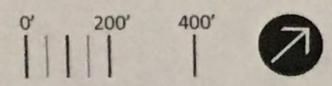
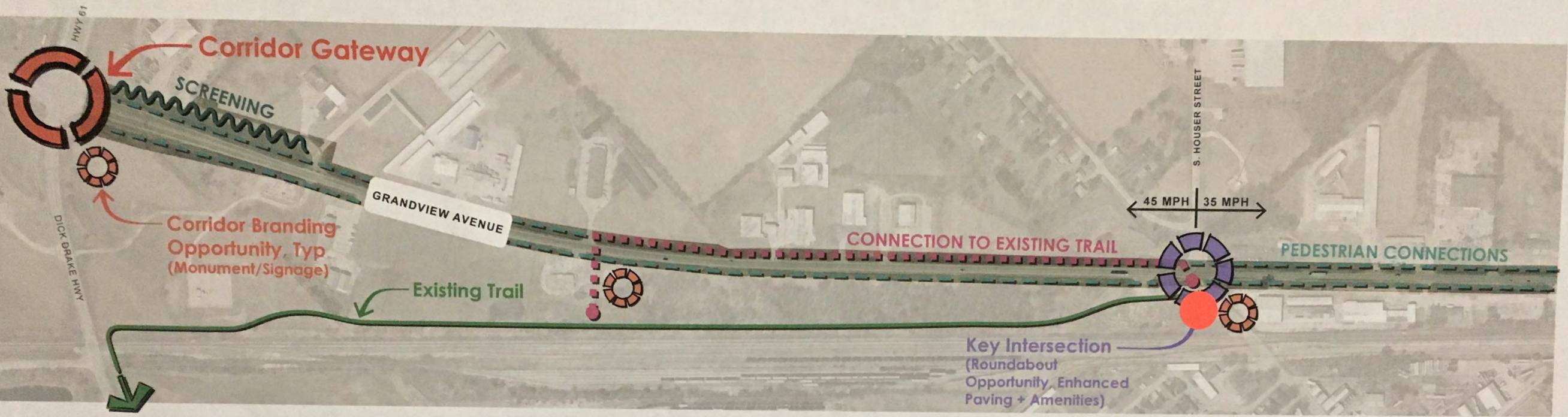
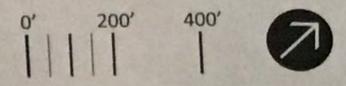
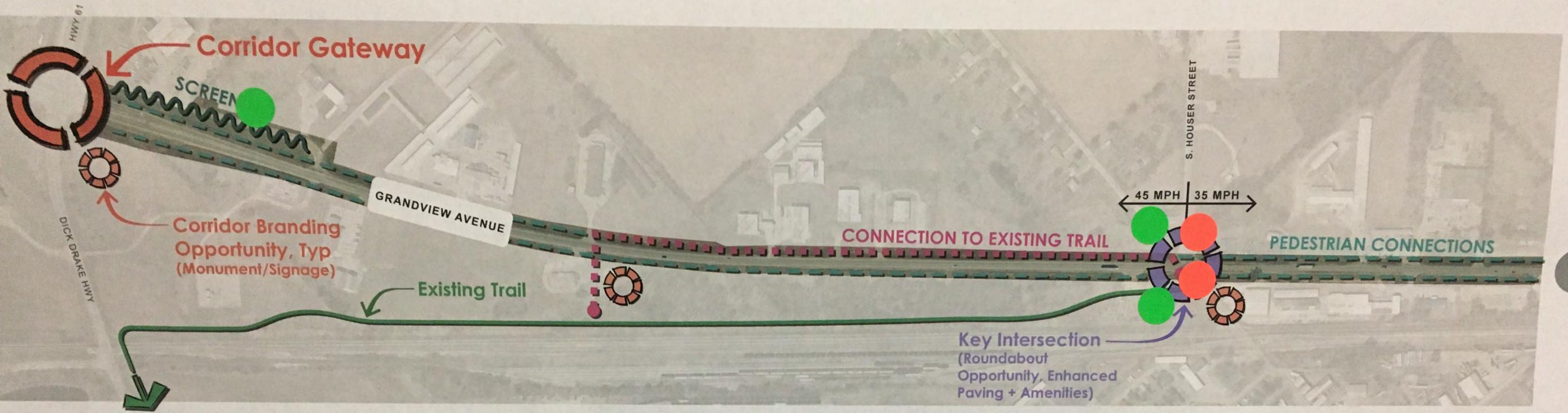


ANALYSIS DIAGRAM

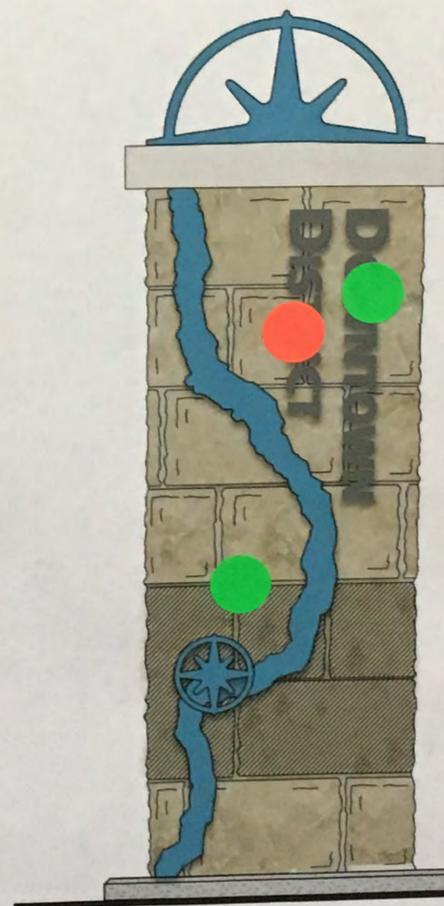
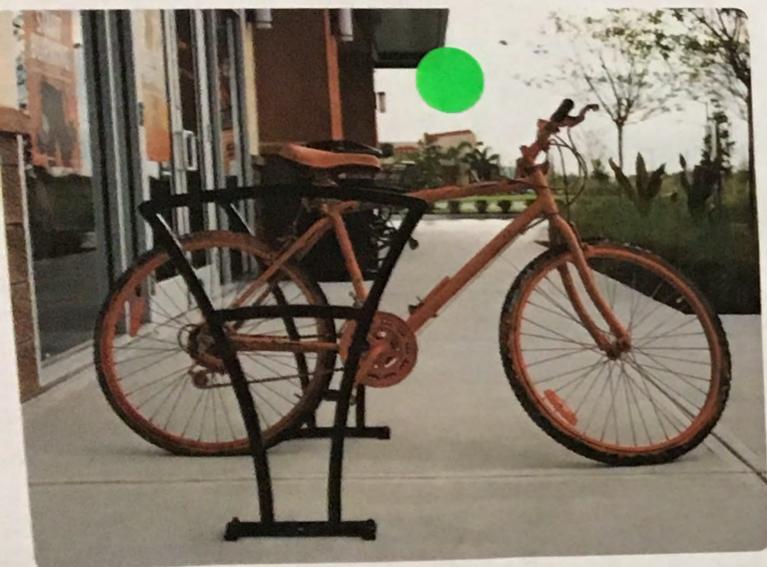


