

**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: 4.c

Title:

Presentation of a Conceptual Layout for Streetscape and Riverwalk Improvements adjacent to First Street Building #3.

Presenter:

Russell Colby

Meeting: Government Services Committee

Date: October 23, 2017

Proposed Cost: TBD

Budgeted Amount: \$362,500
(per the First Street Redev. Agrmt.)Not Budgeted: ☐**Executive Summary** (if not budgeted please explain):

First Street Building #3 (Sterling Bank building) is currently under construction. Per the Redevelopment Agreement (RDA) for the project, the City is to design and construct pedestrian streetscape and Riverwalk improvements adjacent to Building #3 upon completion of the building in spring 2018. The developer, First Street Development II, LLC, has the right to construct these improvements per a plan approved by the City.

Staff has developed the attached conceptual layout and is presenting the plan for feedback from the Committee prior to preparing more detailed engineering plans. The final engineering plans will be brought back before the Committee for approval at a later date. The proposed cost will be determined based upon the final plans.

The Conceptual Layout generally follows the same design theme as the streetscape improvements completed along Building #1. Significant features of the plan:

- Concrete as the primary walking surface, with paver brick for accent areas
- A minimum open walking path width of 10 ft.
- Planter islands located based upon the building design, taking into account first floor entrances/windows/storefronts and upper level balconies
- Seating integrated into the planter beds (similar to the existing First Street plaza)
- Use of the First Street style pedestrian street lighting and bollard lighting along the Riverwalk
- Metal railing along the top of the upper level riverwall

The improvements will extend around the north end of Building #3, with a temporary walkway provided to the northeast pedestrian entrance of the parking deck.

Per the RDA, the remaining pedestrian improvements at the Phase 3 site, including the rest of the upper level Riverwalk, the lower level Riverwalk and the East Plaza (north of Building #2) will be designed and constructed as a part of the next phase of improvements to be completed after Building #2.

Plan Commission review, 10/17/17: Significant comments on the Building #3 streetscape/Riverwalk plan:

- Additional greenspace can be added at the southeast corner of the building by enlarging the planter beds.
- Some member felt that more brick pavers should be considered along the Riverwalk. Staff explained that for the streetscape improvements along Building #1, the Council Committee requested that paver brick not be used for the main walking surfaces. This could be revisited for the Riverwalk, but more extensive use of pavers could have a significant budget impact.
- The City should evaluate the potential for a pedestrian crossing on Illinois Street to link the First Street Riverwalk to the Bob Leonard Riverwalk to the south. Staff explained that if directed by Council Committee, this could be studied. An engineering analysis would need to be conducted to determine if a crossing could be safely accommodated in this location.

Attachments (please list):

Concept Design; Building #3 building elevation (for reference)

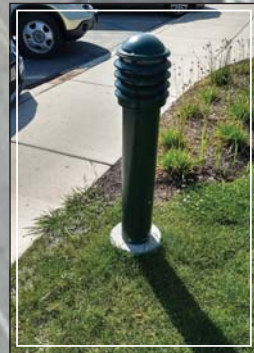
Recommendation/Suggested Action (briefly explain):

Provide feedback and comments on the Conceptual Layout.

The final engineering plans will be brought back before the Committee for approval at later date.



Landscape Planter with Bench



Walkway Lighting Bollard with Integrated Power Source

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St. Charles Riverwalk - Concept Design

St. Charles, Illinois

Project Number | 17-0205
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