

# LINCOLN TRAIL TIF STREETScape

## CITY OF FAIRVIEW HEIGHTS, ILLINOIS

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**FAIRVIEW HEIGHTS**  
PLANNING & DEVELOPMENT DEPARTMENT  
10025 BUNKUM ROAD  
FAIRVIEW HEIGHTS, ILLINOIS 62208



**PLANNING DESIGN STUDIO**  
727 NORTH FIRST STREET, SUITE 360  
SAINT LOUIS, MISSOURI 63102



**OATES ASSOCIATES**  
100 LANTER COURT  
COLLINSVILLE, ILLINOIS 62234

# Agenda

- Introduction
- Project Vision Statement - Goals & Objectives
- Corridor Analysis
- Concept Plans
- Alternative Street Treatments
- Design Character – Theming
- Opportunity & Constraints – Summary
- Summary of Comments & Input

# Current Status - Schedule Overview



## PROJECT SCHEDULE

20 Week Project Schedule						
WK		M	T	W	T	F
0	JUNE	17	18	19	20	21
1	JUNE	24	25	26	27	28
2	JULY	1	2	3	4	5
3	JULY	8	9	10	11	12
4	JULY	15	16	17	18	19
5	JULY	22	23	24	25	26
6	JULY	29	30	31	1	2
7	AUGUST	5	6	7	8	9
8	AUGUST	12	13	14	15	16
9	AUGUST	19	20	21	22	23
10	AUGUST	26	27	28	29	30
11	SEPTEMBER	2	3	4	5	6
12	SEPTEMBER	9	10	11	12	13
13	SEPTEMBER	16	17	18	19	20
14	SEPTEMBER	23	24	25	26	27
15	OCTOBER	30	1	2	3	4
16	OCTOBER	7	8	9	10	11
17	OCTOBER	14	15	16	17	18
18	OCTOBER	21	22	23	24	25
19	OCTOBER	28	29	30	31	1
20	NOVEMBER	4	5	6	7	8
21	NOVEMBER	11	12	13	14	15
22	NOVEMBER	18	19	20	21	22
23	NOVEMBER	25	26	27	28	29
24	DECEMBER	2	3	4	5	6
25	DECEMBER	9	10	11	13	13
26	DECEMBER	16	17	18	19	20
27	DECEMBER	23	24	25	26	27

### Week 1 Kickoff Meeting

Weeks 1-5 Survey Tied to Aerials

Weeks 6-10 Survey with Property & Easements

Weeks 2-4 Site Analysis & Program Development

Week 5 Coordination Meeting w/ City Staff to review Site Analysis and Vision Statement

Week 5 Begin Streetscape Concepts

Week 8 Coordination Meeting with City - Review of Concepts

Week 9 Submit Sketch Plans, Sections & Cost Estimates for ITEP

Week 11 9/4/13 - Review Meeting with LT TIF Commission

Week 12 Refine Streetscape Concepts based on Input

Week 13 Submit Streetscape Concepts and Review with City

Week 13 Submit PDF of Streetscape Concepts for Web Page.

Week 15 10/3/13 - Community Engagement Meetings #1 - Streetscape Concepts

Week 16 Begin Preliminary Streetscape Master Plan

Week 19 In-Progress Review Mtg w/ City - Preliminary Plan

Week 19 Submit Streetscape MP & Review Mtg w/ City

Week 19 11/1/13 - In-Progress Review Mtg w/ LT TIF Commission

Week 20 Submit PDF of Preliminary Master Plan for Web Page

Week 21 11/14/13 - Community Engagement Meetings #2 - Preliminary Streetscape Master Plan

Week 22 Finalize Streetscape Master Plan

Week 24 Submit Final Streetscape Master Plan & Review Mtg w/ City

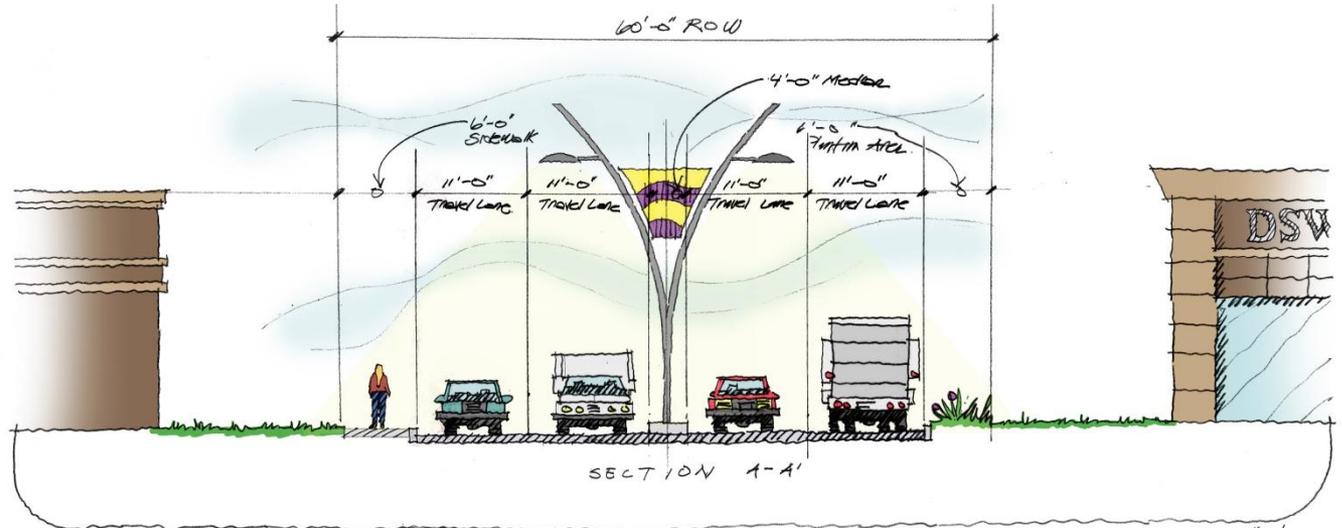
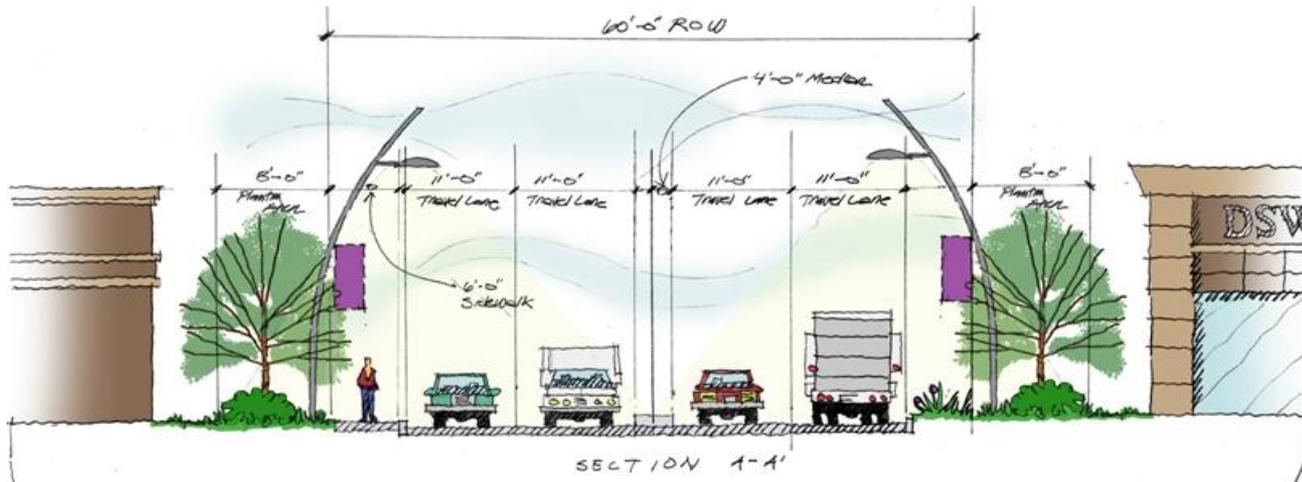
Week 24 12/6/13 - Review Pre-Final Master Plan with LT TIF Commission

Week 25 Finalize Master Plan Report

TBD Final Master Plan Presentation



# ITEP Application Summary



# Itep Application Summary

<b>Lincoln Trail TIF Streetscape Improvements</b>					8/14/2013	
City Fairview Heights, Illinois						
Conceptual Level - ROUGH ORDER of MAGNITUDE						
<b>Phase 1 - Market Place (IL-159 to Commerce)</b>						
Item	Unit	Qty	Unit Price	Total Cost		
<b>PEDESTRIAN WALKS</b>						
Clearing & Demolition	LS	1	\$ 7,500.00	\$ 7,500		
Site Grading & Preparation	LF	1930	\$ 7.00	\$ 13,510		
Sidewalks (1930LF x 6 = 11580 SF)	SF	11580	\$ 8.00	\$ 92,640		
Driveway Crossings (Total 8 - assume 4 replacement to meet ADA)	SF	2025	\$ 15.00	\$ 30,375		
Ramps at Drives and crosswalks	EA	14	\$ 750.00	\$ 10,500		
					\$	154,525
<b>Pedestrian Access, Safety &amp; Amenities</b>						
Curb Replacement - assume 20% replacement for walk protection)	LF	390	\$ 18.00	\$ 7,020		
Crosswalk & Pedestrian Signals at IL-159	LS	1	\$ 50,000.00	\$ 50,000		
Concrete Median	SF	6080	\$ 9.00	\$ 54,720		
Bollards on ends of Median at Crosswalk	EA	13	\$ 1,500.00	\$ 19,500		
Pedestrian Barrier on Median - Crossing Deterrent	LF	840	\$ 65.00	\$ 54,600		
Wayfinding Signs (Directional)	EA	4	\$ 3,000.00	\$ 12,000		
Benches	EA	6	\$ 1,400.00	\$ 8,400		
Trash Receptacles	EA	4	\$ 900.00	\$ 3,600		
Sodding (assume 3' wide along new sidewalks)	SY	643	\$ 5.00	\$ 3,215		
					\$	213,055
<b>Miscellaneous</b>						
Mobilization	LS	1	\$ 15,000.00	\$ 15,000		
Construction Survey & Stakeout	LS	1	\$ 8,000.00	\$ 8,000		
Traffic Control	LS	1	\$ 15,000.00	\$ 15,000		
Erosion Control	LS	1	\$ 10,000.00	\$ 10,000		
					\$	48,000
<b>PEDESTRIAN ORIENTED LIGHTING (* See Note 1 Below)</b>						
Electric Service	LS	1	\$ 20,000.00	\$ 20,000		
Lighthting Fixtures (along sidewalk) including Distribution	EA	29	\$ 9,000.00	\$ 261,000		
			Lighting Subtotal	\$ 281,000		
			Proportion Light Cost to provide Lighting of Pedestrian Areas	50%	\$	140,500
<b>TOTAL ESTIMATED ROUGH ORDER OF MAGNITUDE</b>						
					\$	556,080
PS&E (Design)		15%			\$	83,412
Construction Period Services (Layout & Shop Drwg Rev.) *Note 2		7%			\$	38,926
<b>TOTAL</b>					\$	<b>595,006</b>
<b>* NOTES</b>						
Note 1: Separate from the pedestrian lighting shown in this application, the City plans to install additional street lighting within the concrete median at intersections. While some of that street lighting will spill onto the sidewalks, it was not included within this application because it's primary purpose will be street lighting.						
Note 2: Consultant provided Construction Period Services would include survey layout and review of shop drawings. City Staff would provide day-to-day Construction Engineering reviews.						

