



# CITY OF QUINCY DOWNTOWN VISION PLAN

Americans throughout the country are taking a greater interest in Central Business District revitalization. This pursuit is high on Quincy's agenda. The City, private sector, and a host of supporting organizations are implementing a plan commissioned from Teska and Associates a decade ago.

Quincy's Downtown Vision Plan is the blueprint for ongoing planning efforts and future development projects in the Central Business District. The plan is designed to appeal to local residents, visitors and investors.

## GOALS FOR QUINCY'S DOWNTOWN VISION PLAN

- Economic Vitality
- Sense of Place
- Spirit of Community
- Neighborhood Integrity

## SPECIFIC OBJECTIVES FOCUS ON

- Approach Routes and Gateways
- Land Use and Development
- Access, Circulation and Parking
- Visual Character

## TWO WORDS OF FUNDAMENTAL IMPORTANCE

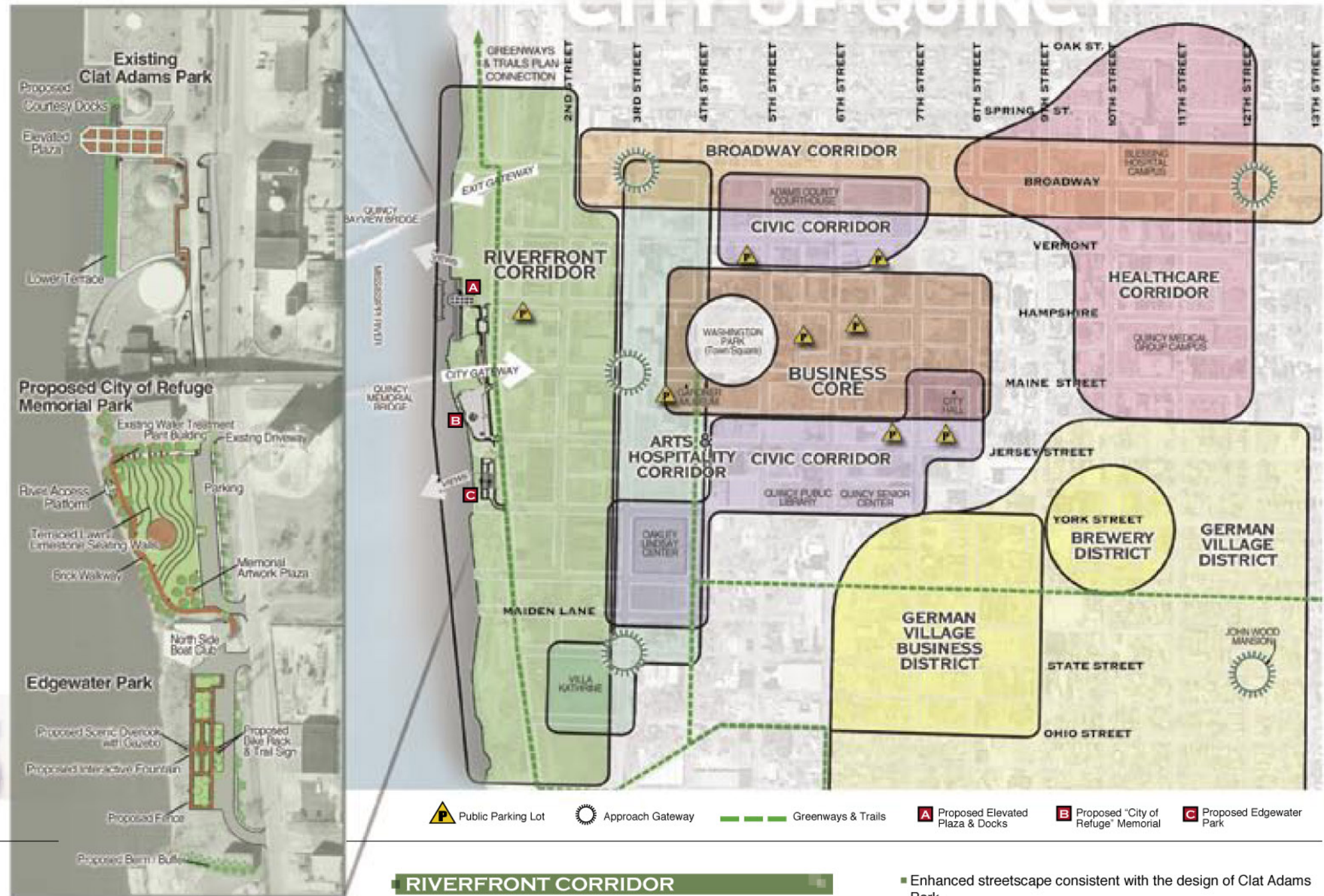
- Compatibility
- Synergy

**"Quincy has only begun to scratch the surface of its CBD potential. Now is the time to intensify efforts and to set the sights of the community even higher."**

—Bob Teska

# PLACE VISIONS

**Within every CBD there are unique places whose function requires, whose heritage deserves, or whose potentials suggest special planning and design treatment. In fact, the CBD is much like a "theme park" in which every subarea creates a unique experience for visitors, yet is part of the whole.**



### Riverfront Renaissance

The Quincy Park District's comprehensive plan for riverfront development is nearly complete. With improvements to Edgewater Park and a proposed City of Refuge Memorial, Quincy's riverfront is the crown jewel of the "Gem City".

