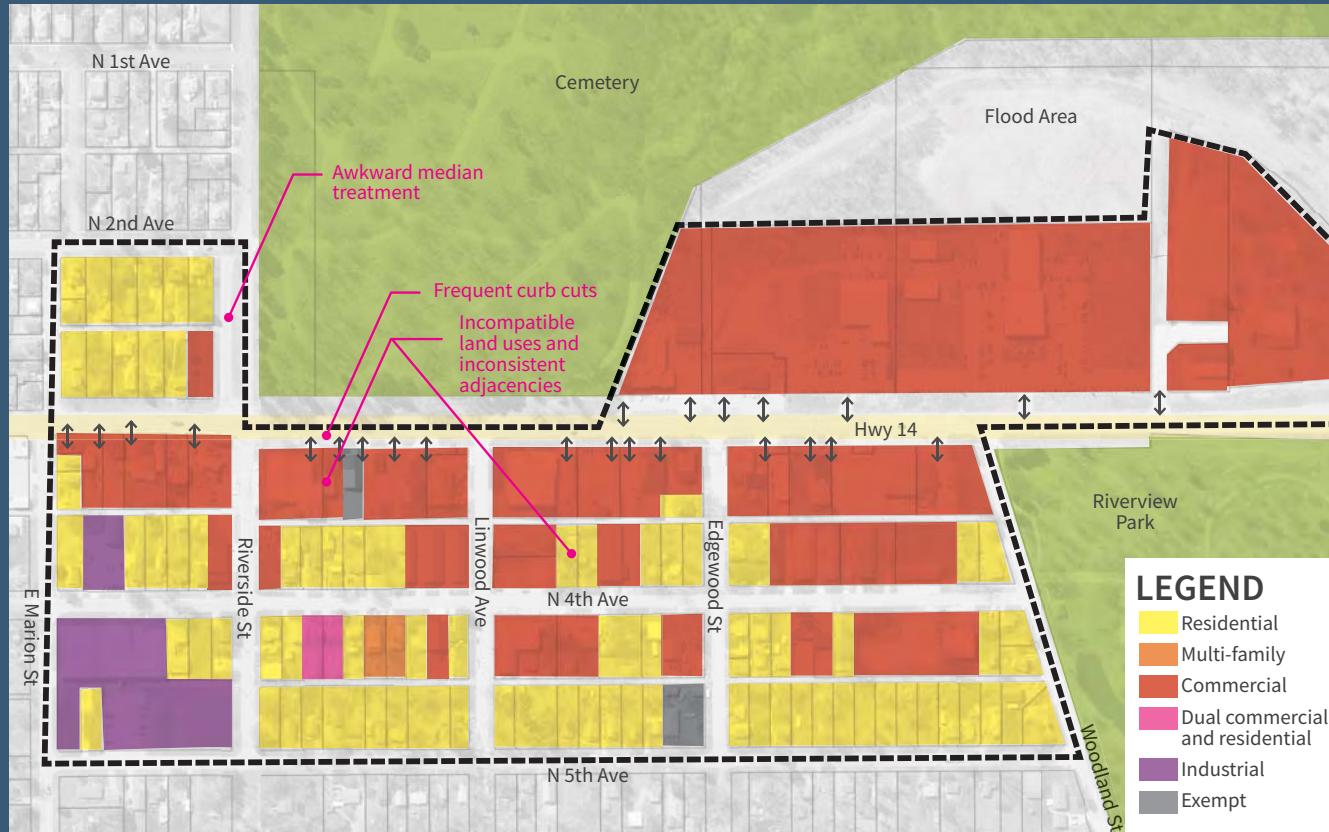


6 NORTH GATEWAY

I LIKE...

