



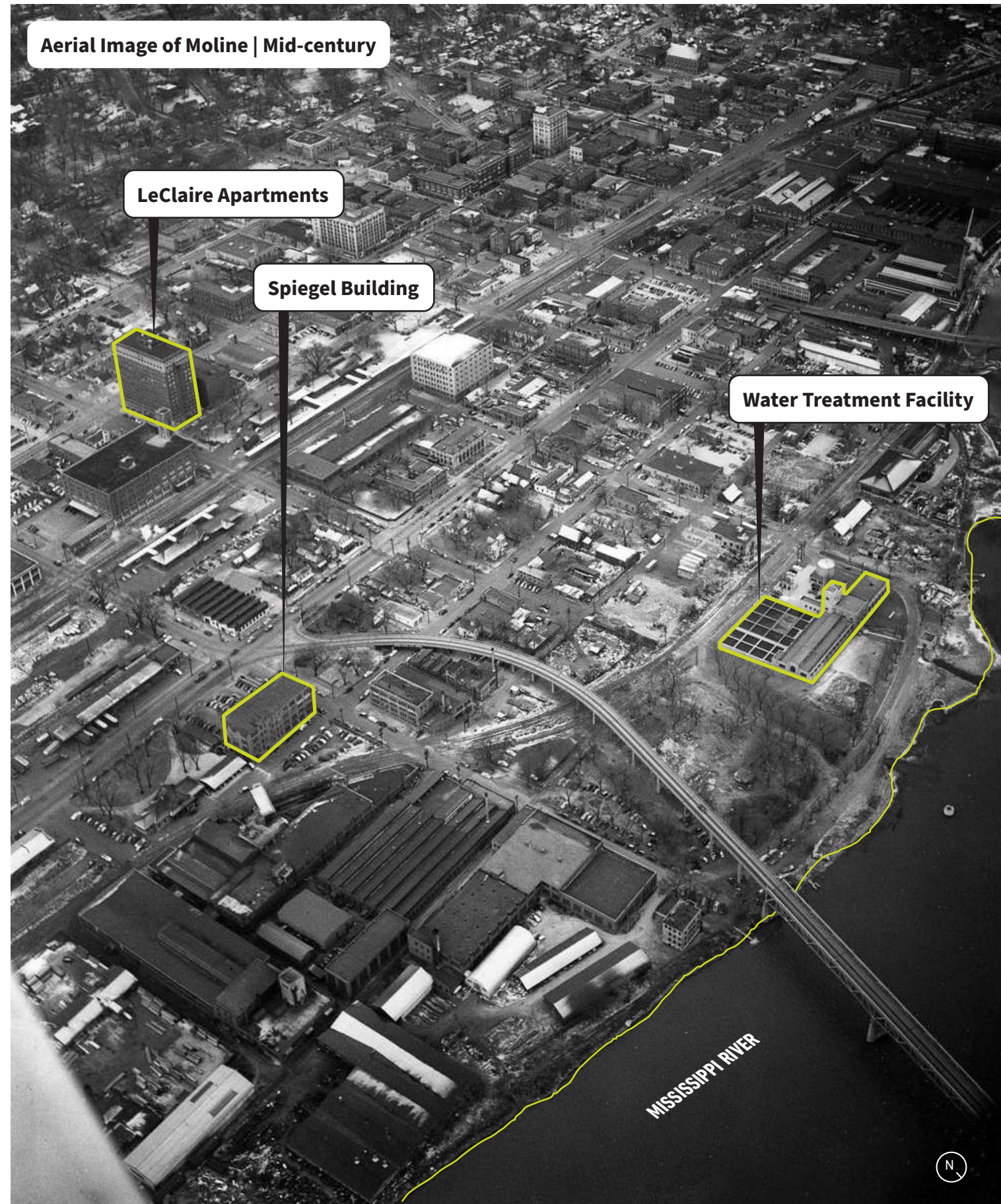
MOLINE

RIVER FRONT + CENTRE PLAN

Purpose

We're crafting a unified vision for an active, beloved riverfront district in the heart of Downtown Moline.





Our Team



Moline Community

Relevant Stakeholders, Businesses,
City Staff & Departments

MKSK
Landscape Architecture,
Urban Design, & Planning



Sustainable
Architecture



Community
Engagement



Resilient
Infrastructure



Mobility
Planning



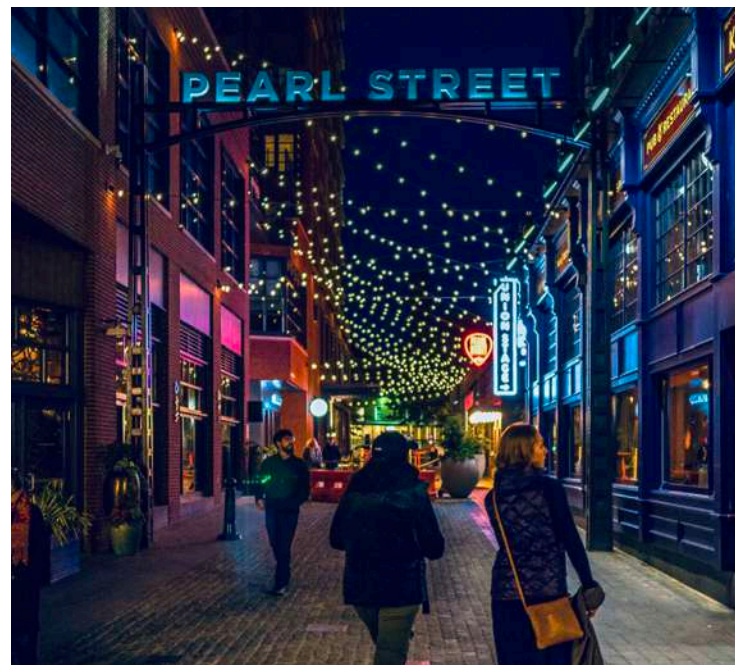
Economic
Development



Cost
Estimation

What Drives Us

Together We Plan and Design a World in Which We All Want To Live.



