

Welcome!

TO THE PUBLIC FORUM

FOR THE JAMESTOWN MARKET ANALYSIS
AND FEASIBILITY STUDY

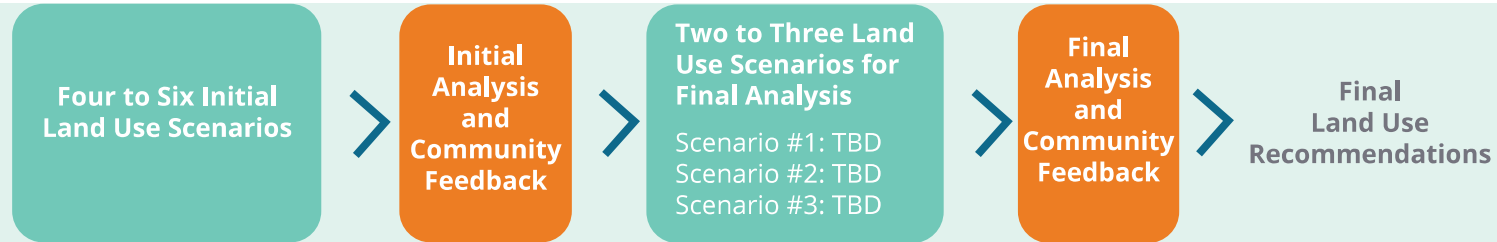
Thank you for attending! Be sure to:

- Visit all the boards and stations.
- Talk with the planning team.
- Share your thoughts about the land use scenarios.



Approach

We are
here



Between now and the community forum in June, initial analysis of the scenarios will take place.



INITIAL ANALYSIS

The preliminary analysis and evaluation for the six scenarios will be based on:

- Regional Economic Trends
- Regional Business And Employment Concentrations
- Demographic And Population Trends
- Housing Trends
- Labor Force Needs
- Place-Making Opportunities
- Job And Local Business Creation
- Return On Public Investment
- Existing And Potential Changes In Zoning
- Transportation And Parking
- Existing Utilities
- Market Area Supply For Each Use
- Market Area Demand For Each Use

COMMUNITY FEEDBACK

The planning team will begin conversations with the community about the scenarios.

Small Group Meetings

8-12 small group meetings starting in late April with subdivisions, neighborhood organizations and other groups. Ten to fifteen attendees per meeting to allow for a robust, thorough group discussion.



Public Forum #1

Open house style forum for the whole community in June to review and provide feedback on the initial scenarios.



WHAT HAVE WE BEEN UP TO? Listening!

SMALL GROUP MEETINGS

Leading up to the public forum, the planning team conducted a series of small group discussions with subdivisions, neighborhood organizations, and other groups regarding the initial six land use scenarios. The small group meetings took place from late April through early June.



