MURPHY DEVELOPMENT GROUP, LLC | **ST. CHARLES POLICE STATION SITE**

PRESENTATION TO CITY COUNCIL
10.10.2022

W·E·O'NEIL

MDG MURPHY DEVELOPMENT GROUP, LLC

Wight

GUIDING PRINCIPLES

Feasibility
- Financeable today
- Maximize land value to St Charles
- No subsidy

Future Flexibility
- Only utilizing the Police Station site
- Other sites for future development - public parking or mixed-use project

Partnership
- Work with St Charles to refine plan

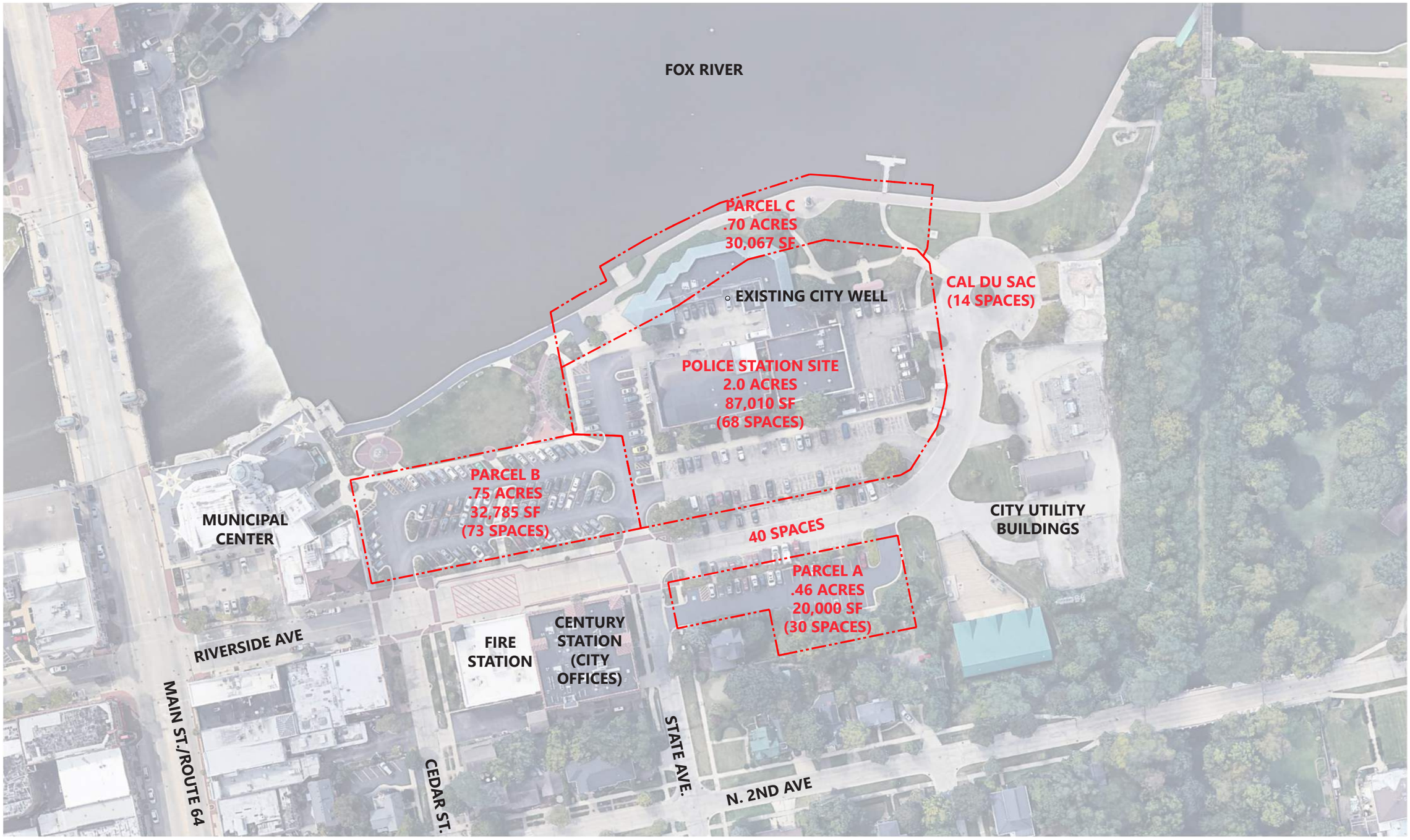
Design Principles
- Appropriate Scale. Preserve views, preserve wells
- Realize Opportunities by Enhancing Existing Features
  - Maximize and activate public green space
  - Embrace and connect the river/riverwalk
  - Integrate existing public art and monuments