Today's Agenda

Project Updates

Public realm framework

Priority sites

Feedback & Discussion

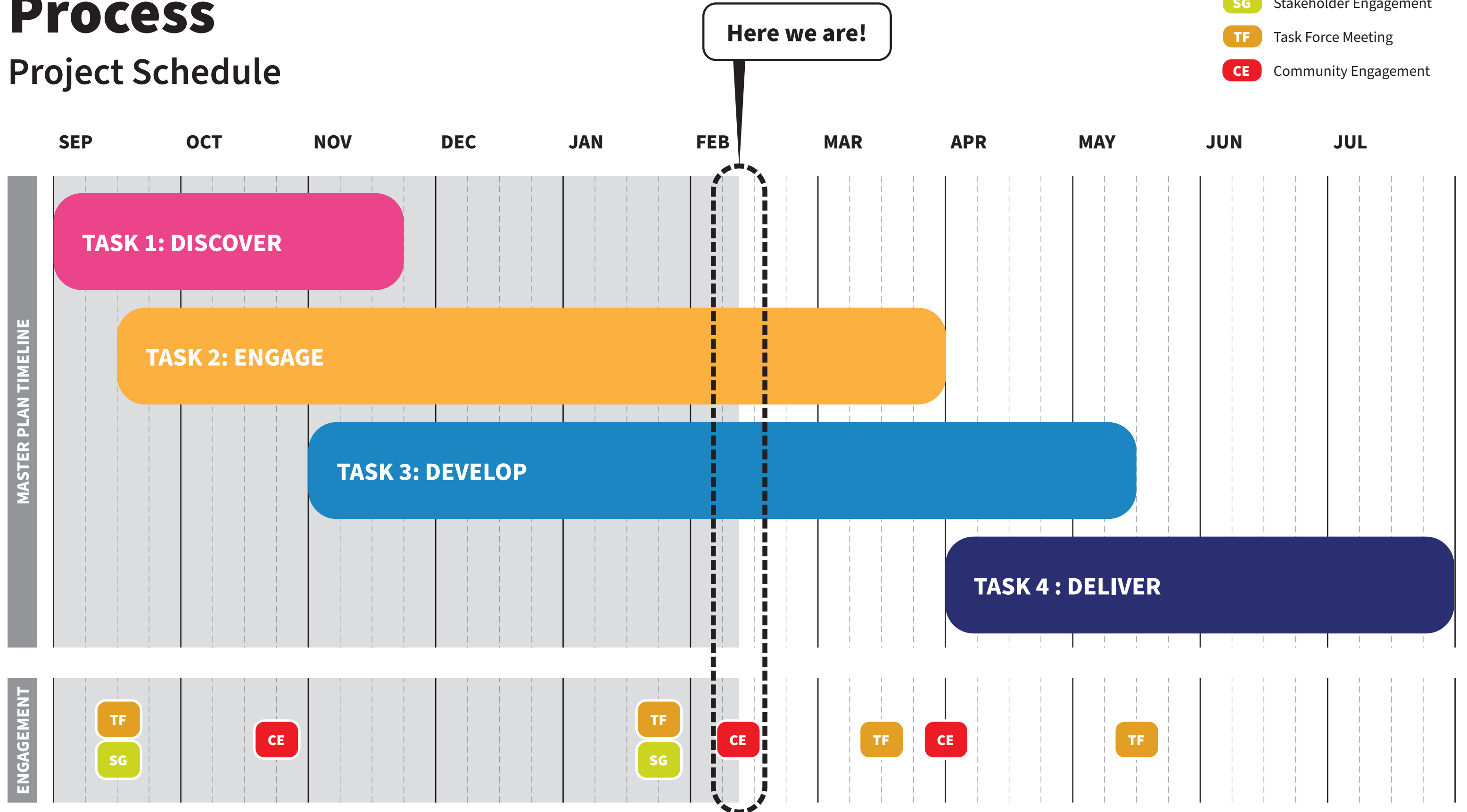
Next steps



Process Project Schedule

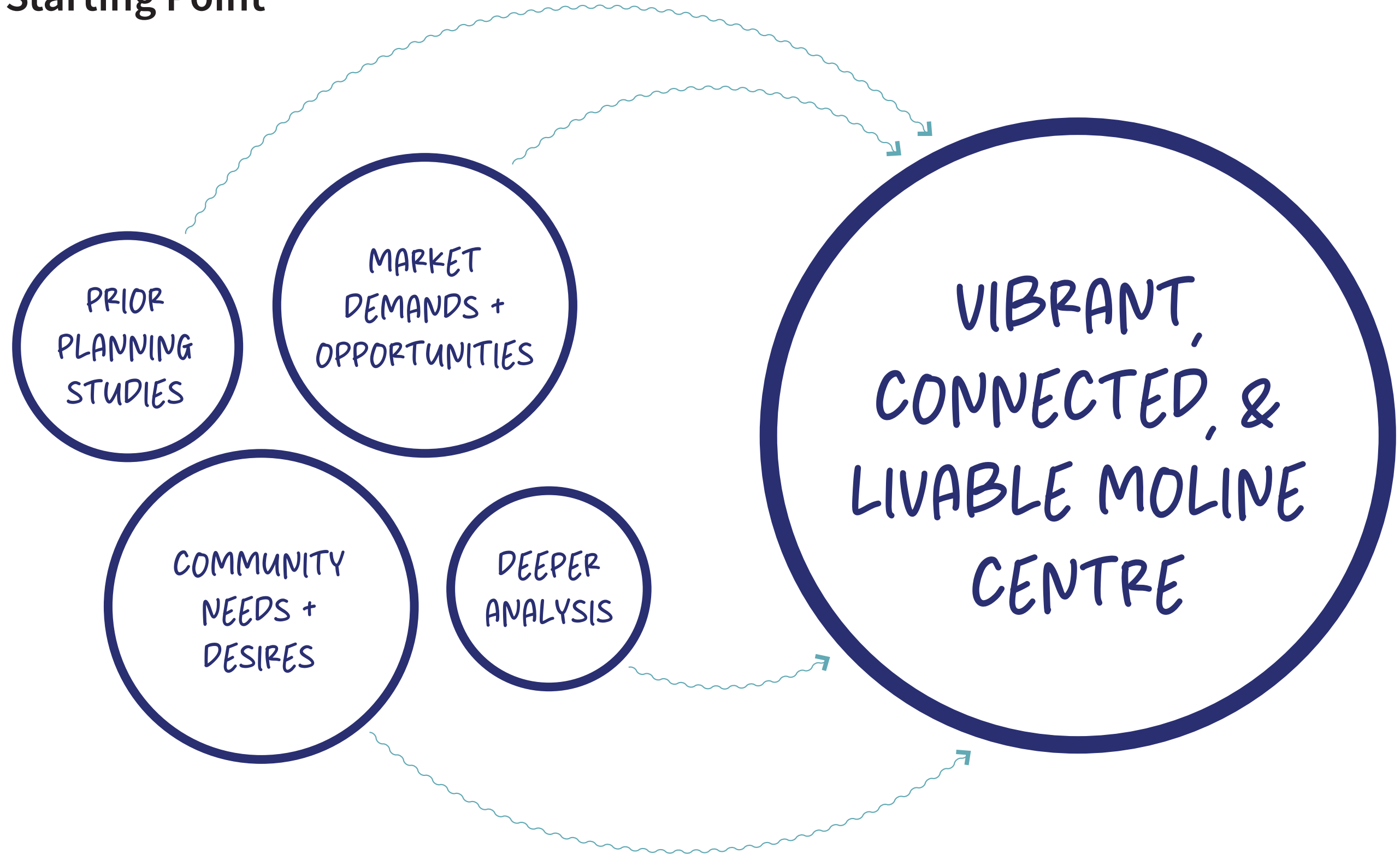
LEGEND

- SG** Stakeholder Engagement
- TF** Task Force Meeting
- CE** Community Engagement



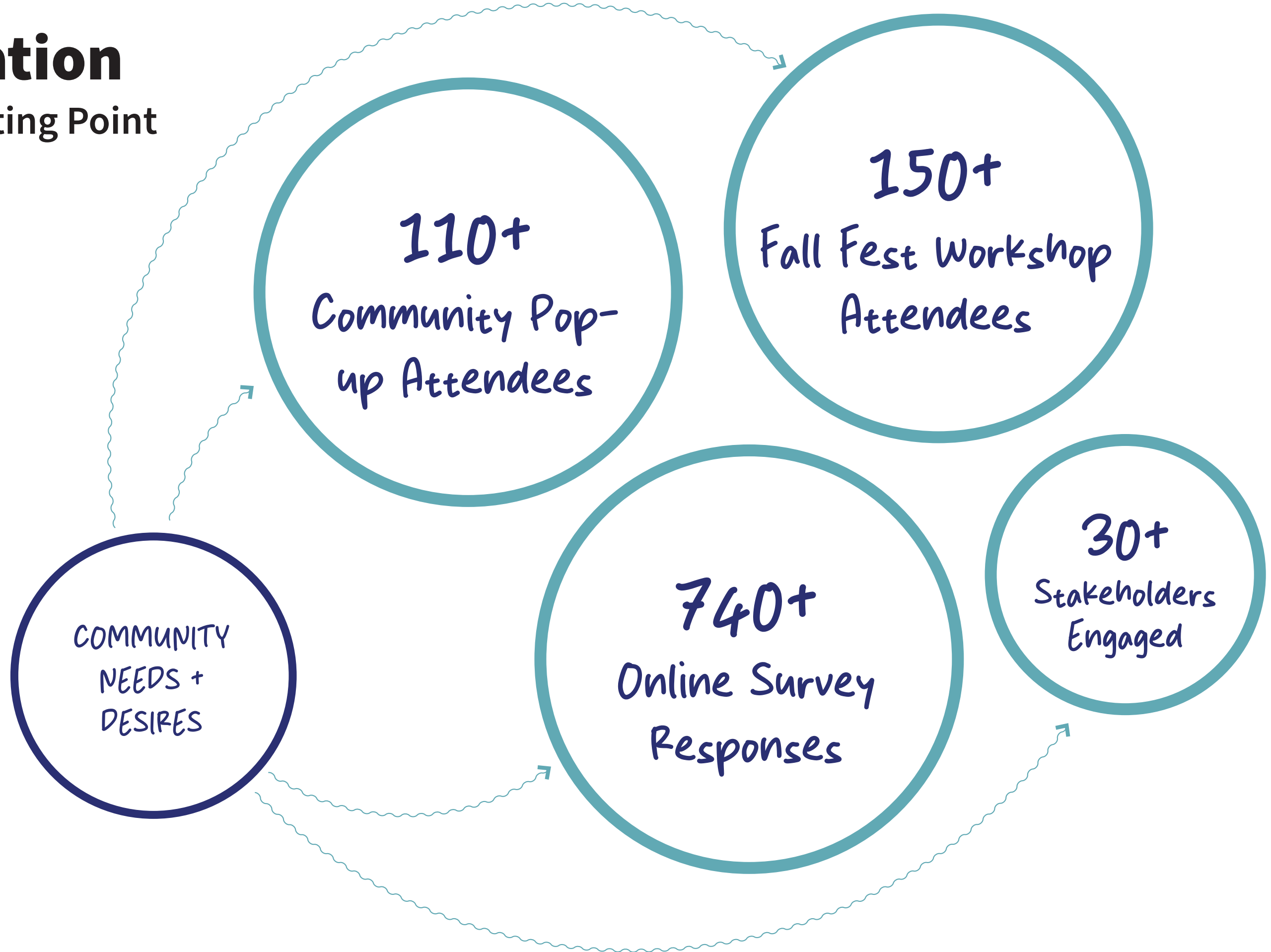
Foundation

A Solid Starting Point



Foundation

A Solid Starting Point



Fall Fest Community Workshop | Bridgepoint 485 | Saturday 10/14



Community Pop-Up | Mercado | 10/13



Community Pop-Up | Dead Poets Espresso | 10/13

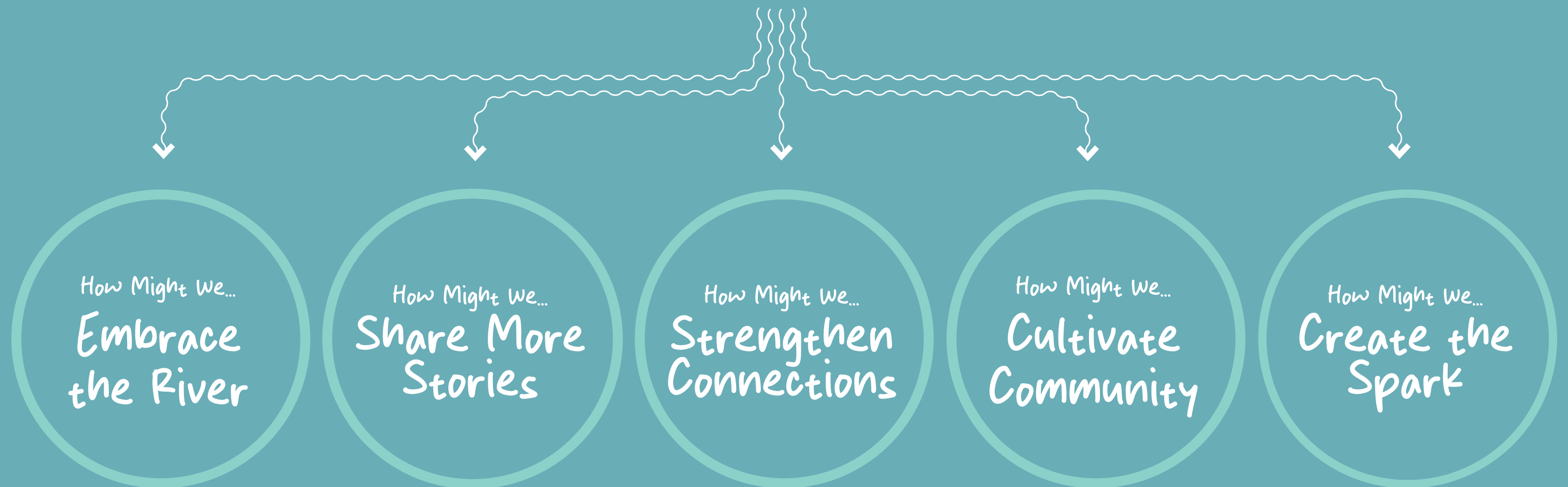


Community Pop-Up | Freight House Farmers Market | 10/14



What's Guiding Us

Prompts + Priorities



How Might We... **Embrace the River?**

The “Mighty Mississippi” is one of the most storied and significant landscapes in the world.



431
Votes to
Experience
Nature

“It allows me and my children to get closer to nature.”
“The river is a huge advantage”
“...you can rent a boat or kayak and paddle.”

How Might We... **Embrace the River?**

The “Mighty Mississippi” is one of the most storied and significant landscapes in the world.

The river has sustained, connected, and inspired inhabitants along its banks for centuries. Its waters and floodplain are home to thousands of species of plants and animals, and support a significant globally flyway for more than 325 species of migratory birds.

Priorities:

- Strengthen Moline’s connection to the Mississippi by crafting **memorable experiences that expand access and engagement opportunities** with the river.
- Design with the Mississippi to create an **adaptable, resilient riverfront** district.
- Develop public spaces along the river that bring people together to **share experiences, make memories, and build community.**



How Might We... Share More Stories?

The story of Moline is as
diverse and varied as the
people who call it home.

216
Votes to Learn
about History +
Culture



"Saukenuk Village: This is a village founded in 1720 by the Sauk and Meskwaki."
"Huge opportunity to re-envision the Heritage and Spiegel area."

"The river has so much magical history and it's not documented anywhere."

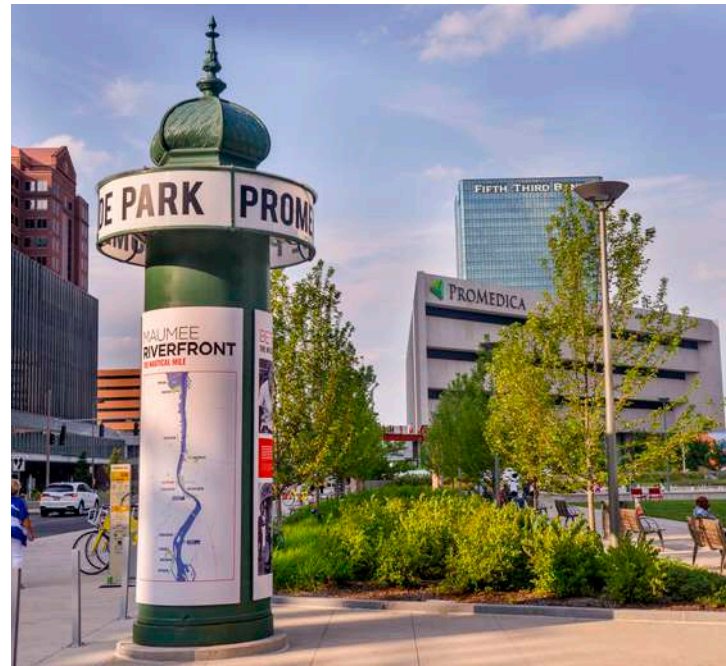
How Might We... **Share More Stories?**

The story of Moline is as diverse and varied as the people who call it home.

