



City of Danville, Illinois
EAST MAIN STREET CORRIDOR PLAN

***Community
Workshop #2***

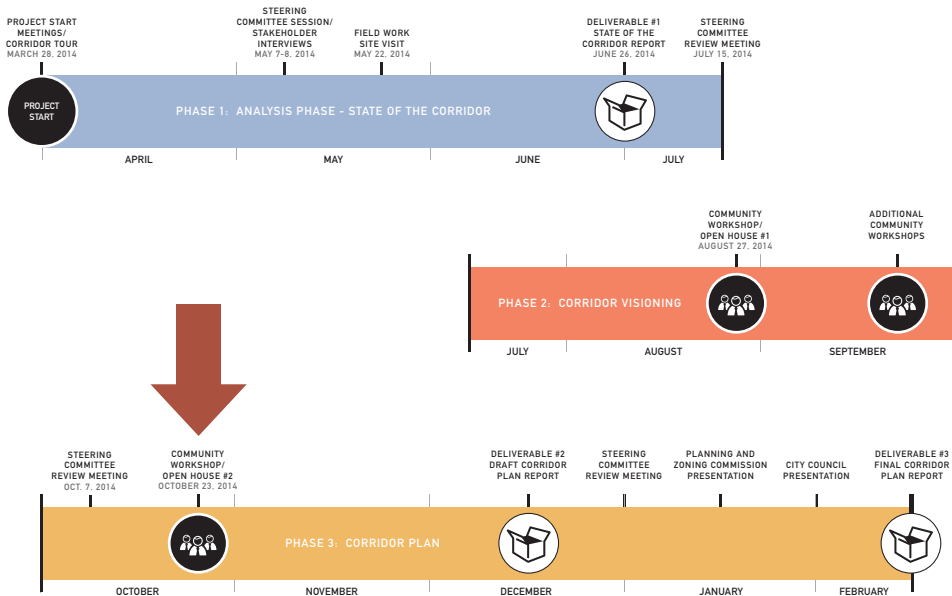
OCTOBER 23, 2014

LAKOTA

Project Study Area

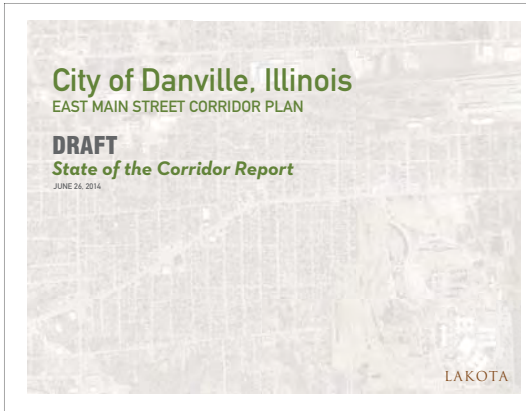


Where we're at:



Phase 1: Analysis Phase

- **State of the Corridor Report (June 26, 2014)**



State of the Corridor Report

- **Summary of field work + analyses**
- **Snapshot of existing conditions**
- **Understanding of critical issues**
- **Determining planning framework + direction**



What we've seen...

- Regional Context
- Historic Context
- Previous Plans + Studies
- City Initiatives + Programs
- Existing Land Use
- Future Land Use Map
- Physical Conditions
- Zoning
- Roadway + Transportation
- Market Assessment



Who we heard from...

- Veterans Affairs (VA)
- Mervis Industries
- Danville Housing Authority
- Danville School District #118
- Vermilion Advantage
- Danville Area Community College
- Corridor Businesses
- Neighborhood Associations
- Downtown Danville, Inc.
- City Aldermen

