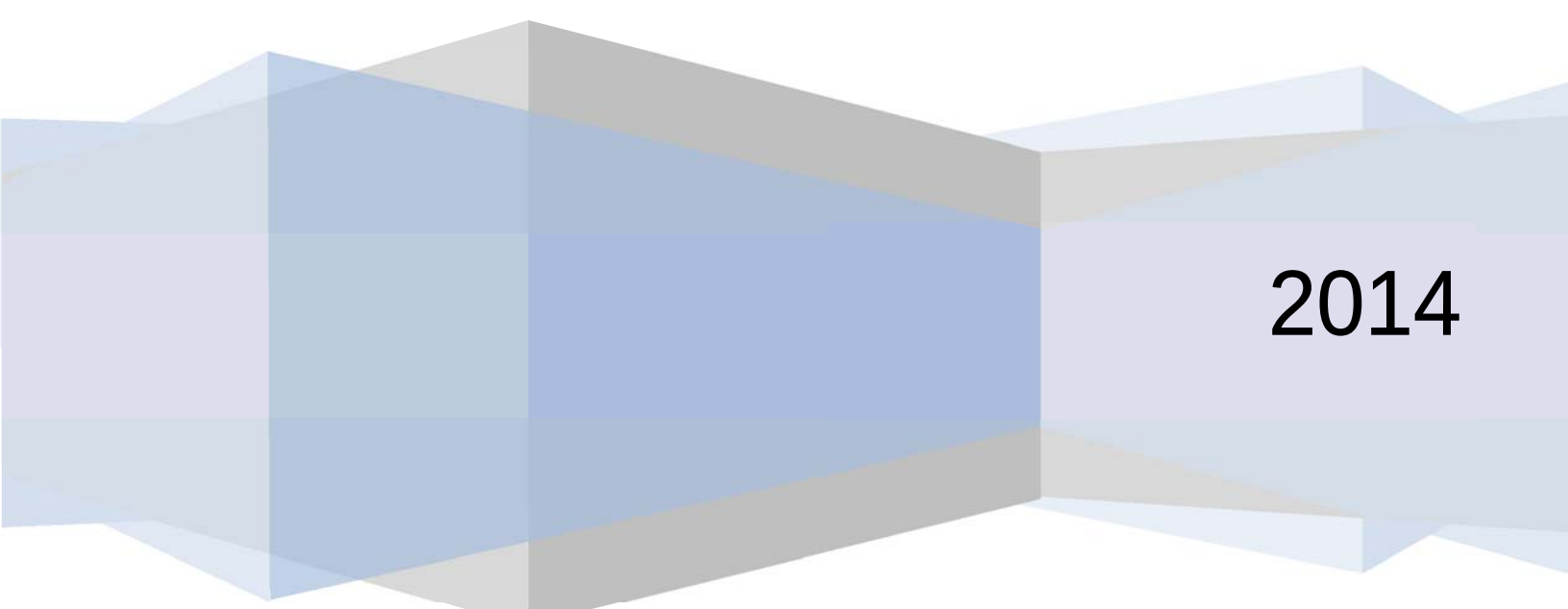


City of Muscatine

Mississippi Dr. Corridor

Analysis & Report



2014



BACKGROUND

At the request of the City Administrator, Community Development Director Steve Boka and I have revisited and updated the much discussed and proposed Mississippi Drive Corridor Project. Numerous public meetings and charettes have been held by Stanley Consultants and their partner, RDG, encouraging public input on what they (local citizens, industries and CBD businesses) perceive as needed redesign/reconstruction and future use of the Mississippi Drive Corridor (See Attachments A & B). A report was submitted to the Muscatine City Council in April 2007.

Stanley Consultants has been contracted to prepare preliminary design and process and secure Environmental Clearances required by Federal and State law when construction involves Federal/State funding. The Environmental Impact Statement (EIS) is scheduled for completion in December 2014.

The contract between Stanley Consultants Inc. and the City of Muscatine for the preliminary design and Environmental Clearances is \$1,032,094. To date Stanley Consultants has been paid \$873,475.97. There is \$158,618.03 authorized balance outstanding and \$55,621.64 unauthorized contingency. This contract was funded with 80% Federal money (STIP & TCSP) and 20% local match.

