

# AgTech Stakeholder Meeting

NOVEMBER 18, 2022



MARKET ANALYSIS  
AND FEASIBILITY STUDY

# Agenda

- A. Welcome and Introductions
- B. Overview of Jamestown Mall Site
- C. Overview of Process
- D. Benefits and Challenges: Agriculture and Energy Technologies Annex
- E. Discussion and 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



**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.



**Tyrone Turner | Board President, Spanish Lake CDC**

Tyrone is board president for the Spanish Lake Community Development Corporation. Tyrone is Vice-President of Better Family Life's Housing and Asset Development is the agency's lead community developer and personal finance advocate that works to support development from a family perspective. He has developed over 15 years of commercial and personal finance, banking, housing counseling and housing development experience. For the past 12 years he has conducted workshops with well over 6,500 individuals/families on the subjects of homeownership and personal finance as it relates to homeownership.



**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 volunteered for organizations such as the Saint Louis Crisis Nursery, BJC Christian Hospital, the USO, and sits on the City of Florissant's Economic Development Council. She was awarded one of North County Inc.'s 30 Leaders in Their Thirties in 2017; and was named Small Business Monthly's Top 100 St. Louisans to Know To Succeed in Business in 2018.



**Rebecca Zoll | President/CEO, North County Inc.**

Rebecca is the President and CEO of North County Inc., an economic and community development advocacy organization. Rebecca brings over 21 years of experience in not-for-profit management, community engagement and collaborative partnership development. Her marketing, economic development and community advancement experience includes a wide range of projects including: small business training and retention, board development, advocacy around healthcare, transportation, business and workforce development, and education policy, and event planning and execution. North County Inc. build's collaborative partnerships to advance the business and residential climate of the North St. Louis County communities.

### Non-Profit Sector



**Erica R. Williams | Executive Director, A Red Circle**

Erica is the Executive Director of A Red Circle. She holds a BA in Paralegal Studies and an MBA, both from Maryville University. Erica is working on her PhD in Public Policy and Administration from Walden University, with a concentration on policy analysis. She is Past Chairs MOCAN - Missouri Council on Activity and Nutrition and is a member of the Food Systems Work Group. When not working for A Red Circle, Erica is on the Board of Directors for Kids Win Missouri and Propel Kitchens, and on the Community Advisory Board for Refuge and Restoration, a nonprofit organization in Farmington, Missouri.



**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.



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

Jaelyn 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 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.



**Jada D. Jenkins Reese | Resident**

North county resident since 1971 when my parents purchased their home in Northwoods. Educated in and graduated from the Normandy School District. Married my high school sweetheart, Michael, and we purchased our first home in Black Jack later building homes in Florissant and now in unincorporated north St. Louis County. My husband and I raised two children in north county who are now living in Denver, CO and Seattle, WA.

We intentionally decided to remain in north county vs moving west. I am excited to serve on this Jamestown effort as every resident deserves a vibrant community - one that is safe, engaging and provides a sense of pride. For most, our home purchase is our largest investment. What happens to the Jamestown Mall site is vital to us, north county and the region. My hope is that the outcome of this effort contributes to the wellbeing of north countians, young and old.

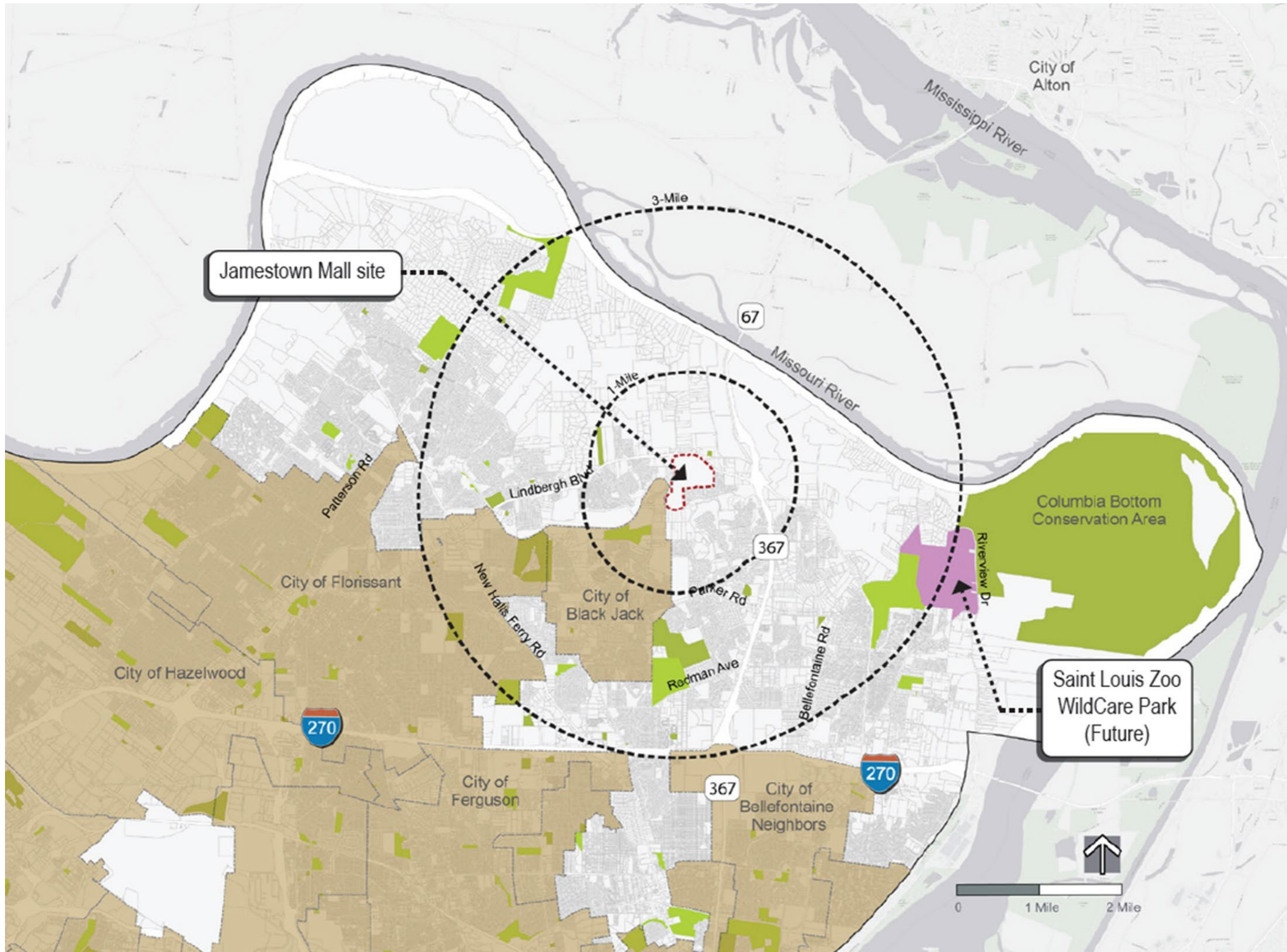


**Randy Schroeder | Resident**

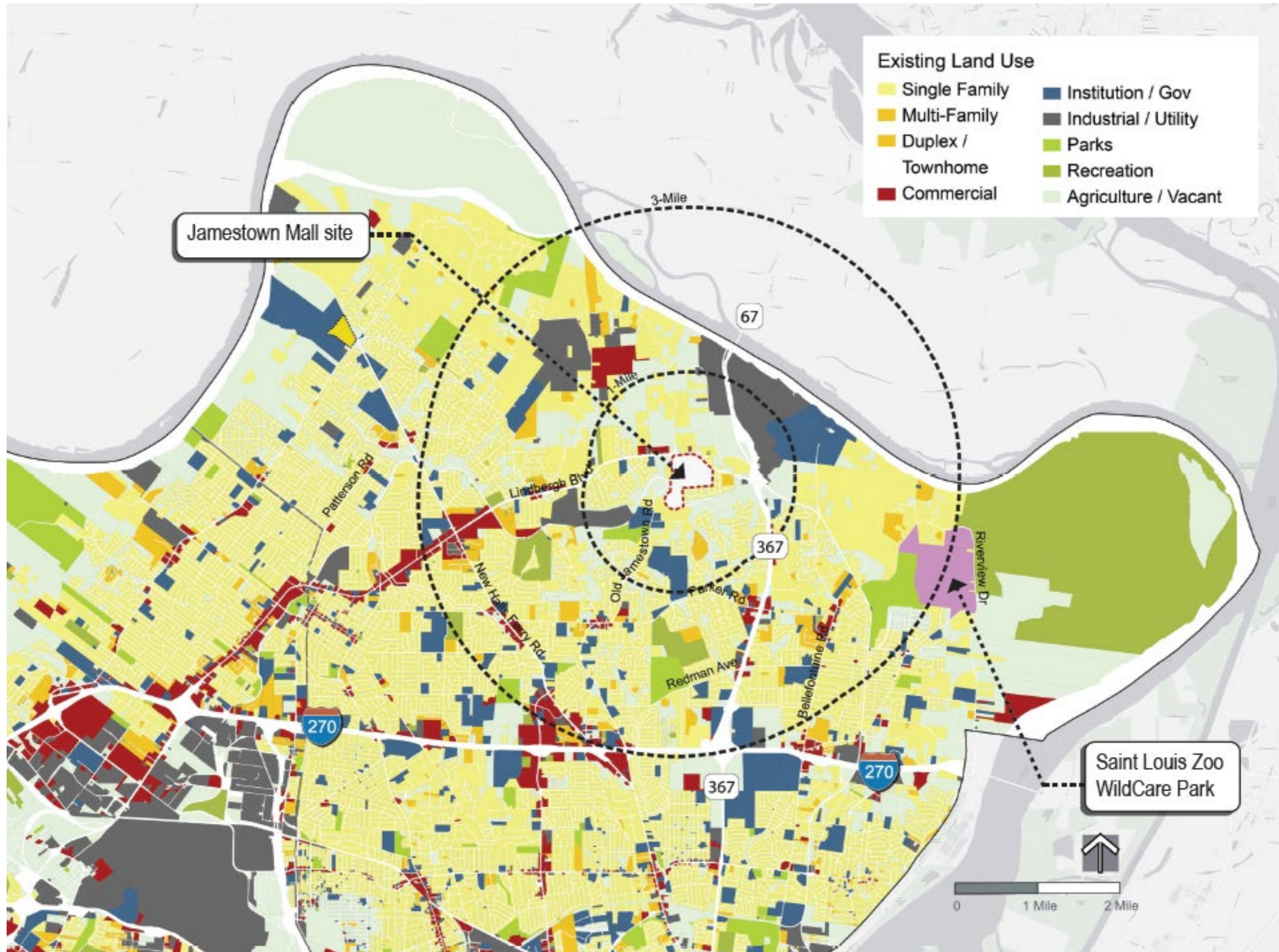
I grew up in Old Town Florissant and move to New Jamestown Road, across from the mall, 38 years ago. I have been a union carpenter for 42 years. I am also a charter member of North County labor club and currently Vice President of North County Legislative Club. I love to hunt, fish and anything to with the outdoors. What I like most about our community is the people.

