

Activating Regional Transformation | April 2023

ALTONWORKS.



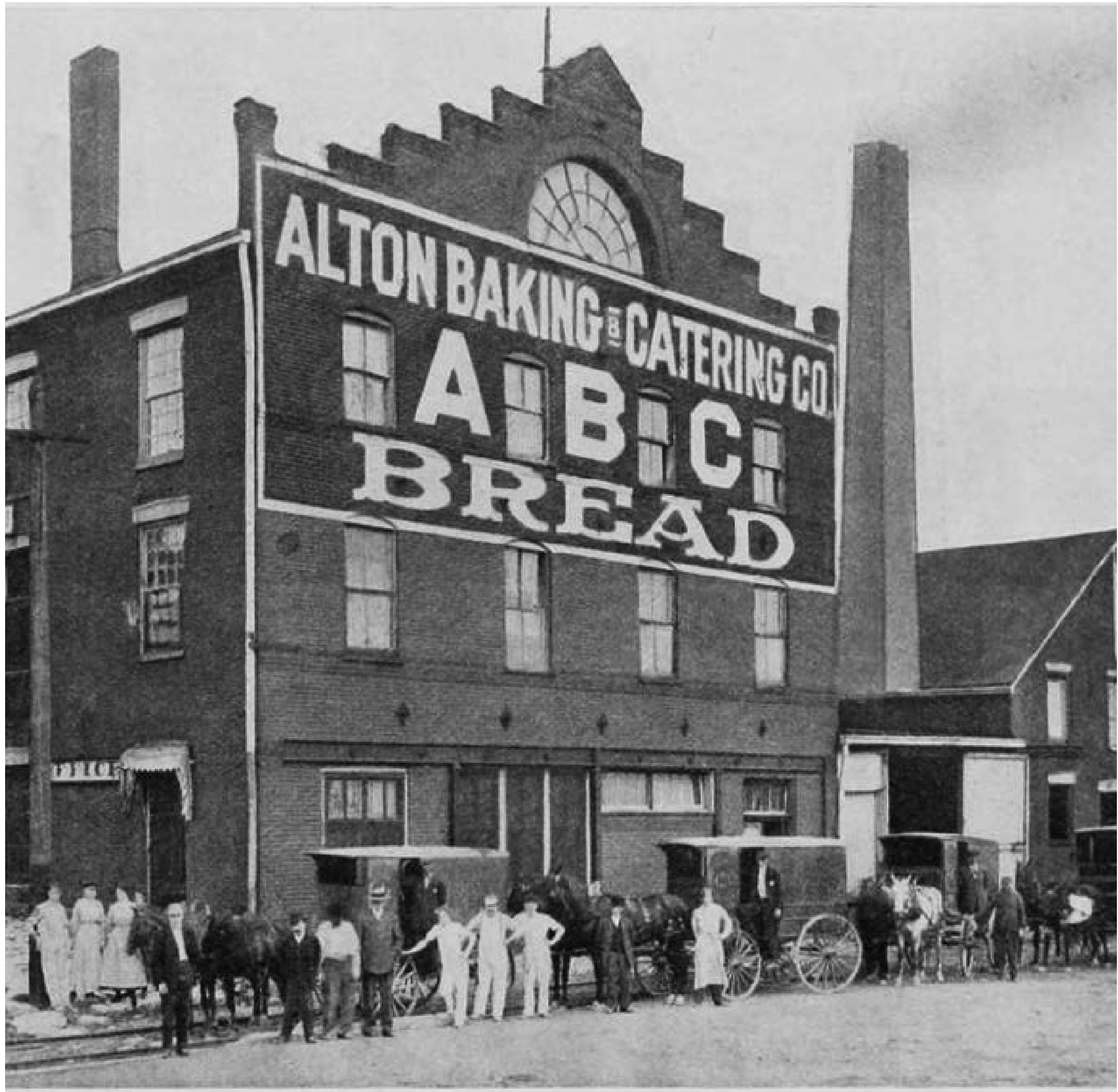
ALTONWORKS.

AltonWorks is a social impact redevelopment company focused on the revitalization of Historic Downtown Alton as a healthy, thriving, walkable city.

AltonWorks was founded on the principles of livability, environmental stewardship, social justice, and inclusivity and believes in rebuilding communities for optimum social impact.

As an intermediary organization, AltonWorks offers thought leadership, planning, convening, and connecting, adding capacity to the Region's ability to attract funding, expand social impact, catalyze economic growth, and anchor downstate recovery.



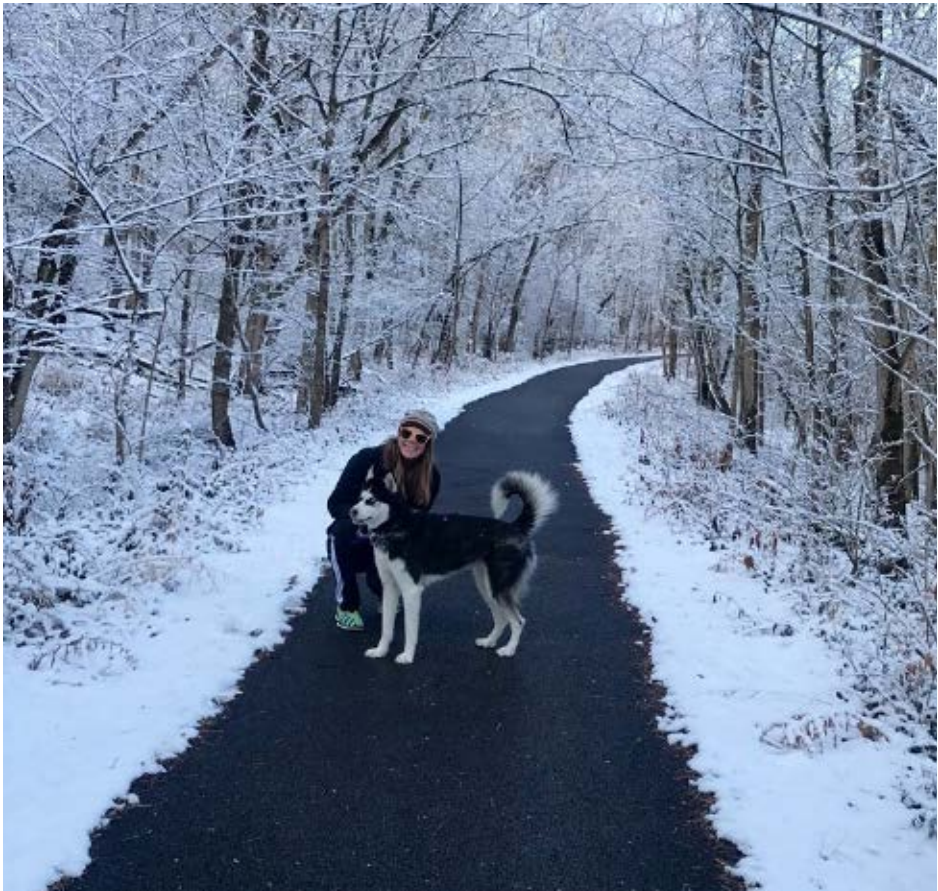


Emerging Regional Hub

Establish a Downstate Foothold for Regionalism, and Metro North Regional Hub of Livability and Prosperity. A 21st Century City with Purpose, Compassion, and Capacity



Committed First to Our Residents



Three Foundational Contributors to Positive Change

First, an Enterprise-Grade Fiber Network that Catalyzes Transformation, Digital Access, Education, and Opportunity

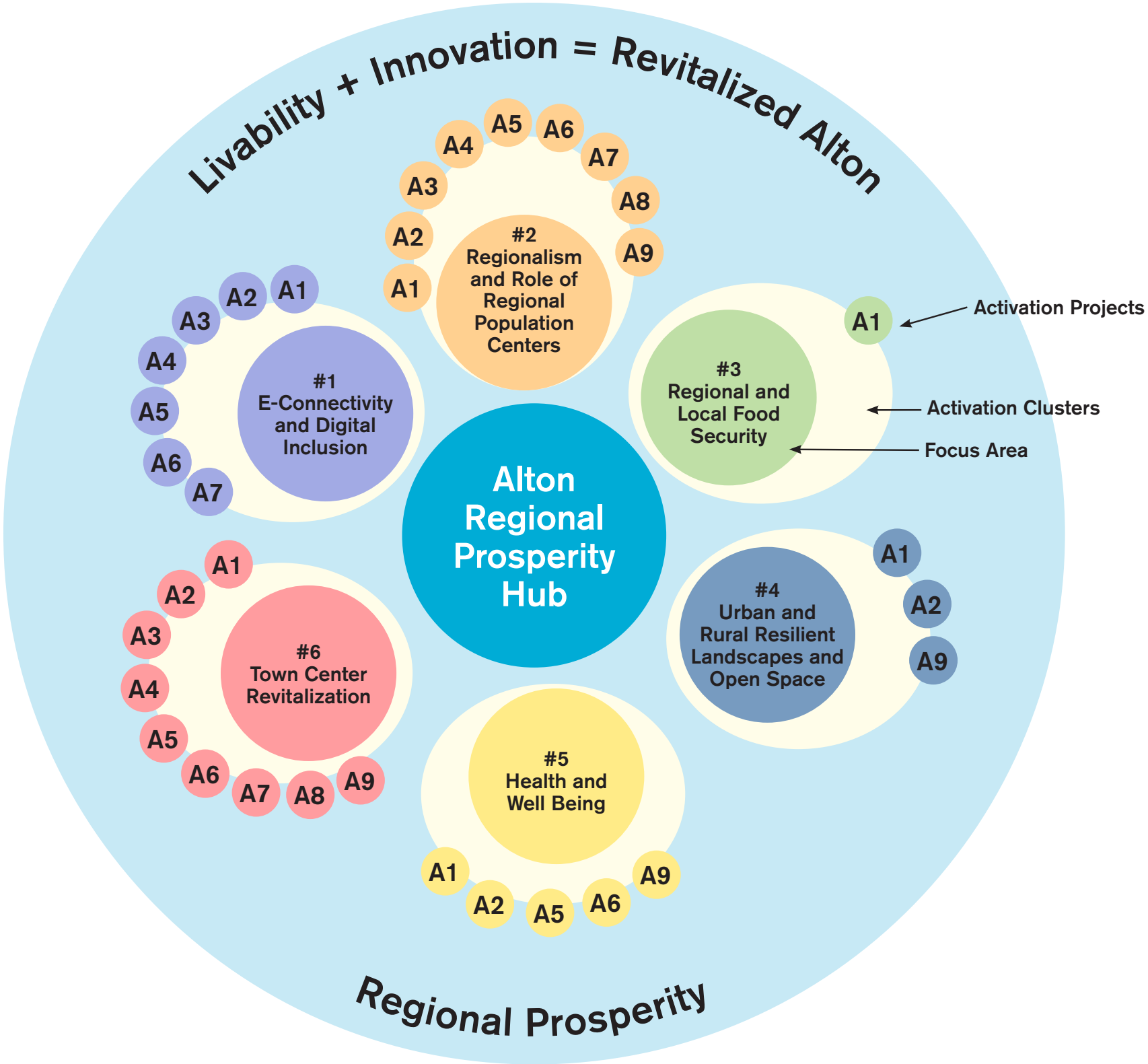


Second, an Actionable and Measurable Framework for Transformational Placemaking

AltonWorks is advancing livability and community building through a series of interconnected Activation Projects in six Focus Areas. Each project is designed to foster innovation and a vibrant urban core.