What follows is a more detailed analysis of outstanding issues --- Environmental Impact Statement, Property Acquisition and Demolition, Final Design and Construction. We show this via calendar years in order to put into perspective a flexible timeline for this project.

2014 - ENVIRONMENTAL IMPACT STATEMENT

- Libby Willenga (DOT Cultural/Environmental Division) requesting more data
- Stanley Consultants Inc. will provide data Ms. Willenga is requesting
- 4(f) and Environmental Assessment drafts are out for regulatory agencies review now (Attachment C)
- EIS must be approved by all regulatory agencies:
 1. SHPO, DOT Cultural/Environmental Division, IDNR
 2. Federal Department of Interior
- Transfer of Jurisdiction (TJ) may impact financial responsibilities
- Projected Timetable as submitted by Stanley Consultants Inc.
 1. January 2014 --- City review
 2. March 2014 --- Comments on final draft
 3. May/June 2014 --- Federal FHWA review
 4. July 2014 --- Public Hearing (EIP/4f)
 5. August 2014 --- Public Comment Period
 6. September 2014 --- Completion
 7. October 2014 --- Final Completion Signed by FHWA
 8. December 2014 --- Distribution of final documents (6-18 month process)

2014 - PROPERTY ACQUISITION & DEMOLITION

- Transfer of Jurisdiction of Mississippi Dr.
 1. Wait for DOT Commission Ratification (July 1, 2014)
 2. This will determine schedule for acquisition/demolition
- Potential Acquisition/Demolitions (Attachment D):

TeStrake Bros. Inc. - 207 Green Street
Assessed value \$135,000
Ice House Historical
Third Party Purchase

Greenfield Environmental Multistate Trust LLC - 201 Green Street
Former Mustang Market (Gas Station)
Assessed Value \$46,000
IRS issues

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Ground Contamination



City of Muscatine Carver Corner

Seek release of restrictive covenants (DNR Response 1/24/14 - Attachment C)

Carver Riverfront Real Estate Inc. - 1030 Hershey Ave.

Former Beach Lumber Yard

Assessed Value \$167,000

Possible Donation

■ Acquisition/Demolition – Future Flood Mitigation (Attachment E)

Gary Diercks - 117/119 E. Mississippi Drive

Assessed Value \$211,000

Listed in CBD as a Local Historic Site (Henderson Motors)

■ Acquisition/Demolition – Future Redevelopment Opportunities (Attachment F)

Muscatine Downtown Investors

405/407 W. Mississippi Drive

Parcel #1302208014

Assessed Value \$123,330

403 W. Mississippi Drive

Parcel #1302208018

Assessed Value \$96,480

■ Estimated Demolition Cost = \$250,000

2015 - DESIGN

■ Preliminary Design Completed

1. Original estimate = \$8.5 million
2. Updated estimate = \$12 million (\$9 million plus \$3million in utility work)
3. Grandview Drive = \$4 million (Guestimate)

2015 – DESIGN ELEMENTS

■ Complete Street Concept/Paving & Sidewalks (Attachments G & H)

1. From E. 2nd & Mulberry to Carver Corner Intersection
2. Merging CBD with Riverfront
3. Flood Protection
4. E. 2nd & Mulberry Intersection
5. Traffic Signals
6. Estimated Cost = \$4.8 million

■ Retaining Wall (Attachment I)

1. Approximately from Linn Street. to Ash Street
2. Not included in original estimate
3. Estimated Cost = \$1 million
4. Railroad property/costs (Opened discussions)

■ Electrical Underground

1. Move the transmission and distribution electric lines
2. Estimated Cost = \$1.5 million

■ Underground Utilities

1. Storm Water = \$750,000
2. Sanitary Sewer = \$1,000,000
3. Water Mains = \$1,000,000

■ Connectivity

1. Decorative/Historic Lighting
2. Landscaping
3. Roadway Lighting
4. Estimated Cost = \$700,000

■ Conduit Extensions

1. Estimated Cost = \$10,000

1. Estimated Cost = \$1,200,000 (10% of Construction)
2. Request for Proposals for Design Services

- Project Manager/Project Coordinator

1. Estimated Cost = \$250,000



2015 – DESIGN ELEMENTS NOT INCLUDED

- HNI Campus Area (Attachment J)
 - 1. E. 2nd from Mulberry to IA 92 Bridge
 - 2. HNI Overpass
 - 3. Other HNI Improvements
- Hawkeye Lumber Site (Pearl 3 component)
- Bluff Stabilization
- Railroad Arch in Papoose Creek Sewer (Railroad expense)
- Alley No. #1 Expanded Improvements

