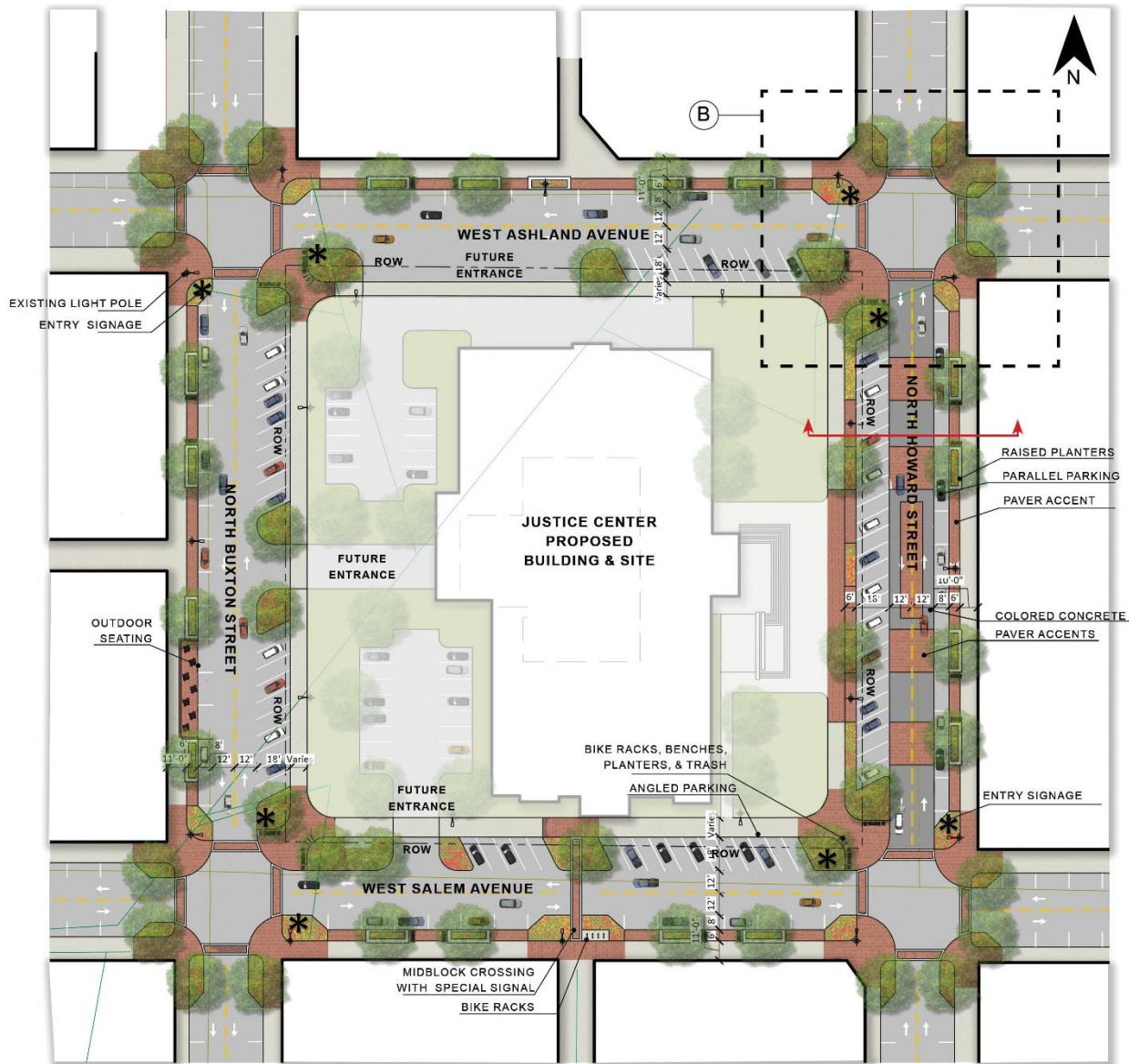
