

Comment Results Public Forum No 2

**SEPTEMBER 21, 2022 (In-Person)
Online thru OCTOBER 12, 2022**





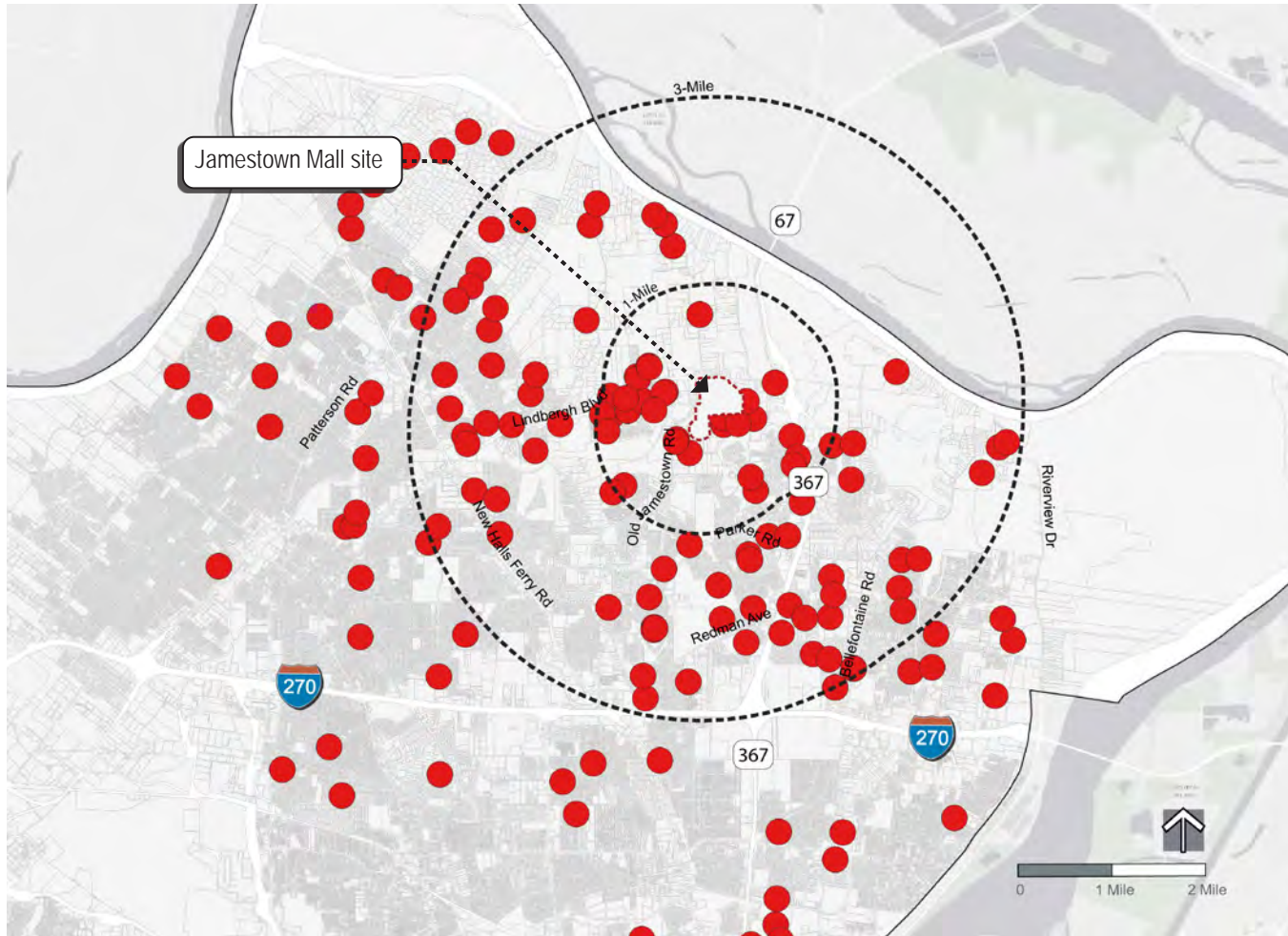
The second public forum for the Jamestown Mall Market Analysis and Feasibility Study was held on Wednesday, September 21, 2022, from 4:30 - 7:30 pm at the Saint Louis Zoo WildCare Park. The meeting was an open house style format where attendees had the opportunity to talk one-on-one with team members while reviewing and offering feedback on the final three land use scenarios.

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 October 7, 2022. However, the online comment form remained open and the results presented reflect comments received as of October 12, 2022.

All the public forum boards and meeting materials can be downloaded from the project website:
www.ImagineJamestownMall.com

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.

Three Scenarios for Feedback and Comments

Scenario 1 Jamestown Green Estates



WHAT'S INVOLVED?

Residential mix with a strong emphasis on open space/agriculture as a market differentiator (agri-housing).
Agriculture opportunities could range from professional ag growing facilities to residential amenities such as community gardens or agricultural/instrual 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	Villas (duplex/attached units)
• 169-189 homes	• 200-220 units
• For sale (\$325,000 - 4450,000)	• For sale (\$325,000 - \$275,000)
• 45 acres	• For rent (\$1,900 to \$2,400 per month)
• 34 acres	• 34 acres
Senior housing	Neighborhood mixed commercial
• None	• 70,000 - 82,000 sq. ft.
	• 7.5 acres
Community center	Open space
• None	• 28.5 acres open space/agriculture
	• 26 acres observation

BENEFITS

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

CHALLENGES

- Rising cost of housing construction
- May have housing price points to exceed market demand
- Increased commercial competition in North County
- Retail upgrades in Hornumville/Keokuk



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

Scenario 2 Jamestown Village



WHAT'S INVOLVED?

Higher density of residential (ranging up to townhomes and duplexes).
Small area of higher density for senior living apartments in "front door-village"

Commercial front door of high quality design to include corporate and incubator office spaces. Strong focus on job generation, especially as part of elevated front door.

Greater emphasis on a shared community space such as a village green but also with integrated trails and small parks.

KEY STATS

Single family homes	Villas (duplex/attached units)
• 90-110 homes	• 300-330 units
• For sale (\$325,000 - \$450,000)	• For sale (\$225,000 - \$275,000)
• 27 acres	• For rent (\$1,900 to \$2,400 per month)
• 20 acres	• 20 acres
Senior housing	Neighborhood mixed commercial
• 100-120 senior units	• 150,000 - 170,000 sq. ft.
• For rent (\$1,500 to \$2,000 per month)	• 16.5 acres
• 14 acres	Open space
	• 4.5 acres open space
Community center	• Subdivision only, 2.0 acres
• None	• Community, 4.3 acres

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
- Elevated 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 have housing price points to exceed market demand
- Increased commercial competition in North County
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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	• Annex Front Door with Office/Job Training, Neighborhood grocery/retail, Community open space
• Precision Fermentation Facility	
• Greenhouses	
• Greenhouse Test Facilities	
• Field Test Plots	
• Solar Energy	

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
- Specific facilities need varies, but could include:
 - Greenhouse
 - Precision fermentation
 - Green cover 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 major interstates
 - Close to major water ways
 - Less expensive land
 - Agriculture land north of Lindbergh Blvd could support and benefit from this scenario.
 - Little use of fossil fuels
 - Otherwise limited development potential

CHALLENGES

- Many uncertainties. Better indicators and data likely available in next 12-24 months
- Site may not be close enough to other existing clusters (39 North and Central) 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
- Ensure money, variety of outcomes
- Commitment of regional and national companies/researchers



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SCENARIO 1 | JAMESTOWN GREEN ESTATES

CONCEPT SKETCH



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



SCENARIO 2 | JAMESTOWN VILLAGE

CONCEPT SKETCH

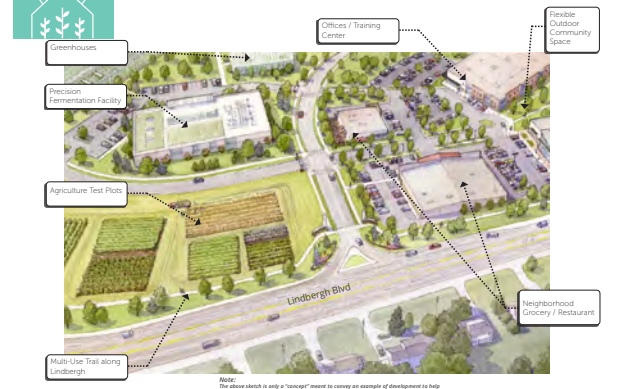


Note:
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SCENARIO 3 | AGRICULTURE AND ENERGY TECHNOLOGIES ANNEX

