

**CITY OF TOWN & COUNTRY  
TOWN SQUARE TASK FORCE  
&  
NEIGHBORHOOD REPRESENTATIVES  
SUBCOMMITTEE**



**REPORT TO THE MAYOR  
AND BOARD OF ALDERMEN**

**WIRTH PROPERTY RECOMMENDATIONS**

**OCTOBER 2015**

# **EXECUTIVE SUMMARY**

## **TOWN SQUARE TASK FORCE & NEIGHBORHOOD REPRESENTATIVES SUBCOMMITTEE**

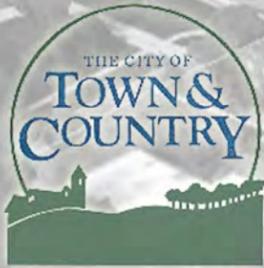
### **WIRTH PROPERTY RECOMMENDATIONS**

The Strategic Plan for the City of Town & Country identified the lack of a “town center” as a weakness. The area around Clayton and Mason Roads has been a public place for community gatherings for over a century. The City of Town & Country purchased the Wirth property, which has been an integral part of our town center since 1890, in December of 2014. The goal is to develop a placemaking and strategic planning process that will promote the health, happiness, and well being for all our residents and visitors. To that end, early in 2015 the Mayor appointed residents from throughout the city to the Town Square Task Force and representatives of the immediately adjoining properties to the Neighborhood Representatives Subcommittee. A series of open meetings were held to discuss what development elements should be, and should not be, included in the project. At every meeting the public was invited to comment on the project. Two well publicized public input sessions were held and a Task Force link was established on the City’s website for public comments. At several meetings both the Task Force and the Subcommittee reviewed all of the comments and jointly developed a list of design elements. Four professional design firms were then invited to submit conceptual plans based on the established criteria. At a joint meeting it was agreed that the conceptual plan submitted by M+H Architects was the best overall concept. A few revisions to the plan were agreed to, and a revised conceptual plan was prepared by M+H Architects. Both the Task Force and the Neighborhood Representatives Subcommittee approved the final M+H Architects Conceptual Plan and are making the following recommendations to the Mayor and Board of Aldermen:

1. That M+H Architects, Larry Mitchell Principal, be engaged as the design firm for the development of the Wirth property.
2. That the M+H Revised Conceptual Design be adopted as the starting point for Board of Aldermen consideration.

**Alderman Skip Mange, Chairman of the Town Square Task Force and  
Alderman Amy Anderson, Chairman of the Neighborhood Representatives Subcommittee  
recommend that the following procedure be followed by the Board of Aldermen for  
moving forward with the development of the Wirth property.**

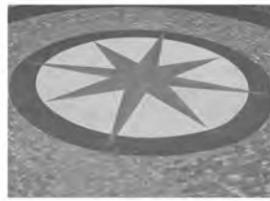
1. The staff, along with M+H Architects, prepares a detailed cost estimate of each design element.
2. A traffic engineer is engaged to make a traffic analysis of the Mason and Clayton Road intersection to include how the proposed Conceptual Plan for the Wirth property will affect traffic flow.
3. The staff prepares a review of zoning requirements and mechanisms for the property for consideration by the Board of Aldermen.
4. The staff prepares a Request for Proposals from commercial developers for the commercial portion to be reviewed and approved by the Board of Alderman.
5. The Board of Aldermen reviews all financial aspects of the development, to include a selection of a Development Proposal for the commercial portion, and approve a final conceptual design.
6. Passage by the Board of Aldermen of an ordinance approving design and engineering contracts.
7. Submission of Preliminary Site Development Plan to the Planning and Zoning Commission for recommendations.
8. Passage of an ordinance approving the Preliminary Site Development Plan and zoning actions.
9. Passage of an ordinance approving an agreement with a commercial development firm.
10. Advertise for construction bids for the City's portion of the property.
11. Passage by the Board of Aldermen of an ordinance approving a construction contract.



WHERE THE TOWN AND COUNTRY MEET  
**DISCOVERY PARK**

09/30/2015





Center Axis - Compass Rose



Oge Log Cabin Post Office



Wirth Blacksmith Shop



Existing Wirth Property



Straub's at Mason Woods Village



Town and Country Fire Station



Town and Country Crossing



Drace Park Pavilion

## HISTORICAL CONNECTIONS

With its roots as a farming community, Town and Country was located on the trail of westward expansion. Clayton Road at the north edge of the park not only was the connecting road from St. Louis to the state capital in Jefferson City, but during the civil war marked the line between the union and confederate forces. Generations later, Town and Country now is recognized as the country side community just outside St. Louis City, where "Town" meets the "Country."

The Park is organized with a strong east-west axis that marks the connection between St. Louis City and Jefferson City to the west.

Within the park, the west axis aligns with the chimney of a picnic pavilion which references the original homesteads within the community.

The north-south axis aligns with the one-room school house that originally served Alheim and the north leg aligns with the "Discovery Statue" that marks the entrance to the Town Square and park along Clayton Road.

A history compass set in the pavement of the center circle at the intersection of the two axes will identify these connections as well as the locations of the Wirth blacksmith shop and home, the Fette tavern, the first post office, Western Electric and other historical sites.

Further, the park is segmented along the axis into the "Town" zone to the north with the highly active multi-use plaza, event space, restaurant and vehicle access. The south half of the axis is identified as the "Country" and is reserved for the lake with walking trails, picnic and play areas.



# WHERE THE TOWN AND COUNTRY MEET DISCOVERY PARK



### SUMMARY:

The Town Square Plaza will support a multitude of functions, including concerts, seating for firework shows, arts and crafts fairs, farmer's markets and food trucks. The town square and public interactive spaces, supported by parking and pedestrian paths that connect to Mason Woods Village, existing residential developments and public trails, will be located on the north half of the east-west axis. The "Discovery Statue" at the north entry to the park will serve as a focal point for a potential connection to the walking trail at Clayton Road and be ringed by an interactive water-jet fountain. West of the plaza, shaded patios will allow restaurant patrons to observe and interact with events and share vistas of the lake and park. Curved, terraced walls, stairs and an interactive stone brook will step down to the lake overlook south of the Plaza.



