

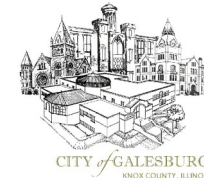
Design Development of Downtown Public Spaces

Galesburg, Illinois

August 2016



Plan prepared for:



City of Galesburg
55 West Tompkins Street
Galesburg, IL 61401



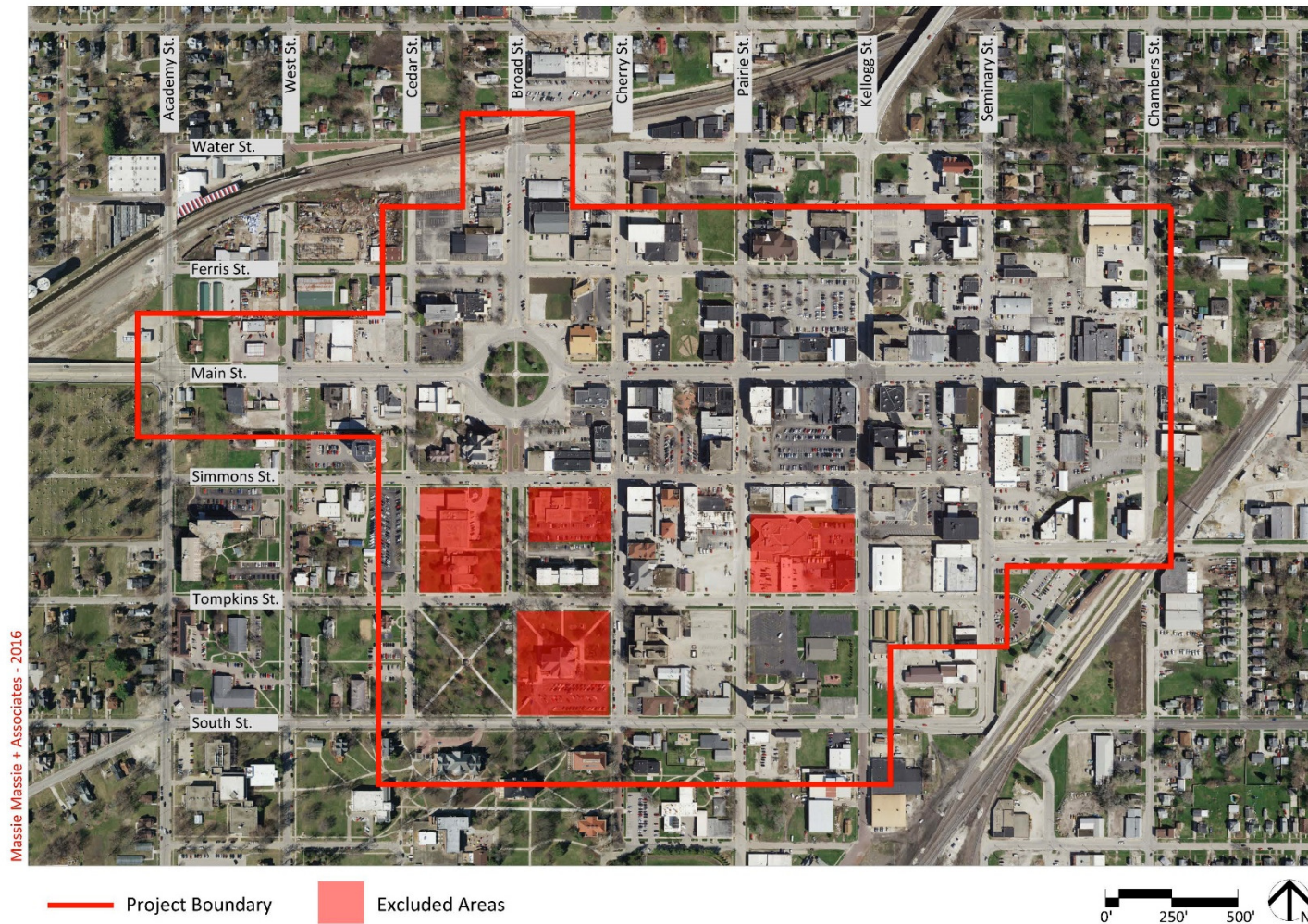
Galesburg Downtown Council
185 South Kellogg Street
Galesburg, IL 61401

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The purpose of this project is to establish guidelines for enhancing downtown Galesburg, in particular for improving the public spaces. The guidelines were formulated with input and direction from downtown property and business owners, community leaders, and representatives of the city. With everyone’s input, three broad but meaningful objectives for the downtown were established.

- 1) Promote a healthy and attractive downtown environment for business development, residential living, and community activities.
- 2) Create an urban center that attracts a diversity of people to Galesburg for tourism, education, entertainment, and commerce.
- 3) Foster pride in the community by building an image that reflects Galesburg’s history and builds an exciting future.

Several recent projects have served to improve downtown Galesburg, making it more accessible and attractive to users. Notably, the Main Street and Kellogg Street railroad overpasses to provide safe, uninterrupted access to the downtown area. A public arts program was instigated. Additionally, several building facades have been rehabilitated, enhancing the aesthetics of the area.

Other projects are underway including another Main Street railroad underpass crossing, a new Art Center for Knox College, and the National Railroad Hall of Fame adjacent to the train depot. These projects will add vitality to the downtown and more opportunities for residents and visitors alike.

Realizing the intrinsic value of such improvements, the Galesburg Downtown Council and the City of Galesburg agreed to look ahead to future projects that would further improve the area. Together the groups participated in workshops and input and review sessions that resulted in the contents of this document.

This project focuses on just the public areas within the defined downtown area (see map). A Steering Committee of members from the City and the Downtown Council worked with the consultants to define the nature of the downtown projects. Focus groups were invited to participate in special areas of interest related to specific topics regarding the future of downtown. Minutes and attendees of all these meetings are in the Appendix.

Discussions included the history of Downtown Galesburg and the desire to sustain a healthy business district. Often there was comparison with other communities and discussions regarding where Galesburg should focus to be contemporary and competitive as a community. Various ideas surfaced through these meetings, and discussions included what should be public projects and what should be private or civic projects. A part of each meeting was devoted to discussing what areas or projects should have the highest priorities and what projects can be deferred or are dependent on other actions.

It became apparent that Downtown Galesburg has five distinctive areas.

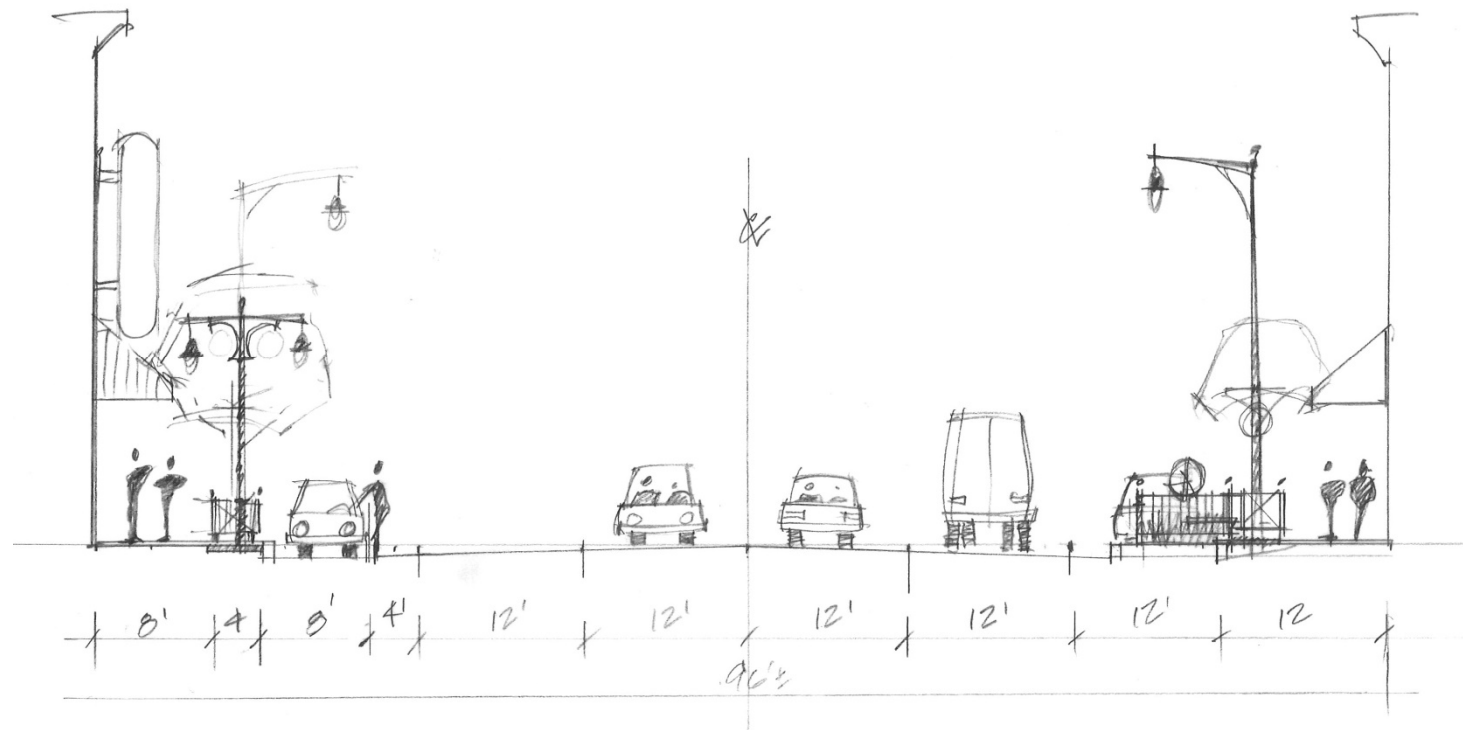
- 1) Main Street Galesburg
- 2) Broad Street Promenade and Parks
- 3) Simmons Street Inclusive Urban Corridor
- 4) Ferris Street and the North Downtown Area
- 5) South Street and the South Downtown Area

Main Street Galesburg

Main Street from Cedar Street to the Post Office was enhanced during a streetscape project in the 2000s. Distinctive elements were added including decorative vintage street lights and matching green street furniture. Sidewalks were extended at some intersections and planting beds for street trees or flowers were created. A textured pattern resembling historic Galesburg pavers was applied to certain sidewalks and accessible ramps were provided.

The proposed treatments for refreshing the Main Street Galesburg streetscape are:

- Rework the existing street lights, removing the lower arms on the high poles and making all of the lower poles double armed. Simplify the tall poles by removing the decorative attachments except for the hanging plant holders and signs. Lower poles may retain decorative elements if determined. All poles, fixtures and attachments to be painted black. Lamps to be replaced with LED units if possible to match recently installed lights on Kellogg Street.
- Replace corner planting areas with pavement and create small conversational sitting areas that include informational kiosks or markers, trash/recycling containers, and raised flower planters. All elements to be black or colors (teal, terra cotta, gray) used in the parking lot signs recently installed by the city.
- Extend the street side curb of the corner extensions to create small planted filtration basins for the collection of storm water runoff and to add ornamental grasses. Fence sections and bollards with reflectors are proposed to define the basins yet allow for snow storage.
- Stain the existing textured concrete sidewalk panels (or replace with a similar colored brick pavers) to create a contrasting border between the curb and primary concrete sidewalk.
- Place large movable planter boxes for trees and flowers, wayfinding signs, bicycle racks, bollards, light poles and other streetscape elements on the border maintaining at least 8 feet of clear pedestrian sidewalk.



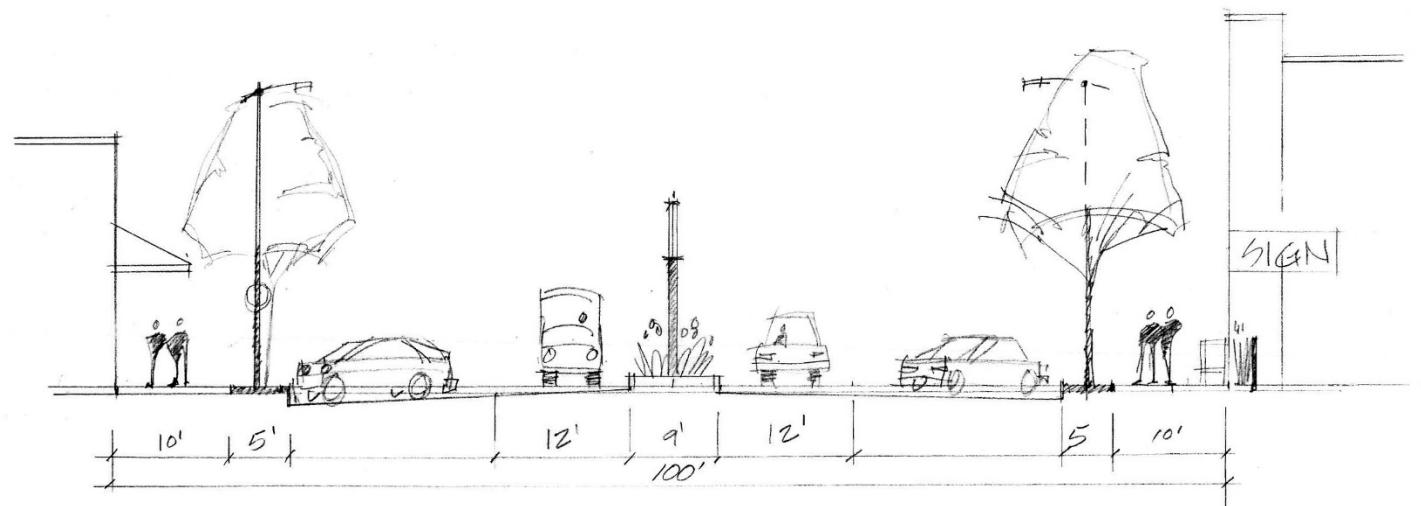
Main Street Section

Broad Street Promenade and Parks

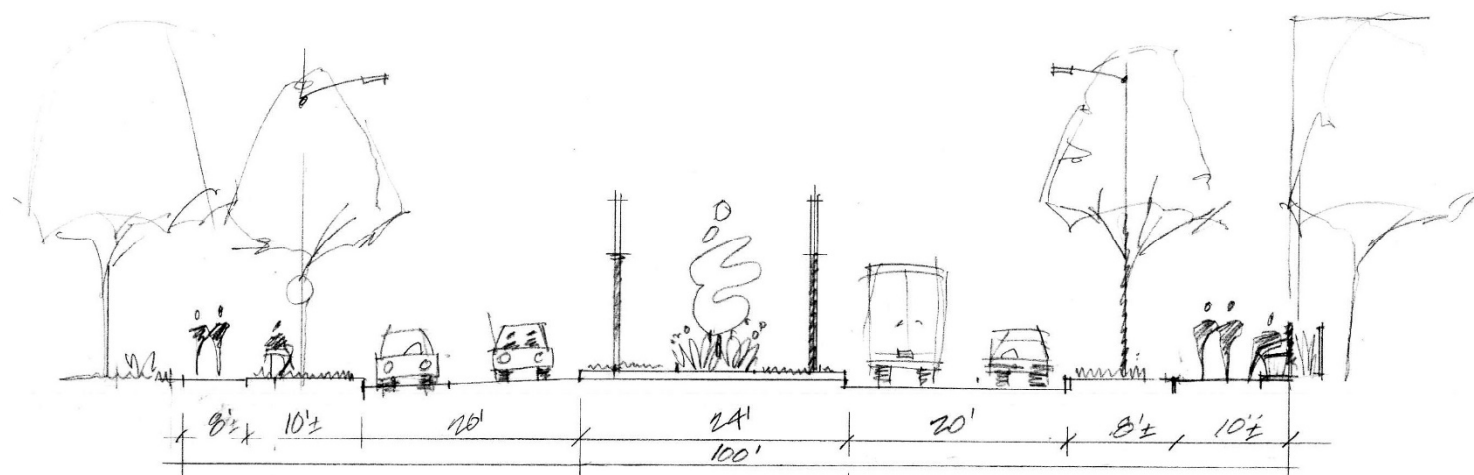
Broad Street is one of the principal north-south streets through Galesburg. Broad Street intersects with Main Street in a large round-about. Inside the round-about is Central Park. A sculpture of native son Carl Sandburg was recently placed in the park, becoming its dominant feature. Several civic buildings and Standish Park line the south section of Broad Street. The street then visually terminates at Knox College's Old Main, the location of a historic Lincoln–Douglas debate.

The proposed improvements for this corridor include:

- Enhance Standish Park to be a more attractive space for learning about the tree collection there and to hold community activities such as arts fairs, small concerts, weddings and casual gatherings. Replace the gazebo with a small plaza that becomes the center feature of the park and allows for a variety of uses. Improve pathway lighting and raise the canopies of the trees to open the space and make it more comfortable.
- Create several mini-plazas and sitting areas at the corner of Standish Park and along Broad Street for viewing the proposed collection of public art and historic markers. The concept is that this street with its center boulevard and parks would become a pedestrian promenade. Residents and visitors could stroll along the sidewalks, looking at the art and artifacts displayed and interpreted with tasteful signs. The Armory site on North Broad offers an opportunity for another new plaza.
- Establish a streetscape treatment of Broad Street. Light fixtures, the same style as those along Main Street, would be used around the Town Square. Along the rest of Broad Street install light fixtures of the style used along Kellogg Street. These high pole street lights would be used along the sides of the street, and lower vertical lights would be used down the median and across Central Park. The vertical lights would also be installed along both sides of the wide pedestrian way between Standish Park and the Courthouse, creating a visual connection south to Old Main at Knox College.
- Continue the Main Street type improvements around the Town Square. Install a fence and low plantings along the outside of the perimeter sidewalk of the square. This treatment will create an edge and help to screen adjacent parking areas and vacant lawns. Also proposed is the removal of the four triangular striped street pavement areas (directing traffic) and replacing them with planted filtration basins.
- Improve Central Park in ways to encourage its use such as a larger sitting plaza near the sculpture, triangular raised flower beds and the strategic placement of a Ferris wheel in honor of George Washington Gale Ferris, another favorite son of Galesburg. Tree canopies need to be raised to make the space more open. Special lighting can be installed to enhance the features of the park.



North Broad Street Section



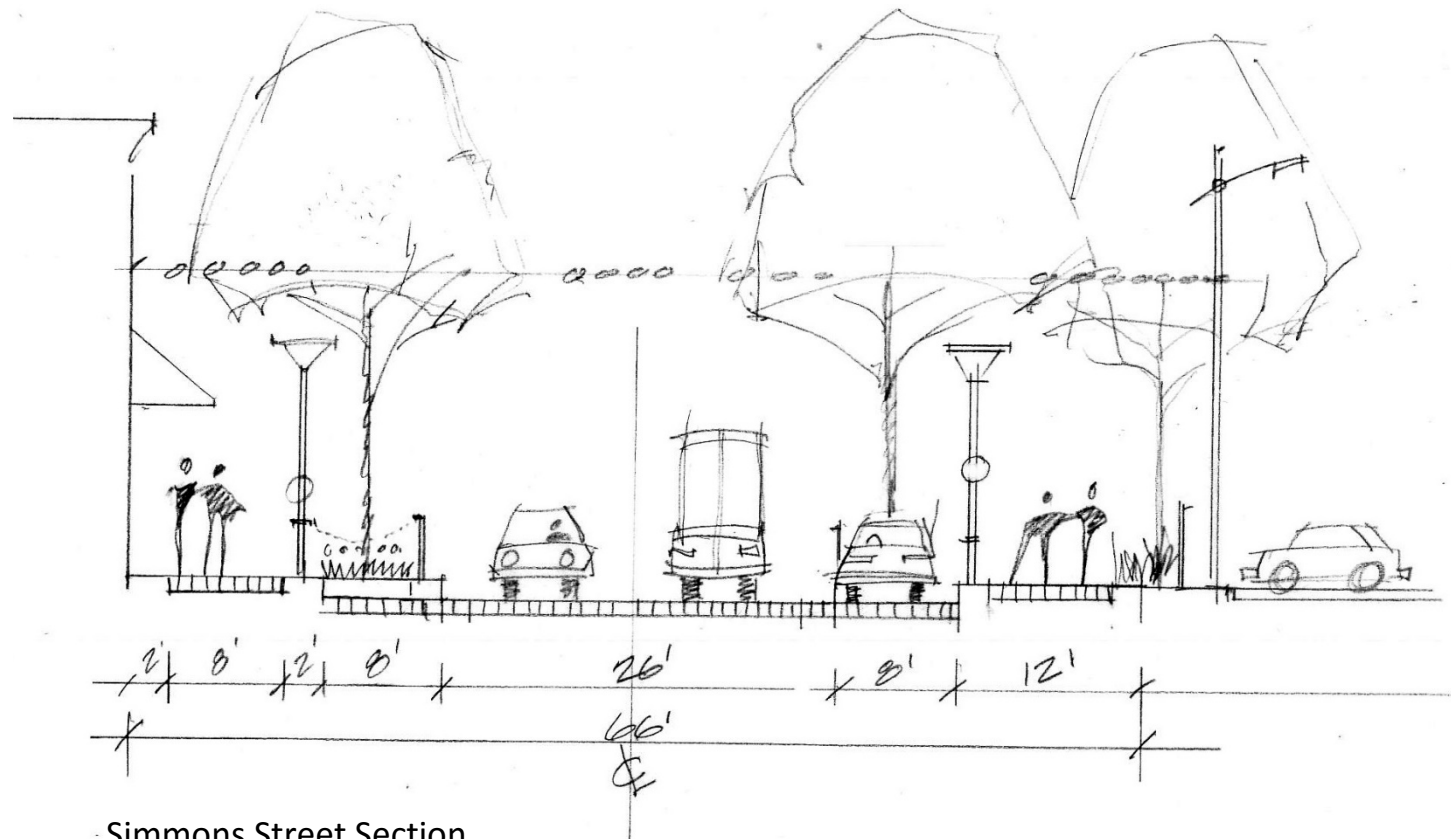
South Broad Street Section

Simmons Street Inclusive Urban Corridor

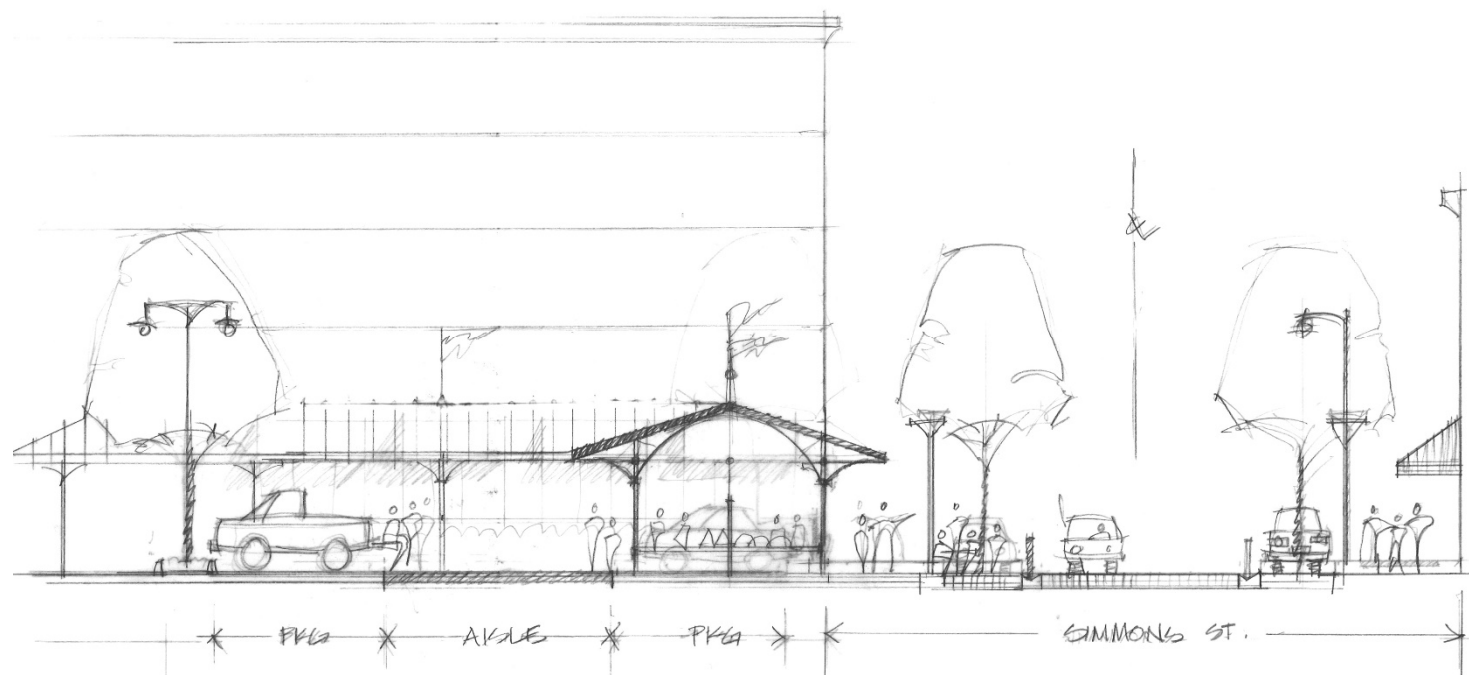
Simmons Street parallels Main Street one block to the south. This secondary street is bordered by theaters, restaurants, retail businesses, and several parking lots. The parking lots are used for major community festivals and events including a farmers' market. With the future development of the Railroad Hall of Fame and expansion of the Children's Discovery Depot and the Train Museum, this corridor will become the connecting pedestrian link north to Main Street and west to Broad Street. The corridor and its connecting side streets could be developed into an exciting urban atmosphere with activities and uses that attract visitors, new residents and new business opportunities.