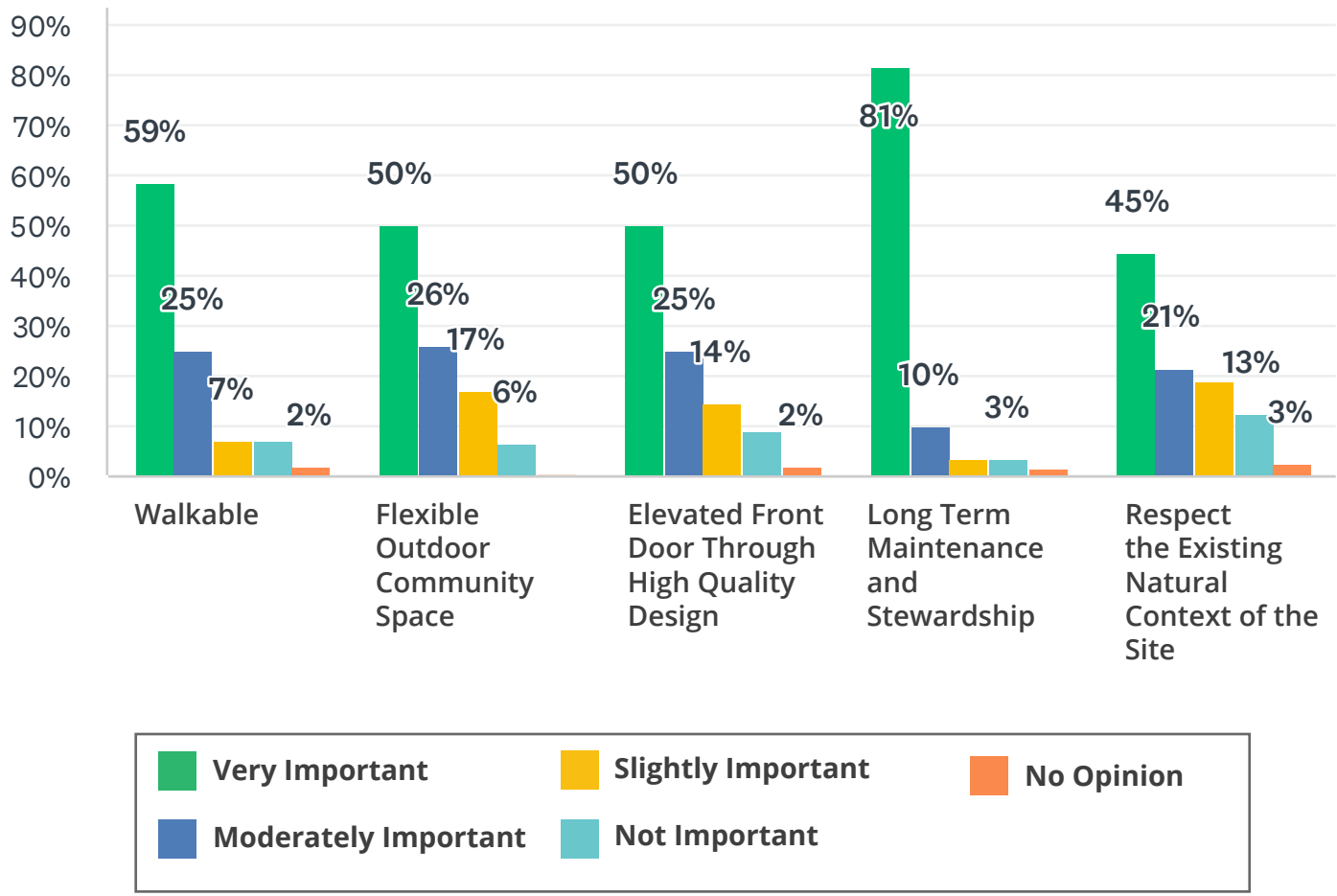
CONCEPT SKETCH



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See the end of this document for a full page view of each scenario.

Q2. Development principles are the desired characteristics of development. These principles will help inform future development proposals and standards to help ensure community expectations are met. After reviewing the development principles, how would you rate the importance of each development principle for the Jamestown Mall site?



'Long Term Maintenance and Stewardship' was ranked as the most important development principle with 81% ranking it "Very Important" and 91% of respondents ranking it as "Very Important" or "Moderately Important."

'Walkable' was ranked second.

Q3. Are there any development principles that are missing that you think should be included?

OTHER: (PLEASE SPECIFY)

This development desperately and definitely needs a Grocery Store. Menards, Lowes, Farm and Home, or Rural King. This project does not need Hoop Houses or Green Houses. The produce they grow is 3 times the cost of conventional farming and gardening. That produce is sold in local stores and is high dollar produce. Definitely this is a NO,NO,NO.
Gas station and coffee shop would be great for this location. Not desiring a big concert idea, but small festival would be appreciated.
Healthy grocery store.
Bike lanes
Viability and appeal to investors
I would love to see a montessori K-12 school go in there. I really think our community would benefit from children having a different education than our normal public schools.
Development that supports families and children.
I know we need businesses in this space such as a Trader Joes or nice retail outlet that they have in predominantly white neighborhoods. We do not need any liquor stores, payday loan businesses, or cannabis dispensaries. We need more businesses to lower taxes on the residents. Black people and I am black, need to take better care of the businesses in their neighborhoods period, when there are no businesses the neighborhood will not thrive!
Lake missing in scenario 2 Could still include solar
Are there any plans/ provision to provide security for this development and its potential long-term residents in this area where crime seems to be increasing
Walking-bike riding trails in the conservation area
Safety & Crime
Yes, give the people what they want. How long?
Projects that residents will see starting soon
A small to medium community center, only for the neighbors that live within the community
Smart "tech" building principles, urban neutral, energy efficient
Skate or bike park
Why were more options for entertainment not considered? For example, the Streets of St. Charles offers movies, dining, night life, living and small business opportunities
Not at this time
Remove a portion of the villas and add some entertainment space and night life which can keep our dollars in our community. Include a tech incubator. A nice community center.

Currently there doesnt seem to be an emphasis on space that will bring the community together. Can I bring my family to attend a concert, an activity center or anything to keep my dollar in the community
Simplicity, low cost to the public/taxpayers
Respect existing & surrounding areas/ subdivisions &houses
Movies House, Ball fields, or community center
I would like the development to look like the Mixed Use Development in St Charles with Restaurants; Small Businesses; Movie Theatre, etc.
No
no
Want a community with a larger grocery store and restaurants like Starbuck, Ice cream, top notch (affordable Restaurants) with walkable and common ground. Need to get to know neighbors and enjoy community. Need to bring revenue & people
Instead of building new homes fix the existing ones- tear down cost money- bring jobs and education to the area
Hello Committee, I'm so excited about this project! Some of my priorities are a walking trail/park, open air space for community gatherings like food truck events, retail retail space for small businesses and a community center. It is essential to our community to utilize this space to improve the lifestyle in North County. I am happy to participate in any upcoming events.
It needs to be something unique to the community -- upkeep and safety is top priority. We don't need more traffic or transient retail. Diversity should be a must -- not one side or the other. I would prefer that it relates to an over 50 crowd of participants and not a youth hang out. Traffic is so bad on Lindbergh.
I am not sure that the price of the home is realistic. This area will not draw that price range.
Serve as catalyst for development of adjacent properties to have a compounding effect on the area.
No
N/A
Bike shops, repair bike shops, security
Weather design i.e. flood/win/heat ect.
N/A
More retail & Costco, menards, Sit down restaurants, parking for shoppers
More retail store, ex Costco, Menards, parking for shoppers

Being mindful of public safety -lighting & safety from crime -decrease public exposure to coldwater creek

Mix uses-single family- multifamily -commercial retail/restaurants -office -community center

Maintaining home value in the area.

Family & children entertainment

Leed Certified Mall

movies theater, sit down place to eat

Medical of Healthcare- Only one major healthcare establishment in the area.

Community space is really needed

Secure dumpster, roadway rated for heavy traffic, dog park with cleanup

How do these ideas improve our plant, community?

Focus some attention on No County youth

A Place for teens to come and have fun, community center, nice movie theater, fine dining

A community center or movie theater

Services/ Commercial needs to be developed before or along with residential to help support any new residential growth in this area. Especially grocery/ food service

What about availability or access to reasonably priced public transportation

With the zoo coming what about hotels

They need to clean up Jamestown now!! I am getting all of animal and rodents. Please help, please help. Thank You

Community working gardens

Maintenance should be of high importance

maintenance should be of high importance

Concern of flooding, now is the time to design

No, we have options

No

Schools- Trade Center-University Hubbs

Creating jobs to be mutually beneficial to the community, the local area, and St. Louis overall.

No inside mall outside mall only

Let's look around first before we jump through hoops to force a development at the location which can not sustain itself. My opinion is the old buildings and parking lots should be demolished and the zoning left rentable farmland until some private entity comes by to purchase it. Then "we" consider rezoning it to allow whatever just like any other piece of land in the county. There is no need to treat the land different or pretend "we" are the experts who are going to decide what is sustainable there or that "we" should value this land over the land elsewhere in the county.

Something that's affordable and nothing too crazy

Good quality stores and restaurants

put better stores in that mall!!! it's obvious!!! it will make money!!! no reason for no luxury in store it will work!!!

easy and safe access to public transportation

MAKE IT A PARK with Bike and walking Trail outdoor Rolling Skate Rink Ponds small outdoor concerts God is not making anymore LAND let it be beautiful landscaping PARK no more BUILDINGS

Instead of offering these developments. Why don't you build a mental health facility for the homeless community and staff it with social workers with appropriate Pay and resources for the community.

Safe and kid friendly

Just use Union Labor Please

It would be great to have VA services to accommodate MO and IL veterans, since Parker VA Crnter provide very few services. There are a lot of disabled veterans who need more accessibility of community services.

No

Less building and more green space. Ag tech would be a good fit for this area. This section of North County has been over developed.

