

# Advisory Committee Meeting #4

AUGUST 4, 2022



MARKET ANALYSIS  
AND FEASIBILITY STUDY

# Agenda

- A. Schedule
- B. Recap of Team, Schedule, and Process
- C. Summary of Engagement to Date
- F. Comments from Public Forum
- G. What We Heard
- H. Final Scenarios for Analysis
- I. Next Steps

# Meet the Planning Team



Project Manager



Market Analysis &  
Economic Development



Local Business &  
Entrepreneur Strategies



Community Engagement



Utilities, Infrastructure,  
& Capital Improvements

# Meet the Advisory Committee

## 20 Members

# Bios on Website

### Community Organizations



**Julie Griffith** | *President, Spanish Lake Neighborhood Association*

Julie has over ten years of community involvement in Spanish Lake. She is the current President of the Spanish Lake Community Association. Julie's favorite part of living in Spanish Lake is getting to know the people in Spanish Lake and helping out where she can. When not involved in the community she likes to walk in the park, read, and work in her flower garden.



**Angela Pinex** | *Executive Director, Spanish Lake CDC*

Angela brings a wealth of experience in neighborhood revitalization, real estate development and nonprofit leadership. Angela has served as the Executive Director of the Spanish Lake Community Development Corporation (CDC) for 6 years. In this role, she develops programs and strengthens community partnerships with the intent to connect residents to needed resources and spur leadership among community members. Prior to joining Spanish Lake CDC, Angela was the Community Affairs Officer at First Bank. Skilled in Community Reinvestment Act (CRA) regulation, she was responsible for ensuring the Bank met its goals and objectives to lend, invest and serve the community.



**Patty Murray** | *Board Member, Old Jamestown Association*

Patty is the website creator and a board member of Old Jamestown Association. A resident of the Old Jamestown area for over 25 years, she has volunteered extensively in the Hazelwood School District and Girl Scouts. Patty is a board member of AAUW, the American Association of University Women, serving as the Publicity and Communications Chair of the Ferguson Florissant Branch. She and her husband, Bob, a retired Boeing engineer, have lived in the Florissant area for 39 years and have two grown daughters.



**Rene Dulle** | *Senior Program Manager, St. Louis Community College*

Rene is Senior Program Manager for St. Louis Community College's Workforce Solutions Group. She has over 10 years' experience developing grant opportunities and collaborating with industry to create educational programs as a pipeline to jobs with sustainable wages. She has assisted countless students reach their career goals within the environmental, construction and transportation industries. Rene is also an active member of the local US Green Building Council, and the OneSTL Energy & Emissions working group, engaging in projects to help our region build sustainable, thriving, diverse communities.

### School District



**Christopher Norman** | *Chief Financial Officer and Assistant Superintendent for Finance and Facilities, Hazelwood School District*

Christopher has served as the Hazelwood School District's Chief Financial Officer/Assistant Superintendent for Finance and Facilities since 2017 and also serves on the Hazelwood Economic Development Board. Mr. Norman started his professional career as a band director and music teacher before moving into school administration in various roles, including serving as a high school assistant principal/vocational coordinator, junior high school principal, and a director of financial services. On a personal note, Mr. Norman grew up in Alton, IL and was a frequent visitor to Jamestown Mall. As a result, he looks forward to a revival of the site.

### Business Community



**Venus Martz** | *President, Greater North County Chamber of Commerce*

Venus is the current president and CEO for the Greater North County Chamber of Commerce. A philanthropist and dedicated community member, Venus currently sits on the Board of Directors for North County Inc., Valley Industries, St. Martin's Child Care Center, The Emerson YMCA, and Walter's Walk. She has



**Harold Holmes** | *Resident, Fox Manor Subdivision*

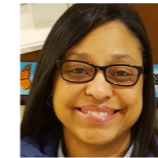
Harold is a 23-year resident of Fox Manor Subdivision (adjacent to Jamestown Mall). He is retired from Ameren Missouri and also previously worked as a Defense Contractor at NGA (National Geospatial Intelligence Agency). Harold is currently in his 42nd year as a part-time employee of the St. Louis Cardinals.

### Institutions



**Dana Ballinger** | *Director of Care Coordination & Population Health, Christian Hospital*

Dana has a master's degree in social work and public health. Dana is the Director of Case Management and Population Health at Christian Hospital. Dana has over twenty years of experience in health empowerment and advocacy. Dana leads population health efforts to improve community health by addressing health disparities such as housing, health literacy and access, and other social determinants of health barriers. Dana has been a resident of North County for 17 years. She is empowered by the unique opportunities that North County has to offer.



**Jaclyn C. Johnson** | *Assistant Director of Education, Saint Louis Zoo*

Jaclyn is currently the Assistant Director of Education at the Saint Louis Zoo. With over two decades of experience with developing and implementing programs and managing staff, she provides administrative and leadership support to staff on various education programs and projects. She is an active member of the Zoo's Diversity, Equity, Accessibility, and Inclusion (DEAI) Committee, where she collaborates with staff across multiple departments on various DEAI initiatives, including increasing diverse community engagement. She is currently spearheading pilot programs at the WildCare Park and serves on the Spanish Lake North Node



**Chandan K. Mahanta** | *Resident*

A 23-year resident of the Old Jamestown neighborhood, Chan is a retired architect. He is currently a member of the Old Jamestown Association Board and is a past president. In the recent past Chan served as a member of the Christian Hospital Foundation Board, and represented North St. Louis County in the Metropolitan Sewer District Rate Setting Commission. A native plants and prairie environment restoration enthusiast, Chan is a staunch supporter for the protection of the Old Jamestown area's unique and rich natural assets.



**Tommie Pierson Jr.** | *Resident*

Tommie has garnered a richly diverse background that includes experience in engineering, ministry, education, community service, and business development. Tommie served two terms as state representative for a portion of north St. Louis County and now is Director of Business Development for BioRankings, a biostatistics company based in St. Louis. Tommie continues to serve in his community as pastor of inStep Church and as a board member of the Spanish Lake Community Development Corporation.



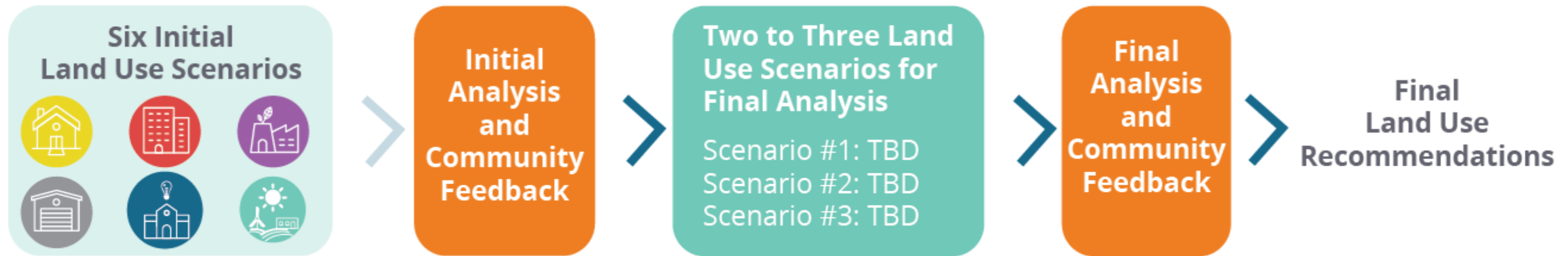
**Kim Potts** | *Resident*

Kim has been the Operations Manager for Keeley Properties, a real estate development and property management company for the past 8 years. Kim has lived in North County for over 20 years and is passionate about the revitalization and development of the area. She has served as North Middle School PTA Vice-President and on the Hazelwood Opportunity Center committee. Kim is married with 3 children and 4 grandchildren and loves serving as Editing Director for Bethesda Temple Church.



