

Glencoe, MN



Downtown Action Plan

February
2019



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Vision Statement

“Downtown Glencoe is a welcoming and family-friendly place filled with a variety of attractions that bring locals and visitors to the area. From daily attractions such as restaurants, shops, services, entertainment and arts and cultural venues, to yearly celebrations and festivals, Downtown Glencoe provides a safe, walkable and beautiful space for people to gather and make lasting connections.”



1. Introduction

The Glencoe Downtown Action plan is the culmination of a multi-year conversation with interested and engaged residents and business leaders about ways in which the community can revitalize the traditional downtown central business district. It builds upon recent improvements completed by the Minnesota Department of Transportation (MnDOT) along Hennepin Ave, the main thoroughfare through downtown.

The purpose of the Downtown Action Plan is to create a community-supported plan for guiding downtown improvements in the areas of promotional events and tourism, economic development/redevelopment, and civic infrastructure. It was commissioned by the City of Glencoe with strong encouragement from Chamber of Commerce members.

The plan addresses issues of design, organization, economic vitality and promotion to create a set of recommendations for the revitalization of the downtown core.

Recent Planning Efforts

While recent planning efforts have predominately been focused outside of the downtown, there are a few projects that can shed light on the issues and opportunities of the downtown area.

2017 Housing Assessment

In 2017 the City conducted a housing assessment to determine future needs for the community. The report showed steady employment projections and a large population who work in Glencoe, but live outside the City. It noted that if proper housing were constructed, more of the workers employed in Glencoe may elect to live in Glencoe.



Floodplain Management

Due to flooding issues in the downtown area, drainage ponds have recently been constructed between 10th St and 9th St, east of Knight Ave and to the west of the parking lot at the City Center. While providing needed flood mitigation, the drainage ponds currently fail to take advantage of the pond as an amenity for the community. Through applications of ecology and landscape architecture, the ponds could offer placemaking opportunities by introducing native plantings, overlooks and public art .



2. Inventory & Analysis

Downtown History

Glencoe, MN is located approximately 45 minutes west of the Twin Cities along U.S. Highway 212 and State Trunk Highway 22. The traditional downtown was developed to the north of what is now U.S. Highway 212, along the TC&W rail line. The city was once the operating hub for TC&W Trains and a regional trade center serving numerous family-run farms. Downtown Glencoe was originally laid out in a tight, grid like pattern with picturesque tree lined streets, emblematic of a thriving Midwest small town.



Photo of Downtown Glencoe in 1910, courtesy of lakenwoods.com

As has been typical of most small towns in American since the 1950s and 60s, auto-oriented development, changes in commerce and shifting demographics have depleted investments along traditional downtown streets, changing their look, function and character. Downtown Glencoe has been no exception to this trend.

Some of the physical environment factors that have changed the character of downtown include:

- Reduced access points to downtown with the expansion of U.S. Highway 212
- Changes in zoning that have redirected business development along U.S. 212 to capture highway traffic
- Greenfield (new) development east of downtown near the Morningside Dr access point onto U.S. 212
- The replacement of vacant buildings downtown with asphalt or concrete as an interim use, also known as “gray space”

