

# Comment Results Public Forum No 1

JUNE 29, 2022





The first public forum for the Jamestown Mall Market Analysis and Feasibility Study was held on Wednesday, June 29, 2022, from 4:30 - 7:30 pm at the Saint Louis Zoo WildCare Park. The meeting was an open house style format where attendees had the opportunity to talk one-on-one with team members while reviewing and offering feedback on the initial six land use scenarios. Attendees also had the opportunity to help prioritize evaluation criteria.

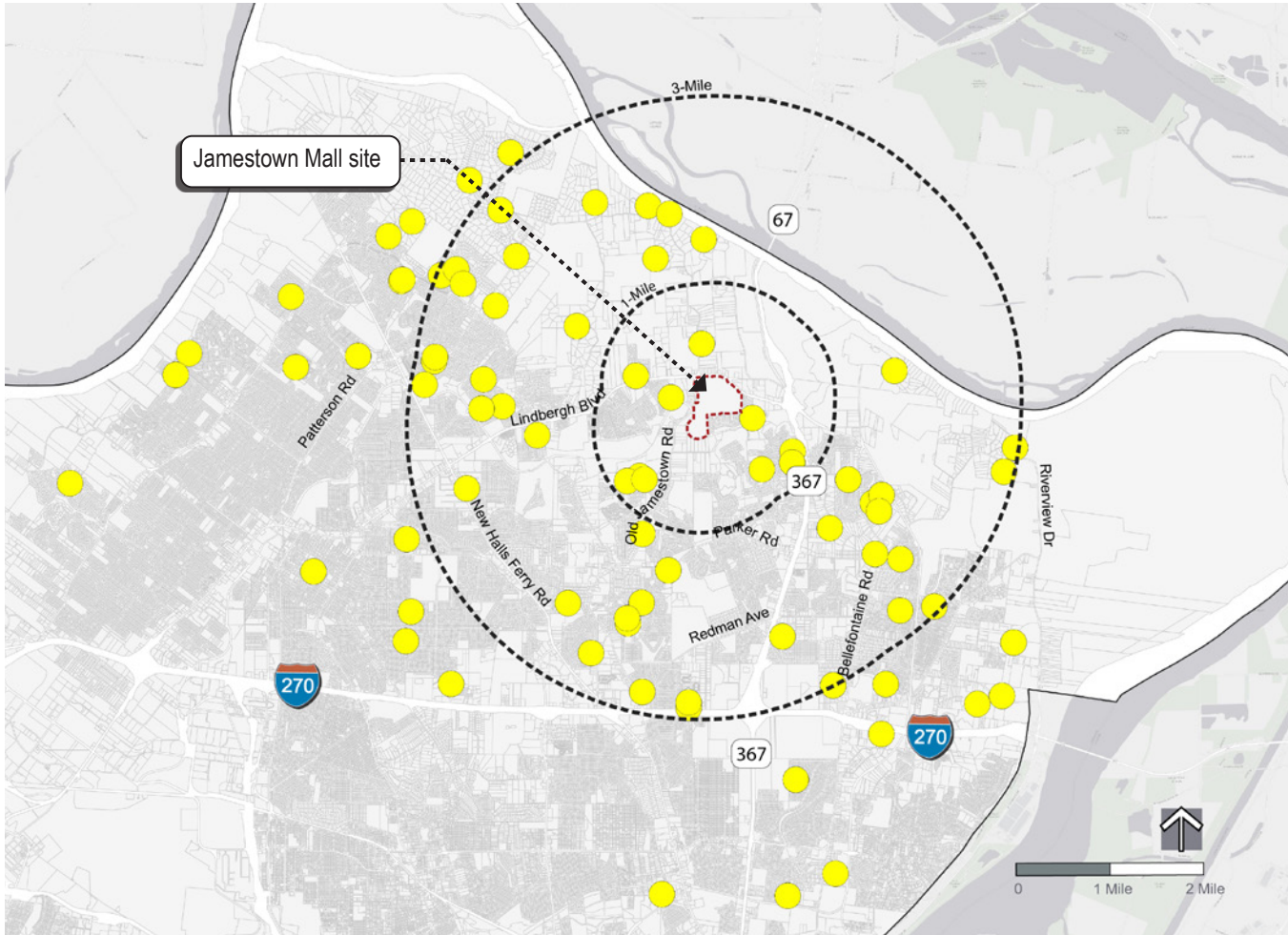
There was a great turnout with over 200 attendees.

The following pages provide the results of the comments received at the public forum and online. Attendees had the option of filling out a paper comment form in-person at the meeting or an online version. The online comment form had an initial deadline of July 15, 2022. However, the online comment form remained open and the results presented reflect comments received as of July 20, 2022.

