Corridor Districts

Cahokia
The Cahokia Mounds historic site defines this segment. It is mostly undeveloped, rural in nature, and carries low volumes of traffic. Pedestrian activity is internal within the site, connecting the visitor center with various mounds and other features.

State Park
A traditional grid residential neighborhood and suburban small local businesses with a Hispanic flare characterize this area. It is unincorporated with few recent public investments. Pedestrian amenities are few. Black Avenue, the primary intersection in this segment, provides direct access to the interstate.

Recreation & Retail
This segment is dominated by the interstate interchange. Fairmount Park race track dominates the west half of the area, seasonally drawing large crowds. Large properties flank Collinsville Road the entire length, including aged big box commercial, industrial, institutional, the Jaycees ball field complex, and some dining establishments. Visible farm fields behind the frontage parcels contribute to the expansive open feel. Lowland stormwater conditions impact development potential.

157 to Caseyville
Extending eastward from under the Route 157 overpass, the road transitions from the lowlands climbing up to older established neighborhoods. A handful of residences and a cemetery line the south edge of St. Louis Road, though topography has restricted development along the north edge of the street.

Caseyville to Main
A number of older established neighborhoods and pockets of small businesses define this segment. Several homes have been converted to small office spaces, though a traditional residential character persists. Despite significant pedestrian activity, facilities are inconsistent and somewhat unsafe.
Through the course of planning process a number of broad community goals for the corridor became evident. The final recommended strategies discussed later in the Plan can be linked to these overarching these goals.

✓ Connect Cahokia Mounds to Uptown
✓ Enhance Pedestrian Mobility on St. Louis Road
✓ Fortify Local Businesses
✓ Improve Traffic Access and Safety Near Collinsville Middle School
✓ Develop a Greenways Network
✓ Create a Vibrant Sense of Place and More Open Gathering Spaces
✓ Construct Streetscape Enhancements to Beautify the Roadway
✓ Identify a Land Use Strategy to Promote Development and Redevelopment along Collinsville Road
✓ Develop Regional Stormwater Management Policies and Infrastructure
Interdisciplinary Planning Approach

Market Analysis & Market Strategy

Urban Design

Transportation

Environmental Infrastructure
Market Analysis

KEY METRICS:

- Population Growth
- Educational Attainment
- Age and Tapestry Market Segmentation
Market Analysis

KEY METRICS:

- Housing Supply and Demand
Market Analysis

KEY METRICS:

- Retail Supply and Demand
Land Use and Urban Design

KEY ELEMENTS:

- Cultural and Development History
- Existing City and Agency Plans and Studies
Land Use and Urban Design

KEY ELEMENTS:

• Collinsville Zoning Ordinance and Map
• Governance

Legend

- R-1 - Single Family Residential
- R-1A - Single Family Residential *
- R-2 - One- and Two-Family Residential
- R-3 - Multi-Family Residential
- R-4 - Manufactured Home District
- B-1 - Office District *
- B-2 - Limited Commercial District
- B-3 - Expressway Service Commercial *
- B-4 - Commercial District *
- B-5 - Warehouse Commercial District *
- BP-1 - Business Park
- BP-2 - Business Park
- BP-3 - Business Park
- BP-4 - Business Park
- CP-1 - Commercial Park
- CP-2 - Commercial Park
- HP-1 - Hospitality Park
- M-1 - Industrial District
- UCD - Uptown Collinsville
- PUD - Planned Unit Development
Land Use and Urban Design

**KEY ELEMENTS:**

- Collinsville Design Guidelines
- Existing Land Use, Urban Form, and Place-making
Transportation

KEY METRICS

• Roadway, Transit, and Pedestrian Infrastructure
• Vehicle and Pedestrian Activity
Transportation

KEY ELEMENTS

- Connectivity and Accessibility
- Pedestrian Crossing Safety and Quality
- Access Management
Environmental Infrastructure

KEY METRICS

- Green Infrastructure
- Biodiversity
- Stormwater Management

Land Coverage

Impervious Surface

Photos of ponding in the bottoms area. (Source: 2015 Southwest Corridor Business District Plan)
Corridor-wide Strategies

IDENTITY AREAS

- Commercial Node
- Neighborhood Node
- Quiet Residential
- Regional Rec & Retail
- Mounds Heritage Site
Corridor-wide Strategies

WALKABILITY AND BIKEABILITY

- Improved Crossings

- Connections to Trail Networks
Corridor-wide Strategies

WALKABILITY AND BIKEABILITY

• Improved Crossings
• Shared Use Path
• Enhance Pedestrian Facilities
Corridor-wide Strategies

LIGHTING

Residential

Recreation & Retail

Commercial
Corridor-wide Strategies

LIGHTING

St. Louis Rd. at Hwy 157
Corridor-wide Strategies

LIGHTING

I-255 Interchange
Collinsville Road at the I-255 Interchange
Corridor-wide Strategies

Wayfinding:

On Interstates:
- Historic Collinsville
- Cahokia Mounds
- Race Track
- Rec Plex

- Race Track
- Rec Plex
- Upper St. Louis Ave. District
- Historic Collinsville
- Cahokia Mounds

- Race Track
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- Race Track
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- Upper St. Louis Ave. District
- Historic Collinsville
- Cahokia Mounds
Corridor-wide Strategies

OPEN GATHERING SPACES
Corridor-wide Strategies

REGIONAL STORMWATER STRATEGIES

Hydrology

Flood Hazard
District Strategies

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District Strategies

St. Louis Rd. and Collinsville Ave. Intersection
St. Louis Rd. and Collinsville Ave. Intersection
SLOW ZONE: St. Louis Road - Main Street to Caseyville Road

- 30 mph posted speed
- 85% observed at 36 mph
- Reduce posted speeds to 25 mph
District Strategies