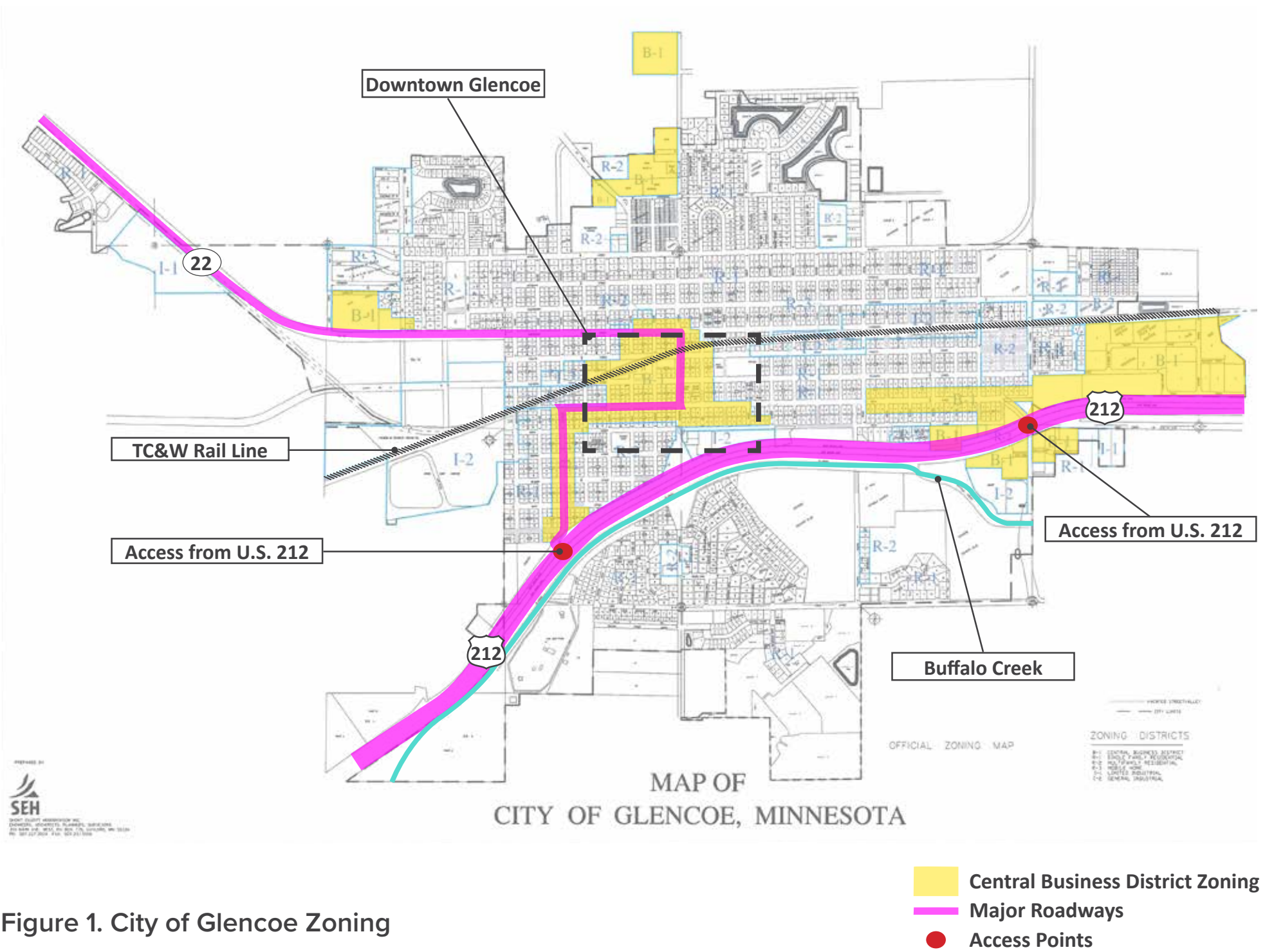


Figure 1. City of Glencoe Zoning

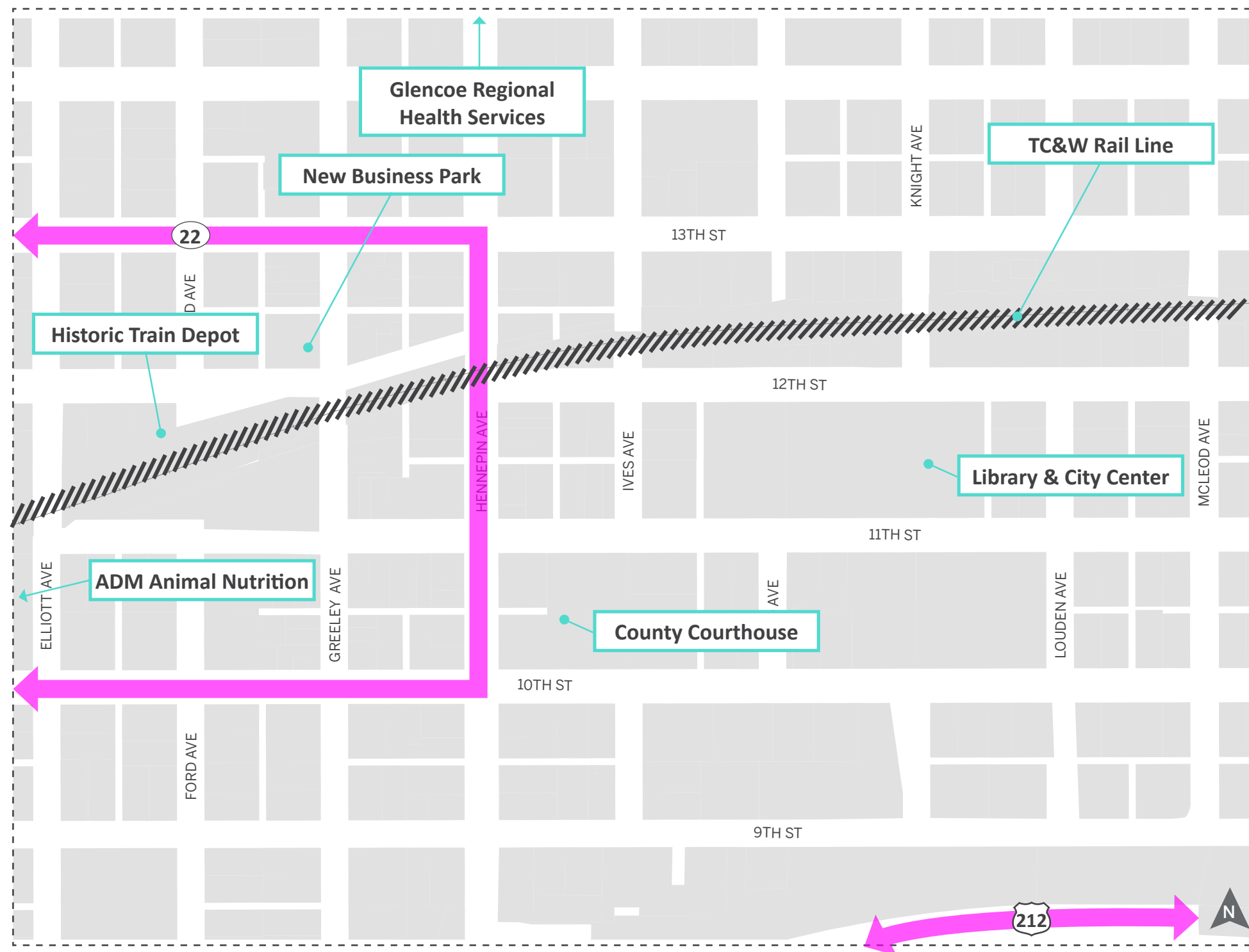


Figure 2. Downtown Glencoe

Based on these changes over time, downtown no longer serves as the epicenter for shopping and merchant activity. There are however, opportunities to re-frame the purpose of downtown and bring people and money back to the historic core of the City.

