



Commercial Node Enhancements Project

Existing commercial nodes at Porter Street, Edwards Street and Virginia Avenue include existing businesses that could be enhanced by parking lot landscaping and façade improvements. New commercial buildings could replace underutilized properties in order to reinforce these important commercial nodes. Memorial Parks could be also be created at the corners of these properties.



New buildings could reinforce these commercial nodes



Parking lots could be landscaped with curbed islands and trees

City's Potential Relative Cost



Public Benefits

- Parking lot landscaping and facade improvements would provide additional greenspace and enhance the appearance of existing commercial nodes
- New commercial buildings would reinforce important commercial nodes
- Removes curb cuts along East Main Street to increase safety and improve traffic flow

Likely Public Expenditures

- City, agency, or other entity could underwrite design, engineering, and construction costs of parking lot landscaping and facade improvements
- City, agency, or other entity could partner with a developer to redevelop new commercial buildings



Industrial Areas Green Buffer Project

Industrial uses along the northern portion of the Study Area are currently located immediately adjacent to single family residential homes. Creative solutions for buffering the industrial uses from single-family residential include additional greenspace that could consist of green infrastructure and recreational trails.



Creative solutions for buffering such as green infrastructure should be explored to reduce the amount of land use conflicts that exist today

City's Potential Relative Cost



Public Benefits

- Protect property values by buffering industrial land uses from single-family residential areas
- Provide areas for green infrastructure, landscaping, and recreational opportunities
- Reduce infrastructure cost through consolidation

Likely Public Expenditures

- City, agency, or other entity could purchase and consolidate properties north of Cannon Street for green buffer area
- City, agency, or other entity could partner to underwrite design, engineering, and construction costs



City Land Bank Authority

A “land bank” is a public authority created by a municipality to acquire, hold, manage, and develop vacant properties. Land banks aim to convert vacant properties that have been neglected by the private market into productive use, thereby transforming neighborhood liabilities into assets. A land bank undertakes the following activities:



A “land bank” could acquire and maintain vacant and abandoned properties

A “land bank” could acquire titles to vacant and abandoned properties through a number of means, principally through foreclosure and tax sales.



A “land bank” could transfers property to a new owner that rehabilitates the property

A “land bank” could transfer property to a new owner that rehabilitates the property and supports neighborhood revitalization goals.



City’s Potential Relative Cost



Public Benefits

- Maintain, improve and reuse existing buildings to stabilize the neighborhood
- Promote long-term sustainability and housing opportunities
- Preserve heritage and provide a foundation and starting point for future redevelopment

Likely Public Expenditures

- City, agency, or other entity could partner to underwrite cost of salary for land bank staff
- City, agency, or other entity could partner to underwrite cost to purchase properties



Corridor Special Events

Special events along the East Main Street Corridor can improve the overall image of the Corridor and its neighborhoods. An improved image can in turn help to attract new businesses and investors as well as build pride and civic involvement in the Corridor's neighborhoods. Some special events can include "clean and green" activities, festivals, community garage sales, and community art projects.



"Clean and Green" activities can help make the East Main Street Corridor a more visually appealing, clean, and safe environment for businesses and local residents. Such activities involve an annual or biannual organized effort through local volunteers and organizations performing a variety of deep-cleaning projects beyond just regular maintenance of streets, parkways, and alleys. Sometimes, breakfast, refreshments, lunch, and t-shirts are provided for volunteers.



An annual Community Garage Sale can encourage families to open their homes, yards, and garages to their neighbors and invite them in to shop, meet, and talk. The event can help neighbors to reconnect with old friends, meet new ones, and maybe even find a bargain or two. It can also act as a walking tour of the neighborhood. The Community Garage Sale is a lesson in the power of using unconventional, cost-effective programming to enliven otherwise vacant public spaces.



Festivals and special events can help to build neighborhood pride, a unified neighborhood image, and more activity along East Main Street. Such events can also bring together the Danville community to celebrate unique aspects of the neighborhood through its food, art, dance, and music in a fun, family-oriented environment. Festivals and events can be organized once or twice a year in partnership with the City, Downtown Danville, the Community College, and other entities.