Streetscape Improvements

• Public
• Private

Example of a bulb out with landscaping. The bulb out also provides space for street tree plantings.
St. Louis Rd. between Collinsville Ave. and Caseyville Rd.
District Strategies

St. Louis Rd. and Caseyville Rd. Intersection

- Realign to a 90 degree intersection (install stop sign on Caseyville leg, Caims right turn movements)
- New visible & safe crosswalk (at key crossing point on corridor)
- Cede vacated roadway property (enhances commercial property & parking)
- Vacate segment of Sumner (to discourage cut-through traffic on quiet street)
- Truncate Greenwood (cul-de-sac protects residential character of street)

Provide clear and accessible sidewalks – St. Louis and Caseyville (for safety, improved school access, and commercial district place making)

- New Park (@ City owned parcel)
- Build proper curbs (align curb cuts with opposite side; curb cuts to improve safety and help with proper drainage)
St. Louis Rd. between Caseyville Rd. and Highway 157
An at-grade roadway design at the intersection of St. Louis Road and Highway 157 and the relocation of a signalized intersection.
District Strategies

Regional Stormwater Detention

- Infrastructure
- Public Amenity

Example: New Town, St. Charles
District Strategies

Collinsville Jaycee’s Sports Complex

• Regional Sports and Recreation
• Hospitality and Retail Land Uses and Amenities
Fairmount Park Racetrack

- Streetscape Improvements
District Strategies

Collinsville Road: Fairmount Park Racetrack to Cahokia Mounds

- Road Diet
District Strategies

Collinsville Road and Black Lane Intersection

- Streetscape Improvements
- Pedestrian Infrastructure and Facilities
- Road Diet
- Access Management

- Ten foot shared path (along north side of Collinsville Rd.)
- Continental crosswalks (high visibility for pedestrian safety)
- Street trees (shade for pedestrians, aesthetics, and environmental benefits)
- Define clear curb cuts (throughout) (clarify auto and pedestrian spaces for safety benefits)
- Pedestrian refuge (improve pedestrian visibility and shorten crossing distances)
- Dedicated bicycle lanes (both sides of Collinsville Rd.)
Cahokia Mounds

- Pedestrian Infrastructure and Facilities
- Road Diet
Wayfinding / Signage Plan – O3
Build 10 foot wide bike / pedestrian path – O1
Increase Street Tree Canopy – O9
Design Guidelines per segment – O5
Pedestrian Crossing Points – O2
Bioretention Tree Lawns / Bumpouts – O11
Modify Zoning Code – O7
Private Storm Water Improvements – O10
Bus Stop Enhancements – O8
Façade Improvement Program – O6
Coordinate Lighting, Signage, Utilities, Planting – O4
Recommendations: St. Louis Rd.

- Final Town Square (@ Main St.) – L5
- Street Parking at Commercial (Upper St. Louis Rd) – S9
- Slow Zone (Upper St. Louis Rd) – S1
- Streetscape Design (near Kruta) – L28
- Shared Parking (near Kruta) – L1
- Square up intersections (near Kruta) – L7
- Eco Neighborhood Scoping Study – L22
- Park @ 1st Baptist Church lot – L10
- Sycamore Lot Park – L11
- Sycamore Lot Development – L12
- Commercial Node Lighting (near Kruta) – L3
- Private Prop. Streetscapes (Upper St. Louis Rd) – S3
- Old Columbia School Rehab – L6
- Prelim Town Square (@ Main St) – L4

Main Street to Caseyville Rd.
Recommendations: St. Louis Rd.

- Private Prop. Streetscapes (Upper St. Louis Rd) – S3
- Old Columbia School Rehab – L6
- Prelim Town Square (@ Main St) – L4
- Caseyville Intersection modifications – L15
- Shared Parking (Caseyville Rd area) – L2
- Connection to Morris Hills Park – L9
- Jefferson School Yard Connector – L14
- Jefferson School Detention Design (Upper St. Louis Rd.) – S11
- Residential Ped Lighting (Upper St. Louis Rd.) – S4
- 1105 St. Louis Rd. Park – L8
- Curbing @ Boskeydells Corner – L13
Recommendations: Collinsville Rd.

✓ Hwy 157 Intersection (Interim) – L18-A
✓ Hwy 157 Intersection (Long Term) – L18-B
✓ Pursue new Rec / Entertainment anchor (across from sports complex) – L25
✓ Art / Lighting Hwy 157 Overpass – L27
✓ Sports Complex Expansion – L19
✓ Middle School Circulation – L16
✓ Fairmount Park Entry – L20
✓ Entry Marker @ I-255 / Hwy 157 – L24
✓ St. Louis Rd. / Collinsville Intersection – L17
✓ Formalize / Market Recreation district – L23
✓ Support MEPRD Trail Connector – L26

Highway 157 to Fairmount Park Racetrack
State Park Strategic Plan – S7
Formal Collaboration @ State Park – S5
Road Diet (Fairmount to Cahokia – S10
Curb Cut Reduction (State Park area) – S6
Black Lane Intersection – L21

Fairmount Park Racetrack to Cahokia Mounds
Recommendations: Collinsville Rd.

- Transit Service to Cahokia Site – S8
- Road Diet (Fairmount to Cahokia) – S10
SCHEDULE OF PLAN REVIEW

9/12 – 10/10
- Public Comment Period

10/10
- Public Hearing – Planning Commission

10/28
- Adoption – City Council
View the Plan on the City’s Website!

www.collinsvilleil.org

St. Louis Road - Collinsville Road Great Streets Initiative Plan

ST. LOUIS ROAD - COLLINSVILLE ROAD GREAT STREETS INITIATIVE

REVITALIZING A NATIONAL HISTORIC CORRIDOR