

# District 1

This district includes Health Care Centers, Municipal Center, 40/64 Corridor, and I-270 Corridor.

Current Land Use is shown on the map for reference. Thinking about the future of this district think of activities you would like to be able to do within this area. You can select activities from the icons provided or note those activities on the map. If there are additional activities not listed which you would like consideration for in the future, please note on map.

## Current Land Use

- Commercial
- Industrial/Utility
- Institution
- Residential
- Park
- Recreation
- Vacant/Agriculture

*North of 40/64:  
Cultural, Senior living, hospital, school*

*40/64 Corridor  
Large office  
NO large retail*



*Senior living*

*Cultural Farm Mkt. Restaurant*

*Cultural School*

*Farmers' Market  
Restaurants  
Coffee shops  
Small office, Neighborhood Office  
Neighborhood Retail  
Mixed Use  
make existing Commercial stronger*

*Restaurant  
Senior Living  
cultural*

*Senior Living  
NO Large Retail  
Restaurant*

# District 2

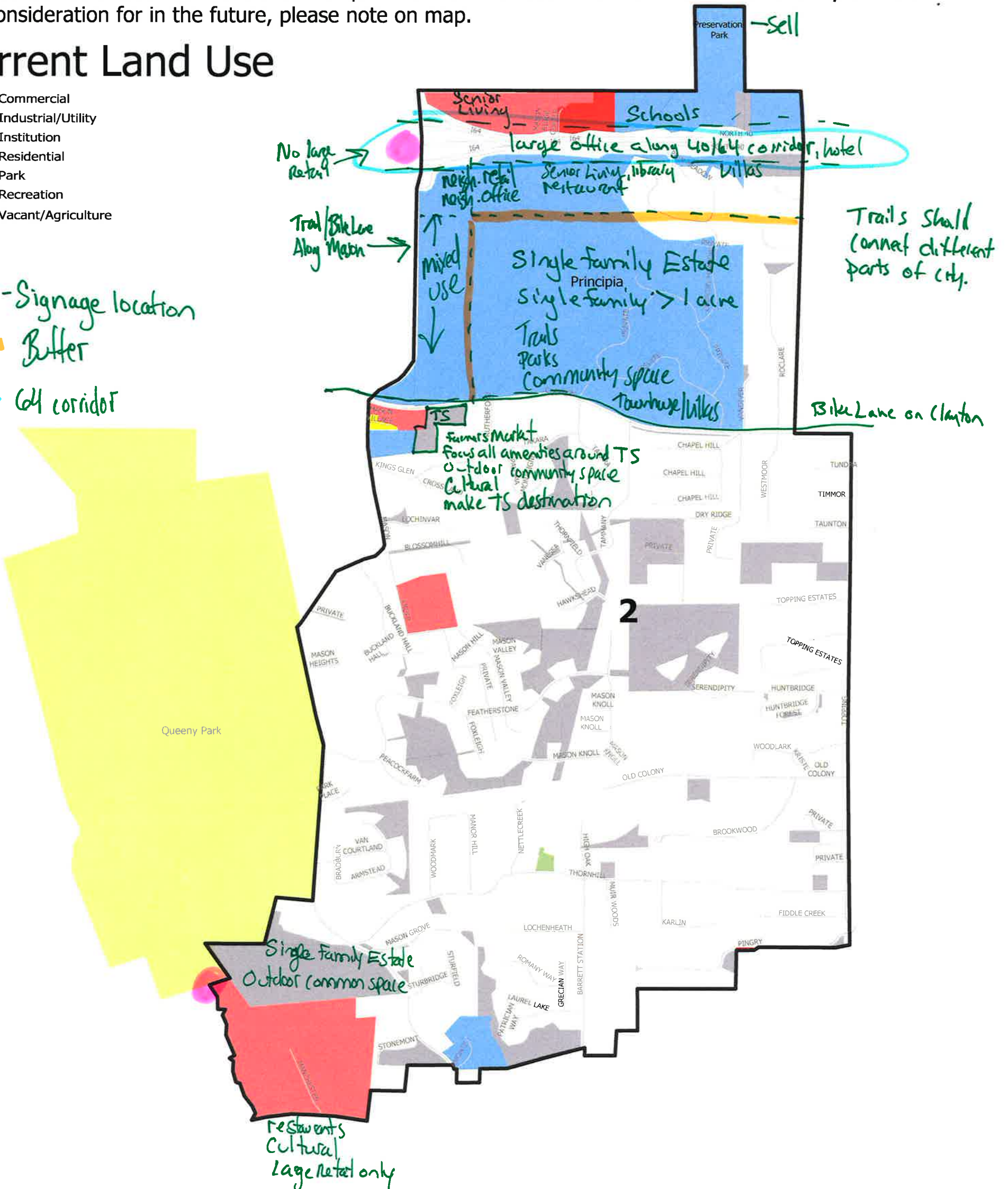
This district includes Principia, Town Square, 40/64 Corridor, Manchester Road, and Queeny Park.