MAY 9TH - NORTH COUNTY CHAMBER



MAY 24TH - STUDENTS FROM THE HAZELWOOD HIGH SCHOOL DISTRICT



MAY 22ND - ZION UCC CHURCH



MAY 17TH - SPANISH LAKE NEIGHBORHOOD ASSOCIATION



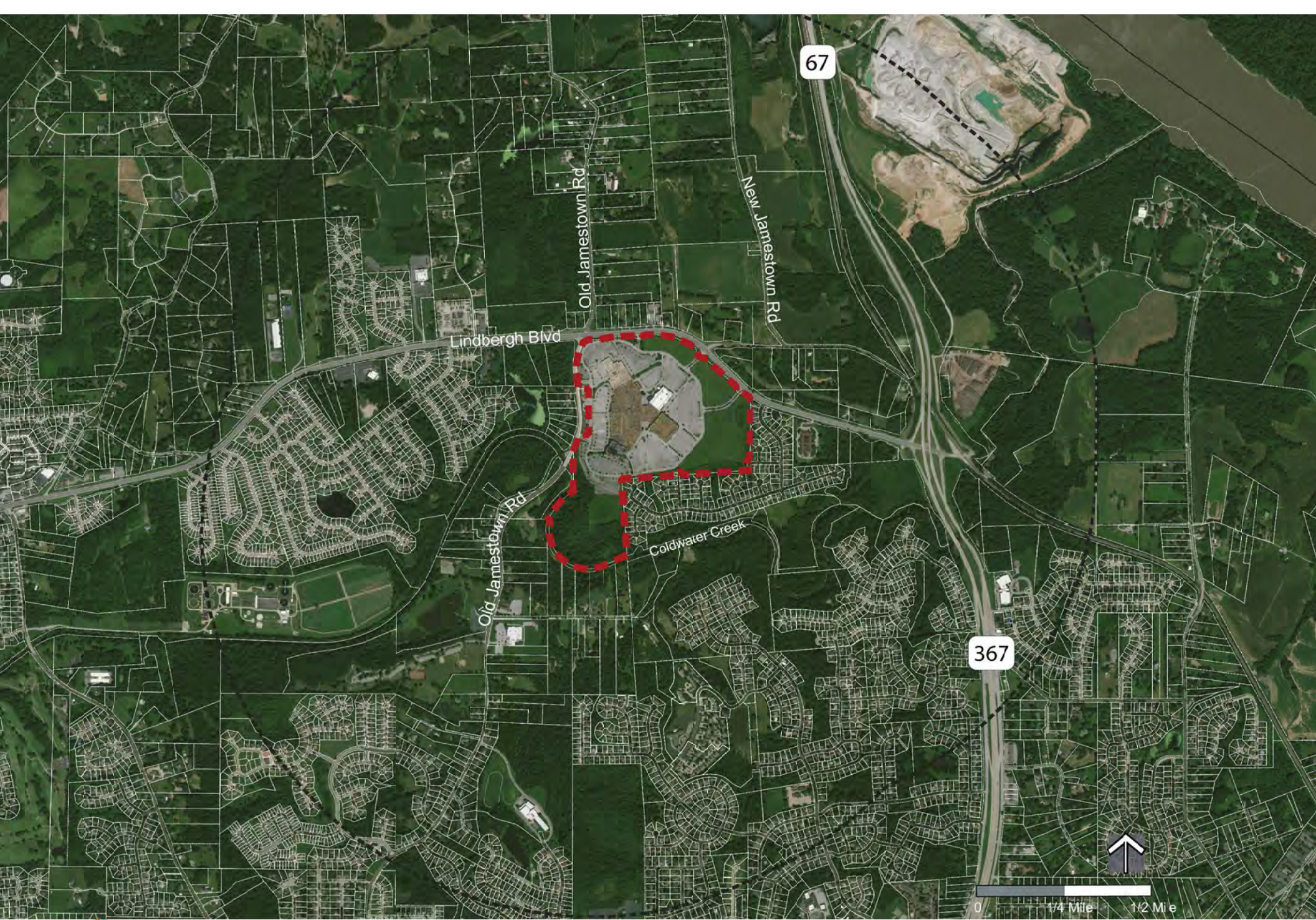
APRIL 28TH - WILLIAMSBURG MANOR SUBDIVISION



MAY 25TH - FLORISSANT VALLEY COMMUNITY COLLEGE



MAY 10TH - OLD JAMESTOWN ASSOCIATION



Land Use Scenarios



Scenario A JAMESTOWN ACRES ESTATES

Description

Large scale subdivision or set of subdivisions of “middle housing” affordable to middle and working class households. Senior housing component. Village-scale retail shops and restaurants.

Positive Market Position

High quality, new housing in suburban format for up-and-coming households and seniors; replacement for older North County housing. A competitive product when compared to new housing in St. Charles County and Metro East.

Considerations

Extremely sluggish regional net population growth, could leave older North County housing (that is less attractive to modern home-buyers) behind.

Questions / Further Research

- Opportunity for mix of uses, including some neighborhood retail. Percentages to be determined.
- Could the residential mix include multi-family. Mix of for-sale and rental.



Scenario B NORTH LINDBERGH CORPORATE CAMPUS

Description

Corporate campus with office buildings, parking, and amenities. Major corporation or two attracted to or expanding in greater St. Louis.

Positive Market Position

Available “inventory” of large land area for regional economic developers; high value opportunity for St. Louis County; the number one strongest economic sector in metro St. Louis is “management of businesses and enterprises.” St. Louis is a headquarters town—build on that strength.

Considerations

Corporate candidates for site few and far between, long wait for development, and persistent holding costs.

Questions / Further Research

- Opportunity for complementary mix of uses including neighborhood retail, small business space.



Scenario C NORTH LINDBERGH COMMERCE HUB

Description

Advanced high tech manufacturing (clean) and/or data center. High quality and higher paying jobs. Draw on large metropolitan labor force as well as academic and corporate research.

Positive Market Position

Growing demand from center of USA. Competitive strength of greater St. Louis, including ongoing tech skill upgrades of the metro labor force (e.g., LaunchCode). Expansion space for companies graduating from incubators. Available electric power.

Considerations

Regional competition, site constraints, zoning changes may open door to less desirable uses. Traditionally, data centers are not huge employers.

Questions / Further Research

- Narrowing down the potential type of manufacturing.

Land Use Scenarios



Scenario D NORTH LINDBERGH LOGISTICS CENTER

Description

Warehousing and distribution center with trucking for movement of goods into and out of greater St. Louis and a large part of the Midwest.

Positive Market Position

Growing demand from center of USA. Competitive geographical strength of greater St. Louis. Previous interest from developer.

