

audience regarding the mission statement and district objectives. Comments can be placed on the website at www.menti.com.

DISTRICT OBJECTIVES

The City of Edwardsville I-55 Zoning District represents the City's commitment to residents' quality of life, sustainability, and smart growth; it will advance this responsibility by working toward the following objectives:

1. **Citizen and Community Connection.** Balance the needs of residents, developers, civic leaders and landowners by ensuring all participate in ongoing planning and development of the District. Maintain the quality and character of development in the I-55 District as first envisions with Glen Carbon and Madison County.

The audience agreed with this statement. Comments regarding this statement were submitted via Menti email.

2. **Economic Development.** Generate a sustainable and resilient economy for the I-55 District (in support of the entire City) through regulations that achieve desired outcomes in a creative and flexible manner.

The audience gave the same level of importance for this statement as the previous statement. Additional comments were submitted via Menti email.

3. **Development Form.** Promote compact, pedestrian-friendly and mixed-use neighborhoods, with many activities of daily life available within walking distance. The intensity of development should support transit in commercial areas and residential areas located near main roads.

The audience strongly agreed with this statement. They discussed the walkability and connectivity with trails, the many activities to make this a fun place for families, and a place to achieve exercise. Additional comments were submitted via Menti email. A comment was added that commercial development is important but the walkability to these places brings the need for affordable housing.

4. **Urban Design.** Reinforce community design that generates feelings of safety and comfort for all. Private spaces and public areas (street, open spaces, community facilities) should connect people with places and each other.

The audience strongly agreed with this statement. There should be a little bit of "wow" factor since it is the entrance to the City. Make this area an area to entice businesses to come. Additional comments were submitted via Menti email.

5. **Architectural Character.** Design new developments that respond to the local traditions of residential and commercial architecture so that they create a character that while unique, is clearly part of Edwardsville.

Majority of the audience agrees, however, some disagree with this statement. Comments were submitted via Menti email.

6. **Environmental Design.** Build environmentally sensitive mixed use developments that are compact, accessible to other areas, and support walkability, incorporate stormwater management systems that apply natural best management practices (BMPs) to increase permeability and reduce the need for impermeable stormwater management infrastructure.

The audience strongly agreed with this statement. Comments were submitted via Menti email.

Are there any objectives that have been missed?

It was suggested that there should be affordable housing. Mixed uses with apartments should allow for affordable housing.

Teska asked the audience to rank the six statements from low to high. The results were submitted via Menti email. Environmental Design was the highest ranked.

It was suggested there should be something stating this code should be easy to follow and easy to enforce. There needs to be coordination between local governments for the enforcement of this code. This would include long range transportation plans including the infrastructure of the roads to get from municipality to municipality.

LAND USE

1. Mixed Use Commercial
2. Rural Residential (Larger lot area)
3. Neighborhood Residential (mixed use area)
4. Town Center (small walkable business use area)

An explanation of the different approaches within the following maps used by the City of Edwardsville were given by Teska. The maps displayed were:

1. 2010 Edwardsville Comprehensive Plan
2. 2006 I-55 Corridor Transportation and Growth Management Plan
3. 2016 I-55 Corridor Zoning District Plan

A question was asked, "Which of these development patterns is most appropriate for the district?"

Members of the Plan Commission agreed the most helpful would be the 2006 I-55 Corridor Transportation and Growth Management Plan. They felt these areas in the land use and transportation plans are appropriate and did not need any modifications at this time. They need to be in place prior to development. This plan took a number of years to develop with a large amount of public input. The board felt there would be a need for additional exchange at Goshen Road and Mick Road. Would IDOT approve this additional exchange?

The Mayor responded that IDOT would not be in favor of it because of the cost of the improvements. He agrees with the Plan Commission that they are on the right path; and, if it could be built according to the map, there will have to be a lot of creativity for the financing of it

DESIGN STANDARDS

The purpose of these architectural standards for commercial, office and mix-use buildings include:

- A. Encouraging **traditional commercial and mixed-use building** forms that reinforce the **pedestrian orientation and desired visual quality** of the various districts.
- B. Creating **usable outdoor space** through the arrangement of compatible commercial and mixed use buildings along street frontages.
- C. Encouraging commercial and mixed use **buildings of compatible type and scale to have creative ornamentation** using varied architectural styles.
- D. Enhancing the various district as **attractive destinations** for working, living, recreation, entertainment, and/or shopping.
- E. Maintaining and **enhancing the sense of place of each** of the districts and their respective property values.

It was explained the more prescriptive to the design standards the less flexibility you have. That is why there was an issue with the parking lot for the church and the opacity of windows for the Anderson site. This process will help the City find a balance and give more flexibility.

A poll of the audience to see if the City of Edwardsville should look at more owner/architect design or have architectural standards. The results were for architectural standards.

The next poll was to rate the top five design elements from the nine listed with the results in the following list: 1) Site Design, 2) Streetscape, 3) Building Appearance, 4) Public Spaces, 5) Building Entrances, 6) Single Family Building Materials, 7) Street/Garden Walls, 8) Exterior Walls, 9) Roofs.

Frontage types were discussed. Should the City go to this level of detail?

A comment was made again that if this has not been an issue in the past, why change it?

A poll of the audience to see if the City of Edwardsville should look at more owner/architect design or have

frontage types. The majority was to have frontage types.

The next poll was to rate the top five most important to apply. These items have been listed from top priority to bottom: 1) Storefront, 2) Common Yard, 3) Awnings & Canopies, 4) Terrace & Light Court, 5) Café, 6) Balconies, 7) Arcades, 8) Porch, 9) Forecourt, 10) Colonnades, 11) Stoop, 12) Bay Windows.

Another poll of the audience was how good a fit are these uses in the Mixed Use Commercial area. The results were best fit to least fit: 1) Office Buildings, 2) Institutional Campuses, 3) Retail and General Merchandise, 4) Hospitals and Surgery Centers, 5) Supermarkets, and 6) Home and Garden Stores.

Another group of uses were polled for the Mixed Use Commercial area and the results were best fit to least fit: 1) Hospitality Uses (Hotels, Dining plus Entertaining Uses), 2) Museums, Stadiums and Auditoriums, 3) Personal Services, 4) Places of Worship, 5) Residential and Childcare Facilities.

Yet another poll was asked how good a fit are these uses in the Town Center area. The results were from best fit to least: 1) Medical Offices and Services, 2) Museum / Cultural Facility, 3) Childcare Facilities, 4) Hotels / Inns, 5) Places of Worship, and 5) Residential Care Facilities.

Last poll for the audience was another group of uses within the Town Center area. Those results were from best fit to least: 1) Retail Shops, 2) Residences (above 1st floor), 3) Convenience and Food Stores, 4) Office Uses, and 5) Government Offices and Schools.

Ms. L. Brubaker wanted to suggest plenty of trash containers for this new development. She would like to make sure there will be public transportation and lighting to enhance that area.

IV. ADJOURNMENT

Motion to adjourn. Meeting adjourned at 8:45 p.m.

ATTEST: _____



Emily Bates, City Clerk
City of Edwardsville