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## Current Land Use

- Commercial
- Industrial/Utility
- Institution
- Residential
- Park
- Recreation
- Vacant/Agriculture

- Signage location
- Buffer
- 64 corridor





# District 3

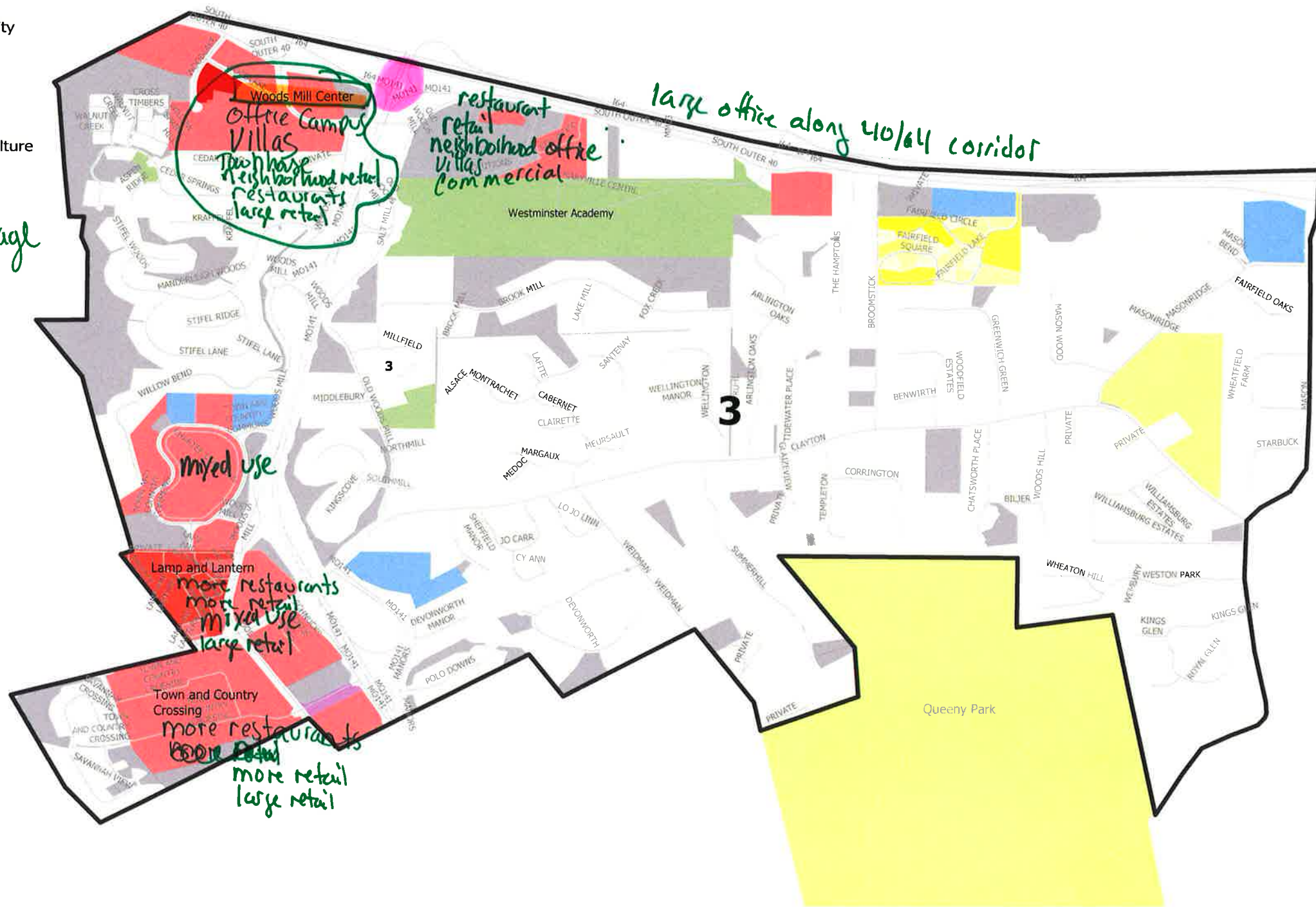
This district includes Woods Mill Center, Town and Country Crossing, Lamp and Lantern, 40/64 Corridor, and Queeny Park.

