



CITY OF TOWN & COUNTRY
Town Square Concept

September 18, 2013



Westminster
Christian Academy

Longview
Farm Park

Principia School

City Hall

Town & Country
Crossing

Drace Park

Edgar M Queeny
County Park

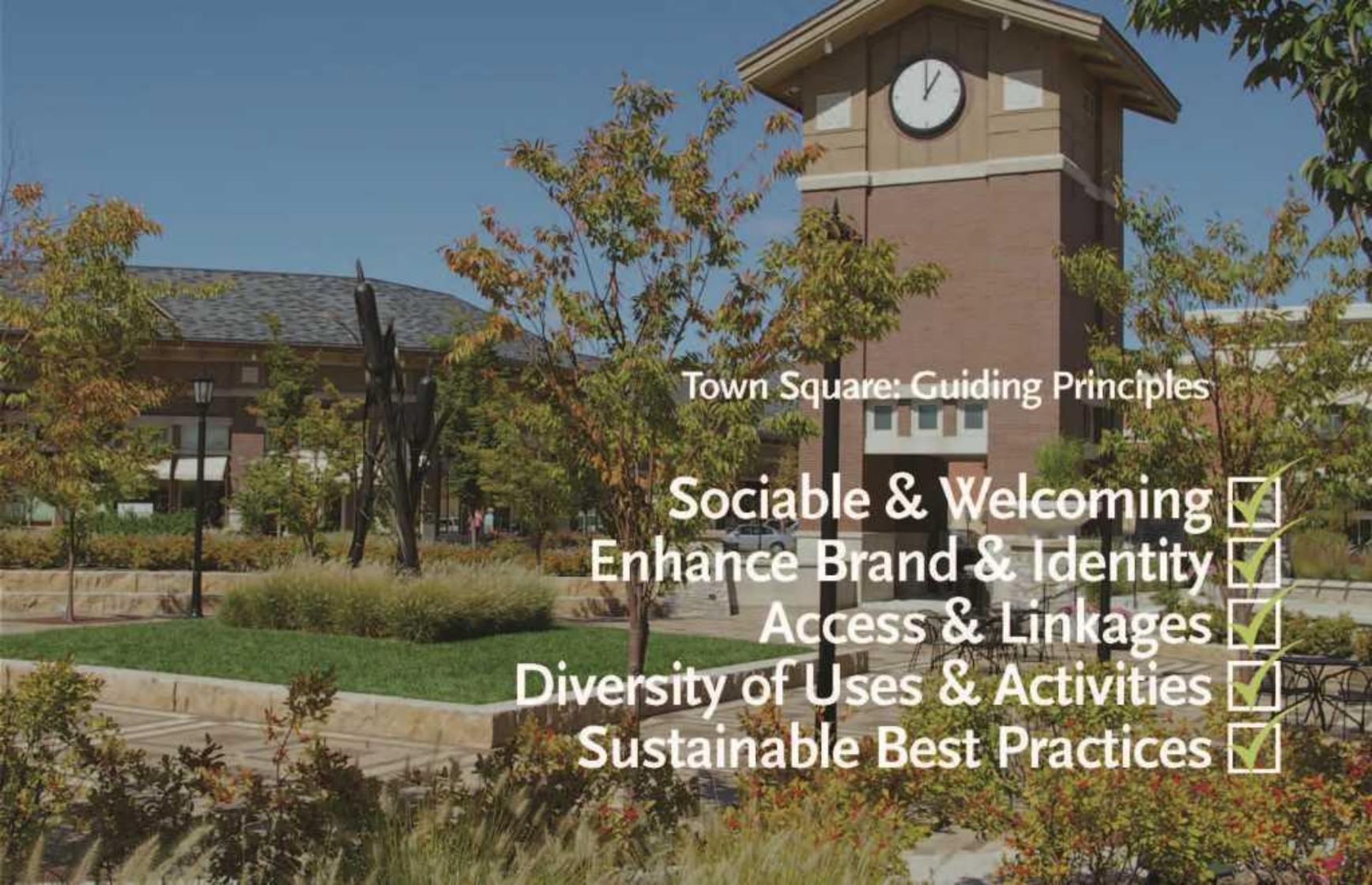
0.5 mile

1.0 mile

Site Proximity + Existing Connectivity



Existing Site Conditions

A photograph of a town square featuring a prominent brick clock tower with a white clock face. The square is landscaped with green grass, various trees with autumn-colored leaves, and a modern building in the background. The text 'Town Square: Guiding Principles' is overlaid in white on the right side of the image.

