

# Activating Regional Transformation | Spring 2024

**ALTONWORKS.**





# ALTONWORKS.

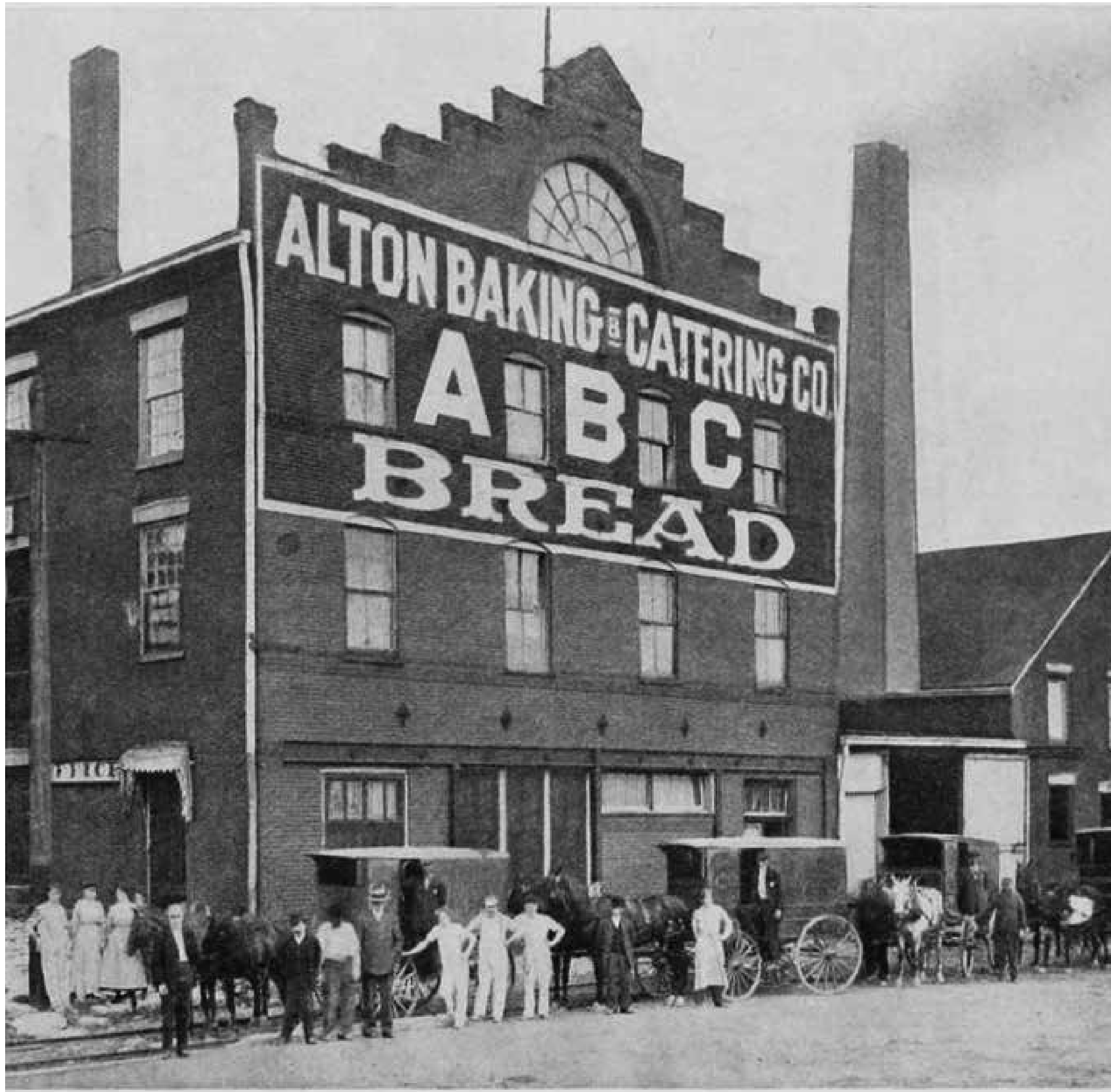
AltonWorks is a social impact redevelopment company focused on the revitalization of Historic Downtown Alton as a healthy, thriving, walkable city.

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





# Four Foundational Contributors to Positive Change



# First, Our Livability Economic Development Strategy

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

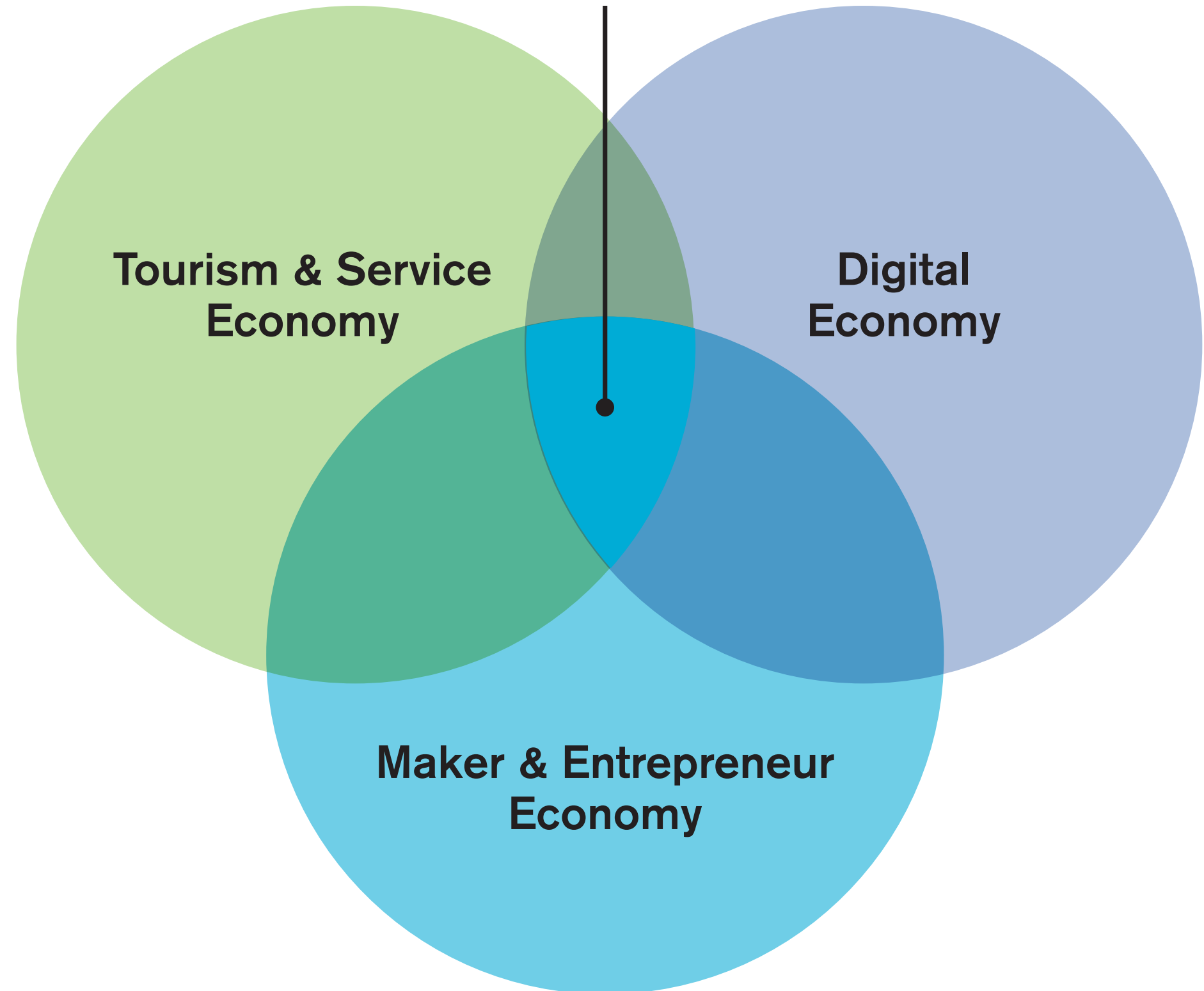
**Digital Economy**  
innovation, fiber network  
construction, fiber-dependent  
businesses, start-ups