The confluence of the Mississippi and Rock Rivers have provided opportunity since their formation. As native land of the Sauk and Meskwaki Nations, Moline is now home to an increasingly diverse community developed over time through a unique industrial heritage. Amplifying and sharing all aspects of the City's rich history and culture provides a strong foundation for Moline's future growth.

Priorities:

- Celebrate Moline's **shared, cumulative history over time**; from its first inhabitants to its industrial growth to the diverse community seen today.
- Preserve **meaningful existing infrastructure** that grounds the district; shining a light on both the City's past while highlighting its future.
- Create a space that is **uniquely Moline today**.



How Might We... Strengthen Connections?

The Moline riverfront
is closer than you think.

90%
of respondents would
walk, bike, or roll to the
site if it were safe



34%
Chose biking or walking
as their highest
transportation priority

“Biking to brunch in the morning.”

“Bike to Outdoor festival with kids and then, bike to nearby restaurant.”

“Start the day with a walk or bike ride along the riverfront trail.”

How Might We... **Strengthen Connections?**

The Moline riverfront is closer than you think.

The riverfront is never more than a 10 minute walk from the heart of downtown Moline. It's also connected to a regional network of bike trails and transit routes that connect all four Quad Cities. However, a lack of wayfinding, street-level activity, and barriers like the I-74 overpass, River Dr, and the rail line make accessing and traveling to the riverfront challenging.

Priorities:

- Create a **safe, comfortable, and clear journey** to and from the riverfront district.
- Develop an **iconic and welcoming gateway** to downtown Moline and its surrounding neighborhoods.
- Strengthen downtown Moline as a model **walkable/bikeable community**.



How Might We...

Cultivate Community?

The Moline riverfront is positioned to welcome people from down the street, across the river, and around the world.

394
Votes to enjoy
Art, Performances
+ Events



Eat
+ Drink
#1 Answer when asked
what experiences the
River needs the most.



“...annual events celebrating history, music, and art.”

“A gathering place of food culture.”



“...the district made me feel incredibly proud of the growth and prosperity of this area.”

How Might We... **Cultivate Community?**

The Moline riverfront is positioned to welcome people from down the street, across the river, and around the world.

With close proximity to some of Moline's most significant assets and an abundance of redevelopable land in the heart of downtown, the riverfront district is well positioned to become a significant cultural, economic, and ecological engine for the community.

Priorities:

- Bring the Moline community together to **live, work, and play all year long.**
- Grow a place that **feels like "home" and draws you back** again and again.
- Instill community pride; a **place Molineans are proud of and excited to share** with their neighbors from down the street and across the globe.



How Might We... **Create the Spark?**

The riverfront district can be the catalyst that invigorates Moline for generations to come.



77,300

Cars per day pass our site on I-74. *More than any other place in the Quad Cities*

"...becoming a vibrant hub of activity and natural beauty."

"A gateway between Illinois and Iowa."

"...transforming from a sleepy industrial area into a modern urban area full of life and vitality."

How Might We... **Create the Spark?**

The riverfront district can be the catalyst that invigorates Moline for generations to come.

Complex revitalization projects like the riverfront district require dedication, creativity, and collaboration. It is key to understand where the market will be most effective, where public investment will be most impactful, and where a public-private partnership can add the most value. One of the most critical questions to answer is often: Where to begin?

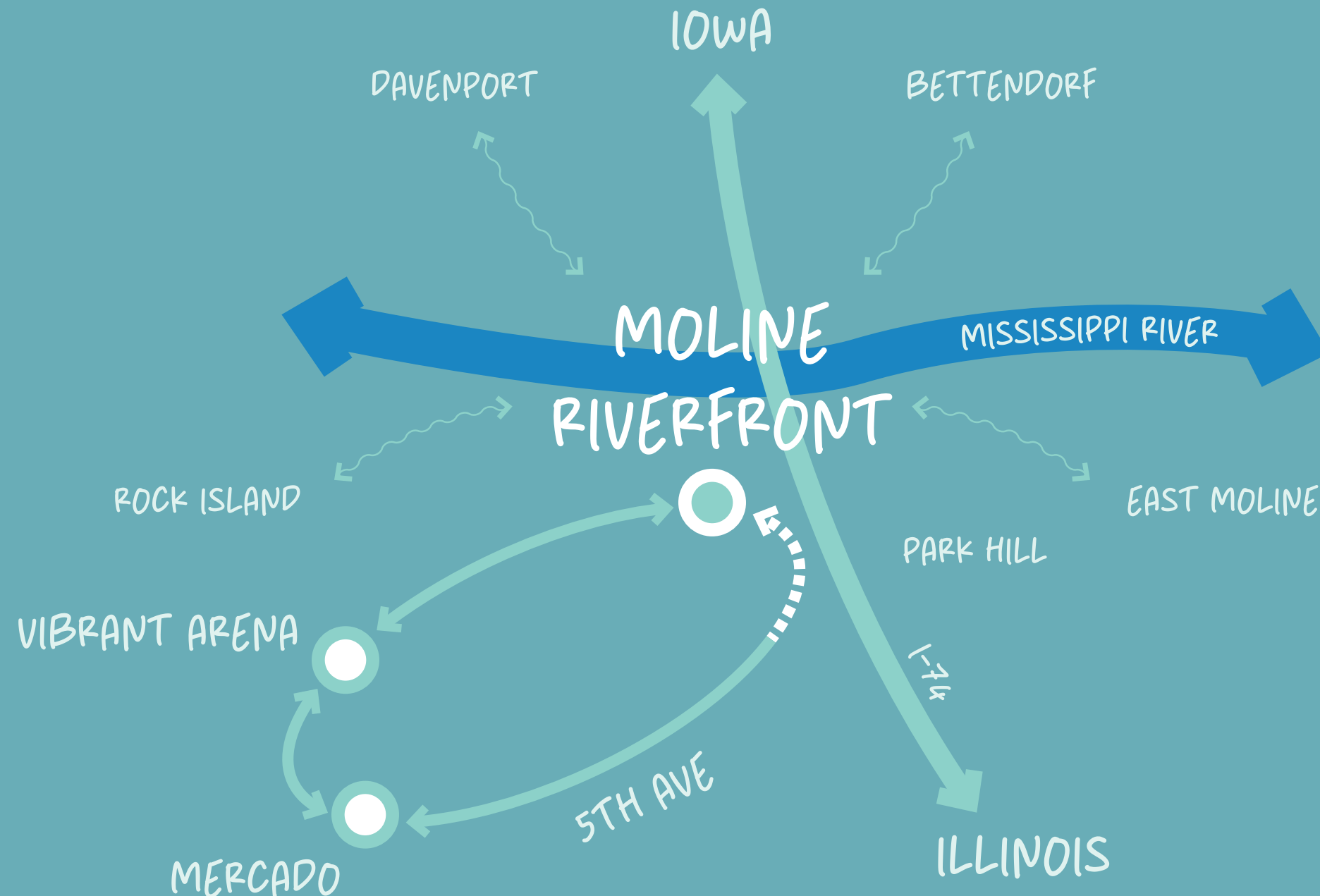
Priorities:

- Articulate an **ambitious, yet actionable plan** for the future of Moline's riverfront.
- Highlight projects to generate that critical spark that **builds momentum toward implementation.**
- **Catalyze economic development, drive tourism, expand opportunity and instill pride** in Moline for generations to come.



What We're Exploring

Framework + Strategies



Framework Closing The Loop

Context



MISSISSIPPI RIVER

RIVER DR

4TH AVE

5TH AVE

6TH AVE

7TH AVE

EVENTS +
ATTRACTIONS

MOLINE
CENTRE

5TH AVE
COMMERCIAL DISTRICT

DEERE
& CO.