Current Land Use is shown on the map for reference. Thinking about the future of this district think of activities you would like to be able to do within this area. You can select activities from the icons provided or note those activities on the map. If there are additional activities not listed which you would like consideration for in the future, please note on map.

## Current Land Use

- Commercial
- Industrial/Utility
- Institution
- Residential
- Park
- Recreation
- Vacant/Agriculture

Signage



Bike Trail along Mason



# District 4

This district includes Hunter Farms, Maryville University, and the 141 Corridor all north of 40/64.

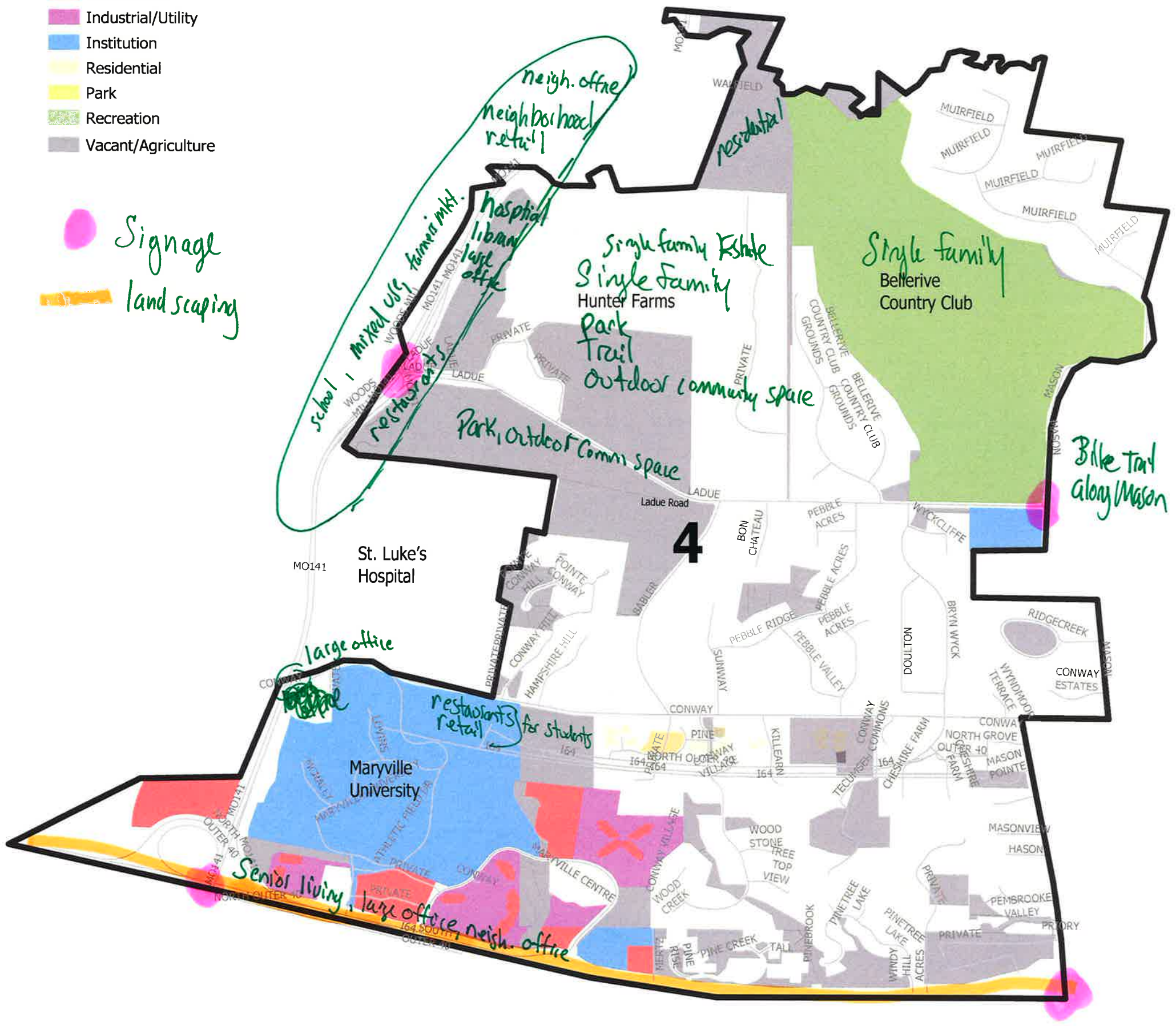
Current Land Use is shown on the map for reference. Thinking about the future of this district think of activities you would like to be able to do within this area. You can select activities from the icons provided or note those activities on the map. If there are additional activities not listed which you would like consideration for in the future, please note on map.