### RIVERFRONT CORRIDOR

The Riverfront is Quincy's ultimate weapon for becoming one of America's great small cities. The vision is that of an exciting mixed-use "people place", blending the best qualities of a recreation and entertainment district with those of a residential neighborhood. Advantage should be taken of historic buildings and historic events, the two bridges, and the hillside topography to establish a visual experience unparalleled between St. Louis and the Twin Cities.

- Front Street should be upgraded as an entertainment district with eating and drinking places, music, and shops.

- Enhanced streetscape consistent with the design of Clat Adams Park.
- Night lighting of the bridges and Front Street to create an appealing atmosphere year round.
- Second Street can become predominantly residential with old and new buildings providing space for residences, small hotels or B&Bs, local coffee shops and some professional or business offices.
- The entire area should be planned as a diverse, but highly connected cluster of uses, emphasizing pedestrian ambience.
- Maximize the number of views to the river.

## ARTS AND HOSPITALITY CORRIDOR

This corridor represents the crossroads of Quincy with Broadway (IL 104) and the Bay View Bridge, Maine Street and the Memorial Bridge, and U.S. 24 and IL 57. It is home to the Villa Kathrine visitors center, hotels, restaurants, the Oakley-Lindsay Center, the Quincy Community Theater, and the Gardner Museum of Architecture and Design. It is also home to Washington Park, a venue for various special events.

- Gateways at Broadway, Maine and State should feature colorful landscape, banners and sculpture.
- Streetscapes along Third and Fourth Streets have been upgraded.
- Old and new buildings would be restored and designed with excellent taste for high quality and visual excitement.
- Art galleries, art studios, performing arts studios and performance facilities should be encouraged to locate here as should architects, graphic and interior designers.

## BUSINESS CORE

This area is what most people think of as the traditional retail center of downtown. Quincy's Maine Street has been blessed with some excellent retailers over time, and a retail renaissance is already underway as evidenced by Maine Center and many quality specialty shops along 5th and 6th Streets. New, compatible retailers must be recruited to the area, and existing buildings rehabilitated or new buildings constructed. Parking facilities and pedestrian links should be enhanced. Multi-story buildings are welcomed with storefront retail or service, and offices or residences above.

- Pedestrian activity must be created throughout the day, evening and week.
- A traditional "main street" character should be preserved, including adaptive reuse and restoration of as many historic buildings as is economically feasible, especially around Washington Park.
- The business core must be kept pedestrian friendly with streetscape improvements.
- Knuckles in the curbs should be retained along Maine Street to provide for wider sidewalks and narrower (safer) pedestrian street crossings.

## CIVIC CORRIDORS

Throughout the CBD are several places of limited size which distinctly reflect a civic function and ambiance. These include the Adams County Courthouse, the Quincy Public Library, Quincy City Hall, the downtown post office, the Quincy Senior Center and nearby churches. These places are landmarks by which the public orients itself to and judges the community at large. Each has potential to become even more of a coordinated campus with green space, tasteful architecture and controlled signage. To a certain degree they set the public standard to which private development can also be held accountable.

**"The city's return-on-investment ratio of 20:1 is only one measure of success; community pride is yet another, and in the long run the most important."**

—Bob Teska

For more information about development opportunities in the Central Business District please contact the

**Great River Economic Development Foundation**  
300 Civic Center Plaza  
Suite 256  
Quincy, IL 62301

Phone: 217.223.4313  
Fax: 217.231.2030

[www.gredf.org](http://www.gredf.org)



## BROADWAY CORRIDOR

The entire Broadway Corridor traverses Quincy for 5 miles, from the Mississippi River to I-172 and beyond. It accommodates the majority of traffic traveling between Illinois and Missouri, and those businesses around which much of the automobile oriented commercial life of the city gravitates. In some ways it competes with the CBD, but it can never replace the CBD.

- The CBD Broadway Corridor begins at Twelfth Street and is the major eastern downtown "gateway." From there to the Mississippi River, the corridor should reflect prestigious character and address.
- Emphasis on office, institutional, governmental and some residential uses.
- Buildings should exhibit a traditional character oriented to the pedestrian and should not be replaced by modern drive-in development. Adaptive use of historic residential buildings is encouraged.
- Curb cuts along Broadway should be severely restricted.
- Improve visual character with signage directing traffic to CBD destinations, with a street tree program, and with a gateway park at Broadway between 3rd and 4th Streets.