Proposed treatments to achieve an inclusive urban corridor include:

- Replace the street pavement of Simmons Street with permeable unit pavers that allow rapid infiltration of storm water. New and wider sidewalks could be installed that encourage outdoor dining, sidewalk displays and other activities. On-street parking can remain and share the same space with street trees and flowerbeds. Through traffic would be discouraged and driveways limited to parking lots.
- Reconfigure public parking areas to allow ingress and egress without having one-way traffic. Maintain service access to buildings. Add trees and planted islands along with fencing and plantings to help define and screen the lots. Provide convenient access for both pedestrians and service vehicles, day-to-day and during community events.
- Establish a new lighting system that incorporates modern lower fixtures in combination with higher poles as is being recommended elsewhere in the downtown. Other auxiliary festival lighting and architectural lighting should be used to create an attractive nighttime atmosphere that makes the corridor comfortable and inviting. Poles should incorporate power receptacles for temporary vendors and exhibits.
- Recreate Park Plaza as a new urban space for outdoor activities and events. The plaza location near the Art Center offers the opportunity for various exhibits and programs. The area should be accessible and open to allow flexibility in uses including times when the space is passive essentially visual in nature. Alley and niches in this area could become small outdoor urban environments that are useable and attractive particularly improving the rear facades of buildings exposed to view.
- Introduce a series of interpretive markers, wayfinding kiosks, and small resting areas to encourage casual pedestrian movement.
- Replace the pavement of South Prairie and South Cherry for the block between Main and Simmons with historic street pavers to replicate the Seminary, Kellogg and Broad streets blocks that are brick.
- Repeat the proposed Simmons Street sidewalk and on-street parking treatment for the main connecting pedestrian routes (west side of Seminary, north side of Mulberry, north side of Tompkins, and the east side of Cherry)



Simmons Street Section



Optional Enhancement – Covered area within public parking lot

Ferris Street and the North Downtown Area

Ferris Street parallels Main Street one block to the north. This secondary street is bordered by several churches, drive-through banks, and other commercial businesses. The street provides access to a couple public parking areas. Several lots in the area are vacant and maintained as open lawns. While there are few pedestrians in the area currently, future development and reuse of the vacant Armory can dramatically alter the nature of the area.

Proposed enhancements to encourage development in the North Downtown area include:

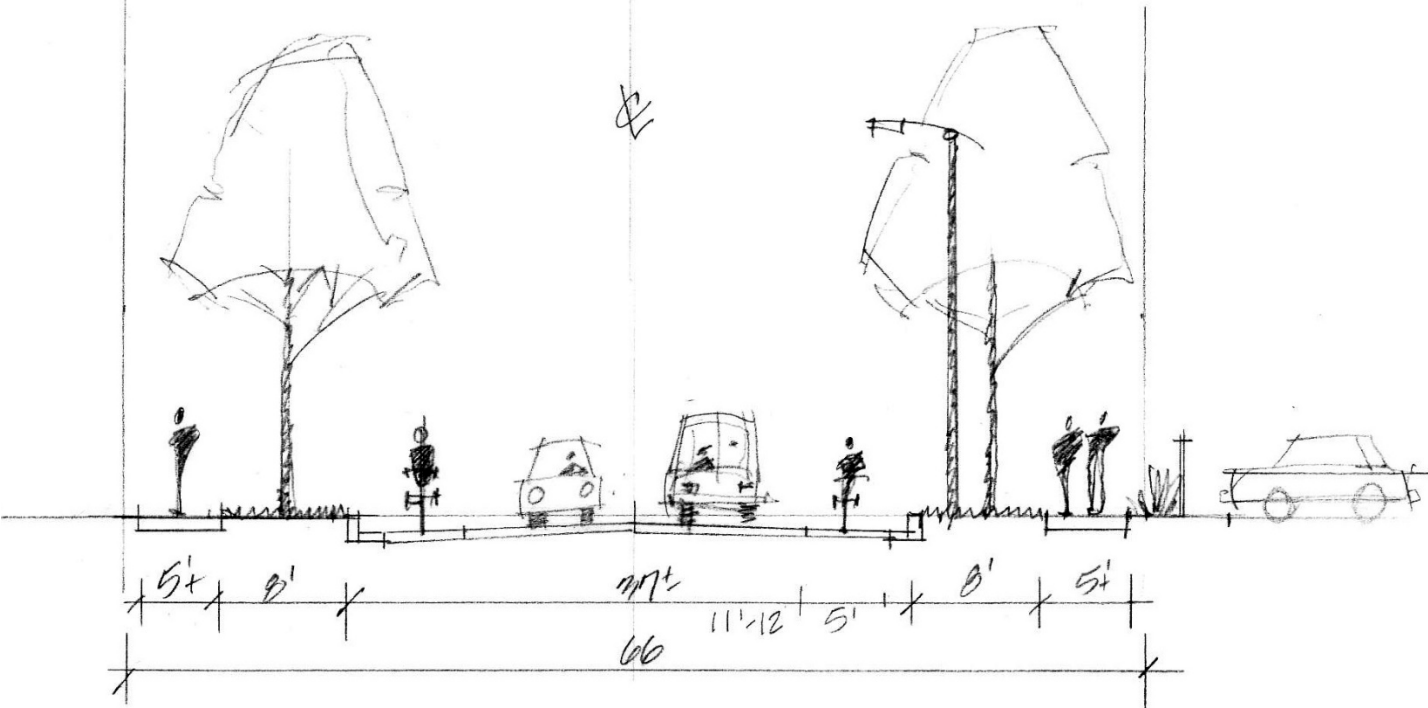
- Reorient and rearrange the public parking lot between Kellogg Street and Prairie Street so access is only from Ferris Street. This should improve traffic flow and pedestrian safety in the block. A loop for service vehicles can be maintained within the parking lot. The alley can be converted to a pedestrian-oriented space.
- Define and screen the public parking areas with fences and low plantings. Add planted islands to make the areas attractive. The same treatment can be encouraged for private parking lots in the area.
- Replace or add new sidewalks as needed throughout area. Remove unnecessary driveways, define driveway approaches, and convert other unneeded pavements to turf boulevards with shade trees. Where additional auxiliary pavements are needed at intersections and near church/business entrances use brick pavers.
- Extend elements of the Main Street streetscape treatment along the streets between Main Street and Ferris Street. Wayfinding markers and kiosks could help orient visitors to entertainment and commercial opportunities in the area. Boulevards should be planted to turf and street trees where possible. Where pedestrian traffic is heavy and more pavement is necessary, trees should be protected with grates.

South Street and the South Downtown Area

South Street is a primary arterial street that parallels Main Street three blocks south. South Street is bordered by the Knox College campus to the south and Standish Park, Knox County Courthouse and the Corpus Christi Catholic Church to the north. Because South Street passes under the railroad tracks, it is now frequently used by motorists to avoid downtown crossing delays. Traffic patterns will change when the new Main Street crossing is developed and the Railroad Hall of Fame is constructed.

Proposed recommendations for the South Downtown area:

- Add bike lanes on both sides of South Street and improve sidewalks to provide linkages between the campus and the train depot area.
- Create strong pedestrian connections between campus and downtown along Broad Street, Cherry Street, and Kellogg Street with wider sidewalks, wayfinding markers, enhanced street crossings, more shade trees, and better lighting.
- Enhance all of the streets in the South Downtown area with new street lighting, more tree plantings, and improved accessible sidewalks.
- Encourage private parking lots to be screened and defined with fences and low plantings.



South Street Section

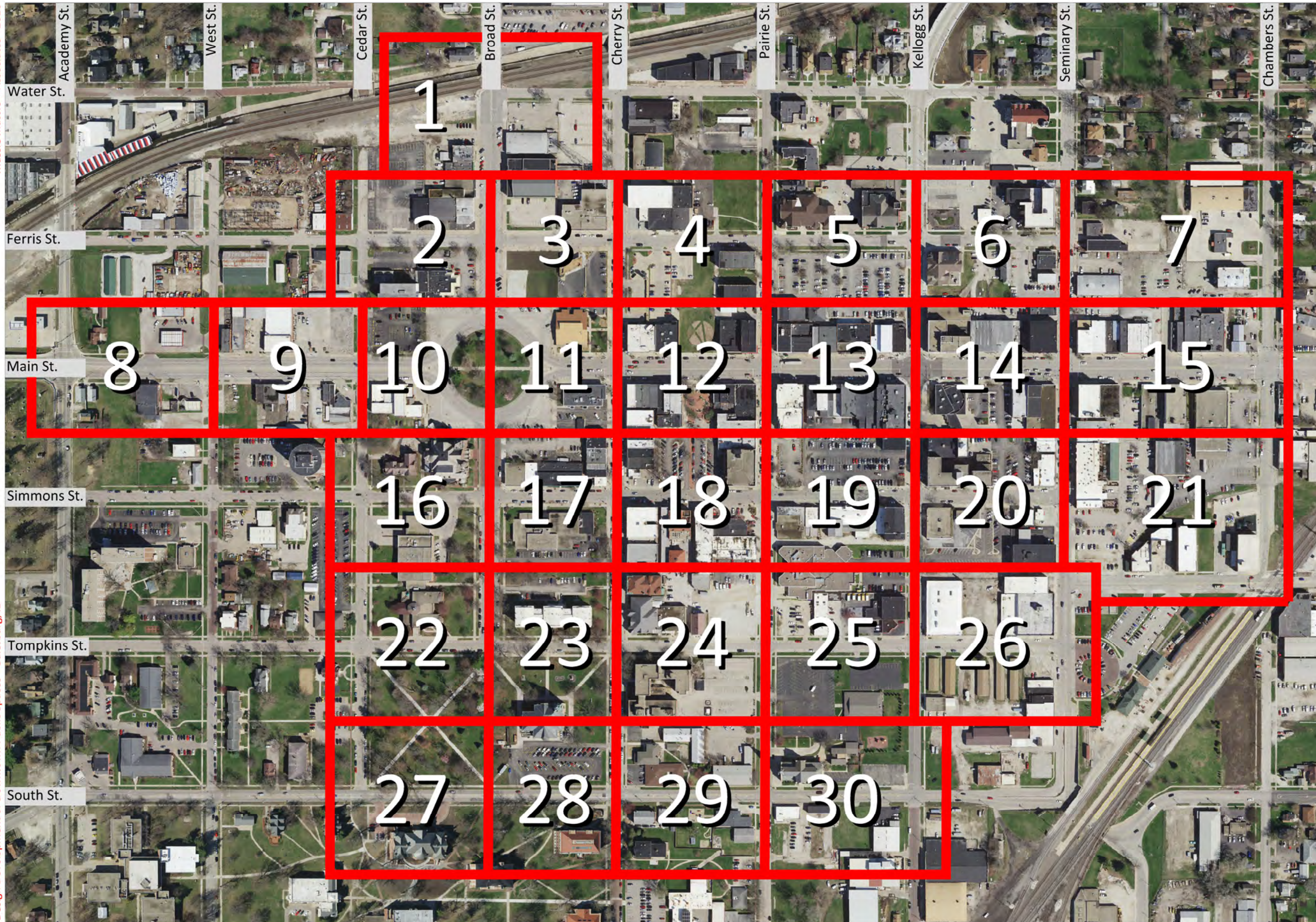
The plan sheets that follow are arranged in order from the north to south and from the west to east. Numbers at the sides of each sheet reference the adjacent sheets. The principal street name and block numbers are in the title. Streets are numbered from east or west starting at Broad Street. Cross streets are also in the title to assist with recognizing the location.

Since the project is focused on the public rights-of-way and public open spaces, the sheets are centered on the east/west streets with Main Street being the predominate corridor in the downtown. East/west streets are shown as entire blocks with the north/south streets divided mid-block.

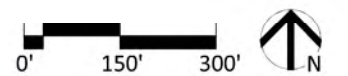
The legend shows the symbolic representations of trees, pavement types, and features. The symbols and colors for the improvements are overlaid on an existing aerial photograph.

In the margin of each sheet are notes about the proposed improvements or changes. These are referenced on the plans with numbers.










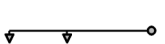
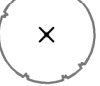


North is always at the top of the sheet and a graphic scale in feet is located in the lower right corner for reference. The scale is common to all the sheets.




























Project Area Index



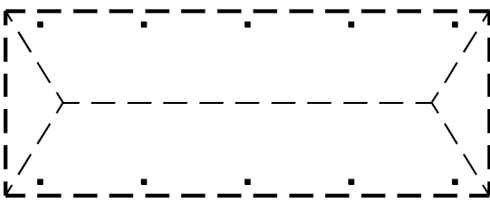

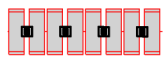
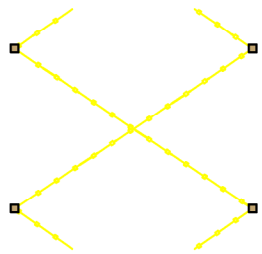
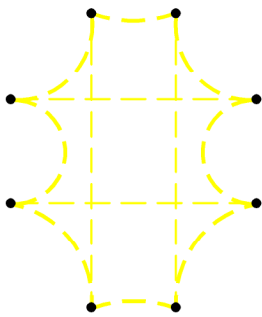






Existing

	Right-of-way
	Sanitary Pipe
	Storm Pipe
	Water Line
	Sanitary Manhole
	Storm Manhole
	Storm Drain Inlet
	Fire Hydrant
	Light pole to be removed
	Traffic Signal
	Tree to be removed
	Deciduous Tree
	Evergreen Tree

Proposed

	Re-lamp existing light
	Kellogg St. Style Light
	Re-furbished Area Light
	Re-furbished Pedestrian Light
	Column Pedestrian Light
	Indirect Pedestrian Light
	Bollard Light
	Sculpture / Interpretive Element
	Wayfinding / Parking Lot Sign
	Information Kiosk
	Bench
	Trash Receptacle
	Planter
	Table and Chairs (4)
	Table and Chairs (2)
	Tree Grate - 4'x6'
	Tree Grate - 5'x5'
	Ornamental Fence
	Fence Sections
	Concrete Sidewalk with 2' borders
	Concrete Sidewalk
	Concrete Driveway Pavement
	Brick Pavers (reused original bricks)
	Permeable Pavers
	Stained Concrete or Brick Pavers

	Bicycle Pavement Striping
	Pedestrian Crossing Striping
	Optional Enhancement: Covered area for event use
	Optional Enhancement: Ferris Wheel
	Custom Pergola
	Poles and Overhead Strand Lights
	Optional Enhancement: Shade Sail
	Shade Tree
	Ornamental Tree in Planter
	Plant Bed
	Turf Grass



Water St. - 000E

Broad

Proposed Improvements

Broad Street

1. Add 9' wide raised center median.
2. Stain existing concrete sidewalk to create contrasting amenity border (Optional Enhancement: Unit pavers).
3. Replace lights with Kellogg St. style lights. ♦
4. Add vertical column lights in center median. ♦
5. Add trees in pavement grates and in turf boulevard.

Water Street

6. Add trees in turf boulevard.





Ferris St. - 000W

Cedar to Broad

Proposed Improvements

Ferris Street

1. Add vertical curb along north side of street.
2. Define driveway entrances.
3. Replace angled parking on north side of street with parallel parking (Lose 8 spaces).
4. Re-lamp existing lights. ●
5. Add sidewalks west of Cedar St.
6. Replace pavement with turf boulevard on north side of street.
7. Add trees in turf boulevard.

Cedar Street

8. Add sidewalk on both sides of street.
9. Minimize driveway entrance on west side, south of Ferris.
10. Re-lamp existing lights. ●

Broad Street

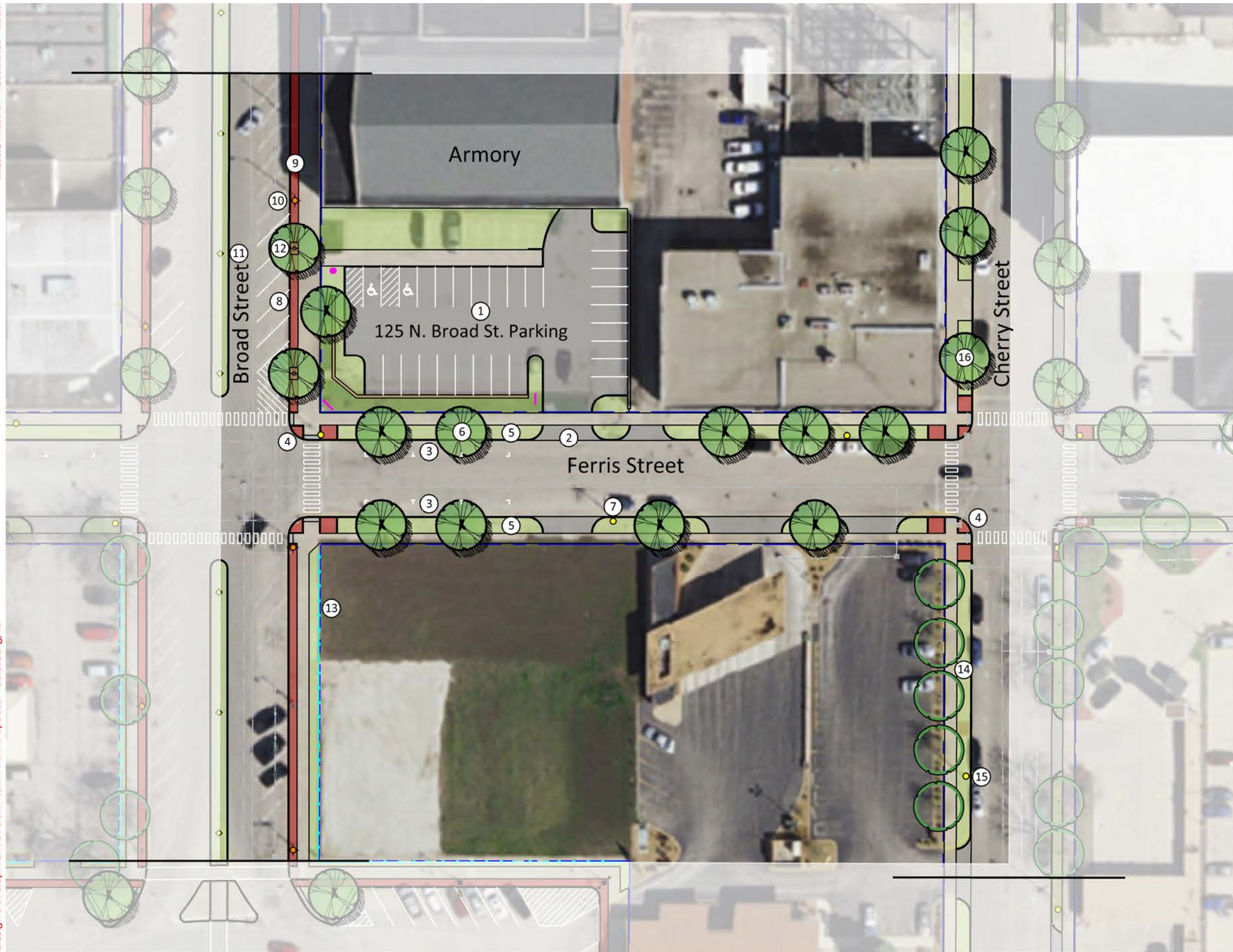
11. Add 9' wide raised center median.
12. Stain existing concrete sidewalk to create contrasting amenity border (Optional Enhancement: Unit pavers).
13. Replace lights with Kellogg St. style lights. ◆
14. Add vertical column lights in center median. ◆
15. Add trees in pavement grates.
16. Eliminate driveway entrance at northwest corner of Ferris and Broad Streets (gain 2 angled parking spaces).
17. Add fence along right-of-way south of Ferris Street.



Sheet 3

Sheet 10

Sheet 2



Ferris St. - 000E

Broad to Cherry

Proposed Improvements

Ferris Street

1. Reconfigure parking lot layout (maintain parking count / add green space).
2. Shift parking lot driveway entrance west to accommodate new layout.
3. Add 6 parallel parking spaces on west side of block.
4. Add unit pavers at intersections to accommodate stop sign poles, light poles, trash receptacles.
5. Replace pavement with turf boulevard on both sides of street.
6. Add trees in turf boulevard.
7. Re-lamp existing lights. ●

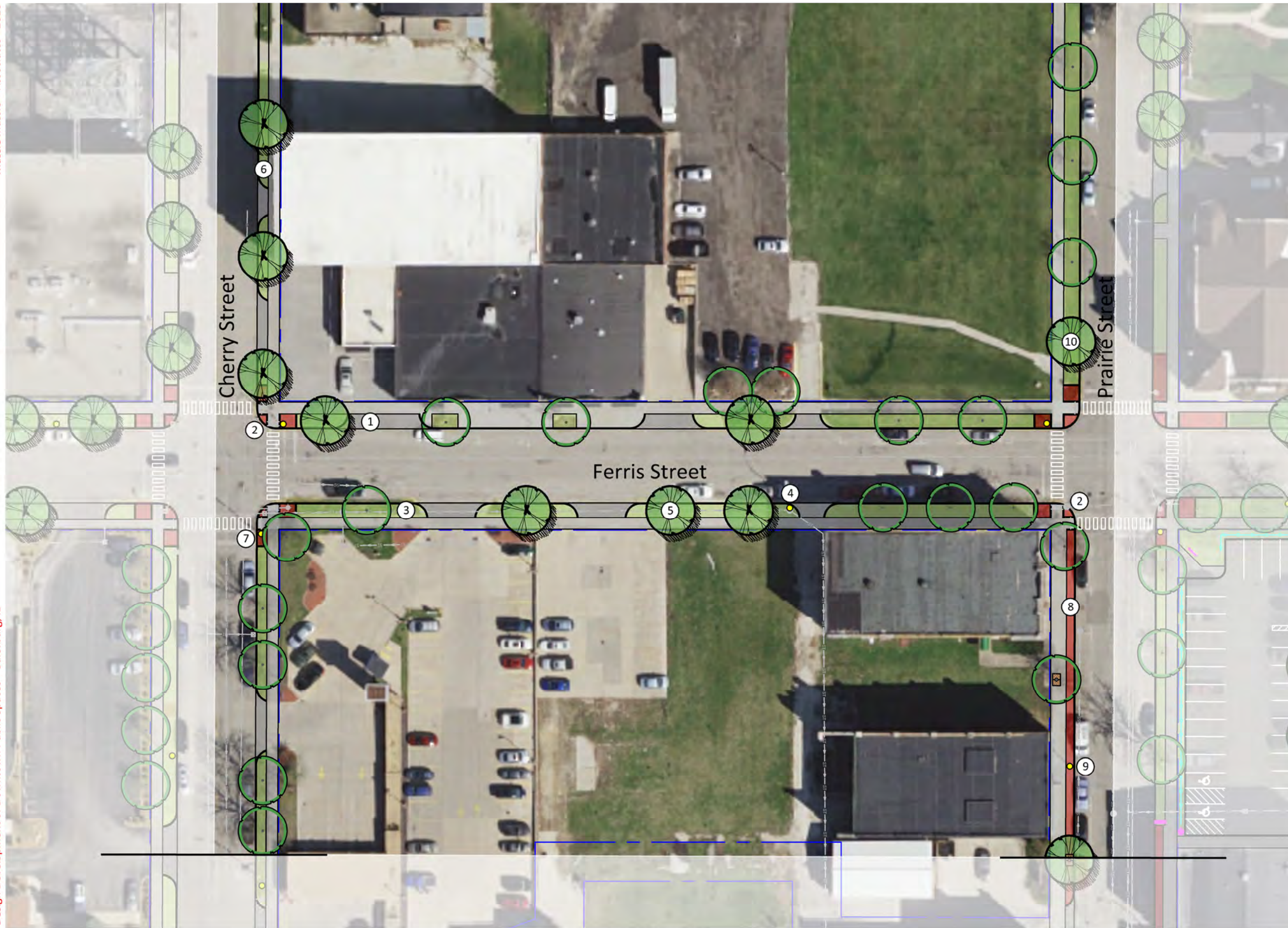
Broad Street

8. Eliminate parking lot entrance (gain 5 angled parking spaces on Broad St.).
9. Stain existing concrete sidewalk to create contrasting amenity border (Optional Enhancement: Unit pavers).
10. Replace lights with Kellogg St. style lights. ◆
11. Add vertical column lights in center median. ◆
12. Add trees in pavement grates.
13. Add fence along right-of-way south of Ferris Street.

Cherry Street

14. Replace pavement with turf boulevard on west side of street.
15. Re-lamp existing lights. ●
16. Add trees in turf boulevard.





Ferris St. - 100E

Cherry to Prairie

Proposed Improvements

Ferris Street

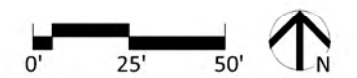
1. Define driveway entrances at northeast corner of Ferris and Cherry Streets.
2. Add unit pavers at intersections to accommodate stop sign poles, light poles, trash receptacles, etc.
3. Replace pavement with turf boulevard on south side of street.
4. Re-lamp existing lights. ●
5. Add trees in turf boulevard.

