



MINUTES

**Downtown Master Plan Advisory Committee
Wednesday, November 18, 2015, 6:00 p.m.
Carbondale Civic Center
200 South Illinois Avenue**

Mr. Langowski called the meeting to order at 6:03 p.m.

Members Present: Boeckman, Bukowski, Cole, Colombo (6:31), Gorton, Gregory, Langowski, Miller, Ramseyer, Sheffer, Sigler (6:24), Terry

Members Absent: Bleyer, Carter, Clow, Dr. Reddy, Schachel

Staff Present: Price

Approximately 11 persons in attendance.

1) Bring to order:

J. Langowski made his opening remarks. He stated this committee has provided 17 of the anticipated 21 months of service to the City. These last four months are critical to the process because all of the data gathering and analysis is being documented in a way that can be understood. Tonight's topic is to review the outline of issues and the framework plans to be covered by the Downtown Master Plan.

2) Approval of minutes:

J. Langowski asked for a motion to approve the minutes from the October 14th, 2015, meeting.

K. Gregory made the motion and **A. Miller** seconded the motion and all were in favor.

3) Progress report on America's Best Communities:

J. Langowski made introductory remarks and discussed the America's Best Community Project. **J. Langowski** introduced **M. Cole** to discuss the project.

M. Cole stated the next phase of the ABC grant was submitted for consideration on November 6th, 2015. This is part of the competition to obtain one of the top 15 spots to obtain an invitation to the "Shark Tank" style competition to obtain one of the eight \$100,000 prizes. Main Street is hosting a party to publically release the "Playbook." It will be hosted at the Carbondale Community Arts building on November 19th from 6 p.m.

to 8 p.m.

J. Langowski thanked **M. Cole** for her information and wished the project the best.

4) Introduction of representatives of Houseal Lavigne Consultants who will present their update:

J. Langowski introduced **Nikolas Davis, ASLA** a senior associate with Houseal Lavigne Associates, LLC.

N. Davis discussed who the members of the consulting team were and who has helped to put together the data they will see this evening. He also spoke of some of the goals the D.A.C. had established that are already being accomplished.

N. Davis introduced the six areas that are going to be addressed by the plan. They are:

1. Land Use and Infill Redevelopment Framework
2. Art and Entertainment District Framework
3. Parking and Transportation Framework
4. Pedestrian Mobility and Connectivity Framework
5. Beautification, Streetscape and Signage Framework

N. Davis spoke to a potential change in framework. The 5 chapters are very rigid and several topics apply to multiple frameworks. By not being ridged in the framework, redundancies can be eliminated and it will make the document easier to read and digest. The following outline will help ensure the project team does not miss any key issues or topics.

N. Davis addressed the first section of the plan “Land Use and Infill.” The sections they plan on addressing in this section of the plan are:

1) Land Use and Infill Redevelopment Framework

- 1) Functional Subareas
- 2) Land Use Plan by Functional Subareas
- 3) Redevelopment Opportunities Sites
- 4) Impact Redevelopment Opportunity Sites
- 5) Built Form Recommendations

N. Davis then went to describe the specific items in each piece of the framework.

- 1) Functional Subareas
 - A. North Downtown Subarea
 - B. East Downtown Subarea
 - C. West Downtown Subarea
 - D. South Downtown Subarea
- 2) Examples of Land Use Plan issues:
 - A. Provide balanced land use for Downtown

- B. Address adjacent, blighted, residential district dominated by rentals oriented to students
- C. Appropriately transition uses and developments into the surrounding neighborhoods
- D. Provide quality housing in and around downtown for both students and for people who work at SIH and SIU (short-term and long-term)
- E. Patients on extended stay (more than same day surgery), particularly regional patients who are taking advantage of our exceptional Heart Center, need a place to stay overnight with conveniently located restaurants
- F. Encourage Mixed-Use development (residences above commercial buildings)
- G. Retain graduating students from SIU
- H. Increase parks, open spaces and recreational uses
- I. Carbondale as a Gigabit City and plan accordingly
- J. Code enforcement for Landlords in the Downtown

3) Redevelopment Opportunity Sites

- A. Encourage Mixed Use Development
- B. Infill Vacant and/or Greenfield Sites
- C. Make better use of Parking Lots and Underutilized Parcels
- D. Relocate incompatible uses and or uses out of character with the Community's Vision