# Process

## PROJECT PROCESS



# 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.

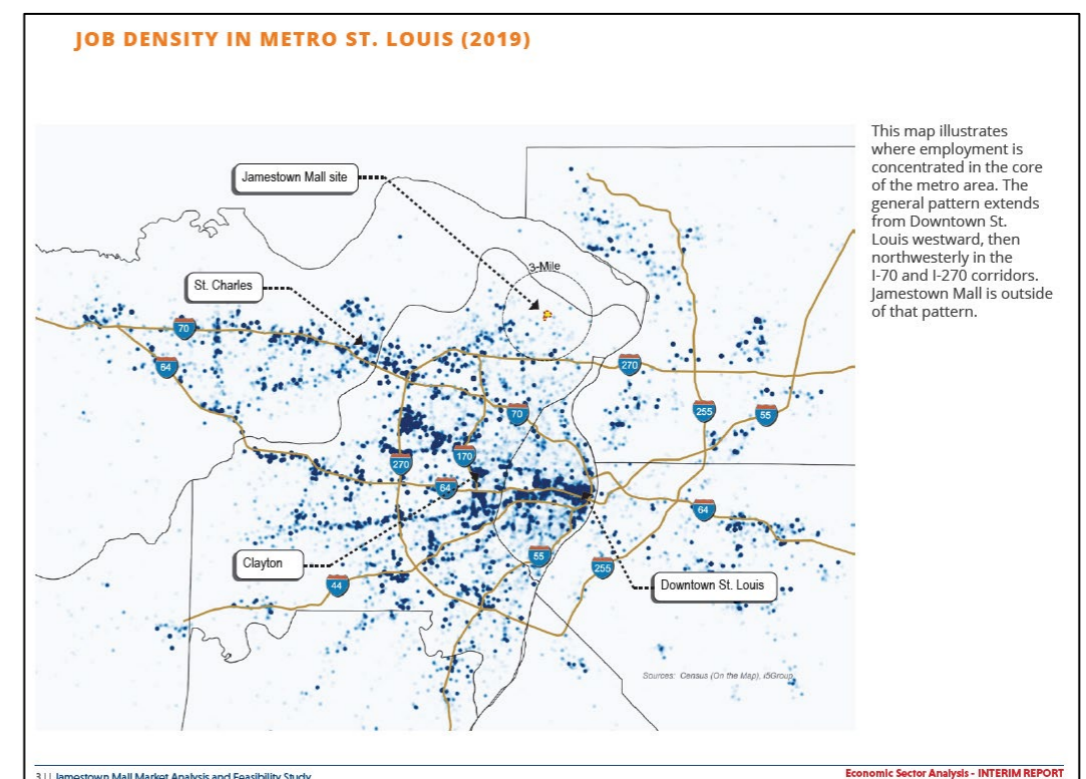
### Questions / Further Research

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



# June: Interim Reports

- Economic Sector Analysis
- Land Use and Infrastructure
- Population and Housing Trends
- Real Estate Market Reports
- Retail Trade Analysis



# OVERVIEW OF ENGAGEMENT

# Website

- **3K Unique Visitors to Date**



# E-Blasts

- **Currently 434 on email list.**

The St. Louis County 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. The purpose of the Jamestown Mall Market Analysis and Feasibility Study is to evaluate the feasibility of potential redevelopment opportunities that are commercially feasible and align with the needs and desires of the surrounding community.

[CLICK HERE TO SIGN UP TO BE EMAILED WITH PROJECT UPDATES](#)

RECENT SCHEDULE
February: Study Kickoff
March 23rd: Advisory Committee Meeting #1
April 12th: Advisory Committee Meeting #2
May 24th: Advisory Committee Meeting #3

## Goals of the Study



**Thank you for sharing with your networks!**

# Small Group Meetings and Pop-up

## LATE APRIL - JUNE

- April 28 - Williamsburg Manor Subdivision
- May 9 – North County Chamber
- May 9 – Spanish Lake CDC
- May 10 – Old Jamestown Association
- May 12 – Multiple Subdivisions
- May 17 – Spanish Lake Neighborhood Assoc.
- May 22 – UCC Zion Church
- May 23 – Robin Mills Estates
- May 24 – Students, Hazelwood High School
- May 25 – Students, St. Louis Community College
- May 26 – North County Inc. Board Meeting
- June 2 - Multiple Subdivisions
- June 28 – Pop-up at North County Rec Complex