Town Square: Guiding Principles

Sociable & Welcoming

Enhance Brand & Identity

Access & Linkages

Diversity of Uses & Activities

Sustainable Best Practices

Balance: Blurring lines between "town" & "country"

Inspired by the With Property redevelopment vision statement and the City of Town & Country mission statement, we have created a Town Square concept that conveys a sense of place and blurs the line between "town" and "country."

The intent of the entry and parking at Town Square is to establish a street presence and an inviting arrival for both vehicles and pedestrians. Vehicular entries are located at the east and west edges of the property with entry signage and white rail fencing. These entries allow for multiple points of access and egress during events, provide connection to Mason Wood Village and the park shelter, and allow for closing portions of the parking lot for special events.

Pedestrian access to Town Square is just as important as vehicular access. Improved sidewalks along the south side of Clayton Road will provide connections to the community and Mason Wood Village, and a proposed tunnel creates a safe pedestrian connection from the multiuse trail along the north side of Clayton Road.

The parking lot is arranged into two zones divided by a large central green space with the tunnel connection to Town Square. This green space provides views from Clayton Road to the plaza retail space. Each parking zone includes an internal circulation loop and permeable paving islands with trees. The permeable paving will aid in stormwater management within the parking lot, increase efficiency of the parking, and encourage healthy tree growth. Additional parking for twenty vehicles is provided along the drive to the shelter. This location allows the parking to serve all destinations within the property.

Town Square plaza was designed to support a vibrant and active community space. With the proposed "Discovery Statue" as the focal point of this space, a central water feature with outdoor gathering and dining opportunities are organized within retail storefronts located along the east and west edges of the plaza. These retail structures represent a continuation of retail opportunities found in Mason Wood Village. The integration of landscape along the water feature, trees within the plaza paving, and overlooks to the south park element integrate and begin a transition of this active element of the Town Square in to the more passive site elements.

Beyond the plaza are a series of destination elements that provide passive recreation opportunities and the flexibility to meet the need of use or events at a variety of scales. These elements include a hillside amphitheater with stage at the lake edge, a picnic shelter with restrooms, and a multi-use lawn event space.

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- 1 Pedestrian Tunnel
 - 2 Parking w/ Permeable Pavers
 - 3 Town Square Plaza + Discovery Statue
 - 4 Retail (8,000 s.f. total)
 - 5 Event Lawn
 - 6 Shared + Reconfigured Service Bays
 - 7 Expanded Parking
 - 8 Amphitheater + Water Play
 - 9 Pond w/ Forebays + Boardwalk
 - 10 Hillside Native Meadow
 - 11 Park Shelter w/ Restrooms Below
 - 12 Shelter Drop-off w/ Parking
 - 13 Monarch Pollinator Garden

The amphitheater is an informal seating area overlooking the lake and nestled within the slope below the plaza. The plaza water feature flows through this space to the lake creating an interactive play element. Natural stone seatwalls continue the transition from town to country and provide seating for day use by individuals to music or theater productions from the stage.

The park shelter is located in the footprint of the existing house to take advantage of the site topography and views from this location. The public restrooms are proposed below the shelter with access from the west. Locating the restrooms below the shelter allows it to remain open on all sides, protecting views to and from the pavilion. The character and materials for this shelter may emphasize the history of the property.

East of the plaza is a multi use lawn with a paved loop walk. This lawn is in close proximity to the parking and provides opportunities for use from informal recreation to farmer's markets and special events. Located on level ground with a loop walk, this space can support events associated with the retail and plaza. It may also be activated with tents or other temporary structures along the loop walk.

A paved loop trail system gives visitors an opportunity to experience the full Town Square, and provides connections to surrounding developments and municipal sidewalks and trails. Accessible walks link the major destination amenities and provide a series of loops for walking or sitting on a bench overlooking the lake or meadow. Alignment of the trail system would protect the privacy of adjacent residential neighborhoods.

Ecosystem development and increasing biodiversity is a key component to the Town Square concept. Along the west edge and directly adjacent to the pond is a hillside meadow whose purpose is to restore native habitat and provide areas for art installations. The area will offer year-round seasonal interest. The meadow will also function to reduce stormwater runoff and pollutant transfer to the pond and further downstream.

Along the eastern edge of the pond is a pollinator garden and monarch butterfly way-station. This reinforces the buffer along the boundary and enhances biodiversity within the city.

The pond itself will serve the site as a stormwater facility - forebays along the north and west will collect silt and debris, and protect the main water body from excessive maintenance and impact on the water body. The shoreline treatment is a riparian landscape and stone berms for water access. Lastly, the boardwalk along the southern edge brings visitors to the water's edge, and pulls trail users away from the property line.



