



Harrison County courthouse



View of Logan's Business District, looking east on US Highway 30



Example of architectural character in Logan

Improved Safety and Character

Logan's business district is one of the first areas of the community viewed by visitors traveling on US Highway 30. Currently the extra-wide travel lanes of Highway 30 and lack of pedestrian amenities give no guidance for motorists to slow their vehicles as they enter town, creating a space that is perceived as unsafe by residents and visitors alike. There are a number of aesthetically significant buildings within the business district and the surrounding environs. However, there is an opportunity to enhance the streetscape and other public space within this zone by focusing on pedestrian-scale improvements that allow people to feel more comfortable, while naturally reducing the speed of motorists driving through town. See plan enlargements on boards 9b and 9c for additional information.



Logan Business District Enhancements

RDG Planning & Design

LA: Bruce Niedermeyer, PLA, ASLA, LEED AP
 Intern: Olivia Bolton

Iowa State University | Trees Forever | Iowa Department of Transportation

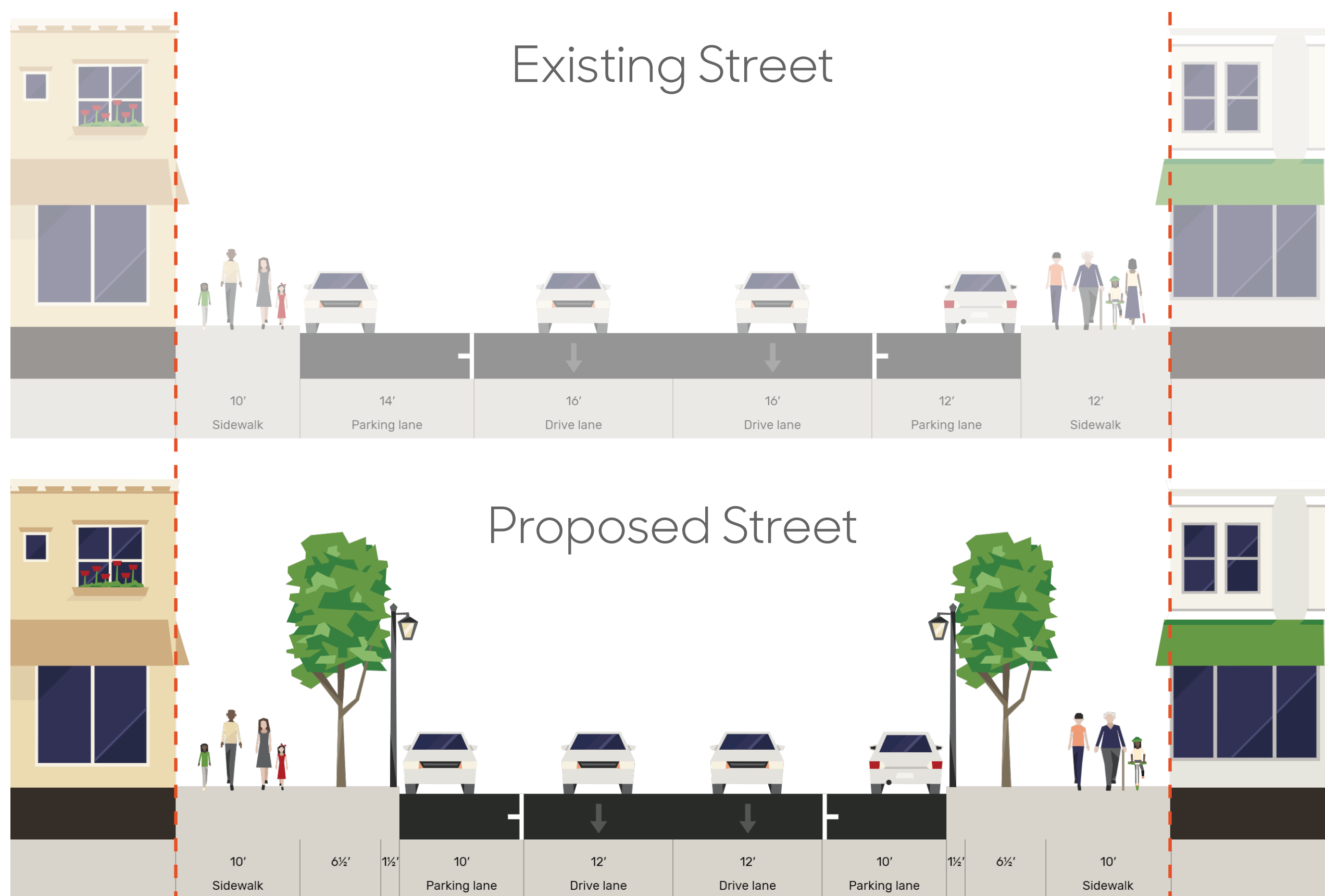
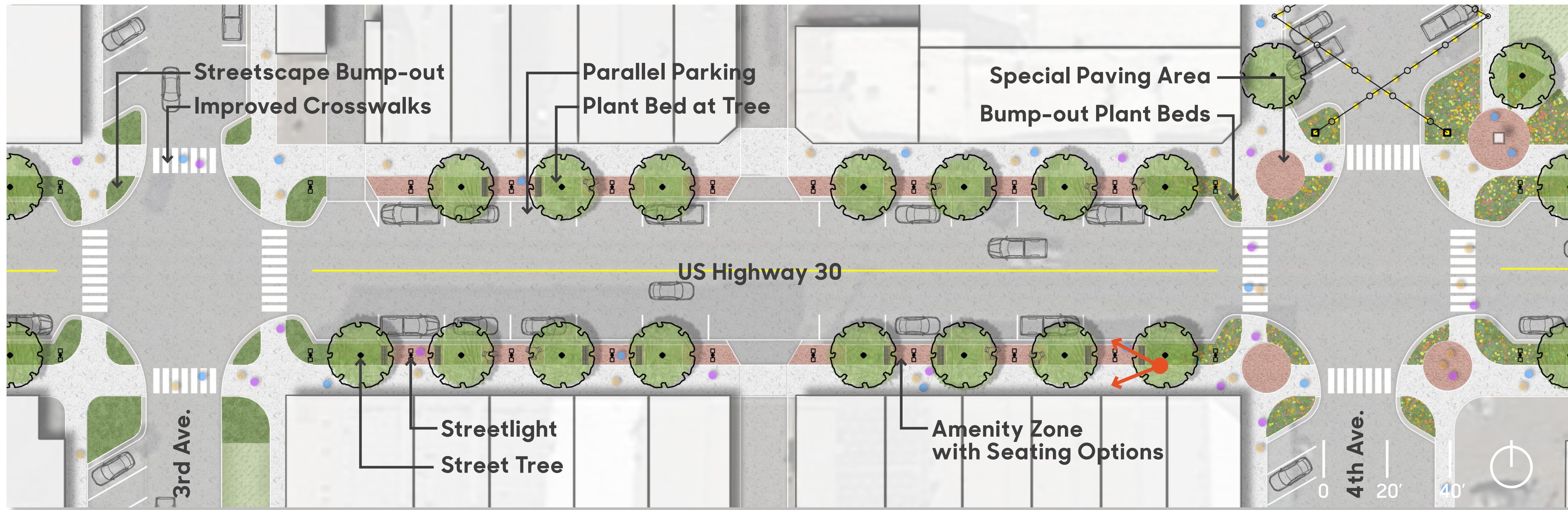


A Pedestrian-Friendly Streetscape

The streetscape plan to the left showcases a variety of options for creating an updated streetscape for the block of Highway 30 between 3rd Avenue and 4th Avenue. This design is intended to continue throughout the business district at varying scales, depending on which street is involved.

The switch from angled to parallel parking along US Highway 30 that occurred around 2010 has left extra-wide travel lanes for traffic. Reducing the width of the travel lanes and parallel parking stalls to an Iowa DOT standard width allows space between the back of the curb and adjacent buildings to be converted into a more pedestrian-friendly environment.

