

The Linn Creek Master Plan



The Future of Marshalltown's Urban Waterfront

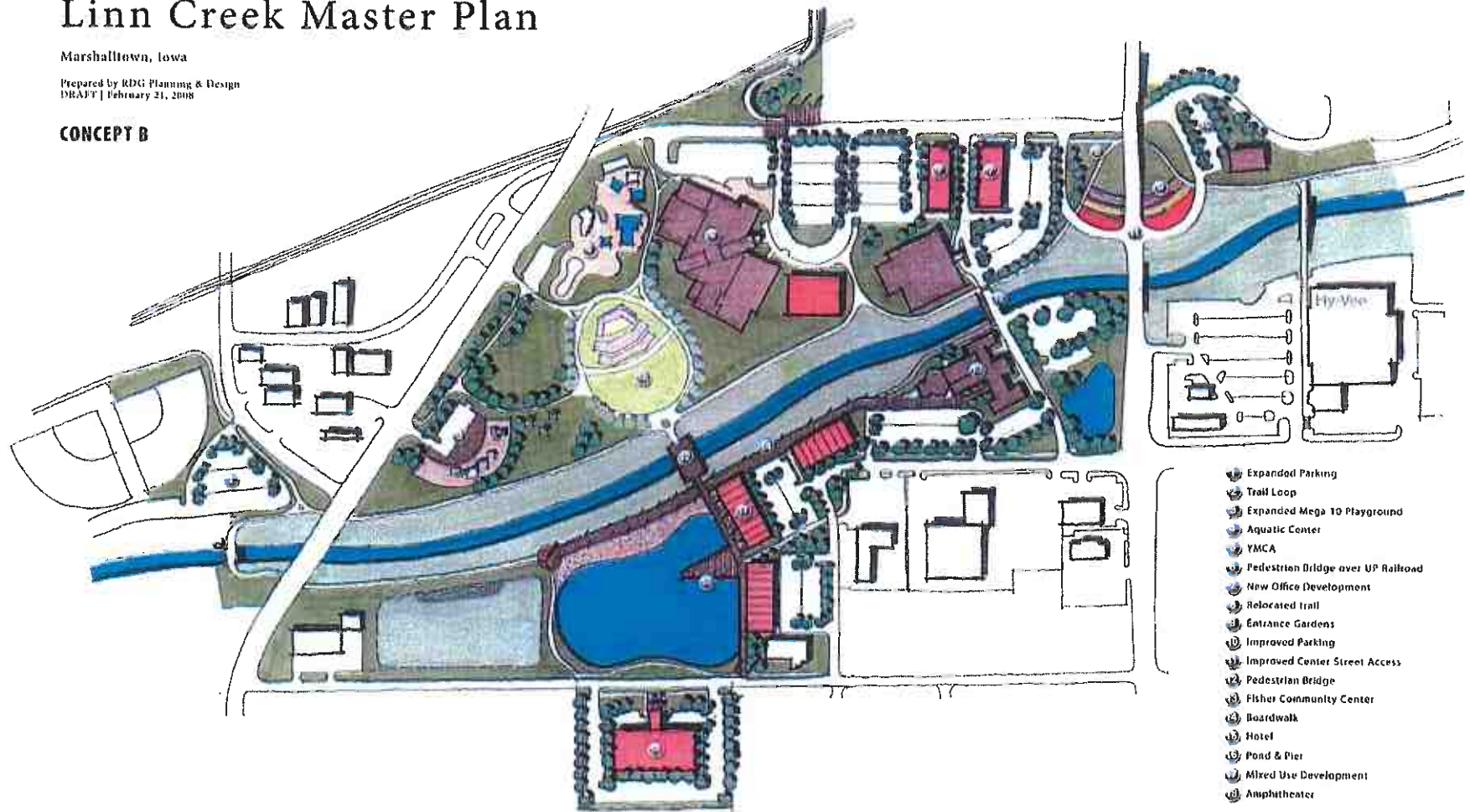
RDg...
PLANNING & DESIGN

Linn Creek Master Plan

Marshalltown, Iowa

Prepared by RDG Planning & Design
DRAFT | February 21, 2008

CONCEPT B



- Expanded Parking
- Trail Loop
- Expanded Mega 10 Playground
- Aquatic Center
- YMCA
- Pedestrian Bridge over UP Railroad
- New Office Development
- Relocated Trail
- Entrance Gardens
- Improved Parking
- Improved Center Street Access
- Pedestrian Bridge
- Fisher Community Center
- Boardwalk
- Hotel
- Pond & Pier
- Mixed Use Development
- Amphitheater