1-74

22RD ST

23RD ST

24RD ST

25RD ST

RIVERSIDE
PARK

PARK
HILL

RIVER DR

4TH AVE

5TH AVE

6TH AVE

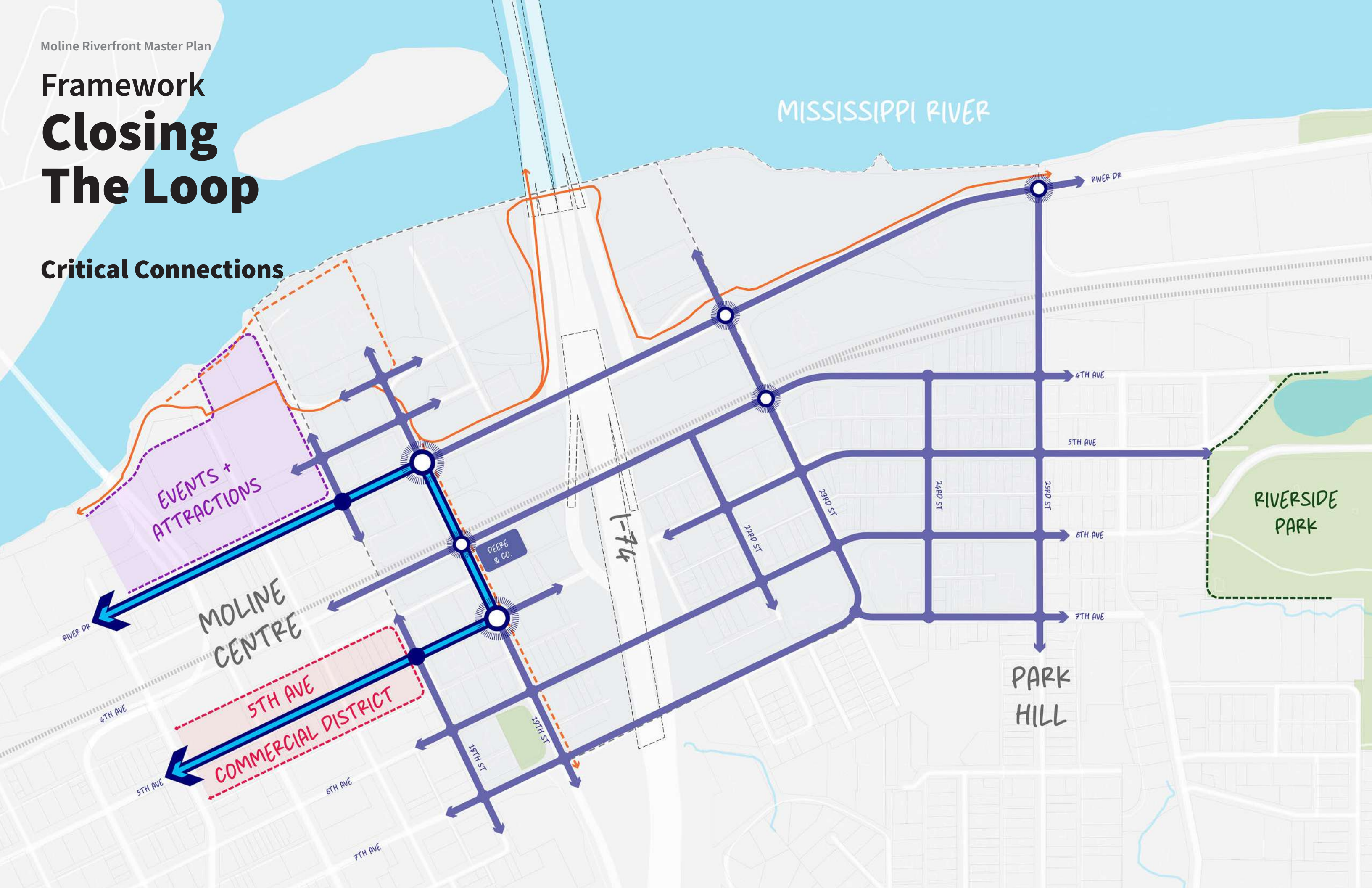
7TH AVE

18TH ST

19TH ST

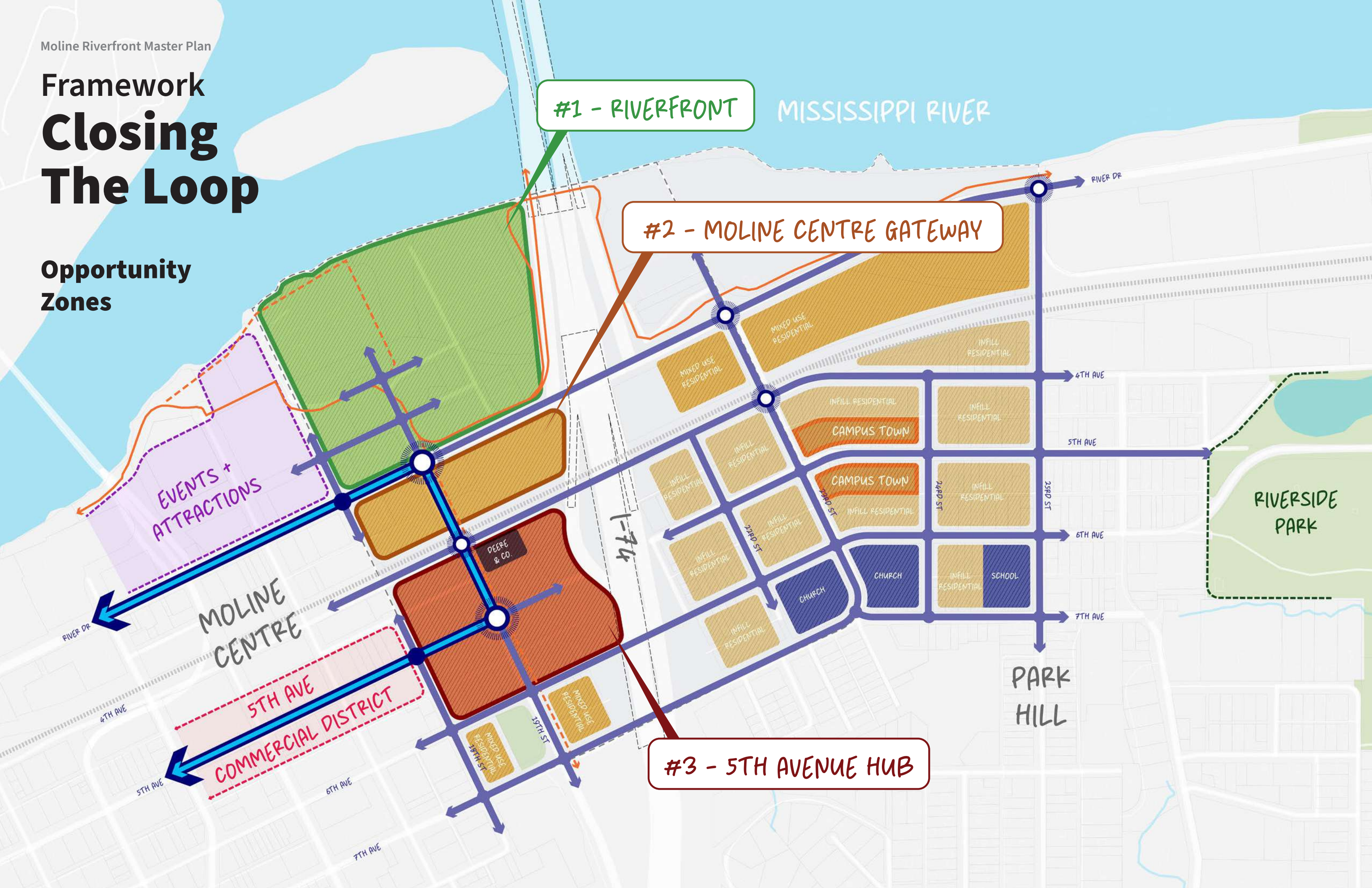
Framework Closing The Loop

Critical Connections



Framework Closing The Loop

Opportunity Zones



#1 - RIVERFRONT

MISSISSIPPI RIVER

#2 - MOLINE CENTRE GATEWAY

EVENTS + ATTRACTIONS

MOLINE CENTRE

COMMERCIAL DISTRICT

#3 - 5TH AVENUE HUB

RIVERSIDE PARK

PARK HILL

1-74

DEERE & CO.

