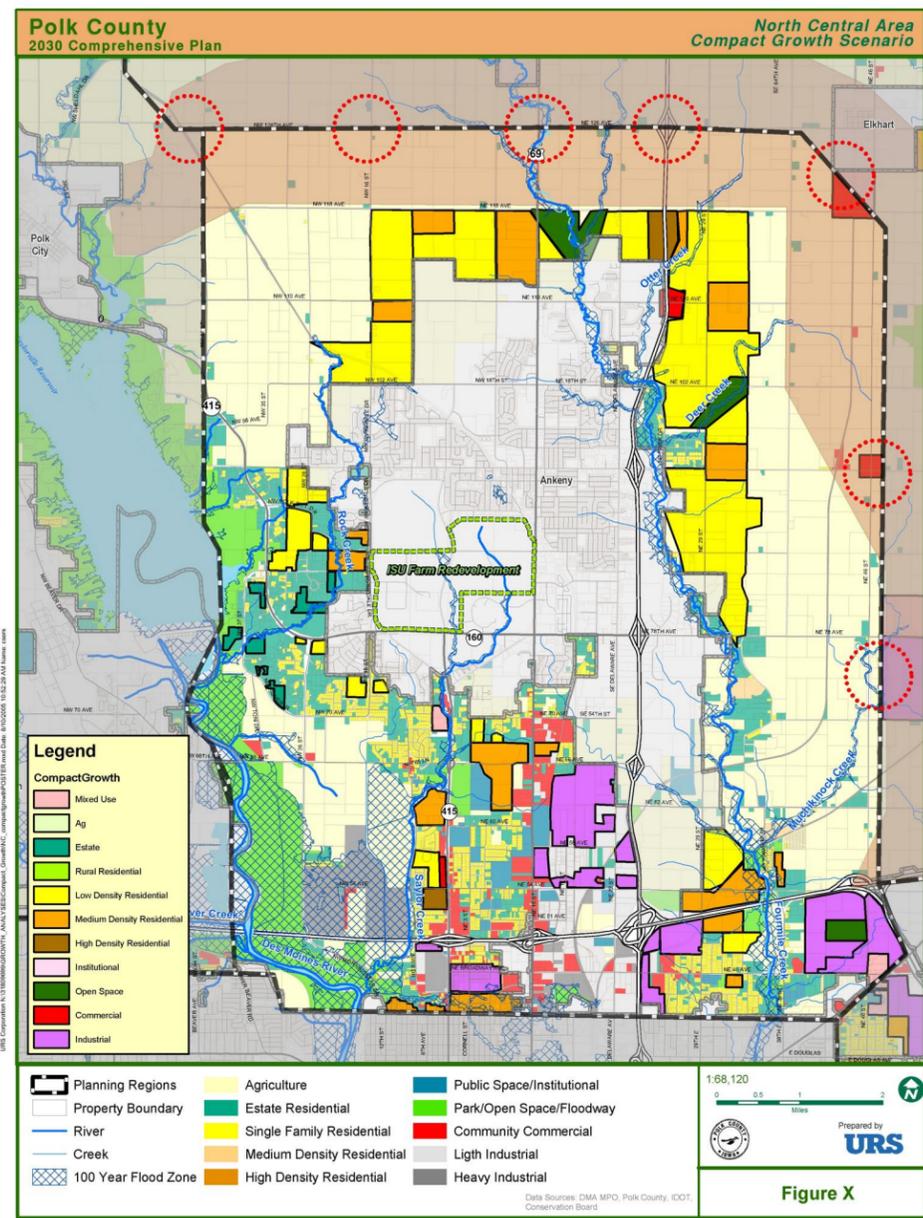
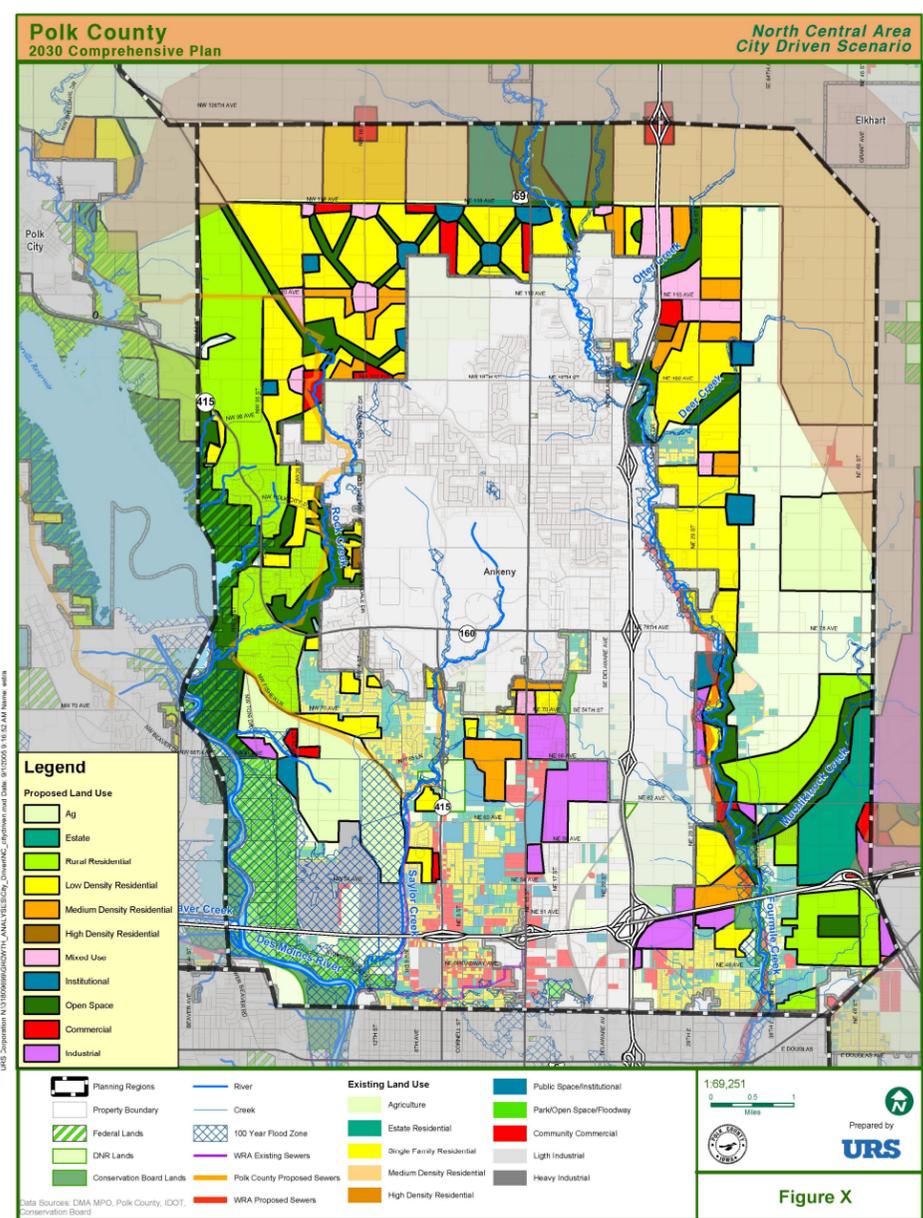


