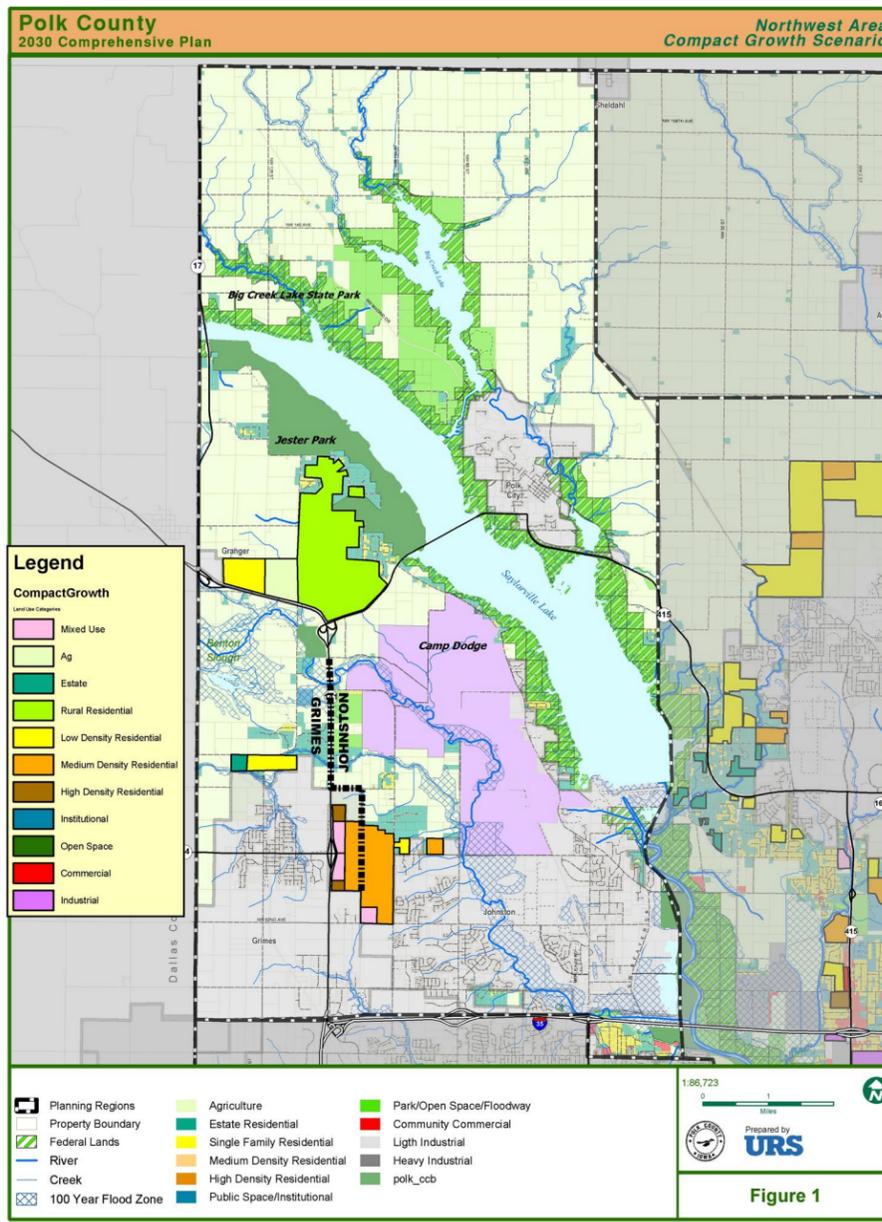
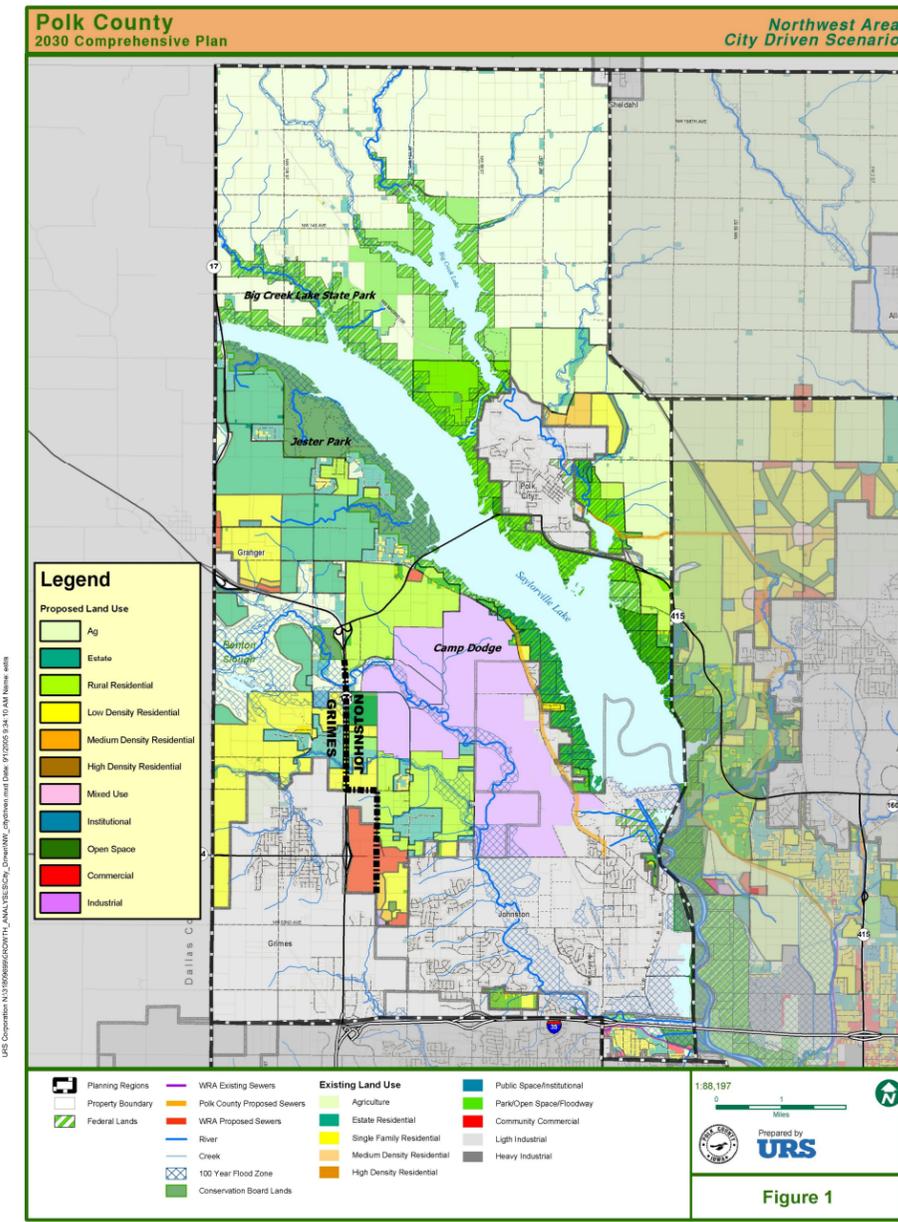


