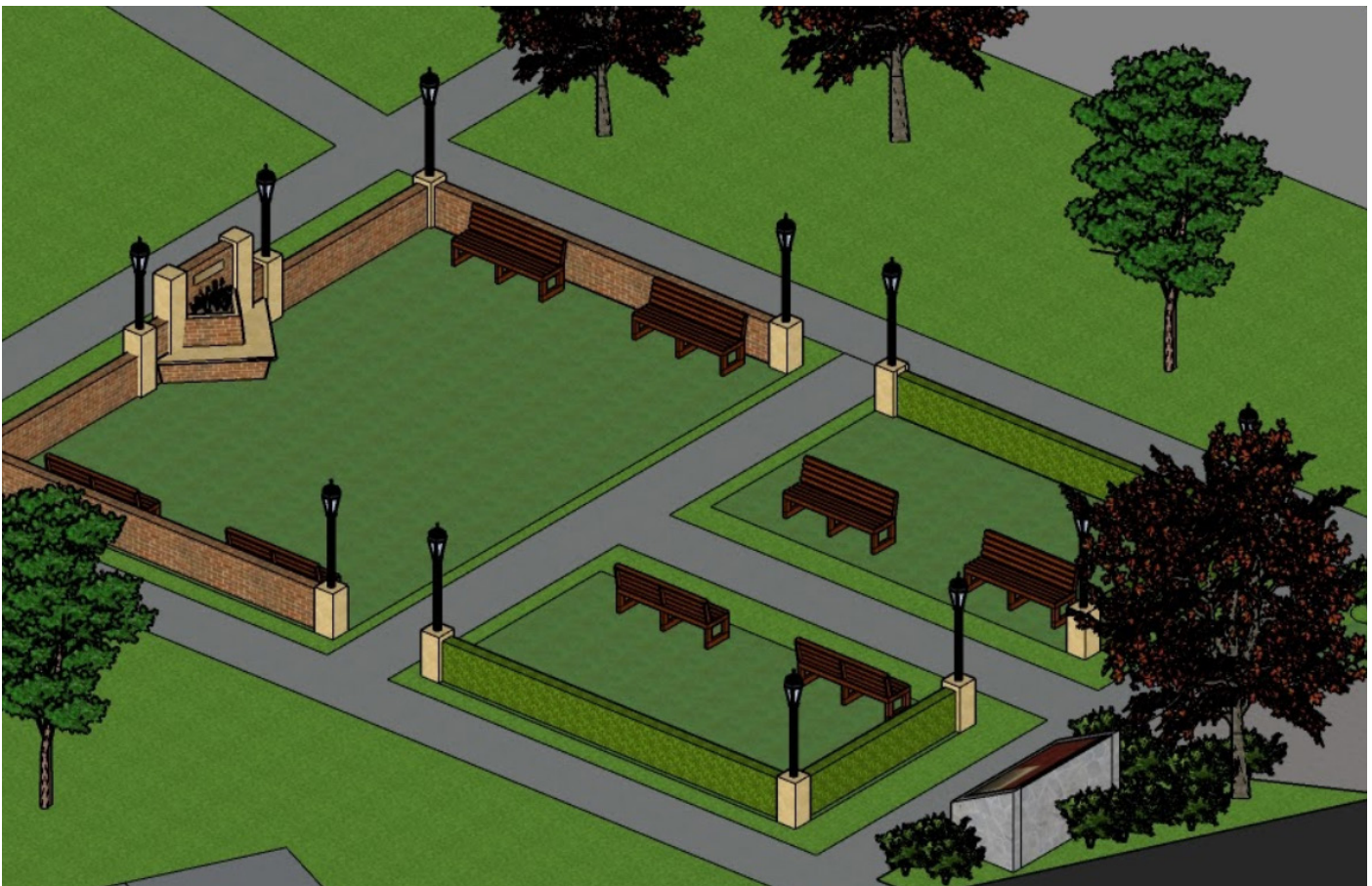


Figure 4.5: An isometric view of the proposed bus stop area

Design Features



Figure 4.6: School memorial bench featuring the 1914 engraved brick

GRAND JUNCTION SCHOOL 1914-2017

A NEW SCHOOL

The Grand Junction School was built on this site in 1914 to serve the city's growing population. The school was equipped to offer sewing, home economics, physics, manual training, domestic science, english, trigonometry, didactics, and social science. The school was also the first in the county to offer Normal Training, a program for training future teachers.

SPORTS SUCCESS

In 1939, the high school baseball team won the state championship with a record 12 wins and 0 losses. That same year, the school approved

a new gymnasium built by the Works Progress Administration, costing \$43,000.

In 1959, the Grand Junction school district combined with the Dana school district and officially became East Greene Community Schools. During this time, the school featured many activities and enjoyed a lot of success for their sports teams, although football was not introduced until 1963. Many of the school's trophies can be seen in the public library today.

FINAL YEARS

While the school provided a quality education to many area residents, expenses to keep the doors open

increased and the enrollment rate declined. In 2012, the Rippey Elementary School closed its doors and combined with Grand Junction. Later on, in 2014, the East Greene Community School District merged with the Jefferson School district to form Greene County Community Schools. As attendance continued declining, the Greene County School district decided it would be easier to bus students from Grand Junction to the Jefferson school district. This transition was saddening to the community and left them confused about what to do with the empty building. The Greene County School District and Grand Junction settled on demolition as the best option due to the costs of maintenance.




Figure 4.7: Proposed school memorial storyboard

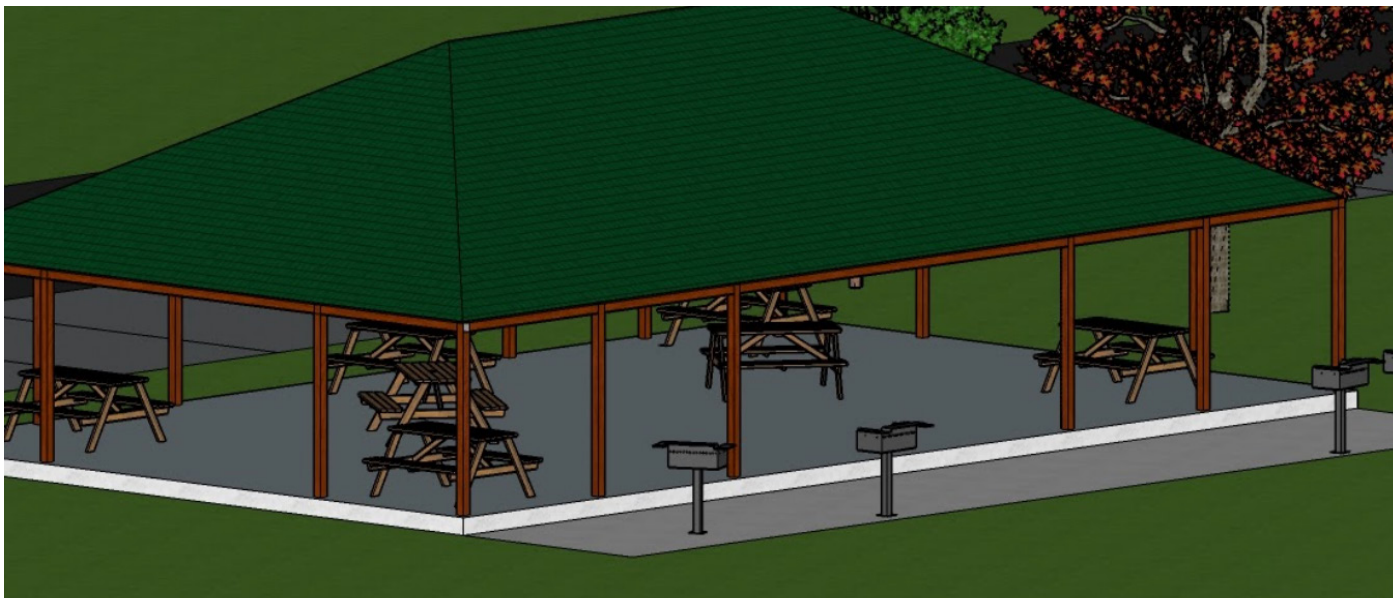


Figure 4.8: Park shelter with grills and picnic tables

Cost Estimates

The following table provides an estimate of site costs. These are based on average costs of similar products, and may be significantly higher or lower for any given item. Not included are housing development costs, which are widely variable and depend on funding options included elsewhere in this report. For an estimated construction cost of \$115/ft², the proposed home designs would cost approximately \$1,035,000 without any grants or other assistance. Aside from housing development, this design is estimated to cost \$169,978. The highest costs come from the price of the park shelter and the concrete for sidewalks and parking spaces.

Item	Estimated Cost per Unit	Quantity	Total
Landscaping			
Hedges (ft)	\$21	80	\$1,680
Shrubs	\$50	10	\$500
Trees	\$150	18	\$2,700
Grass Seeding (ft ²)	\$0.10	61,500	\$6,150
Concrete			
Sidewalks and Paths (ft ²)	\$8	8,042.5	\$64,340
Parking Spaces (ft ²)	\$8	2,916	\$23,328
Park Shelter (ft ²)	\$8	2,000	\$16,000
Features			
School History Plaque	\$500	1	\$500
Custom Stone Bench Planter	\$3,000	1	\$3,000
Park Shelter	\$32,000	10	\$32,000
Picnic Tables	\$700	8	\$7,000

Recommendations

- Since this concept features duplexes, it is highly recommended that Grand Junction explicitly include multi-family homes in the zoning code.
- The housing density of this design may require reducing setback requirements in the zoning code, especially side setbacks. Reduced front and back setbacks would also allow for more community space.
- Maintenance should be supported by the community as a whole. Extending the maintenance for Dutton Memorial Park to cover this area could further the connection between the two spaces. Consider municipally backed volunteer groups, formal park maintenance staff, or seasonal part time employees as options.
- The design concept currently does not include a bathroom in the community space. While this is not a necessary feature for the space in the short term, it may be valuable to add one at some point in the future.
- Different trees can provide different benefits. Consider including a variety of trees, including shade trees like maples, oaks, and dogwoods, as well as coniferous trees like firs and junipers. Do not include ash trees to avoid emerald ash borer infestations. Furthermore, all efforts should be made to maintain or transplant existing trees.

Option 3: C-Shaped Community Neighborhood

Plan Overview

The C-shaped concept design, **figure 5.1**, consists of nine lots that wrap around a shared community space. All lot sizes can accommodate single-family dwellings as well as duplexes. Each of these lots is connected to one of the neighboring roads, allowing for each dwelling to have driveways and parking. Lots 1 through 8 are 100' x 60' in size, while lot 9 is 100' x 50'. There are 4' wide sidewalks that come from each lot and connect to 6' wide sidewalks, these sidewalks are wider to accommodate for more traffic as well as bicycle use.

