

Connection to Local Transportation Plan (1/4)



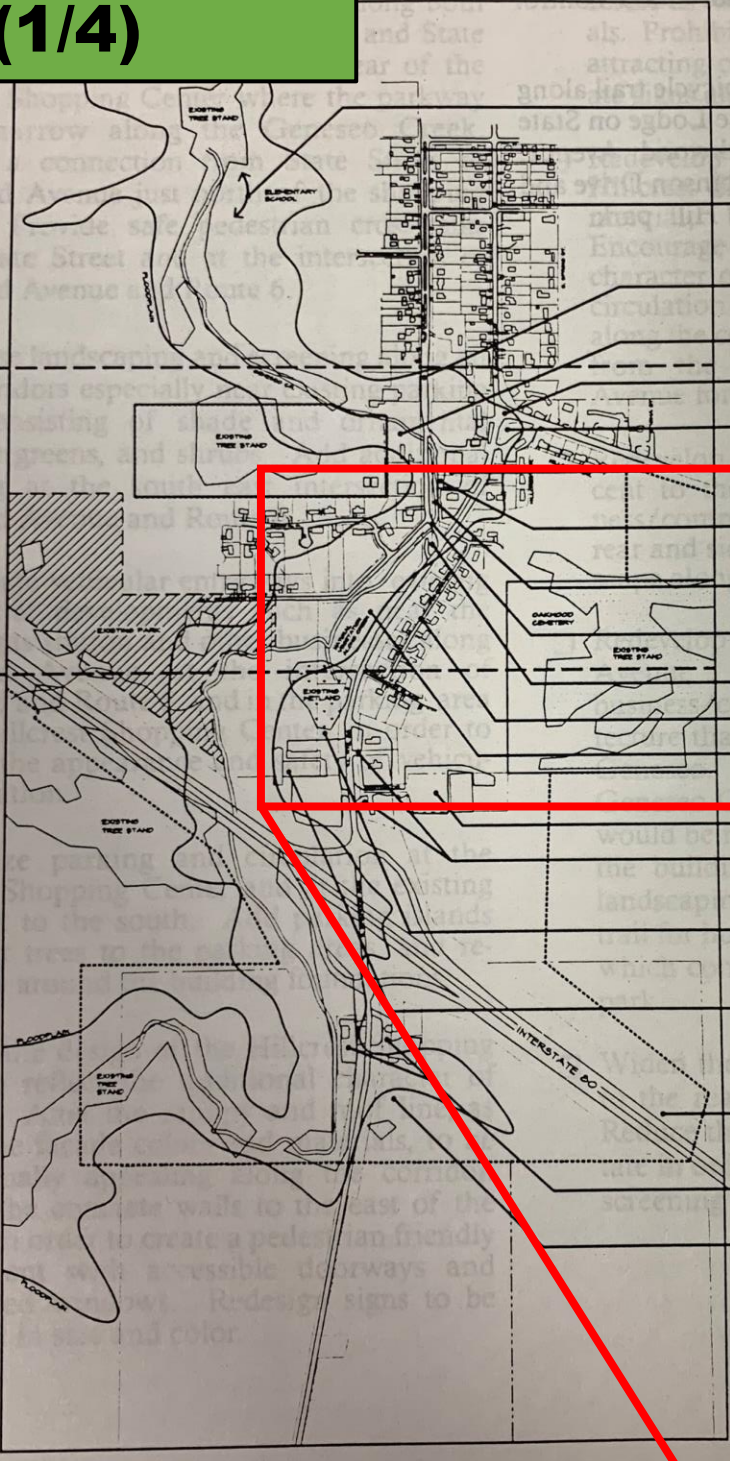
ROUTE 82 CORRIDOR SITE ANALYSIS



HISTORIC DISTRICT

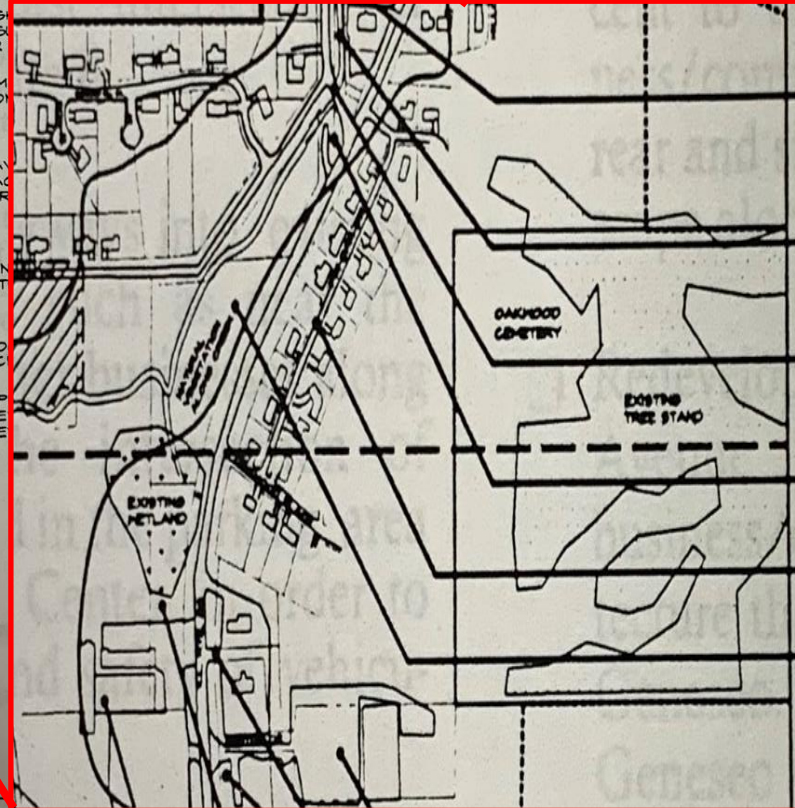
GATEWAY COMMERCIAL

HIGHWAY INTERCHANGE COMMERCIAL



- OPPORTUNITY FOR EXTENSION OF REGIONAL BICYCLE TRAIL
- HIGH QUALITY HISTORIC ARCHITECTURE, BOULEVARD, MATURE VEGETATION, SIDEWALKS, TERRACES
- EXISTING RESIDENTIAL NEIGHBORHOOD, MAIN VEHICULAR ROUTE TO DOWNTOWN GENESEO, SEVERAL REDEVELOPED COMMERCIAL SITES, LACK OF UNIFIED IMAGE, SIGNAGE, LANDSCAPING, & SCREENING
- END OF PEDESTRIAN ATMOSPHERE, LACK OF SIDEWALKS, VEGETATION, & SCREENING, ABOVE GROUND UTILITIES
- EXPANSIVE PARKING LOT, LACK OF SCREENING & VEGETATION
- INTERSECTION LACKS SCREENING & VEGETATION, MULTIPLE CURB CUTS
- COMMERCIAL HIGHWAY SIGN DTRACTS FROM TRADITIONAL COMMUNITY IMAGE
- POOR VEHICULAR CIRCULATION, LACK OF PEDESTRIAN AMENITIES
- LACK OF SCREENING & LANDSCAPING IN TRUCK DELIVERY AREA, POOR RELATIONSHIP WITH CREEK BED
- POOR TREATMENT OF CREEK BED, UNNATURAL CONFIGURATION, CHANNELIZED STEEP SLOPES
- STANDARD CONCRETE BRIDGES, LACK OF THEMATIC OR TRADITIONAL CHARACTER
- EXISTING ENTRY SIGNS
- EXISTING RESIDENTIAL TO REMAIN
- HIGH QUALITY OAK GROVE AND PARK VISTAS, LACK OF PEDESTRIAN ACCESS TO PARK FROM CORRIDOR
- LACK OF SCREENING & MINIMAL LANDSCAPING

In Geneseo's Comprehensive Plan of 1997 (2005 Addendum), the Rte 82 Corridor Analysis notes that the vehicular bridge lacks "thematic or traditional character." It also identifies a "lack of pedestrian access" to Richmond Hill Park from Rte 82.



