

DOWNTOWN CARBONDALE MASTER PLAN
OUTLINE OF ISSUES

DAC MEETING | NOVEMBER 18, 2015

MASTER PLAN PROJECT UPDATE

- Overview of the Draft Plan and Development Process
- Review of Draft Plan Outline of Issues for the Downtown Carbondale Master Plan
- DAC Input & Suggestions
- Incorporating the DAC's Vision Statement of Downtown Carbondale
- Project Timeline Review and Next Steps

DEVELOPING THE DOWNTOWN PLAN

MASTER PLAN PROJECT TEAM



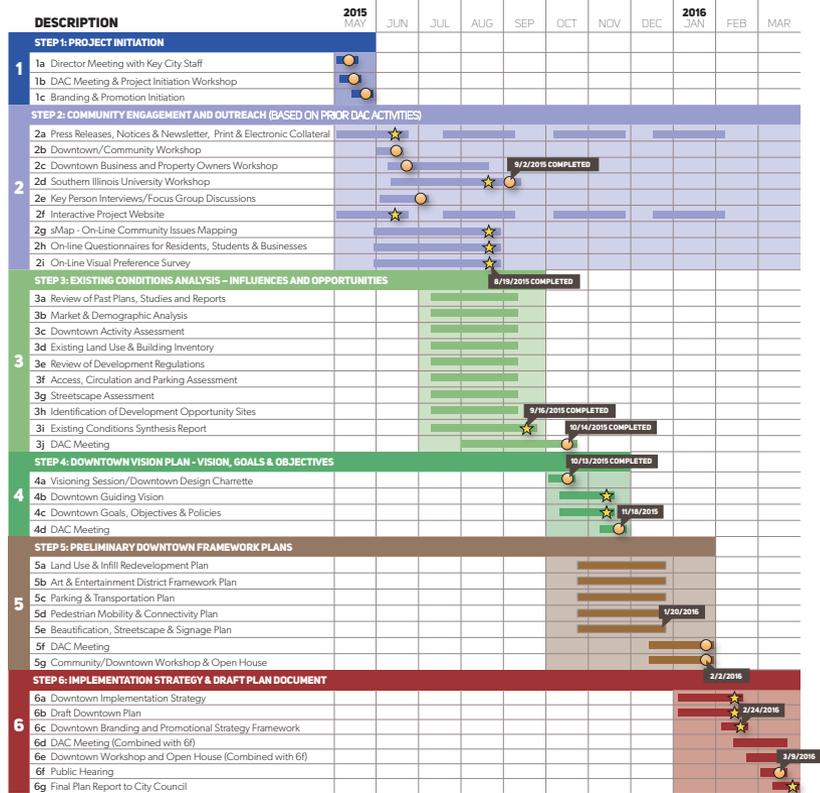
MASTER PLAN PARTNERS

Carbondale Residents
Downtown Businesses
Downtown Advisory Committee (DAC)
City of Carbondale
Carbondale Main Street
Southern Illinois University (SIU)
Memorial Hospital (SIH)
SIU School of Architecture
The i5Group
Illinois Department of Transportation (IDOT)