Community art projects can include activities such as the conversion of a street intersection into a mural. Streets are sometimes the only public space we have in our neighborhoods and most of them have been designed for a single purpose of moving cars. Intersection Murals reclaim that public space for the whole community. The intersection becomes a place for people to come together and a special place.

City's Potential Relative Cost



Public Benefits

- Improve the overall image of the Corridor and its neighborhoods
- Attract new businesses and investors
- Build neighborhood pride, civic involvement, and social interaction along the Corridor
- Build partnerships with non-profit organizations that may service the Corridor's neighborhoods
- Improve and beautify public and private spaces

Likely Public Expenditures

- City, agency, or other entity could partner to underwrite cost of special events
- City, agency, or other entity could partner to underwrite cost to purchase materials for special events



Lake Street Veteran Housing Campus

A new veteran housing campus could provide a low maintenance housing option for veterans who wish to live near the VA medical campus. Greenspace such as a “quad” should be used as an organizing element consistent with the adjacent campus character. One of the buildings along East Main Street could potentially be developed as a hotel for those visiting and looking to stay close to the DACC or VA campus.



A veteran housing campus can provide low maintenance housing for veterans who wish to live near the VA medical campus



Greenspace such as a “quad” should be used as an organizing element consistent with a campus character



City's Potential Relative Cost



Public Benefits

- Provide additional residential opportunities adjacent to institutional anchors in order to reduce travel distances and support retail
- Supply a transitional land use between non-residential and single-family residential areas
- Provide new pedestrian and bicycle facilities
- Reduce infrastructure cost through consolidation.
- Removes curb cuts along East Main Street to increase safety and improve traffic flow

Likely Public Expenditures

- City, agency, or other entity could purchase and consolidate properties between East Main Street, Lake Street, and State Street for redevelopment
- City, agency, or other entity could partner with developer to redevelop site



Neighborhood Activity Center Project

The Israel of God Church is an important institutional anchor that currently occupies over a half-block of land between Nevada, Utah, Tennessee, and Delaware Avenues. Additional greenspace could be created and developed jointly between the church and City. This block would then become a neighborhood activity center that functions as the heart of the neighborhood south of East Main Street.



Israel of God Church occupies over a half block of land



Additional greenspace coupled with the church could create a neighborhood activity center

City's Potential Relative Cost



Public Benefits

- The block between Nevada, Utah, Tennessee, and Delaware Avenues can become the heart of the neighborhood
- Improve neighborhood's physical appearance and create a stronger sense of place
- Increase access and visibility to proposed Utah Avenue shared-use path

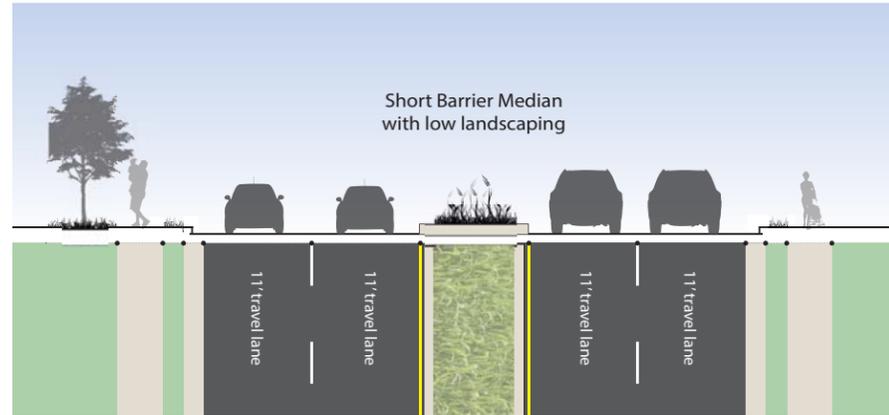
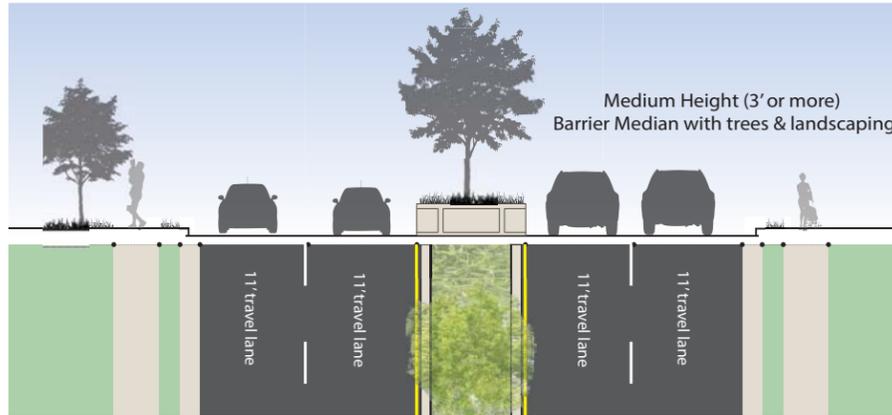
Likely Public Expenditures