4) Impact Redevelopment Opportunity Sites

- A. Town Square and surrounding Parcels
- B. Empty Lots Adjacent to SIU
- C. Multi-Modal Station and Current Amtrak
- D. Downtown Hotel
- E. Large Greenfield sites adjacent to railway
- F. Gatsby and Fat Patties Complex
- G. Mill Street Island

5) Built Form Recommendations

- A. Downtown Activity Generators (Current and Potential)
- B. Establish an ideal built form for Downtown Carbondale
- C. Create Urban Entrances (to be combined with key intersections)

2) Arts and Entertainment Framework Plan

- 1) Become the Center of Entertainment for Southern Illinois
- 2) Install Parks, Plazas and Gathering Spaces
- 3) Promote Public Art
- 4) Develop / Promote Grass Root Initiatives
- 5) Outline Steps to Protect Historic Districts and Buildings

N. Davis then went to describe the specific items in each piece of the framework.

- 1) Become the Center of Entertainment for Southern Illinois

- A. Establish an Arts and Entertainment Coalition to coordinate events, festivals, parades and community gatherings
 - 1. Integrate SIU into the Downtown
 - 2. Integrate Memorial Hospital (SIH) into the Downtown
- B. Reestablish Downtown as a strong “commercial and entertainment district”
 - 1. Attract residents, the region and the nation
 - 2. Relocate other City events and activities to the Downtown
 - 3. There are at least seven other venues for music entertainment at bars and or restaurants in the downtown area. Find new locations in the Downtown that can support the concerts and attractions desired in the Downtown
 - 4. Build off of recent success stories including the opening of the Varsity Center for the Arts, the Jackson County Stage Company and the nearby Carbondale Community Arts facilities
- C. Continue to improve current programs and attract more patrons to local events
 - 1. Music Festivals
 - 2. SIU Events
 - 3. Farmers market (year-round or seasonal)
 - 4. Food trucks throughout Downtown or in designated areas
 - 5. Identify a specific area in Downtown to host events and festivals
 - 6. Develop a large venue
- D. Provide activities for our children in the downtown area
 - 1. ie. Hobby store with working model layouts for the kids to use
 - 2. Perhaps a video screening room with an adjacent snack shop might bring the kids to town
- E. Promote local tourism
 - 1. Region’s natural beauty
 - 2. Wine Trail
 - 3. Railroad Heritage Museum (Joint effort with City, Coalition and SIU to manage 70,000 archived items)

2) Install Parks, Plazas and Gathering Spaces

- A. Construct a park on the property on the empty lot east of the Police Station on Marion Street
- B. Convert parking lot in front of Jackson Street to a park space
- C. Convert Parking lot adjacent to the Pavilion to a green space
- D. Convert parking on the southeast corner of the Memorial Hospital campus to a green space
- E. Convert the “island” development between Mill Street and University Avenue to a green space
- F. Convert the parking lot south of Mill Street between Washington Street and Marion Street to a green space
- G. Program vacant parcels north and south of Walnut Street, including Monroe Street, as a pedestrian plaza
- H. Utilize Washington Street between Main Street and Walnut Street, including Monroe Street, as a pedestrian plaza

- I. Create a New Town Square Park
- J. Expand Town Square to a four block green space, including parcels north and south of Main Street between Illinois Avenue and Washington Street
- K. Develop a recreational center
- L. Install a children's playground
- M. Install a skate park (the old Junior High School tennis grounds)
- N. Install a dog park
- O. Provide general recommendations for pocket parks, neighborhood parks, plazas and open spaces

3) Public Art

- A. Streets and Overpasses
- B. Right of way
- C. Building Facades and wall murals
- D. Hire local artists or students to improve the Downtown environment

4) Develop / Promote Grass Root Initiatives

- A. Promote a growing local food system
- B. Install a Little Free Library
- C. Convert Parking Meters to Charity Donation Boxes
- D. Outline Steps to Protect Historic Districts and Buildings
 - 1. Carbondale Register of Historic Places
 - 2. National Register of Historic Places

3) Parking and Transportation Framework

- 1) Parking
- 2) Improve Traffic Circulation
- 3) Public Transportation
- 4) Rail Transportation
- 5) Policies, Planned Improvements and Recommended Studies

