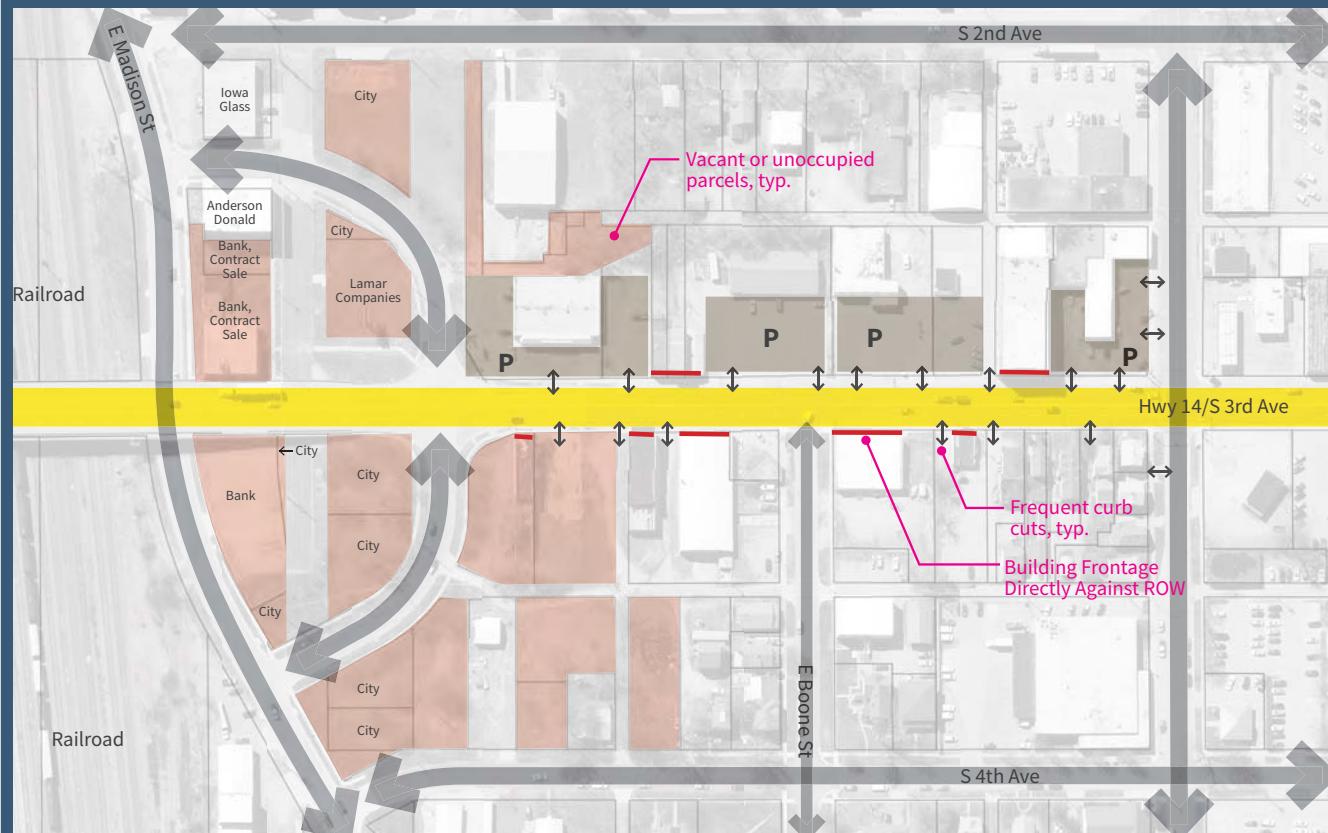


2 HIGHWAY 14 AND NEVADA STREET

I LIKE...