- CORRIDOR GATEWAY
- KEY INTERSECTION
- BRANDING OPPORTUNITY
- SCREENING
- PROPOSED MULTI-USE TRAIL
- PROPOSED SIDEWALK

ANALYSIS DIAGRAM

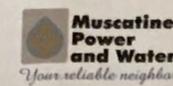


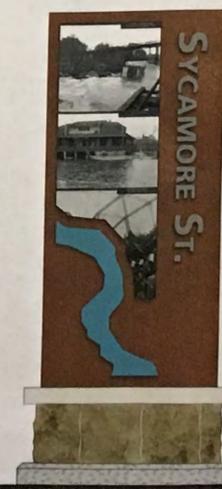
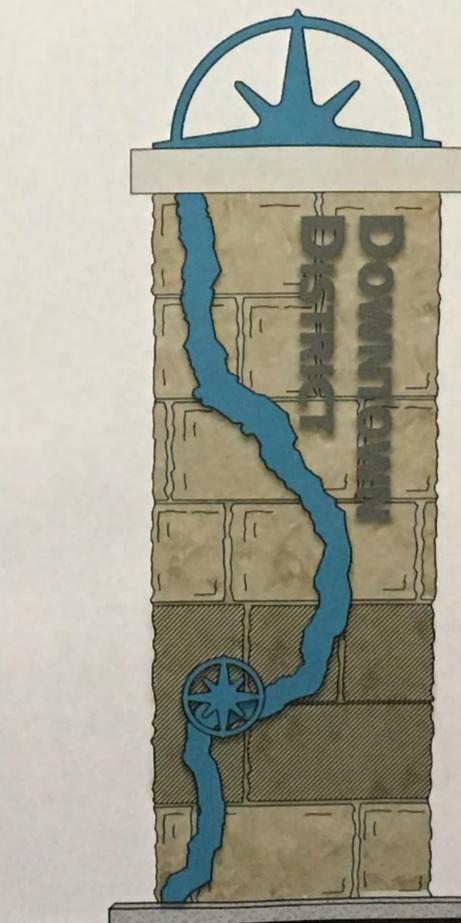
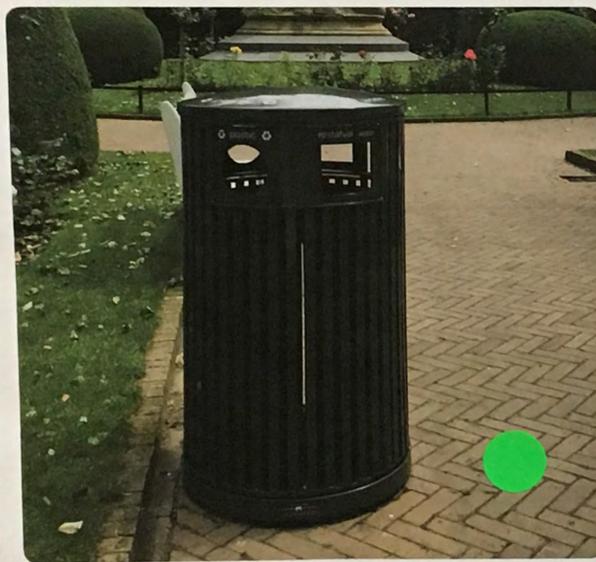
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CHARACTER IMAGERY

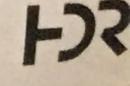
GRANDVIEW AVENUE CORRIDOR REVITALIZATION
City of Muscatine, Iowa