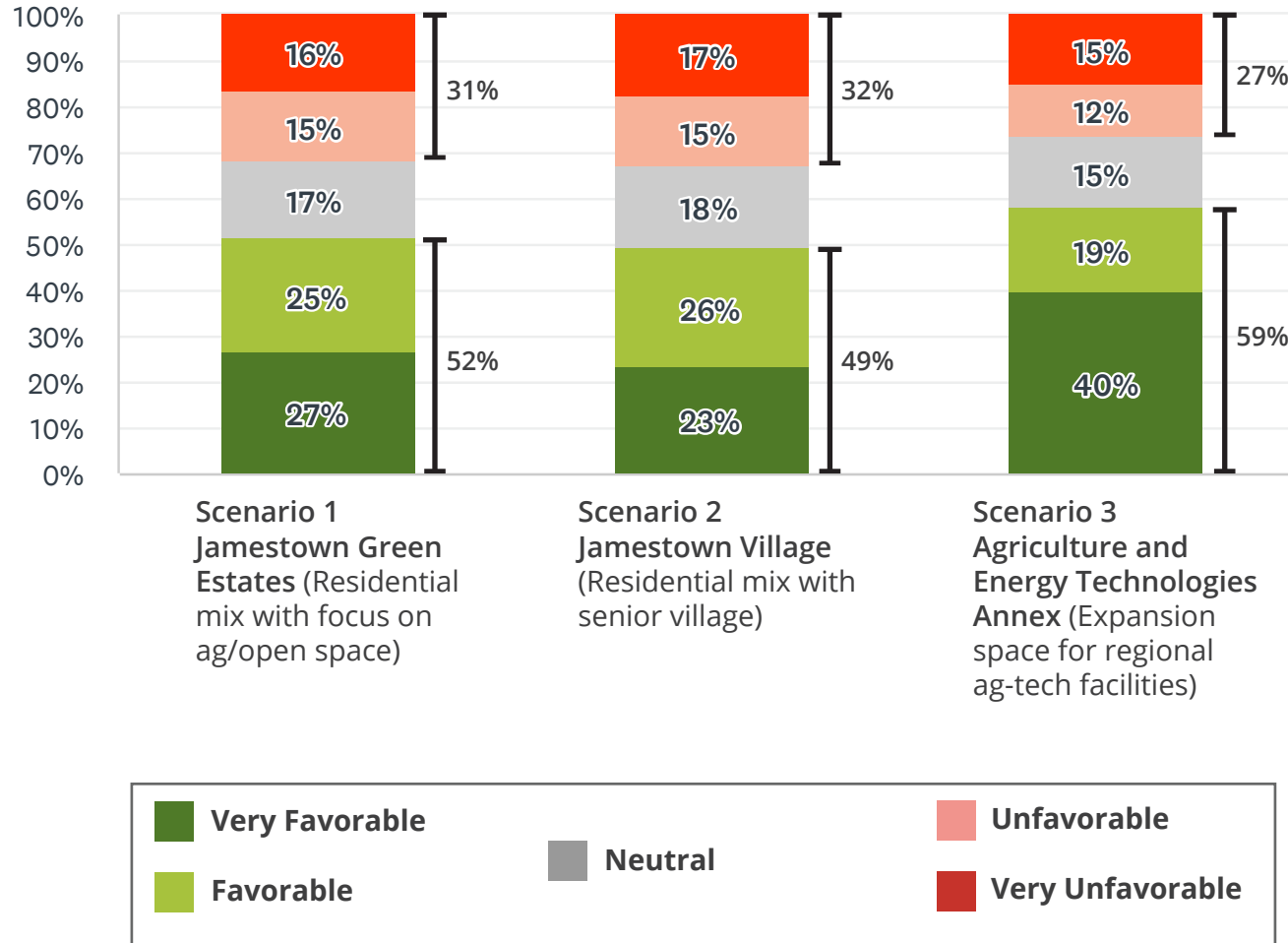
Appealing to families, please dont make it all about low income.

I was unaware of any of the meetings, etc regarding this. I have lived in the area since 1980 and witnessed many losses. We lost a hospital, ALL major stores, major restaurants, etc. What we don't need is more apartments. We have enough apartments in the area. We need a modern community center such as the one in Maryland Heights or a cultural center such as the Kirkwood Theater. We have nothing in the area near the old Jamestown Mall. WHAT WE

DON'T NEED ARE MORE APARTMENTS. Everything we need to buy or participate is either in St Charles, West County or even south St Louis City.

Social activity center not just more living space. EG: music, sports areas (volleyball, basketball, etc), skating rink and so much more. Like a community civic center everyone will want to go to - with friends or families

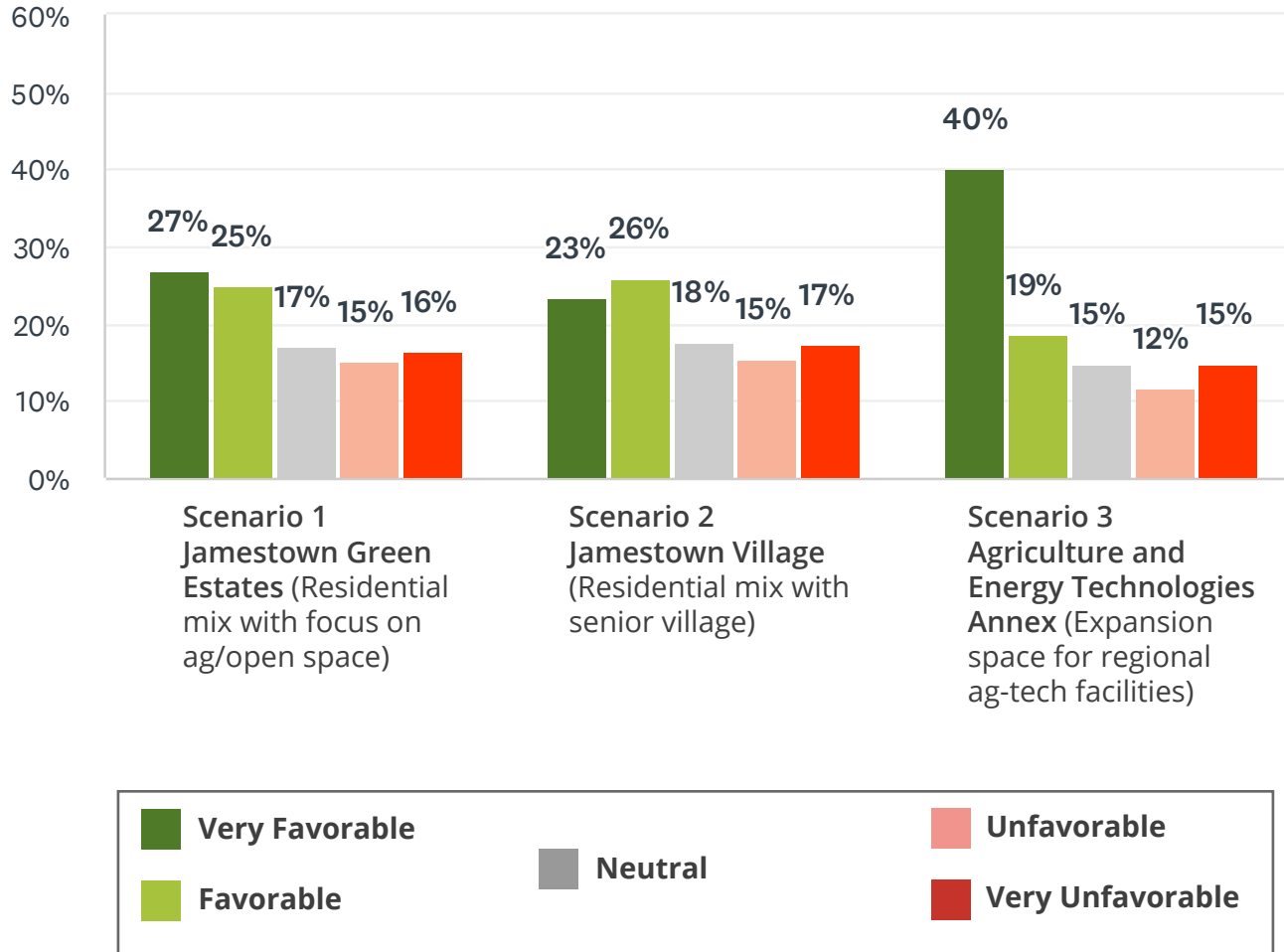
Q4. After reviewing the three land use scenarios, how do you view each scenario in terms of favorability?



Scenario 3 'Agriculture and Energy Technologies Annex' was the highest ranked for favorability with 40% of respondents ranking it as "Very Favorable." 59% of respondents ranked it as either "Favorable" or "Very Favorable."

Q4. After reviewing the three land use scenarios, how do you view each scenario in terms of favorability?

This is the same question results, but a different chart format.



Q5. After reviewing the three scenarios, what do you like about the scenarios?

Jobs	Emphasis on senior living and technology and entrepreneurship
Scenario seems to have a better multi use aspect. Residential/business/retail	Scenario 3 is the most attractive and useful to the community - allows room for walking, biking trails, etc.
A senior village with retail shopping and Grocery Stores. Definitely no Dollar Stores.	That something is finally being done
I like the mix of good housing, stores and agriculture. Would like a gas station in scenario 3, preferably.	Having a mix -2 Bringing jobs- 2 Increasing base- 2 Senior housing- 2
Ag and Energy all the way ! This plan is unique. The possibilities are enormous beyond the scope of this plan.	Walkable; Natural settings; Combo of residential and business
Grocery store	The mere fact that after all these years something maybe done with the area
open space & natural environment--adding agriculture helps with taxes. Housing puts burdens of property tax on individuals	Better than what's there now
Rare opportunity to make. Something different. In North County (#3) vs. same. Old. Attempt. To fill the area. With More. With More Damn Houses(#1 & 2)	They all look good, I would prefer mixed used with people living, working, visiting
The scenarios offer three unique options.	A good mix; #3 Less road traffic
Only Scenario 3. Other scenarios look like "has been" scenarios - not the future.	The use of greenspace & design Love the tech & Agrc. concept (this is my vote) Nice fit with the zoo concept
Community space.	Not smart
I loved how everything was laid out for me to decide	A mix of residential and commercial space
The third scenario is the only one that makes sense in this neighborhood. If you look at other cities, they are full of wind turbines and solar panels. That is our future and we have a chance to improve our world with this one. We already have enough lousy businesses and houses. This provides something new and is forward thinking with real job opportunities. The metropolitan St. Louis area needs more of this type of growth and we could be a leader for once. Could perhaps also have high schoolers internships.	We no do need more homes built on river roads mall, taxes are extremely high
Scenario #3 has no residential component.	The possibilities we have; the tech hub, retail and office space.
I like the layout of the three spaces with acknowledging the senior living spaces.	Green space with scenario 3, outdoor walking space
I like that 1 and 2 has considered current and future residents. I do not like the amount of residential that has been proposed. Less residential more family friendly choices like, pocket parks, trampoline park, hotels etc. would be nice.	Walkable Grocery Store Outdoor community center
We need productive development in this area. I am extremely concerned about potentially vacant spaces and land use that creates more spaces that need community management and maintenance.	Potential Jobs, Community spaces
I don't like the first two scenarios because we do not need more housing in North County, we need businesses, that is why the third scenario is better. Put businesses in North County that we support such as Trader Joes and Whole Foods so that we can keep the money in our own neighborhood.	3 is different and brings innovation to No Co. 2 would be good if it was all senior space
	I like the idea of new home sites and neighborhood development.
	The green space, trails, potencial innovation for green erengy, community space & agr. research
	Scenarios 1&2 are most tolerable
	walkable space, trails, restaurants, grocery stores
	The living/retail opportunities. Add some office space and tech incubator space.
	The fact that Jamestown is being finally torn down and something is replacing it
	I like the idea of mix use space. like the idea of bringing like into the community.
	I like items in Scenario 1 and Scenario 2. Both scenarios have a community vibe. I like that.
	What jobs are going to be offered?