N. Davis then went to describe the specific items in each piece of the framework.

1) Parking

- A. Consolidation of curb cuts and interconnection of private parking lots along segments of Illinois Avenue, College Street and Hospital Drive
- B. Implementation of car sharing program jointly sponsored by City and SIU (e.g. Zipcar, which is on SIU-Edwardsville Campus)
- C. Dedicated-preferential parking spaces in public lots for no- or low-emission vehicles, car-sharing services, carpools and or van pools
- D. Addition of overnight parking options in public parking lots (other than Lot 13-Amtrak lot)
- E. Replacement of street parking meters with parking kiosk system
- F. Conversion of metered 24-hour street parking in shopping areas of downtown to shorter-term (2-hour) limits
- G. Recommend a comprehensive downtown parking study as follow-up to

- Downtown Plan. Parking study would incorporate recommendations and guidance from the Downtown Plan but provide broader data collection and greater depth of analysis than possible in the Downtown Plan budget
- H. Installation of additional standard green and white Parking guide signs or incorporation of parking guidance into the downtown destination signage system
- I. Identify potential locations for Downtown parking garage(s)

2) Improve Traffic Circulation

- A. Jurisdictional transfer of South Illinois Avenue and University Avenue
- B. Primary plan will maintain one-way couplets in the downtown. Two-way conversion of Illinois Ave/University Ave couplet would have significant impacts on adjoining land uses, street parking, bicycle lanes and the pedestrian realm and would be a high-cost project
- C. Subset plan will show potential cross-sections of two-way Illinois Avenue and IDOT-required follow-up steps necessary for City to pursue the conversion
- D. Installation of emergency vehicle preemption devices at signalized intersections
- E. Examine potential for roundabout at Illinois Avenue/University Avenue / Mill Street
- F. Installation of advance motorist notification system on IL 13 advising when train gates are down
- G. Potential new Rail Road grade crossing north of Oak Street
- H. Replacement of Rail Road grade crossing surface on Oak Street
- I. Development of downtown destination/wayfinding signage system
- J. Need for evaluation of traffic signal warrants at Walnut Street / Marion Street
- K. Development of bus turnouts along IL 13

3) Public Transportation

- A. Development of 24 / 7 multimodal transportation center with adjoining weather-protected parking and bicycle storage (lockers and racks) and off-street capacity to accommodate multiple buses (Greyhound, Saluki Express, Jackson County Transit)
- B. Installation of passenger waiting amenities along Saluki Express routes (shelters, benches, security lighting, ADA ramping, non-slip boarding / alighting surfaces, route mapping / schedules, real-time bus arrival notifications, landscaping, trash receptacles, etc.)

4) Rail Transportation

- A. Crossing gates with audible ADA warning across sidewalks that cross RR. Applies to 6 downtown grade crossings (Oak Street, Jackson Street, Main Street, Walnut Street, College Street, Grand Avenue)
- B. Installation of wayside train horns to reduce noise impacts from frequent train activity on the Canadian National Rail Road
- C. Installation of fencing between the two rail tracks from Mill Street to Grand Avenue to discourage mid-block pedestrian crossing of tracks

- 5) Policies, Planned Improvements and Recommended Studies
 - A. Development and adoption of a Complete Streets policy for City of Carbondale
 - B. Inclusion of all transportation improvements programmed or planned by IDOT and City of Carbondale, as noted in the Existing Conditions Report
 - C. Provide potential options for converting one-way streets to two-way streets
 - D. Examine the potential for a Mill Street/Illinois Avenue roundabout

4) Pedestrian Mobility and Connectivity Framework

- 1) Improve Connectivity for Downtown
- 2) Improve the interface between SIU and the Downtown and SIH Memorial Hospital and the Downtown
- 3) Improve the interface with the surrounding neighborhood
- 4) Pedestrians in the Downtown
- 5) Bikes in the Downtown

N. Davis then went to describe the specific items in each piece of the framework.

- 1) Improve connectivity for Downtown
 - A. Create an inviting pedestrian environment and establish a fluid pedestrian flow from the north to the south end of Downtown
 - B. Plan for all transportation modes and how best to offer their centralized services in the downtown area
 - C. Connect potential hotel(s) and the potential multi-modal station with elevated pedestrian walkways
- 2) Improve the interface between SIU and the Downtown and SIH Memorial Hospital and the Downtown
 - A. Need to make Downtown pedestrian friendly. Plan for the following user groups (SIU students, faculty, and staff; SIH medical staff, patients, visitors)
 - B. The adjacent residential areas need to be included in any development to insure more density that will patronize the nearby entertainment area as well as housing for SIH and SIU Staff
 - C. Construct pedestrian overpass at Mill Street
 - D. Construct pedestrian overpass to connect Illinois Avenue and Washington Street (over the railway)
- 3) Improve the interface with the surrounding neighborhood

Topic not discussed
- 4) Pedestrians in the Downtown
 - A. Continue to develop pedestrian friendly streets and slowdown traffic in the Downtown.