CHARACTER IMAGERY

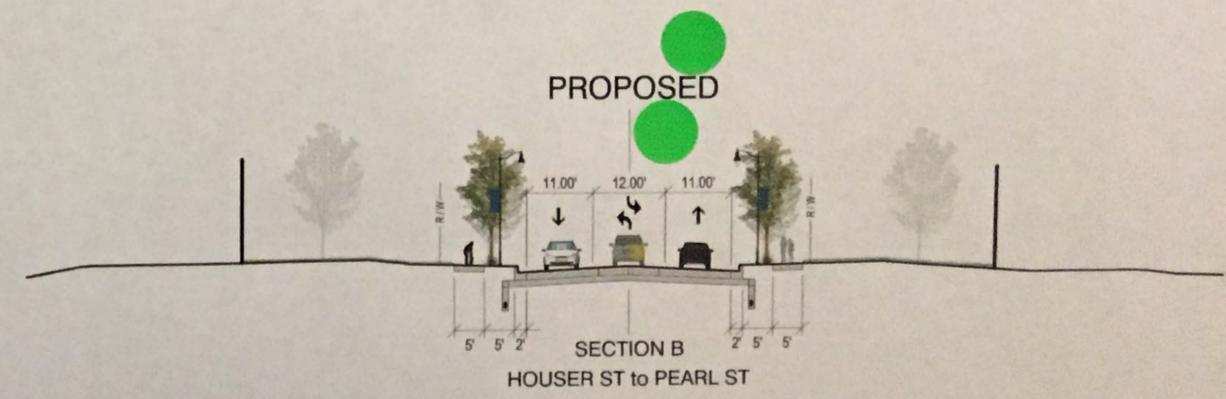
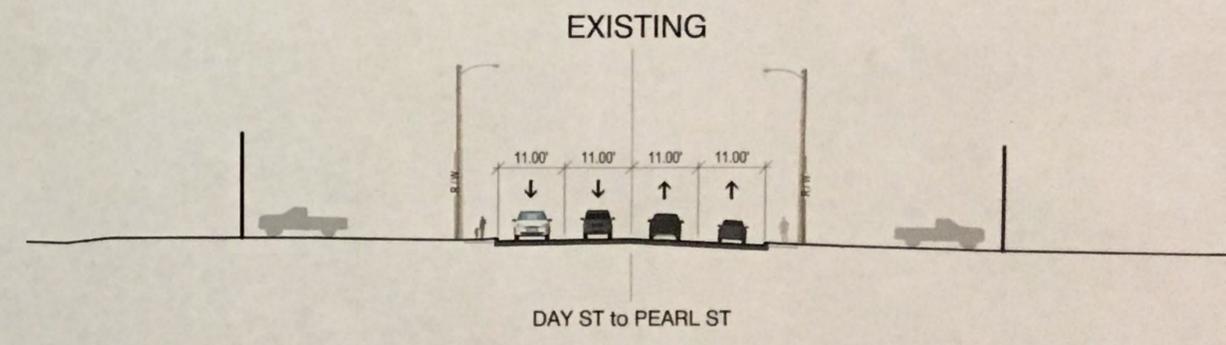
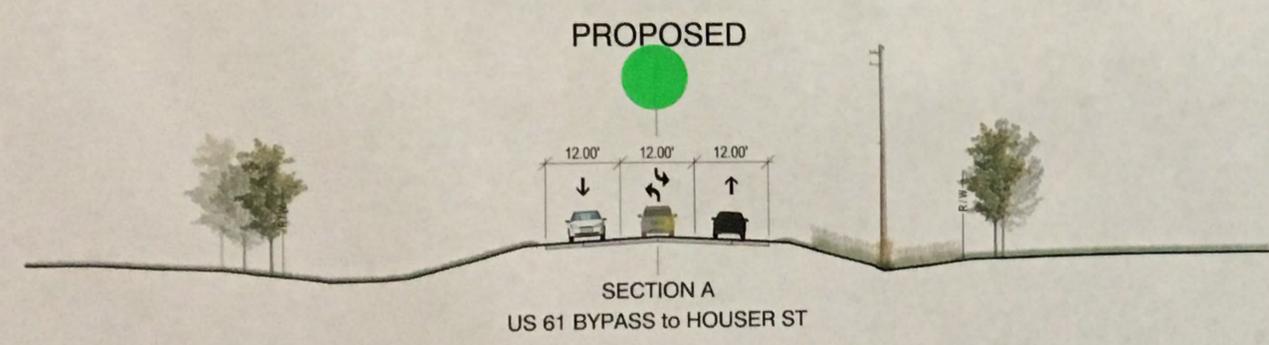
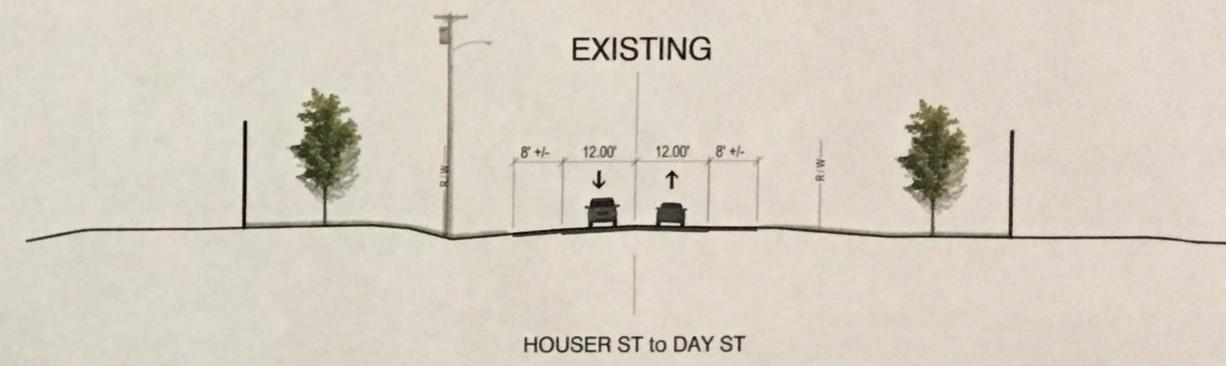
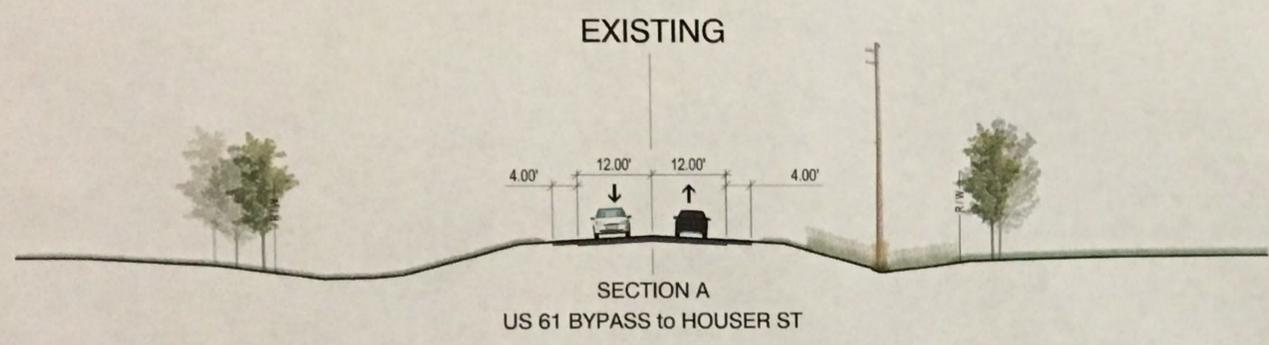