Q5. After reviewing the three scenarios, what do you like about the scenarios? cont....

I prefer #3, but I also like #1	Ag.Tech future businesses i.e. farmers market
Use of land already there without waste	N/A
Agriculture & shopping	Greenspace attractive retail, retail, retail jobs entertainment
Residential and open spaces	#2 residential mix & commercial utilize modular construction to keep cost down
The natural space, walking trails, more shopping and retail space	The community feel of what's to come.
I like the walking area. Maybe small eating establishment playground area	Scenario one seems to be something that can be used by the community
CoCo needs this so badly. We need development, new activities/ restarants/ commercial options	Retail space, higher priced homes
I dont think it should be used used for residential. It should be used for tech, research, commecial shops to support the worker.	#2 nice mixture #3 In keeping nature
I like the opportunity to use the open-air space for community use. The opportunities for to connect with neighbors through food trunk events, famers markets and walking trails will help connect residents neighbors. I also think we need a community center. Currently, there a limited spaces for young people to enjoy.	A mix of all 3 would be great!
Not Much	The community flex space & conservation area
Common ground walkable	Grocery/Restaurants Trial, shops, farmers market, new business, dining, community center, neighborhood space, community space, senior village, villas
The mortgage and rent is too expensive for seniors income	Scenario 1- If this can be executed it'd be very conv to those of us that live near
Scenario 3 would be special to the area, while keeping away from crime -- which a retail space may incur. I really like the idea of a walking/bicycle trails Neighborhood grocery store would be helpful, since many have closed in the area.	The fact that there may be development at all in this vacated space
Potential economic impact either through jobs that will likely lead to more residents in the area (scenario 3) or through additional residents in the other two scenarios. However, some of the residents may be transfers from other properties in the area so the net effect may be muted.	Something is finally beer done with the land
Scenario 3 most interesting would like to see good public access to area. Education programs like master gardener or master natwalist.	Attracting new residents in #1 & #2. 3# probably will attract the fewest residents
The quality of the housing the green space, the multi-use aspect	I like keeping this rural community, feel of the area scenario 3 could do that
Like the idea of solar panels and greenhouse or garden. Hope there is some community space for people to gather	#2 has the best mix
Community input is respected and useful	We do not need more house- we need code enforcement, opportunities in education & activities for youth. Trade programs and agricultural energy technology. Sustainable living & respect & cave for our earth. Not more houses to be emptied, abandoned & left to ruin!
The space & senior housing & the openness	Choice? Not sure any will work in No County area
They allow for a mixture	#2 has a mix of all 3 and that would be ideal
The incorporation of green space solar power	I like scenario 2, the best because of the residential mix with senior village
No jobs for community	All have green space, some spaces to get groceries, ect. except in #3

Q5. After reviewing the three scenarios, what do you like about the scenarios? cont....

No Housing

Option #2 has senior living but there needs to be more

I feel #3 has the most demand

Like the options but would like to see a grocery store on this option

Sit down restaurants

Love Scenario 1, Add walking path in #3in this option

The name- Jamestown Green Estates

I like the senior community in #2. The other residential area seems to be in line with the cost of housing in the area. I like the agricultural component as long as it designed not to be the focal point of the community.

Scenarion 2 love but wish there was more senior living

I like that #3 brings more commercial business to this area. That would encourage more high end residential interest

I think 3 would bring the most jobs to the area

I like that modern looking housing is being considered and that it is no more than two levels. I am a senior and the rent per month sounds feasible

I like that on the residential side it will bring more diversity to North County, and that it also allows more dollars to help revamp the school district

I like scenario 1 New Affordable Housing

Good Varity

Bring Jobs to the area

Senior living New homes in area Jobs

scenario 2 senior units, more senior space and activities

Housing doesnt seem sustainable for the area

Which climate changes I like future studies of agitech

New Development

All the scenarios are better than what is there now

Jamestown Green #1, I like that there was no senior housing and more space

The scenarios gives you a choice

After reviewing the scenarios, I like number 1. It appeals more to the needs of the community. Its walkable, retail and residential

Its a Start

Modern

I like that there is desire to utilize, revamp, and use the vacant land of Jamestown Mall.

Details

Food truck Park

Ok but no apartments or condos

They're all honestly acceptable.

Scenarios are not 100% housing but additional services for the area.

Great ideas

#2 #3

The idea of bringing not only more commercial businesses to the area, but more affordable housing.

put new stores in the mall open the cinema it's not hard!!

No more buildings that's why the county is in this predicament run down buildings

Not much

Green life in this area

Different options to think about

I like the neighborhood grocery, greenspace, and possible event center. I also like the possibility for community space.

Utilities all the space an environment friendly

None of them. Build a mental health facility for homeless community and staff with social workers with appropriate pay and resources to the communities as well.

Shopping in north county Increase in property value

The positive attraction it could bring to the area.

I would prefer 1, it's always good to have shopping and restaurants in an area where this existed previously

Great use of the space

I like the senior living space.

i love that new things are coming to community and that it will get people out the house and socialize

More new housing

Q5. After reviewing the three scenarios, what do you like about the scenarios? cont....

The community Center as a resident of unincorporated saint louis county I have no access to any community centers. hazelwood and Florissant all have access to one with gyms and pools and I have nothing

The increased improved residential housing and retail space.

There are options.

Positive utilization of space wit emphasis on enhancing the environment and people

With option 3 I like the possibility of more jobs coming to the area. Hazelwood has all these factories/warehouses while Florissant and Blackjack have nothing. Also I like the possibility of getting closer shopping options without having to travel the highway.

Whatever that will be a long term investment for the

Green space

More things to do,

Senior Housing is needed in this area.

I think you should have asked the majority of residents what we want. WE DON'T NEED MORE HOUSING/APARTMENTS. We need more stores, restaurants (dine in & not fast food), more buildings regarding cultural events, etc. STOP WITH THE RESIDENTIAL HOUSING!!!!!! This is just a plot to make sure more minorities are kept north county to lower the possibilites of moving West County and areas further out.

That is hard to come up with things that one likes from the 3 scenarios available. Like parts of the senior living - but living cost is too high. Liked the area for food trucks etc - that seems to make more sense. The ideas before for community center made more sense. The only thing favorable on any of these is that they would be better than the eye sore it has been for soo many years. Would love instead to see like a Sams or Costco and community area. Yu could take parts of the 3 scenarios but sperately just not pratically solutions.

Q6. After reviewing the three scenarios, what concerns do you have?

We don't need residential.	That we make sure that no tax money is wasted, and we follow thru with the plan
Security and Keeping the complex clean with the hope it wont be trashed like Jamestown Mall.	security- we dont need more crime
An overload of more shops has a potential to fail just as the mall did, needs a good balance.	Ability to attract and maintain quality businesses. Security and crime prevention. For option #3, can you get state, local and regional to actually work together to implement the plan??
Scenario 1 and 2 are like EVERY other municipality. More of the same is not helpful. Lets continue to keep and maintain far north county as the unique Crown Jewel that it IS ! The long term benefits of scenario 3 if planned and implemented properly will revitalize all areas of north county in a natural evolution and improvement.	The housing presented is not the most affordable
No gas station	Traffic of #1 and #2
What will happen to older housing if influx of new housing.	Security if gangs, robberies, stolen catalytic converters could turn into a well intentioned waste of economic development
Short-sighted use of real estate as a disposable unlimited resource.	Traffic and St. Louis County government forgetting about the road maintenance
North County already offers a diverse range of housing options.	Rental properties with no control of ownership cost of rent for seniors long term commitment of property owners & business
Lack of viable investment interest.	Schools; Cost of rent; Chemicals for ag
Gentrification and displacement.	Rental Property & upkeep, Cost of Property for senior, long term Commitment
Attracting the wrong kind of people to area	Sustainability! If retail and housing are in the area, will the housing be comparable with the area, and will the retail be stores this community frequents?
More residential could mean lower price for current housing stock. Expansion into section 8 housing.	Senior housing only
With more homes being built it will raise the overall hpisong costs	That there is no strategic plan for the area. What are the long-term goals? How can we be competitive with other areas to attract sustainable businesses and long-term resident families
I do not think the agri tech is for the community. This would support more of a regional interest why our area?	Traffic and increase in property tax
I do not think we need more housing in the area at all. I think we need a development that brings jobs so people can afford to buy, not rent, the housing already in the area.	Traffic Over crowding Tax increase noise
My concerns are that the land will not be developed in a timely manner.	Maintenance of the property
Cost of housing; Can the retail space be filled?	Will the area support the development
North County doesn't need more housing, especially \$325,000 and up. We especially dont need condos, villa, etc., high density housing.	Traffic
	1 &2 would provid more of the same, homeowners to renters Commercial space to be jacked in the near future. Lindbergh has enough empty commercial space
	Will the neighborhoods be completed with all of the homes to be built? Do we have that kind of demand for new homes, ie. continued rising interest rates
	High density in crowed space with only residential
	Scenario 3 not being a tax paying entity. Not for profit making property

Q6. After reviewing the three scenarios, what concerns do you have? cont....

