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
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/HAARIG DISTRICT

FACADE IMPROVEMENTS

MIXED USE DEVELOPMENT

GREEN INFRASTRUCTURE

PLACEMAKING ELEMENTS

ENHANCED STREETSCAPE

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 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
View of proposed improvements along North Spanish Street, on the east side of the courthouse lawn. (View to the northwest.)
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
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.
1: Open space/overflow parking area
2: New park space – also provides overflow parking for major downtown events
3: Expanded public parking north of existing parking lot
4: Riverfront amphitheater
5: Adult playground: Ice skating/roller blading “ribbon” track with climbing walls and zip lines
6: picnic pavilions on elevated landforms
7: Streetscape enhancements along N. 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
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...