



Ellsworth Estates
EE





Hansen Family
HOSPITAL
Healthcare You Can Count On





Site Inventory + Analysis

Site Plan 1"=60'



Ellsworth Neighborhood Investment Group



Zoske Electrical
Services, Inc.

Ellsworth Neighborhood Development

Iowa Falls, Iowa

Proposed Site Plan Site Plan 1" = 30'

Site Concept Narrative

Of the 15 acre site, about 10 acres is buildable land. With the former hospital structure set in the middle of this area and vehicular circulation ringing the structure, it sets the site up beautifully for a traditional neighborhood plan with rear or "alley" loaded garages and reduced front yard setbacks. This allows a more narrow lot which, in turn, adds to the residential unit density of the project. This plan features five types of residential units including single family detached, rowhomes, mansion townhomes, and apartments located in the remaining renovated hospital structure.





Phase I

18 - 20 Condo Units
Underground Parking Garage



Hotel/Motel + Local Businesses



- Housing Study
- \$350,000 for demolition
- Sold Property for \$1.00
- \$150,000 when demolition equipment in place & fence installed
- \$150,000 when demolition was completed
- \$100,000 when water/sewer was installed to Phase 1
- \$100,000 when Certificate of Completion was obtained from City
- \$429,600 Iowa's Workforce Housing Tax Credits Program







Next Phases



- 8-12 single family homes
- 2-story townhomes with attached garage
- 2-story row houses with rear “alley” loading garage
- Three 3-story apartment complexes with 36 rental units of 1,000 SF with fireplace and private terraces



Questions?