## Current Land Use

- Commercial
- Industrial/Utility
- Institution
- Residential
- Park
- Recreation
- Vacant/Agriculture

Signage

Landscaping



# Activities

Circle any activity you find appropriate for future consideration in District

Single Family Estate



Single Family less 1 acre



Town House/Villa



Senior Living



Schools



Public Services



Cultural



Hospitals



Library



Neighborhood Retail



Large Retail



Restaurant



Neighborhood Office



Large Office



Parks



Trails



Bike Lane



Town Square



Farmers' Market



Outdoor Community Space



# Steering Committee Map Comments



## Land Use Activity

Senior Living only on south end in red area, or north, northeast end; Bike lane along Clayton Road; Mixed Use Ballas and Clayton
Farmers' market or restaurant coffee shops at Ballas and Clayton, anything but large retail at 270 and flushing meadows
Cultural, senior living, hospital, school in area north of 64; cultural or school along municipal center road; cultural restaurant or farmers' market south of Missouri Baptist; mixed use restaurant, small office farmers market at Ballas and clayton; restaurant, senior living or cultural along 270/des Peres road
restaurant, neighborhood retail, neighborhood office at Ballas and clayton
Mixed Use, restaurant at Ballas and clayton
Neighborhood office, restaurant, neighborhood retail at Ballas and clayton
Neighborhood office, restaurant, neighborhood retail at Ballas and clayton
Focus amenities around town square; outdoor community space needs to be next to town square; make existing commercial areas stronger at Ballas and clayton and Manchester and 270
Large office along 64 corridor; no large retails
Single Family Estate in Principia Space Single Family less than acre in Principia space, Senior Living in red area on north end, schools in blue area along 64, neighborhood retail in hub of principia space closer to neighborhoods, neighborhood office in Principia space, large office along 40 and principia space, preservation park/commercial zone space, trails should connect all different parts of the city, bike lane along clayton road, farmers' market at town square
residential and partial neighborhood retail restaurants in Principia, restaurant and cultural along Manchester
Hospitals if small office; sell preservation park, villas along northeast quadrant of principia as it borders 64; signage at 64 and Mason; Along northern portion of principia senior living, hospital, school, small retail, public services, bike lane, trails, parks; majority of Principia property to be residential; trail/bike along Mason; single family estate, outdoor common space in area south of Queeny Park; signage at southern end Queeny park near Manchester
retail, office, restaurant on northern portion of principia with buffer; single family estate on majority of Principia; single family in area south of Queeny park
Farmers' market in town square; mixed use along western portion of principia at mason
large office, neighborhood retail, senior living, hospital, library, restaurant, neighborhood office along northern portion of principia along 64; single family estate, trails, bike lane, parks, community space, townhouse/villas within principia
large office, hotel along northern portion of principia by 64; large office, hotel on northern portion of 64 corridor; single family estate throughout principia property
farmers' market in town square
Focus farmers' market, community space, cultural around new town square to make it a destination
large office along 64 corridor; only large retail along Manchester
Senior Living, schools, public services should be along 64 corridor, neighborhood office and large office should be along 64 corridor, no large retail, bike lane along clayton
Could put office campus at Woods Mill Center, More restaurant and retail options in Lamp and Lantern and Town and Country Crossing