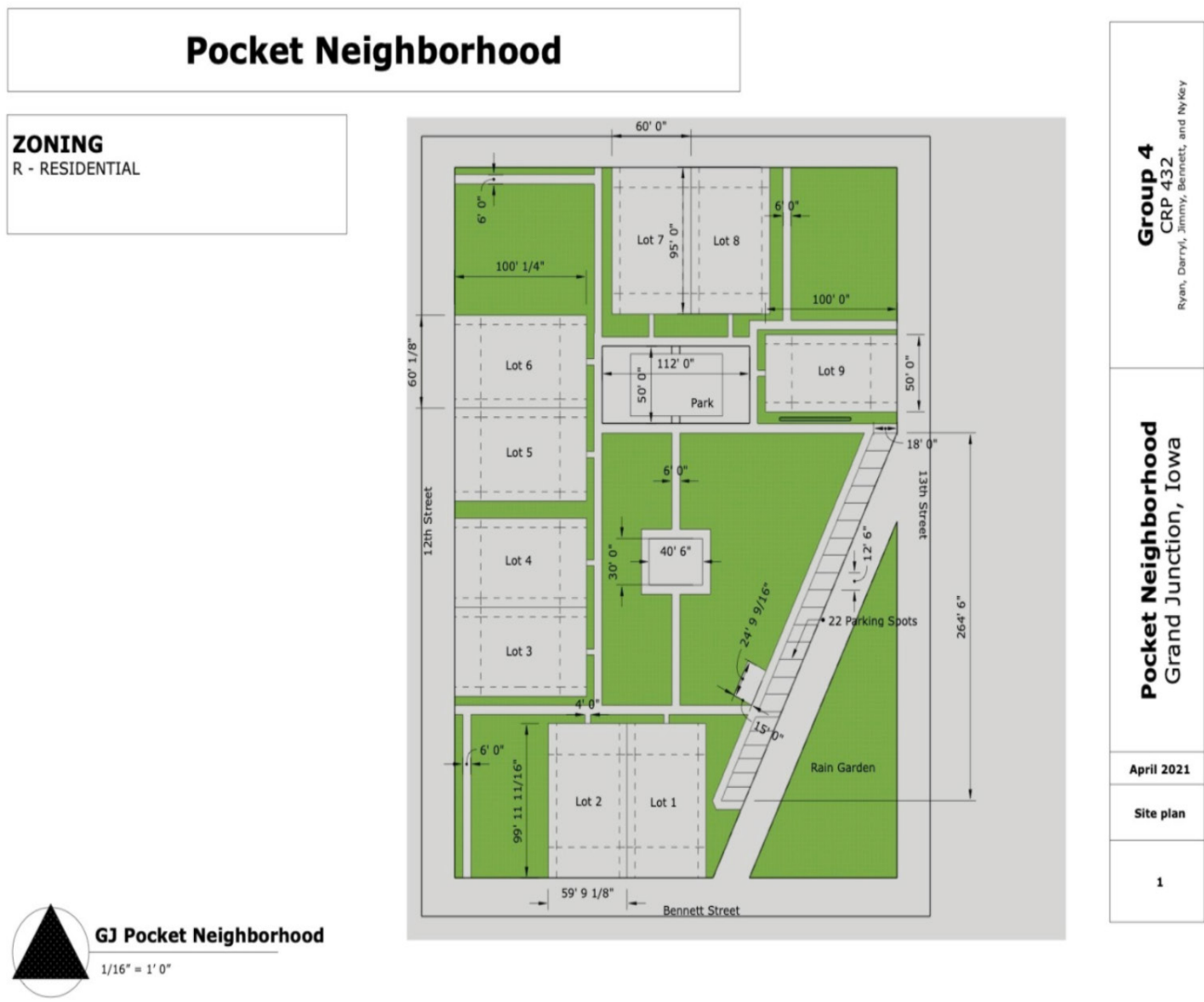


Figure 5.1

Community Space

The park has been a part of the town for many years, in this design it is kept on the site but moved to encourage more use. The park is also moved down to discourage tagging on the property.. There are six lots that encompass this park to ensure safety and liability within the town and neighborhood. This design encourages all to use the park and picnic area by including sidewalks that connect to all neighboring areas as well as a parking lot.

On the East side of the site there are 22 parking spots. These spots can be used by guests since each dwelling will have a garage and driveway. An area about 15' x 25' has been reserved for the bus stop. This location was moved down by the parking on the east, for those who want to drive their students to the bus stop and/or wait there for the bus. On the other end of the parking is where a story map about the old school that used to reside in the area will be located. This story map will include fun memories and the history of the school for all to see when entering the shared space. (**Figure 5.2**)



Figure 5.2: The view from the parking spaces- the entrance from the parking to the community space includes a storyboard of the old school site on the right hand side of the proposed entrance

New Site PUD

For this site design, providing a Planned Urban Development (PUD) allows for uniformity along with the ability to create a blueprint for future projects. Many communities when planning neighborhoods, utilize a Planned Urban Development to accomplish this. In the PUD created for this concept, the setbacks are all uniform, meaning the lot size does not impact these numbers like the current code in place does. The new proposed PUD also allows for the restrictions of fencing, this design suggests 4' picket fences so the area does not feel so 'gated.' This also allows for standardization of design features like sidewalks needing to be wider for traffic in the community area. In conclusion, the goal is to create uniformity while keeping the character of the community in mind.

The proposed PUD features:

- Housing (seen in **figure 5.3**, **figure 5.4**, and **figure 5.5**)
- Cottage-style homes
- 20' front and back setback
- 6' side setback
- Driveways face street from back of the home
- One car garage required
- 15' alley drive for the residents to use, not for through traffic
- Fenced in by 4' white picket fence
- Sidewalks
- Community space 6' wide
- Connecting homes to community space 4'