# WHERE THE TOWN AND COUNTRY MEET DISCOVERY PARK



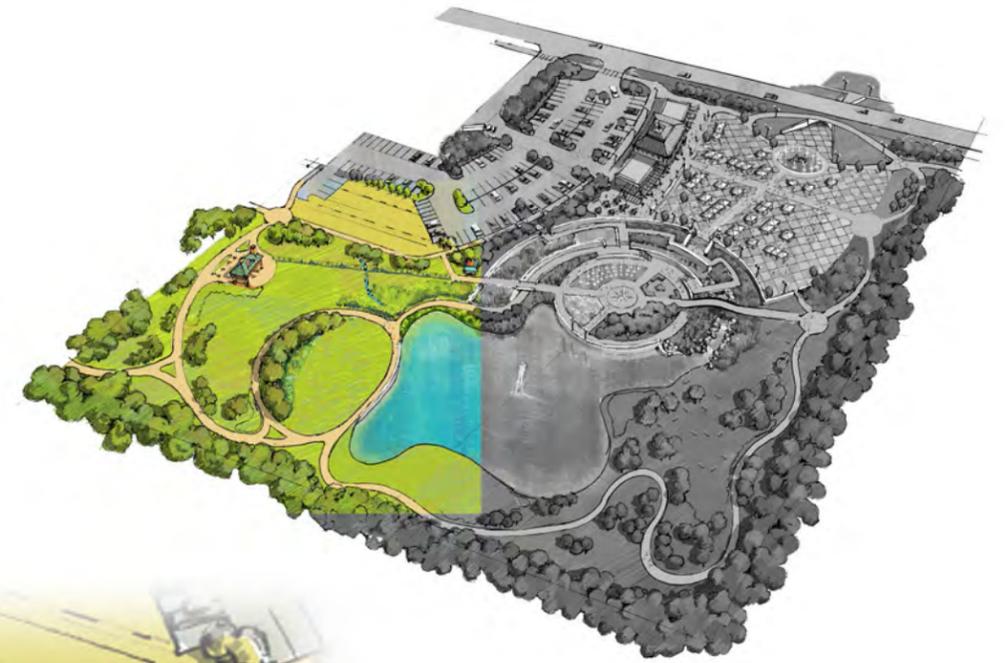
**SUMMARY:**

Moving south from the highly active spaces of the Town Square, visitors will find themselves in a transitional area as the environment becomes less structured and more natural, with open fields, indigenous plantings, mature trees and rain gardens . The park is quieter in this zone and the existing tree line is enhanced to buffer the neighborhoods east and south of the park.

The history compass at the park hub identifies significant points of interest including a picnic area and mature trees at a former Wirth family home site.



WHERE THE TOWN AND COUNTRY MEET  
**DISCOVERY PARK**



**SUMMARY:**

Trail systems at the southwest portion of the park will provide access to Mason Woods Village, the Church of the Good Shepherd and to Queeny Park west of Mason Road. Visitors, including local school children, can explore the Monarch Butterfly Garden or interact with the rock-lined brooks and lake, or even hold outdoor science classes at a pavilion.



WHERE THE TOWN AND COUNTRY MEET  
**DISCOVERY PARK**

## 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



WHERE THE TOWN AND COUNTRY MEET

# DISCOVERY PARK

09/30/2015



# **TOWN SQUARE TASK FORCE AND NEIGHBORHOOD REPRESENTATIVES SUBCOMMITTEE REPORT WITH RECOMMENDATIONS ON THE USE OF THE WIRTH PROPERTY**

On November 24, 2014 the Board of Aldermen passed Ordinance 3864 (Exhibit 1) approving the City's purchase of 8.85 acres of land just east of the intersection of Clayton & Mason Roads known as the "Wirth Property" (Exhibit 2).

On December 8, 2014 the Board of Aldermen passed Resolution R21-2014 (Exhibit 3) establishing a Town Square Task Force, supported by a subcommittee of neighborhood representatives. The Resolution stated the fact that the 1997 Strategic Plan for the City of Town & Country identified the lack of a "town center" as weakness in the community, how the area around Clayton and Mason Roads, formerly known as Alheim, Missouri, had been a public space for community gatherings for over a century, and how the Wirth property has been an integral part of the center of Alheim-Town & Country since 1890. The Task Force was charged with the responsibility of identifying and providing for a variety of public forums, information exchanges and other communications to gain broad input from the community regarding the best use of the Wirth property and any related subject or matter that would enhance the concept of a Town Square in and around that area of Town & Country, consistent with the nature and character of the community.

On January 12, 2015 the Mayor appointed, with the approval of the Board of Aldermen, eleven residents from throughout the City of Town & Country to the Town Square Task Force (Exhibit 4). Alderman Skip Mange and resident Leslie Yoffie were appointed Co-Chairmen. City Administrator Gary Hoelzer and City Planner Melanie Rippetoe were designated to provide staff support.

The Town Square Task Force held its first meeting on January 29<sup>th</sup> at Longview Farm Park (Exhibit 5). Mayor Dalton welcomed everyone and thanked them for their willingness to serve the city on this Task Force. He outlined his vision for the development of a Town Square. Members introduced themselves and told a little bit about their background. Alderman Mange gave a PowerPoint presentation about the general history of the development of parks and trails in Town & Country. A discussion was held outlining the process to be followed as the Task Force proceeds.

The second meeting of the Task Force was held on February 24<sup>th</sup> (Exhibit 6). They reviewed a list of development possibilities that came from either past inquiries from developers, or more recent ideas as a result of the city purchase of the property and several subdivision meetings for the Wirth property. The Task Force eliminated a number of the items as possibilities and kept others for further discussion (Exhibit 7). Various methods of obtaining public input were reviewed and agreed upon (Exhibit 8). It was suggested by several members that a "Vision Statement" should be adopted. Some members made suggestions to be reviewed at the next meeting.

Alderman Anderson and Mange met with each of the adjoining neighborhoods to explain the process and asked them for suggestions about who should serve on the Neighborhood Representatives Subcommittee. Then on March 24<sup>th</sup> the Mayor made his appointments to the Neighborhood Representatives Subcommittee under the Chairmanship of Alderman Amy Anderson and the Board of Aldermen approved them (Exhibit 9).

The third meeting of the Task Force was held on March 31 (Exhibit 10). Alderman Amy Anderson spoke about the Neighborhood Representative Subcommittee and what roll they would play in the process. A draft of the Town Square Vision Statement was discussed, revised, and approved (Exhibit 11). The public input session dates were approved and it was agreed that a post card announcing them should be mailed to all city residents (Exhibit 12).

The first meeting of the Neighborhood Representative Subcommittee was held on April 21<sup>st</sup> (Exhibit 13). All of the members and staff were introduced, followed by an overview of the entire process and relationship to the Task Force. A PowerPoint presentation was made about the general history of the development of parks and trails in Town & Country. A discussion was held about the Task Force recommendations regarding development of the Wirth property, to include their Vision Statement and those development possibilities that have been rejected. The dates for the public forums were announced.

The first of the two public input forums was held on Thursday, April 23<sup>rd</sup>. The second was held on Saturday, May 2<sup>nd</sup>. A total of over seventy-five residents participated in one or both of the forums. The forum was started with a PowerPoint presentation outlining the location and topography of the Wirth property along with the Task Force adopted Vision Statement and development possibilities that they had rejected. The residents then sat around eight person round tables to discuss among themselves what they would like to see happen on the property. They filled out individual comment sheets and a table summary sheet. One person from each table then stood up and summarized to the full room the specific recommendations that their table had come up with. Time was then taken for individuals to make comments. Later in the first week of May a summary was prepared of all of the public comments (Exhibit 14) and provided to the members of the Task Force and the Neighborhood Representatives Subcommittee.