# Steering Committee Map Comments

## Land Use Activity



Signage at 64 and 141; Villas at Woods Mill Center; retail, small office, villas, restaurant east half of 141/64; trail bike along Mason
Townhouse/villas, neighborhood retail, restaurants at Woods Mill Center; neighborhood retail, restaurants at Lamp and Lantern
Commercial along 64 north of Westminster academy; mixed use at lamp and lantern and charter communications
large retail, restaurant, neighborhood retail at Woods Mill Center
large office along 64 corridor; only large retail in town and country crossing and lamp and lantern
Neighborhood retail and office in hunter farms, single family homes in hunter farms, park trail, outdoor community space in hunter farms, hospital, library, large office along 141
restaurants and retail for Maryville students, senior living or large office, neighborhood office good options for 1-64 corridor
Signage at 141 and 64; landscaping along north half of 64 corridor; bike trail along mason; signage at Mason and 64; signage at mason and Ladue; residential in northeast portion of hunter farms; residential and park in middle portion of hunter farms; mixed use, small retail, farmers' market, school along 141 corridor; cute stuff fed by 141; big signage at 141 and Ladue
Neighborhood retail, office and restaurants along 141; single family estates in all of hunter farms
Hunter farms single family estate; 141 area mixed use
Single family estate, parks within Hunter farms; restaurant, neighborhood office along 141
Office along 141 corridor; single family in bellerive; single family in hunter farms
Neighborhood retail, neighborhood office along 141; outdoor community space, park in Hunter Farms south of Ladue road
Large office along 141 and Maryville/Conway; large office along 64 corridor

**Most Frequented Areas in Town and Country by Steering Committee**

Town and Country Crossing	10
Mason Woods Village	4
Lamp and Lantern	3
Queeny Park	2
141 and Clayton Road	2
Gas stop at Clayton and Ballas	2
141 and 64	1
Longview Park	1
Manchester Retail	1



Rank	Activity	District 1	District 2	District 3	District 4	Out of 44 Possible Points
1	<b>Single Family Estate</b>	11	11	9	10	41
1	<b>Restaurant</b>	10	10	11	10	41
2	<b>Neighborhood Retail</b>	11	9	11	9	40
2	<b>Neighborhood Office</b>	10	10	10	10	40
5	<b>Outdoor Community Space</b>	10	10	9	8	37
6	<b>Trails</b>	10	10	7	9	36
6	<b>Bike Lane</b>	10	10	7	9	36
8	<b>Parks</b>	10	10	6	9	35
9	<b>Cultural</b>	10	10	7	7	34
10	<b>Schools</b>	8	10	6	7	31
11	<b>Public Services</b>	10	8	6	6	30
12	<b>Senior Living</b>	8	7	7	7	29
12	<b>Library</b>	9	8	6	6	29
12	<b>Large Office</b>	6	7	8	8	29
15	<b>Town House/Villa</b>	7	6	9	6	28
15	<b>Farmers' Market</b>	7	10	6	5	28
17	<b>Single Family less 1 acre</b>	7	6	7	7	27
18	<b>Town Square</b>	8	10	4	4	26
19	<b>Hospitals</b>	8	5	5	6	24
20	<b>Large Retail</b>	3	4	5	5	17