



“There is no logic that can be superimposed on the city; people make it, and it is to them, not buildings, that we must fit our plans.”

– Jane Jacobs



SECTION **5**
Streetscape Planning



STREETScape PLANNING

The following pages summarize the proposed improvements for each of the eleven streets. Categories of improvement include transportation enhancements, lighting, sustainable enhancements, utility analyses and recommendations, wayfinding and identity, and information related to miscellaneous improvements such as streetscape components, and understory plantings. An excerpt of the overall plan is provided and depicts the proposed improvements typical for the entire street. Within the cross-section, the existing base conditions that are proposed to remain are drawn in black. The proposed streetscape improvements are drawn in red.

The diagram above demonstrates street hierarchy at the intersections. As an example, at the intersection of Washington and Dubuque, the proposed Dubuque Street improvements extend through the intersection and continue north to Iowa Avenue.



WASHINGTON can become a *HUB* street.





DUBUQUE can become a MEMORABLE street.





IOWA AVENUE can become a STAGE street.





CLINTON can become a SEAM street.





LINN can become a CONNECTOR street.





COLLEGE can become a LINK street.





BURLINGTON can become a CELEBRATED street.





GILBERT can become a PARKWAY street.





NORTH LINN can become a DESTINATION street.





MARKET street can become a DESTINATION street.





BLOOMINGTON can become a CONTRIBUTING street.

An eclectic mix of retail and restaurants contributes to an active street life along Washington and an enhancement of the existing elements will further transform Washington Street into a “hub” of pedestrian activity. New pedestrian and roadway lighting adds energy and drama at night. Extensive storefront lighting adds dimension and depth to the lighting framework. Infill street trees, colorful planting displays, benches and trash receptacles are also recommended to enhance the pedestrian realm. Existing loading areas near the intersection of Clinton are proposed to remain, but narrowed in width, providing an enlarged pedestrian area on the north side of the street. It is recommended that new tree plantings in a suspended paver grate system be installed near the intersection of Clinton for increased pedestrian and café use.



Existing conditions Washington street

The need for full streetscape improvements along Washington Street was hastened by a 12-inch water main break in 2013. Full replacement of the water main between Clinton and Gilbert is recommended.

To demonstrate the City’s commitment to sustainability, bioretention planting areas are proposed along Washington. The first of their kind along an urban street in Iowa, the bioretention planting areas will minimize runoff, slow peak flows, cleanse pollutants from the storm water, and enhance the quality of downstream water bodies.

WASHINGTON STREET SUMMARY

Transportation Enhancements

- Enhanced bicycle parking at end of block, mid-block at transformer, and throughout block in sidewalk amenity zone
- Loading zones are to remain, but the northern zone will be reduced in width

Lighting

- New pedestrian roadway lighting (North & South)
- Extensive storefront lighting

Sustainable Enhancements

- Permeable pavers throughout curb to curb section
- Bioretention planting areas

Wayfinding and Identity

- Gateway element at Washington and Dubuque



















Utility

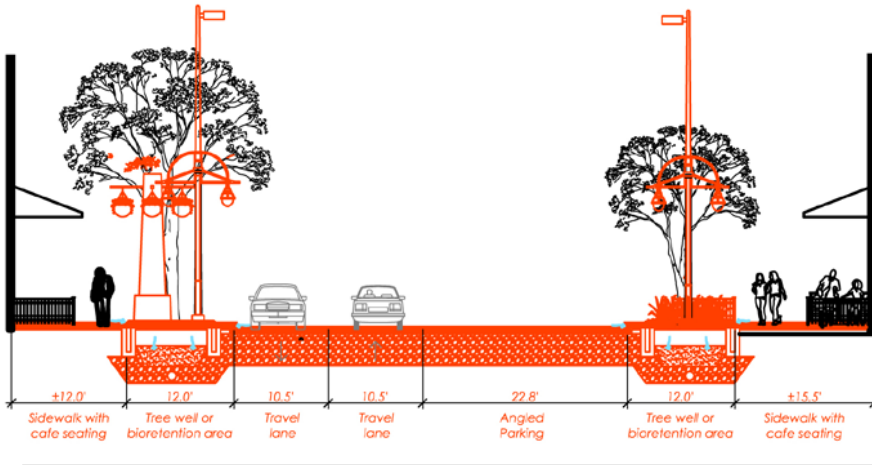
- Replace the two water main lines along Washington
- Replace the storm sewer line along Washington west of Gilbert to Linn

Other

- Balance of landscape and paver/cafe areas
- Maximum streetscape functionality – continuous tree planter trough with paver grate system and removable paver detail
- Decorative screening of mid-block transformer

PLAN KEY

	PROPOSED ENHANCED CROSSWALK, SIDEWALK, OR ROADWAY PAVING		
	EXISTING STREET PAVING TO REMAIN		
	PROPOSED PAVING		
	PROPOSED BIORETENTION PLANTING AREA		
	EXISTING SHRUB AND GROUND COVER PLANTINGS		
	EXISTING TREE		PROPOSED TREE
	EXISTING BENCH		PROPOSED BENCH
	EXISTING BICYCLE RACK		PROPOSED BICYCLE RACK
	PROPOSED WAYFINDING ELEMENT		PROPOSED CAFE TABLE
	PROPOSED PEDESTRIAN AND ROADWAY LIGHTING		PROPOSED PLANTER POT
			
		PROPOSED MONUMENTAL PEDESTRIAN AND ROADWAY LIGHT	

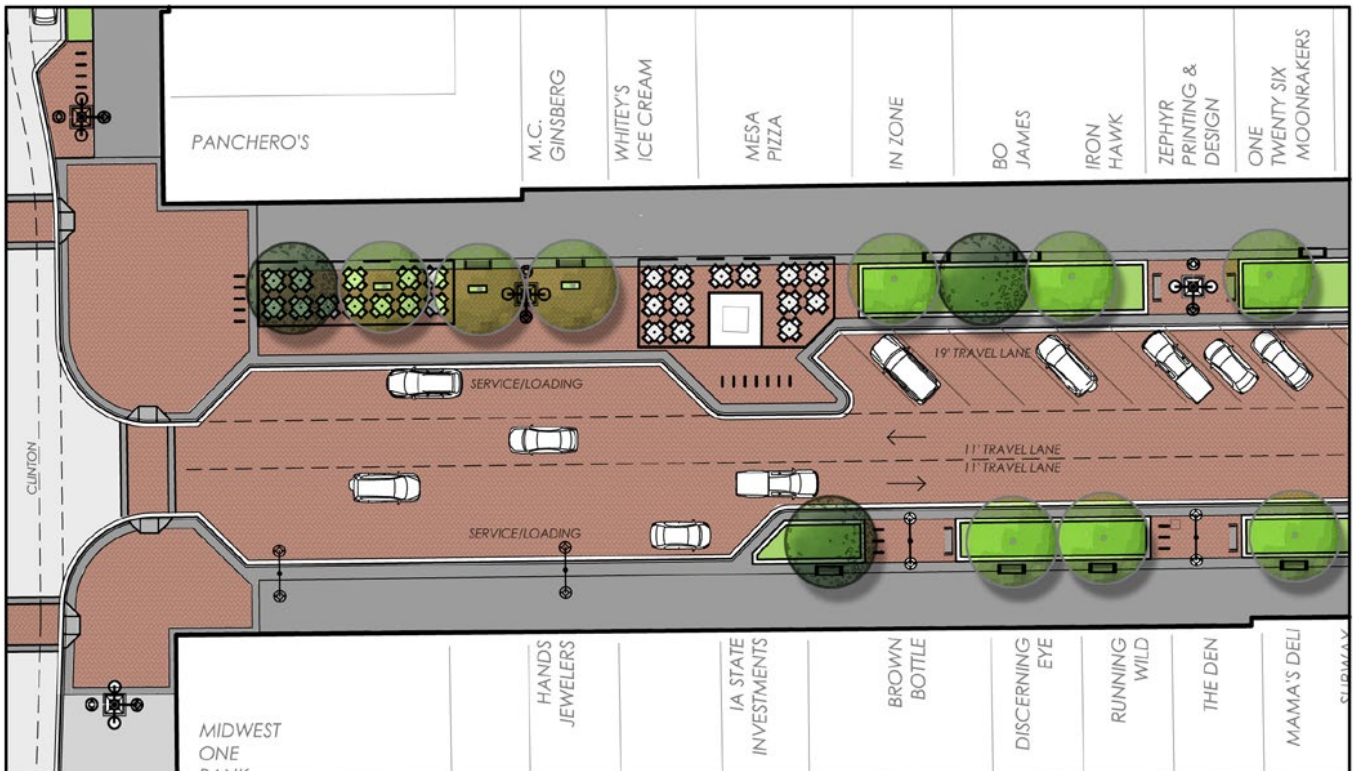


Washington Street section looking west



Context Map

WASHINGTON STREET PLAN



As the north / south entrance to downtown, Dubuque is a “first impressions” street. Creating a unified, pedestrian friendly road section will help make Dubuque a “memorable” entrance to heart of the city. It is recommended that unit pavers be installed curb to curb. New tree plantings in a suspended paver grate system installed in the sidewalk maximize the pedestrian zone while keeping the trees health a top priority. Planter pots, benches, trash cans, and monumental lighting with a celebratory, overhead canopy of Tivoli lights and medallions are also recommended.

