Gigabit City

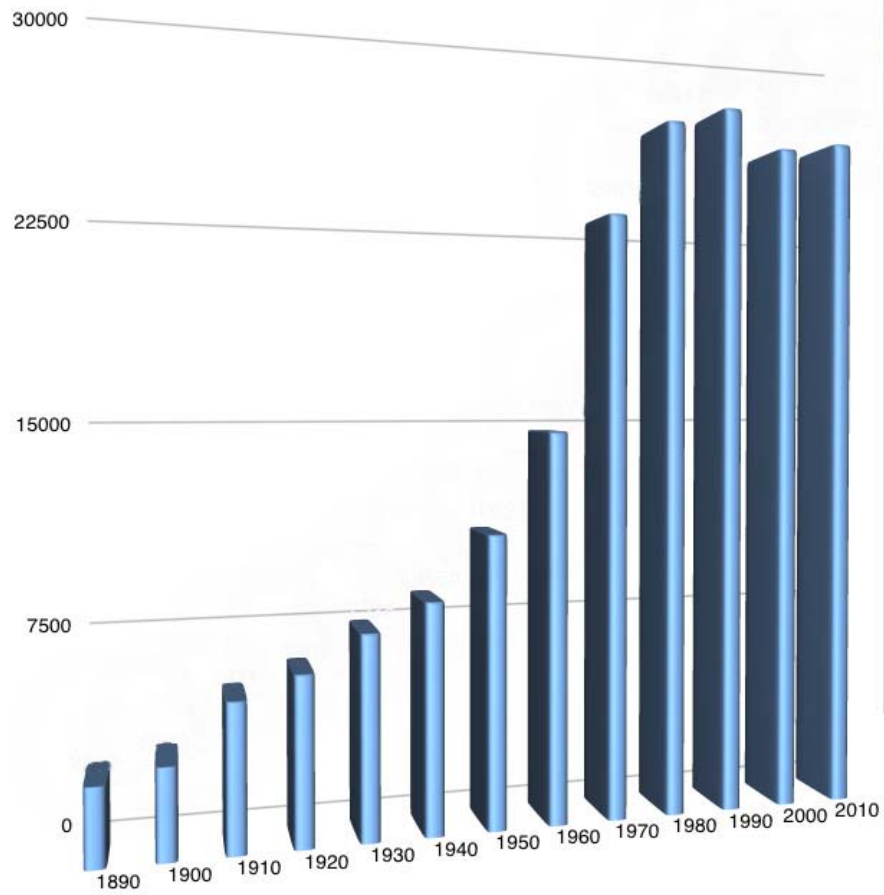
Renewing Carbondale's Downtown Neighborhoods

For more than fifty years Downtown has been thought of as a student neighborhood. That era is over.