# Objectives of Today's Meeting

- Discussion of High Altitude - Policy Level Type Topics
  - Focus Areas
  - Vehicular Circulation – Lane Diet Considerations
  - Pedestrian and Bicycle Circulation
  - Street Lighting
  - Branding & Wayfinding
  - Street Trees & Landscape Plantings on Easements.
  - Converting Parking to Streetscape and Greenspace
  - Streetscape Development in Right-of-Way VS. Easements

# Project Vision Statement

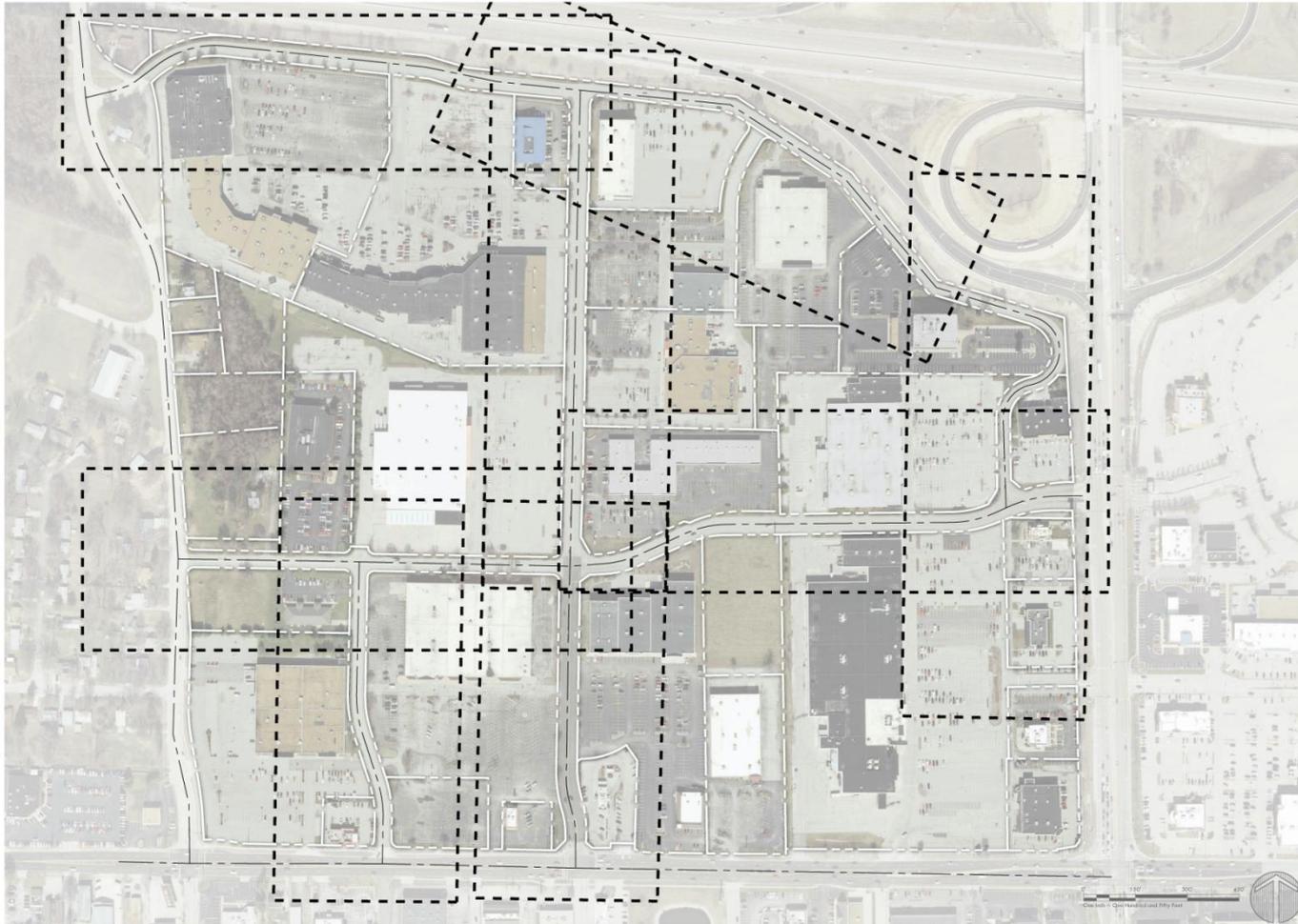
The Lincoln Trail TIF Streetscape project visually and functionally defines public streets in the Market Place development as complete street corridors that include: improved vehicular circulation with traffic calming features; a pedestrian/bike friendly and safe environment; street/pedestrian lighting; street trees and landscape plantings; site furnishings and signing. All are designed in a consistent theme. The public corridors become recognizable streets, separate from the private parking lots and development. The new streetscape amenities establish a strong and unique sense of identity to assist in the overall “Branding” of the development as a vibrant and thriving retail/commercial area and a premier destination for shopping, dining, and other retail services.

# Site Analysis - Property Ownership

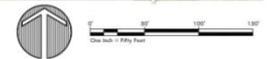


PROPERTY OWNER	
1. FAIRVIEW HEIGHTS IMPROVEMENT, LLC (18.565 ACRES)	16.1%
2. KIMCO REALTY CORPORATION (16.217 ACRES)	14.1%
3. PACE-64 ASSOCIATES, LLC (9.368 ACRES)	8.16%
4. 51 COMMERCE, LLC (8.833 ACRES)	7.69%
5. COLE OL FAIRVIEW HEIGHTS (8.097 ACRES)	7.05%
6. GIRAFFE PROPERTIES, LLC (7.962 ACRES)	6.93%
7. HILLIKER CORPORATION (7.060 ACRES)	6.15%
8. JLP FAIRVIEW HEIGHTS, LLC (6.306 ACRES)	5.49%
9. BIG RED, LLC (6.143 ACRES)	5.35%
10. RESIDENTIAL PROPERTY (5.693 ACRES)	4.96%
11. MB REO IL REALTY, LLC (3.850 ACRES)	3.35%
12. CENTRAL BANK (3.539 ACRES)	3.08%
13. COMMERCIAL NET LEASE REALTY, LP (2.681 ACRES)	2.33%
14. JOE & LORETTA SCOTT TRUSTEES (2.512 ACRES)	2.19%
15. GFS MARKETPLACE REALTY, LLC (2.156 ACRES)	1.88%
17. PACE ST-CLAIR ASSOCIATES (2.056 ACRES)	1.79%
18. HUBBARD INVESTMENT FUND, INC. (1.985 ACRES)	1.73%
19. BAYROCK COCONUT CREEK EXCHANGE (1.330 ACRES)	1.16%
20. WES INDUSTRIES (0.961 ACRES)	0.83%
21. INGRAM FAMILY PARTNERSHIP, LTD (0.957 ACRES)	0.83%
22. UNITES STATES BEEF CORPORATION (0.496 ACRES)	0.43%
23. MIHALJEVIC, INC. (0.458 ACRES)	0.39%
<b>TOTAL SITE (114.822 ACRES)</b>	<b>100.0%</b>
<b>TOTAL R.O.W. (11.530 ACRES)</b>	

# Site Analysis - Key Map

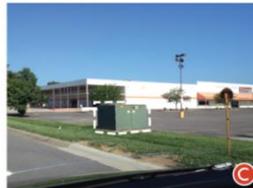
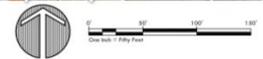


# Market Place East - Analysis



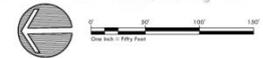
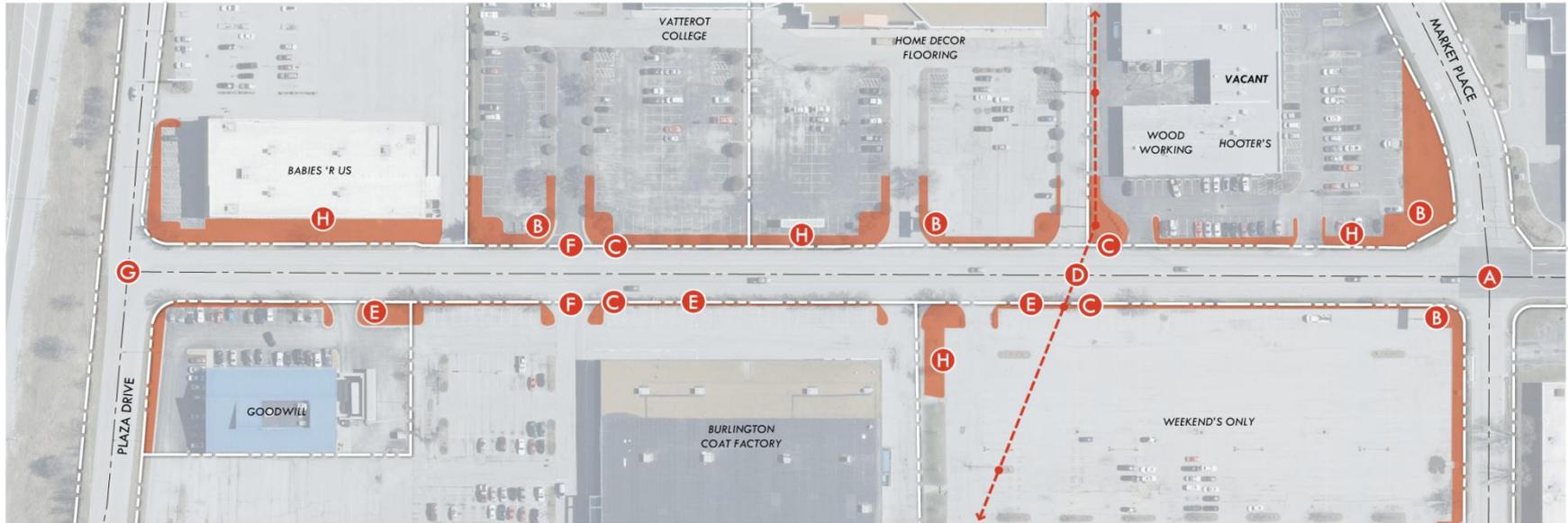
- A. TENANT SIGNS - BRANDING, DESIGN LANGUAGE NOT CONSISTENT - CONSIDER REPLACEMENT WITH NEW, UNIFORM MATERIALS, COLOR, DESIGN AND ADDITIONAL LANDSCAPE PLANTINGS.**
- B. UNDERUTILIZED PARCEL - CONSIDER REMOVING EXISTING ASPHALT AND INCORPORATE INTO ENTRY FEATURE AND BUFFER ADJACENT PARCEL.**
- C. POOR INTERSECTION TRAFFIC MOVEMENT. CONSIDER ALTERNATIVE OPTIONS FOR IMPROVING TRAFFIC FLOW AND INCORPORATING WAYFINDING SIGNAGE.**
- D. PRIVATE DRIVE ACCESS - CONSIDER PEDESTRIAN FACILITIES AND INCORPORATING WAYFINDING SIGNAGE.**
- E. INSUFFICIENT SPACE FROM CURB TO PROPERTY LINE FOR IMPROVEMENTS - CONSIDER AGREEMENT WITH PROPERTY OWNER FOR EASEMENT TO INCORPORATE ADJACENT UNDERUTILIZED LAND WITH STREETSCAPE IMPROVEMENTS (GRAPHIC SHADED AREA).**
- F. OVERHEAD ELECTRIC LINES - VISUAL CLUTTER.**
- G. TENANT RETAIL SIGNS - CONSIDER OPTION TO CONSOLIDATE ALL INTERIOR TENANT SIGNS TO NEW, UNIFORM WAYFINDING SYSTEM.**
- H. STORMWATER COLLECTION AREA - CONSIDER ALTERNATIVE SPACE USES OR IMPROVING FUNCTION/AESTHETICS WITH ADDITIONAL LANDSCAPE PLANTINGS (GRAPHIC HATCH AREA).**
- I. POOR INTERSECTION TRAFFIC FLOW. CONSIDER ALTERNATIVE OPTIONS FOR IMPROVING TRAFFIC FLOW, INCORPORATING WAYFINDING SIGNAGE, & VISUAL WAYFINDING IDENTITY MARKER.**
- MISC. LACK OF PEDESTRIAN/BICYCLE FACILITIES, LIGHTING, WAYFINDING SIGNAGE, AND CONSISTENT LANDSCAPE PLANTINGS - CONSIDER NEW STREETSCAPE IMPROVEMENTS.**

# Market Place West - Analysis



- A. POOR INTERSECTION TRAFFIC FLOW-** CONSIDER ALTERNATIVE OPTIONS FOR IMPROVING TRAFFIC FLOW, INCORPORATING WAYFINDING SIGNAGE, & VISUAL WAYFINDING IDENTITY MARKER.
- B. TENANT RETAIL SIGNS -** CONSIDER OPTION TO CONSOLIDATE ALL INTERIOR TENANT SIGNS TO NEW, UNIFORM WAYFINDING SYSTEM.
- C. UTILITY STRUCTURES -** VISUAL CLUTTER.
- D. INTERSECTION -** CONSIDER PEDESTRIAN FACILITIES AND INCORPORATING WAYFINDING SIGNAGE.
- E. INSUFFICIENT SPACE FROM CURB TO PROPERTY LINE FOR IMPROVEMENTS -** CONSIDER AGREEMENT WITH PROPERTY OWNER FOR EASEMENT TO INCORPORATE ADJACENT UNDERUTILIZED LAND WITH STREETSCAPE IMPROVEMENTS (GRAPHIC SHADED AREA).
- F. OVERHEAD ELECTRIC LINES -** VISUAL CLUTTER.
- G. INTERSECTION -** CONSIDER PEDESTRIAN FACILITIES, INCORPORATING WAYFINDING SIGNAGE, & VISUAL WAYFINDING IDENTITY.
- MISC. LACK OF PEDESTRIAN/BICYCLE FACILITIES, LIGHTING, WAYFINDING SIGNAGE, AND CONSISTENT LANDSCAPE PLANTINGS -** CONSIDER NEW STREETSCAPE IMPROVEMENTS.