DUBUQUE STREET SUMMARY

Transportation Enhancements

- Traffic patterns remain the same
- Enhanced bike parking mid-block on either side of alley

Lighting

- Awnings & Storefront Lighting
- Monument pedestrian/roadway lights with pendants, overhead Tivoli strings and municipal seal
- Electric power outlets in monuments

Sustainable Enhancements

- Infill street trees where feasible

Wayfinding and Identity

- Gateway Elements at Iowa and Washington

Utility

- Spot repair of storm sewer is recommended at three locations along Dubuque, south of Iowa
- There may be a capacity issue with the storm sewer line along Dubuque, north of Burlington


















Other

- Corner bulb outs for expanded cafés and seating
- New sidewalk paving
- Maximum streetscape functionality – continuous tree planter trough with paver grate system and removable paver detail
- New curb to curb hardscape
- Planter pots
- Decorative screening of mid-block transformer
- No change in parking



Existing conditions Dubuque Street

PLAN KEY

	PROPOSED ENHANCED CROSSWALK, SIDEWALK, OR ROADWAY PAVING		
	EXISTING STREET PAVING TO REMAIN		
	PROPOSED PAVING		
	PROPOSED BIORETENTION PLANTING AREA		
	EXISTING SHRUB AND GROUND COVER PLANTINGS		
	EXISTING TREE		PROPOSED TREE
	EXISTING BENCH		PROPOSED BENCH
	EXISTING BICYCLE RACK		PROPOSED BICYCLE RACK
	PROPOSED WAYFINDING ELEMENT		PROPOSED CAFE TABLE
	PROPOSED PEDESTRIAN AND ROADWAY LIGHTING		PROPOSED PLANTER POT
		PROPOSED FESTIVE LIGHTING	
		PROPOSED MONUMENTAL PEDESTRIAN AND ROADWAY LIGHT	

Iowa, with its view corridor to the Old State Capital Building, is truly the “iconic” street of Iowa City. By selectively enhancing the place making elements of the street, this street can become the “stage” of Iowa City. It is recommended that the electrical capacity of Iowa Avenue be increased to provide adequate power during festivals and events. This electrical capacity and access will be incorporated into new monumental lights. Strategic additions like increased and enhanced bicycle parking, and the carving out of certain areas of pavement to add perennial planting are also recommended.

IOWA AVENUE SUMMARY

Transportation Enhancements

- Enhanced bicycle parking (3)

Lighting

- Monument lights with banners
- 4 electrical outlets per monument light

Sustainable Enhancements

- Infill street trees where feasible

Wayfinding and Identity

- Gateway Element at Dubuque and Market
- Wayfinding Kiosk at Market and Linn



















Other

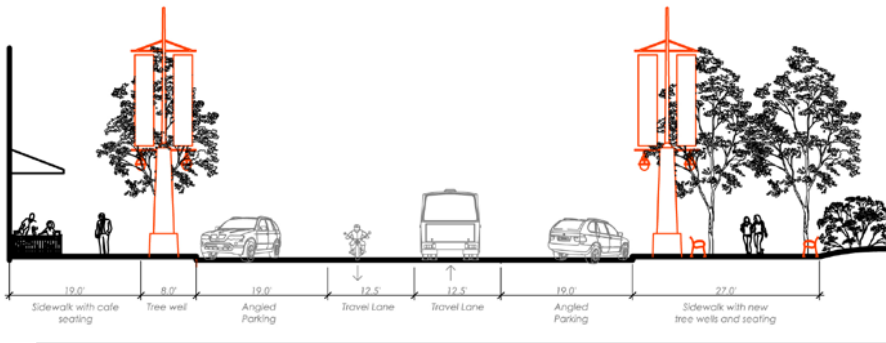
- Accent plantings and enhanced tree pits
- Maximize café seating
- Gateway Markers at Dubuque



Existing conditions Iowa Avenue

PLAN KEY

	PROPOSED ENHANCED CROSSWALK, SIDEWALK, OR ROADWAY PAVING		
	EXISTING STREET PAVING TO REMAIN		
	PROPOSED PAVING		
	PROPOSED BIORETENTION PLANTING AREA		
	EXISTING SHRUB AND GROUND COVER PLANTINGS		
	EXISTING TREE		PROPOSED TREE
	EXISTING BENCH		PROPOSED BENCH
	EXISTING BICYCLE RACK		PROPOSED BICYCLE RACK
	PROPOSED WAYFINDING ELEMENT		PROPOSED CAFE TABLE
	PROPOSED PEDESTRIAN AND ROADWAY LIGHTING		PROPOSED PLANTER POT
			
	PROPOSED MONUMENTAL PEDESTRIAN AND ROADWAY LIGHT		

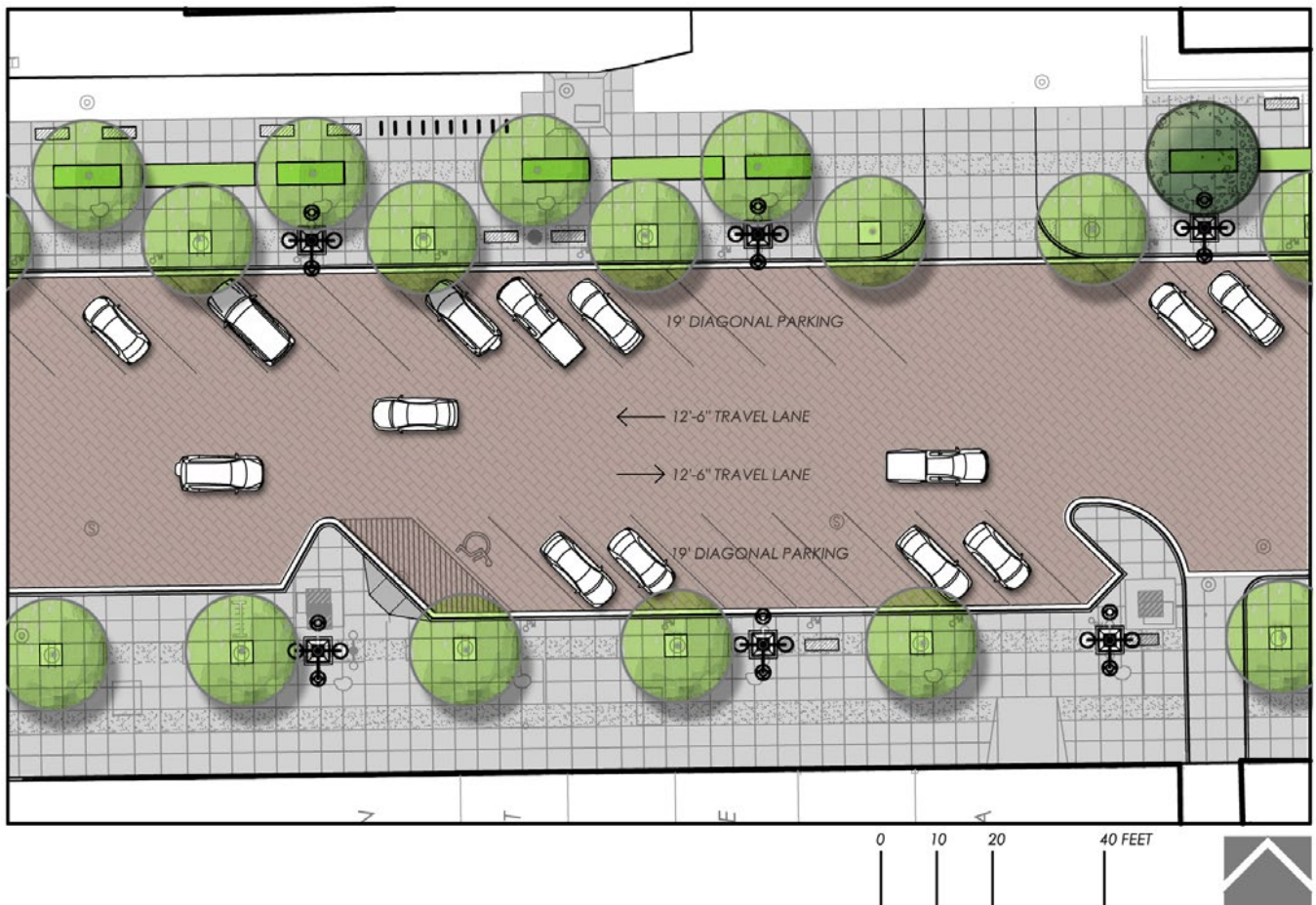


Iowa Avenue section looking west



Context Map

IOWA AVENUE PLAN



Clinton Street's wide curb to curb section, large amounts of concrete, and lack of pedestrian amenities feel like a "gap" between the university and downtown. With the proposed improvements, Clinton can easily become a "seam" street that stitches the university and downtown together. It is recommended that Clinton be put on a "road diet;" remove one lane of traffic and add 6-feet of sidewalk to the east side of the street for pedestrian and optional café space. A pedestrian refuge zone is located in the middle of each/west bound crosswalk to give a sense of safety and scale to the pedestrian and to calm traffic. New street trees are to be planted on the east side. Unifying vertical elements such as monumental light poles, and fine details in the sidewalk amenity zone such as benches, bike racks, and trash cans, are also recommended throughout the streetscape.