# OVERVIEW OF JAMESTOWN MALL SITE

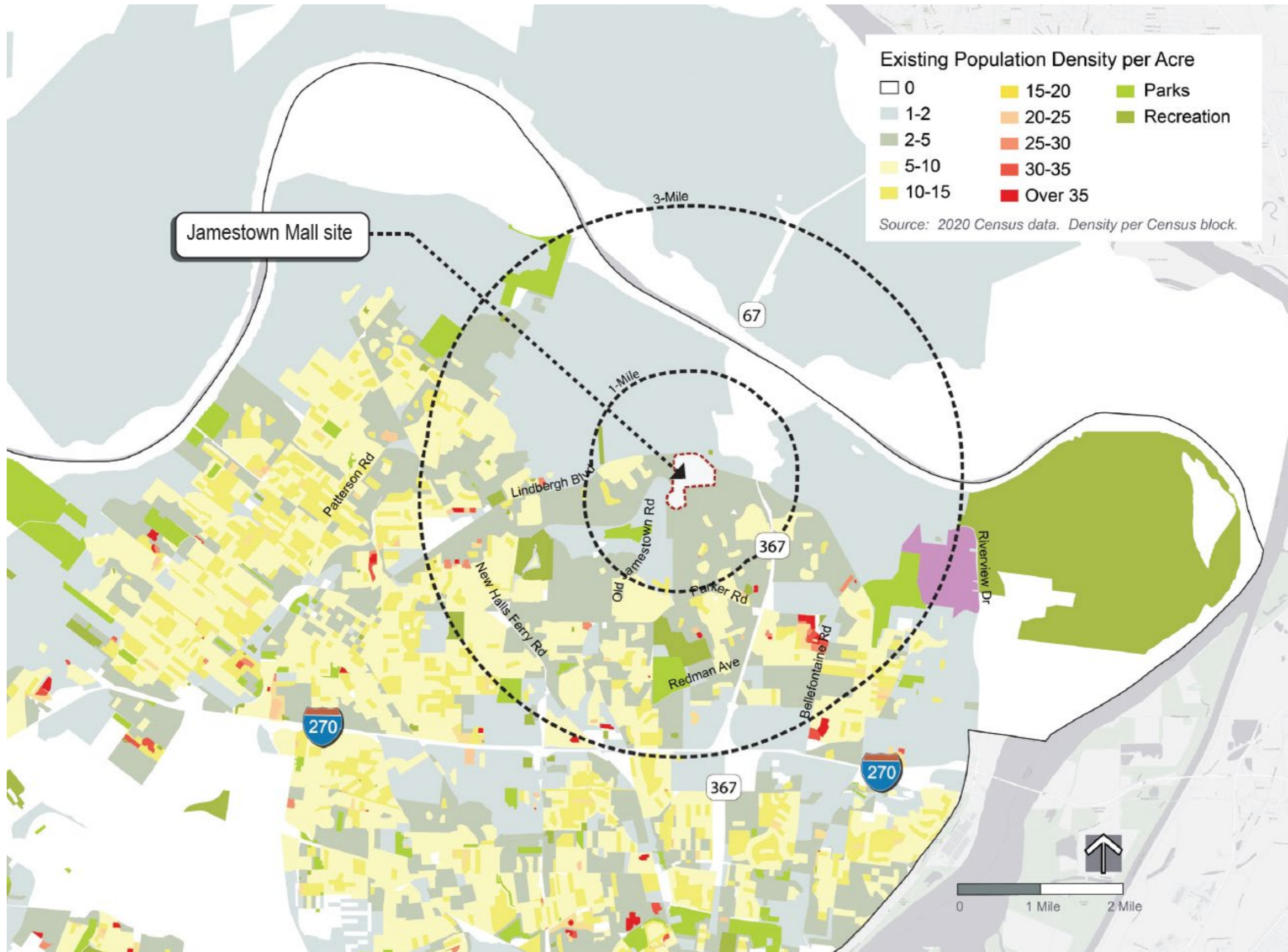
# Overview of Site: Location



# Overview of Site: Existing Land Use

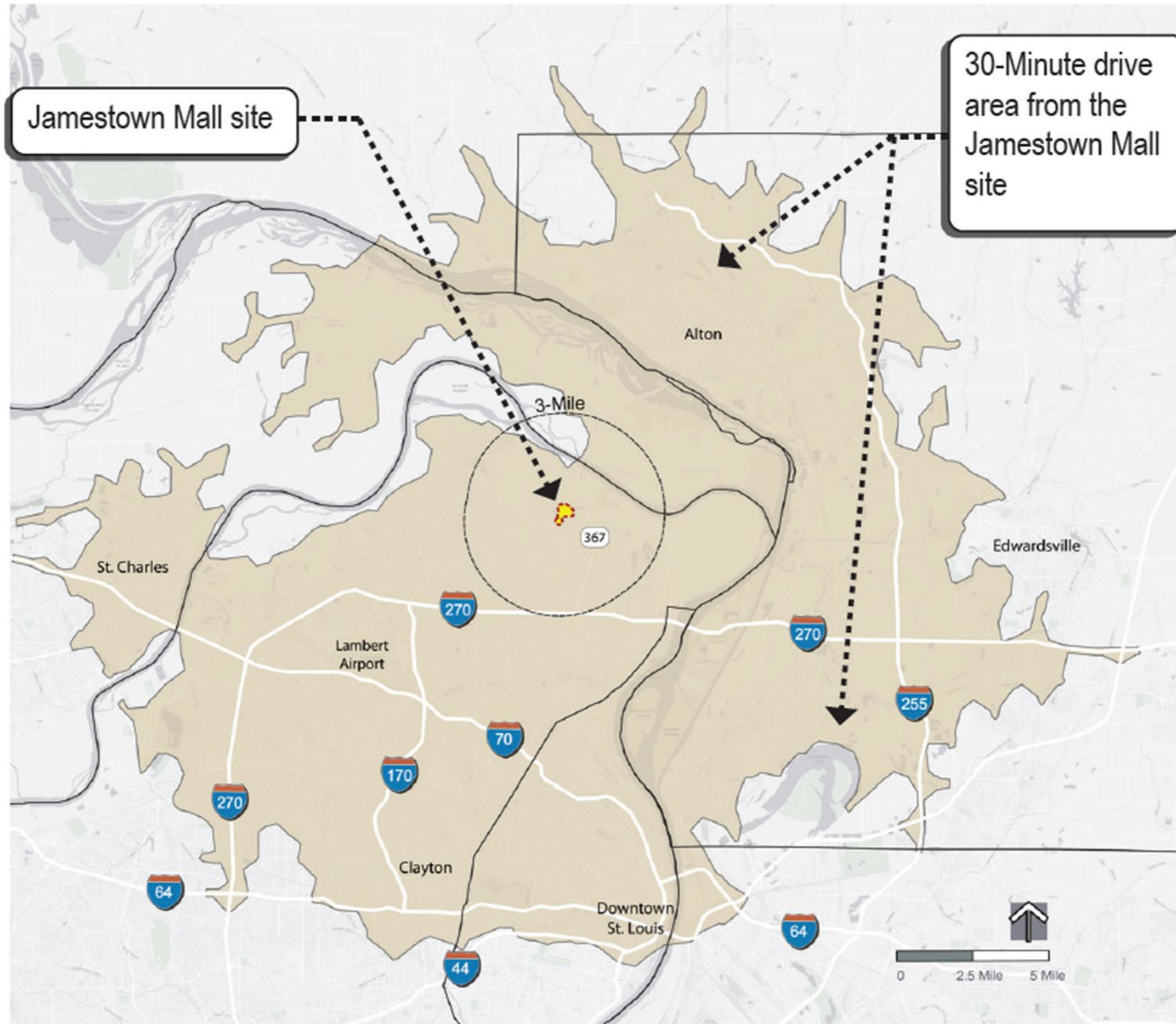


# Overview of Site: Population Density





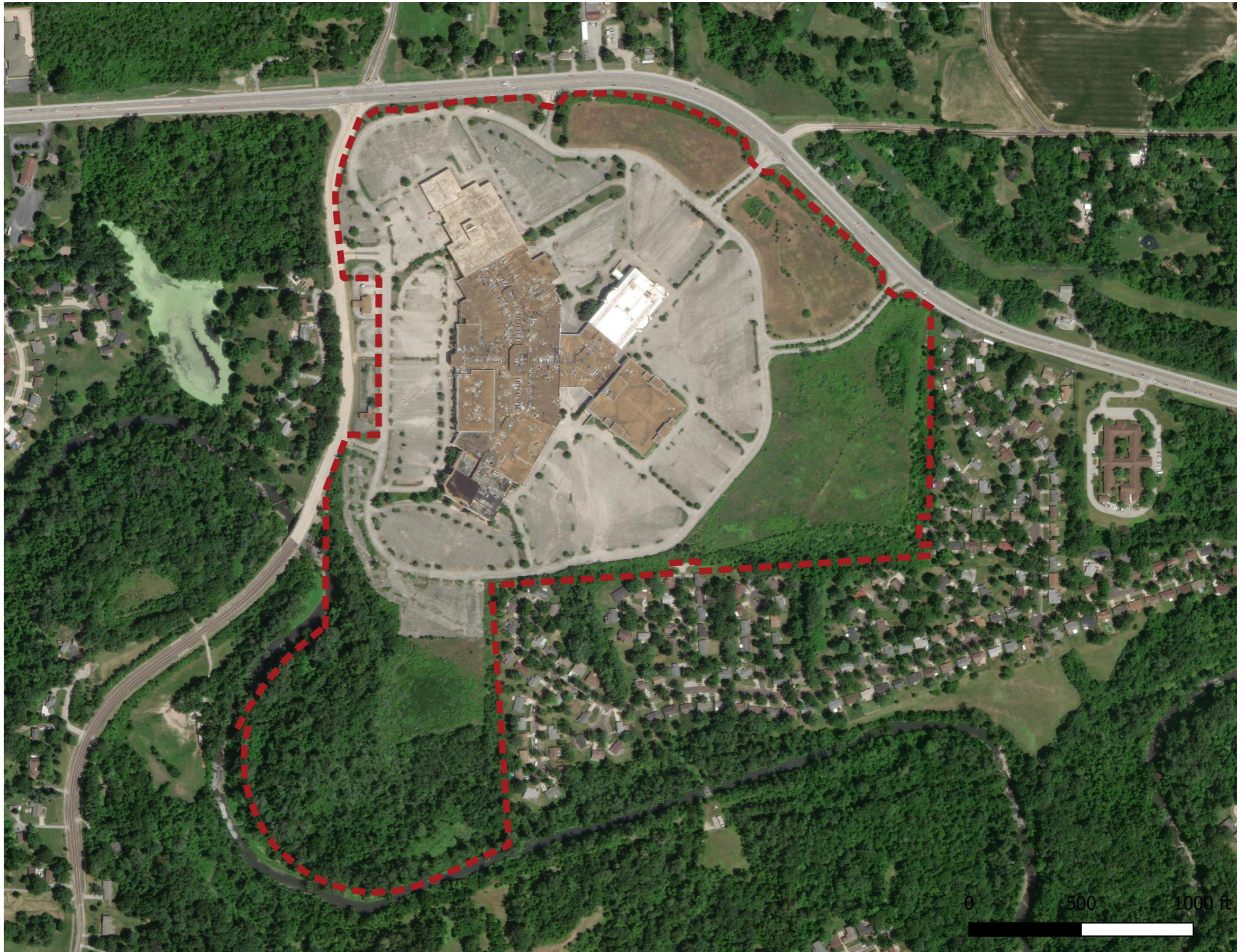
# Overview of Site: Regional Context



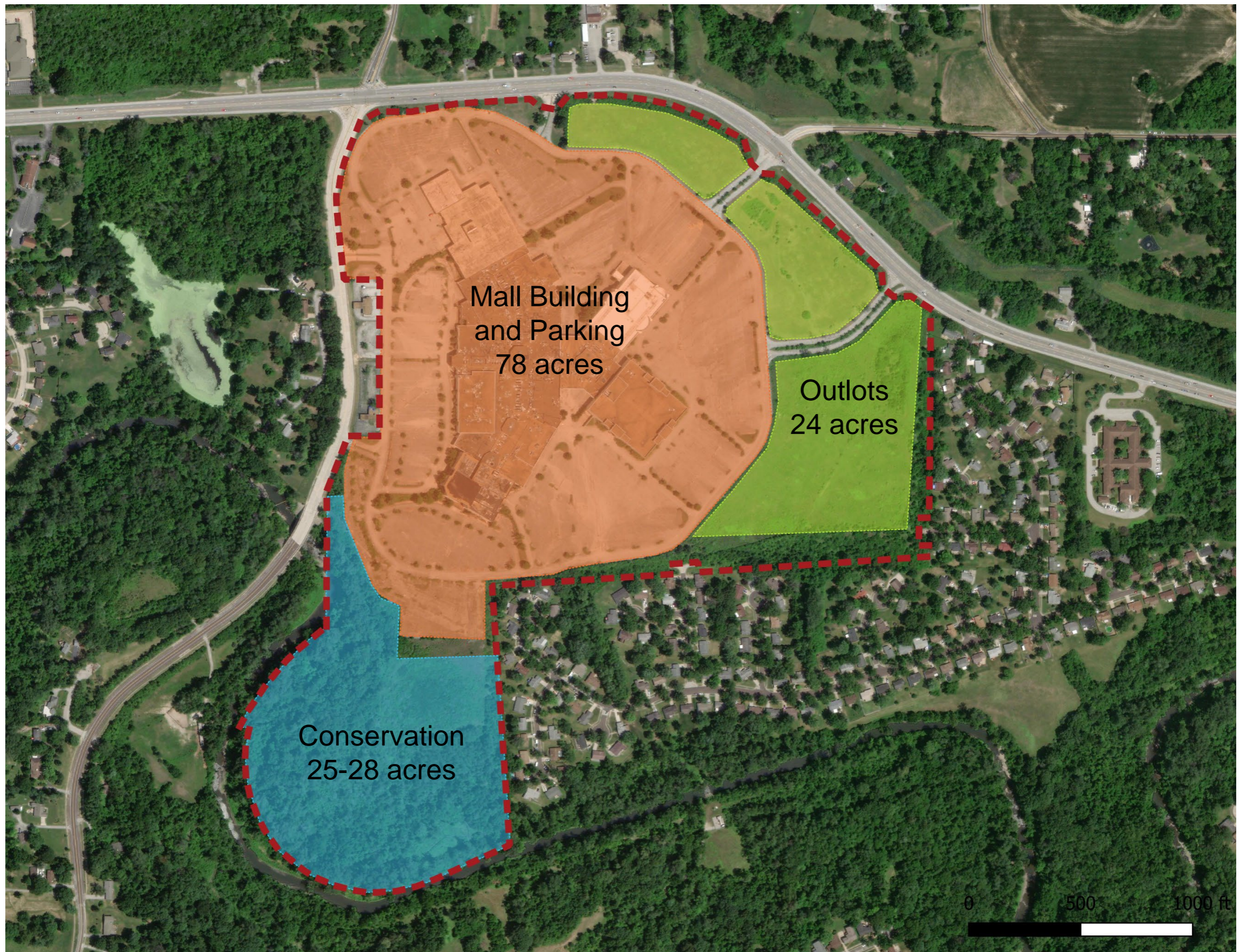
# Overview of Site



# Overview of Site



# Overview of Site



# OVERVIEW OF PROCESS

# Process

We are here



Final Land Use Recommendations



# Initial Six 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.

# Initial Six 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.



# Small Group Discussions



MAY 9TH - NORTH COUNTY CHAMBER



MAY 24TH - STUDENTS FROM THE HAZELWOOD HIGH SCHOOL DISTRICT



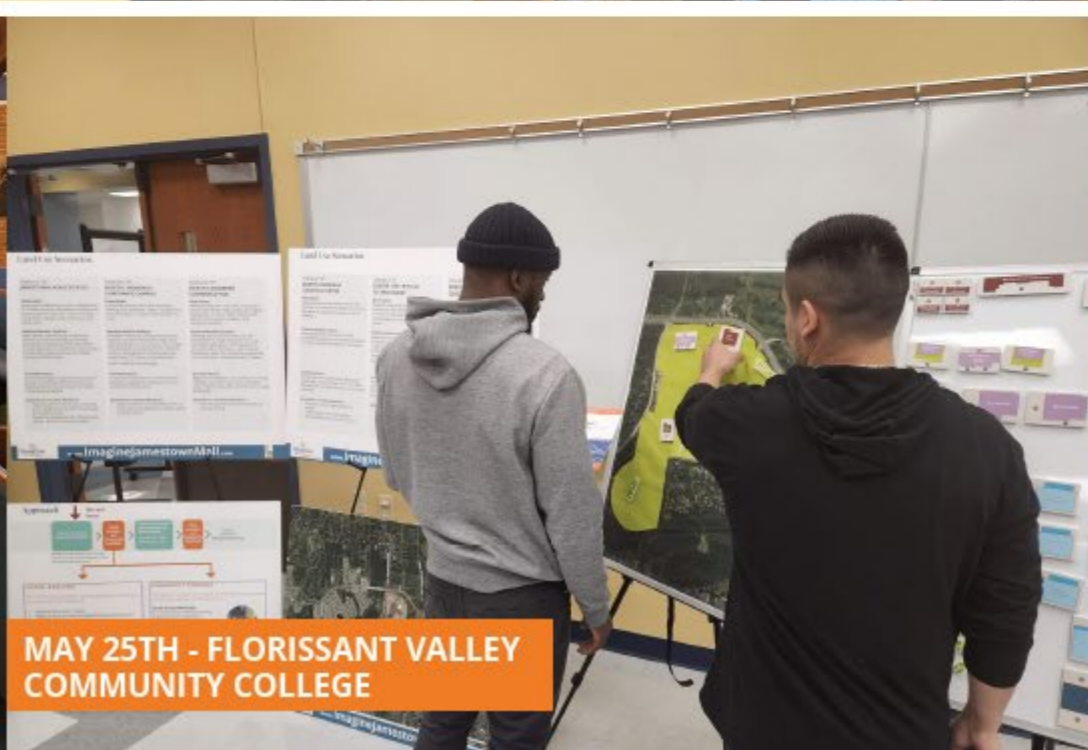
MAY 22ND - ZION UCC CHURCH



MAY 17TH - SPANISH LAKE NEIGHBORHOOD ASSOCIATION



APRIL 28TH - WILLIAMSBURG MANOR SUBDIVISION



MAY 25TH - FLORISSANT VALLEY COMMUNITY COLLEGE



MAY 10TH - OLD JAMESTOWN ASSOCIATION

# Public Forum #1

**JUNE 29TH**

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



# 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.

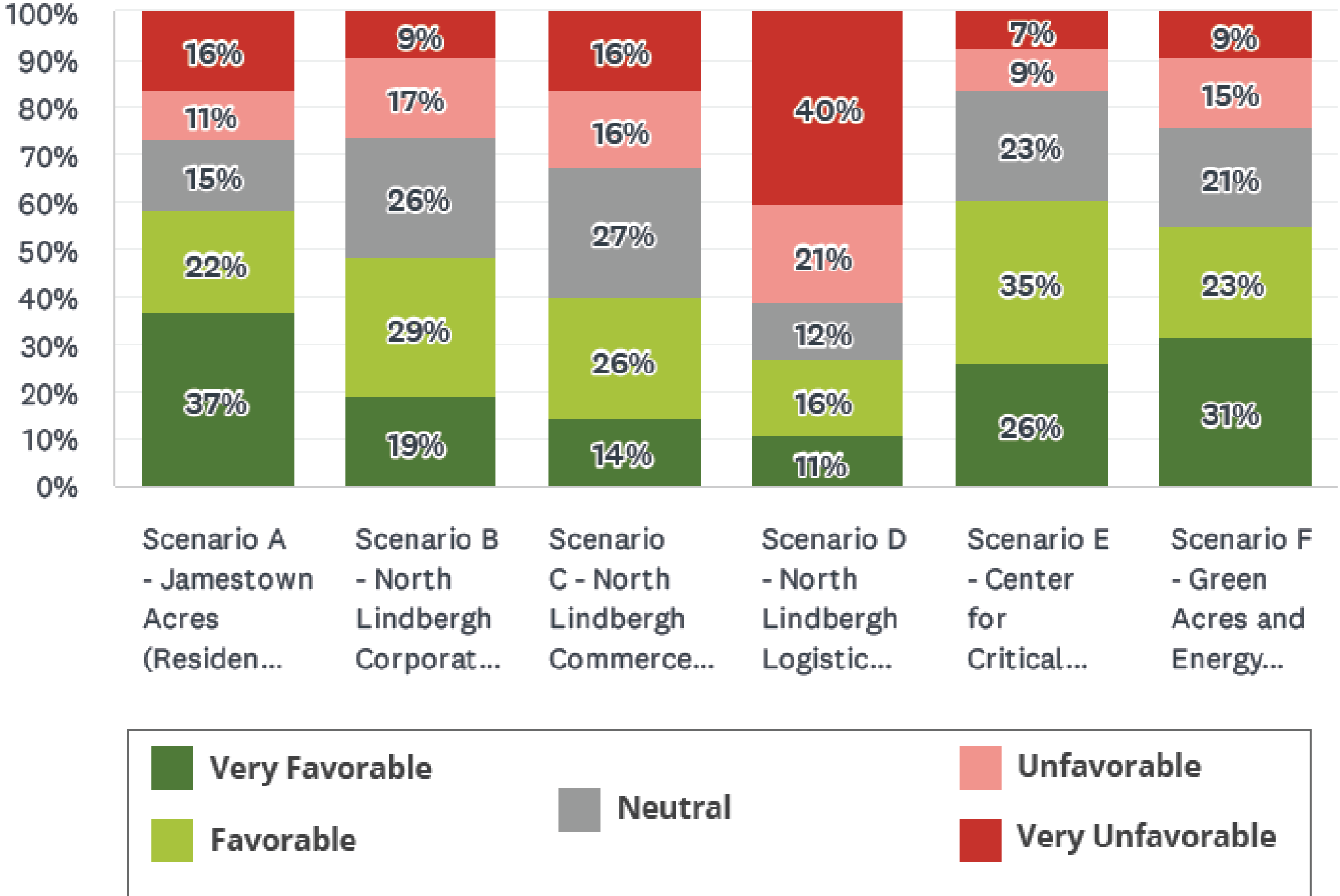
**ENTREPRENEUR AND SMALL BUSINESS OPPORTUNITIES**

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.

# Feedback from Public Forum #1



# Final Three Land Use Scenarios

## SIX SCENARIOS PRESENTED AT PUBLIC FORUM #1

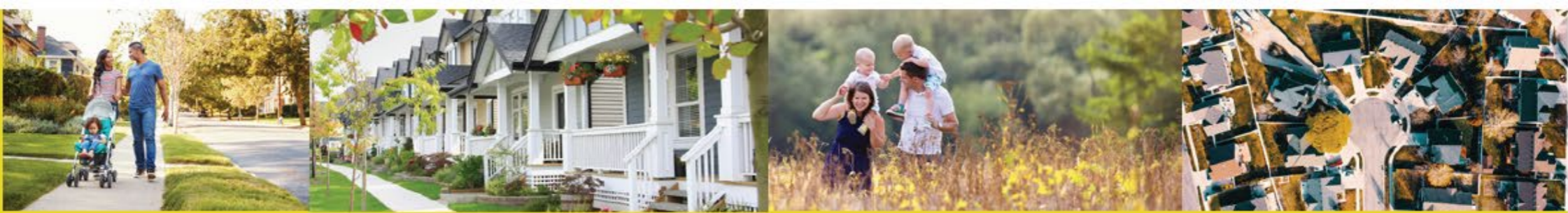
-  **Scenario A**  
JAMESTOWN ACRES ESTATES
-  **Scenario B**  
NORTH LINDBERGH CORPORATE CAMPUS
-  **Scenario C**  
NORTH LINDBERGH COMMERCE HUB
-  **Scenario D**  
NORTH LINDBERGH LOGISTICS CENTER
-  **Scenario E**  
CENTER FOR CRITICAL TECHNOLOGIES
-  **Scenario F**  
GREEN ACRES AGRICULTURAL AND ENERGY CENTER

## Combining Scenarios

Based on market research and community feedback, the final three land use scenarios contain aspects from the first six scenarios.

