

QUAD CITY INDUSTRIAL CENTER VISION PLAN

A BLUEPRINT FOR REUSE AND RENEWAL

Rock Island, Illinois



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Introduction

This project establishes a new land use vision for the northern part of the Keystone Neighborhood by tapping the dynamic potential of the riverfront and the area's underutilized industrial sites. The redevelopment of the Quad City Industrial Center (QCIC) site serves as the main catalyst for a transformation that also reaches into the adjacent residential neighborhoods and Augustana College. Furthermore, the vision calls for a new gateway entrance to Rock Island from the east of which the City can be proud.

Site Context

The project is centrally located within the Quad Cities along the Sylvan Slough between Downtown Rock Island and Downtown Moline. The site also has convenient bridge access to Davenport and Bettendorf. Other nearby destinations include Augustana College, the Quad City Botanical Center and Sylvan Island. The Great River Trail runs along the northern edge of the site and provides pedestrian and bicycle access to the area.

Process

A series of meetings with the QCIC property owners, neighbors, other stakeholders, and City staff served as the foundation for identifying the issues and opportunities expressed in the vision plan. Market research and review of case studies supplied additional background information (See exhibits). Below are lists of issues and opportunities developed as a result of these meetings.

Issues

1. Site separated from neighborhood
2. Limited access to site
3. General deteriorating appearance in area
4. Railroad yard detracts from site
5. Unproductive tax base

Opportunities

1. Good location
2. Increased recreational opportunities
3. Transportation improvements
4. Improved linkages to neighborhood and river
5. Environmental protection
6. Large, single ownership of site
7. New tax base

Vision

The vision for the QCIC sites creates Columbia Park, so named for the original land plot of the area. This mixed-use development capitalizes on its river location by providing the city's only river-oriented housing and integrating it with commercial and recreational opportunities. The mixture and density of land uses appeal to and can adjust with market forces to create a sustainable development over the life of the plan. The new circulation system improves access to this once isolated section of riverfront. The proposed open space patterns support an environmentally friendly approach to landscape restoration and stormwater management while providing valuable urban green space.

Redevelopment along 6th Avenue creates a gateway corridor for the City that links Columbia Park to the north with the Keystone Neighborhood to the south. This important corridor contains a mixture of land uses with commercial nodes at the access points to Columbia Park and Augustana College. These mixed-use commercial areas will provide new housing opportunities while preserving the single-family housing stock in the neighborhood.

Framework

The development of the vision plan combined three key frameworks: circulation, open space and land use.

Circulation Framework

This framework defines the vehicular traffic, trains, bicycles and pedestrians through the site and surrounding neighborhood. The circulation layout takes advantage of views and incorporates traffic calming features to enhance the pedestrian environment. The plan improves site access by creating new access points at 38th Street and 30th Street to the land north of the railroad tracks. Boulevards emphasize main entries and provide visual connections between open spaces. Improvements to the Rock Island Parkway create a gateway to the City of Rock Island. The return of 6th and 7th Avenues to two-way traffic unifies the currently divided single-family housing in the area.

Open Space Framework

Open space contributes to the uniqueness, quality of life, and property values of the neighborhood. The overall open space pattern integrates the land being redeveloped with

the existing neighborhood by improving pedestrian, bicycle and visual access to Columbia Park and the river. Community parks create recreational opportunities and a valuable amenity for those wishing to develop. The integration of stormwater management practices also occurs within open space.

Land Use Framework

The layout and selection of land uses integrates Columbia Park with the adjacent neighborhood by serving the existing neighborhood as well as the redevelopment area. North of the railroad track, the land uses allow developers to build-off the benefits of the river while allowing river access to the public. Land uses between the railroad tracks and 6th Avenue provide needed services and housing opportunities for the entire neighborhood, thereby, integrating the area.

Building architecture and site layout play an important role in determining the character of the neighborhood. Front entries should face public streets or open space corridors and have parking at the rear of the buildings. Attention should be paid to architectural details and materials to create quality aesthetics, character and interest for pedestrians. The streetscape and area surrounding buildings should also be designed to add to the character of the neighborhood.

Implementation

A ten-year vision plan improves the viability of the long-term vision plan. The ten-year plan allows McLaughlin Body to continue their lease in its current location while the eastern portion of the site redevelops. Below is a list of implementation priorities that need to occur early in the process to move forward with the vision plan.