Existing conditions Clinton Street

CLINTON STREET SUMMARY

Transportation Enhancements

- Two Northbound travel lanes, one southbound travel lane
- On street parallel parking on both sides of street
- Net gain of 8 parking spaces (-2 on east, +10 on west) between Washington and Iowa
- 5' Designated bike lanes, both ways
- Enhanced bicycle parking North of Washington and adjacent to mid-block bump-outs
- Relocate bus queuing to Washington
- Pedestrian refuge median at crosswalks
- Enhanced intersection and crosswalk treatment
- Pavers in sidewalk amenity zone

Lighting

- Monument lights with banners
- Enhanced storefront lighting

Sustainable Enhancements

- Infill street trees where feasible

Wayfinding and Identity

- Banner Program
- Gateway element at Burlington
- Wayfinding Kiosk at Iowa and College



















Utility

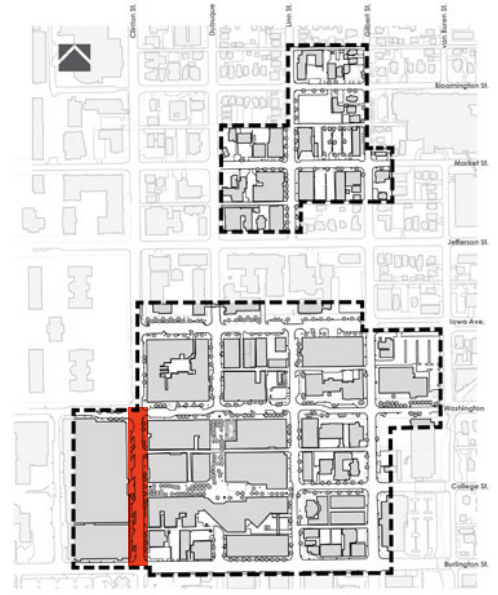
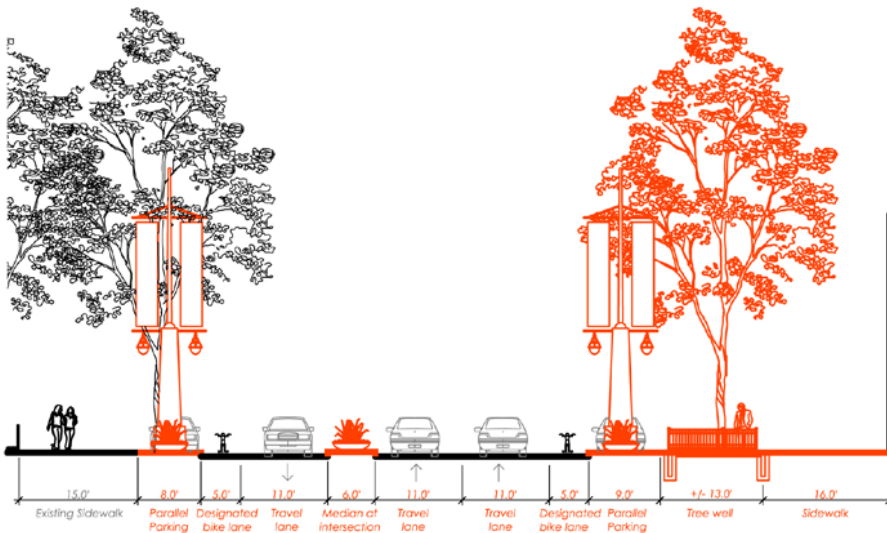
- Replace the 8-inch water main along Clinton from Burlington to College
- At the intersection with the Pedestrian Mall, a storm manhole is under a planter. Access to the storm sewer should be included as part of future improvements.

Other

- Curb bulb outs
- 6' additional sidewalk added to east side
- Café seating in select areas on east side
- Extensive café paver/street tree
- Replace sidewalk along east side

PLAN KEY

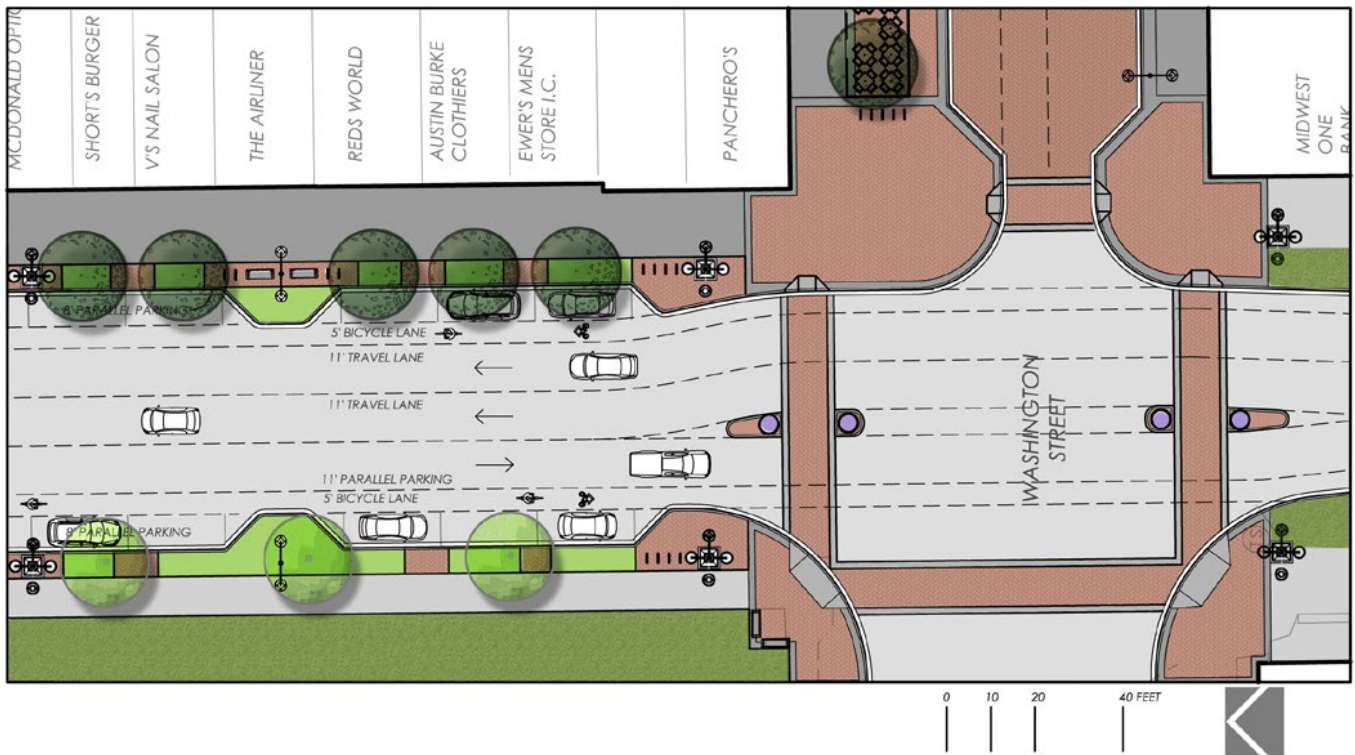
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	EXISTING STREET PAVING TO REMAIN		
	PROPOSED PAVING		
	PROPOSED BIORETENTION PLANTING AREA		
	EXISTING SHRUB AND GROUND COVER PLANTINGS		
	EXISTING TREE		PROPOSED TREE
	EXISTING BENCH		PROPOSED BENCH
	EXISTING BICYCLE RACK		PROPOSED BICYCLE RACK
	PROPOSED WAYFINDING ELEMENT		PROPOSED CAFE TABLE ELEMENT
	PROPOSED PEDESTRIAN AND ROADWAY LIGHTING		PROPOSED PLANTER POT
			
		PROPOSED MONUMENTAL PEDESTRIAN AND ROADWAY LIGHT	



Clinton Street section looking north

Context Map

CLINTON STREET PLAN



Linn Street is an important link in Downtown: it links the Senior Center and the Public Library and the Northside Marketplace and Downtown. With thoughtful design treatments, Linn Street can become a “connector” street, successfully tying both ends of the district together with unifying design treatments.

Vertical elements such as well designed light poles and healthy street trees in a paver grate system have been recommended to create a unified identity and pedestrian friendly environment. A wayfinding kiosk is proposed at the intersection of Linn and Washington to inform use and to function as a beacon of light at night. Planter pots with colorful, seasonal plantings and trash receptacles are also recommended. Much-needed benches are proposed along the sidewalk between the Senior Center and the Library.



Existing conditions Linn Street

LINN STREET SUMMARY

Transportation Enhancements

- Enhanced bicycle parking at Linn Street and Iowa Avenue and at the Iowa City Public Library

Lighting

- New pedestrian roadway lighting

Sustainable Enhancements

- Infill street trees where feasible

Wayfinding and Identity

- Gateway Element at Linn and Burlington
- Wayfinding Kiosks at Linn St. and Iowa Avenue, Washington Street, and College St.



















Utility

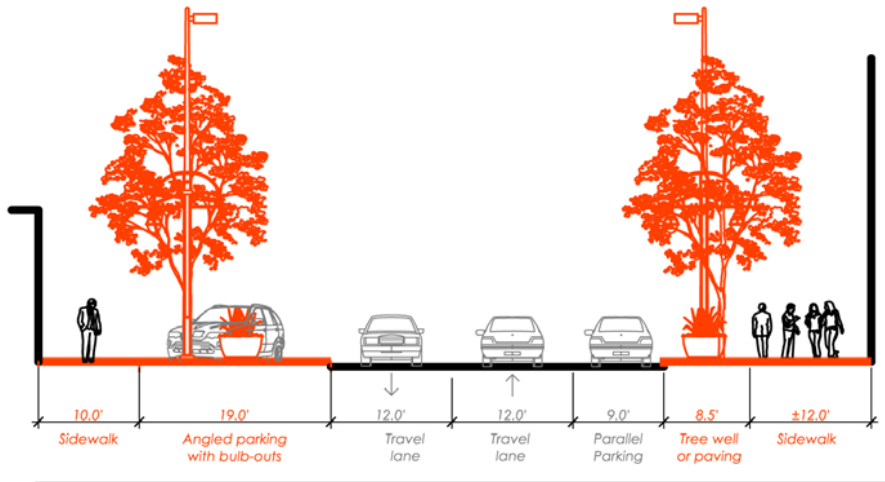
- The sanitary sewer line along Linn between Washington and Iowa has been installed at less than minimum grade
- Replace the water main along Linn between Washington and Burlington