Existing Land Use

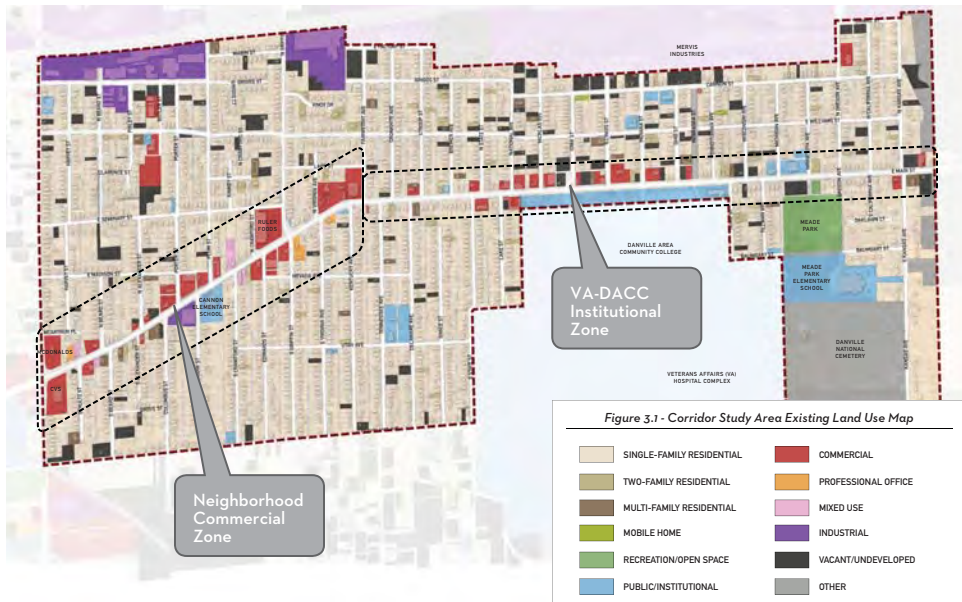
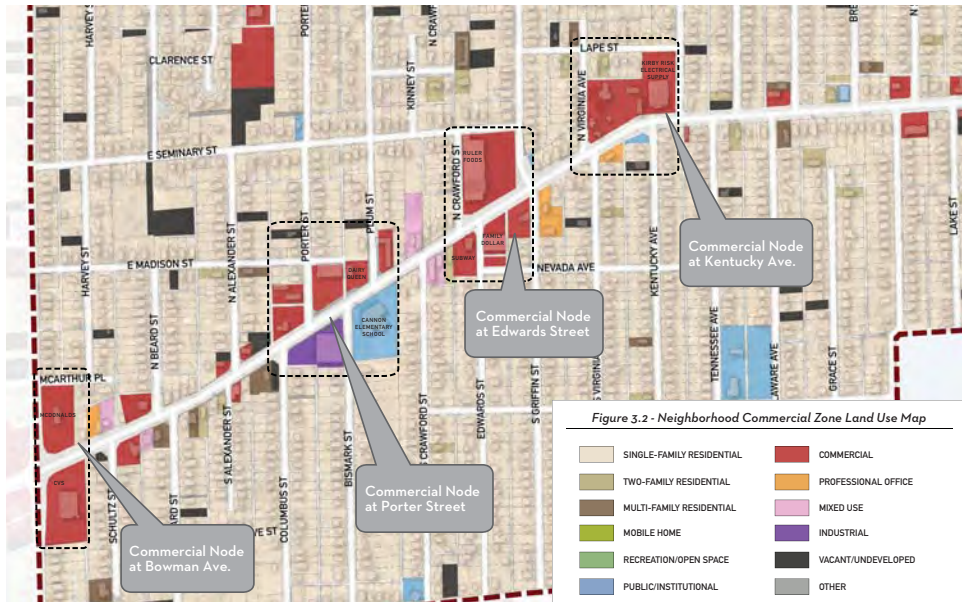