**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**



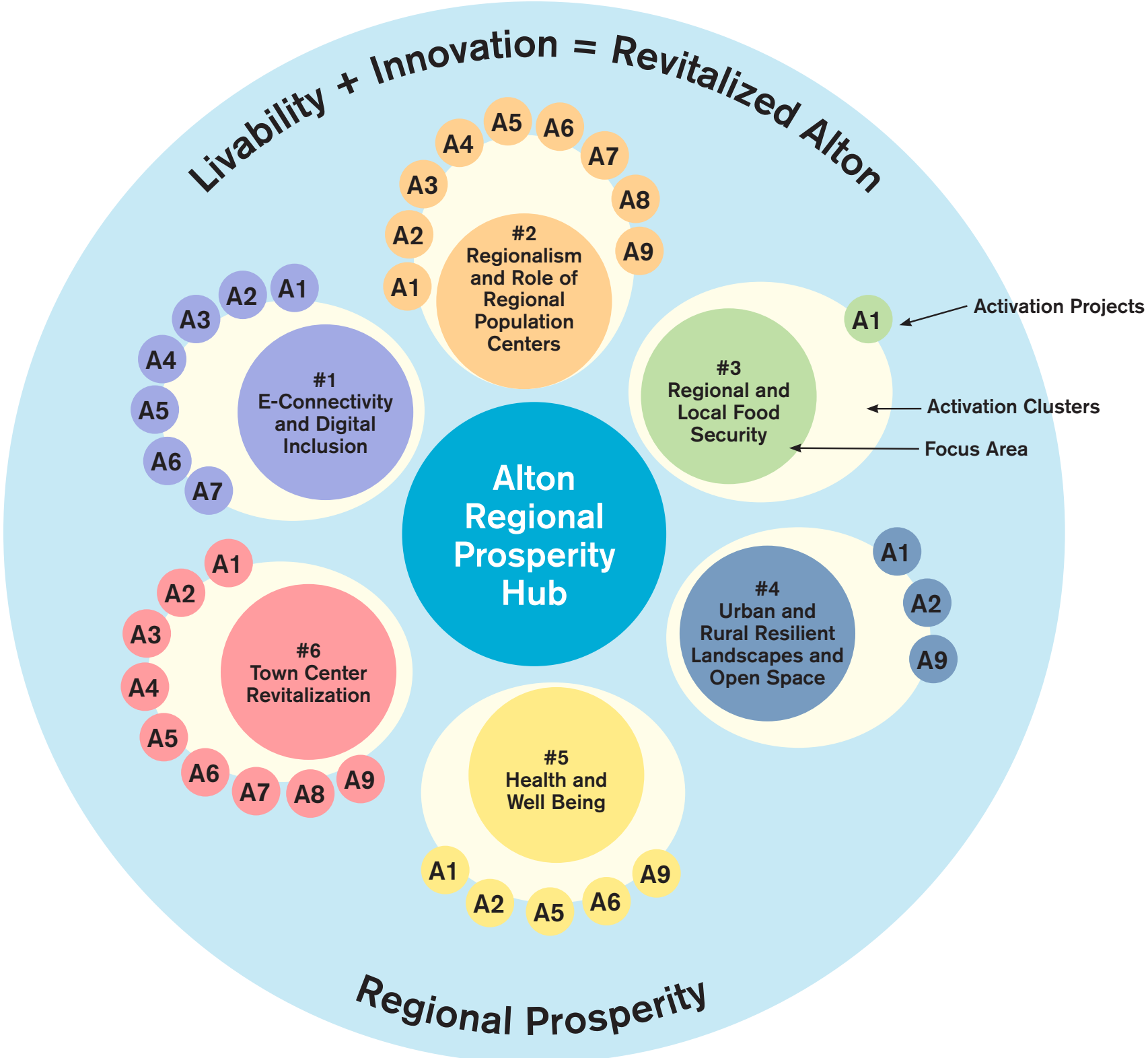


# Second, an Actionable and Measurable Framework for Transformational Placemaking

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 Enterprise-Grade Fiber Network that Catalyzes Transformation, Digital Equity, Education, and Opportunity





# Fourth, Identify Collaborative Partners with Livability and Innovation Projects

39 North – STL  
100 Black Men of Alton, Inc.  
Age Smart  
Alliance Technology  
Alton Godfrey Business Association  
Alton Landmarks Commission  
Alton Main Street  
America's Central Port District  
Arch Grants  
Ardent Mills  
Barnes Jewish Hospital  
Big Muddy Adventures  
Bluff City Outfitters  
Boeing Corporation  
Boys and Girls Club  
City of Alton, Illinois  
City of East Alton, Illinois  
City of Godfrey, Illinois  
City of Grafton, Illinois  
City of Granite City, Illinois  
City of O'Fallon, Missouri  
City of Wood River, Illinois  
Conoco Phillips  
CORTEX – STL  
Danforth Food Center- JJK  
East West Gateway Council of Governments  
ESRI  
Gateway Global  
GeoFutures  
Great Rivers Scenic Byway

Greater Egyptian Regional Planning Commission  
Greater St. Louis, Inc.  
i3 Broadband  
Illinois Innovation Network  
Illinois Farm Bureau  
Inland Rivers and Ports Association  
Intersect Illinois  
Jackie Joyner Kersee Food, Agriculture and Nutrition Innovation Center  
Laborers International  
Lewis & Clark Community College  
Lindenwood College ITEN (Innovation Technology and Entrepreneur Network)  
Madison County Board  
Madison County Community and Economic Development Department  
Madison County Employment and Training Department  
Madison County Federation of Labor  
Madison County Transit District  
METRO- Bi-State Development Agency  
Metro East Parks and Recreation District  
OSF Healthcare – Hospital  
Penn Gaming  
Republic Waste Services  
Restoration STL  
Riverbend Growth Association  
Sangita VC  
SOUCIAL  
Southern Illinois University – Carbondale  
Southern Illinois University – Dunn Richmond Ctr

Southern Illinois University – Edwardsville  
Southern Illinois University – School of Law, School of Medicine  
Southern Illinois Builders Association  
Southern Illinois Healthcare Foundation  
Southern Illinois NOW  
Southern Illinois Small Business Development Ctr  
Southwestern Illinois Development Authority  
Southwestern Illinois Leadership Council  
Southwestern Illinois Planning Commission  
State of Illinois – DCEO  
State of Illinois – DNR  
State of Illinois – DOT  
State of Illinois – Governor's Office  
State of Illinois – Legislative Delegation  
St. Charles County Community Development  
St. Charles County Missouri Economic Development Commission  
St. Charles County Parks and Recreation  
St. Charles Main Street and OPO  
SW IL Building Trades  
T-REX – STL  
UNCOMMN  
US Air Force – Scott Air Force Base – Cyber Security Group  
US Army Corps of Engineers  
US Dept of Commerce  
US Economic Development Administration  
US Fish and Wildlife Service  
US Senate and House Delegation  
US Small Business Administration