2015 – FINAL DESIGN NOTES

- Construction Costs will be impacted by NO Federal or State requirements
- Recommendation: Prepare and Review Design Proposals



2016/2017 – BID AND CONSTRUCTION

FUNDING SOURCES

■ Transfer of Jurisdiction Agreement

1. \$13 million
2. Concern: What is City's obligation under previous agreement (TBD)
3. Can acquisition/demolition move forward?

■ Federal Funds

2. National Scenic By-way Road
3. IEDA/EDA
4. Surface Transportation Funds (STP) 2018

■ Muscatine Power & Water

1. Underground Utilities - Electrical & Water

■ Railroad

1. Retaining Wall, Railroad Arch at Papoose Creek

■ TIF - CBD/Southend

■ One Cent Local Option Tax

1. Storm & Sanitary Sewers
2. Roadway Improvements

■ Tax Abatement Incentives

■ \$100,000 of unexpended funds

■ Private Contributions

1. Local Businesses and Foundations

PEARL III PROJECT IMPACT

- Source for leveraging additional funding
- The following discussed Pearl III projects would impact the Mississippi Drive Corridor
 - 1. Band Shell
 - 2. Hawkeye Site (Trailhead and parking)
 - (a) dredge spoils relocation
 - (b) Development of this site for permanent use
 - 3. Aesthetics for Mississippi Dr. Corridor Project
 - (a) kiosks
 - (b) walkway joining downtown and riverfront (raised or street level) (Iowa and Cedar)
 - (c) trail crossings
 - (d) landscaping
 - 4. Public Art
 - (a) Riverfront
 - (b) 8th & Cedar
 - 5. Overhead utilities
 - (a) place underground in the CBD
 - 6. Streetscape in CBD
 - (a) Extension of Alley #1 Improvements
 - 7. Acquisition/Demolition of Carver Corner
 - 8. Gas Dock/Marina Expansion
 - 9. Leased Seasonal Parking

ECONOMIC DEVELOPMENT IMPACT AND OPPORTUNITIES

- McKee Corner
 - 1. Redevelopment for Public/Private Use
- Way Finding
- Aesthetics/Beautification
- Hawkeye Site Development
- Flooding Abatement
- Connectivity
- Muscatine Downtown Investors
- Proposed CBD Hotel
- Carver Corner Redevelopment
- Designation of "Slough Town" Historic District

RECOMMENDATION AND SUGGESTED PROCEDURE

ALLOCATE ONLY \$6.5 MILLION FROM TJ

2014

- Conclude EIS
- Determine any restrictions as a result of TJ
- Conduct RFP (2 Separate Contracts), After July 1, 2014
- Begin Acquisition Process
 1. TeStrake --- Appraisal Firm or In-House (hire Jim Rudisill)
 2. Greenfield Environmental (Appraisal Firm or In-House (hire Jim Rudisill)
 3. Carver Riverfront Real Estate - non-profit group to work with Carver
 4. Contact Gary Diercks regarding future Corridor plans and his interest
- Meet with Local Business Officials to discuss HNI's role in Corridor Project
- Meet with CIAT regarding Pearl III projects related to Corridor project
- Contact Railroad about Corridor Project
 1. Show their liability
 2. Have them partner with us
 3. Legislative pressure
 4. Industry pressure
- Meet with MPW to discuss their infrastructure and costs and their level of participation

2015

- Demolish acquired property under one contract
 - Meet with stakeholders to show project as defined
 - Line up Financial Strategy
 - Submit application to various agencies:
 1. Scenic By-Way
 2. Pearl III
 3. MUSCO Lighting
 4. STP
 5. Carver Charitable Trust
 6. Federally Directed Money
 - Review with Council at In-Depth Meeting
- Hire Engineering Firm for Final Design

2016

- Complete Final Design and prepare for Bid Letting



2017/2018

- Construction

2018

- End construction