The second meeting of the Neighborhood Representative Subcommittee was held on May 14<sup>th</sup> (Exhibit 15). Summary sheets created from the comments and suggestions that came from the public forums and online submittals were reviewed and discussed. The committee went through the entire summary list and eliminated suggestions that they would be opposed to (Exhibit 16). They then discussed what suggestions would be appropriate for the property. Suggestions included a park-like environment in the rear of the property including a lake/retention pond to address ongoing storm water problems and a limited commercial and gathering area on the front of the property.

The fourth meeting of the Task Force was held on May 28<sup>th</sup> (Exhibit 17). An overview of the public forums and the outcome was given. The public forum summary sheet as revised by the Neighborhood Representatives Subcommittee was distributed. Discussion ensued in regards to the revised list and it was further narrowed. The Task Force agreed that there should be a park-like environment in the rear of the property including a lake/retention pond to address ongoing storm water problems and limited commercial and gathering area on the front of the property. There was discussion about increasing the bufferyard along the perimeter in order to increase privacy and decrease the impact on neighbors.

A joint meeting of the Task Force and the Neighborhood Representatives Subcommittee was held on June 9<sup>th</sup> (Exhibit 18). Various sketch plans were reviewed that showed the front half of the property with a commercial element and a community gathering space with the rear of the property as a park-like environment. Discussion ensued about the details of bufferyards, size of commercial area and size and location of parking and lighting. The need to get professional design firms to prepare a conceptual plan for the property based on the agreed upon elements was discussed. The members concluded that it would be best to limit the specifics in order to allow the creativity of the designs created by professionals. They agreed that in the north section they would like an open gathering area, an area that could be used for

seasonal vendors, approximately 8,000 sq. ft. of restaurant/commercial and a connection to Mason Woods Shopping Center. On the south of the property they agreed that the most important thing to address was the ongoing storm water problem. Additionally, they would like to see water features, a pavilion, picnic area, public restrooms and a trail. They also agreed upon the removal of invasive vegetation and improvement of the existing bufferyard. A summary of these provisions was prepared (Exhibit 19).

Resolution R19-2015 (Exhibit 20) authorizing the City Administrator to execute agreements with four professional consulting firms for conceptual designs for the Wirth property in accordance with the development concepts adopted by the Town Square Task Force was submitted to the Board of Aldermen on July 27<sup>th</sup>. Some Aldermen expressed concern about the development concepts, the cost of the development, and some zoning issues. The Resolution was continued to the meeting of August 24<sup>th</sup> in order for a one-hour work session to be held to discuss the matter in more detail.

At the August 24<sup>th</sup> Board of Aldermen work session a PowerPoint presentation was given by Alderman Mange and Alderman Anderson outlining the process followed by both the Task Force and the Neighborhood Representatives Subcommittee and the recommendations that had been made to that point. There was discussion about the design criteria possibly being too specific, about the potential cost of the project, and zoning issues. The Resolution was passed during the regular meeting authorizing the City Administrator to proceed with the conceptual design agreements. Subsequent to the meeting and before agreements were executed, the design criteria was revised to become less restrictive in order for the design firms to be more creative in preparing conceptual plans (Exhibit 21).

Statements of qualifications and interest in participation in the conceptual design process were received from six design firms. After review and recommendation by the staff, both the Task Force and the Neighborhood Representatives Subcommittee selected HOK, M+H Architects, SWT Design, and Nafe & Associates to be the firms to be invited to submit conceptual plans. All of the plans were received by the City on Friday, September 18<sup>th</sup> and distributed over the weekend to all of the members of the Task Force and the Neighborhood Representatives Subcommittee. The submissions are attached as HOK (Exhibit 22), M+H Architects (Exhibit 23), Nafe & Associates (Exhibit 24) and SWT Design (Exhibit 25).

A joint meeting of the Town Square Task Force and the Neighborhood Representatives Subcommittee was held on September 24<sup>th</sup> (Exhibit 26). All four conceptual plan submissions were reviewed and discussed. There were aspects of each plan that some members liked and other aspects that they did not like. The vast majority agreed that the best overall plan was the one submitted by M+H Architects. However, there were certain features that the Task Force and Subcommittee thought should be revised as shown in the recommendation section below (Exhibit 26). M+H Architects revised their original concept plan to reflect the recommendations of the Task Force (Exhibit 27).

Some individual members of the Task Force and the Neighborhood Representatives Subcommittee expressed some other ideas that were discussed by the group, but not included in the final recommended revisions to the M+H plan. These are ideas that they would like the Board of Aldermen to consider when finalizing the M+H Architects design as follows:

1. Add some sort of covered area in the Town Square (B).
2. Add a fishing pier.
3. Add a fire pit.
4. Revise the orientation of the commercial buildings to give a more visual exposure over the lake to the south.
5. Provide more outdoor dining area.

6. Move the pavilion from the west side down closer to the lake where the removed playground was planned to be located.
7. Move the public restrooms (I) to the southeast corner of the Town Square (B) area rather than all the way to the west pavilion (K) in order to be more accessible to the users of the Town Square (B).
8. Prairie grass looks messy and would not have that tailored look that a nice park has. However, a Monarch butterfly area would be a positive addition.

### **TOWN SQUARE TASK FORCE RECOMMENDATIONS**

- A. That M+H Architects, Larry Mitchell Principal, be engaged as the design firm for the development of the Wirth property.
- B. That the following revisions be made to the original M+H conceptual design:
  1. That the pedestrian entrance (E) from the trail on the north side of Clayton Road be placed in a tunnel under Clayton Road rather than a surface crossing.
  2. That the Discovery Statue & Water Jet Fountain (A) be moved south to the center of the Town Square (B) to accommodate the entrance from the tunnel under Clayton Road (E).
  3. That the Covered Stage (D) be removed.
  4. That the Public Restroom (I) be moved to the west side of the property close to the Pavilion (K).
  5. That the Pavilion and Wirth House Patio (L) be removed.
  6. That the Pavilion (K) along the south property line on the dam for the lake be removed.
  7. That the Playground (S) be removed.
  8. That the Wildflower Area (V) be converted into a Monarch Butterfly Garden.

The M+H conceptual design has the title "Discovery Park". That was a name they used because we asked that the "Discovery Statue" have a prominent location on the property. The Task Force has no recommendation about the name. The Mayor and the Board of Aldermen will determine the actual name that will be attached to the project.

The members of the Town Square Task Force and the Neighborhood Representatives Subcommittee want to thank the Mayor and the members of the Board of Aldermen for this opportunity to have input into the development of the Wirth property as part of a Town Square for our city.