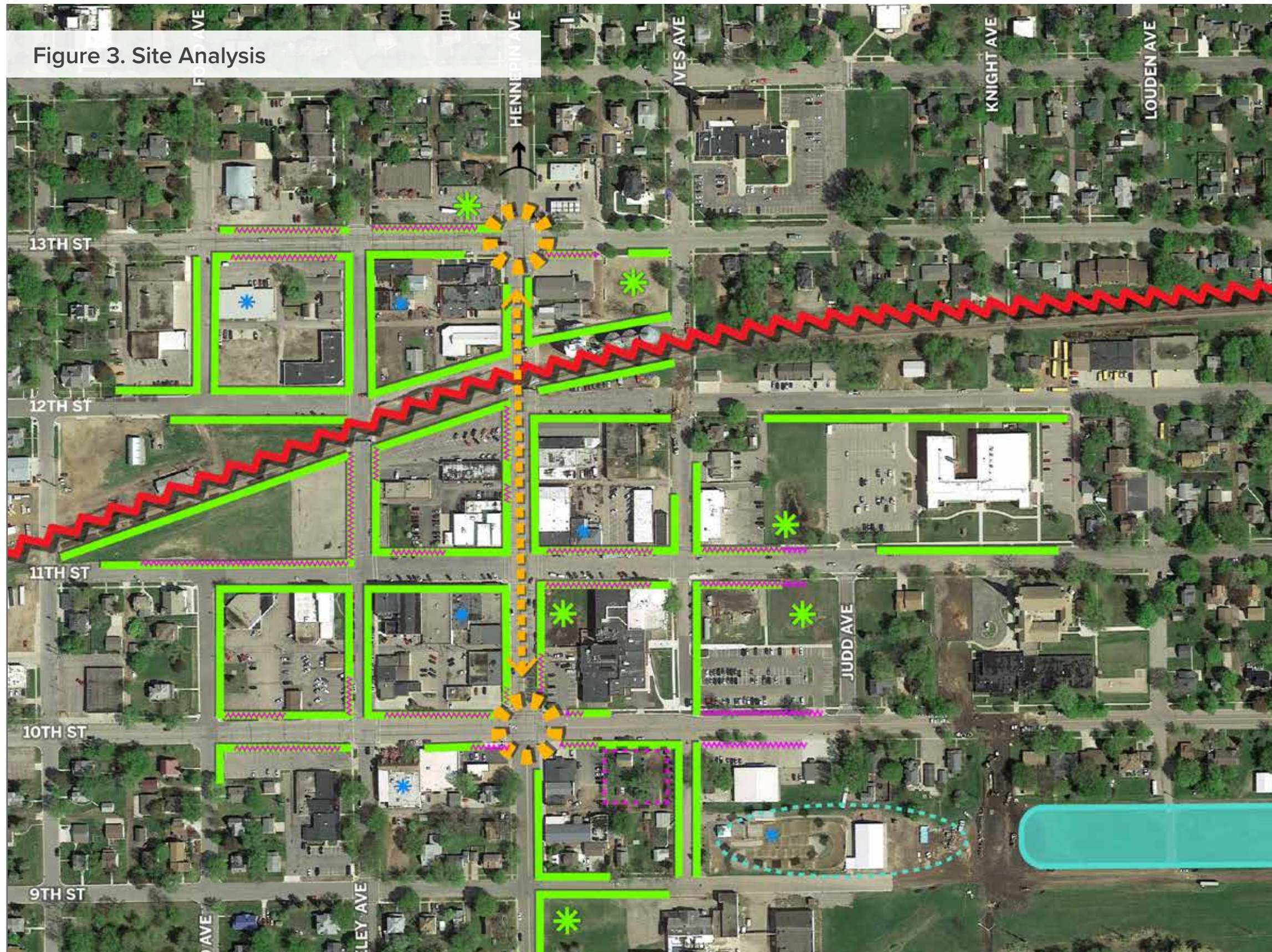
Some of the **assets** that currently exist in the downtown area include:

- Historic grid development pattern
- Tree lined streets approaching downtown
- County seat, with County Courthouse and offices
- Old high school that has been renovated into the library, City Center, and events venue
- Ample supply of parking
- Recent reconstruction of Hennepin Ave with new decorative lighting, sidewalks and ADA intersection crossings
- Existing cafes, restaurant-bars, professional offices and services











Some of the **issues** that have impeded revitalization of downtown include:

- As buildings have come down due to disinvestment, they have been converted into “gray space” such as surface parking, creating an abundance of small surface lots and breaking facade lines
- The removal of street trees/reluctance to reintroducing trees due to cost and outdated planting techniques
- Downtown core that is divided by a train line
- Loss of anchor stores such as grocery and hardware
- Several older main street buildings with previously altered and/or unattractive facades that detract from the charm and visual character
- Some historic buildings remain, but are in need of rehabilitation such as the historic Train Depot
- Recent auto-oriented development in downtown that breaks with the traditional connected facade lines and building quality in favor of more utilitarian architecture

Figure 3. Site Analysis



Issues and Opportunities

-  Street Tree Opportunity
-  Auto-Oriented Frontage
-  Picturesque View
-  Downtown Gateway
-  Beautification/Landscaping Opportunity
-  Point of Interest
-  Noise
-  History of Flooding
-  Drainage Pond
-  Non-Compatible Use

This map provides an overview of some of the issues and opportunities previously mentioned. As you can see, many of the downtown streets have gaps in street tree coverage and property frontages that are oriented to the car rather than the pedestrian. Some of the assets that can be seen include the sweeping view down Hennepin Ave and the existing points of interest. While the train line acts as a source of noise and division, it's also a historic tie that can be utilized as a community asset.