Implementation Priorities

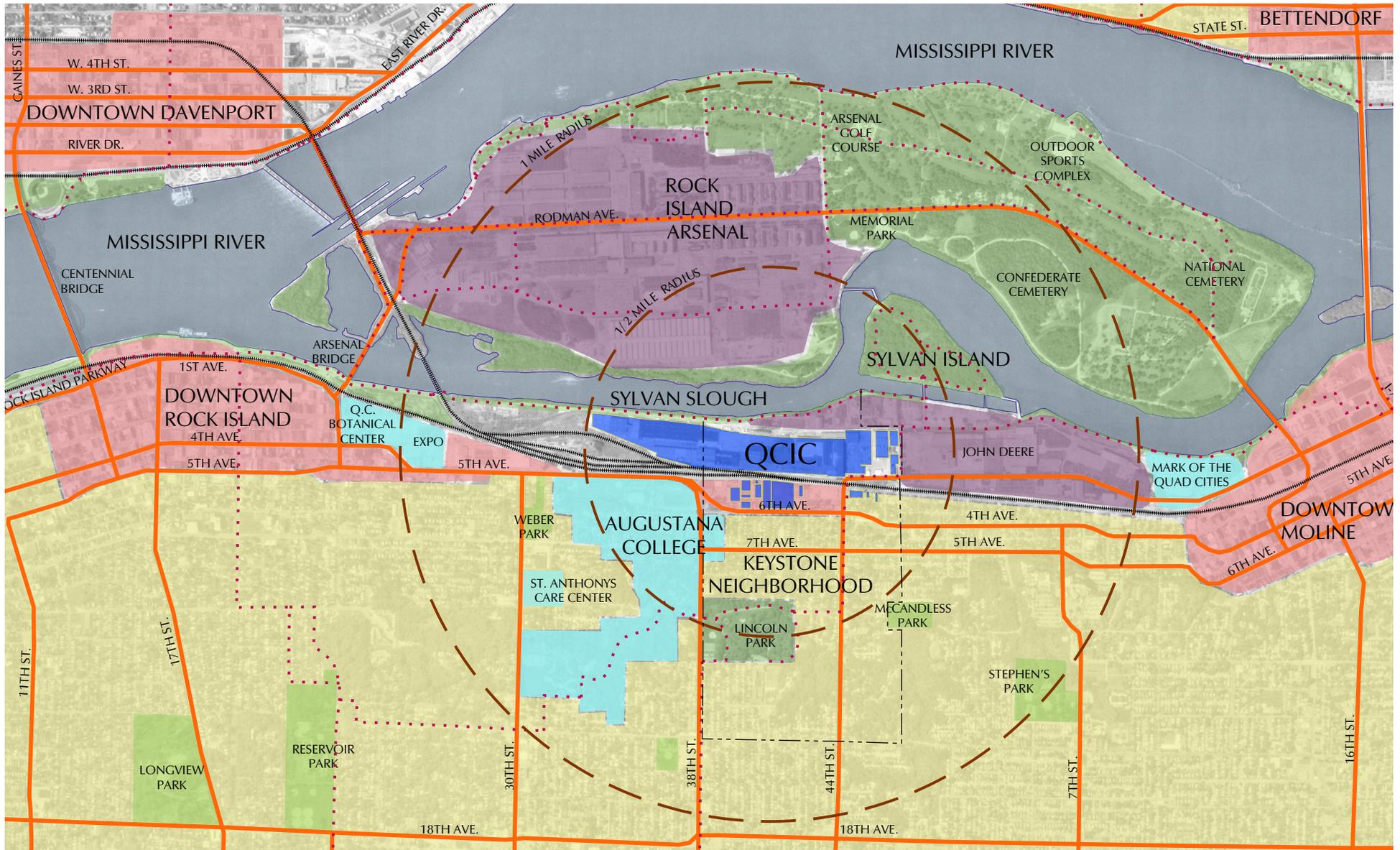
1. Capture proposed development initiatives
 - a. McLaughlin Body
2. Initiate key partnership relationships
 - a. Neighborhood
 - b. Augustana College
 - c. Plan Commission and City Council
 - d. City of Moline
 - e. IDOT
 - f. Railroads
3. Integrate proposed peripheral development with plan vision
 - a. Trailhead Park
 - b. Natural Park
4. Improve site access at 44th Street
5. Develop new access at 38th Street
6. Eliminate water treatment plant odor
7. Form stakeholder based plan implementation team
8. Identify funding requirements and responsibilities
 - a. Access
 - b. Site clean-up
 - c. Infrastructure
 - d. Open space

With help from both public and private leaders, this vision can become a reality. The establishment of a true community riverfront generates great opportunities for the entire City as well as the Keystone Neighborhood. The overall impact of this vision plan combined with other City planning initiatives will advance Rock Island's commitment to forging a stronger connection with the Mississippi River and to realizing the economic and cultural benefits of this connection.

QUAD CITY INDUSTRIAL CENTER

SITE CONTEXT ANALYSIS

Rock Island, Illinois



Legend

- Open Space
- Commercial Land Use
- Industrial
- Trial
- Public / Semi-Public
- Residential
- LRC Developers Property



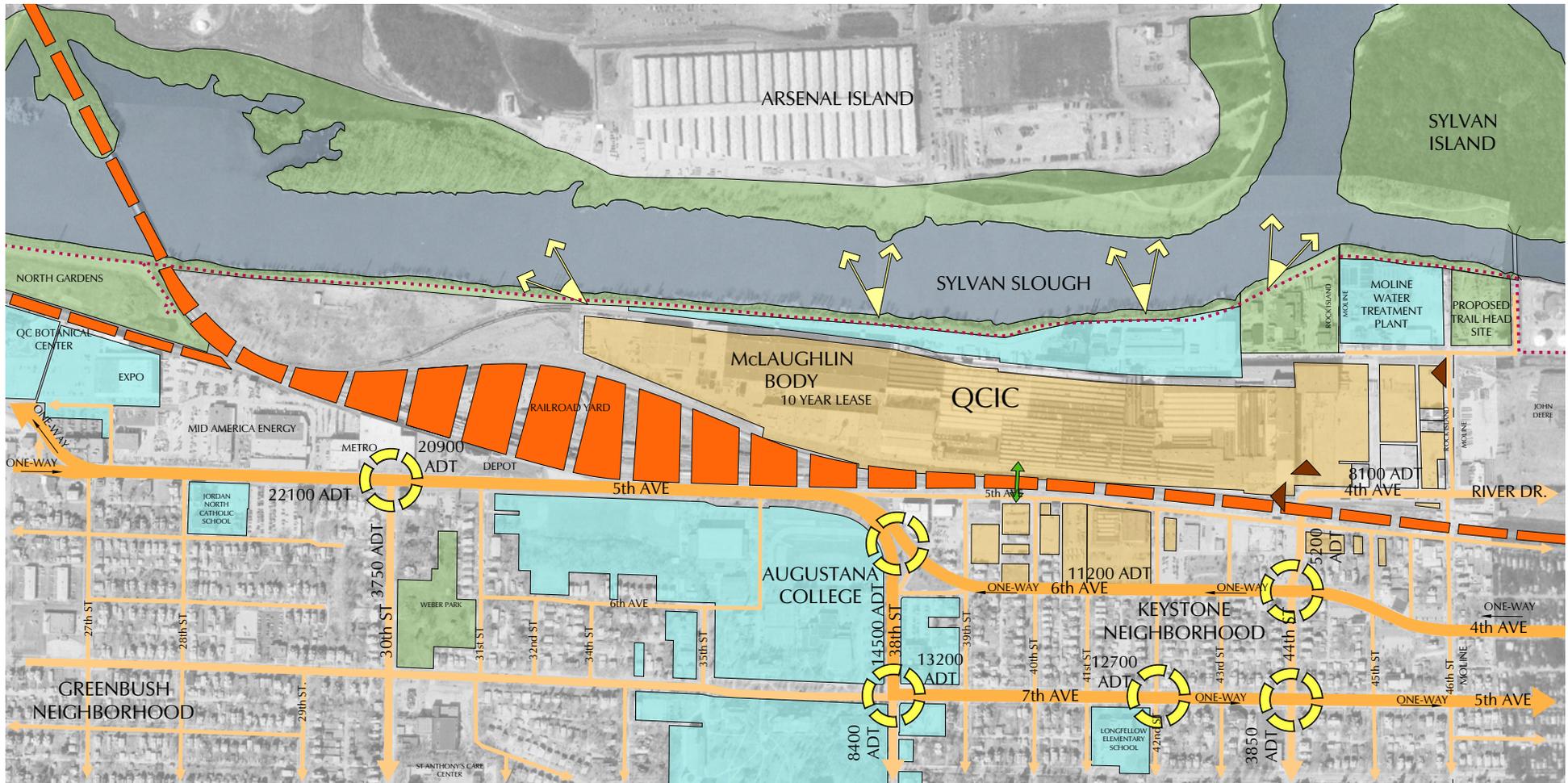
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QUAD CITY INDUSTRIAL CENTER

