Table of Contents

Chapter 1, Community Overview

Introduction 1.1
- Carbondale in Context – Yesterday, Today, and Tomorrow 1.2

Where is Carbondale's population heading? 1.3
- Emerging Themes Related to Future Population Growth 1.5

Planning Context 1.8
- What is the Purpose of the Comprehensive Plan? 1.8
- How to Use This Plan 1.8
- Citizen Involvement - "Early and Often" 1.10
- Building Upon Past Planning Efforts 1.13
- A Vision for Carbondale 1.15
- An Overview of the Comprehensive Plan Topics 1.16

Chapter 2, Land Use Character and Community Growth

Introduction 2.1

Purpose 2.2

Existing Conditions 2.3
- The Natural Environment 2.3
- Land Use and Community Character 2.5
- Existing Land Use Inventory 2.7
- Water and Wastewater Utilities 2.8
- Parks and Recreation 2.10

Plan Focus Areas and Strategic Recommendations 2.14
- Focus Area 2.1 – Managing Future Growth 2.14
- Focus Area 2.2 – Quality, Sustainable Development 2.19
- Focus Area 2.3 – Downtown Renaissance 2.25
- Focus Area 2.4 – Preserving Community Heritage 2.32
- Focus Area 2.5 – Enhanced Community Character 2.36

Future Land Use and Urban Design: Plan and Policies 2.40
- Carbondale Future Land Use Plan 2.40

Implementation: Prudent Use of Developmental Regulations 2.40

Chapter 3, Community Mobility

Introduction 3.1

Purpose 3.2

Existing Conditions 3.3
- Pedestrian and Bicyclist Connections 3.3
- Existing Street Network and Connectivity 3.5
- Existing Street Hierarchy 3.6
- Existing Public Transit Service 3.7

Plan Focus Areas and Strategic Recommendations 3.8
Focus Area 3.1 – Improving Mobility 3.8
Focus Area 3.2 – Enhancing the Street Environs 3.12
Focus Area 3.3 – Becoming a Walkable & Bikeable Community 3.18
Focus Area 3.4 – Enhancing Public Transit Services 3.21
Future Thoroughfares: Plan and Policies 3.24
Carbondale Thoroughfare Plan 3.24

Chapter 4, Housing & Neighborhoods

Introduction 4.1
Purpose 4.2
Summary of Housing Needs, Conditions, and Programs 4.3
Plan Focus Areas and Strategic Recommendations 4.6
Focus Area 4.1 – Rehabilitating Existing Housing Stock 4.6
Focus Area 4.2 – Defending Neighborhood Integrity in Existing Neighborhoods 4.10
Focus Area 4.3 – Ensuring Affordable and Sufficient Housing Options in the Future 4.13
Focus Area 4.4 – Designing Neighborhoods and Communities as Special Places 4.18
Existing City of Carbondale Housing Programs 4.19

Chapter 5, Economic Development

Introduction 5.1
Purpose 5.2
Recent and Current Economic Efforts 5.5
Plan Focus Areas and Strategic Recommendations 5.7
Focus Area 5.1 – Maximize and Leverage the Resources of SIU to Expand and Enhance Economic Growth of Carbondale and the Region 5.7
Focus Area 5.2 – Maximize the Potential of Southern Illinois Healthcare and Memorial Hospital of Carbondale as an Economic Development Tool 5.10
Focus Area 5.3 – Develop and Expand the Retail Sales Tax Base and Continue to Build on Carbondale as a Regional Center for Retail and Business 5.12
Focus Area 5.4 – Revitalize Downtown and Connect the City's Major Downtown Institutions 5.13
Focus Area 5.5 – Expand and Customize the Use of Economic Development Tools and Improve the Business Friendliness of the City 5.16
Focus Area 5.6 – Bolster Entrepreneurial Activity in the City 5.19

Focus Area 5.7 – Demonstrate and Exert Leadership in Regional Economic Development Efforts and Refocus Initiatives to Accentuate the Attributes that Region has to Offer 5.21
Focus Area 5.8 – Use the Draw of the Shawnee Hills Wine Trail, Shawnee National Forest and Other Attractions as a Tool for Economic Development Through Ecotourism and Outdoor Recreation 5.23

Chapter 6, Implementation

Introduction 6.1
Purpose 6.2
Plan Implementation Methods 6.2
- Policy-Based Decisions 6.2
- Land Development Regulations and Engineering Standards 6.3
- Capital Improvements Programming 6.3
- Specific Plans and Studies 6.3
- Special Projects, Programs and Initiatives 6.3

Plan Administration 6.3
- Education 6.4
- Role Definition 6.4

Action Plan 6.6
Plan Amendment Process 6.8
- Annual Progress Report 6.8
- Bi-Annual Amendment Process 6.9
- Five-Year Update / Evaluation and Appraisal Report 6.9
- Ongoing Community Outreach and Engagement 6.10