Building Scale and Character

Historically the downtown core was lined with one and two story brick buildings which housed a variety of uses from shops and restaurants to doctors, dentists and lawyer's offices. The buildings lined the sidewalk and provided a consistent facade line along Hennepin Ave and 11th St, giving the downtown a characteristic look and feel. Some of this original architecture still remains and can be seen in images 11, 14, 19, 20, 24 and 30 on the following pages.

More recent developments and renovations have strayed away from the traditional styles of mainstreet in favor of a low-cost utilitarian architecture, characteristic of:

- Smaller, one story construction
- Large commercial signage
- Low cost concrete and aluminum facades
- Off-street surface parking
- Limited transparency (windows) along facades

While these applications may be aimed at reducing the overall cost for the property owner, it has a negative impact on the city's visual character, sense of place and ultimately reduces downtown property values. Each property that makes up the downtown contributes to the look and feel of the area. This in turn impacts the attractiveness of downtown for future development and patronage.

Small towns, which community members identified as great places to visit, such as Excelsior, Waconia and St. Peter have been successful at protecting their built heritage and encouraging a high level of design and maintenance for new development. This in turn has supported a vibrant downtown economy despite changes in shopping habits.

Design guidelines such as the ones developed for the City of Gaylord in 2008 can help direct building renovations and future development to promote a shared economic prosperity.



A new grocery store development in Downtown Excelsior used high quality design elements to enhance the pedestrian streetscape and high-end feel of the area. This included elements such as architectural anchors at the street corners, transparency (large/continuous window treatments), landscaped parking, brick and metal building materials, and appropriate scale.



Even buildings lacking high end architectural character can contribute to the sense of place by enhancing facades with murals and appropriate signage to improve the overall look and feel.

Sample of Design Guidelines from Gaylord, MN

- Address vacant buildings
- Anchor City block corners with buildings
- Screen parking and place behind buildings
- Create transparent building facades (*large/continuous windows*)
- Use appropriate materials
- Develop retail and residential mix
- Infill with residential buildings
- Require appropriate architectural style & scale
- Help to create pedestrian friendly sidewalks and streetscapes
- Preserve existing, historically significant buildings



Muted color palettes, smaller signage, awnings, consistent scale and continuous facades contribute to the unified small town look along W Main St/CR 59 in Downtown Waconia.







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3. Vision & Guiding Principles

Community Led Process

The Downtown Action Plan process was led by interested and dedicated individuals who came together on multiple occasions to share their vision and ideas for the future of Downtown Glencoe. This included the dedication of a Working Group made up of local business leaders and downtown enthusiasts, and a community workshop attended by a broad spectrum of the population.

The Working Group

The Working Group met on October 15, 2018 to discuss the fundamental aspects of placemaking and how they can be applied to support downtown businesses and the overall sense of community in Glencoe.

Consulting urban designers and planners utilized the Project for Public Spaces (PPS) Elements of Placemaking exercise during their initial meeting with the Working Group as part of assisting the City of Glencoe in preparing an action plan for revitalizing and enhancing downtown’s vibrancy. Sixteen individuals representing a range of community interests worked together in three small groups identifying and discussing ideas for making downtown Glencoe a more social, active, usable, accessible, comfortable and attractive place. The following is a summary of the ideas generated during the meeting:

SOCIABILITY

Night life – dining & entertainment • Music indoors and outdoors
Expand the Farmers Market • Outdoor seating along sidewalks and at restaurants • Downtown park / public green space / town square • Merry go round or Carousel • Multiple, seasonal community events • Downtown housing • Multi-story buildings with entry gardens & balconies along the street • Gardener’s group to help w/ downtown plantings

USES and ACTIVITIES

New downtown housing • Rehabilitate housing in and adjacent to downtown • Occasional retail / pop-up stores • Desert / ice cream