GRANDVIEW AVENUE CORRIDOR REVITALIZATION
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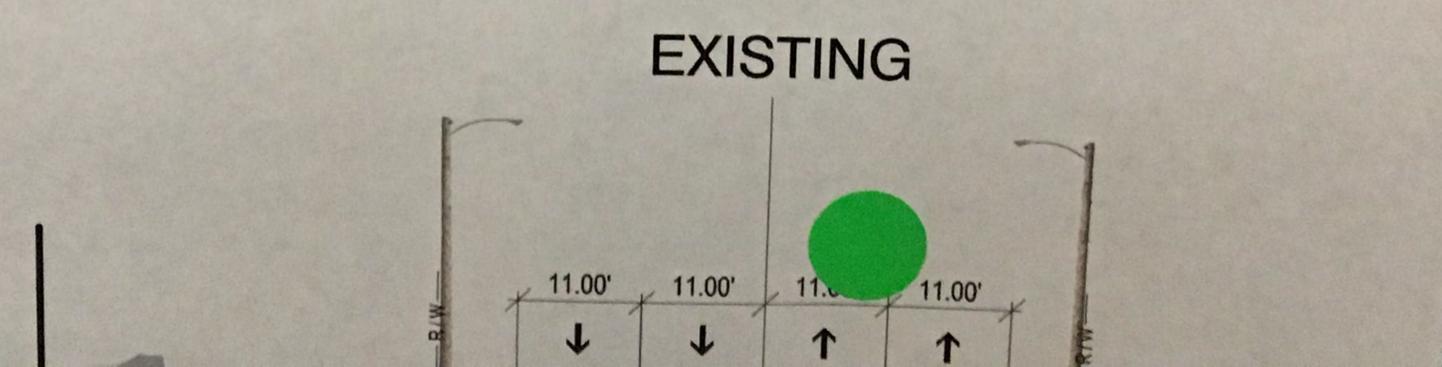
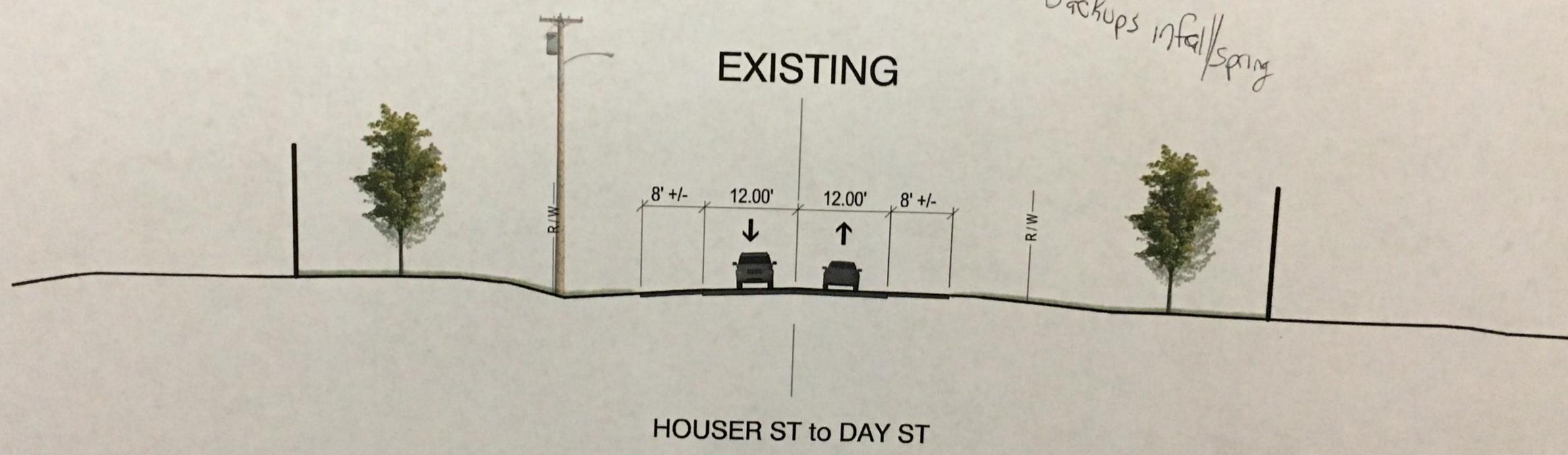
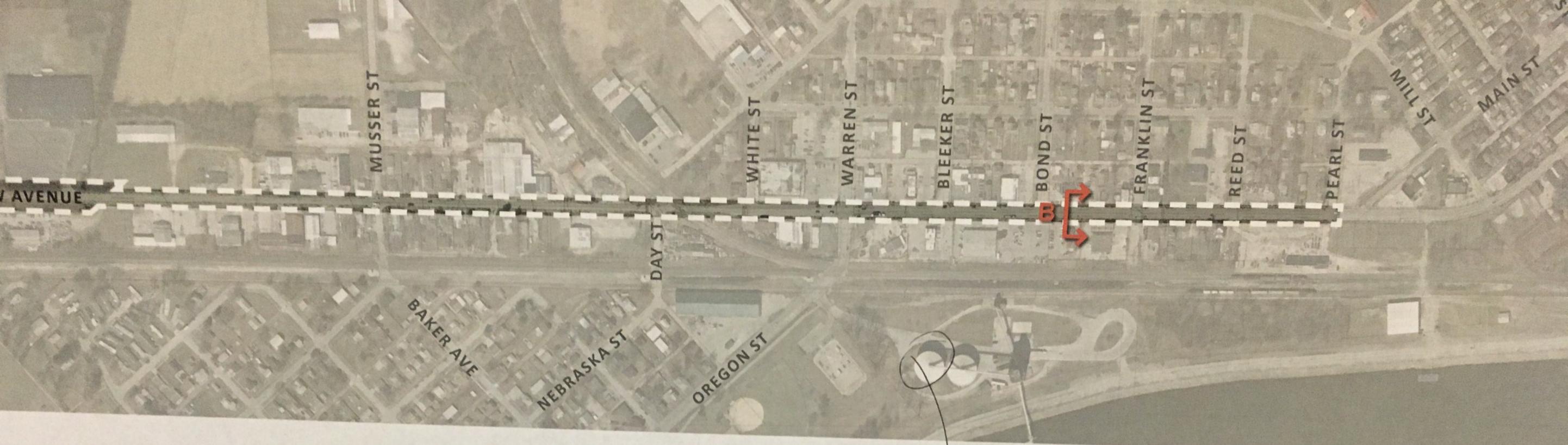