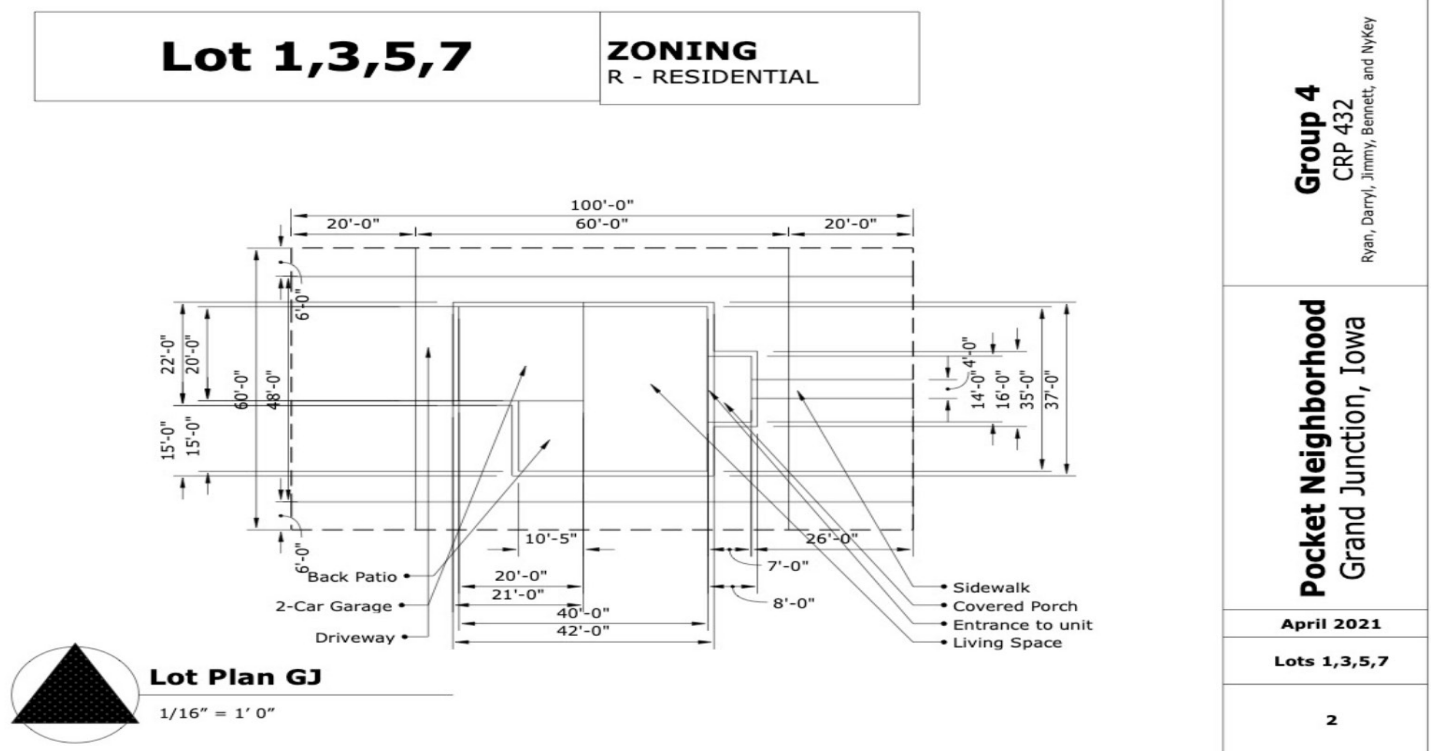


Figure 5.3

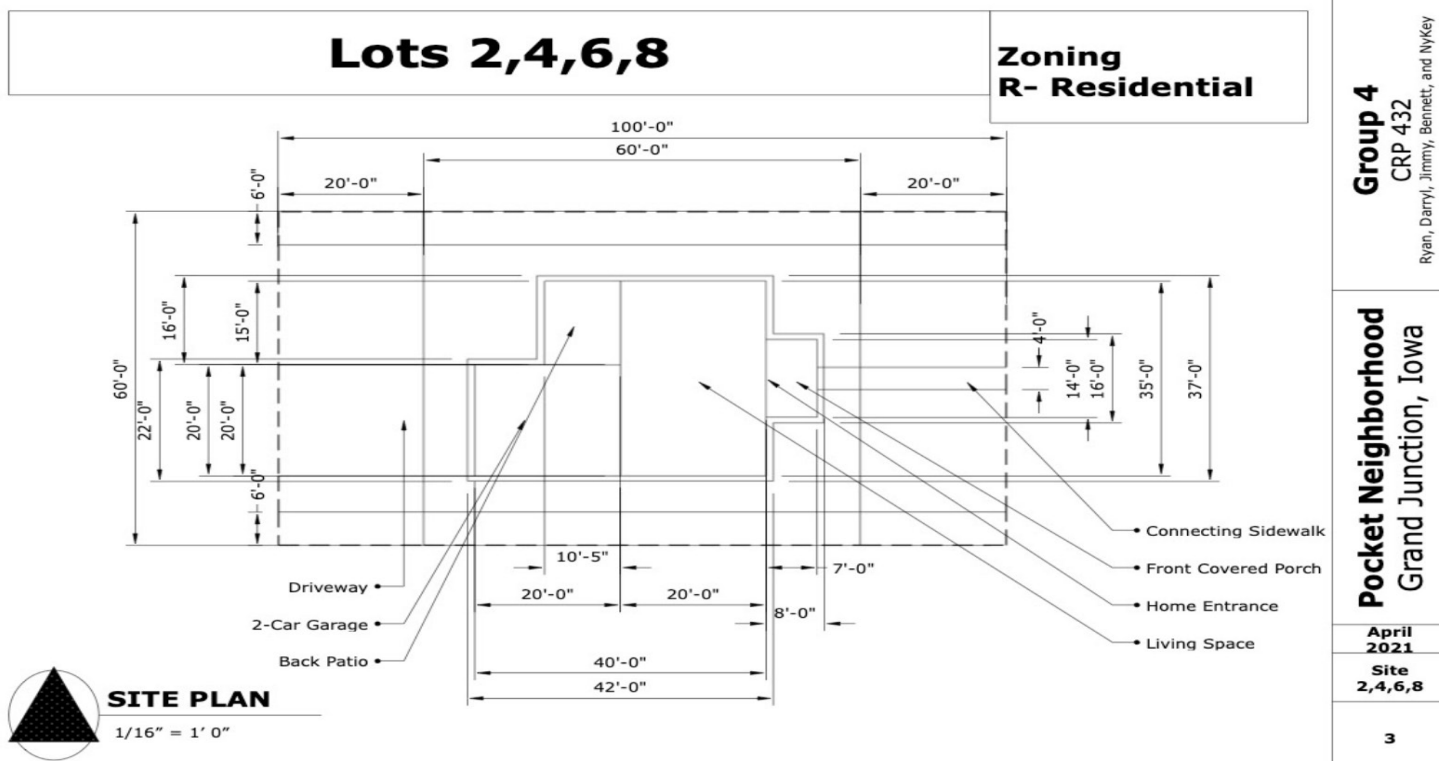


Figure 5.4

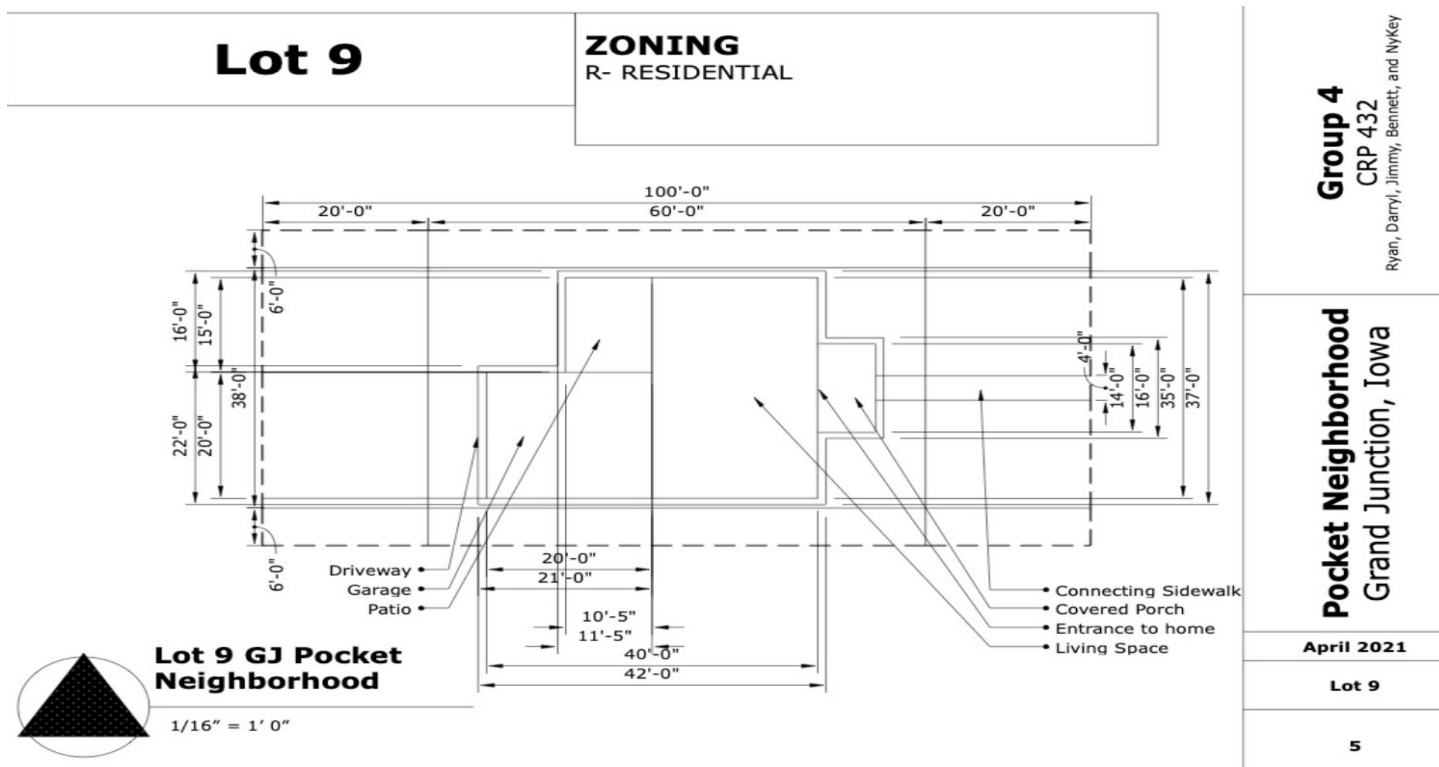


Figure 5.5

Design Features and Safety

The driving force for this concept was making the central area of the development available for the whole community of Grand Junction. With that in mind, the design prioritizes access to the softball field across the street, which makes it available for the community's summer slow-pitch softball leagues. The current park playground has also been relocated.

The addition of wider sidewalks in the area encourages individuals to use the park and to ride their bikes to and from the site. Bringing the community together was the biggest driver in the design process. The rain garden will be kept in the same location and remains untouched to help with drainage. The existing drainage tile will also remain untouched.

Another design aspect that was incorporated was the principle of 'eyes on street.' With lot homes facing in, criminal activity may be deterred. The vandalism and graffiti which is found in many of the county's parks can be reduced by making it easier for residents to watch out for one another. The community made safety a huge emphasis at the community meeting, specifically for the children. Enclosing the area with the park was one attempt at that, which discourages wandering out to a street.

Another way this design accommodates for increased safety is the addition of an enclosed bus stop. This will give the children a designated area to gather before the bus arrives, while also allowing them to shelter from the elements. Twenty-two new parking spots are available on the diagonal road between the development and the rain garden. For the community to get the most out of the area, a parking accommodation must be included. This can also increase parking for individuals going to the local churches.

There are three open spaces in the corners of the development as seen in **figure 5.6**, an intentional design feature to allow the town to decide how to best use this space. The town can decide from community garden space to more housing, it is up to the town to decide how they best think this area can be used. This design allows for the whole community to be involved. To the south of lot 9 there is a school storyboard to allow for site history to be very apparent, illustrating the importance of this site in the history of Grand Junction.



Figure 5.6

Estimated Costs

Item	Cost
Housing Units	\$45 / square foot
Sidewalk Concrete	\$6 / square foot
Grass Seeding	\$0.10 / square foot
Trees	\$150 / tree
Lighting	\$300 / light

Recommendations

- Use the (3) open lot spaces for community activities
- Hold regular events to bring the town together
- Hire a local team to maintain the property to further community pride



Option 4: Low Density Community Neighborhood

Plan Overview

This low density concept design, **figure 6.1**, consists of two duplexes and three single family homes. The front of the homes are facing the shared space that can be utilized by the entire community. This shared space is located in the middle of the site. The driveway, once used for the bus, is kept with an extra five feet gravel addition proposed. There are 24 parking spots on that driveway, including three handicap spots. The existing shed has been moved closer to the street to the east and can still be used as a bus stop. The sidewalks coming from each dwelling are 4' wide and meet the 6' wide sidewalks that connect to the community space and surrounding neighborhood. The rest of the shared space is open to allow for a more inexpensive route. Additionally, there are light posts that go along the parking spots, shed, and playground in this design. Lighting is used to keep the area protected from vandalism and destruction.

Landscaping

The rain garden is kept in the same spot but a recommendation of refurbishing is proposed. All the trees in the rain garden are to be kept as well as the trees to the north of the new playground site. The rest of the trees on the site would be taken out and new small trees would be planted at the front and back of each of the houses. This means roughly six-seven trees would be removed from the site.

Amenities

One of the amenities added to the shared space is a pavilion as seen in **figure 6.2**. There is also a brick arch at the entrance that pays homage to the old school. This brick arch, **figure 6.3**, includes the engraved stone from the old school building and is 16 feet tall. The arch is located between the single family and multifamily homes. The dark line that goes in between the houses indicated the location of the drainage tile. The playground was moved southeast toward the center of the site. Concrete would have to be added for the new location of the playground but the playground equipment can be kept from the old location as shown in **figure 6.4**, additionally six park benches have been added.