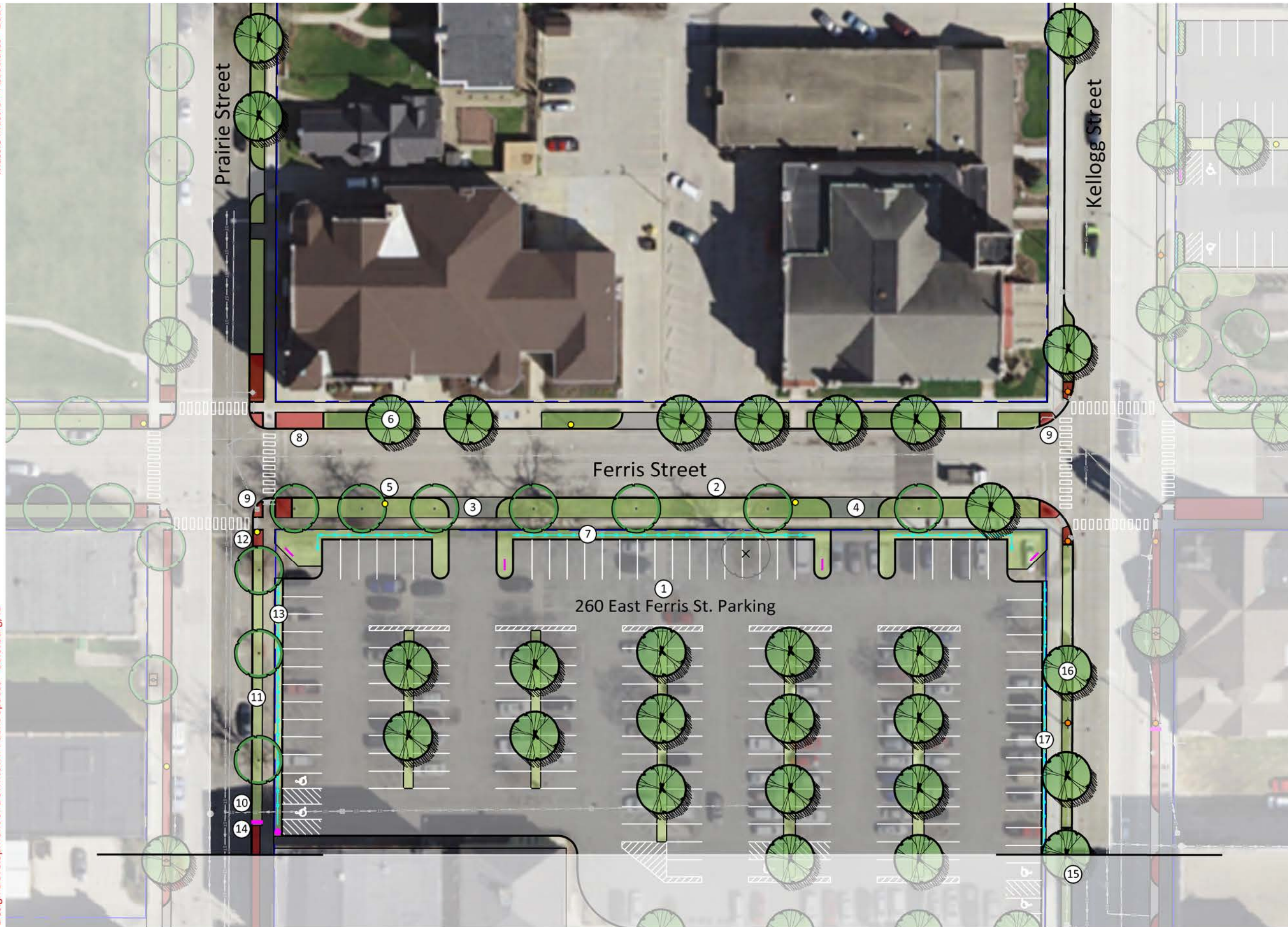
Cherry Street

6. Replace pavement with turf boulevard and trees north of Ferris St.
7. Re-lamp existing lights. ●

Prairie Street

8. Stain existing concrete sidewalk to create contrasting amenity border on west side of street (Optional Enhancement: Unit pavers).
9. Re-lamp existing lights. ●
10. Add tree in turf boulevard.





Ferris St. - 200E

Prairie to Kellogg

Proposed Improvements

Ferris Street

1. Reconfigure parking lot layout (gain 3 spaces).
2. Eliminate on-street parallel parking on south side of Ferris (lose 13 spaces).
3. Add parking lot driveway entrance.
4. Shift existing parking lot driveway entrance east.
5. Re-lamp existing lights. ●
6. Add trees in turf boulevards.
7. Add fence and plants to screen parking lot.
8. Replace concrete pavement with unit pavers at northeast corner of Ferris and Prairie Streets.
9. Add unit pavers at intersections to accommodate stop sign poles, light poles, trash receptacles, etc.

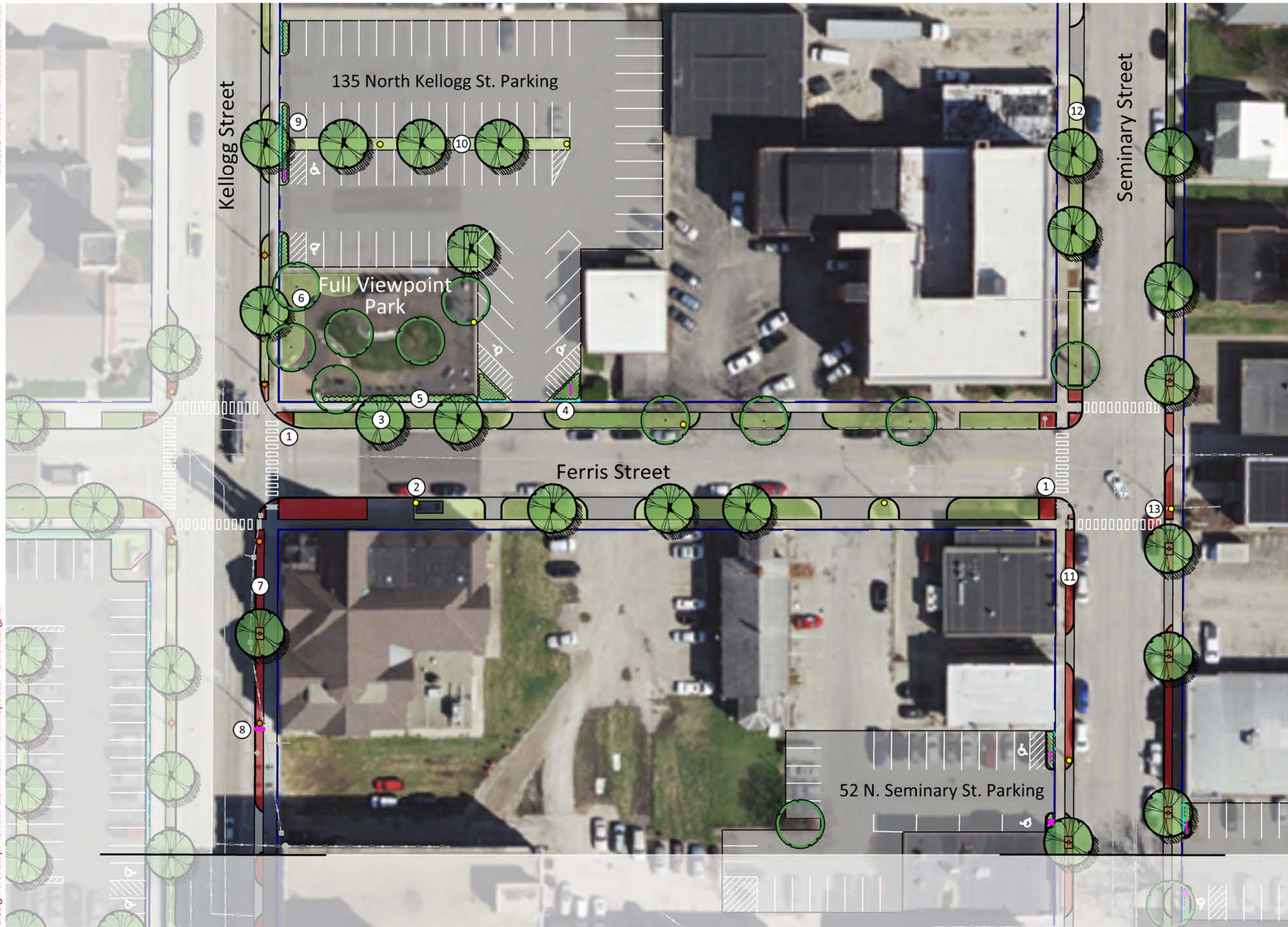
Prairie Street

10. Remove parking lot entry drive.
11. Replace pavement with turf boulevard and trees on east side.
12. Re-lamp existing lights.
13. Add fence and plants to screen parking lot.
14. Add parking lot wayfinding signs.

Kellogg Street

15. Remove parking lot entry drive.
16. Add trees in turf boulevard.
17. Add fence to screen parking lot.





Ferris St. - 300E

Kellogg to Seminary

Proposed Improvements

Ferris Street

1. Add unit pavers at intersections to accommodate stop sign poles, light poles, trash receptacles, etc.
2. Re-lamp existing lights. ●
3. Add trees in turf boulevards.
4. Add fence and plants to screen parking lot.
5. Add plants on south side of fence around Full Viewpoint Park.
6. Replace rock with turf in northwest corner of Full Viewpoint Park.

Kellogg Street

7. Stain existing concrete sidewalk to create contrasting amenity border on east side of street (Optional Enhancement: Unit pavers).
8. Add parking lot wayfinding sign on east side, south of Ferris St.
9. Remove 5' of pavement in parking lot to add fence and plants.
10. Replace concrete median in parking lot with turf strip and trees.

Seminary Street

11. Stain existing concrete sidewalk to create contrasting amenity border on both sides of street (Optional Enhancement: Unit pavers).
12. Replace concrete with turf boulevard on west side of street, north of Ferris St.
13. Re-lamp existing lights. ●





Ferris St. - 400E

Seminary to Chambers

Proposed Improvements

Chambers Street

1. Reduce driveway entrance width at Holt Supply Co.
2. Add trees in turf boulevards.
3. Re-lamp existing lights. ●





Main St. - 200W

Academy to West

Proposed Improvements

Main Street

1. Add planting beds within the boulevard east of Academy St.
2. Replace existing light poles and overhead wires with Main St. style fixtures.
3. Add trees in turf boulevards.
4. Minimize driveway entrances along southeast side of street. Add turf boulevard.

West Street

5. Replace pavement with turf boulevard along west side of street, north of Main St.
6. Add trees in turf boulevards.

Sheet 9



Sheet 8



Main St. - 100W


West to Cedar

Proposed Improvements


Main Street

1. Replace existing light poles and overhead wires with Main St. style fixtures. 
2. Replace concrete sidewalks.
3. Install stained concrete amenity border on both sides of the street (Optional Enhancement: Unit pavers).
4. Install new curb and gutter.
5. Minimize driveway entrance widths.
6. Add turf boulevards along the northeast and southwest sides of the street.
7. Add trees in pavement grates and in turf boulevards.

West Street

8. Replace perpendicular parking with parallel on east side of the street.
9. Re-lamp existing lights. 
10. Add trees in turf boulevards.

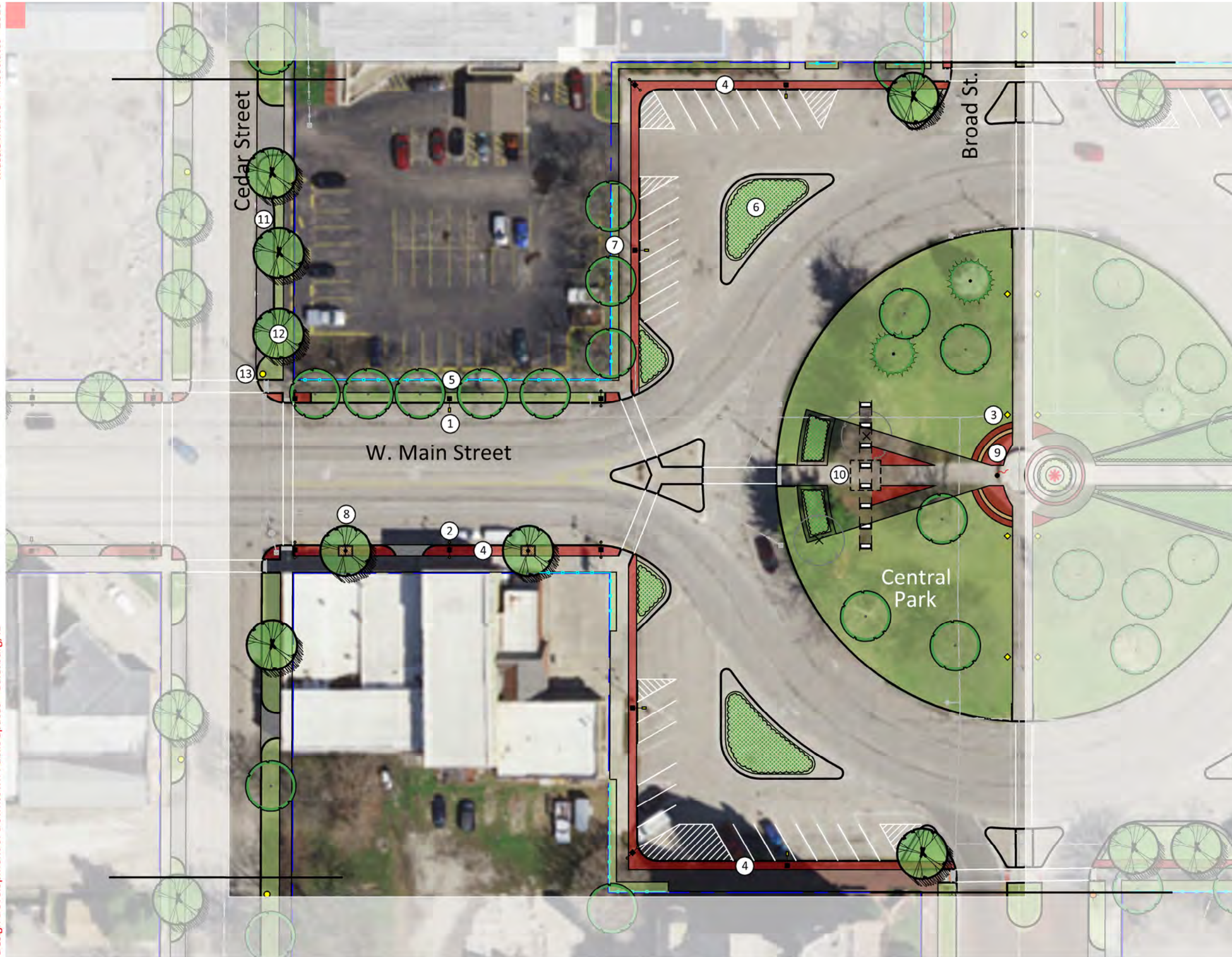
Cedar Street

11. Add trees in turf boulevards.
12. Re-lamp existing lights. 

Sheet 10



Sheet 9






Main St. - 000W


Cedar to Broad

Proposed Improvements

Main Street

1. Refurbish existing area light. Paint pole and fixtures black. 
2. Refurbish existing pedestrian light. Paint pole and fixtures black. 
3. Add vertical column lights through Central Park. 
4. Stain existing concrete sidewalk to create contrasting amenity border on south side of street and around Town Square (Optional Enhancement: Unit pavers).
5. Add fence north of Main St. to screen off-street parking.
6. Add planted islands to define Town Square parking and provide storm water filtration.
7. Create planting strip between the back of the sidewalk and private property around the Town Square. Install fence and plants in this location.
8. Add trees in grates on south side of street.
9. Add unit paver plaza and seat wall around existing flagpole.
10. Optional Enhancement: Ferris wheel and plaza

Cedar Street

11. Replace perpendicular parking with parallel on Cedar Street.
12. Add trees in turf boulevards.
13. Re-lamp existing lights. 








Main St. - 000E


Broad to Cherry

Proposed Improvements

Main Street

1. Refurbish existing area light. Paint pole and fixtures black. 
2. Refurbish existing pedestrian light. Paint pole and fixtures black. 
3. Add vertical column lights through Central Park. 
4. Stain existing concrete sidewalk to create contrasting amenity border on both sides of street and around Town Square (Optional Enhancement: Unit pavers).
5. Enhance intersection extensions (remove trees, install fence, benches, trash receptacles, and planted filtration areas).
6. Add wayfinding signs.
7. Add planted islands to define Town Square parking and provide storm water filtration.
8. Create planting strip between the back of the sidewalk and private property around the Town Square. Install fence and plants in this location.
9. Add plant bed east of Carl Sandburg statue.
10. Add trees in planters.

Cherry Street

11. Replace asphalt street with reused brick pavers.
12. Add trees in pavement grates and in turf boulevards.
13. Add wayfinding sign.
14. Re-lamp existing lights. 





Main St. - 100E

Cherry to Prairie

Proposed Improvements

Main Street / Park Plaza

1. Refurbish existing area light. Paint pole and fixtures black.
2. Refurbish existing pedestrian light. Paint pole and fixtures black.
3. Stain existing concrete sidewalk to create contrasting amenity border on both sides of street (Optional Enhancement: Unit pavers).
4. Enhance intersection extensions (remove trees, install fence, benches, trash receptacles, and planted filtration areas).
5. Add wayfinding sign on south side of street.
6. Add trees in planters.
7. Install fence and trees along the sidewalk at the OT Johnson site. Optional Enhancement: Add sculptural facade framework to match Park Plaza

8. Improve Park Plaza (install fence/sculptural facade framework along Main St., level unit paver plaza, temporary parking, install pergola, lights, trees, plant beds, and turf)

Cherry Street

9. Replace asphalt street with reused brick pavers south of Main Street
10. Replace concrete pavement with turf boulevard along east side of street, north of Main St.
11. Install 12' wide unobstructed pedestrian sidewalk along east side of street, south of Main St.

12. Add trees in turf boulevards

13. Re-lamp existing lights

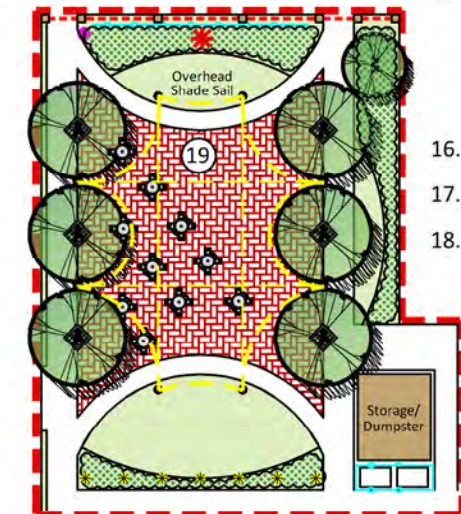
Prairie Street

14. Replace asphalt street with reused brick pavers south of Main Street
15. Stain existing concrete sidewalk to create contrasting amenity border on west side of street (Optional Enhancement = unit pavers).

16. Re-lamp existing lights

17. Add wayfinding sign

18. Add trees in pavement grates



Park Plaza - Option

19. Optional Enhancement = Add green space and shade sail to Park Plaza and maintain as pedestrian plaza only





Main St. - 200E

Prairie to Kellogg

Proposed Improvements

Main Street

1. Refurbish existing area light. Paint pole and fixtures black.
2. Refurbish existing pedestrian light. Paint pole and fixtures black.
3. Stain existing concrete sidewalk to create contrasting amenity border on both sides of street (Optional Enhancement = unit pavers).
4. Enhance intersection extensions (remove trees, install fence, benches, trash receptacles, and planted filtration areas).
5. Add wayfinding signs.
6. Add trees in planters.

Prairie Street

7. Replace asphalt street with reused brick pavers.
8. Stain existing concrete sidewalk to create contrasting amenity border on east side of street (Optional Enhancement: Unit pavers).
9. Add trees in pavement grates.
10. Re-lamp existing lights.

Kellogg Street





11. Stain existing concrete sidewalk to create contrasting amenity border on west side of street (Optional Enhancement: Unit pavers).
12. Re-pave alleys.
13. Define alley-only entrance north of Main Street.
14. Eliminate alley entrance south of Main Street.
15. Add information kiosk at southeast corner of parking lot.
16. Add wayfinding sign.
17. Replace lights with Kellogg St. style lights, south of Main St.





Main St. - 300E
 Kellogg to Seminary

Proposed Improvements



Main Street

1. Refurbish existing area light. Paint pole and fixtures black. 
2. Refurbish existing pedestrian light. Paint pole and fixtures black. 
3. Stain existing concrete sidewalk to create contrasting amenity border on both sides of street (Optional Enhancement: Unit pavers).
4. Enhance intersection extensions (remove trees, install fence, benches, trash receptacles, and planted filtration areas).
5. Add wayfinding signs. 
6. Add trees in planters. 

Kellogg Street

7. Stain existing concrete sidewalk to create contrasting amenity border (Optional Enhancement: Unit pavers).
8. Add trees in pavement grates. 
9. Replace lights with Kellogg St. style lights south of Main St. 

Seminary Street

10. Stain existing concrete sidewalk to create contrasting amenity border (Optional Enhancement: Unit pavers).
11. Add trees in pavement grates. 
12. Re-lamp existing lights. 





Main St. - 400E

Seminary to Chambers

Proposed Improvements

Main Street

1. Refurbish existing area light. Paint pole and fixtures black.
2. Refurbish existing pedestrian light. Paint pole and fixtures black.
3. Stain existing concrete sidewalk to create contrasting amenity border on both sides of street (Optional Enhancement: Unit pavers).
4. Enhance intersection extensions (remove trees, install fence, benches, trash receptacles, and planted filtration areas).
5. Add wayfinding signs.
6. Add trees in planters.
7. Add planting beds within the boulevard west of Chambers St.

Seminary Street

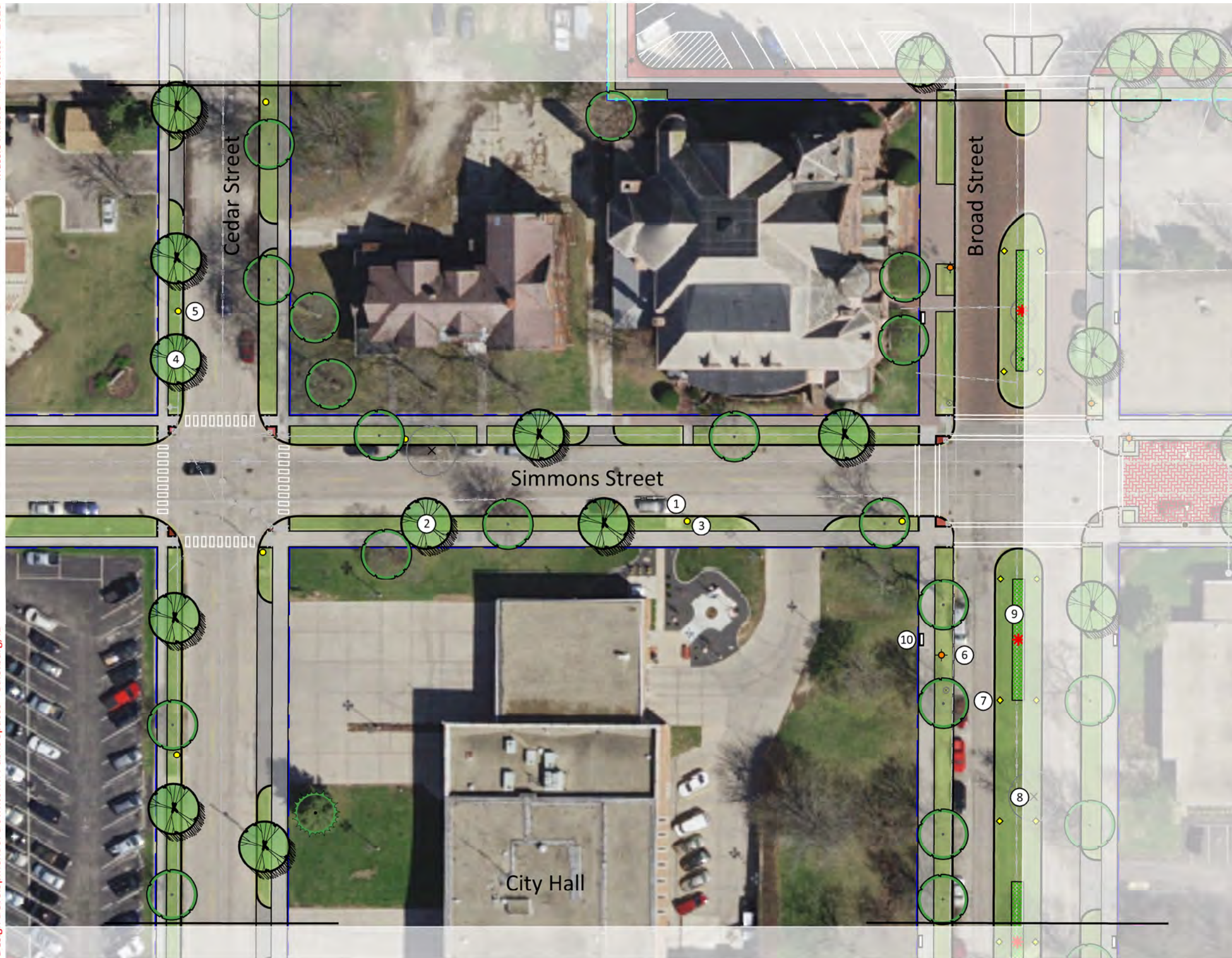
8. Stain existing concrete sidewalk to create contrasting amenity border (Optional Enhancement: Unit pavers).
9. Add fence and plants to screen parking lot.
10. Add trees in pavement grates.
11. Re-lamp existing lights.