N/A	
Any studies completed with the school district?	
With new housing being built we will need more schools built	
I dont think the scenarios account for a younger audience as a young professional, I will still have to travel for entertainment and other things. Help me keep my dollar here	
I don't think that an agriculture and energy scenario will bring revenue nor community to the area	
Cost; Follow through; Overall feasibility and practicality	
I'm afraid that it wont be sustainable	
Constant use of land/ buildings; not to set dormant	
Traffic, lack of stores & food choices for the additional houses	
How long to develop?	
Price, school districts, taxes and assisted living	
More housing. There are many empty homes around here.	
Will it be maintained looking for elevated everything	
I dont feel the space will be best used for housing	
We have more housing going up, but this area lacks stores for shopping, restaurants and entertainment. I spend far too much money in St. Charles and Chesterfield because North County does not have any quality shopping, restaurants or entertainment.	
North County has caught up to population growth over the last few decades. Grocery stores are usually crowded. I would like a better product offering in the retail space.	
I dont feel the area should be used for housing, Retail for training Tech & research spot and some commercial shops to support the workers I.E Starbucks, Bread Co	
we really need to bring people and revenue to community	
Not having more larger scale retail stores such as Ikea & Costco to bring more jobs and get revenue from MO & IL	
Too much traffic on Lindbergh to support a retail area -- other retail areas will decline. No more residential homes, as Hazelwood School district is already overcrowded. Senior Housing idea ok, as long as it's not section 8 housing. Crime is always a concern.	
Again, the home price range.	
	I'm concerned about the rental properties in the first two scenarios. There is ample evidence in the area that renters do not care for the property and the owners do as little as possible to keep the properties rented. The area aesthetics could degrade quickly if there are not mechanisms such as homeowner association to force property owners to care for the property properly. I'm concerned scenario 3 will take much longer to get going than the other scenarios and we will be forced to live with the current situation that much longer.
	That No Co is stagnant, and business would struggle, or it would have a negative impact on the local housing market
	Really hope you can find businesses that are committed to finishing the project, no matter how things move forward
	I am trusting that this time the planning process will result in a tangible outcome that enhances the community
	The concerns of maintain the property, as well as the upkeep of senior housing
	About maintenance and security
	Sustainability of that houses.
	long term business that will be around 20 years from now, Tax Revenue
	N/A
	Concerns will be housing not being maintained, housing to close to one another
	Housing to close together
	safety maintance profit safety, safety
	This is prime property and shold be developed to its maximum potential
	Making sure the area can sustain its prestige and price the People who are looking to cause trouble out and keep the crime out of the area.
	Scenario 3 is out of the scope of what most people want
	#of villas.... could later be subsidized
	#1 Too many house #2 Rentals
	do we need more housing or retail property when walking like to see mature not care
	Scenario 1 not enough community space- Scenario 2 too many villas. The lack of family & children friendly space. scenario 3 having so much ag-tech space.
	Walkable communities
	No single-family housing- No space for industrial
	No movies theaters, No sit down places to eat

Q6. After reviewing the three scenarios, what concerns do you have? cont....

Scenario 2 attracting high end stores services for mature, not enough focus on tax revenue generated businesses	
Housing doesnt seem sustainable for the area	
Maintenance and Sustainability	
Being in N. County crime being controlled	
I am not fond of any rental property	
We dont want any rental property	
The density aspect	
Housing concern- crowed school	
Good people	
I live in a half finished small subdivision, No new house built since 1990's. We have multiple apartment complexes	
We need the tax base, but will they be affordable and will people buy?	
Jamestown Village seems awfully crowded	
Will there be another study after the study because it seems as if we continue to do studies	
Upkeep of the property and space are a concern	
Employment opportunities	
We have enough industrial like areas on Lindbergh	
I feel that there is a better option to utilize the land, create jobs, add fiscal gains to the local and St. Louis area, and create a place that family's and patrons will come to create memories for years to come.	
Alot	
None	
I am concerned government is going to try to force the issue by using public money to finance a pet project. Just demolish the buildings and parking lots then if someone develops it they develop it.	
More residents without fully addressing the food desert, the more residents would also alter the stress on student to teacher ratio on Hazelwood which may drive some good families away. A grocery store is a necessity.	
More shopping areas	
The market rising in that area.	
More buildings too keep up	
	The monthly rent
	Polluting the air
	Housing Lindbergh is already crowded and congested
	Cost of housing. May be unaffordable for current and lifelong Florissant residents that may want to be a part of the new structure.
	Traffic, an it being accessible to everyone
	Doesn't help the homeless or mental health community
	Crime
	1.)Developers not implementing anything that could give back to or benefit area children and residents. 2.)Impact on property taxes
	Im concerned that this devolvement will not implement what was standing there which was the mall. Jamestown Mall was a good thing until it wasn't
	We need more family restaurants and kid activities
	Safety Abe's beautification
	no commercial buildings at all. in the event that they can not get leased or close because of poor sales you have empty buildings again. also, please don't build the houses so close together for the price, people like a little space, land and privacy.
	only concern is that it won't last but i'm hoping we can keep the violence away from it
	Terrible school district and lack of major retail store which could make the area unfavorable.
	Just another unnecessary housing development
	The pricing
	My concern would be that this mall was a main attraction for so long and I do feel we need something along the lines of entertainment in its place, shopping centers, food places, movie theater(we have none in north county)
	Environment safety issues
	Crime since that area is 1.) not in the safest area & 2.) close to the highway.
	More traffic congestion Upkeep of new property Roadway upkeep and maintenance
	Any residential development must be suitable for people with limited mobility and walkable to important resources like grocers and medical facilities.
	I dont like the agricultural idea. Doesnt seem to grow the community. Safety biggest concern
	Rent for senior housing is too expensive. Committee should look at the cost to rent senior apartments in St Peter's (Queen Village Senior Living Apartments)

Q6. After reviewing the three scenarios, what concerns do you have? cont....

I think you should have asked the majority of residents what we want. WE DON'T NEED MORE HOUSING/APARTMENTS. We need more stores, restaurants (dine in & not fast food), more buildings regarding cultural events, etc. STOP WITH THE RESIDENTIAL HOUSING!!!!!! This is just a plot to make sure more minorities are kept north county to lower the possibilities of moving West County and areas further out.

Scenario #1 - The housing is too expensive for the area - office space not needed these days (too many open buildings now with all the remote working). Missing the senior living area that the community actually could use in Scenario 1. Modern housing doesn't seem to fit the area and just increases the cost unnecessarily. #3 with the solar energy thought - for one that is not developed enough making this reasonable price idea to be too expensive. Take that out and it makes more sense. The 2nd scenario also is too expensive housing and the modern just means dollar signs. Solar part is impractical and unneeded and just raises the prices. Actually kind of superseded the 3 options.

Q7. Are there questions you have regarding the scenarios?

Make sure there are sufficient cameras and Video equipment to protect the complex	How did the 3 become "our" options? Were there any options that offered more entertainment or attractions; for example, TOP GOLF, etc, etc.
Would this be a grocery store similar to Whole Foods? We need a healthier option for our residents. Plus why no gas station for this off ramp?	N/A
Na	What would the revenue/income look like with scenario #3?
Who will. Pay?	The price of the house and villas, I believe we need more affordable apt and condos.
No	How are families that cant afford a 400k home able to be a potential homeowner. will a program be provided to give someone an option to stay in the community?
No.	No
How will the addition of the new neighborhood impact those of us who live in Florissant/Hazelwood financially in the long run? Will this make it harder for residents who have lived here to continue to do so in the future?	Can scenario 2&3 be combined
No I do not.	How is it going to affect traffic?
How do we stop any more residential building?	Can there be start-ups mixed with small restaurants and condo/apts
My suggestion is to develop a high-end campground with luxury campsites for RVs with walking trails, horseback riding trails, community center, etc. That would be affordable to develop and also profitable.	When can you Start?!
My suggestion is to develop a high-end campground with luxury campsites for RVs with walking trails, bike trails, horseback riding trails, community center, etc. That would be affordable to develop and also profitable.	How will we know the next meeting are to keep up with what is going on regarding the scenarios
Does the planning build in so that this doesn't end up like Jamestown Mall. No maintenance, crumbling and abandoned	With the zoo expanding to the county, have we considered working with the Missouri Botanical Garden on this project?
Who is going to be in charge of completing all of this?	Will discuss in small group meeting
What controls for out of state investors for buying rental properties or properties to rent. our light rail is a disaster No Section 8	Just dont want mostly residential and not the right restaurants
Is there a possibility for entertainment spaces (i.e. TOP GOLF; MAIN EVENT)	Thanks for all the presentations. Sorry I couldn't attend in person.
Retail & Entertainment, water park	Again, the home price range.
Will the results of the studies and analysis be shared? Why can't solar panels be in each scenario; on top to the buildings.	No
Will the surrounding neighbors have at least a say? will they assist neighbors to help with the landscaping of their properties surrounding the project	Not at this time
Can the universities on Scenario #3 involve high schools and grade schools for ag/tech programs? Can MoDOT be involved?	Are people in this are going to be able to afford the homes & villas?
Scenario #3 - to include high school involvement. Can local city garden clubs have access to greenhouses?	Tax revenue
Would like to see additional studies on scenario 3 but im for it	Will there be carports or garages for the housing. No street parking
	The upkeep of housing and the appearance of lawns
	#2 more commercial/ office for jobs development. create a destination
	Why wouldn't there be a community center or event space in both scenarios 1 & 2?
	Learning Center
	Maybe later I will have question

Q7. Are there questions you have regarding the scenarios? cont....

Thought plans would be better than that.	No questions
Affordable housing	Why wasn't this meeting or meetings like it better publicized?
North County dont have enough housing for indepdent seniors living	why do there have to be commercial space, just make all living space. can the price of the homes be adjusted to start at \$225,000 and the villas starting at \$200,000.
outdoor music	how will you keep it safe how will you keep the surrounding community safe
I am hoping that there will be sustained maintenance and upkeep. If #2 is adopted as a proposal will there be a request to established senior living organizations (Cardinal Ritter or Lutheran Senior Services) to be part of the development and management? Will there be annexation of any of the area adjacent to Jamestown Mall?	No
Congestion	Not sure
Not really, just keep me informed via e-mail preferred or other sources	Yes are any other scenarios being still considered? Has anyone considered placing the New St. Louis County Police 2nd district at this location?
No	I would like to know about jobs creation for each scenario.
Why no community center for the 1st and no grocery market?	No
How fast will development take	How many north county residents of all races and age groups were involved in the planning. We need our own to decide what we need and not those of you who do not live in the area. We had 2 hospitals and lost one. We had 2 malls and lost both. We lost ALL major dine in restaurants and have way too many fast food, unhealthy places. We've lost major stores, Macy's, Lowes, etc. There is nothing in North County to attract people in other areas to visit for entertainment or other venues. We have to travel to other locations for entertainment, recreation, health initiatives, etc.
Are the homes prices feasible for the area?	Is there a chance that it will not be the 3 scenarios and instead something more useful for the area?
Can another, better, more viable option be added?	
No	
Are there private companies already making offers? If not, does it matter? It seems odd this property is getting soo much attention compared to others. Just let it be.	
The Lewis & Clark area where the movie theater once stood is a prime example of how nice homes will remain vacant if additional amenities are not addressed.	
People infho	
Yes, how will this affect people currently living in that surrounding area?	
open better stores!!! louis vuitton macys nordstrom !!! it's not hard what's wrong with everybody!!	
WHY IT NOT A BEAUTIFUL PARK with walk and bike trails skate rink etc	
Who came up with these scenarios?	
More options for the senior citizens . More housing and a community just for senior living	

Q8. Are there any other comments you would like to share with the planning team?