1927 Craftsman bungalow, 700 W Cherry St

Our Downtown Neighborhoods

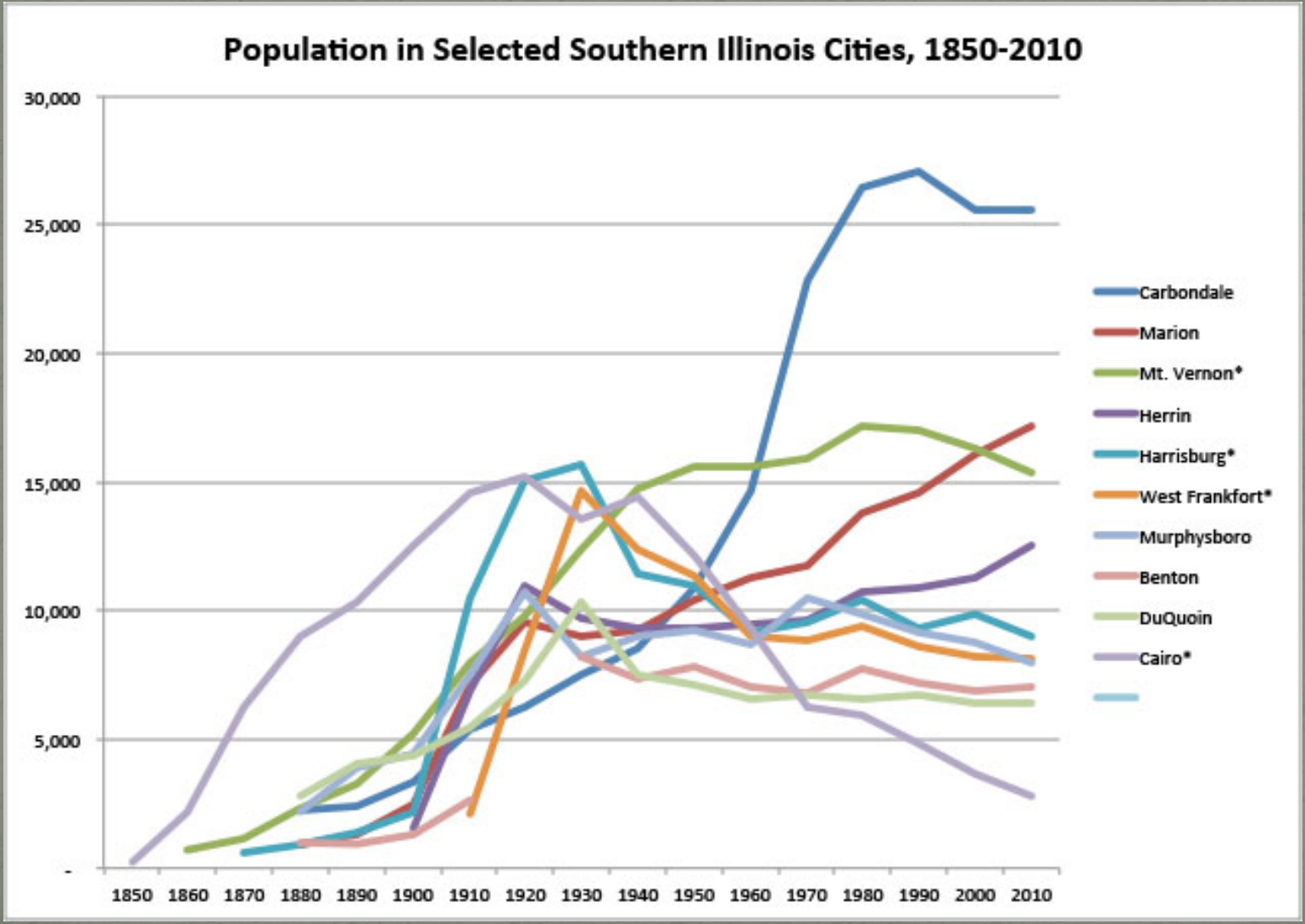
Carbondale Population 1880 - 2010



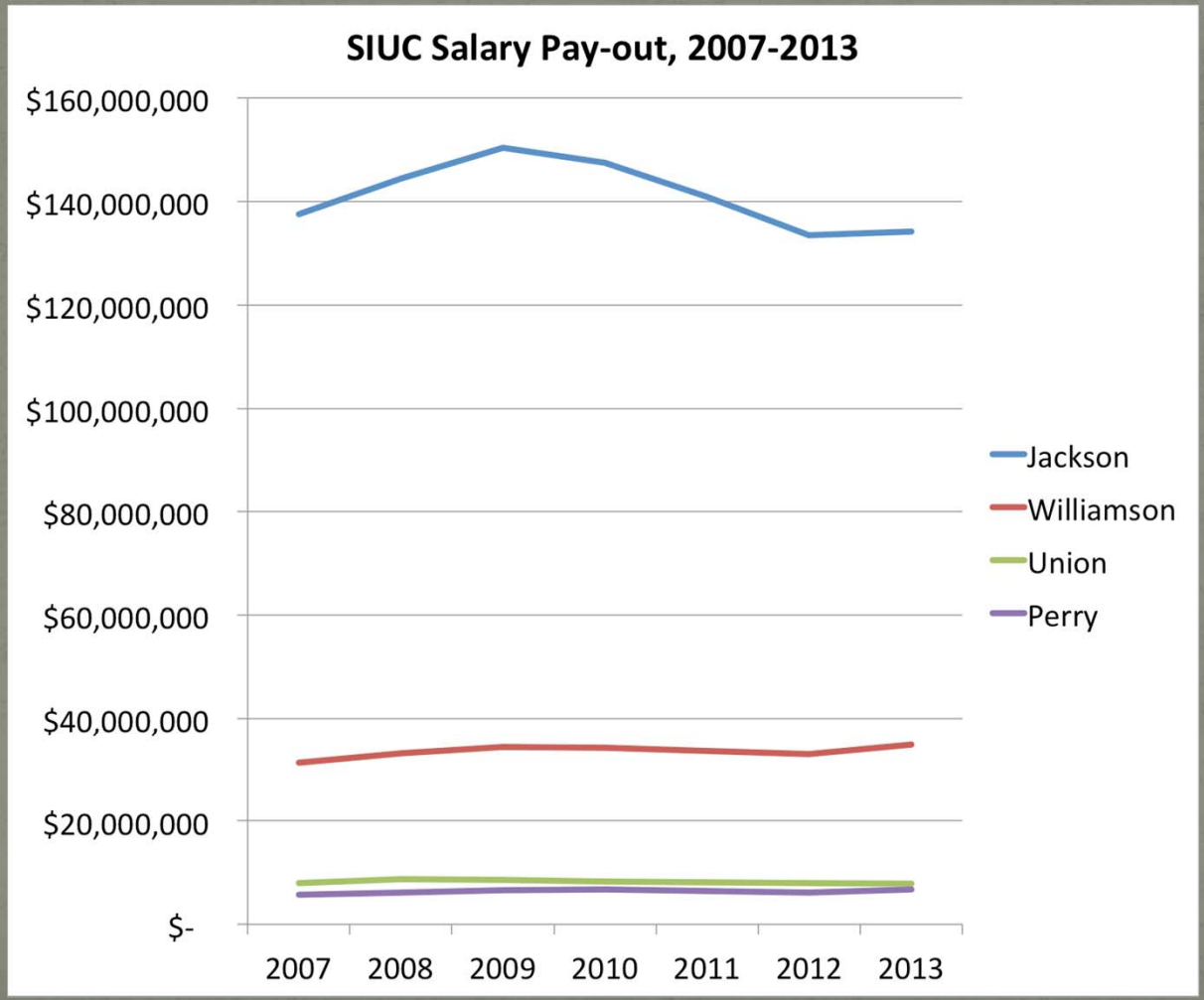
Historical population

Census	Pop.	%±
1880	2,213	—
1890	2,832	28.0%
1900	3,318	17.2%
1910	5,411	63.1%
1920	6,207	14.7%
1930	7,528	21.3%
1940	8,550	13.6%
1950	10,921	27.7%
1960	14,670	34.3%
1970	22,816	55.5%
1980	26,414	15.8%
1990	27,033	2.3%
2000	25,597	−5.3%
2010	25,902	1.2%
Est. 2013	26,363	1.8%