# 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

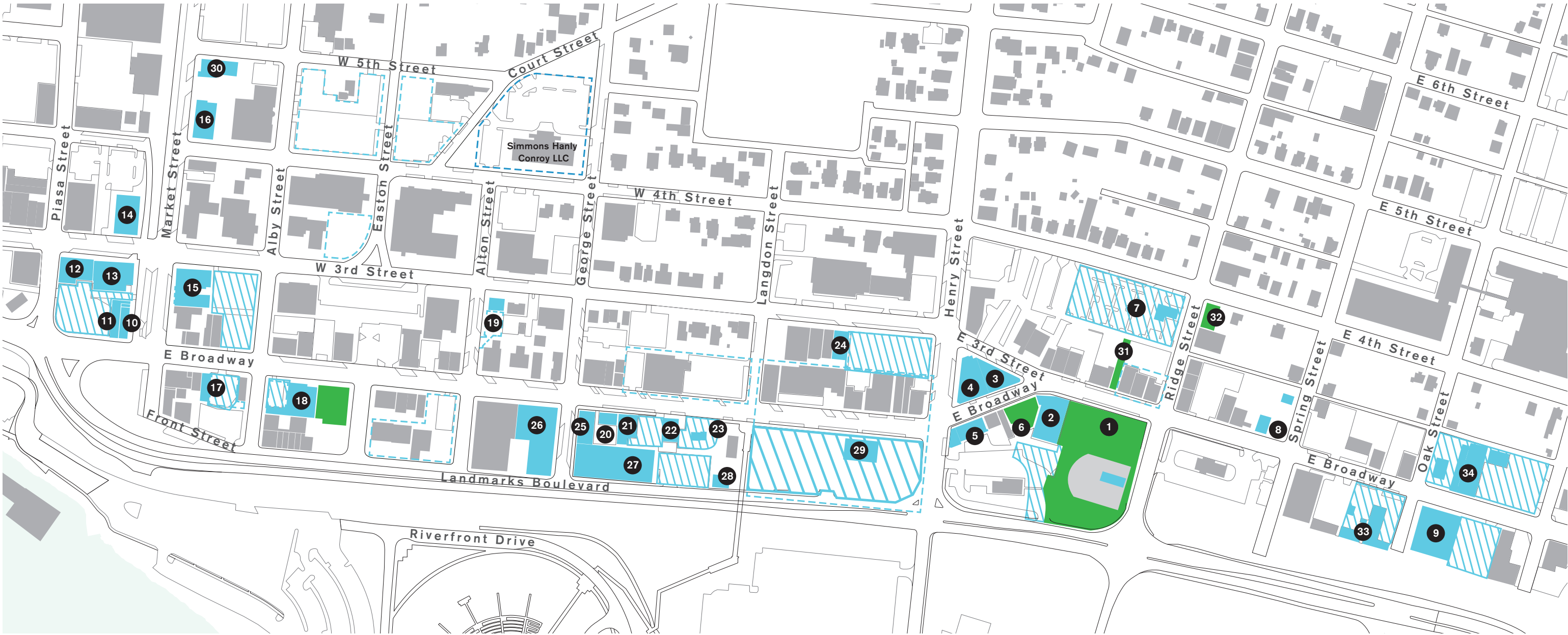
## BROADWAY MAKERS DISTRICT

- 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 Rubensteins
- 9 Riverbend Billiards
- 31 Walkway
- 32 327 Ridge
- 33 Ron's Auto Body
- 34 Baxter's

- AltonWorks Properties
- ▨ AltonWorks Parking Lots
- Greenspace





# Historic Downtown Alton Placemaking Master Plan



**Key**

- Property Owned
- Under Contract
- Offers Extended
- Properties of Interest
- Not For Sale
- Recommended Properties
- Entertainment**
- Art & Design
- Food
- Recreation
- Residential