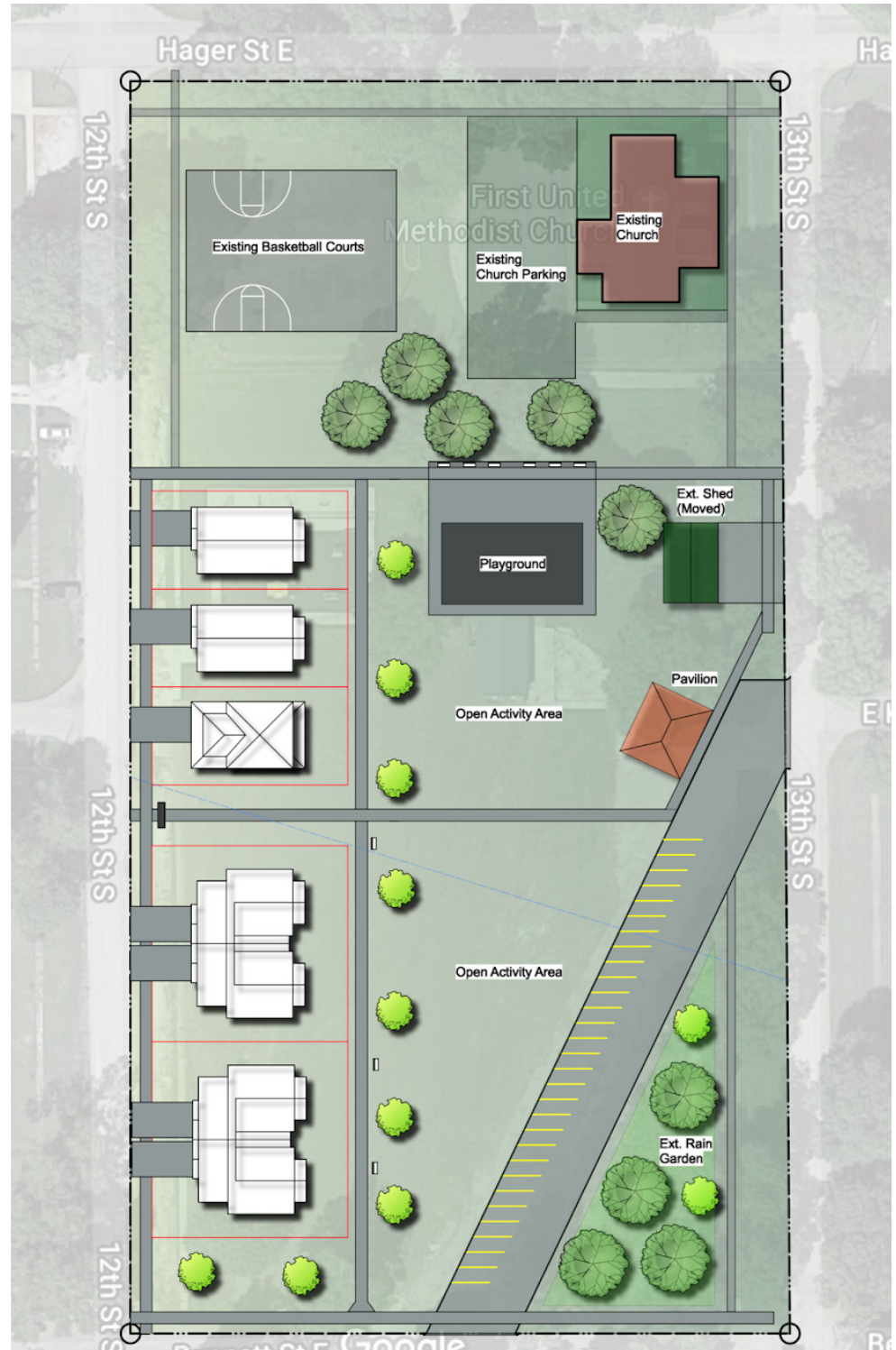


Figure 6.1: Low density concept design layout



Figure 6.2

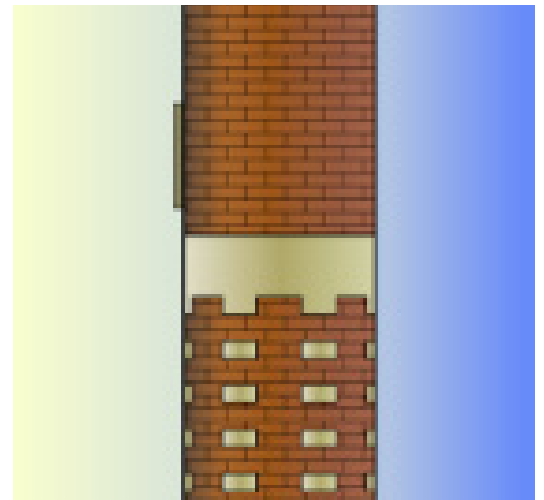
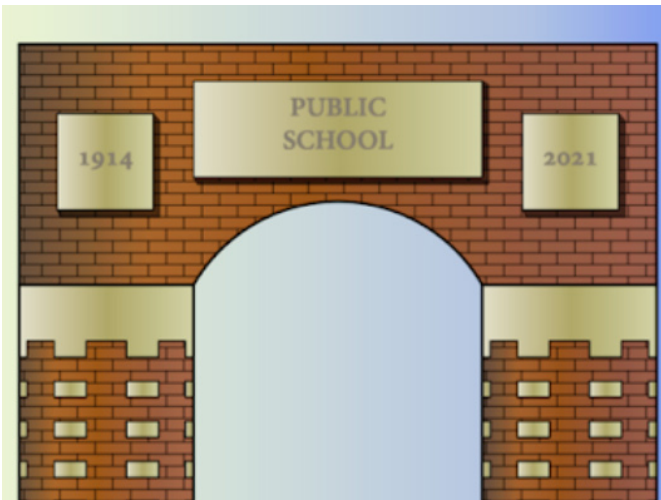


Figure 6.3 and Figure 6.4: West side entry archway front and side view



Figure 6.5

Housing

Each house comes with a two car garage that faces 12th street. The duplexes only share the wall of the garage in the concept design. The duplexes and single-family houses include porches with entrances on the front and back. The houses are two to three bedrooms each. There are two single family homes, ranch style (**Figure 6.6**), that are 910 square feet and then one single family home, two stories (**Figure 6.7**), that is 1,823 square feet in this design. Each unit in the duplexes is 910 square feet as well (**Figure 6.8**).



Figure 6.6



Figure 6.7



Figure 6.8

Cost Estimates

The following table provides the costs related to the shared space for this design concept. The costs were based on the average costs to similar items that were found online. Some of these costs may differ in prices depending on the quality of the item or on the company that provides these services. The housing development costs are not included in the budget estimate for the community space. The prices for certain items such as using sod or seed will have a difference in price so there are two options listed. The size of the pavilion can vary in size to reduce costs as well, this also applies to the number of picnic tables and benches.

Item	Estimated Cost/ Unit	Quantity	Total
Concrete			
Sidewalks/Pathways	\$8	21,986 ft²	\$178,888
Pad for Shed			
Pad for Pavilion			
Pad for Benches			
Driveways			
Landscaping			
Grass			
Sod	\$1.29	21,986 ft²	\$96,688.08
Seeds	\$0.24	21,986 ft²	\$17,988.48
Trees	\$255	14	\$3,570
Tree Removal	\$1000	7	\$7,000
Other			
Pavilion	\$25,000	1	\$25,000
Benches	\$433.88	6	\$2,603.28
Light Poles	\$391	8	\$3,128
Picnic Tables	\$625	4	\$2,500
Arch	\$9000	1	\$9000
Total Budget Estimate with Sod Option			\$319,377.36
Total Budget Estimte with Seed Option			\$240,677.76

Recommendations

- Shared area should be kept simple and open so that it gives off the atmosphere of a park. Keeping the site open makes it more inviting for the rest of the community.
- Codify maintenance and upkeep for the rain garden.
- Revise the city zoning codes to include more details of multi-family housing.
- Keep lot sizes small and setbacks shallow.
- Use seed as ground cover instead of sod when recovering the ground after construction.
- Refurbish or replace playground equipment on site before moving it.
- Add a bike rack near the pavilion or shed so that kids have a place to put their bikes before going on the bus.
- Porches should be on both sides of the houses so that both entrances are inviting.
- Add restrooms to the site if the need arises.
- Create a property council where homeowners pay \$25 a month towards snow removal, mowing of the common area, culture maintenance and lighting in shared space (see Birdland Pocket Neighborhood in Des Moines). Alternatively, codify maintainance of the shared space and require home owners to maintain their own lots.

Additional Site: Glass Site

Plan Overview

This four unit dual duplex pocket community fulfills the needs of the community. The placement of the houses leaves space for a community area in the middle sections between the houses. This promotes community and encourages new and current residents to enjoy a tree lined seating area and greenspace. The community spaces are aligned to the streetfront to encourage use. There is potential for either two street parking spots or a bus stop location in front of the seating area.

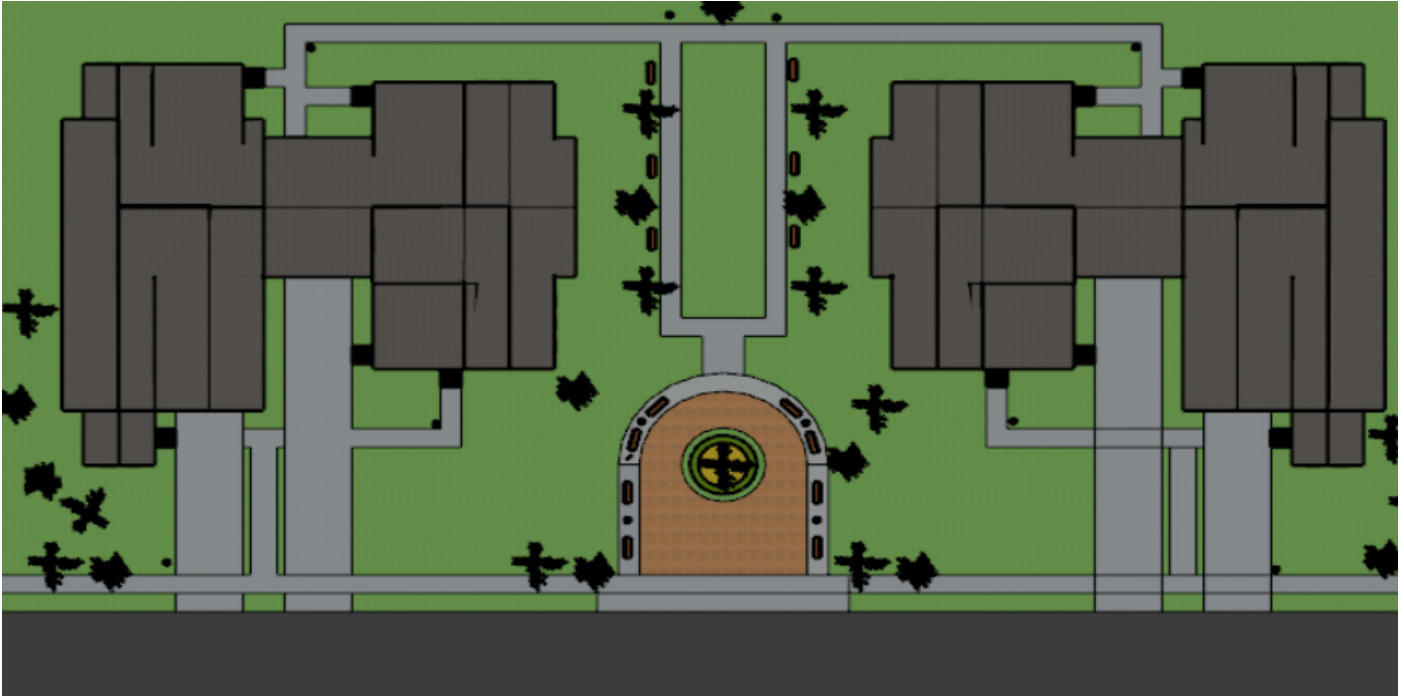


Figure 7.1

The key design considerations that define this plan are:

Highly accessible shared space connected to the street

- Close relationship to surrounding neighborhoods
- Outdoor seating
- Well-lit
- Flexible housing options

This design concept includes two duplexes, seen in **figure 7.2** and **figure 7.3** (1,400 ft² each), for a total of 5,600 ft² of housing, although lots are flexible enough to provide for nearly any mix of single-family and duplex homes.

The example housing designs include attached garages facing the street while the entrances also face the street. The homes also have paths that connect to the shared spaces from the backyard and sidewalks. Homes are arranged so that the center of the lot is open for community use. This space includes seating, open green space, and lighted pathways connecting the space with the homes on the lot, seen in **figure 7.4**.



