



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 4i

Title:

Update regarding Comprehensive Plan amendment (information only).

Presenter:

Russell Colby

Meeting: Planning & Development Committee

Date: July 8, 2019

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted:

Executive Summary (if not budgeted please explain):

An Open House was held on April 24 to gather community input for the Downtown Comprehensive Plan Amendment, which is focused on the blocks north of Main Street and south of the old railroad bridge, including the Police Facility site. Attendees had the opportunity to participate in interactive activities that will help the Plan Commission gauge preferences for the future of this portion of downtown.

The event was attended by approximately 200 people.

The full report of the results and findings from the Open House been posted on the project website and can be viewed under the Project Documents list:

<https://www.stcharlesil.gov/projects/downtown-comprehensive-plan-update>

Staff will walk through some of the primary findings of the report, which are summarized in the attached slides.

The Plan Commission will be formulating future land use recommendations for the Comprehensive Plan study area over the next few meetings, with a goal of concluding the Plan Commission process by September. This will be advanced to Planning & Development Committee and City Council for consideration.

Attachments (please list):

Slides summarizing feedback.

Recommendation

No action required- for information only.



Comprehensive Plan Update

Downtown - North of Main St.

Summary of Feedback/Comments from
Open House held on April 24, 2019



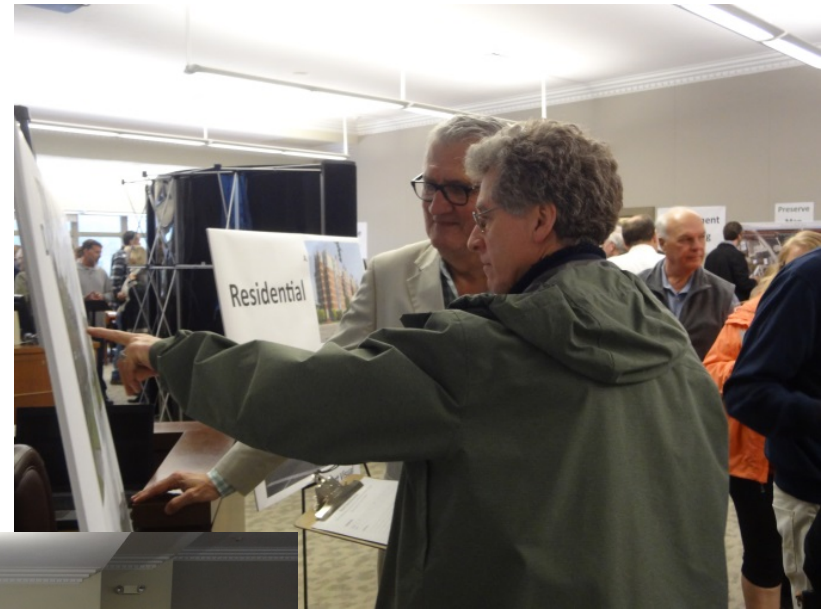
Development Visioning



Development Visioning

- Preserve City Hall
- Redevelop Police Station site
 - Take advantage of riverfront for recreation or business uses
 - Ideas offered: Restaurant, hotel, mixed use (w/residential)
- Salerno's – Opportunity for redevelopment
 - Potential for boat docks/recreation connection
- Provide greenspace along the river
- Parking on west riverfront is important
 - Based on current access and uses nearby
- Trail/sidewalk/riverwalk connections missing on west side
 - Remove railroad trestle?
- Parking/parking decks on interior blocks away from river
- Preserve historic residential buildings on fringes of study area
- Don't "overdevelop", preserve character of downtown

Visual Preference Survey



Visual Preference Survey

- Residential
 - Adds valuable foot traffic to downtown
 - Mid-scale buildings preferred most (3 story)
 - Keep multi-level buildings set back from riverfront
- Commercial/Mixed Use
 - Accessible riverfront, active storefronts, pedestrian friendly
 - Mixed use brings economic activity
 - Mid-scale buildings preferred most (3 story)
 - Concern with buildings too close to riverfront

Visual Preference Survey

- Open Space
 - Open/accessible waterfront
 - Greenscape rather than hardscape, walking paths
- Streetscape
 - Visually active, plants/colors, textures, seating
- Parking
 - Decks are needed to limit parking footprint, but design/appearance is important
 - Locate parking and decks away from riverfront

Land Use Mapping



Land Use Mapping

- Some maps only partially completed
- Similar themes to other activities
- Most typical land use pattern:
 - Open space along the riverfront
 - Transition to mixed use/commercial adjacent to open space
 - Parking garages located on interior lots/blocks
 - Transition to residential neighborhoods
- Extend street grid on west side north of State St.

Overall Themes

- Study area transitions from core of downtown to park/recreational areas to the north
 - Riverfront should be open, green, accessible
 - Mixed use/commercial fronting on riverfront open space, with connections to recreation activities/ trails/boating
 - Building height in the 3 story range preferred, set back from riverfront
 - Residential transition to neighborhoods
 - Parking/parking decks on interior blocks
- Important considerations
 - Contrast with First Street area (may be less “urban” environment)
 - Active River project may change scope of riverfront improvements
 - Existing parking supply/usage needs