**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



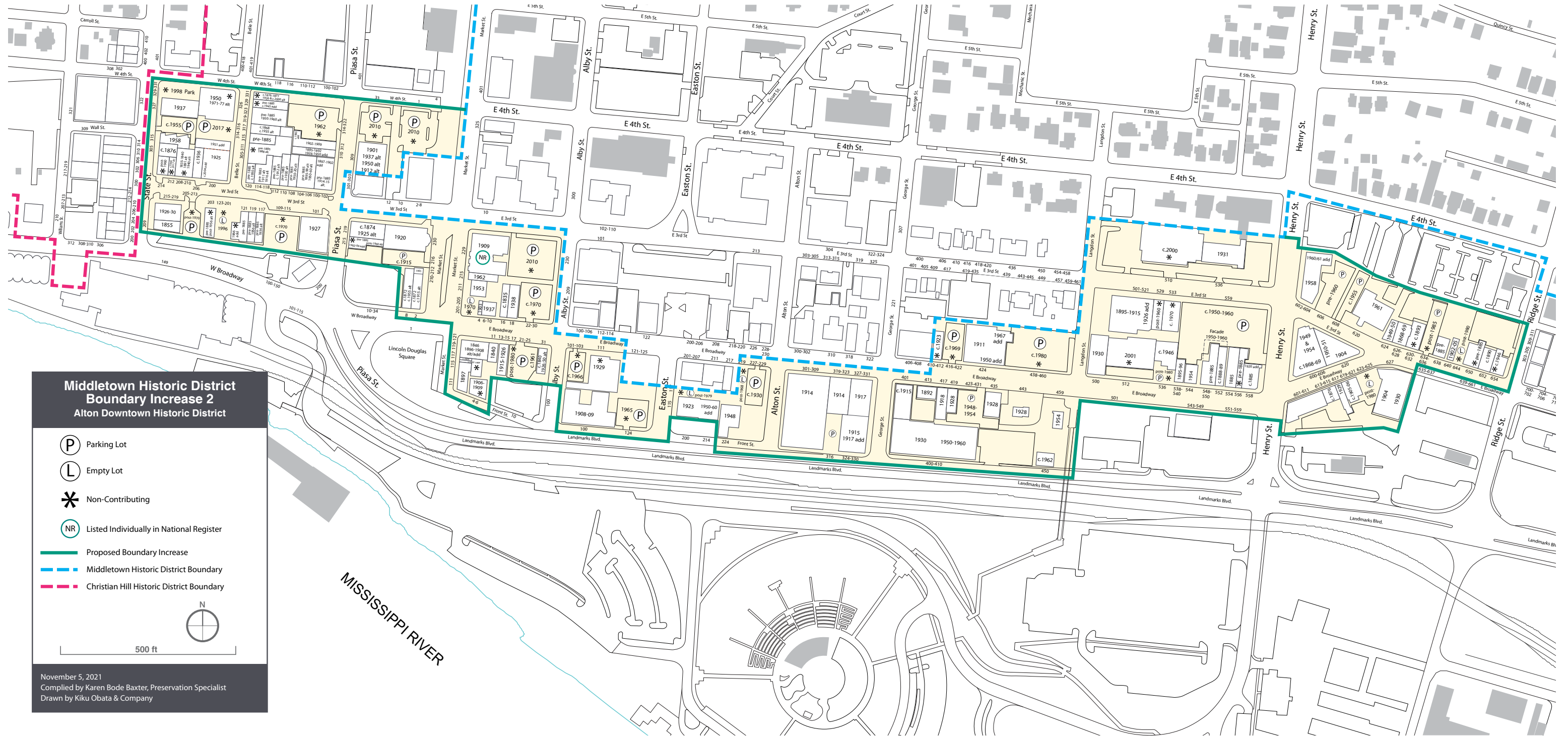
YMCA



Grand Theatre



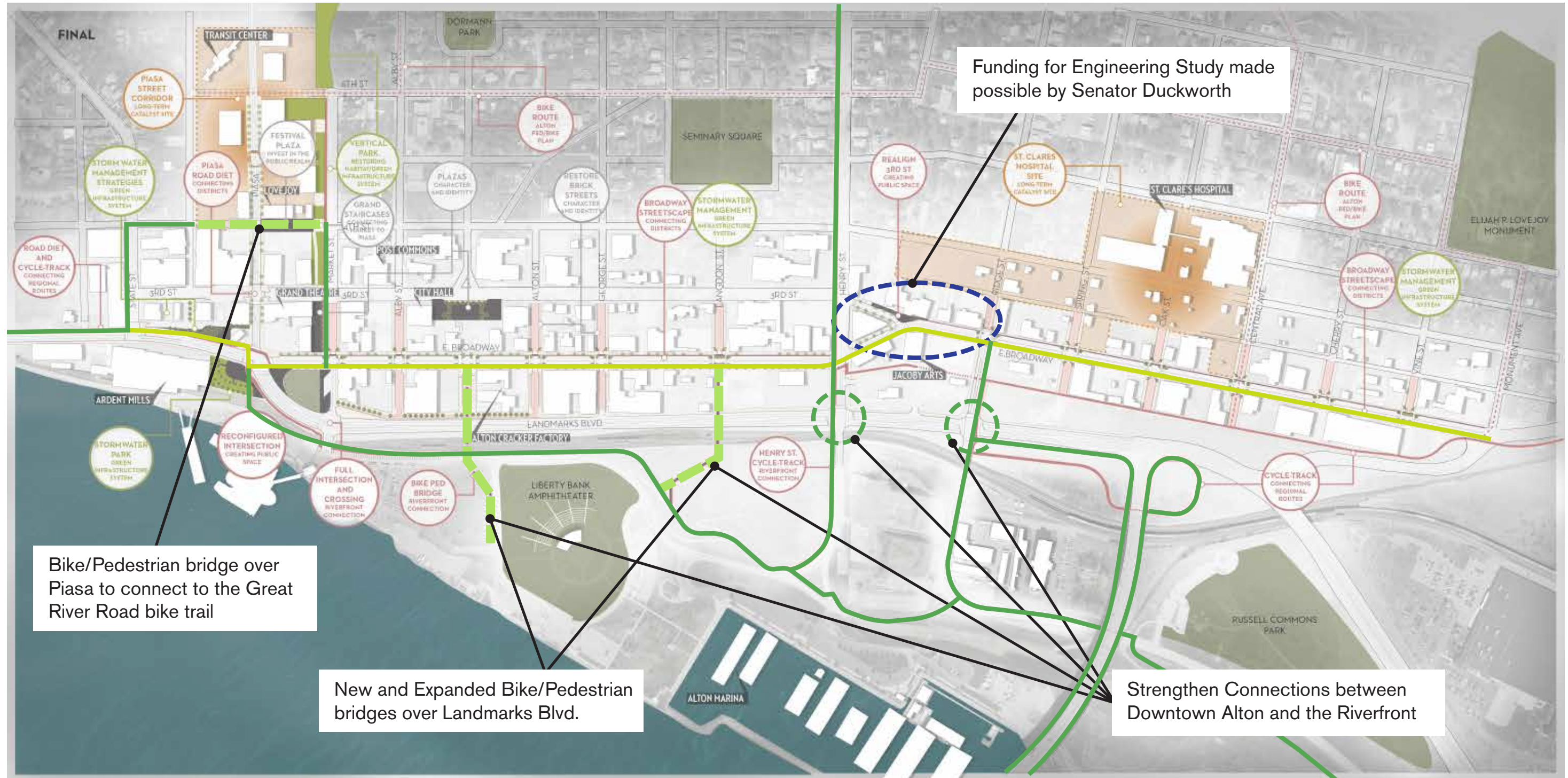
# Downtown Alton Historic District





# 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. to Connect to Riverfront





# One Bridge over Piasa to Connect to Third St. District





# 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 Third St. District's restaurants, library, and public buildings





**2022-2025**

**AltonWorks is implementing  
projects in the Jacoby Arts  
& 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







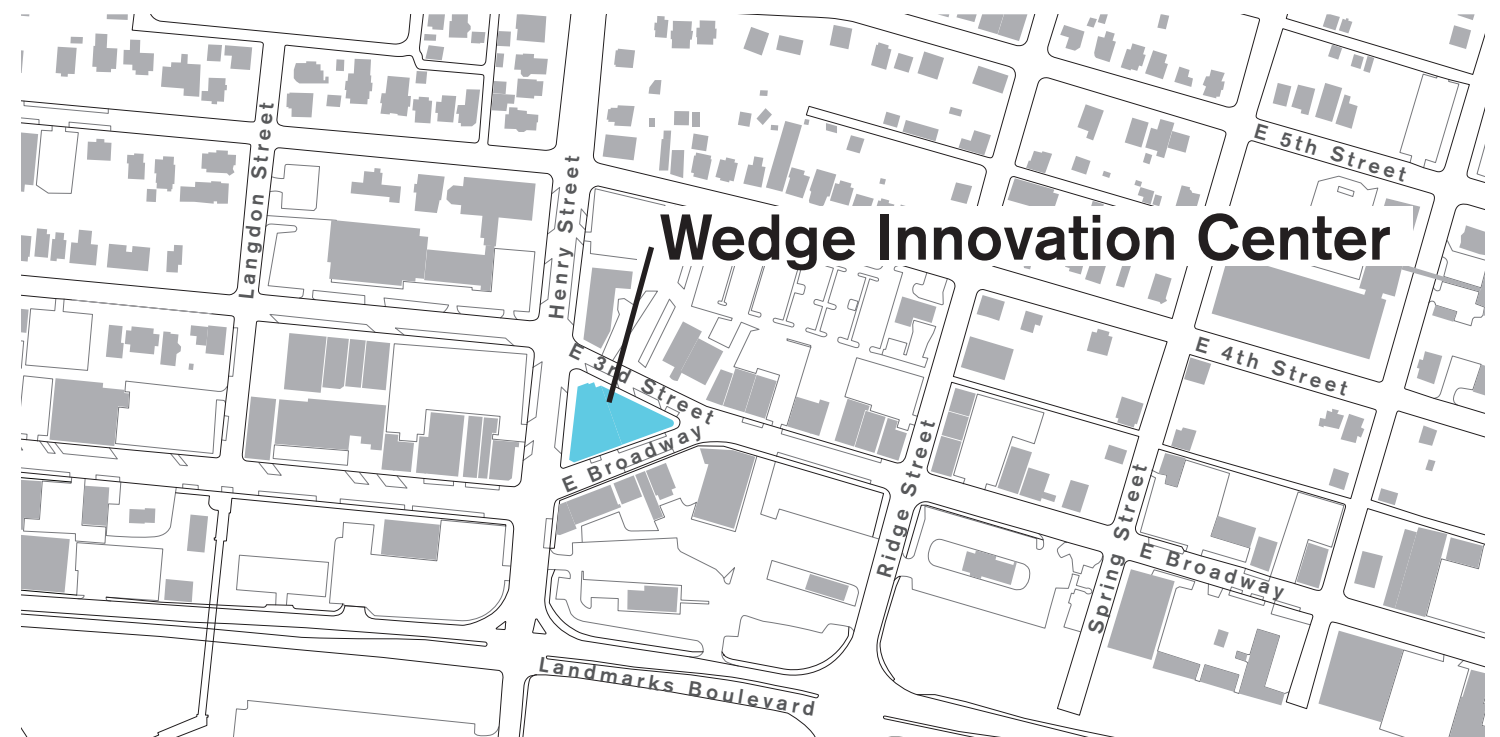


# Wedge Innovation Center – AltonWorks’ Signature Catalytic Project





- 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 Elfgen, 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