# Additional Public Forum Photos



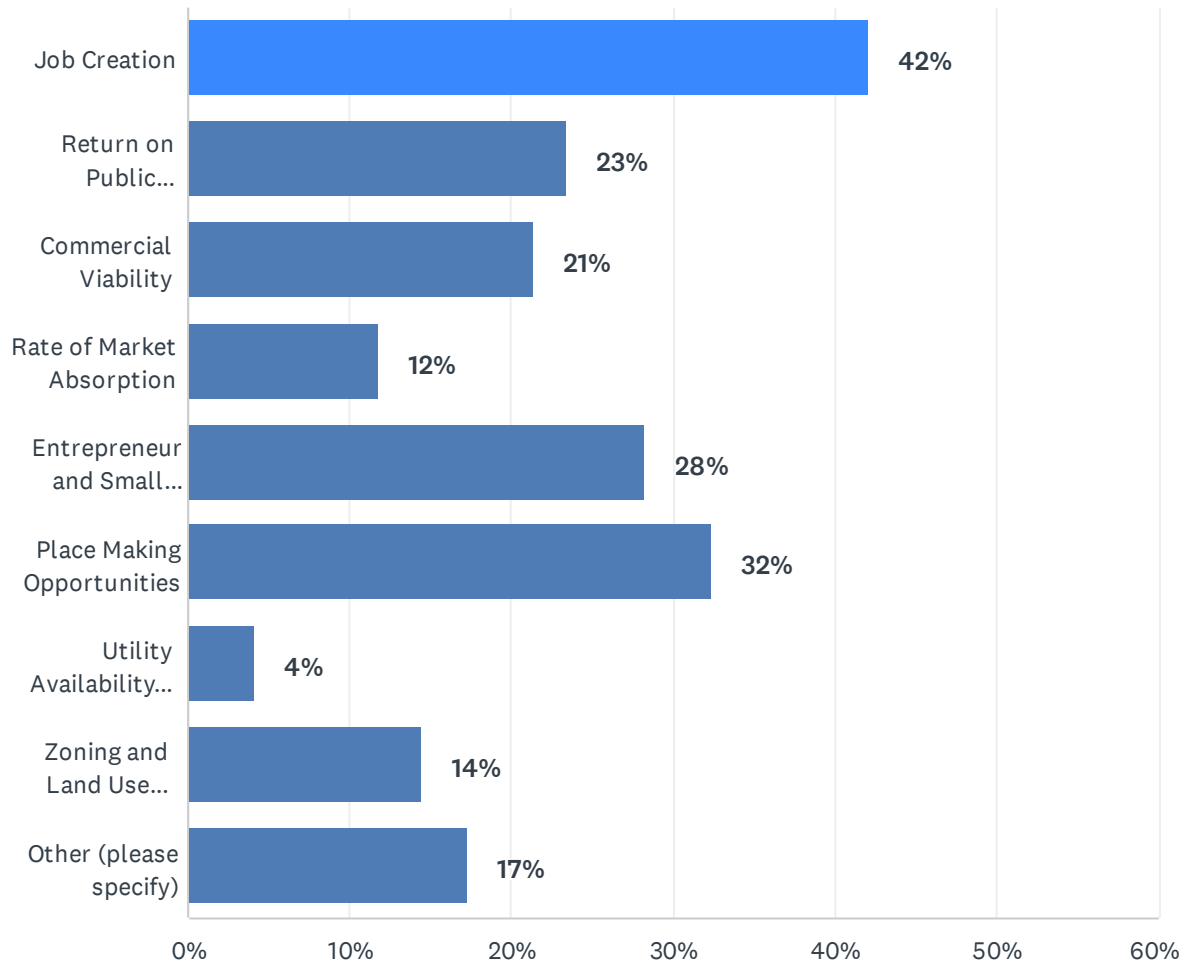
# Location of Comment Responses



The map to the left shows the distribution of comment responses. It is important to note that not all comment responses could be mapped because of incomplete addresses or other factors. Approximately 65% of comment responses were able to be mapped.

**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



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

ANSWER CHOICES	RESPONSES	
Job Creation	42%	61
Return on Public Investment	23%	34
Commercial Viability	21%	31
Rate of Market Absorption	12%	17
Entrepreneur and Small Business Opportunities	28%	41
Place Making Opportunities	32%	47
Utility Availability and Capacity	4%	6
Zoning and Land Use Compatibility	14%	21
Other (please specify)	17%	25
Total Respondents: 145		

## Q2. After reviewing the evaluation criteria, please choose your top two priorities for the evaluation criteria.

### OTHER: (PLEASE SPECIFY)

There really needs to be an addition of affordable primary care opportunities made available in North County. This is especially a need for the under-insured and uninsured. Currently, we have Two health center locations available that offer sliding scale fee option and both are under the Betty Jean Kerr People's Health Center umbrella (Florissant/Ferguson sites). There is also the county health department but there are additional barriers that are in play for some members of the community to be able to attend there for primary care. We have too many urgent care facilities already and these types of locations serve a specific temporary purpose for intermittent care, but are NOT a place that patients can actually establish on-going medical care.

Mixed used development

I want buildings that wont go unused or abandoned after 10 years. We cant support retail! Out area doesnt have the money

Viability over a long time

No Answer

Retail, Movies, Ampitheater's

No answer

Veterans Memorial

Place for families

No answer

Did not leave a answer

No Comment

No Comment

New Homes

No answer

Costco, Menards

What is needed in this area?

Lake- Ampitheatre-Trails- Pickleball Courts

It is clearly a superb opportunity to build a business and entertainment district that will help showcase the area. I think the neighborhood could benefit from all the mentioned proposals with merit for each variance. The location would make a great place for a new COSTCO store, sports park, and/or vocational rehabilitation center.

Technical Education Campus jointly run by Universities in region.

STORES, STORES, STORES.....WE DONT NEED ANYMORE SUBDIVISIONS OR CAR WASHES OR CHICKEN PLACES .DIFFERENT FOOD PLACES WOULD BE NICE ALSO

