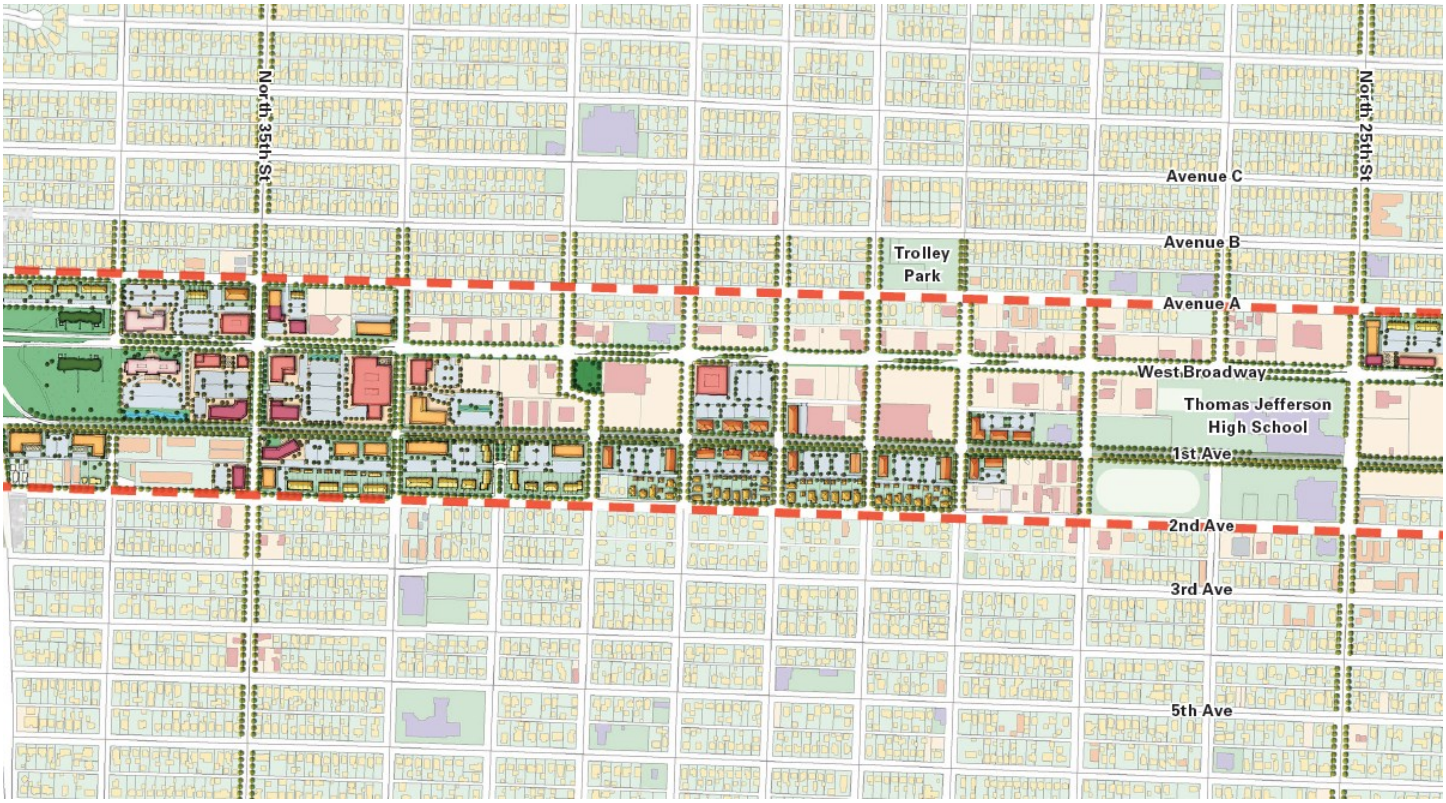
Attachment C:

West Broadway Corridor Plan Maps





Places in the plan



1. WESTERN GATEWAY

- The Western Gateway helps set the character and impression as people enter Council Bluffs from the east.
- New development in the blocks around 35th Street should be high quality and urban in character.



- South 35th Street is an ideal location for a transit station along the 1st Street transit corridor.
- Development around the station will include pedestrian-oriented retail and residential lofts immediately adjacent to the stop.



2. BUNGE GRAIN ELEVATOR SITE

- The Bunge Gain Elevator site is a large site under City control, allowing transformational development to occur along the 1st Avenue corridor.
- It is an ideal site for new residential development, including multi-family loft buildings, townhouses, and single-family houses.



3. THOMAS JEFFERSON H.S.

- Thomas Jefferson High School is a well recognizable landmark along West Broadway. Many community members have attended or participated at the school.
- The plan explores several solutions for routing future transit while protecting the school and recreational functions.



4. COCHRAN PARK

- Cochran Park represents an opportunity for a community hub around an enhanced park space.
- Parcels along West Broadway and adjacent to the park can be redeveloped with new retail, active adult cottages, and other types residential options.



5. EASTERN GATEWAY

- The Eastern Gateway sites present stormwater management and access challenges.
- Therefore, the Corridor plan recommended flex commercial, open space, and recreational uses.



Illustrative Plan



Key Plan

- COMMERCIAL LAND
- RESIDENTIAL LAND
- PUBLIC PARKS & OPEN SPACE
- HOTEL
- RETAIL
- PARKING LOT
- FLEX
- MIXED-USE
- SINGLE-FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- AGE-RESTRICTED MULTI-FAMILY



Illustrative Plan



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