- City, agency, or other entity could purchase and consolidate properties north of the Israel of God Church for additional greenspace
- City, agency, or other entity could partner with Israel of God Church to underwrite design, engineering, and construction costs



East Main Street Medians Project

East Main Street was recently widened by the Illinois Department of Transportation in order to add a center turn lane. While the new turn lane should reduce the number of accidents, a lack of greenspace and landscaping along the roadway was noted by area stakeholders. Speeding and safety while crossing East Main Street were also concerns. Adding landscaped medians where turn lanes are not needed could be an effective solution for adding greenspace and landscaping while also calming traffic and increasing safety.



Raised median planters could be constructed along East Main Street where turn lanes are not needed east of Cronkhite Avenue

City's Potential Relative Cost



Public Benefits

- Provides areas for greenspace, landscaping, and green infrastructure
- Calms traffic and reduces speeding
- Increases safety for those walking along or crossing East Main Street
- Reduces roadway maintenance costs
- Reduces "jay-walking" by channeling pedestrian movement and circulation paths

Likely Public Expenditures

- City, agency, or other entity could underwrite design, engineering, construction, and maintenance costs



Williams Street Shared-Use Path Project

East Main Street is currently designed to handle more traffic than its current traffic and Williams Street's traffic combined. Williams Street, east of State Street, can be converted into a shared use path to provide bicycle and pedestrian facilities and to reduce infrastructure costs. East of State Street, Williams Street can be removed and replaced with an 8-10 foot wide shared-use path, landscaping, and green infrastructure.



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



East of State Street it is envisioned that Williams Street be removed and replaced with a bike trail, landscaping, and green infrastructure

City's Potential Relative Cost



Public Benefits

- Provides a new bike and walking path along with greenspace and landscaping
- Increases safety for those walking and bicycling along Williams Street
- Reduce infrastructure cost through consolidation

