

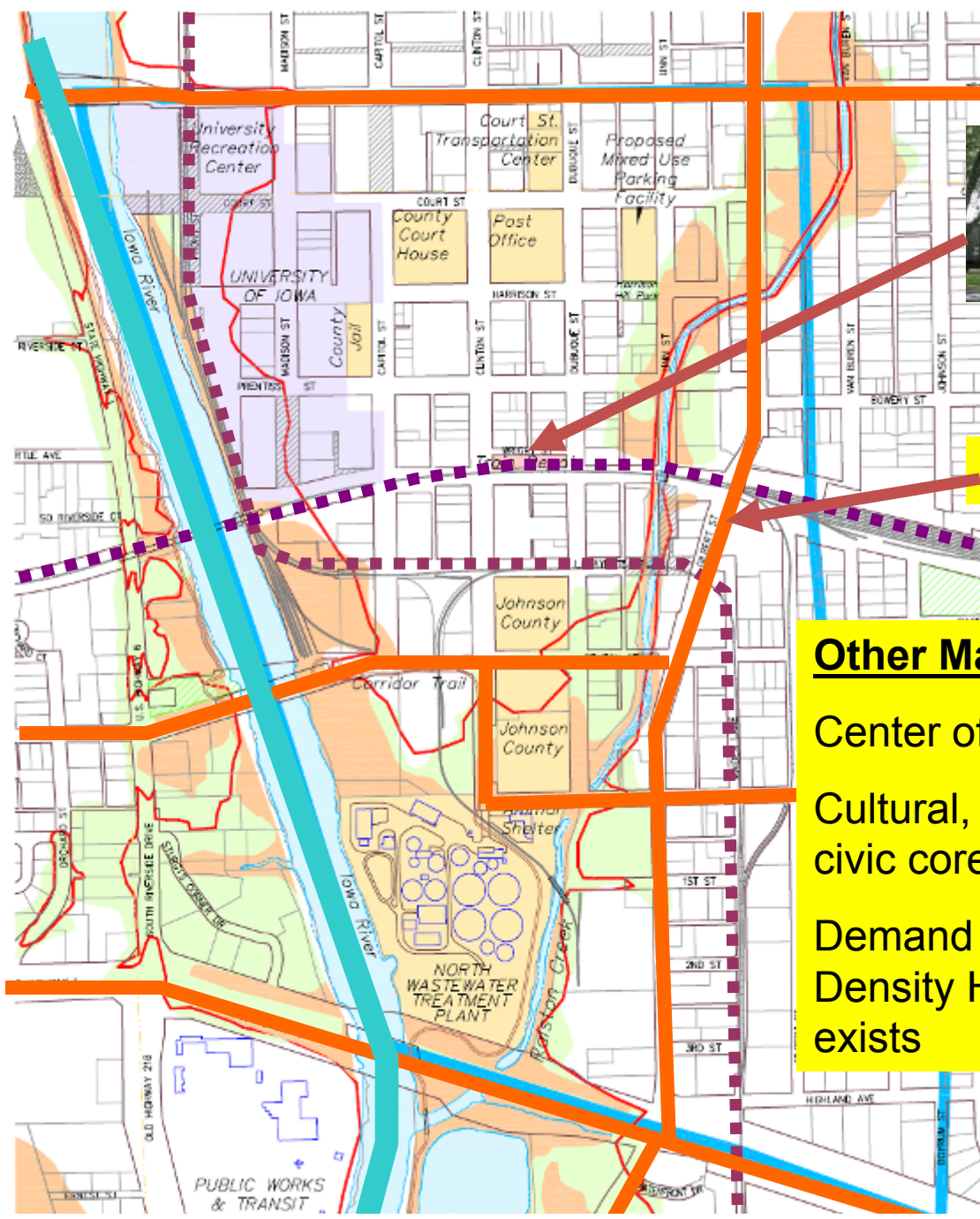
Iowa City Riverfront Crossings District



Iowa City



- Population: 65,000 (metro area: 150,000)
- University of Iowa – 30,000 students



Arterial Streets

Other Major Catalysts

- Center of Employment
- Cultural, entertainment, civic core
- Demand for High Density Housing already exists

PUBLIC WORKS & TRANSIT

Barriers to Redevelopment

- Low density commercial and industrial development
- Potential brownfields
- Uncomfortable for pedestrians and bicyclists
- Broken street grid
- Wastewater treatment plant