The Focus Areas emerge as key influencers of regional prosperity, align with federal, state, and local community-building priorities, and bring about positive social change. Taken together, the projects become Activation Clusters, attract public and private partners, instill confidence, and build momentum.

Alton becomes a hub of Regional Prosperity.



Jacoby Arts and Innovation District Activation Projects

- A1. Flock, Food Truck Park & Bar
- A2. Park Park
- A3. Wedge Innovation Center
- A4. Lucas Row
- A5. Jacoby Arts Center and Offices
- A6. Regional Broadband Connectivity
- A7. Workforce Housing
- A8. Great Streets Broadway Streetscape
- A9. Riverfront Activation Strategy

Third, an Early Focus to Identify and Activate Catalytic Work Products, Programs, and Projects

- Key activation projects signal a shift towards transformational change and visible placemaking
- Confidence grows that enhanced livability and opportunity for all is not only possible but already underway



Livability Economic Development Strategy

Tourism/Service Economy
outdoor recreation, hospitality,
retail, food & beverage

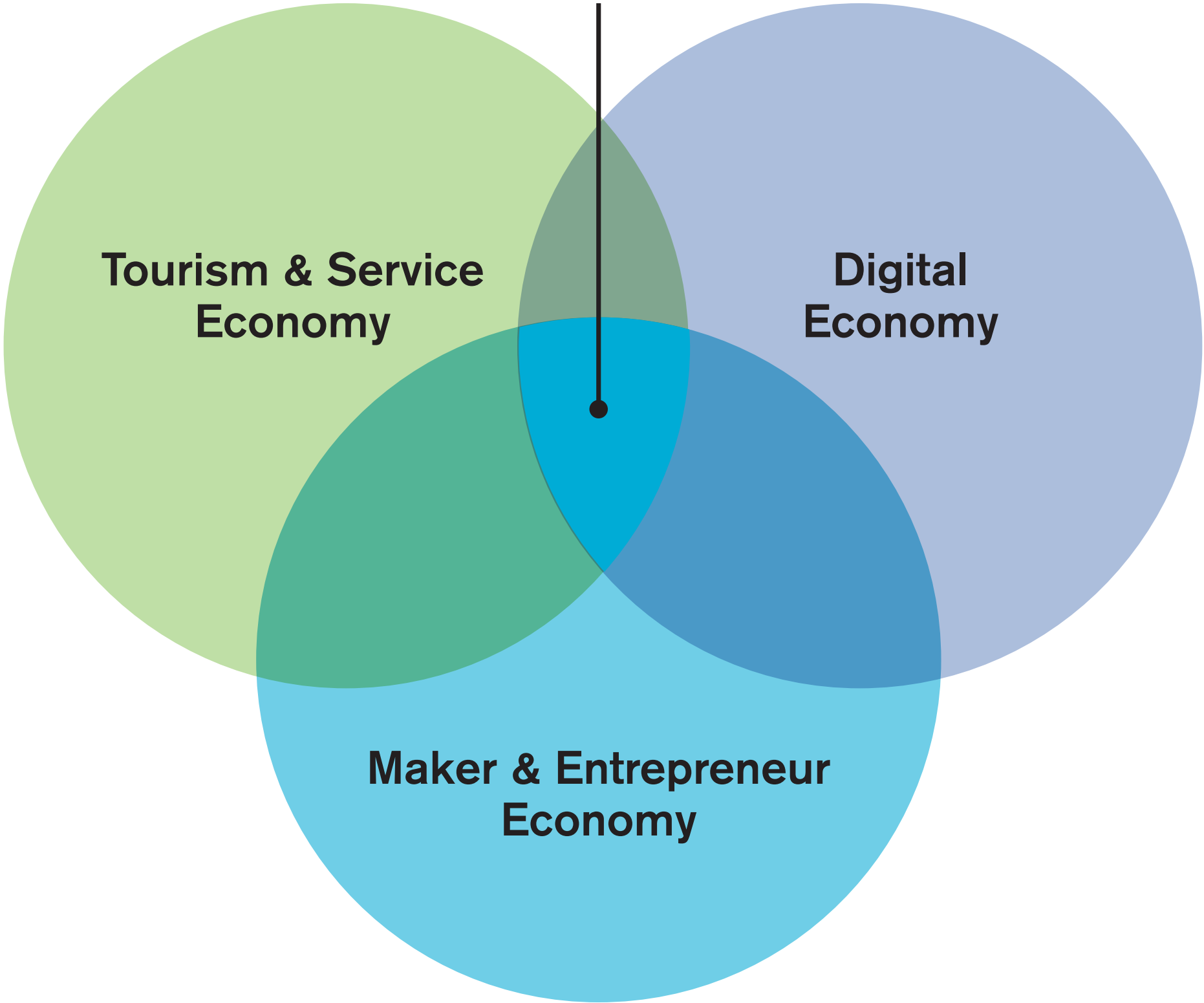
Digital Economy
innovation, fiber network
construction, fiber-dependent
businesses, start-ups

**Maker and Entrepreneur
Economy**
entrepreneurs, IP creators,
artists, creatives, producers

**Alton becomes a place
where people want to
live and thrive.**

**Each area of economic
development sustains
the others by creating
communities of people
who support each other.**

Shared Values–Community Building and Prosperity for All



Collaborative Partners

Southern Illinois University – Edwardsville
Southern Illinois University – Carbondale
Southern Illinois University – Dunn Richmond Center
Southern Illinois University – School of Law, School of Medicine
Southern Illinois Small Business Development Center
State of Illinois – DCEO
State of Illinois – DOT
State of Illinois – DNR
State of Illinois – Legislative Delegation
Illinois Innovation Network
US Senate and House Delegation
US Army Corps of Engineers
US Fish and Wildlife Service
US Air Force – Scott Air Force Base – Cyber Security Group
US Economic Development Administration –
US Dept of Commerce
Madison County Board
Madison County Community and Economic
Development Department
Madison County Employment and Training Department
Southwestern Illinois Planning Commission
Southwestern Illinois Development Authority
City of Alton, Illinois
City of Grafton, Illinois
City of Godfrey, Illinois

City of O'Fallon, Missouri
City of Granite City, Illinois
City of Wood River, Illinois
City of East Alton, Illinois
Southwestern Illinois Leadership Council
Metro East Parks and Recreation District
Madison County Transit District
America's Central Port District
Great Rivers and Routes Tourism Bureau
Great Rivers Scenic Byway
Southern Illinois Healthcare Foundation
Greater Egyptian Regional Planning Commission
Southern Illinois NOW
Lewis & Clark Community College
Lindenwood College ITEN (Innovation Technology and
Entrepreneur Network)
METRO- Bi-State Development Agency
CORTEX – STL
T-REX – STL
39 North – STL
100 Black Men of Alton, Inc.
St. Charles County Missouri Economic Development Commission
East West Gateway Council of Governments
St. Louis Economic Development Alliance
Greater St. Louis, Inc.

Assets: Portfolio consists of 34 properties in historic downtown Alton

GRAND ENTERTAINMENT DISTRICT

- 10 The Grapevine
- 11 Royal Office Building
- 12 Piasa Building
- 13 Grand Theatre
- 14 YMCA
- 15 Stratford Hotel
- 16 401 Market
- 30 427 Market

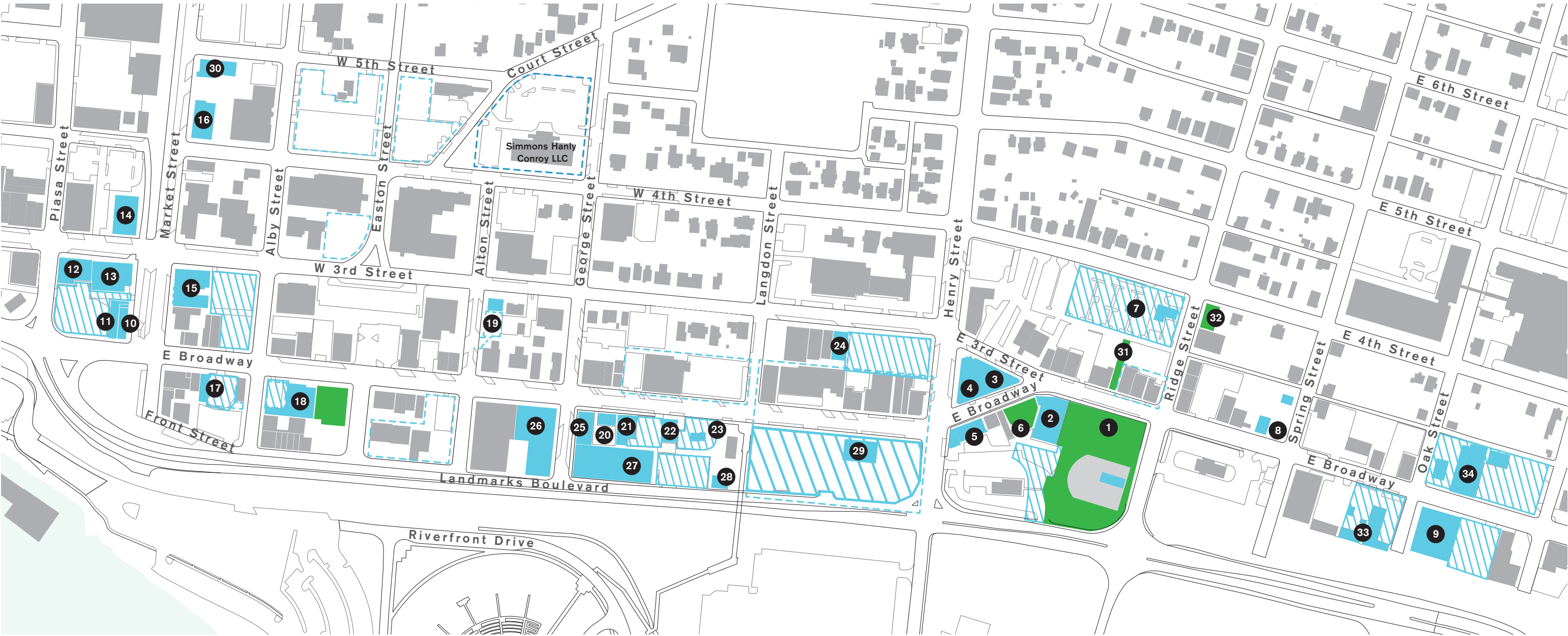
BROADWAY MAKERS DISTRICT

- 17 13-15 E. Broadway
- 18 Telegraph Building
- 19 Peipert House
- 20 Prairie Peddler
- 21 Karen's Crafts
- 22 Alton Tire
- 23 Ciao Bella
- 24 Vest Medical
- 25 Country Meadows
- 26 Steve's Antiques
- 27 Old Bakery Brewery Building
- 28 Hansen Meat Building
- 29 Headstart Building

