

**Central Business District (CBD) Street Resurfacing and
Streetscape Program
Public Information Session #4 Concept Presentation
The Centre – Heritage Ballroom
January 11, 2007
7:00 p.m.**

Public Meeting Notice

Come join the City and representatives of the design team (TranSystems and DLK Civic Design) to review streetscape concepts for the Central Business District (CBD) Street Resurfacing and Streetscape Program. A public meeting has been scheduled for 7:00 p.m. on Thursday, January 11th at the Centre in the Heritage Ballroom.

This meeting is the fourth in a series of public meetings that have been held throughout this project to provide an opportunity for property and business owners, tenants, residents, and other interested stakeholders to be involved through the design and construction of this exciting five-year program. The first public meeting was held on July 27th and provided general information of the project along with an inventory and analysis of the CBD from a surface and appearance perspective. A separate meeting with the Downtown Neighborhood Association was held on August 14th.

The purpose of the second public meeting on August 17th was to present initial concepts for streetscaping elements developed by the consultant team. A brief presentation of these concepts was given followed by a breakout working session. The breakout session was structured into four smaller roundtable groups to discuss streetscaping concepts and opportunities on a City-wide and then a typical street basis. Each group was given an aerial and street plan drawing to provide comments on various streetscape elements.

The design team reviewed these comments and incorporated them into the preliminary design concepts that were presented at the third public meeting on October 17th. Three types of streetscape areas were identified based on existing conditions and multiple concepts were presented for each area type. Additional comments were given by the public regarding the various concepts.

This fourth meeting is intended to present the final concepts based on all of the feedback received during this process. The goal of this meeting is to receive confirmation of the Master Plan concepts by the stakeholders involved in order to move forward with the final design of the surface elements for Stage 1 of the project. Construction of the Stage 1 surface improvements is scheduled for the summer of 2007.



Details and background of the project can be found on the back of this notice. We hope that you can join us for what promises to be an exciting and informative meeting.

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Project Background

The City is currently experiencing considerable redevelopment of its older downtown Central Business District (CBD). With the numerous redevelopment efforts that are taking place, the need to repair, update and enhance the sidewalks and streets has become evident. It is envisioned that the improvements would include the replacement of sidewalks and curb and gutter with new ones that include paver streetscape accents, planters with irrigation, decorative street lights, street furniture, additional street trees and repaving of the streets. The look would be similar to that found on Douglas Avenue, Grove Avenue, and Symphony Way around the The Centre.

In addition to the above work, the underground utilities will also need to be reconditioned. The water main and water services in the CBD are old, buried deeper than necessary due to street grade changes over the years and not easily repairable. The storm and sanitary sewers have been inspected and repaired in the past but also need to be evaluated and any recommended repairs addressed. Lining of all sewer mains was budgeted for 2006 by the annual Public Works contract.

To oversee the CBD Improvement Project, the City of Elgin has engaged the services of TranSystems and DLK Civic Design to provide design services for water main and water service replacement, streetscape amenities construction and street resurfacing.

Both the surface and underground work will have a high impact on the residents and businesses in the area. For this reason, construction will need to be well planned and executed in order to maintain reasonable access during construction. The general plan for the program is for the utility work to occur the year before the surface improvements. The project has been laid out such that surface improvements would begin in 2007 and be concluded by the end of 2011 construction season.

Project Status

The watermain construction for the first phase (Grove, part of Fulton, and part of Spring) is underway with Martam Construction. Currently they are working on South Grove Avenue, and weather permitting, Grove should be completed by the end of January. Work on the watermain replacement will continue into February and March for Fulton Street and Spring Street as weather permits.