Old Jamestown



North County Chamber



Williamsburg Manor



Multiple Subdivisions

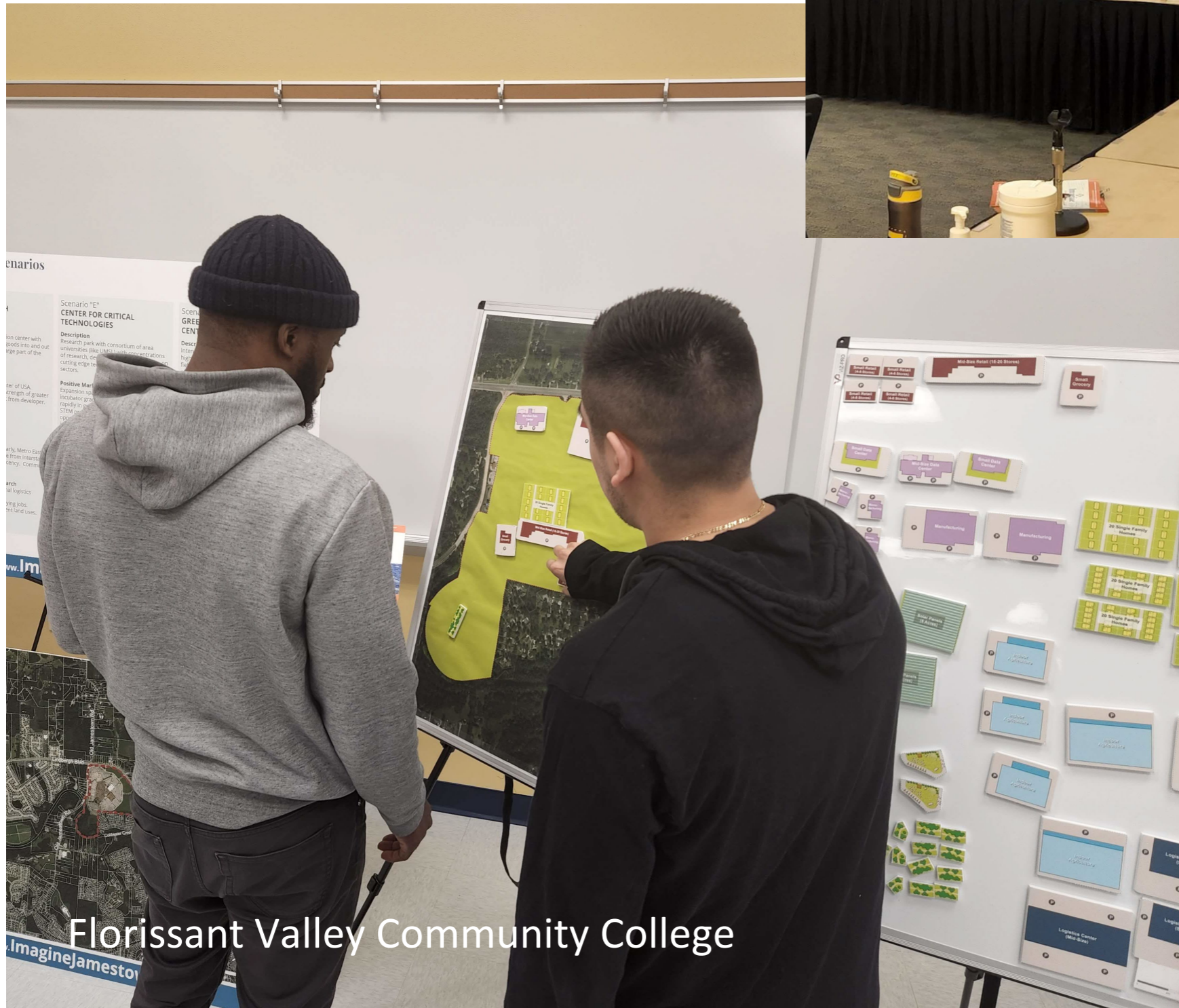


Spanish Lake CDC

# Meeting with Students



Hazelwood High School



Florissant Valley Community College

# Public Forum #1

## JUNE 29TH

- 4:30 – 7:30pm
- Location: Wildcare Park (St. Louis Zoo)
- Open House Style Format
- Over 200 attendees

## AGENDA

Review and feedback on the six land use scenarios.

Prioritizing evaluation criteria.

Development principles.



# 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
 <b>SCENARIO A</b> <i>Jamestown Acres Estates</i>	Low	Moderate	Strong	Strong	Moderate	Strong	Moderate	Strong	
 <b>SCENARIO B</b> <i>Lindbergh Corporate Campus</i>	Strong	Strong	Low	Fair	Moderate	Strong	Strong	Fair	To be filled out after input from public forum.
 <b>SCENARIO C</b> <i>North Lindbergh Commerce Hub</i>	Strong	Strong	Low	Fair	Low	Low	Strong	Low (Manufacturing) / Fair (Data-Center)	
 <b>SCENARIO D</b> <i>North Lindbergh Logistics</i>	Moderate	Moderate	Moderate	Moderate	Low	Low	Strong	Low	
 <b>SCENARIO E</b> <i>Center for Critical Technologies</i>	Moderate	Moderate	Fair	Fair	Moderate	Strong	Strong	Fair	
 <b>SCENARIO F</b> <i>Green Acres Ag and Energy Sector</i>	Low	Moderate	Fair	Fair	Fair	Fair	Strong	Moderate	

# Sample of Public Forum Boards



## 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 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**

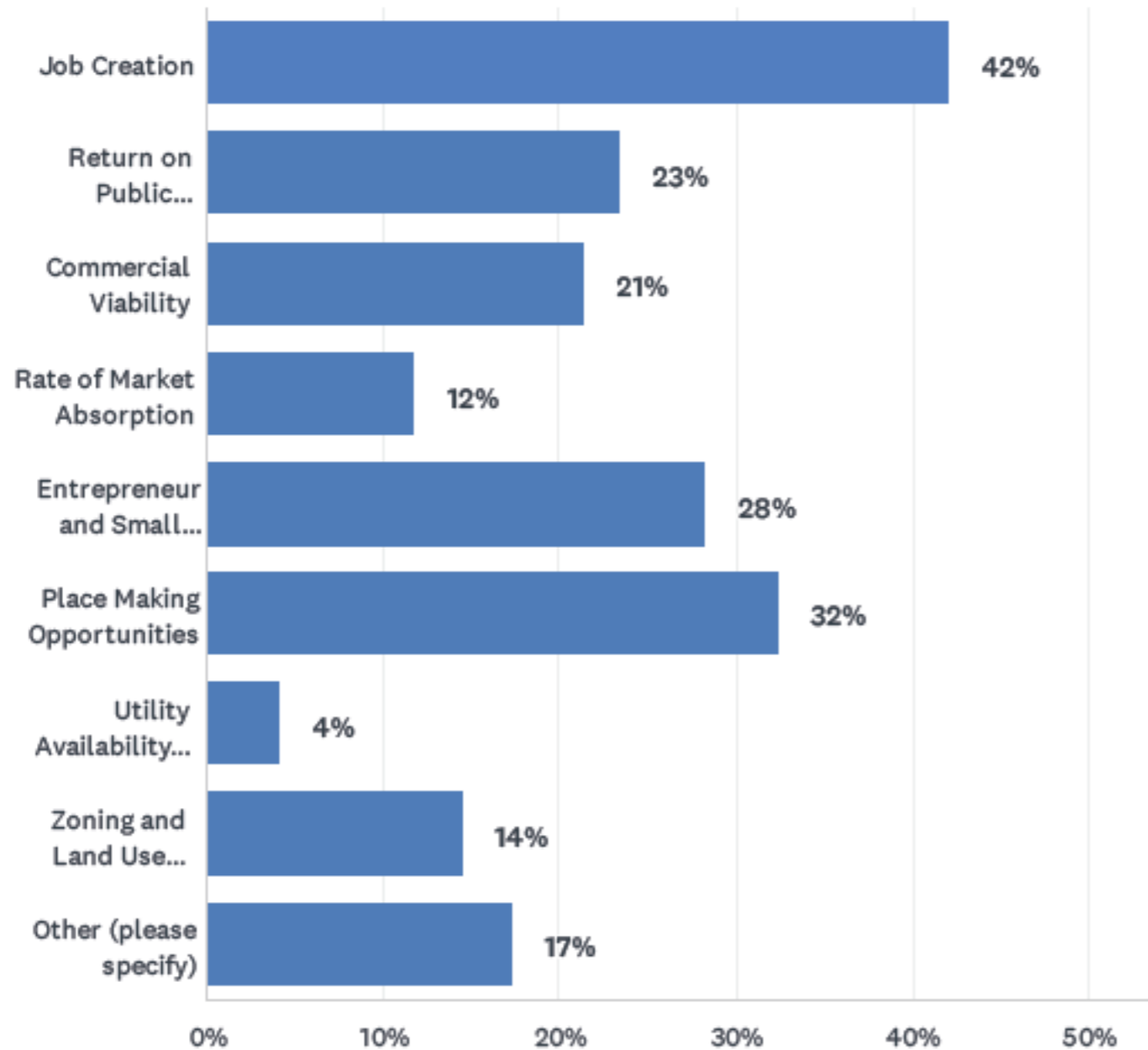
No surrounding or nearby uses that are similar in type or scale. Karst topography north of Lindbergh Boulevard prevents opportunities for expansion of similar uses.



