

Steering Committee September Meeting [#8]

Principia Work Session



Meeting Summary

Meeting Time: 7:00 -9:00 PM, October 29, 2018

Location: Longview Farm Park

Attendees:

Rob Cima	Tony Chao
Hans Fredrickson	Andy Kuchan
Amanda Mueller	Linda Robson
Jim Otis Jr	Eddie Heckmann
Peter Stevens	
Don Sanders	

Absent:

Angelo Arzano	Laura Chaney
Michelle Francisco	

Bob Shelton	Town and Country
Craig Wilde	Town and Country
Ryan Spencer	Town and Country
Julie Padberg-White	FPA Group
Emily Koehler	FPA Group

Public:

We had over 60 attendees, 59 that signed in, however, not all were willing to sign in.

A. Introduction

- a. Rob Cima opened the meeting to order with a brief explanation of the agenda for the evening as well as a short introduction of the Comprehensive Plan Steering Committee.
- b. Chairman Cima introduced Peter Stevens, steering committee member, resident and Principia representative to introduce the Principia hired consultants.
- c. Matt Welti, from Development Strategies, presented a brief power point that provided an overview of Principia's goals and objectives regarding the future of their property bordered by Clayton Rd., Mason Rd., S. Outer Forty. No specific project or development plan was identified.

B. Land-Use & Economics Activity

- a. Julie Padberg-White, consultant with the City of Town and Country, introduced the group to a Land-Use and Economics Activity.
- b. Participants received a detailed outline of the goal of the activity and background regarding the economics behind the activity. In addition, tables were provided a 3' x 5' large scale printout with a scaled 100 acre plot of land and a packet of scaled icons which represented different land uses and the estimated annual tax revenue they generate. Attendees were asked to determine the acceptable land uses for the land based on their preferences taking into account that some uses needed to be revenue

Steering Committee September Meeting [#8] Principia Work Session



Meeting Summary

generating to maintain the current level of services provided to the community. Service requirements would increase to serve whatever uses were chosen for the acreage.

- c. Upon completion of the activity, each table was asked to provide a brief report out on what was determined by the group.

The following is a summary of comments and input from the 7 groups that participated in the activity.

Table 1

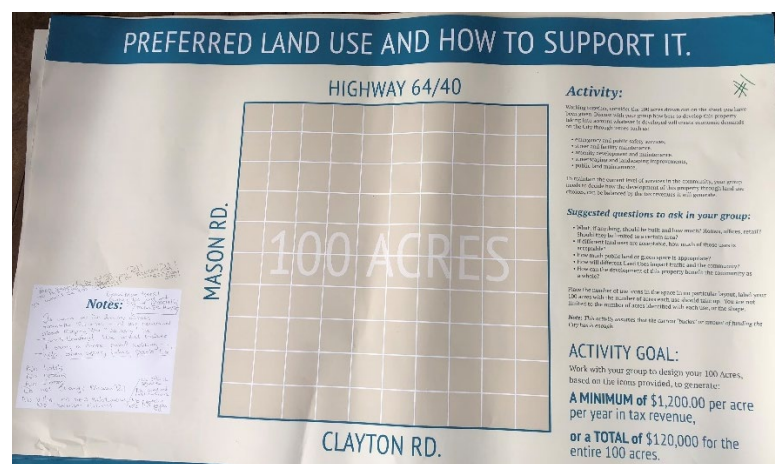


Table Report Out:

- Residents live in different parts and have different opinions. Don't want to take "Country" out of Town & Country.
- No big parking lots
- Don't compromise Town and Country / Mason Road
- "Principia will do what they want"
- Not about \$\$, want Trails / Trees, groomed rural.
- Keep feel of country
- No access off Mason
- Luxury Villas like Fairfield are fine, just as limit access so it is not off Mason Road.

Page/Sheet Notes:

- There should be no access to this land off of Mason Rd! It would be too congested on Mason Road! too many cars!
- As owners who live directly across from the 185 acres – we are concerned about keeping the "country" in Town and Country! We would rather it stay a more rural setting – trails, open spaces, lakes, park-like!
- No hotels
- No retail
- No library
- Do not change Mason Rd.

Steering Committee September Meeting [#8] Principia Work Session



Meeting Summary

- No Villas, no new subdivisions, no senior living, no office space, no medical institutions, No parking lots off Mason Rd.

Table 2

Activity:

- Encourage and provide public services.
- Office and family multi-residential.
- Specialty development and businesses.
- Entertainment, recreation and entertainment.
- Public land maintenance.

Suggested questions to ask in your group:

- What, if anything, should be built and how much? (Homes, office, retail)
- Should the lot be divided into lots?
- If commercial land uses are permitted, how much of these uses is allowed?
- How much public (park) space should be provided?
- How will different levels of traffic, noise, and air quality be managed?
- How can the development of the project benefit the community as a whole?

ACTIVITY GOAL:
Work with your group to design your 100 Acres, based on the icons provided, to generate:
A MINIMUM of \$1,200.00 per acre per year in tax revenue,
or a TOTAL of \$120,000 for the entire 100 acres.