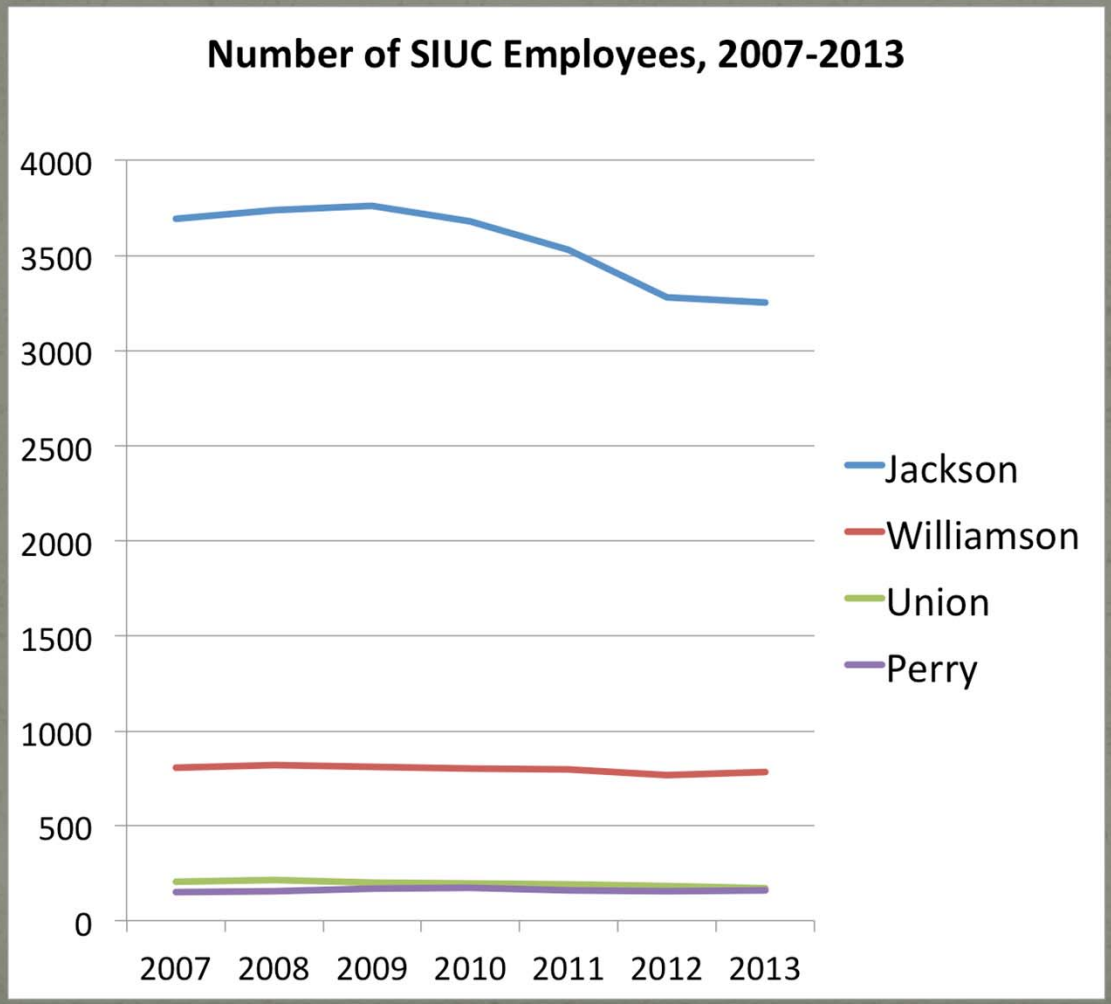
Population of Southern Illinois towns