Respectfully Submitted:



Alderman Skip Mange



Alderman Amy Anderson

## ATTACHMENTS

<u>Number</u>	<u>Description</u>
1	Ordinance 3864
2	Map of Wirth Property and Surrounding Area
3	Resolution R21-2014
4	Town Square Task Force Members
5	Town Square Task Force January 29, 2015 meeting minutes
6	Town Square Task Force February 24, 2015 meeting minutes
7	Development Possibilities
8	Public Input Methods
9	Neighborhood Representatives Subcommittee members
10	Town Square Task Force March 31, 2015 meeting minutes
11	Town Square Task Force Vision Statement
12	Post Card Announcing Public Input Forums
13	Neighborhood Representatives Subcommittee April 21, 2015 meeting minutes
14	Public Comment Summary
15	Neighborhood Representatives Subcommittee May 14, 2015 meeting minutes
16	Public Comment Summary of items eliminated as possibilities by the Neighborhood Representatives Subcommittee
17	Town Square Task Force May 28, 2015 meeting minutes
18	Joint Meeting of Town Square Task Force and Neighborhood Representatives Subcommittee June 9, 2015 meeting minutes
19	Design Criteria
20	Resolution R19-2015
21	Revised Design Criteria
22	HOK Conceptual Design
23	M+H Architects Conceptual Design
24	Nafe & Associates Conceptual Design
25	SWT Design Conceptual Design
26	Joint Meeting of Town Square Task Force and Neighborhood Representatives Subcommittee September 24, 2015 meeting minutes
27	Revised M+H Conceptual Design

First reading: 11/10/14  
Second reading: 11/24/14

Introduced by the Board as a Whole

BILL NO. 14-80

ORDINANCE NO. 3864

**AN ORDINANCE AMENDING THE 2014 BUDGET BY TRANSFERRING FUNDS FROM THE UNAPPROPRIATED BALANCE OF THE GENERAL FUND INTO THE CAPITAL IMPROVEMENTS FUND, INCREASING INTERFUND TRANSFER ACCOUNTS OF THE GENERAL FUND AND THE CAPITAL IMPROVEMENTS FUND AND INCREASING CAPITAL IMPROVEMENTS FUND EXPENDITURE ACCOUNTS FOR COSTS RELATED TO THE PURCHASE OF PROPERTY AND APPROPRIATING FUNDS TO COVER THE INCREASE**

**BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF TOWN AND COUNTRY, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**

**Section 1.** The following interfund transfer accounts of the General Fund and the Capital Improvements Fund of the 2014 Budget are hereby amended by increasing appropriated interfund transfers from the General Fund to the Capital Improvements Fund to cover the purchase of the Town Square property. The appropriations are made to the following accounts in the amounts indicated:

GENERAL FUND

**OTHER USES OF FUNDS**

ACCOUNT NO./TITLE	CHANGE FROM	TO	INCREASE (DECREASE)
10-95-295-20 Transfer to Other Funds	\$ 0	\$2,250,000	\$2,250,000

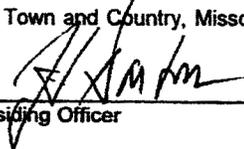
ROAD FUND

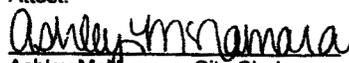
**OTHER SOURCES OF FUNDS**

ACCOUNT NO./TITLE	CHANGE FROM	TO	INCREASE (DECREASE)
35-75-850-10 Transfer from Other Funds	\$ 0	\$2,250,000	\$2,250,000

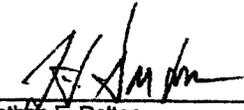
**Section 2.** The following Capital Improvements Fund expenditure accounts of the 2014 Budget are hereby amended by appropriating from the unappropriated balance of the Capital Improvements Fund the sum of \$2,253,800 for the purchase of the Town Square property and related closing costs. The funds are appropriated to the following accounts in the amounts indicated:

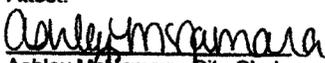
Passed by the Board of Aldermen for the City of Town and Country, Missouri, this 24<sup>th</sup> day of November, 2014.

  
\_\_\_\_\_  
Presiding Officer

Attest:  
  
Ashley McNameara, City Clerk

Signed this 24<sup>th</sup> day of November, 2014.

  
\_\_\_\_\_  
Jonathan F. Dalton  
Mayor, City of Town and Country

Attest:  
  
Ashley McNameara, City Clerk



**CITY OF TOWN AND COUNTRY  
RESOLUTION NO. R21-2014**

**A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF TOWN  
AND COUNTRY, MISSOURI FOR THE ESTABLISHMENT OF THE  
TOWN SQUARE TASK FORCE**

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**WHEREAS**, the 1997 Strategic Plan for the City of Town and Country identified the lack of a "town center" as a weakness in our community;

**WHEREAS**, the area around Clayton and Mason Roads, formerly known as Altheim, Missouri, has been a public place for community gatherings for over a century;

**WHEREAS**, the Strategic Plan recognized an opportunity in undeveloped land and encouraged a "vision of its use;"

**WHEREAS**, the so-called "Wirth property" has been an integral part of the center of Altheim-Town and Country, Missouri since 1890;

**WHEREAS**, the City of Town and Country has acquired this property and generally considers it to be a central feature in future community building efforts within our City; and

**WHEREAS**, the City of Town and Country desires to develop a placemaking and strategic planning process that capitalizes on this and other City assets, inspiration, and potential while consistently promoting health, happiness and well-being for all residents and visitors.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF TOWN AND COUNTRY, MISSOURI THAT THE TOWN SQUARE TASK FORCE IS HEREBY ESTABLISHED.**

**Section 1.** The Task Force will be comprised of a diverse and representative body appointed by the Mayor and confirmed by the Board of Aldermen that is inclusive of all Wards within the City of Town and Country.

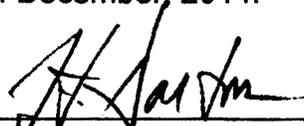
**Section 2.** The Task Force will be supported by a subcommittee of neighborhood representatives and a subcommittee of technical advisors, both appointed by the Mayor and confirmed by the Board of Aldermen, as well as such staff and other professionals as deemed necessary and appropriate.

**Section 3.** The Task Force will identify and provide for a variety of public forums, information exchanges and other communications to gain broad input from the community regarding the best use of the Wirth property and any related subject or matter that would enhance the concept of a town square in and around that area of Town and Country, consistent with the nature and character of the community.

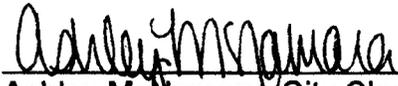
**CITY OF TOWN AND COUNTRY  
RESOLUTION NO. R21-2014**

**Section 4.** The Task Force should submit a report with recommendations to the Board of Aldermen on or before October 1, 2015.

PASSED and APPROVED this 8<sup>th</sup> day of December, 2014.