WHAT'S BEEN COMPLETED

PROJECT TIMELINE

DOWNTOWN CARBONDALE MASTER PLAN

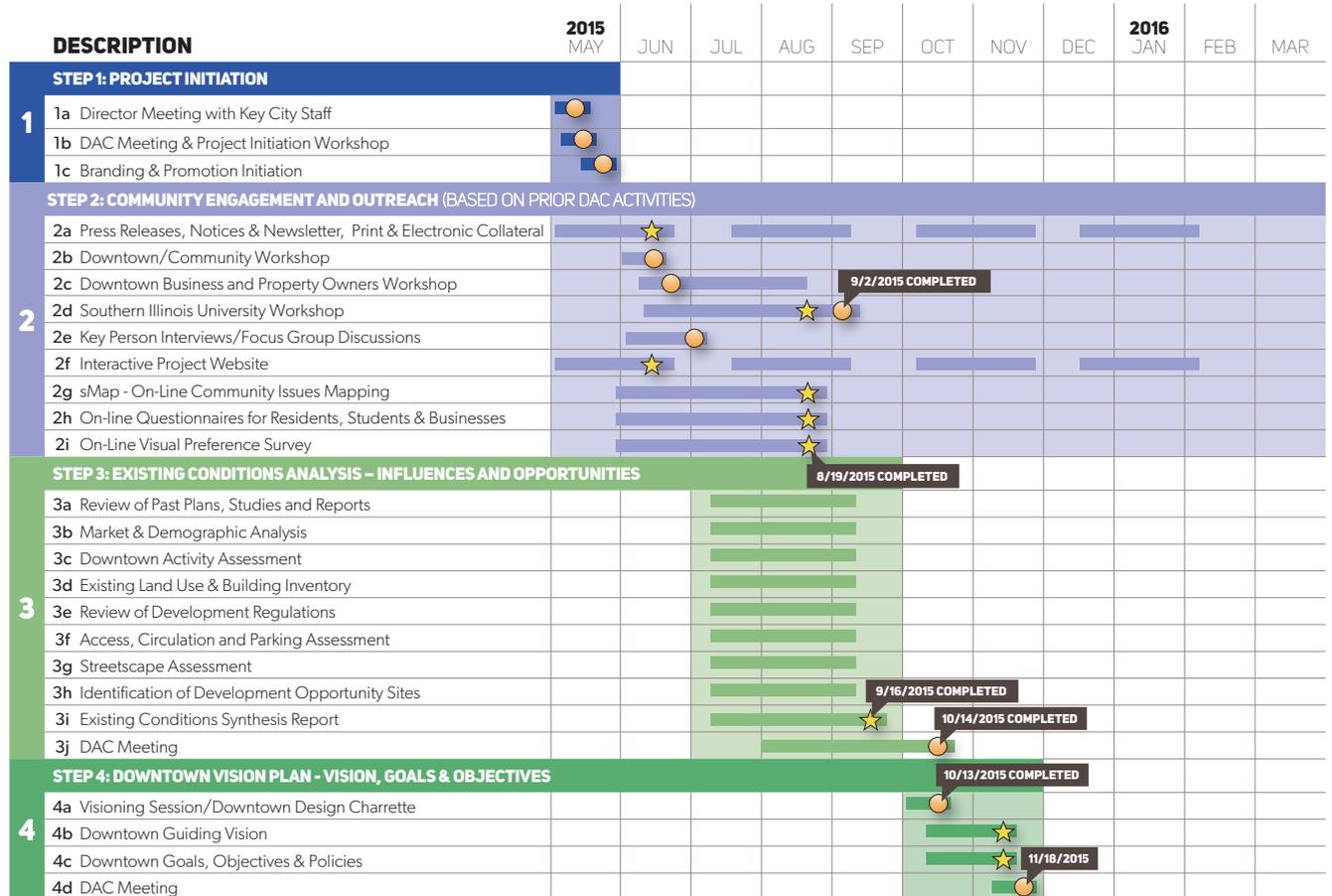


KEY

■ Denotes the estimated timeline for each individual task.

● Denotes meetings to be conducted by Project Team.

★ Denotes products to be delivered by Project Team.



DOWNTOWN PLAN OUTLINE OF ISSUES

- 5a: Land Use & Infill Redevelopment Framework
- 5b: Art & entertainment District Framework
- 5c: Parking & Transportation Framework
- 5d: Pedestrian Mobility & Connectivity Framework
- 5e: Beautification, Streetscape & Signage Framework

REWORKING THE FORMAT OF THE FRAMEWORK PLANS

- Won't follow these 5 chapters so rigidly
- Why the change in format?
 - Issues are addressed in a more holistic approach
 - Reduces redundancies for any one topic (example - parking is a Land Use, Transportation, Beautification, Streetscape, and Connectivity issues)
 - Makes for an easier document to read and digest

IN THE MEANTIME...

