

Comprehensive Plan Update

Downtown - North of Main St.

West Side

Plan Commission Recommendations

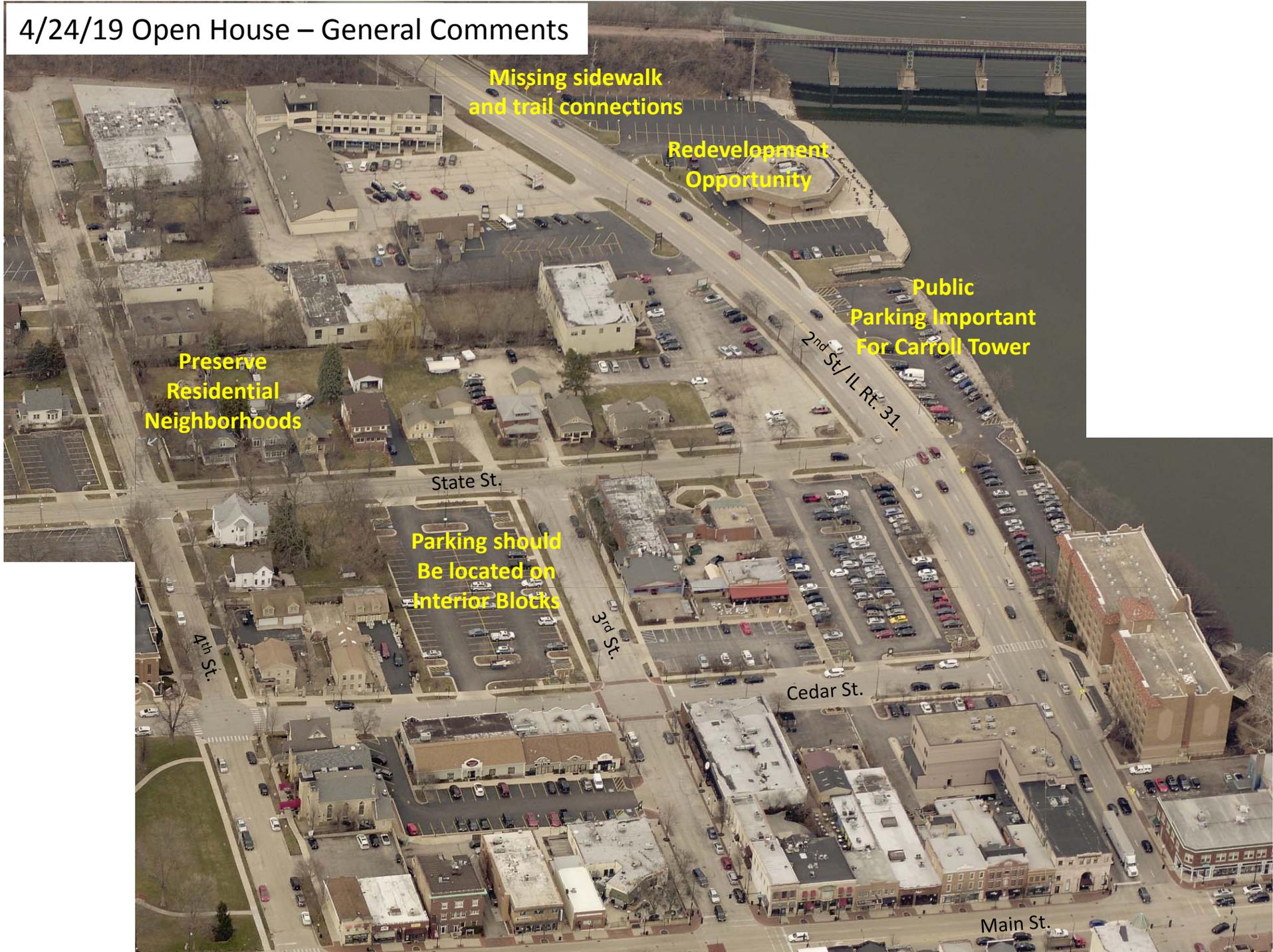
1/7/20



Background Information

- Open House Comments
- Site Constraints
- Developable Area

4/24/19 Open House – General Comments



Missing sidewalk
and trail connections

Redevelopment
Opportunity

Public
Parking Important
For Carroll Tower

Preserve
Residential
Neighborhoods

Parking should
Be located on
Interior Blocks

State St.

2nd St./IL Rt. 31.

