

Public Forum #2

Thank you for attending! Be sure to:

Visit all the
boards and
stations

Talk with the
planning team

Share your
comments about
the land use
scenarios

THANK YOU FOR ATTENDING TONIGHT!

The purpose of tonight's public forum is to have you review and provide input on the three land use scenarios undergoing final analysis. The three land use scenarios include:

Scenario 1: Jamestown Green Estates

Scenario 2: Jamestown Village

Scenario 3: Agriculture and Energy Technologies Annex

If you attended the first public forum in June, you will recall the six initial land scenarios. Based on market research and community feedback, tonight's three land use scenarios contain aspects from the first six scenarios.

It is important to note that the details shown for each scenario (acreage, number of units, price points) are provided to help evaluate and understand the scenarios. The details are based on current market conditions and what has the opportunity to be commercially viable. However, the economy and market conditions are never static. Therefore, as you review the scenarios, please keep in mind the broader land uses (residential, commercial, etc.) and preferred development characteristics.

WHAT IS A MARKET ANALYSIS AND FEASIBILITY STUDY?

A market analysis evaluates what land uses are commercially feasible given the existing market conditions. The market analysis examines many factors, including existing land use; recent or planned development; economic growth sectors in St. Louis County and the St. Louis region; demographic and housing data, trends, and projections; and market area supply and demand. The planning team initially developed six land use scenarios for analysis. Based on market research and input from the community, the three land use scenarios

shown tonight are undergoing 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.

WHAT WILL HAPPEN AFTER THE MARKET ANALYSIS AND FEASIBILITY STUDY?

After the market analysis, the Port Authority plans to issue a new request for proposals for the site. Feedback from these community forums will help shape the request for proposals to provide information for a potential developer about the community's expectations for development.

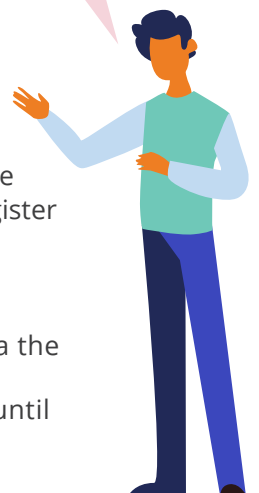
*Looking for a
Planning Team
Member? They are
wearing a special
nametag!
Or visit the welcome
table.*

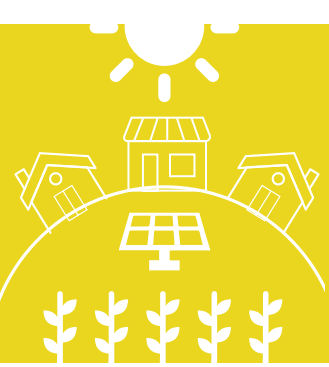
WANT TO DIVE DEEPER INTO THE DISCUSSION?

The planning team is hosting a series of small group discussions in early October for attendees to talk in-depth with the planning team. If you would like to participate, visit the Welcome Table for more information and to register to attend.

SHARE YOUR COMMENTS!

Comments can also be submitted via the plan website (www.ImagineJamestownMall.com) until October 7, 2022.





SCENARIO 1 | JAMESTOWN GREEN ESTATES

WHAT'S INVOLVED?

Residential mix with a strong emphasis on open space/agriculture as a market differentiator (agri-living).

Agriculture opportunities could range from professional ag growing facilities to residential amenities such as community gardens or agriculture/natural areas as residential common areas or residential buffering.

"Front Door" of the development could include high impact, high design retail and restaurants to elevate the image of the site and to welcome to visitors.

KEY STATS

Single family homes

- 160 -180 homes
- For sale (\$325,000 - \$450,000)
- 45 acres

Senior housing

- None

Community center

- None

Villas (duplex/attached units)

- 200 - 220 units
- For sale (\$225,000 - \$275,000)
- For rent (\$1,900 to \$2,400 per month)
- 34 acres

Neighborhood mixed commercial

- 70,000 - 82,000 sq. ft.
- 7.5 acres

Open space

- 29.5 acres open space/ agriculture
- 26 acres conservation

BENEFITS

- New, modern housing
- Abundant outdoor and nature-based amenities
- Retention and attraction of residents to North County
- Residential marketing niches (e.g., agri-living, conservation design, proximity to WildCare Park)
- Elevated front door commercial
 - High impact, high design retail and restaurants
 - Enhanced image of the site
- Amount of retail/commercial better aligned with current market demand.