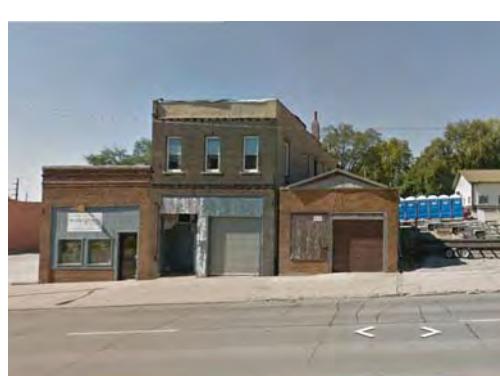
LOCATION MAP



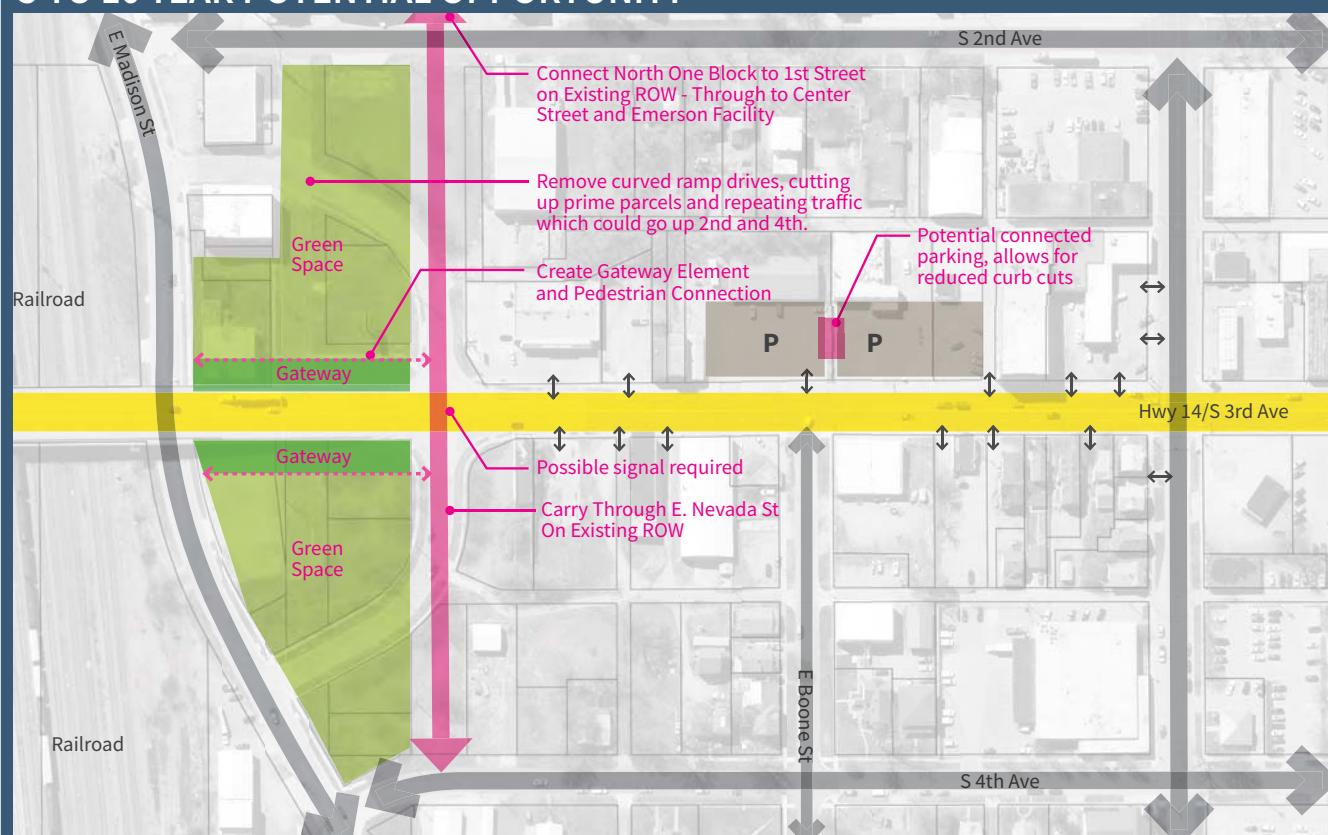
NOTES

- This study area is located north of the railroad tracks and functions as a gateway to Downtown Marshalltown.
- This study area features ramps to access from E Madison Street and Highway 14.
- Many of the parcels adjacent to the ramps are vacant or underutilized. Primarily they are owned by the bank or the City of Marshalltown.
- Just north of the ramps, the corridor is dominated by surface parking areas and excessive curb cuts.
- A few historic buildings front the highway in this study area.