Figure 3.1 - Corridor Study Area Existing Land Use Map

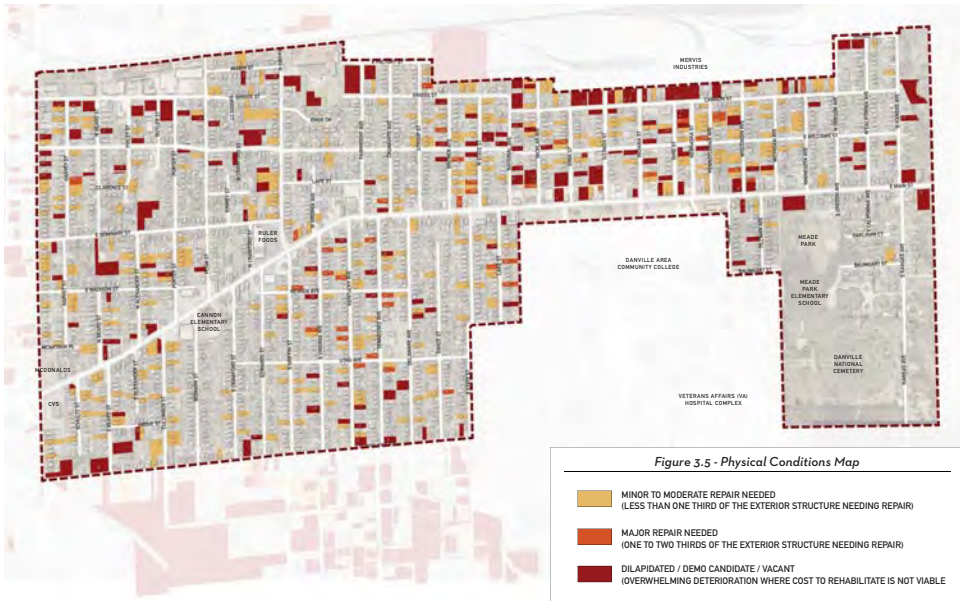
Neighborhood Commercial Zone



VA-DACC Institutional Zone



Physical Conditions



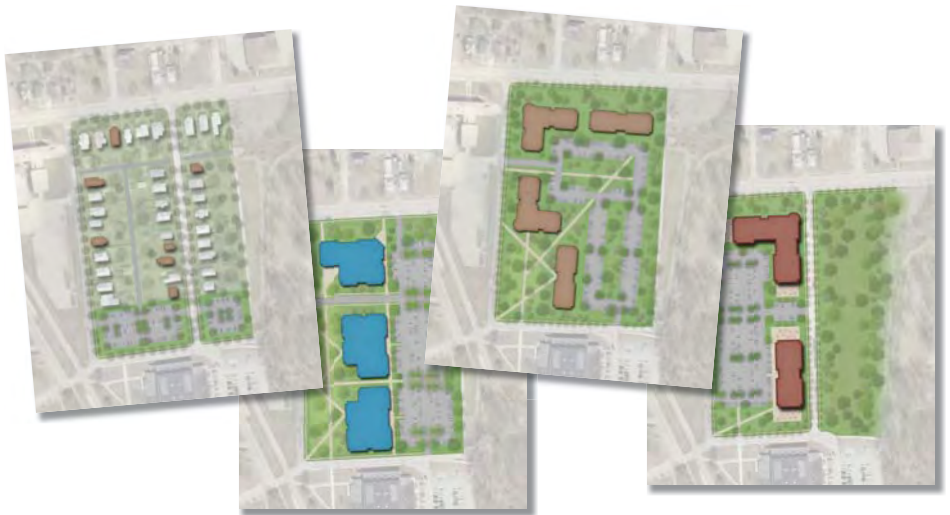
Physical Conditions

- *Over 100 vacant and/or deteriorated properties (out of 2,700 or 4%)*
- *Predominately “strip” commercial development pattern along East Main Street*
- *Focus on north side between State Street to Michigan Avenue*
- *Redevelopment vs. Rehabilitation strategies*
- *Poor urban design conditions*



Phase 2: Corridor Visioning

- *Developed Concept Alternatives (August 2014)*



Community Workshop #1

- **Community Workshop #1 (August 28th)**
approx. 40 participants at Cannon Elementary School
- **Mini-Workshop #1 (October 1st)**
approx. 40 participants at Veterans' Affairs Facility
- **Mini-Workshop #2 (October 10th)**
approx. 80 participants at Danville Area Community College



Phase 3: Corridor Plan

- *Why we're here tonight...*

1

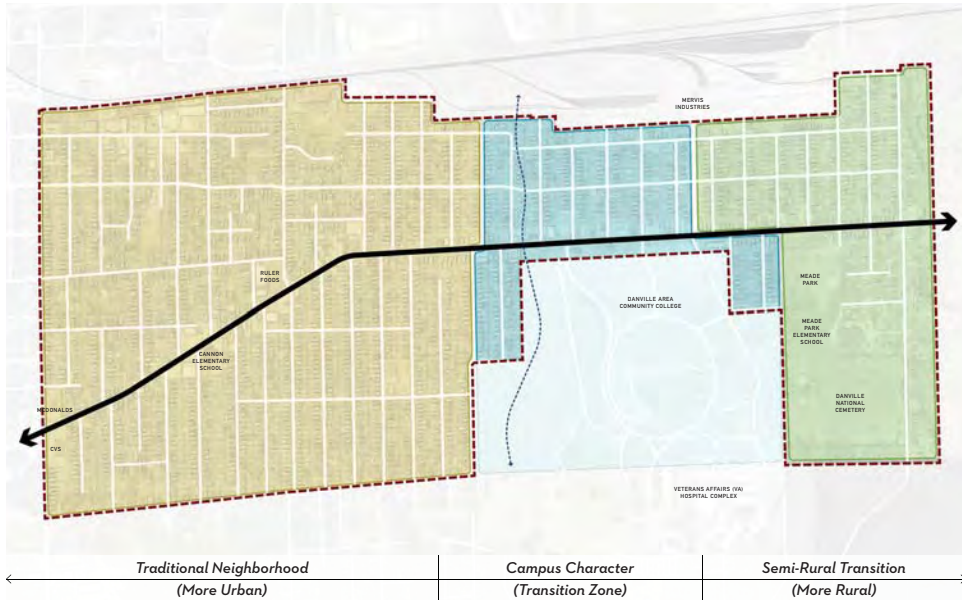
Present Shared “Vision” and “Preferred” Concepts