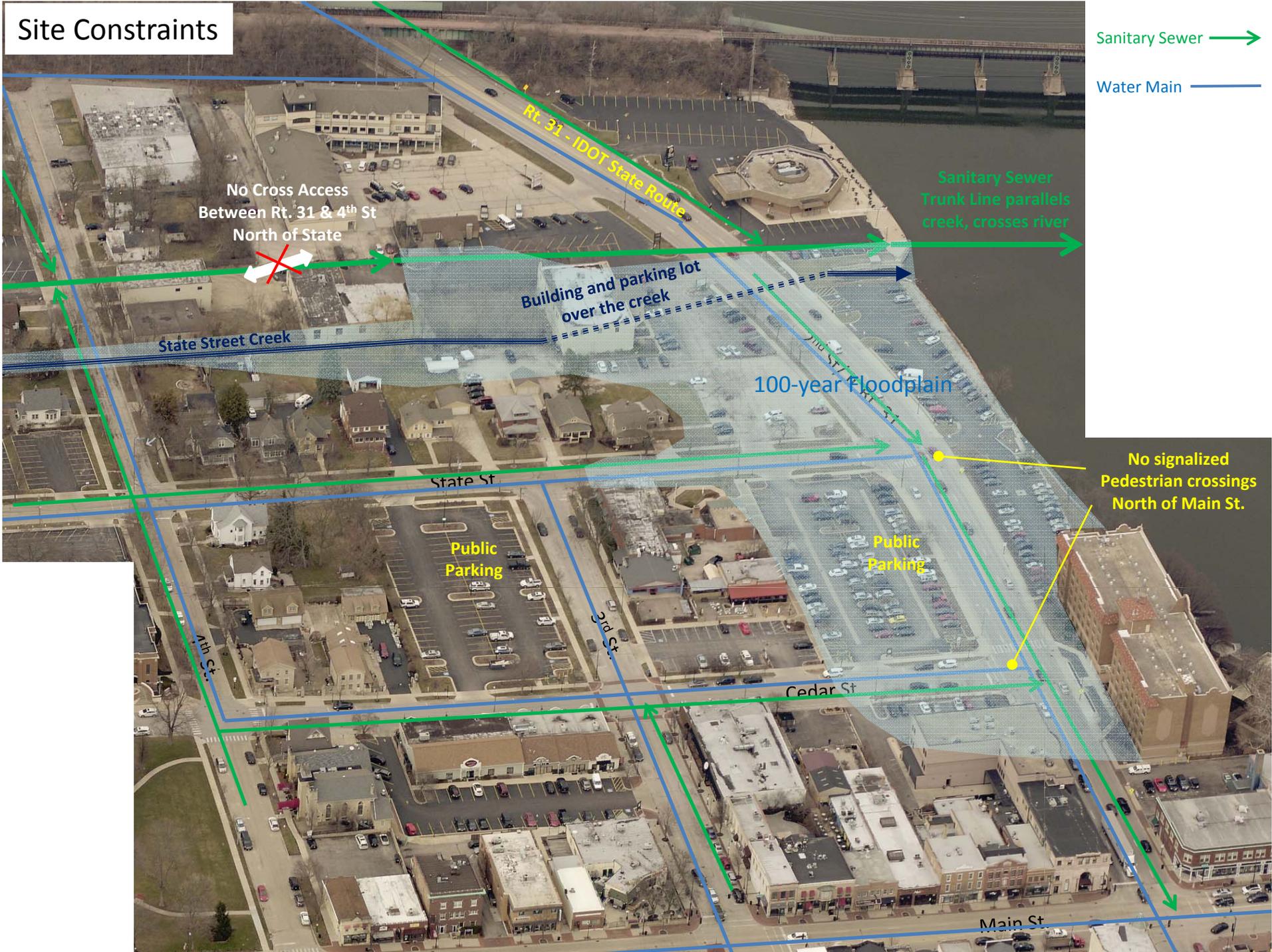
3rd St.

Cedar St.

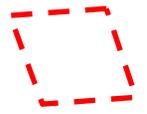
4th St.

Main St.

Site Constraints



Developable Area – Existing Floodplain



Historic
Preservation
Interest

Current Floodplain
Limited usage -
Parking or Open Space

State St.

3rd St.

Cedar St.

Main St.

4th St.