I would definitely prefer a development with greenspace included. Many housing developments are too densely populated with homes.

Looks good for the agriculture design and offering a gathering spot.

Need a grocery store and gas station on this end

We have enough development. In North County. Already too Many Houses.

I believe scenario #3 will attract young people to live in North County. I believe young people are concerned with sustainability, agriculture, health care, climate change, etc. and want to live, work, and support community areas where they see progress in action for these areas of concern.

Only Scenario 3, in my view, offers something innovative and original. Others are just re-hash of similar development in response to what we see elsewhere when confronted by failed malls.

No.

Learn from the past and look to the future. We do not need more of the same, we need something different that we can be proud of and is innovative.

When presenting the final findings please consider what's best for the community and to have the same standards of development that are found in other areas of St. Louis.

Please understand there are enough beautiful houses in the area. We need JOBS that can provide people the means and resources needed to buy and own the houses already here. We need to get them out of the hands of corporations that do not care that they are destroying this once vibrant, thriving and beautiful community.

I would rather the site be returned to agricultural than build housing that North County does not need and retail space we can't support.

I would love to see more of a focus on a true senior living community- at least for a portion of the plan. Have dedicated spaces for youth and families. Not just the community center. For senior living area, have Villas and small homes for sale, not just rental. Would love to see pharmacies, groceries, specialty shops mixed in with the residential.

This is a golden opportunity for all who live in North county

Reconsider the cost of the housing developments. Look more into what our area is missing that areas like St. Charles County and Chesterfield have.

What about our children

Don't do outdoor agriculture please. Do vertical indoor farming. If that will be part of the plan, we need high end restaurants and shops to compete with other area.

Please assist the neighbors with grants because we would like to improve and improve Thanks!

Invest in the homeowners

Could the conservation area be put into native prairie with possible pathways? Birdhouses, bat houses

We need to do something different

I can't wait for the progress to begin. Regardless, of either option. I'm tired of seeing the run-down mall.

Possible to add a skate or bike park in there?

We need a nice community center with a gym and nice rental sites and something for the kids in the community

Pleas find away to add family centers

Should we have so many more houses? Will those homes be easy targets for criminal activity? have you plan for providing safety officer in the area?

No

Envision of established subdiv/ houses

I like the Villas and Shopping. What about a swimming pool?

This should be great!

Thank you for all efforts.

Please put high priority on incorporating our youth, young men and women in jobs and trainging.

Bring more businesses to the area so our tax dollars can be put to use where we live instead of other communities.

Please try to prioritize incorporating the training, teaching and investment of the young men and women of this area to help ensure a better future for them. Knowledge is power!

Again, a few neighbors and I would like to be more involved. How can we participate?

I applaud the public engagement you are doing. It would be nice to know more about the scenario viability testing you have done with potential developers, particularly with respect to scenario 3.

Again, the home price range.

The Jamestown village residential mix might be more appealing to non- No Co residents. The schools are so-so, so maybe attract people who dont care? (seniors, childless Profesionales)

Thanks for your hard work! Cant wait to see what happens!

Thank You

Thank you for all you hard intense work.

Q8. Are there any other comments you would like to share with the planning team? cont....

Time- when? how long will it take?	No market for homes/ Villas
-Decrease residential space if possible -Increase shopping, grocery store, restaurants, food trucks & events	My email has been included. My idea is for a Go Kart Park that will include a Drive-In theater with a themed burger restaurant and concession style window.
#3- plenty of "nonprime" land in North County for this type of use	I would like some nice walk up stores with healthy foods in my neighborhood
This community should have something people can be proud of	I'm sure you all do a great job, but have any private entities submitted plans to you?
This is such a great event! Thank you all!	Talk to the community before final decisions are made
Hazelwood District school-classroom	Yes i think you all should put things that are important thre like affordable housing , adult education place , or employment opportunities. Things that can make Society better .
Family/ Kid friendly place, Movie Theaters, Sky Zone	cinema a nordstrom macys out better stores in that mall!!! california pizza !!
Probably later	MAKE IT A PARK people are walking and riding bikes on the streets where it's busy traffic
Any type of medical or urgent care type thoughts on the property	Yes!! You need to promote another meeting to decide what happens to the area! Promote to the people who LIVE in this area. SHALOM CHURCH would be a great meeting space to discuss what happens in the community.
Let the citizens have the final word	No
There needs to be concerted efforts to attract white residents. North County is viewed by most people as a very large black majority community. You will encounter this with any development.	Just that like many Jamestown mall was an integral part of my childhood and would like to make some new memories in that space.
I do not like scenario 3 at all	Build mental health facilities for homeless and disabled
i am concern about building being too close to coldwater creek which is contaminated	Make it a place where everyone come and enjoy with their children and parents and family and friends. Somewhere people can shop and eat great foods, enjoy the weather and viewing. Great parking nice sitting areas, plays nice music for all cultures and kids. Bring something different and creative, new and fun to STL. A place where the kids can play the younger children a play area.
security Greeners	We need a place that our children can grow up and be a part of. Not more housing.
If Scenario #2 is adopted consider having development and management of the senior community by an established organization such as Lutheran Senior Services which really does not have a presence in north county.	This development should be family friendly. Things you can do on a day out on the town.
In North County we need more non-assistant living houses, scenario 2 should have more senior living housing units	Food Shopping Kid activities
Decades ago when that property was farm and changed into a mall, I was not well pleased. Who would think that was less offensive than current options	Please use union Labor
I like that you are getting (public) opinion and not just wasting our time	
No	
No low income housing	
No low income housing	
I would like to see the development contain their storm water run-off	
Please address the water run off that comes across lindbergh	
Attractability	

Q8. Are there any other comments you would like to share with the planning team? cont....

Make a large outdoor pedestrian shopping area centered around a Menards. Menards itself takes an enormous amount of ground.

Employment opportunities and tax base incentives hopefully are increased to keep the community viable.

It's probably too late but this was just a recommendation which I had previously forwarded to Cori Bush. This recommendation could be used in all or part for the revitalization of James Town Mall Attn: Honorable Representative Cori Bush. Ma'am, some time ago I wrote to both Governor's and Congressman Lacy Clay offices about the possibility of considering a plan to develop the abandon Jamestown Mall property in North County, Florissant as a regional hub for a joint training and staging operations for first responders. As a newly elected official I would like for you to consider this plan for Jamestown Mall. This combined operation could serve as a joint purpose mission task area Primarily as a joint operational training facilities for all the local a d federal 1st Responders agencies to stage and train. However In addition it could serve as an area to respond to natural disasters, hazmat spills, Nuclear Biological or Chemical threats and yes most importantly potential pandemic viral threats. Through utilization of the Jamestown abandon mall it for one would not only greatly improve our local economy but also prepares those 1st responders for a more realistic rapid response from our areas largest county. This location would also serve as mutual collaboration/communications between both local and federal agencies. The key benefits for using this location. . It's location within the largest population in St. Louis County . Adjacent to our river ways for a faster response time . Available buildings which could be revitalize for Law Enforcement storage and maintenance of vehicles and emergency equipment . Areas large enough for new building construction as needed . Excellent area for Helipads . Cost effective for land acquisition I think you will agree that we are now living in very unpredictable times. That a North County joint staging/operation and training could allow us to be better prepared in the event of a natural disaster. Having these types of facilities positioned near our largest metropolitan areas and river ways would in my opinion: -Provide a more effective response for all types of 1st Responders resources and equipment - Provide staging areas for miscellaneous equipment, - a predesignated emergency food long shelf life food storage and disbursement area - staging area for medical equipment and laboratory personnel - short term emergency beds for infectious disease treatment, temporary beds for civilians whose homes are destroyed during disasters or residential fires - temporary housing facilities for first responders personnel * Helipad area for pre-staged helicopters * Missouri Water Patrol emergency equipment staging area * Joint unilateral command post or Emergency Operations Center * Temporary shelter for evacuees These facilities could also have redundant capabilities in different areas such as North County St. Louis, Jefferson Barracks, Columbia Missouri, Jefferson City , Fort Leonard-wood, and Kansas City, Mo. This is not to say our great State and County is not prepared now. This may be an added measure to improve our overall effectiveness. This may serve as a combined training and collaborative effort between all agencies at all levels . Any consideration given will be greatly appreciated thank you in advance.

Thank you for asking for input. As someone who spent many years in that area, I see a need for job creation and less need for housing. That area is over built.

We need a grocery store, please no chicken and fish spots. No more car washes. Family friendly places would be ideal

No

Read my comments and seriously think about what we need and not what you think we need.

It seems the community involvement has been low - I haven't made meetings either - location and times and lack of communication - but the scenarios set up just don't seem to make sense for the area and not really waht is needed at least the scenarios as they are. Parts of each could work if they where tweaked a little bit. Having lived in the area my whole life and still do - just doesn't seem to make sense the ideas. A warehouse would have been better but - know that was nixed some time ago. A New Town idea community don't beleive would work in the area. Again leveled land is better that the current eye sore.

Public Forum Dot Voting Results:



Attendees at the public forum had an opportunity to perform a dot voting exercise that asked, "What development principles are most important to you." The same question was asked as part of the comment form.