Chambers Street

12. Define driveway entrances.
13. Add trees in turf boulevard.
14. Re-lamp existing lights.



Sheet 10



Simmons St. - 000W
Cedar to Broad

Proposed Improvements

Simmons Street

1. Remove pavement in boulevard north of fire station.
2. Add trees in turf boulevard.
3. Re-lamp existing lights. ●

Cedar Street

4. Add trees in turf boulevard.
5. Re-lamp existing lights. ●

Broad Street

6. Replace lights with Kellogg St. style lights. ◆
7. Add vertical column lights in center median. ◆
8. Remove trees from center median.
9. Add plant beds and art elements in center median.
10. Install benches along the sidewalk to view art elements.

Sheet 17



Sheet 16

Sheet 22



Simmons St. - 000E

Broad to Cherry

Proposed Improvements

Simmons Street

1. Replace asphalt street with permeable unit pavers.
2. Install 12' wide sidewalks (8' unobstructed with 2' borders).
3. Add trees between on-street parking spaces. Protect trees with vertical curbs.
4. Replace lights with Kellogg St. style lights. ◆
5. Add pedestrian-style lights. ■

Broad Street

6. Replace lights with Kellogg St. style lights. ◆
7. Add vertical column lights in center median. ◆
8. Remove trees from center median.
9. Add plant beds and art elements in center median.
10. Add trees in turf boulevard.
11. Install interpretive markers benches along the sidewalk.

Cherry Street

12. Replace asphalt street with reused brick pavers north of Simmons Street.
13. Stain existing concrete sidewalk to create contrasting amenity border along west side of street, north of Simmons St. (Optional Enhancement: Unit pavers).
14. Re-lamp existing lights. ●
15. Add trees in grates and in turf boulevard.





Simmons St. - 100E

Cherry to Prairie

Proposed Improvements

Simmons Street

1. Replace asphalt street with permeable unit pavers.
2. Install 12' wide sidewalks (8' unobstructed with 2' borders).
3. Add trees between on-street parking spaces. Protect trees with vertical curbs.
4. Replace lights with Kellogg St. style lights. ◆
5. Add pedestrian-style lights. ■
6. Reconfigure parking lot layout and eliminate two driveway entrances (gain 13 spaces).
7. Screen parking lot with fence and vegetation.
8. Relocate entry drive to the business at the northeast corner of Simmons and Cherry Street to access within the parking lot.
9. Minimize and define access to the business at the southwest corner of Simmons and Prairie Street.

Cherry Street

10. Replace asphalt street with reused brick pavers, north of Simmons Street.
11. Replace asphalt street with reused brick pavers within the parking area on the east side of the street, south of Simmons St.
12. Install 12' wide sidewalks (8' unobstructed with 2' borders).
13. Add trees between on-street parking spaces. Protect trees with vertical curbs.
14. Re-lamp existing lights.

Prairie Street

15. Replace asphalt street with reused brick pavers, north of Simmons Street.
16. Stain existing concrete sidewalk to create contrasting amenity border along west side of street, north of Simmons St. (Optional Enhancement: Unit pavers).
17. Replace concrete pavement with turf boulevard on the west side of the street, south of Simmons St.
18. Re-lamp existing lights. ●





Simmons St. - 200E

Prairie to Kellogg

Proposed Improvements

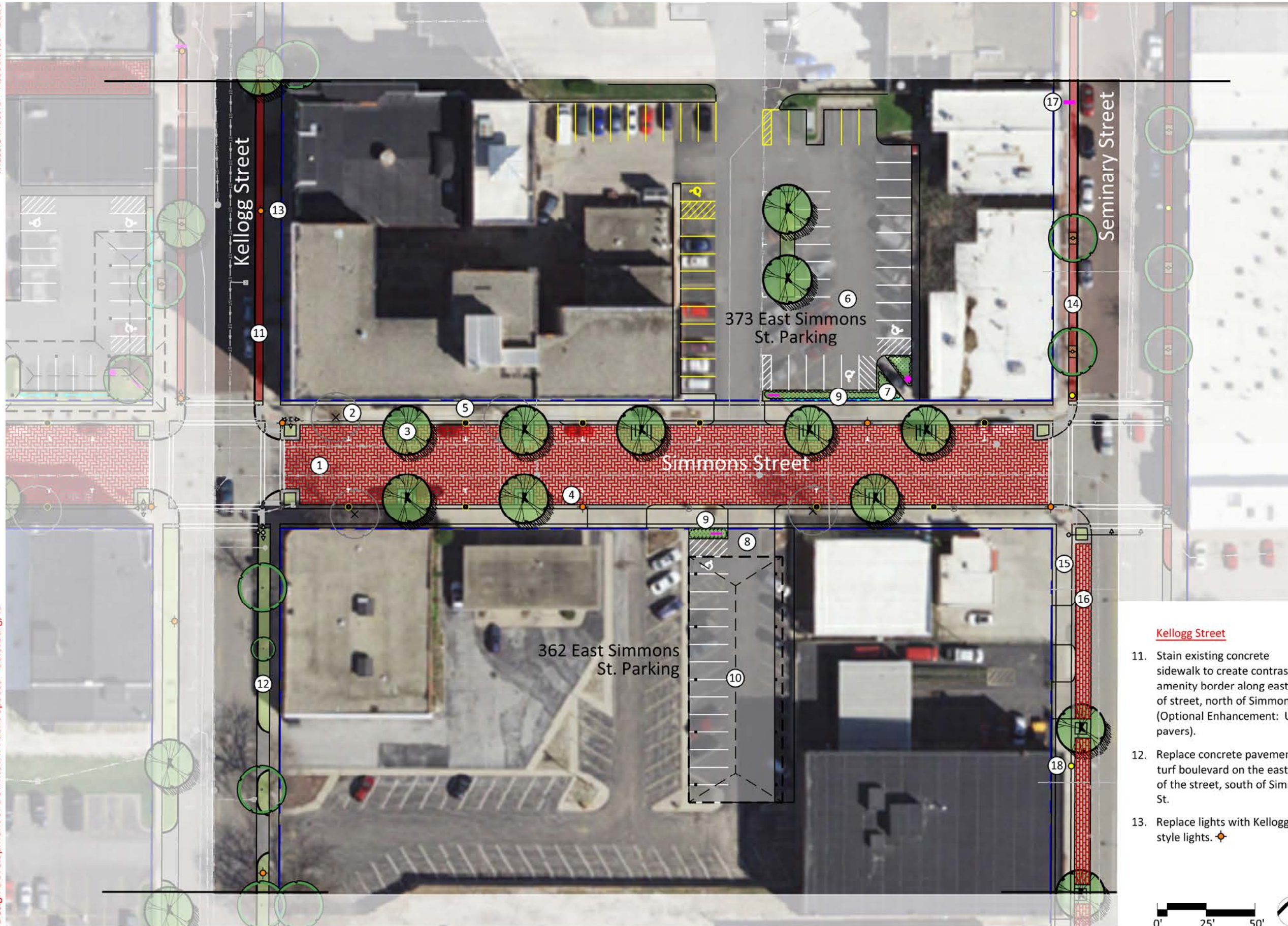
Simmons Street

1. Replace asphalt street with permeable unit pavers.
2. Install 12' wide sidewalks (8' unobstructed with 2' borders).
Add trees between on-street parking spaces. Protect with vertical curbs.
3. Add trees between on-street parking spaces. Protect with vertical curbs.
4. Replace lights with Kellogg St. style lights. ◆
5. Add pedestrian-style lights. ■
6. Reconfigure parking lot layout to add green space and trees (lose 11 spaces).
7. Screen parking lot with fence and vegetation.
8. Add entry drive on Simmons Street to parking lot to improve vehicular circulation.
9. Eliminate two entry drives to parking lot on Kellogg Street to increase pedestrian safety.
10. Optional Enhancement: Add covered area within the parking lot along Simmons and Kellogg Streets for event use.

Kellogg Street

11. Replace asphalt street with reused brick pavers, north of Simmons Street.
12. Stain existing concrete sidewalk to create contrasting amenity border along east side of street, north of Simmons St. (Optional Enhancement = unit pavers).
13. Replace concrete pavement with turf boulevard on the east side of the street, south of Simmons St.
14. Re-lamp existing lights. ●
15. Add trees in turf boulevard.
16. Stain existing concrete sidewalk to create contrasting amenity border along west side of street, north of Simmons St. (Optional Enhancement = unit pavers).
17. Replace concrete pavement with turf boulevard on the west side of the street, south of Simmons St.
18. Replace lights with Kellogg St. style lights. ◆





Simmons St. - 300E
Kellogg to Seminary

Proposed Improvements

Simmons Street

1. Replace asphalt street with permeable unit pavers.
2. Install 12' wide sidewalks (8' unobstructed with 2' borders).
3. Add trees between on-street parking spaces. Protect trees with vertical curbs.
4. Replace lights with Kellogg St. style lights. ◆
5. Add pedestrian-style lights. ■
6. Reconfigure parking lot layout north of Simmons St. (maintain parking spaces).
7. Eliminate east entry drive to north parking lot. Improve pedestrian connection to lot.
8. Reconfigure parking lot layout south of Simmons St. (lose 5 spaces). Add pedestrian sidewalk along east edge of lot.
9. Screen parking lots with fence and vegetation.
10. Optional Enhancement: Add covered area within the parking lot south of Simmons St. for event use.

Kellogg Street

11. Stain existing concrete sidewalk to create contrasting amenity border along east side of street, north of Simmons St. (Optional Enhancement: Unit pavers).
12. Replace concrete pavement with turf boulevard on the east side of the street, south of Simmons St.
13. Replace lights with Kellogg St. style lights. ◆

Seminary Street

14. Stain existing concrete sidewalk to create contrasting amenity border along west side of street, north of Simmons St. (Optional Enhancement: Unit pavers).
15. Install 12' wide sidewalks (8' unobstructed with 2' borders).
16. Replace asphalt street with reused brick pavers within the parking area on the west side of the street, south of Simmons St.
17. Add parking lot wayfinding sign.
18. Re-lamp existing lights. ●



Proposed Improvements

Mulberry Street

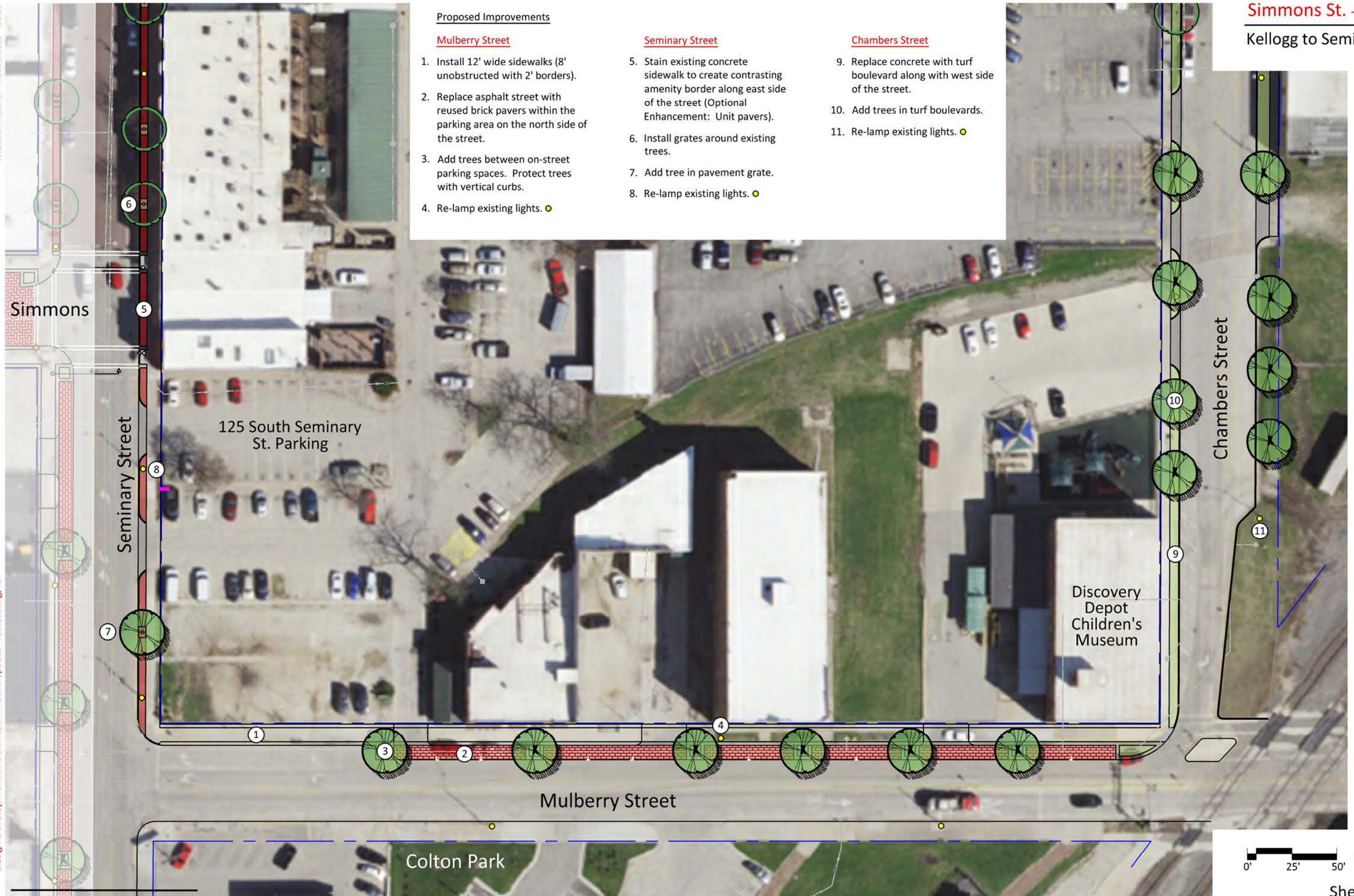
1. Install 12' wide sidewalks (8' unobstructed with 2' borders).
2. Replace asphalt street with reused brick pavers within the parking area on the north side of the street.
3. Add trees between on-street parking spaces. Protect trees with vertical curbs.
4. Re-lamp existing lights. ●

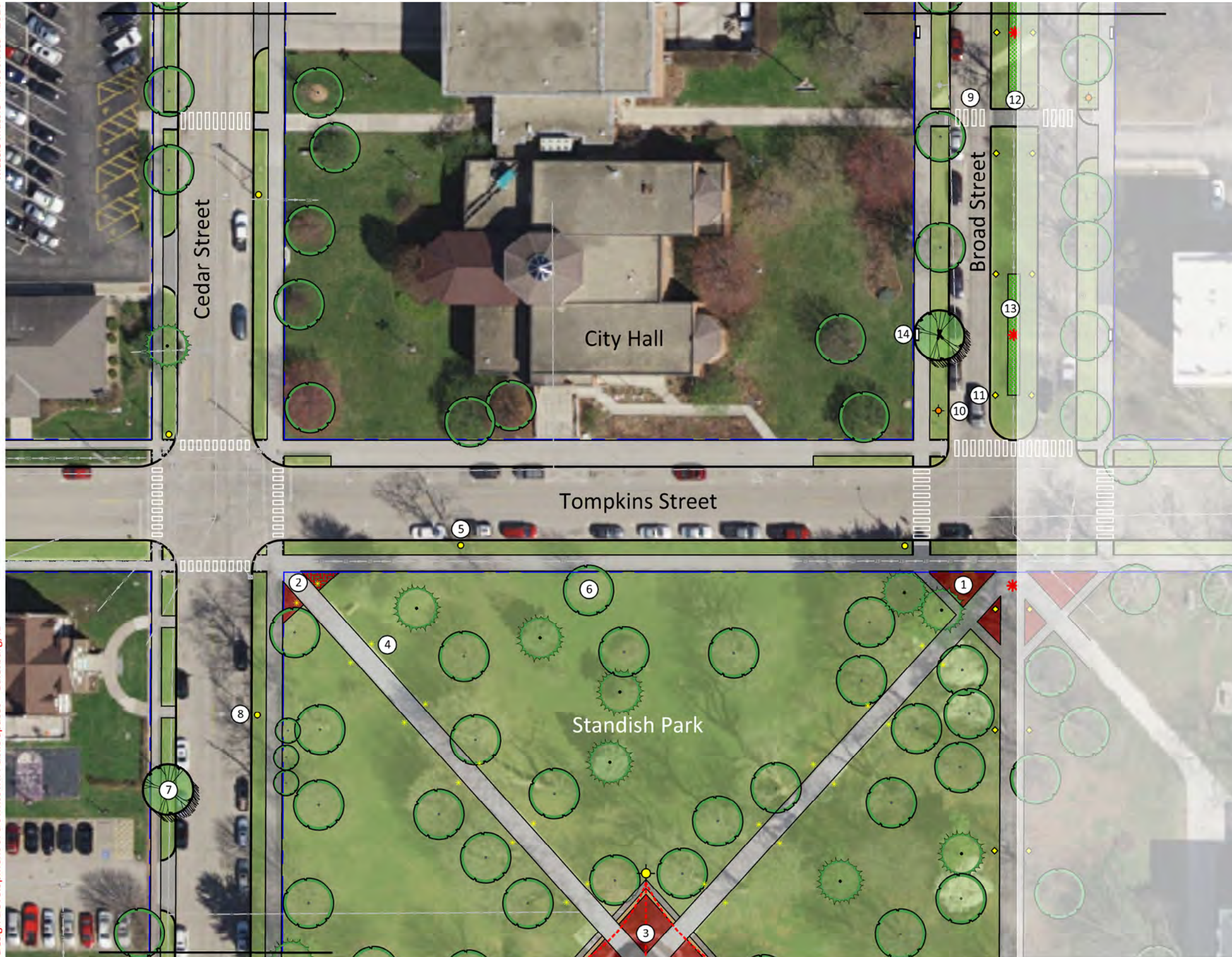
Seminary Street

5. Stain existing concrete sidewalk to create contrasting amenity border along east side of the street (Optional Enhancement: Unit pavers).
6. Install grates around existing trees.
7. Add tree in pavement grate.
8. Re-lamp existing lights. ●

Chambers Street

9. Replace concrete with turf boulevard along with west side of the street.
10. Add trees in turf boulevards.
11. Re-lamp existing lights. ●





Tompkins St. - 000W

Cedar to Broad

Proposed Improvements

Tompkins Street / Standish Park

1. Install brick plaza within Standish Park at terminus of Broad Street.
2. Add brick pavers within Standish Park at southeast corner of Tompkins and Cedar Streets.
3. Replace gazebo in the center of Standish Park with brick plaza, low seat walls, and an overhead lighted cable structure.
4. Add bollard lights along paths through Standish park. ●
5. Re-lamp existing lights along Tompkins Street. ●
6. Selectively limb-up trees within Standish Park to increase visibility.

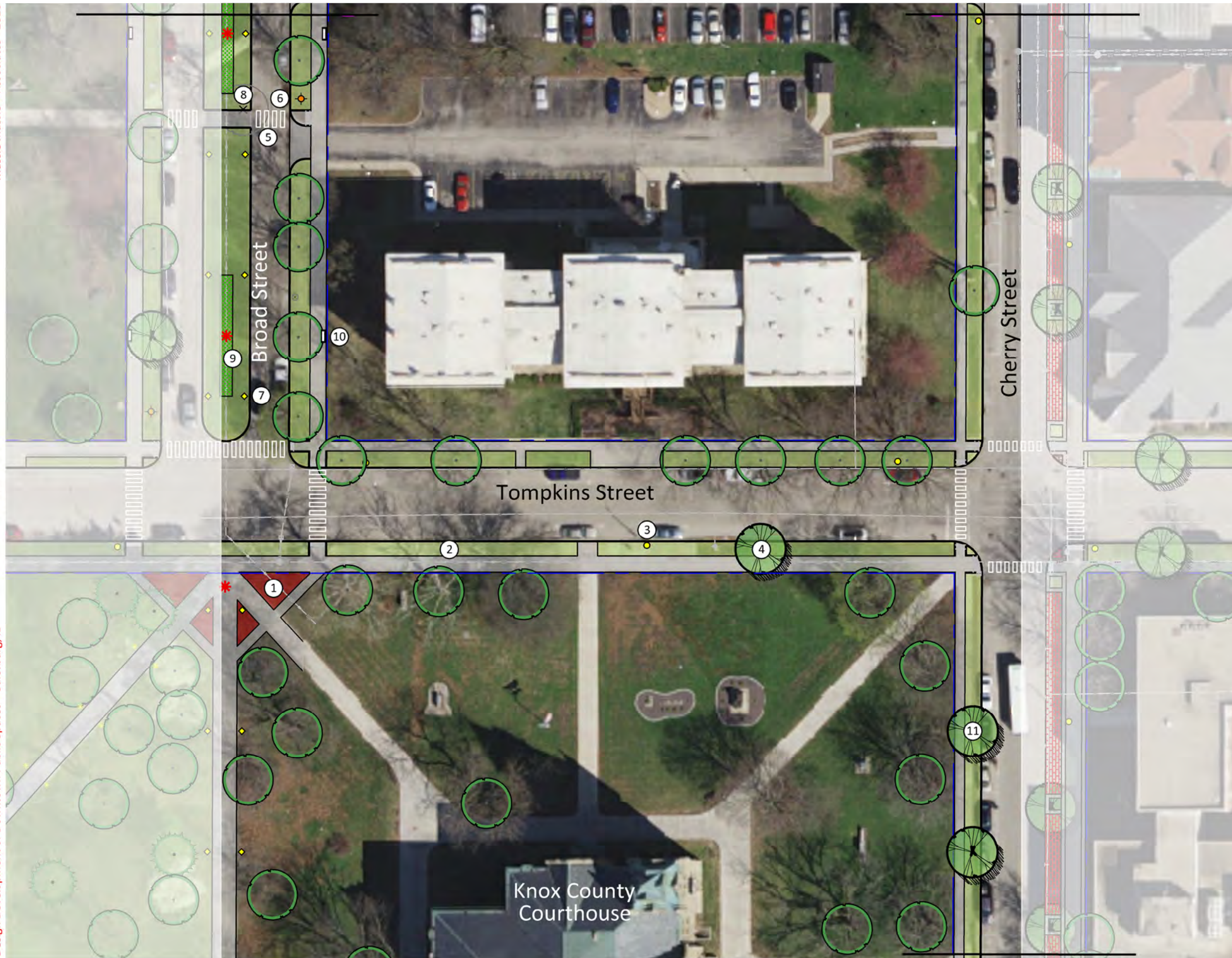
Cedar Street

7. Add tree in turf boulevard.
8. Re-lamp existing lights. ●

Broad Street

9. Revise diagonal crosswalk on Broad St. (mid-block) to east/west orientation.
10. Replace lights with Kellogg St. style lights. ◆
11. Add vertical column lights in center median and along east side of Standish Park. ◆
12. Remove trees from center median.
13. Add plant beds and art elements in center median.
14. Install interpretive markers and benches along sidewalk.





Tompkins St. - 000E
Broad to Cherry

Proposed Improvements

Tompkins Street

1. Install brick plaza within Standish Park at terminus of Broad Street.
2. Replace concrete pavement with turf boulevard along the south side of the street.
3. Re-lamp existing lights. ●
4. Add tree in turf boulevard.