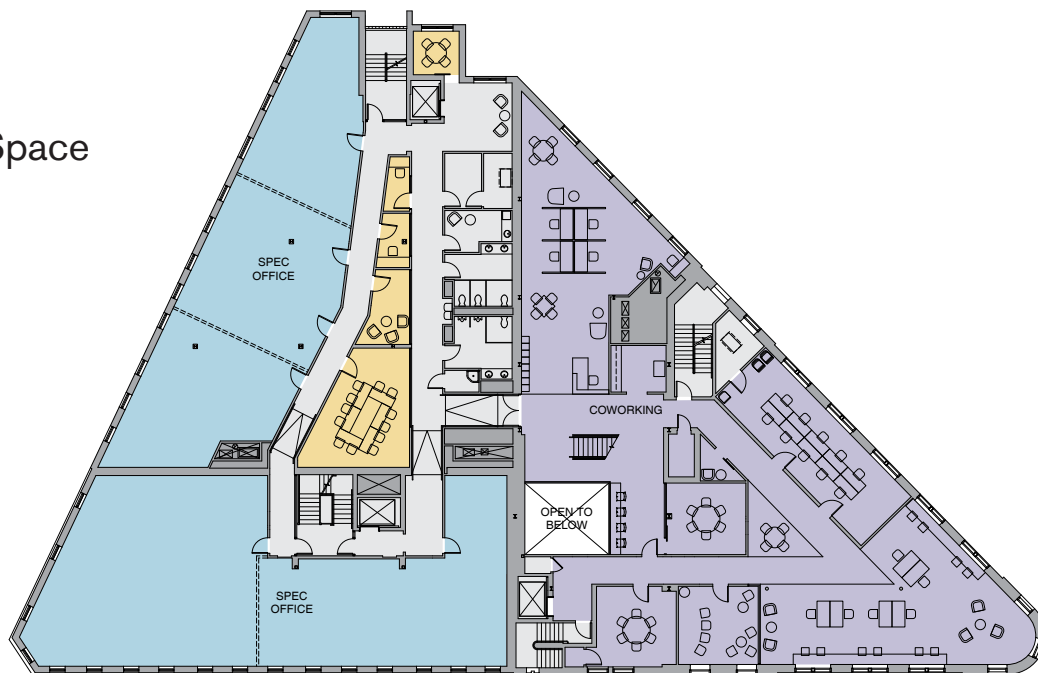
### Level 2

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



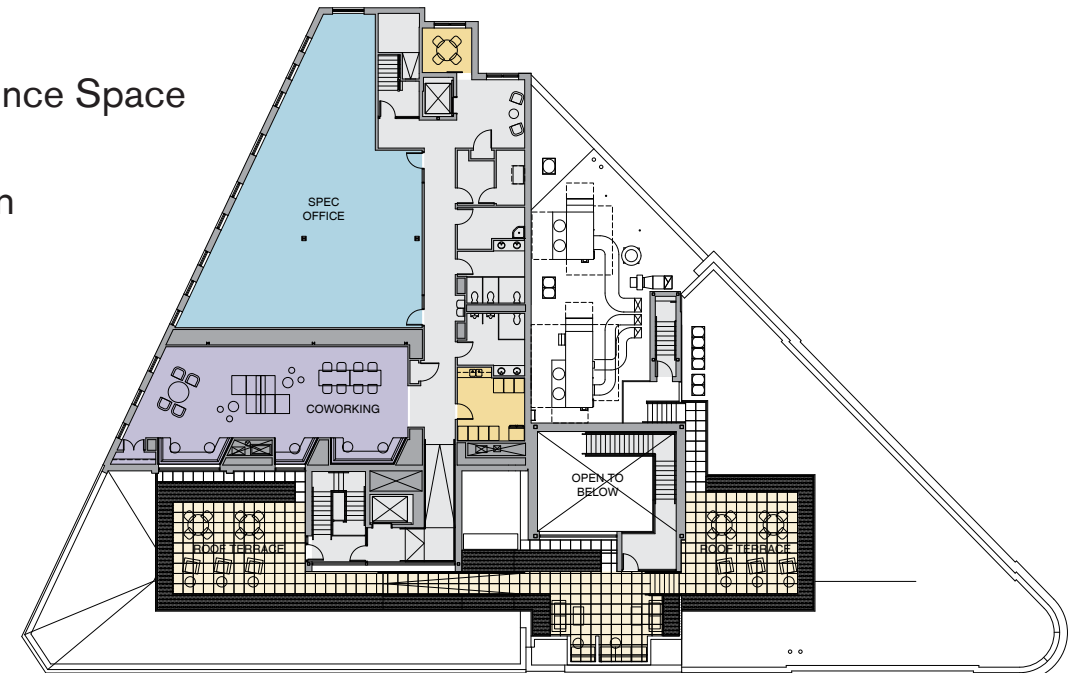
### Level 3

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



### Level 4

- Shared Conference Space
- Office Space
- Catering Kitchen
- Roof Deck

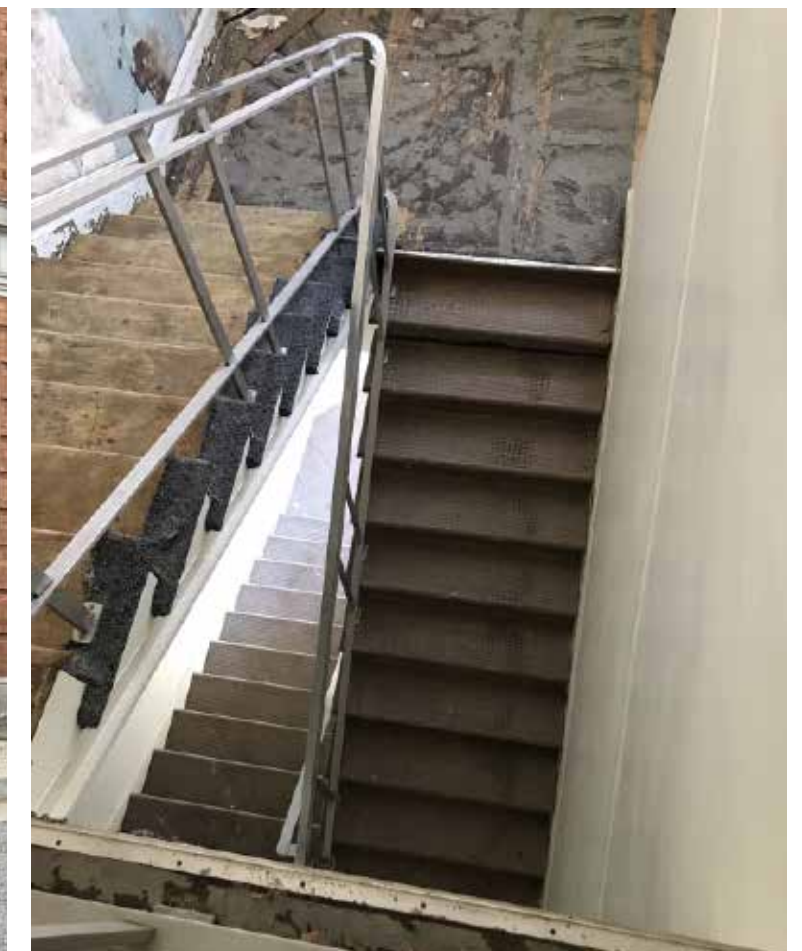








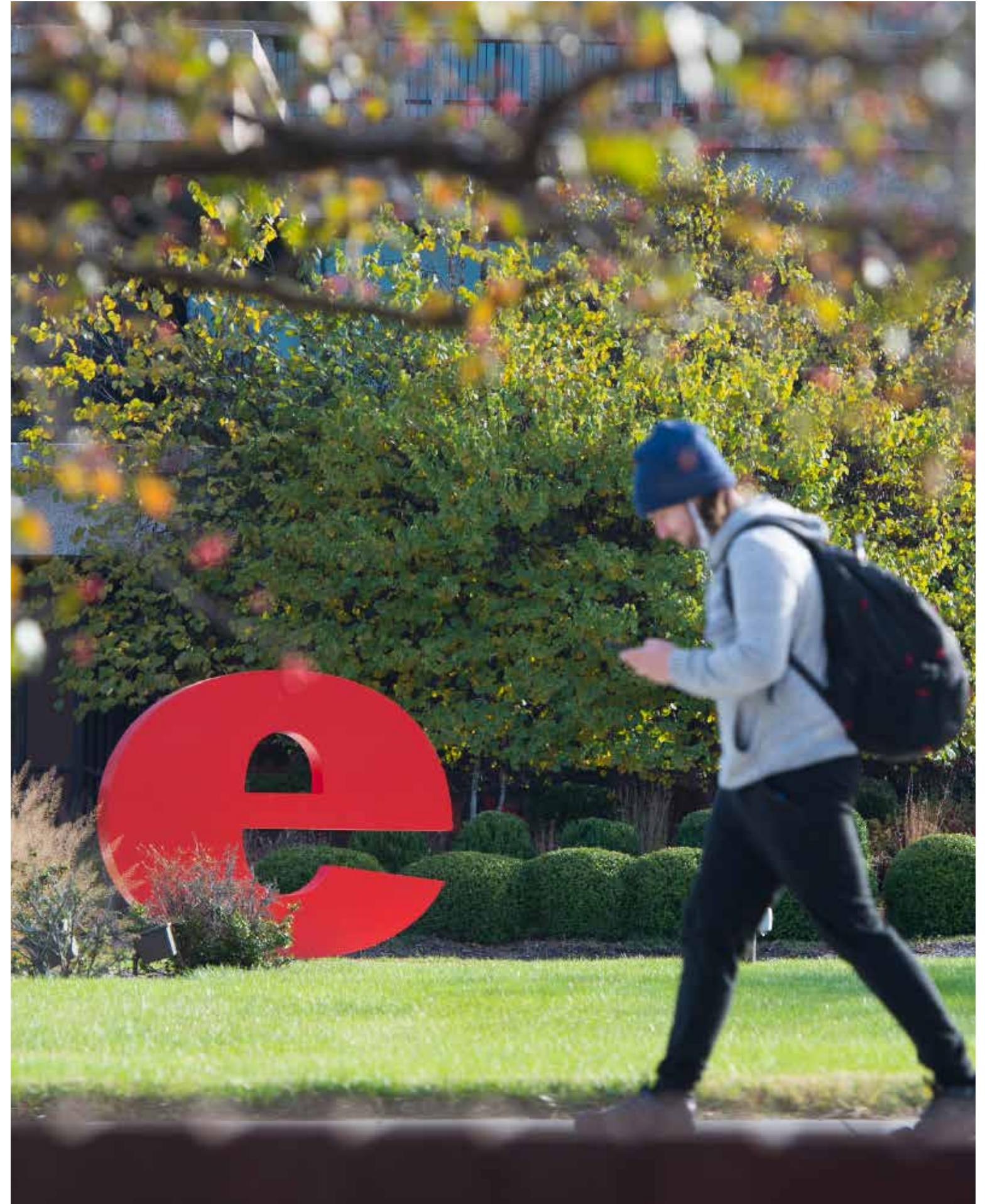
- Construction started on December 7, 2022
- The Wedge and Elfgren buildings will be carefully renovated using Federal and State Historic Tax Credits