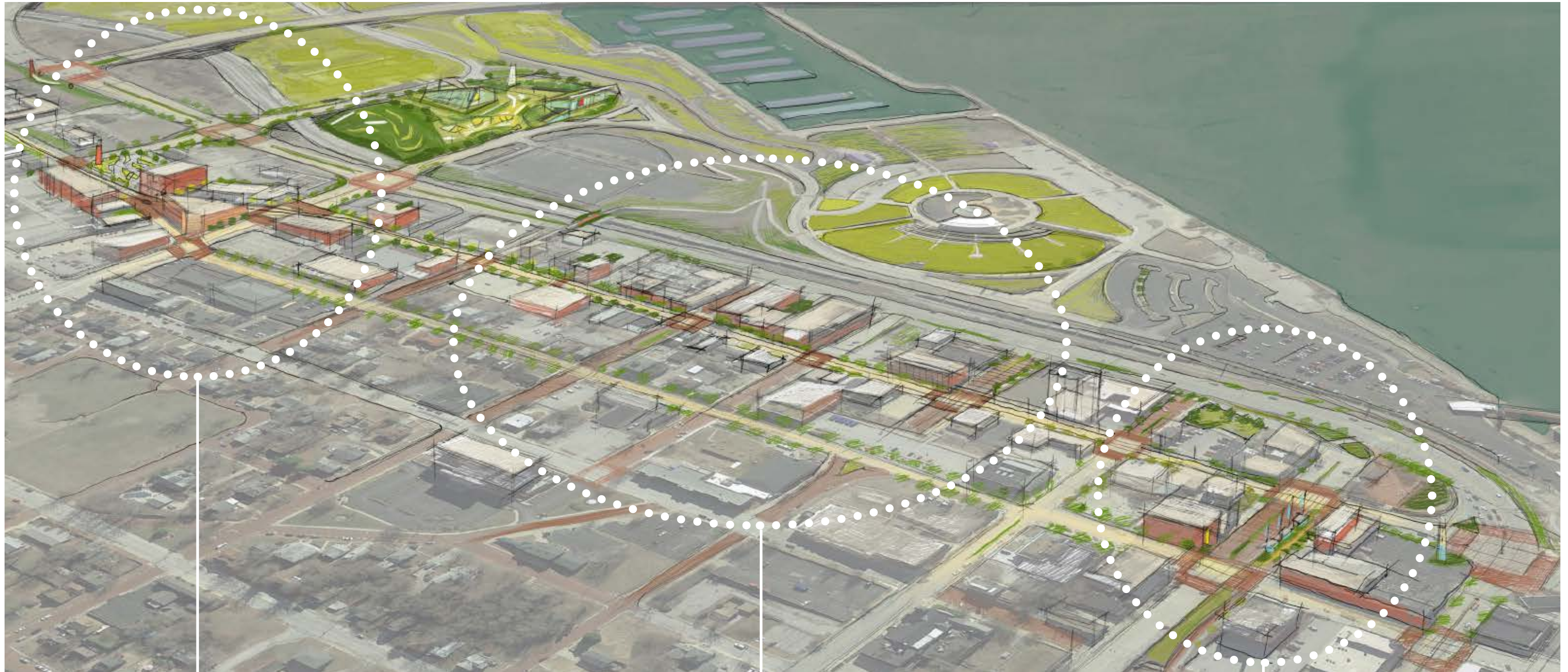
JACOBY ARTS AND INNOVATION DISTRICT

- 1 Park Park + Flock
- 2 The Jacoby
- 3 Wedge Bank Building
- 4 Elfgen Building
- 5 Lucas Row
- 6 Greenspace
- 7 Bank of Edwardsville
- 8 Rubenstein's
- 9 Riverbend Billiards
- 31 Walkway
- 32 327 Ridge
- 33 Ron's Auto Body
- 34 Baxter's

- AltonWorks Properties
- AltonWorks Parking Lots
- Greenspace



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Jacoby Arts & Innovation District

Broadway Makers District

Grand Entertainment District

Jacoby Arts & Innovation District



Wedge Bank Building



Jacoby Building



Elfgen Building



Lucas Row

Broadway Makers District



Karen's Crafts



Alton Tire Sales Co.



Ciao Bella



Telegraph Building

Grand Entertainment District



Stratford Hotel



Piasa Building

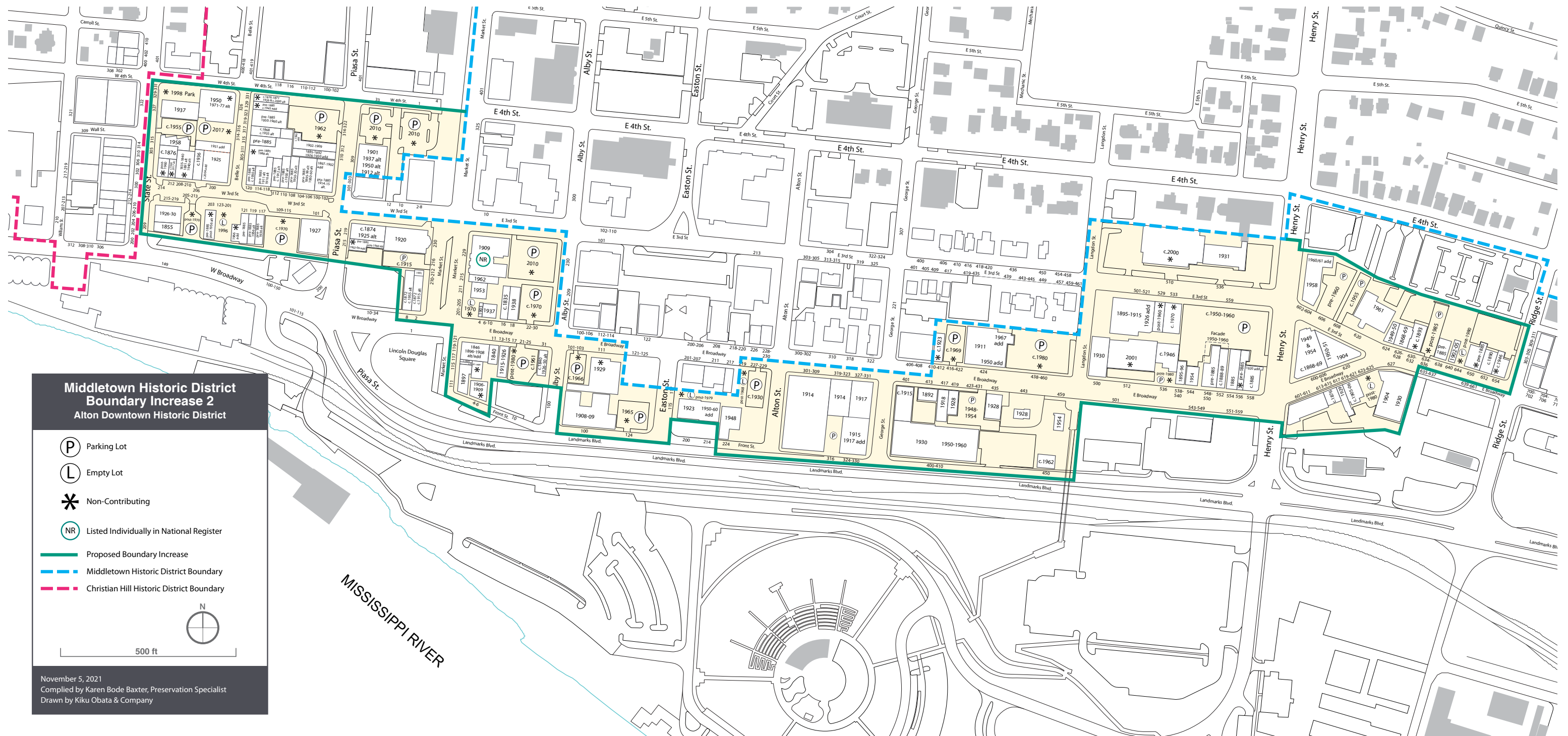


YMCA



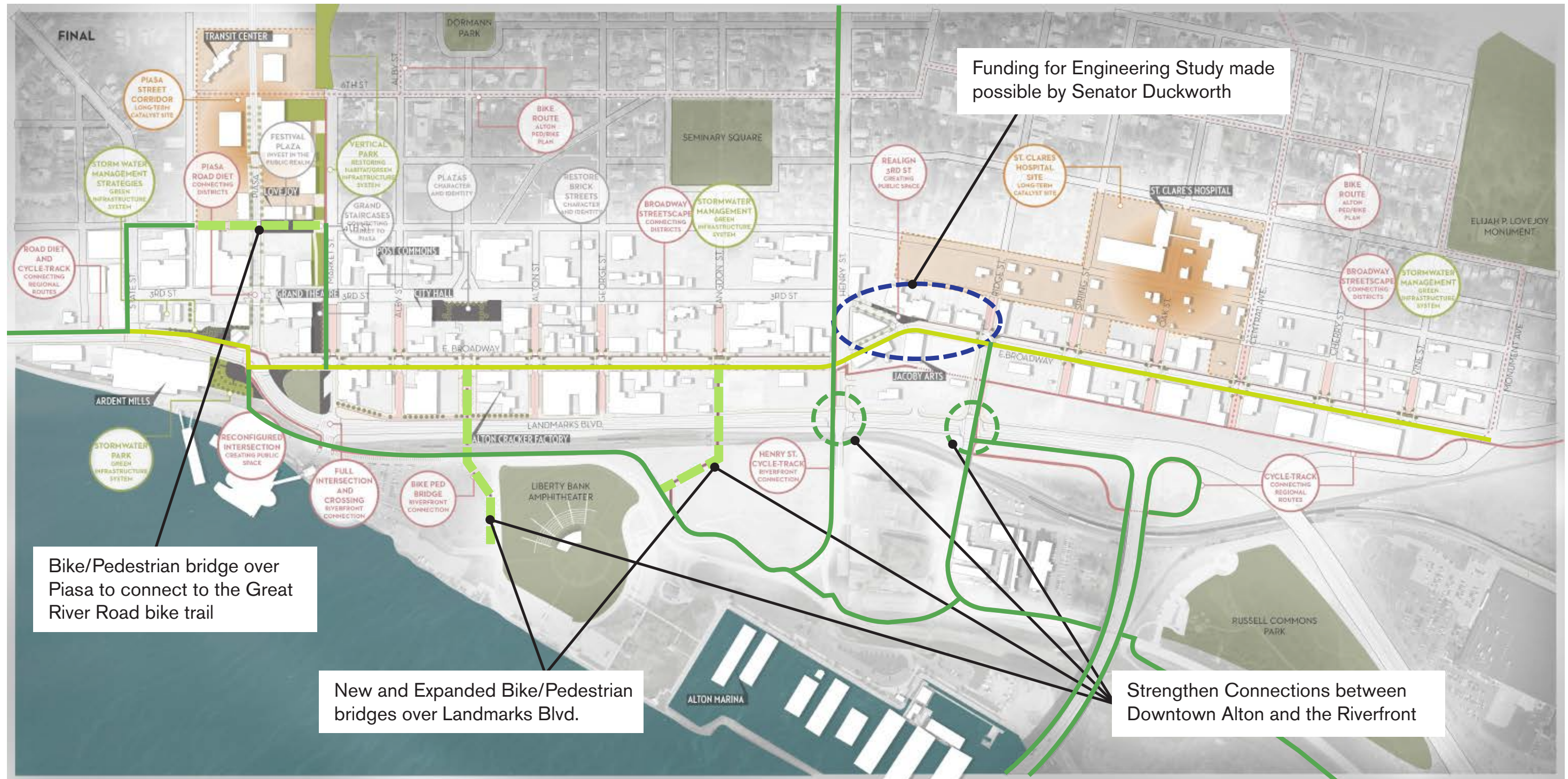
Grand Theatre

Downtown Alton Historic District



Great Streets - East Broadway and Market

- The Great Streets Program, designed in 2020, makes streets safe, walkable, and vibrant
- Wider sidewalks, bike lanes, lighting, landscaping, and calmer traffic
- Improved connections to the Riverfront



Alton's Bridges to Prosperity - Federal DOT RAISE Grant Request

- IL143/US67/Landmarks Blvd., US67/Piasa St., and Union Pacific/Norfolk Southern railroad tracks sever historic downtown Alton from the Mississippi Riverfront and Third St. District



Alton's Bridges to Prosperity - Federal DOT RAISE Grant Request

- Three pedestrian and bicycle bridges, streetscape enhancements on E. Broadway, enhanced crosswalks, and a connected system of pedestrian and bicycle pathways



Two Bridges over Landmarks Blvd.