Rock Island, Illinois

INVENTORY MAP



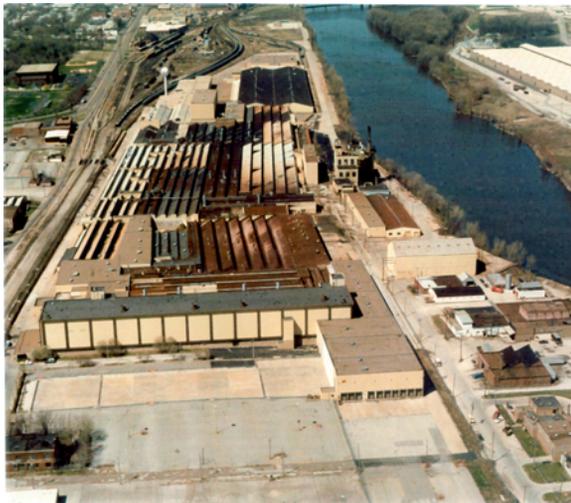
Land Use Classifications

- Open Space
- Semi-Public
- LRC Developers Property

Legend

- Trail
- Pedestrian Access
- Signaled Intersection
- View
- QCIC access points

ADT 1999 Average Daily Traffic Volumes



MARKET CONDITIONS

The vision for the future of the Quad Cities Industrial Center is being developed at a time when economic and demographic shifts are changing the context for development locally and nationally. In the Quad Cities there has been a significant shift in the economic base from industrial to service activities; this is generally consistent with regional and national trends. At the same time, the population of the Quad Cities is becoming more diverse in terms of age, income and ethnic background. Decisions regarding the future of the Quad Cities Industrial Center should be made as part of the community's response to changing local and global market conditions. In addition to this general analysis, please find the attached Market Summary Text from the River Vision Report prepared by Economics Research Associates in May of 2004.

- The Quad Cities Industrial Center (QCIC) comprises 1,787,245 square feet of leasable space.
- At this time the QCIC is partially occupied by an industrial use.

QUAD CITIES GROWTH AREAS:

- Currently there is a significant amount of land available for development around the Quad Cities. Easily developable or "greenfield" development land is primarily located on the periphery, however there are also significant opportunities for infill and redevelopment in the downtown and areas adjacent to the downtown.
- In recent years, much of the development activity in the Quad Cities has been focused on the I-74 and 53rd Street interchange. Development around this interchange has been characterized by significant new retail space and growing residential areas.
- The southwest quadrant of Rock Island is also expected to see significant retail and office development in the near term. This will likely develop in conjunction with the area's growing residential component.
- Downtown Moline has experienced the most significant infill and redevelopment activity in recent years. A good example of this is the Bass Street Landing project. Located on the riverfront in Moline, the Bass Street Landing was developed as a mixed-use condominium, office and retail building.

INDUSTRIAL MARKET SUMMARY:

- There are approximately 6,156 acres of industrial land in the Quad Cities, 2,068 of which are within the State of Illinois.
- In 2004, industrial vacancy rates averaged 36 percent overall for the Quad Cities, and nearly 44 percent for the Illinois Quad Cities.
- Between 2003 and 2004 vacancy rates for industrial space increased 30 percent throughout the Quad Cities. The Illinois Quad Cities alone saw a 42 percent increase during this period.

OFFICE MARKET SUMMARY:

- At present, office vacancy rates are high with an average vacancy rate of 19.4 percent for the metro area.
- In 2003, office rents averaged \$10.63 per square foot in the Illinois Quad Cities and \$11.11 per square foot overall.

RETAIL MARKET SUMMARY:

- Recent new construction has been primarily for large box users, such as Home Depot, and Wal-Mart.
- Quad Cities Shopping Centers have averaged 17 percent vacancy rates in recent years. New retail construction is expected to increase consistently with increases in the number of households.

RESIDENTIAL MARKET SUMMARY:

- In 2000, housing vacancy rates leveled off at 5.4 percent, down from 6.4 percent in 1990.
- In 2004, housing sales reached an all-time high in the Quad Cities, boosted in part by the recent low mortgage rates which positively impacted housing sales around the country.

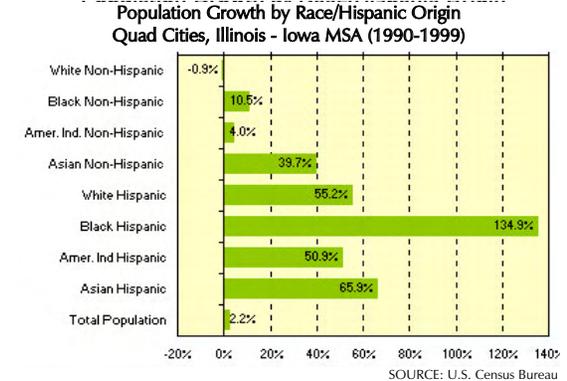
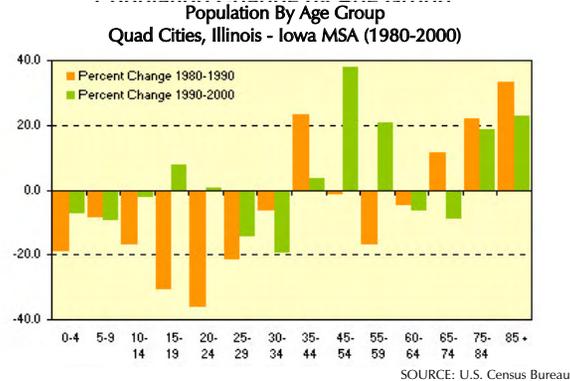
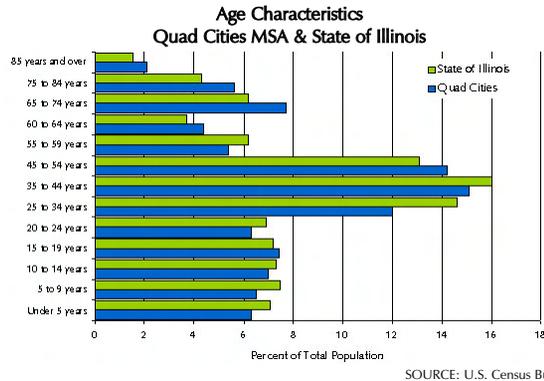
DEMOGRAPHIC SUMMARY:

- In general, the Quad Cities evidences a young to middle aged population with large segments of the population between the ages of: 25 and 34; 35 and 44; and 45 and 54. Individuals in the latter two (2) age cohorts represent a possible future target market for downtown housing.
- The racial characteristics of the Quad Cities shifted during the 1990's. While the overall population grew by only 2.2 percent, the number of individuals of hispanic and asian descent increased dramatically.
- Household size in the Quad Cities is decreasing even as the population increases. This factor will positively impact overall demand for new housing units.
- Much of the area's projected job growth is expected to occur in the service sector. Growth is also projected for technology, education and health care related occupations.