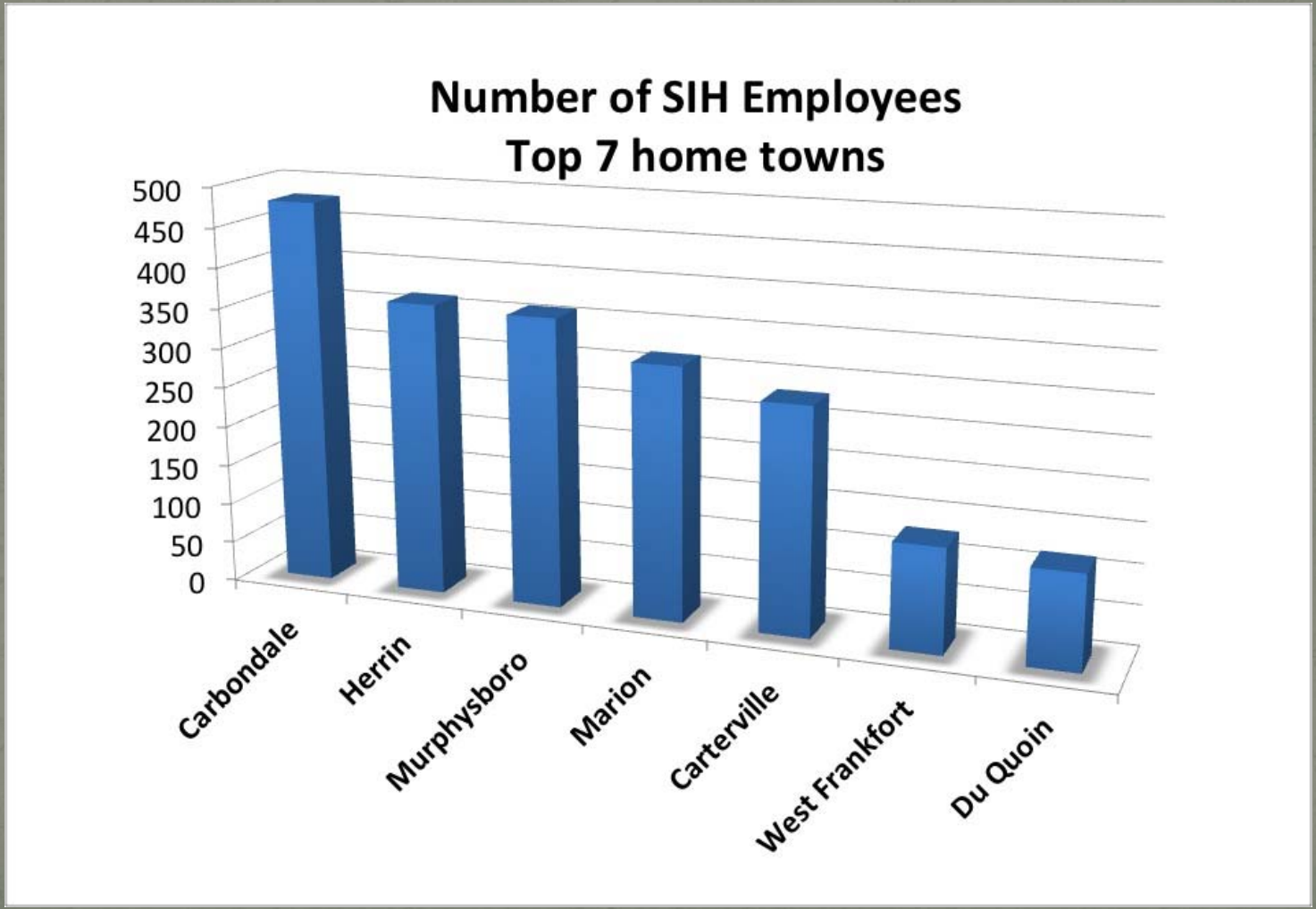
SIUC downsizing affected Jackson County's economy