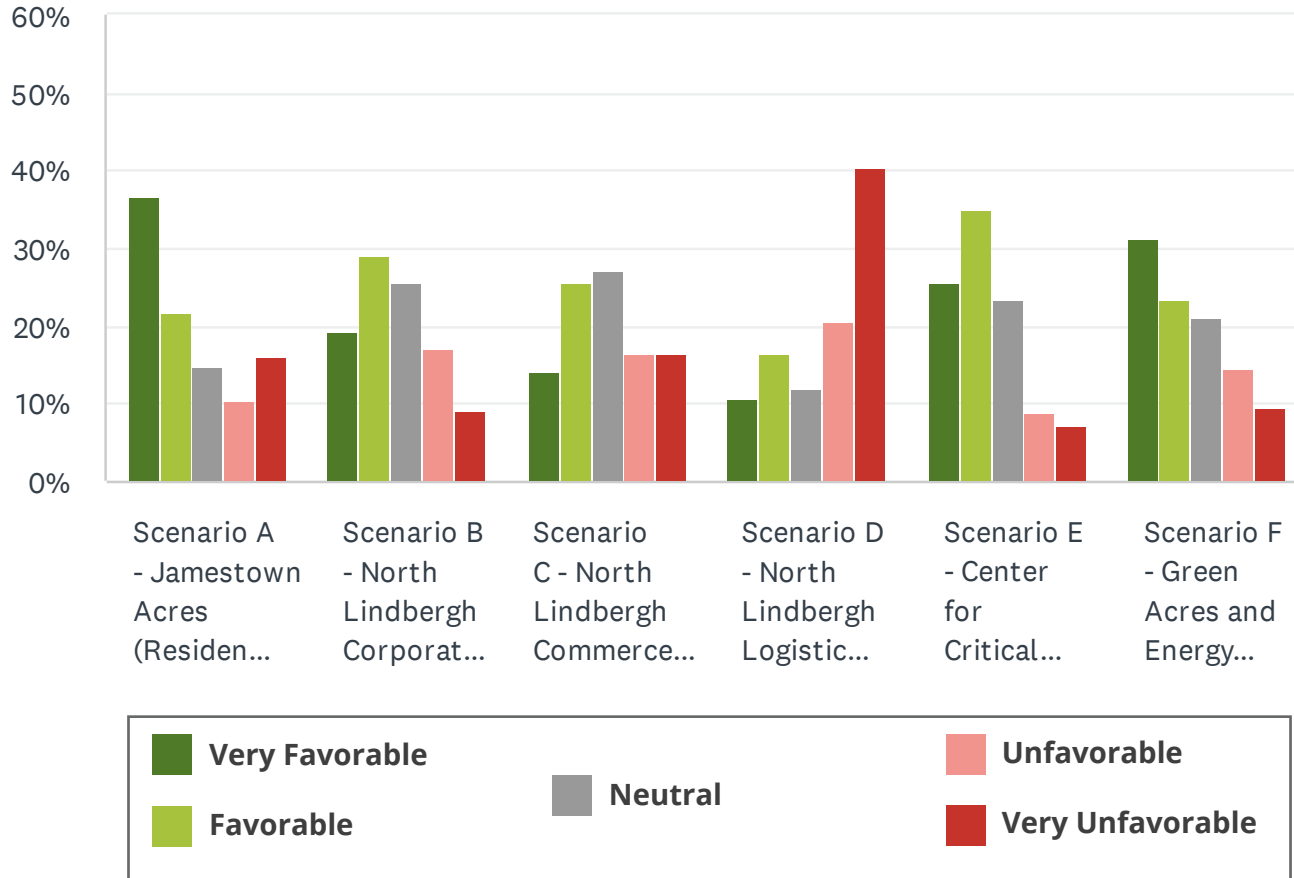
I would like to see a development like the one in St. Charles with restaurants, small business ect.

Value to community e.g. skateboard or bicycle park

Safety

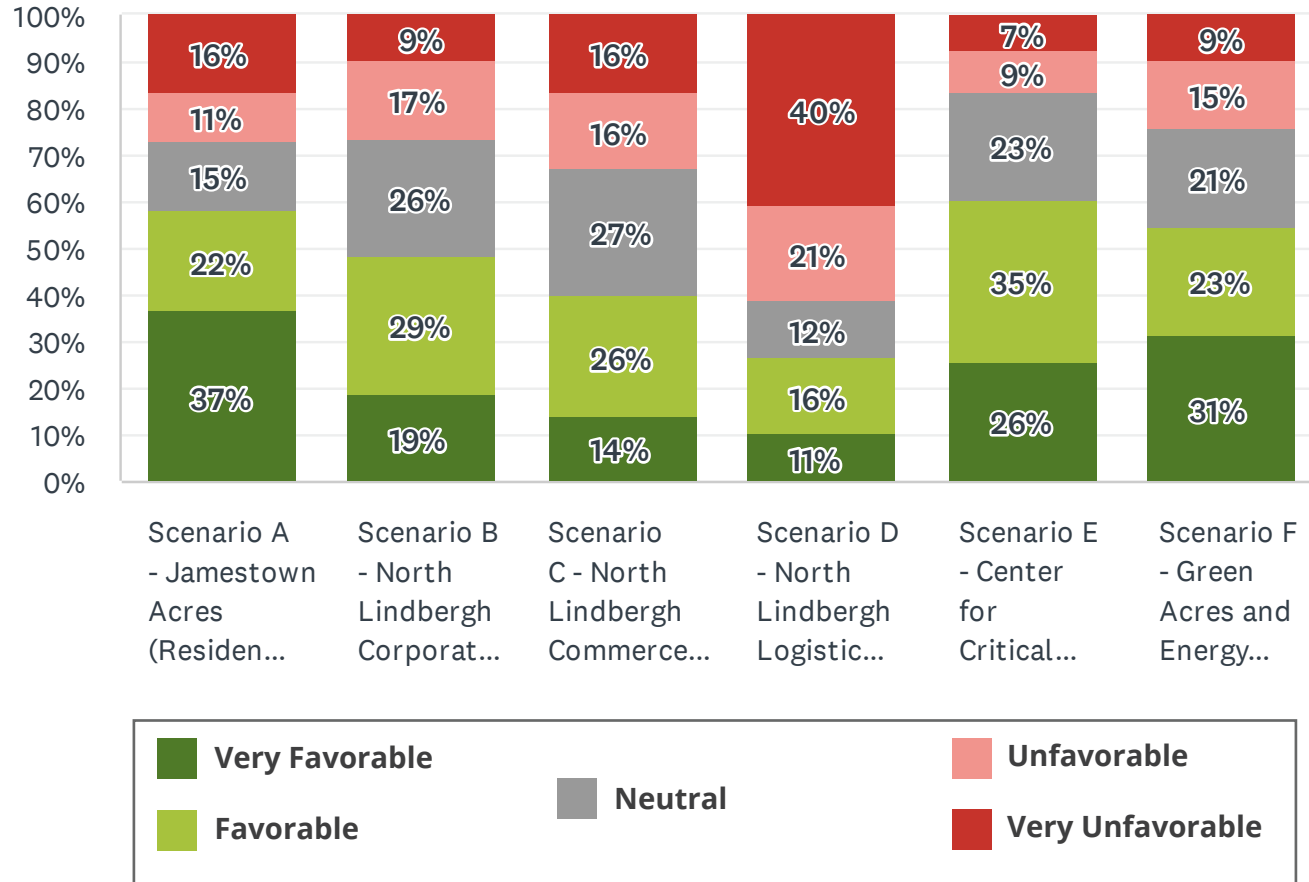
Community development. No rental properties.....total ownership ONLY. SENIOR CITIZENS LIVING COMMUNITY.