  
\_\_\_\_\_  
Jonathan F. Dalton  
Mayor, City of Town and Country

Attest:

  
\_\_\_\_\_  
Ashley McNamara, City Clerk

## Town & Country Town Square Task Force Members

January 25, 2015

### Co-Chairman

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### Neighborhood Representatives Subcommittee Chairman

**Alderman Amy Anderson**  
4 Rutherford Lane, 63131  
314-724-0790  
[aia@andersontech.com](mailto:aia@andersontech.com)

**TOWN SQUARE TASK FORCE  
CITY OF TOWN AND COUNTRY  
THURSDAY, JANUARY 29, 2015**

**MINUTES**

**REGULAR MEETING**

The regular meeting of the Town Square Task Force of the City of Town and Country was held at 7:00 PM on Thursday, January 29, 2015, Longview Farm Park located at 13525 Clayton Road, Town & Country, MO 63141.

**ATTENDANCE:**

Alderman Skip Mange, Co-Chairman  
Leslie Yoffie, Co-Chairman  
Chris Mower  
Tom Adamitis  
Rico Salmon  
Derek Goodin  
Juli Hesser  
Judy Weber  
Kristen DiCarlo

Also present were Mayor Jon Dalton, Gary Hoelzer, City Administrator, and Melanie Rippetoe, City Planner.

Alderman Amy Anderson, was present on behalf of the Neighborhood Representative Subcommittee.

**CALL TO ORDER**

Alderman Mange called the meeting to order at approximately 7:00 PM.

**NEW BUSINESS**

**Welcome by Skip Mange** – Alderman Mange welcomed the Task Force and introduced Mayor Dalton for an Opening Statement.

**Opening Statement by Mayor Dalton** – Mayor Dalton welcomed the Task Force and gave a brief overview of the project and the purpose of the Task Force. He thanked them for contributing their time, talents and ideas.

**Introduction of Task Force Members and Staff** – Alderman Mange introduced himself and read a statement clarifying his relationship with Principia (attached). He introduced Co-Chairman, Leslie Yoffie and Alderman Anderson who will be chairing the

Neighborhood Representative Subcommittee. He then led an introduction of the Task Force Members and Staff.

**PowerPoint Presentation by Skip Mange** – Alderman Mange gave a brief history and physical description of the site accompanied by a PowerPoint presentation (attached).

**Comments from Task Force Members** – Extensive discussion was held by the Task Force regarding how the process works, their role in the process and goals.

**Discussion About Ongoing Process** – Alderman Mange explained that there will be another meeting scheduled after the Neighborhood Representative Subcommittee has met and provided feedback. This will likely be followed by several more meetings, some of which will be public meetings in which City wide participation will be encouraged.

Discussion was held by the Task Force as to how to encourage participation, solicit ideas and goals.

In response to Mr. Adamitis, Alderman Mange explained that as stated in Resolution No. R21-2014 (attached), the Task Force's goal was to submit a report with recommendations to the Board of Aldermen by October 1, 2015.

**Set Meeting Date** – Discussion was held about the next meeting date and concluded that it would be determined at a later date, after Aldermen Anderson has had a chance to solidify the Neighborhood Representative Subcommittee.

### **PUBLIC COMMENTS**

Discussion from the public included:

- Posting signs on the property to advertise meetings
- Requesting further information on drainage problems from the Director of Planning and Public Works
- Straub's ability to expand

### **OTHER**

### **ADJOURN**

There being no additional business to discuss, Co-Chairman Mange adjourned the meeting at 8:25 PM.



Melanie Rippetoe, City Planner

\*PowerPoint Presentation attached.

**TOWN SQUARE TASK FORCE  
CITY OF TOWN AND COUNTRY  
THURSDAY, FEBRUARY 24, 2015**

**MINUTES**

**REGULAR MEETING**

The regular meeting of the Town Square Task Force of the City of Town and Country was held at 7:00 PM on Thursday, February 24, 2015, at Longview Farm Park located at 13525 Clayton Road, Town & Country, MO 63141.

**ATTENDANCE**

Alderman Mange – Co-Chairman  
Preston Polk  
Tom Adamitis  
Dr. Nan Kulkarni  
Judy Weber  
Derek Goodin  
Juli Hesser  
Chris Mower  
Rico Salmon

Also present were Gary Hoelzer, City Administrator and Melanie Rippetoe, City Planner.

Alderman Anderson was present on behalf of the Neighborhood Representatives Subcommittee.

**CALL TO ORDER**

Alderman Mange called the meeting to order at approximately 7:02 PM.

**APPROVAL OF MINUTES 1/29/15**

Mr. Goodin moved to approve the minutes, seconded by Dr. Kulkarni.

Alderman Mange called for corrections or amendments.

Hearing none, the minutes of 1/29/15, were unanimously approved by voice vote.

**REVIEW OF THE STATUS OF THE NEIGHBORHOOD REPRESENTATIVES  
SUBCOMMITTEE**

Alderman Anderson explained that the subcommittee would consist of 1 member of each of the closest subdivisions. She stated 2 names from the 7 subdivisions had been submitted to the Mayor and she hopes to have the first meeting in late March or early April.

### **DISCUSSION OF TOWN SQUARE (WIRTH PROPERTY) DEVELOPMENT POSSIBILITIES**

Alderman Mange explained that he previously distributed a list of past and present proposals to discuss and eliminate those that were unacceptable. Discussion ensued and a wholly commercial development, wholly zoned park, municipal use and high density residential were eliminated. Further discussion was held regarding and concluded that a mix of uses on the property was preferred but wholly large lot residential wouldn't be eliminated.

In response to Ms. Weber, Alderman Mange explained that it would be possible to have commercial in the front of the property and residential in the rear. He added that no matter what was planned for the property, it was likely going to have to be rezoned.

### **DISCUSSION ABOUT ONGOING PROCESS**

Discussion was held as to what was wanted on the property and how to get the public involved.

Alderman Mange explained the timeline that was sent out and discussion was held about the subcommittee's involvement as well as an appropriate time to hold the public input meetings.

### **COMMENT BY TASK FORCE MEMBERS**

Mr. Adamitis suggested that a gathering space should give someone a reason to come and a reason to stay and inquired if there were other areas like this that could be used as an example.

Further discussion led to a development that consisted of a commercial area along the front of the property and a park in the rear.

Ms. Weber asked if adding an additional park would take away funding from the City's existing parks.

Alderman Mange explained that we have a separate parks and stormwater fund and receive grants to pay for the parks.

Mr. Goodin mentioned the gathering place concept that the Mayor described and he stated that upon researching gathering places, he found that all of them had certain

characteristics such as a plaza, a fountain, someplace warm, safe, welcoming and accommodating that reflects the culture of the community.

Conversation ensued about establishing a mission statement that contains desired characteristics in order to seek suggestions from the public.

Alderman Anderson said that she received suggestions at the subcommittee meetings but most people had more of an idea of what they don't want instead of what they do.

