



Chillicothe 4th Street Corridor Revitalization Study

June 25th, 2018

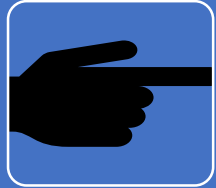
Scope



Goals



Zoning & Development Opportunities



Wayfinding



Streetscape



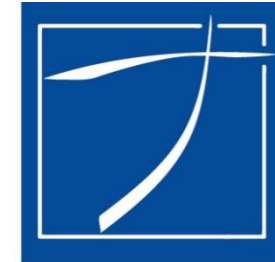
Implementation

Consultants

MW

Midwest Engineering

Associates, Inc.



teska

Goals

- Create a welcoming “front door” for Chillicothe through an enhanced streetscape and improvements to private property.
- Tie together the north and south ends of the community.
- Implement a wayfinding program to direct visitors to downtown, the Pearce Community Center, and other key community anchors.
- Promote redevelopment of underutilized properties.
- Enhance the uniformity of signage throughout the corridor.



Zoning and Development Opportunities



- City Boundary
- Parks
- Water Bodies/Creeks
- Lincoln & Southern Railroad
- Santa Fe Railroad
- Existing Traffic Signal

Streetscape Character

- Neighborhood Connector
- Neighborhood Commercial
- Business District Frontage
- Large Format Development
- Transitional Corridor

Community Anchors

- A Chillicothe Recreational Area
- B Chillicothe Elementary School
- C Peace Community Center
- D 2nd St Business District
- E City Hall
- F Illinois Valley Central High School
- G Public Library
- H South Elementary School
- I South Acres Park
- J Three Sisters Park

Streetscape Character Images (See Image Exhibit)

- 1 Transitional Corridor - Senadine Creek to Wilmot St
- 2 Neighborhood Connector - Wilmot St to Truitt Ave
- 3 Business District Frontage - Truitt Ave to Walnut St
- 4 Neighborhood Commercial - Walnut St to Cloverdale Rd
- 5 Large Format Development - Cloverdale Rd to McGrath St
- 6 Transitional Corridor - McGrath St to South end of Three Sisters Park

Cross Sections (See Sections Exhibit)

- 1 Ex. 66' ROW
- 2 Ex. 66' ROW
- 3 Ex. 165' ROW

City of Chillicothe Fourth Street Revitalization Study

Existing Conditions - Streetscape Character



LEGEND

- C1 Commercial
- C2 Commercial
- C3 Commercial
- R1 Residential
- R2 Residential
- R3 Residential
- R4 Residential
- I-1 Industrial
- Park

Zoning



Mediacom



DOLLAR GENERAL

4S.

Cloverdale St.

South Section



frontier
Communications

Frances St.

1S.

3S.

2S.

Shore Acres
Pool.