Project
- 140 units multifamily
- Restaurant and retail
- Parking

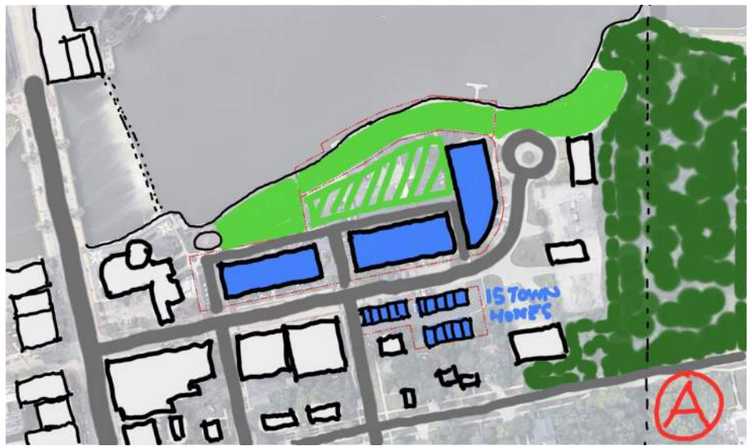
the Waterfront

RIVERSIDE CAFE

EXISTING SITE PLAN



CONCEPT SKETCHES



Our team studied all the parcels available in the RFP to determine the best possible use for the development, and formed three main ideas that informed our proposed solution:

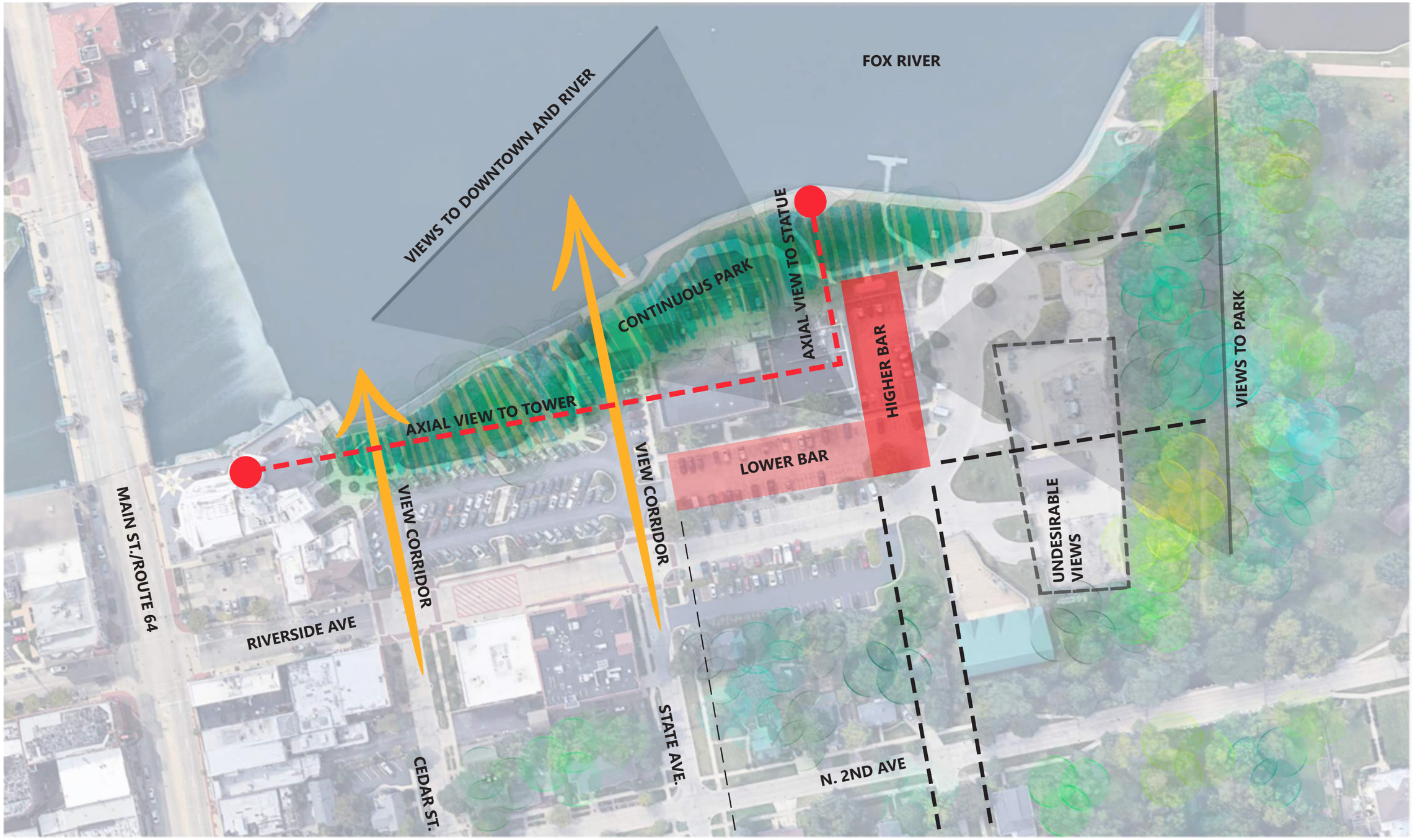
- Maintain **visual connections** and view corridors from Cedar St. & State Ave. through to the **Fox River**