Figure 7.2

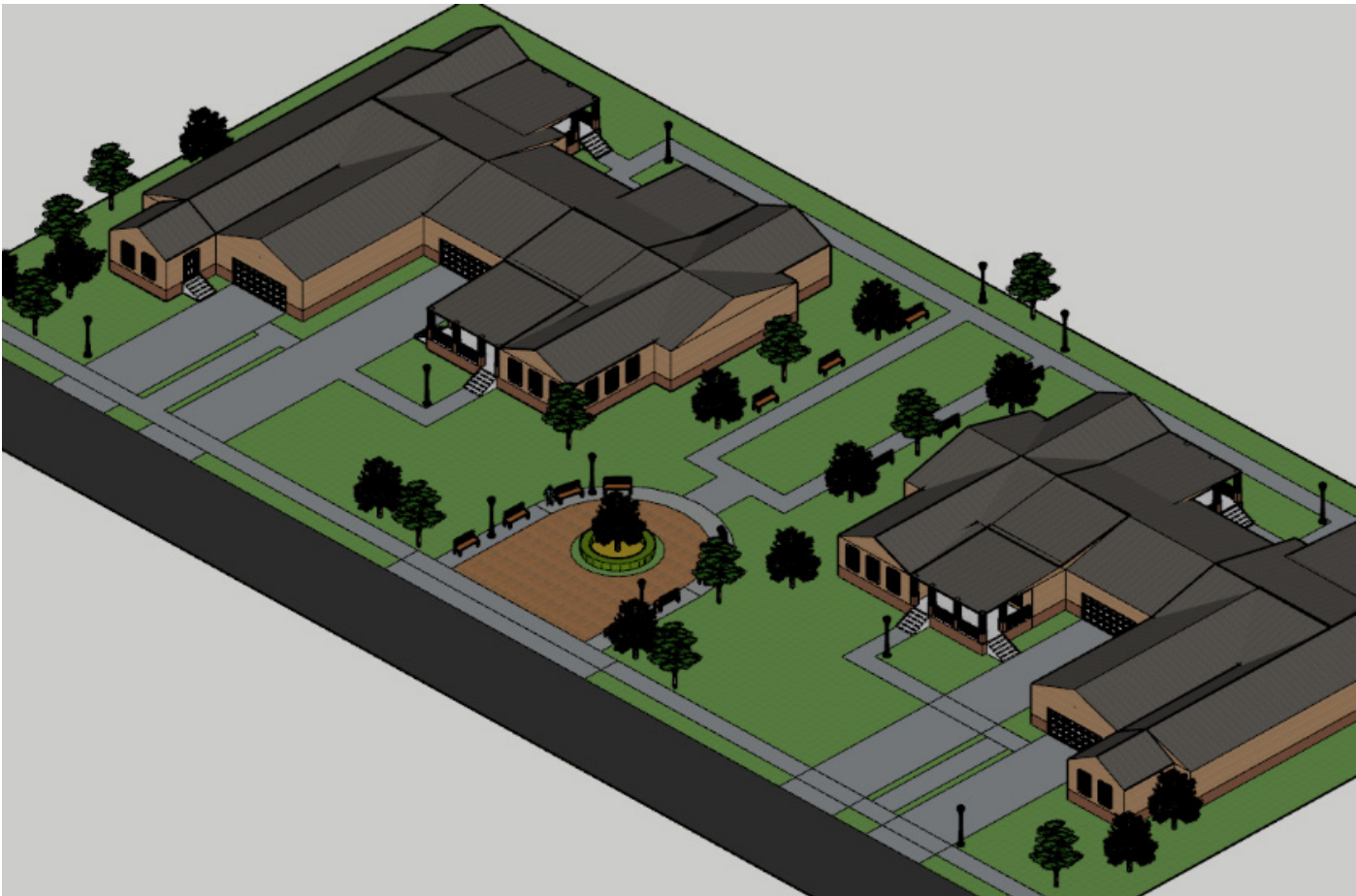


Figure 7.3



Figure 7.4: Community space with benches and feature tree

Budget Estimate

The following table provides an estimate of costs related to this concept. These costs are based on average costs of similar products, and may be significantly higher or lower for any given item. Not included are housing development costs, which are widely variable and depend on grants and other options included in this report. For an estimated construction cost of \$115/ft², the proposed home designs would cost approximately \$650,000 without any grants or other assistance. Aside from housing development, this design is estimated to cost \$57,762. The highest costs the plaza and lighting.

Although this plan is intended to be flexible and no single item is necessary to fulfill community needs, there are a few key places where funds can be saved. New trees to be planted only where necessary for providing shade to sidewalks and the seating area.. Transplanting existing trees can similarly save on new purchases.

Item	Cost per Unit	Quantity	Total
Landscaping			
Trees	\$150	23	\$3450
Seeding and Initial Care	\$0.10 per ft ²	≈ 23,864ft ²	2,386
Concrete			
Sidewalks and Paths (ft ²)	\$8	5,384	\$43,072
Parking Spaces (ft ²)	\$8	360	\$2,880
Features			
Brick Plaza	\$3,000	1	\$3,000
Hedge Ring	\$800	1	\$800
Park Benches	\$120	8	\$960
Other			
Lighting	\$300	12	\$3,600

Recommendations

- Since this concept features duplexes, it is highly recommended that Grand Junction explicitly include multi-family homes in the zoning code.
- The housing density of this design may require reducing setback requirements in the zoning code, especially side setbacks. Reduced front and back setbacks would also allow for more shared space.
- Since this concept emphasizes the shared space as public space, maintenance should be supported by the community as a whole. Extending the maintenance from Dutton Memorial Park to include this area would make sure that the area is maintained.
- The design concept currently does not include a bathroom in the shared space. While this is not a necessary feature for the space in the short term, it may be valuable to add one at some point in the future. Potentially at the rear of the site. However it is not necessary since it is a small seating area which might mitigate the nuisance of people stopping at the neighboring homes.
- Different trees can provide different benefits in the shared space. Consider including a variety of trees, including shade trees like maples, oaks, and dogwoods, as well as coniferous trees like firs and junipers. Do not include ash trees to avoid emerald ash borer infestations. As mentioned above, all efforts should be made to maintain or transplant existing trees.
- Drainage tile rework. In order to preserve the area, re-routing the drainage tiles to accommodate construction is necessary to prevent water collection on the lots. Also recommend wild grasses in the landscaping for this area.

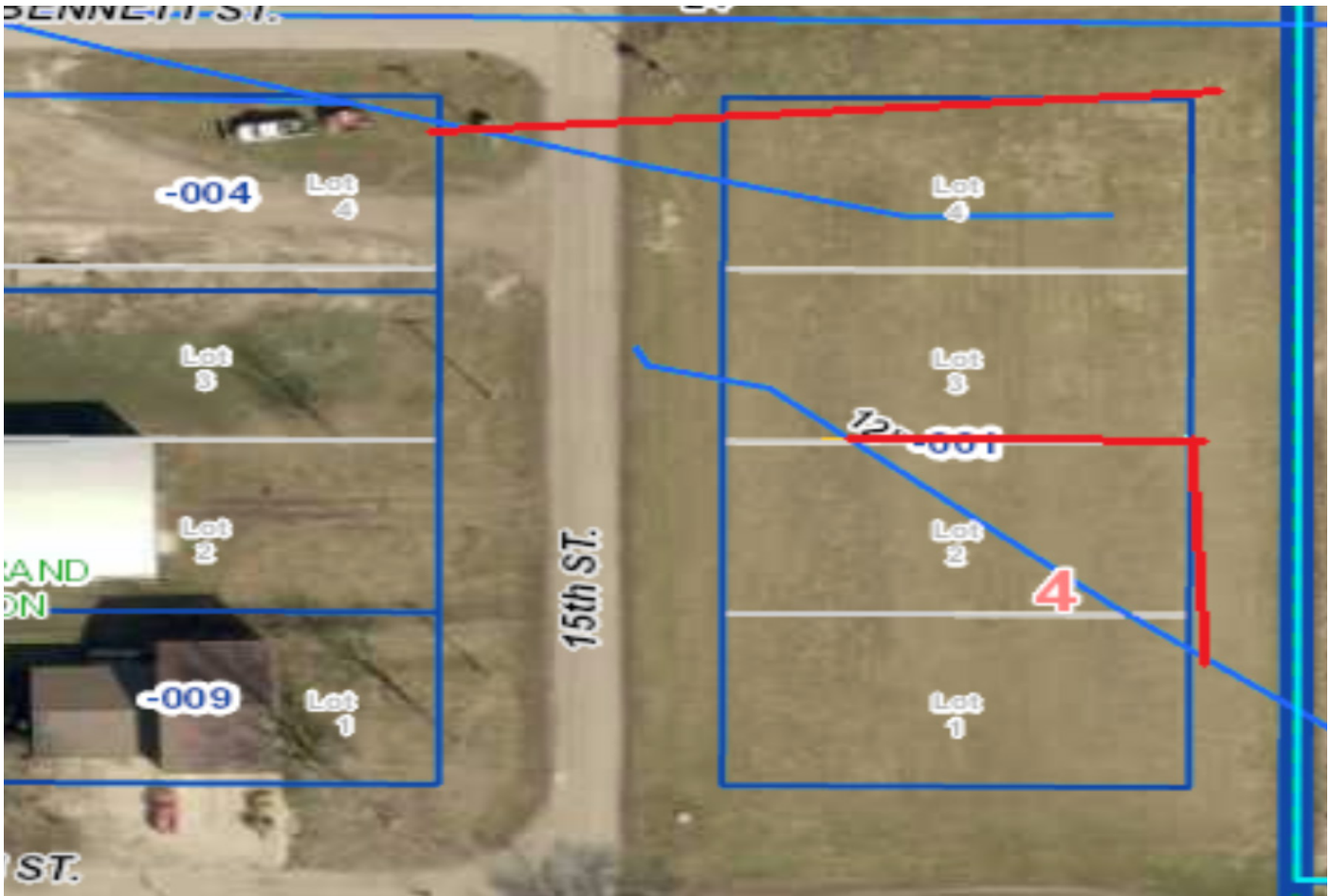


Figure 7.5: Red lines show where the existing blue lines should be re-routed

Additional Site: Park Site

Plan Overview: Design and Features

Given the substantial investment in the Lions Club shelter and the beautiful tree cover, the final design considerations were made along the lines of preserving and improving as much of the park as possible to function as a vibrant community space, while at the same time developing the site into some new housing for the city. The final design (**figure 8.1**) maintains the north western corner of the park, and develops housing along the southern and eastern frontages of the block. Gravel street parking is added to the northwestern most corners of the site, for a total of seventeen (17) new spaces. The newly refurbished park space measures 200' by 168' on the corner of the site, and includes the Lions Club shelter, as well as a new playground structure and new benching to help watch the children play. Some other infrastructure that is recommended for the park include new grills, as well as a new bike rack, as there is currently nowhere for kids to chain their bikes when they come to play. Surrounding the park area is a 6' paved concrete sidewalk that connects to block edges in all directions. This path is illuminated by eight (8) new light poles located at each corner and midpoint of the paths, keeping the park site well lit. The playground gets its own dedicated light, to help deter graffiti and vandalism, which appears to be a problem both at the current park site and at the playground on the old school site. Surrounding the park is nine (9) housing units, arranged in the model on seven (7) lots, with five (5) single family detached homes and two (2) duplexes. The housing is intended to face inwards towards the park, allowing residents to watch the children play and keep eyes on the playground, as well as to build a sense of community between new residents and help people get to know their neighbors. However, the houses also are to be attractive from the street, and appear somewhat traditional in both facades. This will help the new development blend into the existing community, and make sure that it does not feel isolated or "gated" from the rest of town. Outside of the housing units, another 6' sidewalk rings the property, followed by a 5' planting strip along the street. This network of sidewalks will help increase walkable access to the park, and will also help improve the infrastructure of the city as a whole. There are, however, no new street lights proposed in this design, which is something that the community might want to consider with the development.