- This presentation is drawn from our scope
- This initial outline ensures that our project team doesn't miss any key issues/topics
- We'll be bringing them all together after this DAC presentation (11/20)

LAND USE & INFILL REDEVELOPMENT FRAMEWORK

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

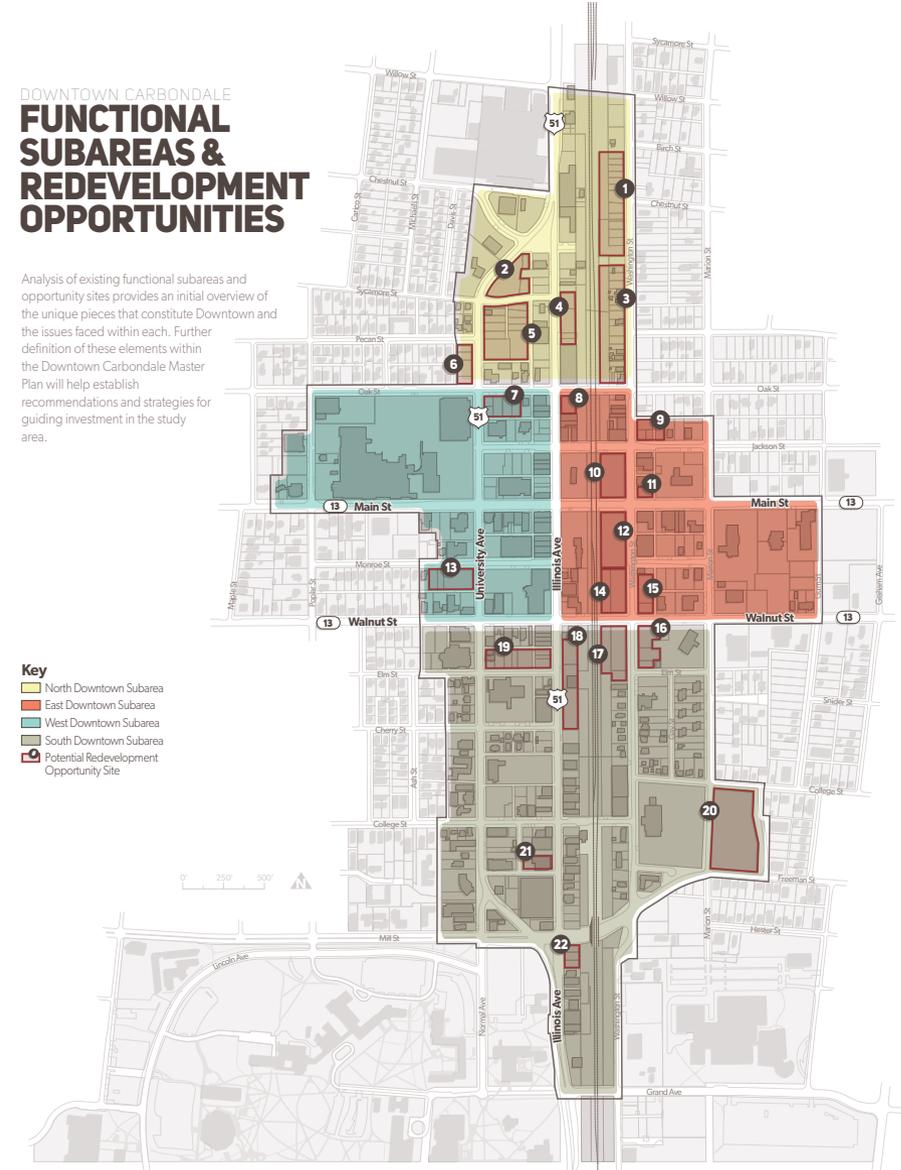
FUNCTIONAL SUBAREAS

- a. North Downtown Subarea
- b. East Downtown Subarea
- c. West Downtown Subarea
- d. South Downtown Subarea

FUNCTIONAL SUBAREAS & REDEVELOPMENT OPPORTUNITIES

Analysis of existing functional subareas and opportunity sites provides an initial overview of the unique pieces that constitute Downtown and the issues faced within each. Further definition of these elements within the Downtown Carbondale Master Plan will help establish recommendations and strategies for guiding investment in the study area.

- Key**
- North Downtown Subarea
 - East Downtown Subarea
 - West Downtown Subarea
 - South Downtown Subarea
 - Potential Redevelopment Opportunity Site



Influences & Opportunities | Existing Conditions Report 111

DRAFT

LAND USE PLAN

- a. Overall Land Use Plan
- b. Land Use Plan per Functional Subareas

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.