# Commerce Lane North - Analysis



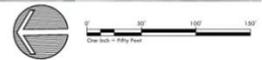
- A. POOR INTERSECTION TRAFFIC FLOW.** - CONSIDER ALTERNATIVE OPTIONS FOR IMPROVING TRAFFIC FLOW, INCORPORATING WAYFINDING SIGNAGE, & VISUAL WAYFINDING IDENTITY MARKER.
- B. TENANT RETAIL SIGNS** - CONSIDER OPTION TO CONSOLIDATE ALL INTERIOR TENANT SIGNS TO NEW, UNIFORM WAYFINDING SYSTEM.
- C. BUS STOP** - CONSIDER INCORPORATING STOP WITH FUTURE PEDESTRIAN FACILITIES AND DEVELOPING STOP TO ENCOURAGE PUBLIC TRANSPORTATION USE.
- D. OVERHEAD ELECTRIC LINES** - VISUAL CLUTTER.
- E. UTILITY STRUCTURES** - VISUAL CLUTTER.
- F. PRIVATE DRIVE ACCESS** - CONSIDER PEDESTRIAN FACILITIES AND INCORPORATING WAYFINDING SIGNAGE.
- G. INTERSECTION** - CONSIDER PEDESTRIAN FACILITIES, INCORPORATING WAYFINDING SIGNAGE, & VISUAL WAYFINDING IDENTITY.
- H. INSUFFICIENT SPACE FROM CURB TO PROPERTY LINE FOR IMPROVEMENTS** - CONSIDER AGREEMENT WITH PROPERTY OWNER FOR EASEMENT TO INCORPORATE ADJACENT UNDERUTILIZED LAND WITH STREETSCAPE IMPROVEMENTS (GRAPHIC SHADED AREA).
- MISC.** LACK OF PEDESTRIAN/BICYCLE FACILITIES, LIGHTING, WAYFINDING SIGNAGE, AND CONSISTENT LANDSCAPE PLANTINGS - CONSIDER NEW STREETSCAPE IMPROVEMENTS.

# Commerce Lane South Analysis



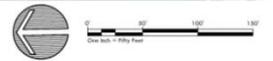
- A. POOR INTERSECTION TRAFFIC FLOW** - CONSIDER ALTERNATIVE OPTIONS FOR IMPROVING TRAFFIC FLOW, INCORPORATING WAYFINDING SIGNAGE, & VISUAL WAYFINDING IDENTITY MARKER.
- B. INSUFFICIENT SPACE FROM CURB TO PROPERTY LINE FOR IMPROVEMENTS** - CONSIDER AGREEMENT WITH PROPERTY OWNER FOR EASEMENT TO INCORPORATE ADJACENT UNDERUTILIZED LAND WITH STREETSCAPE IMPROVEMENTS (GRAPHIC SHADED AREA).
- C. PRIVATE DRIVE ACCESS** - CONSIDER PEDESTRIAN FACILITIES AND INCORPORATING WAYFINDING SIGNAGE.
- D. BUS STOP** - CONSIDER INCORPORATING STOP WITH FUTURE PEDESTRIAN FACILITIES AND DEVELOPING STOP TO ENCOURAGE PUBLIC TRANSPORTATION USE.
- E. CONCRETE MEDIAN** - CONSIDER AESTHETIC TREATMENT OR LANDSCAPE PLANTINGS.
- F. TENANT SIGNS** - BRANDING, DESIGN LANGUAGE NOT CONSISTENT - CONSIDER REPLACEMENT WITH NEW, UNIFORM MATERIALS, COLOR, DESIGN AND ADDITIONAL LANDSCAPE PLANTINGS.
- MISC. LACK OF PEDESTRIAN/BICYCLE FACILITIES, LIGHTING, WAYFINDING SIGNAGE, AND CONSISTENT LANDSCAPE PLANTINGS** - CONSIDER NEW STREETSCAPE IMPROVEMENTS.

# Jerome Lane Analysis



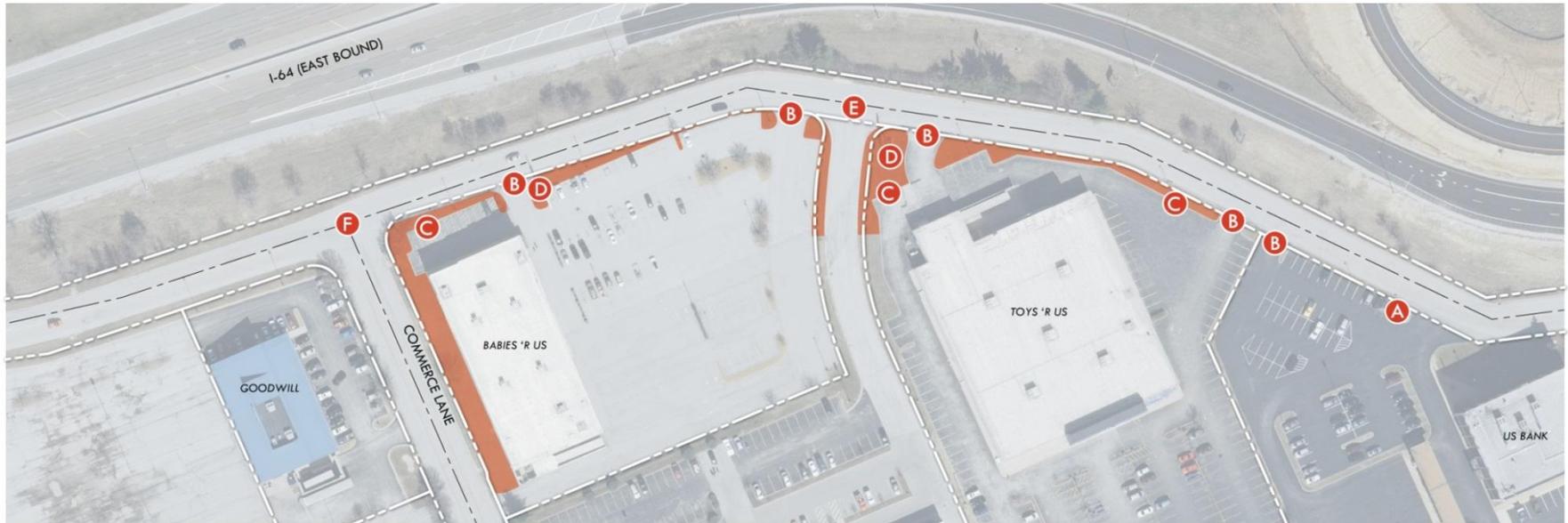
- A. INTERSECTION** - CONSIDER PEDESTRIAN FACILITIES AND INCORPORATING WAYFINDING SIGNAGE.
- B. PRIVATE SERVICE DRIVE** - CONSIDER AGREEMENT WITH PROPERTY OWNER FOR EASEMENT TO SCREEN TRASH CONTAINER.
- C. PRIVATE DRIVE ACCESS** - CONSIDER PEDESTRIAN FACILITIES AND INCORPORATING WAYFINDING SIGNAGE.
- D. UTILITY AND TRASH DUMPSTER** - CONSIDER AGREEMENT WITH PROPERTY OWNER FOR EASEMENT TO SCREEN UTILITIES AND TRASH CONTAINER.
- E. RETAIL TENANT SIGN** - RANING, DESIGN LANGUAGE NOT CONSISTENT - CONSIDER REPLACEMENT WITH NEW, UNIFORM MATERIALS, COLOR, DESIGN AND ADDITIONAL LANDSCAPE PLANTINGS.
- F. FUTURE WAYFINDING/BRANDING** - CONSIDER WAYFINDING/BRANDING FEATURE WITH NEW, UNIFORM MATERIALS, COLOR, DESIGN AND ADDITIONAL LANDSCAPE PLANTINGS.
- G. INSUFFICIENT SPACE FROM CURB TO PROPERTY LINE FOR IMPROVEMENTS** - CONSIDER AGREEMENT WITH PROPERTY OWNER FOR EASEMENT TO INCORPORATE ADJACENT UNDERUTILIZED LAND WITH STREETScape IMPROVEMENTS (GRAPHIC SHADED AREA).
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# Plaza East Analysis



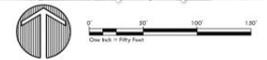
- A.** POOR INTERSECTION TRAFFIC MOVEMENT - CONSIDER ALTERNATIVE OPTIONS FOR IMPROVING TRAFFIC FLOW AND INCORPORATING WAYFINDING SIGNAGE.
  - B.** PRIVATE DRIVE ACCESS - CONSIDER PEDESTRIAN FACILITIES AND INCORPORATING WAYFINDING SIGNAGE.
  - C.** INSUFFICIENT SPACE FROM CURB TO PROPERTY LINE FOR IMPROVEMENTS - CONSIDER AGREEMENT WITH PROPERTY OWNER FOR EASEMENT TO INCORPORATE ADJACENT UNDERUTILIZED LAND WITH STREETSCAPE IMPROVEMENTS (GRAPHIC SHADED AREA).
  - D.** TENANT RETAIL SIGNS - CONSIDER OPTION TO CONSOLIDATE ALL INTERIOR TENANT SIGNS TO NEW, UNIFORM WAYFINDING SYSTEM.
  - E.** TRASH CONTAINER/SERVICE ACCESS - CONSIDER SCREENING WITH LANDSCAPE PLANTINGS.
  - F.** OVERHEAD ELECTRIC LINES - VISUAL CLUTTER.
  - G.** OVERGROWN LANDSCAPE PLANTINGS - OBSTRUCTS LINE OF SIGHT - CONSIDER TRIMMING BACK TO PROVIDE ADEQUATE LINE OF SIGHT.
- MISC.** LACK OF PEDESTRIAN/BICYCLE FACILITIES, LIGHTING, WAYFINDING SIGNAGE, AND CONSISTENT LANDSCAPE PLANTINGS - CONSIDER NEW STREETSCAPE IMPROVEMENTS.

# Plaza Drive North Central - Analysis



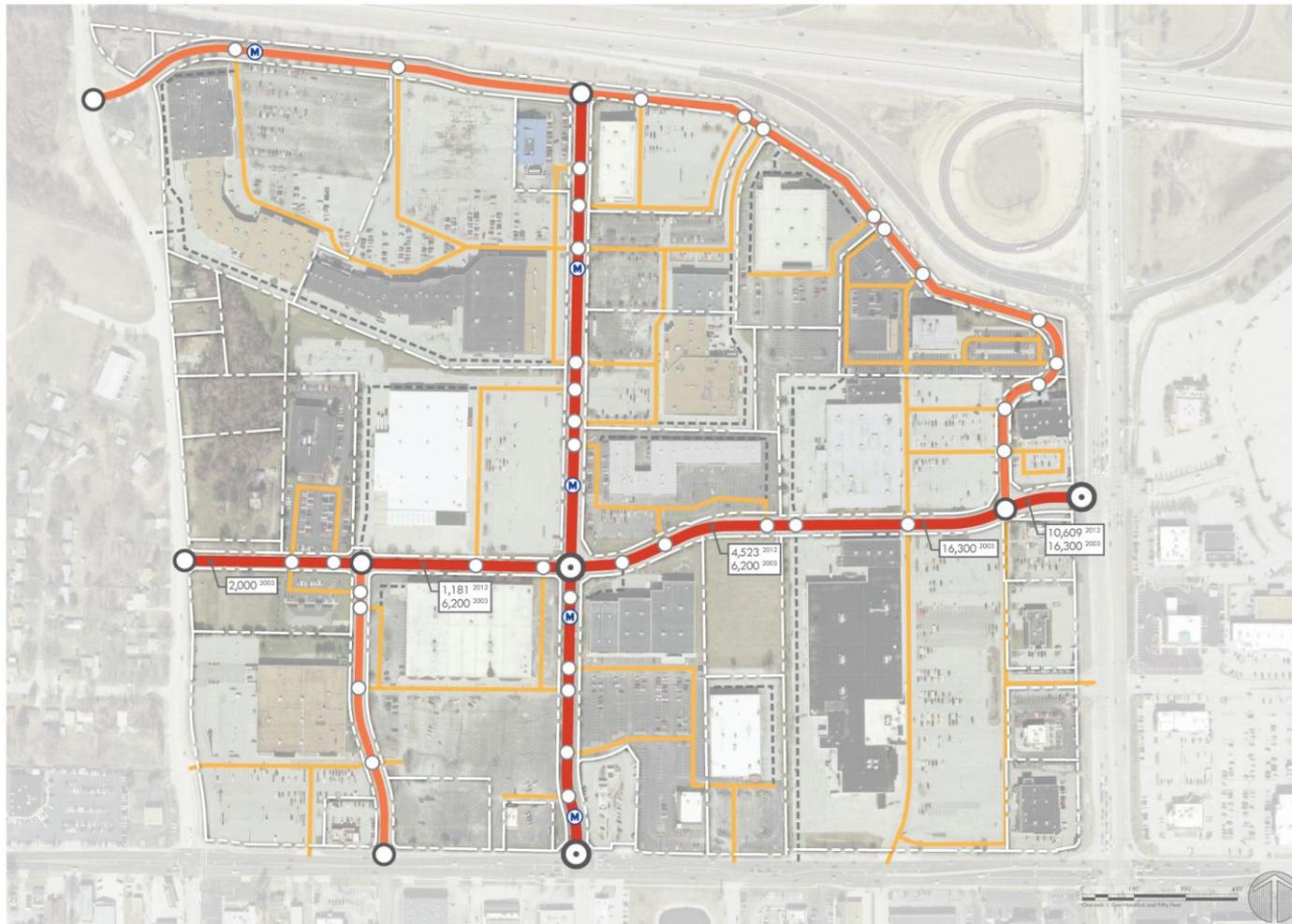
- A. TRASH CONTAINER - SCREEN WITH LANDSCAPE PLANTINGS.**
- B. PRIVATE DRIVE ACCESS - CONSIDER PEDESTRIAN FACILITIES AND INCORPORATING WAYFINDING SIGNAGE.**
- C. INSUFFICIENT SPACE FROM CURB TO PROPERTY LINE FOR IMPROVEMENTS - CONSIDER AGREEMENT WITH PROPERTY OWNER FOR EASEMENT TO INCORPORATE ADJACENT UNDERUTILIZED LAND WITH STREETScape IMPROVEMENTS (GRAPHIC SHADED AREA)**
- D. TENANT RETAIL SIGNS - CONSIDER OPTION TO CONSOLIDATE ALL INTERIOR TENANT SIGNS TO NEW, UNIFORM WAYFINDING SYSTEM.**
- E. INTERSECTION - CONSIDER PEDESTRIAN FACILITIES, INCORPORATING WAYFINDING SIGNAGE, & VISUAL WAYFINDING IDENTITY.**
- F. POOR INTERSECTION TRAFFIC FLOW- CONSIDER ALTERNATIVE OPTIONS FOR IMPROVING TRAFFIC FLOW, INCORPORATING WAYFINDING SIGNAGE, & VISUAL WAYFINDING IDENTITY MARKER.**
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# Plaza Drive West - Analysis