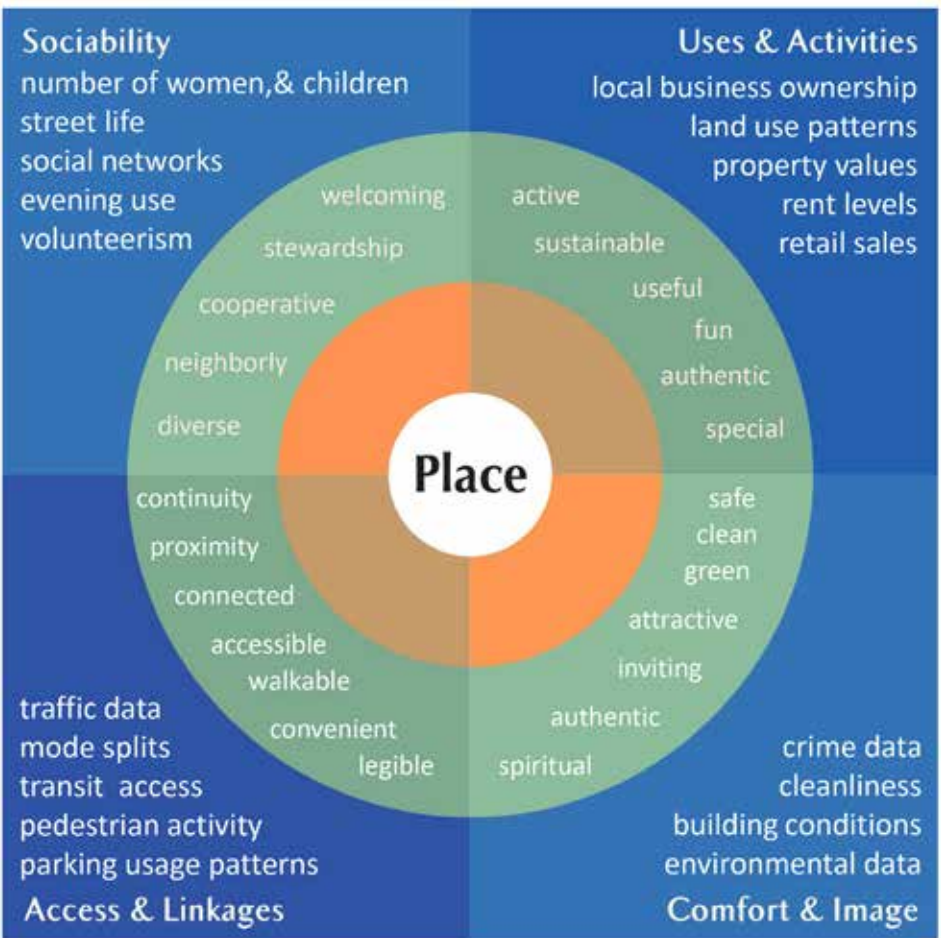
shop / bakery • Multi-purpose merchandise store “general store”
• Hardware store • Quilt shop • More dining, entertainment options • Theater for plays, comedy, music • Food Trucks • Town Square / central park – movies and music in the park • Swinging benches • Water feature • Family-friendly venues and events • Large, festival announcement banners strung across streets • Crafts and art fair • Town festivals, build on Tour of Lights, Dairy Days, Glencoe Days • Outdoor music • Residents / children’s pet show • Dog park

ACCESS and LINKAGES

Enhanced streetscape and sidewalks • Bike lanes and bike paths/ trails • Interconnecting trails (coordinate w/ nearby cities) • Bike racks • Bike and scooter rental • Wayfinding signs

COMFORT and IMAGE

Uniform, decorative pedestrian scale lighting • Street trees • Flowers in hanging baskets and pots • Public art (sculpture, murals, etc.) • More green spaces • Attractive, downtown-style buildings • Restaurants w/ outdoor dining • High-end / destination restaurant • Benches along sidewalks • Wayfinding signs • WiFi in parks, coffee shops and restaurants • Screen adjacent industrial uses • Rehab /reuse train depot • Remove / relocate downtown grainery • Special paint schemes of adjacent homes • Beautify / screen surface parking lots • Occupied buildings – reduce vacancies • Upper floor / loft housing



In evaluating thousands of spaces around the world, Project for Public Spaces (PPS) a nonprofit organization based in New York dedicated to creating and sustaining public places that build communities, has found that successful ones have four key qualities: they are Accessible; people are engaged in Activities there; the space is Comfortable and has a good image; and finally, it is a Sociable place: one where people meet each other and bring people when they come to visit. PPS developed The Place Diagram as a tool to help people plan and create great places in their own communities

Community Workshop

This information was synthesized and shared with the broader community at the November 13, 2018 workshop where around 50 community members convened at the Glencoe Community Center to further explore and discuss downtown issues and opportunities. The group represented downtown businesses and property owners as well as residents including students from Glencoe-Silver Lake Senior High.

The information gathered at these events, along with additional input provided by the City, County and Working Group, provided the basis for the vision and guiding principles of the project.

Guiding Principles - A path towards reestablishing Downtown Glencoe as the “Heart of the Community”.

1. **Encourage an 18 hour community where people can live, work and play**
2. **Support a vibrant business economy along downtown streets**
3. **Create reasons and places for people to visit and come together as a community**
4. **Preserve and celebrate the City’s history while planning for an ever changing future**
5. **Enhance the aesthetics and functionality of the public realm to improve comfort, image and sense of place**
6. **Strengthen downtown partnerships to achieve common goals**
7. **Improve pedestrian and bicycle connections**
8. **Be resourceful and proactive**

Vision Statement

“Downtown Glencoe is a welcoming and family-friendly place filled with a variety of attractions that bring locals and visitors to the area. From daily attractions such as restaurants, shops, services, entertainment and arts and cultural venues, to yearly celebrations and festivals, Downtown Glencoe provides a safe, walkable and beautiful space for people to gather and make lasting connections.”



Workshop with downtown enthusiasts on October 15, 2018



Workshop with the Community on November 13, 2015

Figure 4. Community Identified Opportunities

During the in-person events, the community shared their vision and ideas for various public and private properties around downtown. This map shows how people envision transforming “gray space”, vacant and underused properties to meet the guiding principles for downtown.