One Bridge over Piasa



Alton's Bridges to Prosperity - Federal DOT RAISE Grant Request

- The bridges improve connections to the Mississippi Riverfront – the region's greatest natural asset and location of the farmer's market, amphitheater, marina, splashpad, and docking area for riverboat cruises - and to West Alton's restaurants, library, and public buildings



Improve the Public Realm on E. Broadway



2022-2024

**AltonWorks is implementing
projects in the Jacoby Arts
and Innovation District:**

**Flock Food Truck Park & Bar
Park Park**

Wedge Innovation Center

Lucas Row

Jacoby Building

AltonWorks FiberNet



A New, Welcoming Livability Entryway into Alton



Flock, Food Truck Park & Bar, Opened at 210 Ridge on May 12, 2022

Flock features up to six food trucks that will use organic produce from local farms, creating pride about the region's products. Special music, art, food, garden, and community events will bring people together



**Food Truck Park
funded by
AltonWorks**

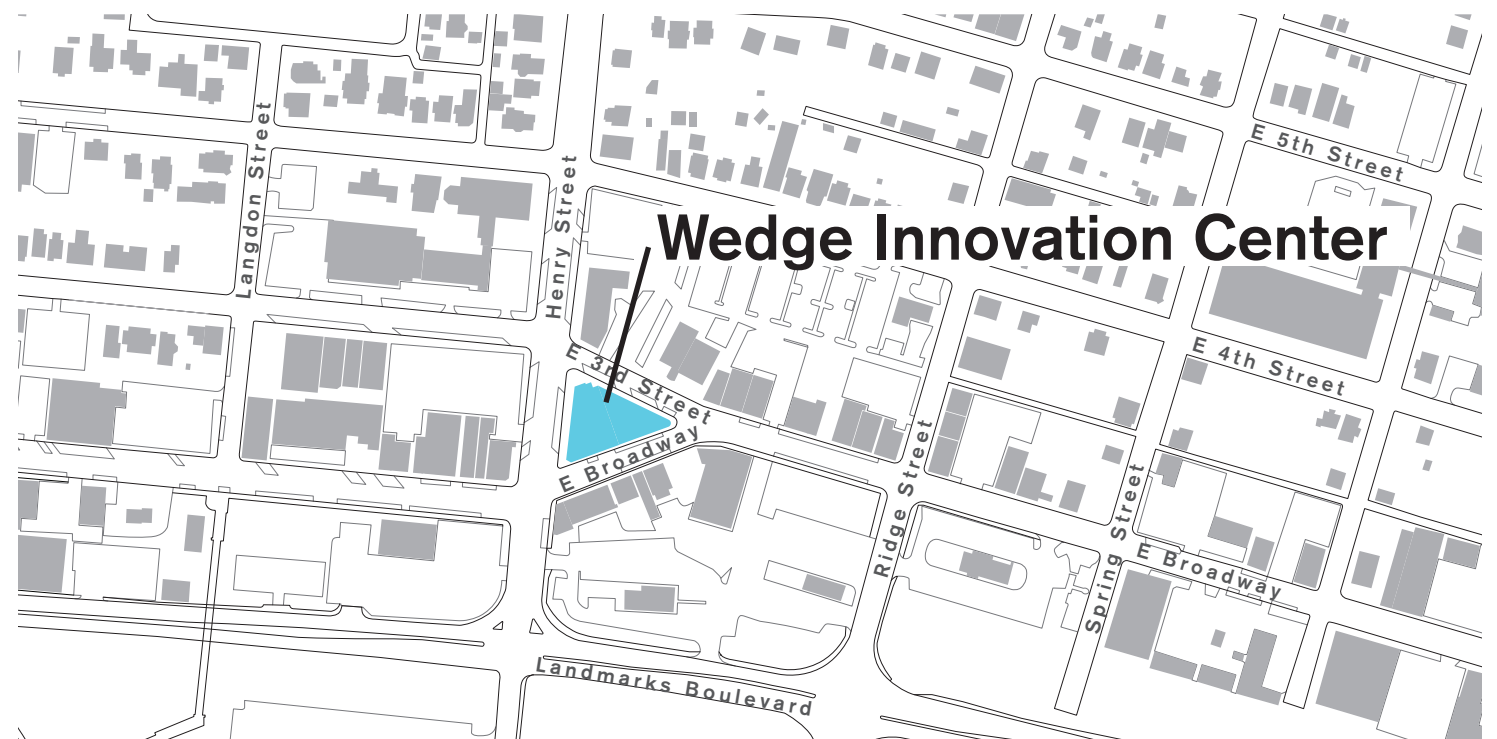




Wedge Innovation Center



- Social impact, high-tech business incubator, accelerator, and co-working space
- Digital hub for the fiber network
- Catalyst for higher-paying jobs in the region
- Transforms two historic vacant buildings, the Wedge Bank and Elfgin, to begin the revitalization of Alton



- Tangible community benefits – free WiFi, job training, apprenticeships, and digital library
- Conference center for educational, networking, and training events
- Co-working space at discounted rates for those who need it