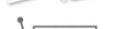


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- B. PRIVATE DRIVE ACCESS - CONSIDER PEDESTRIAN FACILITIES AND INCORPORATING WAYFINDING SIGNAGE.**
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- E. INTERSECTION - CONSIDER PEDESTRIAN FACILITIES, INCORPORATING WAYFINDING SIGNAGE, & VISUAL WAYFINDING IDENTITY.**
- MISC. LACK OF PEDESTRIAN/BICYCLE FACILITIES, LIGHTING, WAYFINDING SIGNAGE, AND CONSISTENT LANDSCAPE PLANTINGS - CONSIDER NEW STREETSCAPE IMPROVEMENTS.**

# Vehicular Circulation Plan

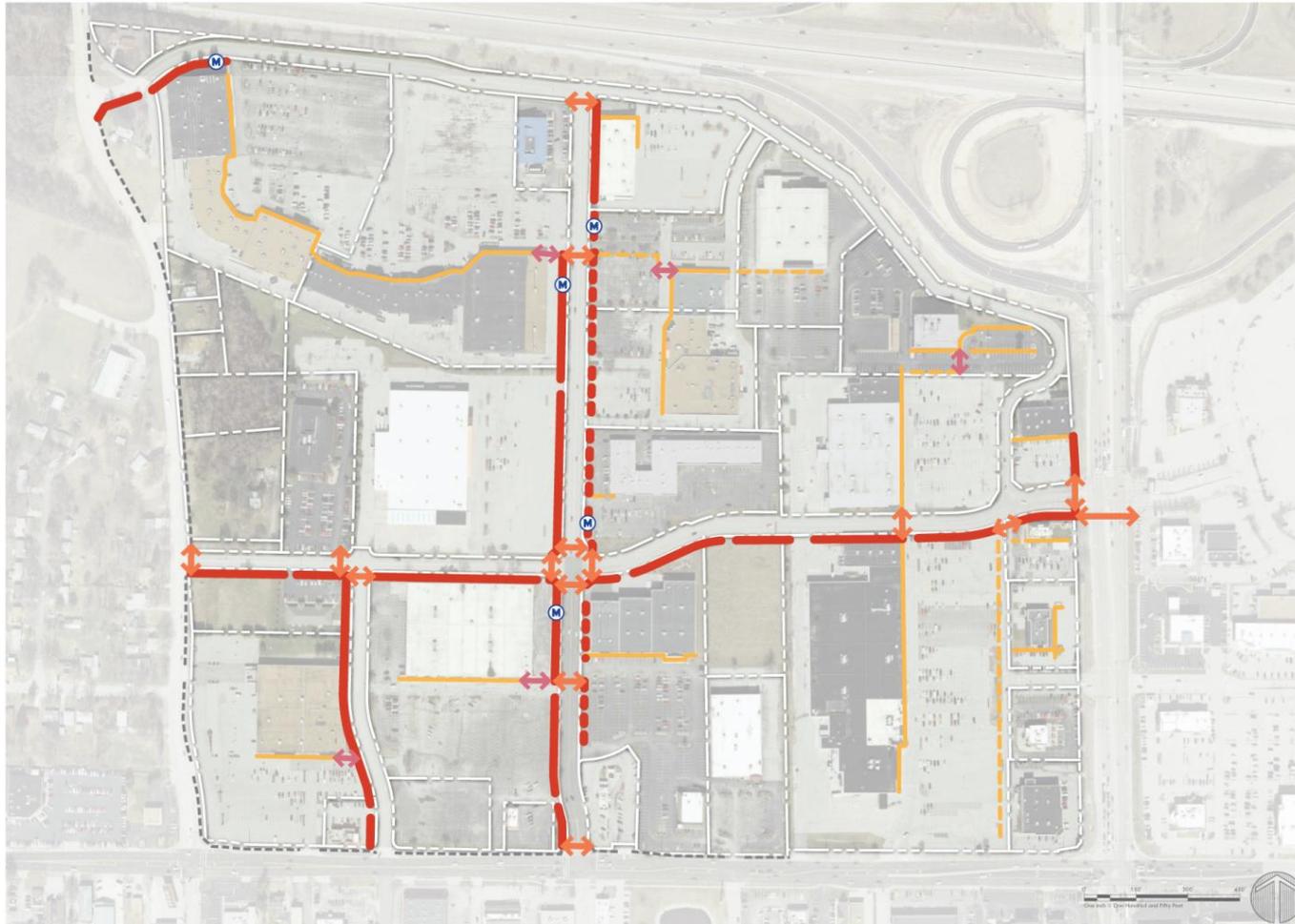


## LEGEND

- PRIMARY CIRCULATION 
- SECONDARY CIRCULATION 
- PRIVATE CIRCULATION 
- SERVICE ACCESS CIRCULATION 
- PRIMARY INTERSECTION 
- SECONDARY INTERSECTION 
- PRIVATE INTERSECTION 
- METRO BUS STOP 
- PROPERTY LINE 
- AVERAGE DAILY TRAFFIC   
Source: KSS Fuels

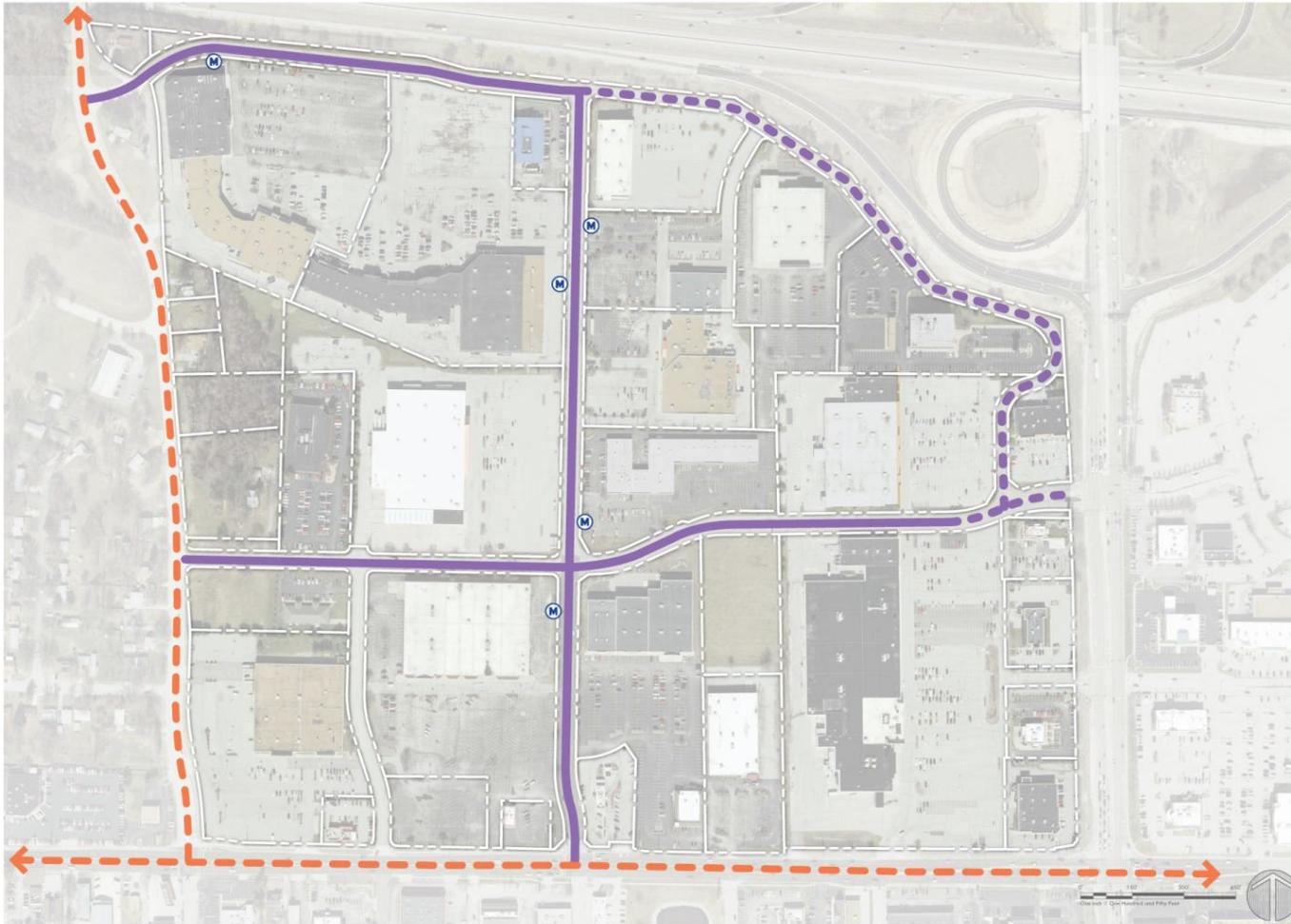


# Pedestrian Circulation Plan



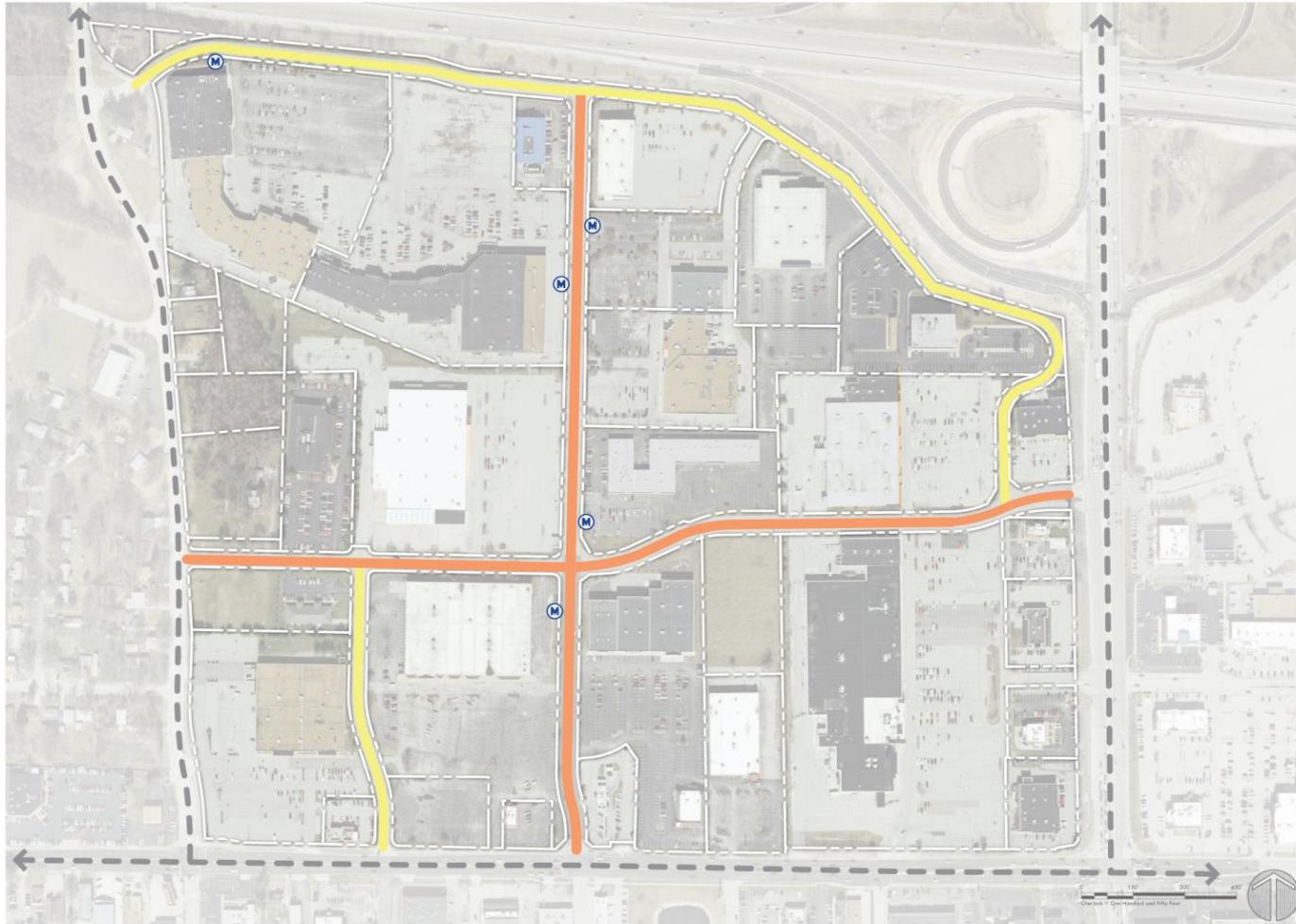
LEGEND	
<b>PUBLIC CIRCULATION</b>	
PROPOSED CIRCULATION	
ALTERNATIVE CIRCULATION	
EXISTING CIRCULATION	
CROSSWALK	
METRO BUS STOP	
<b>PRIVATE CIRCULATION</b>	
RECOMMENDED CIRCULATION	
EXISTING CIRCULATION	
CROSSWALK	
PROPERTY LINE	

