



BOLTON & MENK, INC.®

Consulting Engineers & Surveyors

1301 Locust Street • Suite E • Des Moines, IA 50309

Phone (515) 259-9190

www.bolton-menk.com

Mississippi Drive – Kickoff Event

9/1/2015 Blue Zones Kickoff Presentation

Public responses to the question ‘what do you want Muscatine to be, 20 years from now?’

(Responses were categorized as follows)

Physical Design

Trees lining the street; restaurants and shops on or looking at the river; a park-like feel

Lots of green, plantings and less concrete. Really active and busy. The first of many showpieces for the future.

A flourishing downtown and Riverfront. Filled with shops and activities for all age groups. A fun destination to come to.

Colorful plants, stage for community events, public walking, friendly

Mississippi drive will be a combination of cars and walkers/runners. A hotel that is the pearl of the city. A line of trees with businesses all within walking distance.

Dream – Riverfront with music and restaurants, trees, and flowers. Places to gather. All green space – trees walking trails. Condo housing overlooking on river. Connect at downtown. Families.

2 lane divided road with median. Some type of easily maintainable landscape. More businesses in downtown. Possible 2 way 2nd street. More trees on riverfront area by new road (Mississippi Drive)

Streets using complete-street concept. Hosting specialty stores, restaurants, housing and a 5 star hotel.

Center piece of our community. The most desirable need estate addresses in the area. Gathering place for all ages. Full of people seeing and being seen. Lots of bollards. Good transitions – natural materials- not gorish paint.

A tree lined pedestrian friendly conduit for traffic that connects the downtown with housing retail and industry. See softscapes, paths with bricks and historical mods to the buildings and heritage

Brick paved streets with “new” historic looking infill buildings lining Mississippi Drive with new restaurants, breweries, etc.

More river front green space. More “off river front” parking.



All stone front filled. Bicycle lanes. Pedestrian friendly cross walks. More shaded bench areas. More outdoor dining options.

3 lane to go from South 61 to North 61 bypass to move traffic. No infringement on business parking lots.

Continued movement of traffic flow while joining quality residential and commercial venues.

A combination driving, cycling, pedestrian through connecting the riverfront with downtown activities and businesses seamlessly.

More advantage of river and river front with lights and with activities.

A real concrete skate park. A dog park. A flower garden. A zoo (small). A well-lighted walk path. Benches with Wi-Fi.

An ecologically sound, social gathering place, that serves the economic, physical, emotional, and aesthetic health of Muscatine and its visitors.

Few communities on the River can boast of 27 acre river front and only 1 block from downtown. Wow.

A park that happens to have two narrow strips of concrete for autos to move slowly.

Social

A place where people will want to visit. Where you can shop, walk, listen to music, good restaurants. People out of town will want to visit.

Something like Galena or La Claire – a weekend destination spot – lots of shops, good restaurants, entertainment

Mississippi Drive will be the focal point of the city. Friends, family, pets & tourists will want to be here to shop, drive, live and play. It will have top of the line signage to get folks from the Interstate 80 and from across state borders. Plus you will have to visit the famous port city underground pizza restaurant!

Welcoming – with ramped up community activities so that residents enjoy as much as visitors our gorgeous riverfront.

Riverboat activity & destination. Connectivity between 2nd and riverfront. Gleaming gateways into downtown. Quiet railways. A monorail between here, quad cities, and IA City. A comedy club

A futuristic design and transition from work, play, shopping eating, and outdoor sports and entertainment.

Modern, big kid friendly. Nature, food/reception, walkable, sand volleyball, swings, coffee shop, shops.

No parking meters. Green space. Fresco dining. Riverfront dining. Bicycle paths. Some type of museum. Entertainment venue i.e. amphitheater.



Recreation

Place to walk, bike, enjoy family activities, have green space place for entertainment – concerts, etc. Water recreation opportunities.

Aesthetics

Make it beautiful and remarkable.