# COMMENTS FROM PUBLIC FORUM

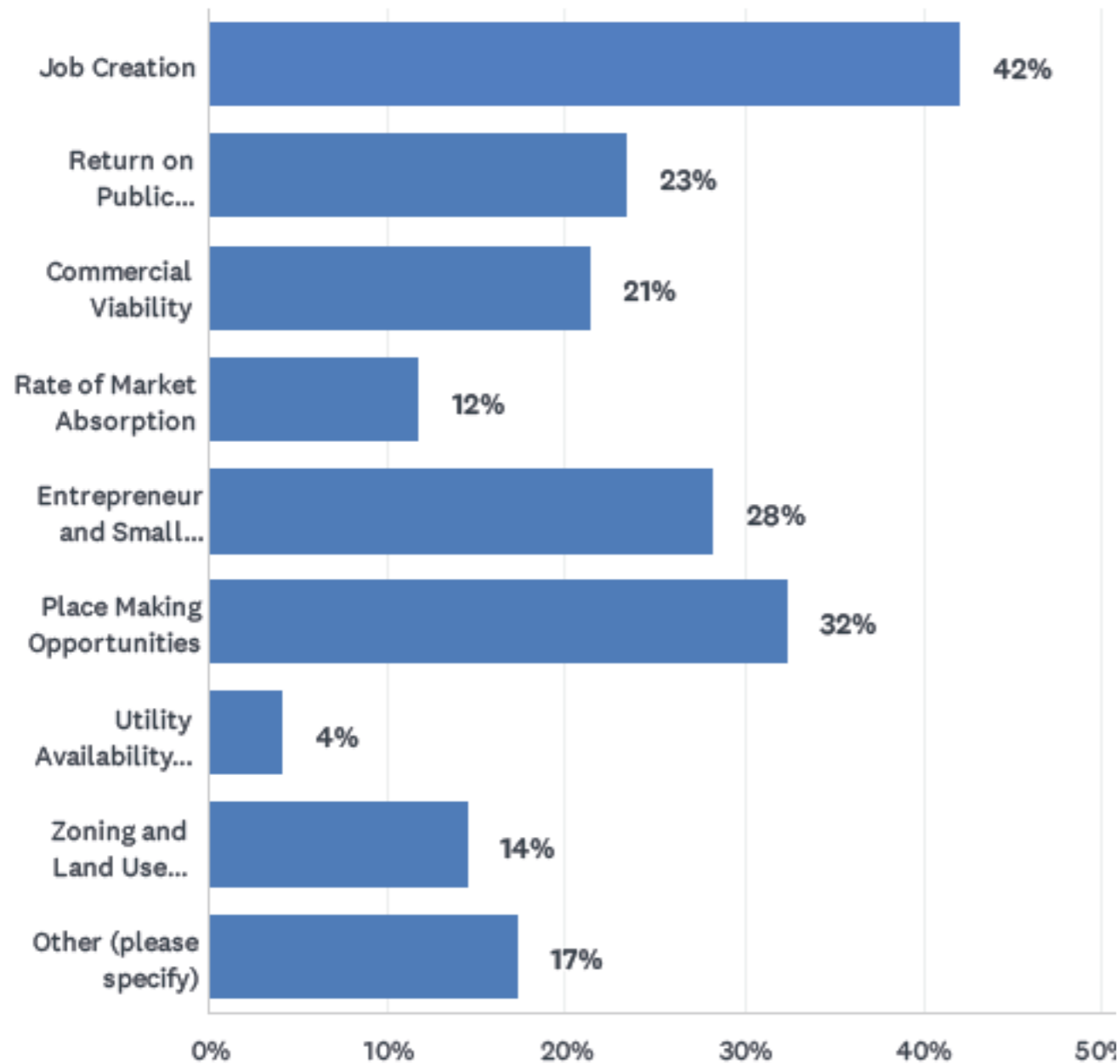
**Q2. After reviewing the evaluation criteria, please choose your top two priorities for the evaluation criteria.**  
 (Choose no more than two)