# Bicycle Circulation Plan



- LEGEND**
- PROPOSED BIKE LANE
  - PROPOSED SHARED TRAFFIC LANE
  - PROPOSED BIKE ROUTE (FROM CITY COMPREHENSIVE PLAN)
  - (ABOVE INDICATE BICYCLE FACILITIES TRAVELING BOTH DIRECTIONS)
  - ST. CLAIR TRANSIT BUS STOP
  - PROPERTY LINE

# Street Lighting



LEGEND	
PROPOSED STREET LIGHTING (MAJOR COMMERCIAL LEVEL)	
PROPOSED STREET LIGHTING (COLLECTOR COMMERCIAL LEVEL)	
EXISTING STREET LIGHTING	
ST. CLAIR TRANSIT BUS STOP	
PROPERTY LINE	

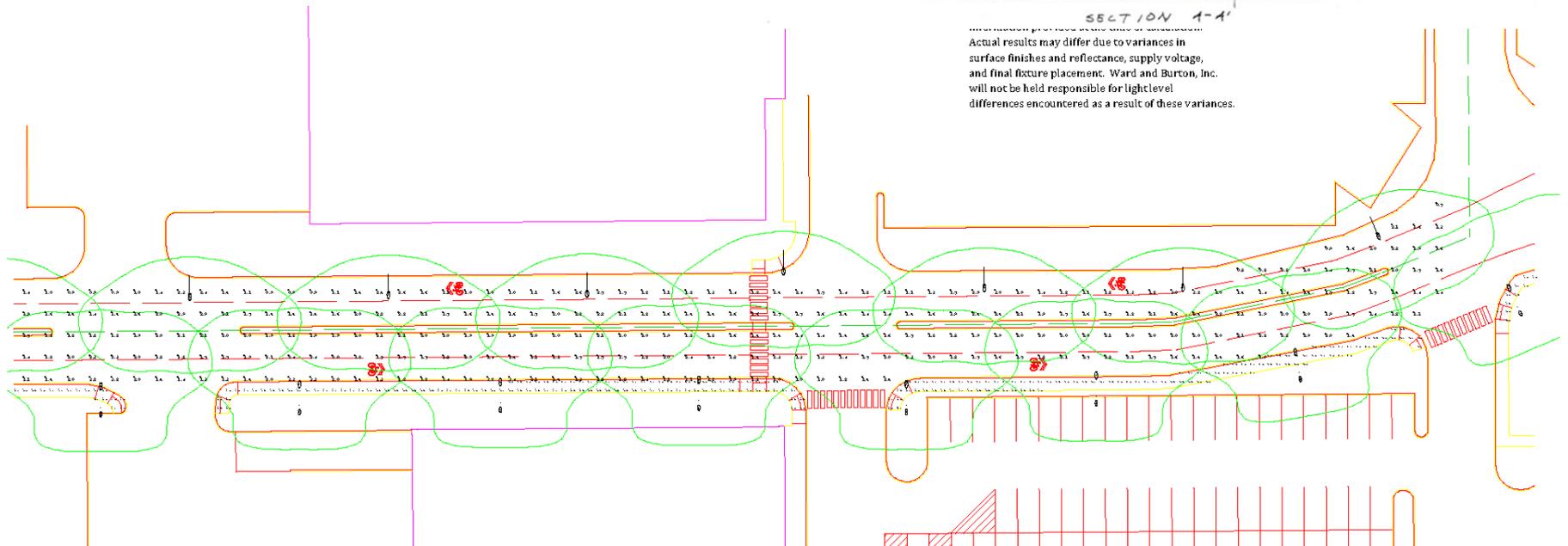
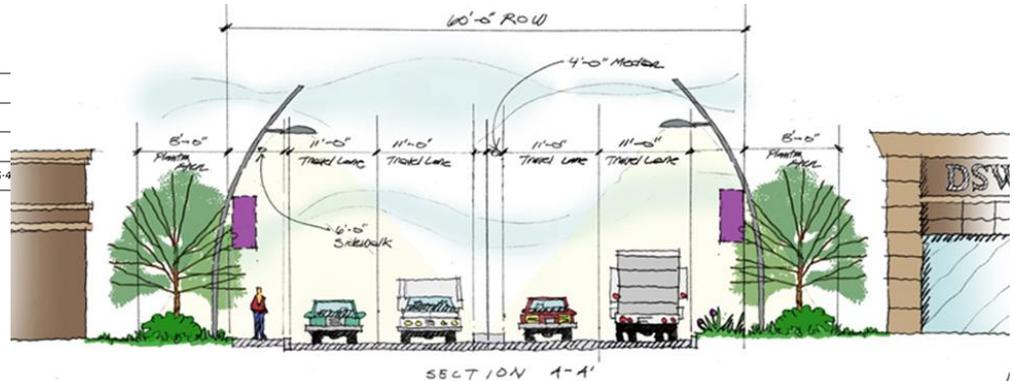
© 2014 City of St. Clair

# Lighting Options - Median or Street Side

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
—	B	A	SINGLE	NA	0.850	LUMEC CPLM-90W49LED4K-ES-LE2P
•	B	A PEDESTRIAN	GROUP	NA	0.850	LUMEC CPLM-90W49LED4K-ES-LE2P (21)/CPLS-4

## Calculation Summary

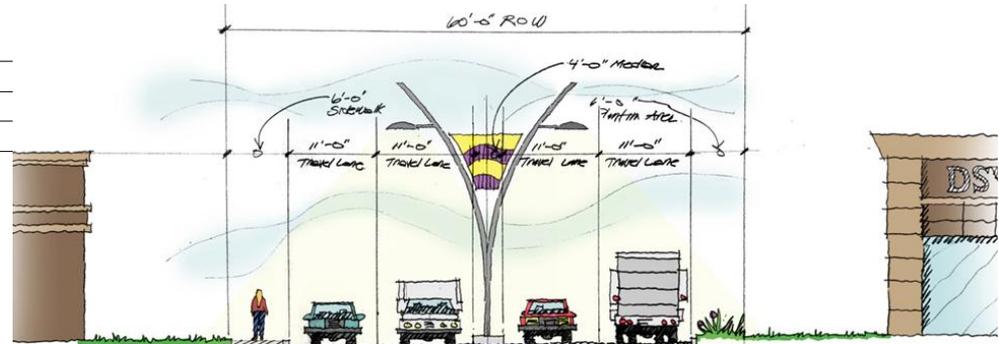
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Roadway	Illuminance	Fc	1.80	3.4	0.7	2.57	4.86
Sidewalk	Illuminance	Fc	1.71	5.2	0.3	5.70	17.33



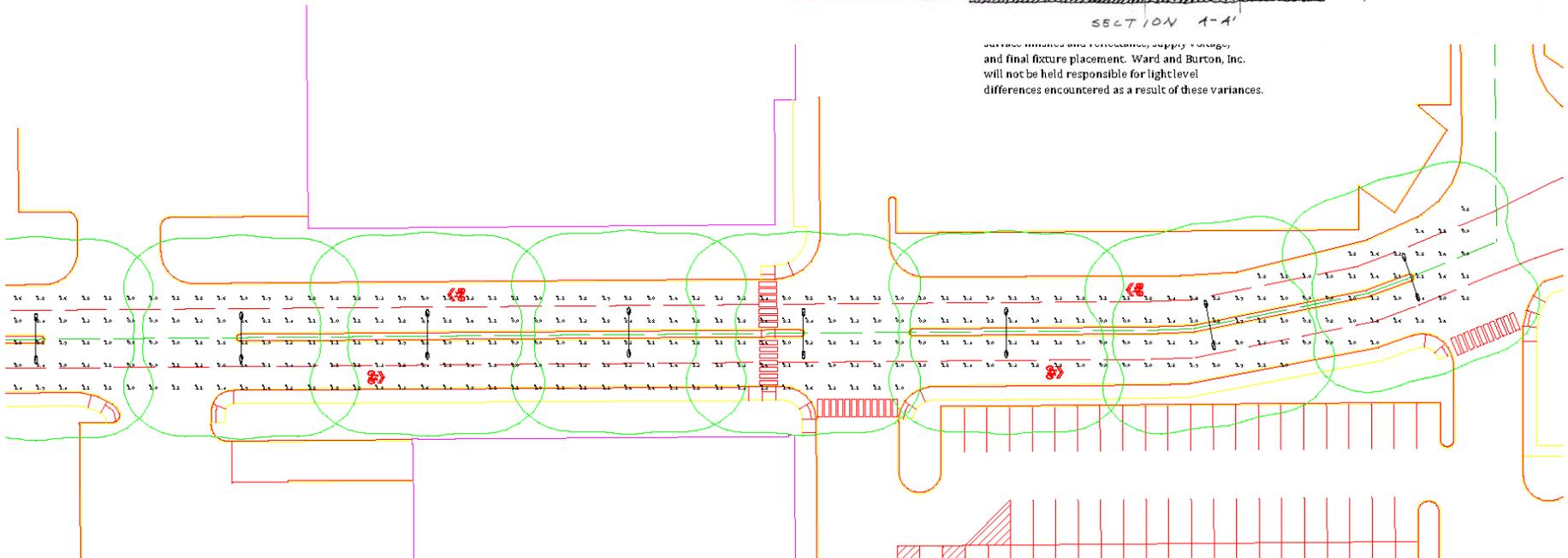
# Lighting Options - Median or Street Side

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	6	A TWIN DAVIT ARM	BACK-BACK	N.A.	0.850	LUMEC (2)CPLM-90W49LED4K-ES-LE3F

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Roadway	Illuminance	Fc	1.43	2.5	0.8	1.79	3.13



SEE THE NOTES AND SPECIFICATIONS, SUPPLY VARIANCES, and final fixture placement. Ward and Burton, Inc. will not be held responsible for light level differences encountered as a result of these variances.



# Branding & Wayfinding

- Branding

- Establishing the Identity
- How much?

- Where are the opportunities?

- Main Monument
- Supplemental Reinforcement

- Rationale for what the look might be

- Modern
- Clean
- Uncluttered
- Regional Materials



# Branding & Wayfinding

- Wayfinding
  - Consistent with Identity
  - How much?



- Where are the opportunities?
  - Regions of differing visual character
  - Landmarks for orientation
  - Memorable locations
- Organizational Approaches:
  - Local Geography
  - District/Neighborhood
  - Tenant
- Graphic Wayfinding
  - Orientation
  - Directional Information
  - Destination identification

