

**BOARD OF ALDERMEN
CITY OF TOWN AND COUNTRY
NOVEMBER 2, 2016**

WORK SESSION

The work session meeting of the Board of Aldermen of the City of Town and Country was held at 7:00 PM on Wednesday, November 2, 2016.

Present were: Aldermen Benigas, Butler, Crawford, Frautschi, Mange, Meyland-Smith, Rallo and Wright.

In Mayor Dalton's absence, Acting President Mange presided.

1. Presentation and discussion regarding the following Town Square Proposals

Each team noted below presented to the Board of Aldermen and stood for questions while the other group waited in the Community Room. A copy of each initial presentation is attached hereto and made a part of these minutes.

• **The Opus Group**

The Opus Group presentation was led by Joe Downs, Vice President. Mr. Downs provided information about The Opus Group's previous and ongoing projects. He explained that Opus envisions two family friendly, energetic restaurants, totaling 8,000 sq. ft. for the property. He stated that experts have been engaged to evaluate and find the best tenants for the location. On-site parking, as well as the proposed screening and geometry of the Straub's loading dock, were described. Mr. Downs summarized Opus' philosophy to be that the City owns the property and Opus will provide the experts to help make well-informed decisions. He mentioned that Opus is flexible on the location of Discovery, the lake, the compass rose and the trails. He pointed out the enhancements to Mason Woods Village, including an elevated deck for Starbucks, shared parking agreement, and improved Straub's service area that would only be possible in partnership with Opus. He also noted that Opus has reached out to the Church of the Good Shepherd to discuss pedestrian and parking integration on their property.

Lengthy discussion was held about the demand, location, type, and size of the two proposed restaurants. Upon inquiry, Larry Schiffer, Co-CEO Hallmark Investment Corporation, stated that public restrooms could be added where desired, but would likely be located between the two restaurants.

Rusty Saunders, Loomis Associates, described the intended perimeter buffering that is proposed for the property lines to be as dense as possible. He added that after additional studies are completed, they will evaluate the best plan for screening the houses on the south perimeter.

George Stock, Stock & Associates Consulting Engineers, explained the elevation fluctuation on-site and the height of the necessary berms.

A brief recess was held at 8:12 PM. The meeting reconvened at 8:22 PM with all Aldermen present.

• **Brinkmann Constructors**

The Brinkmann Constructors presentation was led by Bob Brinkmann, CEO. Mr. Brinkmann spoke of the history of the community which included a blacksmith shop on the site itself. He provided information on the importance of "Groves" around the region that served as gathering places and inspired Brinkmann's vision for Town Square. He spoke about the trail system and stated that it could be rearranged if the City so desires. He described the adjusted lake which would allow for preservation of mature trees and include an additional fishing pier to hide overflow equipment. Mr. Brinkmann explained that a pedestrian tunnel under Clayton Road and a utility allowance were included in the proposal. He reported that his team has met with the Church of the Good Shepherd and discussed the possibility of integrating parking, a continuation of the trail system, and a labyrinth feature on their

property. A rendering of the retail and restaurant development was shown. It was described to have a 1920s feel with timber construction and include one restaurant that was flanked on either side by retail. He described an upgraded pavilion that would be reminiscent of the Wirth Blacksmith Shop and include a gathering place, fireplaces and restrooms. He pointed out miscellaneous items like the lake fountain, the babbling brook and the landscaping/irrigation features. Mr. Brinkmann also spoke about alternates that were included in the submitted materials.

Mr. Brinkmann then displayed an animated, 3D model of the site that was designed using actual engineering and design studies for accuracy in scale, etc. A virtual tour of the site and its features was given, to include the view at various times of day.

Lengthy discussion was held about the on-site building that would have one central restaurant with two retail areas on both ends of the structure. On-site parking demand, as well as the number and intended use of spaces proposed were included in conversation.

Extensive discussion ensued regarding the planned berms and buffers along the east and south property lines. Rusty Saunders, Loomis Associates, stated that specific areas could be targeted to minimize site lines from the homeowner's backyards and from the proposed trail atop the berm.

At this time, both development teams were invited to the Board Room in order to hear public comments.