Results of the dot voting were similar to the results from the comment forms, with "Long Term Maintenance and Stewardship" being the top priority for development principles.

Dot Voting Results:

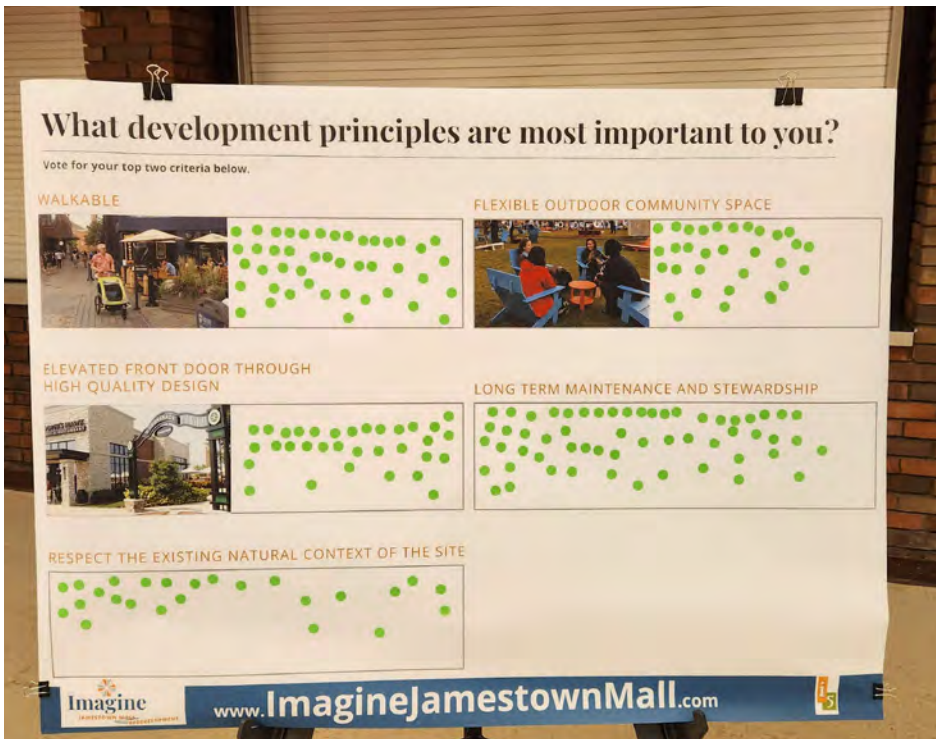
Walkable: 44

Flexible Outdoor Community Space: 32

Elevated Front Door Through High Quality Design: 33

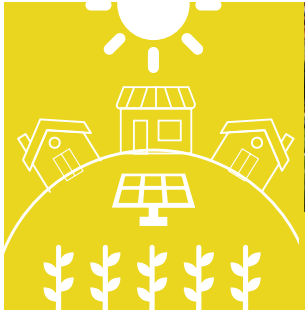
Long Term Maintenance and Stewardship: 57

Respect the Existing Natural Context of the Site: 25



Appendix

- Full page views of the three scenarios and the development principles.
- Comment Form



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

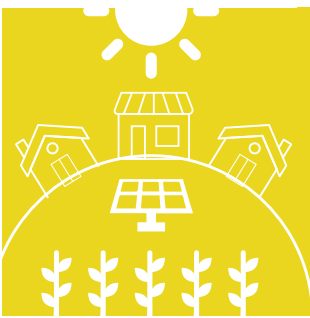
- New, modern housing
- Abundant outdoor and nature-based amenities
- Retention and attraction of residents to North County
- Residential marketing niches (e.g., agri-living, conservation design, proximity to WildCare Park)
- Elevated front door commercial
 - High impact, high design retail and restaurants
 - 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

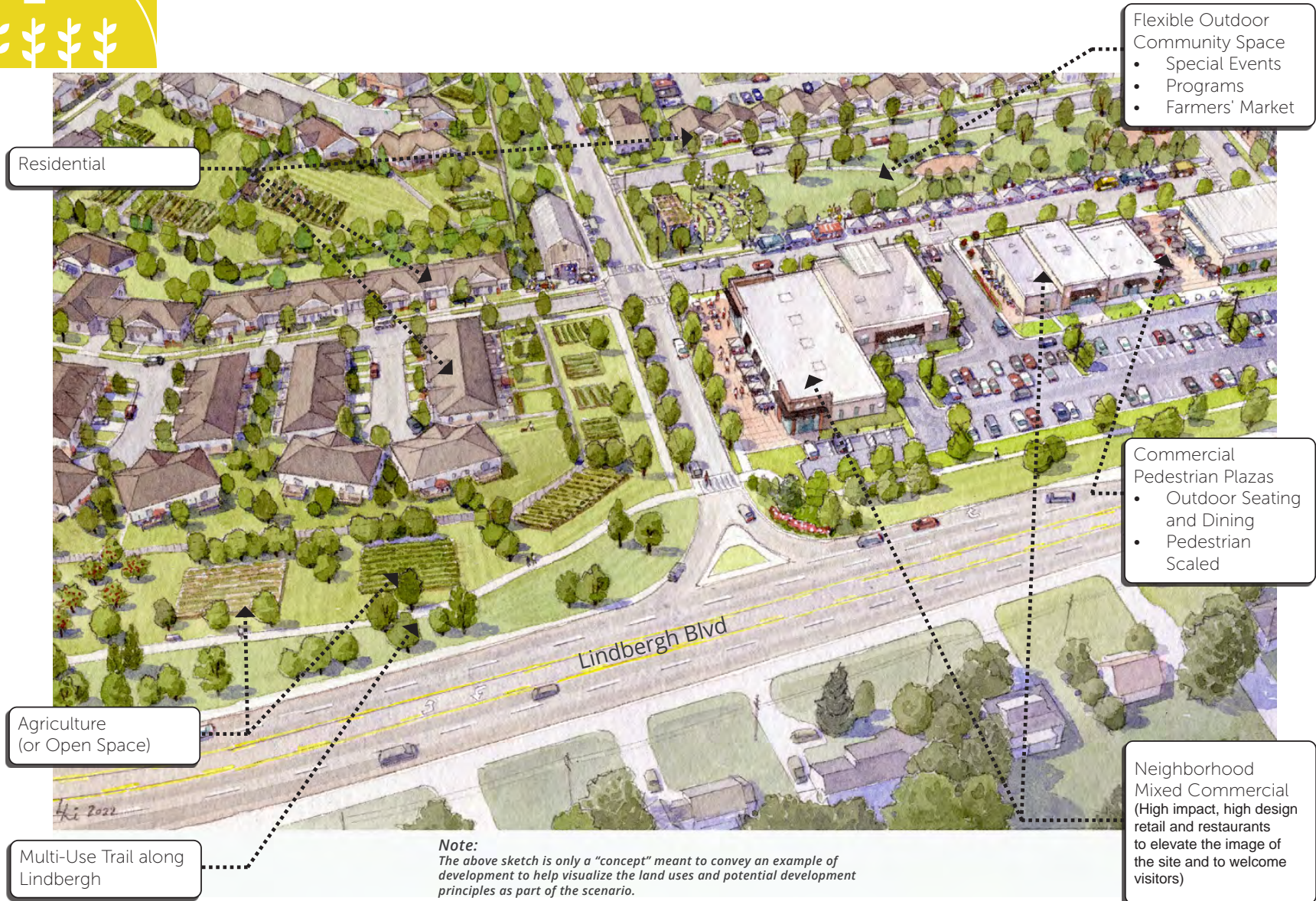


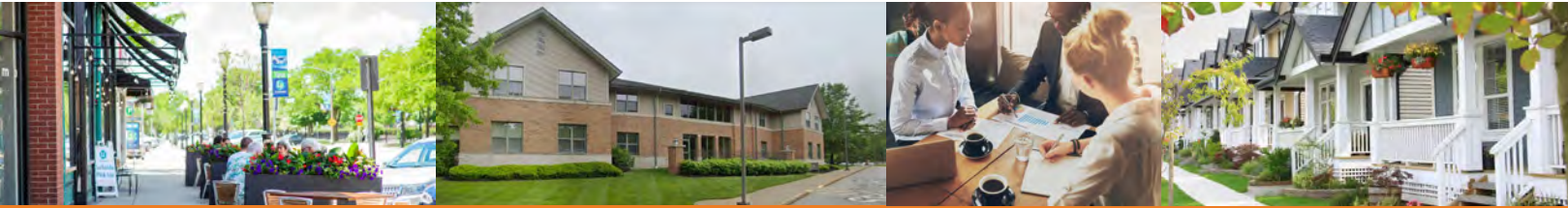
Concept Diagram
 The concept diagram is not a "master plan". It is meant to convey the scale of land uses and potential development principles of the scenario. This is just one example of the potential location of uses on the site.