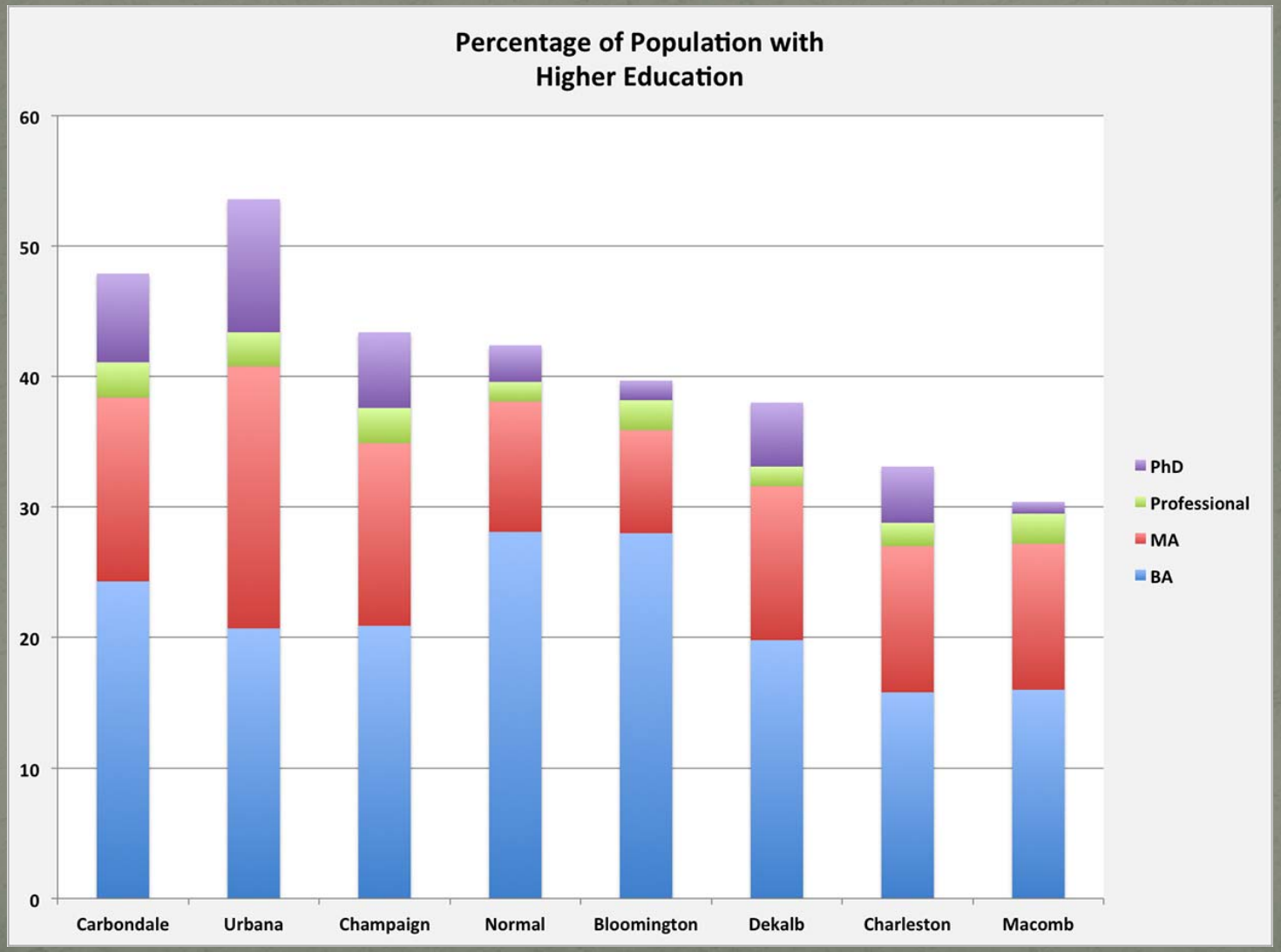
SIU staff downsizing took biggest toll in Carbondale and Jackson County