Answered: 145 Skipped: 0

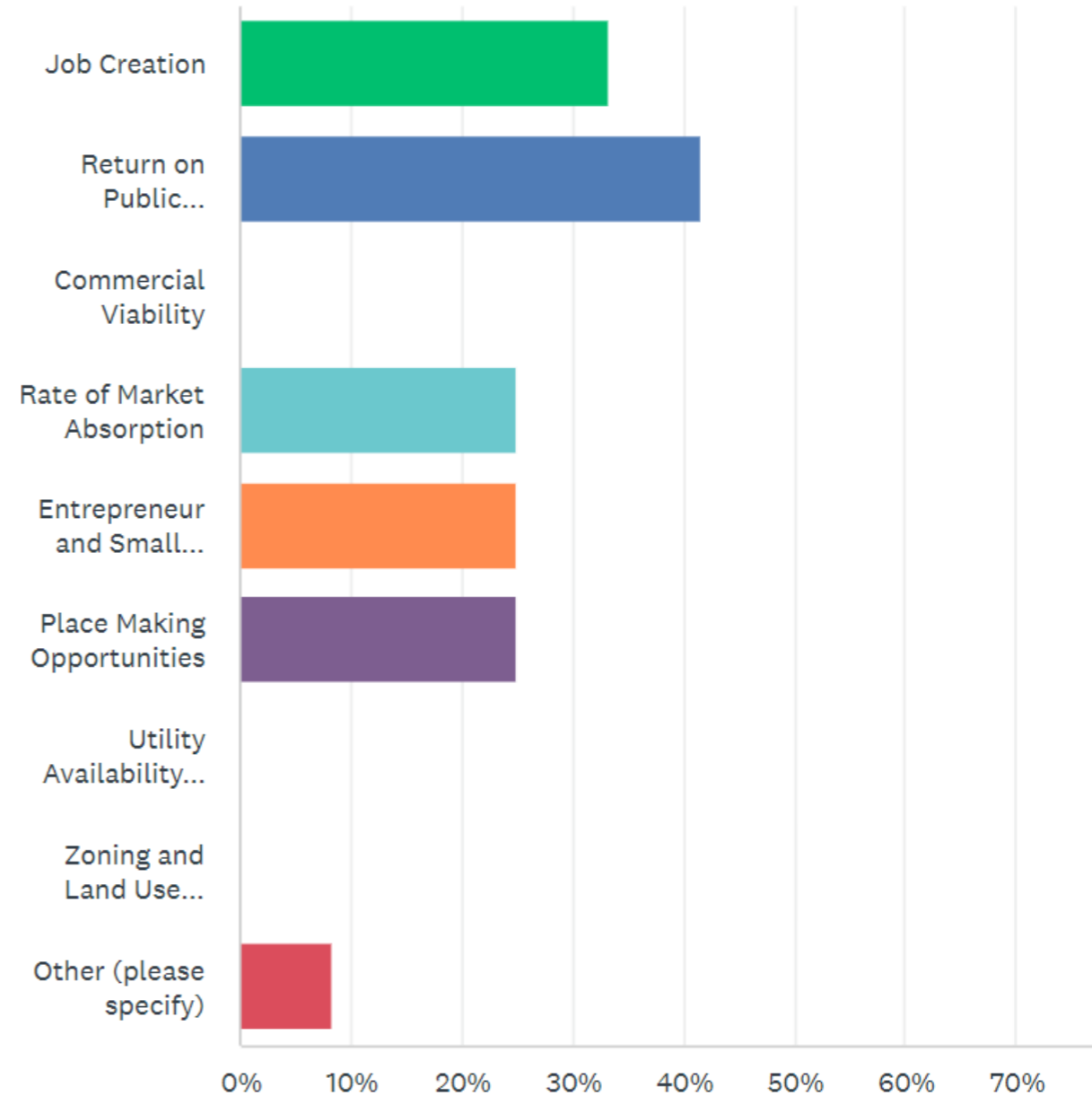


# Comparison

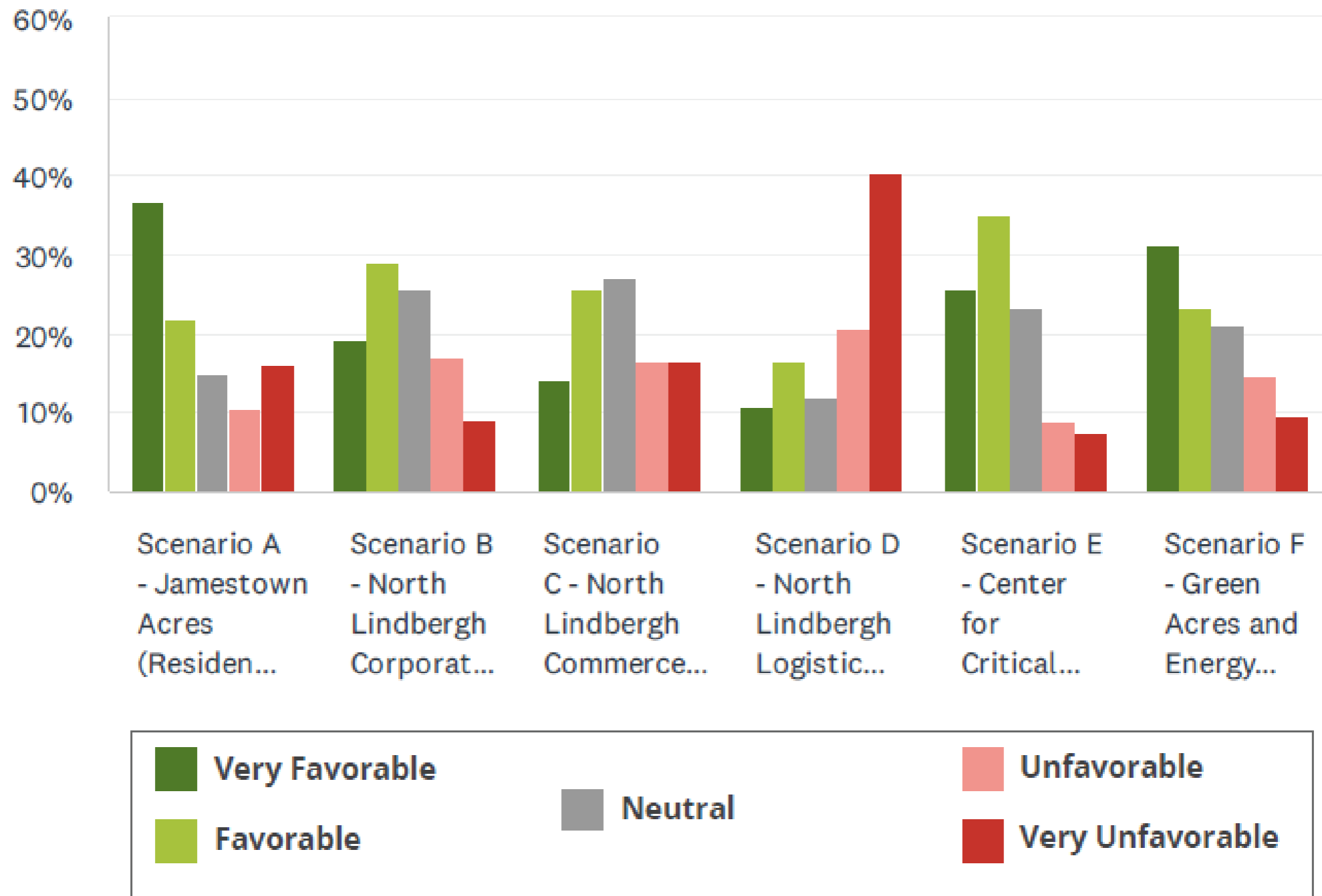
## Public Forum Results



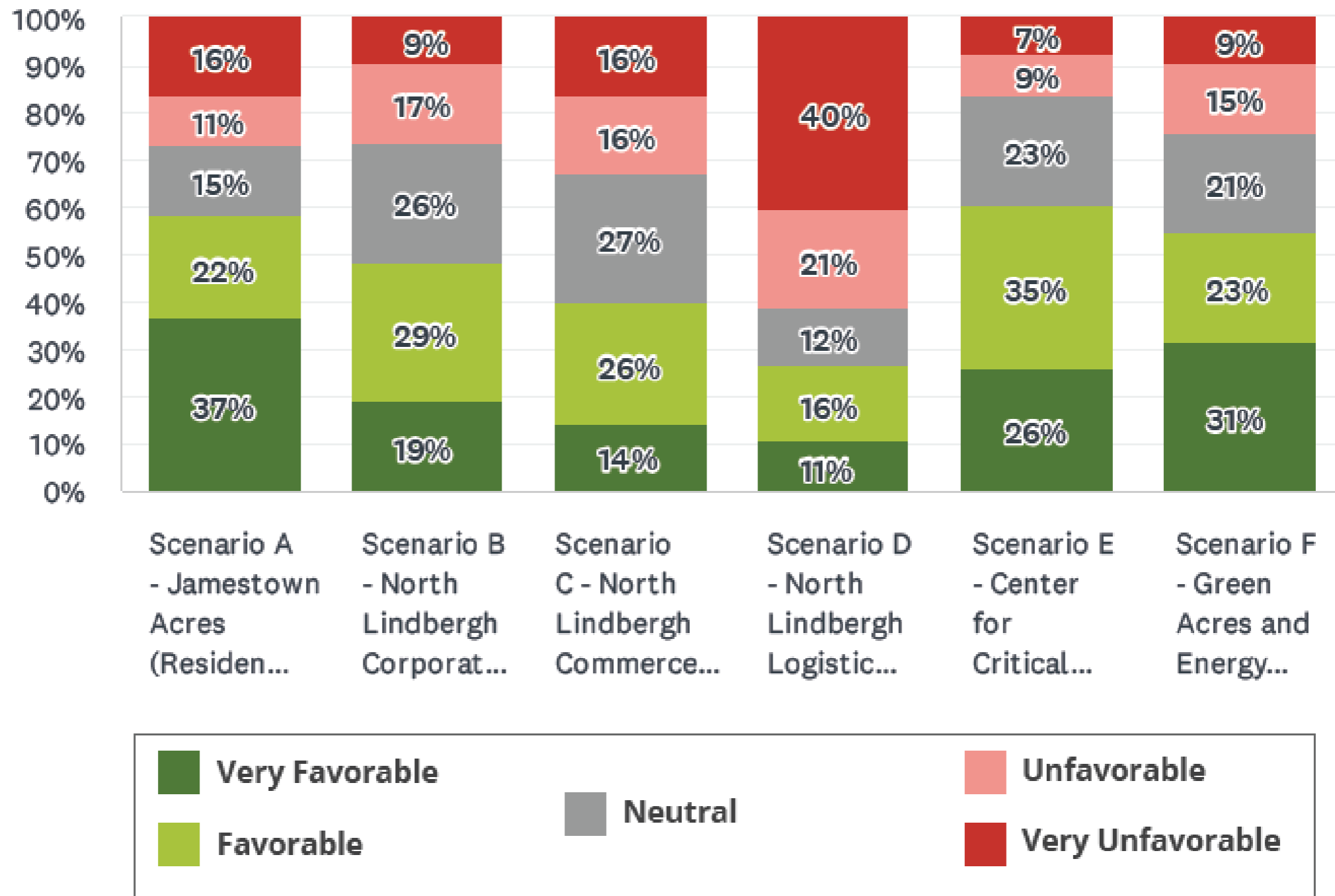
## (May) Advisory Committee Results



### Q3. After reviewing the scenarios and evaluation criteria, how do you view each scenario in terms of favorability?

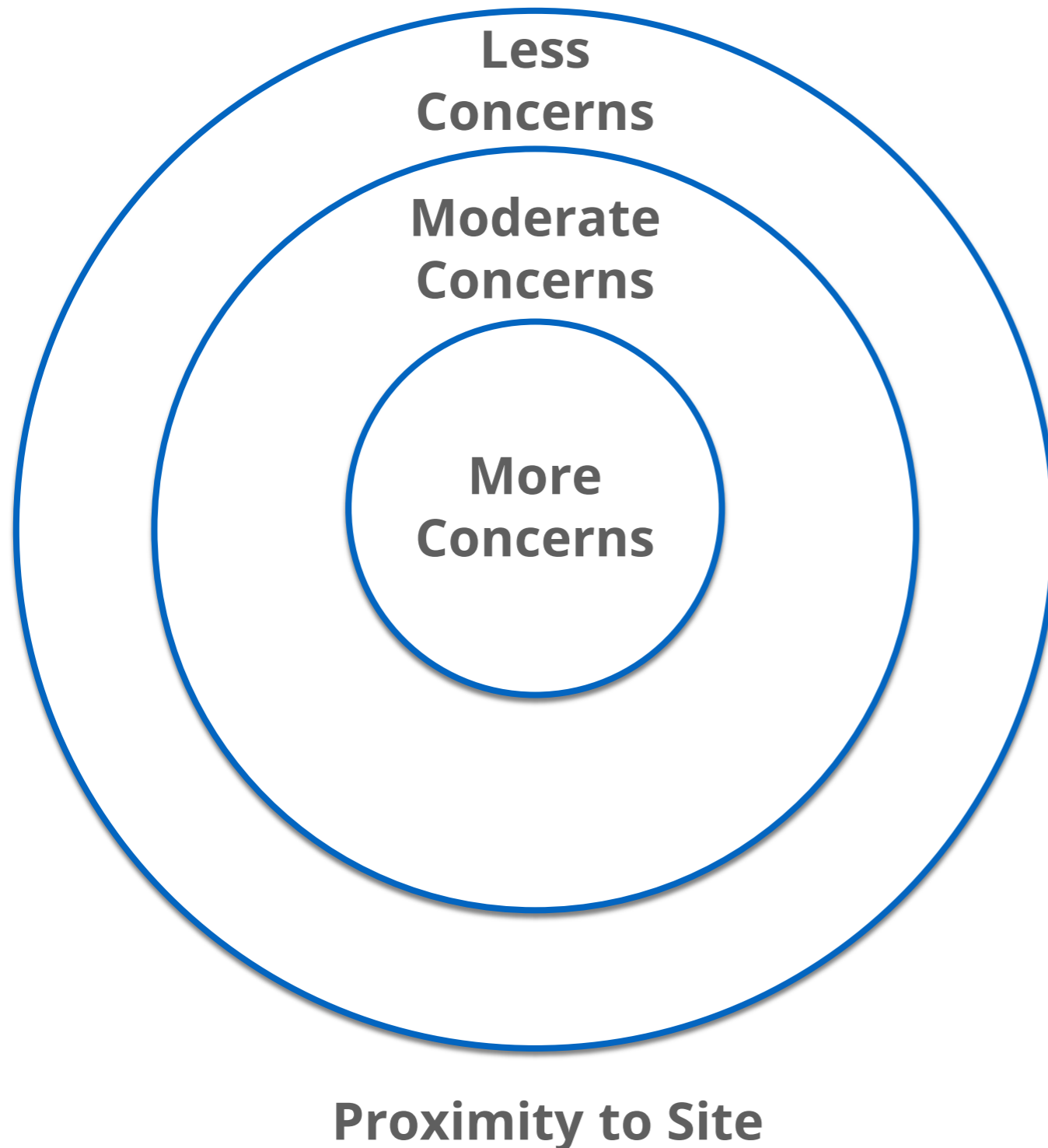


### Q3. After reviewing the scenarios and evaluation criteria, how do you view each scenario in terms of favorability?



WHAT WE HAVE HEARD

# What We've Heard



- **Farther Away from Site**
  - Open to more of the scenarios
  - Closer to site, more concerns, especially regarding Logistics Center
- **Openness to Learning More**
- **Excitement to See Progress**
- **Tension of "Clean Slate" vs "Swift Redevelopment"**
- **"Wants" vs Market Demand**
- **Desire for Community**
- **"Elevate" North County**
- **Concern about Future Vacancy**
- **Combine Aspects of Scenarios**

# 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
 <b>SCENARIO A</b> <i>Jamestown Acres Estates</i>	Low	Moderate	Strong	Strong	Moderate	Strong	Moderate	Strong	Strong
 <b>SCENARIO B</b> <i>Lindbergh Corporate Campus</i>	Strong	Strong	Low	Fair	Moderate	Strong	Strong	Fair	Fair