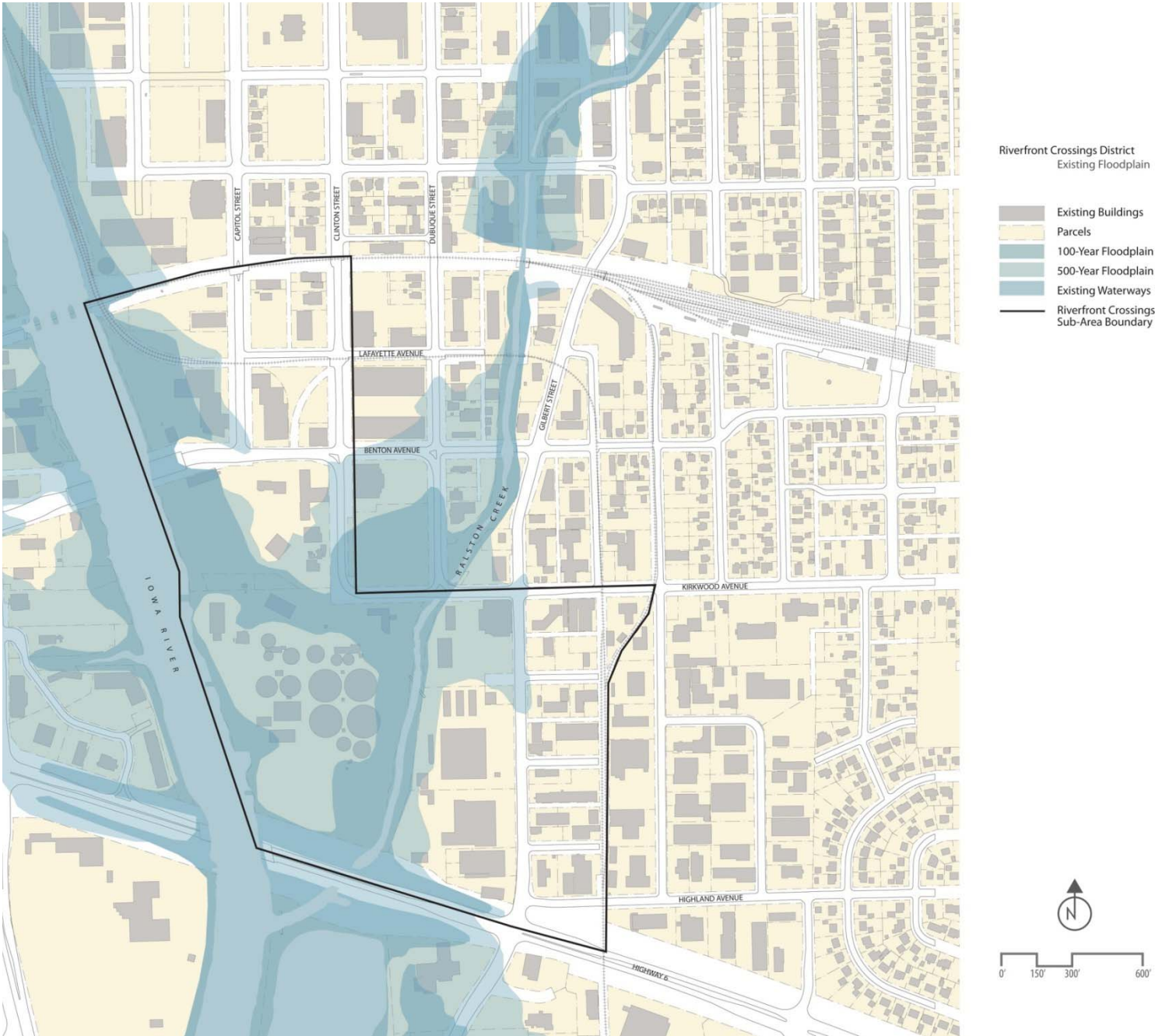
Existing Conditions Character Photos





June 2008

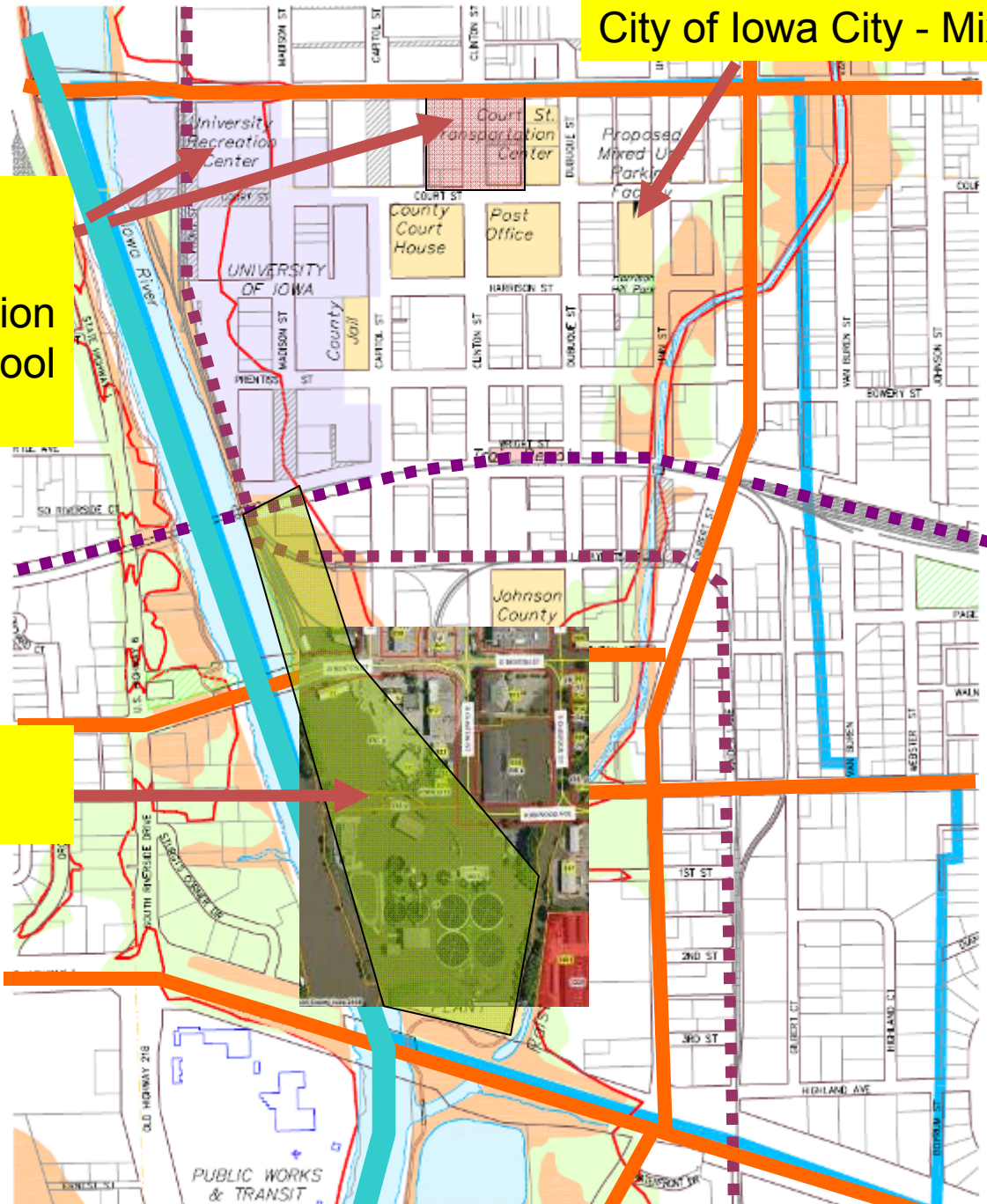
Floodplain



City of Iowa City - Mixed Use Facility

University of Iowa investing in new facilities – Recreation Center, Music School and Recital Halls

Future riverfront park and trail



Flood Recovery

- EPA's Office of Smart Growth offered grants of technical assistance to flood-impacted communities in Iowa.
- Rebuild in a more sustainable way.
- EPA encouraged us to apply for a second grant from the Partnership for Sustainable Communities
- Take planning to the next level.

Partnership

- Initial site visit
- 3 day urban design workshop with EPA, HDR, and SRA
- Iterative development of framework plan
 - planning for future floods
 - traffic circulation – changing street patterns and frontage conditions
 - Residential densities
- Public outreach and final presentation and open house discussion