Suggestions for the area discussed included a family restaurant, farmer's market, an outside dining area, a common space for people to gather, outdoor theater, patios, retention pond, etc.

### **PUBLIC COMMENTS**

Discussion from the public included:

- Before getting public opinion, ideas should be more well defined and residents should be given a few great options to choose from
- The minutes should be posted online
- They were pleased with the process, especially the idea of researching other areas with Town Squares
- Possibility of acquiring/including artwork. Chesterfield has a \$.01 tax dedicated to artwork
- Need for more culture rather than just being a subdivision of big homes
- Principia will be invited to discuss options but as of now the property across the street is not on the table for consideration.

### **SET NEXT MEETING DATE**

Alderman Mange stated that they would postpone the public input session until after the subcommittee has had a chance to meet. The next meeting date was set for March 31, 2015 at 7pm.

### **ADJOURN**

There being no additional business to discuss, Co-Chairman Mange adjourned the meeting at 8:32 PM.



Melanie Rippetoe, City Planner

**TOWN SQUARE (WIRTH PROPERTY) DEVELOPMENT POSSIBILITIES**

Revised Feb 24<sup>th</sup>

Current Zoning – 7.7 acres one Acre Residential  
1.1 acres Commercial

These development possibilities come from either past inquiries from developers, or more recent ideas as a result of the city purchase of the property and several subdivision meetings. The unit yields are estimates only. These are listed in no particular order. With the exception of leaving the current commercial and residential zoning in place, all of the rest of these would require some form of rezoning action.

Complete residential uses: ~~7 one-acre lots large lots~~  
~~14 one-half acre lots~~  
~~25 single family attached townhouse units~~

Current 1.1 acres commercial up front & residential in back:  
~~5 one-acre lots large lots~~  
~~10 one-half acre lots~~  
~~22 single family attached townhouse units~~

~~Overlay District: Elderly/Assisted Living facility with 150 units similar to the Allegro plan~~  
~~Some form of a mixed use (commercial & residential together) plan~~

~~Commercial Only District: 8.8-acre commercial development like Mason Woods Village~~

~~Park Only District: 8.8-acre park with undetermined facilities~~  
~~8.8 acres of open space with no improvements~~

~~Commercial/Park Combination: Front 2.0 acres as a continuation of Mason Woods Village,~~  
~~with a passive park including a lake and picnic areas~~  
~~along the east and south edges~~

~~Municipal Use: New Municipal Administrative Center with the Police and Courts~~  
~~remaining in the current building~~

Specific Uses to be included:

Farmers Market	Picnic benches
Rain gardens for drainage	Scheduled food trucks
Storm water retention lake	Ice cream/frozen custard stand
Small bandstand	Bakery
Outside dining area	Trails
Public art	Community garden

## **PUBLIC INPUT OPPORTUNITIES**

Town Square Task Force meetings

Neighborhood Representatives Subcommittee meetings

Public Input Forums with post card notices

Newsletter Articles

City Web Site

e-mail reports

Mail or e-mail comment sheets

## Neighborhood Representatives Subcommittee Members

### Chairman

Amy Anderson, Alderman (Ward 2)  
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### Wheatfield

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### Kings Glen

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### Weston Place

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[Peter.Stevens@principia.edu](mailto:Peter.Stevens@principia.edu)

Reverend Pamela Dolan, Church of the  
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### Other Contacts

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Melanie Rippetoe, City Planner  
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**TOWN SQUARE TASK FORCE  
CITY OF TOWN AND COUNTRY  
THURSDAY, MARCH 31, 2015**

**MINUTES**

**REGULAR MEETING**

The regular meeting of the Town Square Task Force of the City of Town and Country was held at 7:00 PM on Thursday, March 31, 2015, at Longview Farm Park located at 13525 Clayton Road, Town & Country, MO 63141.

**ATTENDANCE**

Alderman Mange – Co-Chairman  
Leslie Yoffie – Co-Chairman  
Dr. Nan Kulkarni  
Judy Weber  
Derek Goodin  
Juli Hesser  
Chris Mower  
Tom Adamitis

Also present was Melanie Rippetoe, City Planner.

Alderman Anderson was present on behalf of the Neighborhood Representatives Subcommittee.

**CALL TO ORDER**

Alderman Mange called the meeting to order at approximately 7:02 PM.

**APPROVAL OF MINUTES 3/31/15**

Dr. Kulkarni moved to approve the minutes, seconded by Mr. Mower.

Alderman Mange called for corrections or amendments.

Hearing none, the minutes of 3/31/15, were unanimously approved by voice vote.

**REVIEW OF THE STATUS OF THE NEIGHBORHOOD REPRESENTATIVES  
SUBCOMMITTEE**

Alderman Anderson stated that she is hoping to have their first meeting prior to the public input sessions. At the March 23<sup>rd</sup> Board of Aldermen meeting, the Mayor announced his intent to appoint the following people to the Neighborhood Representatives Subcommittee:

- J. Patrick Wiese, Mason Oaks
- Cushie Switzer, Rutherford Lane
- Rebecca Rahm, Mason Village Condos
- Kimberly Sutter, Williamsburg Estates
- Bernard Zyk, Wheatfield
- Robert Welsh, Kings Glen
- Frank Petkovich, Weston Place
- Trip Straub, Straub Markets
- Larry Schiffer, from Love Management/Mason Woods Village
- Rebecca Rahm, Mason Village Condo
- Peter Stevens, The Principia
- Reverend Pamela Dolan, Church of the Good Shepherd

### **ESTABLISHMENT OF A TOWN SQUARE VISION STATEMENT**

Alderman Mange explained that he previously distributed a vision statement that he had put together based on the comments from the previous meetings.

Dr. Kulkarni stated that she was happy with the statement as written.

After a brief discussion, the Task Force agreed upon revising the statement as follows:

#### **Town Square Vision Statement**

The Town Square should be a safe, welcoming, comfortable, public space that accommodates users of all ages, where friends and family can congregate to shop, dine and socialize through the day and evening. It should reflect the character, personality, culture, and history of the community, while at the same time addressing the interests and concerns of the adjoining property owners. It needs to be a space that gives people a reason to come to it, along with a reason to stay and enjoy themselves.

### **SET "PUBLIC INPUT" SESSION DATES AND APPROVAL OF POST CARD NOTICE**

Alderman Mange asked if there were any comments or suggestions for the sample Postcard Notice previously distributed.

In response to Mr. Goodin's suggestion, the Task Force determined that the Vision Statement should be included on the postcard.

Discussion continued about the dates of the meeting and the dates for the public input sessions as Thursday, April 23rd from 7:30 pm to 9:00 pm and Saturday, May 2 from 10:00 am to 11:30 am. It was agreed that prints of the Wirth property would be provided for small group discussions followed by a spokesperson from each table to tell all of the other attendees their ideas and there will be time allotted at the end for anyone who wishes to address the entire group.