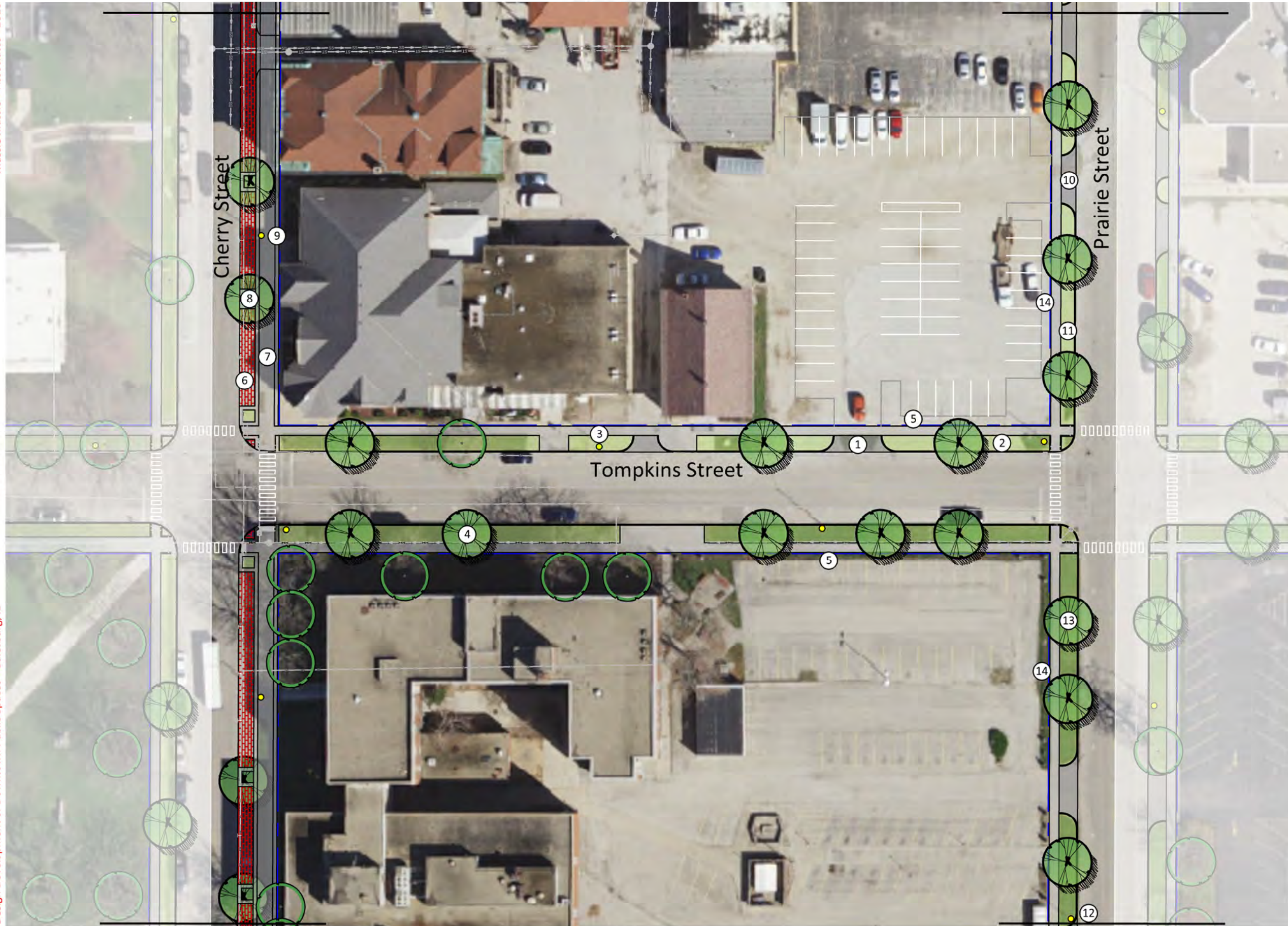
Broad Street

5. Revise diagonal crosswalk on Broad St. (mid-block) to east/west orientation.
6. Replace lights with Kellogg St. style lights. ◆
7. Add vertical column lights in center median and along east side of Standish Park. ◆
8. Remove trees from center median.
9. Add plant beds and art elements in center median.
10. Install interpretive markers and benches along the sidewalks.

Cherry Street

11. Add trees in turf boulevard.





Tompkins St. - 100E
Cherry to Prairie

Proposed Improvements

Tompkins Street

1. Define and reduce driveway entrances along the north side of the street
2. Replace concrete pavement with turf boulevard along the north side of the street
3. Re-lamp existing lights ●
4. Add trees in turf boulevard
5. Promote screening of private parking lots.

Cherry Street

6. Replace asphalt street with reused brick pavers within the parking area on the east side of the street

7. Install 12' wide sidewalks (8' unobstructed with 2' borders).
8. Add trees between on-street parking spaces / protect with vertical curbs

9. Re-lamp existing lights ●

Prairie Street

10. Define and reduce driveway entrances along the west side of the street, north of Tompkins St.
11. Replace concrete pavement with turf boulevard along the west side of the street, north of Tompkins St.
12. Re-lamp existing lights ●
13. Add trees in turf boulevard
14. Promote screening of private parking lots.





Tompkins St. - 200E
 Prairie to Kellogg

Proposed Improvements

Tompkins Street

1. Eliminate driveway entrance at the northeast corner of Tompkins and Prairie Streets
2. Define/minimize driveway entrance at northwest corner of Tompkins and Kellogg Streets
3. Replace concrete pavement with turf boulevard along the north side of the street
4. Re-lamp existing lights ●
5. Add trees in turf boulevard
6. Promote screening of private parking lots.

Prairie Street

7. Re-lamp existing lights ●
8. Add trees in turf boulevard
9. Promote screening of private parking lots.

Kellogg Street

10. Define/minimize driveway entrance at northwest corner of Tompkins and Kellogg Streets
11. Replace concrete pavement with turf boulevard at northwest corner of Tompkins and Kellogg Streets
12. Add concrete sidewalk along west side of the street, south of Tompkins St.
13. Replace lights with Kellogg St. style lights ◆
14. Add trees in turf boulevard
15. Promote screening of private parking lots.





Tompkins St. - 300E
 Kellogg to Seminary

Proposed Improvements

Tompkins Street

1. Install 12' wide sidewalks (8' unobstructed with 2' borders) on north side of the street.
2. Replace asphalt street with reused brick pavers within the parking area on the north side of the street.
3. Add trees between on-street parking spaces / protect with vertical curbs.
4. Define driveway entrance at southwest corner of Tompkins and Seminary Streets.
5. Replace concrete pavement with turf boulevard at southwest corner of Tompkins and Seminary Streets.
6. Re-lamp existing lights. ●
7. Add trees in turf boulevard along south side of the street.

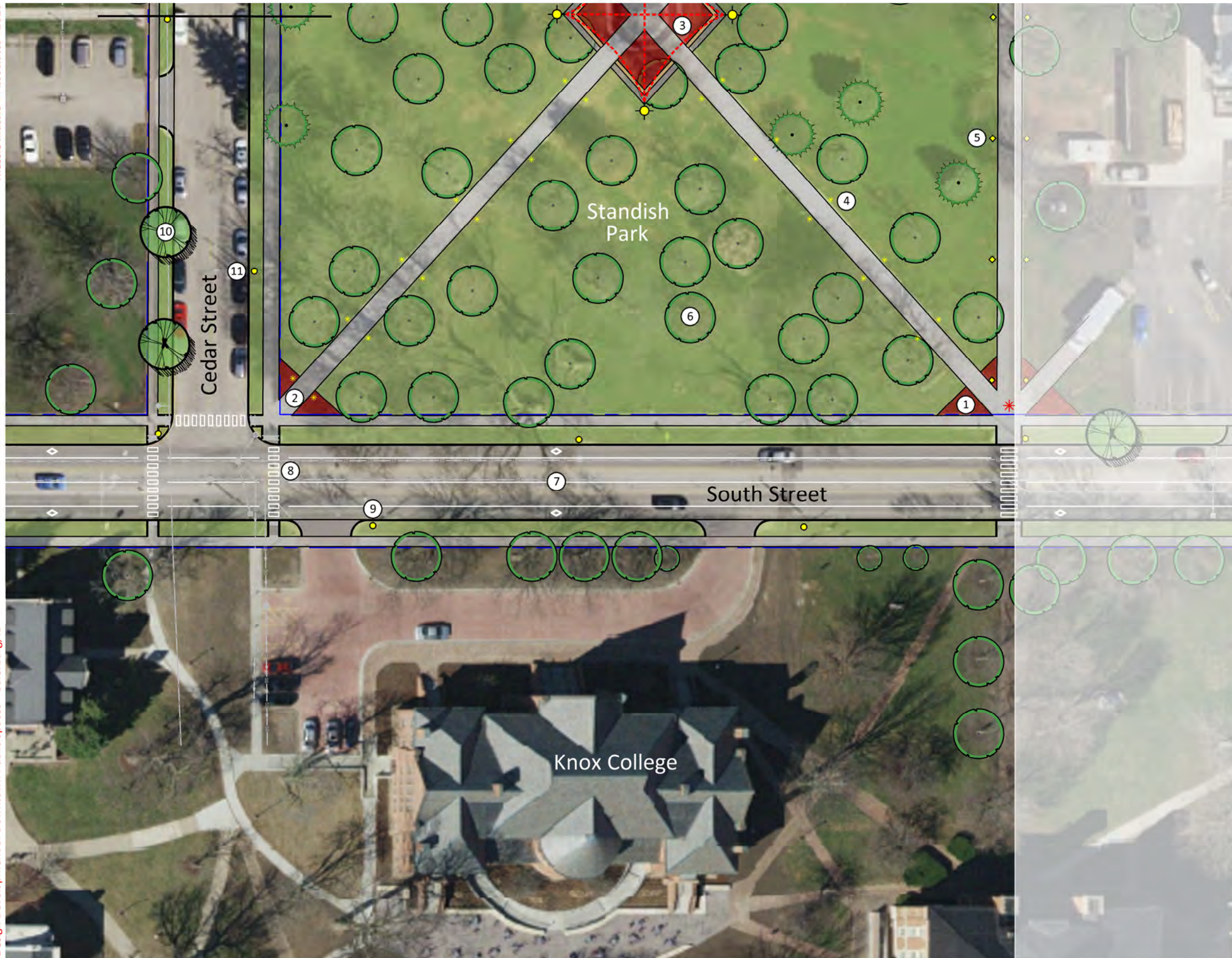
Kellogg Street

8. Replace concrete pavement with turf boulevard along the east side of the street, north of Tompkins St.
9. Add trees in turf boulevard.

Seminary Street

10. Install 12' wide sidewalks (8' unobstructed with 2' borders) on west side of the street, north of Tompkins St.
11. Replace asphalt street with reused brick pavers within the parking area on the west side of the street, north of Tompkins St.
12. Add trees between on-street parking spaces. Protect trees with vertical curbs.
13. Re-lamp existing lights. ●





South St. - 000W
Cedar to Broad

Proposed Improvements

South Street / Standish Park

1. Install brick plaza at southeast corner of Standish Park.
 2. Add brick pavers within Standish Park at northeast corner of South and Cedar Streets.
 3. Replace gazebo in the center of Standish Park with brick plaza, low seat walls, and an overhead lighted cable structure.
 4. Add bollard lights along paths through Standish park. ♦
 5. Add vertical column lights along east side of Standish Park. ♦
 6. Selectively limb-up trees within Standish Park to increase visibility.
 7. Eliminate center turn lane and add bike lanes on both sides of the street.
 8. Add street crosswalk east of Cedar St.
 9. Re-lamp existing lights. ●
- Cedar Street
10. Add trees in turf boulevard.
 11. Re-lamp existing lights. ●

Sheet 28





South St. - 000E
Broad to Cherry

Proposed Improvements

South Street

1. Install brick plaza at southeast corner of Standish Park.
2. Add vertical column lights along east side of Standish Park. ♦
3. Eliminate center turn lane and add bike lanes on both sides of the street.
4. Re-lamp existing lights.
5. Add trees in turf boulevard.
6. Promote screening of county parking lot.

Cherry Street

7. Add trees in turf boulevard.
8. Promote screening of county parking lot.





South St. - 100E
Cherry to Prairie

Proposed Improvements

South Street

1. Eliminate center turn lane and add bike lanes on both sides of the street.
2. Define/minimize driveway entrance at the northeast corner of South and Cherry Streets.
3. Re-lamp existing lights. ●
4. Add trees in turf boulevard.

Cherry Street

5. Replace asphalt street with reused brick pavers within the parking area on the east side of the street.

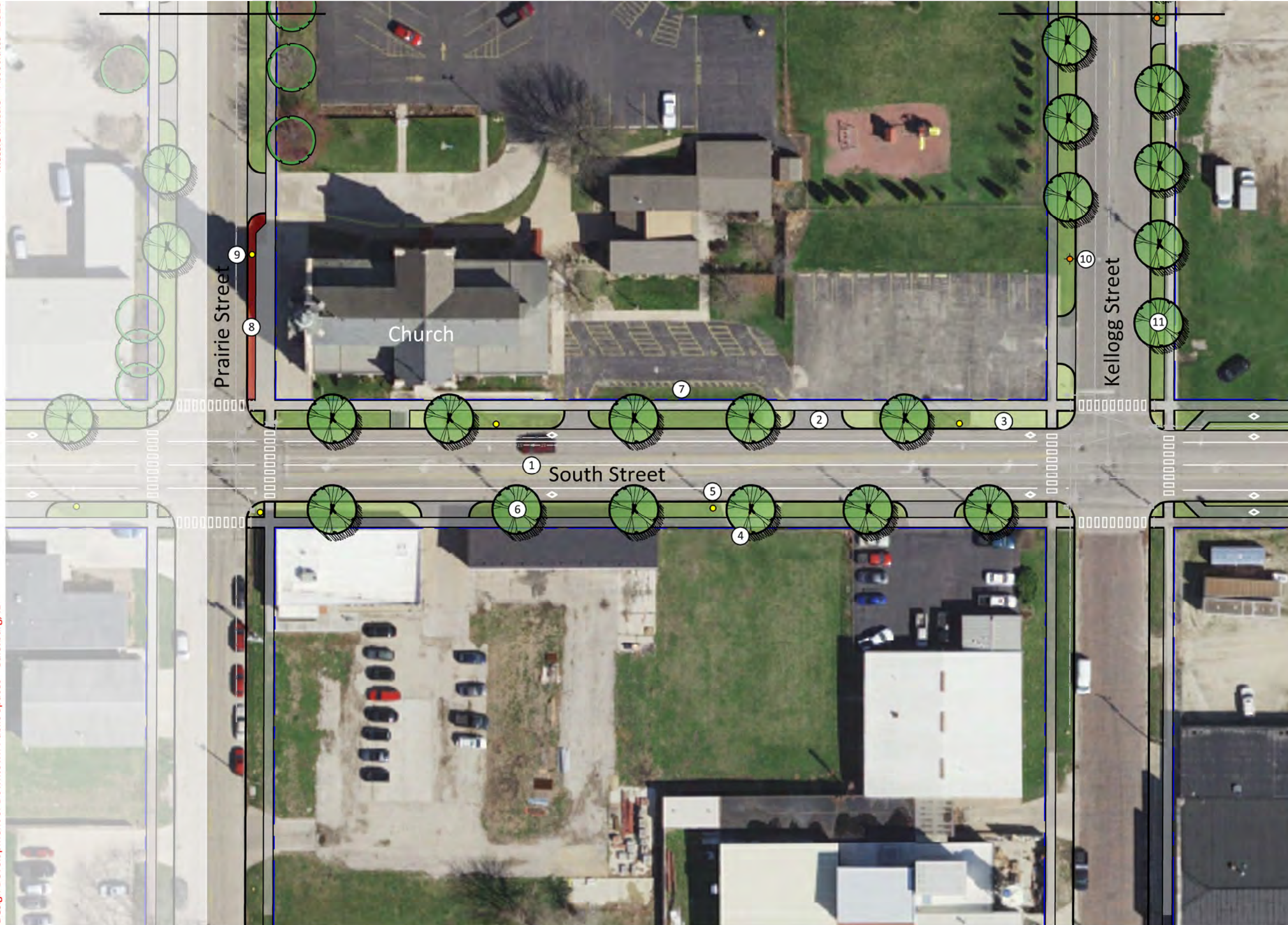
6. Install 12' wide sidewalks (8' unobstructed with 2' borders) on east side of the street.

7. Add a tree between on-street parking spaces. Protect trees with vertical curbs.

8. Re-lamp existing lights. ●

Prairie Street

9. Add trees in turf boulevard.



South St. - 200E
Prairie to Kellogg

Proposed Improvements

South Street

1. Eliminate center turn lane and add bike lanes on both sides of the street.
2. Combine driveway entrance/curb cuts on the north side of the street near mid-block.
3. Eliminate driveway entrance at northwest corner of South and Kellogg Streets.
4. Eliminate driveway entrance on the south side of the street near mid-block (access to vacant lot).
5. Re-lamp existing lights. ●
6. Add trees in turf boulevard.
7. Promote screening of private parking lot.

Prairie Street

8. Replace concrete pavement with unit pavers on east side of the street.
9. Re-lamp existing lights. ●

Kellogg Street

10. Replace lights with Kellogg St. style lights. ◆
11. Add trees in turf boulevard.

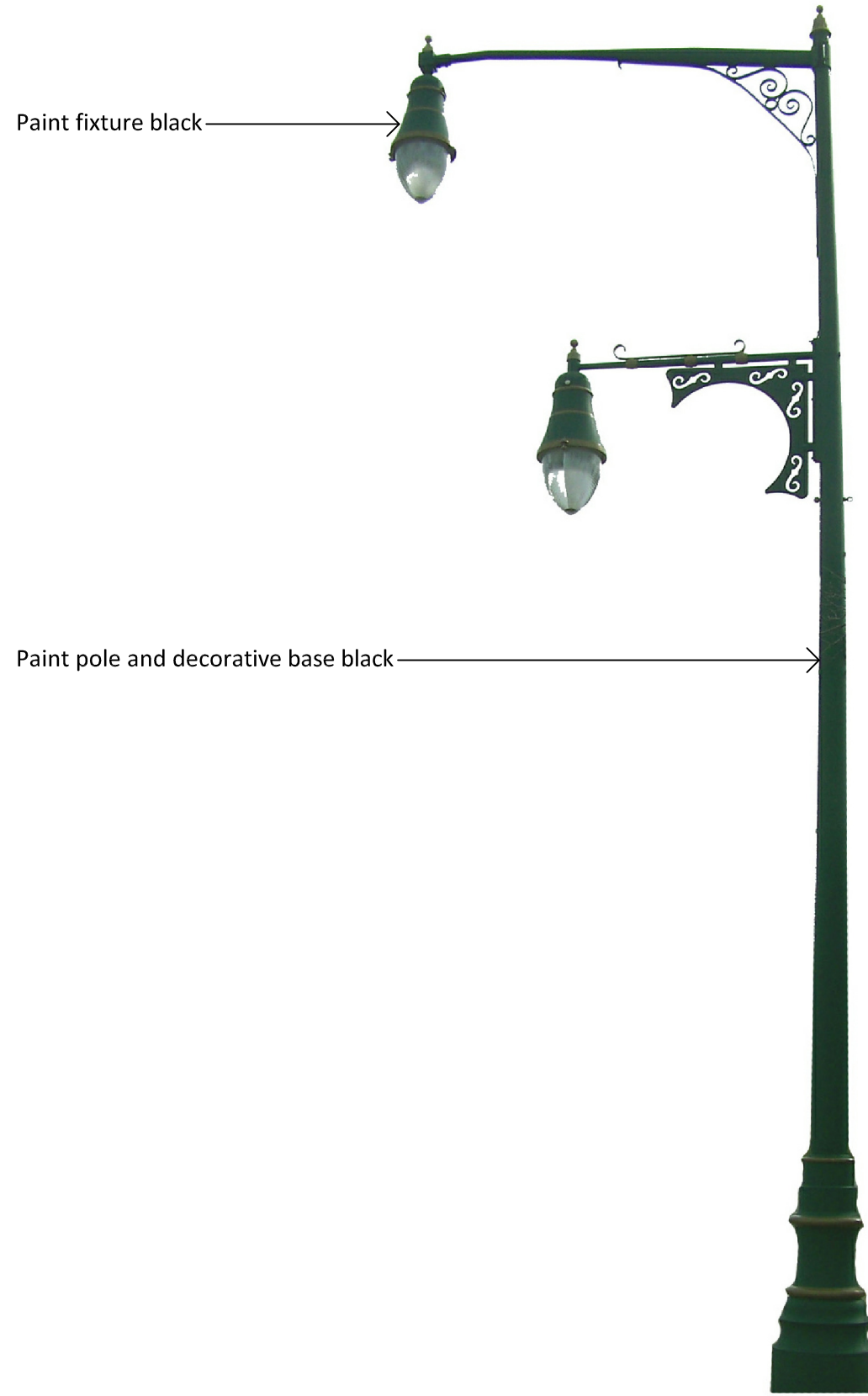


The following sheets illustrate some of the products and features recommended for the Downtown. The Steering Committee and Focus Groups encouraged the use or the reuse of local elements where practical. There was also a sentiment that themes have already been established and some of these need to be extended in an effort to unify the area and make the downtown more logical and cohesive to visitors.

Some distinctive elements of downtown such as the brick streets, concrete sidewalks, and the Main Street lights need to be restored or refurbished to add a fresh look.

Black and terra cotta red were discussed as predominant colors to be used. These colors will unify many of the architectural buildings and serve as a contrast with the gray concrete and the green planting that are proposed. Bright colors are encouraged for public art, banners, and commercial identity.

Products with recycled content or products locally/regionally fabricated are recommended to demonstrate sustainable practice. Storm water management practices, efficient power usage, and reduction of hard (not permeable) surfaces were encouraged wherever possible to reduce impacts on the urban environments.



Existing Light Assembly



Refurbished Light Assembly

Area Lights

Main Street

Proposed Locations

Main Street

Reinstall lights on existing foundations after refurbishment

Source

Existing Light Assemblies



Light Assembly

Area Lights

Kellogg Street

Proposed Locations

Kellogg Street

Replace existing area lights along the street

Broad Street

Within the turf boulevards

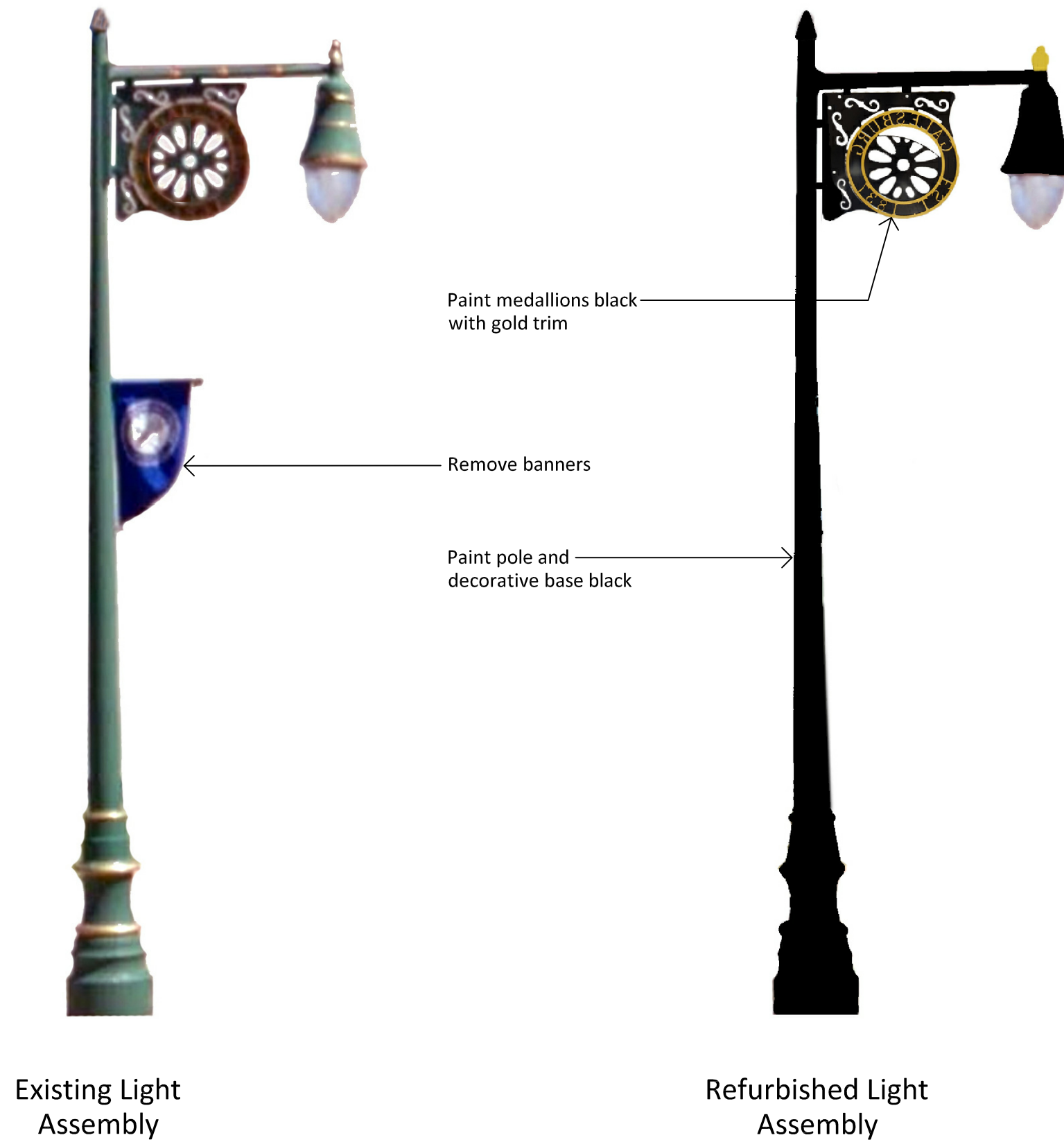
Simmons Street

Replace existing area lights along the street

Manufacturer

Match manufacturer used for lights on Kellogg St. north of Main Street and 125 S. Seminary St. parking lot

Sternberg Lighting
55 Lawrence Avenue
Roselle, IL 60172
www.sternberglighting.com



Pedestrian Lights

Main Street

Proposed Locations

Main Street

Reinstall lights on existing foundations after refurbishment

Source

Existing Light Assemblies

Pedestrian Lights

Simmons Street

Light Assembly Option A - Indirect Light

Pole top with indirect cutoff optics

Designed for the illumination of open pedestrian scale landscape areas, parking areas, and roadways featuring indirect cutoff optics. Meets LEED cutoff criteria for lighting zones LZ2-LZ4.