### 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?



This view of the results better show the combined 'very favorable/favorable' versus 'very unfavorable/unfavorable.'

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

	VERY FAVORABLE	FAVORABLE	NEUTRAL	UNFAVORABLE	VERY UNFAVORABLE	TOTAL
Scenario A - Jamestown Acres (Residential with potential for some mixed-use)	37% 52	22% 31	15% 21	11% 15	16% 23	142
Scenario B - North Lindbergh Corporate Campus (Corporate campus with office buildings)	19% 27	29% 41	26% 36	17% 24	9% 13	141
Scenario C - North Lindbergh Commerce Hub (Manufacturing and/or data center)	14% 20	26% 36	27% 38	16% 23	16% 23	140
Scenario D - North Lindbergh Logistics Center (Logistics and distribution center)	11% 15	16% 23	12% 17	21% 29	40% 57	141
Scenario E - Center for Critical Technologies (Research park)	26% 35	35% 48	23% 32	9% 12	7% 10	137
Scenario F - Green Acres and Energy Center (Outdoor and indoor farming and/or renewable energy)	31% 43	23% 32	21% 29	15% 20	9% 13	137

## Q4. After reviewing the scenarios, what do you like about the scenarios?

I like the thought of bringing more tech to North County, with the thought process of also implementing some sort of pipeline that creates educational opportunities to directly feed into the workforce. I also am interested in the research hub again implementing an educational program opportunity to provide skills and potential careers in the area. Also, I am very much interested in the farming scenario with the thought that this would serve dual purpose in community farming and offer fresh produce to underserved populations and those in food deserts. Again I would like to see educational opportunities infused in this option.	I just appreciate community input & the thought of development for the land
I would like to see a development that contributes to job development and generates a tax base.	I like that all scenarios can be mixed because of the size of the site. I like that this development seems hopeful
Scenario F is so forward-thinking that I feel genuine enthusiasm. This is exactly the kind of development that is required in 2022.	Scenario A - Allows North County to gain revenue from the taxes of residents who purchase houses. Gain sales taxes from local restaurants and retail shops (restaurants and retail shops will bring employment as well). This option will allow the residents of North County to spend their money in the community and not have to go to other communities to spend their money (contribute to other community's sales tax, etc). In addition, this will allow others to come to our community to spend their money and contribute to our sales tax. More residential brings more vehicles that brings more property tax which equals more money going to our schools, police, fire department etc.
The diversity	A: I personally dont think we need more housing C: I like the new higher paying jobs
I would like to see manufacturing/data center businesses for the maximum job creation potential. The north county area continues to lose significant long term job opportunities (Ford, Boeing reductions, GKN) as well of a revenue base from these types of businesses. I also very much like the potential for the green acres development with sustainable energy options and farming - in particular, would like to see a partnership with possibly the Missouri Botanical Garden and the Zoo to create a hydroponic farm supplying food for the new north campus for the Zoo as well as the development of local organic farming for retail. Could be a nice portfolio of sustainable energy creation with organic farming.	I am enthused will scenario F. We want to be more green & earthy. I tolerate this face of society
Mixed used development could be a viable option	I like potential job creation, infusion of good paying jobs, New Community- but concerned about security.
Indoor growing Research par(k)	There is a wide variety & feasible options
There a Variety of choices with concerns for the surrounding communities	The Detailed information provided
The potential for long-term economic growth	Multiple option to use the land, housing, recreation, small business, etc. Its a large area
The Variety	I like the possibilities of combining my top 2 choices with scenario F, and making North County a viable consistent growing success
I like the different scenarios and the people	Varity: housing, technology renewable energy
I like the idea of using renewable energy generation smce we cant fully support the businesses we currently have. *Scenario E & F might increase in likability as the St. Louis Zoo expands in the area	Sorry they are all dreams! Tear it down and plant grass seed first!
AN opportunity to get the community involved	The possibilities of what can be is interesting with many opportunities
I thought scenario F was a fresh idea and could be achievable	Well laid out
Clear & easy to understand	Building Neighborhoods
	Green & energy most doable
	Seem to have a diverse options.
	A mixed use of housing, restaurants, small businesses. green space, farmers mkt. movie theater (New Town St. Charles)
	Combination Retail/Housing Greenspace/ Entertainment Small Business