SIH is a regional institution



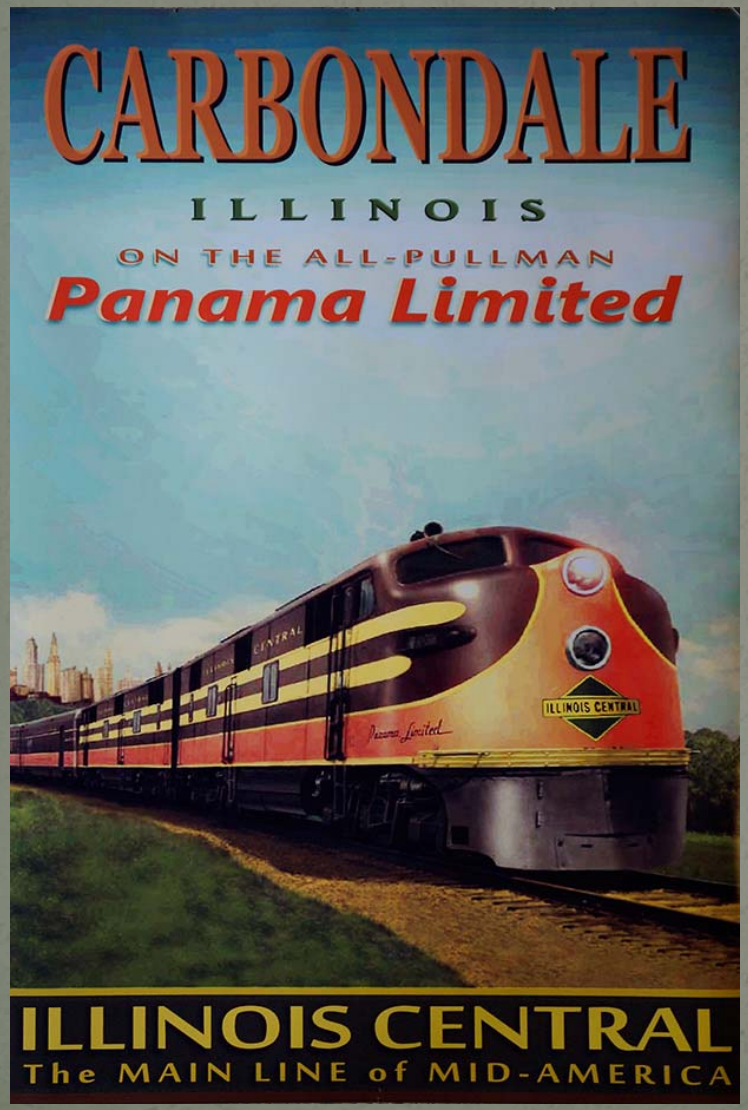
Knowledge City

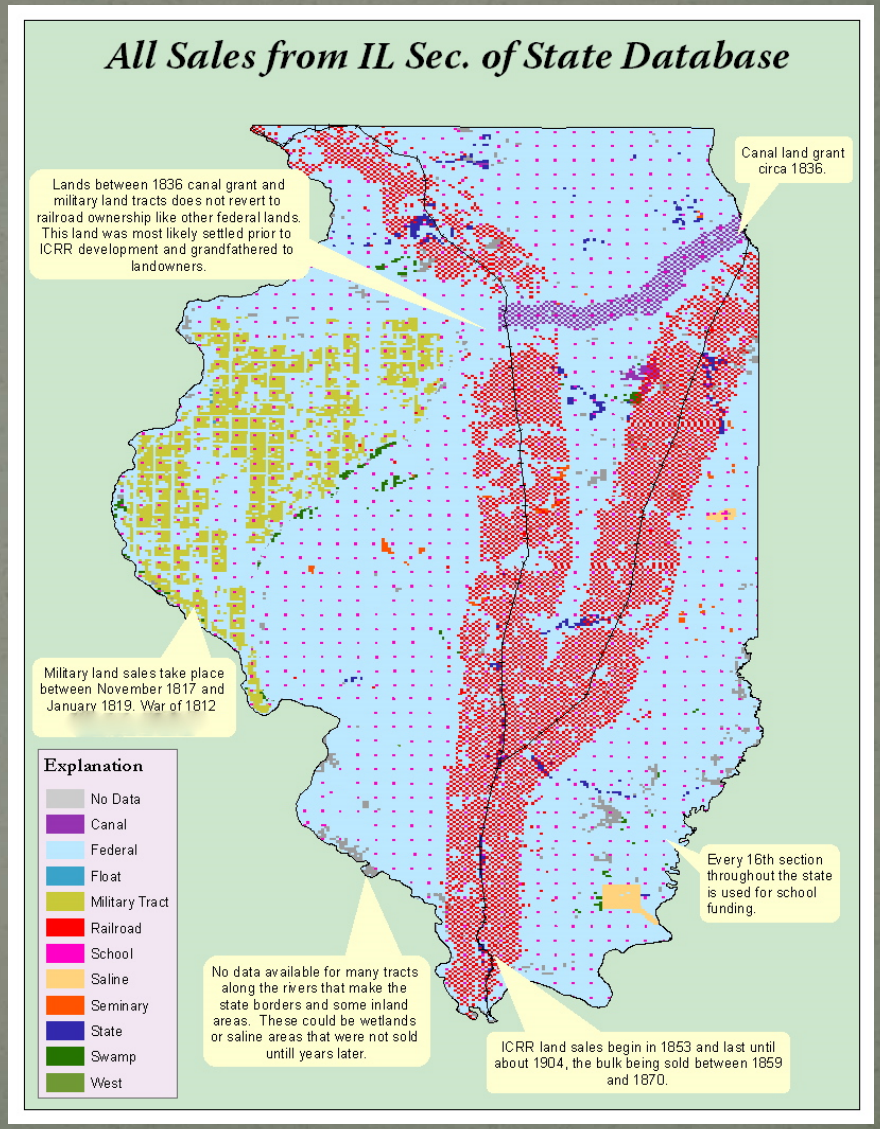


Rethink the optimal use of downtown neighborhoods

700 W. Cherry St., 1927 Craftsman bungalow - restored

Create a “Gigabit City”





Fiber optic cable laid in Carbondale

Frontier Communications fiber optic cable along Hwy 13 East – across from Walmart