RIVER DR

RIVER DR

4TH AVE

5TH AVE

6TH AVE

7TH AVE

4TH AVE

5TH AVE

6TH AVE

7TH AVE

28TH ST

29TH ST

22RD ST

23RD ST

24RD ST

25RD ST

26RD ST

27RD ST

28RD ST

29RD ST

30RD ST

22RD ST

23RD ST

24RD ST

25RD ST

26RD ST

27RD ST

28RD ST

29RD ST

30RD ST

24RD ST

25RD ST

26RD ST

27RD ST

28RD ST

29RD ST

30RD ST

24RD ST

25RD ST

26RD ST

27RD ST

28RD ST

29RD ST

30RD ST

31RD ST

32RD ST

33RD ST

34RD ST

35RD ST

36RD ST

37RD ST

38RD ST

39RD ST

40RD ST

41RD ST

42RD ST

43RD ST

44RD ST

45RD ST

46RD ST

47RD ST

48RD ST

49RD ST

50RD ST

51RD ST

52RD ST

53RD ST

54RD ST

55RD ST

56RD ST

57RD ST

58RD ST

59RD ST

60RD ST

61RD ST

62RD ST

63RD ST

64RD ST

65RD ST

66RD ST

67RD ST

68RD ST

69RD ST

70RD ST

71RD ST

72RD ST

73RD ST

74RD ST

75RD ST

76RD ST

77RD ST

78RD ST

79RD ST

80RD ST

81RD ST

82RD ST

83RD ST

84RD ST

85RD ST

86RD ST

87RD ST

88RD ST

89RD ST

90RD ST

91RD ST

92RD ST

93RD ST

94RD ST

95RD ST

96RD ST

97RD ST

98RD ST

99RD ST

100RD ST

101RD ST

102RD ST

103RD ST

104RD ST

105RD ST

106RD ST

107RD ST

108RD ST

109RD ST

110RD ST

111RD ST

112RD ST

113RD ST

114RD ST

115RD ST

116RD ST

117RD ST

118RD ST

119RD ST

120RD ST

121RD ST

122RD ST

123RD ST

124RD ST

125RD ST

126RD ST

127RD ST

128RD ST

129RD ST

130RD ST

131RD ST

132RD ST

133RD ST

134RD ST

135RD ST

136RD ST

137RD ST

138RD ST

139RD ST

140RD ST

141RD ST

142RD ST

143RD ST

144RD ST

145RD ST

146RD ST

147RD ST

148RD ST

149RD ST

150RD ST

151RD ST

152RD ST

153RD ST

154RD ST

155RD ST

156RD ST

157RD ST

158RD ST

159RD ST

160RD ST

161RD ST

162RD ST

163RD ST

164RD ST

165RD ST

166RD ST

167RD ST

168RD ST

169RD ST

170RD ST

171RD ST

172RD ST

173RD ST

174RD ST

175RD ST

176RD ST

177RD ST

178RD ST

179RD ST

180RD ST

181RD ST

182RD ST

183RD ST

184RD ST

185RD ST

186RD ST

187RD ST

188RD ST

189RD ST

190RD ST

191RD ST

192RD ST

193RD ST

194RD ST

195RD ST

196RD ST

197RD ST

198RD ST

199RD ST

200RD ST

201RD ST

202RD ST

203RD ST

204RD ST

205RD ST

206RD ST

207RD ST

208RD ST

209RD ST

210RD ST

211RD ST

212RD ST

213RD ST

214RD ST

215RD ST

216RD ST

217RD ST

218RD ST

219RD ST

220RD ST

221RD ST

222RD ST

223RD ST

224RD ST

225RD ST

226RD ST

227RD ST

228RD ST

229RD ST

230RD ST

231RD ST

232RD ST

233RD ST

234RD ST

235RD ST

236RD ST

237RD ST

238RD ST

239RD ST

240RD ST

241RD ST

242RD ST

243RD ST

244RD ST

245RD ST

246RD ST

247RD ST

248RD ST

249RD ST

250RD ST

251RD ST

252RD ST

253RD ST

254RD ST

255RD ST

256RD ST

257RD ST

258RD ST

259RD ST

260RD ST

261RD ST

262RD ST

263RD ST

264RD ST

265RD ST

266RD ST

267RD ST

268RD ST

269RD ST

270RD ST

271RD ST

272RD ST

273RD ST

274RD ST

275RD ST

276RD ST

277RD ST

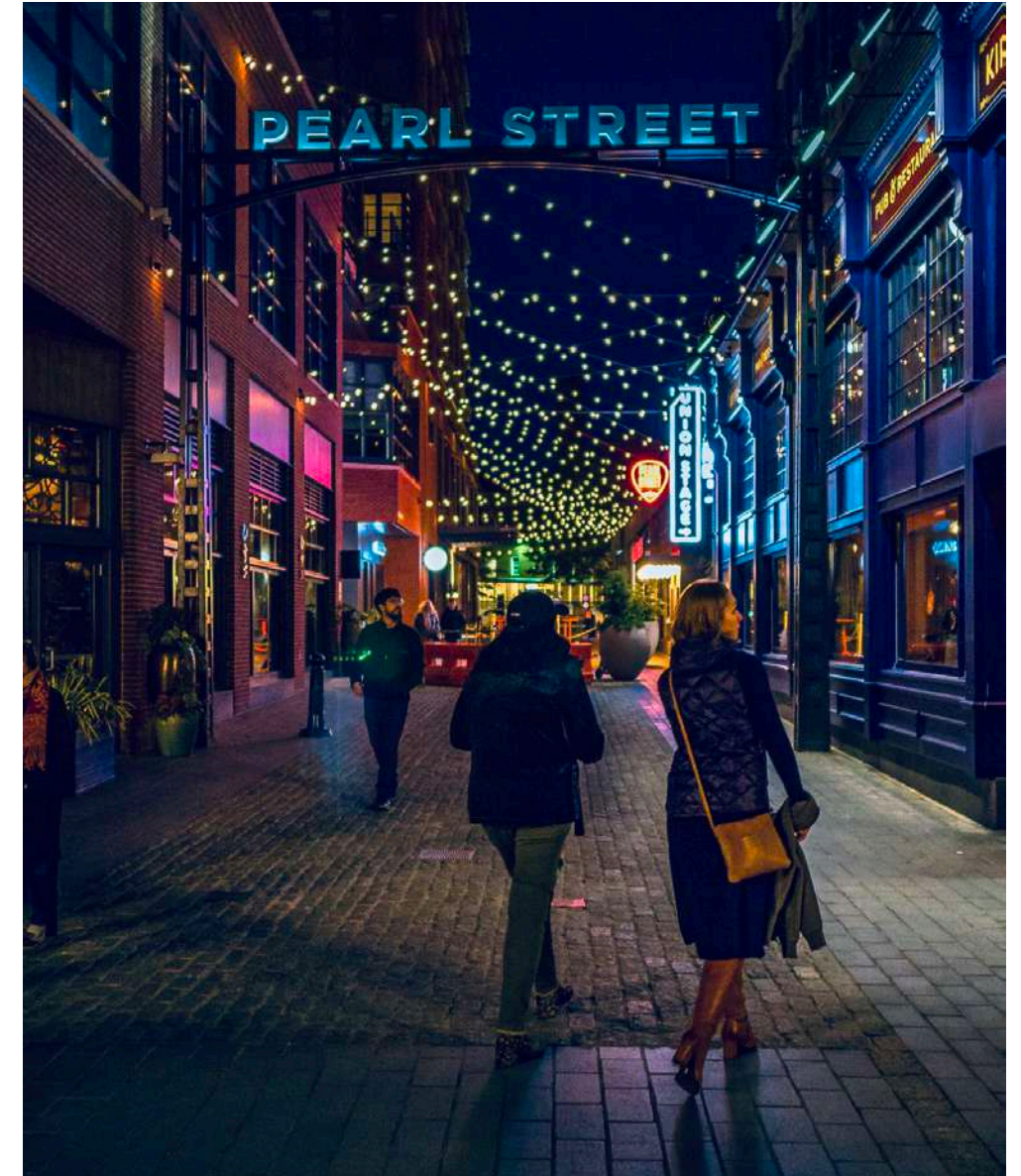
278RD ST

279RD ST

280RD ST

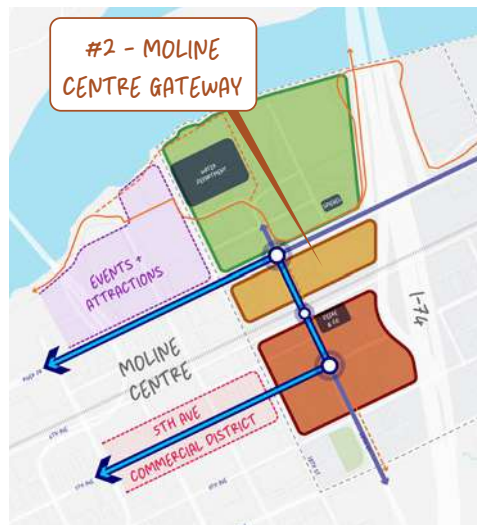
Framework 5th Avenue Hub

Character Imagery

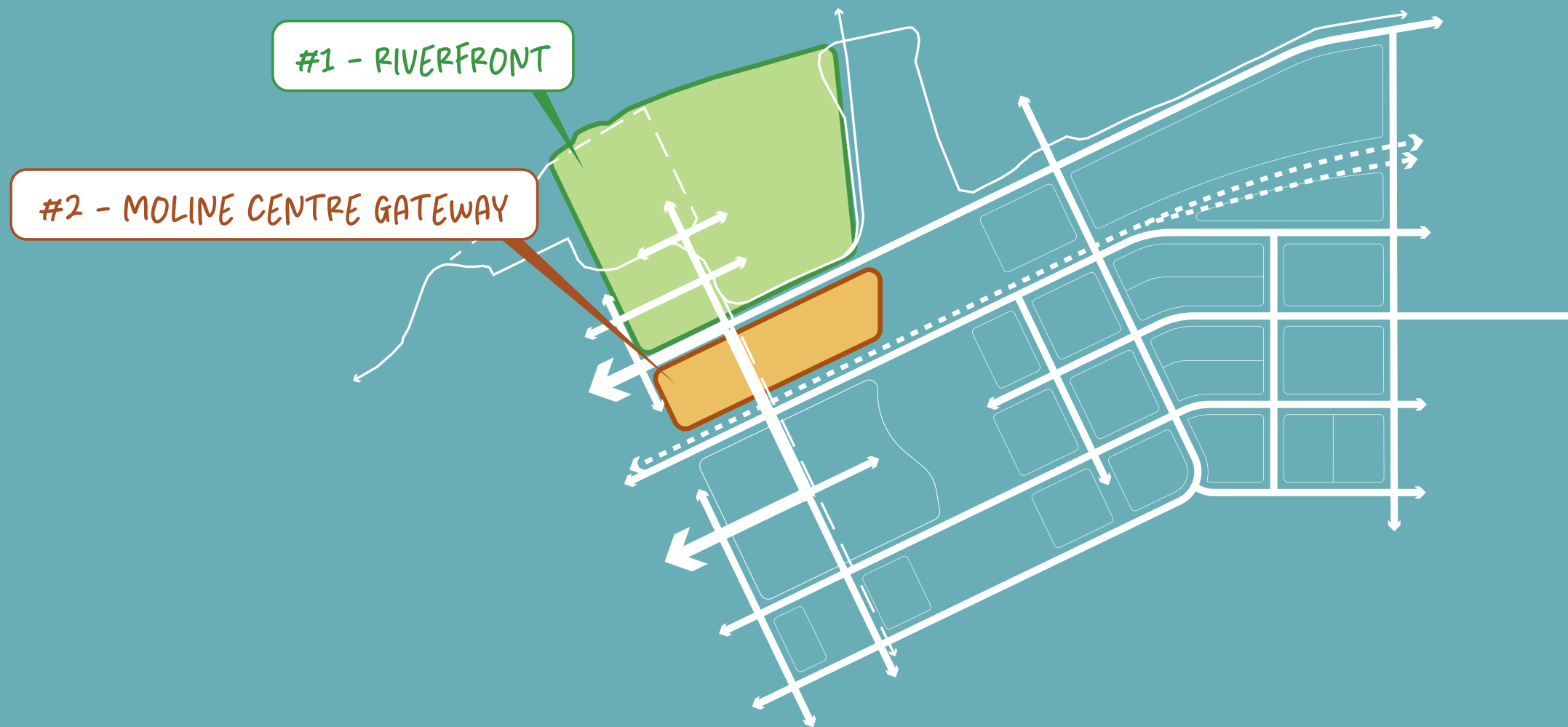


Framework Moline Centre Gateway

Character Imagery



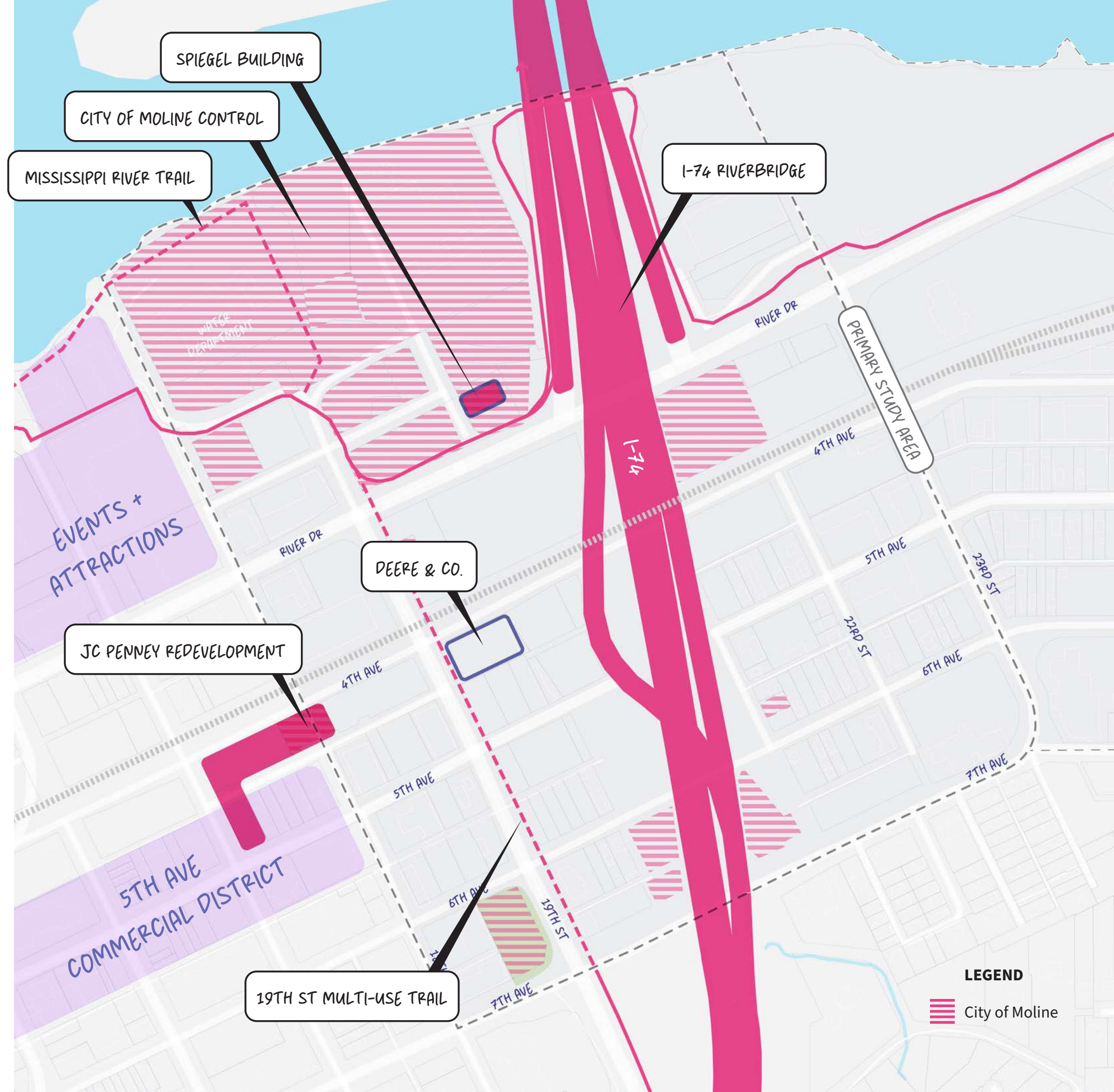
Big Ideas for the Riverfront & Moline Centre Gateway



Why Here, Why Now? There's Momentum!

The riverfront district can be the catalyst that invigorates Moline for generations to come.

- The I-74 Riverbridge is complete, opening up acres of developable land while improving access to the river in downtown.
- The City has acquired/consolidated riverfront parcels.
- Multiple trail projects are underway including the Mississippi River Trail and the 19th St Multi-use trail.
- The Moline Riverfront Master Plan is underway.
- A redevelopment study of the Spiegel Building is moving forward.
- Redevelopment of the JC Penney building is bringing new residential development to downtown.