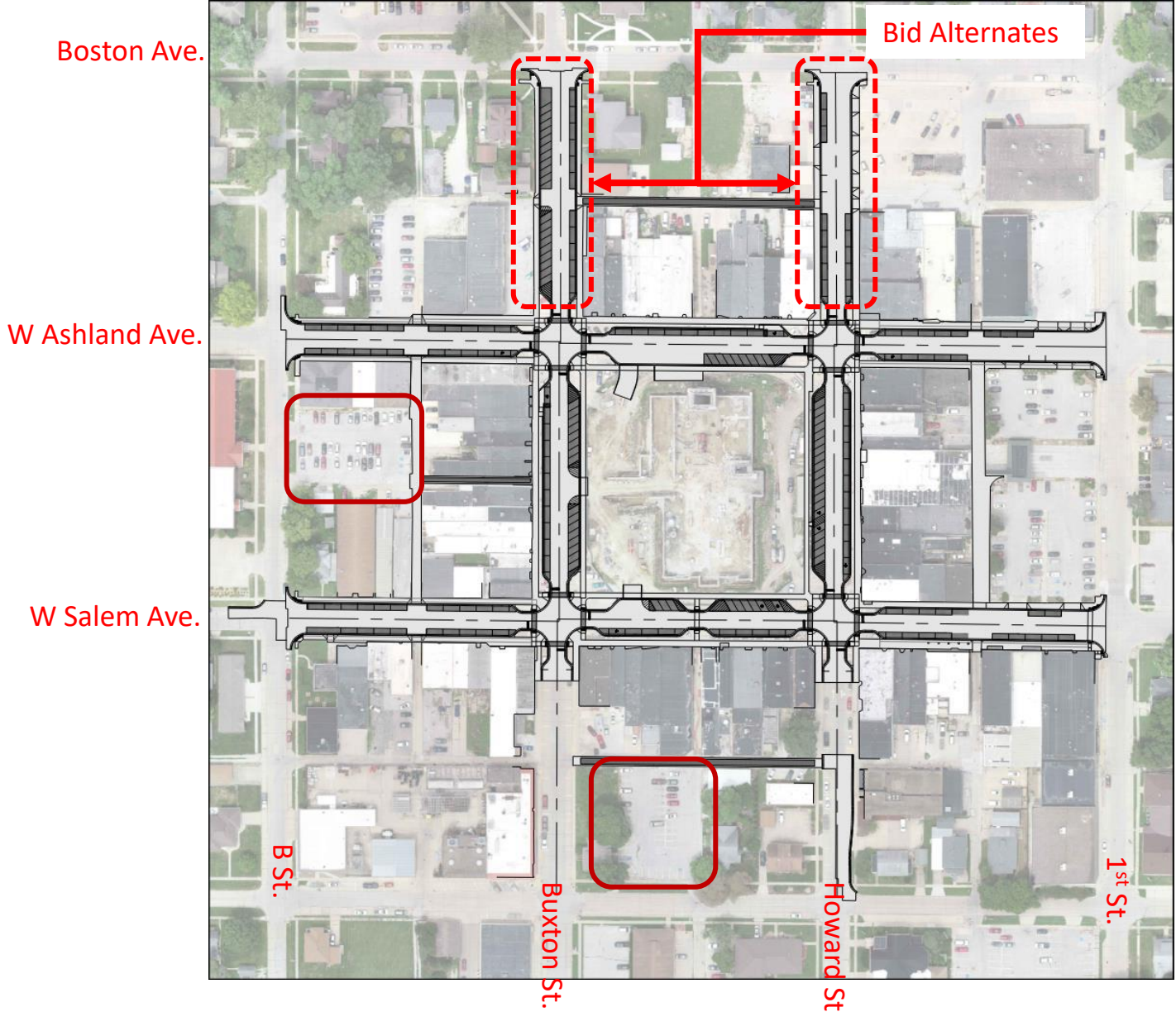