Other

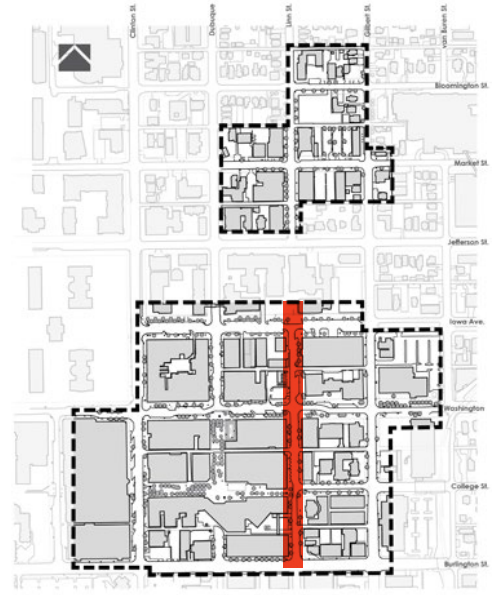
- Maximum streetscape functionality – continuous tree planter trough with paver grate system and removable paver detail
- Planter pots
- Consider removal of parking on west side of street between Iowa & alley & adding larger amenity zone with overhead shelter or vendor canopy when street is fully developed
- Pavers in amenity zone

PLAN KEY

	PROPOSED ENHANCED CROSSWALK, SIDEWALK, OR ROADWAY PAVING		
	EXISTING STREET PAVING TO REMAIN		
	PROPOSED PAVING		
	PROPOSED BIORETENTION PLANTING AREA		
	EXISTING SHRUB AND GROUND COVER PLANTINGS		
	EXISTING TREE		PROPOSED TREE
	EXISTING BENCH		PROPOSED BENCH
	EXISTING BICYCLE RACK		PROPOSED BICYCLE RACK
	PROPOSED WAYFINDING ELEMENT		PROPOSED CAFE TABLE
	PROPOSED PEDESTRIAN AND ROADWAY LIGHTING		PROPOSED PLANTER POT
			
		PROPOSED MONUMENTAL PEDESTRIAN AND ROADWAY LIGHT	

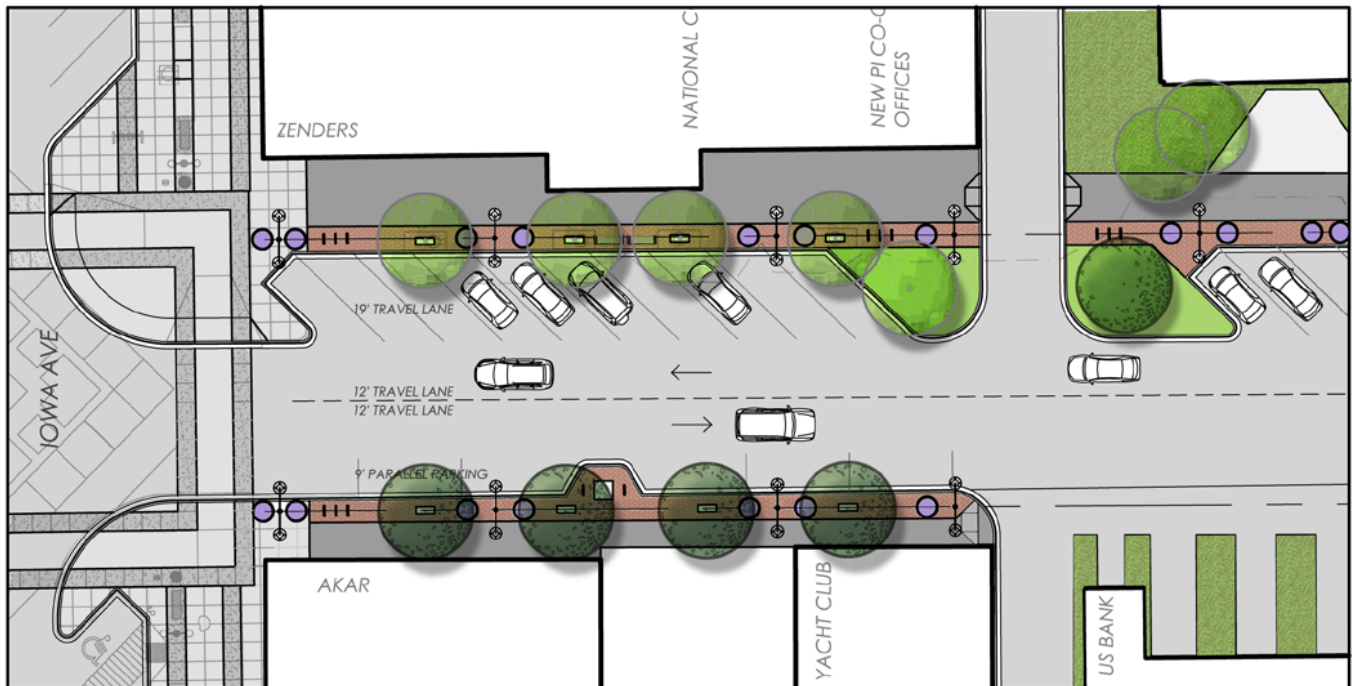


Linn Street section looking south



Context Map

LINN STREET PLAN



Once you leave the Pedestrian Mall, College is largely a “forgotten” street. The detail and excitement of the mall is suddenly lost, but with careful design, College can become a “link” bringing people to the heart of downtown. It is recommended that the feel of the mall be expanded outward with pavers and appropriate, enlarged, thoughtful planting areas, as well as the introduction of seating nooks with benches, bike racks, trash cans, and custom lights. It is also recommended that College be one of the showcases of sustainability with the installation of bioretention planting areas.

COLLEGE STREET SUMMARY

Transportation Enhancements

- Traffic patterns remain the same
- Enhanced intersection and crosswalk
- Re-pave roadway section

Lighting

- Pedestrian roadway light
- Façade lights (south)

Sustainable Enhancements

- Landscaped planter curbs/bioretention areas
- Infill street trees where feasible

Utility

- Rehabilitate or replace the aging brick construction sanitary manhole at College/Linn
- Replace water main along College between Gilbert and Linn



















Other

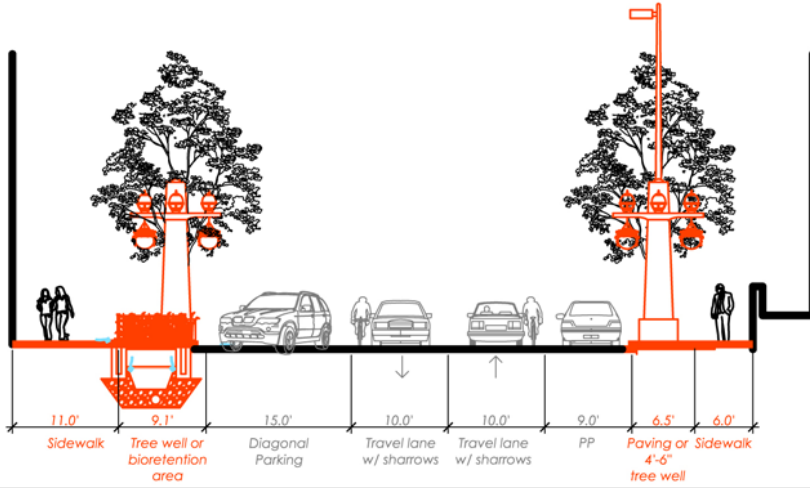
- Add curb bulb outs to north side
- Expanded streetscape on south side to extend Pedestrian Mall “feel”
- New sidewalk paving on north side, enlarged tree pit



Existing conditions College Street

PLAN KEY

	PROPOSED ENHANCED CROSSWALK, SIDEWALK, OR ROADWAY PAVING		
	EXISTING STREET PAVING TO REMAIN		
	PROPOSED PAVING		
	PROPOSED BIORETENTION PLANTING AREA		
	EXISTING SHRUB AND GROUND COVER PLANTINGS		
	EXISTING TREE		PROPOSED TREE
	EXISTING BENCH		PROPOSED BENCH
	EXISTING BICYCLE RACK		PROPOSED BICYCLE RACK
	PROPOSED WAYFINDING ELEMENT		PROPOSED CAFE TABLE
	PROPOSED PEDESTRIAN AND ROADWAY LIGHTING		PROPOSED PLANTER POT
			