Framework Plan

Partnership for Sustainable
Communities

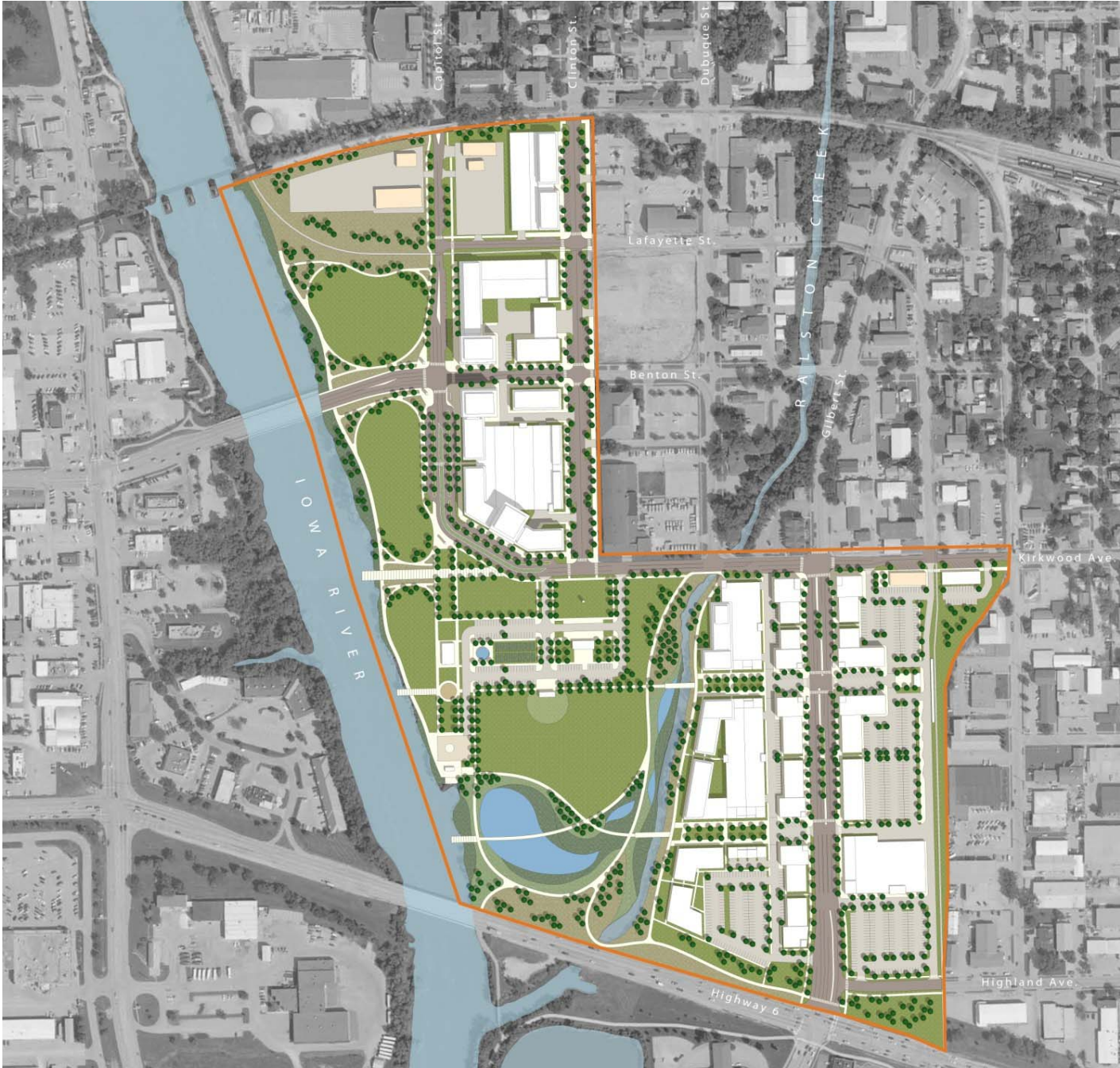
EPA, HUD, DOT

HDR, Inc. & SRA International , Inc.

Goals

- Develop a new mixed-use pedestrian-oriented district
- Create a resilient riverfront park system
- Enhance Ralston Creek to become a community asset
- Develop a multi-modal transportation network
- Create a network of green streets in the district
- Promote sustainable design practices within the district

Framework Plan





Study Area looking East

Riverfront Crossings Character Rendering



The “Park Blocks” Character Rendering



Plan – The Gilbert Street Corridor



Riverfront Crossings District
Conceptual Site Plan

- Manicured Landscape
- Naturalized Landscape
- Existing Buildings
- Proposed Buildings
- Parking
- Parking Garages
- Existing Waterways
- Riverfront Crossings Sub-Area Boundary



Gilbert Street Corridor Character Rendering



Residential Courtyard Character Rendering



Plan – Riverfront Crossings Park



Riverfront Crossings District
Conceptual Site Plan

- Manicured Landscape
- Naturalized Landscape
- Existing Buildings
- Proposed Buildings
- Parking
- Parking Garages
- Existing Waterways
- Riverfront Crossings Sub-Area Boundary

