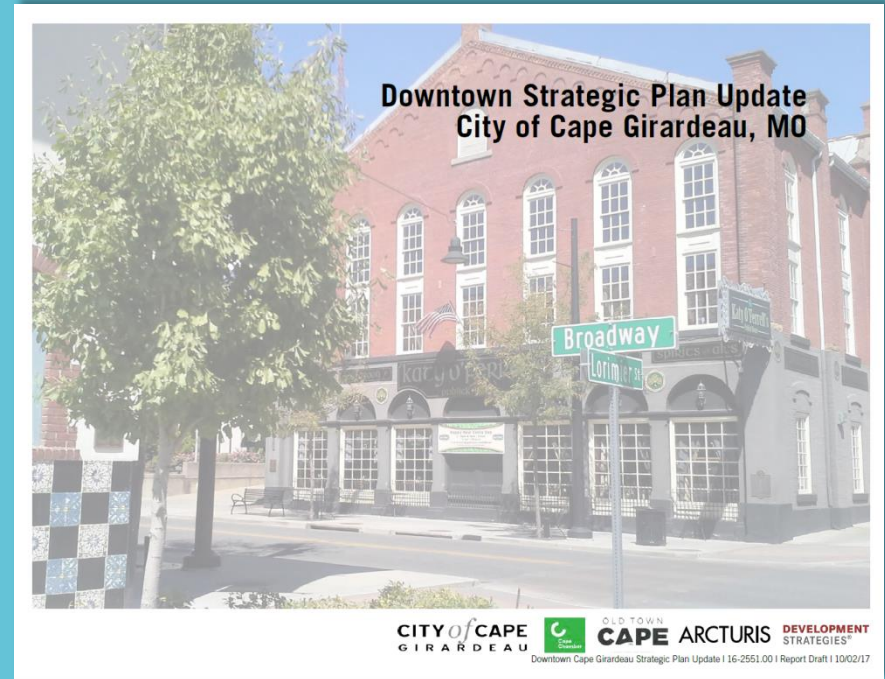


Downtown Strategic Plan Update

Overview

- 2009 DREAM Community
- Planning Process:
 - Analysis of existing conditions
 - Engagement of community members and key stakeholders
 - Planning of 8 key focus areas
 - 10 initiative projects
 - Implementation schedule
- Plan is not an exact blueprint



8 Focus Areas



Focus Area 1 - Good Hope/Haarig District

- 1: Create a mixed use development for a neighborhood hub on the south side of Good Hope Street
- 2: Redevelop parcels on the north side of Morgan Oak Street into workforce and starter homes
- 3: Foster multi-family housing at the southwest corner of S. Frederick Street and William Street
- 4: Streetscape enhancements throughout focus area



FOCUS AREA PLAN 1: GOOD HOPE/HARIG DISTRICT



View of proposed improvements at the corner of Good Hope Street and South Sprigg Street (view to the southeast)

Focus Area 2 – Fountain Street



1: Redevelop lumber yard into a regional retail and commercial center

2: Build high end attached single family homes

3: Redevelop property on west side of South Middle Street from Morgan Oak Street to Jefferson Avenue