# Examples



# Examples

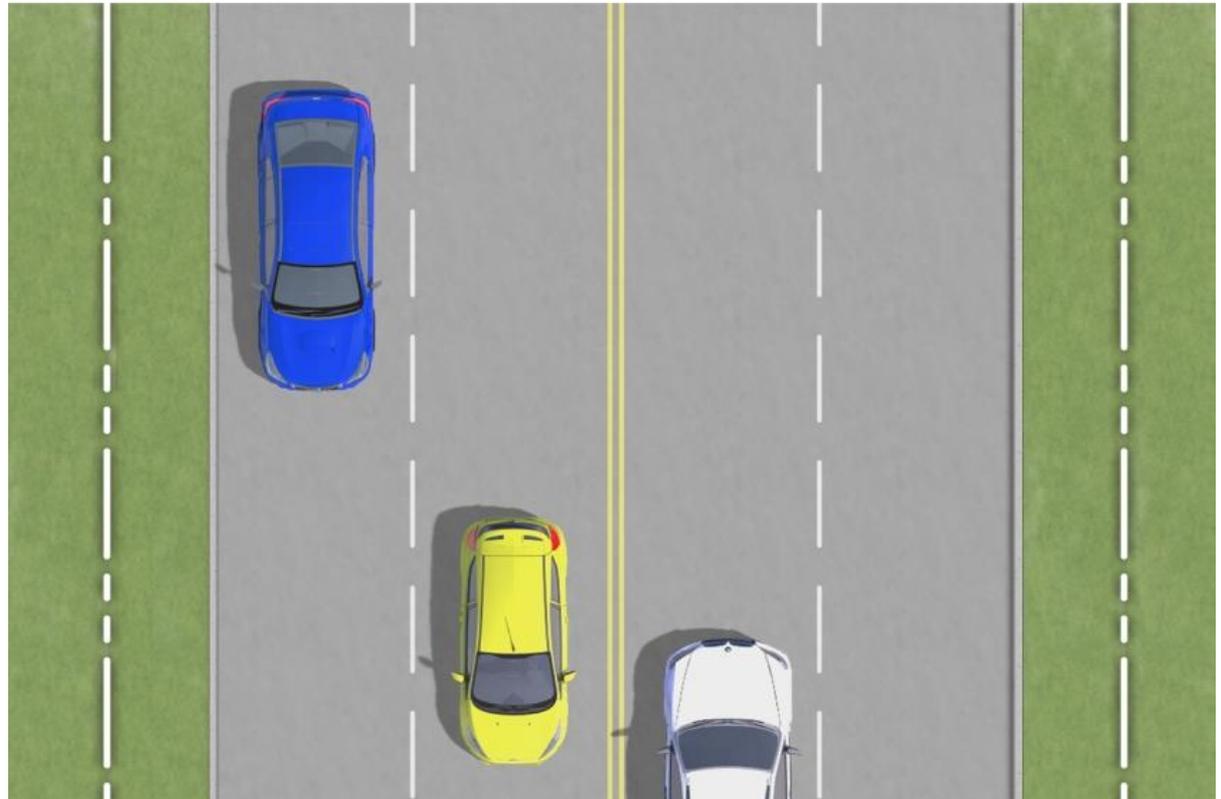
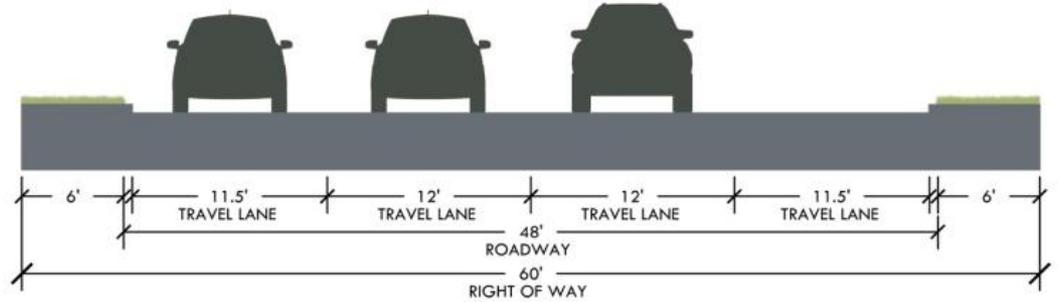


# Streetscape Treatment by Corridor Groups

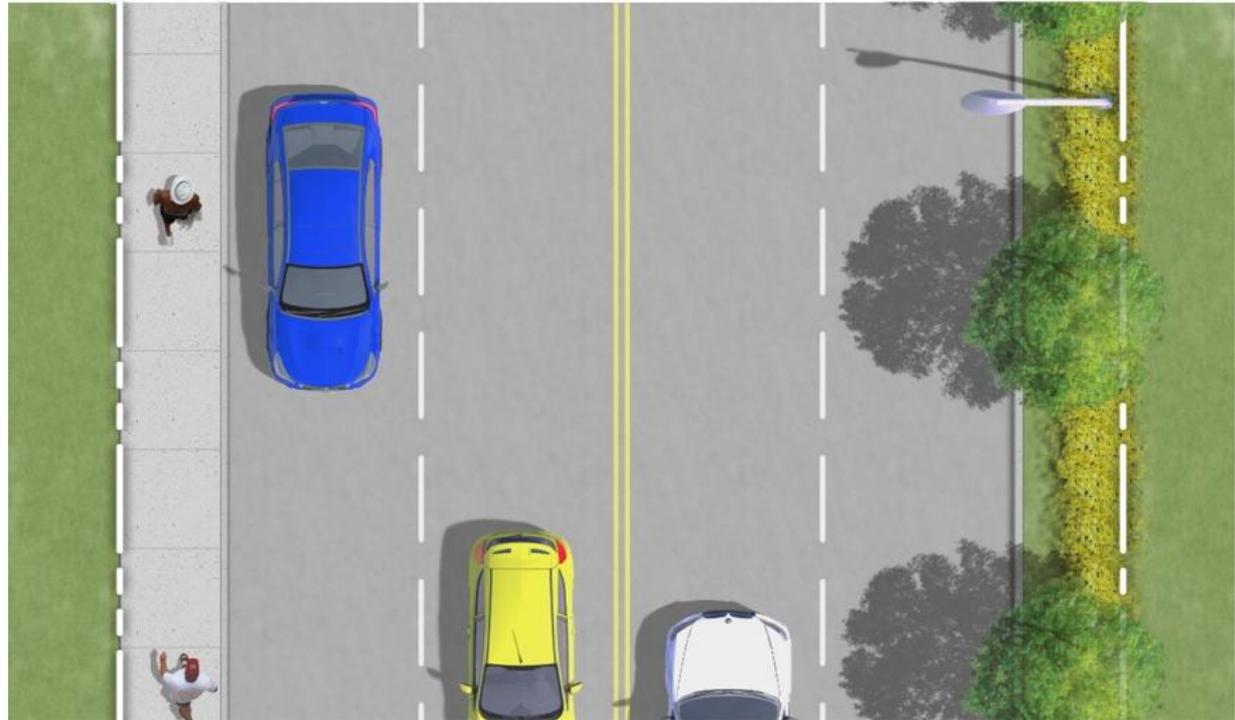
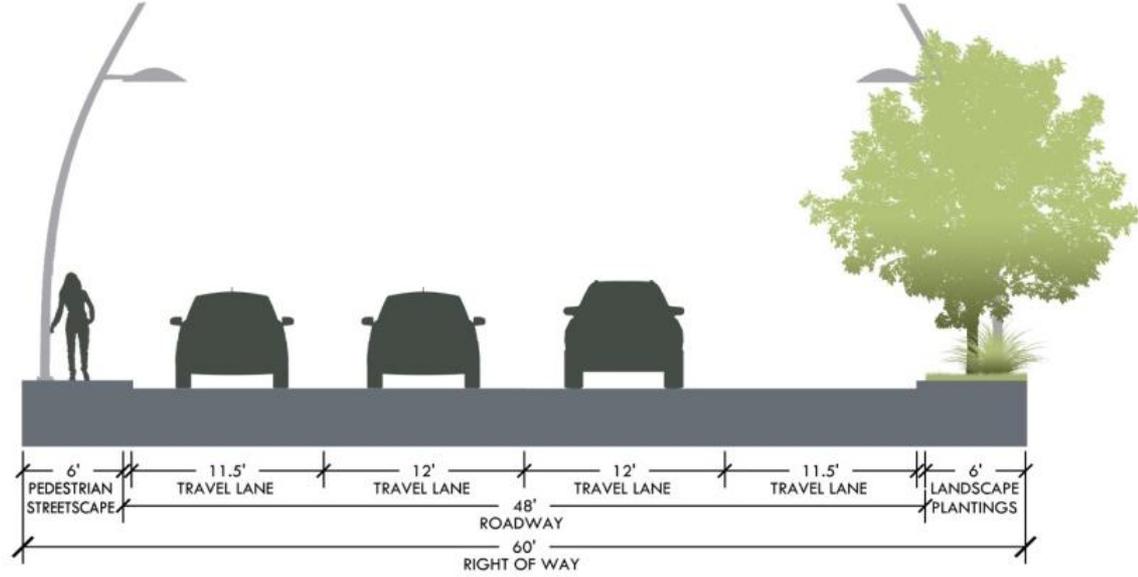
- Market Place East & Commerce Lane – 60' R/W
  - Signalized Access Points
  - Primary Entry Drives
- Market Place West – 50' R/W
  - Extension of Primary Entry Drive
- Jerome Lane – 50' R/W
  - Secondary Entry and Connection Road
- Plaza Drive – 40' R/W and 60' R/W
  - Visually an Interstate Frontage Road

Market Place &  
Commerce Lane

EXISTING  
CONDITIONS

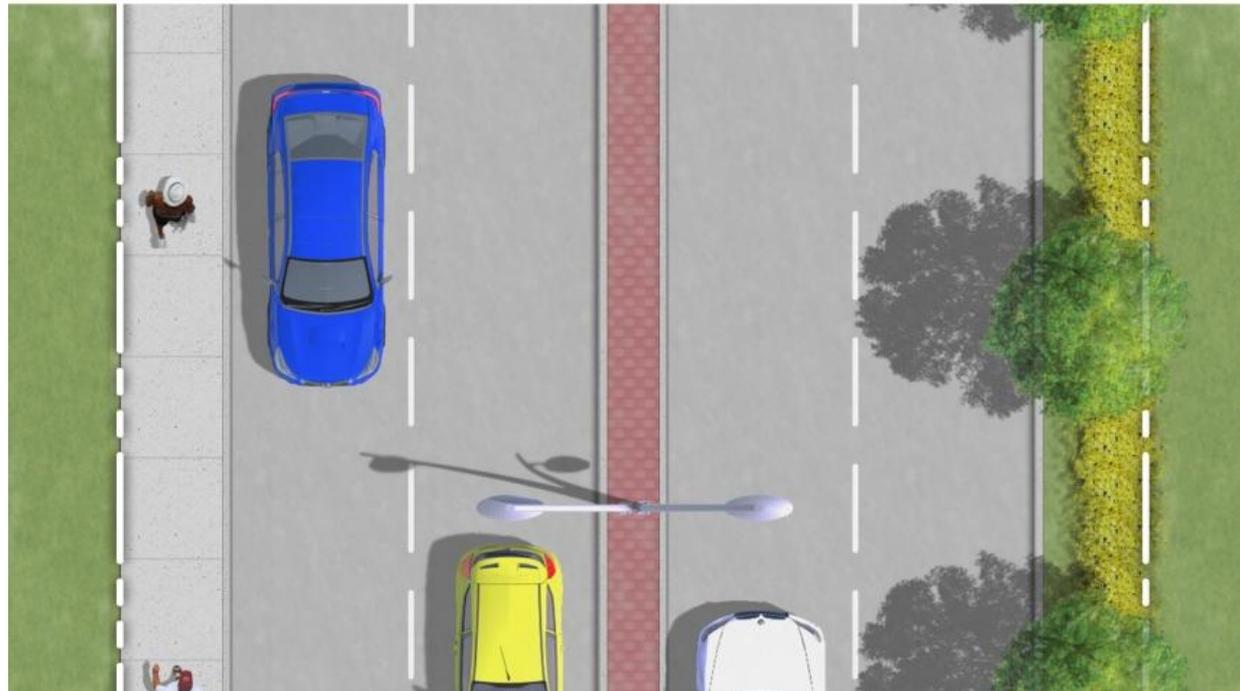
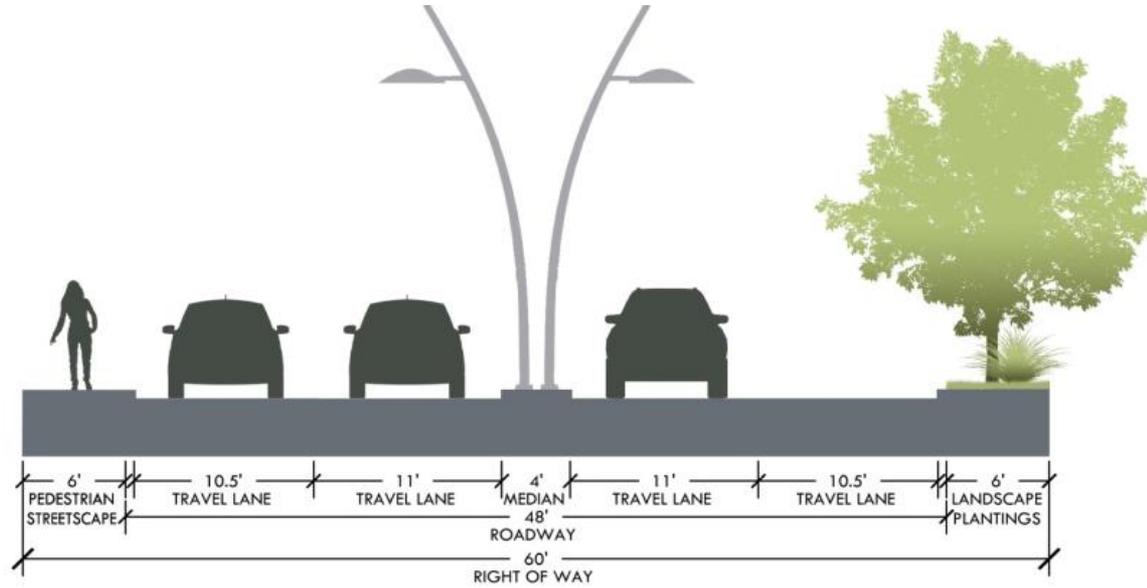


Market Place &  
Commerce Lane  
**OPTION 1-**  
**Existing Plus**  
**Sidewalk &**  
**Street Lighting**