EXISTING CONDITIONS MAP

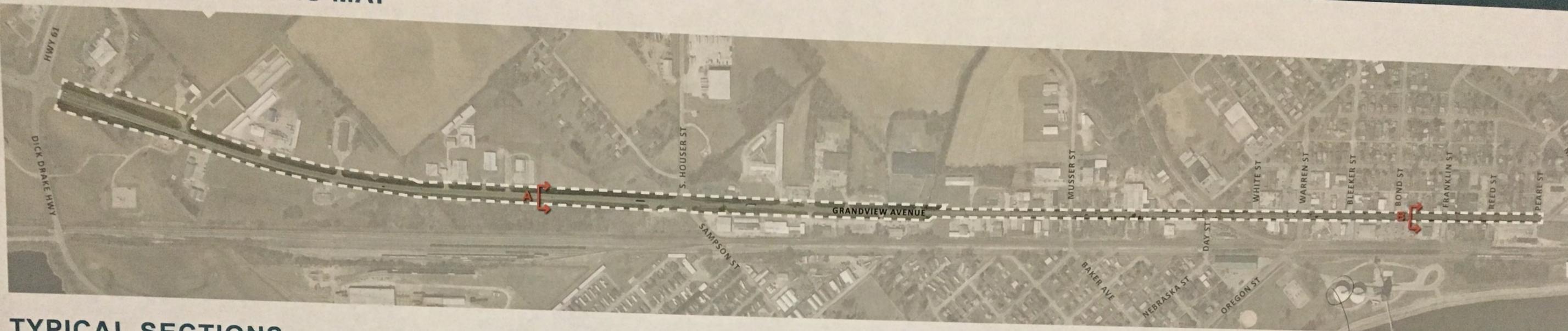


TYPICAL SECTIONS

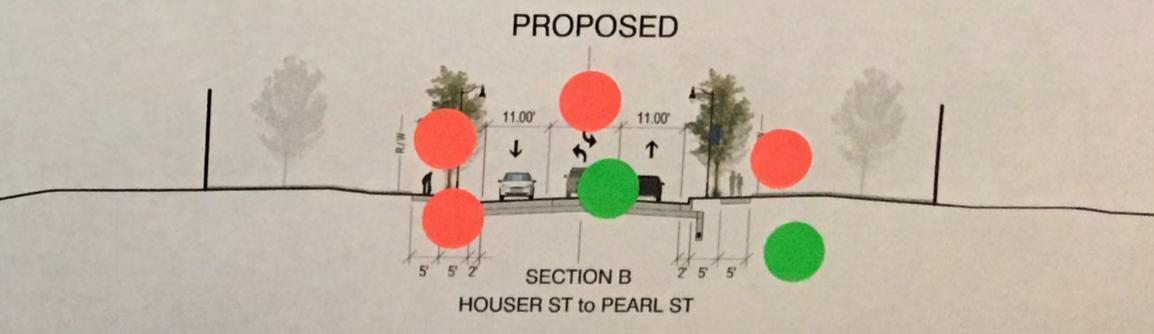
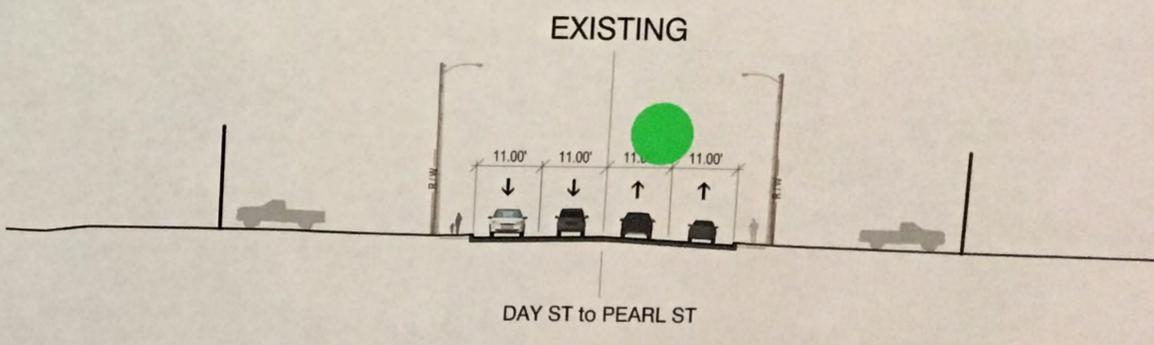
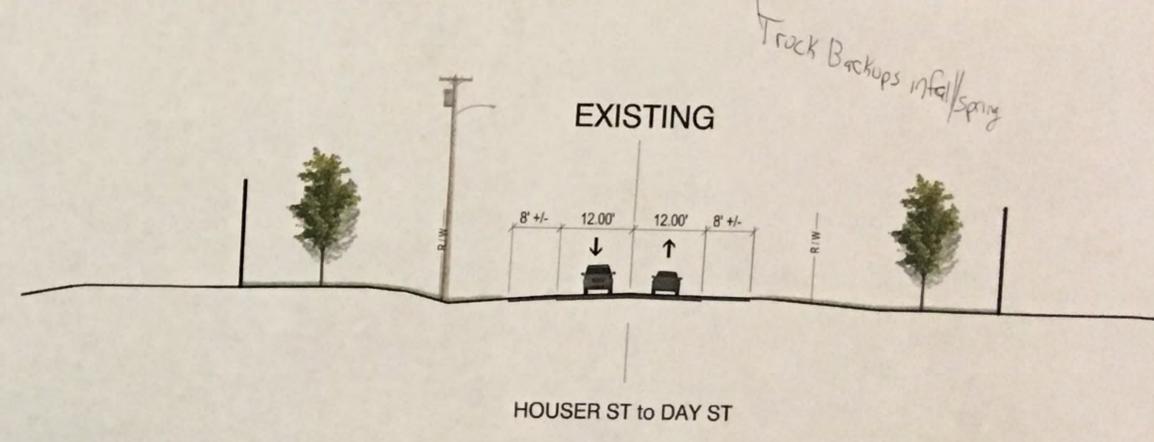
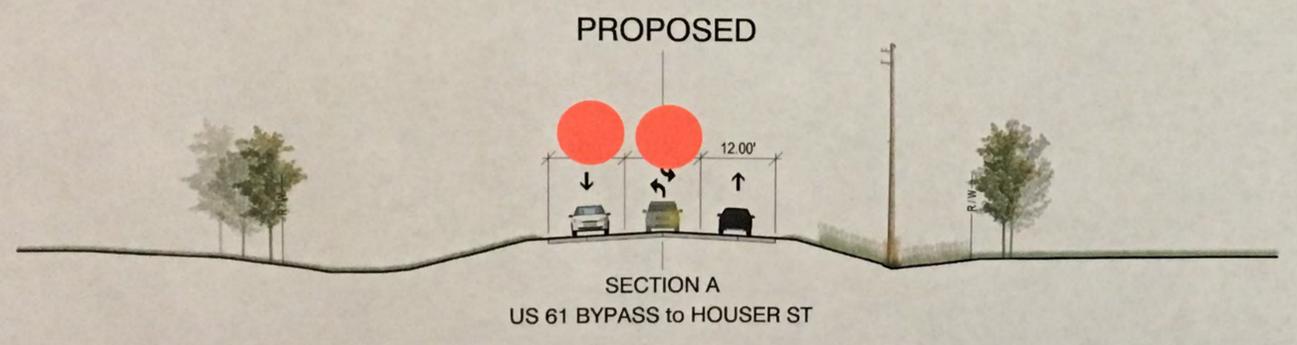
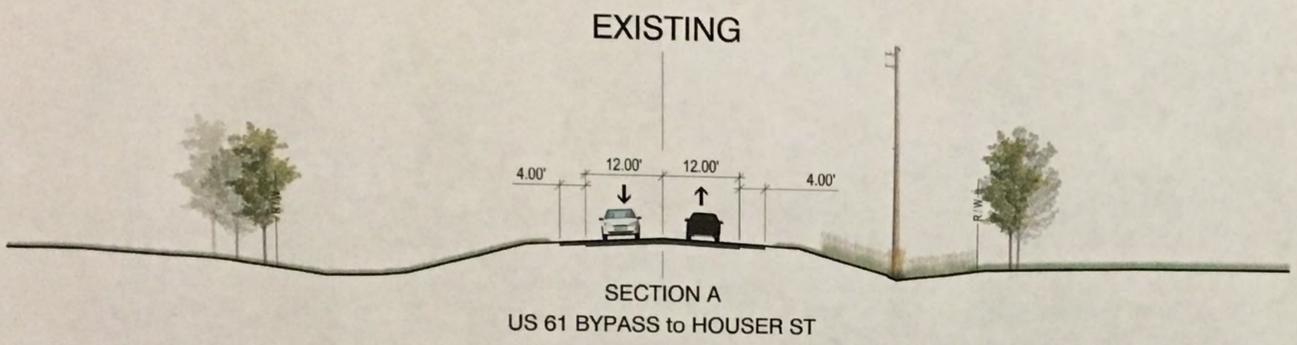