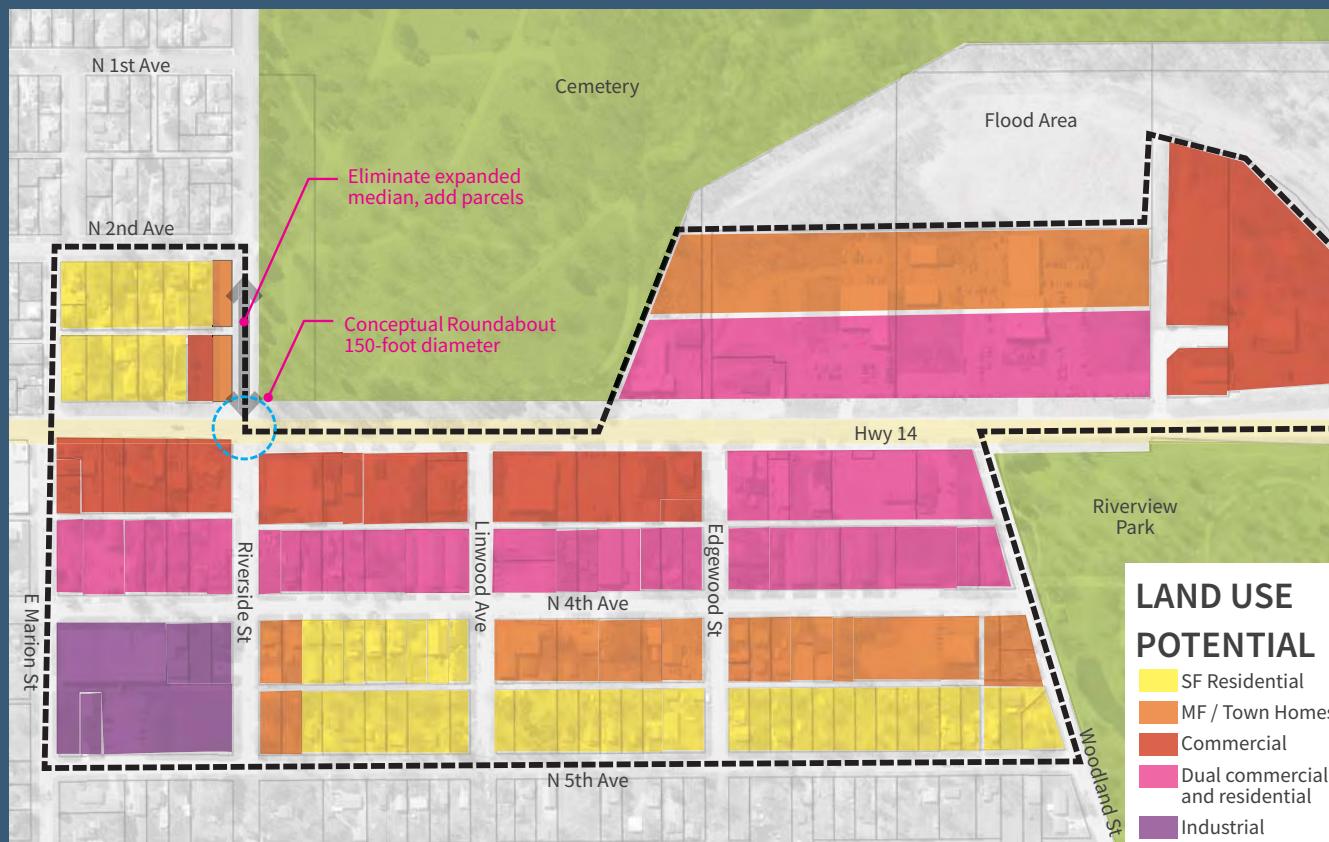
EXISTING CONDITIONS



NOTES

- Incompatible Land Uses and Zoning patterns
 - commercial and single-family residential.
 - industrial and single-family residential.
- Frequent curb cuts along Highway 14 are a safety concern.
- Currently, the flood area to the west of Highway 14 is not viable for development.
- The median on Riverside Street, west of Highway 14, can be eliminated and additional parcels can be introduced.
- The entrance to Marshalltown from the north greets visitors with greenspace at Riverview Park on the east and the Cemetery on the west.

POTENTIAL LAND USE



NOTES

- As redevelopment occurs, eliminate land use conflicts by organizing compatible adjacent uses and focusing the most density along Highway 14.
- Consider a roundabout intersection at Highway 14 and Riverside Street to aid the flow of traffic and provide a gateway to Marshalltown.

20 TO 50 YEAR POTENTIAL DEVELOPMENT