LINN CREEK

Conceptual Master Plan

Marshalltown, Iowa

RDG Planning & Design
Omaha, Nebraska

















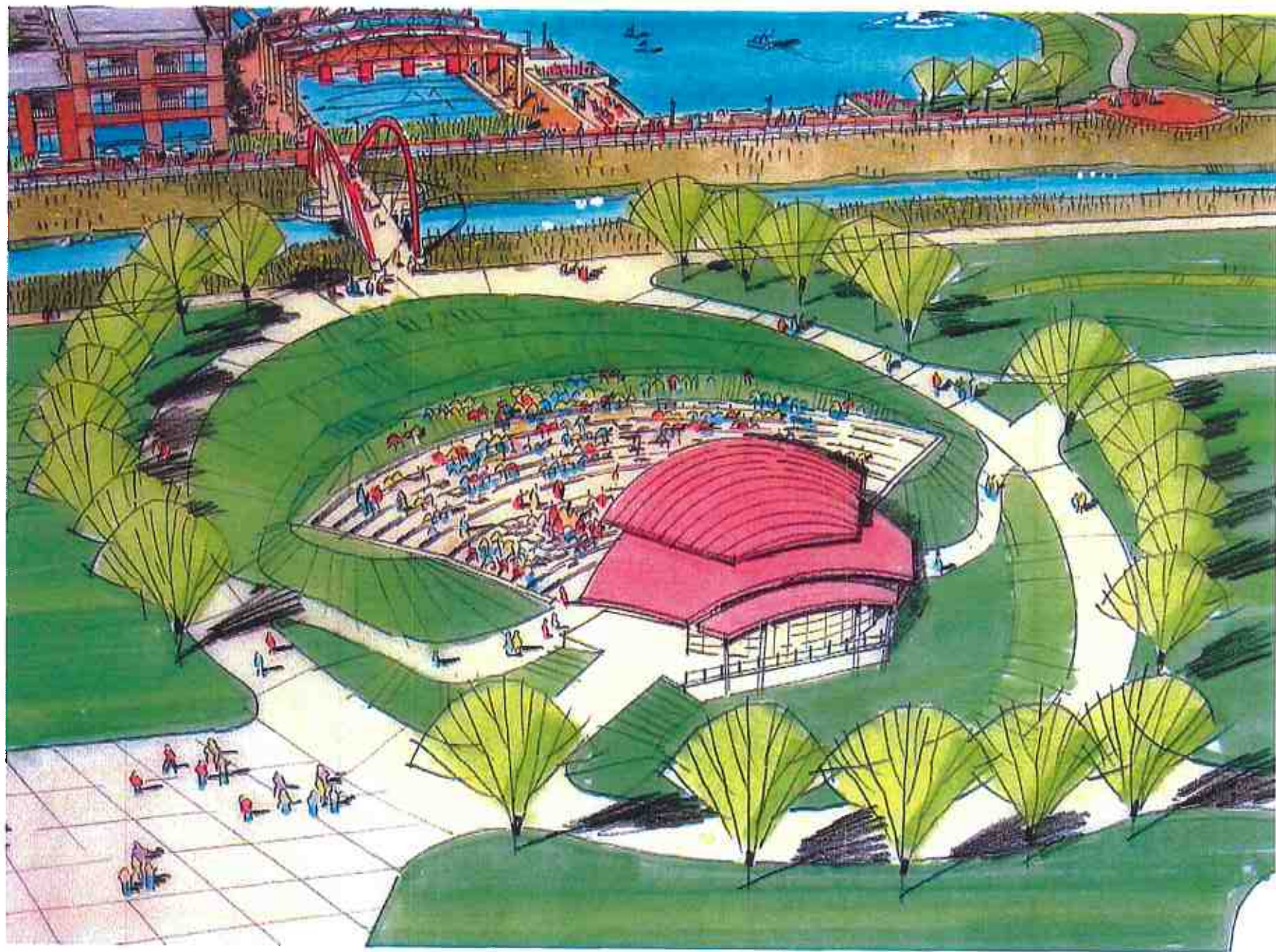












South Bank



South Bank

Component	Probable Cost
Main Pond	\$681,400
Ice Skating Pond	1,232,500
Pier	452,500
South RiverWalk	655,500
South PondWalk	411,500
Overlook	140,968
Lakeside Paths	38,250
Street Realignment	69,600
Fisher Community Center Parking and Theater Plaza	329,100
Signature Bridge	1,440,000
Fisher Center Ped Bridge	216,000
Detention Basin Soccer Field and Wetlands	75,000
South Linn Creek Trail and 6 th Street Bridge Rehab	416,500
South Creek Bank Replanting	108,000
Triangle Park	187,500
Trees and Incidental Landscape	50,000
Subtotal	6,504,318
20% Contingency and Miscellaneous Items	1,300,863
Design, Testing, Engineering	1,561,036
Total	9,366,218