## Q4. After reviewing the scenarios, what do you like about the scenarios? cont....

I would like to see more retail spaces for the community	I like the possibilities of newer Residential homes (non-rental) & would like to see workable retail space & dining
Options are available -more than one viable option	A reason of what the land could be and not just assuming (what) the land should be used for "whatever"
Feel that green acres & energy centers has the highest possibility for success	The Diversity of options
Some thinking outside the box, like green space/Farming.	I appreciate the thought to increase job opportunities for the community. There seems to be some innovative ideas
Job Possibilities & Housing opportunities	I like that we have process on the dilapidated property. I would love to see something with more tech
like scenarios for development and growth of knowledge	Any solution must be considered with a practical component ie. What are the most likely developments to succeed?
Liek the areas that can be supported by small businesses (restaurants, flower shop etc) green areas etc. walking paths, flowers for bees & butterflies	The scenarios did give you an idea on what the development entailed
Crucial Tech/ Green Spaces	I like the idea that they give the opportunity to see and know to some extend as to what to expect.
Potential mix of living restaurants etc. Like the St. Charles Streets new area concept	Scenario A
A and D appear to be the only viable option. The others are unrealistic or of no interest to those who would build/ use the scenario	I like the suggested extension of the cortex- restaurants and retail associated with plan A. This may bring opportunities & business to the area
I appreciate the explanation of each scenario and those available to answer questions on site	Walkable Areas- Green Spaces- New development of Residential homes- Villas for the older community would be ideal The idea of bringing development like "Cortex " is really appealing to bring young people in the area
Plenty of scenarios however North County needs and deserves more oppourtunities and choice for shops, eateries, ect.	I think they Should hurry with demo, been looking at space way too long
A variety of possibilities	Luxury Senior Retirement
They show the level of feasibilty and the pictures help to give you and idea of what it looks like	D is not favorable
They all indicate positive growth for this area	Scenario D is a Negative Option
I like that different types of scenarios are being considered	To focused but a good start
Job Creation, return on Investment, keep some of the rural charm, help provide energy or food! Mix use would be great	Deliberation on Market Feasibility
High quality jobs that will bring new residents to NoCo	Hopefully will bring jobs- Increase economy- Create respect for North County
F woulf be great because of climate change. I also, like the one for universities since we do have good schools here	any of them would be great, except Logistics Center
I love the idea of being able to do in my own community what most of us travel 30+ miles to do. My family frequents streets of St. Charles & similar places when out of town. You can shop, eat, play, stay, swim, ect. all in one place. endless opportunities.	The different ways the land can potentially be used
I like the synergy between the green acres center and new zoo park in Spanish Lake. Maybe commercial agricultural research and/or operations can partner with the zoo and provide specialized products nation wide for animal parks etc or even special needs for people. Get Purina-Nestle interested. They are a great company with a local history.	This will be a great location for a supply chain transit hub.
The fact that the area will be put to use. It is currently an eyesore.	Ok but I would have liked to see an Educational technical center jointly owned by University of Missouri, St. Louis U, Washington U. etc. that taught tech courses not offered at their campuses.
I see great potential for a mixed-use community, incorporating elements of A, B, E & F. This would be a great oppourtunity to create a destination for the entire region, including Metro Illinois due to the proximity to the Alton / Granite City areas.	

## Q4. After reviewing the scenarios, what do you like about the scenarios? cont....

The technology park and green center ELEVATE North County. The other options play into widely held beliefs (blue collar, use up the area and leave).

We need variety of stores to shop at instead of going out of our community to spend our money. We need to spend our money where we live. We need stores like Sams, Costco, and other similar to them. I dont like any of the suggestions.

Not community oriented.

Scenario A provides the best option to enhance the community and offer options similar to those like Streets of St. Charles. Utilizing this as a mixed space would add value and offer residents options to support the community without driving to other areas and funneling dollars that can help our own. Also, North County does not have any senior residential options which is needed for the aging community. Adding this as a viable option is critical.

There are a variety of possibilities that could bring life back to North County

Scenario B- My biggest concern would be the addition of workforce learning centers

I did not like any of them. Logistic Center was not approved by St. Louis County Council Women Shalonda Webb. Should not be on list

It appears to be

The scenarios are all improved land use

Thoughtful consideration of area- Focus on Smart Ideas

Wondering if the Missouri Botanical Garden or Danforth Plant Science Center may be interested in a partnership based on Scenario F. It may be our best interest to explore that Scenario with one or both of those enterprises based upon their missions and great investment in the Saint Louis region.

N/a

Residential opportunities with firm conditions: no rental property, include ownership, provide a senior citizen gated community,

I love the scenarios that will put the land to good use. I dont think that housing is a viable option.