## THREE LAND USE SCENARIOS

-  **SCENARIO 1: JAMESTOWN GREEN ESTATES**  
Combination of Scenario A (residential) with aspects of Scenario F (agriculture/open space)
-  **SCENARIO 2: JAMESTOWN VILLAGE**  
Combination of Scenario A (residential) with aspects of Scenario B (office) and Scenario E (incubator space)
-  **SCENARIO 3: AGRICULTURE AND ENERGY TECHNOLOGIES ANNEX**  
Combination of Scenario F (agriculture) with Scenario E (ag-tech research).



# 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



### 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.



## CONCEPT SKETCH



Residential

Flexible Outdoor Community Space

- Special Events
- Programs
- Farmers' Market

Commercial Pedestrian Plazas

- Outdoor Seating and Dining
- Pedestrian Scaled

Agriculture (or Open Space)

Multi-Use Trail along Lindbergh

Neighborhood Mixed Commercial (High impact, high design retail and restaurants to elevate the image of the site and to welcome visitors)

*Note:*  
The above sketch is only a "concept" meant to convey an example of development to help visualize the land uses and potential development principles as part of the scenario.



## 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

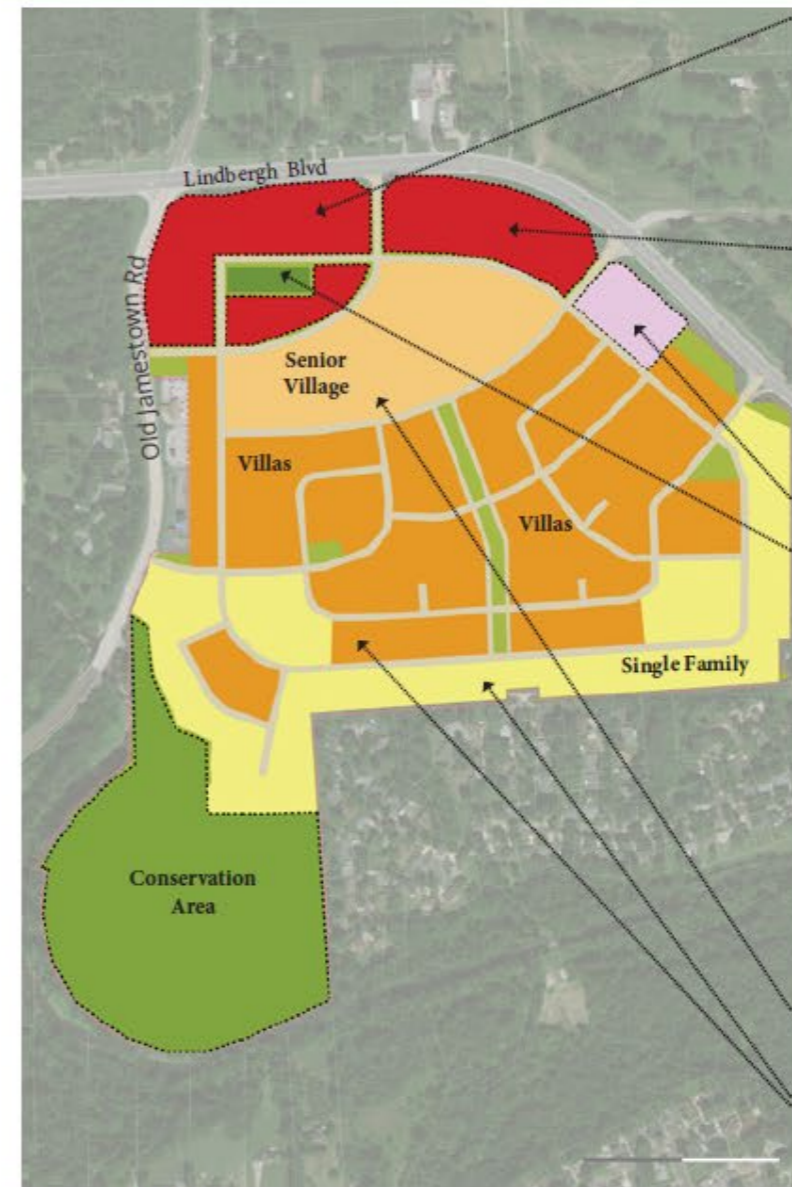
- 4.5 acres open space
- 26 acres conservation

### 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 2 | JAMESTOWN VILLAGE

## CONCEPT SKETCH



Senior Housing Village

Flexible Outdoor Community Space

- Special Events
- Programs
- Farmers' Market

Office and Incubator Office Space

Commercial Pedestrian Plazas

- Outdoor Seating and Dining
- Pedestrian Scaled

Multi-Use Trail along Lindbergh

Neighborhood Mixed Commercial (High impact, high design retail and restaurants to elevate the image of the site and to welcome visitors)

*Note:*  
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## 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