CHALLENGES

- Rising cost of housing construction
 - May force housing price points to exceed market demand
- Increased commercial competition in North County
 - Retail upgrades in Florissant/Hazelwood



Neighborhood Commercial



Agriculture / Open Space



Flexible Outdoor Community Space



Residential



Concept Diagram

The concept diagram is not a "master plan". It is meant to convey the scale of land uses and potential development principles of the scenario. This is just one example of the potential location of uses on the site.



SCENARIO 2 | JAMESTOWN VILLAGE

WHAT'S INVOLVED?

- Higher density of residential (ranging up to townhomes and duplexes).
- Small area of higher density for senior living apartments in "front door village."
- Commercial front door of high quality design to include corporate and incubator office spaces. Strong focus on job generation, especially as part of elevated front door.
- Greater emphasis on a shared community space such as a village green but also with integrated trails and small parks.

KEY STATS

Single family homes

- 90 - 110 homes
- For sale (\$325,000 - \$450,000)
- 27 acres

Senior housing

- 100 - 120 senior units
- For rent (\$1,500 to \$2,000 per month)
- 14 acres

Community center

- Subdivision only: 2.0 acres
- Community: 4 - 5 acres

Villas (duplex/attached units)

- 300 - 330 units
- For sale (\$225,000 - \$275,000)
- For rent (\$1,900 to \$2,400 per month)
- 50 acres

Neighborhood mixed commercial

- 150,000 - 179,000 sq. ft.
- 16.5 acres

Open space

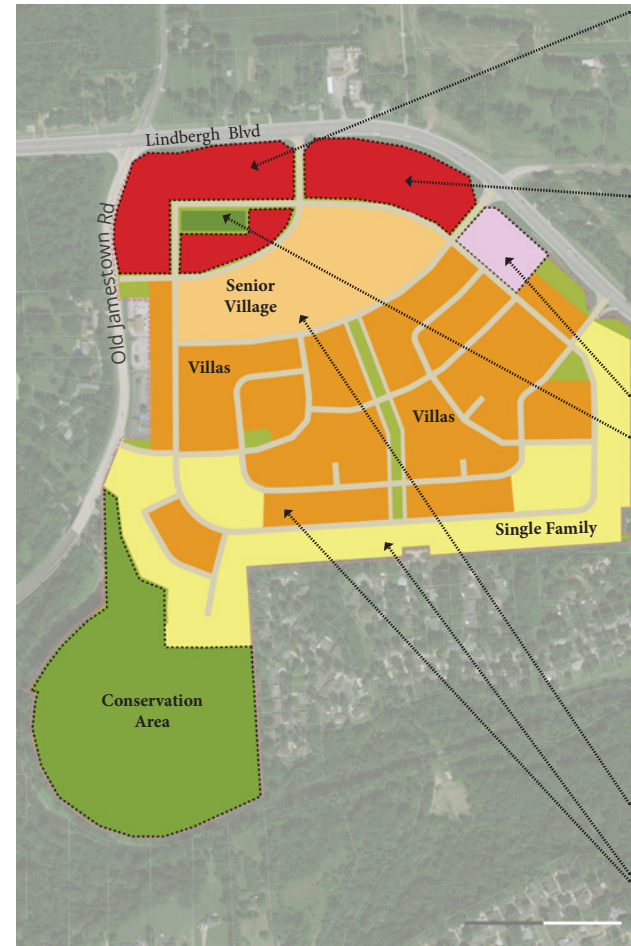
- 4.5 acres open space
- 26 acres conservation

BENEFITS

- New, modern housing
- Variety of styles and demographic targets (e.g., seniors)
- Retention and attraction of residents to North County
- Residential marketing niches (e.g., walkable, senior village, proximity to WildCare Park)
- Elevated front door commercial
 - High impact, high design retail and restaurants
 - Enhanced image of the site
- Office and incubator space
- Amount of retail/commercial better aligned with current market demand.

CHALLENGES

- Rising cost of housing construction
 - May force housing price points to exceed market demand
- Increased commercial competition in North County
 - Retail upgrades in Florissant/Hazelwood



Neighborhood Commercial



Office / Commercial Space



Community Center

Flexible Outdoor Community Space



Senior Village (Residential)

Residential



Concept Diagram

The concept diagram is not a "master plan". It is meant to convey the scale of land uses and potential development principles of the scenario. This is just one example of the potential location of uses on the site.