Riverfront & Gateway **Big Ideas**

Native + Naturalistic



Seasonal Playground



Food + Farming



Riverfront Big Idea#1

Native & Naturalistic



Ecology-Centric

Trails

Wetlands

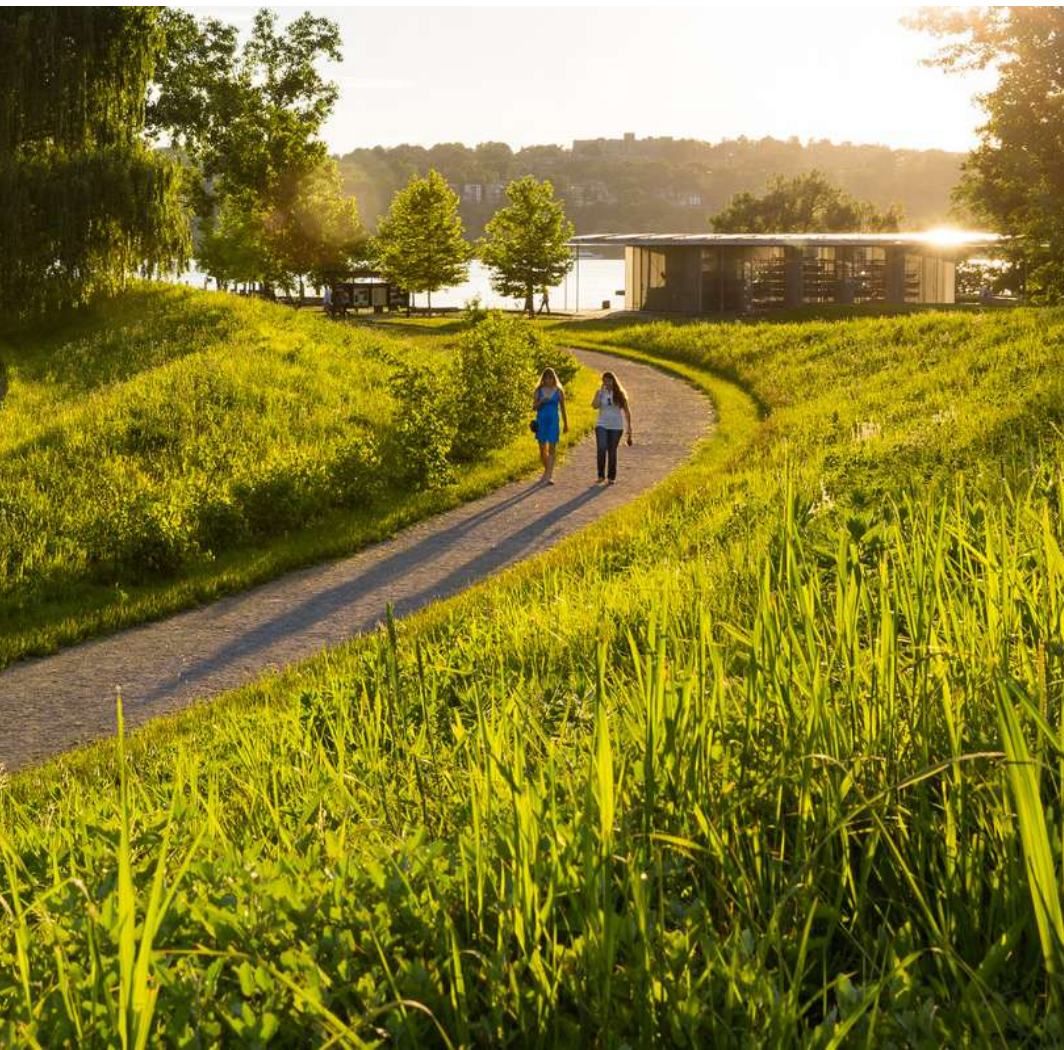
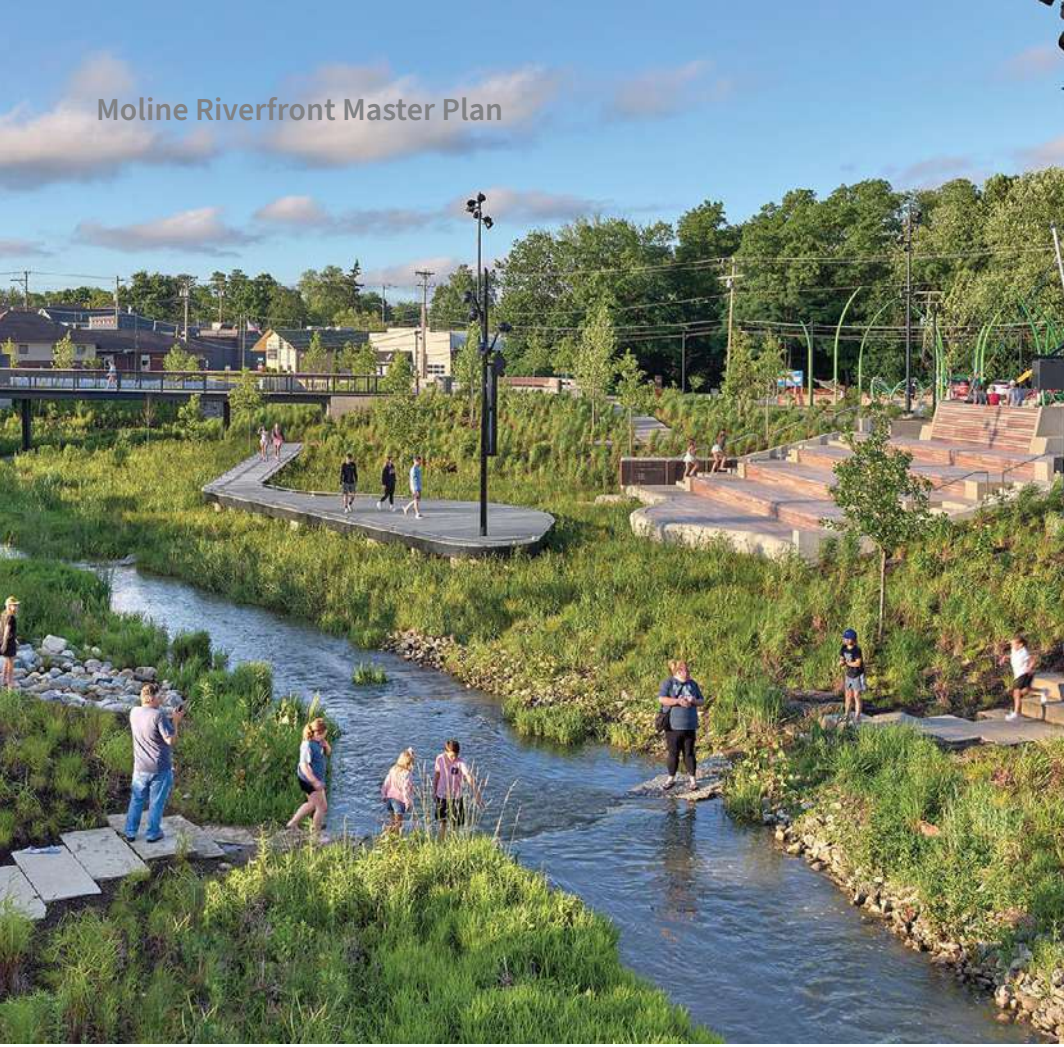
Nature-Inspired

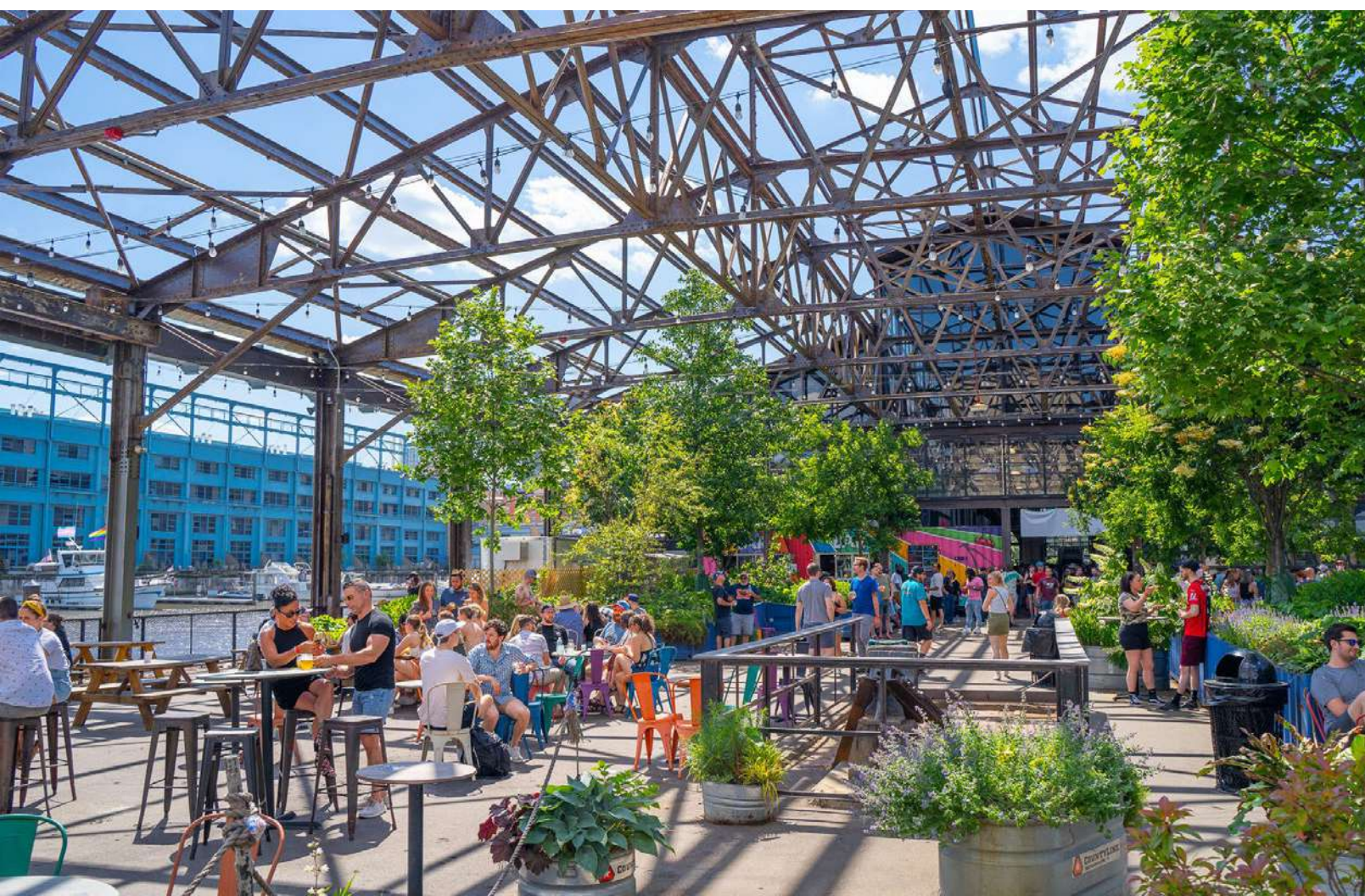
Boardwalks

Natural Systems

Geological Heritage

Moline Riverfront Master Plan





Mississippi River

Naturalized Rivers Edge

Boardwalks & Overlooks

SECTION

Existing Dock

Water Dept.

Great River Trail

Water Treatment Infrastructure (Below Grade)

Naturalized Plantings

Terrace

YMCA

Field House

WATER DEPT.