2. Public Comment

Dawn Davis, 2 Rutherford Lane, voiced concern about the trail's proximity to the east property line. She also inquired about the use of permeable pavers to help with the site's stormwater runoff.

Al Gerber, 13482 Mason Village Court, stated that any continuation of a trail through the Church of the Good Shepherd's property and onto Mason Road would be located very close to the back porches of condo owners on Mason Village Court.

Jenny Donovan, 13309 Kings Glen Drive, inquired about whether a marketing analysis was completed to see if there was a need for one or two restaurants. She also voiced concern about the potential invasion of privacy from people utilizing the trail and being able to look into the backyards of those along the south property line.

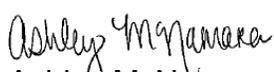
Laurie Fisher, member of the Church of the Good Shepherd, requested detailed plans once they are available so that any potential integration of the Church's property can be discussed with the parish proactively.

Amy Anderson, 4 Rutherford Lane, encouraged the Board to consider the impact on surrounding neighbors. She also inquired about the walking trail accessibility at night, additional information regarding the proposed landscape buffer, and plans for on-site lighting.

Acting President Mange stated the Board of Aldermen would consider the two proposals and likely choose one at their regularly scheduled November 14 meeting. He added that there will still be many opportunities for residents to provide their comments on the project.

No votes were taken.

The work session concluded at 9:54 PM.


Ashley McNamara
City Clerk



DEVELOP



DESIGN



BUILD



DELIVER



City of Town & Country

Town Square

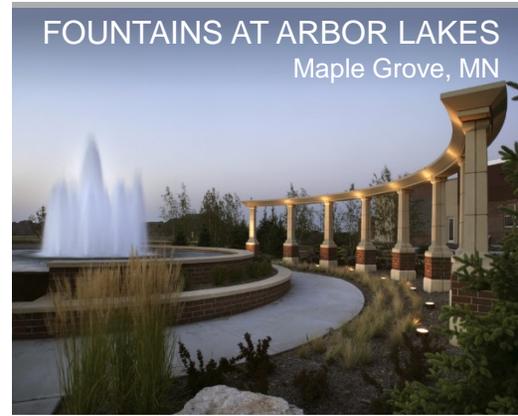
November 2, 2016, 7:00 pm

1. Why Opus?
2. Restaurant & Parking
3. Incorporation with Mason Woods Village
4. Flexibility of Town Square

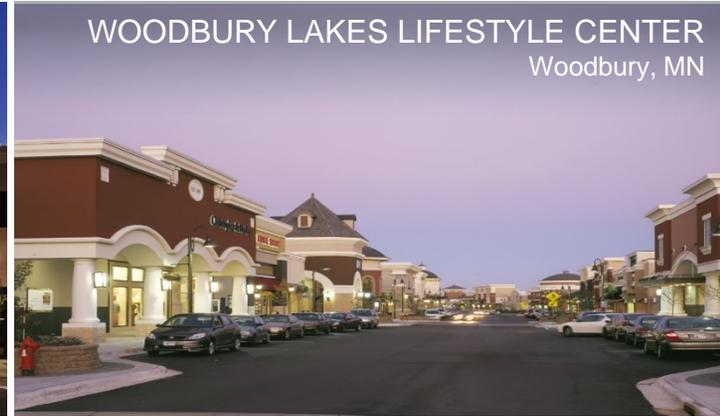


Why Opus?

FOUNTAINS AT ARBOR LAKES
Maple Grove, MN



WOODBURY LAKES LIFESTYLE CENTER
Woodbury, MN



BURR RIDGE LIFESTYLE CENTER
Burr Ridge, IL



Why Opus?