- B. Closing of gaps in pedestrian system by constructing or reconstructing sidewalks (or multi-use paths) along various segments of Illinois Avenue, University Avenue, Oak Street, Washington Street, College Street, Poplar Street, Jackson Street, Monroe Street, Elm Street and Cherry Street
- C. Installation of high-visibility, continental-style crosswalk markings, pedestrian signals with countdown timers and ADA-compliant curb ramps at all signalized downtown intersections, as well as at Illinois Avenue / Lincoln Drive (entry to SIU west campus opposite Lot 4)
- D. Installation of crosswalk on Mill Street / Normal Avenue
- E. Installation of curb extensions (aka. Bump outs) at signalized and unsignalized intersections along Illinois Avenue and University Avenue to reduce pedestrian crossing distances, increase pedestrian visibility, frame parking lanes and enhance streetscaping
- F. Installation of pedestrian push button controls on cross-streets that intersect Illinois Avenue under traffic signal control

5) Bikes in the Downtown

- A. Incorporate recommendations developed by the i5 Group from the “currently under development” bike plan
- B. Install a north-south path along both South Illinois Avenue and University Avenue
- C. Integrate bikes into streetscape
- D. Attract and protect the many riders that are anticipated to travel these paths
- E. Closing of gaps in bicycle system by continuing bike lane channelization on Illinois Avenue (north of Walnut Street) and by developing bicycle facilities along University Avenue, Main Street, Walnut Street, Mill Street, College Street, Jackson Street and Washington Street
- F. Widespread installation of Association of Pedestrian and Bicycle Professionals (APBP)-approved bicycle racks, or expansion of existing racks, throughout downtown and at major employment and shopping destinations such as Memorial Hospital of Carbondale, Amtrak station and Town Square
- G. Installation of additional bike route signage to improve guidance along Illinois Avenue, University Avenue, Marion Street, Washington Street, Elm Street and Marion Street
- H. Rerouting of bike route guidance to cross Walnut Street at protected (signalized) location at Washington Street instead of at unprotected location at Marion Street, until Walnut / Marion is signalized, if warranted
- I. Consideration/evaluation of installing bike racks on front of Saluki Express and Jackson County Transit Buses
- J. Implementation of bike sharing program jointly funded by City and SIU.

5) Beautification, Streetscape, and Signage Framework

- 1) Streetscape Character Zones
- 2) Use Appropriate Lighting

- 3) Improve Landscaping
- 4) Allow/Provide Outdoor Seating and Dining
- 5) Install Coordinated Street Furnishings
- 6) Improve Key Intersections
- 7) Parking
- 8) Improve the Sidewalk Environment
- 9) Improve Crosswalks
- 10) Improve Downtown Gateways, Signage and Wayfinding
- 11) Infrastructure Improvements

N. Davis then went to describe the specific items in each piece of the framework.

- 1) Streetscape Character Zones
 - A. Better align with Functional Subareas and conditions on the ground
 1. Historic Town Square Zone – Central
 2. Industrial and Auto-Services – North
 3. The Strip and SIU Transitional Zone - South
 4. East Zone – East
 5. Hospital Zone – West
- 2) Use Appropriate Lighting
 - A. Street
 - B. Pedestrian
- 3) Improve Landscaping
 - A. Increase the number of shade trees within the Downtown, using native tree species where possible
 - B. Street Trees
 - C. Parkways
 - D. Screening
 - E. Medians
- 4) Encourage Outdoor Seating and Dining.
 - A. Code Revisions Required
 - B. Increased sidewalk widths to accommodate
 - C. Provide guidelines for how these areas should look
- 5) Install Coordinated Street Furnishings
 - A. Benches and Seating
 - B. Bicycle Racks
 - C. Trash Receptacles
 - D. Planters
- 6) Improve Key Intersections
 - A. Walnut Street / University Ave and Walnut Street / Illinois Avenue
 - B. Mill Street / Illinois Avenue / University Avenue
 - C. Main Street / University Avenue and Main Street / Illinois Avenue
 - D. Chestnut Street / University Avenue / Illinois Avenue

E. Main Street / Washington Street

7) Parking

- A. Improve the aesthetic of existing / proposed surface parking lots
- B. Recommend relocating parking lots to the rear of buildings, away from the ROW
- C. Provide different options for on-street parking