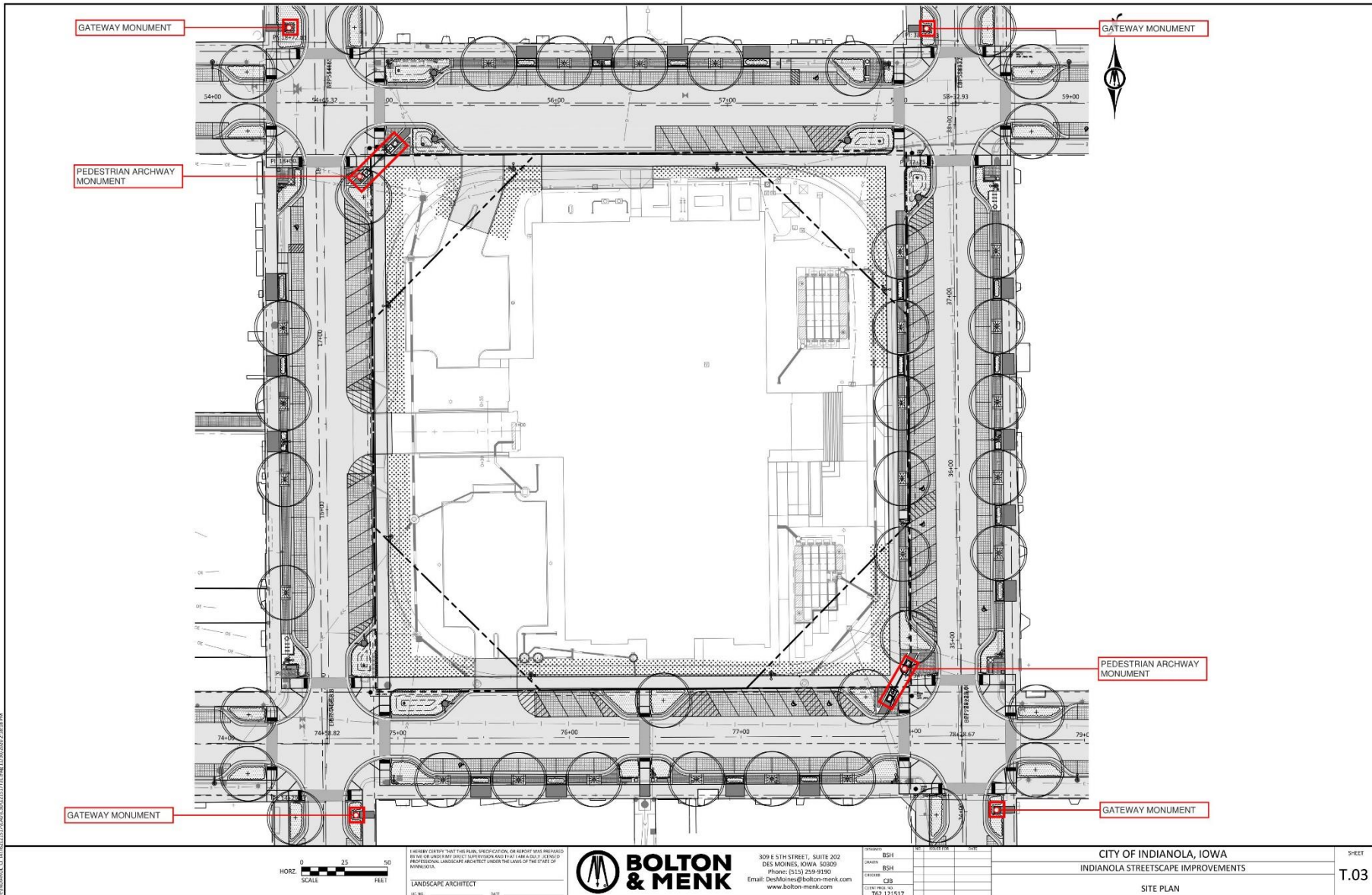


RECOMMENDATIONS:		
1	BUMP-OUTS AT CROSSWALKS FOR IMPROVED PEDESTRIAN CROSSING	
2	TWO WAY TRAFFIC	
3	STREET FURNISHING INCLUDING BENCHES, REFUSE CONTAINERS AND BIKE RACKS	
4	NORTH HOWARD STREET TO BE USED AS AN EVENT SPACE DURING SPECIAL ACTIVITIES	
5	PARALLEL PARKING ON THE BUSINESS SIDE OF THE SQUARE	
6	COLORED CONCRETE AND/OR CONTRASTING PAVERS	
7	WAYFINDING MONUMENTS	
8	RAISED ARCHITECTURAL PLANTERS	
9	WIDE SIDEWALKS THAT CAN ACCOMMODATE OUTDOOR DINING AND OTHER ADJACENT BUSINESS-RELATED ACTIVITIES	
10	STREET TREES	
11	ANGLED PARKING ON THE JUSTICE CENTER SIDE OF THE SQUARE	



A CITY SQUARE REFINED CONCEPT





I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A duly LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