4: Streetscape enhancements

Focus Area 2 – Fountain Street



Focus Area 3 - Common Pleas Courthouse



1: Develop design for parking on the west side of North Spanish Street

2: Develop linear garden along new parking on North Spanish Street

3: Implement the Cape Girardeau Walk of Fame

4: Improve existing parking lot on North Lorimier Street, south of alley

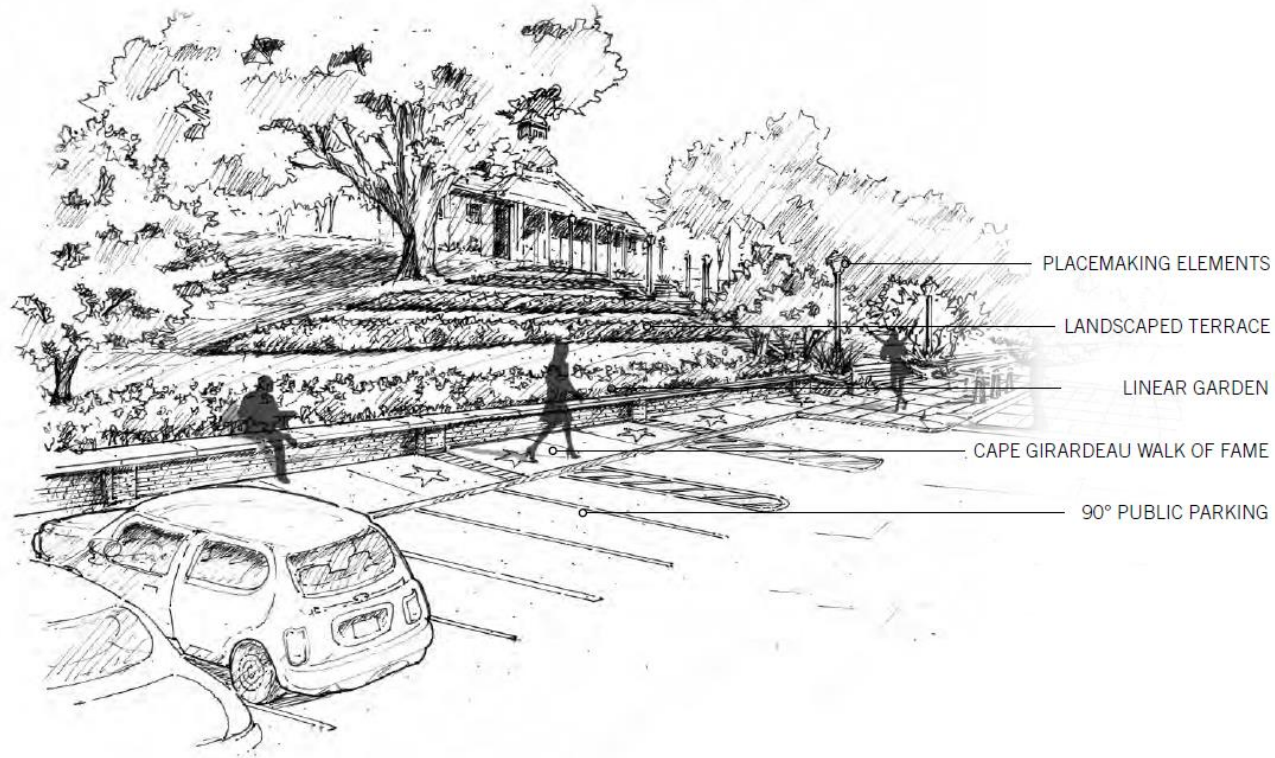
5: Reinforce the terraced slope with landscaping

Focus Area 3 - Common Pleas Courthouse



Focus Area 3 - Common Pleas Courthouse

FOCUS AREA PLAN 3: COMMON PLEAS COURTHOUSE



View of proposed improvements along North Spanish Street, on the east side of the courthouse lawn. (View to the northwest.)

Focus Area 4 - Courthouse Village

- 1: Rehabilitate building at the southwest corner of Independence and South Frederick Street
- 2: Assemble and redevelop parcels on west side of South Frederick Street between Independence and Merriwether
- 3: Enhance the streetscape around the Cape River Museum
- 4: Install bike/pedestrian facilities at the future extension of S. Fountain to Independence
- 5: Coordinate on future site plan for future senior housing development
- 6: Improve sidewalk network throughout the focus area



Focus Area 5 - Broadway and Main Street



1: Issue a RFP to determine the feasibility of a mixed-use development at the NW corner of Broadway and N. Main Street. Proposals should incorporate public parking

2: Redevelop properties along Broadway and N. Spanish Street

3: Collaborate on a high end residential development on the north side of Broadway between N. Spanish and N. Lorimier Street

4: Construct additional off street parking, surface lot or parking structure, to accommodate future mixed use development.

Focus Area 6 - North Main Street



1: Open space/overflow parking area

4: Riverfront amphitheater

2: New park space – also provides overflow parking for major downtown events

5: Adult playground: Ice skating/roller blading “ribbon” track with climbing walls and zip lines

3: Expanded public parking north of existing parking lot

6: picnic pavilions on elevated landforms

7: Streetscape enhancements along N. Main Street

Focus Area 7 - South Main Street



1: Construct a park with a splash pad and Cape Girardeau themed playground. In addition, construct park pavilions and public restrooms adjacent to the wedding garden and interpretive center

2: Construct a pavilion at the existing Old Town Cape parking lot on S. Spanish Street

3: Construct a Science Center/STEM educational facility

4: Enhance the public parking lot at S. Main Street and Independence Street

5: Create a wedding garden in the open space along S. Main Street

Focus Area 8 - Marquette Tech District

- 1: Build a public parking garage fronting on Bellevue Street
- 2: Construct a new apartment building on the north side of Bellevue Street between N. Middle Street
- 3: Redevelop the property on the east side of N. Middle Street between Broadway and Bellevue Street into a mixed-use residential property
- 4: Improve public parking signage for the lot at the southwest corner of Broadway and N. Middle Street
- 5: Construct a new apartment building on the southeast corner of N. Fountain Street and Bellevue Street



Continuing Partnerships for Implementation

Partner Organizations

- Downtown Development Team
 - City of Cape Girardeau
 - Old Town Cape, Inc.
 - Cape Girardeau Area Chamber of Commerce
- Additional partnerships needed....
- Southeast Missouri State University
- VisitCape
- Development Community
- Arts Community – Arts Council of SE Missouri
- And many, many more...