Considerations

Competition from, particularly, Metro East. Truck traffic. Some distance from interstate highways. No railroad adjacency. Community concerns.

Questions / Further Research

- Saturation of the regional logistics market.
- Lower quality, lower paying jobs.
- Compatibility with current land uses.



Scenario E CENTER FOR CRITICAL TECHNOLOGIES

Description

Research park with consortium of area universities (like UMSL) with concentrations of research, development, post-docs, etc., on cutting edge technologies outside the bio-ag sectors.

Positive Market Position

Expansion space for Cortex and other incubator graduates. Tech skills advancing rapidly in greater St. Louis with LaunchCode, STEM programs at universities. Increased opportunity to retain technological advances in St. Louis.

Considerations

Potential overlap with other regional centers such as Cortex or 39 North. Likely a long wait for full development and persistent holding costs.

Questions / Further Research

- Scale of growth prospects. How big is the market potential?



Scenario F GREEN ACRES AGRICULTURAL AND ENERGY CENTER

Description

Intensive outdoor and indoor farming of high value food products; alternative energy field (wind and solar); testing sites for commercialized bio-ag technologies.

Positive Market Position

Growing demand from center of USA. Competitive strength of greater St. Louis in USA agriculture heartland. Supportive infrastructure for ag entrepreneurs in St. Louis (Helix, Danforth, Cortex). Alternative to California and foreign nations for high value food products. Available electric power. Ample local water/irrigation sources.






Considerations

Not many jobs. Some jobs high quality, high paying; some entry-level jobs, low paying. Not high value land uses. Tax status—commercial or agricultural.

Questions / Further Research

- Compete with California, etc.
- Reduced transportation costs to markets.

Scenario Evaluation

	Job Creation	Return on Public Investment	Commercial Viability	Rate of Market Absorption	Entrepreneur and Small Business Opportunities	Place Making Opportunities	Utility Availability and Capacity	Zoning and Land Use Compatibility	Positive Community Feedback
 SCENARIO A <i>Jamestown Acres Estates</i>	Low	Moderate	Strong	Strong	Moderate	Strong	Moderate	Strong	
 SCENARIO B <i>Lindbergh Corporate Campus</i>	Strong	Strong	Low	Fair	Moderate	Strong	Strong	Fair	To be filled out after input from public forum.
 SCENARIO C <i>North Lindbergh Commerce Hub</i>	Strong	Strong	Low	Fair	Low	Low	Strong	Low (Manufacturing) / Fair (Data-Center)	
 SCENARIO D <i>North Lindbergh Logistics</i>	Moderate	Moderate	Moderate	Moderate	Low	Low	Strong	Low	
 SCENARIO E <i>Center for Critical Technologies</i>	Moderate	Moderate	Fair	Fair	Moderate	Strong	Strong	Fair	
 SCENARIO F <i>Green Acres Ag and Energy Sector</i>	Low	Moderate	Fair	Fair	Fair	Fair	Strong	Moderate	

Evaluation Criteria DESCRIPTIONS

WHAT CRITERIA ARE MOST IMPORTANT TO YOU?

The following criteria are a starting point in evaluating the land use scenarios. The evaluation is based on learned analysis of market conditions as evaluated to date (details at www.ImagineJamestownMall.com).



JOB CREATION
Evaluates the likely number and quality (higher wage) jobs that the scenario is likely to directly support.



ENTREPRENEUR AND SMALL BUSINESS OPPORTUNITIES
Assesses the opportunities for entrepreneurs and small business, especially focused on independent retailers.



RETURN ON PUBLIC INVESTMENT
Anticipates how much public revenue might be generated by the scenario to pay back or support the public investment in the site.



PLACE MAKING OPPORTUNITIES
Considers place-making aspects such as walkability, architecture, building scale, and community gathering areas that contribute to a welcoming "sense-of-place".



COMMERCIAL VIABILITY
Assesses the prospects for fulfillment of the scenario within a reasonable period of time, which might require several years.



UTILITY AVAILABILITY AND CAPACITY
Anticipates whether existing utilities and infrastructure serving the site are suitable.



RATE OF MARKET ABSORPTION
Considers the prospective speed of development and occupancy of the site; sooner is better when considering rents and sale prices that could be generated to support investment and public return on investment.



ZONING AND LAND USE COMPATABILITY
Evaluates whether future zoning and land use will be compatible with surrounding land uses.

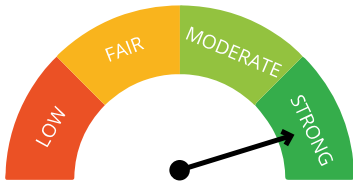


Scenario A JAMESTOWN ACRES ESTATES

DESCRIPTION

Large scale subdivision or set of subdivisions of “middle housing” affordable to middle and working class households. Senior housing component. Village-scale retail shops and restaurants.