The Current Trends scenario shows major expansion of low-density and medium-density housing on the northwest, north and east sides of Ankeny and expansion of rural residential development to the northwest and southeast. Some medium-density infill development is shown west of Highway 69, and extension of industrial areas is shown west of I-35 and along the I-80 corridor. This scenario shows potential interchange locations along the proposed Northeast Beltway; these were later removed on the recommendation of the Steering Committee.



The Compact Growth scenario reduces the expansion of residential development around Ankeny and emphasizes medium- and high-density housing along the NW 2nd Street and NW 14th Street corridors and in the unincorporated village areas of Norwoodville and Marquisville north of Des Moines' boundary. Industrial expansion is shown south of Ankeny, and at the I-80/Highway 5/65 interchange. The ISU Research Farm in Ankeny (now known as Prairie Trail) is highlighted as a major redevelopment site for mixed use and higher-density housing.



The City-Driven scenario primarily reflects the plans of Ankeny and Des Moines, with Ankeny's planned pattern of one-mile square neighborhoods in developing areas. In other respects, this scenario resembles the Current Trends scenario.

Comparison to future land use plan: The plan for the North Central area went through several additional iterations, including recommendations from some Area Committee members for less expansion by the City of Ankeny and more redevelopment in Des Moines. The scenario selected by the Steering Committee essentially combines the residential growth envisioned in Ankeny's plan with the infill and redevelopment shown in the Compact Growth scenario. As shown on Figure 3-2, the Agricultural Transition area around Ankeny is intended to reduce the risk of premature large-lot subdivision and leapfrog development. The area southwest of the I-80/Highway 5/65 interchange has been annexed by the City of Des Moines.

North Central Area Planning Scenarios