EXISTING HISTORIC BUILDINGS IMAGERY



5 TO 10 YEAR POTENTIAL OPPORTUNITY



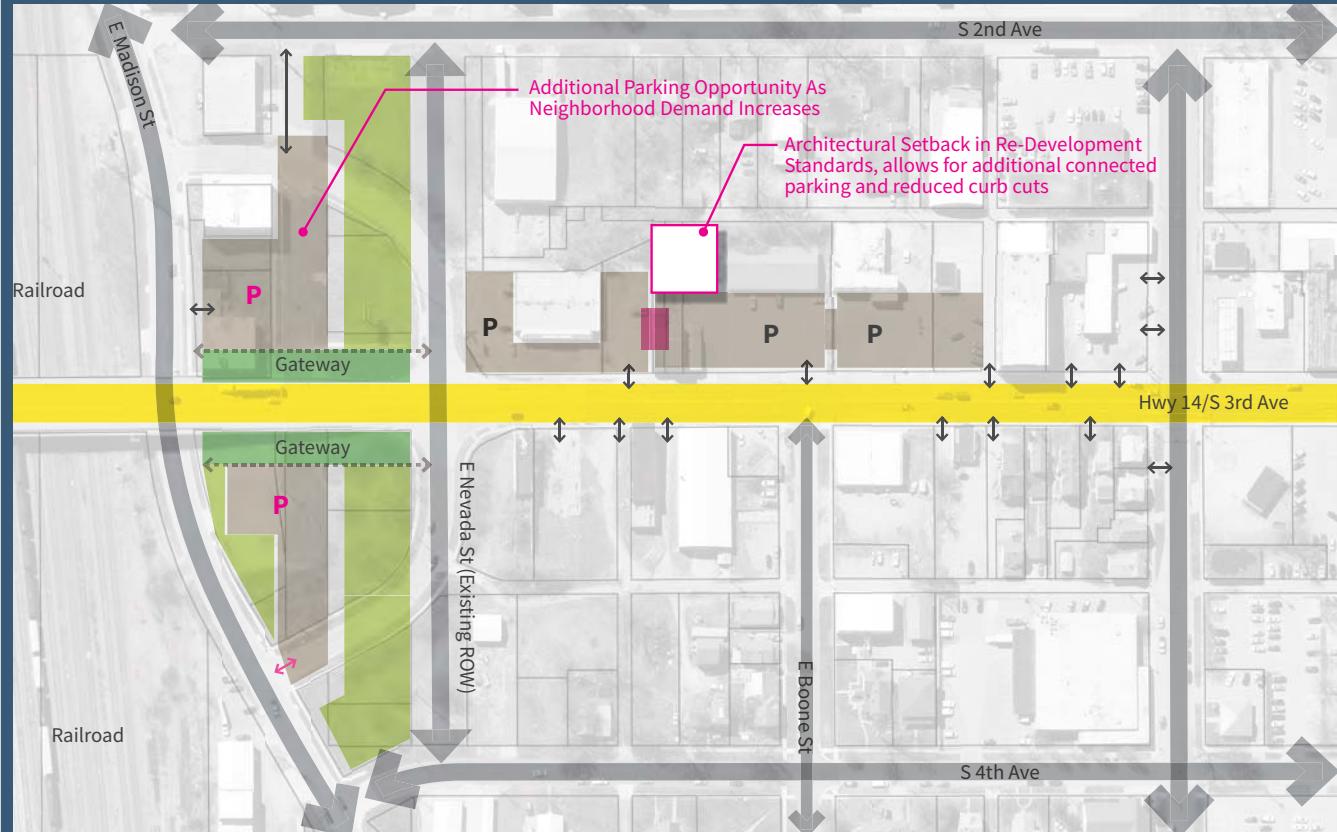
NOTES

- The ramps can be removed with access provided by the street grid.
- As a first phase, greenspace and gateway landscape display features can be introduced on the vacant parcels.
- Combine surface parking areas and consolidate curb cut access.

2 HIGHWAY 14 AND NEVADA STREET

I LIKE...