 <b>SCENARIO C</b> <i>North Lindbergh Commerce Hub</i>	Strong	Strong	Low	Fair	Low	Low	Strong	Low (Manufacturing) / Fair (Data-Center)	Fair
 <b>SCENARIO D</b> <i>North Lindbergh Logistics</i>	Moderate	Moderate	Moderate	Moderate	Low	Low	Strong	Low	Low
 <b>SCENARIO E</b> <i>Center for Critical Technologies</i>	Moderate	Moderate	Fair	Fair	Moderate	Strong	Strong	Fair	Strong
 <b>SCENARIO F</b> <i>Green Acres Ag and Energy Sector</i>	Low	Moderate	Fair	Fair	Fair	Fair	Strong	Moderate	Strong



# Evaluation Scoring

	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	Totals
Scenario A: Jamestown Acres Estates	1	3	4	4	3	4	3	4	4	<b>30</b>
Scenario B: North Lindbergh Corporate Campus	4	4	1	2	3	4	4	2	2	<b>26</b>
Scenario C: North Lindbergh Commerce Hub	4	4	1	2	1	1	4	1.5	2	<b>20.5</b>
Scenario D: North Lindbergh Logistics	3	3	3	3	1	1	4	1	1	<b>20</b>
Scenario E: Center for Critical Technologies	3	3	2	2	3	4	4	2	4	<b>27</b>
Scenario F: Green Acres Ag and Energy Sector	1	3	2	2	2	2	4	3	4	<b>23</b>

# FINAL SCENARIOS FOR ANALYSIS

# Three Scenarios for Final Analysis

## **Jamestown Green Estates**

- Combination of Scenario A and F

## **Jamestown Village**

- Combination of Scenario A with aspects of Scenario B and E.

