

Lincolnview Square

Marion, Iowa



Project Description:

The City of Marion and Lincolnview Square, LLC partnered to guide this development through the design process and rehabilitate a dilapidated area in Marion. This high profile project is located on Highway 151 in Marion. The development is a 17 acre redevelopment that will ultimately increase the property value from \$4 million to \$22 million.

The City and Developer collaborated to develop project parameters and produce a master plan that both groups favored. After reviewing the master plan, the City of Marion offered a \$2.2 million TIFF incentive to help get this project off the ground.

The proposed development focused heavily on accommodating pedestrian traffic and aesthetics within a new urbanism style mixed use development. The overall site contains 8 buildable lots, trails, street boulevard and open space. Full build-out contains roughly 60,000 SF of retail, commercial, office and residential in addition to four out lots.

Services Provided:

- Master Planning and Site Layout
- Graphics and Marketing
- Street Boulevard, Trails and Open Space Planning
- Storm Water Detention
- Landscape Architecture



Project Type:

17 acre Office & Retail Development

Status:

Master Planning and Phase I completed Spring of 2014

Reference:

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