Dining Kiosk

Open Lawn

Skating Ribbon & Play Zone

(P)

Landscape Buffer

Views to Kone Tower & Events Pavilion

Kone Center

Stormwater Demonstration

(P)

Swings

KONE COURT

Kone Tower

Bike Hub

Events

Stony Creek Hotel

1st Ave

Stormwater Swale

Mixed Use Residential

Bass Street Landing

Mixed Use Residential

Commercial Groundfloor

Promenade

Commercial Groundfloor

Mixed Use Residential

(P)

Views to Food Hall

17th St

18th St

2nd Ave

19th St Greenway

(P)

SPIEGEL SQUARE

Food Hall / Events Venue

Enterprise Lofts

Mixed Use Residential

Commercial Groundfloor

River Dr

Gateway to Illinois

Priority Sites Big Idea #1

Vision Plan

10' 180' 160' 240'



Rail Corridor

I-74

I-74 Off Ramp (Southbound)

Views to Riverfront Park

Priority Sites

Big Idea #1

Vision: River Edge



Prairie Landscape Provides Upland Habitat



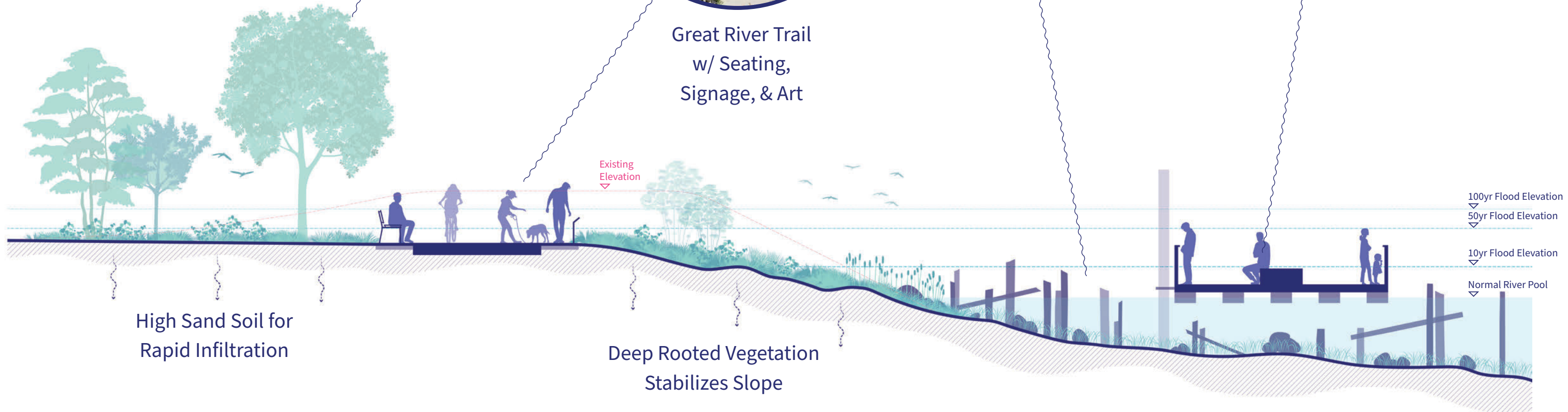
Enhanced Shoreline & Aquatic Habitat



Great River Trail w/ Seating, Signage, & Art



Floating Boardwalks w/ Educational Signage



Priority Sites

Big Idea#2

Seasonal Playground



Recreation

Health & Wellness

Movement

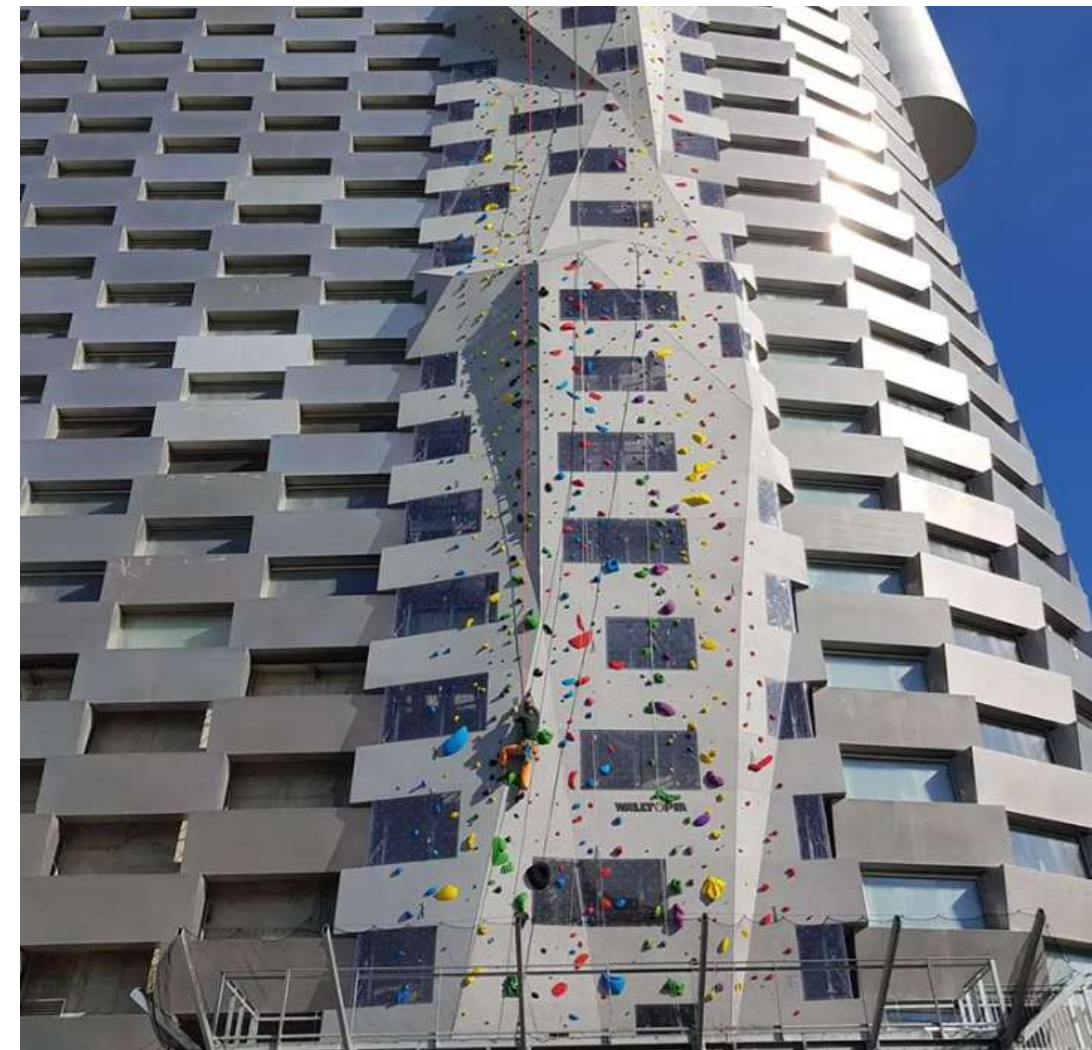
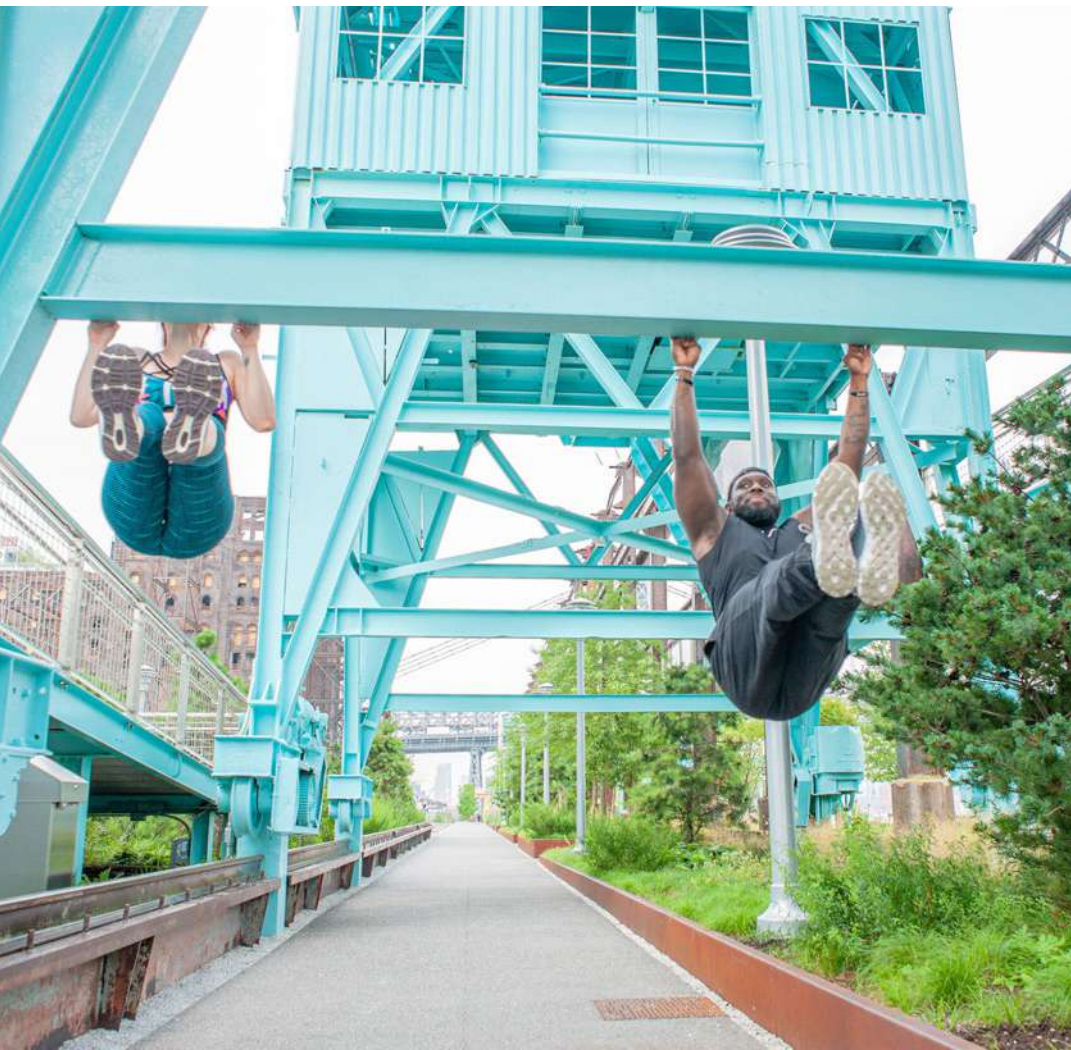
Play

Sports

Seasonal Activities



Moline Riverfront Master Plan



Naturalized Rivers Edge

Mississippi River



Priority Sites
Big Idea #2
 Vision Plan



Priority Sites

Big Idea #2

Vision: River Edge

Dining Terrace
& Pavilion For
Waterfront
Gathering



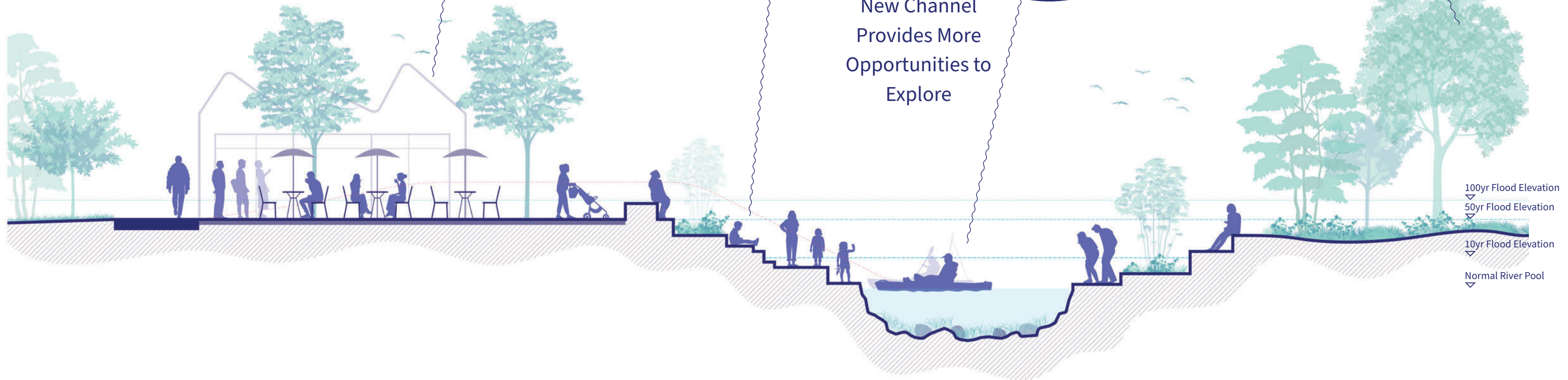
Boulder Scrambles
Provide Water
Access



New Channel
Provides More
Opportunities to
Explore



“Island” Provides
Wave Protection &
Wildlife Habitat



100yr Flood Elevation
50yr Flood Elevation
10yr Flood Elevation
Normal River Pool

