Madison Avenue Corridor

Public Meeting
February 27, 2008

Holmes High School Auditorium

Thank you for coming!
A Quick Overview…

- 2005 – Madison Avenue Redevelopment Plan
- 2006 – Plan adopted by the City Commission
- 2007 – NKAPC retained to assist City with new zoning regulations to implement the plan
- Steering Committee (16) for input / review
- Moratorium in place until July 30, 2008
- 2008 – New overlay zone regulations underway
Madison Avenue Overlay District

- 1.3 miles (12th/MLK Blvd to KY 16/17)
- 88 acres
- Neighborhoods
  - Eastside
  - W 15th Street
  - Austinburg
  - Wallace Woods
  - Levassor Park
North end – 12th St/MLK Jr. Blvd
15th Street
Railroad underpass
Railroad to 19th Street
19th Street to Wallace
Wallace to Sterrett
South end - Sterrett to KY 16/17
Corridor Zoning

- 10 underlying zones
  - 5 Commercial
  - 4 Residential
  - 1 Industrial
Goals for Madison Avenue

- Turn the corridor into a destination vs. a throughway elsewhere
- Maintain commercial emphasis (wake up the storefronts)
- Preserve the historic character of the area
- Provide adequate off-street parking
- Balance transit, walking, and traffic
- Implement streetscape improvements
Historic Context
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Historic Context
Public Space / Streetscape

Frontage type requirements shape the public realm

- Bulb-outs at intersections
- Use of special pavers
- Street furniture
- Signage and wayfinding
- On-street spaces to support outdoor dining, entertainment and cultural activities
- Landscaping
Building Form Standards

- Building placement
- Frontage
- Fenestration
- Height (stories)
- Parking
- Signage
How Does an Overlay Zone work?

- Does not replace any aspects of existing code
- Ties specific standards to a specific area
- Requires a map amendment by the city to put into effect
Peoria, Illinois
Peoria, Illinois

Wider sidewalks
Peoria, Illinois
Peoria, Illinois

Architectural improvements

For the Heart of Peoria Commission and Ferrell Madden Associates.
Madison Avenue
Transportation Study
Madison Avenue Corridor Plan
KY 17
Existing
KY 17
Proposed
Eastern Ave.
Madison at 26th Street
Study Area

- Overlay Project
  - 26th Street (KY 16/17)
  - 12th Street

- Transportation Study
  - 26th Street (KY 16/17)
  - 19th Street
South End Alternatives
(South of 19th Street)
Alternative A: 4-Lanes

- 10 ft Lanes
- Time Restricted Parking (Both Sides)
Alternative B: 3+1-Lanes

- 10 ft Lanes
- Time Restricted Parking (One Side)
Alternative C: 3-Lanes

- 11 ft Lanes
- Unrestricted Parking (One Side)
North End Alternatives
(North of 19th Street)
6. On a scale of 1 to 7, rate each of the following cross section designs for Madison Avenue.
7. On a scale of 1 to 7, rate each of the following cross section designs for Madison Avenue
Alternative D: 2-Lanes

- 12 ft Lanes
- Unrestricted Parking (Both Sides)
Alternative E: 3-Lanes

- 11 ft Lanes
- Time Restricted Parking (One Side)