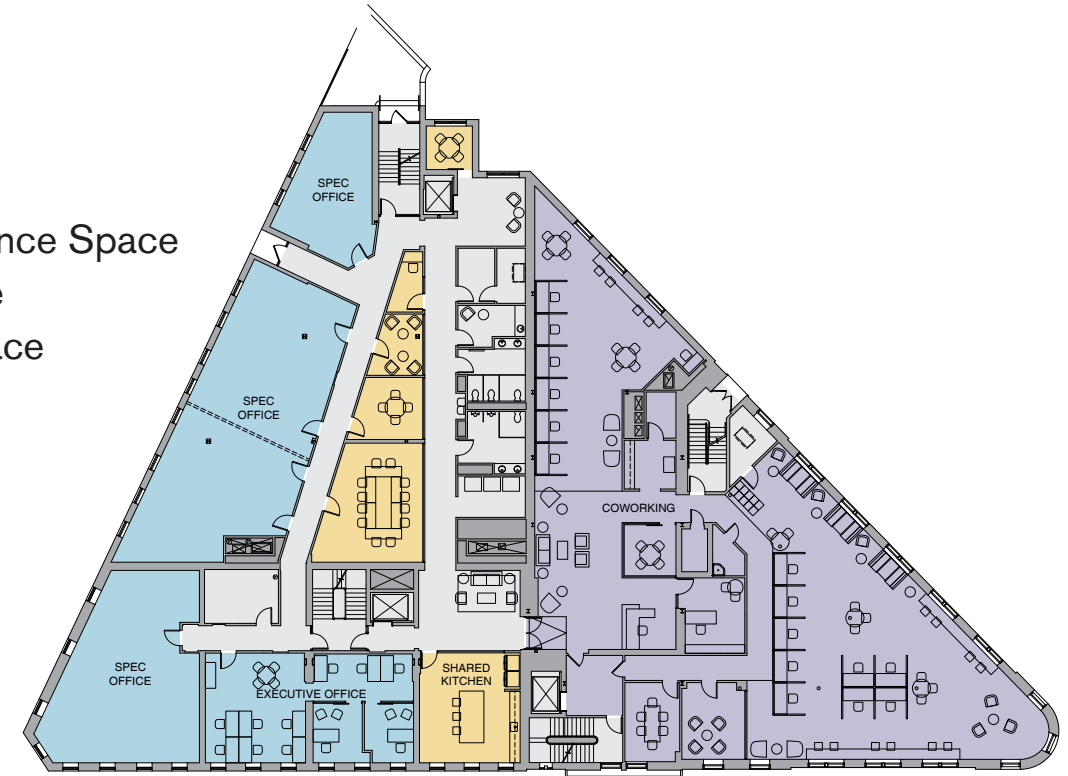
Level 1

Restaurant
Demonstration Kitchen
Retail
Main Entry
Fiber Network
Bike Storage



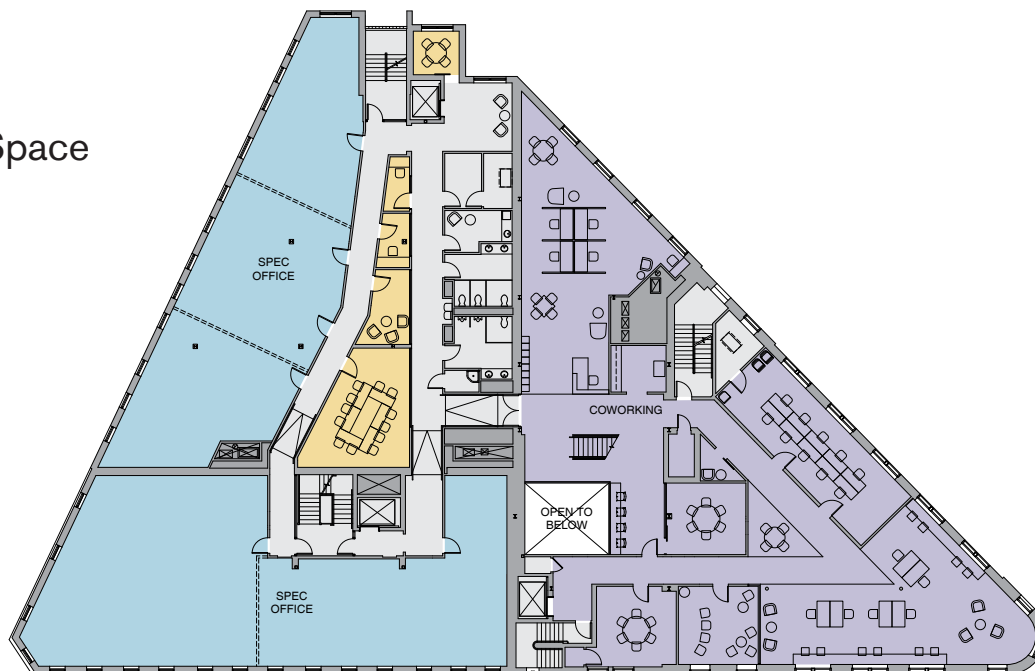
Level 2

Start-up Offices
Shared Conference Space
Incubator Space
Co-working Space



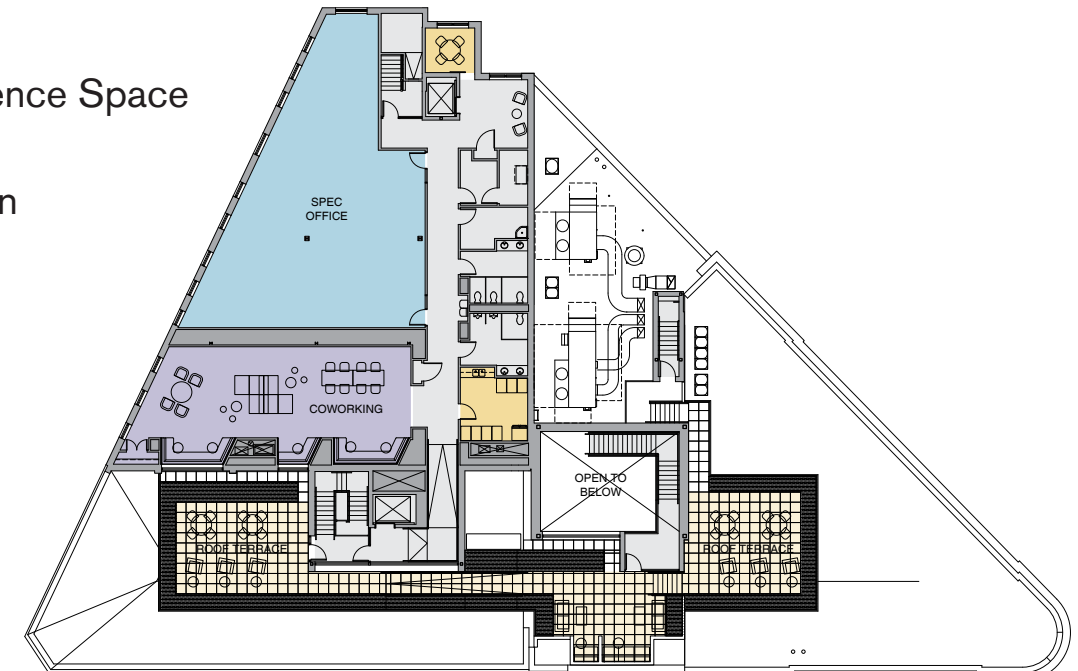
Level 3

Start-up Offices
Shared Conference Space
Co-working Space

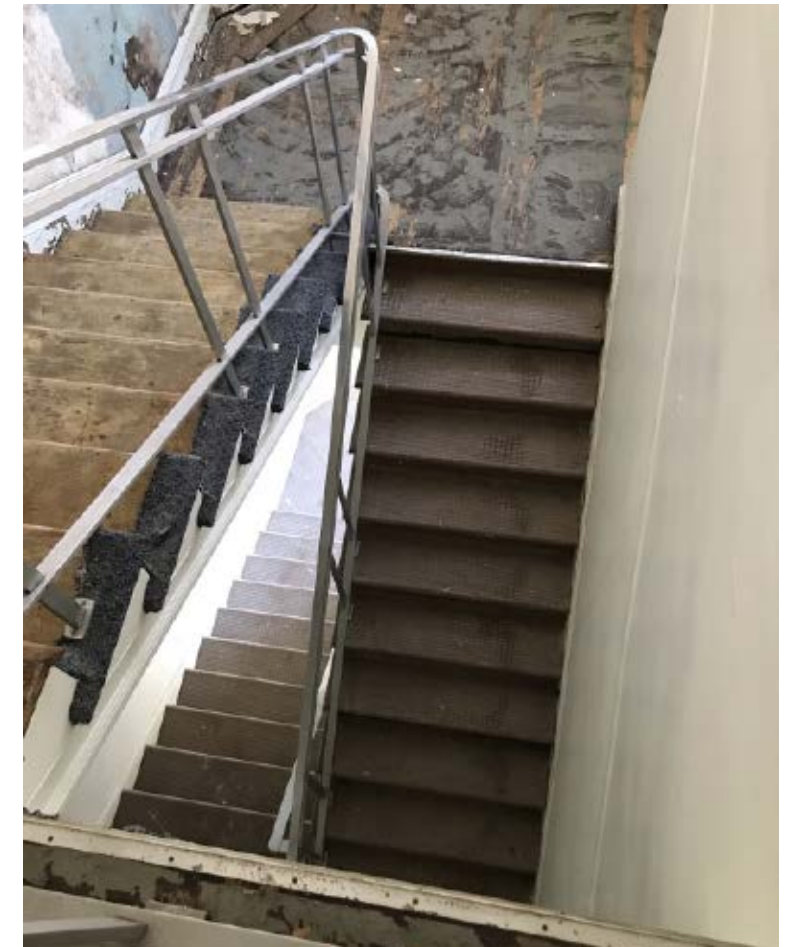
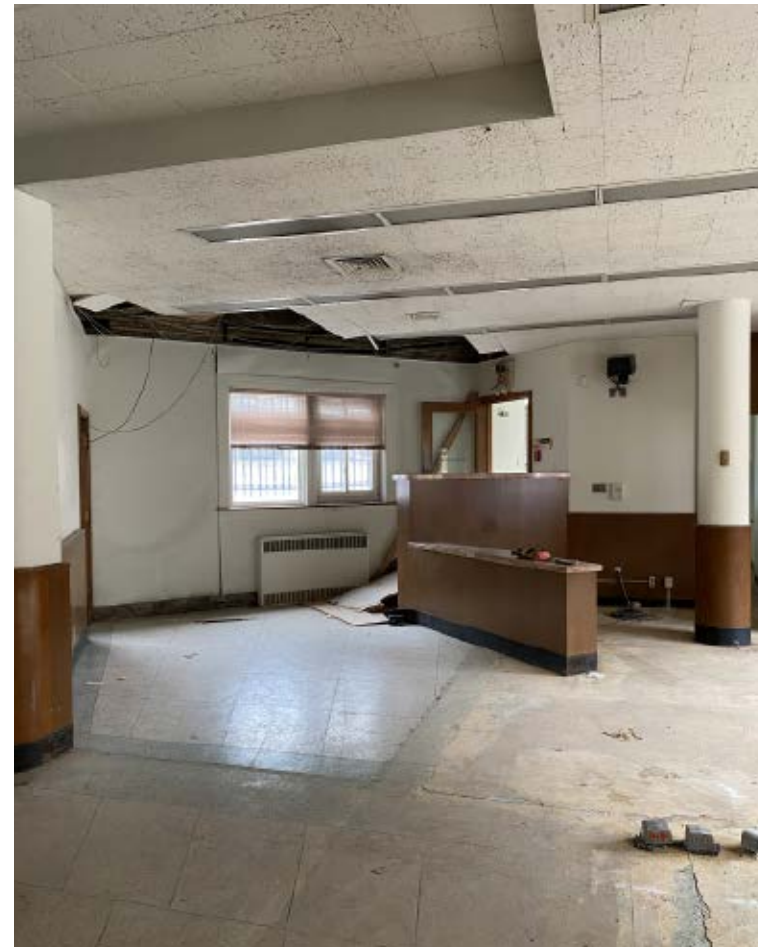


Level 4

Shared Conference Space
Office Space
Catering Kitchen
Roof Deck

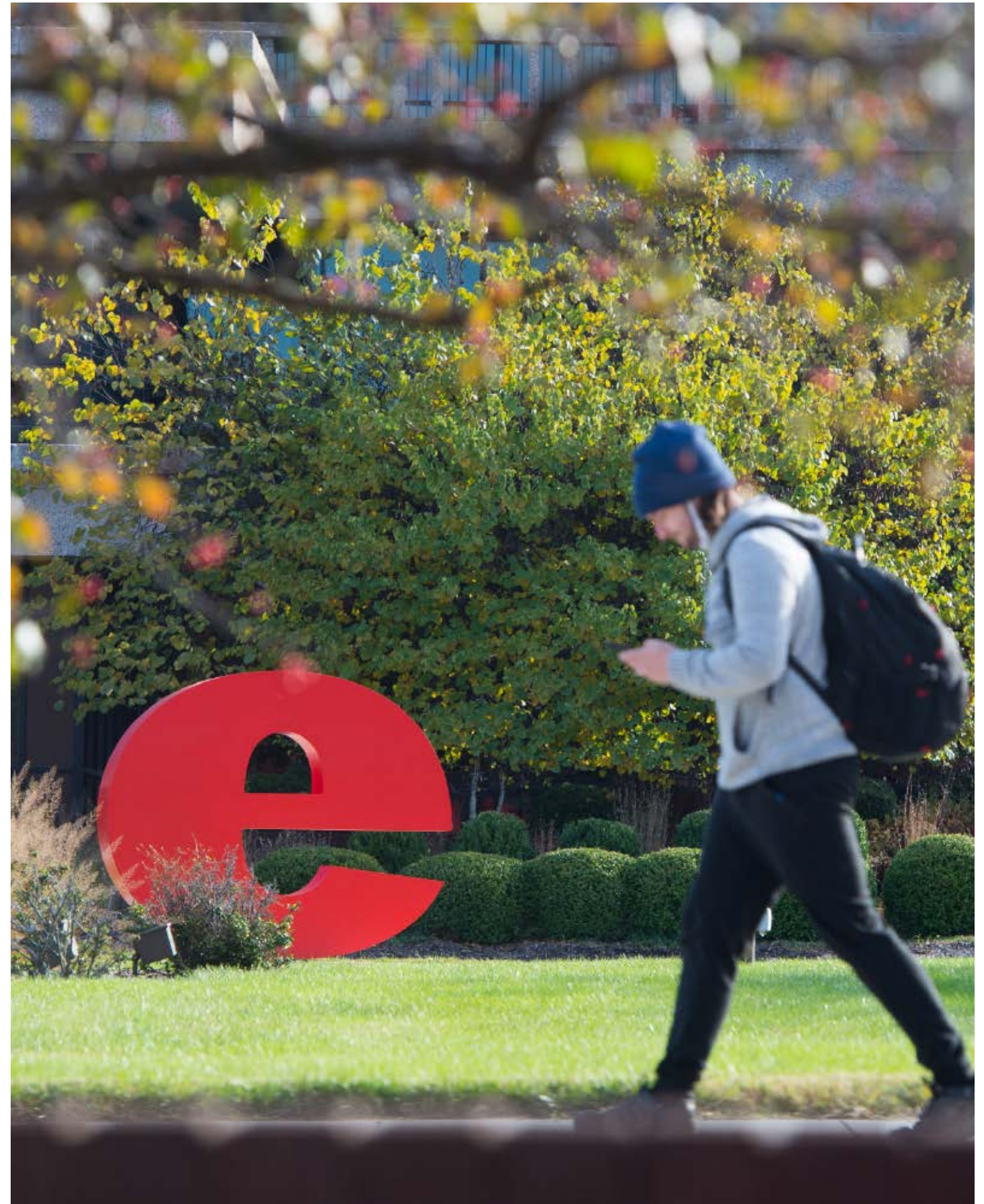


- Construction started on December 7, 2022
- The Wedge and Elfgren buildings will be carefully renovated using Federal and State Historic Tax Credits



SIUE + Wedge Innovation Center

- SIUE will partner with the Wedge and provide management, operations, and programming
- Possible programs include:
 - GeoMarc, Geospatial Program
 - Center for Predictive Analytics
 - Center for Sustainable Communities
 - Cybersecurity
 - Clean Energy
 - Food/Ag Tech/Plant Science
 - Climate Tech
- Active collaboration and consultation between the local and regional innovation community and SIUE research and business school faculty