SCENARIO 3 | AGRICULTURE AND ENERGY TECHNOLOGIES ANNEX

WHAT'S INVOLVED?

Emphasis on expansion space for agriculture technologies and production facilities for growing firms from St. Louis regional Ag-Tech centers.

In addition to agriculture focus, remain open to research and technology opportunities outside of agriculture that can expand regional opportunities.

Opportunity for high productivity agriculture facilities utilizing advanced technology in food growth relatively close to population centers.

Renewable energy (solar) to provide electricity (or partially offset).

KEY STATS

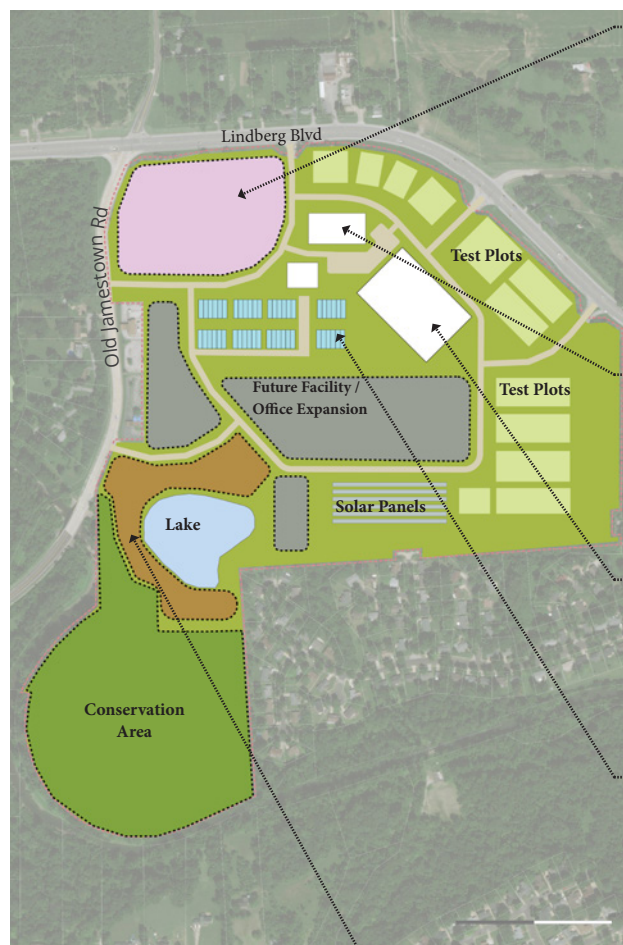
- Hi-Tech Large Scale Green House
 - Precision Fermentation Facility
 - Greenhouses
 - Lower-cost Facilities
 - Field Test Plots
 - Solar Energy
- Annex Front Door with Office/Job Training, Neighborhood grocery/retail, Community open space

BENEFITS

- Ag-Tech is a major St. Louis regional economic sector.
- Strong indications of a regional need for additional space for the Ag-Tech sector.
- New science emerging from established companies
- Spaces/facilities need varies, but could include:
 - Greenhouses
 - Test plots
 - Precision Fermentation
 - Lower-cost facility spaces
- Central location in U.S. agricultural belt
- While onsite jobs may be limited, the site could play an important role in the regional economy.
 - Close to skilled labor force
 - Close to research centers
 - Close to international airport
 - Less expensive land
- Agriculture land north of Lindbergh Blvd could support and benefit from this scenario.
 - Land is out of flood plain
 - Otherwise limited development potential

CHALLENGES

- Many unknowns. Better indicators and data likely available in next 12-24 months
- Site may not be close enough to other existing clusters (39 North and Cortex) to be an "annex"
- Workforce training programs still in creation and expansion
- Implementation will require a different model than a developer RFP. Would need regional organization to implement.
 - Cooperation among local, regional, and state economic development groups
 - Patient money, variety of incentives
 - Commitment of regional and national companies/researchers



Annex "Front Door"



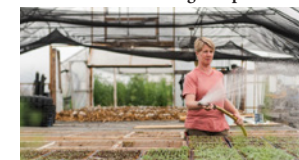
Precision Fermentation Facility



Hi-Tech Large Scale Greenhouse



Greenhouses / Growing Hoops



Test Plots



Conference / Special Events Center