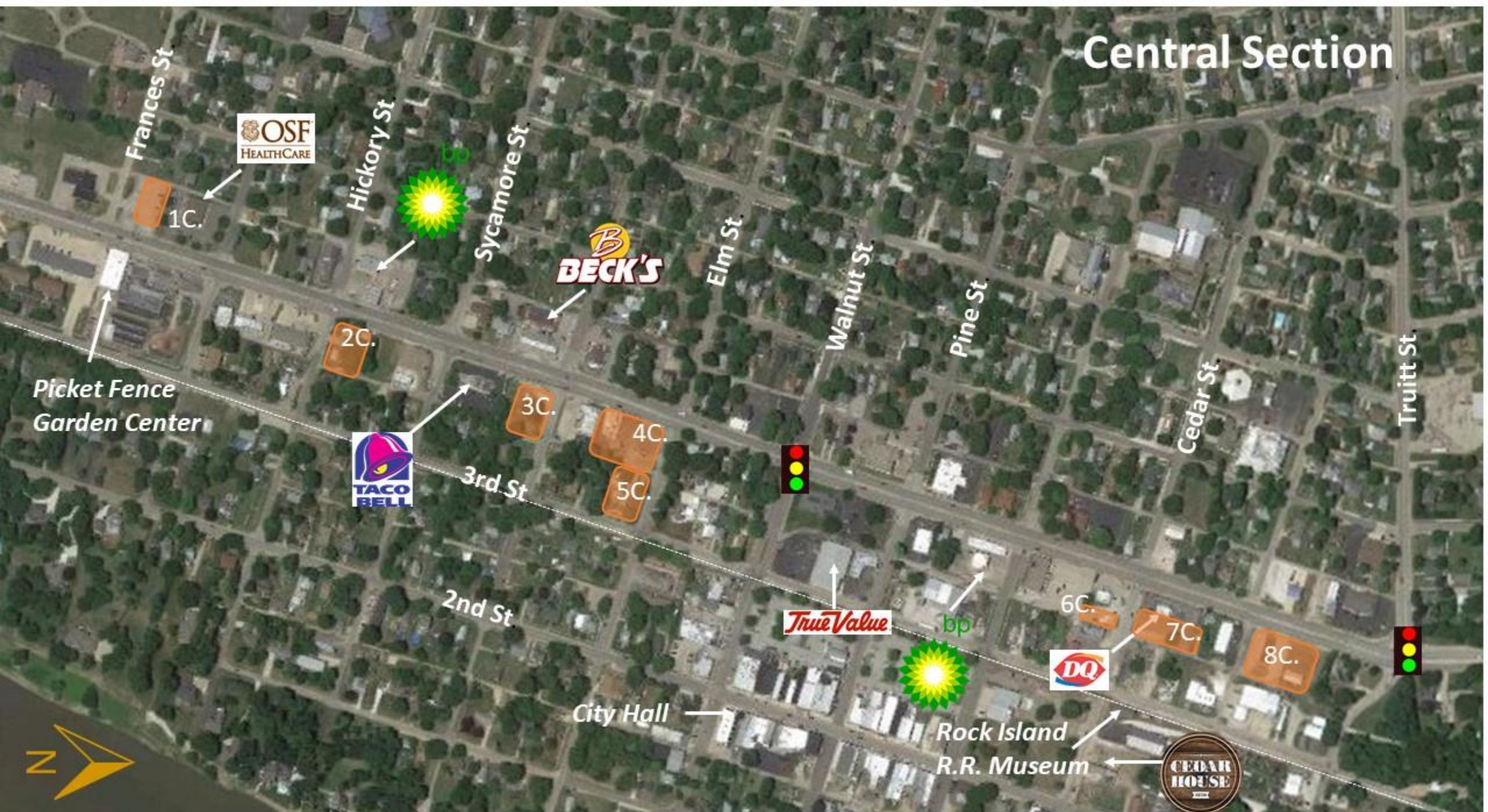
C.E.F.C.U.



Hardee's



Central Section



North Section

Skate Park →

Truitt St.



2N.

3N.