## Q5. After reviewing the scenarios, what concerns do you have?

I am concerned that none of the scenarios even speak to a healthcare option being incorporated. There is a definitive need for this to be addressed in North County and this space should work to also fill that need for its community.	The time for completing project
I would like to see a mixed used facility if possible, such as commercial/research if space allows.	-More of the same! -Taking this growth process and stretching it out for a long time (years) to complete
That money will be wasted on a " more of the same" option (Scenarios A-E) that will have no lasting impact on the area or the country.	-Remain concern we wont engage the community. -We need to provide youth w/ options for careers, we need place to gather and socialize -Timing: let's get something done
Pop up shops; rarely succeed; do not want land to lye dormant ever again.	they would probably take 7-10 years to develop!
Unfortunately, the area seem incapable of sustaining a viable retail space even though the population is great and has the economic means to support more than Dollar General type stores and fast food. Additional housing is not needed. I have concerns that the scenarios have not been vetted enough to understand the volatility of the area when it comes to sustaining any new development. The idea of pulling in manufacturing and data centers is the best, but the viability of attracting any company to an area outside of The Cortex is risky. The county has put far more press and marketing to the Cortex to ensure success - will there be that kind of investment and commitment to promote a similar business environment in north county? Historically, this has not been our experience particularly due to redlining and bad press.	I dont believe that we need any more logistical warehouse type facilities in North County
How will we make this development become an economic (engie) for centuries to come?	No commercial spaces. The county will have glut of open space in the future
That this is one more study that will be ignored when submitting request for bid.	Time money & interest in poor location for most
Property value impact	My concern is there will not be adequate common land remaining.
I am concerned that the income(average) & safety was not used in considering what is feasible for this area	No Logistic center. Feasability results shows area not suitable for mixed use based on location. This is false. North County residents are forced to shop in other areas such as west county to shop etc. We wouldnt have to do that if these businesses were closer to home.
That the choices may lean to heavily in one particular area	School- Need to create community where people want to liv, play, work- Transportation- No grocery store to address food dessert- Corporation are reducing real estate foot print post pandemic
there are too many poorly maintain homes in the area so I think residential use would just exaspinate that	There seem to be very little...in restaurants and other family things to do with the land. Our Area is missing movie theater & Restaurants, like in St. Charles
Timely	I would like to see a multiuse space there. Stores, eateries, hotels, gas stations, movie theater, senior living, grocery store, park.
The long term viability of any project as well as the potential unsightyness of more logistics	Completion date less then 10years
Scenario B-F will not generate the ongoing or level of taxes and revenue to the community. Scenario D will potentially tear up our roads and the residents' taxes will have to use to repair them.	Police Protection and private security? Noise & Traffic?
Lack of demand for new housing in NoCo. Lack of market for new Logistic or commercial	That they are one size fit all. Would like to see something from each to make another optional scenario
Slow development of the corporate 4 research scenarios finding the right partner	we do not need any more logistic center in north county
Logistic Center too many large trucks traveling on Lindbergh	That it wont look nice (like the wat things are made to look in west county) or it wont be kept up
My concern is viability and whether the dedicated scenario will draw in people & revenue	Usage & Traffic
	Vacancy, Abandonment of buildings- Crime
	There appear to be a lack of realistic planning put into some scenarios. They are "wishes" not viable options
	Making sure that what replaces Jamestown Mall is viable for the surrounding community
	Drawing Investors
	Low Job creation in 5 of 6 scenarios

## Q5. After reviewing the scenarios, what concerns do you have? cont....

execution of plans is always a concern. The individuals in charge	Job creation- Opportunity for small business to be created
Traffic, really don't want to see residential development, there are plenty of houses in North Co and still room to expand if needed	If you do invest in large business there may be empty office buildings- many are working from home
That the mall rots for another decade because we have potentially unrealistic dreams	I'm concerned that decisions for the land have already been made
A & D would more traffic, especially the large trucks. Also we have vacant homes we cant fill	I would just like to see new development come into the area that will create opportunities.
I am concern with anything that would involve industrial or logistical use.	Not sure yet.
Not overly creative suggestions but that is our reality. We are a low density bedroom community with enough retail already. Truth is we like it that way.	There are enough logistics areas in North County. Please give us something aspirational and inviting than a corporate money grab.
I just don't want the area to end up like it is now.	Housing—middle income, low income and inevitable and legally unavoidable Section 8 housing.
I am concerned that we either shoot too high or too low. Too high means we might never reach our goals. Too low means they may have opportunities left on the table. By creating a mixed-use community we are not dependent on the residential, retail, or commercial markets. These uses can be addressed as needed for a quicker completion.	Options C-F simply don't add true value to North County residents. How does manufacturing or farming options really benefit the community? We need access to resources, shopping, activities, etc. without having to travel to other areas. Option B does offer some value but the low commercial viability does not appear too favorable, and might leave the area with empty, unused office spaces.
I am absolutely against anything Industrial in nature my concern with out of town investors is possible abandonment following tax abatement/ incentive expectation	The ability to successfully complete the project and attract long-term business commitment
Making sure neighborhoods not affected negatively	Scenario B- Job creation and notary revenue for the community
I think any one of them by itself is too much. So much space could be used for more than one actually	Notheatres; restaurants, small businesses etc.
I am concern that I saw absolutely no scenario that include increasing health care access	Why werent there a scenario for Mall
I worry about infrastructure. I worry we will have alot of trouble enticing quality industries	All of the scenarios have very little commercial viability
Only concern that I have SC#1 Residential we do not need anymore rental property (owners LLC companies) do not take responsibility taking care of their property	Create something that is not Sustainable
My major concerns are the streets in and around Jamestown especially highway 67	N/a
Truck traffic	Concern that whatever is developed does not increase crime in north county.
The logistics center would not add anything to the area or create a "sense-of-place"	Finding institutions that will value NOCO.
The area has to get a positive ROI(l) and (?) to be delivered would rank them as C-A-D in that order	
I do not like industrial businesses moving in, it will reduce home values. I am also concerned about bringing in corporation that will stay long enough to get tax incentive and then leave the area	
Public Transportation	
Time	
only have one option with each concept. Logistics- Amazon warehouse	
Viability	