SCENARIO 1 | JAMESTOWN GREEN ESTATES

CONCEPT SKETCH





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

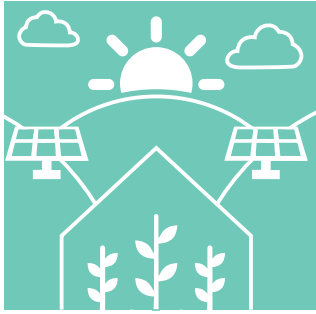




SCENARIO 2 | JAMESTOWN VILLAGE

CONCEPT SKETCH





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

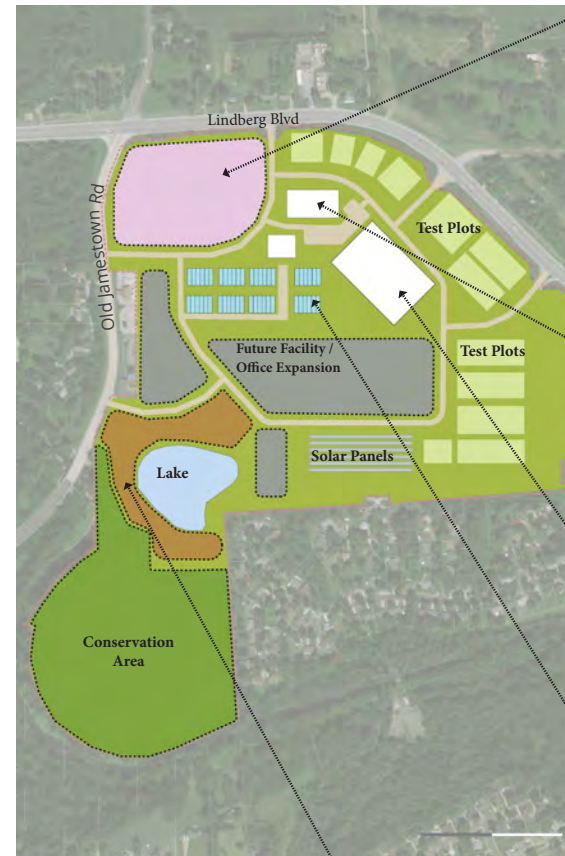
- Hi-Tech Large Scale Green House
 - Precision Fermentation Facility
 - Greenhouses
 - Lower-cost Facilities
 - Field Test Plots
 - Solar Energy
- Annex Front Door with Office/Job Training, Neighborhood grocery/retail, Community open space

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

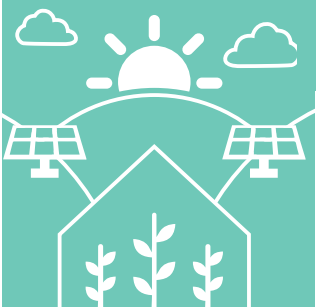


Test Plots



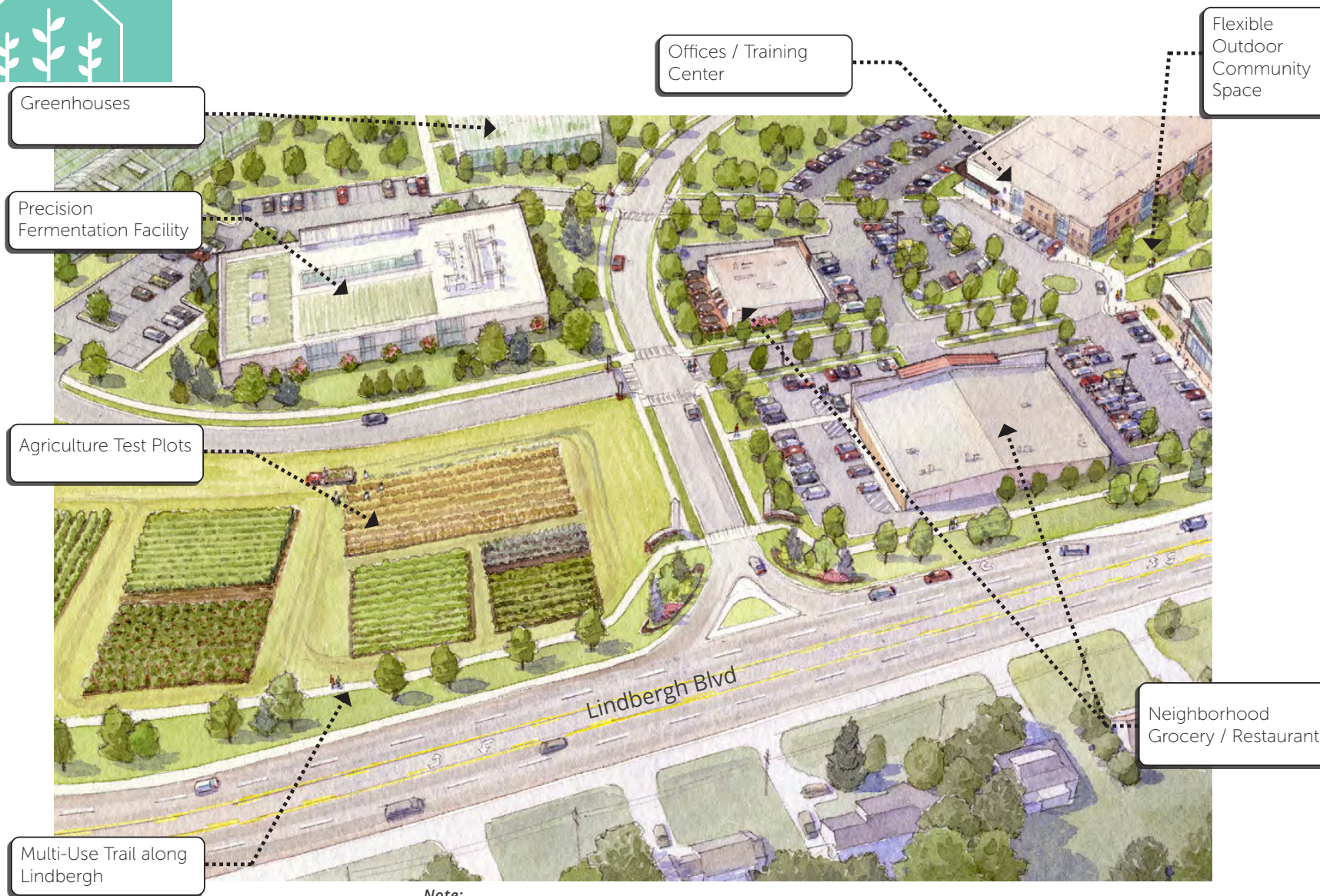
Conference / Special Events Center





SCENARIO 3 | AGRICULTURE AND ENERGY TECHNOLOGIES ANNEX

CONCEPT SKETCH



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.

Development Principles

- Walkable
- Flexible Outdoor Community Space
- Elevated Front Door through High Quality Design
- Long-Term Maintenance and Stewardship
- Respect the Existing Natural Context of the Site

What Are Development Principles?

Development principles are the desired characteristics of development. These principles will help inform future development proposals and standards to help ensure community expectations are met.

The development principles shown are based on conversations with the community. After reviewing the development principles, please share your thoughts. What development principles are most important to you? Are there development principles that are missing?

Development Principle: Walkable

1. Multi-Use Trail Along Lindbergh Boulevard

St. Louis County 'Action Plan for Walking and Biking' recommends a future trail along Lindbergh Boulevard. The Jamestown Mall site is an important segment for the future Lindbergh trail.

2. Interconnected System of Sidewalks and Trails

- Connections to Neighborhood Commercial
- Connections to Lindbergh Boulevard

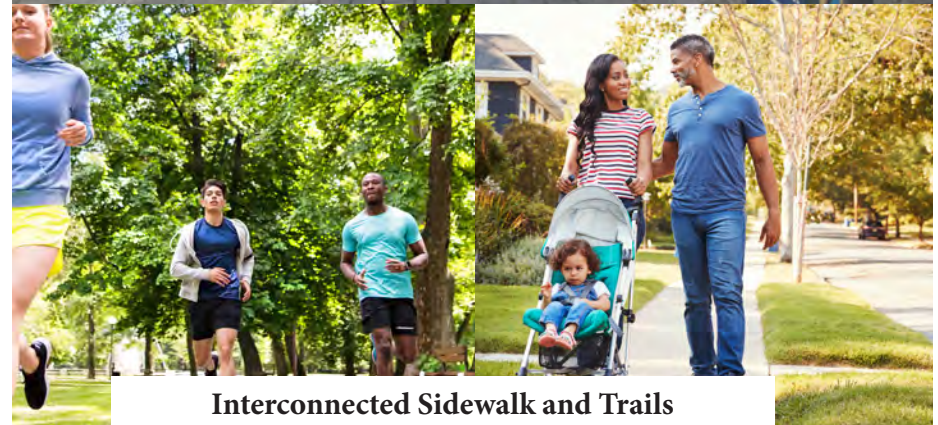
3. Pedestrian Oriented Commercial



Multi-Use Trail Along Lindbergh



Pedestrian Oriented Commercial



Interconnected Sidewalk and Trails

Development Principle: Elevated Front Door through High Quality Design

High Quality Architecture

Pedestrian Friendly

Quality Details and Landscaping



High Quality Architecture



Pedestrian Friendly



Quality Details, Landscaping, and Branding

Development Principle: Long-Term Maintenance and Stewardship

Ensure on-going programming, maintenance, and security of community open spaces.

Development Principle: Respect the Existing Natural Context of the Site

Karst preservation area to the north makes the natural setting of this part of St. Louis County a key strength.

Open space, landscaping, and natural features of development should compliment surrounding context.

Site uses adjacent to existing residential south and east of site should include residential or landscape/open space buffering.



PUBLIC FORUM #2: Comment Form

Thank you for attending Public Forum #2!

Name _____ Address _____

City/Town _____ State/Province _____ ZIP/Postal Code _____

1 Development principles are the desired characteristics of development. These principles will help inform future development proposals and standards to help ensure community expectations are met. After reviewing the development principles, how would you rate the importance of each development principle for the Jamestown Mall site?

	Very important	Moderately important	Slightly important	Not important	No opinion
Walkable	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Flexible Outdoor Community Space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Elevated Front Door Through High Quality Design	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Long Term Maintenance and Stewardship	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Respect the Existing Natural Context of the Site	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Are there any development principles that are missing that you think should be included?

2 After reviewing the three land use scenarios, how do you view each scenario in terms of favorability?

	Very favorable	Favorable	Neutral	Unfavorable	Very unfavorable
SCENARIO 1 Jamestown Green Estates <i>(Residential mix with focus on ag/open space)</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Scenario 2 Jamestown Village <i>(Residential mix with senior village)</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Scenario 3 Agriculture and Energy Technologies Annex <i>(Expansion space for regional ag-tech facilities)</i>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

3 After reviewing the three scenarios, what do you like about the scenarios?

Are there questions you have regarding the scenarios?

After reviewing the three scenarios, what concerns do you have?

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

Thank you for sharing your comments about the Jamestown Mall Market Analysis and Feasibility Study! Do you know someone who couldn't attend tonight but would like to comment? Or would you prefer to fill out this comment form online? Visit www.ImagineJamestownMall.com by **October 7th** to access an online version of this comment form.