Replace Bridge

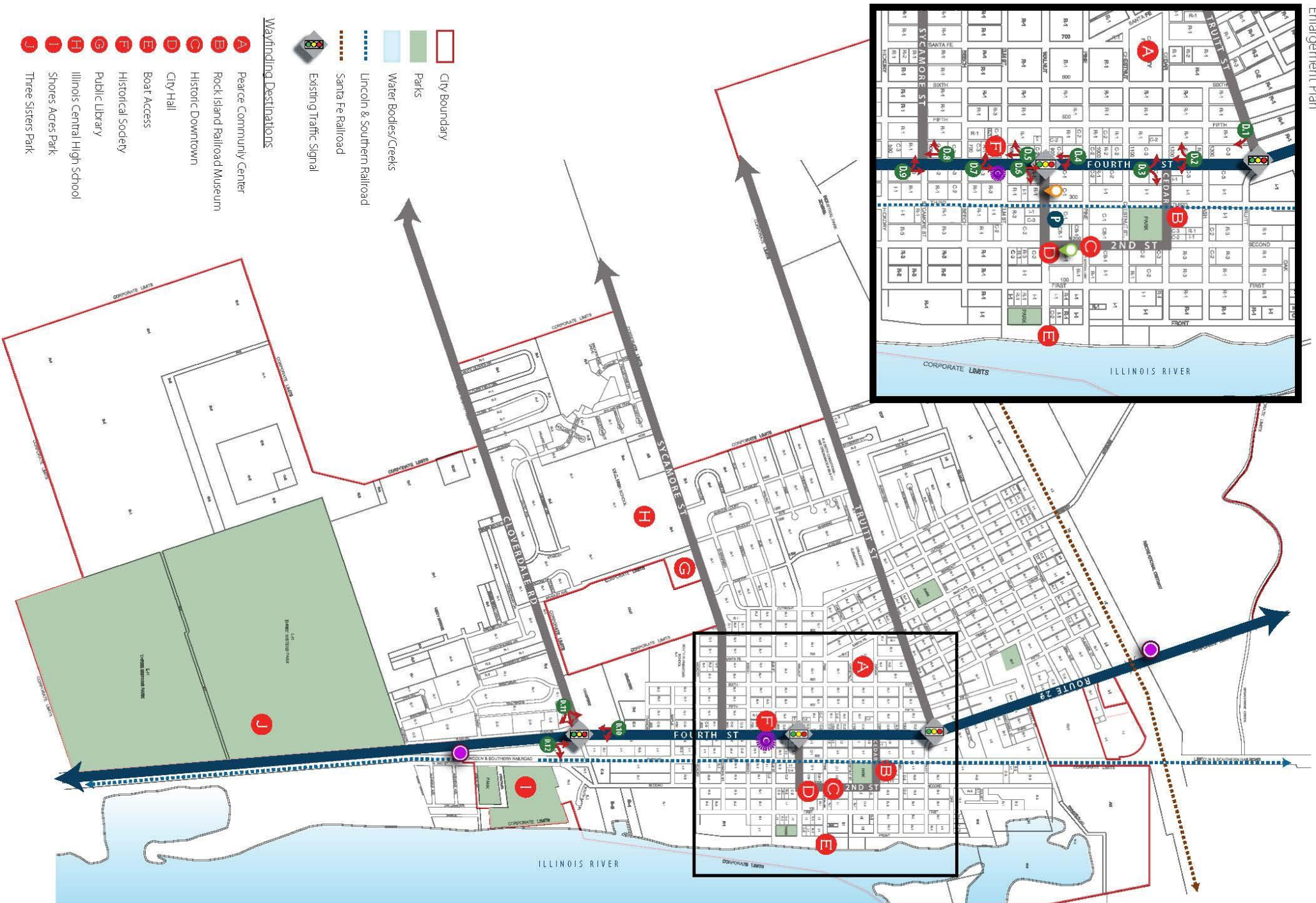
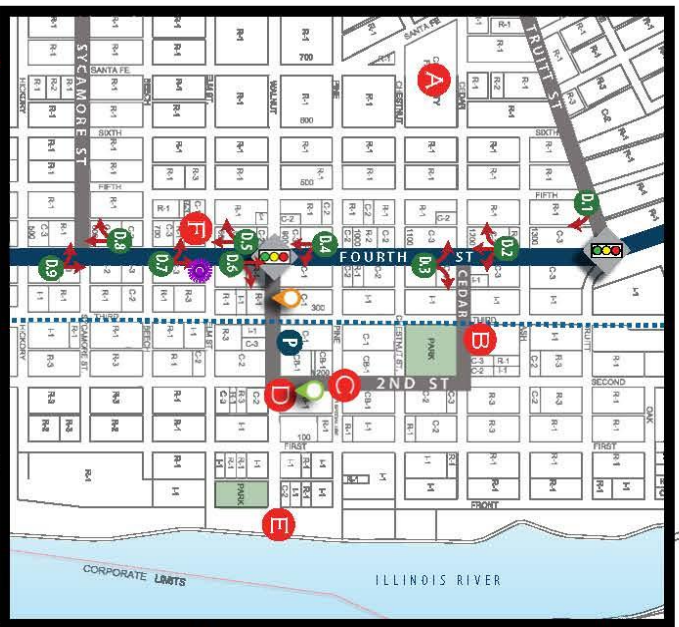
1N.

Moffitt St.