## **Center for Agriculture and Energy Technologies**

- Combination of Scenario E and F

**ALL THREE SCENARIOS: ELEVATED FRONT DOOR**

# Scenario 1 – Jamestown Green Estates

## Jamestown Green Estates

- Residential mix with a strong emphasis on solar energy and/or agriculture.
- 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 outsiders.
- Possible land percentages:
  - Residential, including built-in solar panels: 50-60%
  - Higher value agriculture and community gardens and/or solar panels, all interconnected with trails: 30-40%
  - Retail and dining at front door: 10%-15%

# Scenario 2 – Jamestown Village

## Jamestown Village

- Higher density of residential (ranging up to townhomes and duplexes).
- Small area of higher density for seniors 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.

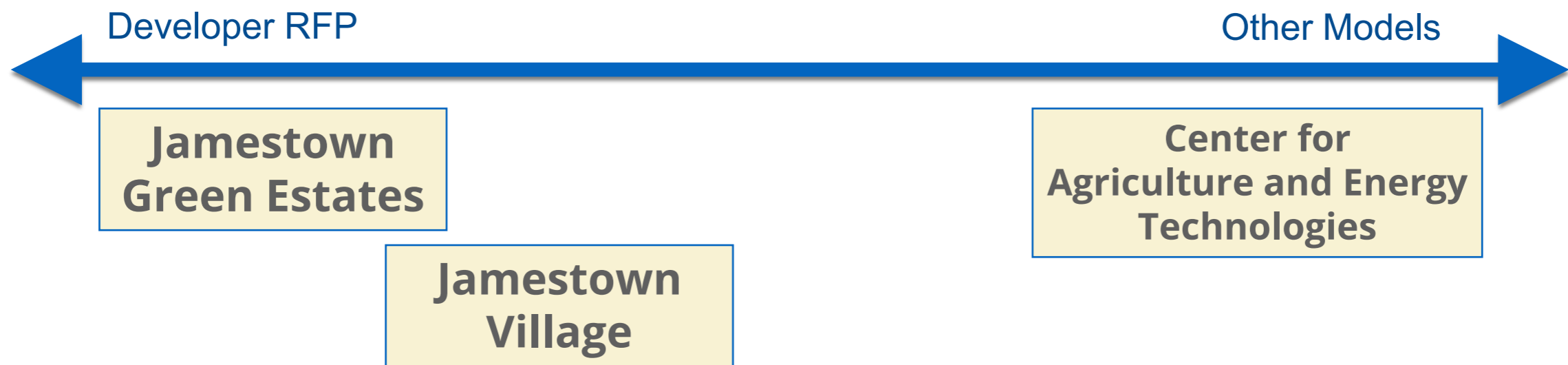
# Scenario 3 – Center for Agriculture and Energy Technologies

## Center for Agriculture and Energy Technologies

- Emphasis of expansion of agriculture technologies and production facilities that may have incubated at 39 North, UMSL, Cortex, or elsewhere.
- 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 Questions Moving Forward

- Will Typical Developer RFP Process Fit Scenarios?



- Meeting Community Expectations

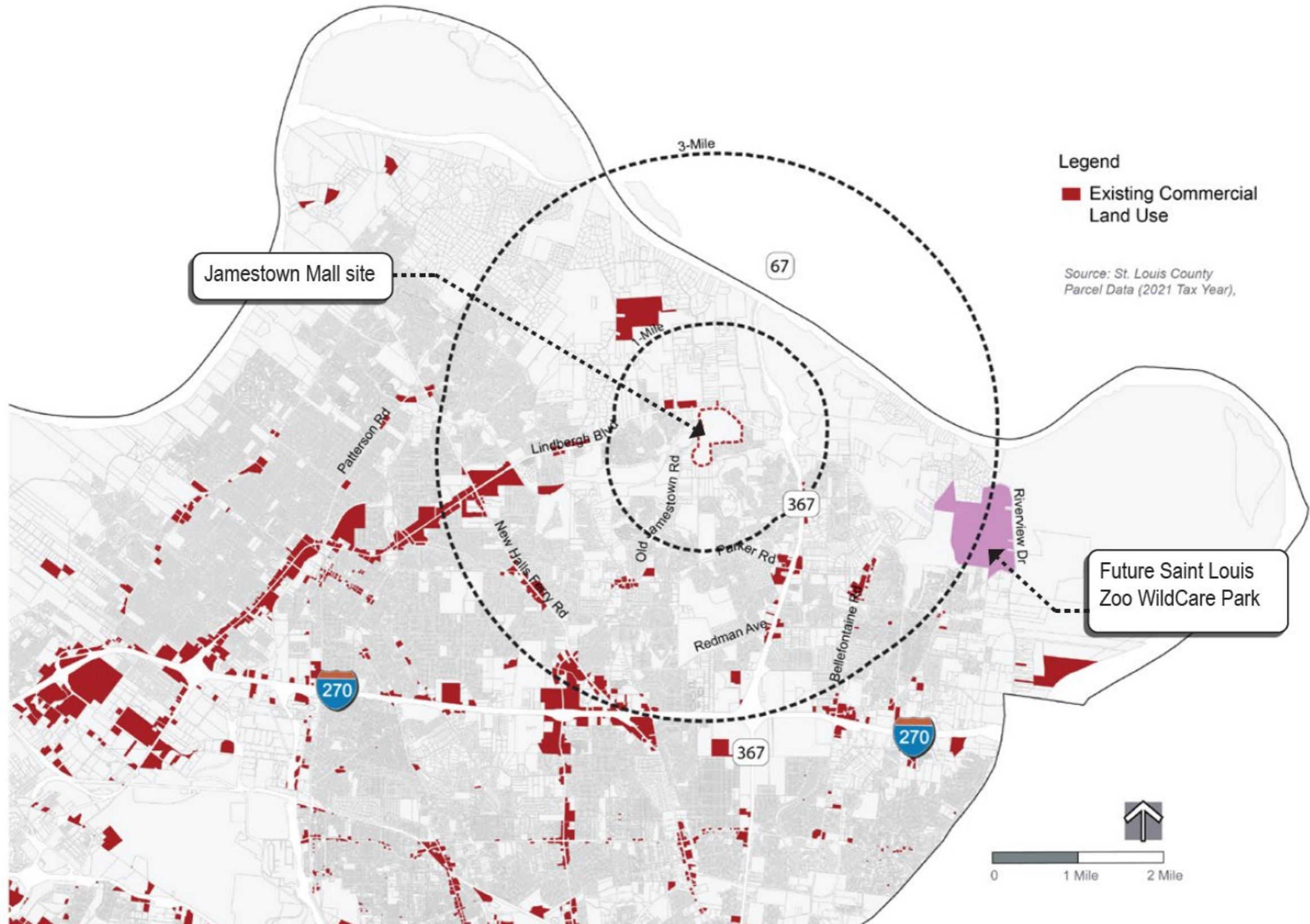
- Expectations include placemaking, high-quality design, community spaces, and ongoing engagement.
- County Zoning (approved development plan) and including development principles/community expectations as part of RFP will help, but is it sufficient?
- Will design guidelines, updated zoning, or other models be required?