COLUMBIA PARK

Quad City Industrial Center, Rock Island, Illinois

GENERAL MARKET ANALYSIS



AGE CHARACTERISTICS

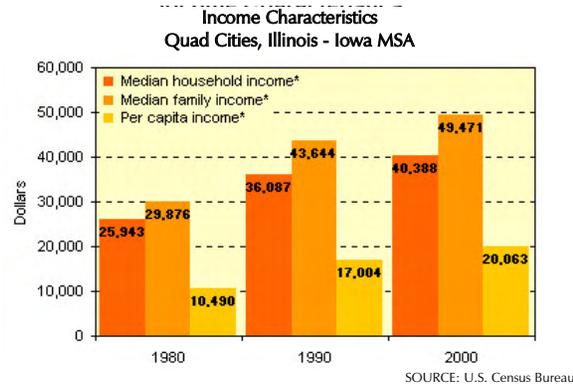
- In general, the Quad Cities evidences a young population with many individuals between the ages of 35 and 44.
- The age distribution of the Quad Cities is characteristic of the State of Illinois as a whole.

POPULATION CHANGE BY AGE GROUP

- The number of individuals between the ages of 45 and 54 increased significantly over the previous decade. In 2000, this age cohort represented approximately 15 percent of the total population.
- In 2000, individuals aged 62 and over constituted 17.9 percent of the population of the Quad Cities Metropolitan Statistical Area (MSA). This represents a substantive increase from 1990.

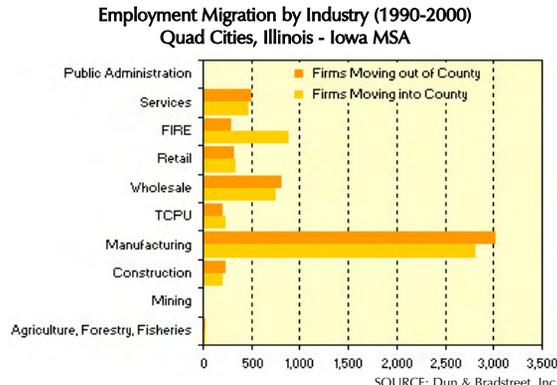
RACIAL CHARACTERISTICS

- The racial characteristics of the Quad Cities shifted during the 1990's. While the overall population grew by only 2.2 percent, the number of individuals of hispanic and asian descent increased dramatically.



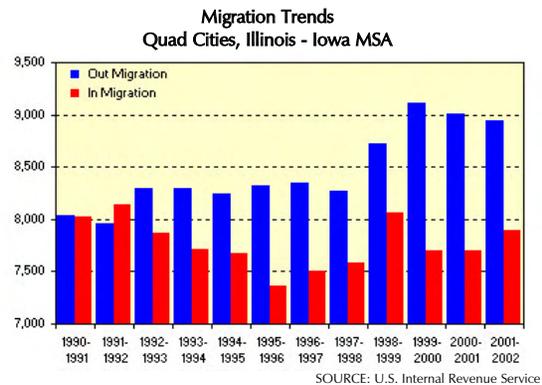
INCOME CHARACTERISTICS

- Between 1990 and 2000, the Quad Cities evidenced an 18 percent increase in per capita income while median household and median family incomes grew approximately 12 and 13 percent, respectively. This represents a significant decrease in income growth compared to the previous decade.
- In general, Quad Cities residents earn less than their counterparts around the State of Illinois. In 1999, Illinois residents reported a median household income of \$46,590, a median family income of \$55,545 and a per capita income of \$23,104.



EMPLOYMENT MIGRATION BY INDUSTRY

- The Quad Cities experienced a net loss of jobs in the manufacturing, construction and wholesale sectors. However, the finance, insurance and real estate jobs (FIRE) increased during this period as did jobs in retail and those in the transportation, communication and public utilities group (TCPU) albeit to a lesser degree.
- The total number of establishments in each of these sectors actually increased 11.7 percent during this same period. It is apparent that, while the overall employment numbers for many Quad Cities industries are lower than they were a decade ago, the metro area continues to attract new businesses.



MIGRATION TRENDS

- The Quad Cities experienced substantial out-migration between 1990 and 2002. This was likely due to the decreased number of jobs in the manufacturing sector during the same period.

COLUMBIA PARK

Quad City Industrial Center, Rock Island, Illinois

Fastest Growing Occupations by Number of Job Openings 2000-2010
Quad Cities, Illinois MSA*

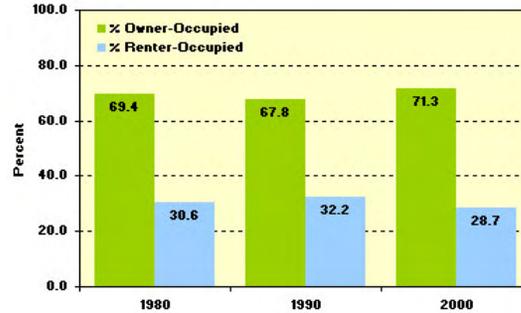
OCCUPATIONAL TITLE	2000	2010
Waiters and Waitresses	7.7%	8.4%
Combined Food Preparation and Serving Workers, Including Fast Food	6.4%	7.2%
Registered Nurses	9.7%	9.9%
Retail Salespersons	16.7%	15.5%
Food Preparation Workers	5.9%	6.0%
Truck Drivers, Heavy and Tractor-Trailer	9.8%	9.4%
Cashiers	14.0%	13.0%
Nursing Aides, Orderlies, and Attendants	5.1%	5.1%
Teacher Assistants	3.6%	3.8%
Computer Support Specialists	1.3%	1.7%
Construction Laborers	4.0%	4.1%
Computer Software Engineers, Applications	1.0%	1.5%
All Other Teachers, Primary, Secondary, and Adult	3.6%	3.7%
Cooks, Restaurant	2.1%	2.4%
Janitors and Cleaners, Excluding Maids and Housekeeping Cleaners	9.0%	8.3%

Source: Labor Market Information Unit, Illinois Department of Employment Security

OCCUPATIONAL GROWTH

- Much of the occupational growth projected for this decade is expected to occur in the service sector. This is generally consistent with national trends.
- Growth is also projected for technology, education and health care related occupations.