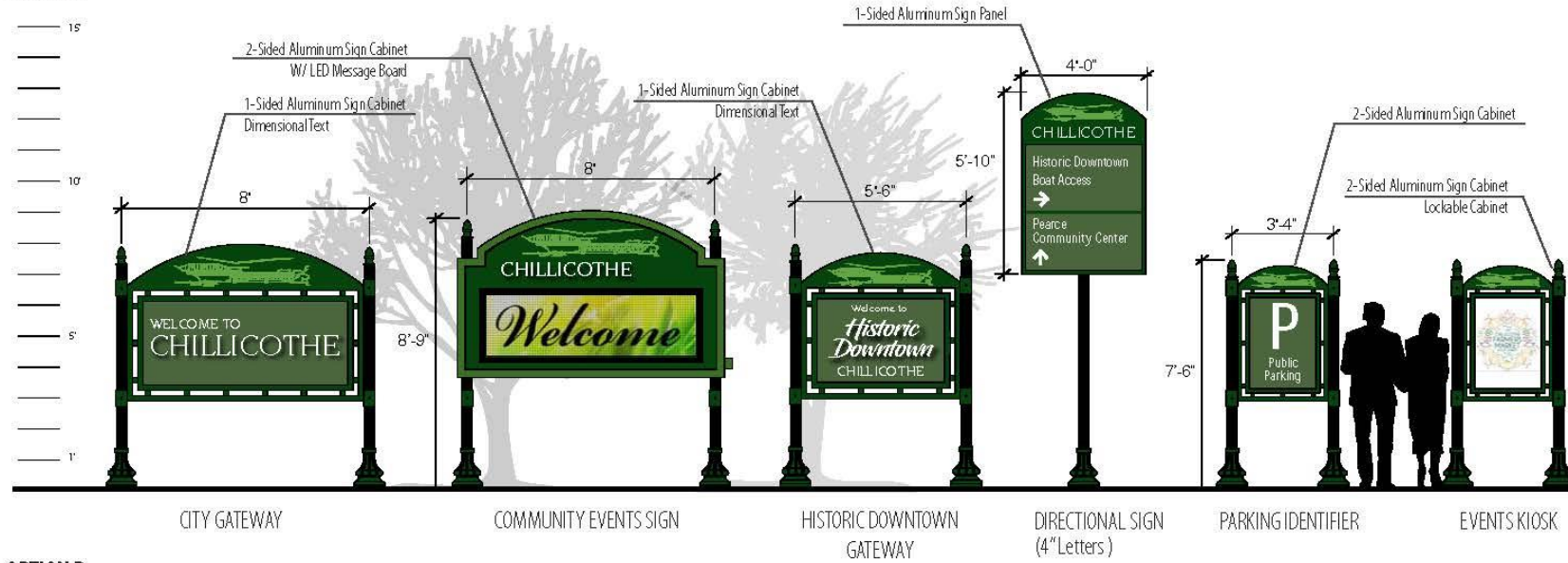




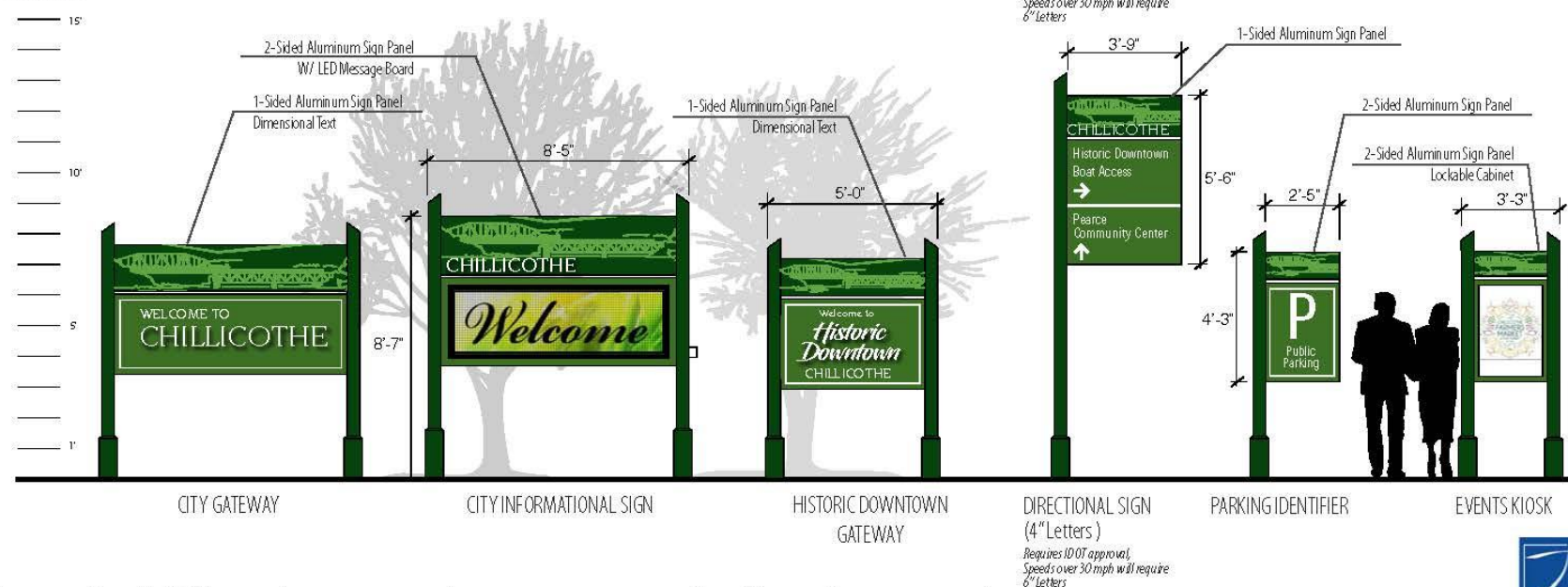
Wayfinding



OPTION A



OPTION B

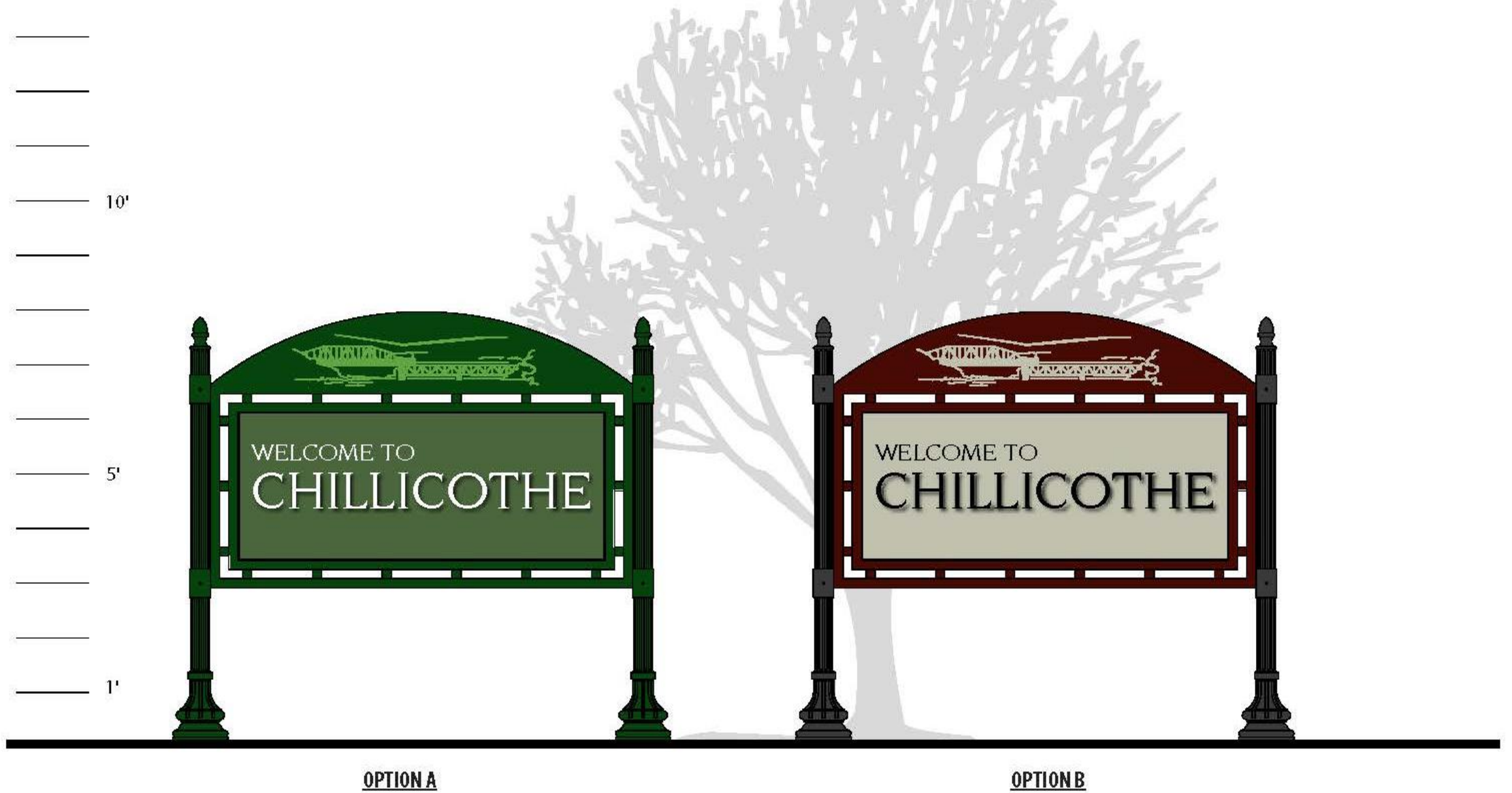


City of Chillicothe Fourth Street Revitalization Study

Conceptual Wayfinding Signage



May 10, 2018





OPTION A (8" Letters)
w/ 2' x 7' Mesh Banner

OPTION B (12" Letters)
w/ 3' x 11' Mesh Banner



The image features a dark gray background with three overlapping circles in two shades of blue. A horizontal white band runs across the center, containing the text "Streetscape".

