

236 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 provide long-term value for Bennett. **Public input consistently identified a library-centered reuse** of 236 Main Street as the preferred redevelopment direction.

Site Overview

236 Main Street is a City-owned former bank building located in the heart of Bennett's Main Street corridor. The approximately 2,668-square-foot building includes a main floor, basement, and existing parking area, creating an opportunity to repurpose an existing structure for expanded community use while maintaining an active presence on Main Street.

Key Site Characteristics

- Prominent Main Street location
- Existing building suitable for adaptive reuse
- City-owned property
- Opportunity to expand library services
- Overwhelming community support for redevelopment
- Community generated site vision

Preferred Development Concept

The preferred concept for 236 Main Street is the adaptive reuse of the former bank building as a library and community-serving space. The concept expands the community's library services while providing flexible spaces for meetings, programming, study, and informal gathering.





Key Concept Elements

- Expanded library services
- Flexible programming spaces
- Study rooms and computer workspace
- Historic vault exhibit and local history
- Coffee bar and informal gathering area
- ADA accessibility improvements
- Main-floor restroom

Planning-Level Cost Estimates

Item	Low – High Cost
Environmental & Accessibility Improvements	\$113,000 -\$227,000
Building Rehabilitation	\$56,000 - \$234,500
Library & Community Space Buildout	\$37,500 - \$132,000
Construction Contingency	\$17,000 - \$47,500
Engineering Design	\$21,000 - \$59,000

Total \$245,000 – \$700,000



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