# GROUP DISCUSSION



OTHER ITEMS

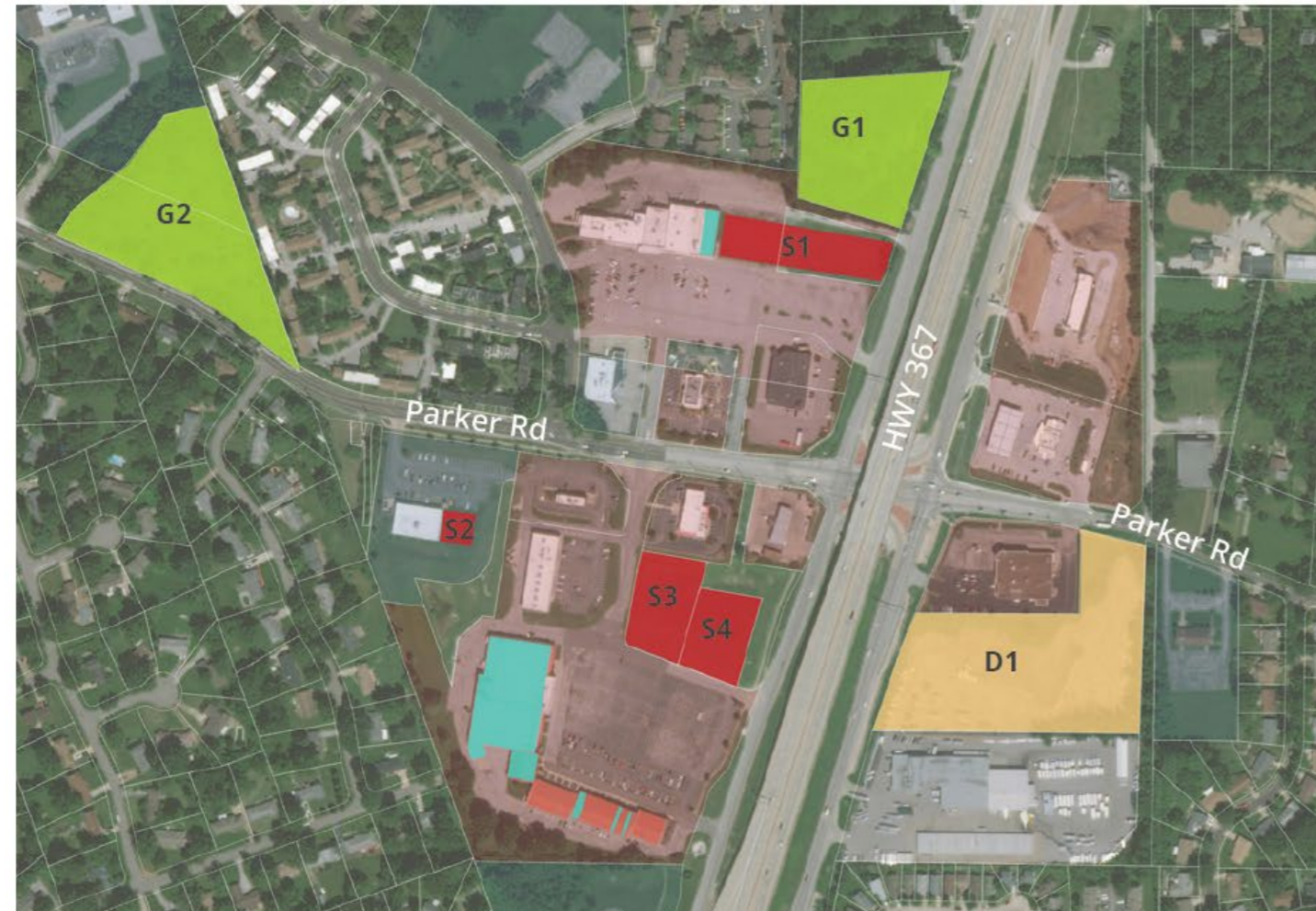
# Deeper Dive: North County Context



# Deeper Dive: North County Context

## HWY 367 & PARKER ROAD: OPPORTUNITY AREAS

 <b>Available Building Space</b>	 <b>Site Ready</b>	 <b>Greenfields</b>
<p><u>Large-Medium Box</u> 50,000 SF</p> <p><u>Small</u> 1,200 SF 900 SF 1,800 SF 2,400 SF 1,200 SF 1,200 SF 5,040 SF</p> <p><b>Total Building Space: 63,740 SF</b></p>	<p>S1: 1.1 acre S2: 0.2 acre S3: 1.0 acre S4: 0.8 acre</p> <p> <b>Demolition or Rehabilitation</b></p> <p>D1: 5.3 acre</p> <p><b>Total Acreage: 15.1 acres</b></p>	<p>G1: 2.8 acre G2: 3.9 acre</p>



**Accounting, Tax Preparation, and Bookkeeping**  
Jackson Hewitt

**Auto**  
Carwash

**Beauty**  
Hair Salon  
Kings's Beauty  
May's Nails

**Check Cashing**  
Check 'n Go

**Gas Stations**  
Quicktrip  
Gas Station

**Financial**  
Bank of America

**General Merchandise**  
Dollar General  
Family Dollar

**Health Care**  
Advance Surgical Care  
Fresenius Medical Care  
VA Outpatient Clinic  
Washington University  
Dialysis

**Health Retail**  
CVS Pharmacy  
Walgreens

**Restaurants**  
*Casual*  
Imo's Pizza  
Moma Elayne's Kitchen  
Rookies Bar & Grill

**Fast Food**  
China King  
China Wok  
St. Louis Fish and Chicken  
McDonalds  
Subway  
Taco Bell

**Storage/Moving**  
UHaul

**Wireless Communications**  
Phone Stop

# Precedent: Front Door Community Space



# Precedent: Residential Trails/Common Areas



# Precedent: Residential Marketing

## **A Walkable Community**

The Development will be pedestrian-friendly, allowing residents to enjoy community walking trails and green spaces throughout the property. From nature walks to running into new neighbors, the benefits of a walkable community will be felt by all residents.

## **Public Plaza**

The Development will invest in community spaces to bring life and energy to the resident community. An outdoor pavilion and playfield will benefit all residents, allowing for live music, community cookouts and other entertainment.

## **Sustainable Development**

The Development will restore significant green space throughout the property for the enjoyment of the residents and neighborhood, featuring playgrounds, large yards, walking trails, and community gardens.

Selective use of solar energy will be incorporated as part of the adaptive reuse, further reducing the project's environmental footprint. Attention will be paid to best practices in bio-retention areas to promote water quality and volume reduction of storm water runoff.

# Next Steps

- **Final Analysis in August**
- **Next Advisory Committee Meeting: Early September**
- **Public Forum #2: Mid/Late September**
- **Final Report (Fall)**

THANK YOU!