

KEY PLAN

- A. Discovery Statue & Water Jet Fountain
- B. Town Square
- C. Retail/Restaurant
- D. Clayton Road Pedestrian Crossing (Tunnel)
- E. 100 Car Parking
- F. 20 Future Parking Spaces
- G. Food Truck(s)
- H. Public Restrooms
- I. Straub's Truck Maneuvering
- J. Pavilion
- K. Interactive Stone Brook
- L. Historical Compass Rose
- M. Activity Fountain
- N. Trail to Church of Good Shepherd & Queeny Park
- O. Overlook
- P. Lake (Wet Detention with Fountain)
- Q. Enhance Existing Tree Line Buffer
- R. Remove Heavy Brush & Open Vista to Park
- S. Monarch Butterfly Garden
- T. Walking Trails



TOWN SQUARE CONCEPT PLAN ELEMENTS SUMMARY

A. Discovery Statue and Water Jet Fountain:

The Discovery Statue with a water jet fountain is a long-term project of the Town & County Public Arts Commission. Major donations have been made and the statue is in the process of being completed. The Task Force felt that it should be the major focal point at the front entrance to the property fully visible from Clayton Road.

B. Town Square (Plaza Area):

The open, flat plaza area provides public space for many of the seasonal activities that residents suggested. Some options are a one-day a week farmers market, spring flower sales, a summer ice cream shop, fall festival activities, Fire & Ice, taste of Town & County, food trucks, winter Christmas tree lot, etc. With area sitting along with a sitting wall around the Discovery Statue the area could just be used as a meeting place for families. In addition, it would provide an outdoor location for Starbucks and Straub's customers to enjoy a cup of coffee and lunch.

C. Retail Restaurant:

More thought needs to be given about the size of a new commercial building on the site and the associated parking. The Task Force liked the idea of family style restaurants with lots of outdoor seating overlooking the lake or the piazza as opposed to new retail space. A chain restaurant is not the resident's first choice. The successful restaurants in our area are all around 4,000 square feet in size. The total square footage has to be balanced with the number of parking spaces and the desire for green space. It was decided to initially look at 8,000 square feet, which would accommodate two restaurants.

D. Clayton Road Pedestrian Crossing (Tunnel):

The idea of a tunnel under Clayton Road as the main entrance to the property came as a surprise, but it was very well received. It provides a very safe way to provide access to the Wirth property from the Clayton Road trail. The alternative is a grade crossing with possibly some traffic calming features at the same location as proposed for the tunnel.

E. 100 Car Parking:

If the total restaurant area were 8,000 sq. ft., then our current ordinance, which requires 20 spaces per 1,000 sq. ft., would require 160 parking spaces. Our adjoining cities generally require 10 spaces per 1,000 sq. ft. or 80 spaces. The concept plan provides for 100 parking spaces. If the new space were retail uses, then the required number of spaces would be 48. The location of the parking was very important to the Task Force. Several plans called for it along Clayton Road in front of the new building, which the Task Force did not like. Placing the parking between the back of the Straub's store and the new building opens up the front area to a view all the way back to the lake and makes an inviting open plaza area.

F. 20 Future Parking Spaces:

The desire was to minimize the number of parking spaces thereby maximizing the green space area. At the same time the need exists to have a space set aside for more parking if the need arises.

G. Food Trucks:

There was a big interest in having food trucks available occasionally. This could be done on the parking lot, or in the Plaza area.

H. Public Restroom:

A public restroom is a necessity when you have a plaza type area where the public gathers for various activities.

I. Straub's Truck Maneuvering:

There currently is a problem with delivery trucks to the Straub's loading dock, as they have to stop on Clayton Road and then back all the way down the side of the building. With the addition of the parking lot on the Wirth property a proper turn around could be constructed. Also the new parking lot with the proposed landscaping would screen the backside of the Straub's building.

J. Pavilion:

The pavilion is an optional facility. The desire was to have a location near the Starbucks and Straub's where customers would have a place to sit outside under cover and enjoy the view over the lake. The location near the west side of the property opens up the lower level of Mason Woods Village and the Church of the Good Shepherd.

K. Interactive Stone Brook

MSD will require some sort of rain garden type feature (stone brook) to clean the storm water before it enters the lake both from the plaza area and at in the drainage from Mason Woods Village area further to the west. The idea is to combine this with a feature that residents could enjoy.

L. Historical Compass Rose:

The Historical Compass Rose is an interesting concept for this project. The area where it is proposed has very steep topography and there is a need to step down the grade from the plaza area to the lake. Some more study needs to be done by the architect and the site engineer to make this area work properly. It is appropriate to honor the history of our city and of the Wirth family somewhere on the property.

M. Activity Fountain:

This is an optional feature that is part of the Historical Compass Rose. It would give young children a place to enjoy themselves.

N. Trail to Church of Good Shepherd & Queeny Park:

The City of Town & Country has embraced the idea of walking trails through out the city. The Church of the Good Shepherd has agreed to the idea of connecting the linear park along Mason Road and Queeny Park to the rear of the Wirth property development.

O. Overlook

The large change in elevation and the need for the lake to be able to have its water level rise during storms make for an opportunity to create an overlook for pedestrians.

P. Lake:

The primary reason for the lake is to solve a severe downstream storm water problem, as there is no detention facility for either the Wirth property or Mason Woods Village. The location and size of the lake is determined by the topography of the land and the engineering design required for a solution to the downstream storm water problem. It makes sense that the lake double as an architectural feature of the development.

Q. Enhance Existing Tree Line Buffer:

The existing buffer along the east and south boundary line is mainly honeysuckle. Some of the adjoining property owners would like it to remain while others want it removed. In either case, additional landscaping is necessary to create a buffer consistent with the city zoning requirements.

R. Remove Heavy Brush and Open Vista

There is a very heavy growth of honeysuckle with a few trees between the Church of the Good Shepherd and the Wirth property. The Church would like to see all of the honeysuckle removed in order to open the vista around the Church. This would greatly improve the open feeling of the area between the Church, Mason Woods Village and the Wirth property.

S. Monarch Butterfly Garden:

The Green Team, the Conservation Commission, and the Parks and Trails Commission all support the inclusion of a Monarch Butterfly Garden.

T. Walking Trails:

With a trail through the Church of the Good Shepherd to the Mason Road linear park, it is logical that this development includes trails connecting all the elements to each other and the Clayton Road trail.
