



# City of Muscatine



## AGENDA ITEM SUMMARY

City Council

DATE: 8-19-21

### STAFF

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Brian Stineman, Public Works Director

### SUBJECT

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Request to approve street and alley closures and a temporary reduction in on-street parking spaces as part of the redevelopment 304 Iowa Avenue.

### EXECUTIVE SUMMARY

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The Stanley Center for Peace and Security is requesting certain street and alley closures and a temporary reduction in parking spaces as part of the redevelopment 304 Iowa Avenue.

### STAFF RECOMMENDATION

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Staff recommends Council approve the request as outlined in this memo.

### BACKGROUND/DISCUSSION

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In October 2020 the Stanley Center for Peace and Security acquired the former location of the Musser Public Library from the City of Muscatine in order to renovate it for the Center's new offices. Upon completion, the building will be one of the most environmentally-friendly and ecologically-sustainable buildings in the world. It will include space dedicated to the Center's programming and provide opportunities to synergize with local resources such as the Musser Library, Muscatine School District, Muscatine Art Center, and international visitor programs. The renovated building will model green practices and raise awareness about the need for collective action on global challenges, like climate change.

The former Musser Public Library building occupies nearly all of the parcel that it occupies and has no off-street parking. In order to accomplish the significant renovation that the Stanley Center is planning to undertake, it is necessary for a portion of the adjoining public right of way to be used for access and construction staging. The contractor for this project and City staff have worked together to devise a plan to balance the need to make the necessary portions of the public right-of-way available to the contractor, while maintaining the access and parking

needs of Downtown businesses, residents, visitors, and other stakeholders. A diagram of this plan is attached to this memo.

### **Iowa Avenue**

- The contractor would close parking to the five (5) spaces, and one (1) loading zone on the west side of Iowa Avenue and extend their closure to a point approximately seven (7) feet west of the centerline of the street. This would allow two-way, north-south traffic to remain on Iowa Avenue while maintaining the seven (7) parking spaces on the east side of Iowa Avenue from #3 alley to E. 3rd Street for public use. This closure would last the duration of the project, approximately one year.
- The contractor will need to access the east side of Iowa Avenue to make utility connections for the building and therefore will need close Iowa Avenue from #3 alley to E. 3rd Street for a period of forty-five (45) days to use the entire area for demolition and delivery and to make their utility connections, and to repair the overlaying pavement. At such time as the forty-five (45) days is over, the contractor must open Iowa Avenue to the agreed upon configuration and keep it open for the remainder of the construction.
- The portion of the public sidewalk adjoining 304 Iowa would be closed for the duration of the project.

### **West 3<sup>rd</sup> Street**

- The contractor would close parking to the four (4) parking spaces on the north side of E. 3rd Street from the property line of the Clark House to the centerline of W. 3<sup>rd</sup> Street. Five (5) spaces on the south side of West 3<sup>rd</sup> Street will also be closed. This would allow two-way, east-west traffic to remain on West 3rd Street. This closure would last the duration of the project, approximately one year.
- The portion of the public sidewalk adjoining 304 Iowa would be closed for the duration of the project.

### **Alley Adjoining 304 Iowa Avenue**

- The Stanley Center has proposed constructing a canopy, upon which Solar Panels will be installed, over the public alley that adjoins 304 Iowa Avenue to the north. Assuming

Council approval of the easement necessary to allow for the construction of this canopy, the portion of this alley impacted will need to be closed during active construction of said canopy.

## CITY FINANCIAL IMPACT

For each day that a metered on-street parking space is taken out of service by this request, the standard hooding fee of \$3 per day, per meter, will be charged to the Stanley Center.

## ATTACHMENTS

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[Site map and traffic plan](#)