Housing Units by Tenure
Quad Cities, Illinois - Iowa MSA

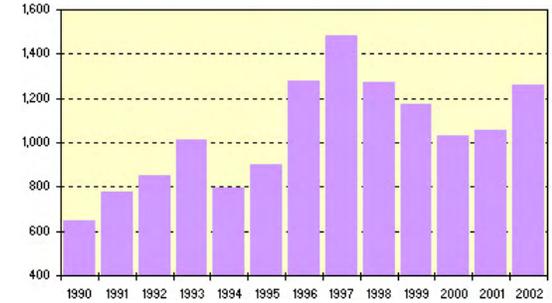


SOURCE: U.S. Census Bureau

TENURE

- Housing in the Quad Cities is predominantly owner occupied with slightly higher rates of owner occupancy than either Rock Island County or the State of Illinois.
- **Housing Vacancy Rates:**
1980 - 4.4% (144,662 total housing units)
1990 - 6.4% (145,587 total housing units)
2000 - 5.4% (151,408 total housing units)
- The Quad Cities experienced a steep 45.5 percent increase in the housing vacancy rate between 1980 and 1990, by 2000 this trend had begun to reverse itself. In general, a vacancy rate of 3percent is recommended to ensure adequate consumer choice.

Residential Building Permits by Number of Units
Quad Cities, Illinois - Iowa MSA

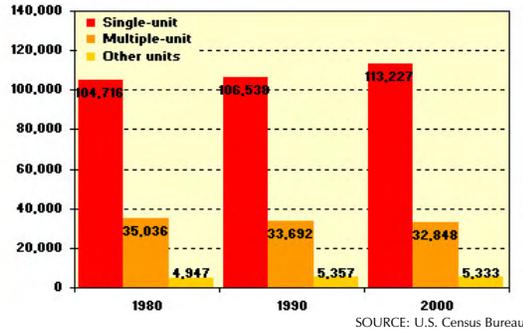


SOURCE: U.S. Census Bureau

RESIDENTIAL BUILDING PERMITS

- Between 700 and 1,000 residential building permits were applied for annually, which resulted in the construction of 13,551 new housing units in the Quad Cities between 1990 and 2002.
- The majority of the new housing units were single-family (1-unit) homes, however buildings with 5 or more units also accounted for a substantive portion of the total number of new housing units built in this period.
- **Median Home Sale Price:**
1st Quarter 2003=\$77,300
1st Quarter 2004=\$80,300

Number of Units in Structure
Quad Cities, Illinois - Iowa MSA

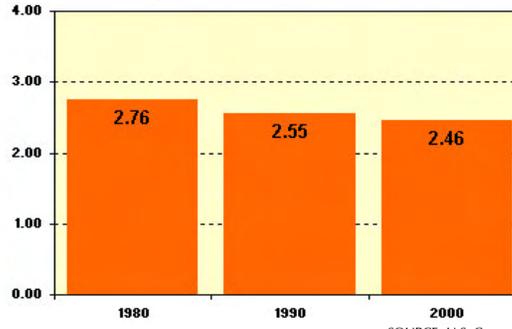


SOURCE: U.S. Census Bureau

NUMBER OF UNITS IN STRUCTURE

- The number of units per structure in the Quad Cities indicates a predominance of single family homes.
- The number of single unit structures in the Quad Cities has increased over the past two decades while the total number of multi-unit structures has decreased slightly.

Persons per Household
Quad Cities, Illinois - Iowa MSA

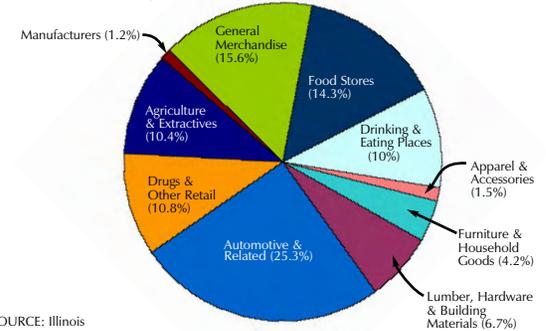


SOURCE: U.S. Census Bureau

PERSONS PER HOUSEHOLD

- In a manner consistent with national trends, household size in the Quad Cities is decreasing even as the population increases. This factor is likely to positively impact overall demand for new housing units.

2003 Consumer Spending Patterns
Quad Cities, Illinois - Iowa MSA



SOURCE: Illinois Department of Revenue

CONSUMER SPENDING PATTERNS

- Consumer spending patterns for the Quad Cities illustrated above represent the annual value of retail sales tax receipts in each category relative to the overall value of retail sales tax receipts in 2003.

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COLUMBIA PARK

Quad City Industrial Center, Rock Island, Illinois



CASE STUDY #1: AMERICAN CAN COMPANY NEW ORLEANS, LA

SUMMARY: Set in a historic district in the middle of the city of New Orleans, the American Can Company Apartments is an adaptive reuse project that has transformed a long-vacant and decaying landmark industrial complex into a vibrant apartment community with neighborhood commercial amenities. The former factory complex now contains 268 apartments plus a flexible, 20,000-square-foot (1,858-square-meter) commercial/retail area and parking for 430 cars.

FEATURES:

- Adaptive use conversion from industrial to residential and retail uses
- Public/private partnership
- Ground-breaking brownfield redevelopment initiative
- Historic preservation
- Neighborhood stabilization
- Mixed-income housing



CASE STUDY #4: 25 ALBUQUERQUE, NM

SUMMARY: 25 is the adaptive use of an obsolete 306,261-square-foot (28,451-square-meter) 1970s manufacturing plant, entailing conversion into a mixed-use, campus-style office park with retail, restaurants, and future hotels. The goal was to create a high-quality destination, rather than a typical office park. The building's high visibility, quality, and whimsical design have generated considerable interest. A marketing campaign started in early 1998 before construction helped to give the project its identity and was key to its success. A former eyesore, the building now is a landmark and sets a new standard for commercial real estate development in the Albuquerque market.