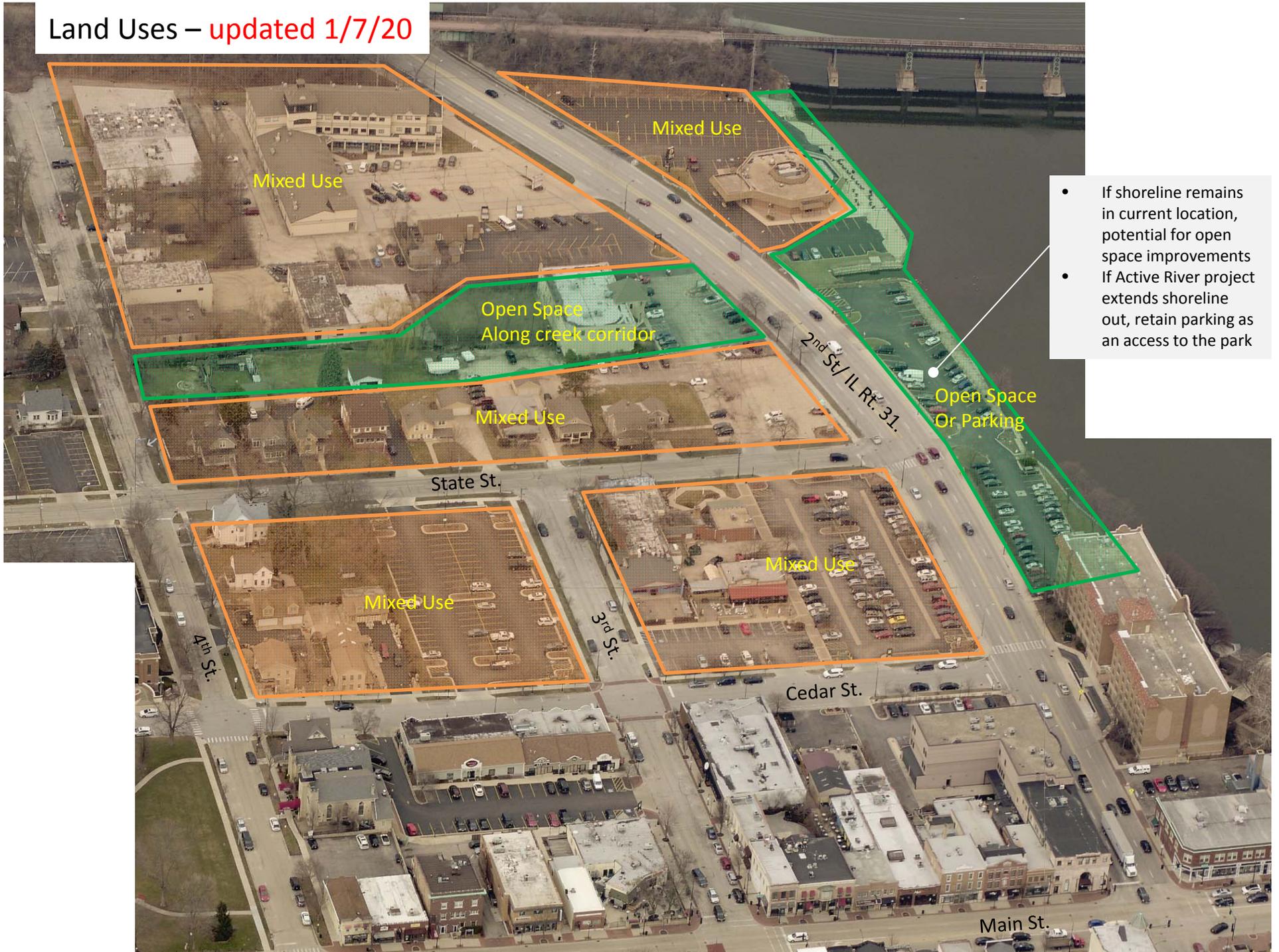
2nd St./ IL Rt. 31.



West Side Study Area Plan Amendment

- Land Uses
- Improvement Opportunities
- Plan Recommendations

Land Uses – updated 1/7/20



- If shoreline remains in current location, potential for open space improvements
- If Active River project extends shoreline out, retain parking as an access to the park

Improvement Opportunities



Rt. 31- add ped. infrastructure
And/or consider lane reduction

Improved
Cross Access

State St.

Potential
Parking Deck
Locations

3rd St.

Cedar St.

Main St.