- **Engage the riverfront** with outdoor dining, enhanced open space, and views from the residential units

- Develop a **program** that is best suited for the site, including a destination **restaurant** and market-driven **residential**

While our initial proposal is focused only on the Police Station Site, we see the opportunity for a larger development which would include parcels A, B & C through a partnership with the City. We welcome a discussion directly with the City of St. Charles to explore the possibilities on this important site.

SITE ANALYSIS



SITE ANALYSIS - EXISTING MONUMENTS

REFLECTIONS STATUE

CHUCK COOPER MEMORIAL

POTTAWATOMIE INDIAN STATUE

FREEDOM SHRINE

EAST ENTRANCE TO FREEDOM WALK

VETERANS MEMORIAL

VIEW FROM 3RD & STATE

CONCEPT SITE PLAN

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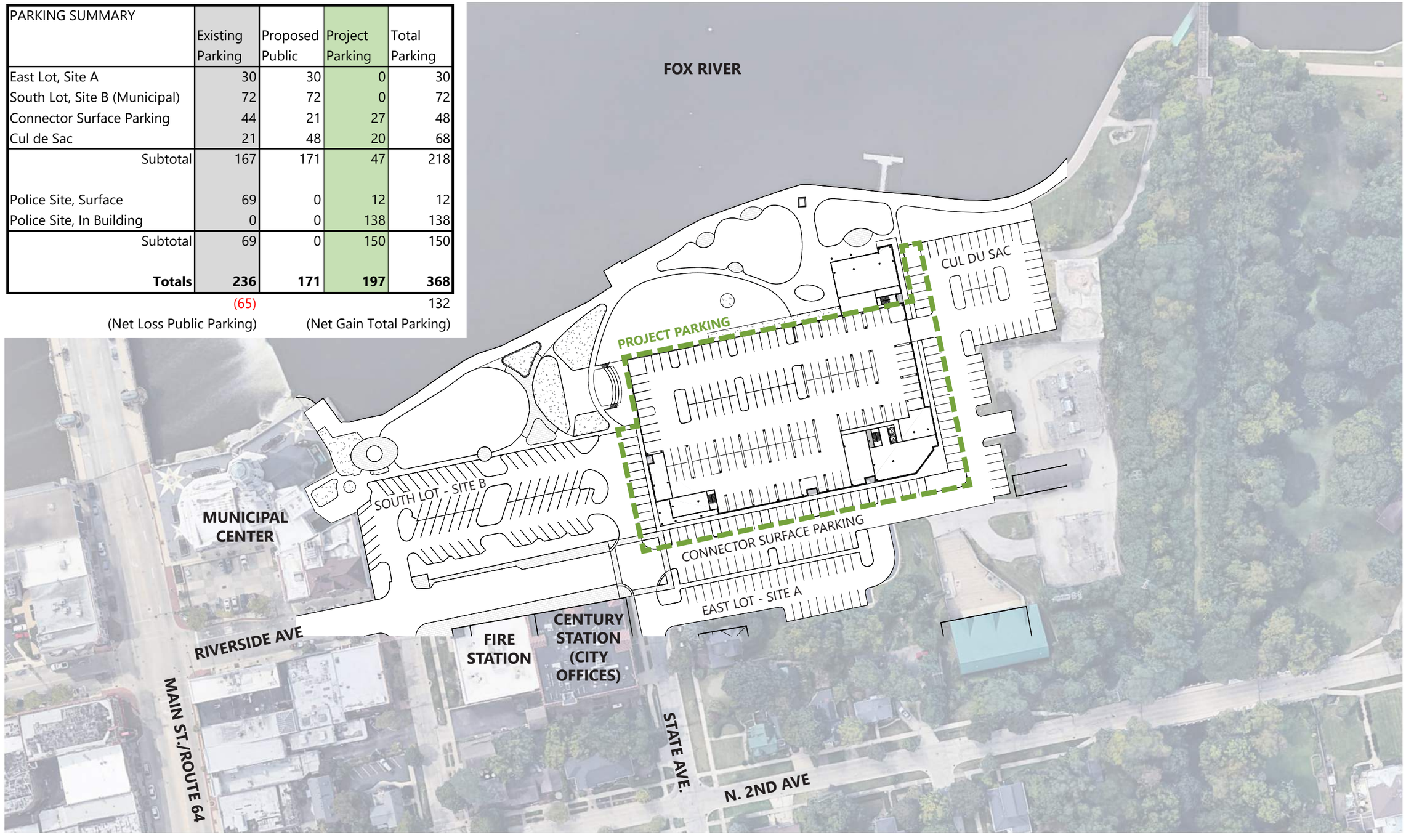
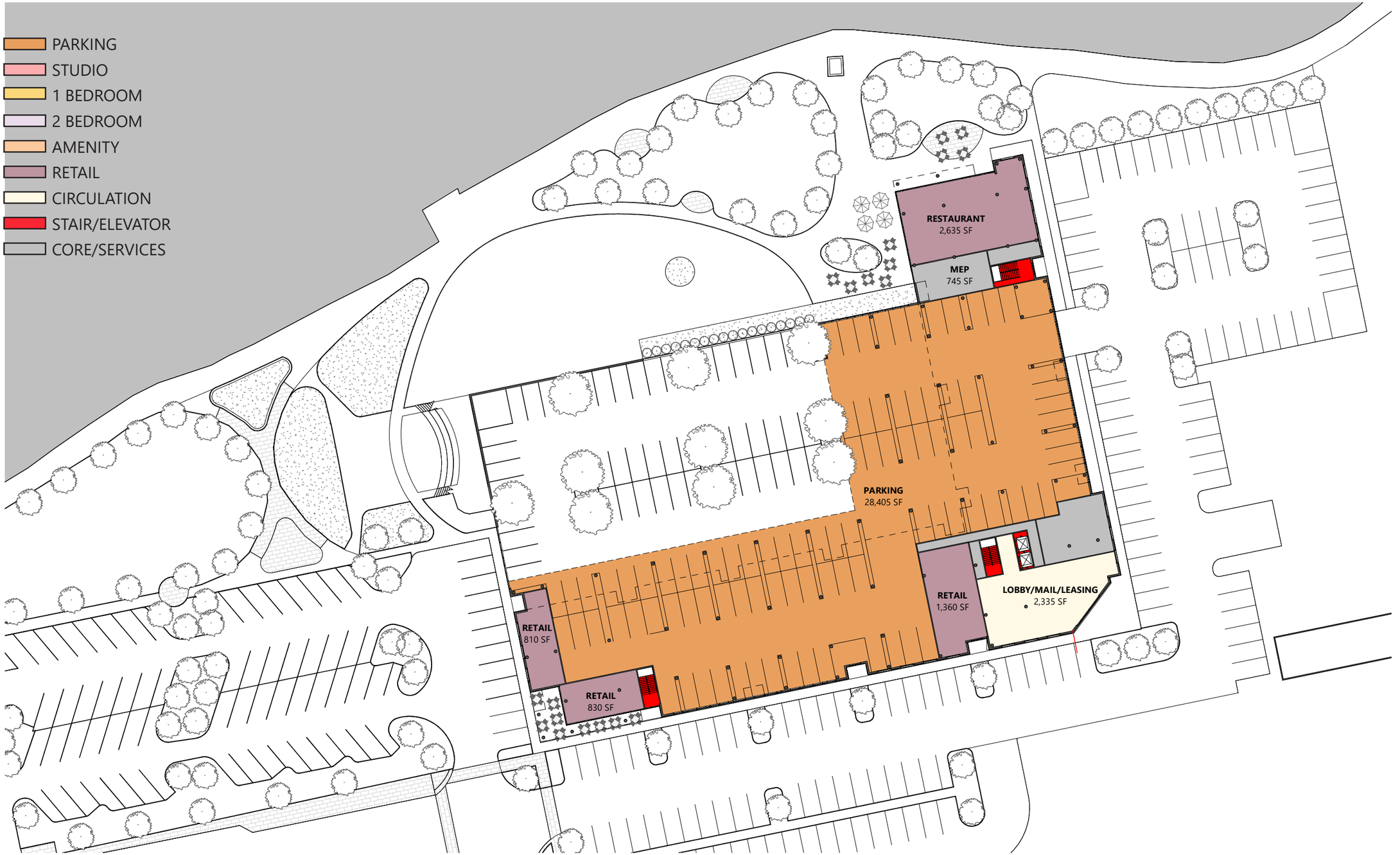
0′ 200′