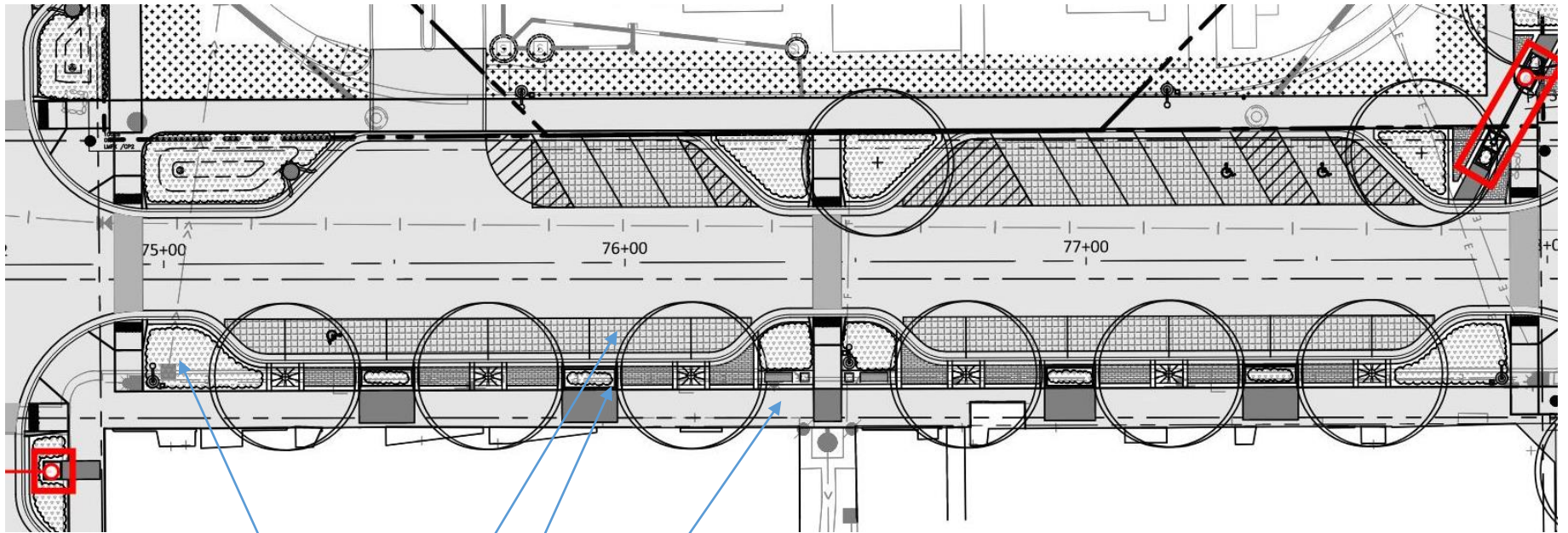
LANDSCAPE ARCHITECT



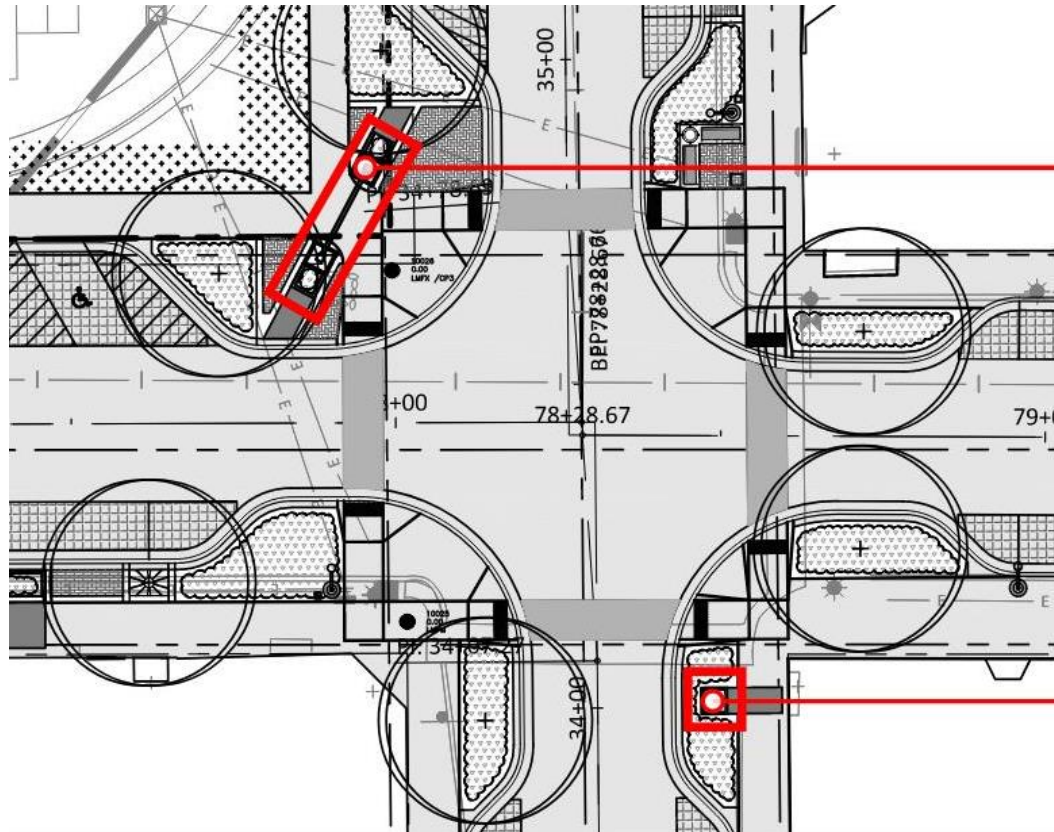
309 E 5TH STREET, SUITE 202
DES MOINES, IOWA 50309
Phone: (515) 259-9190
Email: DesMoines@bolton-menk.com
www.bolton-menk.com