As shown in the proposed street section to the lower left, Logan has the space to maintain a generous pedestrian travel path and establish a new 6'-6" amenity zone. This amenity zone is large enough to accommodate benches, tables, plant beds, bike racks, and new streetlight fixtures. This family of elements, seen in the rendered view on the left and further described on board 9c, establishes a theme for Logan's business district with the potential to attract new patrons and encourage future development.



Section view diagrams of US Highway 30 depicting the existing hardscape conditions and proposed street redesign with reduced driving lanes and added amenity zones. Images created with Streetmix



Rendered view looking west on US Highway 30 in Logan's business district, with proposed lighting, street furniture, and amenity zone with plant beds



Existing hardscape conditions and street furniture in Logan's business district, looking west on US Highway 30

Logan US Highway 30 Streetscape

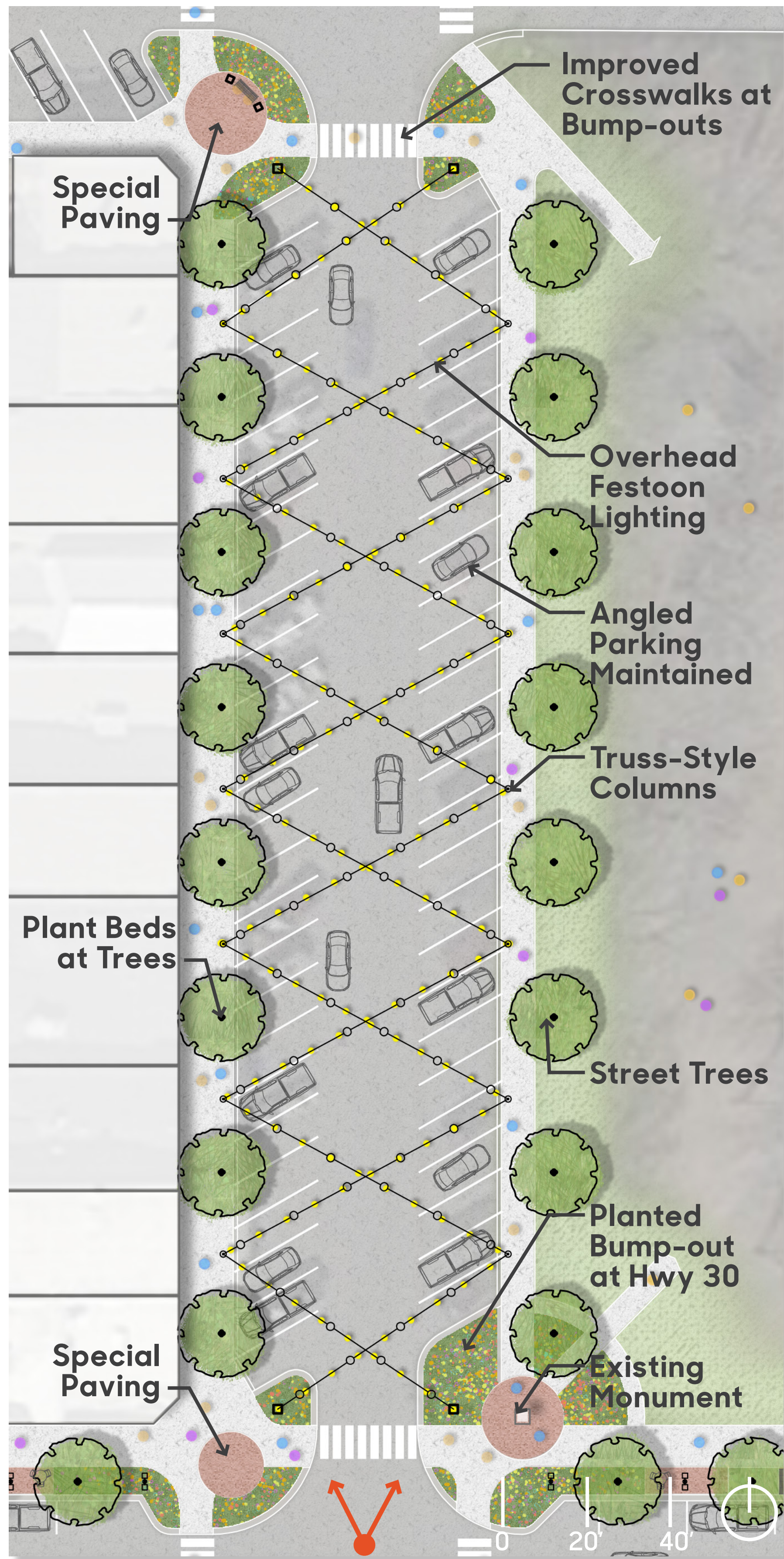
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Festival Street