Lucas Row

- Renovate historic building with 12 apartments and restored storefronts



Jacoby Building

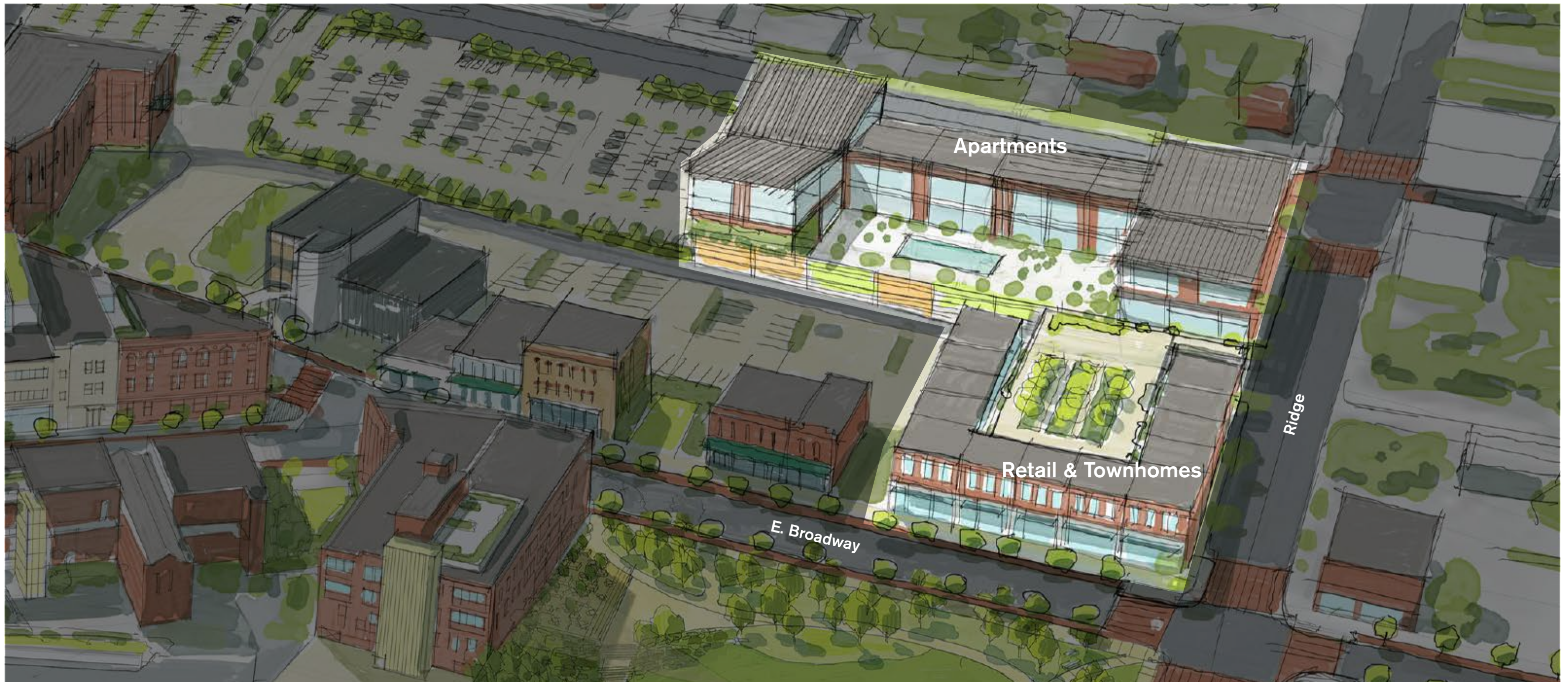
- Renovate historic building with new amenities for Jacoby Arts Center and office space above





The Lovejoy, A New Mixed-Use Retail and Residential Development at Ridge and E. Broadway in Historic Downtown Alton

- AltonWorks and Alton Forward are partnering with McCormack Baron Salazar, a national innovator in community development and urban revitalization, on 150 units of unparalleled housing attractive to people seeking a walkable, urban lifestyle



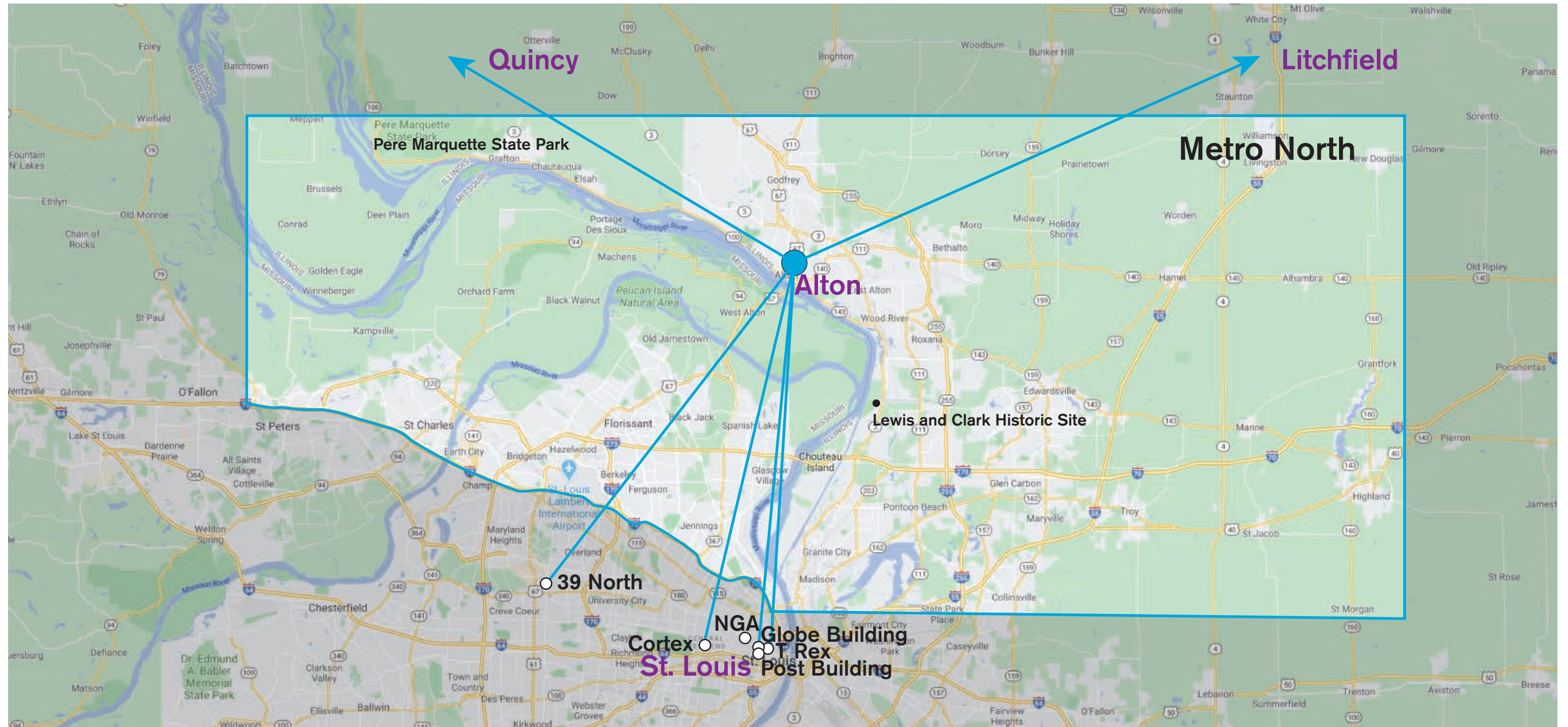
401 Market, State of the Art Renovation of Mid-Century Office Building into Modern Workspace and Data Center

- New data center and network connection point to the AltonWorks FiberNet, a 10 gigabyte enterprise grade network that AltonWorks is building throughout Alton
- Provides capacity to link to other innovation centers and offers the highly desirable amenity of digital storage to expanding businesses and start-ups



Regional Innovation District Connectivity

- Build a regional fiber network to link Alton's Wedge Innovation Center in Metro North to innovation centers in St. Louis Metro and Southern Illinois
- AltonWorks is already collaborating with centers in Quincy, Litchfield, and St. Louis



Remote Work Hub

- Advance Alton as a Remote Work Hub
- Develop and market an incentives structure similar to others such as Tulsa and Natchez



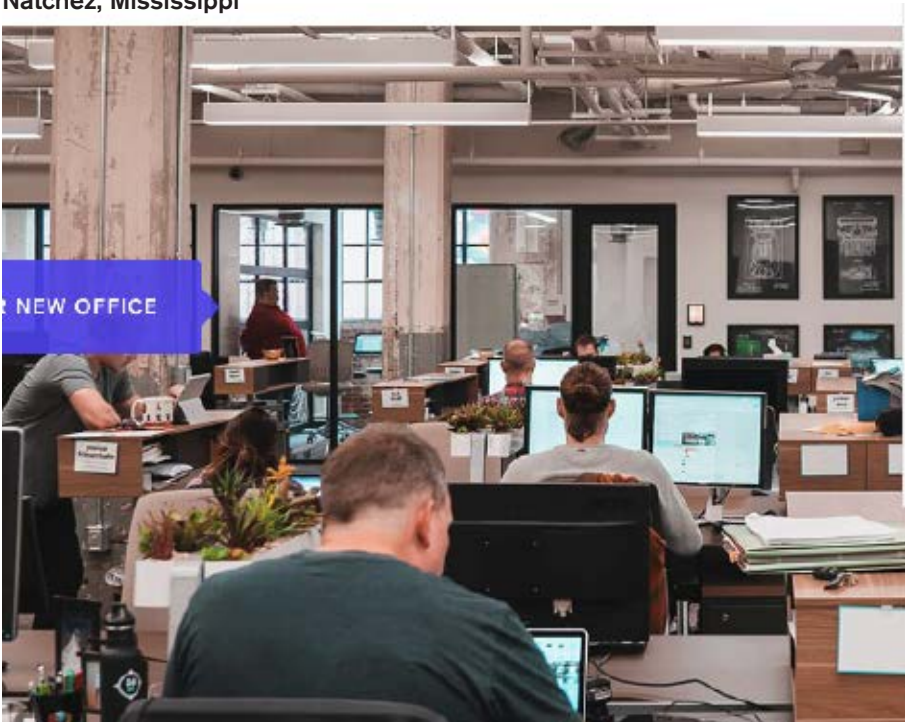
Natchez, Mississippi



West Virginia Remote



The Post, Alton, IL



AltonWorks | © 2023 AltonWorks | April 2023



Need some desk space to get things done? 36 Degrees North, a dynamic coworking space in Downtown Tulsa, provides a place to get work done and collaborate with other local entrepreneurs and remote workers.



Tulsa has a great cost of living, and likely cheaper housing than where you currently live. To make your move easier we've curated the best local apartments, centered around our thriving remote community at the heart of Tulsa. There are even a few Tulsa Remote specials.