Redevelopment Opportunities

- Redevelopment Opportunity
 - Existing Drainage Pond
- 1 Renovation/Redevelopment Opportunity for Apts, Entertainment
 - 2 Future Brewery
 - 3 Apartments or Condos
 - 4 Outdoor Venue (Part City Owned)
 - 5 Renovations
 - 6 Commercial Dev. or Town Square
 - 7 Public Park or Park Celebrating the Railroad History
 - 8 Permanent Farmers Market, Events Pavilion, Food Truck Lot, Senior Apartments with a First Floor Clinic and Drug Store
 - 9 Existing Pocket Park
 - 10 Pocket Park, Public Art
 - 11 Landscaping Opportunity
 - 12 Outdoor Wedding and Event Venue
 - 13 Existing Pocket Park with Mural
 - 14 Apartments (Part City Owned)
 - 15 Town Square or Public Park
 - 16 Public Park or Dog Park
 - 17 Relocate Recycling/Commercial Development
 - 18 Public Park or Skate Park
 - 19 Food Venue, Indoor Farmers Market, Retail, Entertainment, Child Care
 - 20 Multiuse Trail to Oak Leaf Park and Morningside
 - 21 Existing Archery Field
 - 22 Activity / Adventure Sports Area
 - 23 Make Pedestrian Bridge Accessible
 - 24 Mural Opportunity

4. Precedent and Resources

As mentioned previously, the decline of the small town main streets in America is not a new concept. There have, however, been many success stories that can provide a framework and lessons learned for revitalization. Programs such as Main Street America provide resources and support to small towns engaging in downtown revitalization efforts.

Main Street America’s four point approach provides a comprehensive framework for community transformation. The four points are as follows:

Main Street America - Four point approach



Organization: Build leadership and strong organizational capacity, ensure broad community engagement, forge partnerships across sectors

Design: Create an inviting, inclusive atmosphere, celebrate historic character, foster accessible, people-centered spaces

Promotion: Market district defining assets, communicate unique features through storytelling, and support buy-local experiences

Economic Vitality: Build a diverse economic base, catalyze smart new investments, and cultivate a strong entrepreneurship ecosystem.

Examples

Rock Springs, WY



Downtown Rock Springs Main Street/Urban Renewal Agency was founded in 2006. With the help of the Main Streets America program, the city of roughly 24,000 residents has seen 202 building rehabilitated and 137 new jobs over the past decade despite changes in the local coal, oil and gas industries.

Winona, MN



Winona is a Minnesota Main Street Community, a designation from the Preservation Alliance of Minnesota, a coordinating program of Main Street America. As a Main Street America™ Coordinating Program, Minnesota Main Street helps to lead a powerful, grassroots network consisting of over 40 Coordinating Programs and over 1,200 neighborhoods and communities across the country committed to creating high-quality places and to building stronger communities through preservation-based economic development.

5. Recommendations

Using the Main Street America four point approach, the following recommendations have been created for the revitalization of Downtown Glencoe.

Organization

- Create a Downtown Organization or Downtown Commission that advises and provides recommendations to the City Council and advocates for the economic, social and physical revitalization of downtown
- Partner with the high school to engage youth in the revitalization process
- Focus on temporary enhancements and prototypes (tactical urbanism and demonstration projects) while building support for long-term solutions. Tactical urbanism and demonstration project techniques keep people engaged and allow the community to test out ideas at a small scale before implementing permanent solutions.
- Prohibit additional “gray space” such as street oriented parking lots along main downtown thoroughfares
- Manage parking as a district resource through a “park once” philosophy



The Working Group and Chamber of Commerce are the perfect places to start when building the downtown business association. It’s important to act quickly to preserve the interest and momentum that was created through the Downtown Action Plan process.



Create a simple, administrative permitting process to allow for temporary, experimental enhancements in the public ROW or on private sites. Cities such as Fayetteville, AR have created simple, online tactical urbanism application that community groups can use to gain approval for Tactical Urbanism projects.



Temporary curb bump-outs and cafe seating in Portsmouth, NH improve pedestrian safety by shortening crossing distances and provide a fun, outdoor gathering space during warm weather.



Sidewalk art installations such as this one in Detroit, Michigan are a quick way to add interest to a public space and are easy to implement.

Design

- Update downtown sign ordinance to focus on pedestrian scale and traditional, main street signage practices
- Establish and fund a facade grant program to support renovation/ restoration of downtown building facades / store fronts
- Establish a streetscape flower planter pot program to reinforce the hanging planter baskets
- Establish and fund street tree program using latest horticultural best practices
- Develop a landscaped gathering space to support events and strengthen downtown's identity
- Create picturesque settings and gateways where visitor feel they have "arrived" in downtown Glencoe
- Establish design guidelines for future development to preserve and enhance downtown character
- Encourage infill development downtown to preserve walkability
- Move non-compatible uses (such as recycling centers) outside of the downtown core
- Create pedestrian and bicycle connections from downtown to regional parks and recreational facilities
- Improve attractiveness and accessibility of existing pedestrian bridge



Recent streetscaping in downtown Osceola, WI



Gateway signage in Lafayette, LA provides an iconic view for the city and a sense of arrival upon entering downtown



Building mural in Dubuque, Iowa



Photo of Oak Leaf Park courtesy of glencoeemn.org



NY, NY Public Chess Tables & Playful Swing Benches in Boston, MA



New townhouses in downtown Excelsior, MN

Promotion

- Support existing businesses through a single, year-round promotional program / event such as “Girls Night Out”, “Date Night” or “Wine and Dine Wednesdays” to begin promoting downtown as a social destination.
- Establish iconic festivals or events that bring people to the city and support the local business community
- Install wayfinding signage to help guide visitors to local destinations
- Partner with local students or community volunteers to create unique downtown branding



Programming such as Girls Night Out, Thursday Night Out, and Wednesday Date Night Specials in Downtown Excelsior help to support small businesses such as boutiques and restaurants during non-peak hours, creating an active evening scene during an otherwise quiet period.