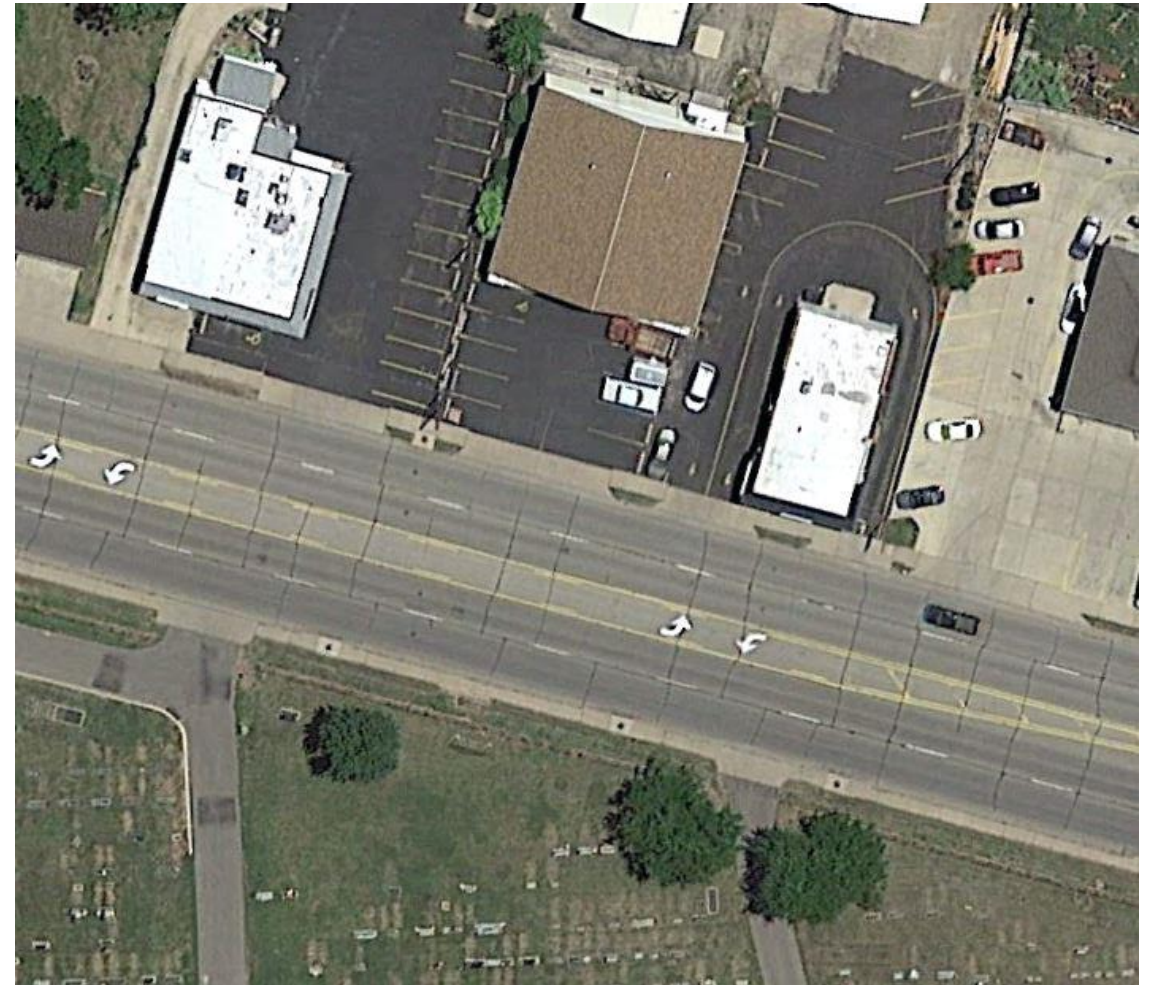
Streetscape

Pedestrian Enhancements

- Safety
- Accessibility
- Aesthetics

Safety

- Crosswalks
- “Defensible Space”





- A Where Parking Lots abut the Right-of-Way, a Continuous Perimeter Landscape Buffer should be provided. Perimeter Landscape Buffer should be a 7' min width from Right-of-way to Edge of Parking Lot, providing for a 2' car overhang.