FEATURES:

- Adaptive use of a former manufacturing plant, entailing conversion into office and mixed uses
- Creative design giving the development a unique identity
- Early marketing efforts integrated with design and development
- Smart growth (i.e., adaptive use, active transit and carpooling program, xeriscaping, bike friendly, energy efficient)



CASE STUDY #2: ELDER VILLAGE, NEW HOLLY SEATTLE, WA

SUMMARY: The 318-unit Elder Village was completed in December 2001 as a part of Phase II of the New Holly Neighborhood



Redevelopment in Seattle. The Elder Village includes: an 80-unit apartment residence for independent seniors where residents can obtain in home assistance or health care; the Esperanza Apartments, consisting of 84 wheelchair accessible studio, one- and two-bedroom units for seniors; and the Park Place Assisted Living Facility a 154-unit building offering assisted living to persons 62 and older who are no longer able to live independently.

The Village is located within the New Holly Neighborhood, a new mixed-use, mixed-income neighborhood near downtown Seattle. Within the neighborhood the Elder Village is located in close proximity to a grocery store, public transit, and community space, allowing residents to meet, interact, and participate in activities. Garden space is also available for tenants to grow flowers and vegetables.

FEATURES:

- Provides a continuum of care for seniors from independent apartments to assisted living facilities in the midst of a vibrant urban neighborhood, close to services.
- The developer obtained a Section 202 grant which will provide operating subsidies to keep the units affordable for low-income seniors for 40 years.
- Redevelopment of public housing into a neighborhood with a mix of affordable and market rate units for residents of various ages.



CASE STUDY #5: WASHINGTON'S LANDING PITTSBURGH, PA

SUMMARY: Located in the Allegheny River about two miles from Pittsburgh's Golden Triangle, 42-acre Herr's Island has been the site of various residential, commercial, and industrial uses since at least the 1850s. From the turn of the century until the late 1960s, the primary users of the island were the Union Stock Yards and the Pittsburgh Provision and Packing Company, the city's primary meatpacking facility. By the mid-1970s a salvage yard and a rendering plant comprising about nine acres were the only active operations on an island filled with blighted buildings, deficient infrastructure and access, and industrial debris.

Today, through the efforts of the Urban Redevelopment Authority of Pittsburgh and private developers, the island has become home to Washington's Landing, a mixed use development featuring high-income townhomes, offices, light industrial development, a public park, a rowing center, and a marina and boat storage facility. Future development will include single-family homes and a proposed town center including a restaurant.

FEATURES:

- Waterfront development
- Brownfield redevelopment
- Mixed-use development
- Riverfront trails

CASE STUDIES



CASE STUDY #3: RIVERPLACE PORTLAND, OR

SUMMARY: A downtown mixed-use residential development on 73 acres of undeveloped waterfront land along the west bank of the Willamette River. Phase I included a 74-room hotel, a 200-boat marina, retail shops along a waterfront esplanade, 190 condominium units, 40,000 square feet of offices, a 47,000-square-foot athletic club, and 864 parking spaces on 10 acres. Phase II included a 300-space public parking garage with six street-level retail spaces forming the base for 108 rental apartments of middle-income housing. An additional 182 townhomes were developed on RiverPlace land in 1995. The townhomes-the first to be built in

Portland's downtown core-were quickly leased. The project has succeeded in establishing a residential neighborhood with the critical mass to attract city residents to the South Waterfront area year-round.

FEATURES:

- "Urban resort"
- Public/private cooperation
- Downtown housing
- Riverfront Development
- Environmental remediation of a former sawmill



CASE STUDY #6: RIVER DISTRICT PORTLAND, OR

SUMMARY: The River District is a new neighborhood growing out of 70 acres of vacant railroad yard between downtown Portland and the Willamette River.

This high density urban residential neighborhood is the result of a unique partnership between Hoyt Street Properties, a major landowner in the district, and the City of Portland. The area has a mix of multi-family housing, major office facilities, regional attractions, retail businesses, parks and open spaces. The Pearl Court Apartments (pictured top, center), represent a full-block development within the neighborhood of apartments for residents earning 40 to 60 percent of Portland's median income.



FEATURES:

- Redevelopment of brownfield site
- Public/private partnership
- Environmentally responsible construction
- Fast-track development/construction schedule
- High-quality design and finishes at affordable rents
- Transit-supportive features
- Extensive interior and exterior public spaces
- Phased acquisition and development of waterfront properties to create a vital mixed use neighborhood adjacent to the downtown.

COLUMBIA PARK

Quad City Industrial Center, Rock Island, Illinois

CASE STUDIES



CASE STUDY #7: BRASS MILL CENTER WATERBURY, CT

SUMMARY: Brownfield redevelopment of an 87-acre urban industrial site into 1.2 million square feet of retail and commercial space, including a 1



million-square-foot regional mall, and a 200,000-square-foot big-box community shopping center. The mall, coupled with the community shopping center, will provide ample shopping opportunities for the 130,000 households within the primary market area. Complex, and costly remediation of environmental contamination and efforts to minimize developer liability characterized the development process, which would have been difficult without subsidies from state and local

governments.

FEATURES:

- Redevelopment of urban industrial brownfield
- Conversion of factory site to 1.2 million square feet of commercial and retail space
- Entertainment retail component
- Linear park that connects to Waterbury's Main Street along the rechanneled Mad River
- Preservation of historically significant buildings that will house displays of local history
- Preserved industrial artifacts provide site architecture



CASE STUDY #8: MUSEUM PLACE PORTLAND, OR

SUMMARY: Museum Place is a full-block, mixed-use building that is part of a three-block redevelopment project in the West End area of downtown Portland. The product of a public/private partnership between the developer and the city, the structure is the cornerstone of a new pedestrian-oriented community. Originally occupied by a collection of marginal single- and multistory structures with surface parking in between, the site now consists of 140 affordable and market-rate apartments atop a full-sized supermarket and two levels of underground parking. Located close to light-rail, streetcar, and bus lines, Museum Place is an example of effective intensification of uses in the redeveloping margins of a central city.