Economic Vitality

- Actively recruit several complimentary downtown businesses in the downtown core such as a new boutique hotel or B&B's, a white table cloth restaurant, bowling alley or womens' wear boutique and provide some economic incentives.
- Actively recruit developer for new, multi-family housing and provide some incentives
- Provide workforce housing downtown for local employees and aging baby-boomers
- Encourage and support restaurants and evening entertainment events and venues
- Preserve historic properties when possible
- Establish events and public parks that celebrate the railroad history
- Practice mindful planning of future development and awareness of the impacts of sprawl on the small business economy and downtown character
- Prohibit building removal and surface parking as an interim use



Photo of Cherry Creek Neighborhood, Denver, CO

6. Implementation

Just as the challenges or “barriers” to investment are multifaceted, so too must the solutions be. Before moving forward, the community must accept that downtown’s competitive position will continue to erode unless there is-- repositioning of its role in the market, restructuring of its public realm, recognition of the economic challenges inherent in infill redevelopment, and, aggressive recruitment of niche opportunities. The community and its leadership must further accept that downtown is at a distinct economic, and market disadvantage compared to vacant “Greenfield” sites. To that end, the City will need to “level the investment and regulatory playing fields.” Private investment alone will not fill the financial “gap,” rather, it will move elsewhere.

Just as no single project will revitalize Glencoe’s downtown, no single action will advance the larger vision. Rather, revitalization and repositioning of this area will be dependent on a series of actions designed to capitalize on market opportunities and overcome barriers - effectively “readying the environment for investment.” Key to the successful implementation of this redevelopment plan will be the continued identification and implementation of actions tailored to the unique issues of the downtown area and potential investment areas within it. This approach has been proven to build community goodwill; enhance quality-of- life; provide opportunities for on-going public participation; allow special-interest groups to have a role in the revitalization effort; send a message that the area is successful and making positive strides; and, create an increasingly attractive environment for investment and development. Investors, developers and lenders seek out environments with market opportunity and prospects for success, devoid of obstacles and sound in sustainability.

Revitalization Challenges

Challenges to downtown revitalization and infill development are varied and numerous. To effectively “ready the environment for private investment”, the following challenges must be overcome:

- Difficulty in assembling land
- Comparatively high site/building costs (versus Greenfield sites)
- Potential increased regulation & review (adaptive reuse or remodeling)
- Limited examples of creatively-financed projects
- Perceived greater risk in serving perceived narrow markets
- Construction staging opportunities limited

The model for revitalization is summarized in the exhibit in Figure 5. As shown, in successful revitalization efforts, early “catalyst” projects will require a higher level of public investment, however, as the market is “proven up”, required public investments should decline.

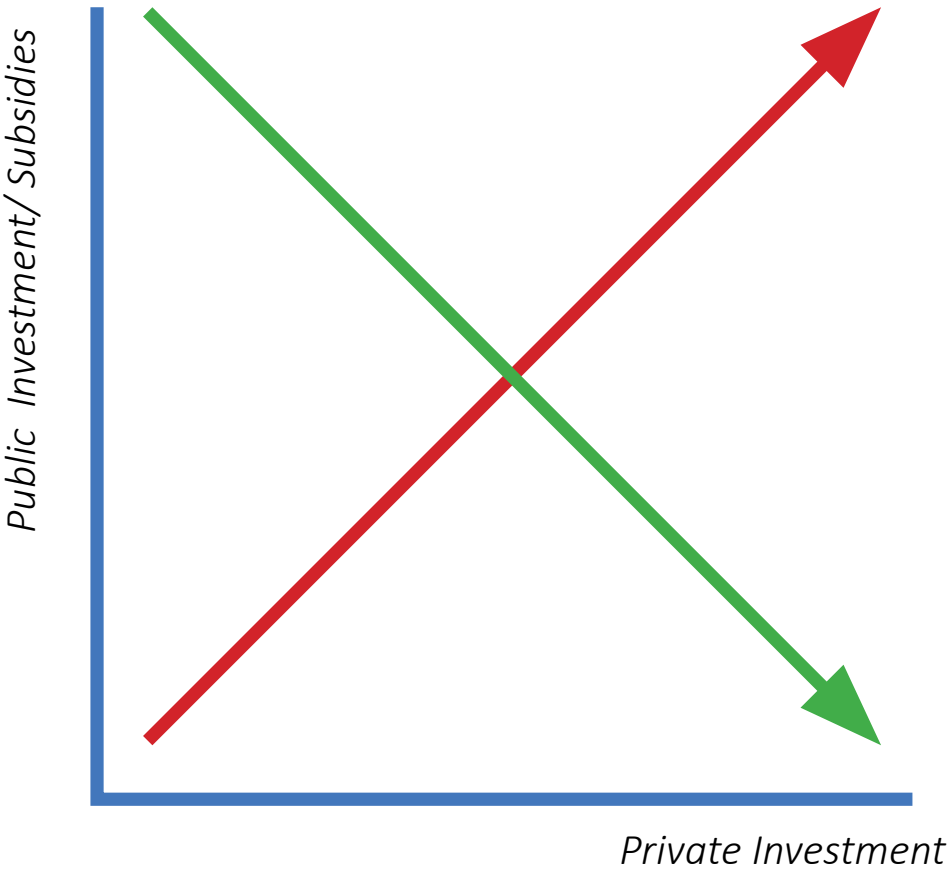
Resources

- www.mainstreet.org
- <https://walkyourcity.org/>

Stages of Implementation

An implementation plan sets the groundwork for immediate, short-term (1-5 yrs) and long-term (5+ yrs) actions that can be taken to reach the goals set by the community. The follow pages provide an outline for prioritizing the individual actions that have been identified as key components in the revitalization of Downtown.