Riverfront Trail Character Rendering



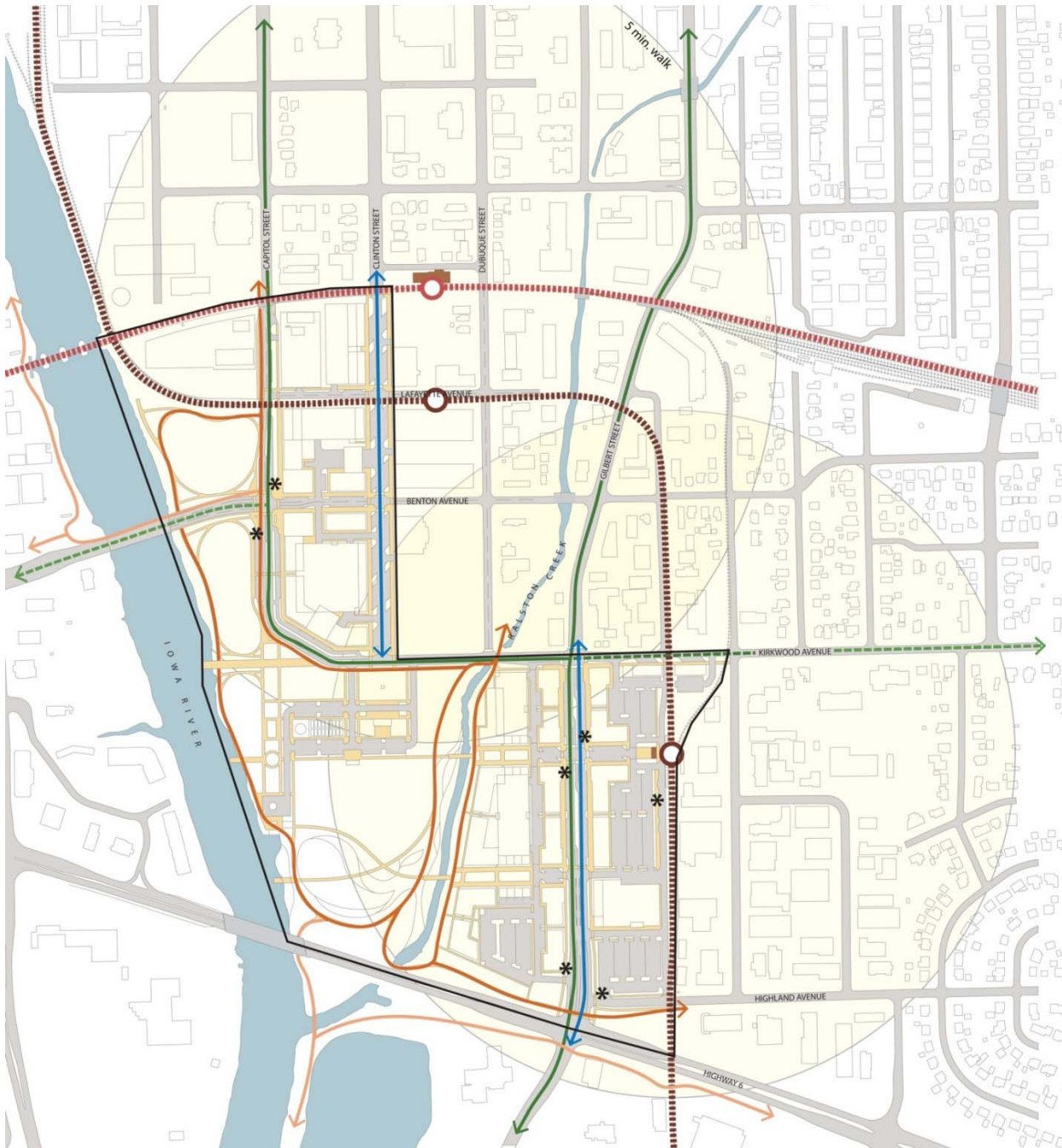
Constructed Wetland Character Rendering



Mobility Character Photos



Diagram - Mobility



- Riverfront Crossings District
Mobility
- Pedestrian Sidewalks
 - Existing Trail Network
 - Proposed Trail Network
 - Vehicular Drives/Parking
 - Sharrows
 - Bus Stops
 - Proposed Bus Routes
 - Potential Future Bus Routes
 - Light Rail / Stop (Future)
 - Commuter Rail / Stop (Future)
 - 1/4 mile radius Pedestrian Shed
 - Existing Waterways
 - Riverfront Crossings Sub-Area Boundary

Next Steps /Challenges

- Funding for development of street and rail infrastructure
- Funding for park development and creek restoration
- Patience to do it right – resisting development proposals that do not meet the vision
- Working with multiple small businesses and property owners – always a few hold-outs
- Adopting new zoning tools that are unfamiliar to local developers
- Partnership - Financial incentives? Brownfields assistance? Grant funds?