FEATURES:

- Places major elements of a self-contained pedestrian community—residential units, open space, and a grocery store—within a single city block
- Advances development goals by leveraging existing cultural amenities and services
- Increases density in an underdeveloped section of the city center
- Retains within the city center an existing full-service supermarket, which was relocated from its original location to the project
- Proves that the corporate goals of a large supermarket chain are compatible with housing codevelopment
- Meets urban design goals by setting desirable construction heights and volumes, and by using durable materials that repeat color and design elements found in surrounding historic structures

COLUMBIA PARK

Quad City Industrial Center, Rock Island, Illinois

LONG-TERM DEVELOPMENT PLAN



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COLUMBIA PARK

Quad City Industrial Center, Rock Island, Illinois

FRAMEWORK: CIRCULATION

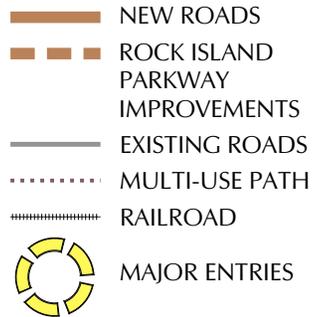


STREETS & ALLEYS

- Incorporation of traffic calming features slows traffic, enhancing the pedestrian environment through increased safety
- On-street parking provides direct access to commercial and retail while buffering pedestrians from moving traffic
- Boulevards emphasize main entries and provide visual connections between open space
- Parking at rear of buildings around through alleyways
- Streets aligned to focus views on prominent points.



- NEW ROADS
- ROCK ISLAND PARKWAY IMPROVEMENTS
- EXISTING ROADS
- MULTI-USE PATH
- RAILROAD
- MAJOR ENTRIES



COLUMBIA PARK

Quad City Industrial Center, Rock Island, Illinois

FRAMEWORK : OPEN SPACE



PARKS & OPEN SPACE

- Open space should be located to be focal points and gathering spaces
- Vary in size and function
- Integrate into neighborhood
- Contribute to uniqueness of neighborhood
- Integral to the quality of life and value of property in the neighborhood
- Integration of stormwater management practices



COLUMBIA PARK

Quad City Industrial Center, Rock Island, Illinois

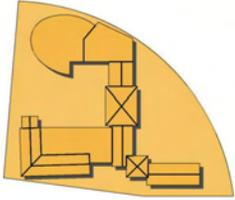
FRAMEWORK: LAND USE



COLUMBIA PARK

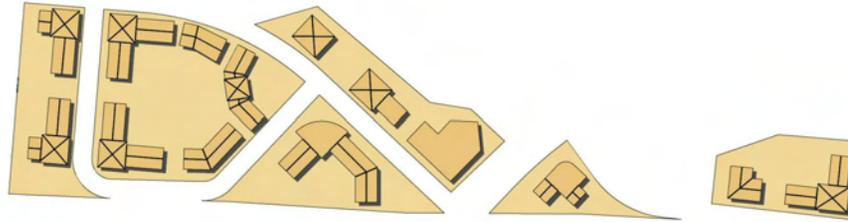
Quad City Industrial Center, Rock Island, Illinois

RESIDENTIAL CHARACTER



HIGH-DENSITY RESIDENTIAL

- Adaptive use potential
- Architectural detail to break up large building masses
- A mix of two to five stories
- Parking at rear of buildings and parking structures
- Front entries should face public street and provide focal points.



MEDIUM-DENSITY RESIDENTIAL

- Variety of living options including townhomes and apartments
- Attention to architectural details and materials to create quality aesthetics, character and interest for pedestrians
- A mix of two to three stories
- Parking at rear of buildings
- Front entries should face public street or open space corridor



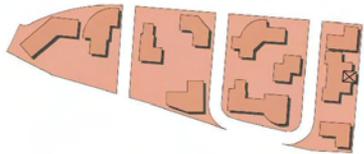
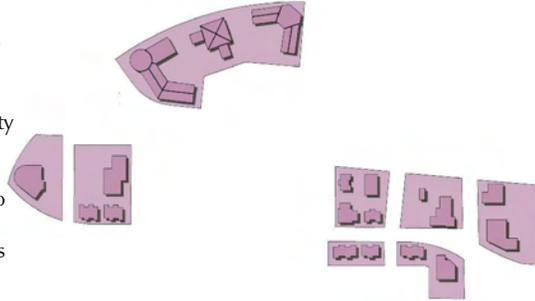
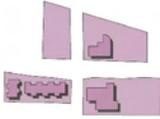
COLUMBIA PARK

Quad City Industrial Center, Rock Island, Illinois

MIXED-USE, SERVICE & OFFICE CHARACTER

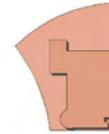
MIXED USE

- Two to three story buildings with first floor commercial and retail, upper story office and residential
- Attention to architectural details and quality materials create aesthetic character
- Upper story residential infuses life into area and allows for informal surveillance to enhance perceived safety
- Wide sidewalks allow for outdoor activities such as dining



