



## **MacArthur Boulevard Redevelopment Study and Plan Community Workshop #1 – State of the Corridor and Visual Preference Survey**

### **Workshop Summary**

Below is a summary of proceedings from Community Workshop #1 held at Butler Elementary School, April 21, 2010. The proceedings are organized around major planning issues identified by workshop participants.

#### LAND USE, DEVELOPMENT & ECONOMIC CONDITIONS / OPPORTUNITIES

- Legacy Pointe is a critical development for MacArthur Boulevard, but it is also critical to achieve a balanced retail environment for the corridor.
- Concerns that the Legacy Pointe development will only make things worse along MacArthur Boulevard by drawing businesses away from it.
- Retail anchors are needed at Wabash Avenue, K-Mart Site and at South Grand Boulevard and they should be unique and not redundant to each other or other existing retailers.
- Senior housing, assisted living should be considered within the corridor for the aging population of the community.
- The success of Ross Issac Restaurant is a tribute to the corridor - a good product has flourished along the boulevard.
- Eliminate title loan businesses from MacArthur Boulevard.
- Mixed-use development with residential above retail would be welcome.
- The Esquire Theater site could become a magnet of development and a good candidate for a mixed-use development.
- The MacArthur Park Apartments has a poor reputation of crime, trash and contribute to the Pay-Day Loan businesses along MacArthur Boulevard
- The City should regulate large-scale apartment buildings more effectively.
- Redevelopment should capitalize on Springfield area medical students who want to live near the Washington Park neighborhood.
- Grocery, specialty stores and a potential meat market are needed in the community- MacArthur Boulevard would be a ideal location.
- Consider redevelopment of the former K-Mart site with specialty retailers that would compliment the Town and Country shopping center.
- If development regulations were in place, development control would be established. If control was established, retailer's could/would come back to MacArthur Boulevard. Property values would be protected and the feeling of comfort would come back to the residents.

- MacArthur Boulevard's strength is its central location within Springfield and its proximity to downtown and Washington Park. Any long-term improvement of the corridor needs to address this problem as it influences the larger area.
- Consider redeveloping the former K-Mart site into an indoor sports complex to serve children, teens and adults.
- Schools and churches are major strengths, especially with the recent improvements and renovations done to Blessed Sacrament Church and School.
- Consider high-end townhomes with specialty retail along MacArthur Boulevard and a community park at the former K-Mart Site.

#### BUILDING, STREETScape & SIGNAGE DESIGN CONDITIONS/OPPORTUNITIES

- New design features and corridor character needs to be designed in a timeless, classic fashion.
- MacArthur Boulevard needs an identifiable gateway.
- Consistent setbacks and landscaping for MacArthur Boulevard businesses are needed.
- Burying over-head utility lines should be considered.
- Improvements need to be made to the streetscape, including repairs and replacement of curbs and gutters. The existing sewer system also needs to be improved to alleviate drainage issues.
- Potential for bump-outs at corners along the Boulevard.
- Green up the businesses along MacArthur Boulevard should be a priority.
- The character of MacArthur Boulevard should be attractive to the community's youth.
- Clean up MacArthur Boulevard so that it has curb appeal, which may reduce the perception of crime and serve to attract new businesses.
- Redevelopment could be tied to the Arts and Crafts architectural style to provide a character to the corridor.
- Signage and zoning enforcement is lacking along the corridor.

#### TRANSPORTATION, TRAFFIC, PARKING CONDITIONS & OPPORTUNITIES

- Parallel parking should be considered along MacArthur Boulevard in an effort to calm traffic. Traffic calming on MacArthur Boulevard is needed.
- Provide more consistent parking.
- Existing businesses struggle with limited parking areas.
- The existing alley network should be utilized for traffic flow in and out of their properties.
- Reduce curb cuts along MacArthur Boulevard.
- High traffic counts along MacArthur Boulevard can be considered a good thing to some, a bad thing to others.
- Walking along the Boulevard can be difficult.
- Traffic signals should be re-synchronized to allow for proper crossing times and traffic spacing.
- Area between Ash and Laurel where there are converted houses, conflicts with parking.
- Bike lanes, pedestrian trails should be provided to connect to the existing bike trail.

### OTHER CONDITIONS & OPPORTUNITIES

- An outdoor reception area at the Town and Country shopping center should be added.
- Art and music could be introduced and celebrated along the corridor in some way.