Plan Overview: Housing

The site is intended to create a balanced mix of housing for the city, including detached single family homes and duplexes of various sizes. There are 7 lots included in the model provided, based on the 50' by 100' detached single family home lots and 100' by 100' duplex lots first laid out in the low density housing team report. In an all single family detached home layout, there would be nine (9) lots, with six (6) being interior lots of the 50' by 100' foot variety. The three (3) corner lots are slightly larger, with the dimensions at the "front" of the home measuring 53' by 100' feet for the lot in the southwest corner, 68' by 100' for the lot in the southeast corner, and 65' by 100' for the lot in the northeast corner. It is notable that there are larger required side setbacks for these corner lots on the street side, and that while the lots are substantially larger than the interior lots, the building envelopes are not necessarily much larger. The housing models placed in the model range from about 900 ft² to 1900 ft², and range from two to three bedrooms. The design depicts a "Cottage" model on lot 1 and lot 7, a "House" model on lot 2 and lot 6, a "Duplex" model on lot 3 and lot 5, and a "Corner" model on lot 4. These models are detailed in the low density report section, and technical drawings of each can be found in the appendices to this report, drawings labelled A-D.

Layout and Figures

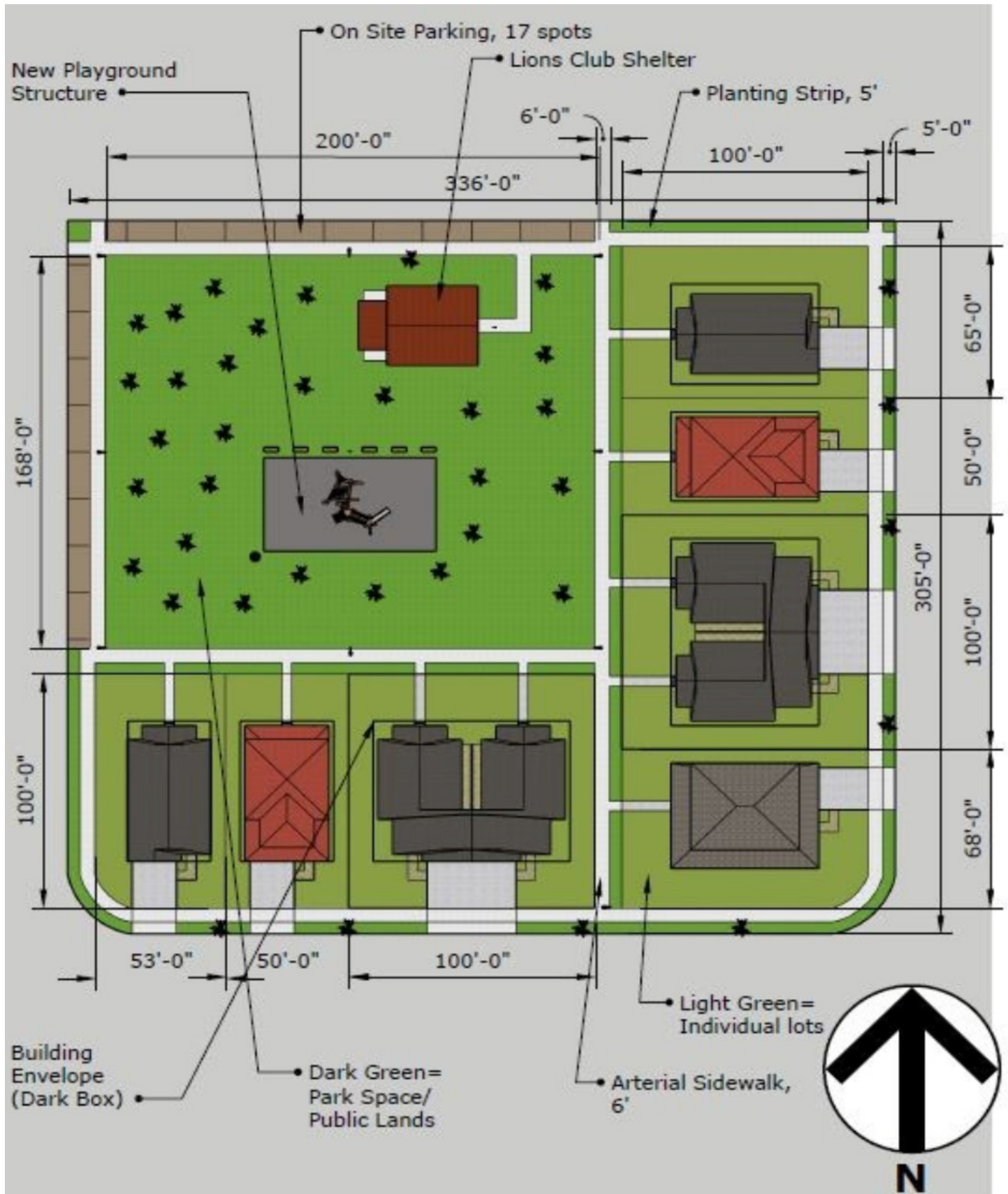


Figure 8.1



Figure 8.2: Isometric Projection of the site as seen from the southeast.



Figure 8.3: Isometric Projection of the site as seen from the northwest.



Figure 8.4 a view down an interior park path, note the light poles along the path and the front porches of the houses facing inwards.



Figure 8.5 A view of the back of the houses as seen from the street. Note the two car garages for each structure, as well as the small porch designed to make the house seem appealing, even from the rear.



Figure 8.6: The Lions Club shelter and a new playground pictured, note the picnic tables under the shelter, as well as the benches by the new playground.



Figure 8.7: A view from inside of the Lions Club Shelter, facing out towards the playground equipment, with housing in the distance.



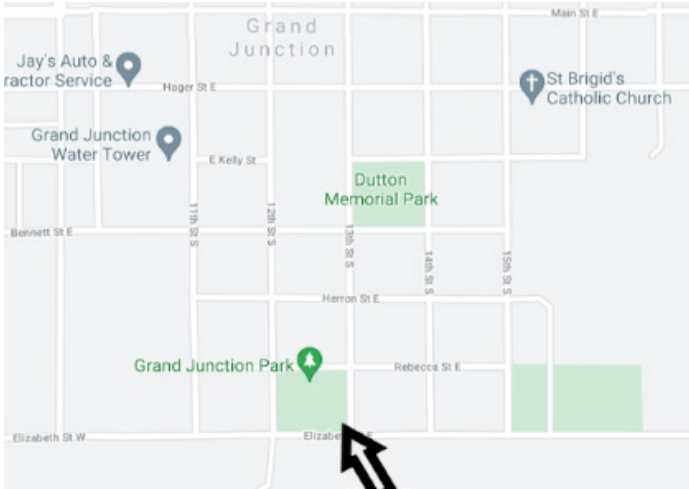
Figure 8.8: A view of the New playground, featuring the new benches for sitting.



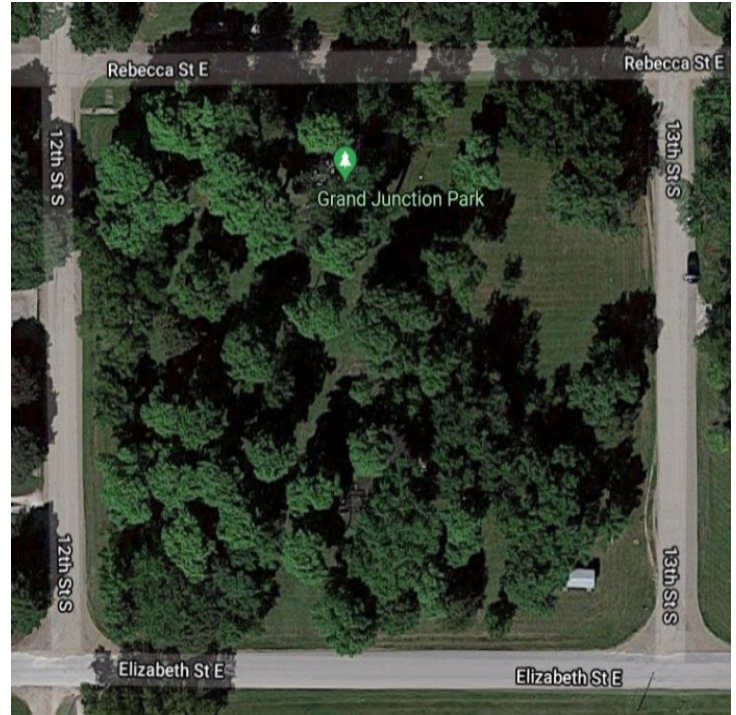
Figure 8.9: A detail of the new lighting features, with the park structure in the background.

Background

A second site that the studio was asked to look at as an alternative location to construct affordable housing on is the current site of the city park, located a couple of blocks south of the old school site on the edge of town.



These two images show the location of the park site within the city of Grand Junction (where the black arrow points) and a closeup of the location. The park lies on Rebecca St. E, Elizabeth St. E, 12th St. E, and 13th St. E.



The current city park has some great assets for the community, but also presents some major challenges to being a fun and effective public space. The largest assets of the current park include the recently refurbished Lions Club shelter, which fulfills the community desire for a gathering place that is welcoming to everyone, and the beautiful mature tree cover over the site, something that was valued at the school site. Furthermore, there is already some recreational infrastructure, such as grills and picnic tables in place, although they are in varying conditions and this plan does recommend making updates. There are some hazards as well. The extant playground equipment has aged past its prime, and is starting to become a safety hazard. There is a bathroom structure on the site, but it appears to be in rough shape as well, and is located on the far corner of the lot, making it somewhat inaccessible. Finally there is a pronounced lack of lighting, and a dangerous proximity to the fields at the edge of town, making the park a place that parents are unwilling to let their children freely roam to and amuse themselves. Other challenges to accessibility include a lack of on site parking places and a lack of paved paths for park goers to enjoy.



Figure 8.10 and Figure 8.11 display the existing park and restroom on site

Costs

Below is a very rough table outlining potential costs associated with this project. There are many caveats with the numbers given, some of which are outlined with the asterisks and the list of costs that are unable to be estimated.

Material	Units	Cost / Unit	Cost Range
Ground Cover			
Concrete*	13,133 sqaure feet	\$6- \$8 / sqaure foot	\$78,800- \$105,060
Grass (seeding)**	5,895- 34,383 sqaure feet	\$0.10- \$0.25 / square foot	\$590- \$8,710
Mulch/ Bark Chips	2,800 sqaure feet	\$10- \$15 / sqaure foot	\$28,000- \$42,000
Gravel	122 cubic yards	\$0.25 / yard	\$3,060
Landscaping			
Tree (news)	8	\$150- \$250/ tree	\$1,200- \$2,000
Trees (removed)****	30-40	\$1,000 / tree	\$30,000- \$40,000
Amenities/ Features			
Lighting	10	\$300 / light	\$3,000
Benches	6	\$250- \$350 / bench	\$1,500- \$3,100
Grills	3	\$150- \$250 / bench	\$450- \$750
Bike Rack	1	\$400- \$500	\$400- \$500
Minimum Project Cost*****			\$147,000
Maximum Projected Cost*****			\$208, 180

* This concrete area only includes concrete that is to be poured on city property, including all sidewalks not located on lots and driveway intersections with planting strips. Connective sidewalks located on individual lots and drive-ways located inside lot lines are not included in this estimate.