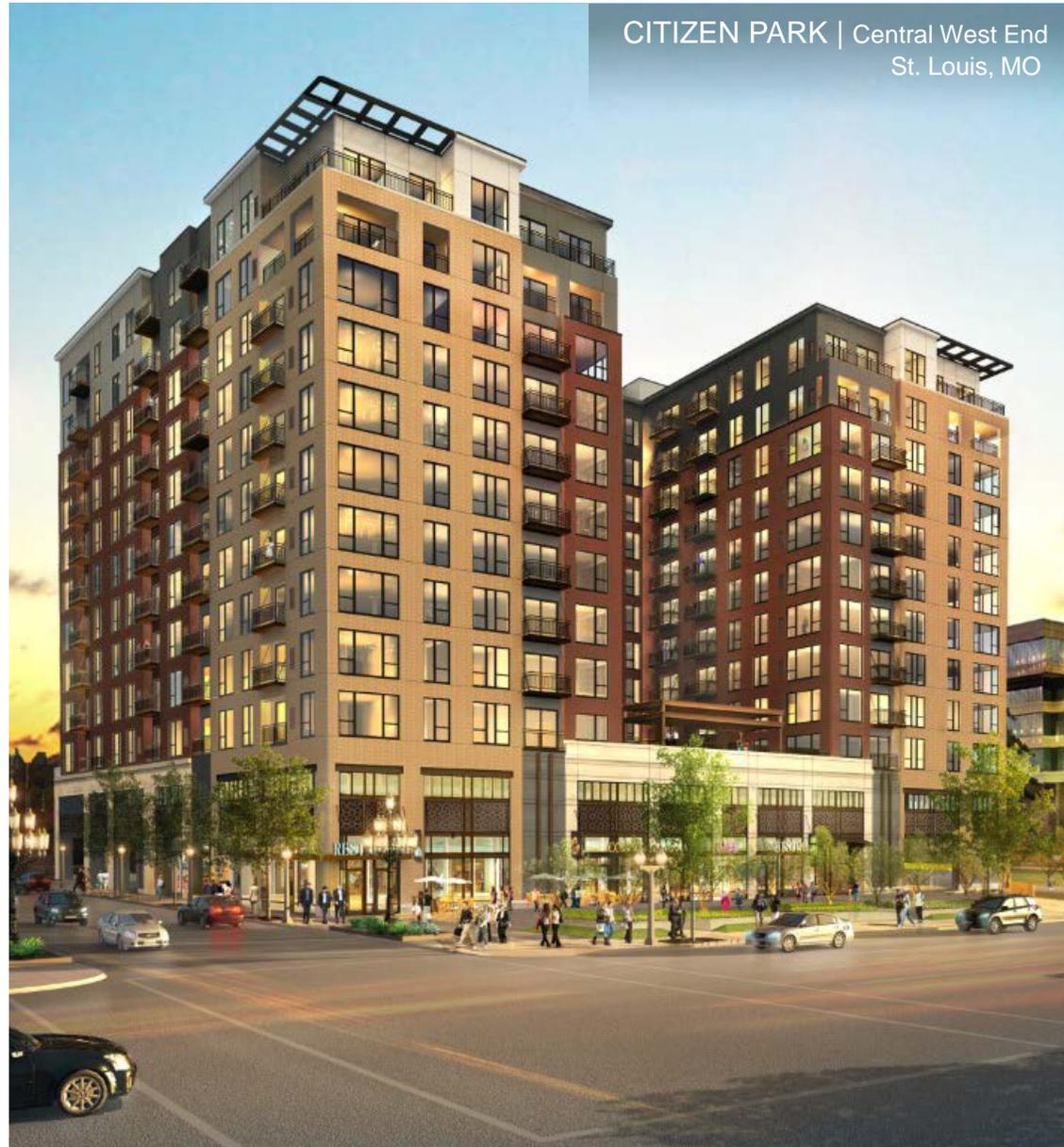
25 NORTH CENTRAL
Clayton, MO



BUNGE
Chesterfield, MO



CITIZEN PARK | Central West End
St. Louis, MO





25 NORTH CENTRAL
Clayton, MO



CITIZEN PARK | Central West End
St. Louis, MO



BUNGE
Chesterfield, MO



CITIZEN PARK | Central West End
St. Louis, MO









**EXCESS TOWN SQUARE PARKING-
QUANTITY VARIES**

**LOADING DOCK
SCREENED & ENHANCED**

120 RESTAURANT

**45 EXCESS
RESTAURANT**

20 TOWN SQUARE

**TOWN
SQUARE
PARKING
ONLY**
**DAWN TO
DUSK**

**TOWN
SQUARE
PARKING
ONLY**
**6 am
to
6 pm**







Town & Country Grove

Town Square Plaza

-  Approximately 1 Acre Open Space
 - Curved checkerboard pattern.
-  Base Proposal Includes Standard Grey Concrete
 - Alternates for checkerboard pattern and colors.
 - No pergolas as shown on drawings.
-  4" Base with 6" Concrete
-  Discovery Art Moved to More Prominent Location
-  Decorative Light Fixtures (14 total)
-  Four Sources of Water
-  Four Sources of Electricity



Trail Systems

As Shown on Original Plan

- Can be rearranged.