2nd St./Rt. 31

Potential
Traffic Signal

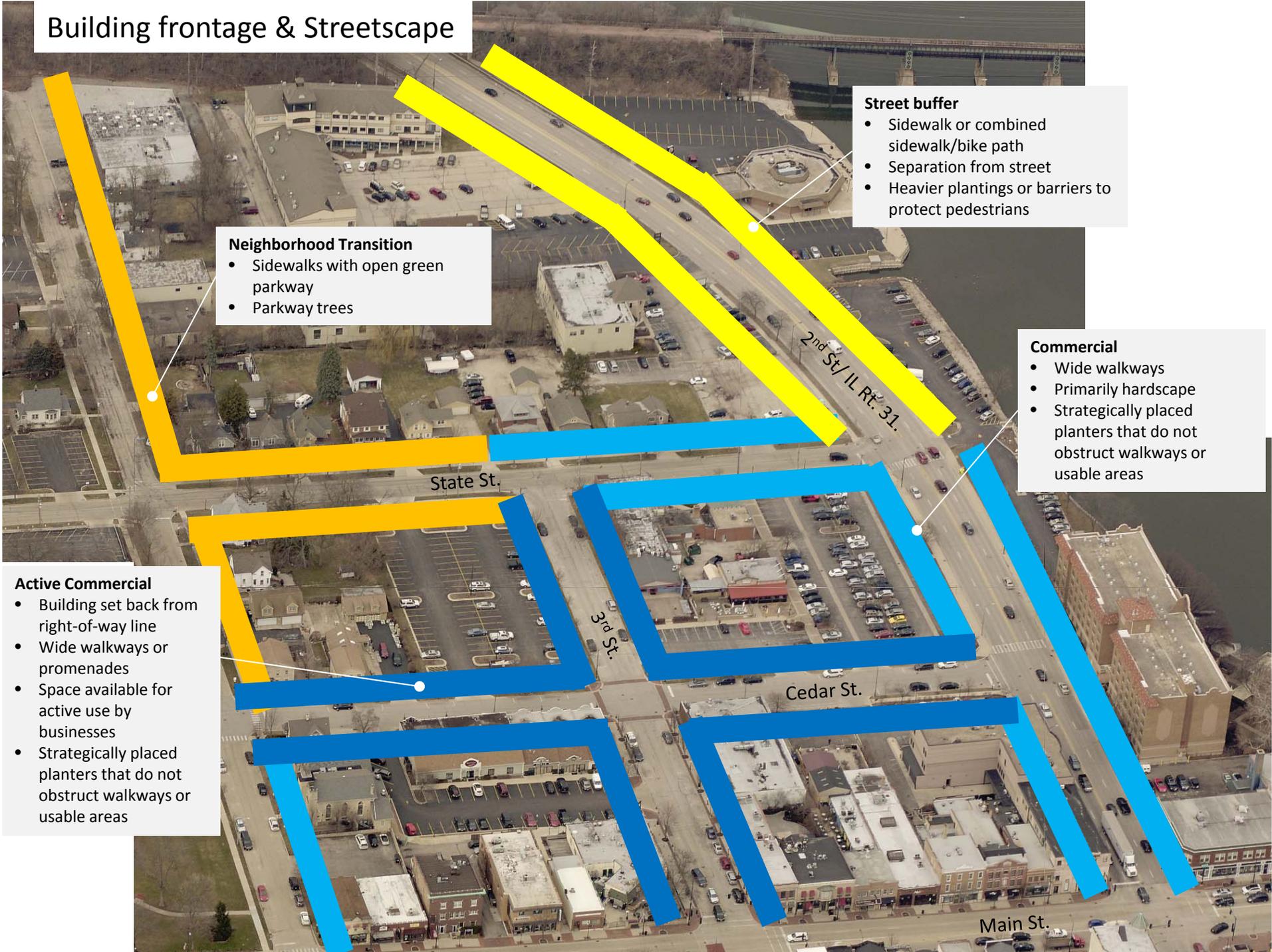
Bike Trail connections to State/Rt. 31 intersection:

- Path along river would require stairs to access the bridge
- Path along Rt. 31 would connect existing trail and ramp from the bridge

Improvement Opportunities- Conceptual modification of the floodplain



Building frontage & Streetscape



Neighborhood Transition

- Sidewalks with open green parkway
- Parkway trees

Street buffer

- Sidewalk or combined sidewalk/bike path
- Separation from street
- Heavier plantings or barriers to protect pedestrians

Commercial

- Wide walkways
- Primarily hardscape
- Strategically placed planters that do not obstruct walkways or usable areas

Active Commercial

- Building set back from right-of-way line
- Wide walkways or promenades
- Space available for active use by businesses
- Strategically placed planters that do not obstruct walkways or usable areas

Plan Recommendations for West Side study area

- Land Use: Mixed Use
 - First floor commercial, upper floor office/residential
 - Possible ground floor residential use for transition to surrounding neighborhood
- Floodplain options:
 1. Utilize street level of floodplain parcels for parking or open space
 2. Relocate/consolidate floodplain storage within planned open space
 - Opportunity to incorporate floodplain into a greenway along the State Street creek and/or open space along the riverfront
 - Remove property located west of Rt. 31 and south of the creek from floodplain
 3. Provide floodplain storage elsewhere
 - Maximize development footprint within NW quadrant of downtown
- Transportation network improvements
 - Traffic signal at State/Rt. 31 would improve walkability, access
 - Improve access between 4th St. & Rt. 31, north of State
 - Narrow Rt. 31 and/or improve/widen sidewalks
 - Complete connections between Bike bridge & State/Rt. 31 area