		PROPOSED MONUMENTAL PEDESTRIAN AND ROADWAY LIGHT	

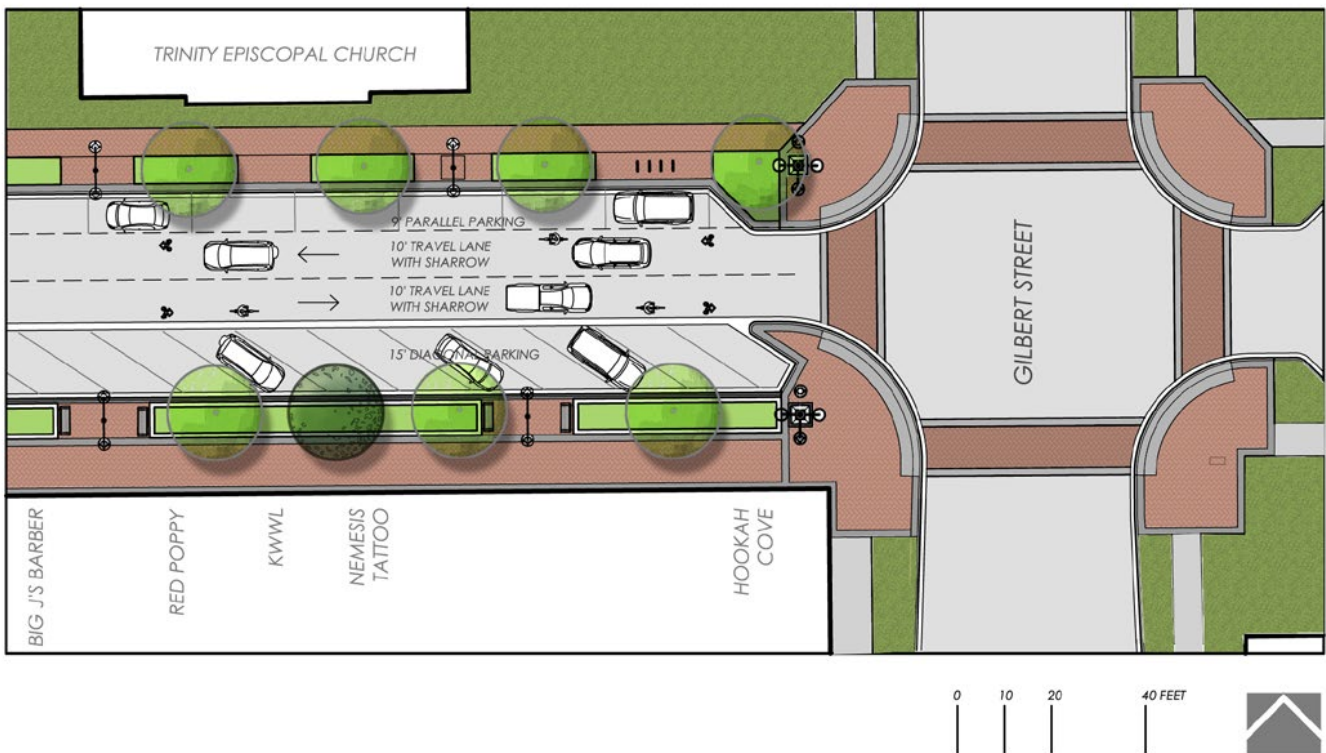


College Street section looking west



Context Map

COLLEGE STREET PLAN



Burlington Street is currently automobile oriented with two travel lanes in each direction and a center turn lane. It is part of Highway 1 and has been designed to move vehicular traffic. The large expanses of monotonous paving, narrow sidewalks, traffic volume, and blank building facades make Burlington feel like a “barrier” street. With unifying, thoughtful design treatments, Burlington can become a “celebrated” street welcoming people to downtown and to the new University of Iowa Music Building, currently under construction at Burlington and Clinton.

Improving the pedestrian experience and overall appearance of Burlington is accomplished in a number of ways. Vertical elements such as newly designed light poles and infill street trees will help tie both sides of this street together. Raised colorful planting beds along the curb zone create a buffer between moving vehicles and pedestrians. At the intersections, pedestrian crosswalks are enhanced with unit pavers. Public art is proposed along Burlington in the form of artistic murals and oversized banners. The murals and banners activate the large, blank parking ramp facades and communicate Iowa City’s commitment to the arts.

The traffic volume and limited right-of-way prohibited the incorporation of enhanced bicycle accommodations along Burlington. The potential exists for enhanced bicycle accommodations along Court to the south of Burlington. To the north, there are existing shared lanes along College, east of Linn. And, Washington, two blocks to the north, is an important east-west bicycle route.

BURLINGTON STREET SUMMARY

Transportation Enhancements

- Enhanced center turn-lane paving
- Enhanced intersection and crosswalk treatment

Lighting

- New pedestrian roadway lighting

Sustainable Enhancements

- Infill street trees where feasible

Wayfinding and Identity

- Corner gateway element at Clinton, Dubuque, Linn and Gilbert

Utility

- Replacement of two separate water main lines is recommended. Existing lines have experienced breaks.



















Other

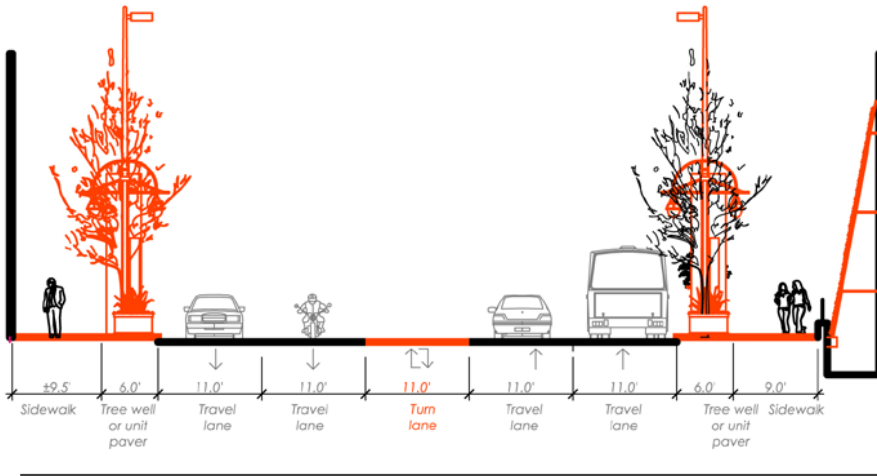
- Pavers in sidewalk amenity zone
- 18” raised cast in place concrete planters
- Architectural enhancement of car ramp walls and select building faces



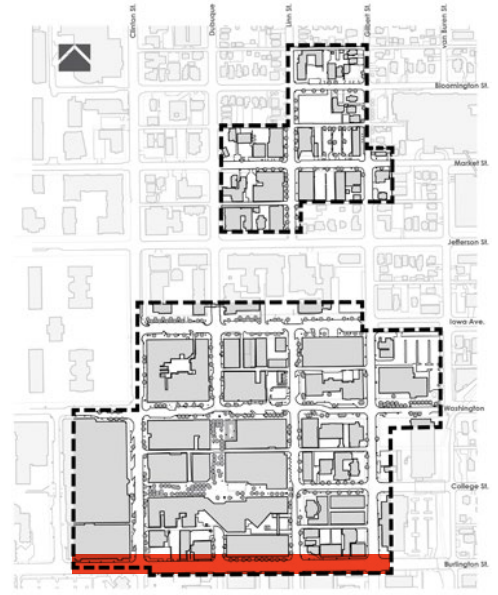
Existing conditions Burlington Street

PLAN KEY

	PROPOSED ENHANCED CROSSWALK, SIDEWALK, OR ROADWAY PAVING		
	EXISTING STREET PAVING TO REMAIN		
	PROPOSED PAVING		
	PROPOSED BIORETENTION PLANTING AREA		
	EXISTING SHRUB AND GROUND COVER PLANTINGS		
	EXISTING TREE		PROPOSED TREE
	EXISTING BENCH		PROPOSED BENCH
	EXISTING BICYCLE RACK		PROPOSED BICYCLE RACK
	PROPOSED WAYFINDING ELEMENT		PROPOSED CAFE TABLE ELEMENT
	PROPOSED PEDESTRIAN AND ROADWAY LIGHTING		PROPOSED PLANTER POT
			
		PROPOSED MONUMENTAL PEDESTRIAN AND ROADWAY LIGHT	

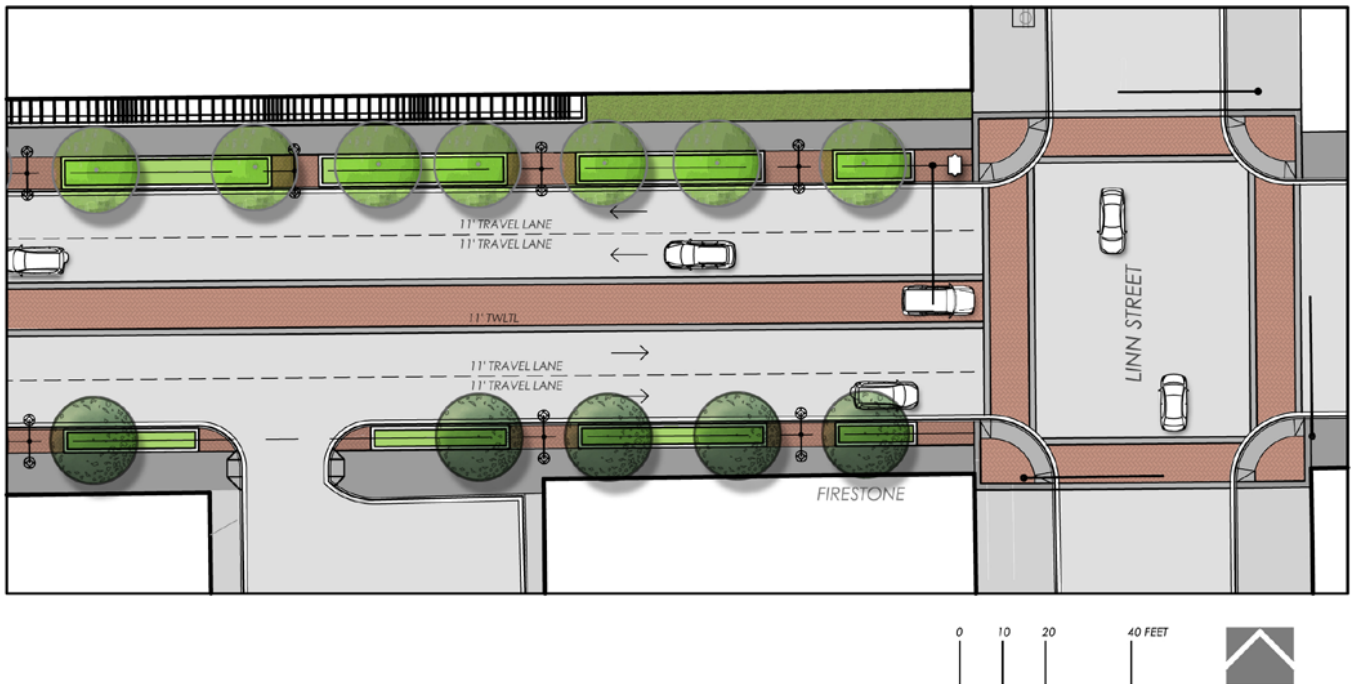


Burlington Street section looking west



Context Map

BURLINGTON STREET PLAN



Gilbert, as currently constructed, with its larger building setbacks and higher travel speeds can be described as a “thoroughfare,” but it can easily become more of a “parkway” providing a richer experience. It is recommended that Gilbert go on a ‘road diet’ by reducing travel to a single lane in each direction, adding a center turn lane and designating bike lanes in both directions. Other key recommendations include fill the gaps in the street tree rhythm, enhance the tree lawn, and add custom designed lighting elements with a secondary banner program option.