The streetscape of 4th Avenue is significant as it relates to current events in Logan. This street is periodically closed to extend the experience of the adjacent City Park into the street itself, offering an appropriate surface for food trucks and a variety of other activities. Existing businesses in the downtown area also rely on 4th Avenue for parking during business hours.

The design team sees an opportunity to treat this section of the streetscape differently than what is seen on Highway 30 and envisions 4th Avenue becoming a true Festival Street. Overhead festoon lighting, attached to structural columns that emulate the truss structure of Logan's Wagon Bridge, is shown strung across the street at a height tall enough to avoid collisions with any vehicles using the corridor. A base of limestone on each column ties architecturally to the east gateway entry signage, Logan's historic courthouse, and other landmark buildings within the business district.



Rendered view of 4th Avenue in a Festival Street setting, with an improved crosswalk and truss-structured columns supporting overhead festoon lighting for evening events

Street Furniture Family



Melville Bench,
Landscape Forms



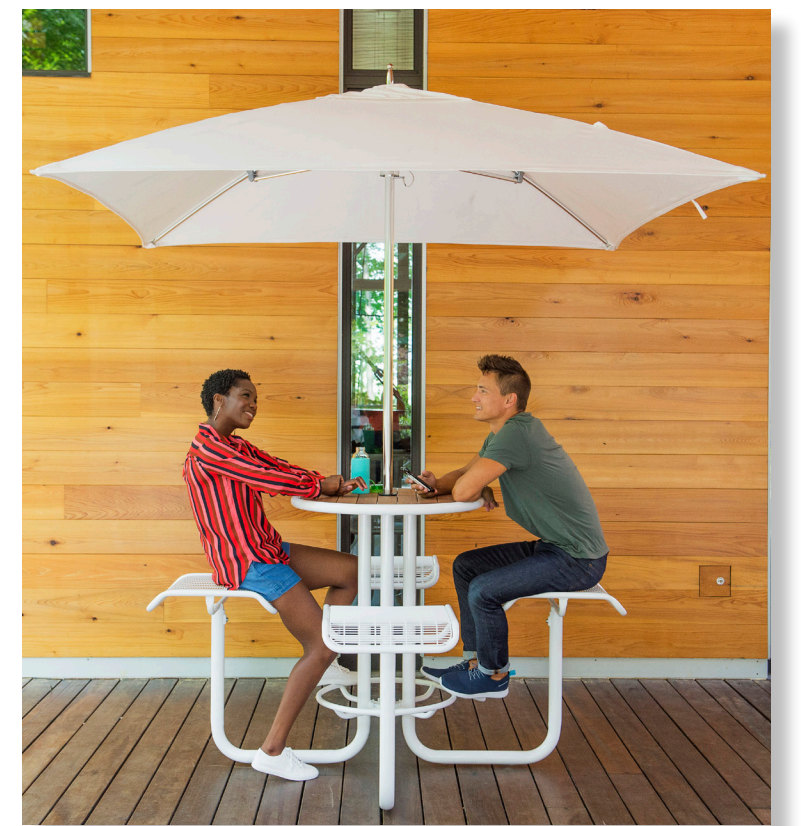
Double-head Streetlight,
Sternberg Lighting



Ride Bike Rack,
Landscape Forms



Poe Litter Bin,
Landscape Forms



Carousel Table,
Landscape Forms



Existing hardscape conditions on 4th Avenue

Logan

4th Avenue & Street Amenities

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