2

Receive Input and Feedback for “Preferred” Concepts

- Vote with your Corridor Dollars!

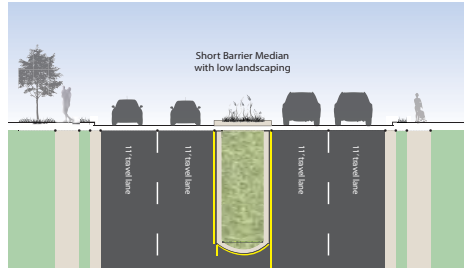
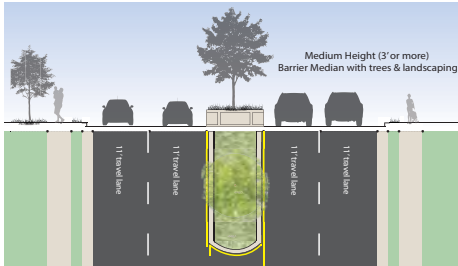
Character Zones



Transportation Projects

- **East Main Street Medians**
from Cronkhite Avenue to Kansas Avenue
- **East Main Street Pedestrian Crossings**
from Bowman Avenue to Kansas Avenue
- **Williams Street Multi-Modal Roadway**
from Bowman Avenue to State Street
- **Williams Street Shared-Use Path**
from State Street to Oregon Avenue
- **Utah Avenue Multi-Modal Roadway**
from Crawford Street to State Street

East Main Street Medians



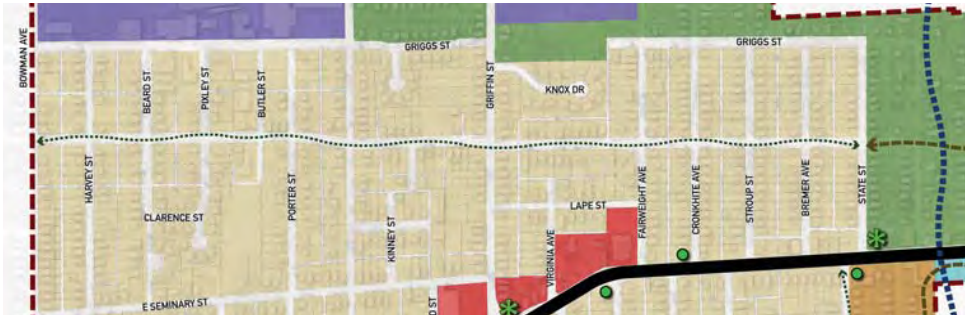
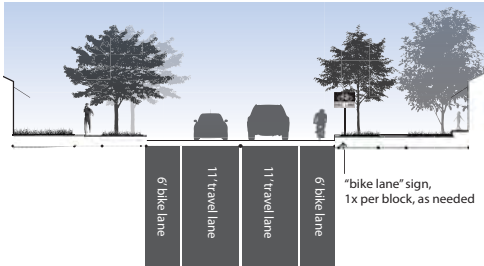
East Main Street Medians



East Main Street Pedestrian Crossings



Williams Street Multi-Modal Roadway



Williams Street Shared-Use Path



8-10' shared use bike and walking path
closed to automobile traffic



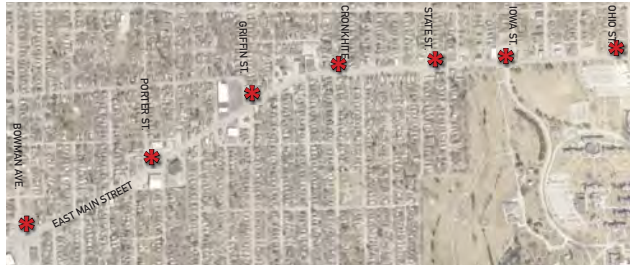
Utah Avenue Multi-Modal Roadway



Image-Building Projects

- **Memorial Parks**
along East Main Street
- **Wayfinding and Signage**
along East Main Street
- **Special Events**
throughout the Study Area
- **City Land Bank Authority**
throughout the Study Area