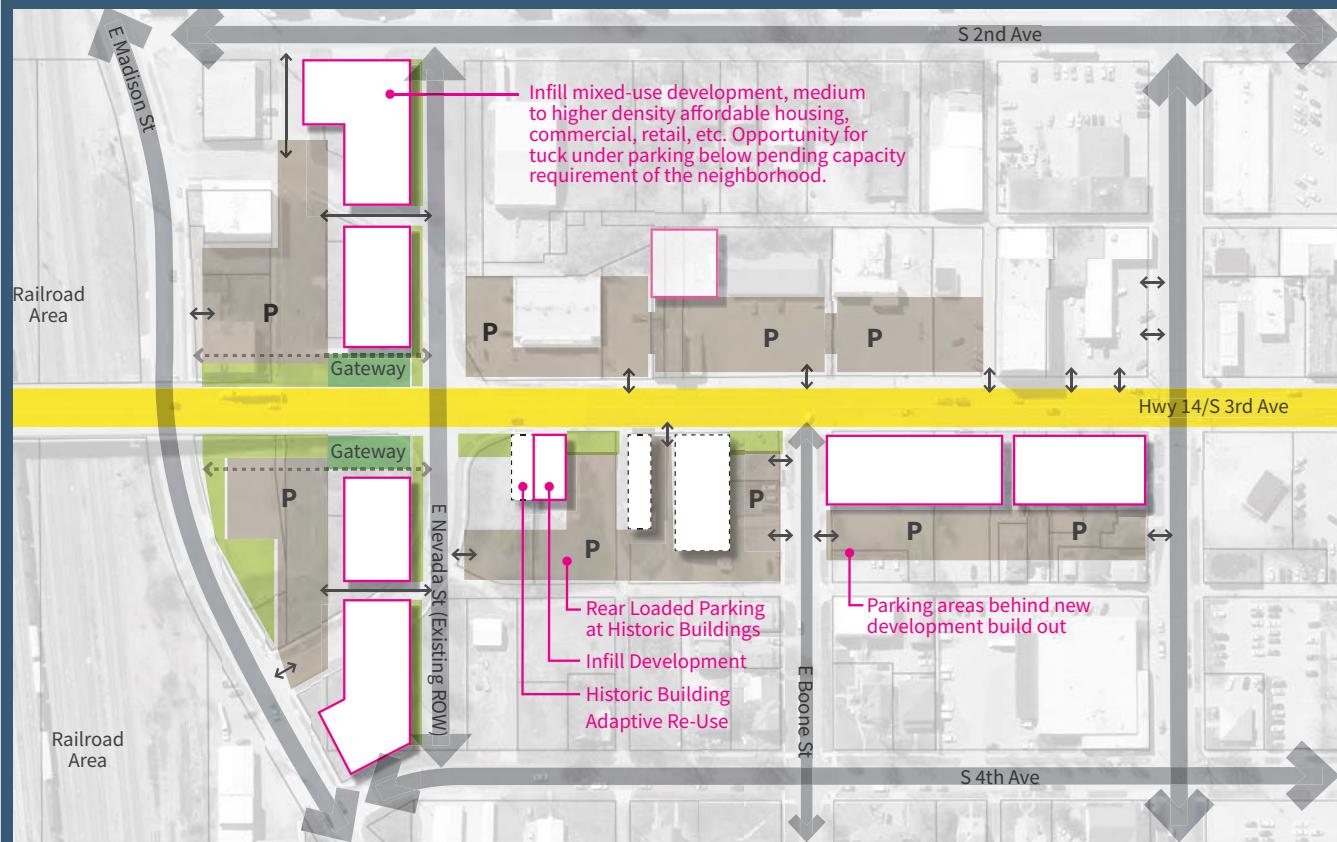
10 TO 20 YEAR POTENTIAL OPPORTUNITY



NOTES

- Introduce public parking in the green space areas to provide a designated parking area for this study area.

20 TO 50 YEAR POTENTIAL OPPORTUNITY



NOTES

- Introduce infill structures along Nevada Street and other infill development along Highway 14.
- Consolidate parking in the back of the buildings with access from the connector street.

CONCEPT IMAGERY

HISTORIC RESTORATION



PEDESTRIAN AMENITIES



PUBLIC PARK

