

230 Main Street in Bennett, Iowa

*The Bennett Site Revitalization Plan was developed through a **community-driven planning process** that included stakeholder meetings, a community survey, a project website, the Spring Vendor Event, and a public open house. Throughout the process, residents consistently expressed a **desire for practical, cost-conscious improvements** that would strengthen Main Street, **support community gathering**, and **create long-term value** for Bennett. These priorities directly informed the preferred concept for 230 Main Street.*

Site Overview

230 Main Street is a City-owned vacant lot located along Bennett's Main Street corridor. With demolition complete, the site presents an opportunity to create a highly visible public space that enhances community life and supports Main Street activity.

Key Site Characteristics

- Central Main Street location
- City-owned property
- Vacant Site
- Overwhelming community support for redevelopment
- Community generated site vision

Preferred Development Concept

The preferred concept for 230 Main Street is a flexible public gathering space that supports everyday use, community events, and veterans' memorial features while contributing to a more active and welcoming Main Street.





Key Concept Elements

- Core Plaza Improvements
 - Landscaping & rain gardens
 - Pathways
 - Fencing
 - Lighting and electric connections
- Enhanced Amenities
 - Pergola
 - Farmstand
 - Veterans' memorial
 - Seating
 - Art mural

Planning-Level Cost Estimates

Item	Low – High Cost
Investigation and Site Readiness*	\$7,000 - \$20,000
Site Preparation	\$25,000 - \$41,000
Core Plaza Improvements	\$25,550 - \$78,800
Enhanced Amenities	\$37,900 - \$92,400
Construction Contingency	\$10,050 - \$23,800
Engineering Design	\$9,500 - \$19,000

Total \$115,000 – \$275,000

*The estimate includes environmental investigation activities but does not include costs associated with environmental remediation that may be required if contamination is identified during future site investigations.



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