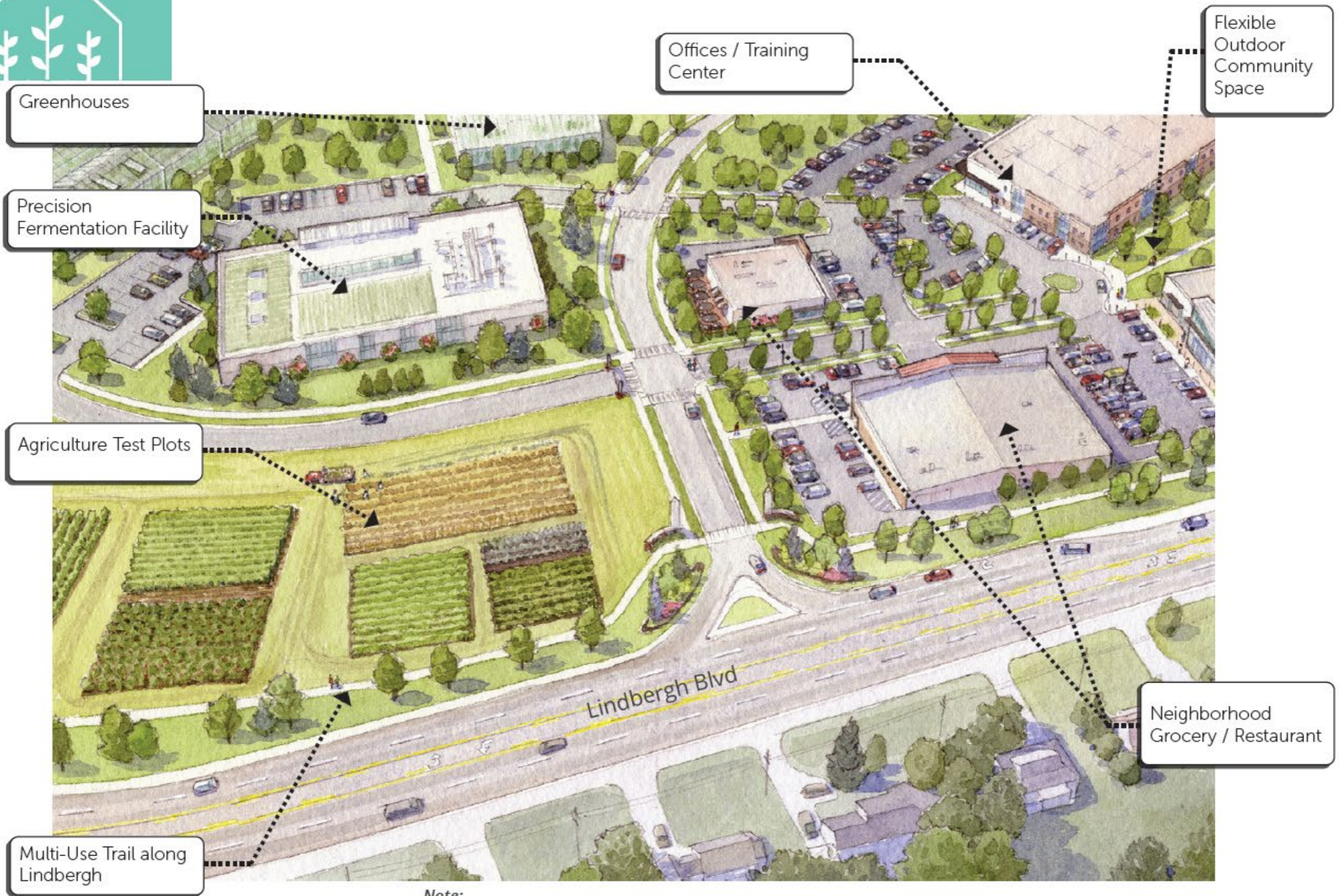


Conference / Special Events Center





CONCEPT SKETCH



*Note:  
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# Public Forum #2

**SEPTEMBER 21**

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

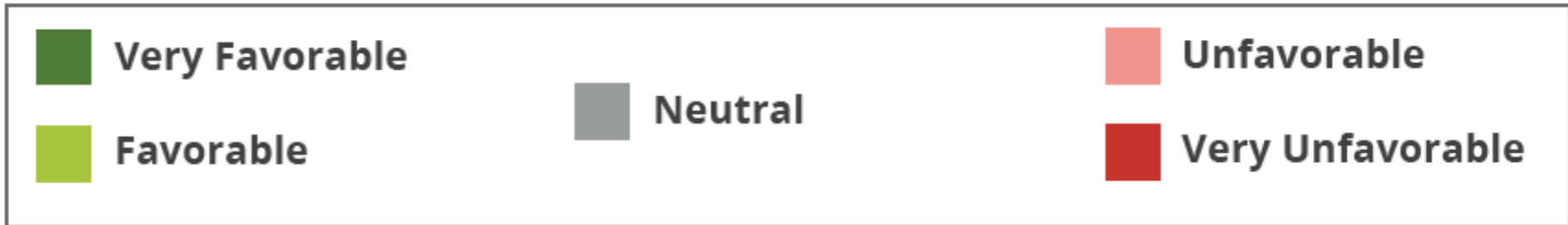
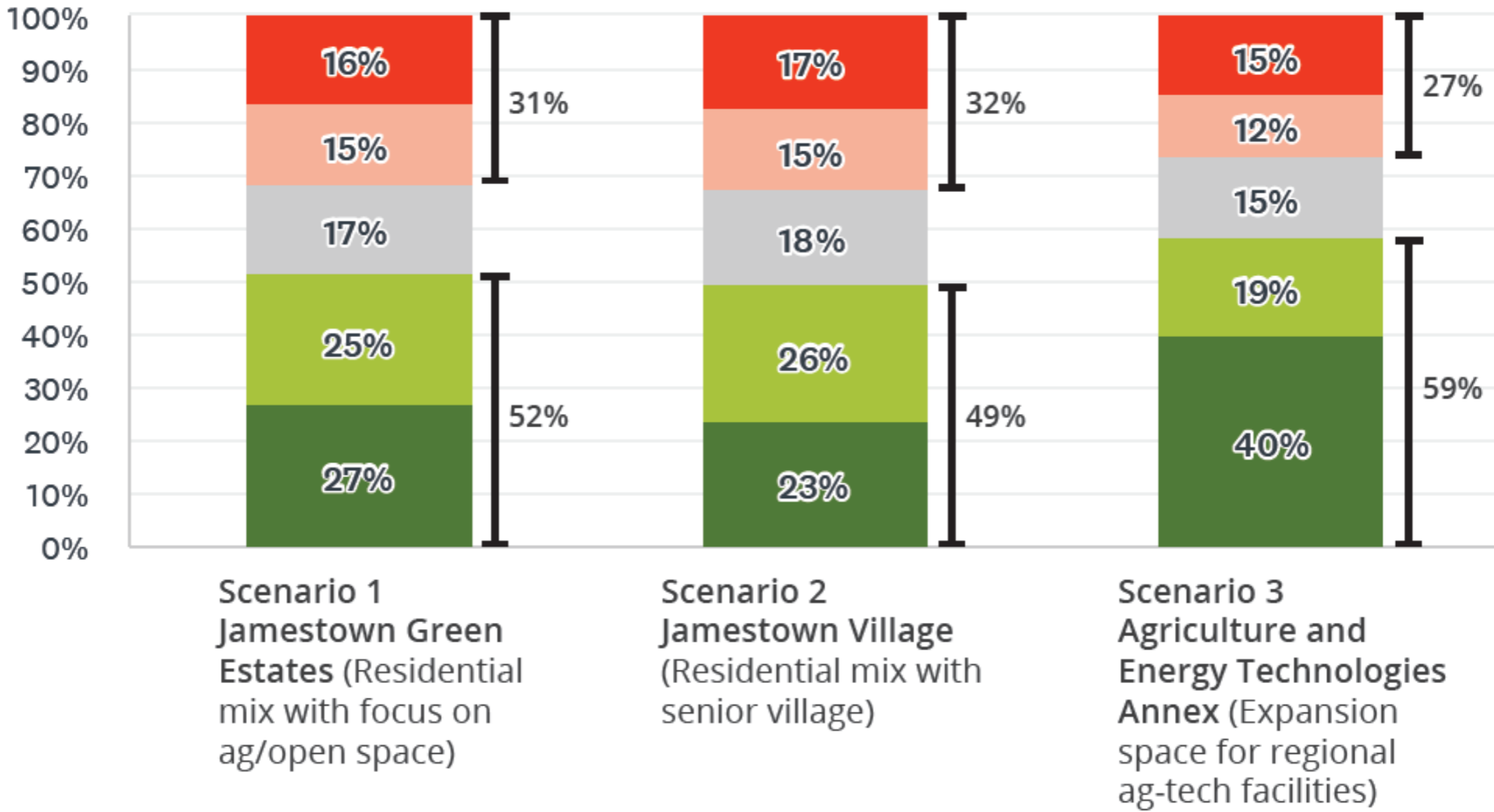


# October Small Group Discussions

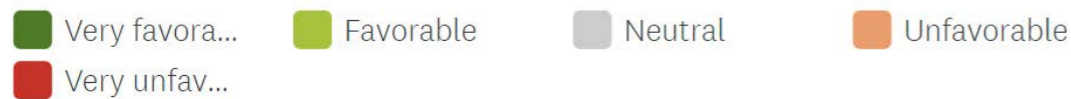
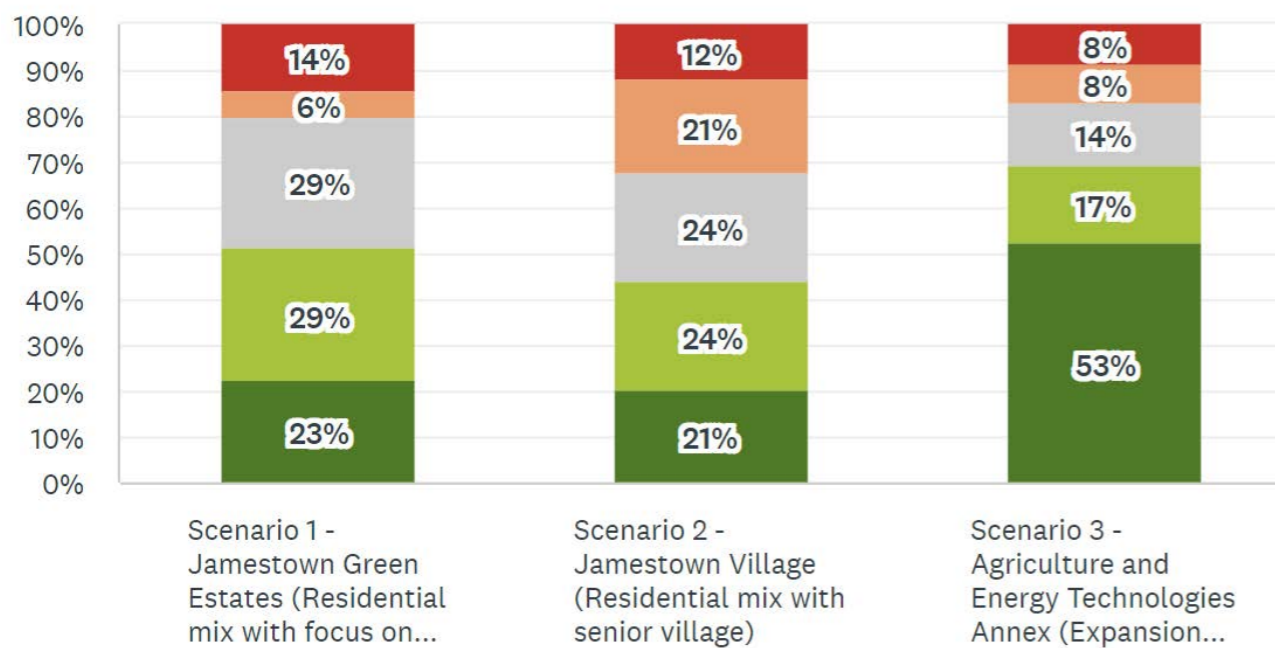
- October 3, 5, and 6