It will be a beautiful, pleasant gateway to an already beautiful riverfront and going on to a much improved area of south Muscatine.

Fabulous initial impression of our community. Showcase of the river/downtown. Gateway to our community. Connection/place for all of our community to “be” hang out.

Unique historic downtown area with local shops and businesses. Restaurants, shops, convention center, apartments, venues.

A green, friendly space able to support entertainment and markets. Something artistic will want to paint.

Cultural

A place to learn and celebrate local art and music. Not just for kids. Creativity is key.

River front destination the water, where history & community brings enjoyment for all ages and eco entertainment

A connecting point to downtown, Mississippi river industry with the means to add culture and landscaping/art to Muscatine.

Quiet – no train whistle. Entertainment Pavilion on river. More restaurants on Mississippi Drive. Boat slips upgraded. Dock to receive cruise ships. Docks for visitors by boat.

Family

Family oriented outdoor space. The central park of the Midwest. Greener spaces, less parking. More vertical parking (as in park). Bring back a streetcar. Garages. Possibly outdoor food vendors. Signage to direct people there similar to Clinton IA.

A family friendly environment



Families gathering. A welcome zone for all ages – the Defining descriptor of our community. A mix of business, art, and recreation. A vibrant connection of our history and our future.

Welcoming space for families to come together. Gathering place. Green space. Surprisingly beautiful. Destination. Walkable connected to shops.

Circulation

Easy to cross from 2nd street to riverfront. Improved traffic flow. Encourage downtown shopping. More outdoor dining. Downtown thriving – more shops.

Space for parks, trails, socialization. All connected to a thriving business community.

Easily walking/biking parks. Trails and great shops and restaurants. Calm and peaceful but active.

Riverfront integration with downtown, easily accessed and Mississippi drive is the connection or hub for Muscatine. The arc from which the spokes radiate.

Mississippi – a wonderful walk and drive areas for connecting the river and downtown. Park the car & spend the day enjoying all of downtown and the river. Show off this great city Band shelter to enjoy music of all kinds.

Accessible. Seamless connection with environmentally inviting people-focused pathways and by ways and healthy enterprises. Fun, gathering places.

Transit – oriented, walkable residential/commercial development attracting more people to downtown/riverfront area. A self-powered replica historic streetcar (or several) will carry riders between downtown and the sports complexes.

Natural habitat to connect humans with their environment. Boats, bikes, people all moving together. Restaurants, night-life, and energetic social scene for all ages.

Beautiful Riverfront – that is the center stage of Muscatine – that connects to vibrant downtown – all in easy walking distance. Every weekend events scheduled

Pathways to business sites from parking lots. Free parking. Kids with ideas for all. Music

Messed up disaster if the roundabout is built. The roundabout torn out!

Pedestrian walkway without obstacles. Connection downtown to the river with outside of the river with music food and river cruises.

More bike parking – like bike rack at Mesa. Bike lanes. Way to safely biked from downtown to river tail. Affordable, nice downtown housing.

Pedestrian connection to river front from downtown. Bike lane.

Smooth traffic flow. Bike lanes.



Easy flow traffic without center turn lanes and no roundabout. Walkway over Mississippi Drive.

Other

The river, plants, green, sky, trees, people walking, running, enjoying.

Why did it get so bad? It's gone so downhill!! Will there even be shops? Restaurants? 20 years!!

A place that my kid will want to live in after college. That will require good paying jobs, shopping, recreation and needs to feel like a place to be.

It will be flooded and under water if we don't protect the levee

Parking for short term visits for elderly and handicapped. Vehicles able to access all areas. Dedicated bicycle crossing on Grandview Ave to string of pearls path. Chairs and trees and rooms all along river drive and front area.

A welcoming, vibrant showcase of Muscatine. Less concrete, more colors, more trees, abundant gathering spaces. The area should showcase the history of Muscatine, the Mississippi River and draw both visitors and residents. It should have art, trees, colors, benches.