- PEDESTRIAN AMENITIES
- LACK OF SCREENING & LANDSCAPING IN TRUCK DELIVERY AREA, POOR RELATIONSHIP WITH CREEK BED
- POOR TREATMENT OF CREEK BED, UNNATURAL CONFIGURATION, CHANNELIZED STEEP SLOPES
- STANDARD CONCRETE BRIDGES, LACK OF THEMATIC OR TRADITIONAL CHARACTER
- EXISTING ENTRY SIGNS
- EXISTING RESIDENTIAL TO REMAIN
- HIGH QUALITY OAK GROVE AND PARK VISTAS, LACK OF PEDESTRIAN ACCESS TO PARK FROM CORRIDOR

Connection to Local Transportation Plan (2/4)

- Create a regional pedestrian/bicycle trail along Geneseo Creek near the Moose Lodge on State Street, and south along Oakwood Avenue. Provide connections along Robinson Drive and west to the existing Richmond Hill park.

Geneseo's Comprehensive Plan also plans for a regional pedestrian/bicycle trail that connects Oakwood Avenue and State St. The proposed pedestrian bridge would bring this plan to fruition.

Geneseo's Comprehensive Plan calls for a "gateway architectural feature" and that the State St. / Rte. 82 intersection should "be the focus of special attention."

Route 82 (Oakwood Avenue) Design Guidelines. "Views from the road" are important memories that establish a positive community image. Since Oakwood Avenue is the most important gateway to Geneseo, as its front door, special attention was given to identifying the strengths and weaknesses of this corridor, and the preparation of a recommended framework plan for its enhancement. (See Exhibits 2 and 3 on pages 35 and 36)

Three different "zones" or "subareas" are suggested, each to reflect a variation in type and level of design standards, elements, and mix of uses. Each subarea should be tied together in an overall unified theme reflecting the historic "Victorian Geneseo" character, not a modern interpretation or typical corporate commercial image. The overall goal of the design guideline plan for Route 82 is to enhance the image and recognition of the town near Geneseo from the highway, and to ensure that the minute you get off the interstate, the traveler knows they have entered a special place, with a strong sense of high quality character — an image that you want to explore further, and one you want to invest in by moving your company here. Geneseo's opportunity is to be seen as a special, set-apart, special, unique — "the jewel in the Quad-Cities region." The emphasis and attention given to Oakwood Avenue should permeate all parts of the community.

commercial" subarea, includes existing parcels fronting for commercial residential properties 6 and along the substantial open space following Geneseo Creek to the west of Oakwood Avenue.

There are also several vacant parcels suitable for new commercial development within this subarea including the area north of the Hillcrest Shopping Center along State Street and the southern most segment along Geneseo Creek near Oakwood Place.

The enhancement of this "gateway" corridor can be facilitated through the addition of a street tree and landscape screening program, as well as through the re-evaluation and consolidation of vehicular circulation and parking on many of the commercial parcels.

The pedestrian environment can also be greatly improved through the addition of sidewalks and crosswalks, and additional lighting. A regional pedestrian/bicycle trail with connections to the existing Richmond Hill park can also be added along the Geneseo Creek.

The focal point of the subarea plan is at the junction of Oakwood Avenue and State Street. Once used as the primary entrance for downtown businesses, State Street has now become secondary to Oakwood Avenue. The Route 82 Guideline plan highlights State Street as the preferable route north for automobile traffic, with relocation of the Geneseo community identity sign and directional information for historic Main Street and the downtown. A proposed covered bridge structure, or other "gateway" architectural feature, occupies the southern end of State Street and serves as a unique entrance to the historic neighborhoods and CBD of Geneseo. Although all of the road corridors in this area should receive significant landscape enhancements, the State Street entrance should be the focus of special attention. (See exhibit 4 on page 37)

The following design guidelines should be referenced to in the review of new developments, redevelopments, and improvements to public spaces.

- Establish street trees within the parkway, approximately fifty feet apart, along State Street, Oakwood Avenue, and Route 6. Expand the street width of State Street and

**Connection to
Local
Transportation
Plan (3/4)**

**Residential
Locations**

**Project
Location**

**Richmond
Hill Park**

**Local
Businesses**

**Residential
Location**

**Interstate I-80
Off-Ramps**



Pizza Hut

Caffeine and Carbs

Culver's

Oakwood Cemetery

Walmart

bp

80

**Connection to
Local
Transportation
Plan (4/4)**

This project is consistent with Geneseo's MPO plan for the movement of pedestrian traffic, and it connects two existing sidewalks to help the pedestrians and bicyclists avoid the congested vehicular crossing.

