MAQUOKETA STREETSCAPE: Strategies for Success

2017 MUNICIPAL STREETS SEMINAR

National Concrete Pavement Technology Center
IOWA STATE UNIVERSITY
Iowa Concrete Paving Association
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City of Maquoketa
Why Complete A Downtown Project?
What Holds Communities Back from Doing a Downtown Project?

Doubts and Fears

- Costs Too Much
- Takes Too Long
- Lack of Support
- Interruption to Traffic
- What’s Down There?
- Downtown Economy
The Development Process
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The Development Process

VISION 2020: Community Visioning
The Development Process
The Development Process

QUARRY STREET & MAIN STREET - PERSPECTIVE

Accent Pavers Define the Downtown District

Elevated Limestone Planting Beds

At Grade Plantings Around Quarry Street Intersection
The Development Process

QUARRY STREET & MAIN STREET - LOOKING SOUTH

- Light Fixture with Banners in Downtown District
- Coordinated Site Furnishings
- Elevated Limestone Planting Beds
- Integral Limestone Based at Light
The Development Process

NORTH GATEWAY MONUMENT DETAIL AT QUARRY STREET

- Light Fixture with Banners in Downtown District
- Coordinated Site Furnishings
- Cast Stone Cap Concealing Power and Foundation for Future Monument Light
- Elevated Limestone Planting Beds
- Cast Stone “M” Monument
The Development Process

PLEASANT STREET & MAIN STREET - PERSPECTIVE

- Light Fixtures with Banners
- Elevated Limestone Planting Beds
- Coordinated Site Furnishings
- Accent Pavers Define the Downtown District
The Development Process

**Bid Process**

- **Oct 26**: Submit 98% Plans and Specs to City and Peer-Reviewer
- **Nov 2**: 98% Owner Review - Set Public Hearing
- **Nov 16**: Hold Public Hearing
- **Nov 18**: Release Plans for Bidding
- **Dec 1**: Pre-Bid Meeting
- **Dec 8**: Open Bids
- **Dec 21**: Poss. Award of Contract
  - Prepare Contract For Execution
The Development Process

Low Bid: 35% Below Estimate!

> KE Flatwork of Eldridge
The Development Process
The Development Process

Construction Schedule

1. Strict Control of Staging:
   > 2 Years, or High Bids, or Both!

2. Construction in 1 Year:
   > Require Completion in 1 Year
   > Contractor-Staged Project
     • Strong Provisions for Business/Building Access
     • Strong Provisions for Traffic Control
Implementation (Construction)
Implementation (Construction)
Implementation (Construction)

STRONG LEADERSHIP
Implementation (Construction)

STRONG LEADERSHIP
Not Strong Personalities
Not Strong Opinions
Not Strong Control
Implementation (Construction)

STRONG LEADERSHIP

‘Can-Do’ Approach
Work with Each Other
Positive Attitudes
Had Each Other’s Backs
Benefit-of-the-Doubt
Implementation (Construction)

STRONG COMMUNICATION
Implementation (Construction)

WEEKLY PUBLIC MEETINGS
AT CITY HALL
Implementation (Construction)
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Restaurant

Frank
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Results: Downtown Success!
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Results: Downtown Success!
What Holds Communities Back from Doing a Downtown Project?

Doubts and Fears

• Cost Too Much
  9 Blks. ~ $5M
• Take Too Long
  9 Blks. - 2016
• Lack of Support
  Community Visioning
• Interruption to Traffic
  Strong Provisions
• What’s Down There?
  Be Prepared
• Downtown Economy
  Teamwork/Communication
Snapshot in Time
Strategies For Success

THANK YOU!
Strategies For Success

QUESTIONS?