# 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 apartments above





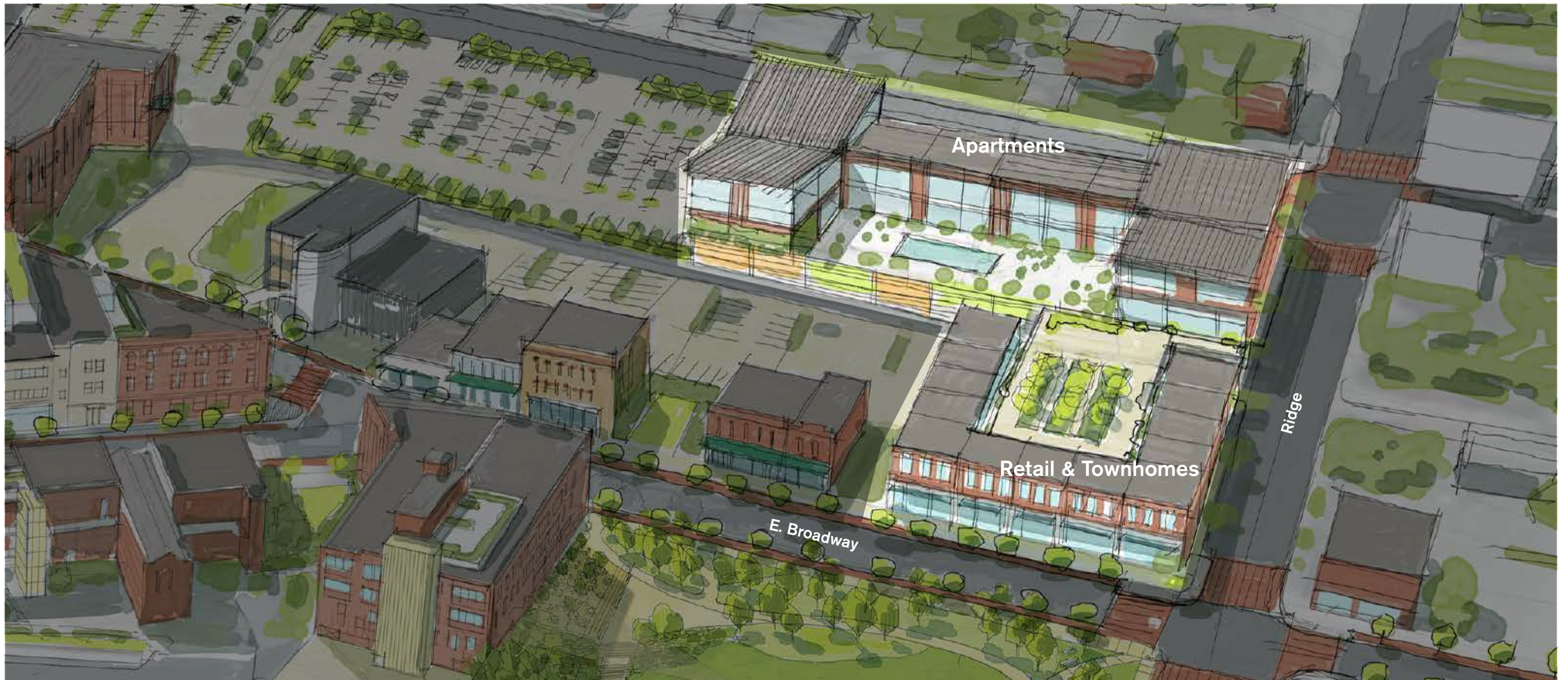
# Jacoby Arts & Innovation District will be Complete by Fall 2025





# 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





# Alton, City of Rooftops





# Remote Work Hub

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



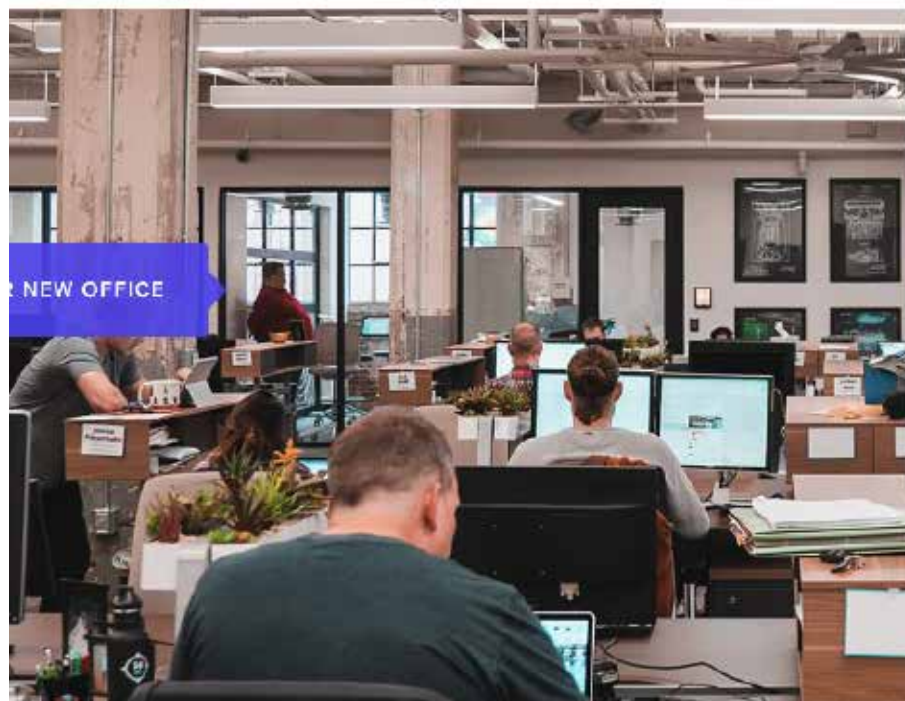
Natchez, Mississippi



West Virginia Remote

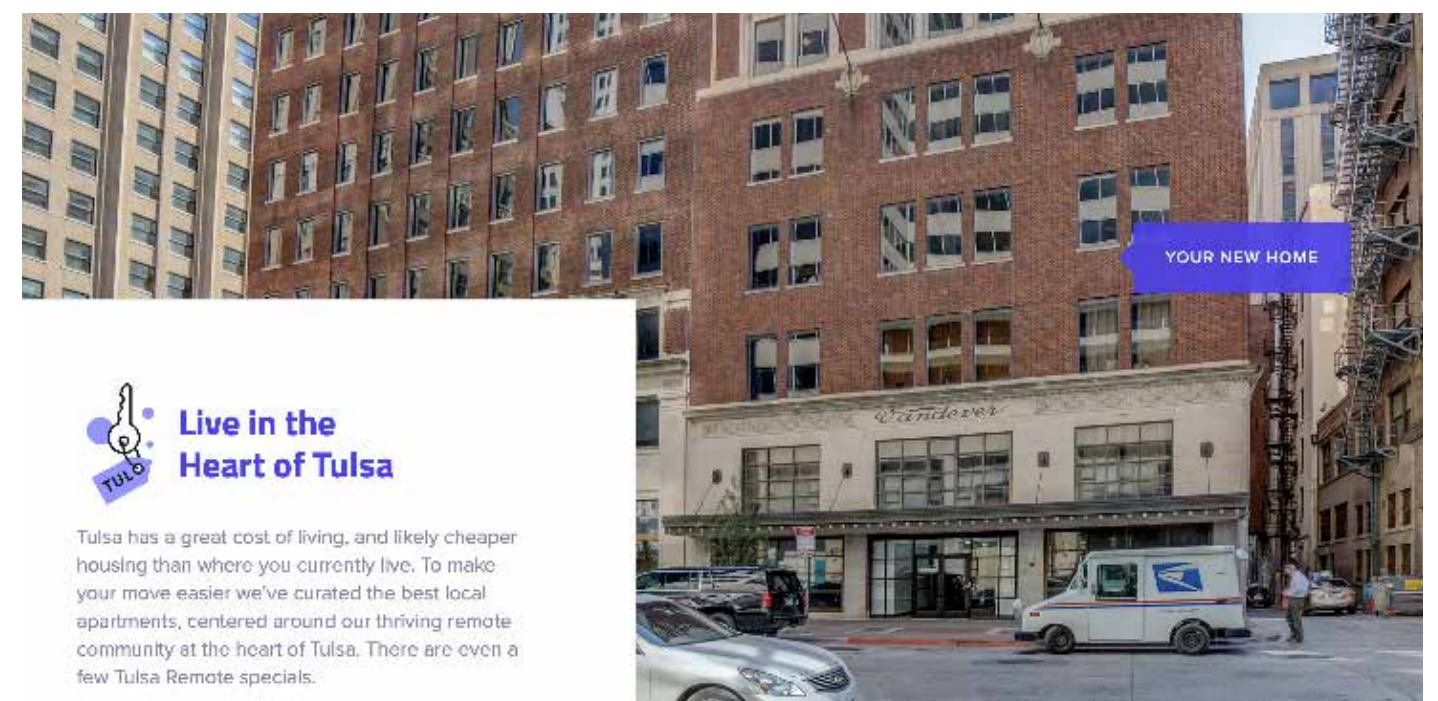


The Post, Alton, IL



## Space at Tulsa's Top Coworking Community

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.