Plan Recommendations for West Side study area

- **Parking:**
 - Public parking structure(s) needed to serve NW quadrant of downtown (including Main St. businesses)
 - Importance of architectural treatment of parking decks- design as internal to a block or a building in order keep the street front active
- **Buildings:**
 - Height within current zoning; taller structures require review of architecture/massing/etc.
 - Potential for adaptive reuse vs. wholesale demolition
 - Importance of relationship of buildings and the street- Buildings designed for active pedestrian activity along the street frontage
- **Streetscape:**
 - Develop streetscape plan and/or design standards for the area; integrate with the rest of the downtown
 - Provide space for functional sidewalk and parkway areas designed to accommodate street-level activity and use by businesses
 - Increase building setbacks for wider parkways on pedestrian commercial streets (Cedar St. & 3rd St.)



Reference information

- Building height/scale/elevation exhibit
- HVS Economic Impact Study references
- Active River Feasibility Study- Floodplain comparison and River Park cross sections



Building height/scale

Charleston Center
45 ft. tall (approx.)
To roof ridgeline

CBD-2 Zoning
40 ft. max. height

CBD-1 Zoning
50 ft. max. height

Carroll Tower
65 ft. tall (approx.)
To parapet

726

724

700

M-1

CBD-2

CBD-2

M-1

700

700

7th St.

710

Charleston Center
45 ft. tall (approx.)
To roof ridgeline

692

690

State St.

692

5th St.

694

692

2nd St./IL Rt. 31.