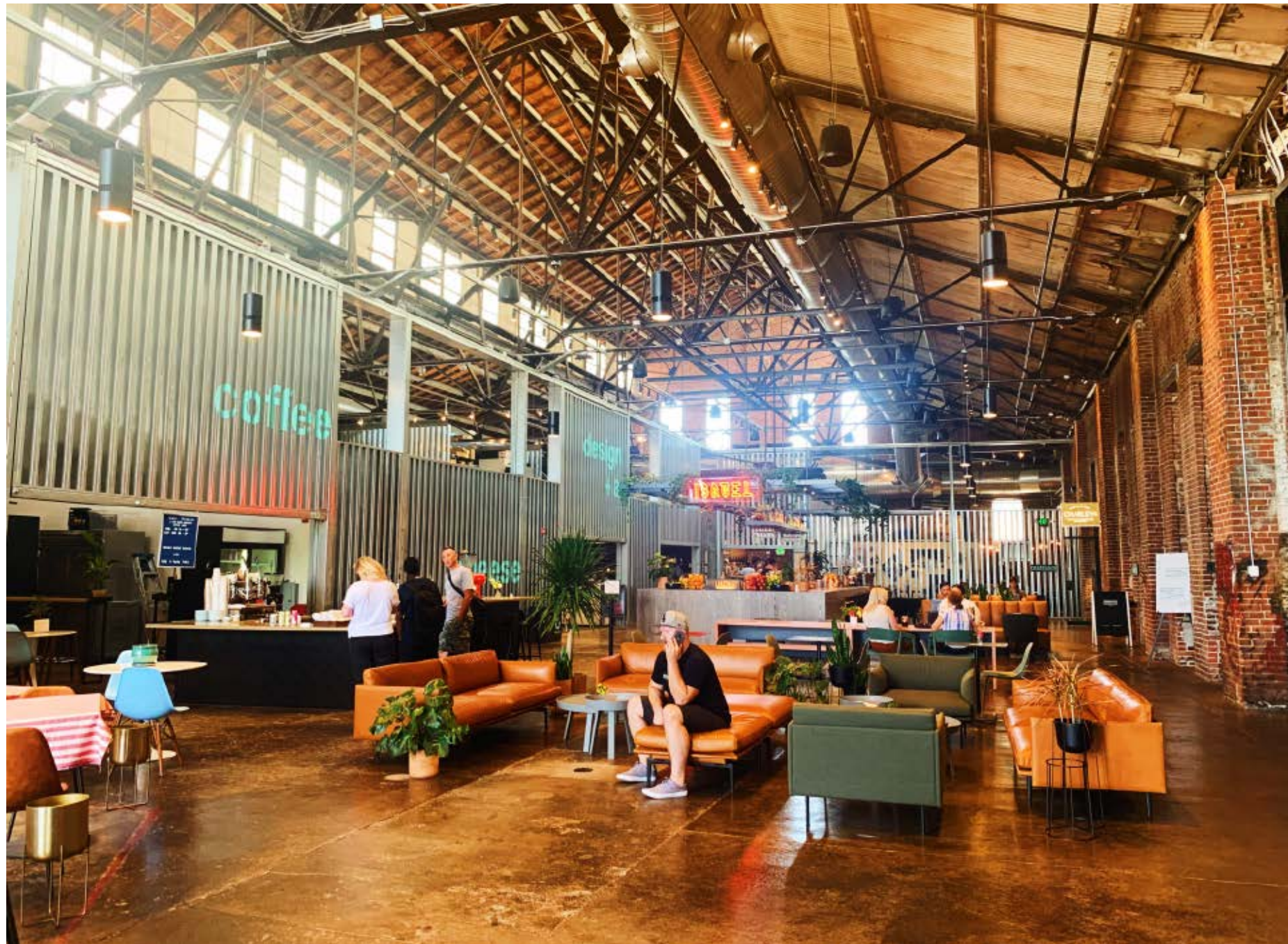
UNICEF Child Friendly Cities Initiative (CFCI) Pilot

- Partnering with Anne Scheer, PhD, SIU Med. School, Dept. of Population Science and Policy
- Establish Alton as a UNICEF CFCI pilot for a measurable, healthy, child-friendly community
- Advance Illinois' new "Health in All Policies Act" based on social determinants of livability



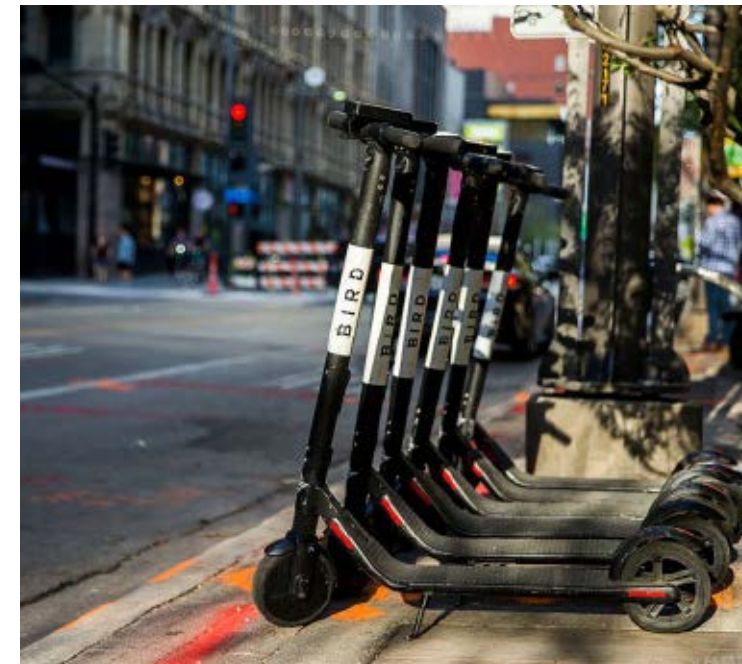
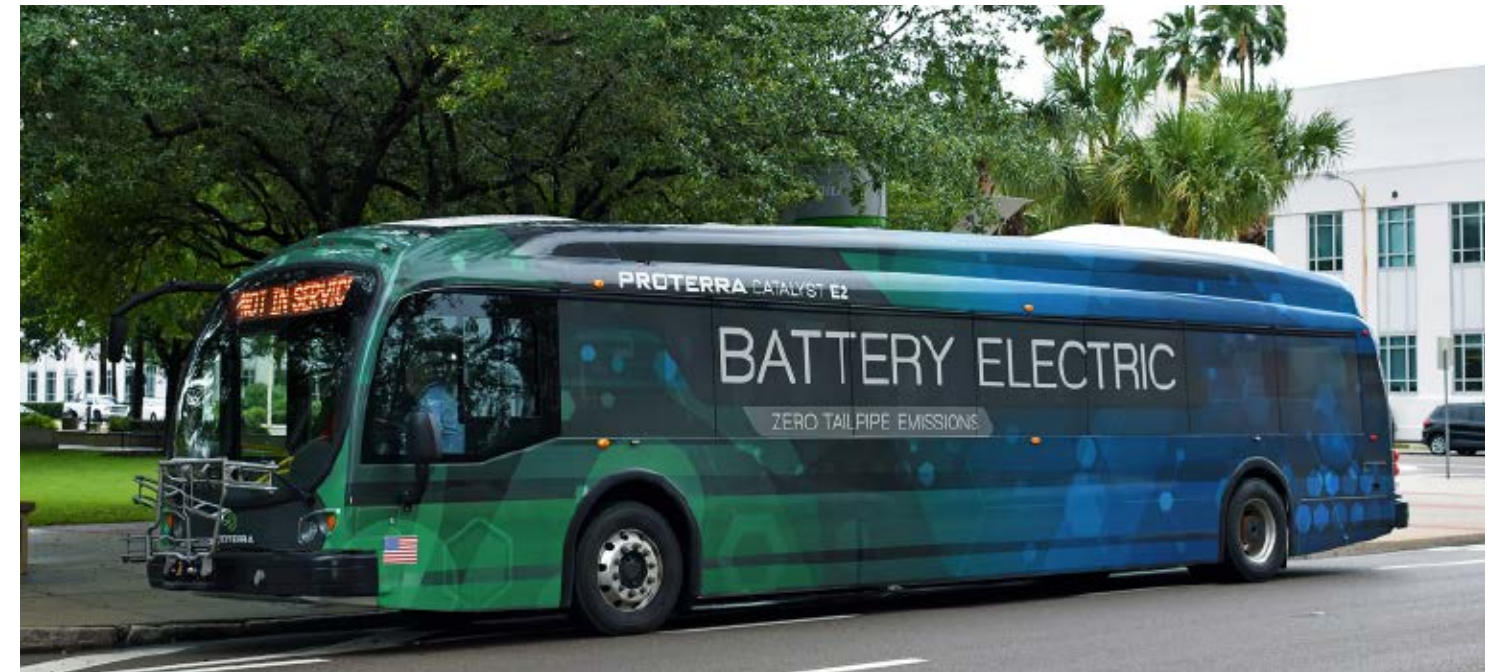
Alton Food Hub Supports Regional Residents and Rural Farmers

- Creates a sustainable food processing and distribution system, offering fresh, local produce
- Develops and scales local food entrepreneurship and trains a culinary workforce
- Provides test kitchens to equitably serve the community
- Educates community members on healthy food systems



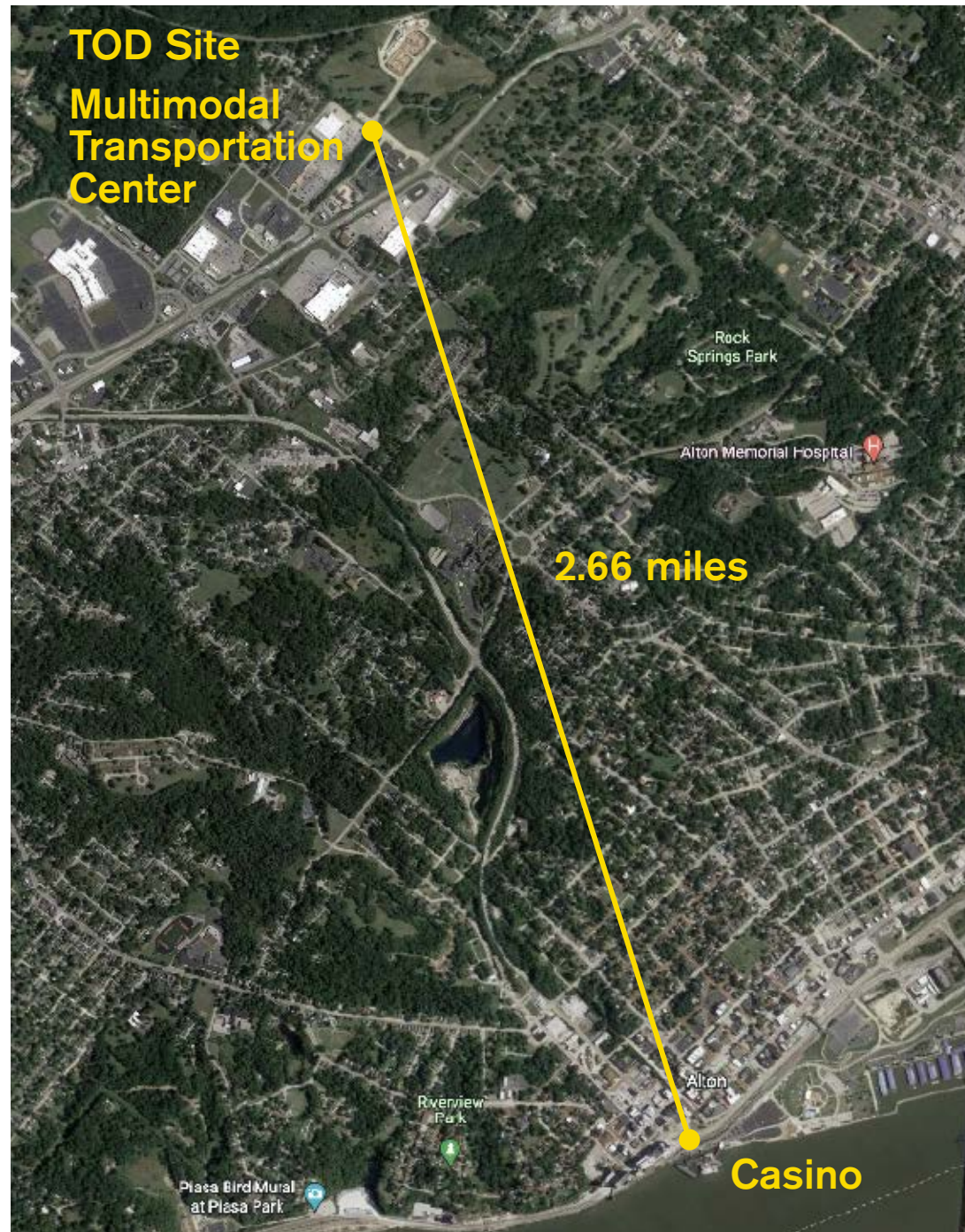
The Multimodal Transportation Center

- Collaborate with DOT for High Speed Rail to attract tourists from Greater Chicago
- Connect Downtown Alton to Multimodal Transportation Center with electric buses and more
- Make Alton more tourist friendly as a highly desirable Downstate Getaway
- Collaborative Partners: IDOT, Madison County Transit, City of Alton, Great Rivers & Routes