Base Proposal 4" Rock Base with 3" Asphalt

- Alternate proposal for Concrete, Colored Concrete and Granite Chips with Ryerson Edging.

A landscape architectural plan of a lake area. The lake is a large, irregularly shaped body of water in the center, colored light blue. It is surrounded by green grassy areas and yellow paths. In the upper right, there is a parking lot with several yellow cars and a building labeled 'Cafe'. A wooden bridge crosses the lake from the top right towards the center. Another wooden pier or dock is located in the lower left. The overall style is a clean, illustrative architectural drawing.

The Lake

 Approximate Size (260 x 100) at Pool Elevation

- Moved West from original plan.
- Saved 8+ Monarch size trees.
- Included second fishing pier.

Pedestrian Tunnel

- ❁ Per the Original Proposal
- ❁ Minimizing Wing Walls
- ❁ Based on Good Soils Conditions (no soils report)
- ❁ Utility Allowance in Base Proposal
- ❁ Corrugated Steel Construction

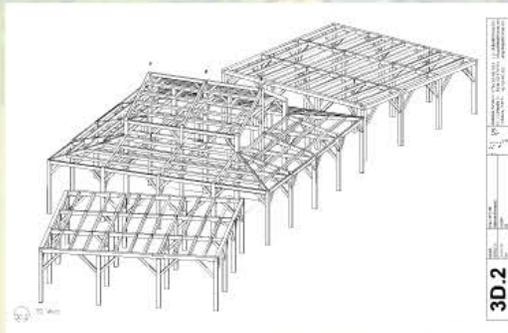


Retaining Walls & Grade Changes

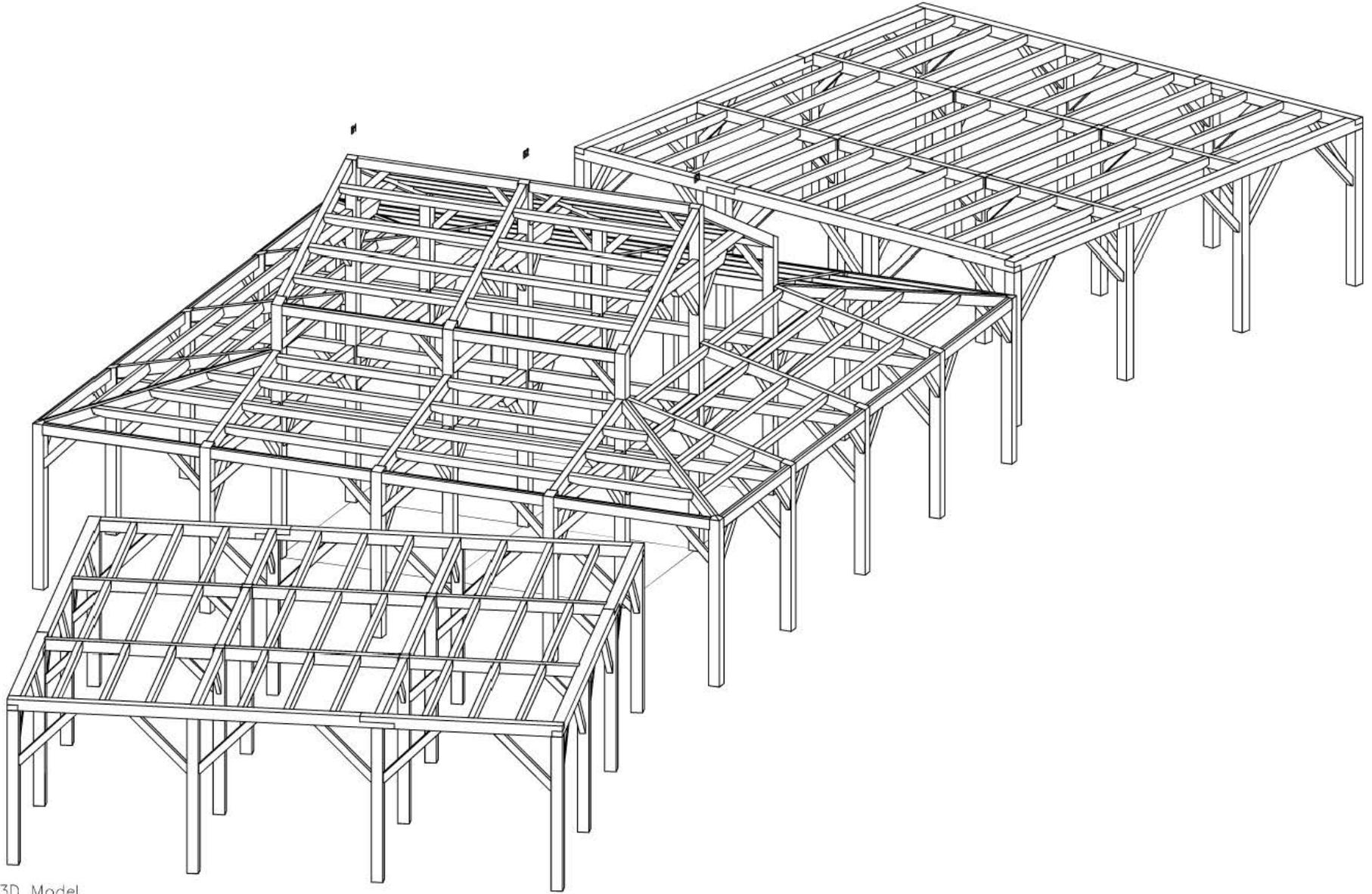
- Removed 90% of Retaining Walls
- Move Lake to the West to Salvage Monarch Trees
- Flattened Site to Reduce Storm Pipe and Provide for Water Quality
- Stone Walls Remain at Fishing Dock and Retail Patio
- Babbling Brook Moved to West Side of Compass Rose
- Access to Adjoining Developments
- Provided for Truck Access to Straub's