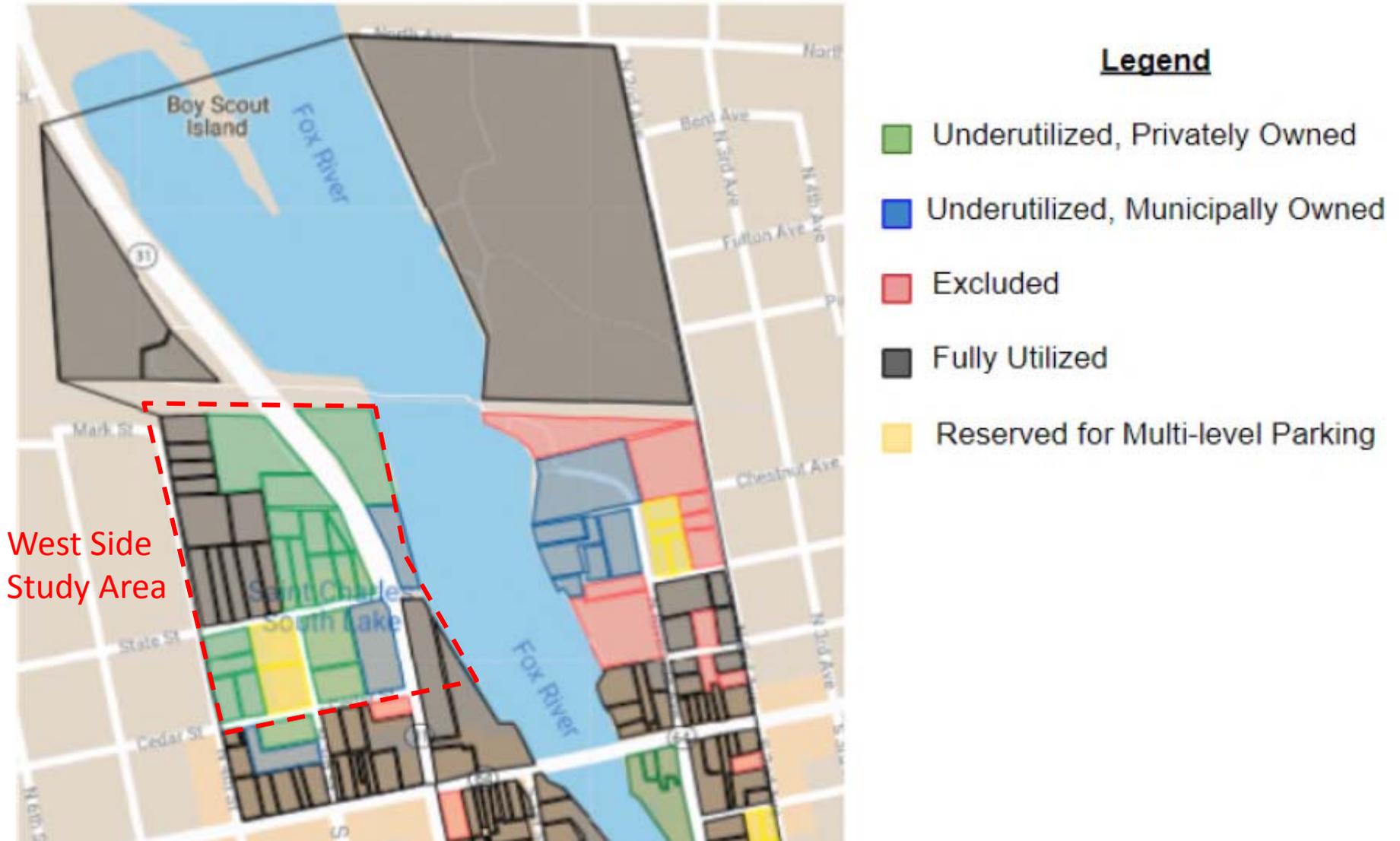
690

Cedar St.

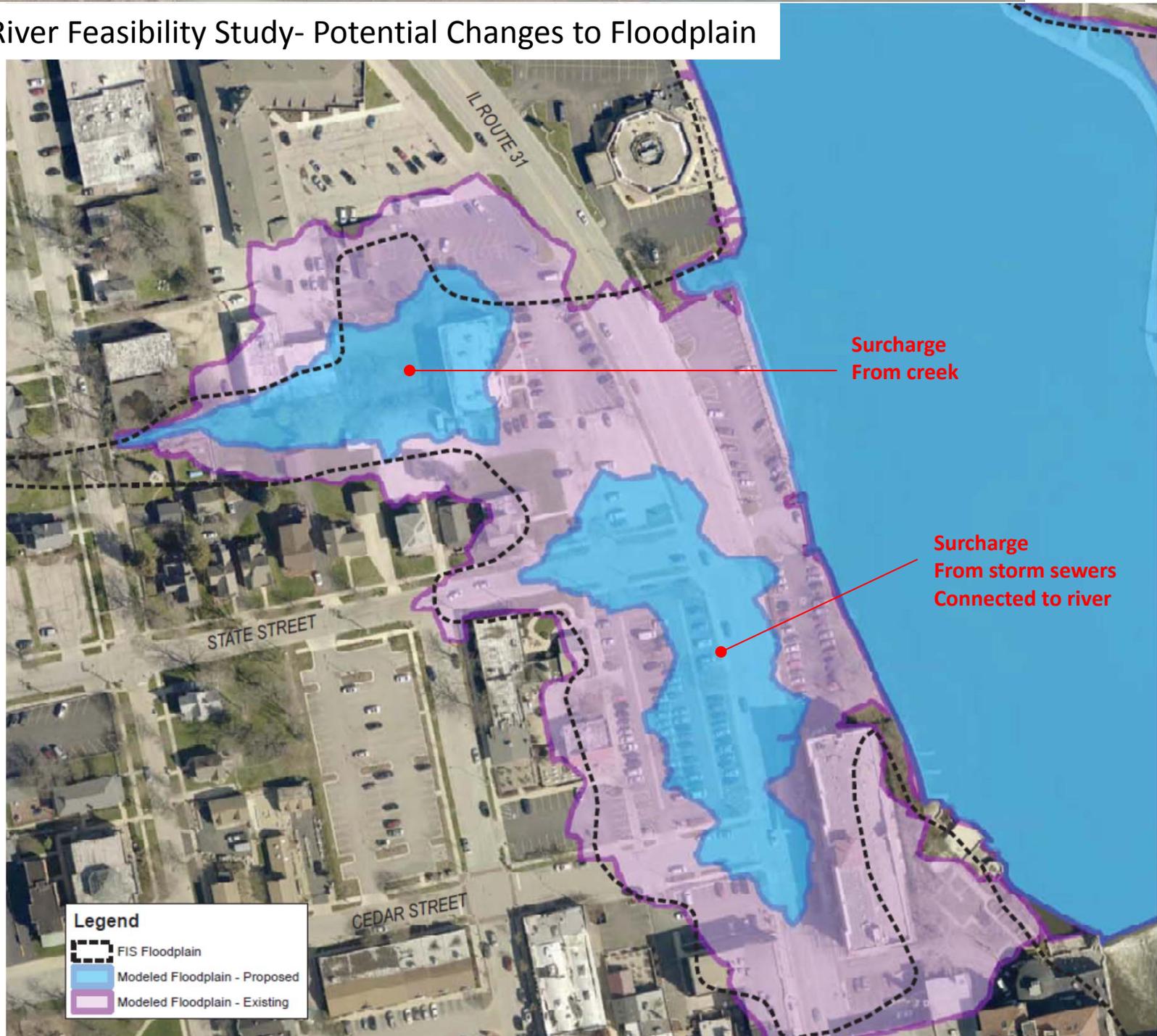
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Main St.