8) Improve the Sidewalk Environment

- A. ADA compliant sidewalk with additional streetscape improvements such as: parkway planting enhancements, pedestrian lighting treatments and decorative pavement types
- B. Parking lot / undesirable view screening adjacent sidewalk
- C. Sidewalk with removal of overhead utilities, and include parkway planting enhancements, pedestrian lighting treatments and decorative pavements types
- D. Median enhancement graphics for the split that is north and south of Illinois and University Avenue

9) Improve Crosswalks

- A. Street Crossing
- B. Railroad Crossing

10) Improve Downtown Signage and Wayfinding

- A. Color coded design theme
- B. Provide consistent directional signage
- C. Provide more Historical / Informational
- D. Signage such as a downtown kiosk or multiple kiosks to display
 1. Events, attractions or public facilities
 2. Showcase restaurants
 3. Bus and / or train schedules
 4. Directions for calling a taxi
- E. Construct gateway signage with a display showing “what’s going on” in the Downtown
- F. Install gateway features around Amtrak Station
- G. Introduce signage for specific areas of the Downtown, such as “New Town or “Uptown”

11) Infrastructure Improvements

- A. Relocate Overhead Utilities
 1. Relocate to alleys
 2. Bury Underground
 3. Modernizing Building hookups
- B. Sewer and Storm Water Flooding
 1. Provide recommendation for further study to infrastructure problems associated with sewer and storm water flow that causes flooding in the downtown.

N. Davis discussed how they plan on implementing the DAC's Vision Statement into the Downtown Master Plan.

N. Davis opened the floor for comments.

J. Langowski asked for comments on the presentation that was given tonight.

J. Langowski asked for the slides from the presentation to be placed on the website. He said he sees at least 60 items from their suggestions in the presentation tonight.

N. Davis said that the public is still encouraged to provide input for the plan. They will be accepting comments up and until the plan is finalized.

J. Langowski asked for the project timeline to be reviewed before comments from the public.

N. Davis reviewed the project timeline.

N. Davis also described the ongoing work of the consultant to be taken after this meeting.

1) Downtown Implementation Strategy

A. Develop an Implementation Matrix

1. Detailed Actions
2. Timing
3. Priority
4. Responsibility

B. Ensure that SIU, SIH and other organizations are integrated into the Downtown planning effort.

C. Identify Potential Funding Sources

1. Seek funds or tax incentives to pay for recommended improvement costs
2. Façade Improvement Program
3. Onsite Improvements Program
4. Identify State or Federal grants available to help make the eventual recommendations turn into reality.

D. Comprehensive review of existing codes to determine if there are regulations that are in conflict with the Plan's recommendations

1. Make the City's expectations clear and understandable by using illustrations and removing legalize from the City's regulations.
2. Reduce inconsistencies and multiple sources for codes
3. Potentially recommend consolidation of zoning codes into a clear and easily understood document and / or UDO

E. Establish a committee responsible for monitoring plan recommendations and follow-through

2) Downtown Branding and Promotional Strategy Framework

A. Develop the basis of the Brand for Downtown Carbondale

1. Buckminster Fuller

2. Illinois Central Railroad (ICRR)
 3. Blue Grass
 4. Southern Illinois University (SIU)
- B. Continue to promote the Master Plan and the development of the Downtown

N. Davis and **J. Langowski** discussed the upcoming meeting dates.

5) Comments from the public

Jane Adams thought the parking study, and the design of new parking, was a key element of the contract with the consultant. She was surprised that was not one of the things to be delivered.

N. Davis stated the contract says a parking assessment is what they are contracted to do. It addresses access, circulation, and ownership. It is not a full parking study. **N. Davis** asked for **Jane Adams** to clarify what she was asking for.

Jane Adams said the impression she got from the DAC meeting was that there was a large amount of parking and she thought the explanation of how parking lots were used in downtown was part of what the consultant was going to do.

J. Langowski stated the City has installed 90 plus parking spaces on the south end of the strip and asked for that to be included in that assessment.

N. Davis stated the parking assessment should address the concerns expressed by **Jane Adams** and **J. Langowski**. It will address over and underutilized parking lots and locations.

Ed Van Awken asked how much does the plan cost.

N. Davis stated the contract is for \$125,000 to the consultants. It is not a cost for implementation.

Dave Foster asked if anyone is considering the 6 lane super highway coming from the east. He asked how that may affect the pedestrians and the bicyclists. He said it could be a large conflict.