Transit Oriented Development (TOD) at Multimodal Station

- Multi-use development with the relocated Argosy Casino, retail, restaurants, sports dome with e-gaming, and housing; connects to the Alton Riverfront with EV buses
- This station is one of nine High Speed Rail Centers between St. Louis and Chicago
- This retail and entertainment destination could become a strong location for economic growth



Riverfront Activation Study

- Activate Alton's Riverfront as a Gateway and Hub for the 33-mile Meeting of the Great Rivers National Scenic Byway
- Redesign the Riverfront to foster a greater sense of place and better utilization of open space
- Provide more connections between our unique, iconic rivers and downtown Alton
- Establish the Port of Alton and create amenities friendly to cruise ships
- Collaborative Partners: Army Corps of Engineers, City of Alton, Great Rivers & Routes



Concept: Alton's Riverfront is the Gateway to Great Rivers National Park

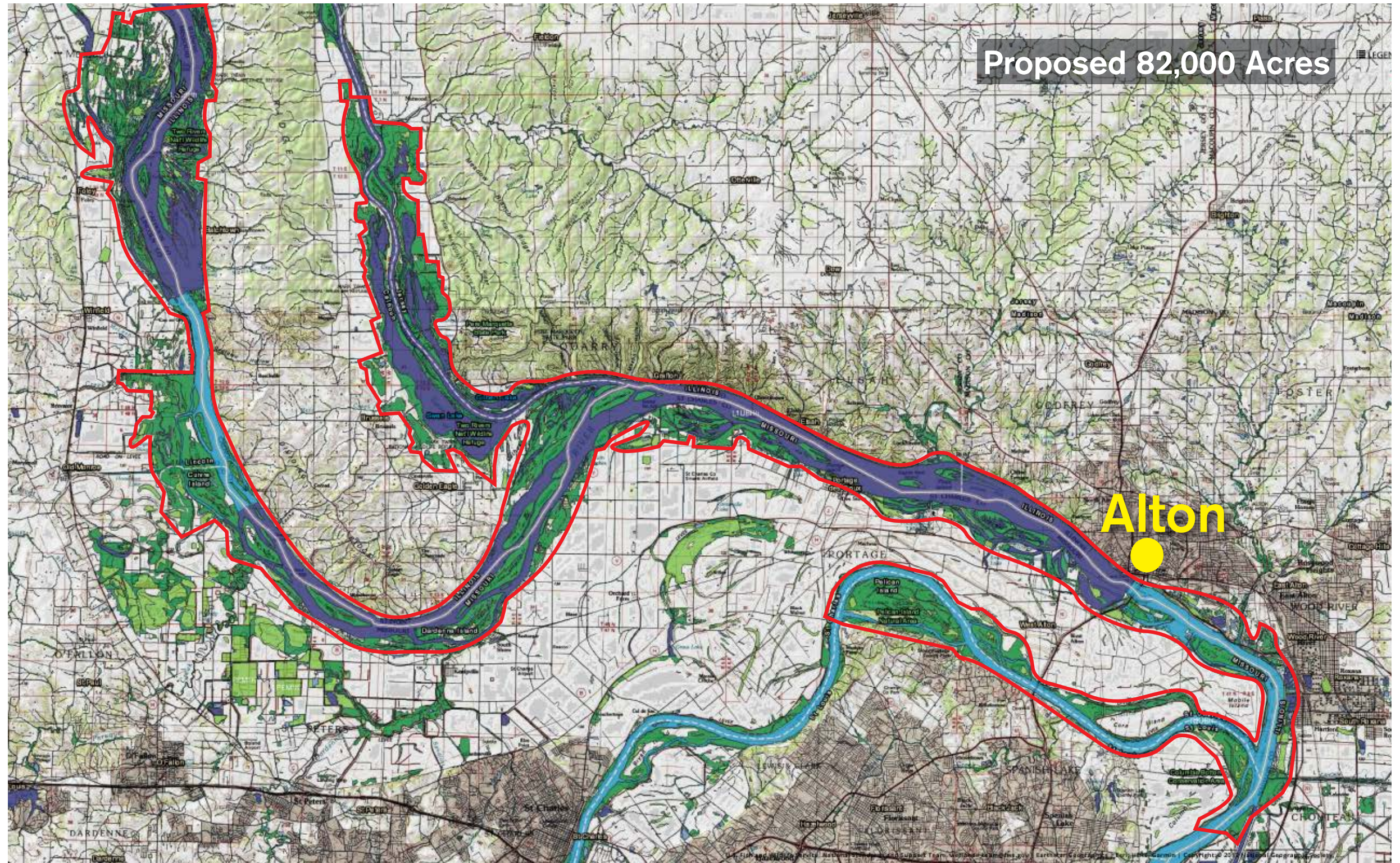
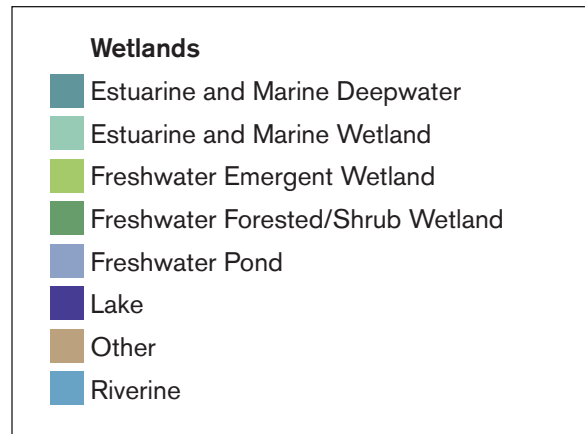


The Scenic Byway could become the Great Rivers National Park bringing billions in economic development to the region



Creating the Great Rivers National Park – Next Steps

1) Identify potential area, 2) Conduct a feasibility study, 3) Develop proposal, 4) Consult with stakeholders, 5) Submit proposal to NPS, 6) Establish the Park, 7) Develop a management plan



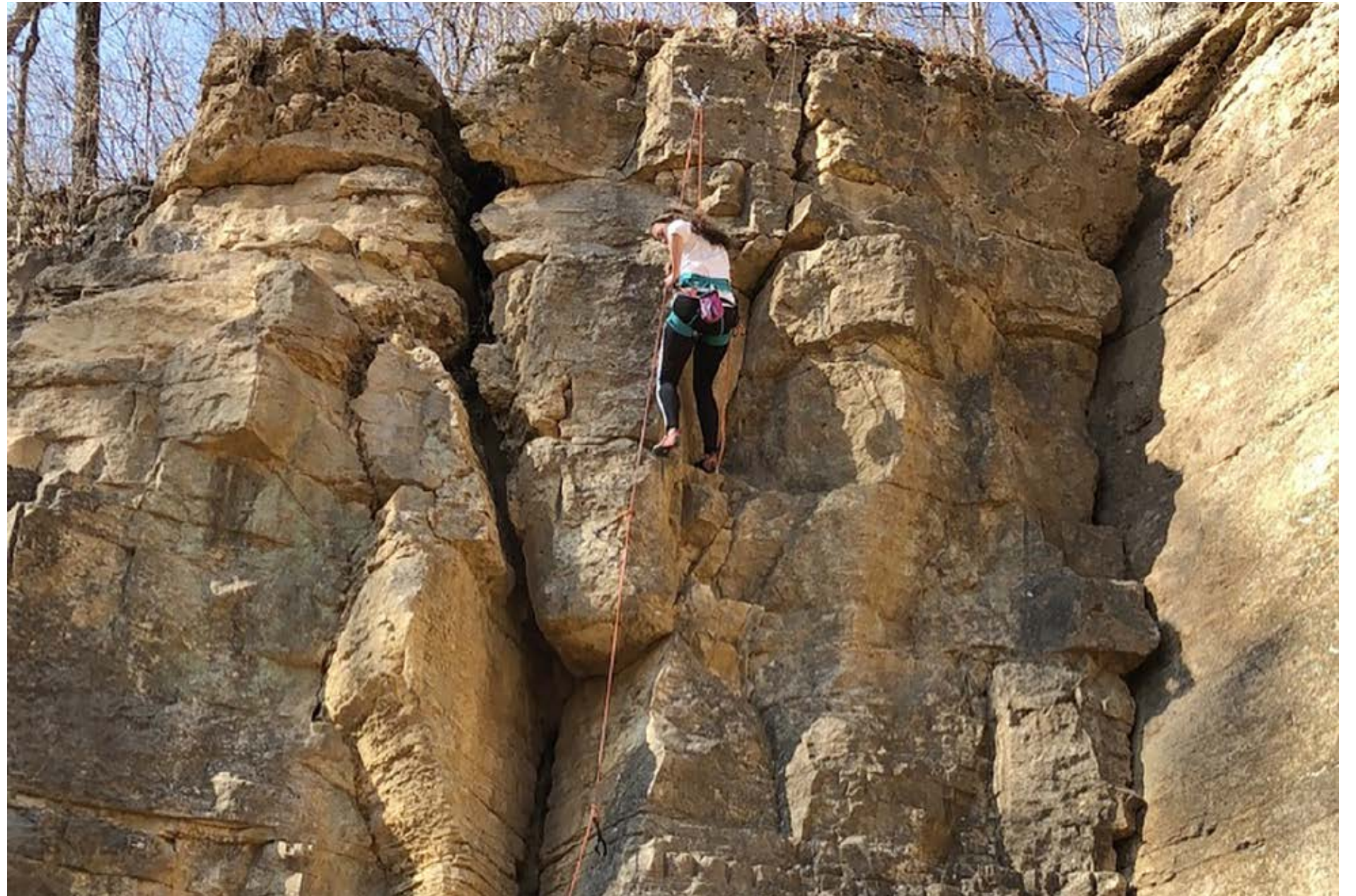
Regional Outdoor Recreation Destination

- Work with attraction managers and service providers to optimize visitor experiences
- Reveal Alton as a destination for Outdoor Recreation, Active Living, and Nature-Based Tourism
- Create world class hiking, biking, and paddling opportunities
- Collaborative Partners: Army Corps of Engineers, IDNR, Great Rivers & Routes



Outdoor Recreation Planning Collaboration

- Update the 33-mile Federal Meeting of the Great Rivers National Scenic Byway Plan
- Update the Pere Marquette State Park Master Plan
- Reenergize our river corridor as a premier Downstate nature-based tourism destination with Alton as its Gateway and Hub
- Collaborative Partners: IDNR, Great Rivers & Routes



Federal Parkway along MO Hwy 67

- Elevate the outbound route to St. Louis and designate the road a Federal Parkway across the Lewis and Clark Bridges
- Beautify the surrounding environment and return it to its natural state
- Provide a beautiful front door to Alton, Outdoor Recreation and Active Living Destination, only one traffic light and 20 minutes from St. Louis' Lambert International Airport



Alton Becomes a Vibrant Destination and Model for Downstate IL

Alton improves conditions for all residents and becomes a vibrant and preferred destination for young families, retirees, remote workers, and tourists