GILBERT STREET SUMMARY

Transportation Enhancements

- Reduce travel lanes to one in each direction plus center turn lane
- Two 5’ designated bike lanes
- Enhanced crosswalks
- City will conduct external study modeling proposed lane reduction

Lighting

- New pedestrian roadway lighting

Sustainable Enhancements

- Infill street trees where feasible

Wayfinding and Identity

- Secondary banner program

Utility

- Replace the water main lines along Gilbert
- A cable has penetrated the sanitary sewer line at Gilbert and Burlington



















Other

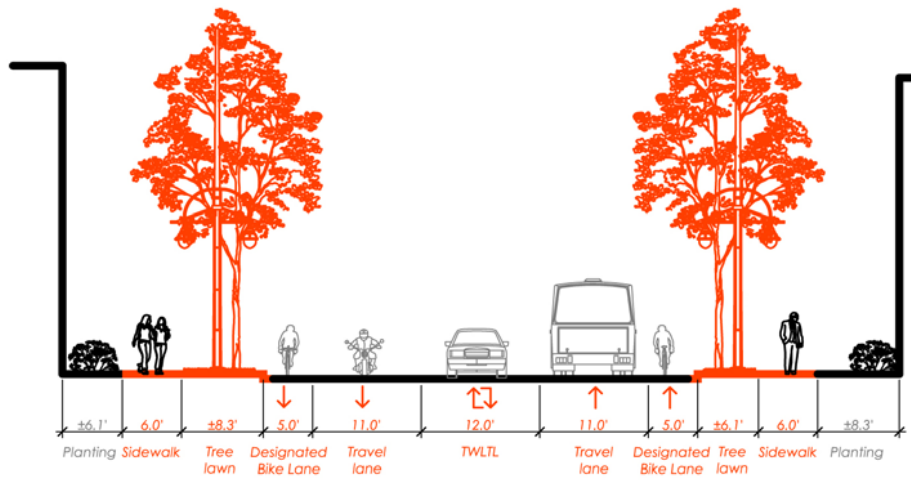
- Tree lawn where possible
- New sidewalk
- Underground overhead utilities



Existing conditions Gilbert Street

PLAN KEY

	PROPOSED ENHANCED CROSSWALK, SIDEWALK, OR ROADWAY PAVING		
	EXISTING STREET PAVING TO REMAIN		
	PROPOSED PAVING		
	PROPOSED BIORETENTION PLANTING AREA		
	EXISTING SHRUB AND GROUND COVER PLANTINGS		
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	EXISTING BENCH		PROPOSED BENCH
	EXISTING BICYCLE RACK		PROPOSED BICYCLE RACK
	PROPOSED WAYFINDING ELEMENT		PROPOSED CAFE TABLE
	PROPOSED PEDESTRIAN AND ROADWAY LIGHTING		PROPOSED PLANTER POT
			
	PROPOSED MONUMENTAL PEDESTRIAN AND ROADWAY LIGHT		

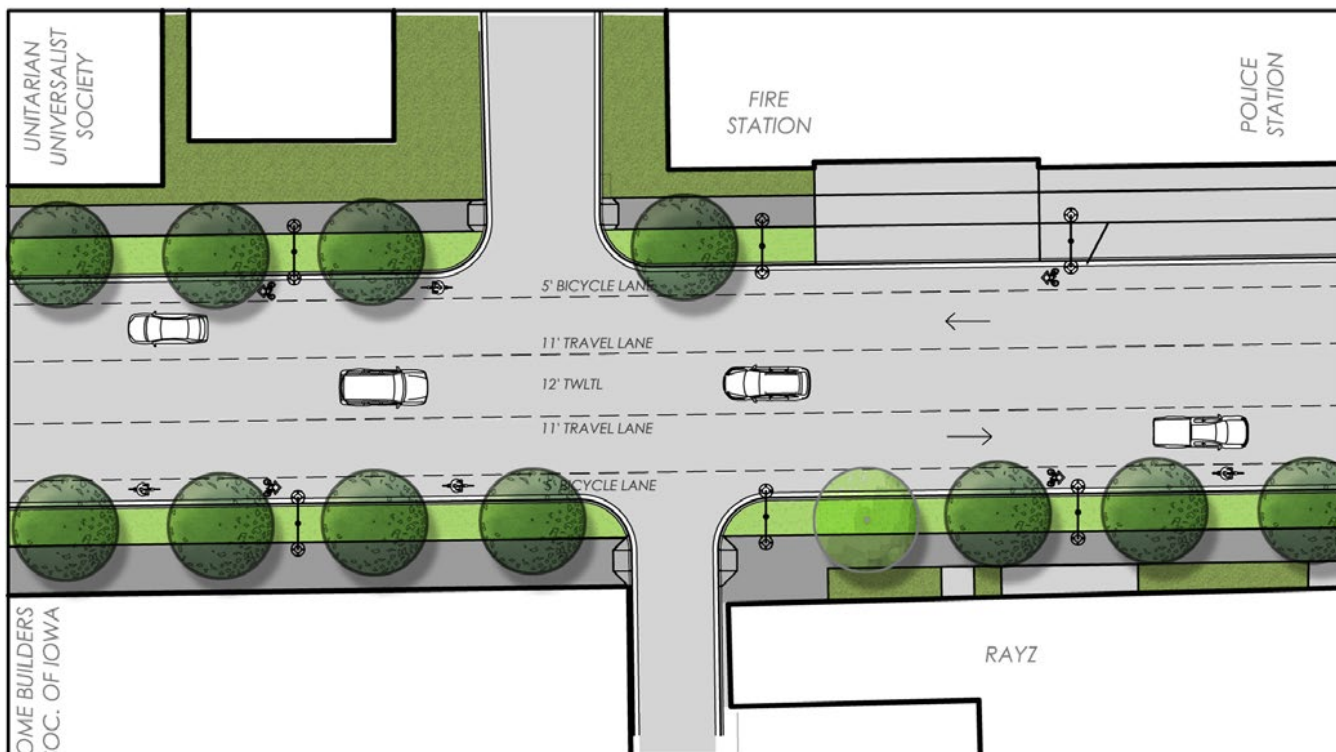


Gilbert Street section looking north



Context Map

GILBERT STREET PLAN



Stronger definition of the easterly edge of Iowa Avenue is needed for Iowa City's most iconic street. Enhanced paving at the crosswalks extends the character of Iowa Avenue across the intersection. The Gilbert Street median is reconfigured and enlarged to include a feature public art piece, or monument. The monument will function as a 'bookend' to the Old Capitol and will complete the Iowa Avenue 'stage'. New accent trees and understory plantings offer a backdrop for the monument. Street crossing distance is minimized for the pedestrian through the incorporation of bump-outs along the north and south sides of Iowa Avenue.

IOWA AT GILBERT SUMMARY

Transportation Enhancements

- Enhanced paving treatment at crosswalks
- Enlarged bulb at end of median
- New traffic light location



















Other

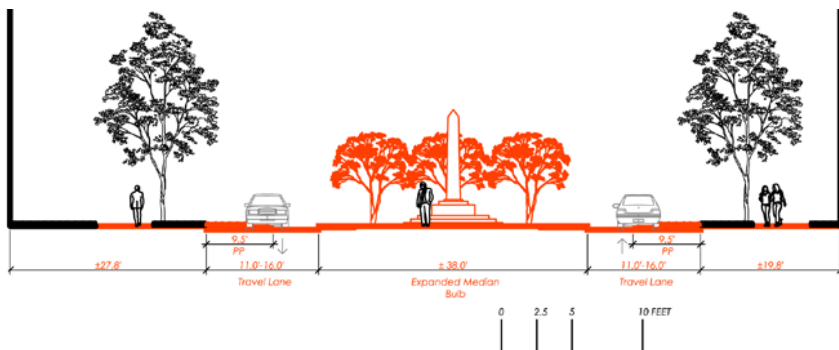
- Monument/Art in hardscape area within median
- Extend Iowa Avenue "feel" across intersection
- Curb bulb outs on north and south sides of street