EXAMPLES OF LAND USE PLAN ISSUES

- f. Encourage Mixed-Use develop (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

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

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

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)

ART & ENTERTAINMENT DISTRICT FRAMEWORK PLAN

1. Become the center of entertainment for southern Illinois
2. Install Parks, Plazas & Gathering Spaces
3. Promote Public Art
4. Develop/Promote Grass Root Initiatives
5. Outline steps to Protect Historic Districts & Buildings

BECOME THE CENTER OF ENTERTAINMENT FOR SOUTHERN ILLINOIS

- a. Establish an Arts and Entertainment Coalition to coordinate events, festivals, parades, and community gatherings
 - Integrate SIU into the Downtown
 - Integrate Memorial Hospital into the Downtown

BECOME THE CENTER OF ENTERTAINMENT FOR SOUTHERN ILLINOIS

- b. Reestablish Downtown as a strong “commercial and entertainment district”
 - Attract Residents, the Region, and the Nation
 - Relocate other City events/activities to the Downtown
 - 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/attractions desired in the Downtown
 - 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

BECOME THE CENTER OF ENTERTAINMENT FOR SOUTHERN ILLINOIS

- c. Continue to improve current programs and attract more patrons to local events such as:
 - Music festivals
 - SIU events
 - Farmers market (year-round or seasonal)
 - Food trucks throughout Downtown or in designated areas
 - Identify a specific area in Downtown to host events/festivals
 - Develop a large venue

BECOME THE CENTER OF ENTERTAINMENT FOR SOUTHERN ILLINOIS

- d. Provide activities for our children in the downtown area
 - ie. Hobby store with working model layouts for the kids to use
 - Perhaps a video screening room with an adjacent snack shop might bring the kids to town

BECOME THE CENTER OF ENTERTAINMENT FOR SOUTHERN ILLINOIS

e. Promote local tourism

- Region's natural beauty
- Wine Trail
- Railroad Heritage Museum (joint effort with City, Coalition, and SIU to manage 70,000 archived items)

INSTALL PARKS, PLAZAS & GATHERING SPACES

- a. Construct a park 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 green space
- e. Convert the “island” development between Mill Street and University Avenue to a green space

INSTALL PARKS, PLAZAS & GATHERING SPACES

- 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 between the railroad tracks and Washington Street as green space
- h. Utilize Washington Street between Main Street and Walnut Street, including Monroe Street, as a pedestrian plaza
- i. Create a New Town Square Park

INSTALL PARKS, PLAZAS & GATHERING SPACES

- 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 & open spaces

PROMOTE 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

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 & Buildings
 - Carbondale Register of Historic Places
 - National Register of Historic Places

PARKING & TRANSPORTATION FRAMEWORK

1. Parking
2. Improve Traffic Circulation
3. Public Transportation
4. Rail Transportation
5. Policies, Planned Improvements & Recommended Studies

PARKING

- a. Consolidation of curb cuts & interconnection of private parking lots along segments of Illinois Ave, College St & Hospital Dr.
- b. Implementation of car sharing program jointly sponsored by City & 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 vanpools.
- 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

PARKING

- 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 & white Parking guide signs or incorporation of parking guidance into the downtown destination signage system.
- i. Identify potential locations for Downtown parking garage(s)

IMPROVE TRAFFIC CIRCULATION

- a. Jurisdictional transfer 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 & the pedestrian realm & would be a high-cost project.
- c. Subset plan will show potential cross-sections of two-way Illinois Ave & IDOT-required follow-up steps necessary for City to pursue the conversion.
- d. Installation of emergency vehicle preemption devices at signalized intersections.

IMPROVE TRAFFIC CIRCULATION

- e. Examine potential for roundabout at Illinois Ave/University Ave/Mill St.
- f. Installation of advance motorist notification system on IL 13 advising when train gates down.
- g. Potential new RR grade crossing north of Oak St.
- h. Replacement of RR grade crossing surface on Oak St.
- i. Development of downtown destination/wayfinding signage system.
- j. Need for evaluation of traffic signal warrants at Walnut St/Marion St.
- k. Development of bus turnouts along IL 13.

PUBLIC TRANSPORTATION

- a. Development of 24/7 multimodal transportation center with adjoining weather-protected parking & bicycle storage (lockers and racks), & off-street capacity to accommodate multiple buses (Greyhound, Saluki Express, Jackson Co 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.).

RAIL TRANSPORTATION

- a. Crossing gates with audible ADA warnings across sidewalks that cross RR. Applies to 6 downtown grade crossings (Oak St, Jackson St, Main St, Walnut St, College St, Grand Ave).
- b. Installation of wayside train horns to reduce noise impacts from frequent train activity on CN.
- c. Installation of fencing between the two rail tracks from Mill St to Grand Ave to discourage mid-block pedestrian crossing of tracks.