Market Place &  
Commerce Lane

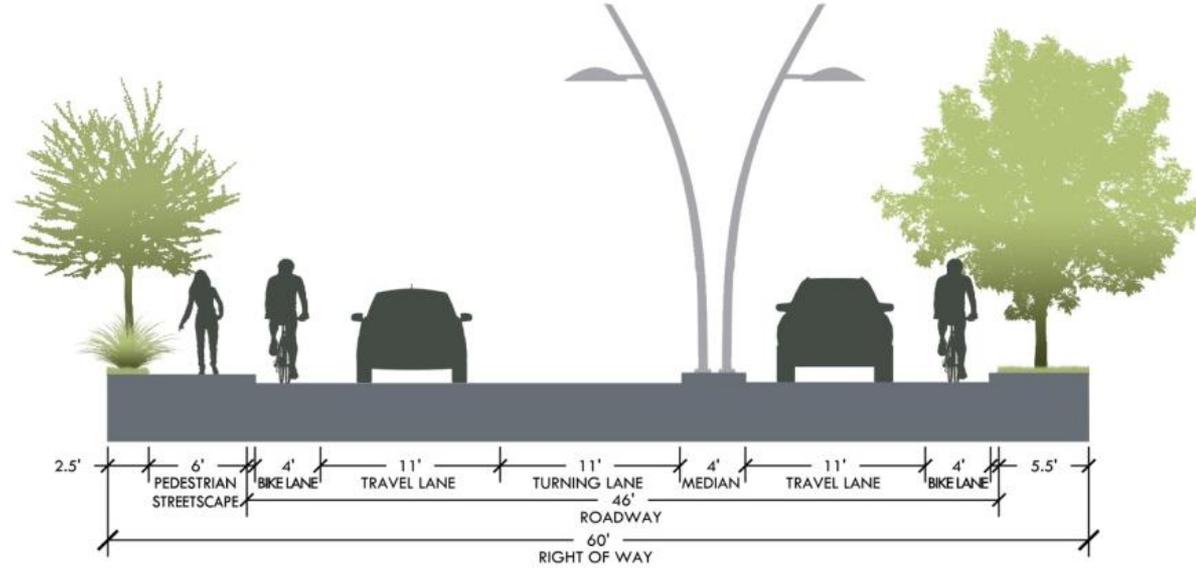
**OPTION 2-  
Lane Width Diet**



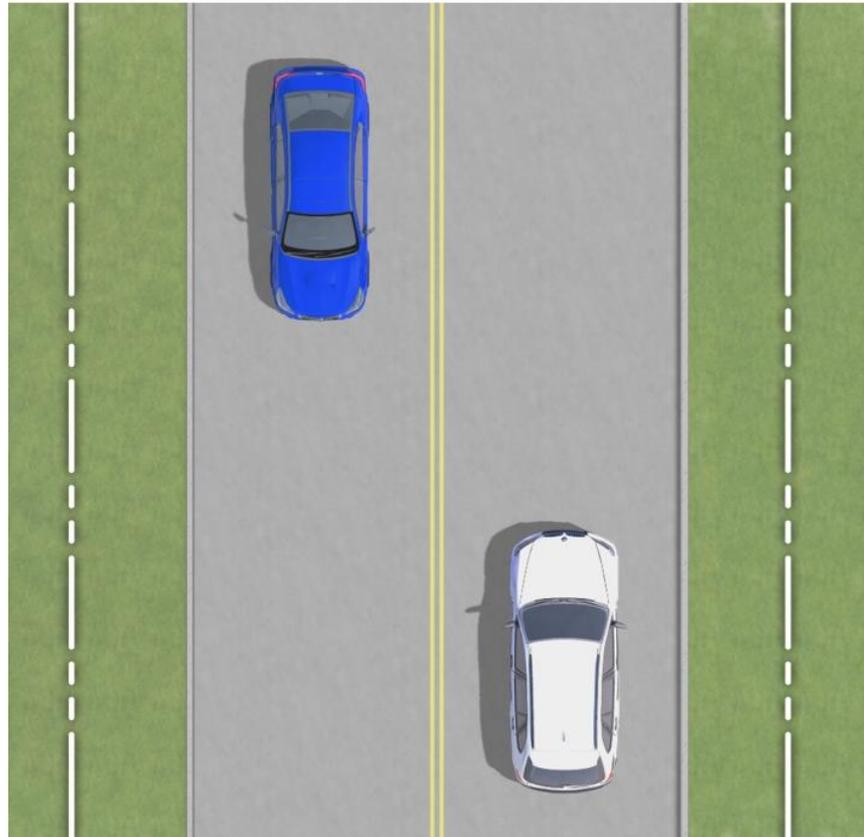
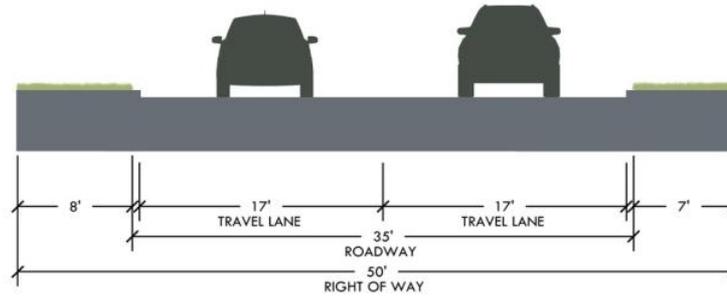
Market Place &  
Commerce Lane

OPTION 3

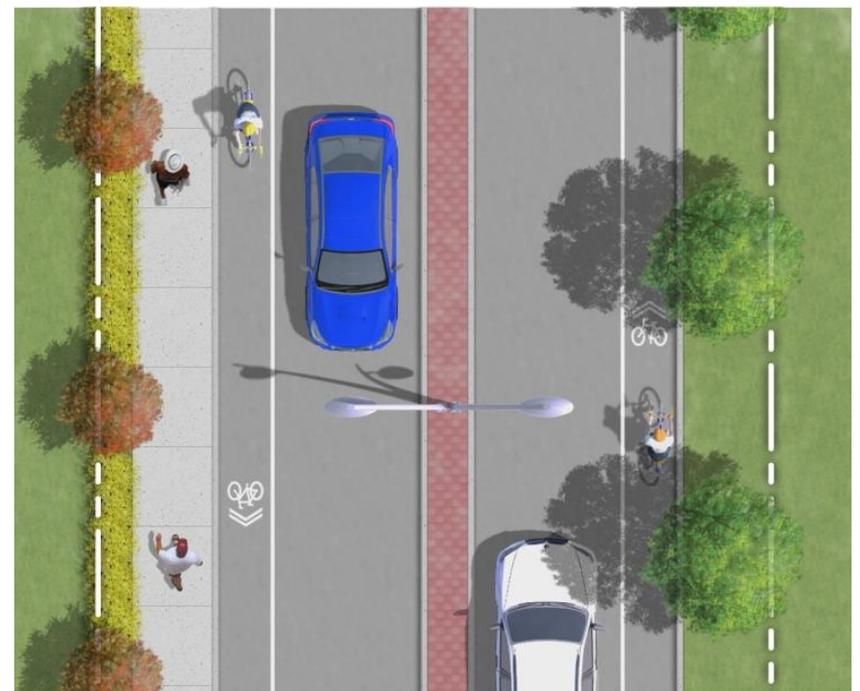
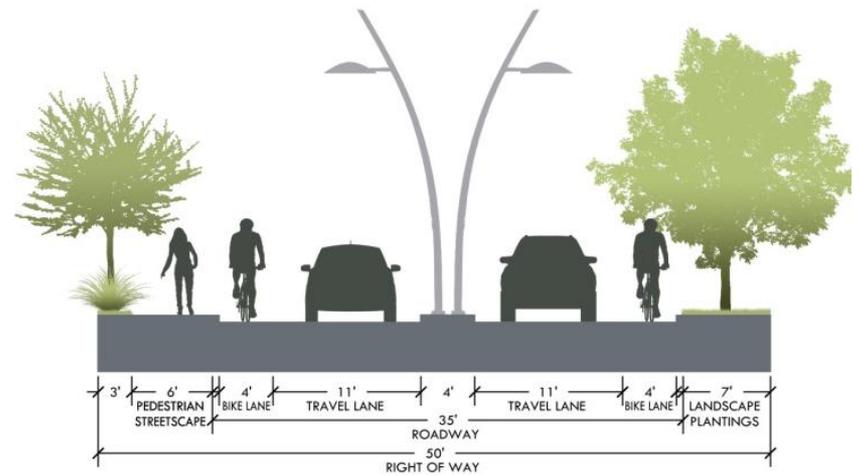
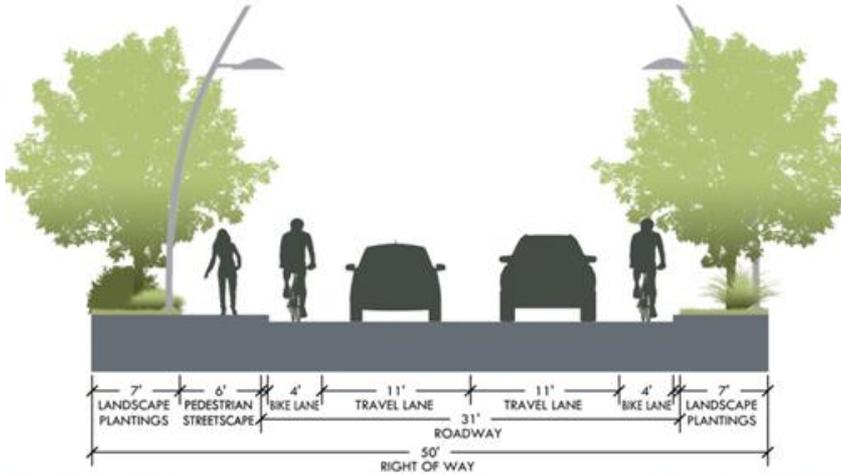
LANE REDUCTION  
DIET



# Market Place (West) - Existing



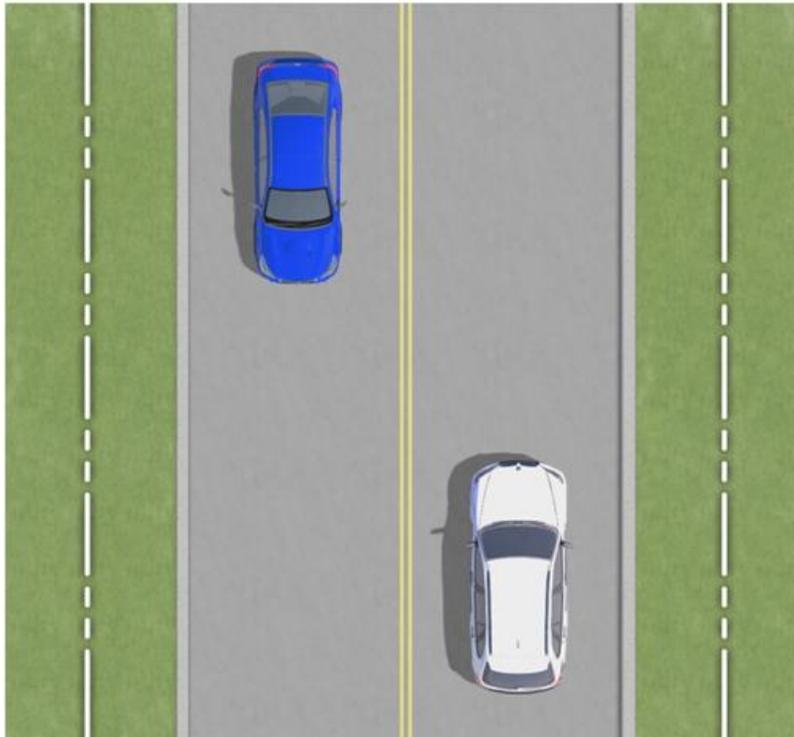
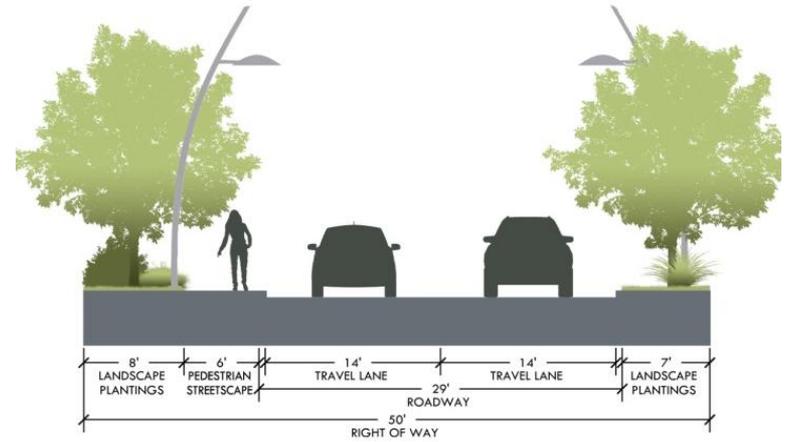
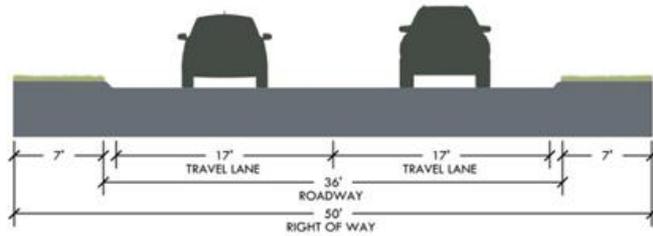
# Market Place (West) – Options 1 & 2