STRONG



COMMERCIAL
VIABILITY AND RATE OF
MARKET ABSORPTION

Residential development should enjoy **relatively rapid market absorption** in North County because of the amount of new housing (low maintenance, high quality) while a **small retail center** would benefit from a large number of local customers.

PLACE MAKING
OPPORTUNITIES

Residential development lends itself well for **walkability with internal streets and trails**. Subdivision common areas can host amenities such as **community gathering areas**. A **small retail center will have the opportunity for small plazas and outdoor seating** and could take advantage of adjacent location to other amenities (common ground, community center, etc.). A subdivision **clubhouse or public community center** could anchor the development.

ZONING AND LAND
USE COMPATIBILITY

The area around the site is dominated by **single family residential**. Thus the scale and land use of new residential development is highly compatible with nearby uses.

MODERATE



RETURN ON PUBLIC
INVESTMENT

The property tax base created by the added market value of the site would be **diminished by its residential designation (lower assessed valuations)**, so the rate of return would likely be in the moderate range.

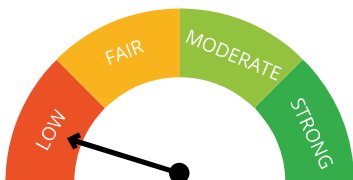
ENTREPRENEUR AND
SMALL BUSINESS
OPPORTUNITIES

The on-site residential population provides for an **immediate customer to retailers**. A ladder of vending opportunities provides the opportunity for more **retail space at a lower cost and to align programming** (e.g., farmers' market and food trucks for special event days, brick-and-mortar, kitchen incubator, etc.). Opportunities to pair development with programming to bring people on-site.

UTILITY AVAILABILITY
AND CAPACITY

Residential may add additional sanitary flows that would require **upgrades of the Metropolitan St. Louis Sewer District pump station** and increases in storage.

LOW



JOB CREATION

Job creation would likely be low since most of the scenario would be for **private housing** while wages at retail stores would not be high on the scale.

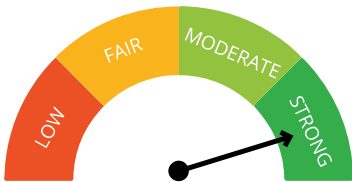


Scenario B NORTH LINDBERGH CORPORATE CAMPUS

DESCRIPTION

Corporate campus with office buildings, parking, and amenities. Major corporation or two attracted to or expanding in greater St. Louis.

STRONG



JOB CREATION

If—a big if—Jamestown Mall can be patiently set aside as a prospective corporate campus site, the eventual result would likely be **strong job prospects at high average wages**. The challenge for future such campuses is attracting (or growing) such companies in the greater St. Louis market, a very difficult marketing objective.

RETURN ON PUBLIC INVESTMENT

The prospective tax revenues generated by the property value and buying power of the employees should **generate a strong rate of return** on the public investment.

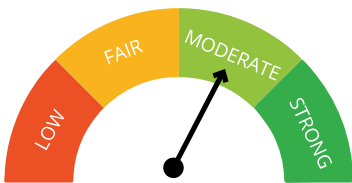
PLACE MAKING OPPORTUNITIES

Corporate campuses offer excellent opportunities for place-making with businesses wanting to create a **vibrant campus atmosphere** to attract and retain employees and create a **welcoming environment for visitors**.

UTILITY AVAILABILITY AND CAPACITY

The existing utilities and infrastructure that serve the site and vicinity are **generally suitable** for the proposed scenario.

MODERATE



ENTREPRENEUR AND SMALL BUSINESS OPPORTUNITIES

Retail and restaurants likely limited with daytime office hours of employees. Opportunity to offer emerging businesses **partnership opportunities with corporate office tenants** (such as service providers, back office task, and catering). Opportunity for **incubator space and mentor programs**.

FAIR



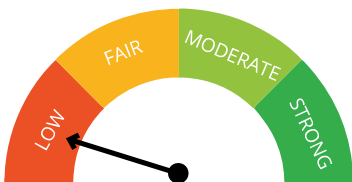
RATE OF MARKET ABSORPTION

Metro St. Louis has many corporate campuses for large companies. **The challenge for future such campuses is attracting (or growing) such companies** in the greater St. Louis market. Prospects for a new corporation (or two?) are not on the horizon, though they are not uncommon in St. Louis. Thus, there is only a low to fair chance for nearer-term commercial viability or market absorption.