Memorial Parks



Wayfinding and Signage



Corridor Special Events

- **Community Garage Sale**
- **Art Projects**
- **Festivals**
- **Clean and Green Events**



City Land Bank Authority



Institutional Anchors Projects

- **Cannon Elementary School Campus Expansion**
along East Main Street, between Bismark and Crawford
- **Neighborhood Activity Center**
between Nevada, Utah, Tennessee, and Delaware Avenues

Cannon Elementary School Campus



Neighborhood Activity Center



Green Infrastructure Projects

- **Industrial Areas Green Buffer**
along Cannon Street, between State Street and Oregon Avenue
- **Daylight Koehn Creek**
along East Main Street, between National and Nicklas Avenues
- **Nebraska Street Green Buffer**
along East Main Street, between Ohio St. and Pennsylvania Ave.

Industrial Areas Green Buffer



Daylight Koehn Creek



Nebraska Street Green Buffer



Rehabilitation/Redevelopment Projects

- **Commercial Node Enhancements**
along East Main Street, between Columbus and Fairweight
- **Tilman Avenue Campus Redevelopment**
along East Main Street, between Home Street and Meade Park
- **Campus District Neighborhood**
along East Main Street, between Iowa and Nebraska Streets
- **Lake Street Veteran Housing Campus**
along East Main Street, between State Street and Koehn Creek

Commercial Node Enhancements



Tilman Avenue Campus Redevelopment



Campus District Neighborhood



Lake Street Veteran Housing Campus



Corridor Framework Plan (Near-Term)



Corridor Framework Plan (Long-Range)



Next Steps

Draft Corridor Plan Report

SECTION 8 - CORRIDOR PLAN

Industrial Park Frontage



A gas station, credit union and nine single-family homes on 5.12 acres of land currently line the street frontage between Gladstone Avenue and Coover Street. Over the long-term, these homes could be reimagined to a new gateway that would serve as a more formal entrance and gateway into the adjacent industrial park (see plan on the following page). The gateway would provide an ample buffer space between State Street and the industries in the Park as well as opportunities to install a more formally-designed landscape with plantings, pedestrian paths and amenities and public art. In some respects, a more formally designed landscape in this location would replace the Dan Kiley landscape that once existed in front of the Dard factory complex.

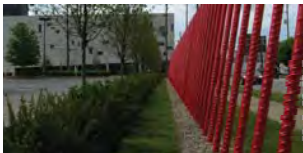


Representative character images of gateway signage



Representative character images of gateway signage

Behind the gateway space, approximately 250 surface parking spaces could be installed providing much needed parking for Faucetta and Caminus. The parking would be accessed by three new entrance roads, one that aligns with Brooks Street and another with the curb entrance to the former Marsh Grocery Store, forming new intersections. The addition of new parking behind the gateway would free up space for both Faucetta and Caminus to potentially expand their factory complexes - Faucetta up to 33,000 square feet of new space; Caminus, 52,000 square feet of space.



Representative character images of painted ribbon as public art

SECTION 9 - CORRIDOR PLAN

IMPLEMENTATION STEPS

Year/Phase Revitalization Project List	Tier 1	Tier 2	Tier 3	Future
Gateway Program				
Gateway Signage Program (to include improved code enforcement, signage and other "low and grow" efforts, geared to destination through measurements from the City Center to park area)		X		
Gateway Signage Program (to include improved signage and signage)			X	
Gateway Signage Program (to include improved signage and signage)				X

Business Development Project List	Tier 1	Tier 2	Tier 3	Future
Business Program				
Business Development Program (to include improved signage and signage)	X			
Business Development Program (to include improved signage and signage)		X		
Business Development Program (to include improved signage and signage)			X	
Business Development Program (to include improved signage and signage)				X

An aerial photograph of a city grid, showing a dense network of streets and buildings. A river or canal winds through the lower right portion of the image. The overall tone is muted and sepia-like. The text "Vote with your Corridor Dollars!" is overlaid in a bold, green font on the left side of the image.

**Vote with your
Corridor Dollars!**