View looking south at Truitt Ave and 4th St



Accessibility

- Usable sidewalk space
- Free from Hazards
- Convenient Routes



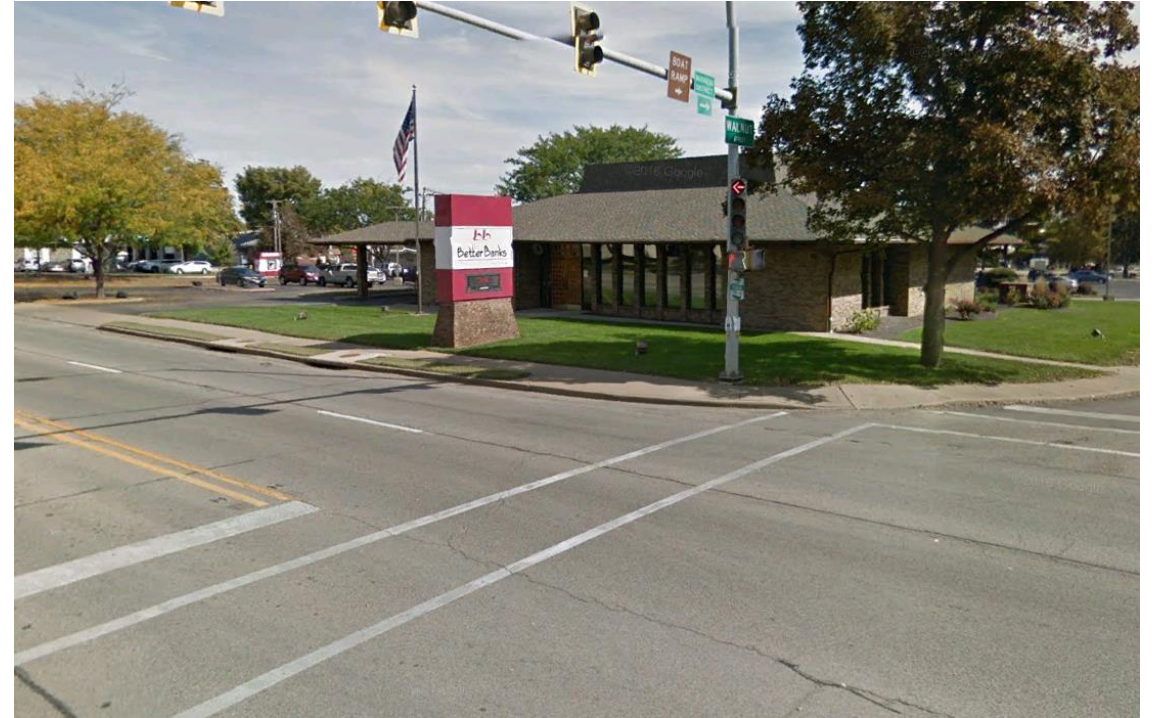


- A** 8' sidewalk along Plaza Drive from Cloverdale Road to McGrath Street
- B** Decorative Lighting along Plaza Drive, 18' Pole Model: Libertyville by Sternberg Lighting
- C** Landscape Treatments along Plaza Drive including Shrubs and Ornamental Grasses