Rendering of Iowa Avenue and Gilbert Street

PLAN KEY

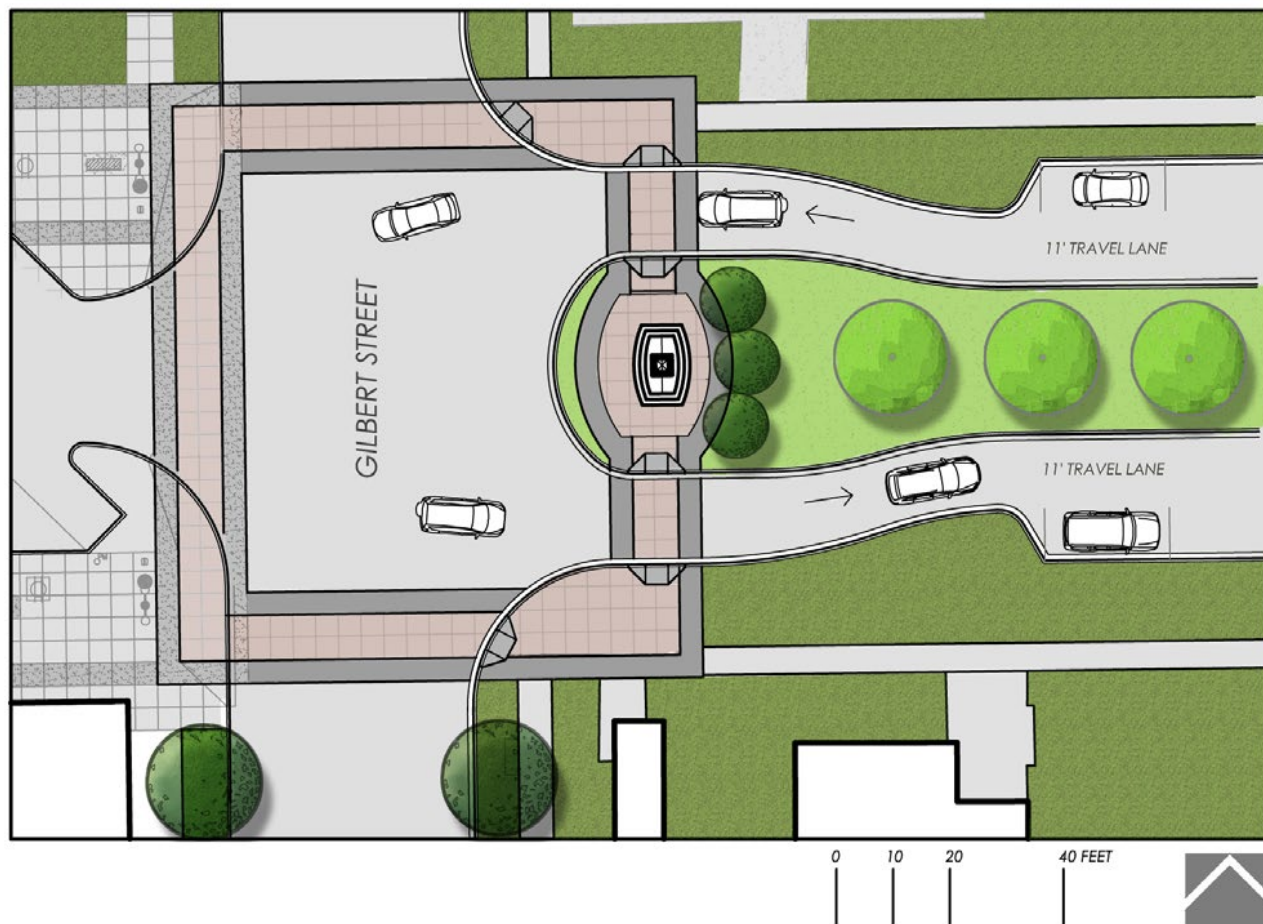
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	EXISTING STREET PAVING TO REMAIN		
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	PROPOSED WAYFINDING ELEMENT		PROPOSED CAFE TABLE ELEMENT
	PROPOSED PEDESTRIAN AND ROADWAY LIGHTING		PROPOSED PLANTER POT
			
		PROPOSED MONUMENTAL PEDESTRIAN AND ROADWAY LIGHT	



Iowa Avenue section looking east



IOWA AVENUE PLAN



With its funky mixed use character, North Linn has become a strong local destination for the Northside Marketplace. Iowa City's most recent streetscape improvements can be seen along North Linn. In 2010, improvements included new trees, bumpouts at the intersection with Market, seating clusters, bicycle racks, and literary-themed public artwork.

To establish continuity across North Linn, the current plan proposes an extension of select improvements from the alley at Hamburg Inn to Bloomington. Infill tree plantings, accent shrub and groundcover plantings, painted crosswalk designations, and new seating clusters are proposed. Standard concrete paving is proposed at the new seating areas. On-street parallel parking is maintained. Improvements proposed south of Hamburg Inn include wayfinding elements, architectural accent lighting, the 'leveling' of select seating areas, and new accent plantings at the base of the two existing public art pieces.



Existing conditions North Linn Street

NORTH LINN STREET SUMMARY

Transportation Enhancements

- Enhanced Crosswalk Paving at Linn and Market
- Painted Crosswalks at Linn and Bloomington

Lighting

- Identity Lighting and Architectural Accent Lighting at the intersection of North Linn St. and Market St.
- Adjust Height of Existing Lighting

Sustainable Enhancements

- Infill Trees as Feasible

Wayfinding and Identity

- Wayfinding Elements at North Linn and Market, Jefferson

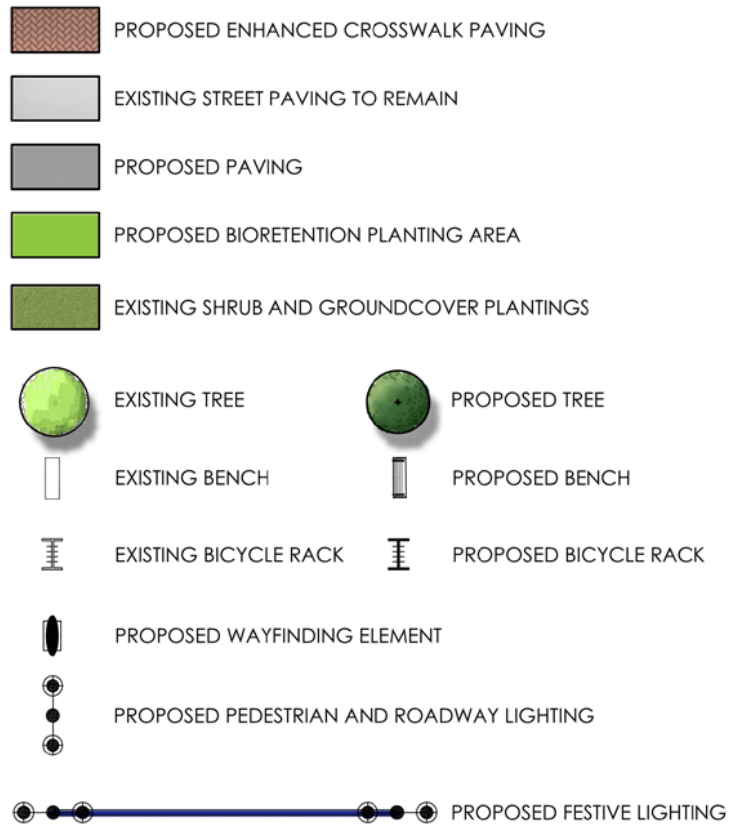
Utility

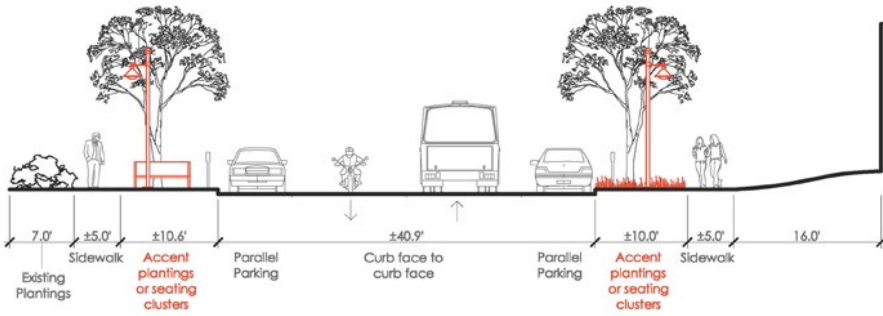
- The sanitary sewer line in the alley just north of Hamburg inn is broken with visible voids
- Upsize water service line along North Linn from Bloomington to Davenport
- The existing sewer line appears undersized. Consider upsizing as part of future improvements.

Other

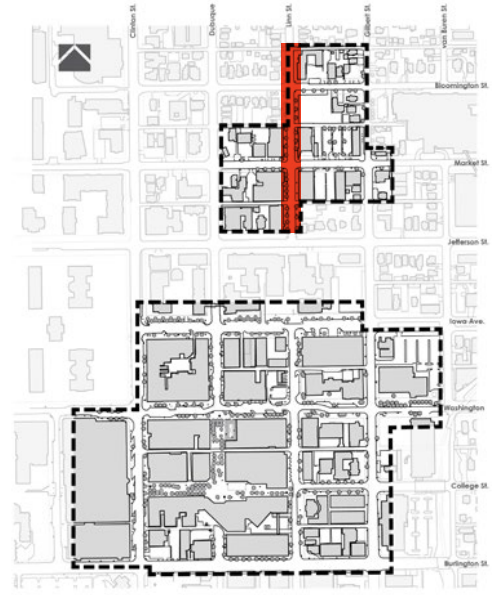
- Extend Improvements along North Linn, North of Hamburg Inn Including Accent Plantings at Parkway, Benches, Bicycle Racks, Public Artwork
- Accent Planting at Base of Existing Public Artwork
- Improve Paving at Bump-Outs
- Relocate Utilities Underground
- 'Level' seating area pavement or shim benches to provide more comfortable, safe and attractive seating