EXISTING CONDITIONS MAP



TYPICAL SECTIONS

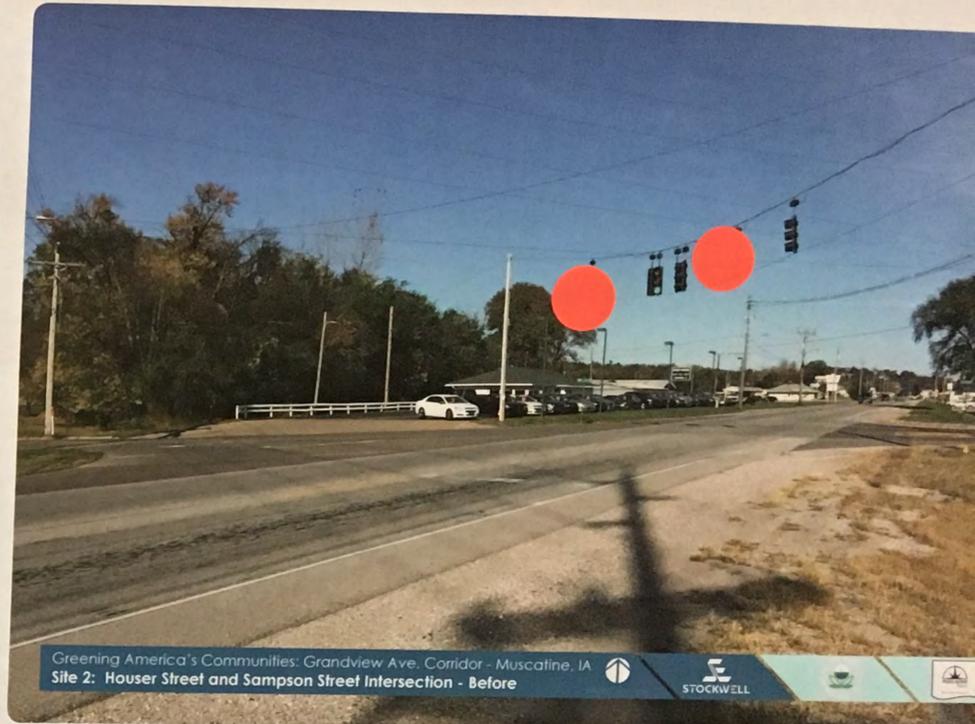


REVIOUS PLANNING CONCEPTS: HOUSER / SAMPSON ST. INTERSECTION

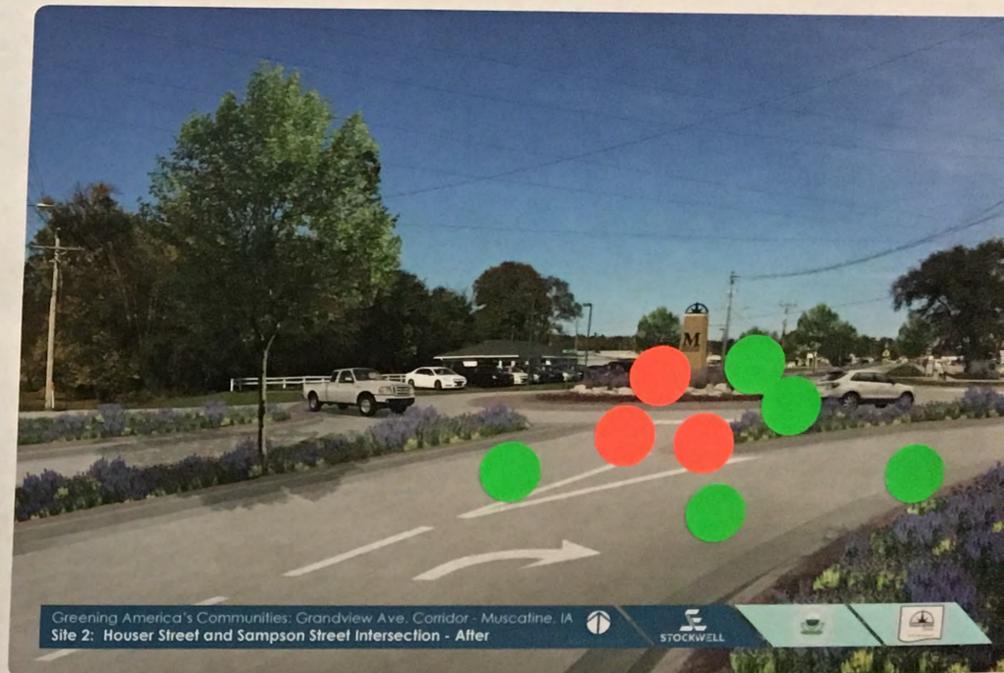


Design Components:

- 1 Intersection is reconfigured as a roundabout with central area having a roll-up apron (allowing larger trucks to turn more easily), along with limestone boulders and landscaping to continue making the entry to Muscatine more attractive.
- 2 A designated right turn lane added to better facilitate southbound traffic from Houser Street.
- 3 A designated right turn lane and additional travel lane going east on Sampson Street added to provide additional vehicle stacking when the railroad crossing is blocked, as it currently is multiple times per day.
- 4 Medians added to slow traffic entering Muscatine and make the entry to the city more attractive. A paver splash pad is added to back of curb in order to protect plants from salt used on the roadways in the winter.
- 5 Trailhead added to provide better access to the existing Running River Trail System. Trailhead would include parking, a shelter, trail system signage, benches, drinking fountain, trash receptacles, bike racks and bike fixing station.
- 6 Property currently owned by the local community college could be used as an outdoor classroom.
- 7 Stormwater swales using native plantings added along roadside to capture stormwater runoff and filter out pollutants.
- 8 Trail system signage kiosks could be added at various points along the trail to provide users wayfinding signage and community information.
- 9 Hand activated warning lights at trail crossings to improve visibility of pedestrians and cyclists.