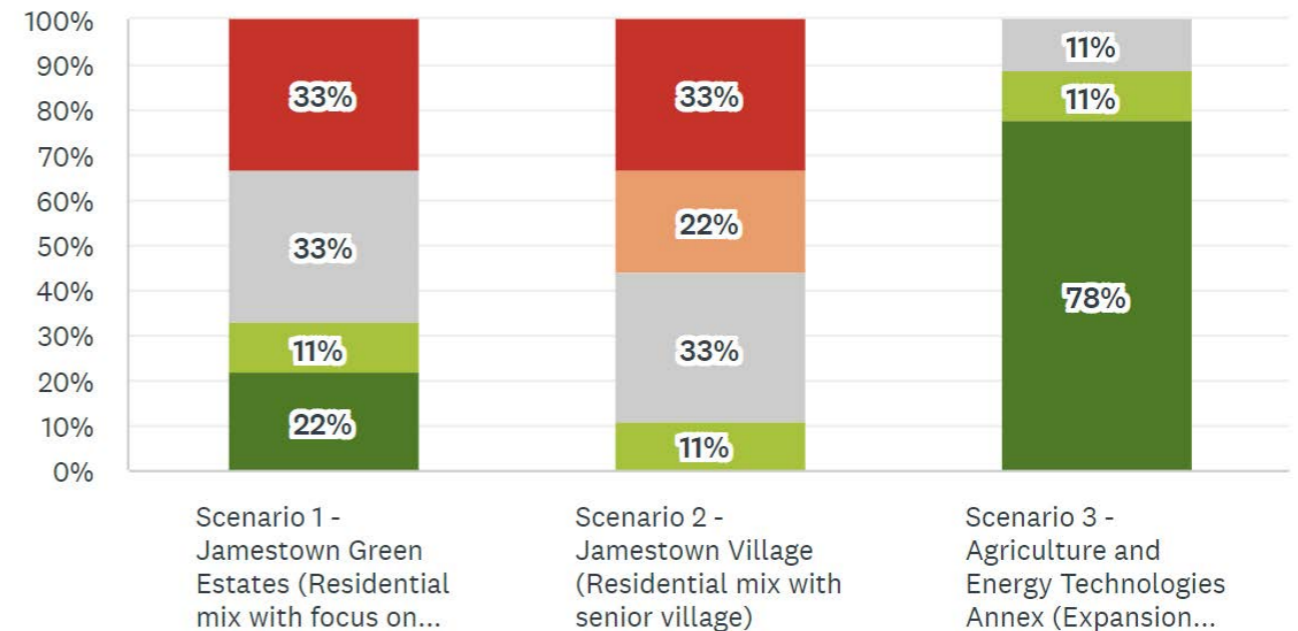
# Feedback from Public Forum #2



# RESPONDENTS (1-MILE RADIUS OF SITE)



# RESPONDENTS (ADJACENT TO SITE)



BENEFITS AND CHALLENGES  
AGRICULTURE AND ENERGY  
TECHNOLOGY ANNEX



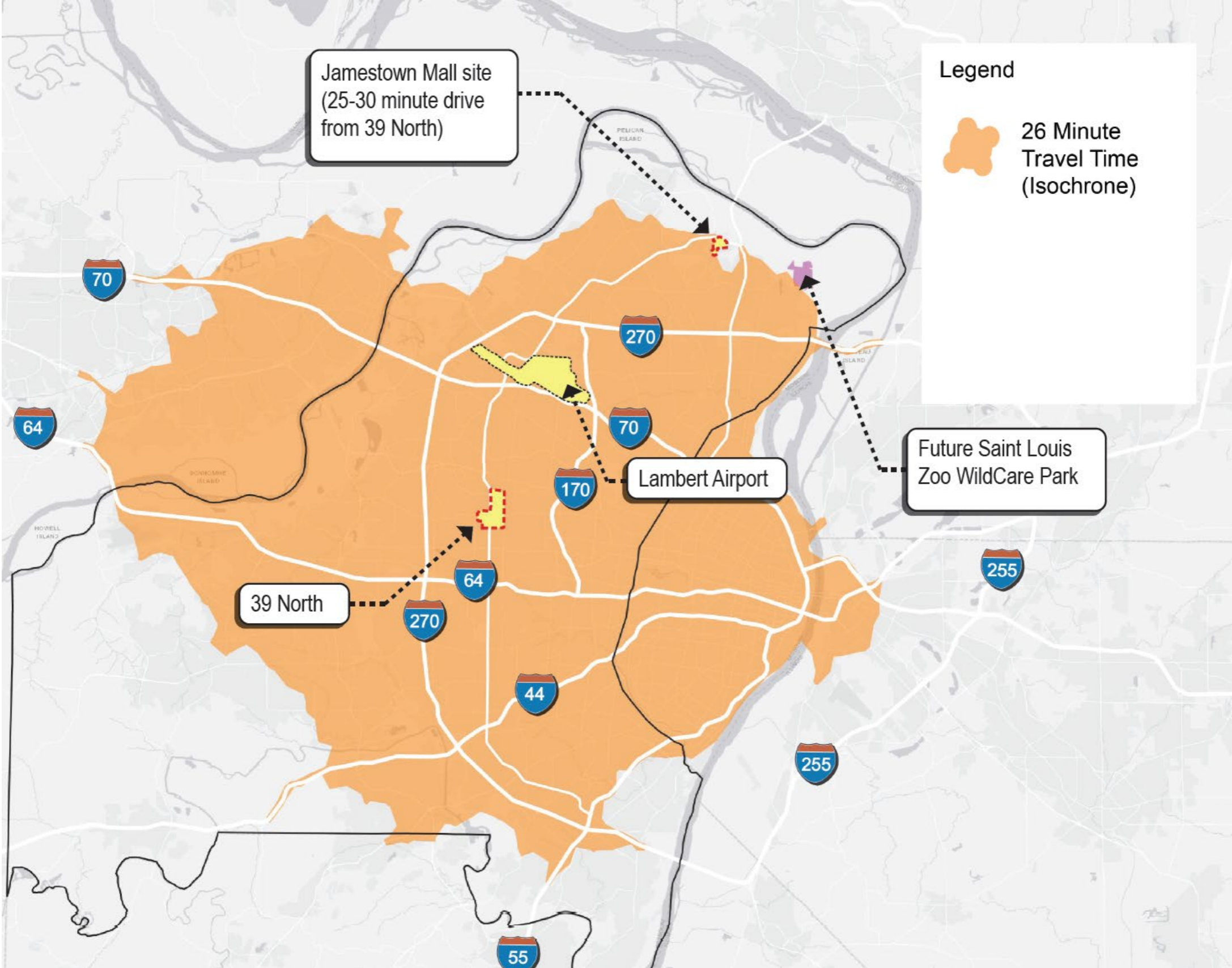
## BENEFITS

- **AgTech is major St. Louis regional economic sector**
- **Strong indications of a regional need for additional space for AgTech sector**
- **Lower-cost facility spaces**
  - Test Plots
  - Greenhouses
  - Other facilities
- **Existing Nearby Agriculture Land**
- **Alignment with Greater St. Louis Jobs Plan**

