



ALLEN/GATES NEIGHBORHOOD  
CONCEPT PLAN

US HIGHWAY 63 PLANNING STUDY  
WATERLOO, IOWA

DRAFT

LEGEND

- Proposed Future Residential
- Proposed Future Commercial
- Proposed Future Allen Campus Expansion
- Proposed Future Redevelopment
- Proposed Future & Existing Open Space
- Proposed Future Street Connection
- Existing Street
- Proposed Enhanced Pedestrian Connection
- Proposed Enhanced Pedestrian Crossing
- Bike & Pedestrian Trail
- Wetland or Open Water
- FEMA 100 Year Floodplain
- 10 Foot Contours

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