POLICIES, PLANNED IMPROVEMENTS & RECOMMENDED STUDIES

- a. Development & adoption of a Complete Streets policy for City of Carbondale.
- b. Inclusion of all transportation improvements programmed or planned by IDOT & City of Carbondale, as noted in the ECR.
- c. Provide potential options for converting one-way streets to two-way streets
- d. Examine the potential for a Mill Street/Illinois Ave roundabout

PEDESTRIAN MOBILITY & 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

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

IMPROVE INTERFACE BETWEEN SIU AND DOWNTOWN + MEMORIAL HOSPITAL (SIH) AND 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)

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 Ave, University Ave, Oak St, Washington St, College St, Poplar St, Jackson St, Monroe St, Elm St, & Cherry St.
- c. Installation of high-visibility, continental-style crosswalk markings, pedestrian signals with countdown timers & ADA-compliant curb ramps at all signalized downtown intersections, as well as at Illinois Ave/Lincoln Dr (entry to SIU west campus opposite Lot 4).

PEDESTRIANS IN THE DOWNTOWN

- d. Installation of crosswalk on Mill St / Normal Ave.
- e. Installation of curb extensions (aka. bump outs) at signalized & unsignalized intersections along Illinois Ave & University Ave to reduce pedestrian crossing distances, increase pedestrian visibility, frame parking lanes & enhance streetscaping.
- f. Installation of pedestrian push button controls on cross-streets that intersect Illinois Ave under traffic signal control.

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 and University Avenues.
- c. Integrate bikes into the 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 Ave (north of Walnut St) and by developing bicycle facilities along University Ave, Main St, Walnut St, Mill St, College St, Jackson St & Washington St.

BIKES IN THE DOWNTOWN

- f. Widespread installation of Association of Pedestrian and Bicycle Professionals (APBP)-approved bicycle racks, or expansion of existing racks, throughout downtown & at major employment & shopping destinations such as Memorial Hospital of Carbondale, Amtrak station & Town Square.
- g. Installation of additional bike route signage to improve guidance along Illinois Ave, University Ave, Marion St, Washington St, Elm St & Marion St.
- h. Rerouting of bike route guidance to cross Walnut St at protected (signalized) location at Washington St instead of at unprotected location at Marion St., until Walnut/Marion is signalized, if warranted.

BIKES IN THE DOWNTOWN

- i. Consideration/evaluation of installing bike racks on front of Saluki Express & Jackson County Transit buses.
- j. Implementation of bike sharing program jointly funded by City & SIU.

BEAUTIFICATION, STREETScape & SIGNAGE FRAMEWORK

1. Streetscape Character Zones
2. Use Appropriate Lighting
3. Improve Landscaping
4. Allow/Provide Outdoor Seating & Dining
5. Install Coordinated Street Furnishings
6. Improve Key Intersections
7. Parking

BEAUTIFICATION, STREETScape & SIGNAGE FRAMEWORK

8. Improve the Sidewalk Environment

(cross section of each typical sidewalk type)

9. Improve Crosswalks

10. Improve Downtown Gateways, Signage & Wayfinding

11. Infrastructure Improvements

STREETSCAPE CHARACTER ZONES

- a. Better align with Functional Subareas and conditions on the ground
 - Historic Town Square Zone – Central
 - Industrial & Auto-Services – North
 - The Strip & SIU Transitional Zone – South
 - East Zone – East
 - Hospital Zone – West

USE APPROPRIATE LIGHTING

a. Street

b. Pedestrian

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

ENCOURAGE OUTDOOR SEATING & DINNING

- a. Code revisions required
- b. Increased sidewalk widths to accommodate
- c. Provide guidelines for how these areas should look

INSTALL COORDINATED STREET FURNISHINGS

- a. Benches & Seating
- b. Bicycle Racks
- c. Trash Receptacles
- d. Planters

IMPROVE KEY INTERSECTIONS

- a. Walnut Street / University Avenue & Walnut Street / Illinois Avenue
- b. Mill Street / Illinois Avenue / University Avenue
- c. Main Street / University Avenue & Main Street / Illinois Avenue
- d. Chestnut Street / University Avenue / Illinois Avenue
- e. Main Street / Washington Street

INTERSECTION IMPROVEMENT

- a. Crosswalks options
- b. Decorative Paving
- c. Landscape Treatments
- d. Decorative Traffic Signals
- e. Corner Enhancements
- f. Gateway Signage

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

IMPROVE THE SIDEWALK ENVIRONMENT

- a. ADA compliant sidewalk with additional streetscape improvements such as: parkway planting enhancements, pedestrian lighting treatments, and decorative pavements 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.