#### **COMMENT BY TASK FORCE MEMBERS**

Discussion ensued in regards to the public input meetings and where to go from there. It was determined that a summary list would be created/presented to the TSTF at the next meeting.

#### **PUBLIC COMMENTS**

Discussion from the public included:

- Possible uses for the Wirth Property that included: a farmer's market, outdoor movies, food trucks, etc.
- Uses that had been eliminated.

#### **SET NEXT MEETING DATE**

Alderman Mange stated that they would postpone the public input session until after the subcommittee has had a chance to meet. The next meeting date was set for Thursday, May 28, 2015 at 7pm.

#### **ADJOURN**

There being no additional business to discuss, Co-Chairman Mange adjourned the meeting at 7:53 PM.



Melanie Rippetoe, City Planner

## **CITY OF TOWN & COUNTRY TOWN SQUARE TASK FORCE**

### **TOWN SQUARE VISION STATEMENT**

The Town Square should be a safe, welcoming, comfortable, public space that accommodates users of all ages, where friends and family can congregate to shop, dine and socialize through the day and evening. It should reflect the character, personality, culture, and history of the community, while at the same time addressing the interests and concerns of the adjoining property owners. It needs to be a space that gives people a reason to come to it, along with a reason to stay and enjoy themselves.

### **TOWN SQUARE (WIRTH PROPERTY) DEVELOPMENT POSSIBILITIES THAT HAVE BEEN REJECTED BY THE TASK FORCE**

High-density single family or multiple family housing units

High-density elderly/assisted living facility

High-density mixed use (commercial & residential together in a multi story building)

Commercial only District similar to Mason Woods Village

New Municipal Administrative Center (City Hall)

8.8 acres of open space with no improvements

## TOWN SQUARE TASK FORCE PUBLIC FORUMS

The City of Town and Country is seeking public comment regarding the establishment of a Town Square and the use therein of city-owned land, formerly known as the Wirth property. To that end, the Town Square Task Force is hosting two public input forums at Longview Farm House, 13525 Clayton Road, on:

**Thursday, April 23**  
**7:30 to 9:00 pm**

**Saturday, May 2**  
**10:00 to 11:30 am**

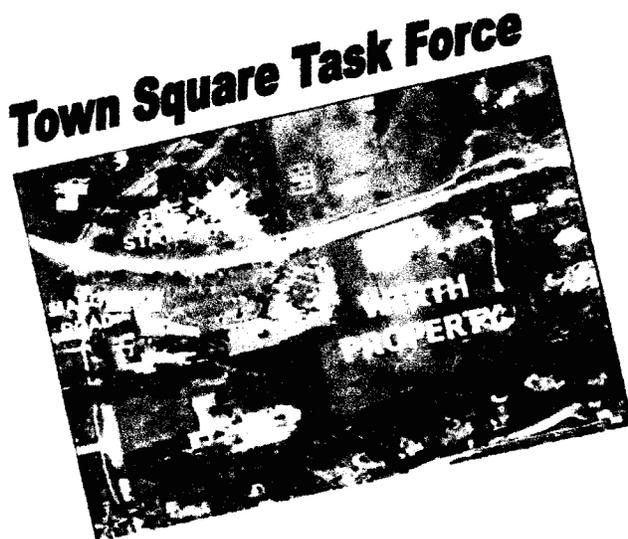
Please come to one of these sessions and share your ideas with the Task Force. If you cannot attend either session, you can visit the city website at [www.town-and-country.org](http://www.town-and-country.org) and go to the Town Square Task Force page on the left tool bar and submit a comment form. Forms are also available at Longview Farm House and the Municipal Center. For more information, please contact City Administrator, Gary Hoelzer, at (314) 587-2802 or [hoelzerga@town-and-country.org](mailto:hoelzerga@town-and-country.org).

*The Town Square should be a safe, welcoming, comfortable, public space that accommodates users of all ages, where friends and family can congregate to shop, dine and socialize through the day and evening. It should reflect the character, personality, culture, and history of the community, while at the same time addressing the interests and concerns of adjoining property owners. It needs to be a space that gives people a reason to come to it, along with a reason to stay and enjoy themselves.*



City of Town & Country  
1011 Municipal Center Drive  
Town & Country, MO 63131

City Indicia  
& Permit  
number goes  
here



**NEIGHBORHOOD REPRESENTATIVE SUBCOMMITTEE**

of the

**Town Square Task Force**

**CITY OF TOWN & COUNTRY, MO**

**Longview Farm Park House**

April 21, 2015 7:00 PM

**MEMBERS PRESENT:**

Alderman Amy Anderson, Chairman  
J. Patrick Wiese, Mason Oaks  
Cushie Switzer, Rutherford Lane  
Rebecca Rahm, Mason Village Condos (arrived 8:13 pm)  
Kimberly Magin Sutter, Williamsburg Estates  
Bernard Zyk, Wheatfield  
Robert Welsh, Kings Glen  
Frank Petkovich, Weston Place  
Jack (Trip) Straub, III; Straub Markets  
Larry Schiffer, Love Management -- Mason Woods Village  
Peter Stevens, The Principia  
Reverend Pamela Dolan, Church of the Good Shepherd

**Others:**

Alderman Skip Mange, Town Square Task Force Chairman  
Gary Hoelzer, City Administrator  
Alderman Fred Meyland-Smith (7:50 pm)

**AGENDA and MINUTES**

1. Welcome by Alderman Amy Anderson

Alderman Anderson welcomed the members to the first meeting of the Neighborhood Representatives Subcommittee.

2. Introduction of Subcommittee Members and Staff

Alderman Anderson provided an overview of the entire process, including the respective roles of the Task Force and the Subcommittee with a Task Force recommendation due to be submitted to the Board of Aldermen by October 1. A PowerPoint was used to highlight the area under study, as well as the history of planning that included the 1997 Parks and Open Space Plan that identified potential parks and trails, and development that has occurred since that time. Member introductions followed.

3. Discussion of Town Square Task Force recommendations regarding development of the Wirth property at the February 24<sup>th</sup> meeting

Alderman Anderson introduced Alderman Skip Mange, who is the chairman of the Town Square Task Force. Alderman Mange provided an overview of the work of the Task Force, including the vision statement and a discussion of Task Force recommendations regarding development of the Wirth property, including those development possibilities that have been rejected.

General discussion among subcommittee members then ensued.

4. Discussion About Ongoing Process and public forums

Alderman Anderson informed the Subcommittee that the City will host two public input forums soliciting ideas about the town square and the use of the Wirth property. Those forums will be held on April 23<sup>rd</sup> and May 2<sup>nd</sup> at Longview Farm Park House.

5. Next Meeting Date

After seeking input from the members, the next Subcommittee meeting was scheduled for May 14<sup>th</sup> to discuss the public input received at the two forums. There will also be a meeting of the Town Square Task Force on May 28<sup>th</sup>, followed by a joint meeting of the Task Force and the Subcommittee on or about June 9<sup>th</sup>.