DESIGNED	BSH
DRAWN	BSH
CHECKED	CIB
DATE	10.12.17

CITY OF INDIANOLA, IOWA
INDIANOLA STREETScape IMPROVEMENTS
SITE PLAN

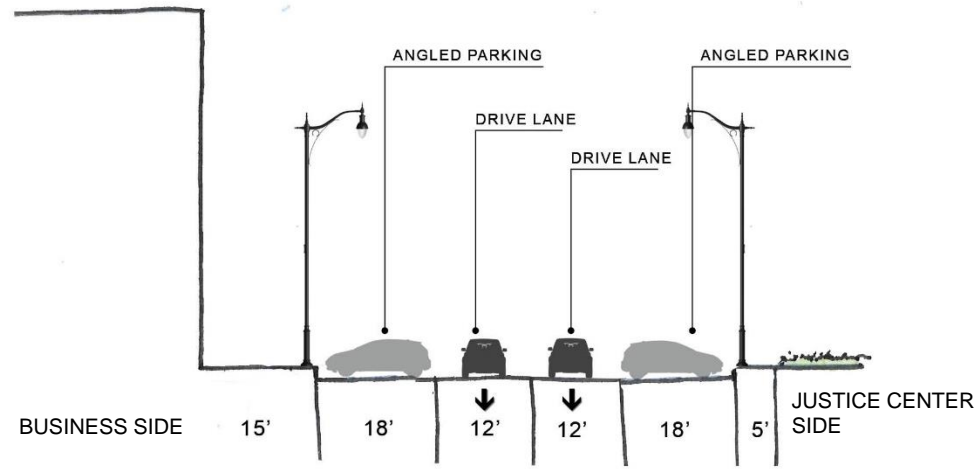
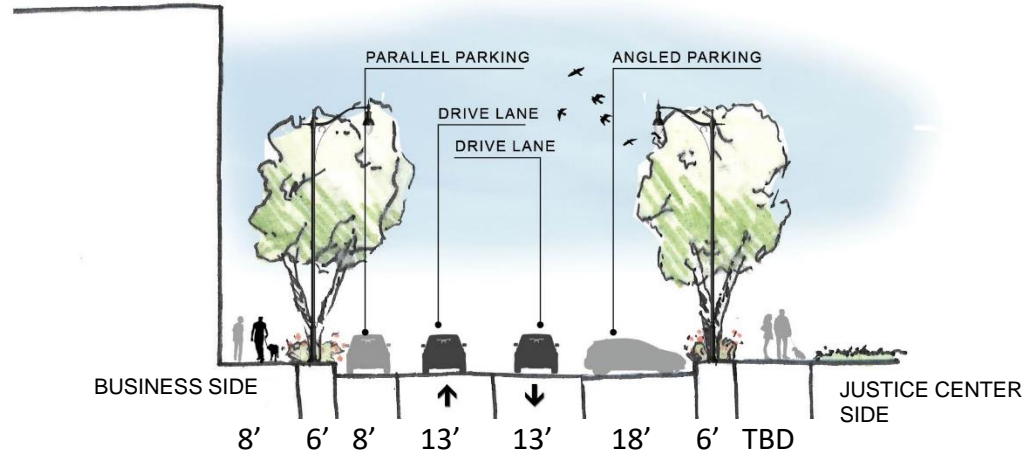