IMPROVE CROSSWALKS

- a. Street Crossing
- b. Railroad Crossing

IMPROVE DOWNTOWN SIGNAGE & WAYFINDING

- a. Color coded design theme
- b. Provide consistent directional signage
- c. Provide more Historic / Informational
- d. Signage such as a downtown kiosk or multiple kiosks to display:
 - Events, attractions or public facilities
 - showcase restaurants
 - bus and/or train schedules
 - directions for calling a taxi

IMPROVE GATEWAYS INTO THE DOWNTOWN/CITY

- a. Construct gateway signage with a display showing “what’s going on” in the Downtown
- b. Install gateway features around Amtrak station
- c. Introduce signage for specific areas of the Downtown, such as “New Town” or “Uptown”

INFRASTRUCTURE IMPROVEMENTS

a. Relocate Overhead Utilities

- Relocate to alleys
- Bury underground
- Modernizing building hookups

b. Sewer and Storm Water Flooding

- Provide recommendation for further study to infrastructure problems associated with sewer and storm water flow that causes flooding in the downtown.

USING THE DAC'S COMMUNITY DRIVEN VISION STATEMENT AS A STARTING POINT

Downtown Carbondale is the soul of our college town where commerce, culture, and community converge. With a distinct sense of place, the downtown celebrates a rich heritage. It is a mix of business, dining, arts, entertainment, lodging, housing and recreation. Downtown is vibrant and creative in a beautiful, safe and sustainable setting. It is inviting for all ages and cultures within a technologically advanced world class community.

– DAC Interim Report

DAC INPUT, SUGGESTIONS, OR QUESTIONS?

NEXT STEPS AFTER THE FRAMEWORK PLANS

- 6a: Downtown Implementation Strategy
- 6c: Downtown Branding and Promotional Strategy Framework

6A: DOWNTOWN IMPLEMENTATION STRATEGY

a. Develop an Implementation Matrix

- Detailed actions
- Timing
- Priority
- Responsibility

6A: DOWNTOWN IMPLEMENTATION STRATEGY

- b. Ensure that SIU, SIH, and other organizations are integrated into the Downtown planning effort.
- c. Identify Potential Funding Sources
 - Seek funds or tax incentives to pay for recommended improvements costs
 - Facade Improvements Program
 - Onsite Improvements Program
 - Identify State or Federal grants available to help us make our eventual recommendations turn into reality

6A: DOWNTOWN IMPLEMENTATION STRATEGY

- d. Comprehensive review existing codes to determine if there are regulations that are in conflict with the Plan's recommendations
 - Make City's expectations clear and understandable by using illustrations and removing legalize from the City's regulations
 - Reduce inconsistencies and multiple sources for codes
 - 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

6C: DOWNTOWN BRANDING & PROMOTIONAL STRATEGY FRAMEWORK

a. Develop the basis of the Brand for Downtown Carbondale

- Buckminster Fuller
- Illinois Central Railroad (IC RR)
- Blue Grass
- Southern Illinois university (SIU)

b. Continue to promote the Master Plan and the development of the Downtown

FUTURE DELIVERABLES

- 4b Downtown Guiding Vision (Incorporate DAC's Vision Statement for the Downtown)
- 4c Downtown Goals, Objectives & Policies (Incorporate into each chapter/section)
- 6a: Downtown Implementation Strategy (Detailed actions, timing, priority, & responsibility)
- 6b: Draft Downtown Plan
- 6c: Downtown Branding and Promotional Strategy Framework

FUTURE MEETINGS

5f: DAC Meeting | **2/3/2016**

5g: Community/Downtown Workshop & Open House | **2/2/2016**

6d: DAC Meeting, 6e: Downtown Workshop and Open House & 6f: Public Hearing | **3/9/2016**

6g: Final Plan Report to City Council | **TBD**