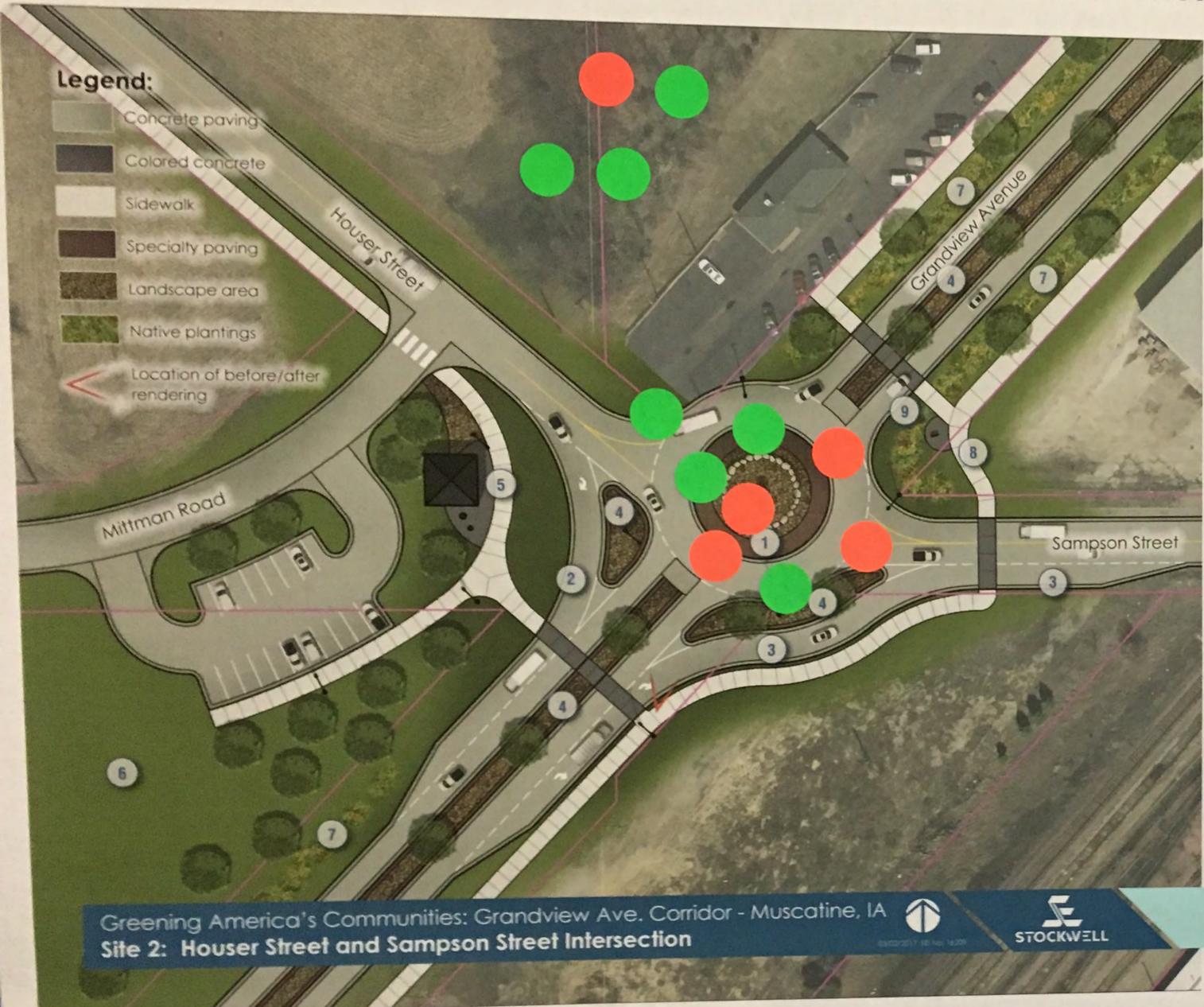


Greening America's Communities: Grandview Ave. Corridor - Muscatine, IA
Site 2: Houser Street and Sampson Street Intersection - Before



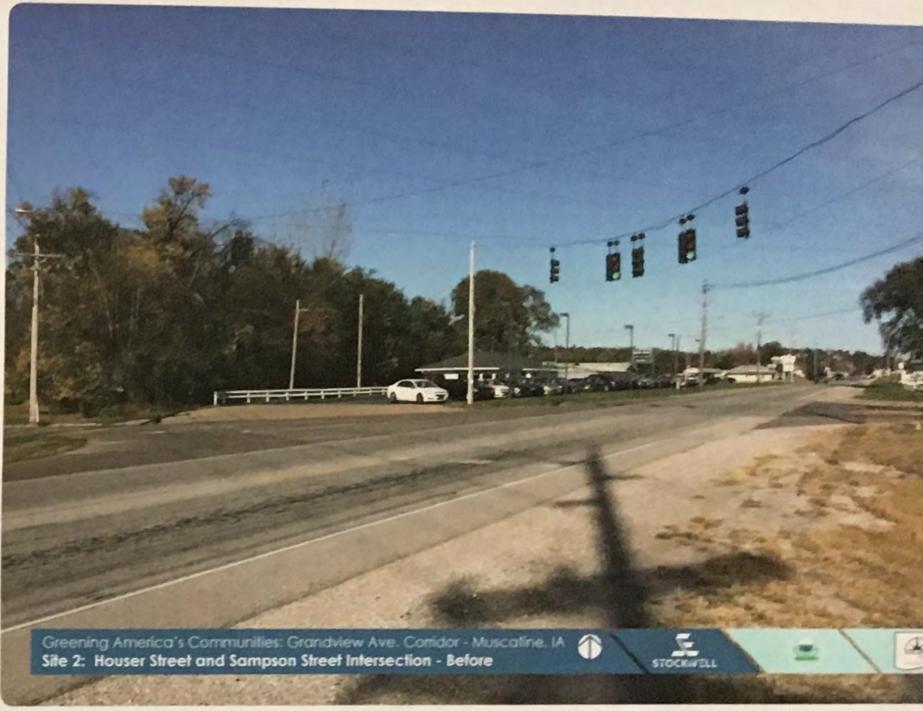
Greening America's Communities: Grandview Ave. Corridor - Muscatine, IA
Site 2: Houser Street and Sampson Street Intersection - After