Pole top luminaires with heavy 1/4" domed disk, full specular floodlighting optical system, and flush clear tempered glass lens.

120V - 277V electronic LED driver, 0-10 V dimming.

LED color temperature is 4000K (for 3000K add suffix K3).

U.L. listed, suitable for wet locations.

Protection class: IP65

Finish: Standard BEGA colors.

		Lamp	β	T°C	A	B	C
88 309	Type V	56W LED			39 3/8	24 1/4	

Options

- K27 - 2700K color temperature
- K35 - 3500K color temperature
- FSC - Fusing

Recommended Pole Options

906HR	Straight round 12' pole
916HR	Straight round 16' pole
920HR	Straight round 20' pole
1508HR	Tapered round 15' 8" pole
1708HR	Tapered round 17' 8" pole
1908HR	Tapered round 19' 8" pole

Light Assembly Option B - Diffused Light

Pole top with diffused light source

Designed for the illumination of walkways, open pedestrian scale landscape areas, parking areas, and roadways featuring symmetrical distribution.

Pole top luminaires with diffused light distribution. Die-cast aluminum construction and white acrylic diffuser.

Integral 120V - 277V electronic LED driver, 0-10 V dimming.

LED color temperature is 4000K (for 3000K add suffix K3).

U.L. listed, suitable for wet locations.

Protection class: IP54

Finish: Standard BEGA colors.

		Lamp	β	T°C	A	B	C
77 180	Type V	37.8W LED			28	14 3/8	

Recommended Pole Options

906HR	Straight round 12' pole
916HR	Straight round 16' pole
1308HR	Tapered round 13' 8" pole
1508HR	Tapered round 15' 8" pole
1708HR	Tapered round 17' 8" pole

Proposed Locations

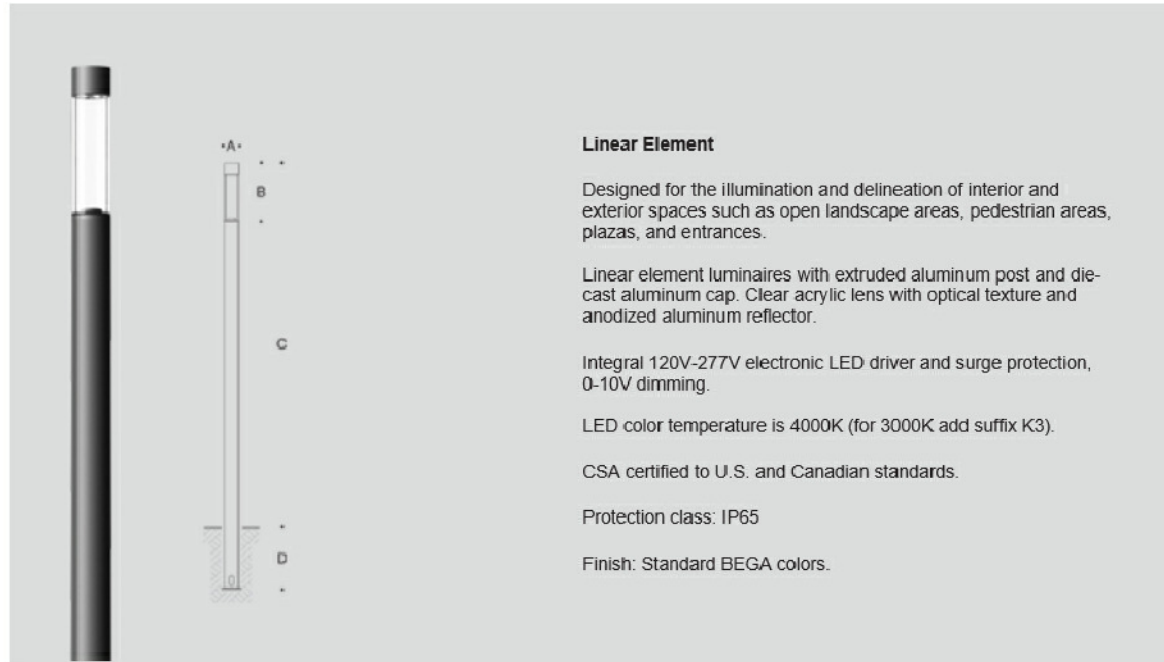
Simmons Street

Install lights between area lights. 60' spacing recommended

Manufacturer

BEGA
1000 Bega Way
Carpinteria, CA 93013
www.bega-us.com

Light Assembly Option A - Round Pole



Linear Element

Designed for the illumination and delineation of interior and exterior spaces such as open landscape areas, pedestrian areas, plazas, and entrances.

Linear element luminaires with extruded aluminum post and die-cast aluminum cap. Clear acrylic lens with optical texture and anodized aluminum reflector.

Integral 120V-277V electronic LED driver and surge protection, 0-10V dimming.

LED color temperature is 4000K (for 3000K add suffix K3).

CSA certified to U.S. and Canadian standards.

Protection class: IP65

Finish: Standard BEGA colors.

	Lamp	β	T°C	A	B	C	D
88 065	71.6W LED			8 5/8	23 5/8	197	39 3/8

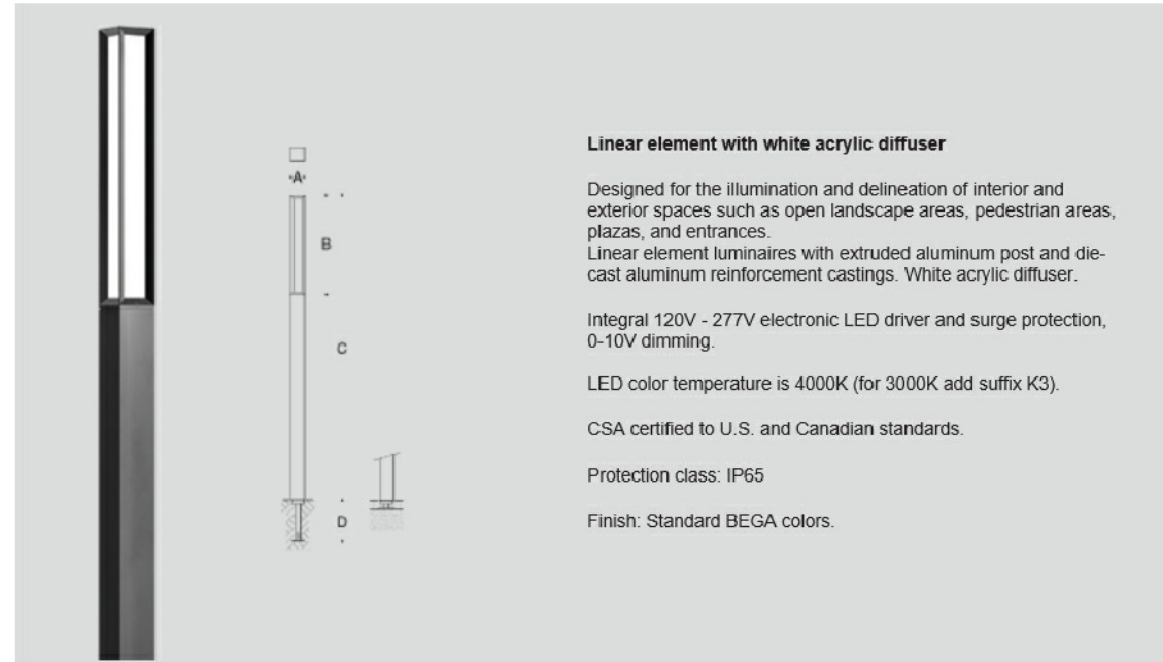
Options

K27 - 2700K color temperature

K35 - 3500K color temperature

FSC - Fusing

Light Assembly Option B - Square Pole



Linear element with white acrylic diffuser

Designed for the illumination and delineation of interior and exterior spaces such as open landscape areas, pedestrian areas, plazas, and entrances.

Linear element luminaires with extruded aluminum post and die-cast aluminum reinforcement castings. White acrylic diffuser.

Integral 120V - 277V electronic LED driver and surge protection, 0-10V dimming.

LED color temperature is 4000K (for 3000K add suffix K3).

CSA certified to U.S. and Canadian standards.

Protection class: IP65

Finish: Standard BEGA colors.

	Lamp	β	T°C	A	B	C
99 877	110.4W LED			15 3/4x15 3/4	52	192

Pedestrian Lights

Broad Street

Proposed Locations

Broad Street

Install lights in center medians.

60' spacing recommended

Manufacturer

BEGA
1000 Bega Way
Carpinteria, CA 93013
www.bega-us.com

Bollard Option A - Round Pole



Bollard with 360° light distribution

Designed for effective lighting of landscapes, pathways, and open spaces from a low mounting height. Linear design featuring wide spread light distribution.

Bollards with diffused 360° light distribution. Die-cast aluminum construction and white acrylic diffuser.

U.L. listed, suitable for wet locations.

Protection class: IP65


Finish: Standard BEGA colors.

	Lamp	B	T°C	A	B	C
88 676	(1) 55W CF twin-4p			9 1/8	43 3/8	

Recommended Accessories

79 818	Anchorage Kit - included.
---------------	----------------------------------

Bollard Option B - Square Pole



Bollard - unshielded with diffused light from all sides

Designed for the effective lighting of landscapes, pathways, and open spaces from a low mounting height, featuring uniform surface illumination with light output from all sides.

Bollards with a square shape. Extruded aluminum post and vertical elements, with a die-cast aluminum top housing, base and end caps. White acrylic diffuser.

U.L. listed, suitable for wet locations.

Protection class: IP65

Finish: Standard BEGA colors.

	Lamp	B	T°C	A	B	C
88 678	(1) 55W CF twin-4p			6 1/4	43 1/4	

Recommended Accessories

79 817	Anchorage Kit - included.
---------------	----------------------------------

Bollard Lights

Standish Park

Proposed Locations

Standish Park

Install lights along pathways.

40' spacing recommended

Manufacturer

BEGA
 1000 Bega Way
 Carpinteria, CA 93013
 www.bega-us.com



New public parking lot signs to match existing parking lot sign at 125 S. Seminary St. parking lot installed in 2015.

Parking Signs

Public Parking Lots

Proposed Locations

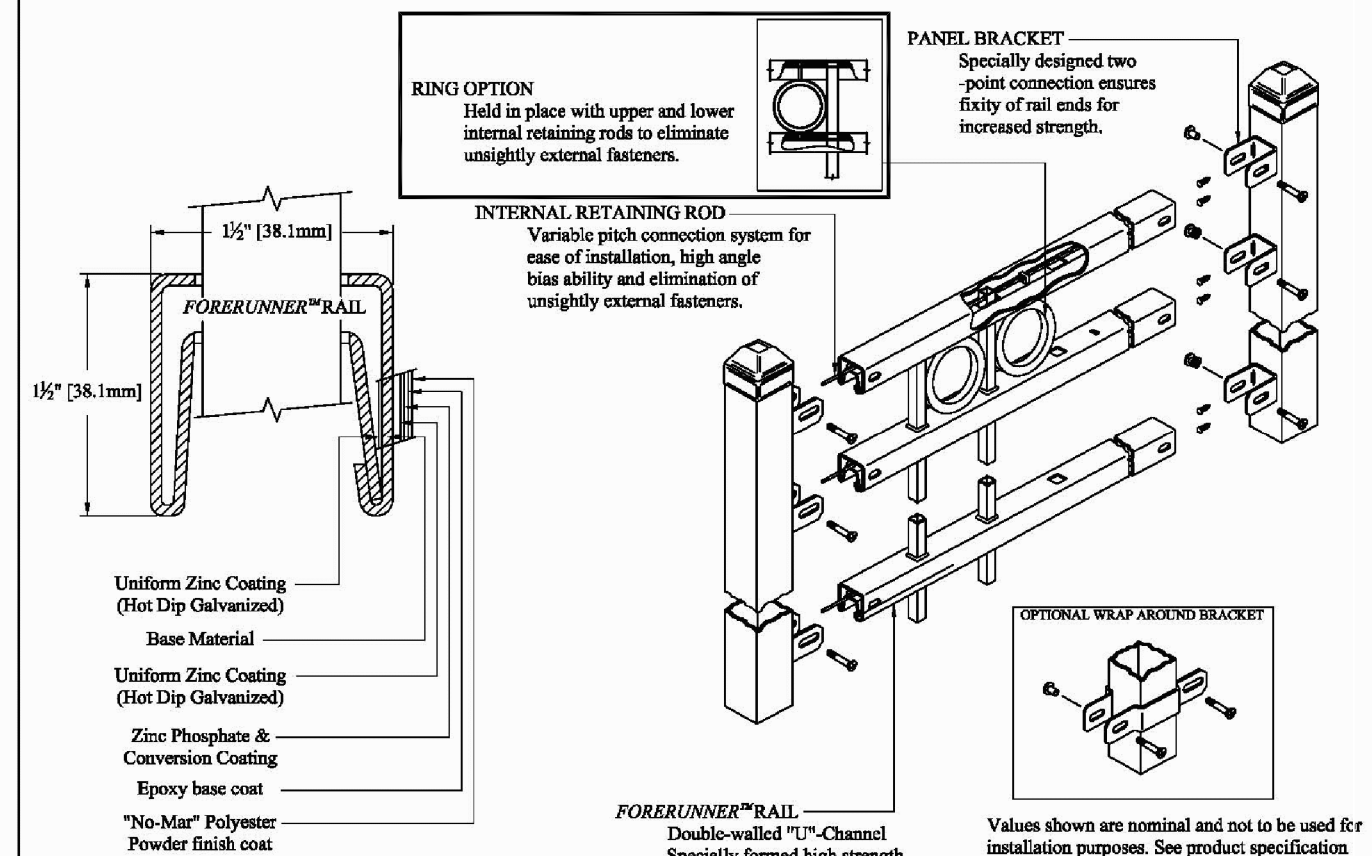
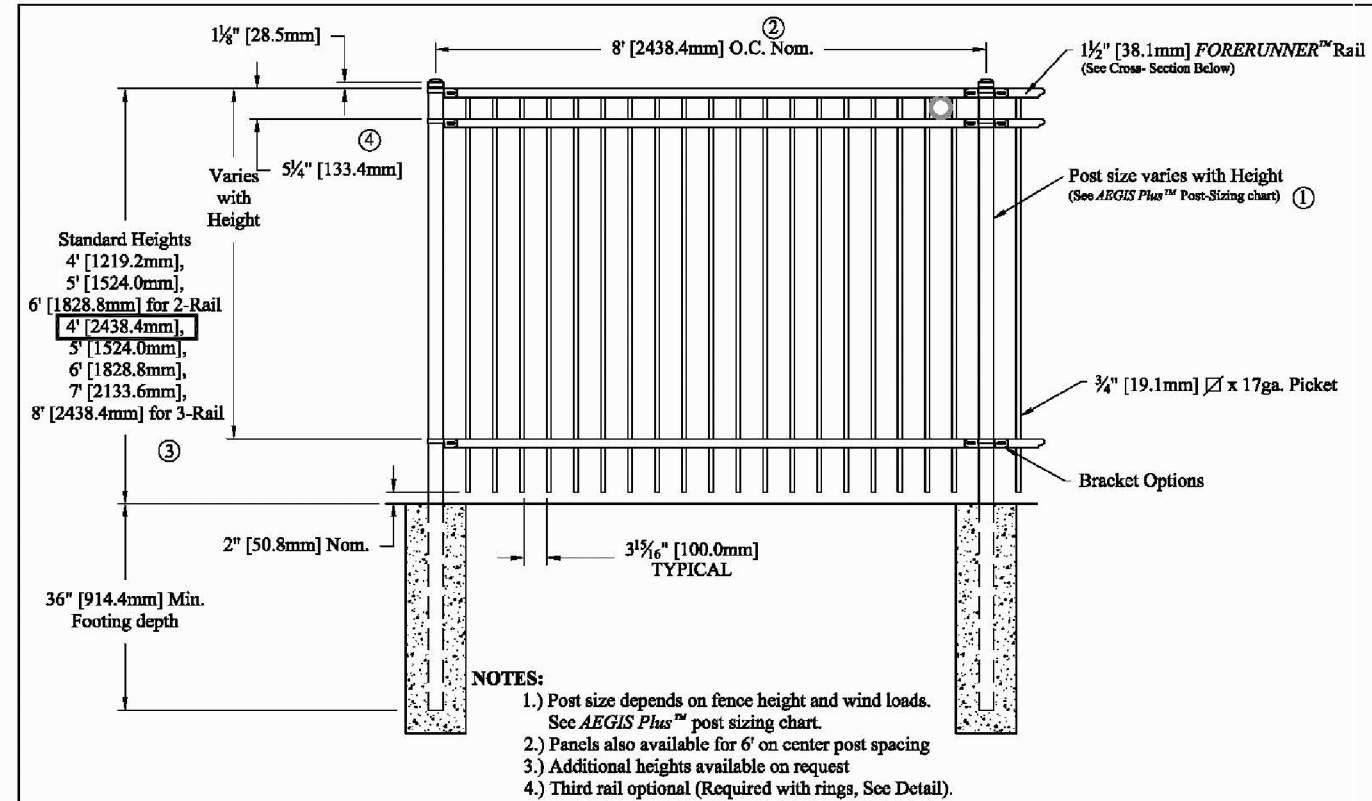
All public parking lots within the downtown

Manufacturer

Same used for signs at 125 South Seminary St. parking lot



Recommended fence similar to fence installed around Full Viewpoint Park



COMMERCIAL STRENGTH STEEL

Title: **AEGIS PLUS MAJESTIC 2/3-RAIL W/RING OPTION**

DR: KMc	SH . 1 of 1	SCALE: DO NOT SCALE
CK:	Date 6/20/10	REV: F

AMERISTAR®

1555 N. Mingo
 Tulsa, OK 74116
 1-888-333-3422
 www.ameristarfence.com

Fence

Public Parking Lots

Proposed Locations

Public Parking Lots

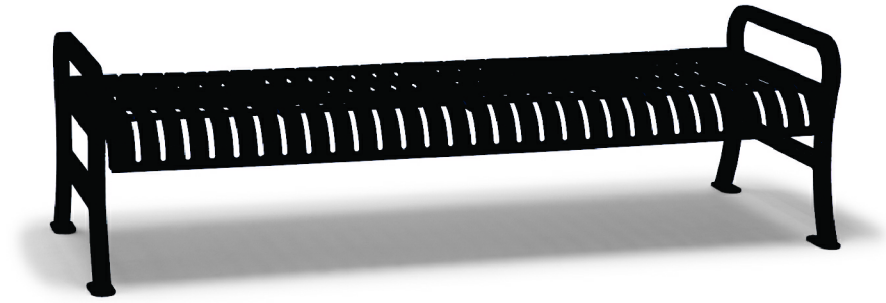
Around perimeter of lot to help screen off-street parking

Town Square

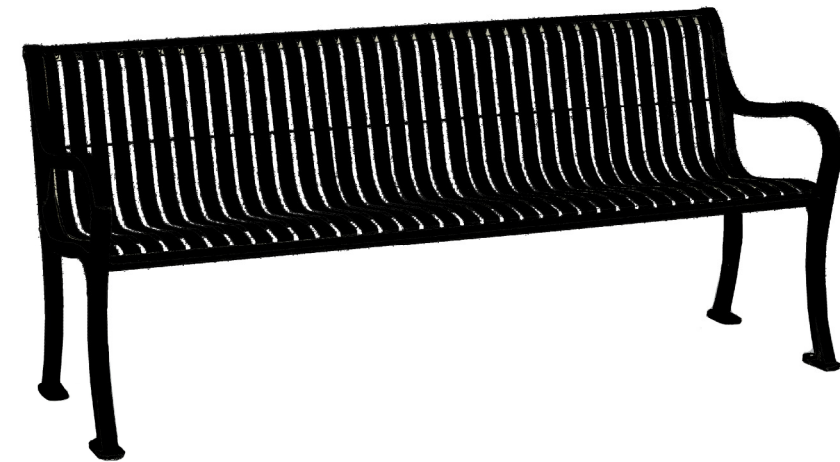
Around perimeter of Town Square

Manufacturer

Ameristar
 1555 North Mingo
 Tulsa, OK 74116
 www.ameristarfence.com



Backless Bench



Backed Bench



COVINGTON COLLECTION 4' & 6' BENCHES WITHOUT BACK - PORTABLE/SURFACE MOUNT

C01413C

Covington Benches without backs can be ordered in 4' or 6' lengths and are constructed with cast aluminum frames. Choose between ROUND PERFORATION or SQUARE PERFORATION punched steel, solid steel ROD, steel SLAT or aluminum extrusion FAUX-WOOD or HORIZONTAL SLAT patterns - the entire bench is coated in our AAMA 2604-05 compliant powder-coating.

Black Color

Slat 6'



COVINGTON COLLECTION 4' & 6' BENCHES WITH BACK - PORTABLE/SURFACE MOUNT

C01113C

Covington Benches with backs can be ordered in 4' or 6' lengths and are constructed with cast aluminum frames. Choose between ROUND PERFORATION or SQUARE PERFORATION punched steel, solid steel ROD, steel SLAT or aluminum extrusion FAUX-WOOD or HORIZONTAL SLAT patterns - the entire bench is coated in our AAMA 2604-05 compliant powder-coating.

Black Color

Slat 6'

Benches

Downtown

Proposed Locations

Throughout Downtown

Manufacturer

Wabash Valley
505 East Main Street
Silver Lake, IN 46982
www.wabashvalley.com

Trash Receptacle

Downtown

Proposed Locations

Throughout Downtown

Manufacturer

Wabash Valley
505 East Main Street
Silver Lake, IN 46982
www.wabashvalley.com



Share + Zoom

URBANSCAPE - "J" STYLE 32 GALLON RECEPTACLE WITH LINER

TJ3B43S

Our "J" style Receptacle is a 32 Gallon unit that matches up nicely with Slat or Rod style product. The "J" style is similar to our "I" style only without the decorative scrolls. These receptacles come standard with a rigid plastic liner and your choice of a Flat Top, Ash Bonnet or Solid Bonnet lid option. You also have your choice of a side door option for ease of liner removal. This unit is coated in our AAMA 2604-05 compliant powder coating.

With Side Door

Solid Bonnet

Surface Mount

Black Color

Planters

Main Street

Proposed Locations

Along Main Street

Park Plaza

Planter Manufacturer

Authentic Provence
3735 S. Dixie Highway
West Palm Beach, FL 33405
www.authenticprovence.com

Water Tank Manufacturer

Hooks & Lattice
6088 Corte Del Cedro
Carlsbad, CA 92011
www.hooksandlattice.com



NOIR

IN COMPARISON TO OUR COMPETITORS, AUTHENTIC PROVENCE CAISSE DE VERSAILLES ARE COMPOSED OF AN ALUMINUM METAL FRAME. THE PANELS ARE MADE OF TEAK WOOD. THIS MEANS OUR ORIGINAL CAISSE DE VERSAILLES ARE EXTREMELY DURABLE AND THEREFORE WEATHER RESISTANT.

**TEAK WOOD PANELS AND ALUMINUM STRUCTURE
PANTONE BLACK 6 C**

pf-8010 -a 29.5"h x 21.5"w x 21.5"d

pf-8010 -b 33"h x 25.5"w x 25.5"d

pf-8010 -c 43"h x 33"w x 33"d

Custom: 42" h x 48" w x 48" d


Contact Authentic Provence about custom size

Color Options



Water Reservoir

24"L x 24"W x 3"H Square Reservoir





Code:	WW-SQUARE-24
Price:	\$132.85
Availability:	Usually ships in 2-3 weeks
Dimensions:	24"L x 24"W x 3"H. Holds 7 gallons.

Fill Tube
With Fill Tube

Qty: 1 **ADD TO CART**

[Click to enlarge](#)

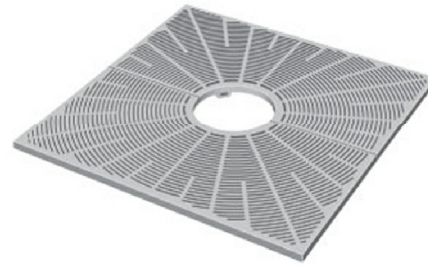
Description | Dimensions

Turn any planter box into a self-watering planter by adding a reservoir to hold water beneath the soil. Each PlanterWell Reservoir will irrigate 9" of soil beyond its edge, so one 24" water well reservoir will keep the soil moist in a square planter no more than 42"L x 42"W.

R-8713

Boulevard Collection Tree Grate

60" x 60"



16" diameter expandable tree opening. Available with cast 18", 24" and 36" tree opening upon request. .25" slot openings. 380 pounds per set. Available with light openings.