- Bioswale
- Pervious Pavers
- Planter w/ seat wall
- Concrete Sidewalk



PEDESTRIAN ARCHWAY
MONUMENT

GATEWAY MONUMENT



SECTION | EXISTING STREETSCAPE



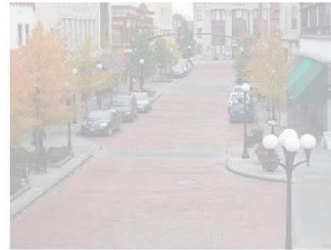
VIEW LOOKING NORTH DOWN NORTH BUXTON STREET

FURNITURE



PREFERRED

PAVEMENT



PREFERRED

PREFERRED

PLANTERS

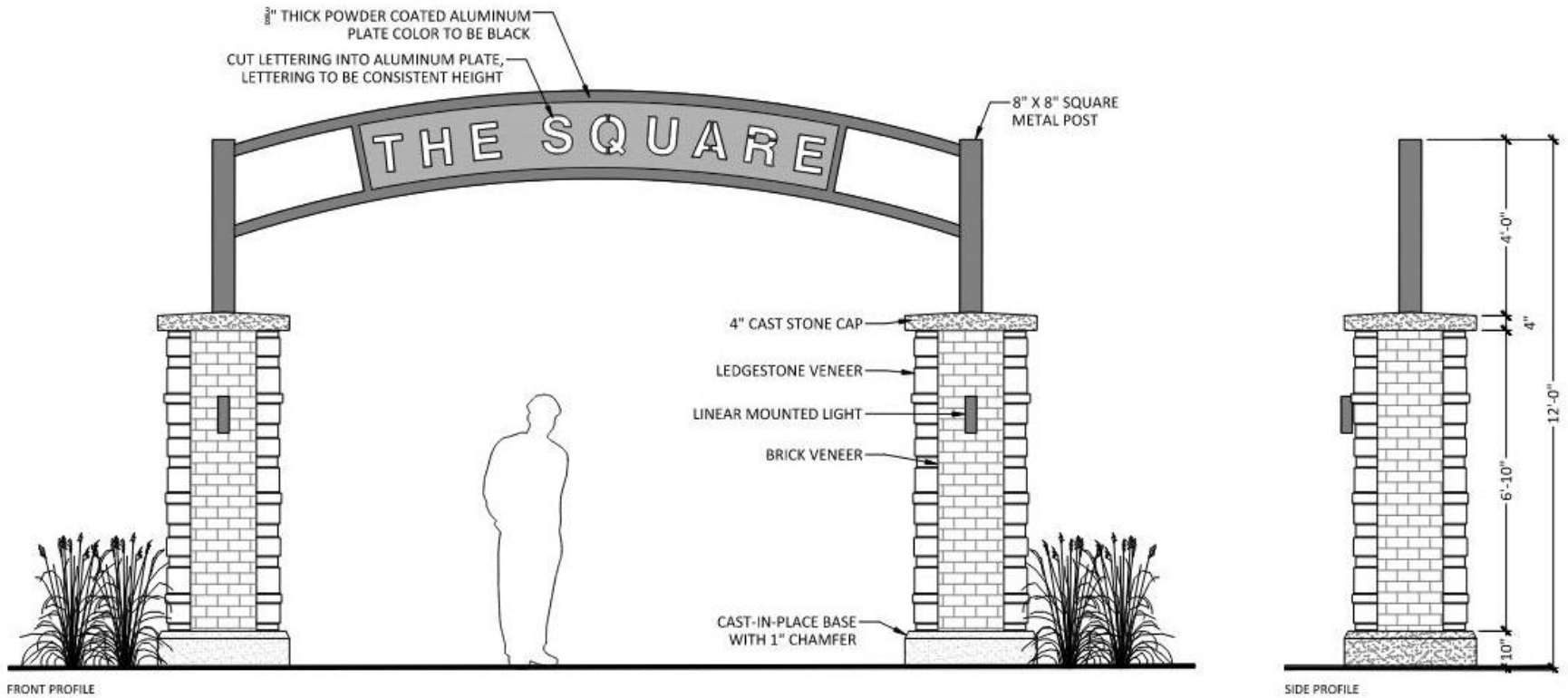


PREFERRED

PREFERRED

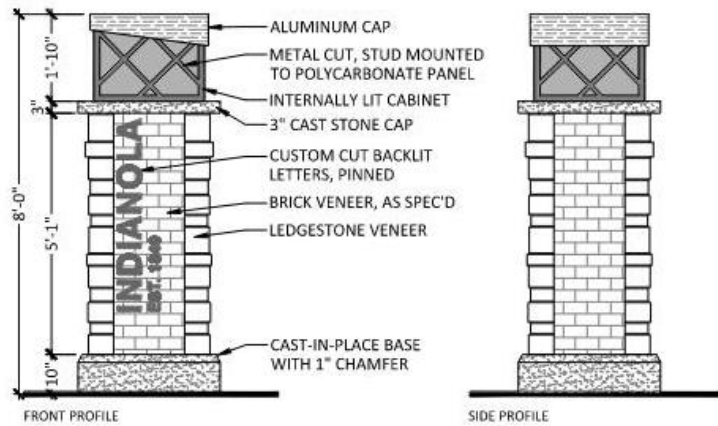


MONUMENT/SIGNAGE RECOMMENDED LOCATIONS

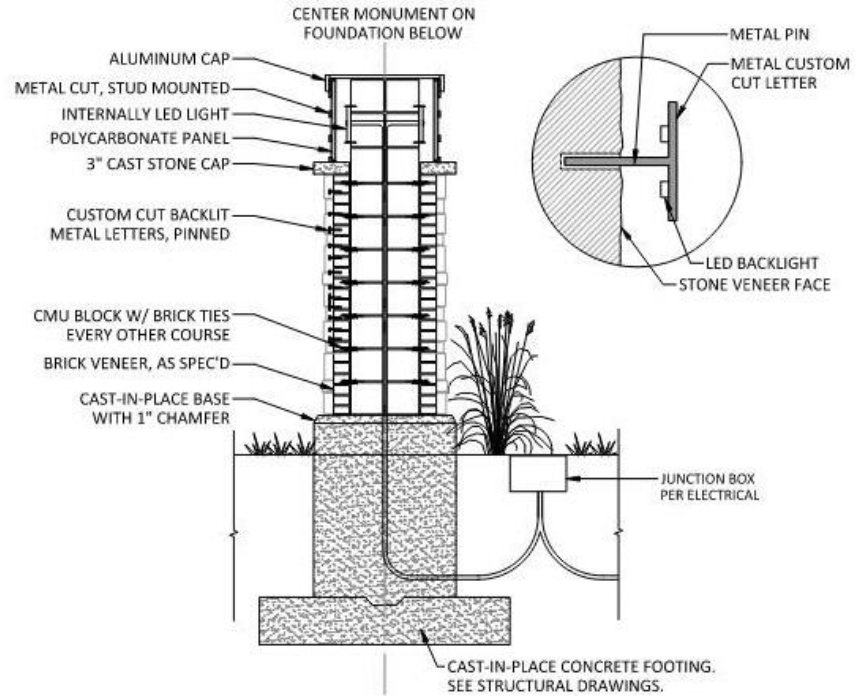


1 ELEVATION: MONUMENT TYPE 1
SCALE: N.T.S.

PREFEREED MONUMENT/SIGNAGE



1 ELEVATION: MONUMENT TYPE 2
SCALE: N.T.S.



2 SECTION: COLUMN
SCALE: N.T.S.





NEXT STEPS:

- 1 COMPLETE FINAL ENGINEERING DESIGN