## Q6. Are there questions you have regarding the scenarios?

Yes, where is the healthcare option?	What about a flight simulator for youth
Who makes money on each and how much influence do they have on Scenario selection?	Would housing be geared toward a specific income bracket?
No	would like to serval options combined
I am curious why the Logistics Center is back on as an option, when our county council representative, Shalonda Webb, voted it down - especially when the entity proposing to purchase Jamestown was willing to pay for demolition? Why was Rescue Act money wasted? Ms Web did not represent the area well and does not seem to have the history of commerce in the area or know much about the history.	Main question is how long will any of the scenarios take to develop?
If the pervious plan logisties center was a concern.... then why was it presented as a choice?	How much heavy traffic will any of the Manufacturing, logistic ect. cause for 367 &n 67?
Will anything come of this? When will the site be leveled? and restored?	Not at this time, but I will in....with more information
How much consideration will be given to combining the scenarios?	I cant think of anything for sure but will be waiting for more forums
what is the time frame from planning/ listening to implementation	I would like to see a sustainability component ie. renewability for power sources.
How does one get involved in the rest of the plan? How were the scenarios selected?	I am not in favor of the mom & pop stores, liquor opportunities or the dispensary facilities
America is expanding in solar power capacity- possible tenant? Green acres would... to its best use farming. Energy Center is forward looking and could be a cutting edge riche.	Will we be able to vote on other attraction that go along with scenario A?
How will request for proposal be set-up?	Are these the only option? We need retail and recreation in this area
Yes Scenario B- What do you mean by amenities? I would like to see a combination of office building and retail.	why cant you have more then (one) scenario? Park some mom & pop stores- Agriculture solar power-bike trails-pmd-Education class Flo Valley
What will be the "weight scoring" criteria for selecting the scenario?	Do you have any interested companies wanting to open up in this area?
How possible is it to convince the decision maker that a combination of these scenarios would be beneficial?	The site is perfect for 'something' that can be really great! It could be a new landmark similar to the Gateway Arch with plenty of architectural innovation to attract people into our area. Is it possible to reinvent the classic American mall in a way that reflects both consumer passion and modern discretion?
How long will it take to come to reality?	Not at this time.
It would be nice to see some of these scenarios overlap like A,C &F	No
Will there be timely lease obligations? If a business signs a lease, how many years is the min lease period?	Why no restaurants (Olive Garden, Red Lobster, Maggiano's), sizable recreation center, movie theater?
What does the entail? (Scenario F) No wind turbines. This option is more for rural communities	No, I find scenarios C-F to be unfavorable and not found of B either.
yes. are you partnering with Greater St. Louis and collaboration to build a better North County?	With the prices of construction materials studily increasing. what is the plan to control cost and complete the project relatively quickly.
No	Were residents of North County given an oppportunity to voice their opinion
Can we have a combination of two?	N/a
Who is on the committee that live in North Co?	More police presence. Enforce Stricter policies. Example: drivers riding around with expired plates. Crime must me managed FIRST before ANYTHING will be successful at jamestown.
Timeline once decision made	
Youth Activities	
Not at this time	



## Q7. Are there any other comments you would like to share with the planning team?

Yes. Who represents the healthcare field on the planning team? If none, then you should strongly consider an addition.

Ag research, renewable energy implementation and research are exactly what the U.S. needs with our West in a water shortage with no end in sight. Scenario 6 has the potential to spark interest and investment in the Midwest, contribute to needed answers for our future, and show the Show-me state to be creative and bold.

Let's get going with this.

I would hope that a more holistic analysis is taken for the final decision. The evaluation criteria is good and the selection of options are diverse, but I hope that there are individuals on the selection committee that know historically what has failed in the area, the economic instability and the unfortunate negative public perception of all matter "north county" to incorporate that in the market analysis. Thank you for the opportunity to provide input.

upscale hotel- there are no quality hotel for miles from this area

Scenario A I highly recommend senior villa type living area. We do not have any & people want that type of community

An RV resort with a park like setting. Plenty of room for horesback riding trails, bike trails, walking trails & pools. Stable nearby. Other recreational opprtunities for the neighborhood

An RV resort with a park like setting. Plenty room for horseback riding, biking & waling trials, pool. Stables nearby

Copy the St. Charles City walk!!

In any of these scenario training component would be helpful (pre & post high school graduation) placemaking area are almost useless until crime & safety problems are reduced

With the amount of available land we can entertain a few options

I may be shortsighted but a corporate campus or a critical tech center seems like a pipedream for north county. The area needs economic stability, reduce crime & better education I would like to see the site be used somehow like Jr Achievement or provide youth training or internship opportunities or teaching training. Is there any way the site could incorporate a business that complement the Zoo's coming to N.C animal research?

A true "multi-use" includes A&B/ A&E. not just one thing but a comb

WE need to make sure this plan is implemented correctly & maintained. It would be great to have multi-purpose for this space

Please plan with the community tax revenue in mind. New subdivisions continue to go up in North County/Hazelwood School District. Without retails stores and restaurants to go to we are forced to go to other communities. Most of the restaurants on Lindbergh/Hwy 67 sales tax and revenue does not go to Hazelwood School District or St. Louis County Police.

Solard Markets, movies, Amphitheatre, Retail, Convention Center, Hotel

Multi use with the large size site, if (scenario a)... "Newtown" concept need to accommodate senior service

Multi use with the large size site, if (scenario a)... "Newtown" concept need to accommodate senior service

North County has no good shopping area no good restaurant

Thank you for the work that you've done. Please decide the best option for the success & growth of the community

We need entertainment space/venue

Thank you for your time. We're been waiting & waiting for some action on the property!

yes, Its important to community this opportunity, Just by chance I found out.

There ia an excellent model in Denver, CO that would definitely work for the old Jamestown Mal site

Enjoyed the set-up & appreciate being apart of the committee & this public forum

Tear it all down....plant grass seed, and advertise for development. At least I dont have to look at it for another 10 years please

Seeking Ownership- Recommendation: Destination for Increasing Diversity African American Cultural District- Mixed Use

Seeking Ownership Recommendation: Destination for Increasing Diversity African-American Cultural District- Mixed used

Recommendation: Destination African American Cultural District- Mixed use International cultural for the future

Make North County Strong again

More green space for families

Site looks like it could be subdivided to accomdate other than one use. Think creatively & be innovative and provide something not in metro area. not trying to complete with west county and St. Charles

I would love to have a walking and bike riding path

Consider Development like streets of St. Charles that include housing, restaurants, entertainment, theatre, retail, and greenspace