Priority Sites

Big Idea #3

Food + Farm



Agricultural Heritage

STEM

Community

Growing

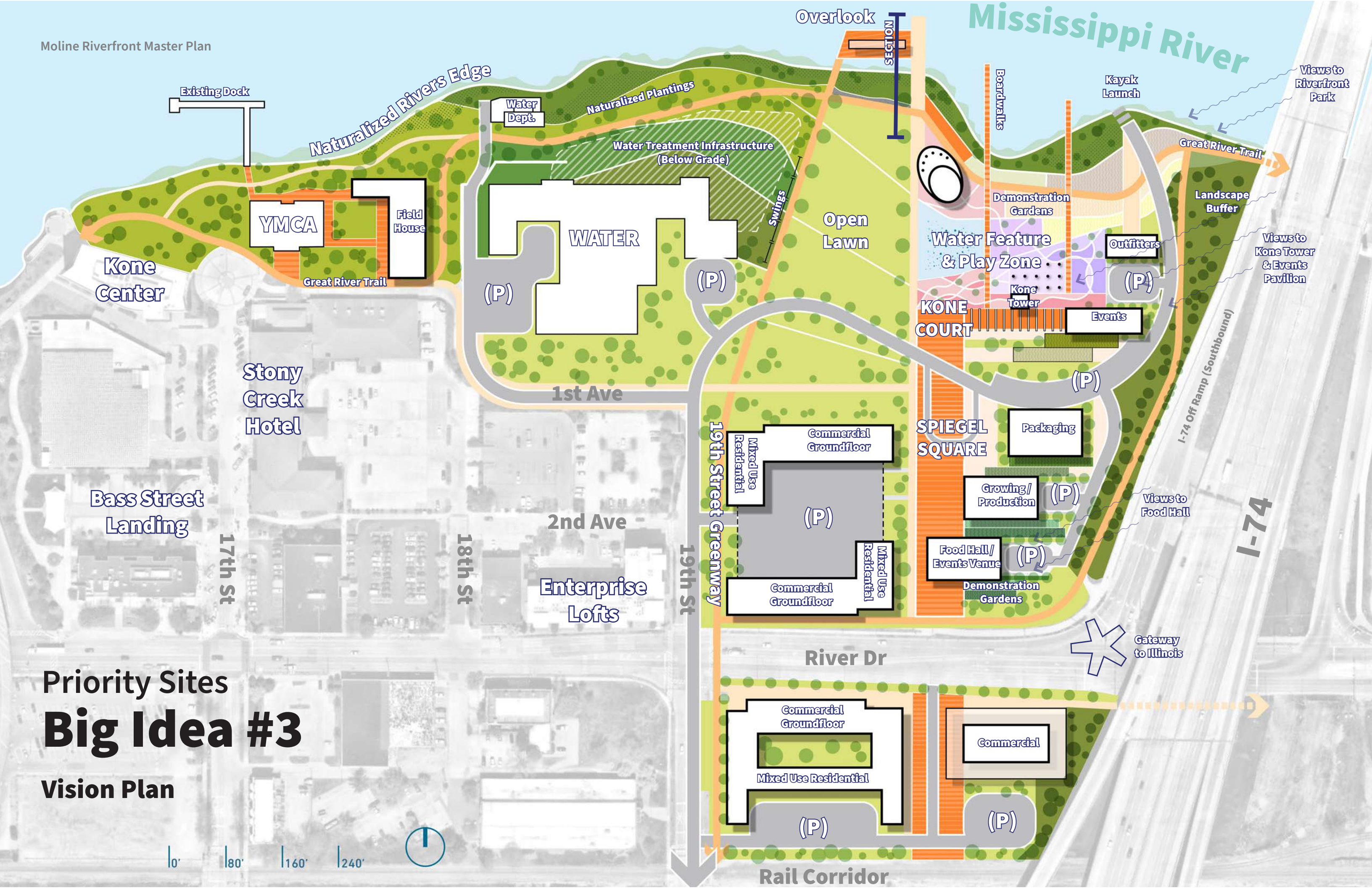
Manufacturing History

Connection to the Land





Mississippi River



Kone Center

YMCA

Field House

Water Dept.

WATER

Open Lawn

KONE COURT

SPIEGEL SQUARE

Stony Creek Hotel

Bass Street Landing

2nd Ave

Enterprise Lofts

River Dr

Rail Corridor

I-74

I-74 Off Ramp (Southbound)

Priority Sites
Big Idea #3
 Vision Plan

0' 80' 160' 240'



Naturalized Rivers Edge

Naturalized Plantings

Water Treatment Infrastructure (Below Grade)

Swings

Overlook

SECTION

Boardwalks

Kayak Launch

Great River Trail

Landscape Buffer

Views to Riverfront Park

Demonstration Gardens

Water Feature & Play Zone

Outfitters

Views to Kone Tower & Events Pavilion

Kone Tower

Events

(P)

(P)

(P)

(P)

(P)

(P)

(P)

(P)

Views to Food Hall

Gateway to Illinois

19th Street Greenway

17th St

18th St

19th St

Existing Dock

Great River Trail

1st Ave

Packaging

Growing/Production

Food Hall/Events Venue

Demonstration Gardens

Commercial Groundfloor

Mixed Use Residential

Commercial Groundfloor

Mixed Use Residential

Commercial Groundfloor

Mixed Use Residential

Commercial

Priority Sites

Big Idea #3

Vision: River Edge

Open Lawn for
Passive Use &
Community
Gathering



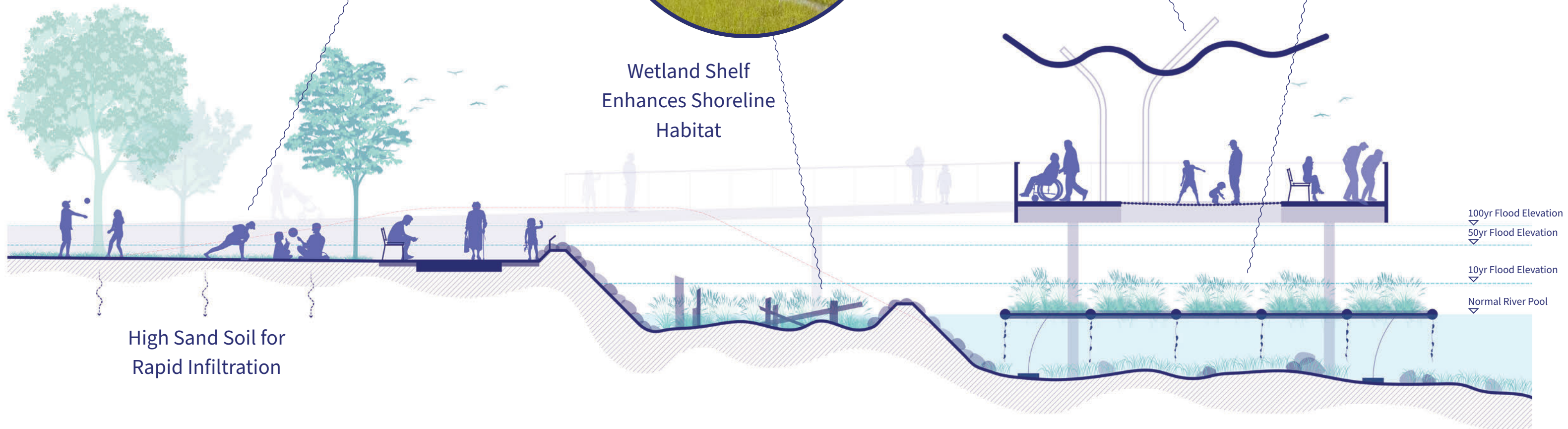
Overlook w/ Shade
Structure and
Viewing Area



Freshwater Mussel
Demonstration "Garden"



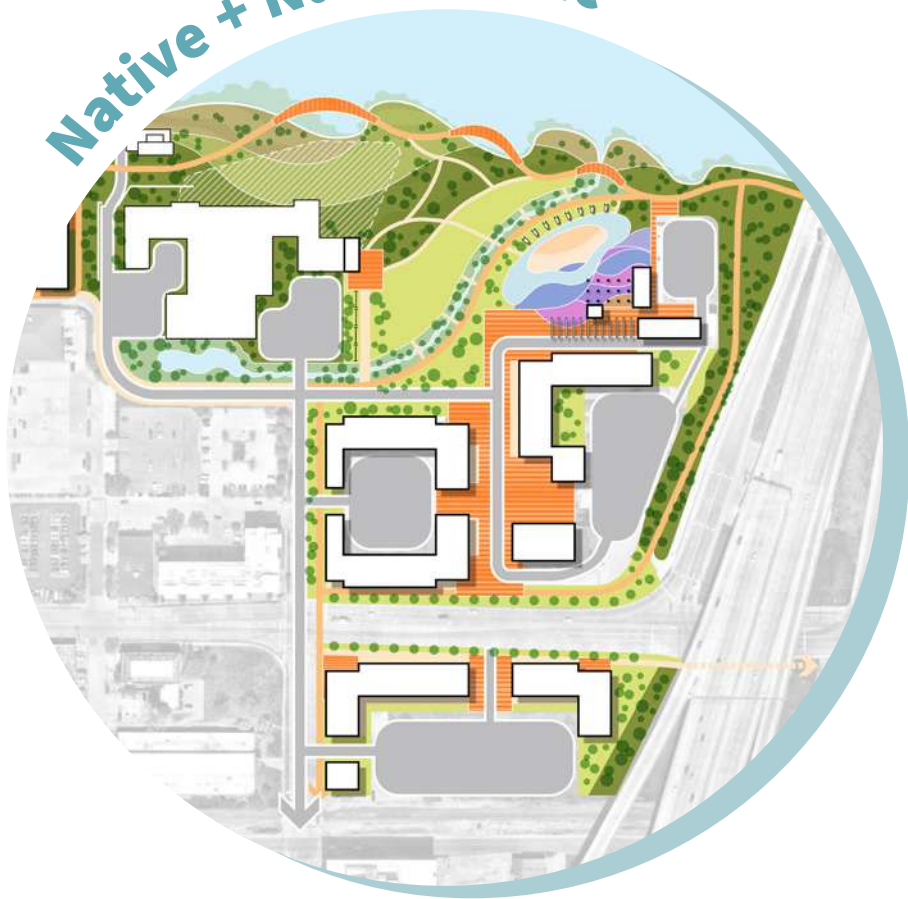
Wetland Shelf
Enhances Shoreline
Habitat



Priority Sites

Big Ideas

Native + Naturalistic



Seasonal Playground



Food + Farming