Report Out:

- Keep primary development along Hwy 64/40 which can also acts as a sound barrier of sorts.
- Provide open space / Trails.
- No access on Clayton or Mason, all access would be from Outer Forty.
- Parking only at Town Center.

Page/Sheet Notes:

- Revenue producing along Hwy 64/40.
- Park / Open Space, walking trail access with Mason / Clayton access. Parking at town center with tunnel access to trails.

Table 3

Activity:

- Encourage and provide public services.
- Office and family multi-residential.
- Specialty development and businesses.
- Entertainment, recreation and entertainment.
- Public land maintenance.

Suggested questions to ask in your group:

- What, if anything, should be built and how much? (Homes, office, retail)
- Should the lot be divided into lots?
- If commercial land uses are permitted, how much of these uses is allowed?
- How much public (park) space should be provided?
- How will different levels of traffic, noise, and air quality be managed?
- How can the development of the project benefit the community as a whole?

ACTIVITY GOAL:
Work with your group to design your 100 Acres, based on the icons provided, to generate:
A MINIMUM of \$1,200.00 per acre per year in tax revenue,
or a TOTAL of \$120,000 for the entire 100 acres.

Steering Committee September Meeting [#8]

Principia Work Session



Meeting Summary

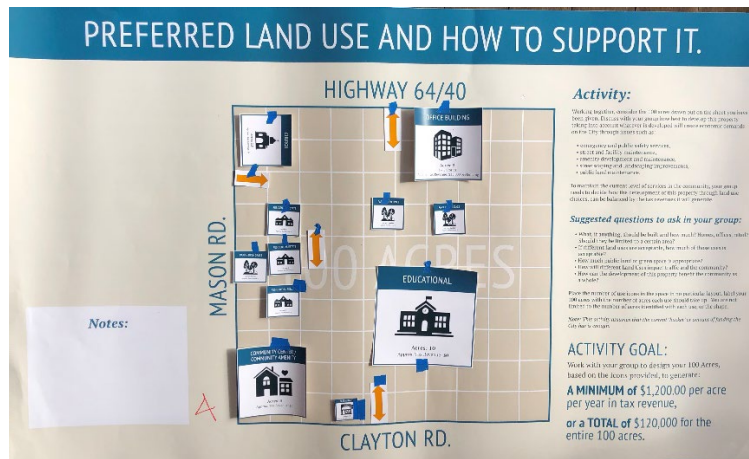
Report Out:

- Leave or keep Place of Worship
- Leave “Country” in Town and Country
- Wants single family residential with trails and paths.
- Include school/educational option next to Principia
- Preserve woods at SE Corner.

Page/Sheet Notes:

- Participants noted Residential and Park to be located in the middle of the property.
- Church/House of Worship indicated in north eastern corner.
- School / Educational located in lower right, or south east corner.

Table 4



Report Out:

- Maximize development along HWY 64/40 and use as a buffer
- Incorporate Community Center / EMS facility
- Change / Improve intersection at Mason and Clayton
- Maintain access to land from the south outer road.
- Locate/move the school
- Place residential along Mason to act as a buffer.
- Remedy the intersection at 64/40 as well as traffic issues at Clayton and Mason.
- Question: if sold, would liquor be allowed in/on any development or leased properties?

Page/Sheet Notes:

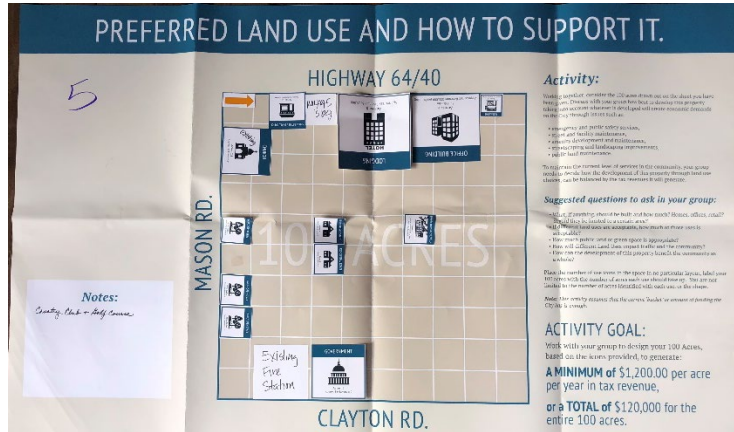
-No sheet notes

Steering Committee September Meeting [#8] Principia Work Session



Meeting Summary

Table 5



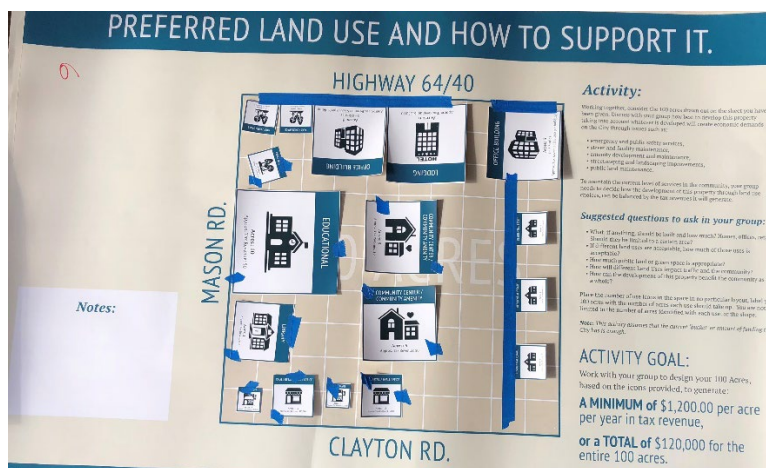
Report Out:

- Emphasized development on the outer road
- Trails to be off Mason Road
- Incorporate a “Small beautiful gas station”
- Make the area a golf course
- No grocery, No retail, No hospital, No senior living, No apartments.

Page/Sheet Notes:

- This group identified a Gas station as an option along the South Outer 40 corridor.
- Noted Country club and golf course.

Table 6



Only one table member was left to report out.

Report Out:

Steering Committee September Meeting [#8] Principia Work Session



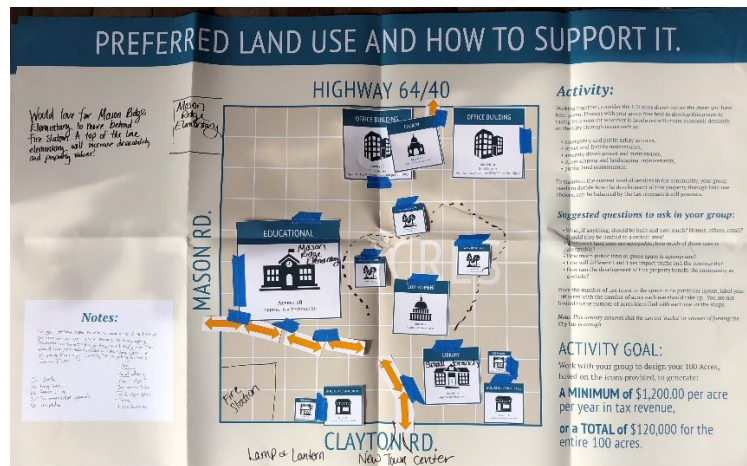
Meeting Summary

- Everything would develop along south outer 40.
- Does this have to pay for itself?
- The greatest issue for this table was cost.

Page/Sheet Notes:

- No page notes.

Table 7



There were differing opinions at this table.

Report Out:

- No hotel, No Senior Living, No Hospitals, No retail
- Create a government center with Library in it
- Include parks / trails
- Love Mason Road
- Develop along HWY 64/40
- Small retail restaurants along Clayton
- Mason Ridge should move.

Page/Sheet Notes:

- Would love for Mason Ridge Elementary to move behind fire station. A top of the line elementary will increase desirability and property values.
- The goal of the exercise to have a min of \$1,200.00 per acre per year in tax revenue is encouraging residents to select things they don't really want. You should have just asked residents what they want. T&C is strong financially. Currently T&C is getting no revenue from the project.
- No hotels, No large retail, No senior living, No Townhomes (except 1 person), No Hospitals
- Yes [to]: Small library, Mason Ridge [Elementary], Government Center, Park Open Space, Trails, 1 Acre homes.

Steering Committee September Meeting [#8]

Principia Work Session



Meeting Summary

C. Questions

The following were questions that were collected from all the meeting participants, Mr. Wilde from Town and Country addressed the questions to the best of his knowledge.

- Are there any uses of the land that the Principia would reject out of hand?
- What does Principia want? They are also involved.
- What does Principia want to do?
- Mason Ridge Elementary. What are the plans for Mason Ridge School - Looks like it's not in great repair – what is Parkway thinking?
- The purpose of zoning is to provide stability for residents to raise their families in lovely homes with large yards. The purpose of zoning is not to rezone land for institutions and commercial entities for greater profits. Please comment.
- Are you going to preserve the woodland at the southeast corner of Mason and Highway 40/61?
- Community center with swimming pool – indoor and outdoor similar to Des Peres Lodge.
- What financial income does Principia want from this property?

D. Steering Committee Activity

As the Steering Committee had already participated in a similar activity as was being worked upon by the public, the Steering Committee held a discussion regarding defining the collaborative process for not only the Principia development, but possible future larger scale developments.

Methods Identified were:

1. TASK FORCE (diverse reps)
 - a. Participants should be principia representatives, Staff, P2, Ward reps, Neighbors!
2. Mini-surveys.
3. One on one meetings, coffees.
4. Piggyback on existing events.
5. Charrette – multi-day visioning with architectural renderings.

E. Meeting Close

The Steering Committee voted to pass the September minutes, and the meeting was ended.