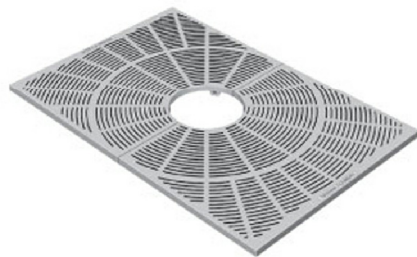
R-8716 +

R-8811 -

R-8811

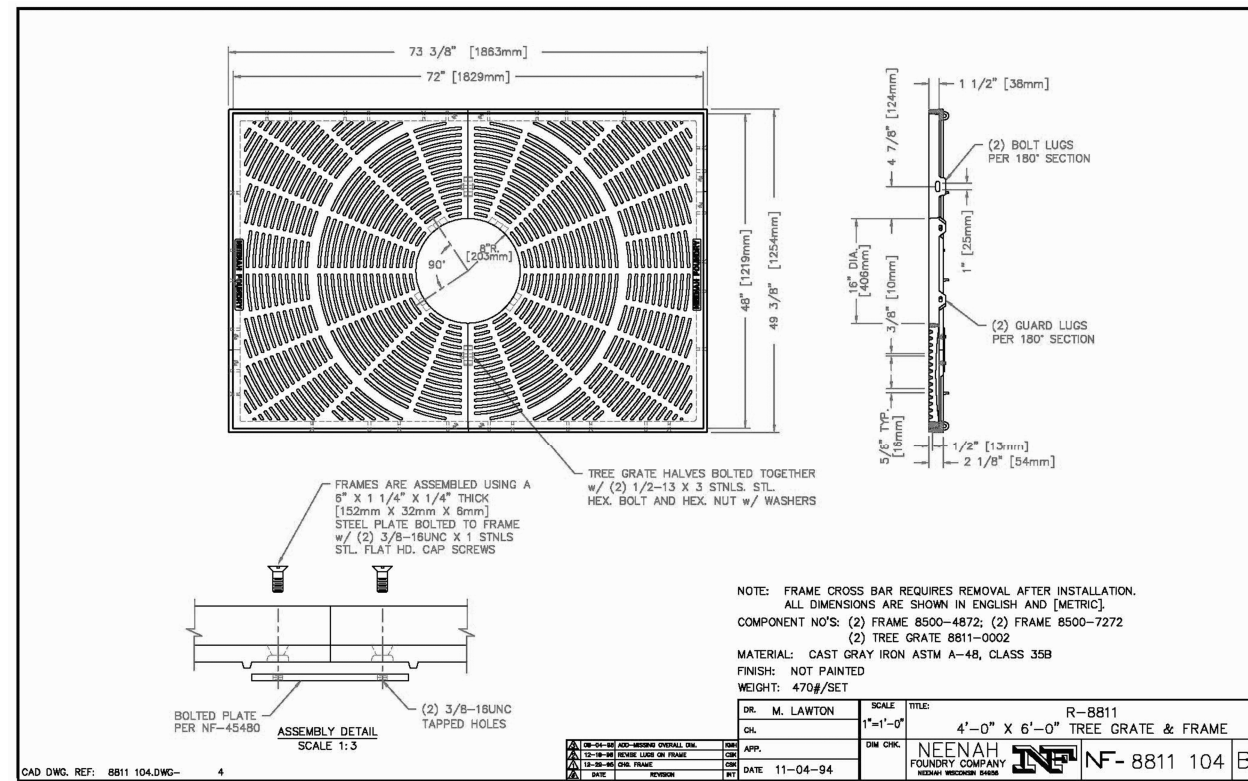
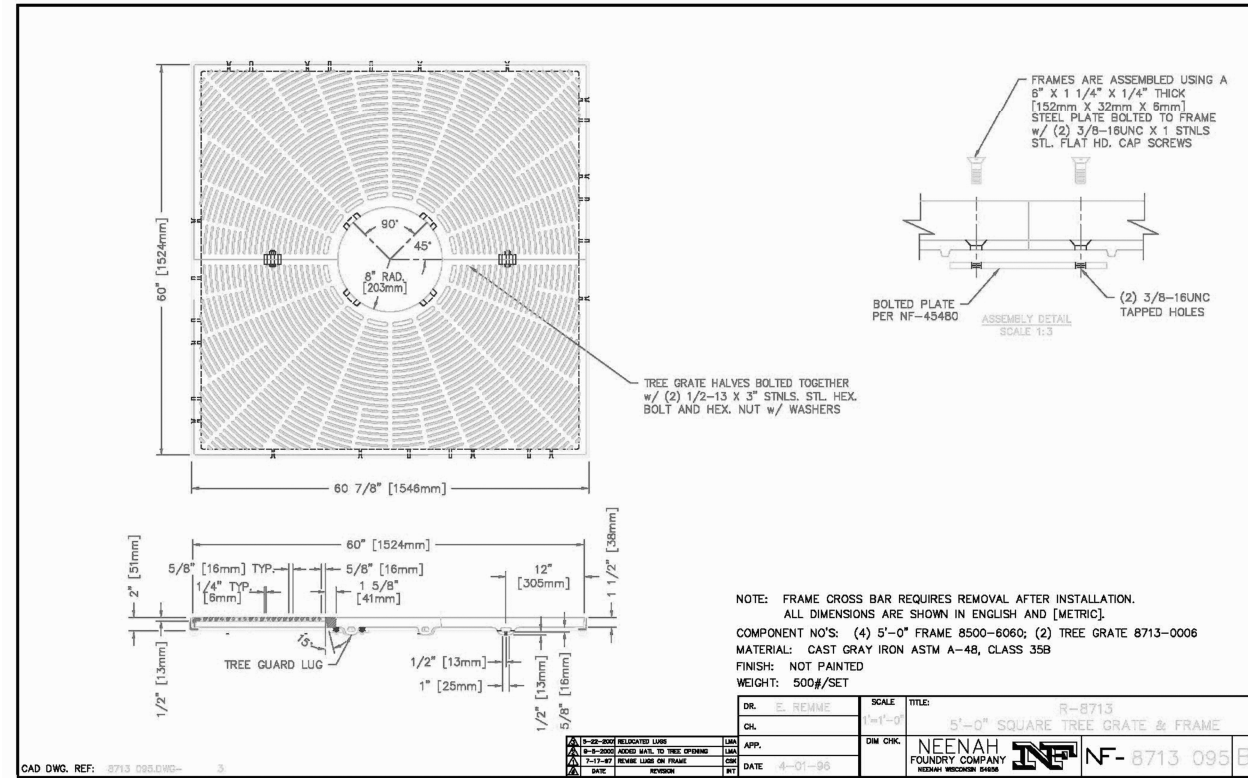
Boulevard Collection Tree Grate

48" x 72"



16" diameter expandable tree opening. Available with cast 12" tree opening. .375" slot openings. 394 pounds per set. Available with 22" tree opening.

Order as R-8811-LA for Los Angeles approved grate.



Tree Grates

Downtown

Proposed Locations

4' x 6' Grates

Throughout Downtown

5' x 5' Grates

Park Plaza

Manufacturer



Neenah Foundry Company

2121 Brooks Avenue

Neenah, WI 54956

www.nfco.com

















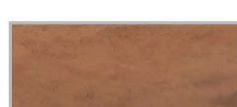
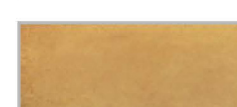


Concrete Stain (applied to existing concrete)

BLUSH-TONE ACID STAIN





Color Cards

Acid stains react with chemicals within the concrete to form lasting color. The initial color of the stain may not match the final color as a reaction has not yet completed. Disclaimer: This digital color card should be used as a general guide, not a definitive indicator of final color. Shades and hues can vary depending on screen settings. When planning a project, consult a physical color card for a better indication of potential color. Create a representative mockup before any project to better account for the effects of conditions, material, and techniques that may alter the final appearance or color.

 CS-100 Jade (gray concrete)	 CS-200 Turquoise (gray concrete)	 CS-300 Coffee (gray concrete)	 CS-400 Caramel (gray concrete)	 CS-500 Mahogany (gray concrete)
 CS-600 Ebony (gray concrete)	 CS-700 Mission Brown (gray concrete)	 CS-800 Amber (gray concrete)	 CS-900 Olive (gray concrete)	 CS-1000 Walnut (gray concrete)
 CS-100 Jade (white overlay)	 CS-200 Turquoise (white overlay)	 CS-300 Coffee (white overlay)	 CS-400 Caramel (white overlay)	 CS-500 Mahogany (white overlay)
 CS-600 Ebony (white overlay)	 CS-700 Mission Brown (white overlay)	 CS-800 Amber (white overlay)	 CS-900 Olive (white overlay)	 CS-1000 Walnut (white overlay)

CORPORATE HEADQUARTERS 4050 Color Plant Road, Springfield, IL 62702 | P: 217.522.3112 | Toll-free: 800.624.0261 | Fax: 800.624.3147

WEST COAST FACILITY 360 S. Lilac Ave, Rialto, CA 92376 | P: 909.873.9444 | Toll-free: 866.747.2656 | Fax: 909.874.9444

www.brickform.com

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Optional Enhancement: Unit Pavers



Image above is representative of size and color recommended for pavers

Size: Match existing pavers

Color: Match existing pavers

Finish: Smooth surface

Pattern: Running bond pattern with soldier course border around the perimeter of the paved area

Amenity Border

Downtown

Proposed Locations

Throughout Downtown

Manufacturer

Pavers selected to blend with existing brick used throughout downtown.

Permeable Pavers

Simmons Street

Proposed Locations

Simmons Street

Manufacturer

Belgard Commercial -
Northfield an Oldcastle Co.
One Hunt Ct.
Mundeein, IL 60060
www.belgardcommercial.com

Benefits of Aqualine™ 9" L-Shape Multi-Cobble:

- ADA Compliant
- Controls stormwater runoff
- Improves water quality
- Outperforms similar systems in harsh climates or freeze-thaw cycles
- Manufactured to exceed the minimum standards specified in ASTM C936
- May contribute to LEED points
- Patent pending dual positive-interlocking integrated bars

Benefits by the numbers:

- Chamfer widths 2mm
- Joint width 7mm
- Infiltration rate 778 inches per hour*
- 5.81% surface open area

Aqualine™ 9" L-Shape Multi-Cobble

Approximate Dimensions (HxL)**

L-Shape
9" x 9"



Three size cobble appearance

*Test with No. 89 joint fill

**Check with local representative for paver thickness and mechanical installation availability
Laying or hatch patterns are available on website



Oldcastle Architectural
900 Ashwood Parkway, Suite 600
Atlanta, GA 30338

For more info visit: Belgardcommercial.com

Get Social

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- Belgard.com/Events
- Twitter.com/Belgard

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Product Details



PAVERS	Paver Thickness	APPLICATIONS					COLORGARD PROCESS	TEXTURGARD PROCESS	MECHANICAL INSTALL	FINISHES				
		Commercial Plaza	Facility & Business Parking	Commercial & Residential Road	Minor Collector & Bus Parking	ADA Compliant				Shot Ebbet	Ground Face	Smooth	Tumbled/Antiqued	
4 1/2" x 9"	80 mm	✓	✓	✓	✓	✓	✓	IN SELECT FINISHES ONLY. CHECK WITH YOUR LOCAL BELGARD SALES REP.	✓	✓	✓	✓	IN SELECT FINISHES ONLY. CHECK WITH YOUR LOCAL BELGARD SALES REP.	
9" L-Shape	80 mm	✓	✓	✓	✓	✓	✓	IN SELECT FINISHES ONLY. CHECK WITH YOUR LOCAL BELGARD SALES REP.	✓	✓	✓	✓	IN SELECT FINISHES ONLY. CHECK WITH YOUR LOCAL BELGARD SALES REP.	
9" x 12"	80 mm	✓	✓			✓	✓	IN SELECT FINISHES ONLY. CHECK WITH YOUR LOCAL BELGARD SALES REP.		✓	✓	✓	IN SELECT FINISHES ONLY. CHECK WITH YOUR LOCAL BELGARD SALES REP.	
6" x 6"	80 mm	✓	✓	✓		✓	✓		✓	✓	✓	✓		
6" x 12"	80 mm	✓	✓			✓	✓		✓	✓	✓	✓		
12" x 12"	80 mm	✓	✓			✓	✓		✓	✓	✓	✓		
12" L-Shape	80 mm	✓	✓			✓	✓	✓	✓	✓	✓	✓		

¹To be ADA Compliant, joints are less than 1/2" wide.
²ColorGard is an integral process that uses color pigments to disperse the color homogeneously throughout each paver.
³TexturGard is a face mix process that allows for aggregate on the top face.

⁴Special order only.
⁵When the product is TUMBLED/ANTIQUED there is a chance that joints may be darker than the paver face due to the nature of the process. It is the responsibility of the contractor to review plans with owner before construction to ensure ADA compliance.

Sample Aqualine Patterns

NOTE: Patterns recommended for VEHICULAR USE are highlighted in orange. More patterns are available at belgardcommercial.com

A BASKET WEAVE
4.5 x 9 or 6 x 12

B COURSED RUNNING BOND
2-6 x 12 (66%), 2-6 x 6 (33%)

C SPANISH BOND
1-6 x 4 (11%), 4-6 x 12 (89%)

D HERRINGBONE
6-6 x 3 or 6 x 12

E BOX PATTERN 2
1-6 x 6 (14%), 1-6 x 12 (29%), 1-12 x 12 (67%)

F BOX PATTERN 3
1-8 x 6 (14%), 1-6 x 12 (29%), 1-12 x 12 (67%)

Solid Color Offering



Regional Colors
These products may also come in a number of local colors. Check with your local Belgard Sales Representative for details.



Example of original brick pavers
reinstalled on Broad Street

Brick Pavers

Side Streets + Parking

Proposed Locations

Entire roadway area of Cherry Street and Prairie Street between E. Main St. and Simmons St.

On-street parking areas along Cherry Street, Seminary Street, Mulberry Street, and Tompkins Street

Source

City of Galesburg brick stockpile



CHE 28x100



RAM 24x64



REK 16x16

Covered Parking Public Parking Lots

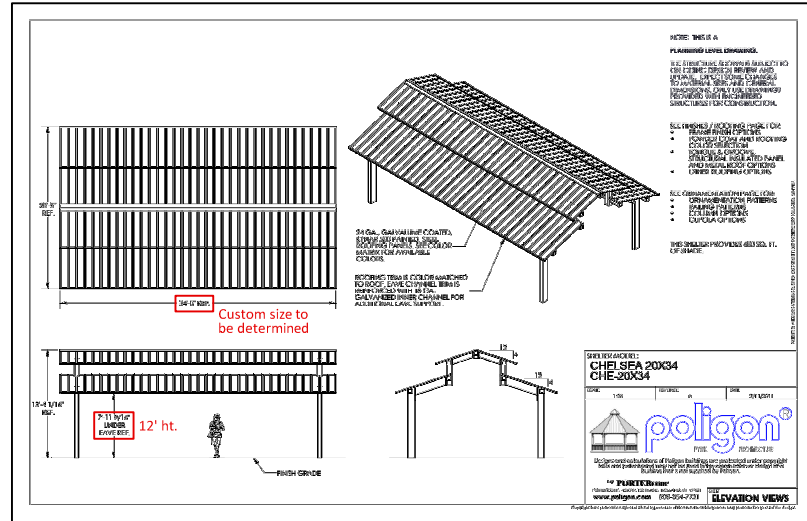
Proposed Locations

Public Parking Lots

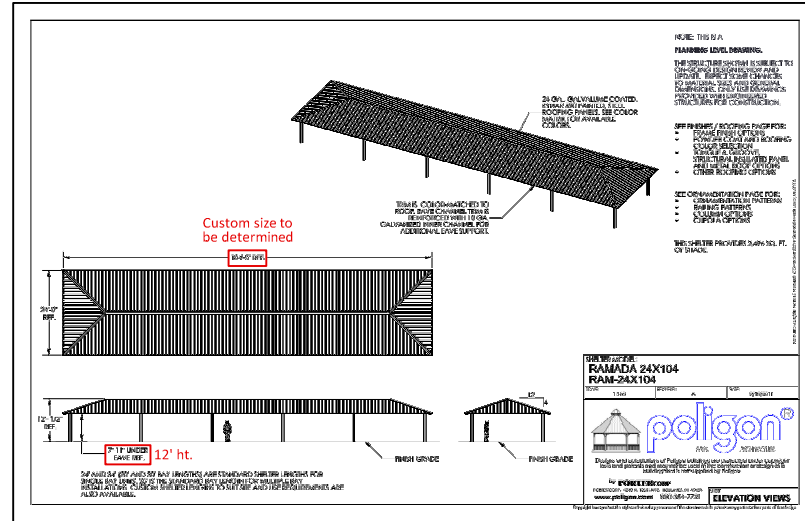
Within parking lots to provide shelter for Farmer's Market

Manufacturer

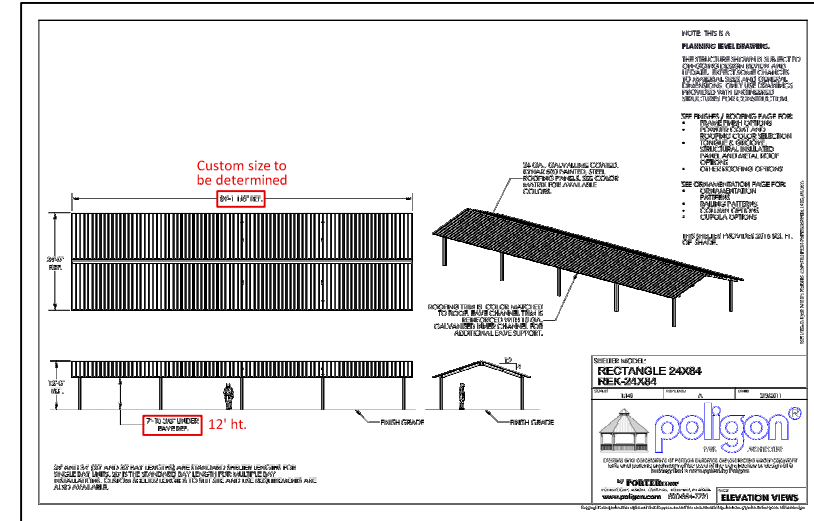
Poligon
4240 North 136th Avenue
Holland, MI 49424
www.poligon.com



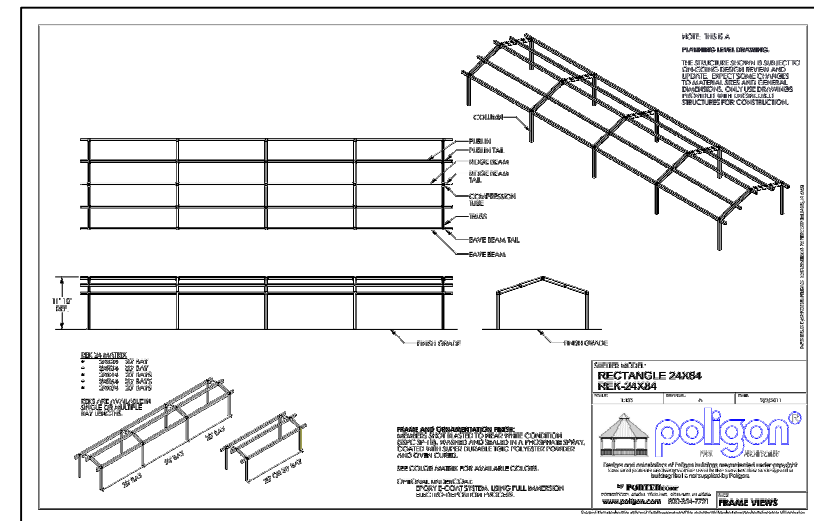
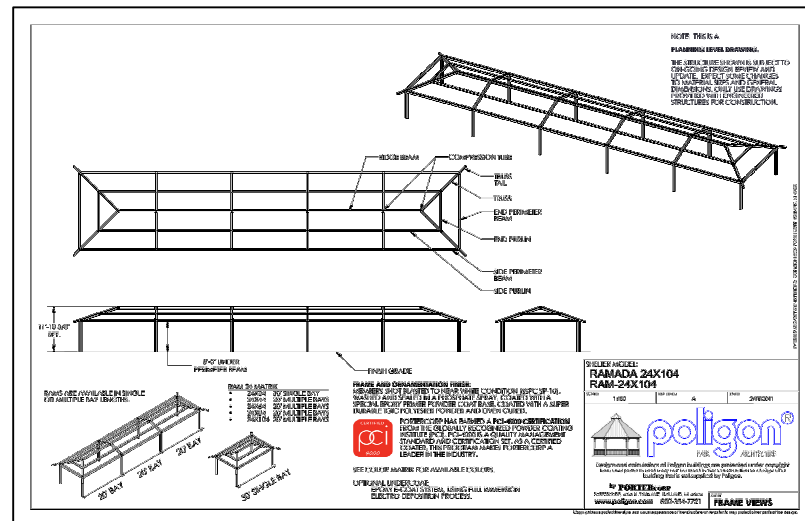
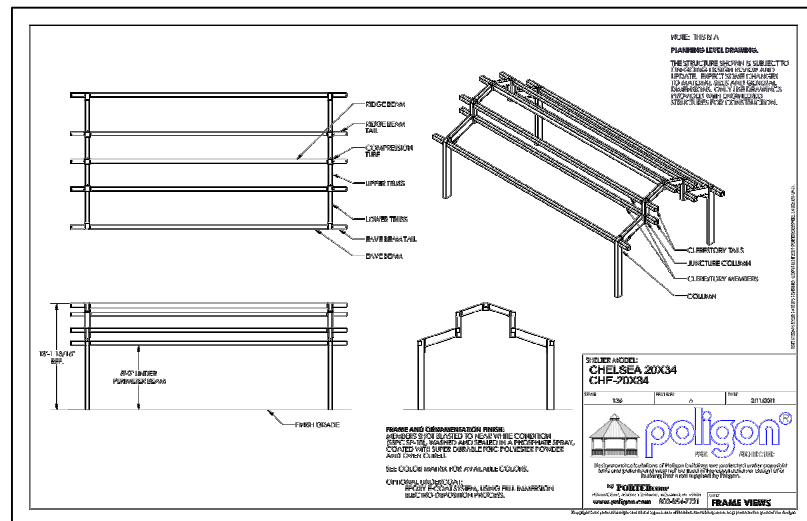
Option A - Tiered Roof



Option B - Hip Roof



Option C - Gable Roof





Sails

Shade Sail

Public Parks

Proposed Locations

Park Plaza

To provide shade for performers

Standish Park

To replace gazebo in center of the park

Manufacturer

Poligon
4240 North 136th Avenue
Holland, MI 49424
www.poligon.com

Sails FSL



Design Intent
Shade sail installations provide for an interesting and dramatic look. To ensure fabric performance Poligon will design slope into each fabric top to ensure proper water shed, avoid wear and improve longevity. Multiple sails are often attached to one column and layered to increase shade or add dramatic effects.

Description
Each sail can have three, four, or more corners that attach to the columns. A sail with three corners will lie flat creating a triangle with no curvature between the columns. A minimum slope of 10 to 18 degrees is essential to shed water, add interest, and provide more shaded area. Multiple sails are often connected to one column at the same or alternate heights. Sails are tensioned with stainless steel turnbuckles and cables at the perimeter of the fabric.

Sizes and Heights

- Distances between columns can be as small as 10' and as large as 36'
- Shade sail heights start at 8' and will be at 13' or higher over a span of 30'

Fabric Options

High Density Polyethylene (HDPE) Shade Fabric

- Heavy duty professional grade architectural shade fabric
- Made from UV stabilized HDPE monofilament and tape yarns
- Specialized lock stitch knit for more air movement
- Constructed to block up to 99.8% of harmful UV sun rays
- Heat set for ease of fabrication and to limit shrinkage
- Recyclable, tear resistant and will not crack, rot or fade
- 10 year manufacturer's limited warranty against UV degradation
- Sewn together using Gore® Tenara® sewing thread which does not deteriorate from exposure to the elements or UV radiation
- Also available with flame retardant

Frame Finish

- Coated with Pol-5000® super-durable TGIC powder coating & epoxy primer
- Powder Coat Institute (PCI) 4000 certified facility
- Excellent outdoor durability and fade resistance
- Withstands harsh environments

poligon
FABRIC
4240 North 136th Avenue • Holland, MI 49424
T- 616.399.1963 • F- 616.399.9123 • E- info@poligonfabric.com
WWW.POLIGONFABRIC.COM

Sails FSL

Three Sided Sails

- 10' to 36' allowed between columns
- Custom triangular shapes made between columns must not have interior angle smaller than 24°
- Long and narrow sails should be avoided
- Standard stainless steel tensioning hardware, periphery cable and sail attachment plates ease installation and seasonal removal



Four Sided Sails

- Sails are attached at different heights to create a saddle shape in the fabric
- Saddle shape (hyper) allows for increased stability over triangular sails in high winds
- Same rules for placing columns and pitch as three sided sails
- Two opposite columns can have higher attachment points than the other two columns or a saddle shape can be made by having only one sail attachment point higher than the three others




WWW.POLIGONFABRIC.COM

L974

Recommended Urban Trees (In-ground)

Common Name	Scientific Name	Select Varieties
American Linden	Tilia americana	American Sentry, Redmond
Common Bald Cypress	Taxodium distichum	Shawnee Brave
Ginkgo	Ginkgo biloba	Autumn Gold, Princeton Sentry
Hackberry	Celtis occidentalis	Windy City
Hybrid Elm	Ulmus	Accolade, Prospector, Frontier
Littleleaf Linden	Tilia cordata	Shamrock
Miyabe Maple	Acer miyabei	State Street
Sugar Maple	Acer saccharum	Green Mountain
Thornless Honeylocust	Gleditsia triacanthos var. inermis	Skyline, Street Keeper

Recommended Urban Trees (In planters)

Common Name	Scientific Name	Select Varieties
Corneliancherry Dogwood	Cornus mas	Golden Glory
Crabapple	Malus species	Multiple suitable
Japanese Tree Lilac	Syringa reticulata	Ivory Silk
River Birch	Betula nigra	Heritage
Star Magnolia	Magnolia stellata	Royal Star
White Fringetree	Chionanthus virginicus	

Urban Trees

Downtown

Proposed Locations

In-ground

Within turf boulevards, plant beds, tree grates

In Planters

Along Main Street



Hybrid Elm



Miyabe Maple



Star Magnolia



Japanese Tree Lilac



River Birch



Hackberry

After the overall plan for Downtown Galesburg was developed, specific projects and priorities were discussed during the steering committee meetings.