PARKING PLAN

PARKING SUMMARY	Existing Parking	Proposed Public	Project Parking	Total Parking
East Lot, Site A	30	30	0	30
South Lot, Site B (Municipal)	72	72	0	72
Connector Surface Parking	44	21	27	48
Cul de Sac	21	48	20	68
Subtotal	167	171	47	218
Police Site, Surface	69	0	12	12
Police Site, In Building	0	0	138	138
Subtotal	69	0	150	150
Totals	**236**	**171**	**197**	**368**
	(65)			132
	(Net Loss Public Parking)		(Net Gain Total Parking)	



01 FLOOR PLAN



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0′ 200′

02 FLOOR PLAN

- PARKING
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- AMENITY
- RETAIL
- CIRCULATION
- STAIR/ELEVATOR
- CORE/SERVICES

0′ 100′

TYPICAL FLOOR PLANS

- PARKING
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- AMENITY
- RETAIL
- CIRCULATION
- STAIR/ELEVATOR
- CORE/SERVICES

LEVEL 03-05 PLAN

LEVEL 06-07 PLAN

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0′ 100′

PROJECT SUMMARY

VIEW ABOVE MUNICIPAL CENTER TOWER

FLOOR	GROSS AREA	RETAIL AREA	PARKING AREA	STUDIO UNITS	1 BR UNITS	2 BR UNITS	TOTAL	NET AREA
7	16,020			1	8	5	14	12,565
6	16,020			1	8	5	14	12,565
5	31,725			2	16	12	30	26,020
4	31,725			2	16	12	30	26,020
3	31,725			2	16	12	30	26,020
2	29,855			2	12	9	23	19,575
1	40,455	5,635	45,995	0	0	0	0	
TOTAL	**197,525**	**5,635**		**10**	**76**	**55**	**141**	**122,765**
				7.1%	53.9%	39.0%		
					AVERAGE UNIT SIZE =		871 SF	

ZONING REQUIRED PARKING =	141	1.0 PER UNIT
MARKET REQUIRED PARKING =	197	1.0 PER STUDIO
		1.3 PER 1BR
		1.6 PER 2BR

BUILDING SECTION

ELEVATIONS

WEST ELEVATION

NORTH ELEVATION

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0′ 40′

ELEVATIONS

EAST ELEVATION

SOUTH ELEVATION

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0′ 40′