PREVIOUS PLANNING CONCEPTS: HOUSER / SAMPSON ST. INTERSECTION

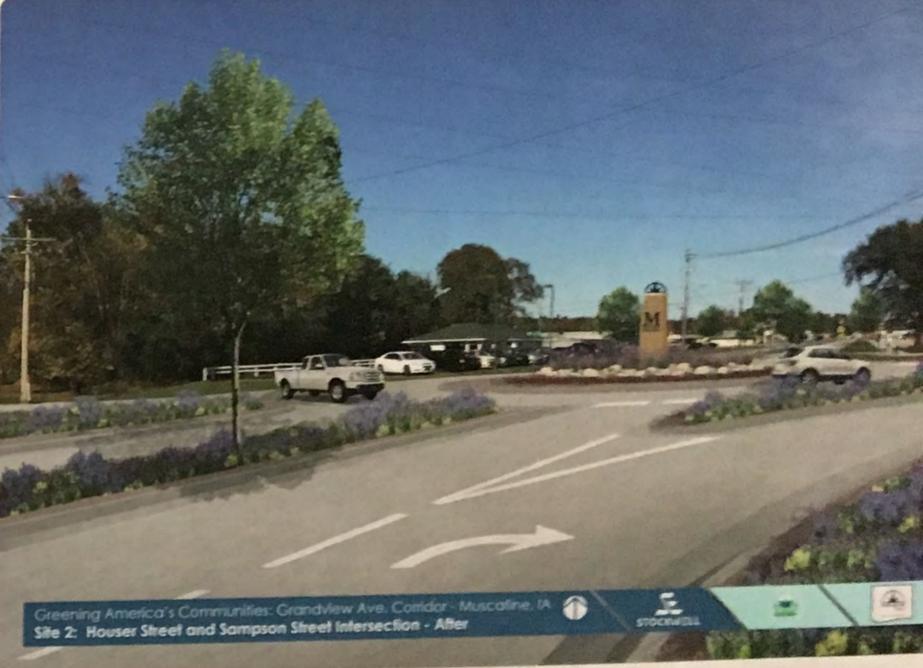


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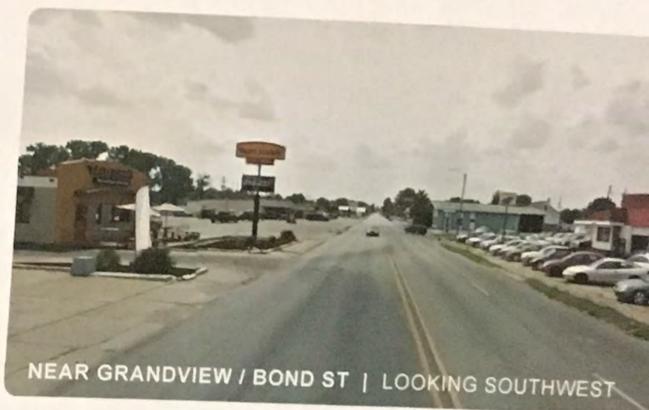
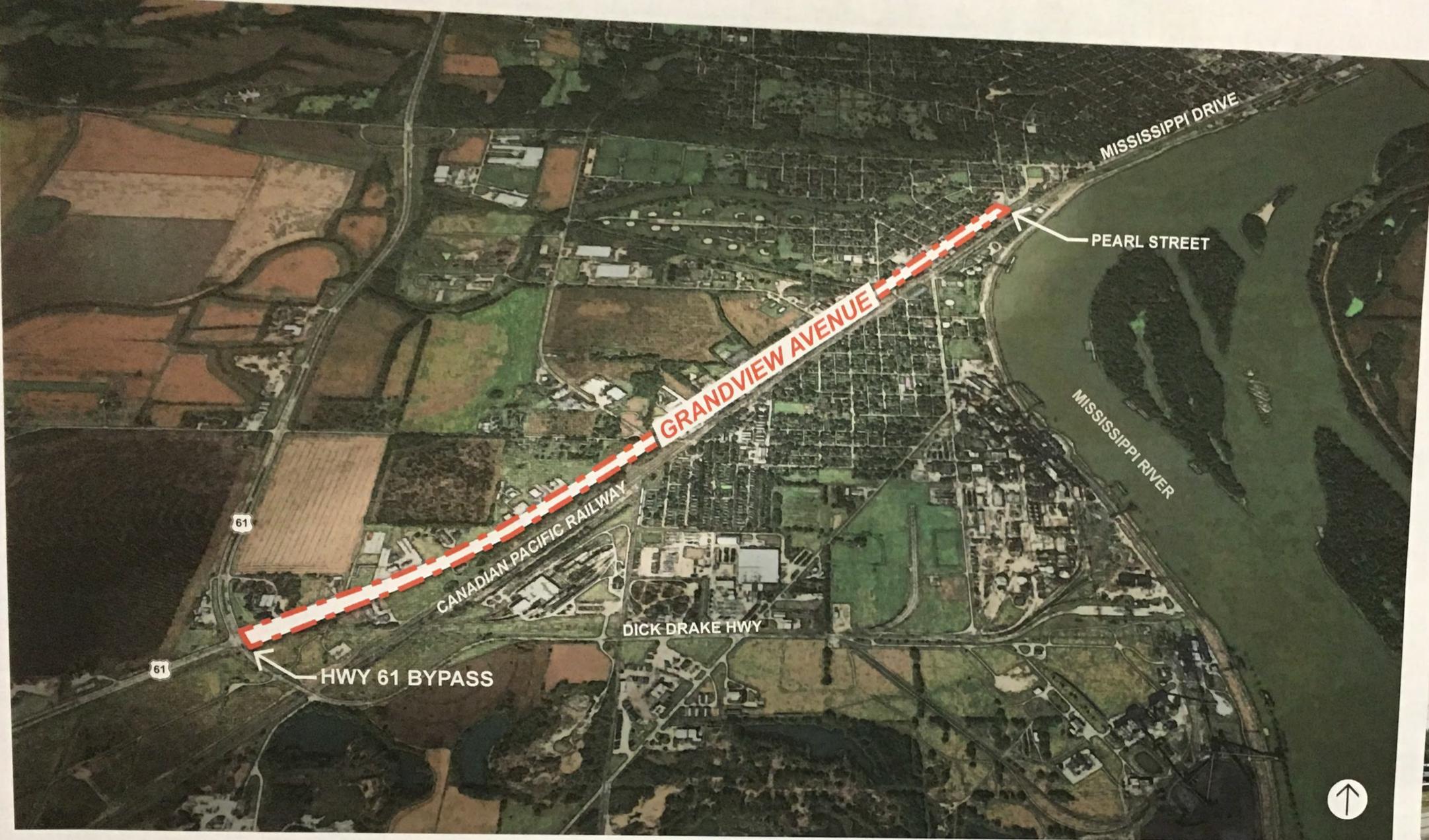


Greening America's Communities: Grandview Ave. Corridor - Muscatine, IA
Site 2: Houser Street and Sampson Street Intersection - Before



Greening America's Communities: Grandview Ave. Corridor - Muscatine, IA
Site 2: Houser Street and Sampson Street Intersection - After

PROJECT EXTENTS



PROJECT SCHEDULE