## Live in the Heart of Tulsa

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.



# The Alton Medical District Will Spur Economic Development

- Serves as a healthcare ecosystem where medical professionals, researchers, educators, and businesses converge to advance medical knowledge, provide healthcare services, and drive economic growth in the field of healthcare and life sciences. Illinois legislative initiative





# UNICEF Child Friendly Cities Initiative (CFCI) Pilot

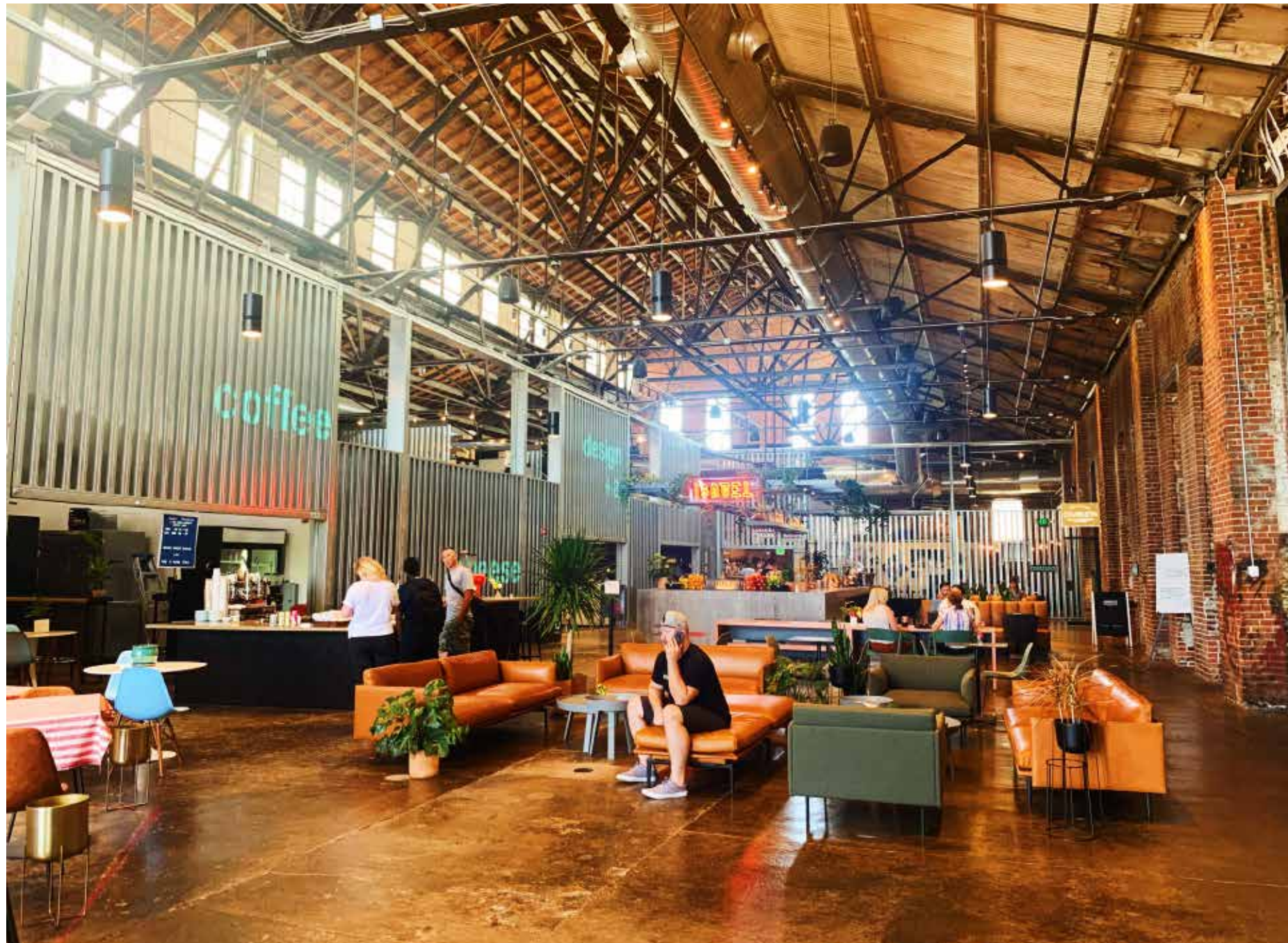
- Establish Alton as a UNICEF CFCI pilot for a measurable, healthy, child-friendly community
- Alton would join six U.S. cities and over 3,000 global municipalities in the CFCI Program
- Partnering with Anne Scheer, PhD, SIU Med. School, Dept. of Population Science and Policy





# Alton Food Innovation Hub Supports Regional Residents and Farmers

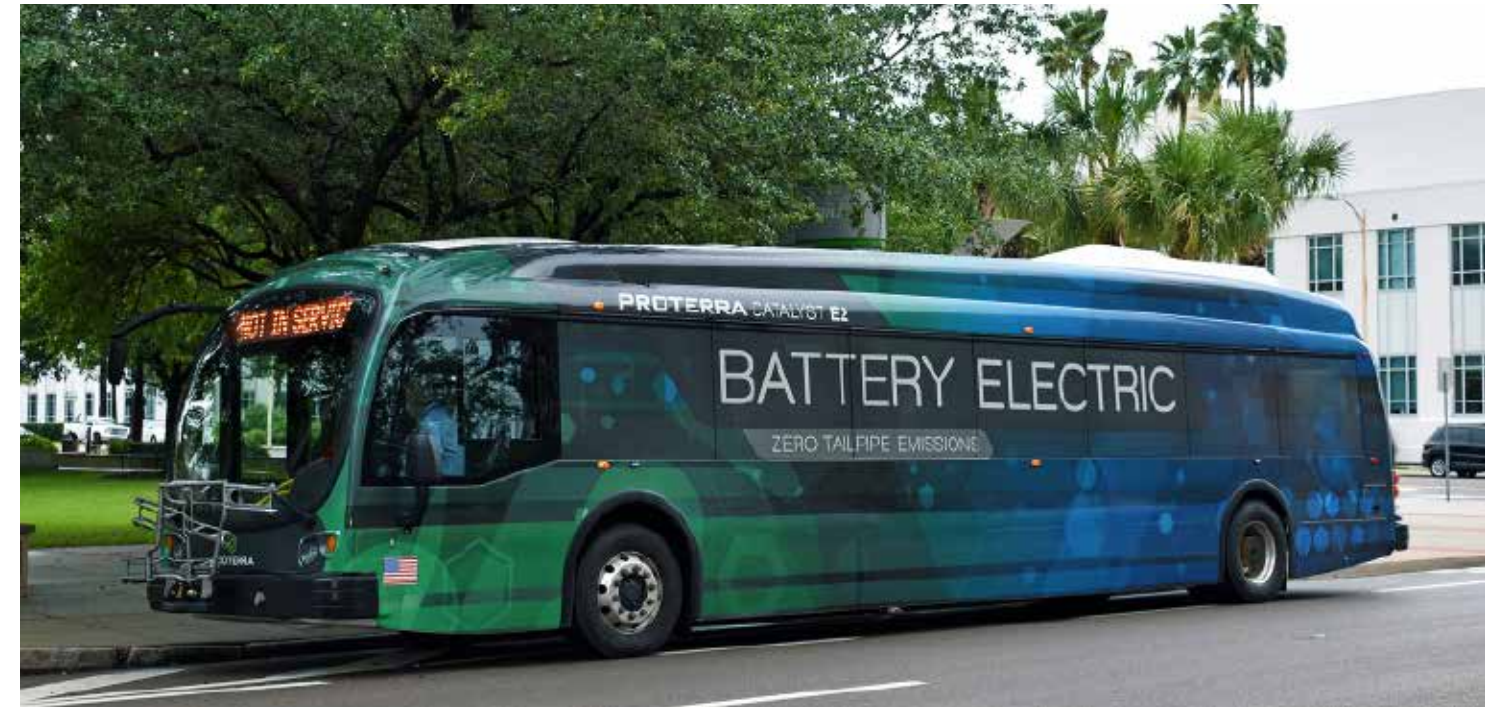
- Creates a sustainable food processing and distribution system, offering fresh, local produce
- Develops and scales local food entrepreneurship and trains a culinary workforce
- Provides test kitchens to equitably serve the community; educates on healthy food systems
- Supports Governor Pritzker's Food Access Initiative to address food insecurity in Illinois