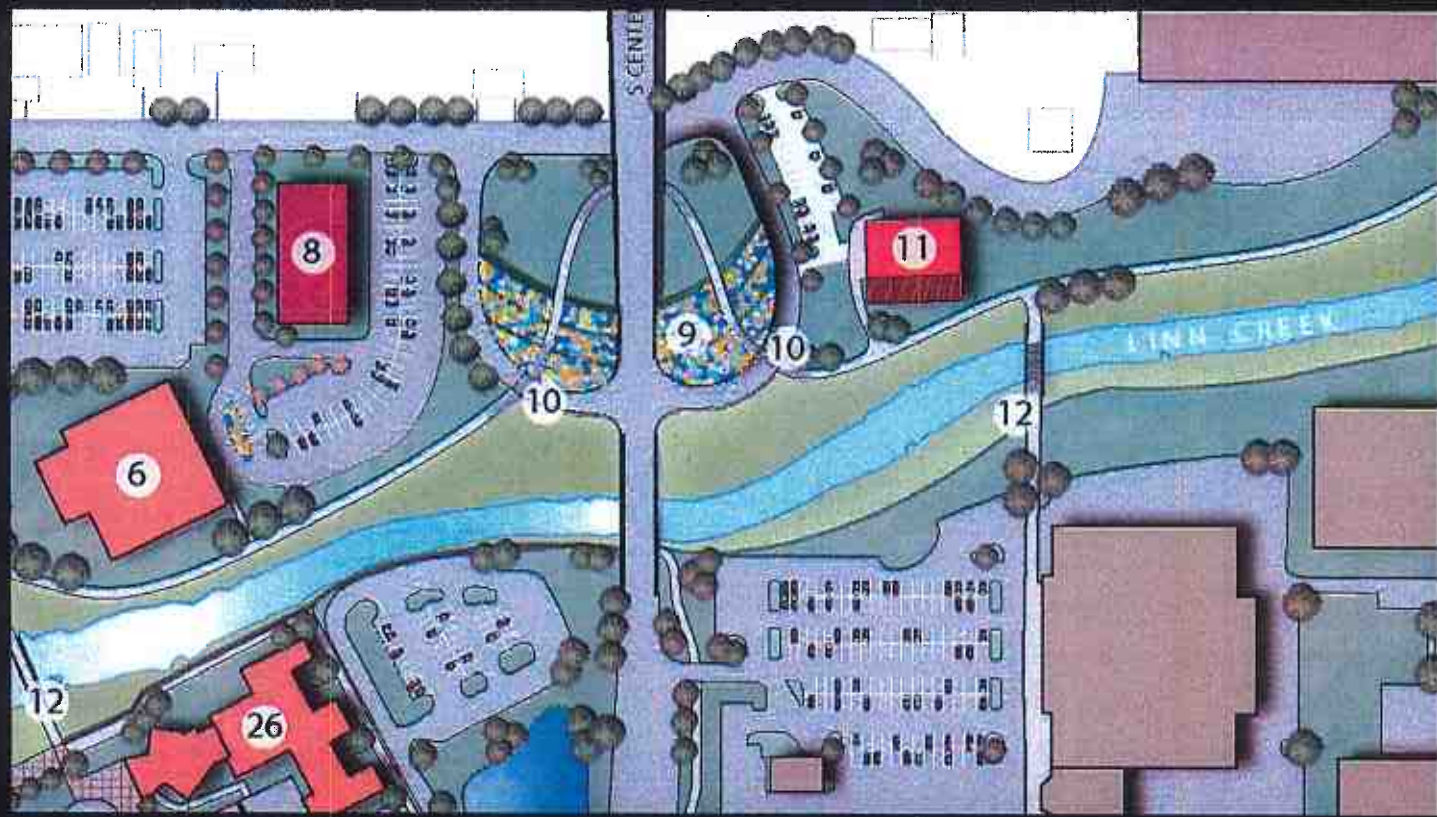
North Bank



North Bank

Component	Probable Cost
Amphitheater	\$2,000,000
Ellipse Grading and Paths	453,500
Detention Basins	97,500
North Trail Redesign and Underpass	150,000
Ballfield Parking	136,000
New Mega 10 Playground	500,000
North Creek Bank Replanting	175,000
Trees and Incidental Landscape	75,000
Subtotal	3,587,000
20% Contingency and Miscellaneous Items	717,400
Design, Testing, Engineering	860,880
Total	\$5,165,280

Center Street Gateway



Center Street Gateway

Component	Probable Cost
Ramp Modification	\$115,200
Trail Realignment	40,500
Flower Terraces and Trail Underpasses	435,800
Washington Street Realignment	153,600
Hy-Vee Bridge	204,000
Creek Bank Replanting	42,000
Trees and Incidental Landscape	37,500
Subtotal	1,028,600
20% Contingency and Miscellaneous Items	205,720
Design, Testing, Engineering	246,864
Total	\$1,481,184

Union Pacific Underpass



Private Development

Component	Units	Probable Cost
RiverWalk Townhomes	12 Units	\$3,960,000
Mixed Use: Commercial Shell and TI	28,000 SF	3,640,000
Mixed Use: Residential	48 Units	7,280,000
Multi-Family	48 Units	4,800,000
Executive Office/Hotel	86,400 SF	12,960,000
North Office	48,600 SF	5,832,000
Total		\$38,472,000

- 108 housing units
- 28,000 SF commercial/retail
- 135,000 SF office/commercial/hotel

Total Project



Component	Probable Cost
South Shore	\$9,366,218
North Shore	5,165,280
Center Street Gateway	1,481,184
Union Pacific Underpass	1,456,200
Public Realm Total	\$17,468,882
Private Development	\$38,472,000
Total Project Investment	\$55,940,882