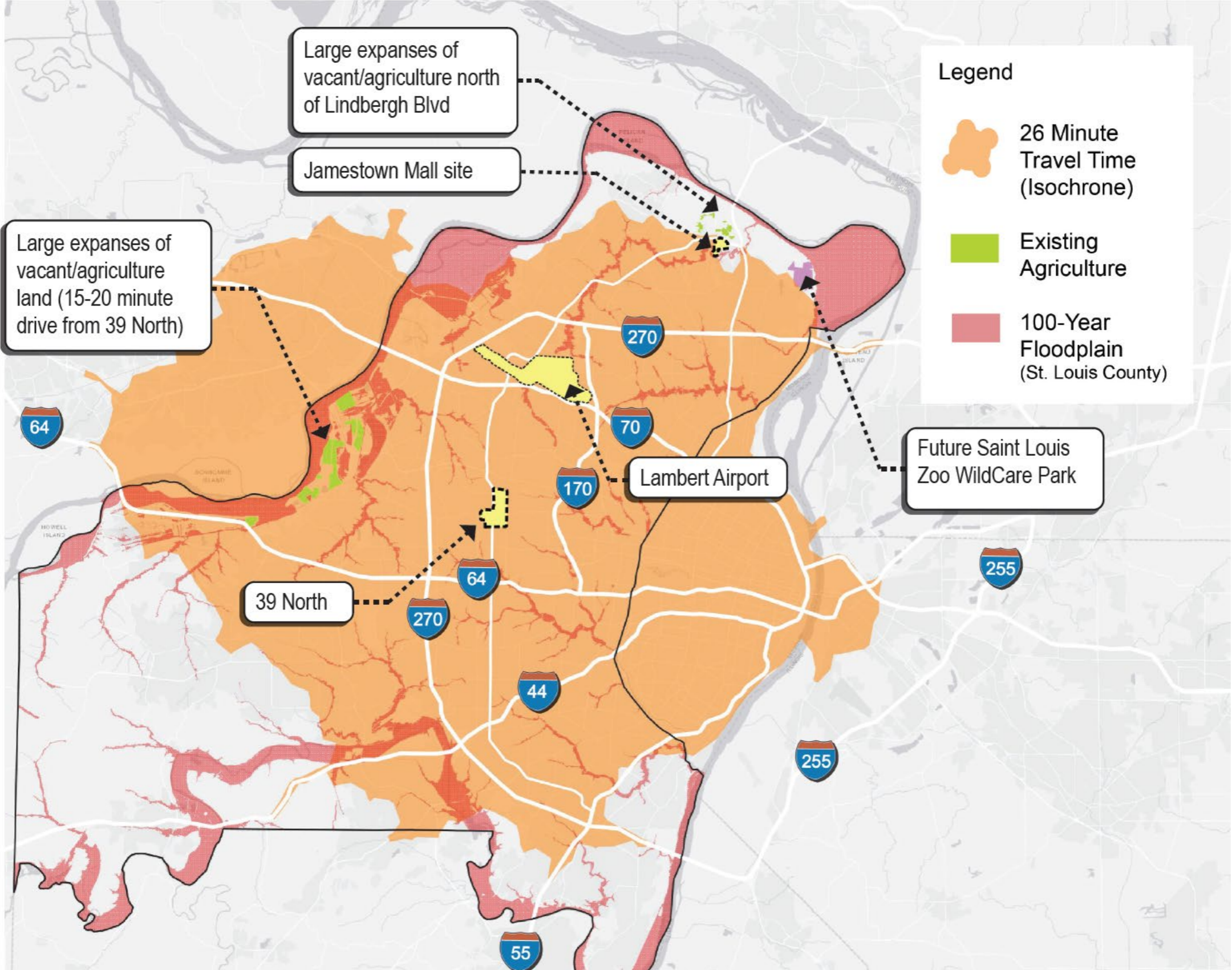
## CHALLENGES

- **Many unknowns.** Better indicators and data likely available in next 12-24 months.
- **Site may not be close enough to be a “annex” for existing clusters.**
- **Implementation will require a different model than a developer RFP.** Will need regional organization to implement.
  - Cooperation among local, regional, and state economic groups.
  - Patient money, variety of incentives.
  - Commitment of regional and national companies/researchers.