SERVICE / OFFICE

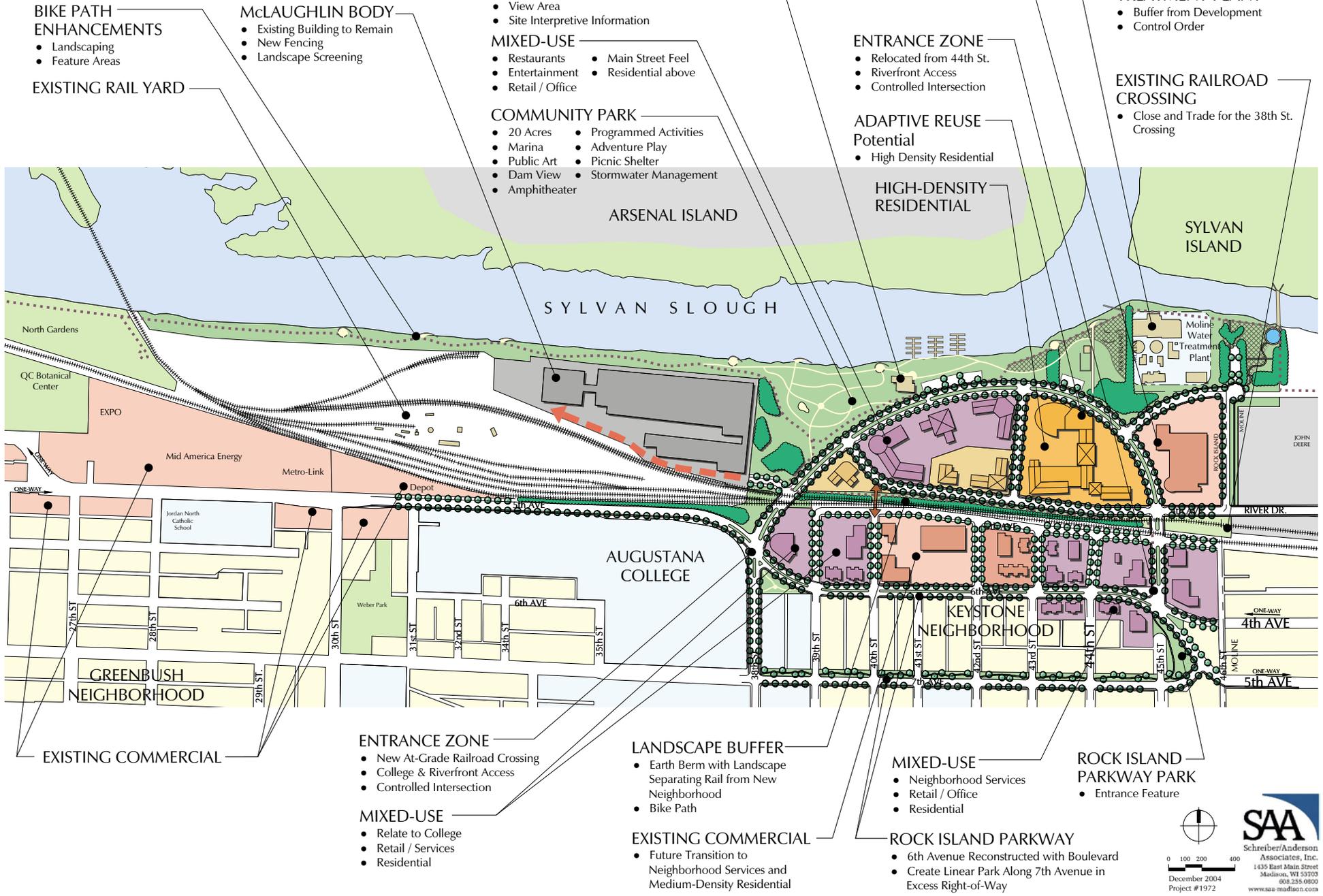
- Attention to architectural details and materials to create quality aesthetics, character and interest for pedestrians
- A mix of two to three stories
- Parking at rear of buildings
- Front entries should face public street or open space corridor
- Neighborhood services and offices



COLUMBIA PARK

10 YEAR DEVELOPMENT PLAN

Quad City Industrial Center, Rock Island, Illinois



- BIKE PATH ENHANCEMENTS**
- Landscaping
 - Feature Areas

- MCLAUGHLIN BODY**
- Existing Building to Remain
 - New Fencing
 - Landscape Screening

EXISTING RAIL YARD

LANDMARK / COMMUNITY CENTER

- Renovated Power Plant
- View Area
- Site Interpretive Information

MIXED-USE

- Restaurants
- Entertainment
- Retail / Office
- Main Street Feel
- Residential above

COMMUNITY PARK

- 20 Acres
- Marina
- Public Art
- Dam View
- Amphitheater
- Programmed Activities
- Adventure Play
- Picnic Shelter
- Stormwater Management

COMMERCIAL

- 5.5 Acres

ENTRANCE ZONE

- Relocated from 44th St.
- Riverfront Access
- Controlled Intersection

ADAPTIVE REUSE Potential

- High Density Residential

HIGH-DENSITY RESIDENTIAL

EXISTING WATER TREATMENT PLANT

- Buffer from Development
- Control Order

EXISTING RAILROAD CROSSING

- Close and Trade for the 38th St. Crossing

ARSENAL ISLAND

SYLVAN SLOUGH

SYLVAN ISLAND

AUGUSTANA COLLEGE

KEYSTONE NEIGHBORHOOD

GREENBUSH NEIGHBORHOOD

ROCK ISLAND PARKWAY PARK

- Entrance Feature

LANDSCAPE BUFFER

- Earth Berm with Landscape Separating Rail from New Neighborhood
- Bike Path

EXISTING COMMERCIAL

- Future Transition to Neighborhood Services and Medium-Density Residential

MIXED-USE

- Neighborhood Services
- Retail / Office
- Residential

ROCK ISLAND PARKWAY

- 6th Avenue Reconstructed with Boulevard
- Create Linear Park Along 7th Avenue in Excess Right-of-Way

ENTRANCE ZONE

- New At-Grade Railroad Crossing
- College & Riverfront Access
- Controlled Intersection

MIXED-USE

- Relate to College
- Retail / Services
- Residential

EXISTING COMMERCIAL

SAA
Schreiber/Anderson Associates, Inc.
1435 East Main Street
Madison, WI 53703
608.255.0800
December 2004
Project #1972
www.saa-madison.com

COLUMBIA PARK

Quad City Industrial Center, Rock Island, Illinois

10 YEAR DEVELOPMENT PLAN



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QUAD CITY INDUSTRIAL CENTER VISION PLAN

LONG-TERM DEVELOPMENT CONCEPT

- **Retain McLaughlin Body's jobs, operation and investment as a first priority or demolish the western portion of the QCIC property – dependent on McLaughlin Body's negotiations with LRC**
- **Create medium density housing**
- **Promote mixed use development at the corner of 30th Street and 5th Avenue**
- **Develop an entry feature at 30th Street into the Columbia Park area with a bridge over the railroad tracks**
- **Continue the landscaped buffer along the north side of 5th Avenue towards the Rock Island Lines Depot (Abbey Station)**
- **Establish a technical / office complex at the western end of the property**
- **Develop a natural woodland park in conjunction with the Quad City Botanical Center**

QUAD CITY INDUSTRIAL CENTER VISION PLAN

10 YEAR DEVELOPMENT CONCEPT

- ❖ **Selective demolition by LRC of the eastern end of the QCIC property**
- ❖ **Demolition by the City of Rock Island of the former Farmall power plant and other accessory buildings located on land owned by Navistar that will be transferred to the City of Rock Island**
- ❖ **Completion of the Sylvan Slough Natural Area**
- ❖ **New streets and uses on the QCIC site – to include high-density residential, mixed use, commercial, recreational, community center and adaptive reuse**
- ❖ **Promote mixed use, neighborhood services and medium density residential between 6th and 7th Avenues from 38th Street to the east**
- ❖ **Implement elements of the Parkway Plan – create an entry feature at the City line, linear park along 7th Avenue, reducing the number of travel lanes on both 6th and 7th Avenues**
- ❖ **Change 6th and 7th Avenues to two way traffic**
- ❖ **Landscaped berm to separate the railroad tracks from the new neighborhood**