The Current Trends scenario shows the expansion of the cities of Grimes and Johnston to the north, west and east of their current boundaries. Estate development is shown as extending into most rural areas south of Saylorville Lake. Commercial and higher-density residential development is clustered around the Highway 141/44 interchange between Johnston and Grimes. Some residential development occurs north and east of Polk City.



The Compact Growth scenario emphasizes mixed use and um-density housing around the Highway 141/44 interchange. Rural residential development expands beyond its current land area west of Jester Park, but most other rural areas remain agricultural

Comparison to future land use plan: As shown in Figure 3.2, future land use for the Northwest Area combines certain aspects of each of the planning scenarios. Johnston's expansion area is located south of Camp Dodge, planned for low-density residential development (since public sewers will be available). Higher-density residential, commercial and mixed uses are located along the Highway 44 corridor between Johnston and Grimes. A few areas adjacent to Big Creek Lake State Park are designated for estate development, with mandatory conservation design. Areas north of Camp Dodge are also designated for conservation design in order to cluster new development away from the boundaries of the facility.



The City-Driven scenario shows rural residential development (as per the City of Johnston's comprehensive plan) south and northwest of Camp Dodge. Commercial development is focused around the Highway 141/44 interchange. The cities of Grimes and Granger expand north of their current boundaries, primarily with low-density housing. Polk City's expansion area is largely the same as the Current Trends scenario.

## Northwest Area Planning Scenarios