ZONING AND LAND USE COMPATIBILITY

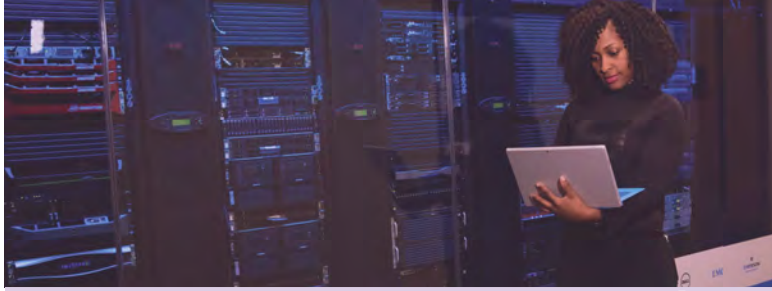
A corporate campus, appropriately scaled with **green space and landscaping has fair compatibility** with adjacent and nearby low density uses.

LOW



COMMERCIAL VIABILITY

Prospects for a new corporation (or two) are not on the horizon, though they are not uncommon in St. Louis. Thus, there is only a low to fair chance for nearer-term commercial viability or market absorption.

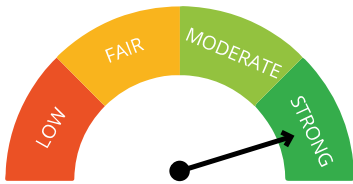


Scenario C NORTH LINDBERGH COMMERCE HUB

DESCRIPTION

Advanced high tech manufacturing (clean) and/or data center. High quality and higher paying jobs. Draw on large metropolitan labor force as well as academic and corporate research.

STRONG



JOB CREATION AND
RETURN ON PUBLIC
INVESTMENT

Manufacturing has been a core of economic strength in greater St. Louis for two centuries. With the virtual build-out of St. Louis County, sufficiently sized sites that attract high-tech, advanced manufacturing companies into the county have all but disappeared. This scenario would **offer a large site for multiple manufacturers creating high value products**. If that happens, many **good-paying jobs can be supported and resultant public revenues triggered by the site can also be strong**.

UTILITY AVAILABILITY
AND CAPACITY

The existing utilities and infrastructure that serve the site and vicinity are **generally suitable** for the proposed scenario.

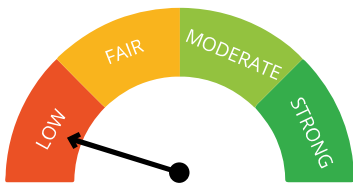
FAIR



RATE OF MARKET
ABSORPTION

Market absorption could be fair **if some initial tenants can be attracted** (see Commercial Viability).

LOW



COMMERCIAL
VIABILITY

Market indicators suggest that most manufacturers, and related businesses, are **more likely to be attracted to outlying metropolitan counties with higher quality access to railroads and interstate highways**, so commercial viability is low.

ENTREPRENEUR AND
SMALL BUSINESS
OPPORTUNITIES

Many small businesses opportunities in manufacturing (clothing, jewelry, foods) **may better be served in regional incubator spaces or retail oriented spaces**.

PLACE MAKING
OPPORTUNITIES

The functional aspect of logistics buildings (**lack of windows, blank facades, etc.**) provide limited opportunities for place making. **Creative site design standards would be required** to improve the ranking for place making.

ZONING AND LAND
USE COMPATIBILITY

Unlike most of the scenarios that could be zoned the same as the current zoning (C8 - Planned Commercial), **manufacturing would likely require rezoning to a Manufacturing designation. A data center could be considered as "fair" compatibility since it could be zoned under the C8 designation**.

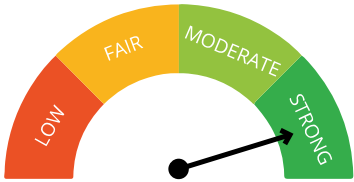


Scenario D NORTH LINDBERGH LOGISTICS CENTER

DESCRIPTION

Logistics and distribution center with trucking for movement of goods into and out of greater St. Louis and a large part of the Midwest.

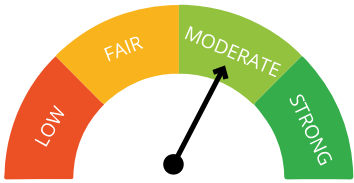
STRONG



UTILITY AVAILABILITY AND CAPACITY

The existing utilities and infrastructure that serve the site and vicinity are **generally suitable** for the proposed scenario.

MODERATE



JOB CREATION

A **moderate number of good-paying jobs can be attracted**, though highly automated systems diminish prospects for strong job growth.

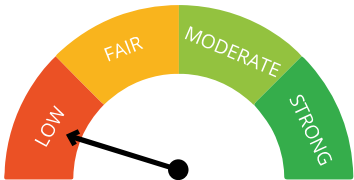
RETURN ON PUBLIC INVESTMENT

Logistics centers are typically considered industrial sites with **relatively low property values**; the prospects for financial return to the public sector are also moderate.