FIGURE 7-9
CLASSIFICATION OF PARCELS IN THE STUDY AREA



Active River Feasibility Study- Potential Changes to Floodplain



Active River Feasibility Study- With flat channel on east side (flatter shoreline)

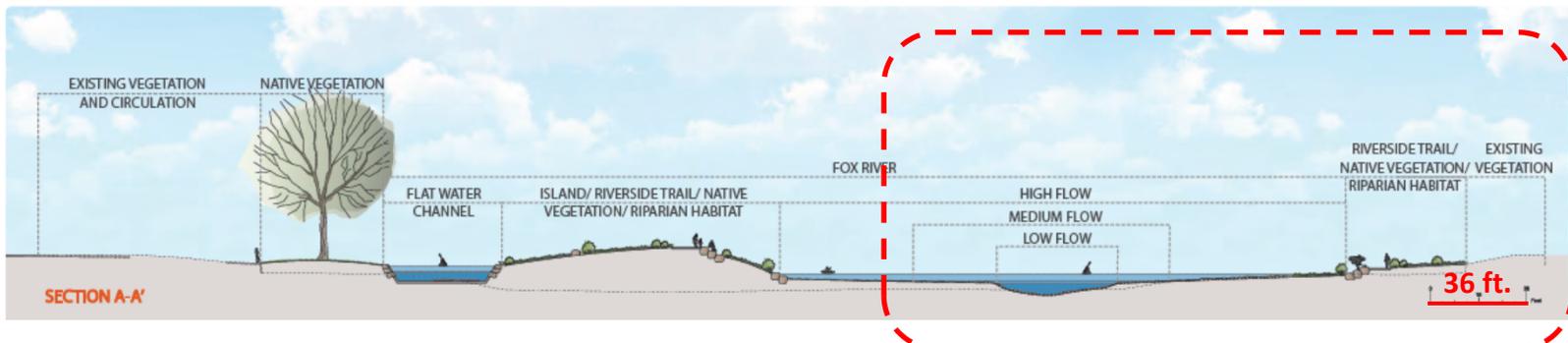
St. Charles Active River Project Alternative Two

June 26, 2017



Legend

- 0 Existing Dam removal
- 1 Acti e Feature: Adjustable Headgate/ Wave
- 2 Accessible Put-in/River Access Point
- 3 Beginner Paddling Area
- 4 Acti e Feature: Beginner Hole
- 5 Intermediate Paddling Area
- 6 Acti e Feature: Intermediate/Advanced Hole
- 7 Accessible Take-out/River Access Point
- 8 Acti e Feature: Adjustable Channel Headgate
- 9 Flat Water Channel Area
- 10 Advanced Whitewater Channel Area
- 11 Acti e Feature: Advanced Channel Wave Feature
- 12 Acti e Feature Advanced Channel Hole Feature
- 13 Channel Access Points