** Seeding areas range from the minimum area of just reseeding the new planting strips, to the maximum area of reseeding the entirety of the public space, including the whole park.

***This estimate does not include quotes from buying in bulk. It is possible that buying in bulk would lead to a lower cost for this product.

****This estimate is likely to vary widely. A quote from a professional landscaping company will be necessary for the site. However, given the densely treed nature of the site and the extensive amount that will need to be removed, it is likely to remain a major cost of the project.

*****These estimates do not take into account key factors for the total cost of the project, see below on unproject- ed costs.

Unprojected Costs

There are some costs associated with this project that were not able to be projected without getting an individual quote or making some design decisions. Some of these costs include the cost of a new playground structure, which is recommended for the project; the cost of a new bathroom structure, which is recommended for the project; the cost of demolition for the existing bathroom structure, which is recommended for the project; and the cost of re-grading the site and making sure that it is suitable for housing, which is necessary for the project. However, here is a list of resources that might be helpful for if the project gets to a later phase for handling these costs.

Project Aspect	Resource	Website	Phone
Tree Removal	Weiss Tree Service (Ames, IA)	http://www.weisstree-service.com/index.html	(515)-441-2988
	Big Enough Tree Service (Altoona, IA)	https://www.bigenoughtreeservice.com/	(515)-739-0005
	Carmen Custom Tree Services (Jefferson, IA)	Not Found	(515)-386-4962
	Walton Tree Service (Perry, IA)	http://www.waltontree-service.com/	(515)-212-0421
New Playground	Landscape Structures	https://www.playlsi.com/	Not Found
	Outdoor Recreation Products (Omaha, NE)	www.outdoorrecreationproducts.com	(402)-289-0400
	GameTime	https://www.gametime.com/	Not Found
New Bathroom Structure	The Public Restroom Company	https://publicrestroom-company.com/	1-(888)-888-2060
	ROMTEC	https://romtec.com/	(541)-496-3541
Demolition	Central Iowa Dirt and Demoo (Kamrar, IA)	Not Found	(515) 539-4054
Demolition/ Grading	Murphy Excavating	Not Found	(515) 386-4226
Land Grading	Binkey COonstruction	Not Found	(515) 386-8476
	Bolton- Menk (Jeffersono, IA)	https://www.bolton-menk.com/	(515) 386-4101
Land Crading/ Sidewalk Construction/ Residential Consutruction	Harland Construction (Perry, IA)	https://harlandconcrete.com/	(515) 979-2489

Design Recommendations: Housing

- This design features different types of housing, so city code needs to be updated to inform the design and construction of those housing types.
- Lot sizes should be kept small and setbacks should remain to facilitate construction of denser housing and maximizing the potential of infill development. More room on lots will keep current and future park spaces viable.
- New housing stock should be more varied than existing stock while still remaining within the scope of naturally occurring residences in Grand Junction. Varying the size and form of the housing can attract different residents and can help attract new investment.
- As few trees as possible should be removed in the process of constructing new housing. Existing tree cover should remain. Where possible, new trees should be planted along designated planting strips.

Design Recommendations: Park

- Some of the recreational equipment at the park should be replaced and upgraded, such as the benching and the grills. A new playground and bike rack should also be considered.
- New sidewalks should be added to provide connectivity within the park and to the rest of the community. This will also help make the park accessible to all residents, improving its pride as a gathering place.
- A new bathroom structure should be built to make sure the park has the necessary facilities to host gatherings.




CONCLUSION

Closing Statement

The information collected and provided in the preceding chapters by the Iowa State University College of Design Studio class members indicates that the community is in need of new housing units and the rehabilitation of existing homes in order to meet existing demand. In addition to the demands for the housing market, community members have indicated a desire for spaces that would allow increased opportunities for connection and socialization amongst residents.

These needs indicated by community members were considered in order to create recommendations and site plans for potential housing sites. Our vision was to provide a wonderful concept design that shows that the community of Grand Junction is thriving.


RECOMMENDATIONS



The following is a summarized list of recommendations given to Grand Junction Horizons and the City of Grand Junction put forth by the Iowa State University Students from the Community and Regional Planning course: Community Planning Studio. Recommendations put forth by the studio are based on research, information, and community input that was collected.

Detailed recommendations can be viewed throughout the report, but a summarized list is provided here to provide an overview of all recommendations put forth.

Housing Needs and Property Maintenance	
1.1	Encourage the development of affordable housing within Grand Junction
1.2	Build up the number of senior and single-family units in the current housing stock
1.3	Implement a program to protect and assist renters
1.4	Implement a incentive program for homeowners and landlords to make exterior improvements
1.5	Establish a volunteer organization to help maintain and clean up properties or work with Greene County Career Academy to assist property maintenance and housing development
1.6	Encourage preserving the existing housing stock through the restoration and preservation of historic structures
1.7	For property maintenance, consider creating temporary part-time positions for the maintenance of city parks or municipality backed volunteer groups
1.8	Grow the supply of affordable housing and lots
1.9	Diversify housing options within Grand Junction such as duplexes, multi-family housing or planned unit development
Zoning Code and Ordinances	
2.1	Amend current ordinances to explicitly support a variety of housing options, such as duplexes, multi-family housing or planned unit development (PUD)
2.2	Adopt ordinances to allow for adaptive reuse of existing structures and buildings so that they can be converted into new uses
2.3	Continue to allow time within each year for the Code Compliance Officer to look through properties within Grand Junction to ensure compliance with property maintenance
2.4	Strengthen the existing rental registration program
2.5	Amend current ordinances to require property maintenance specific to historic structures and buildings and establish a definition for historic structure and buildings
2.6	Adopt SUDAS standards for new development in Grand Junction



Financing for Future Housing Development	
3.1	Utilize Rural Housing 360
3.2	Partner with local businesses to create workforce housing
3.3	Encourage the use of Section 502 Loan Programs
3.4	Utilize Section 504 Home Repair Program to repair current housing stock
3.5	Work with Region XII Council of Governments to finance future projects and apply for grants
3.6	Utilize the Habitat for Humanity program
3.7	Apply for funding through the Local Housing Trust Fund
Additional Recommendations	
4.1	Utilize Iowa State University Extension and Outreach to assist in future planning endeavors and attend workshops
4.2	Consider supporting legislative efforts in land banking
4.3	Invest in neighborhood and community pride
4.4	Inform landlords and homeowners of grants and loan options for housing maintenance and construction
4.5	Repair the existing playground facility located on the former school site to improve desirability and increase safety
4.6	Revitalize the existing rain garden located on the former school site
4.7	Partner with stakeholders to organize and implement housing projects within Grand Junction

Potential Stakeholders and Partners

- Iowa Economic Development Authority
- Iowa Finance Authority
- Greene County
- Greene County Iowa Development Corporation
- City of Grand Junction
- Grand Junction Senior Housing Board
- Grand Junction Housing Corporation
- Region XII Council of Governments
- Grand Junction Horizons
- Habitat for Humanity
- Iowa State University Extension and Outreach
- Jefferson Career Academy
- Local businesses and services
- Grand Junction community members
- Local non-profits

Recommended Tree Species List

Different trees can provide many benefits in shared, open spaces. Trees can be beneficial in the community as they:

- Lower heating costs as they provide Summer shade
- Provide stormwater management control and assist in the recharging of surface and groundwater
- Provide habitat for significant species
- and beautifies our communities and neighborhoods

Consider planting a variety of trees in future housing developments, including shade trees such as maples, oaks, and dogwoods as well as coniferous trees like firs and junipers. To prevent infestations and tree diseases, Avoid ash trees to avoid emerald ash borer infestations and make sure to plant a wide variety of tree species.

Recommended Trees for Clay Soils
Thornless Honeylocust
Tamarack
American Elm
American Linden
Bitternut Hickory
Bur Oak
Concolor Fir
Eastern White Pine
European Larch
Norway Spruce
Hackberry
River Birch
Shagbark Hickory
Swamp White Oak
White Pine
Crabapple
Blue Beech
Pagoda Dogwood
Serviceberry

Financial Assistance Programs

- Community Development Block Grant: Housing Rehabilitation
- Section 504 Home Repair Program
- Housing Preservation Grants
- Section 203(k) Loan
- Housing Tax Credit Program for Senior Housing
- Local Housing Trust Fund for Greene County
- The Heart of Iowa
- Habitat for Humanity
- Section 502 Direct Loan Program
- Section 524 Loan Program
- FHA Loan
- Rural Housing 360

APPENDICES

Community Needs Assessment

Full Responses

Q1: Please check the gender you identify as:

24 answered 1 skipped

Answers	Responses
Male	6
Female	18
Other	0
Total	24

Q2: Please check your age range:

25 answered 0 skipped

Answers	Responses
18-24	0
25-34	1
35-49	1
50-64	10
65+	13
Total	25

Q3: How many people live in your household, including yourself?:

25 answered 0 skipped

Answers	Responses
1	12
2	12
3	1
4	0
5+	0
Total	25

Q4: Do you live in Grand Junction? If so, how long have you lived in town?:

24 answered 1 skipped

Answers	Responses
Do not live in Grand Junction	2
Less than 1 year	2
1- 5 years	2
6- 10 years	0
10 or more years	18
Total	24

Q5: Do you work in Grand Junction?:

25 answered 0 skipped

Answers	Responses
Yes	8
No	6
Retired	11
Total	25

Q6: Which of the following best describes your living arrangement?:

25 answered 0 skipped

Answers	Responses
Own	21
Rent	4
Other	0
Total	25

Q7: What type of structure do you currently live in?:

25 answered 0 skipped

Answers	Responses
Single- Family Home	22
Apartment	1
Duplex/ Multiplex/ Townhome	0
Mobile Home	0
Other	2
Total	25

Q8: How much do you spend monthly in housing (mortgage or rent plus utilities)?:

22 answered 3 skipped

Answers	Responses
Under \$300	8
\$300- \$599	9
\$600- \$899	2
\$900- \$1,199	1
\$1,200- \$1,499	1
\$1,500 or more	1
Total	22

Q9: How would you rate the condition of your home?:

25 answered 0 skipped

Answers	Responses
Excellent	5
Good	13
Fair	6
Poor	1
Bad	0
Total	25

Q10: What price range of home would you be looking for if you wanted a different home in Grand Junction or were looking to relocate within Grand Junction?:

21 answered 4 skipped

Answers	Responses
Less than \$100,000	14
\$100,000- \$175,000	7
\$175,000- \$250,000	0
\$250,000- \$350,000	0
Over \$350,000	0
Total	21

Q11: Would you support an incentive program to help homeowners and landlords make exterior improvements to their property?:

21 answered 4 skipped

Q12: What types of housing would you like to see more of in Grand Junction in general (Check all that apply)?:

Answers	Responses
Single-Family Home	14
Apartments/ Condos	3
Duplexes/ Multiplexes/ Townhouses	8
Rental Housing	4
Owned Housing	11
Senior Housing	8
Workforce/ Affordable Housing	6
Other	1
Total	55

Q13: What sort of housing would you prefer for the former school site at 405 12th street (Check all that apply)?:

Answers	Responses
Pocket Neighborhood (high density, shared outdoor space)	7
Single-Family Housing (medium/ low density, separate plots)	9
Multi-Family Housing (Duplexes/Triplexes, small apartment complex)	4
Senior Housing	11
Other	0
Total	31

Q14: If you would prefer a pocket neighborhood, what types of shared spaces would you prefer (Check all that apply)?:

Answers	Responses
Backyard/ Green Space	9
Patio Space with grill/ seating	9
Pond	0
Garden/ Natural Space	5
Other	6
Total	29

Community Needs Assessment

Full Responses - Open Ended

Q15: What is holding Grand Junction back from improving housing options, in your opinion?:

- Money
- Slum landlords
- Some people don't care what their place looks like - they need to take interest and do some work to improve their places - Take some pride and work on it
- People don't like change. People don't like to have ordinances passed that step on their rights. Current ordinances are not followed through. When people who come to Junction to look for a place to live, they see homes that have deteriorated, abandoned cars, trucks and campers in yards, broken windows and garages and sheds falling down.
- Jealousy, greed. Some people don't want to see others succeed. Sounds crazy but true.
- Low income - drugs
- Money, not much community pride, need better streets that are maintained
- Our low income population
- Financing for prospective first time home buyers, affordable to own property
- Drugs, lack of jobs, low paying jobs
- Lack of community, no pride, no incentive to do anything if the house is a rental, landlords don't care
- Too much rental property. People that don't care about how their property looks. We are surrounded by it

- Lack of community pride, apathy, money, lack of initiative of leadership
- Slum rental property
- Cost, city encouragement
- People won't trade here
- Money
- Low income housing attractive druggies. Wow open your eyes.
- Funding
- Not working on the aforementioned incentive program with landlords and ignoring something crucial! People want to have pride in and enjoy being in their town. Put more funds into town, attract more people.

Q16: What are the specific actions that Grand Junction, as a community, should take to improve access to quality and affordable housing?:

- Look into grant "free money" to get started
- Continue demolishment of unkept homes and properties. Develop a plan to attract more responsible renters and hold them accountable
- People to buy homes themselves, take pride and keep them up as [the] town look[s] better [than] it used to!! Work hard to improve look of town.
- 1. Get grants to improve sidewalks. Make people clean the snow off the sidewalks. 2. Help people clean their yards of the cars, trucks and campers. Get ordinances passed so this doesn't become a problem again. I counted over 100 abandoned cars, trucks and campers in

- Junction. There were 42 west of the library. 3. Have Greene County schools offer classes in fixing minor home problems. Maybe offer a high school class where the class comes over to Junction and offers services to seniors, installing better windows, putting down new vinyl, etc. 4. In the Summer, offer bucket gardening for seniors. Offer lawn mowing services to seniors. You get kids jobs mowing and yards look great.
- No tax hike or added expense. Fix their own junk and hour or fine them.
- Grants, high school or college carpenter classes to build and sell affordable housing
- Are there grants available for rural communities to help?
- Work with Region XII for loans and upgrades, possibly work with Habitat for Humanity on a build and/or repairs. Encourage upkeep by landlords
- Leadership people, someone to clean up, pride in what we have
- Fix what is here, take some kind of action toward the landlords[s] to fix or keep up property
- Apartments for young people
- Follow through on housing options developed in this project, rental housing inspections, apply for grants, find housing agencies that could offer assistance
- People don't seem to care about anything
- Take more pride in current houses - fix them up

Q17: What were some of your favorite memories of the Grand Junction school?:

- Working there for 25+ years
- All K-12 activities which united community through our children
- Having kids graduate here and be able to go to the school activities - which now we can't do no more!!!
- It was an old building (constructed in 1914), but it was (anyway in the 60's) well taken care of. Teachers lived in Junction. People looked out for each other. If i did something I shouldn't have, I would hear from whoever saw me and then when I got home, I would hear it again from my parents. People weren't so sensitive about their kids.
- Prom parade
- Graduated from G.J. High School
- Pool - outside playing
- None
- My children made good friends at school
- always was a place for students to gather, especially out back with their cars
- The school stores, people staying in their houses
- I started school there. My first day was at that school. It was a full day. Not half days. Basketball games.
- Donkey basketball. Globetrotters.
- Proms, graduations
- Fun with friends, good relationships with faculty, enjoyable school activities. No particular attachment to [the] building itself
- The fire escape
- Attending basketball games

- The school being there
- The open grounds
- Having not attended, I have none. My father, however, has fond memories. If my great-grandparents were still living, they no double would as well

Q18: What are some of your favorite places to visit in Grand Junction?:

- 30 yd. line
- Library
- My Grand Junction Methodist church, activities at the new community center and events whenever they have them
- The library, City Park, tennis courts
- Only [one] place to go: Library
- Coffee Corner, library, church, gazebo - flower garden on Main Street
- The park, 30 yard line
- Pool, park, able to walk distances on streets, Community center for events
- library, churches
- There is only one place and that is the library
- 30 yard line, coffee corner, bank, community center events
- Friend's homes, community center, Lincoln Highway Museum, post office, library, track, looking forward to
- pickle ball court at tennis court
- Swimming pool, Main street stores
- Park
- Bowling alley, 30 yard line, fire station when they do [that] thing for the public
- Park, tennis/basketball court
- Pool
- City hall (when open), library, Lincoln and Kennedy museums

- The library and the Lions Club Park. I'm more interested in making that park safer and better-lit for families and their children

Q19: What is it about Grand Junction that makes you want to stay in/near town?:

- Small town life. Inexpensive living
- Home ownership
- I've lived there 62 years - my husband ran x service for 45 years. Main street has little business places. Hope we can improve it
- Cheap housing costs, lower crime, relatives live here
- Too damn old to change
- Small community
- Family
- The community - small town values
- Small inexpensive, within an easy commute, opportunities to get involved in community projects, friendly people
- It is the place I was raised
- Memories, we had a nice park, good neighborhoods, kind people
- The people
- Location, I love my house [and] friends. Difficult to relocate
- Own home here, friends live here
- Grow up here and raised my family here
- Hometown
- Lifetime here
- Small town and great people
- Lived here for a long time. Brought up and raised here. Caring community (for the most part)
- The way it was run 50 years ago
- Small hometown

Community Needs Assessment

Full Responses - Open Ended

- *The potential for revitalization of the community. If funds and interests were allocated toward proper avenues - like revitalizing Main street*

Q20: What do you think Grand Junction needs?:

- *Some affordable/quality housing. Less cheap rent “dumps”*
- *Strong leadership, reassessment of need for light plant, grocery store*
- *Would like to see [the] city have a city cop - like they used to. People take pride in homes.*
- *For citizens to come together and to look for the betterment of the community and not to worry about “what’s in it for me?”*
- *We will never regain a school or grocery store. Few businesses could survive*
- *Stores*
- *Get rid of trash homes. Redo or get rid of dilapidated buildings on Main street. Sign along Highway 30 to draw people into town*
- *It needs cleaned up - It needs houses to be demolished and yards cleaned*
- *A facelift for existing properties (i.e. paint, yard clean up, maintenance of yards)*
- *Decent housing, jobs, pride in our houses*
- *A grocery store. Not a big grocery store, a place for the essentials - milk, bread, eggs. NOT CASEY’S. We have a lot of older people that are home bound and don’t drive. Just a simple store that might be able*
- to drop off a few things to keep them going until they can get to the major grocery store. On the west side of town by the football field there was a small store, the people lived above it. Most of the old timers would remember it. You could find milk, bread, eggs, coffee, cake mix white/ chocolate, baking soda, [and] yeast. People cooked back then. Not many frozen meals. The “Good Ol Days”. We need to take pride and with pride takes action*
- *[Properties] to be cleaned up [and] roads to be fixed*
- *Cash incentives for cleaning up trash and junk. Fines for not. Reorganization of city government, a grocery store*
- *Clean up properties that are junky*
- *Better infrastructure (water, sewer, streets)*
- *Housing - Jobs*
- *To enforce [ordinance] standards*
- *No low income housing. No one will move here until you get rid of low-life renters*
- *More business on Main street*
- *A renewed focus on maintaining and repairing Main street, particularly the last remaining original buildings. The facades should at least be preserved and new businesses brought in*
- *Need input from younger generation who might benefit from proposed housing. Appreciate the work of [Grand Junction] Horizons and the enthusiasm of the ISU students and staff. Whatever is done, it needs to be sustainable!*
- *Some people to work hard like we had to to improve your homes, to keep their town look[ing] better. They need to take interest so their houses and yards look better. So you could get more interest from someone wanting to move here and stay*
- *I think there is great potential for Grand Junction to improve housing. If you look at [The City of] Paton, their town is clean. Find out what they did to improve their town. There needs to be a mix of multi-housing, duplexes, senior housing and affordable housing. Make landlords take care of their properties. Stop building so many metal buildings in the residential area. When someone buys a lot and clears the lot of trees to build something, they need to replace the trees they cut down*
- *The “Mounts” are trying to get something going. I appreciate their efforts. Something I look forward to. I feel Grand Junction is becoming a dumping ground. I would not like to see government funded low-income housing; another form of dumping. Fixing up houses and properties on someone else’s property (dime) is just another entitlement. It will do no good*

Q21: Are there any other comments you would like to share regarding housing in Grand Junction?:

- *Right now, most rental places are very trashy*

as it is just their way to live.

- *Make roads into town be attractive by demolishing old boarded up houses. Priority should be on handicap - safe - affordable*
- *There are community members who can help with grant writing - businesses who can donate equipment - thank you!*
- *There is a dire need for inspection of rental properties, many are really not up to standard for renters*
- *Even though we have “senior housing” they are so disorganized. There is no organization as far as how things get done. If this new project goes through, they need to be on top of it all the time, no slacking. No passing the buck. See it through to the end*
- *Homes that are nearly shacks and/or nearly uninhabitable should be condemned and torn down to clean up the town. Other housing options need to be made available*
- *The problem with “fixing” up your property is then you are taxed higher rates - we should do like Switzerland and high taxes for junky looking properties - that’s an incentive to keep it looking nice*
- *What about the bus stop?*
- *People to care. Have outside look nice. Browntown looks terrible*
- *I think the school property, if anything, needs to be a retirement living due to there is a waiting list to get into the ones we have. We don’t need the cheap houses cause we all know what comes with that*
- *You should of kept the remodeled part of the school. You*

would have had a kitchen, gym, yard, parking, playground, and tennis courts. Perfect community center using our history. Now you have nothing but a community center no one uses

- *Fix and repair current homes first*
- *Several people own derelict houses in GJ with intentions to flip and sell them. An incentive program as suggested could make the houses sellable and bring people to town - not at the expense of such a large natural space. I would kindly suggest that our ISU students think more of the whole community’s needs, not merely the needs of a select few*

- End of Results -

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