

HEADLINES



ROCK ISLAND
ILLINOIS

March 11, 2005

Columbia Park Plan Promising Vision for Redevelopment

On March 7, 2005, [City Council](#) approved the Columbia Park Development Plan – a long-term development concept for the Quad City Industrial Center (QCIC) property and its surroundings. The plan was recommended for approval by the Rock Island [Planning Commission](#), which conducted a public hearing to consider the plan a week earlier.

Schreiber / Anderson Associates, Inc. (SAA) conducted a study to assess development in the area. SAA worked with the property owners, Jim and Jon Christiansen of LRC Developers, the City, and other stakeholders to develop the concept. SAA examined the existing uses, [circulation pattern](#), environmental issues, [market conditions](#) and trends, recreation opportunities, linkages to [KeyStone](#) and [Augustana](#) and other existing conditions. Historically, QCIC area has been used for industrial purposes, including the former International Harvester Farmall Plant and Rock Island Lines switching yard.

The [Plan Document](#) States:

“The Vision for the QCIC sites creates Columbia Park, so named for the original land plot of the area. The 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 plan identifies both a 10-year and long-term time frame. The [10-Year Development Concept](#) features:

- 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
- 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
- Promoting mixed use, neighborhood services and medium density residential between 6th and 7th Avenues from 38th Street to the east
- Implementing elements of the [Parkway Plan](#) – creating an entry feature at the City line, linear park along 7th Ave, 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

Components of the [Long-Term Development Concept](#) include:

- Retaining McLaughlin' Body's jobs, operation and investment as a first priority or to demolish the western portion of the QCIC property – dependent on McLaughlin Body's negotiations with LRC
- Creating medium density housing
- Promoting mixed use development at the corner of 30th St. and 5th Ave.
- Developing an entry feature at 30th Street into the Columbia Park area with a bridge over the railroad tracks
- Continuing the landscaped buffer along the north side of 5th Ave towards the Rock Island Lines Depot (Abbey Station)
- Establishing a technical / office complex at the western end of the property
- Developing a natural woodland park in conjunction with the [Quad City Botanical Center](#)

The Concept plan envisions a complete transformation of the area from its industrial routes into a new, thriving residential, recreational, commercial and office complex.

Questions about the Columbia Park Plan should be directed to Alan Carmen, Planning and Redevelopment Administrator 1-309-732-2900.