- 2 COORDINATE WITH WARREN COUNTY FOR RIGHT-OF-WAY (ROW) CHANGES
- 3 CONTINUE TO COORDINATE CONSTRUCTION AND DESIGN EFFORTS WITH WARREN COUNTY FOR THE BENEFIT OF THE CONSTRUCTION OF THE JUSTICE CENTER AND THE STREETScape ENHANCEMENTS
- 4 EXPAND PUBLIC PARKING OPPORTUNITIES THROUGHOUT DOWNTOWN
- 5 IMPLEMENT A WAYFINDING SYSTEM THAT INCLUDES SIGNAGE FROM HIGHWAY 92 AND HIGHWAY 65. EXPLORE UNIQUE DESIGN ELEMENTS FOR THE SYSTEM THAT COULD INCLUDE ARCHWAY/GATEWAY ELEMENTS
- 6 IMPLEMENT A PHASED APPROACH TO EXTEND THE COMMON DESIGN ELEMENTS OF THE STREETScape INTO OTHER AREAS OF THE DOWNTOWN
- 7 PURSUE GRANT FUNDING OPPORTUNITIES TO FINANCE THE STREETScape ENHANCEMENT PROJECT
- 8 IMPLEMENT 2-WAY CONVERSION FOR THE SQUARE AND HOWARD AND BUXTON