COMMERCIAL VIABILITY AND RATE OF MARKET ABSORPTION

Greater St. Louis has added substantial logistics (distribution, warehousing, and related) facilities with attendant rail, truck, air, and water transportation in the last 25 years or so. It makes sense. **St. Louis is in the middle of North America and is served well by many rail companies, multiple highways, massive waterways, and two international airports.** Given a great deal of competitive sites in the metro area, a logistics center also has moderate prospects for nearer-term commercial viability (at this location) and its pace of market absorption.

LOW



PLACE MAKING OPPORTUNITIES

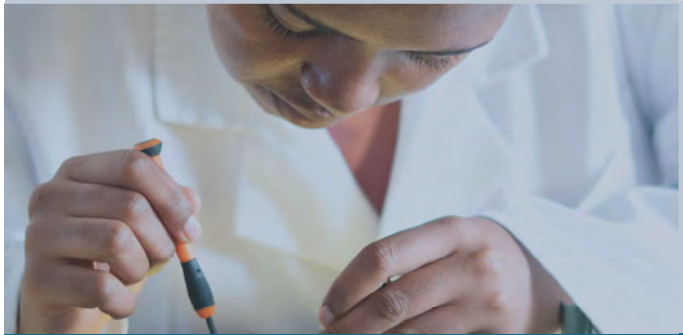
The functional aspect of logistics buildings (lack of windows, blank facades, etc.) provide **limited opportunities for place making**. The large scale of logistics buildings limits opportunities for walkability. Creative site design standards would be required to improve the ranking for place making.

ENTREPRENEUR AND SMALL BUSINESS OPPORTUNITIES

Smaller, flex space could support growing small business and entrepreneur opportunities but may be better served in niche locations instead of a new logistics center providing larger scale operations. Food service may be an opportunity with concentrated workforce.

ZONING AND LAND USE COMPATIBILITY

No surrounding or nearby uses that are similar in type or scale. Karst topography north of Lindbergh Boulevard prevents opportunities for expansion of similar uses.

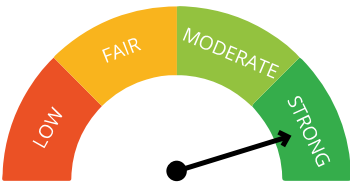


Scenario E CENTER FOR CRITICAL TECHNOLOGIES

DESCRIPTION

Research park with consortium of area universities with concentrations of research, development, post-docs, etc., on cutting edge technologies outside the bio-ag sectors.

STRONG



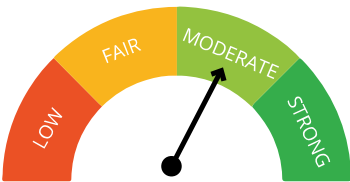
PLACE MAKING
OPPORTUNITIES

A campus style environment (think Cortex) offers excellent opportunities for place-making with **businesses wanting to create a vibrant campus atmosphere** to attract and retain employees and create a welcoming environment for visitors.

UTILITY AVAILABILITY
AND CAPACITY

The existing utilities and infrastructure that serve the site and vicinity are **generally suitable** for the proposed scenario.

MODERATE



JOB CREATION

Job creation could be moderate, though **educational and training requirements would likely be high.**

RETURN ON PUBLIC
INVESTMENT

There is often a **large public sector commitment required of advanced tech centers** (e.g., public-private partnerships in the advancement of the economy), so a rate of return on public investment from the site would be moderate, though growth in the regional economy could be highly enhanced.

ENTREPRENEUR AND
SMALL BUSINESS
OPPORTUNITIES

Moderate employment with higher wages could serve to support independent businesses. Modern research parks are **mixed-use environments that provide much more opportunity for retailers.** Research parks will often include as part of their mission **incubators, accelerator, and entrepreneur programs.**

FAIR

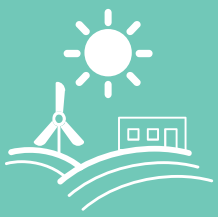
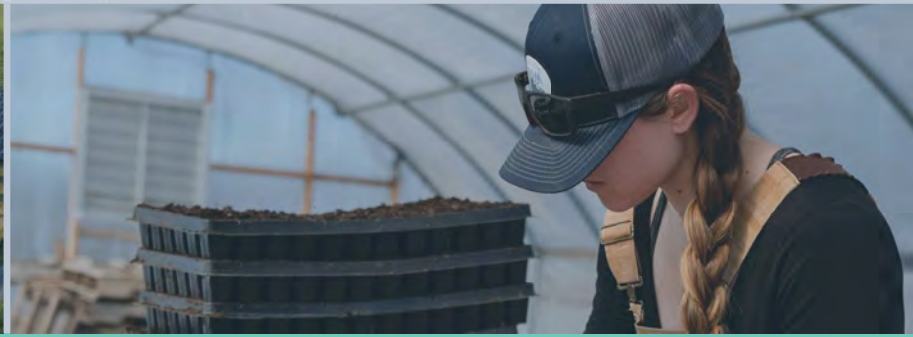