Thank you

Love the transparency, Love the sample scenarios

we need something that will be good in Long Term for development STEM people in St. Louis, or development of future technologies/companies or medical related

more park-like/ Older adult use & housing

Excited to be moving forward

## Q7. Are there any other comments you would like to share with the planning team? cont....

Excited to be moving forward	
Retail	Please dont bring Industrial development here w/o other aspects of the plan that would enhance the area
See comments under scenarios	I would like to see an emphasis on native plants landscaping, with an eye on making our area a hub of the Go Native movement in the region
I appreciate the detail display to give us a version of what the place could become	if it could be similar to Streets of St. Charles or if homes- New Town
Understanding that data has to be disseminated, the committee should set some firm dates for that completion. Then notify the public	We need to keep in mind that the wildlife zoo is within close proximity and people visiting need additional activities to make the trip more enticing
Not at this time. I will definitely give input once a direction is determined	Long ago there was a drive-in movie theater and now it is an abandoned building. I think future buildings will be a surreal mixture of music hall and sports complex. Is there something we can create that has never been thought of that will put another signature mark on our aspiring metropolis?
Tanks for all your hard work! Cant wait to see what happens!	My comment #4
I'm very open to mixed use	Please tear down the mall soon. It is a sad reminder of the glory of the past and the deterioration of the present. Removing it now is a huge step in shifting thinking.
Lets beautify our community again!	I believe the planning team is committed to Scenario A, and community input is an exercise in futility.
Let community development agencies review and decide the best plan, not the county council directly. I worry that local politicians will spin and push alternatives to benefit their family and friends rather than the community.	It's a little disheartening that after 8 years of this land sitting idle and becoming an eye sore, these are the "best" scenarios you all could come up with. Property values and income are still relatively decent. We want to have access to things without having to drive other places. None of the scenarios outside of A are remotely close to offering this as an option. I really hope you all do more outreach to other community members to gather additional input.
I have expressed my ideas in a conceptual plan. I handed a copy to Bob Lewis and Stephen Ibendahl yesterday	All scenarios need to be scraped
I would like to see more 30+ under residents included in discussions	Consider training center for workforce readiness
Please continue to work on this project. North County has been working years for something to happen with JTM	It was not mentioned in the Green Acres AG and Energy Center scenario, but was there discussion of this option with the Danforth Plant Science Center, the Missouri Botanical Garden and local university researchers about the possibility for this to be, at least in part, a field site for implementing research at all of these institutions. Cortex has proven effective as a synergistic location for a type of technology development. What if the Jamestown site was a research, development and implementation site for agriculture. With the strength of agriculture in Missouri and the work being done at DPS and MBG it would seem there would be potential for developing a broad coalition and an appropriate role for County economic development staff to play.
With the expectation of Scenario A I dont see any value for me on a day to day basis, I dont have a reason to go there	
North County needs move access to primary care. We have plenty of urgent cares but the sites are not a primary care home. There are not enough healthcare options for uninsured for North County	
Thank you to leadership who got this moving forward	
Mixed use including some of the top ideas. will the port authority lease or sell the site? Public monies? partnerships?	
The community needs more economic stimulation/development	
SC# B & E could be combine	
Thank you for the opportunity of being able to have some input	
Thanks for all help	
How can I participate in planning or have a vote? We need retail, restaurants that cater to different ethnicities and recreation facilities like go carts, golf, swimming, arcades, sport centers	

## Q7. Are there any other comments you would like to share with the planning team? **cont....**

This giant empty building is an UNSAFE attractive nuisance. Our son was severely injured inside the mall in October 2021 when he fell three stories landing on the main level floor, he and his friends were able to enter the building without difficulty, at that time we became aware that it was a common practice by teenagers in the surrounding areas to venture into this building seeking adventure. I'm happy to see that this property will either be demolished or rebuilt. It is my hope that during construction the property is properly closed off to the public as it should have been all along.

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Hope that the decision makers truly have north county residents best interest in mind. North county needs to have same opportunities such as west county, Maplewood, kirkwood, st charles, st peters.

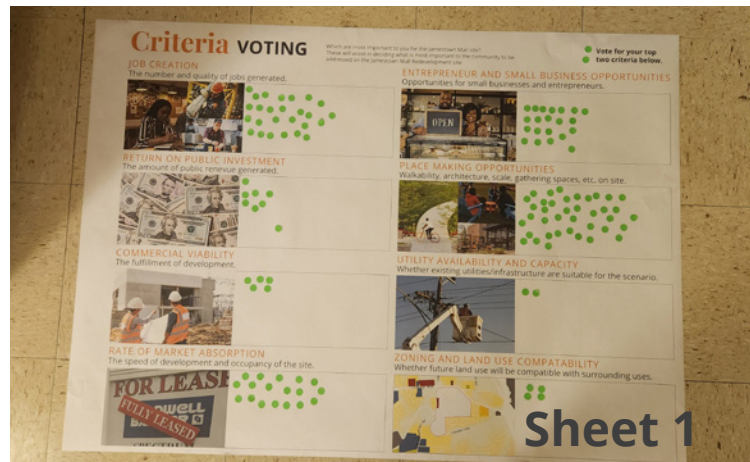
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# Public Forum Dot Voting Results:



Attendees at the public forum had an opportunity to perform a dot voting exercise that asked the same question as the comment form: "After reviewing the evaluation criteria, please choose your top two priorities for the evaluation criteria."

Results of the dot voting were similar to the results from the comment forms, with some minor differences. The top three criteria were the same between the dot voting and comment forms. However, the order was slightly different. *'Job Creation'* was the top criteria from the comment forms. However, it finished third in the dot voting. *'Place Making Opportunities'* was the second highest ranked criteria from the comment forms, but the top criteria from the dot voting.



## Dot Voting Results:

- Place Making Opportunities: 66
- Entrepreneur and Small Business Opportunities: 43
- Job Creation: 40
- Rate of Market Absorption: 26
- Return on Public Investment: 20
- Commercial Viability: 13
- Zoning and Land Use Compatibility: 11
- Utility Availability and Capacity: 7