# The Multimodal Transportation Center – High Speed Rail (HSR)

- Collaborate with DOT on HSR to attract tourists to Alton from Greater Chicago
- Connect Downtown Alton to Multimodal Transportation Center with electric buses and more
- Masterplan surrounding 55-acre site as Transit-oriented Development (TOD)





# Make Riverfront a Family-friendly, Outdoor Recreation Destination

- 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





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





# Argosy Casino is Looking to Move off the River and Stay Downtown Preferred Site is Clark Properties with High Visibility and Easy Access





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







**PROPOSED 135,000 ACRE /  
144 MILE LONG DESIGNATED  
RECREATION PARK CORRIDOR**

# GREAT RIVERS NATIONAL PARK

- The Meeting of the Great Rivers Scenic Byway (IL)
  - - - - Madison County Transit (MCT) Confluence Bike Trail (IL) (19 miles)
  - - - - Sam Vadalabene Great River Road Bike Trail (IL) (20.6 miles)
  - - - - Katy Trail State Park Bike Trail (MO) (240 miles)
  - - - - St Louis Riverfront Bike Trail (MO) (12 miles)
- Boat Launch   
 ⏴ Marina   
 ● Park   
 ● Ferry

- 01** Weldon Spring Conservation Area (MO)
- 02** Howell Island Conservation Area (MO)
- Big Muddy National Fish & Wildlife Refuge (USFWS - MO):
- 03** • Boone's Crossing
- 04** • Howard Bend
- 05** • Bryan Island
- 06** • Cora Island
- 07** Lewis & Clark Boat House and Museum (MO)
- 08** Lewis & Clark Monument (MO)
- 09** Jean Baptiste du Sable Park (MO)
- 10** Saint Stanislaus Conservation Area (MO)
- 11** Marais Temps Clair Conservation Area (MO)
- 12** Pelican Island Natural Area (MO)
- 13** Fort Belle Fontaine (MO)
- 14** Edward "Ted" and Pat Jones Confluence Point State Park (MO)
- 15** Columbia Bottom Conservation Area (MO)
- 16** Lewis & Clark National Historic Trail (NPS)
- 17** Lewis & Clark Confluence Tower (IL)
- 18** Lewis & Clark State Historic Site - Camp DuBois (IL)
- 19** Maple Island Conservation Area (USACE - MO)
- 20** National Great Rivers Museum & Melvin Price Lock and Dam (USACE/IL)
- 21** Riverlands Migratory Bird Sanctuary (USACE/MO)
- 22** Great River NWR @ Dresser Island and West Alton Pool 26 (USFWS)
- 23** City of Alton - Riverfront Park (IL)
- 24** City of Alton - Piasa Park (IL)
- 25** John M. Olin Nature Preserve / Hoffman Gardens (IL)
- 26** Pere Marquette State Park (IL)
- 27** Two Rivers National Wildlife Refuge (USFWS)
- 28** Great River National Wildlife Refuge (USFWS)
- 29** Cuivre Island Conservation Area (MO)
- 30** Sandy Island Conservation Area (MO)
- 31** BK Leach Memorial Conservation Area (MO)
- 32** Clarence Cannon National Wildlife Refuge (MO)



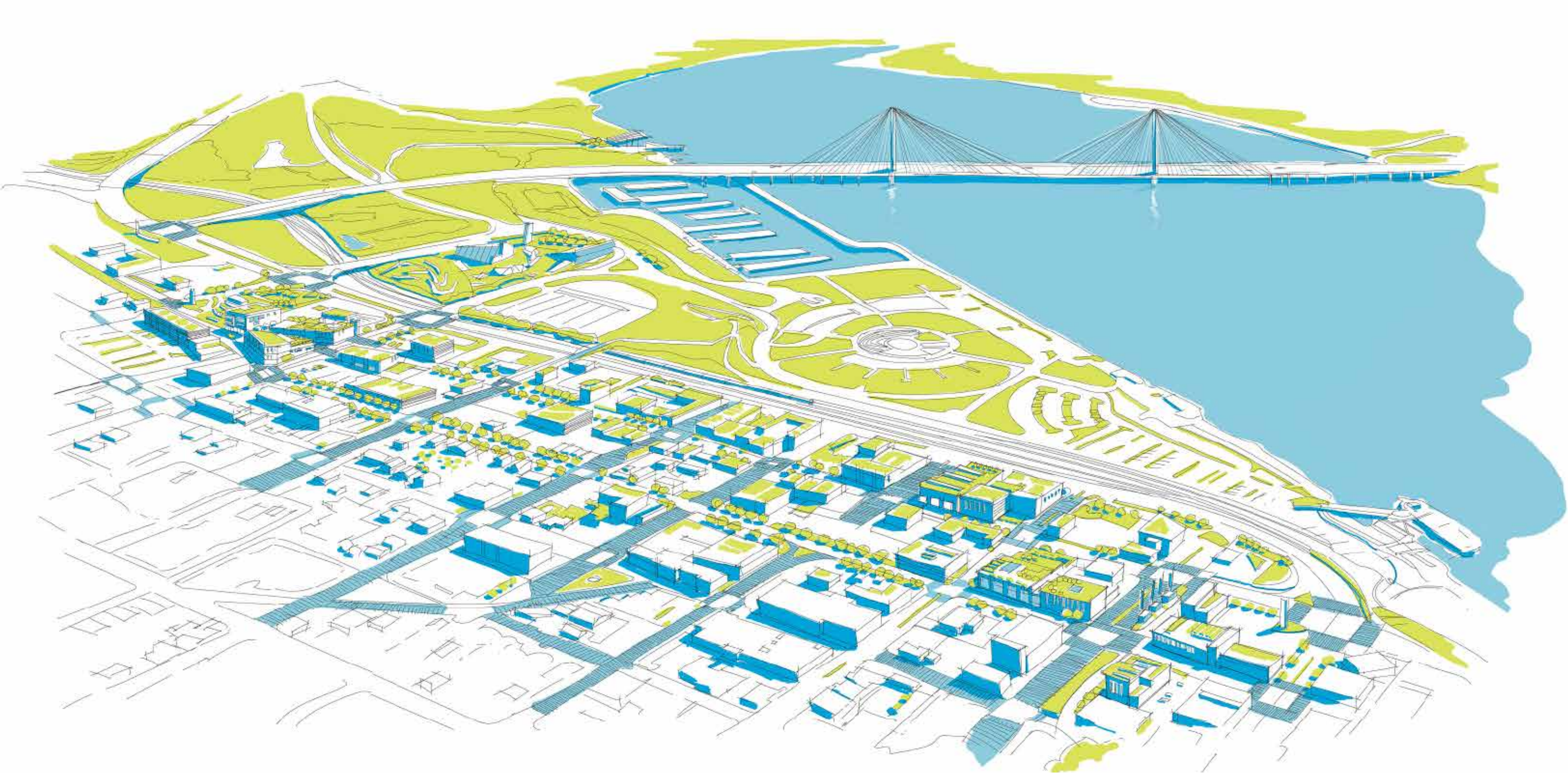
# Great Rivers National Park Becomes the “Third Coast”





# 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





# Thank you

**Kevin Carlie**  
AltonWorks, COO/CFO  
kevinc@altonworks.us  
314-603-4700

**Chad W. Brigham**  
AltonWorks, CAO/CLO  
cbrigham@altonworks.us  
314-210-7657

**Mark Carlie**  
AltonWorks, Senior Advisor  
markcarlie1@gmail.com  
314-550-2100

**Kiku Obata**  
AltonWorks, Senior Advisor  
kiku\_obata@kikuobata.com  
314-479-6450

**Frank O. Miles, MPA**  
AltonWorks, Senior Advisor  
fmiles@altonworks.us  
618-406-9585

**Jennifer Doody**  
Alton Forward, Community  
Engagement and  
Development Director  
jdoody@altonforward.org  
618-946-9028