PLAN KEY



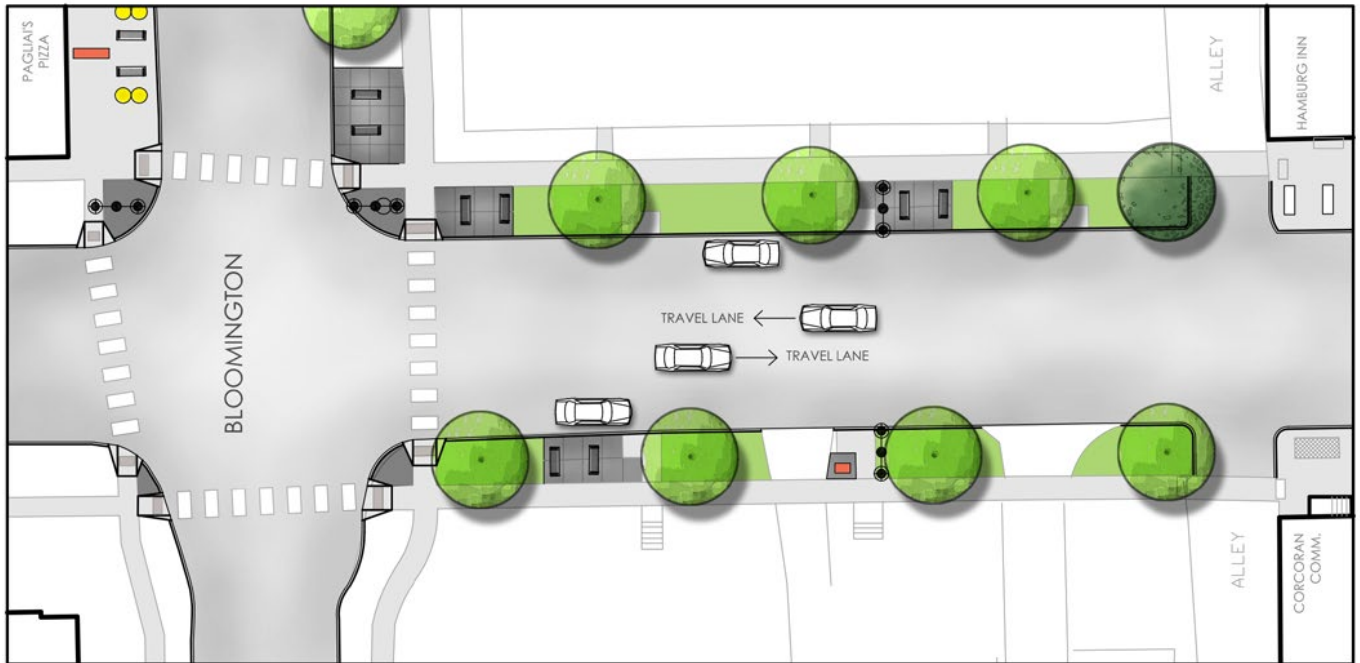


North Linn Street section looking south



Context Map

NORTH LINN STREET PLAN



Market Street has evolved into a unique destination with a rich mix of locally owned restaurants and shops. Glimpses of Market Street's energy and eclecticism can be seen by visitors entering Iowa City along Dubuque. To better 'announce' Market Street and the larger Northside Marketplace, gateway elements are proposed at the intersection of Dubuque and Market Street. Two over-the-street festive lighting elements are proposed to further entice guests to turn east at Market and to create a sense of arrival at the major intersection of Market and North Linn.

The planning team recommends that Market Street be converted back to two-way traffic. The proposed cross section includes two 11'-wide drive lanes, 9'-wide parallel parking on the north side, and two 4'-6"-wide on-street designated bicycle lanes in each direction. Traffic modeling to understand how the conversion affects the larger transportation network is underway.



Existing conditions Market Street

MARKET STREET SUMMARY

Transportation Enhancements

- Convert to Two-Way Traffic
- Two Designated Bicycle Lanes
- Maintain Parallel Parking along North Side of Street
- Enhanced Crosswalk Paving

Lighting

- Over-The-Street Festive Lighting and Banners
- New Pedestrian and Roadway Lighting

Sustainable Enhancements

- Infill Street Trees
- Bioretention Planting Areas
















Wayfinding and Identity

- Gateway Element at Dubuque and Market
- Wayfinding Kiosk at Market and Linn

Other

- New Seating & Public Artwork at Market & North Linn
- Underground Utilities at South Side of Street

PLAN KEY

	PROPOSED ENHANCED CROSSWALK PAVING		
	EXISTING STREET PAVING TO REMAIN		
	PROPOSED PAVING		
	PROPOSED BIORETENTION PLANTING AREA		
	EXISTING SHRUB AND GROUND COVER PLANTINGS		
	EXISTING TREE		PROPOSED TREE
	EXISTING BENCH		PROPOSED BENCH
	EXISTING BICYCLE RACK		PROPOSED BICYCLE RACK
	PROPOSED WAYFINDING ELEMENT		
	PROPOSED PEDESTRIAN AND ROADWAY LIGHTING		
	PROPOSED FESTIVE LIGHTING		PROPOSED FESTIVE LIGHTING

NORTH SIDE MARKET PLACE LIGHTING SUMMARY

Enhanced architectural lighting is proposed to create a festive, memorable atmosphere at the prominent intersection of Market and North Linn. The intersection has historical significance. Three National Register eligible structures occupy the intersection: Economy Advertising at 117-123 N. Linn, Union Brewery at 130-160 N. Linn, and Union Bakery/Union Hall at 203 N. Linn Street. Perimeter building outline lighting systems by Lumisphere, or similar, is proposed to distinguish the architectural detailing, mass and form.



FIXED ARCHITECTURAL ACCENT LIGHTING



NORTH SIDE MARKET PLACE FESTIVE LIGHTING

MARKET STREET REDEVELOPMENT SITE SUMMARY

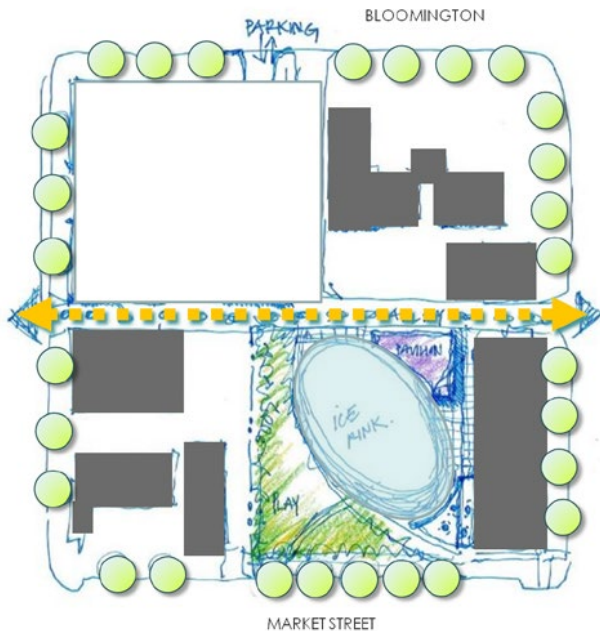
The City-owned parking lot between George's Buffet and the Bluebird Diner along Market Street has been identified as a potential redevelopment site. The site offers tremendous opportunities and redevelopment could bolster the momentum already in place throughout the Northside Marketplace. The existing mixed use and pedestrian-oriented fabric that currently exists should be reinforced. The redevelopment program could include a mixed use and entertainment option with below grade parking.

Stakeholder and public input consistently indicated an interest in more activities during the winter months and specifically an ice skating rink. The site could support a rink comparable in scale to Ice Rink at One Boulder Plaza, Boulder, CO. The rink and associated support program could become a regional entertainment destination and a celebrated winter tradition. During the summer months, the rink is covered and the space transitions to an outdoor dining and flexible program space for small scale musical performances, readings, cooking competitions, outdoor yoga, or other.



Skate ring opportunity

Precedent imagery reflecting character and potential for a mixed-use redevelopment opportunity that integrates a public skate rink as a winter amenity that converts to a dynamic public space during warmer months.



Optional redevelopment concept depicted above. Other concepts could explore building frontage along Market Street.



City parking lot along Market Street has been identified as a potential redevelopment site.

Bloomington is home to the iconic Pagliai's Pizza and two other historic structures. Functioning primarily as a residential street, Bloomington connects the adjacent neighborhoods with the NSMP and University of Iowa. To enhance the pedestrian experience, a number of improvements are proposed: painted crosswalks, pedestrian scale lighting, historical building markers, the screening of surface parking lots, and seating and seasonal planting displays at the intersection with North Linn. As existing parking lots are considered for mixed-use redevelopment sites, the proposed streetscape character may need to be reevaluated.

BLOOMINGTON STREET SUMMARY

Transportation Enhancements

- Painted Crosswalk Designation

Lighting

- Install New Pedestrian and Roadway Lighting

Sustainable Enhancements

- Plant Infill Trees at Gaps as Feasible
- Replace Sod at Parkway with Lawn Alternative

Utility

- Upsize the water service line along Bloomington, from Linn to Gilbert

Other

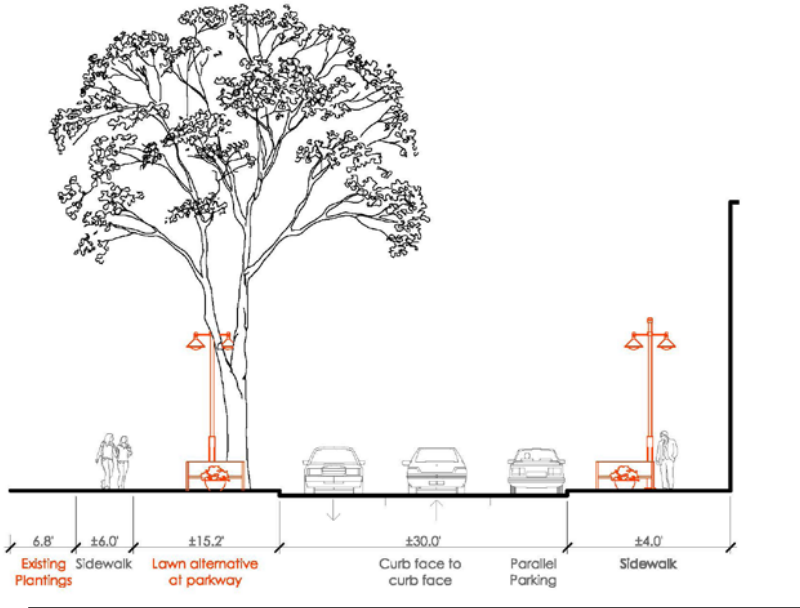
- Screen Pagliai's South Parking Lot with Accent Plantings
- Introduce Seating and Accent Plantings in Containers at Pagliai's
- Install Historical Markers at 302, 319, 322 E. Bloomington
- Relocate Utilities Underground



Existing conditions Bloomington Street

PLAN KEY

	CROSSWALK PAVEMENT MARKINGS		
	EXISTING STREET PAVING TO REMAIN		
	PROPOSED PAVING		
	PROPOSED ACCENT PLANTING AREA		
	LAWN ALTERNATIVE		
	EXISTING TREE		PROPOSED TREE
	EXISTING BENCH		PROPOSED BENCH
	PUBLIC ART		
	PROPOSED PLANTING CONTAINERS		
	PROPOSED PEDESTRIAN AND ROADWAY LIGHTING		



Bloomington Street section looking west



Context Map

BLOOMINGTON STREET PLAN