Maps

Map 1.1, Study Area ..... *Chapter 1*
Map 2.1, Existing Land Use Character ..... *Chapter 2*
Map 2.2, Park Service Areas ..... *Chapter 2*
Map 2.3, Growth Trends ..... *Chapter 2*
Map 2.4, Current Zoning ..... *Chapter 2*
Map 2.5, Future Growth and Reinvestment Areas ..... *Chapter 2*
Map 2.6, Future Land Use Plan ..... *Chapter 2*
Map 3.1, Existing Sidewalk System ..... *Chapter 3*
Map 3.2, Conceptual trail Opportunities ..... *Chapter 3*
Map 3.3, Saluki Express Routes ..... *Chapter 3*
Map 3.4, Thoroughfare Plan ..... *Chapter 3*
Map 4.1, Vacancy by Block Group ..... *Chapter 4*
Map 4.2, Housing Tenure by Block Group ..... *Chapter 4*
Map 4.3, Median Year Structure Built by Block Group ..... *Chapter 4*

Map 4.4, Conceptual Neighborhood Organization Boundaries ..... *Chapter 4*
Map 4.5, Median Household Income by Block Group ..... *Chapter 4*

Figures

Figure 1.1, Past and Projected Population 1.4
Figure 1.2, Population of Comparison Cities 1.4
Figure 1.3, Public Involvement in the Planning Process 1.12
Figure 2.1, Natural Setting 2.4
Figure 2.2, Neighborhood Tree Canopy 2.5
Figure 2.3, Zoning Ordinance Standards 2.6
Figure 2.4, Water Treatment Facility 2.9
Figure 2.5, Doug Lee Park (Superblock) 2.10
Figure 2.6, Trail Connections 2.11
Figure 2.7, Brownfield Redevelopment 2.16
Figure 2.8, Cedar Lake Watershed 2.18
Figure 2.9, Development Options 2.21
Figure 2.10, Low-Impact Development 2.25
Figure 2.11, Downtown Character 2.26
Figure 2.12 , Downtown Urban Enhancement Concept 2.30
Figure 2.13, Historic Properties 2.34
Figure 2.14, Use and Character 2.37
Figure 2.15, Attached Housing Design Concept 2.38
Figure 3.1, Proposed Campus Master Plan 3.3
Figure 3.2, Bikeway Routes 3.4
Figure 3.3, Street Continuity 3.5
Figure 3.4, Arterial Street Sections 3.7
Figure 3.5, Saluki Express 3.8
Figure 3.6, Traffic Calming 3.11
Figure 3.7, Connectivity Index 3.12
Figure 3.8, Tree Preservation Along Major Corridors 3.15
Figure 3.9, Giant City Road Streetscape Design 3.16
Figure 3.10, Streetscaping Concepts Along IL 13 ..... 3.16
Figure 3.11, Internal Pedestrian Connections 3.20
Figure 3.12, Bike Parking Standards 3.21
Figure 3.13, Local Transit Connections 3.22
Figure 3.14, Regional Amtrak Connections 3.23
Figure 3.15, Amtrak Station Improvements 3.24
Figure 4.1, Alternative Housing Types 4.3
Figure 4.2, Vacant Rental Units 4.4
Figure 4.3, Owner-Occupied Home Sales and Average Price 4.7
Figure 4.4, Existing Housing Stock 4.8
Figure 4.5, Code Enforcement 4.9
Figure 4.6, Families First 4.10

Figure 4.7, Housing Financing Options and Leadership Needed 4.11
Figure 4.8, Adapting Older Homes 4.12
Figure 4.9, Campus Neighborhood Plan 4.13
Figure 4.10, Housing Options 4.15
Figure 4.11, Redevelopment Success 4.17
Figure 4.12, Average Lot Size 4.17
Figure 4.13, Bufferyards 4.18
Figure 4.14, Open Space Preservation Options 4.19
Figure 5.1, Jackson County SWOT Analysis 5.6
Figure 5.2, Economic Development Opportunities 5.7
Figure 5.3, Town-Gown Connections 5.8
Figure 5.4, Memorial Hospital 5.11
Figure 5.5, Public Art Installation 5.15
Figure 5.6, Tax Credits 5.18
Figure 5.7, Community Investment 5.20
Figure 5.8, Broadband Connectivity 5.21
Figure 5.9, Food Works 5.24

Tables

Table 1.1, Historical Population 1.3
Table 1.2, Population Projections (Five Years) 1.5
Table 2.1, Existing Use and Character Acreages and Proportions 2.7
Table 2.2, Illustrative District Structure 2.23
Table 3.1, Street Classifications 3.13
Table 4.1, Owner-Occupied Home Sales 4.5
Table 4.2, New Lots Created 4.12
Table 4.3, Housing Affordability 4.14
Table 4.4, History of Housing Programs and Funding Availability 4.16
Table 4.5, Income Limits 4.21
Table 4.6, Retrofit Program 4.23
Table 5.1, Occupations of Employed Persons 5.3
Table 5.2, SIU Research and Commercialization Efforts 5.10
Table 6.1, Priority Action Agenda 6.6

Appendices

Appendix A, Ordinance No. 2010-24
Appendix B, Report of the Comprehensive Plan Review Committee