Don Monty stated the new railroad crossing needs to be double checked. The Illinois Commerce Commission regulates those and in the past has said absolutely no way, ever would that happen. They said the only way to do that would be to close one of the other crossings. The changes in technology may allow the additional crossing, but it needs to be checked before the recommendation is made.

N. Davis stated the specific suggestions and recommendations will be checked to ensure they are at least potentially possible. If they are not possible today, they will mention that they are not possible but could be in the future.

J. Langowski stated all the recommendations may not be feasible but they need to be

discussed and validated by the consulting team.

6) Final comments from members of the DAC

J. Langowski asked for comments from the Committee.

J. Sigler had no comments at this time.

N. Colombo stated that the framework is being provided several times to make sure it is clear before the plan is drafted.

D. Boeckman asked if the plan will have a potential budget to accomplish.

N. Davis stated specific numbers will not be provided but a range of costs could be provided to allow for discussion on priorities.

D. Boeckman asked if the 5 subareas are what they are now or if they are what we want them to be.

N. Davis stated they are what they are now and the names can change.

D. Gorton stated he was having a hard time tracking the content of the presentation because he did not have a document with which to follow. The parking study was one of the most talked about issues and he did not understand why the parking study was not being provided. He also noted that the Existing Condition Report did not include a single reference to the Gigabit City. He asked how that happened.

N. Davis stated the report did address the Gigabit City but not to the extent that the final report will address it.

J. Langowski asked that the comments referencing the Existing Conditions Report be noted and considered by the consulting team. Tonight's comments should focus on the agenda for the presentation that occurred tonight.

D. Terry asked about the comment made about relocating incompatible uses.

N. Davis mentioned that single family homes might not fit in the downtown environment. It doesn't mean that the use will be removed or forced to leave. It says that this area is inconsistent with the planned uses in an area. Those items and locations are to be determined still.

D. Terry stated that we really need to address how we are going to attract new hospitality and restaurants to the Downtown. He wants to make sure this doesn't slip through the cracks.

A. Miller thanked **N. Davis** for the presentation. He wanted to also emphasize that new business and investments should be brought to town. He stated he brought a report from the Paul Simon Institute about Downtown Revitalization.

K. Gregory stated the plan is prompting her into implementation mode. She hopes that the plan doesn't overwhelm and can layout projects that can happen quickly.

N. Davis stated an implementation matrix will help show specific actions to make projects happen.

E. Ramseyer stated she was a little overwhelmed by the vast amount of information provided. She feels we are at a point where we are ready to make some big changes.

M. Bukowski attended a 3 day class on civic engagement at Carbondale Community Arts. They plan on having monthly meetings to keep the conversation going on civic engagement. **M. Bukowski** asked if **N. Davis** would like a copy of the reports coming out of those meetings.

N. Davis responded he would.

M. Cole stated we have an existing conditions report and that the Downtown Master Plan will be much more complete and exciting. There is already a Complete Streets program adopted and a new downtown hotel coming. This process has helped bring people out of their silos and is starting to get the ball rolling.

G. Sheffer stated a lot of information was presented. He felt the southeast corner of Memorial Hospital as a green space is not a realistic recommendation. He thinks that finding methods to attract the business community into Downtown is missing from the plan. The safety portion of the plan is also missing. Camera systems and other security systems should be addressed in the plan.

J. Langowski stated the business development will be discussed in the land use and infill development section of the plan.

N. Davis stated that is correct and it will be discussed in the arts and entertainment section as well.

J. Langowski stated the consultant desires to move away from the strict framework but he asked that the ultimate product include a means for the reviewers to compare the master plan with the areas of interest the DAC used in their Interim Report to develop their recommendations. He stated it would allow for more constructive comments and a smooth transition between the two documents. **J. Langowski** stated the ABC group has developed a lot of public comments about how technology could be used in our downtown. **J. Langowski** stated practical visual suggestions are needed to convey the ideas of the plan. **J. Langowski** complemented **N. Davis** on his professionalism during the meeting. He hopes the suggestions from the Committee are taken into account as they have been at every meeting.

J. Langowski reviewed upcoming dates in the process.

N. Davis reminded the public that recommendations or comments are accepted up and

until the final plan is adopted. The sooner the comments or recommendations are submitted the more impactful they can be on the plan.

J. Langowski asked for any other comments.

There were none.

7) Announcement of next meeting, date, time and location

J. Langowski announced the next meeting will be February 3rd, 2015.

8) Adjournment

J. Langowski closed the meeting at 7:50 p.m.