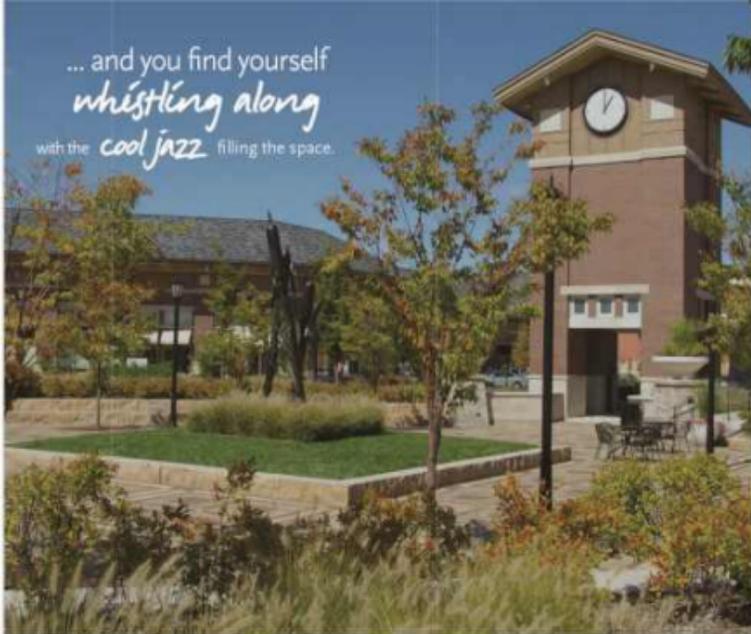


Town Square: Inviting respite for all ages

The family's visiting from out of town, and Sunday brunch is on the agenda. It's a beautiful, warm spring day and the square is humming with coffee-drinkers, tablet-readers, and gold finches that won't let a muffin crumb pass undetected. Neighbors recall last night's game-winning home run, and you find yourself whistling along with the cool jazz filling the space.

Luck you - today your table overlooks the park from the deck overhead, and the cool breeze filters in sunlight through a grove of honey locusts.

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The Lawn: a true multi-use space

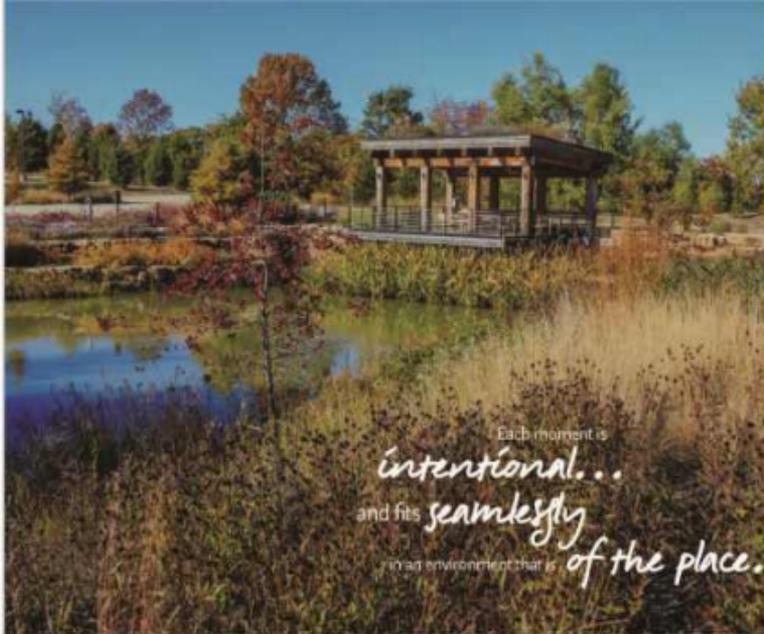
Thank goodness it's Friday. Better yet, it's Friday during the summer and that means "Summer Concert Series." The summer breeze carries the sound of an acoustic guitar across the lawn. And you're in your favorite spot - fourth terrace from the stage and to the right. You see, it's not just the band you've come to see. Later tonight there's a fireworks show and your five-year old is too excited to sit down. But why sit? There's dancing to be done!



Pond & Prairie: designed for habitat

In some cases, a well-designed space can appear as if it were never touched by human hands. Each moment is intentional, but given time to establish, fits seamlessly in an environment that is of the place.

You can't remember the last time you've seen so many monarch butterflies in one area. And that indigo bunting that just darted over the horizon? That one's going on the bird list.



The Market: flexible space for pop-up events.

The Farmer's Market. The Street Fair. Fire and Ice. Taste of Town & Country.

Grab some kettle corn and this week's grocery list. Celebrate the city's anniversary with ice cream and fireworks. And when it's fall and there's a clip in the air, those tents can only mean one thing - it's Oktoberfest. No matter the season, tents will inevitably pop-up in Town Square and bring the community together.



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