Five distinctive project areas surfaced within the downtown:

- 1) Main Street Galesburg Corridor
- 2) Broad Street Promenade and Parks
- 3) Simmons Street Inclusive Urban Corridor
- 4) Ferris Street and North Downtown
- 5) South Street and South Downtown

Specific projects within these areas were then noted and ranked according to their priority. The numbering below reflects the recommended sequence of projects within each area.

Main Street Galesburg Corridor Projects

1. Main Street – Phase 1 streetscape (lights, signs, furniture) Cedar Street to Post Office
2. OT Johnson Site temporary uses
3. Main Street – Phase 2 streetscape (curbs, borders, plantings) Broad to Chambers
4. Side street streetscape extensions of Cherry, Prairie, Kellogg, Seminary
5. Main Street – Phase 3 streetscape (sidewalks, curbs, etc.) Academy Street to Broad Street and Gateway treatments

Broad Street Promenade & Parks Projects

1. Standish Park enhancement
2. Broad Street & Town Square streetscape
3. Community Gallery of Art & History (Knox College, Knox Co. Courthouse, City Hall & Library, and First Congregational Church)
4. Central Park enhancement & Town Square islands
5. Armory Plaza

Simmons Street Inclusive Urban Corridor Projects

1. Park Plaza Redevelopment and 150E Simmons Parking
2. 250E Simmons Parking and 350E Simmons Parking north & south
3. Street and streetscape of Simmons, 000S Prairie and 000S Cherry
4. Streetscape and street parking of 100-200S Cherry east, 100S Seminary, 400E Mulberry north and 300E Tompkins north
5. City Market

Ferris Street and North Downtown Projects

1. 250E Ferris Parking and streetscape
2. Ferris Street streetscape
3. 350E Ferris Parking, North Kellogg streetscape and Full Viewpoint Park enhancements
4. Side street extensions and 050N Seminary Parking east and west
5. Armory Parking and potential 150E Ferris Parking

South Street and South Downtown Projects

1. South Street streetscape and bike lanes
2. 000S Chambers streetscape
3. 300E Tompkins streetscape
4. All other 100S & 200S streetscapes
5. 200S Kellogg streetscape and bike lanes (RRHF)

This section of general budget estimates was prepared to aid decision makers in the selection and scheduling of Downtown Galesburg improvement projects. It is recognized that improvement projects can entail one or more elements or can be comprised of either individual areas or complete blocks. The estimates are laid out in a fashion, therefore, that enables the evaluation of various scenarios.

The first section of budget estimates lists individual elements along with their unit estimated costs. These budget numbers are based, to the greatest extent possible, on recent project costs in central Illinois. These are estimates. The actual cost could vary if elements other than those noted in these plans are selected. Of course over time the costs of materials and installation are likely to change.

The second section of budget estimates shows estimates for complete areas as outlined in this plan. Downtown Corridors lists estimates for sections of street rights-of-way. Parks show estimates for complete park improvements. Parking Lots shows the budget for improving individual lots as outlined in this report. The budget estimates for these areas include the individual elements plus a factor for costs that may arise from underground utility work or other incidental work. The need for that additional work would be explored during later project engineering phases.

Selection and scheduling of projects will be guided by many factors including needs and priorities, funding availability, impacts on businesses, and other improvements in the downtown both public and private.

Galesburg Budget - Unit Prices used for Estimating

Item No.	Description	Unit of Measure	Unit Price - Materials & Labor
1	Tree Removal	each	\$ 500.00
2	Light Pole Removal	each	\$ 400.00
3	Sidewalk Removal	sq. ft.	\$ 2.00
4	Pavement Removal	sq. ft.	\$ 2.00
5	Hot Mix Asphalt Surface Removal - 1.5"	sq. ft.	\$ 1.25
6	Curb and Gutter Removal	foot	\$ 10.00
7	Earth Excavation	cu. yd.	\$ 30.00
8	Concrete Sidewalk	sq. ft.	\$ 7.50
9	Concrete Driveway Pavement	sq. ft.	\$ 8.50
10	Brick Pavers (new)	sq. ft.	\$ 18.00
11	Brick Pavers (reused)	sq. ft.	\$ 15.00
12	Permeable Pavers	sq. ft.	\$ 15.00
13	Hot Mix Asphalt Surface Course	sq. ft.	\$ 5.00
14	Detectable Warning	sq. ft.	\$ 30.00
15	Pavement Stripes	foot	\$ 0.75
16	Curb and Gutter - B6.12	foot	\$ 35.00
17	Lawn Curb	foot	\$ 25.00
18	Stain Existing Concrete	sq. ft.	\$ 4.00
19	Remove sidewalk, install conc. base and pavers	sq. ft.	\$ 20.00
20	Tree Grate - 4'x6'	each	\$ 2,200.00
21	Tree Grate - 5'x5'	each	\$ 2,400.00
22	Re-lamp Existing Light	each	\$ 1,000.00
23	Kellogg St. Style Light	each	\$ 8,000.00
24	Re-furbished Area Light	each	\$ 1,200.00
25	Re-furbished Pedestrian Light	each	\$ 800.00
26	Column Pedestrian Light	each	\$ 4,000.00
27	Indirect Pedestrian Light	each	\$ 5,000.00
28	Bollard Light	each	\$ 2,500.00
29	Sculpture / Interpretive Element	each	\$ 5,000.00
30	Information Kiosks	each	\$ 5,000.00
31	Wayfinding Sign (street pole mount)	each	\$ 600.00
32	Parking Lot Sign	each	\$ 1,500.00
33	Bench	each	\$ 1,200.00
34	Trash Receptacle	each	\$ 1,000.00
35	Planter for tree	each	\$ 2,000.00
36	Planter for flowers	each	\$ 1,000.00
37	Table and four Chairs	each	\$ 2,400.00
38	Table and four Chairs	each	\$ 1,800.00
39	Ornamental Fence (4' ht.)	foot	\$ 65.00
40	Dumpster Screen	foot	\$ 85.00

Item No.	Description	Unit of Measure	Unit Price - Materials & Labor
41	Seat Wall (Standish Park)	foot	\$ 250.00
42	Covered Canopy (Parking/Farmers Market)	sq. ft.	\$ 45.00
43	Tensile Structure	lump sum	\$ 35,000.00
44	Custom Pergola	lump sum	\$ 60,000.00
45	Poles and Overhead Lights (Park Plaza)	lump sum	\$ 50,000.00
46	Poles and Overhead Lights (Standish park)	lump sum	\$ 40,000.00
47	Ferris Wheel	lump sum	\$ 100,000.00
48	Street Tree	each	\$ 650.00
49	Ornamental Tree	each	\$ 450.00
50	Tree for Planter	each	\$ 500.00
51	Shrubs	each	\$ 60.00
52	Ornamental Grass	sq. ft.	\$ 4.00
53	Perennials and Groundcover	sq. ft.	\$ 7.50
54	Turf Sod	sq. ft.	\$ 0.60
55	Turf Seed	sq. ft.	\$ 0.15
56	Topsoil, furnish and place	cu. yd.	\$ 45.00

* Unit costs are based on recent public projects in central Illinois. The estimated unit costs include materials and labor for a complete installation. Unit costs were given in 2016 US dollars.

Budget Estimate for Downtown Projects

DOWNTOWN CORRIDORS		
Project	Estimate per block	Total Estimate
Main Street Corridor incl. Town Sq. (8 blocks)	\$175,000 to 237,500	\$1,400,000 to 1,900,000
Broad Street Promenade (3 blocks)	\$196,666 to \$226,666	\$590,000 to 680,000
Simmons Street Inclusive Corridor (4 blocks)	\$400,000	\$1,600,000
Ferris Street (5 blocks)	\$80,000	\$400,000
South Street (4 blocks)	\$75,000	\$300,000
Standard City Street (Tompkins, side streets)	\$100,000	\$2,000,000
Modified Inclusive Corridor (S. Cherry St., S. Seminary St., Mulberry St., Tompkins St./Area 26)	\$230,000	\$1,150,000
TOTAL ESTIMATE FOR DOWNTOWN CORRIDORS		\$7,440,000 to \$8,030,000

CITY PARKS		
Project	Total Estimate	
Standish Park	\$480,000	
Central Park / <i>upper range includes Ferris Wheel</i>	\$100,000 to \$200,000	
Park Plaza	\$540,000	
Full Viewpoint Park	\$3,000	
TOTAL ESTIMATE FOR CITY PARKS		\$1,123,000 to \$1,223,000

PUBLIC PARKING LOTS	
Project	Total Estimate
125 North Broad St. Parking (Lot G)	\$125,000
260 East Ferris St. Parking (Lot A)	\$550,000
135 North Kellogg St. Parking (Lot B)	\$225,000
45 North Seminary St. Parking (Lot O)	\$70,000
52 North Seminary St. Parking (Lot C)	\$75,000
151 East Simmons St. Parking (Lot E)	\$275,000
235 East Simmons St. Parking (Lot H) / <i>upper range includes canopies</i>	\$425,000 to \$950,000
373 East Simmons St. Parking (Lot K)	\$150,000
362 East Simmons St. Parking (Lot M) / <i>upper range includes canopy</i>	\$40,000 to \$315,000

TOTAL ESTIMATE FOR PUBLIC PARKING LOTS	\$1,935,000 to \$2,735,000
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TOTAL DOWNTOWN IMPROVEMENT BUDGET ESTIMATE	\$10,498,000 to \$11,988,000
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A steering committee was formed to guide MassieMassie+Associates in the design of Galesburg's downtown public spaces. The committee met several times during the design process and the public was involved during a series of Focus Group discussions on April 21, 2016 at the Bondi Building and a public meeting held July 21, 2016 at the Kensington Grand Ball Room. The following pages document these meetings.

Design Development of Downtown Public Spaces

Plans Projects + Priorities

Steering Committee Meeting Dates

Steering Committee Members

(Members consisted of Galesburg Downtown Council board members and City of Galesburg staff)

Robert Bondi
Jay Bullis
Wayne Carl
Phil Dickinson
Thom Foster
Steve Gerstenberger
Steve Gugliotta
Jeannette Kleine
William Moser
Carl Nixon
Laurie Plunk
Todd Thompson

Below are dates the committee met and general topics discussed.

<u>Dates</u>	<u>Meeting Topics</u>
March 10, 2016	Introduction / Background / Project Overview
April 21, 2016	Focus Group Meetings (see meeting minutes)
May 19, 2016	Focus Group Summary / Overall Design Concepts
June 16, 2016	Potential Projects and Sequencing / Detailed Design Review
July 21, 2016	Public Meeting (see meeting minutes)

Design Development of Downtown Public Spaces

Plans Projects + Priorities

Meeting Minutes

Focus Group: **Hardscape**

Date/Time: April 21, 2016 / 1-2:30 pm

Attendees: Angela Bastian, Michael Boknenkamp, Robert Bondi, Wayne Carl, Steve Gerstenberger, Steve Gugliotta, John Hunigan, Jeannette Kleine, Mark Lee, Will Moser, and Ken Springer

Prepared by: Neil Brumleve and Kent Massie - MMA

- 1) Members of the group introduced themselves.
- 2) A brief summary of the previous planning studies were discussed.
- 3) The current project area and design process was reviewed.
- 4) Example images of the existing hardscape conditions within the project area were presented.
- 5) Image ideas of other hardscape treatments within downtown areas were presented.
- 6) Group ideas, opinions, and project preferences were discussed. Topics from this discussion include the following:
 - Recently install sidewalks look good but they make the old parts look worse
 - Need consistency and continuity in downtown (stated by multiple members)
 - Accessibility
 - one accessible door at each building
 - define accessible parking spaces
 - Blend new improvements with recent overpass and underpass projects
 - Add vegetated buffers / storm water collection areas
 - Stripe crosswalks / do not spend money on concrete or brick
 - Add moveable planters
 - Keep red brick, white stone, black fence and fixture look
 - Enhancement pavers / amenity borders are desired (“Jewelry Accent Borders”)
 - Simmons Street by Iron Spike restaurant floods
 - Select colors to blend with existing features in downtown
 - Need more turf/plant beds and less hardscape
 - Pet friendly
 - Attract millennials with more green space
 - Implement one entire area at a time / no more patchwork
 - Simmons Street sidewalks are in poor condition from Seminary to Broad Street
 - Priorities
 - 1) Simmons Street
 - 2) Parking Lots (parking adjacent to park plaza in worst shape)
 - 3) Standish Park

Design Development of Downtown Public Spaces

Plans Projects + Priorities

Meeting Minutes

Focus Group: **Technology**

Date/Time: April 21, 2016 / 2:30-4 pm

Attendees: Robert Bondi, Wayne Carl, Thom Foster, Gary Lay, Orlee Lucero, and John Schlaf

Prepared by: Neil Brumleve and Kent Massie - MMA

- 1) Members of the group introduced themselves.
- 2) A brief summary of the previous planning studies were discussed.
- 3) The current project area and design process was reviewed.
- 4) Example images of the existing light fixtures within the project area were presented.
- 5) Image ideas of other lighting/technology treatments within downtown areas were presented.
- 6) Group ideas, opinions, and project preferences were discussed. Topics from this discussion include the following:
 - White light source was desired for all lighting within the downtown
 - Use of blue emergency call stations has declined recently due to cell phones
 - Security phone Applications are becoming more popular (Atlanta, GA an example)
 - Incorporate video surveillance in parking lots
 - Existing fiber backbone through downtown could feed parking lots
 - Students expect security cameras
 - Architectural lighting is desired – “If you have it, flaunt it and architecturally Galesburg has it”
 - Lighting can transform a space at night
 - LED retrofit for pedestrian light fixtures
 - Good lighting can make things look crisp and clean
 - Security is a concern in alleyways – should alleys be given back to the public?
 - Public Wi-Fi is available from Central Park to the post office, a plan to inform residents and visitors of this services is needed
 - Power outlets for public use could be problematic
 - Lighted street signs were desired in certain locations
 - City has a strict ordinance on billboards/large signs
 - Create an illuminated walkway from campus to downtown
 - Black light poles were desired
 - The existing Main Street light poles are too busy – remove items to basics
 - Consider owning light fixtures instead of renting from Ameren in certain locations
 - Priorities
 - 1) Uniform, white light throughout entire downtown
 - 2) Security cameras
 - 3) Connection from Knox to Downtown
 - 4) Improve alleys

Design Development of Downtown Public Spaces

Plans Projects + Priorities

Meeting Minutes

Focus Group: **Discovery**

Date/Time: April 21, 2016 / 4-5:30 pm

Attendees: Denise Bradburn, Wayne Carl, Tuesday Cetin, Robin DeMott, and Laurie Plunk

Prepared by: Neil Brumleve and Kent Massie - MMA

- 1) Members of the group introduced themselves.
- 2) A brief summary of the previous planning studies were discussed.
- 3) The current project area and design process was reviewed.
- 4) Example images of the existing signs within the project area were presented.
- 5) Image ideas of other signs and wayfinding treatments within downtown areas were presented.
- 6) Group ideas, opinions, and project preferences were discussed. Topics from this discussion include the following:
 - Install wayfinding signs near campus to encourage students to go downtown
 - Entryways should clearly communicate information to visitors
 - Direct tourist to certain areas (“give them breadcrumbs”)
 - Install signs to inform motorists “how to get around trains”
 - Delivery trucks and parking on Main Street blocks views
 - Discover Museum would prefer to direct visitors to Seminary Street to access their facility
 - Amtrak signs are limited
 - Install “You are Here” signs with map at the following locations: 1) Seminary St., 2) Discover Depot, 3) Amtrak Station, 4) Knox College, 5) Park Plaza, 6) Public Parking Lots, and 7) Standish Park
 - Signs could have QR code to get more information on your phone
 - Encourage Application similar to “My Macomb” app
 - Signs should be similar in appearance
 - Color coded wayfinding signs
 - Eliminate banners on Main Street poles, currently too cluttered
 - Improve community entrances with colorful banners to distract from unmaintained private property
 - Incorporate interpretive signs into the pavement
 - Priorities
 - 1) Wayfinding Signs
 - 2) New Parking Lot Signs and information kiosks
 - 3) Banners at community entrances directing motorists to downtown

Design Development of Downtown Public Spaces

Plans Projects + Priorities

Meeting Minutes

Focus Group: **Aesthetics**

Date/Time: April 21, 2016 / 5:30-7 pm

Attendees: Carol Blair, Robert Bondi, Denise Bradburn, Wayne Carl, Tuesday Cetin, Phil Dickinson, Micheal Fries, Steve Gerstenberger, Bernice Hamilton, Mark Holmes, Julie King, Jeannette Kleine, Julie Main, Carla Markwart, Laurie Plunk, and Gail Swanson

Prepared by: Neil Brumleve and Kent Massie - MMA

- 1) Members of the group introduced themselves.
- 2) A brief summary of the previous planning studies were discussed.
- 3) The current project area and design process was reviewed.
- 4) Example images of existing site furnishings and features within the project area were presented.
- 5) Image ideas of other site furnishings and features within downtown areas were presented.
- 6) Group ideas, opinions, and project preferences were discussed. Topics from this discussion include the following:
 - Murals explaining community history and interpretation (example of DeLand, FL was provided)
 - Identify locations for murals / approach businesses / establish a program
 - Artists could paint site furnishings
 - Let visitors know Galesburg values their arts
 - Add street trees and up-light trees
 - Install brick streets within historic district
 - Park Plaza and OT Johnson sites need revitalized
 - Paint Main Street light poles black
 - Add more planters and recycling/trash receptacles
 - Consistent site furnishings throughout downtown
 - Protected/safe bench locations
 - Clean up clutter / Less is more
 - Private awnings could be better
 - Artistic bicycle racks are preferred
 - Encourage dog walking
 - Create spaces for photo opportunities (example of Black River Falls, WI)
 - Consider maintenance
 - Currently there are no intimate spaces on Main Street / looks like a parking lot / improve streetscape similar to Holland, MI
 - Mix consistent elements with very exciting/unique elements
 - Create active downtown: modified playground (climbing sculptures) / community garden / outdoor dining / captured moments spaces
 - Create conversational areas
 - Priorities
 - 1) Add street trees and planters
 - 2) Comfortable sitting areas

Design Development of Downtown Public Spaces

Plans Projects + Priorities

Meeting Minutes

Focus Group: **Greenscape**

Date/Time: April 21, 2016 / 7-8:30 pm

Attendees: Robert Bondi, Tuesday Cetin, Amanda Christenson, Phil Dickinson, Tom Engebretson, J Michael Holloway, Diana Mackin, Tony Oligney-Estill, and Teresa Phillipson

Prepared by: Neil Brumleve and Kent Massie - MMA

- 1) Members of the group introduced themselves.
- 2) A brief summary of the previous planning studies were discussed.
- 3) The current project area and design process was reviewed.
- 4) Example images of existing trees, plant beds, and turf within the project area were presented.
- 5) Image ideas of other green spaces within downtown areas were presented.
- 6) Group ideas, opinions, and project preferences were discussed. Topics from this discussion include the following:
 - Standish Park is underutilized / create seating areas within park / remove enclosed gazebo to make more open
 - Art in Standish Park is popular
 - Café in the Park (Park Plaza) is popular
 - Install orchard trees and community gardens
 - Install orchard trees (limited life) in temporary spaces
 - Install more trees on Simmons, Tompkins, Ferris, and the Farmers Market location
 - Uniformly locate trees
 - Install various tree species for diversity and use tree grates
 - Trees located to shade upper story residential
 - Use perennials instead of annual flowers which are difficult to maintain
 - Screening of service areas and parking is extremely important
 - Symmetric plantings preferred
 - Create cohesive look / business owners buy similar planters in bulk
 - Establish a program where business owners could pay a fee to the park district to plant and maintain planters (example of Champaign, IL)
 - Vandalism of planters is a problem
 - Above ground planters for trees
 - Identify trees for removal because of size or poor location
 - Comprehensive tree survey of SSA area is desired
 - Develop more greenspace / switch concrete to turf where possible
 - Utilize green space for events
 - Develop dog park / encourage dog walking
 - Priorities
 - 1) Improve Standish Park
 - 2) Add more trees and tree grates

Design Development of Downtown Public Spaces

Plans Projects + Priorities

Public Meeting Minutes

Location: Kensington – Grand Ball Room
 Date/Time: July 21, 2016 / 5-7 pm
 Attendees: See attached list
 Prepared by: Neil Brumleve and Kent Massie - Massie Massie and Associates

- 1) A large design plan of the entire project area was on display, several graphic plans were displayed on easels, and preliminary report booklets were available for viewing.
- 2) Bob Bondi provided an overview of the project and introduced Kent Massie who provided a project overview. He described the design process and concepts that were developed. Questions and comments from the public followed, and included these topics.
 - Improved lighting is needed between Knox College and downtown Galesburg, as well as in the downtown alleyways.
 - There was support for the Broad Street promenade and art installation concept.
 - Most everyone preferred a market space that is covered.
 - Park Plaza was discussed in detail and these points were made.
 1. Some individuals wanted Park Plaza to remain unchanged. They liked the elevated viewing terrace and audience arrangement.
 2. Some were not in favor of using the area as a parking court when not used for special events.
 3. The design should be accessible and maximize the visibility (of performances) for audiences.
 4. Additional public input is needed from groups currently using the park as design of the space moves forward.
 5. Storage of furnishings for events needs to be considered.
 6. Shade for the performers is desired.
 7. Visibility of Park Plaza from Main Street is desired.
 8. Safety, security, and maintainability should be a priority.
 - The possibility of creating a larger public open space in the OT Johnson site was discussed. An improved Park Plaza and a similar new space across Main Street could be a particularly vibrant area of the downtown.
 - Maintenance should be considered for any proposed downtown improvements.
 - The deteriorated back sides of buildings could be improved, particularly those that are visible from Simmons Street.
 - Wayne Carl asked attendees whether they preferred the light poles with or without medallions. Funding to paint and refresh the light poles is available this year and the City intends to move forward with this project.
 - Improvements in Standish Park were suggested: remove the gazebo, create a central plaza, and add lighting and electrical outlets.
 - Green space and storm water management should be integrated into the downtown where possible.
 - Recycling containers should be installed throughout downtown. Jeanette Klein discussed the formation of a committee regarding recycling and trash consolidation in the downtown.
 - Possible funding sources and project sequencing were discussed.

Design Development of Downtown Public Spaces

Galesburg, Illinois
 July 21, 2016

Public Meeting Sign-in

<u>Name</u>	<u>Business</u>
Linda Davies	
JOAN PRITCHARD	CITY OF GALESBURG
PERE GENSSENBERGER	DTC
Will Moser	CITY OF GALESBURG
Brod Nader	City of Galesburg
Roger & Linda Hamm	concerned citizens
Stephen McAllister	
Tony Olsney-Estill	City of Galesburg
Annette McANN	
JANE PRITCHARD	
Justin McNAUGHT	City of Galesburg
Bob Bondi	GDC & BBL
Nancy Loch	Monmouth College
Debbie Moreno	Galesburg Community Foundation
Rebecca Eckert	

Design Development of Downtown Public Spaces

Galesburg, Illinois
July 21, 2016

Public Meeting Sign-in

Name	Business or Affiliation (optional)
Casey Mendoza	The Register-Mail
Phil Dickson	LANDMARK CAFE
Rip Morris	Galesburg CVB
Janet Inman	Galesburg Towers
Liz Gardner	
Jeanette Gleine	Gleine Companies G.D.C.
Sarah Colangelo	
Karri Heortlein	Knox College
MICHAEL FRIES	KLINGNER & ASSOCIATES P.C.
Kevin Cooper	Bruer Cooper + Zuck
Sofia Tagkaloglou	
Ted + Hillary Hoffman	Landmark Comm.
Mark + Jennifer Polak	Knox College / C.S.C.
Dennis + Carla Case	

Design Development of Downtown Public Spaces

Galesburg, Illinois
July 21, 2016

Public Meeting Sign-in

Name	Business or Affiliation (optional)
Deborah Steinberg	
Jim + Joni Ponder	Muri Norman Cosmetics
Ken Springer	KCAP
Jera Farajpanahi	Jera & The Absolut's Band
Linda Hinrichs	Galesburg Public Art Commission
Margaret E. Hall	
Tom Foley	Foley Photo Studio
Carla Markwart	"
Dick Lindstrom	
Gate Moreno	
Stephen Mucklitta	City of Galesburg
Jalys Prochell	
Roy + Cindy Banghman	Stephan
Phil Arnold	BRIDGWAY
Jessie Phillipson	Willow Haven

Design Development of Downtown Public Spaces

Galesburg, Illinois

July 21, 2016

Public Meeting Sign-in

Name

Business or Affiliation (optional)

Trisha Hurst

Resident

Brian Maso

Resident

Anne Giffey

Resident