Retail Development

- Developed Area Approximately One Acre
- Parking for 151 Spaces (189 with expansion)
- Retail with One Restaurant. 90 - 130 Required
- Timber Construction Reminiscent of Early 1900's Similar to State Parks Like Pere Marquette and Babler State Park
- Isometric of Retail







3D.2

3D Model

Issued:
9/29/2016
Drawn By:
ERIC

Project: 2016_065
Brinkmann Restaurant

Location:
MO



Clydesdale Frames Co. Office: 620-663-6200
610 N. Clydesdale Dr. Mobile: 620-474-0804
Hutchinson, KS 67501 Fax: 620-663-6201
www.clydesdaleframes.com
john@clydesdaleframes.com
eric@clydesdaleframes.com

3D.2

9/29/2016 13:11:23

Wirth Blacksmith Shop

- 🍁 Upgraded Pavilion from Original Plan
- 🍁 Reminiscent of Original Building Here 1880
- 🍁 Gathering Place for Residents
- 🍁 Includes Stone Fireplace, Anvils & Tools to Memorialize History
- 🍁 Place to Barbecue
- 🍁 Timber Construction
- 🍁 Wood Ceilings
- 🍁 Men & Women's Restrooms



Restaurant

🍁 Only One in the Development

🍁 Family Oriented

🍁 Multiple Price Points





An aerial site plan background showing a lake on the left, a central green area with trees and benches, and a building complex on the right. The text is overlaid on the left side of the plan.

Miscellaneous Site Improvements

-  Fountain at the Lake
-  Babbling Brook with Stones
-  Stone Walls at Retail & Fishing Dock
-  Landscaping & Irrigation for Entire Site
 - Perennials.
 - Allowance for two garden clubs.



Alternates

- One Additional Pavilion in the Town Square Area
- Concrete Walkway in Lieu of Asphalt
 - Integral color in walkways.
- Crushed Granite Walkways
- Checkerboard Pattern in Lieu of One Color in Town Square
- Provide Smaller Pavilion in Southwest Corner
- Eliminate Sodding and Providing Seed



Town & Country Grove