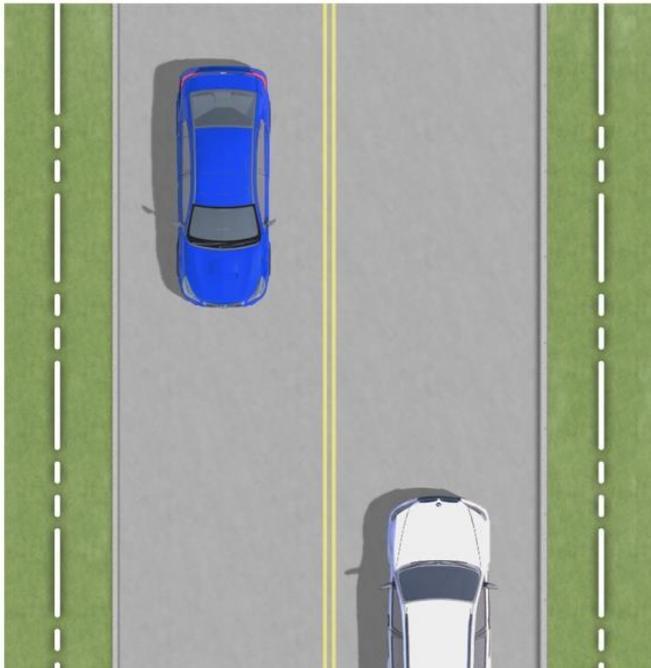
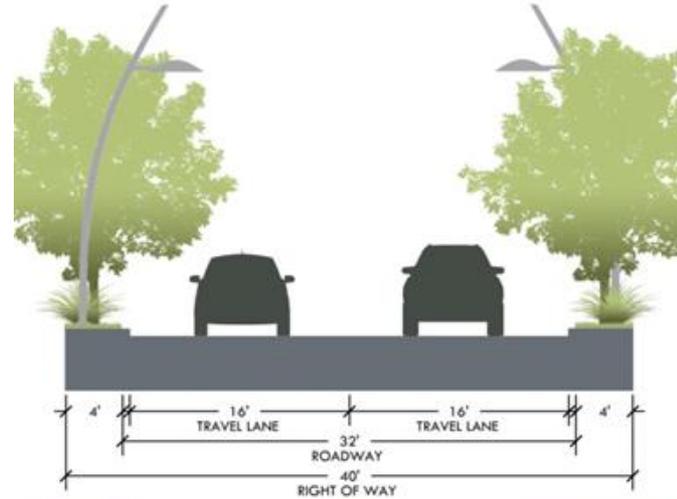
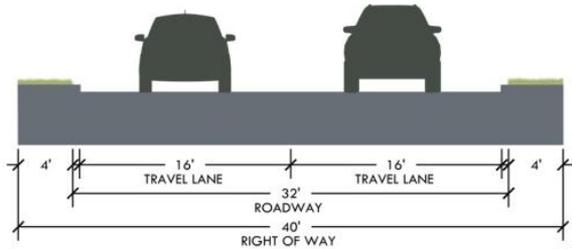
# Roundabout Treatment



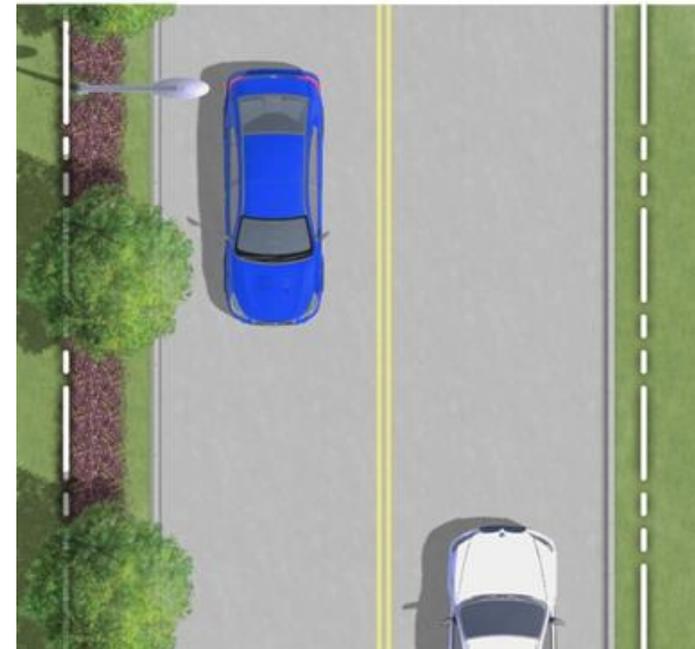
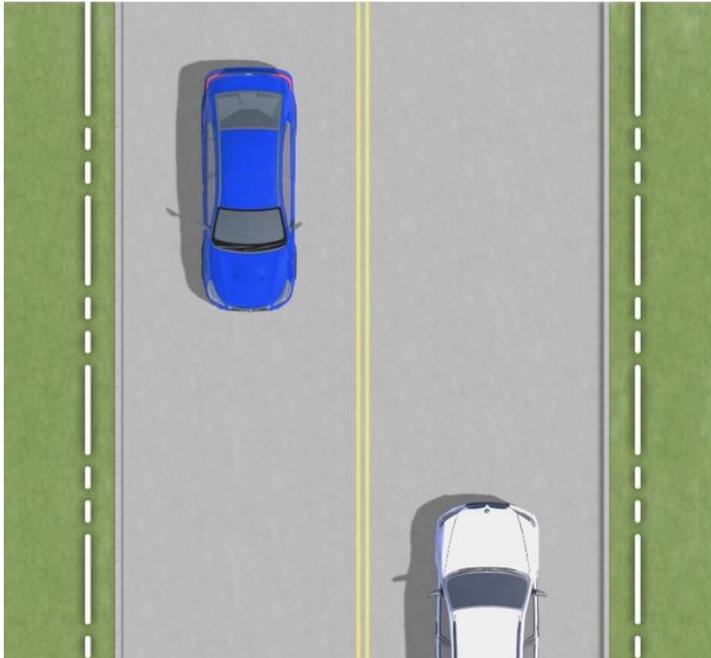
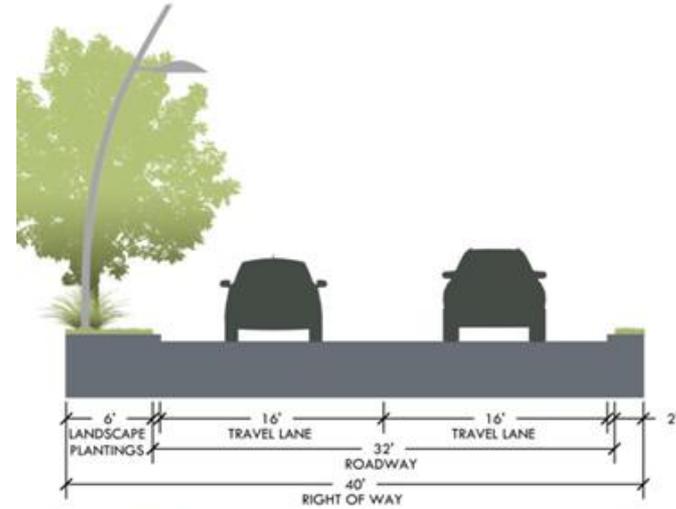
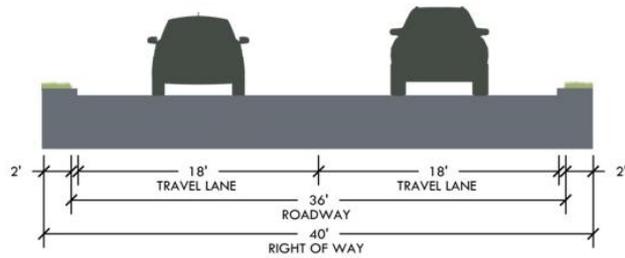
# Jerome Lane – Existing and Proposed



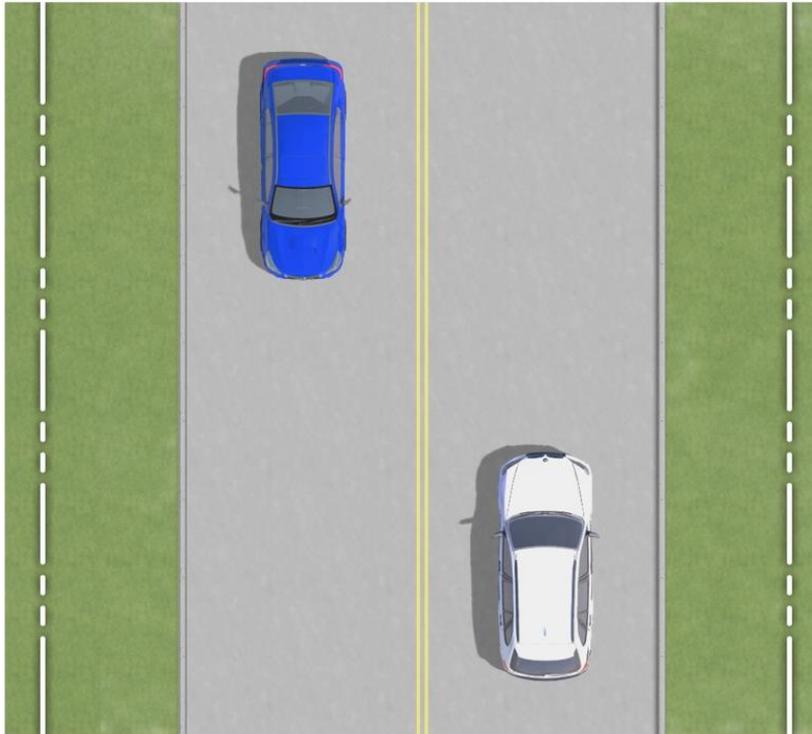
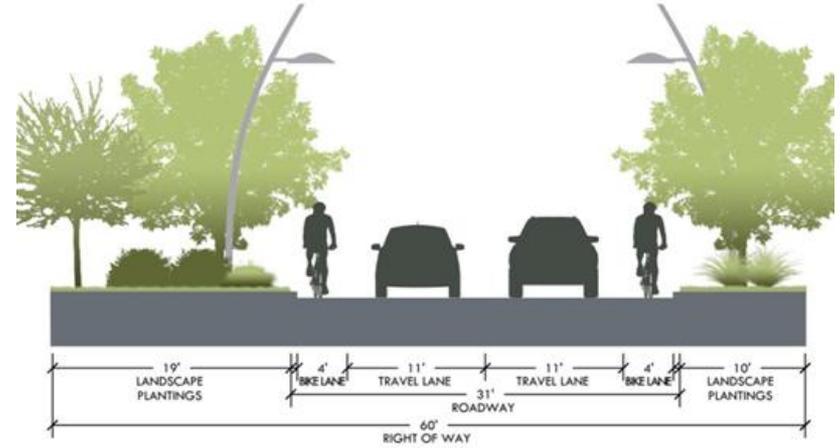
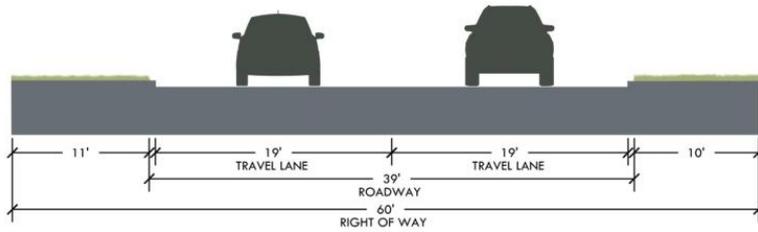
# Plaza Drive (East) – Existing and Proposed



# Plaza Drive (North) – Existing & Proposed



# Plaza Drive (West) – Existing & Proposed



# DESIGN CHARACTER - THEME

- Lighting Styles
- Sidewalk Treatment
- Street Trees & Landscape Plantings
- Site Furnishings
- Branding & Way Finding

# Development in R/W VS. Easements

- Sidewalks
- Street Trees and/or Landscape Plantings
- Branding Features
- Wayfinding Signs
- Site Furnishings

# Maintenance Considerations

- Roads, Sidewalks and Street/Pedestrian Lighting – City of Fairview Heights
- Street Trees/Landscape Plantings and Site Furnishings
  - City of Fairview Heights
  - TIF Commission
  - Adjacent Land Owners
  - Maintenance District
- Branding and Signing/Wayfinding
  - City of Fairview Heights
  - TIF Commission
  - Adjacent Land Owners
  - Maintenance District

# Review of Specific Items Requested Comments

- Discussion of High Altitude - Policy Level Type Topics
  - Focus Areas
  - Vehicular Circulation – Lane Diet Considerations
  - Pedestrian and Bicycle Circulation
  - Street Lighting
  - Branding & Wayfinding
  - Street Trees & Landscape Plantings on Easements.
  - Converting Parking to Streetscape and Greenspace
  - Streetscape Development in Right-of-Way VS. Easements
- TIF Commission Comment and Input on Requested Items