Expectations of high speed digital

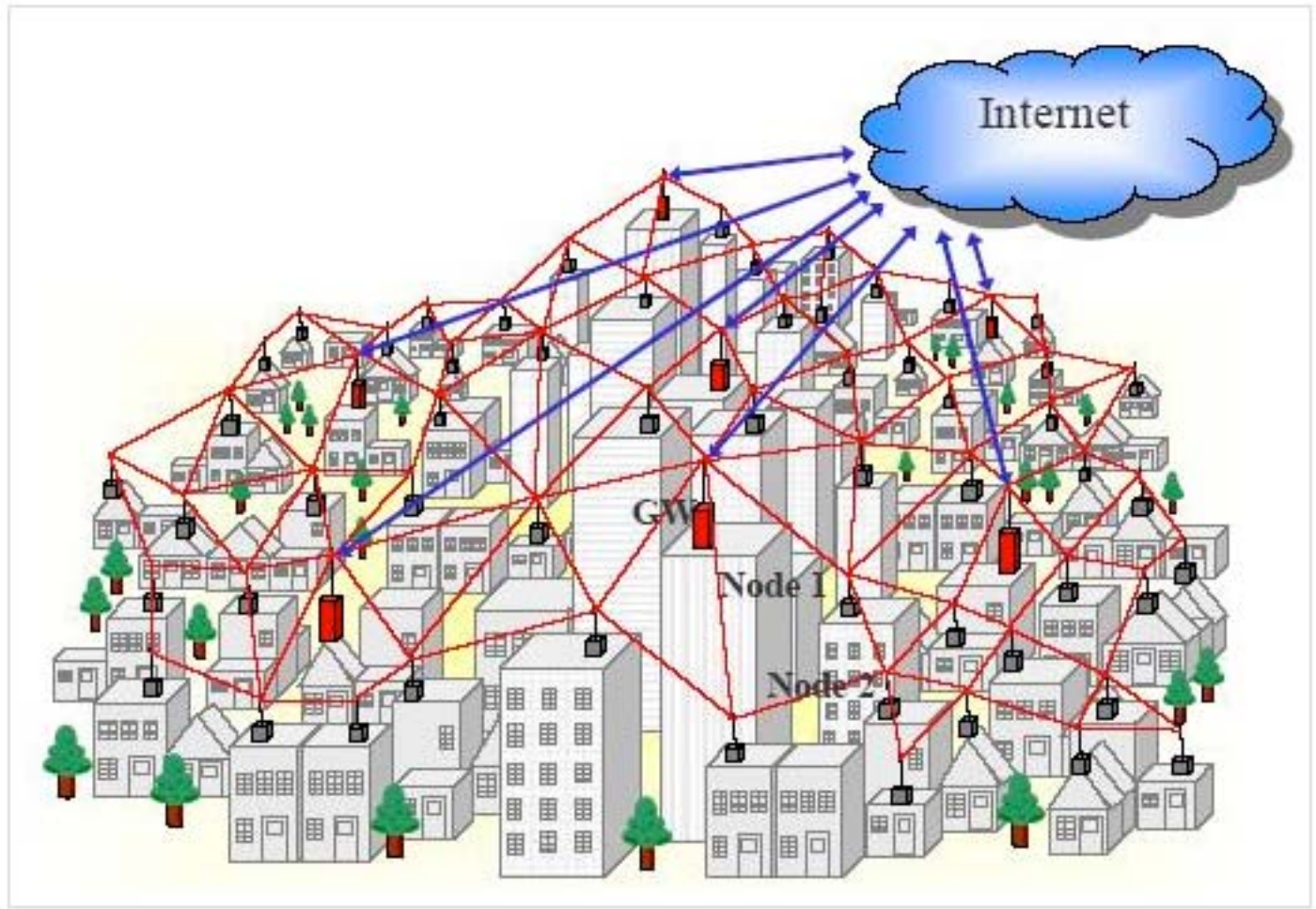
Frontier Communications near Family Video on W. Main St.

Loop Media Hub in St. Louis

Highland, Illinois - “Gigibit Community”

Antennas located at Highland Communications Service

Downtown Carbondale wireless network?



Building a downtown wireless network

Steve Mitchell, IT Manager,
Man-Tra-Con Corporation/Connect SI

MAN-TRA-CON
CORPORATION

James Mayer, CEO Mayer Networks

Reconceptualize downtown neighborhoods

- Create an overlay district
  - The City of Carbondale could create an “overlay district” along the Fiber Optic networks that course near downtown and our near in neighborhoods. A change in code for Accessory dwelling unit (ADU) zoning would be allowed for homeowners.
  - Special incentives owners who “live over the shop” could be instituted. Very high speed internet may lead to ultra-light manufacturing such as 3D printing and other digitally-based products.
  - Design standards could help reclaim the historic quality of the core neighborhoods.

Reconceptualize downtown neighborhoods

- Create an historic district

Historic designation - with Illinois Historic Preservation Agency - for property tax relief for homeowners (also co-ops and condos).

Reconceptualize downtown neighborhoods

- **TIF**

Enos Park, Springfield, Illinois

Reconceptualize downtown neighborhoods

- **Recruit investors to convert distressed apartment complexes:**

St. Germain Square, Carbondale

Reconceptualize downtown neighborhoods

- **Support a vibrant downtown with entertainment, safe streets and recreation**

Carbondale is a unique town

The Soul of a Community

Longbranch café and bakery

Create a SIH-SIU-Neighborhood - Downtown committee

Arbor District Annual Meeting, Carbondale