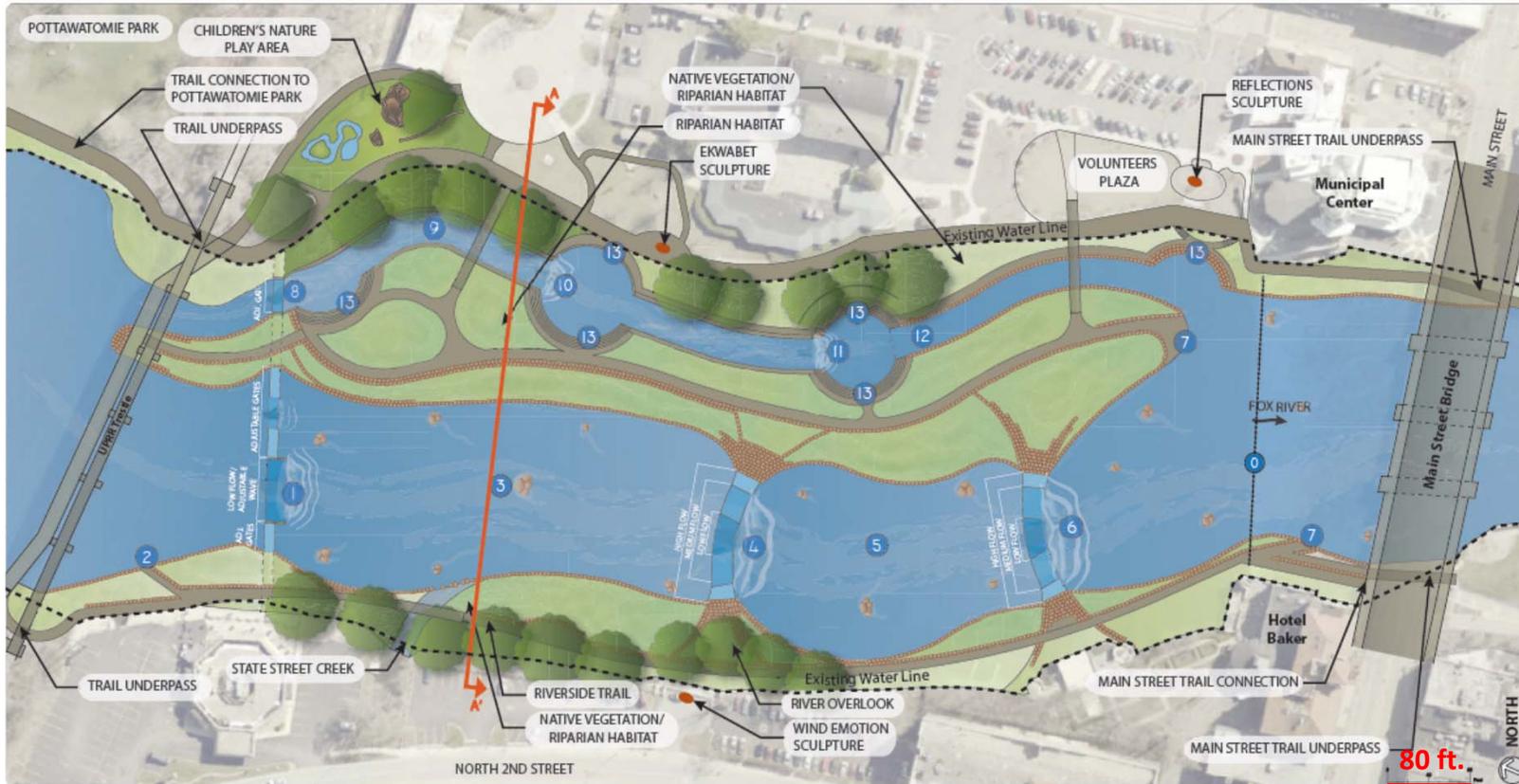


ST. CHARLES, MISSOURI

Active River Feasibility Study- With whitewater channel on east side (steeper shoreline)

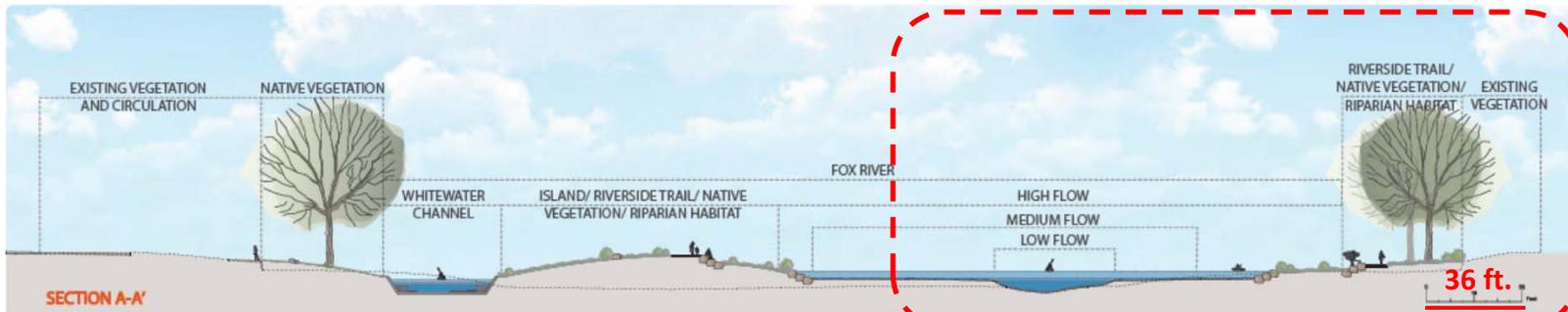
St. Charles Active River Project Alternative Three

June 26, 2017



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ST. CHARLES, MISSOURI