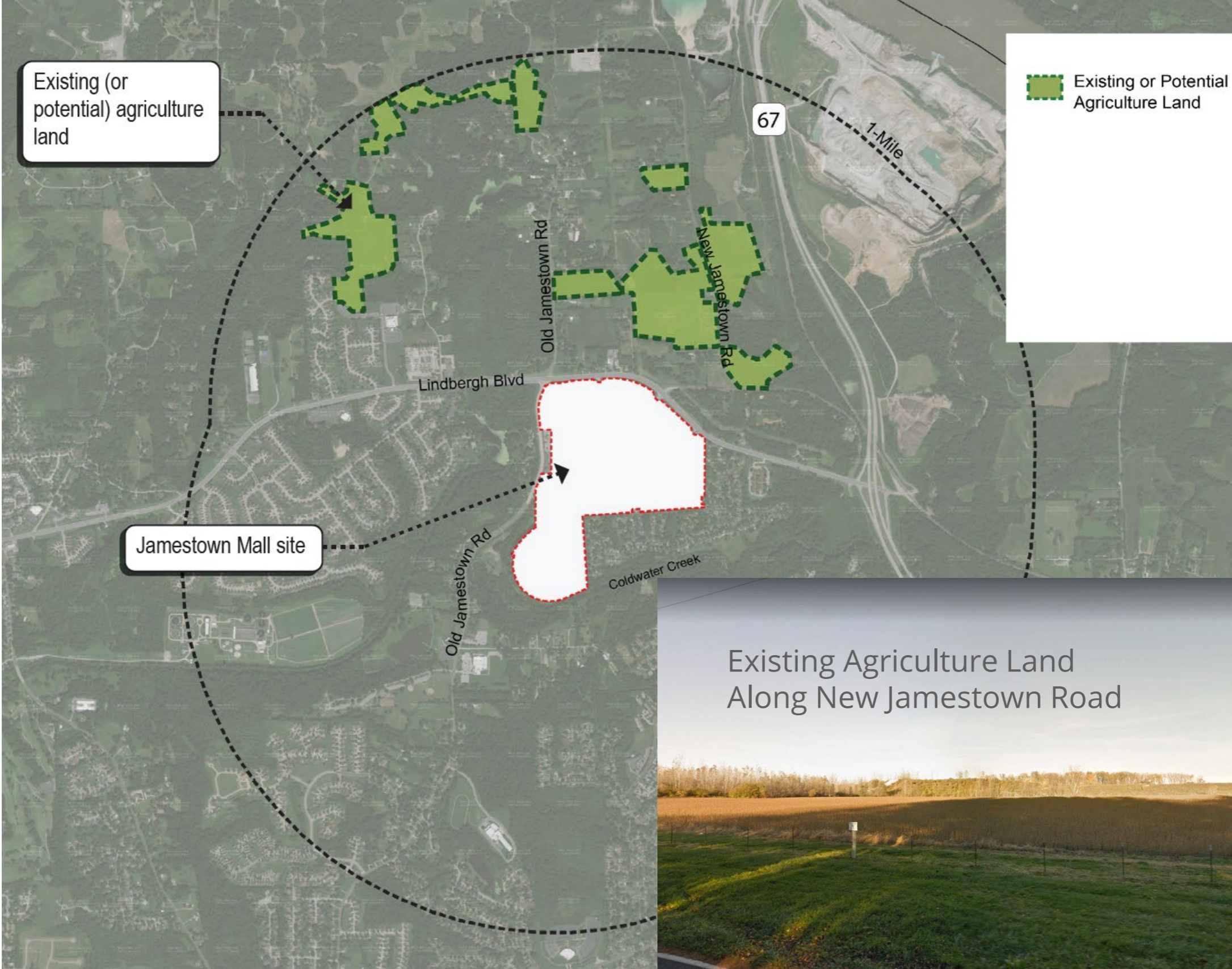
# Proximity to 39 North



# Proximity to Existing Agriculture

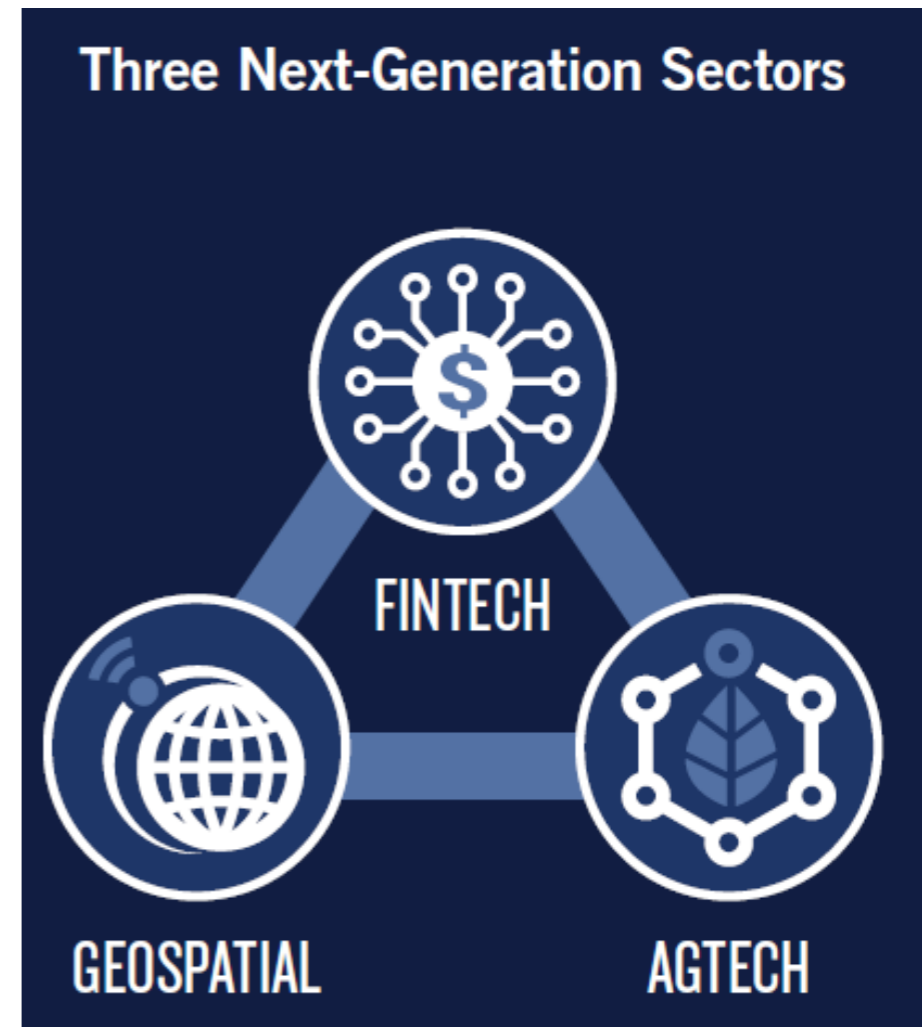


# Proximity to Existing Agriculture

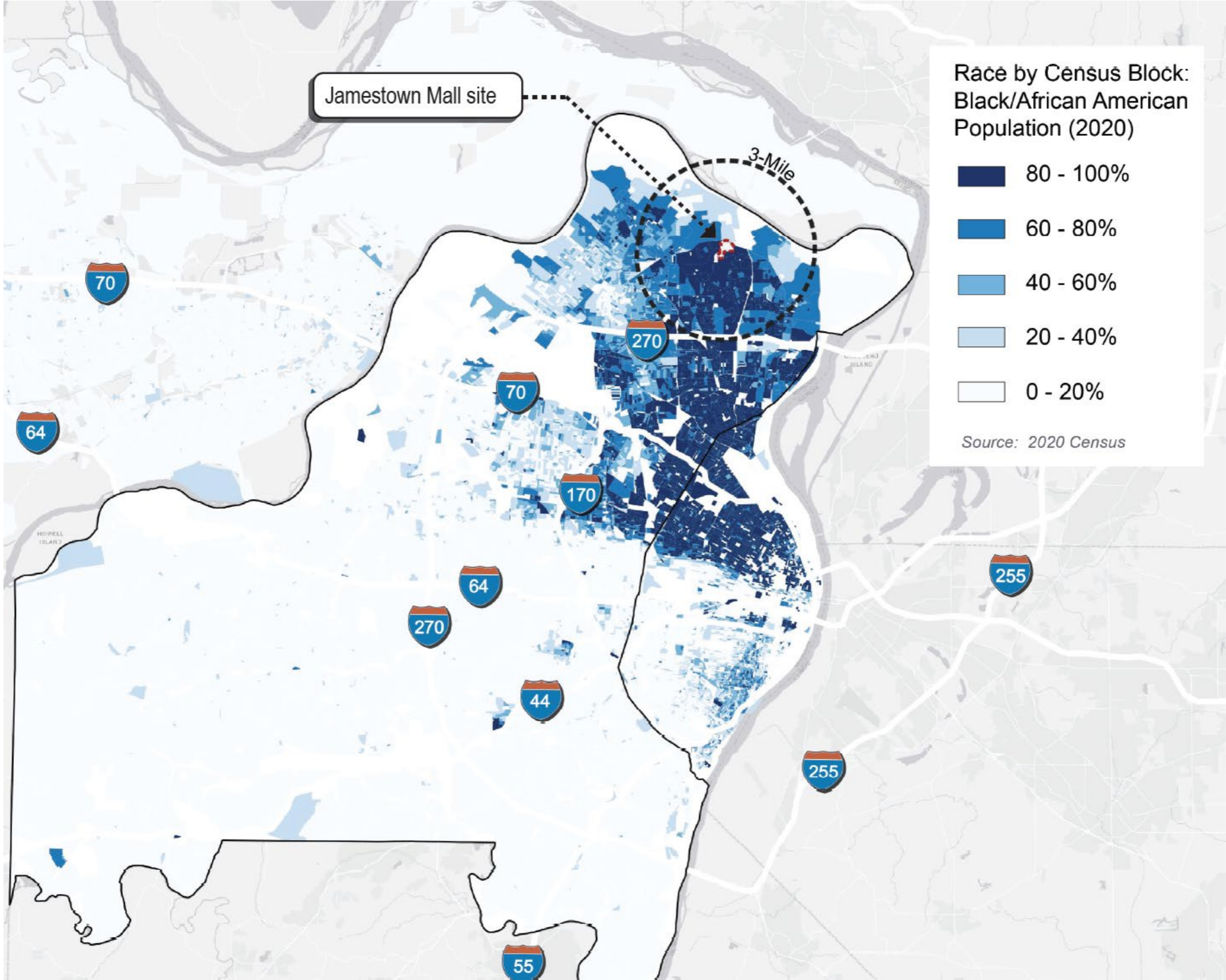


# Alignment with Greater St. Louis Jobs Plan

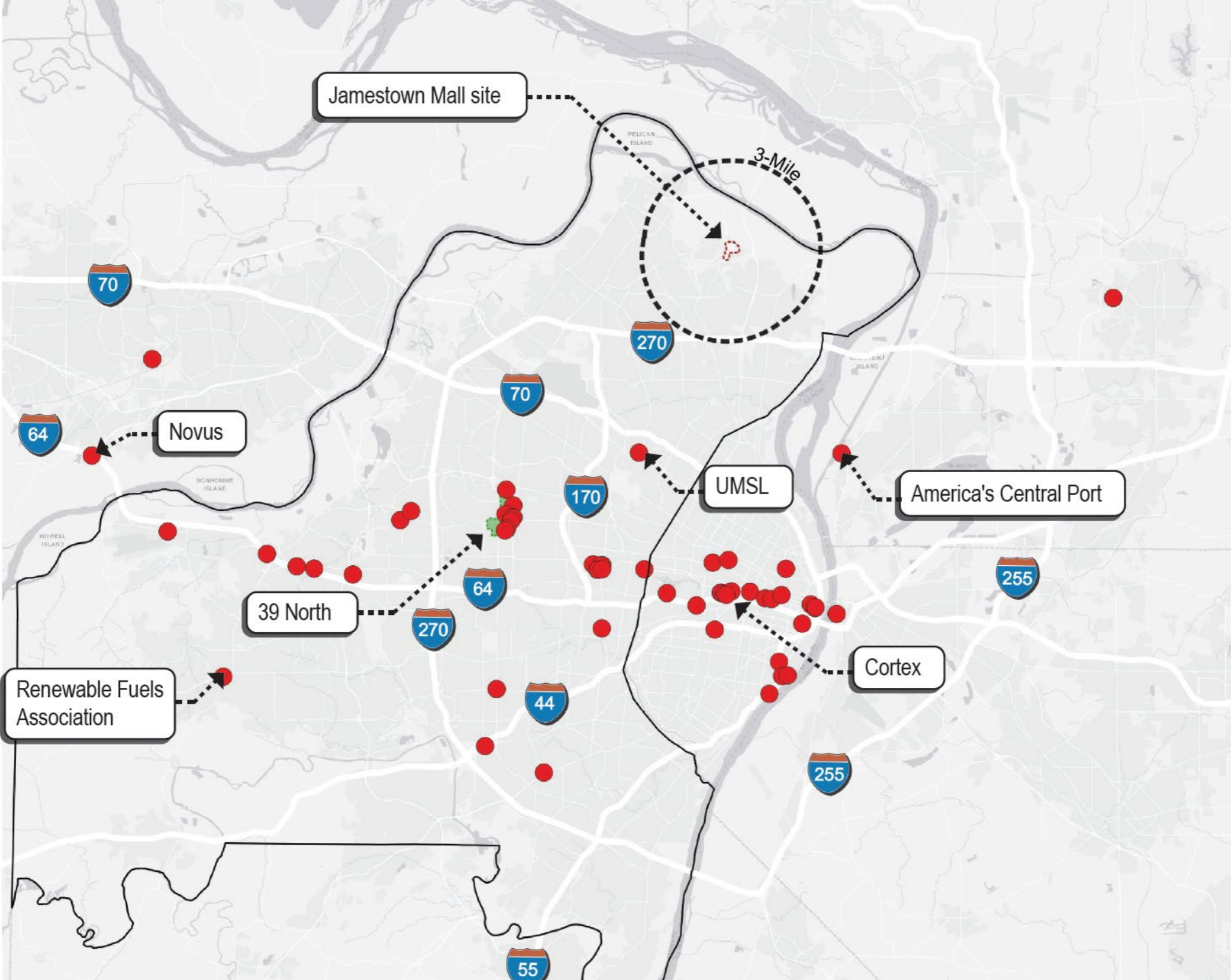
- **AgTech is a Next-Generation Sector** (Make the St. Louis Metro a Hub for Next-Generation Industries and Technologies)
- **Advancing racial equity and social justice is a key concern in the metro area.**



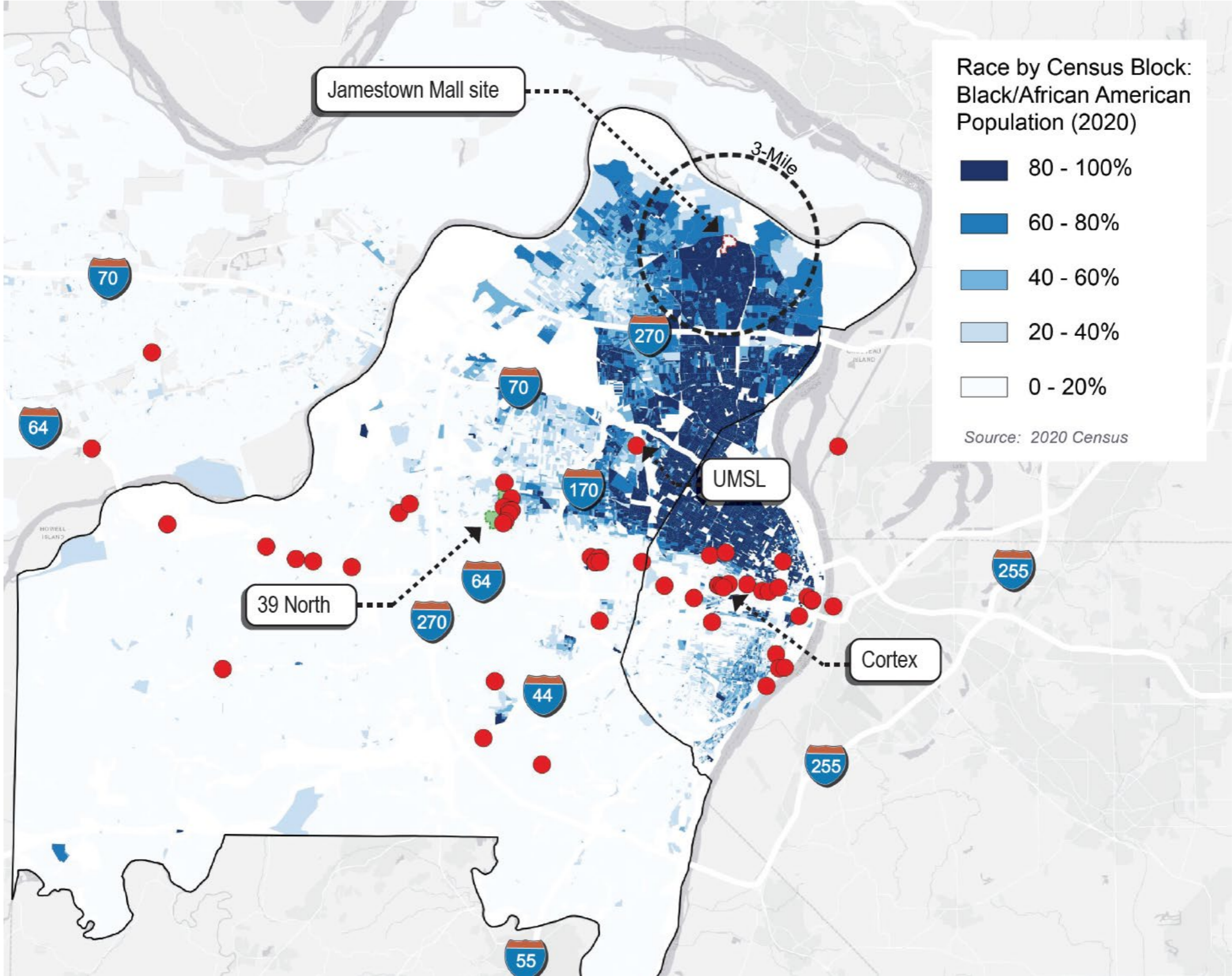
# Advancing Racial Equity



# Advancing Racial Equity: AgTech Ecosystem



# Advancing Racial Equity: AgTech Ecosystem





# DISCUSSION AND NEXT STEPS

# Next Steps

- **Final Report (Fall):** Recommended preferred land use will be AgTech. Recommend a 24 to 30 month window for AgTech.
- **Developer RFP** (But AgTech Annex will likely require Port/Partners Implementation)

# Discussion

- Regional Needs: Insights into if and how Jamestown Mall site addresses a need in the St. Louis region.
- Process to attract investment.
- Who will be the lead agency for implementation.

THANK YOU!