COMMERCIAL
VIABILITY AND RATE OF
MARKET ABSORPTION

Great St. Louis has accomplished much in the attraction and growth of high tech research, development, and commercial production in technology sectors where the region has particular strengths. These include agricultural, aerospace, and financial technologies but also some in manufacturing advances. **If the region can support more land for continued expansion of cutting edge technological growth, Jamestown Mall might be competitive.** But, in light of still-growing tech centers like Cortex in the city of St. Louis and 39 North/Danforth Plant Science Center in Creve Coeur, prospects for commercial viability and market absorption **in the next decade or so are fair at best.**

ZONING AND LAND
USE COMPATIBILITY

A corporate campus, appropriately scaled with **green space and landscaping has fair compatibility** with adjacent and nearby low density uses.

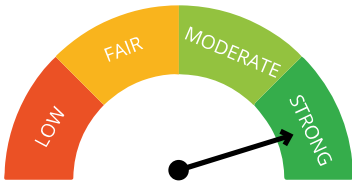


Scenario F GREEN ACRES AGRICULTURAL AND ENERGY CENTER

DESCRIPTION

Intensive outdoor and indoor farming of high value food products; alternative energy field (wind and solar); testing sites for commercialized bio-ag technologies.

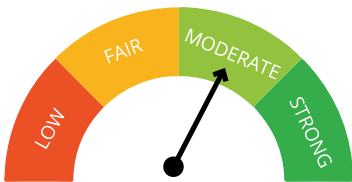
STRONG



UTILITY
AVAILABILITY
AND CAPACITY

The existing utilities and infrastructure that serve the site and vicinity are **generally suitable for the proposed scenario**. **Renewable energy is an opportunity** to generate power for the grid.

MODERATE



RETURN
ON PUBLIC
INVESTMENT

ZONING AND
LAND USE
COMPATIBILITY

The rate of return on public investment could be moderate in light of **the value of the land supported by valuable agricultural production**. If the land is **designated as agricultural for tax purposes, however, return on investment might decline**.

The low intensity of the land use (agriculture) and/or renewable energy is **compatible with surrounding land uses that are suburban and even rural in character**. Larger scale indoor ag facilities will need to be properly sited for transitions to nearby uses. Several options for zoning including keeping the current C8 Planned Commercial designation or even down zoning to a less intensive designation.

FAIR



COMMERCIAL
VIABILITY AND
RATE OF MARKET
ABSORPTION

Feeding the world has long been the central mission of many St. Louis corporations, resulting in St. Louis becoming a world center for ag research and productivity. If other business ventures are too difficult to attract to North County, **development of the land for high value food production should be a reasonable alternative for the site**. In light of strong urban farming trends and the history of St. Louis as a center of the ag industry, Jamestown Mall could have fair chances for commercial viability and market absorption. But greater St. Louis is also surrounded by some of the most productive farm land in the world, so the **costs of production that might be perceived at a suburban location could very well be out-competed by nearby land in outlying counties**.

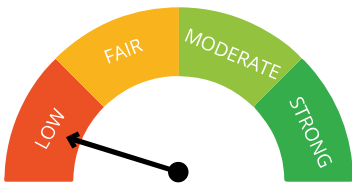
ENTREPRENEUR
AND SMALL BUSINESS
OPPORTUNITIES

While several trends in indoor agriculture point toward large scale production facilities, the site could be an **opportunity for agriculture startups needing additional space**.

PLACE MAKING
OPPORTUNITIES

The **lower intensity of the land use may fit well scale wise with surrounding uses, however a lack of pedestrian and development nodes may limit place-making**. Community access, dedicated community space, and programming such as special events will help improve place-making opportunities.

LOW



JOB CREATION

Low job generator given the **intensive use of land not requiring jobs**.

Criteria VOTING

Which are most important to you for the Jamestown Mall site?
These will assist in deciding what is most important to the community to be addressed on the Jamestown Mall Redevelopment site.

Vote for your top two criteria below.

JOB CREATION

The number and quality of jobs generated.



ENTREPRENEUR AND SMALL BUSINESS OPPORTUNITIES

Opportunities for small businesses and entrepreneurs.



RETURN ON PUBLIC INVESTMENT

The amount of public revenue generated.



PLACE MAKING OPPORTUNITIES

Walkability, architecture, scale, gathering spaces, etc. on site.



COMMERCIAL VIABILITY

The fulfillment of development.



UTILITY AVAILABILITY AND CAPACITY

Whether existing utilities/infrastructure are suitable for the scenario.