Aesthetics

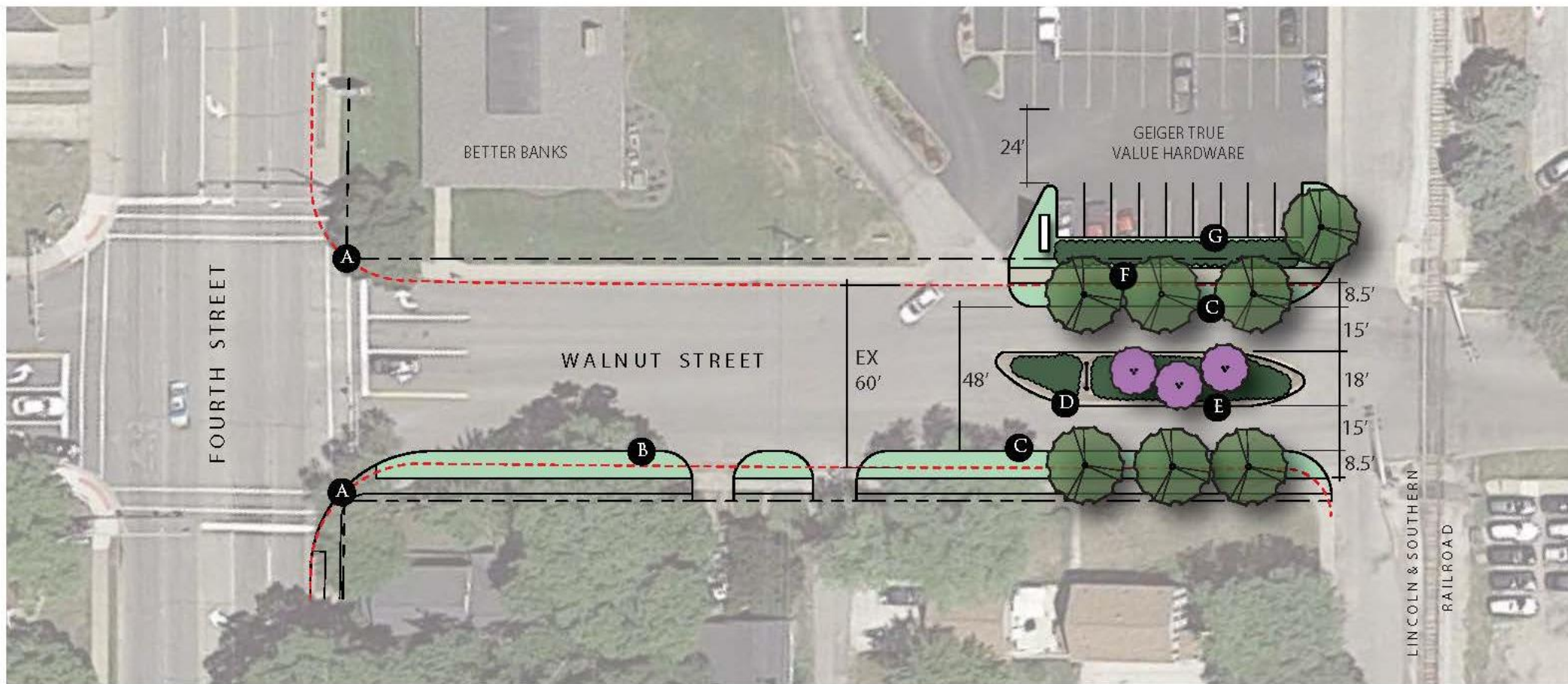
- Landscaping and Maintenance
- Unified Streetscape Features





View looking south at Cedar St and 4th St

- A** Decorative Roadway Lighting, 32'-40' Pole Model: Libertyville by Sternberg Lighting
Requires coordination with IDOT, Lighting to Meet IDOT Standards and Specifications
- B** Seasonal Banners
- C** Perimeter Landscape Buffer at Parking Lot



- — — — — Approximate R.O.W.
 - - - - - Existing Curb

Streetscape Improvements

- | | |
|---|--|
| <p>A Improve ADA Access w/ Truncated Domes and Expanded Ramp Access</p> <p>B Expanded Lawn Parkway</p> <p>C Expanded Lawn Parkway w/ Street Trees Existing Roadway Section 60' Proposed Roadway Section 48'</p> <p>D New Historic Downtown Gateway Sign</p> | <p>E Landscaped Median w/ Perennials, Grasses and Ornamental Trees</p> <p>F New 5' Sidewalk to Accommodate Expanded Parkway</p> <p>G New Landscape Buffer at Parking Lot Perimeter (Private Property) Parking Setback 7' from R.O.W. to include Landscape Buffer w/ Continuous Shrub Hedge *Requires coordination w/ private property owner</p> |
|---|--|





Streetscape Improvements

- A** Expanded Lawn Parkway w/ Street Trees
- B** New Historic Downtown Gateway Sign
- C** Landscaped Median w/ Perennials, Grasses and Ornamental Trees
- D** New Landscape Buffer at Parking Lot Perimeter (Private Property) Parking Setback 7' from R.O.W. to include Landscape Buffer w/ Continuous Shrub Hedge



Implementation and Funding

Implementation and Funding

- Priorities
- Funding Opportunities
- Partnerships