

# St. John Corridors Plan

101st Ave, Calumet Ave, & 109th Ave

**Recap: March 9th Boards &  
Commissions Workshop**

# Boards & Commissions Workshop Recap

- On Thursday, March 9, 2023, St. John's elected and appointed officials and staff gathered to discuss the St. John Corridors Plan.
- Some 20 participants represented the Town Council, Plan Commission, Economic Development Committee, and Town Department Heads.
- The planning team presented an overview of the process and expected outcomes for the plan ([view the full presentation here](#)) before beginning a series of three breakout group discussions.





# Boards & Commissions Workshop Recap





## **BOARDS & COMMISSIONS**

# **Breakout Groups**

**Round 1: Refining the Strengths, Weaknesses, Opportunities, and Challenges (SWOC)**

**Round 2: Community Design & Streetscape**

**Round 3: Future Land Use**

# Round 1: Refining the SWOC

Each group was assigned one set of the stakeholder interview “findings” (Strengths, Weaknesses, Opportunities, or Challenges) and asked determine which findings are most significant to the community and the corridors.

## Strengths

- Wonderful place to raise a family
- Stable economy
- Safe community
- Great schools
- Low taxes

## Weaknesses

- Traffic congestion
- Need community gathering place
- Limited retail/restaurants
- Hard to attract new businesses (road impact fee, no sidewalks)
- TIF District is unclear and requires explanation

## Opportunities

- New restaurants and service businesses
- Bike/pedestrian connectivity
- Connect businesses that are not on major roads

## Challenges

- Railroad crossings on 109<sup>th</sup> Ave
- Lack of long-term planning; need a blueprint
- Post office issue (not all St. John residents have St. John address)
- Disconnected roads and trails
- Small- to medium-scale commercial development desired
- New resident service expectations

# Round 2: Community Design & Streetscape

Each group was asked to review example imagery of community design features and streetscape elements and discuss which items could most enhance the corridors and community.

## Discussion highlights:

- Improve roads and traffic first, then beautify
- Gateway/statements signage to welcome visitors
- Important to signify "St. John"
- Support gathering spaces, foster sense of place
- Regional parks with lots of nature
- Bandshells for local concerts and picnics
- Look to developers to support beautification efforts
- Protected bike trails
- Roundabouts



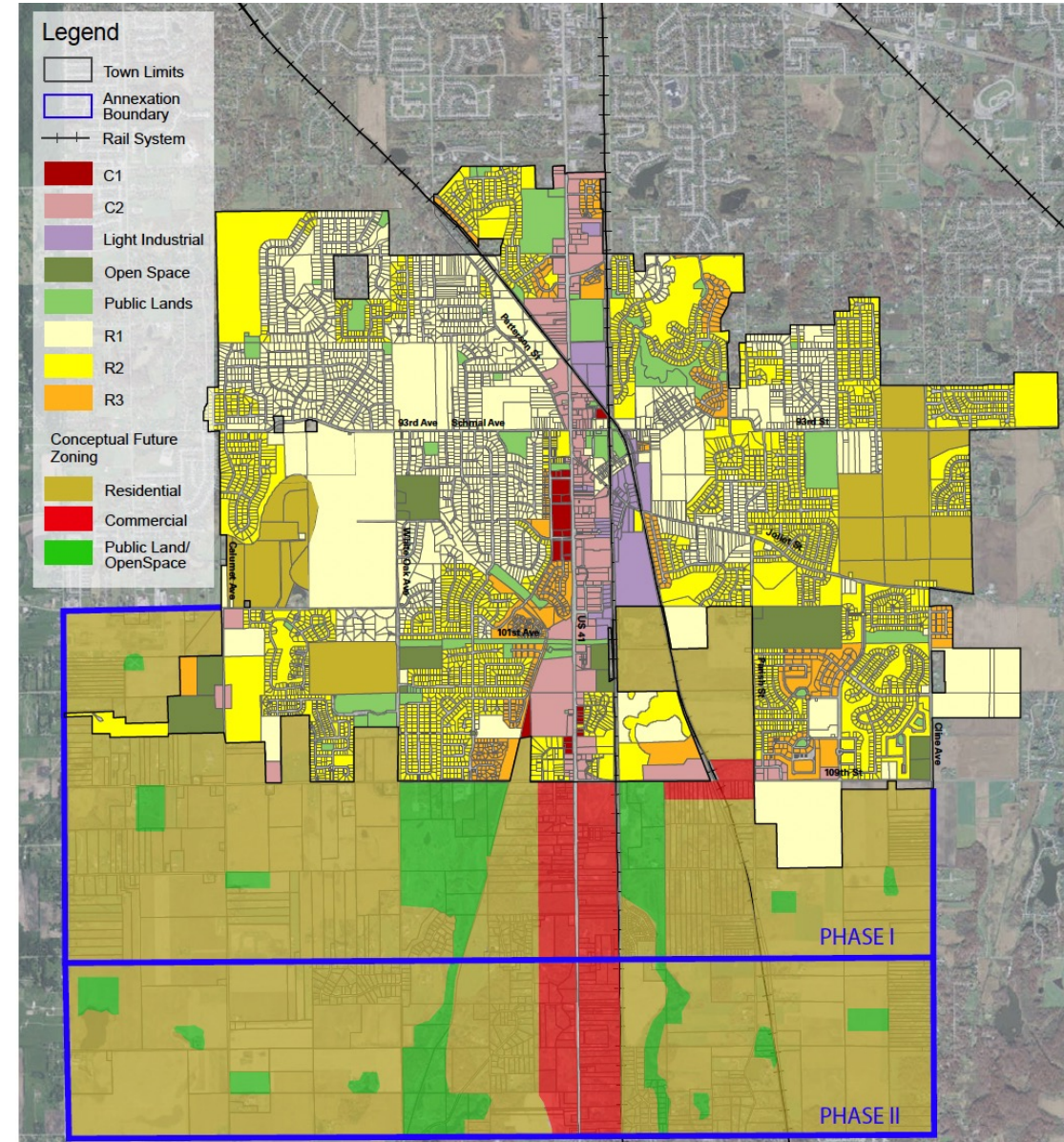


# Round 3: Future Land Use

Groups reviewed the Future Zoning Map from the Comprehensive Plan and discussed which land uses are most desired for the future of the three corridors.

## Discussion highlights:

- Limited interest in new townhomes/rowhouses
- Retail emphasis, commercial at major intersections
- Parks as buffers + connectivity through bike trails
- Generate revenue as St. John develops more; using TIF wisely
- Small commercial development near residential so people can walk to stores



# Next Steps

- **Current Conditions:** The project team will finalize current conditions assessment of the three corridors
- **Draft Goals & Objectives:** Based on the conditions analysis and community input received, the team will draft a set of goals and objectives to become the framework for the plan, followed later by specific recommended improvements.
- **Ongoing Engagement:** Continue to participate and share ideas via the project website! [StJohnCorridorsPlan.org](http://StJohnCorridorsPlan.org)



# Project Timeline

PHASE 1 | WINTER 2022 - FALL 2023  
Community Outreach

PHASE 2 | SPRING 2023  
Current Conditions Analysis

PHASE 3 | SPRING - SUMMER 2023  
Corridors Plan Development

PHASE 4 | SUMMER - FALL 2023  
Plan Preparation & Adoption

# Thank you for your participation!

**Questions?**

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