## HEALTHCARE CORRIDOR

The Healthcare Corridor is anchored by Blessing Hospital to the north and Quincy Medical Group clinic to the south. It includes other medical-related offices, retirement housing and limited commercial outlets. Together these uses are an extraordinary asset to the city and county, measured not only by healthcare standards, but by economic development standards. They will serve both goals even more effectively if they can be expanded and coordinated over time as a recognizable healthcare campus. The Healthcare sector employs more than 3,000 people in the CBD.

## GERMAN VILLAGE DISTRICT

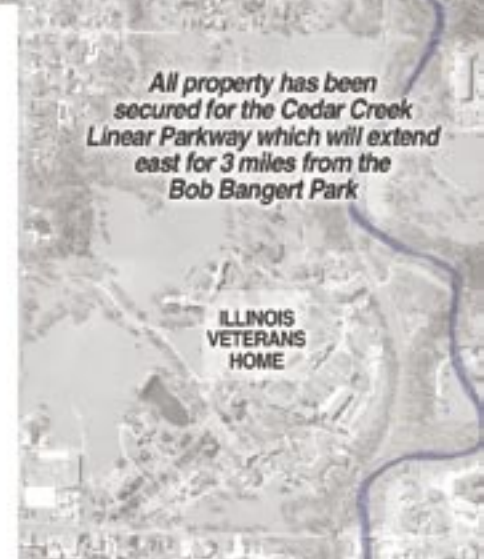
The residential and commercial neighborhoods of the German Village District are the legacy of the German immigrants who settled Quincy in the mid-1800s. The streetscapes of State and Eighth Street and building facades should reflect traditional European civic pride and service. It is essential to attract at least one excellent German restaurant and additional German or European oriented businesses to create a destination experience. The State Theater, a neighborhood landmark, is now a venue for special events and receptions. Many homes are being restored to their original character. In the future, restoration of the former Dick's Brewery complex for restaurants and entertainment or a mini-brewery would add to the destination quality of the district.

## CBD: A DECADE OF PROGRESS

### ESTIMATED INVESTMENT BY SECTOR 1994-2004 WITH MAJOR PROJECTS

From 1994-2004, the private sector has invested more than **\$100,360,000\*** on construction projects in the CBD. Since adopting the Downtown Vision Plan in 1997, the City of Quincy has invested more than **\$3,400,000** in public improvements.

- **HEALTHCARE: \$67.6 MILLION\***  
*Blessing Hospital expansions; Quincy Medical Group Expansions*
- **GOVERNMENT, CIVIC: \$15.2 MILLION\***  
*Oakley-Lindsay Civic Center; Senior Citizen Center; City Hall and Annex; Adams County Courthouse; 3rd & Maine Office Complexes; St. John's Church; Two Rivers Regional Council*
- **OFFICE, SERVICE: \$11.9 MILLION\***  
*Hilbing Autobody; Quincy Herald Whig; Quincy Broadcasting; 428 Maine; Labor Temple; Dodd Building; Lesem Building; Awerkamp Machine; Bank of Quincy; State Street Bank; First Bank*
- **HOUSING: \$7.3 MILLION\***  
*Carson Apartments; Senior Citizen Center Residential*
- **RETAIL: \$4 MILLION\***  
*Maine Center; Broadway West Centre; Kirlin's Headquarters; 100 block of North 5th; 100 block of North 6th; Kohl's Cash & Carry*
- **FOOD & BEVERAGE/ENTERTAINMENT/HOSPITALITY: \$4 MILLION**  
*The Pier; Tiramisu; Jorges; Mug Shots; Backwaters; The State Room; Griffin Centre; O'Griffs Brew Pub; The Park Bench; The Hampton Inn*
- **QUINCY PARK DISTRICT: \$2.2 MILLION**



### ESTIMATED PUBLIC IMPROVEMENTS 1997-2004

- **PARKING LOTS**  
*H and J*
- **SCULPTURE**  
*4th and Jersey  
4th and Maine*
- **STREETSCAPE**  
*2nd, Jersey to Maine  
4th, York to Maine  
4th & Maine Intersection/Median  
7th between Jersey and Maine  
Dr. Eels Carriage House/Alley  
Front & Hampshire  
Hampshire, Front to 5th  
Jersey Street, 2nd to 3rd  
Maine, 2nd to 4th; Median  
Quincy Medical Group Campus  
York, 6th to 7th*

\*Private sector figures based on construction permits. Figures do not reflect property purchase, equipment, or furnishing.