

E-Blast #1
April 14, 2022



Thank You!

The St. Louis County Port Authority and the Project Team would like to thank you for your interest and signing up for our e-blast updates. Be sure to look out for more e-blast updates and check out our website for more information regarding upcoming events and activities.

Overview of Process

Background

Jamestown Mall was originally developed in 1972 as an enclosed shopping center. The Mall was permanently closed in 2014 and is currently owned by the St. Louis County Port Authority. The Property also has been the subject of two redevelopment RFPs issued by the Port in 2018 and in 2020. No action was taken following the 2018 RFP and a proposal submitted in 2020 to purchase and redevelop the property for a light industrial/logistics use with limited retail was withdrawn due to a lack of community support. As a result, the Port Authority is conducting a Market Analysis and Feasibility Study in 2022 that

combines a comprehensive market analysis of a wide range of realistic redevelopment scenarios with extensive community engagement. In addition to the Market Analysis and Feasibility Study, the Port Authority is overseeing environmental remediation of the Jamestown Mall site and preparing demolition and grading plans.

The Goals of the Market Analysis and Feasibility Study

Evaluation of Land Use Scenarios

The planning team will develop four to six land use scenarios for initial analysis. Based on the initial market analysis and input from the community, two to three land use scenarios will be chosen for final analysis. The end result may be one preferred land use scenario, but more likely two to three land use scenarios that reflect community feedback, are commercially viable, and provide an acceptable return on public investment.

Robust Community Engagement

Community engagement is a very important part of this process. Engagement includes:

- An advisory committee that includes community members will work with the planning team to dive deep into the market analysis and develop principles of preferred development.
- A series of focused neighborhood conversations in small groups.
- Two public forums.

Development Principles

The planning team will work with the advisory committee and the community in developing a set of “development principles”. These principles will help inform future development proposals and standards. The development principles are to be determined, but may include: place-making (architecture, walkability, community space, etc.), local business and job creation, and return on public investment.

Project Schedule

1. Winter 2022

Initiation of Market Analysis and Advisory Committee Formation

- Project Kickoff
- Formation of Advisory Committee
- Initiation of Market Analysis

2. Winter - Spring 2022

Initial Screening of Land Use Scenarios

- Initial 4-6 Land Use Scenarios and Analysis
- Stakeholder/Focus Group Meetings
- Public Forum # 1
- Advisory Committee Meetings

3. Spring - Summer 2022

Final Screening of Land Use Scenarios

- Preferred 2-3 Land Use Scenarios
- Advisory Committee Meetings
- Final Screening
- Public Forum #2

4. Summer - Fall 2022

Conclusions and Final Report

- Follow-up Stakeholder/Focus Group Meetings
- Advisory Committee Meetings
- Feasibility Outcome and Conclusions
- Final Report

Upcoming Public Forum

The first public forum is tentatively being planned for late June. Stay tuned for more information. Once a date and location is finalized, details of the public forum will be shared via the study website and future e-blasts.



Do You Have More Questions?

Visit the plan website at www.ImagineJamestownMall.com to stay up to date on the plan. The website will include updates about the process and materials to download as they become available.