SRF Sponsor Project Grant

- | | |
|---|--|
| 1 | TWO ROUNDS OF AWARDS TOTALING \$1.7 MILLION |
| 2 | FOCUSED ON URBAN STORMWATER QUALITY |
| 3 | PARTIALLY FUNDS STREETScape PROJECT – PERVIOUS PAVERS, BIOSWALES, GREEN INFRASTRUCTURE |
| 4 | HELPS EXPAND PROJECT SCOPE |
| | |
| | |
| | |

General Phasing of Project

- Working with IMU and County in coordinating construction activities for all project
- Balancing needs of business owners and breaking the project into smaller phases
- Not wholesale shutting down of project area for construction
- Alleyway, roadway, and sidewalk on a particular block will not be shut down all at the same time to allow access for businesses
- Will need to also coordinate with businesses and community for communication during the construction process
- Experienced in working with other downtown projects
- Goal is to minimize disruption.

IMU Upgrades

- Undergrounding electrical and communications systems in the alleys that are being reconstructed
- Installing event power on all sides of the square
- Assisting in lighting upgrades to the project area

Bidding and construction start timelines

- Bid Opening is slated for late winter/early spring
- Construction start will be late April/early May
- Construction will continue throughout 2021 and an interim completion will be completed at the end of 2021. No construction activities or non-completed construction over the winter
- Remaining Construction start up in 2022 for a 2022 completion

Project Summary

- Project is designed as aesthetic and safety upgrade for the downtown
- Two-way traffic increase pedestrian safety and helps lessen driven confusion
- Bumpouts at intersections decrease pedestrian crossing distance and move stop signs out closer to drive lane
- SRF Sponsor Grant (\$1.7 million) provides permeable pavers and bioswales in the downtown and offsets construction costs
- Lighting is upgraded in down area
- Wayfinding and signage that creates a downtown theme is provided at key intersections and the highway entries to downtown
- Wide sidewalks, integrated benches, pavers, and landscaping promote pedestrian use
- Pedestrian and vehicular alleys are upgraded with new paving and undergrounding of utilities.



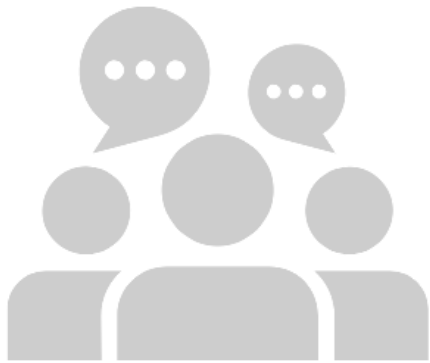
CONCEPTUAL MASTER PLAN – OPINION OF PROBABLE COST

ROADWAY/WALK.....	\$1,980,000
<i>(Mobilization, Traffic Control, Demolition, Excavation, Utilities, Curb & Gutter, Ramps, Crossing Signals, PCC Sidewalk & Road Paving)</i>	
STREETSCAPE ENHANCEMENTS.....	\$1,160,000
<i>(Decorative Sidewalk Pavement, Decorative Street Pavement, Decorative Crosswalks, Street Trees, Structural Soil, Raised Planters, Landscape Beds)</i>	
STREETSCAPE FURNISHINGS.....	\$130,000
<i>(Wayfinding Signage & Monumentation, Bike Racks, Benches, Litter Receptacles)</i>	
IMPROVEMENTS SUBTOTAL.....	\$3,270,000
CONTINGENCY (20%).....	\$650,000
TOTAL.....	\$3,920,000
ENGINEERING/LEGAL/CONSTRUCTION SERVICES FEES (20%).....	\$790,000
TOTAL W/ FEES.....	\$4,710,000



60% FINAL DESIGN – OPINION OF PROBABLE COST

Engineering.....	\$681,000.00
Construction Costs (with 10% Contingency)..... <i>(Mobilization, Traffic Control, Demolition, Excavation, Utilities, Curb & Gutter, Ramps, Crossing Signals, PCC Sidewalk & Road Paving)</i>	\$6,181,535.25
Traffic Signal..... <i>(S. Buxton Street & Highway 92)</i>	\$100,000.00
SRF Sponsor Grant..... <i>(Permeable Pavers, Bioswales, green infrastructure improvements)</i>	\$1,706,000.00
Utility Costs..... <i>(Sanitary Sewer & Water)</i>	\$532,097.50
City Cost..... <i>(Construction & Engineering)</i>	\$4,724,437.75



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