Figure 5. Model for Revitalization



Early catalyst projects require a greater level of public investment – incentives, “gap” financing. As the market is “proven up” public contributions to projects decline.

Implementation Matrix

Action Item	Responsible Party	Priority		
		Immediate	Short-term	Long-term
Create a Downtown Organization or Downtown Commission that advises and provides recommendations to the City Council and advocates for the economic, social and physical revitalization of downtown	Businesses and City	X		
Continue engaging the public in future planning efforts such as partnering with the high school to include youth in the revitalization process	New Dntn. Org. and City	X		
Focus on temporary enhancements and prototypes (tactical urbanism and demonstration projects) while building support for long-term solutions. Tactical urbanism and demonstration project techniques keep people engaged and allow the community to test out ideas at a small scale before implementing permanent solutions.	New Dntn. Org. and City	X		
Develop a site plan for the Economart site	City	X		
Develop a civic arts plan	New Dntn. Org. and City		X	
Update zoning to prohibit street oriented parking lots along main downtown thoroughfares	City		X	
Manage parking as a district resource through a “park once” philosophy	New Dntn. Org. and City			X
Update downtown sign ordinance to focus on pedestrian scale and traditional, main street signage practices	City		X	
Establish and fund a facade grant program to support renovation/restoration of downtown building facades / store fronts	New Dntn. Org. and City			X
Establish a streetscape flower planter pot program to reinforce the hanging planter baskets	New Dntn. Org. and City		X	
Establish and fund street tree program using latest horticultural best practices	City			X
Develop a landscaped gathering space to support events and strengthen downtown’s identity	City			X
Create picturesque settings and gateways where visitor feel they have “arrived” in downtown Glencoe	City			X
Establish design guidelines for future development with parking guidelines to preserve and enhance downtown character	New Dntn. Org. and City		X	
Encourage infill development downtown to strengthen mix of uses and walkability	New Dntn. Org. and City		X	X
Move non-compatible uses (such as recycling centers) outside of the downtown core and update zoning to prohibit such uses in the future	County and City		X	
Create pedestrian and bicycle connections from downtown to regional parks and recreational facilities	City			X

Implementation Matrix

Action Item	Responsible Party	Priority		
		Immediate	Short-term	Long-term
Improve attractiveness and accessibility of existing pedestrian bridge	City, MnDOT			X
Support existing businesses through a single, year-round promotional program / event such as “Girls Night Out “, “Date Night” or “Wine and Dine Wednesdays” to begin promoting downtown as a social destination.	New Dntn. Org. and City		X	
Establish iconic festivals or events that bring people to the city and support the local business community	New Dntn. Org. and City			X
Install wayfinding signage to help guide visitors to local destinations	City			X
Partner with local students or community volunteers to create unique downtown branding	New Dntn. Org. and City	X		
Actively recruit several complimentary downtown businesses in the downtown core such as a new boutique hotel or B&B’s, a white table cloth restaurant, bowling alley or womens’ wear boutique and provide some economic incentives.	New Dntn. Org. and City			X
Actively recruit developer and incentivize new, multi-family housing downtown	New Dntn. Org. and City			X
Provide workforce housing downtown for local employees and aging baby-boomers	City			X
Encourage and support restaurants and evening entertainment events and venues	City		X	
Preserve historic properties when possible	New Dntn. Org. and City		X	
Establish events and public parks that celebrate the railroad history	New Dntn. Org. and City			X
Practice mindful planning of future development and awareness of the impacts of sprawl on the small business economy and downtown character	City	X	X	
Prohibit building removal and surface parking as an interim use	City		X	

Ultimately, the revitalization of downtown Glencoe will depend on the hard work and vision of members of the community. It’s important to build off of the relationships and energy gained during this experience to move Downtown Glencoe in the right direction. It is up to both the City and community members to work in partnership to create a Downtown Glencoe that provides a safe, walkable and beautiful space for people to gather and make lasting connections.



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11th St E & Greeley Ave N - Before



- 1 A well designed public plaza allows for a flexible space for intermittent community events while also providing a landscaped area to be enjoyed year round. The permeable pavers provide a more welcoming environment than concrete or asphalt while providing drainage for wastewater.
- 2 Art crosswalks are a great way to bring attention to pedestrians and can be installed relatively easily for minimal cost. Local streets such as 11th and Greeley provide a great opportunity for such treatments while county and state owned roads may prove more difficult.
- 3 Streets with low volume and slow moving vehicle traffic can be good candidates for shared-lane markings, also known as “sharrows”. Integrating more prominent pedestrian and bicycle elements into the streets such as curb extensions and shared-lane markings have a calming effect on vehicles traffic and foster a more multimodal downtown environment.
- 4 Temporary installations such as “parklets” provide fun gathering spaces during warm weather using existing on-street parking spaces. With guidance or support from the City, community members can easily build and install these temporary streetscapes to test out new uses for public right-of-way space before ideas are installed with more permanent materials. These temporary streetscapes can be seasonal, therefore removed during the winter months for snow maintenance.
- 5 Simple planting beds, trees and seating can activate a vacant green space at relatively low cost to property owners or the city. Community gardening programs can help provide maintenance for ongoing beautification.
- 6 Facade upgrades such as awnings, signage, and transparent windows make the street environment more inviting for downtown residents and visitors.