RATE OF MARKET ABSORPTION

The speed of development and occupancy of the site.



ZONING AND LAND USE COMPATABILITY

Whether future land use will be compatible with surrounding uses.



Place Making

COMMENTS

**WHAT PLACE
MAKING IDEAS
DO YOU HAVE?**

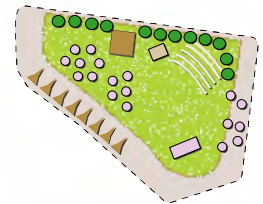
Use sticky notes to post your comments about the place making components you'd like to see in the future site. This could include walkable streets, street lighting, quality architecture, gathering spaces, programming, landscaping, and more!

UNDERSTANDING

Scale of Development



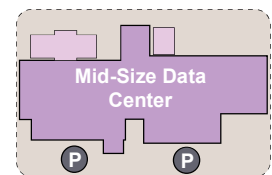
COMMUNITY SPACE



INDOOR AGRICULTURE



DATA CENTER



The Jamestown Mall site is a large site. As you review the scenarios, there may be opportunities for more than one use on the site.

The nearby board has various types of development examples. Take some time and place the examples on the Jamestown Mall site. What uses would work well adjacent to each other? Adjacent to the surrounding area?

FAQ

FREQUENTLY ASKED QUESTIONS ABOUT THE PROJECT

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 will examine 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 has developed six land use scenarios for initial analysis. Based on the initial 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.

HOW LONG WILL THE MARKET ANALYSIS AND FEASIBILITY STUDY TAKE?

The planning process started in February of 2022 and will be complete in the Fall of 2022.

WILL THE PUBLIC AND COMMUNITY BE PART OF THE PROCESS?

Yes. Community involvement is an important part of the process. An advisory committee that includes community members is working with the planning team to dive deep into the market analysis and develop principles of preferred development (A list of Advisory Committee members can be found at www.ImagineJamestownMall.com). A series of focused neighborhood conversations in small groups has allowed residents in-depth conversations with the planning team. Two open house style community forums will allow residents to review materials and provide input during the process.

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.

I HEARD ON THE NEWS THAT MONEY HAS BEEN ALLOCATED FOR DEMOLITION. WHAT IS THE STATUS OF DEMOLITION?

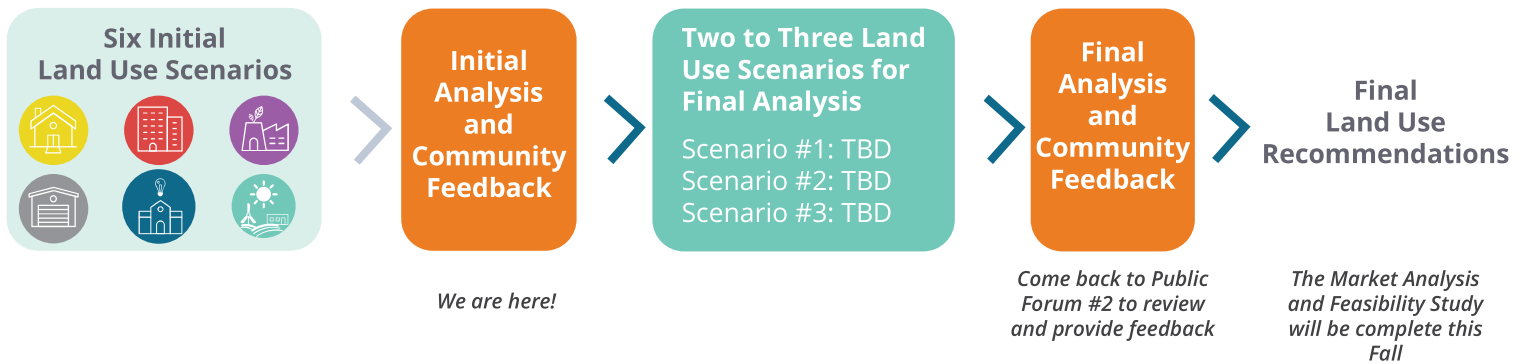
In addition to the Market Analysis and Feasibility Study, the Port Authority is overseeing environmental remediation of the Jamestown Mall site and preparing demolition and grading plans. Currently, the schedule for demolition has not been set. As more details become available, information will be shared with the community.

Next Steps

BE SURE TO SHARE YOUR COMMENTS!

Return your comment form from tonight's meeting. If you know of someone who couldn't attend tonight's meeting, you can submit your comments via the plan website (www.ImagineJamestownMall.com) until July 15, 2022.

PROJECT PROCESS



PUBLIC FORUM #2

Join us for the second public forum after Labor Day to review the final analysis and provide your feedback on the final land use recommendations.

THANK YOU FOR COMING!