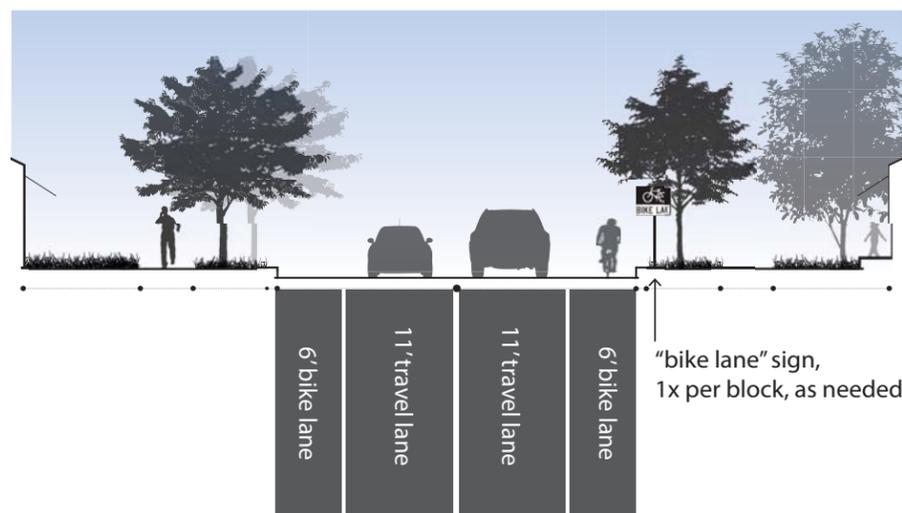
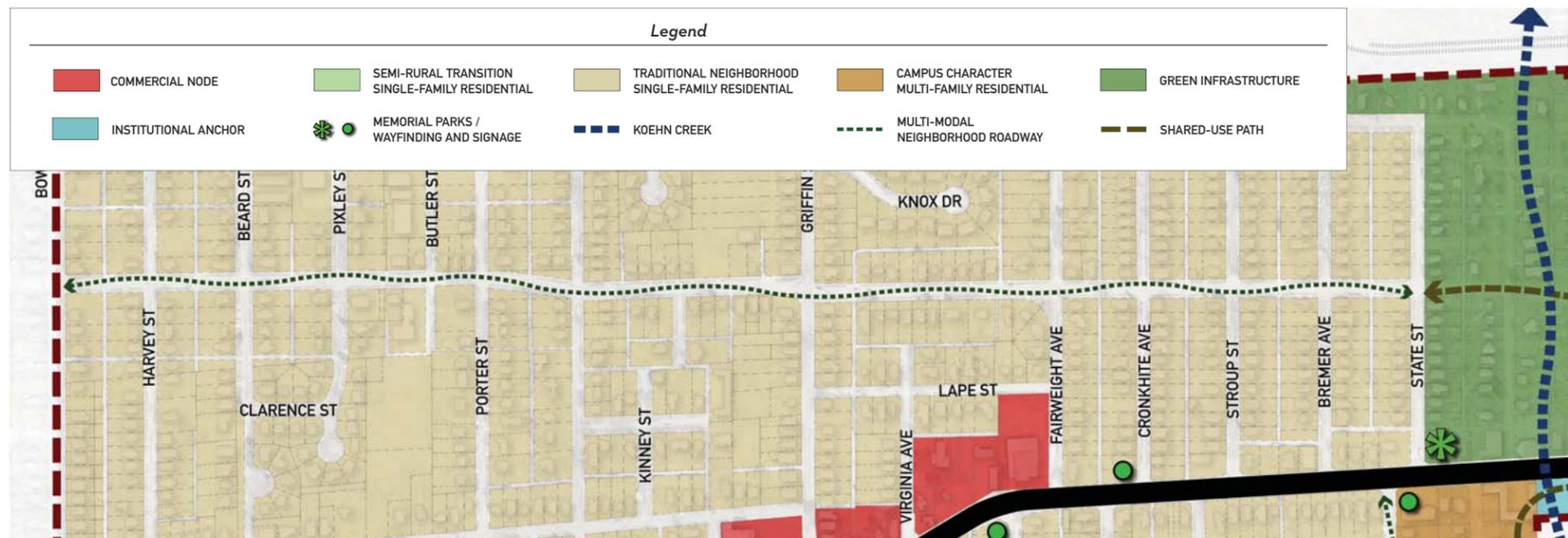
Likely Public Expenditures

- City, agency, or other entity would need to pay for street demolition and shared-use path design, engineering, and construction costs
- City, agency, or other entity would need to underwrite ongoing shared-use path maintenance costs



Williams Street Multi-Modal Roadway Project

East Main Street is designed to handle more traffic than its current traffic and Williams Street's traffic combined. This provides an opportunity to enhance Williams Street to be more bicycle and pedestrian friendly. The current 17-foot lane widths on Williams Street west of State Street provides an opportunity to dedicate space for bicycle lanes. This can calm traffic and reduce speeding.



Painted bike lanes and signage can calm traffic and make Williams Street more accommodating to bicyclist and pedestrians west of State Street

City's Potential Relative Cost



Public Benefits

- Calms car traffic and reduces speeding along Williams Street
- Provides new bicycle facilities
- Increases safety for those walking and bicycling along Williams Street

Likely Public Expenditures

- City, agency, or other entity could underwrite design, engineering, and construction costs
- City, agency, or other entity could underwrite ongoing maintenance costs