Alderman Anderson adjourned the meeting at 8:18 pm

**TOWN& COUNTRY**  
**TOWN SQUARE TASK FORCE**  
**SUMMARY OF PUBLIC COMMENTS**

Development That I Would Like to See In Town Square:

- Passive park area, large gazebo, natural looking area: benches, trees, flowers, fountains, waterfalls, walking paths, bronze statues, horses, dogs
- More park-like development with a pond, tiered walkways with benches and picnic tables with a few small restaurants (burgers, pizza, ice cream) built into slope with circular parking area along Clayton Road. All one story
- Natural, peaceful
- Quiet
- Integrate with neighboring center
- Help Straubs expand/enable outdoor seating/improve delivery/Straub's restaurant
- A picturesque park that allows for scenic, sophisticated designs for pictures, strolls, visits and weddings or community events, develop a small falls from the steep drop
- Farmer's market – local
- Passive park
- Farmer's market – could compliment Straubs (prepared food), continuous seasonal market
  - a. Strategy – benefits other businesses in Mason Woods Village
  - b. marketing point
  - c. property value around the area to increase
- Park – picnic area, nice landscaping, waterfall-type feature as the land drops, outdoor seating that benefits Straubs, bike stop for bikers to reload, restrooms
- Snow cone hut/ice cream hut – combo
- Park/Garden – similar to City Garden in downtown
- "Cheers" like diner/pub – where everybody knows your name
- Great Harvest bakery – like place
- Good landscaping plan
- Nothing permanent at this time. There is nothing pushing us to develop this land now. Wait until we need to use it.
  - a. Fix the drainage
  - b. Fix the honeysuckle
- Leave it open for Fire & Ice
- Natural architecture
- Restaurant like Winslow's home – unique food menu serving breakfast, lunch and dinner, beautiful areas to sit outside
- Have a beautiful lake area with benches and seating areas down at the low part of the property. Lots of beautiful enhancing landscape everywhere.
- Super fun ice cream spot
- Move forward gently and slowly: with pond-park/play area, paths, seating

## Town Square Task Force Report on Recommendations for the Wirth Property Exhibit 14, page 2 of 6

- If started with food trucks T&C could ease into restaurant ideas and see what types of food work, with gathering spots to sit and eat, safe fire pits
  - a. Food trucks – ice cream, gourmet doughnuts, pizza, mexican, hot dogs, burgers, old fashion candy
- Smoke free environment
- Maybe we should focus on filling Mason Woods Village and beautifying those areas first?
- Ice cream store
- Farmer's market
- Outdoor seating with tables for eating
- Outdoor amphitheater - small
- Lake with fountain
- Food truck court
- Expanding Straubs to include a charming eating/dining area
- Small farmer's market
- Park – passive: pavilion, bathrooms, parking, community garden
- Webster Straubs
- Residential lots
- Create a passive park, stress on nature, create a small acreage of prairie (look at Shaw area, it has a small area of prairie), to encourage Monarch butterflies and Missouri bees. Have some trails for walking. England, Wales, Scotland have plenty of places like this.
- Water feature
- Food trucks
- Passive park
- Community garden
- Small shops like in New England – kind of like villages in England
- Passive park – a pavilion with bathroom and tables to eat
- Enlarge Straubs
- Spring
- Chairs
- Playground
- Develop passive park
- Pumpkin patch/seasonal use – ice cream shoppe
- Carl's Root Beer stand – village feel – Ted Drews
- Retention pond – with h2o features
- Speed reduction on Clayton: Go "under" Clayton Road
- Look at south part of Principia property as part of plan
- I would like to see a small pond with a fountain that could be decoratively and be something people could come and enjoy with their families. An ice cream shop and someplace to get beverages and snacks for all family members would be nice. Also, it would be nice to have a gazebo or pavilion to gather in.
- Restful greenspace. Lake with fountain with colored lights and a water sequence. Passive park with lots of trees, plants. Sculpture that is significant, not anodyne. Don't junk up with too much

## Town Square Task Force Report on Recommendations for the Wirth Property Exhibit 14, page 3 of 6

stuff. Trails picnic tables, benches, trails. Maybe Straubs small breakfast, luncheon place like in Clayton. Otherwise no more commercial needed. Barbeque pit or stone, pavilion to gather in.

- Something like Pevely Dairy had in Clayton a long time ago. It had a beautiful fountain and one could have ice cream or lime-aid or lemon-aid. I think I have heard the fountain is in storage somewhere.
- Nice pond at lower end with fountain/path/seating
- Band stand and tiered seating (regulation on times of concerts to be accommodating to neighbors)
- Informal family dining
- Focal point at Clayton Road (gazebo/statue) – circle with parking to 1 or 2 family friendly eateries (ice cream/"sports bar")
- Casual dining
- Pond
- Greenspace
- Place for people to congregate
- Community garden
- Construct lake/fountains/walkways – not just retention basin
- Outdoor entertainment space vis-à-vis amphitheater
- Informal dining/entertainment – maybe like Duffy's
- Something to give it a Town Square feel – gazebo, statue in the center with car traffics parking and foot traffic around it
- Small town village square – rezone to enable the development of a true village square similar to New England town – mix of small commercial establishments, restaurants, bakery, farmer's market with "high-er" density suitable for empty nesters that want to downsize or young families, young couples to facilitate walking, community, knowing neighbors, small town
- Love Mason Woods – Starbucks/Straubs – concern over competition
- Appropriately sized commercial
- Something that is not a major financial drag on the city
- Any commercial space to back up to the current commercial space to avoid burden on residences
- Farmer's market
- Piazza
- Fitness center and pool
- Farmer's market
- Community gathering
- Festivals
- Lake – walking path
- Outdoor eating
- Solve – dock issue for Straubs
- A town piazza where people can come with their families. A place of gathering while people eat outdoors and watch their children playing. Go-to destination. The town center! Seasonal markets organized by Straubs (like Clayton) every Saturday. Perhaps a co-op.

## Town Square Task Force Report on Recommendations for the Wirth Property Exhibit 14, page 4 of 6

- Piazza town square for kids to gather and play while families have a coffee or a drink
- Bookstore/world news with outdoor seating
- Pond and park at lower end for storm water and greenery
- More small boutiques and ethnic cuisine and gathering shops like Cooper's Hawk – type establishments
- Summer time events – live music (with little or no amplification), movie showings, T&C festivals, etc.
- Try to capture the energy and community at the Central West End and the Loop but with more outdoor space for those shops and businesses
- Unique greenspace distinguished from current parks
- Flexible, multi-use community space for special events and weekend use – small music, farmer's market, picnic
- Landscaping and sculptures and walking trail connecting Mason to Clayton
- Water retention that's functional and aesthetic
- Retention lake – water feature
- Eating expansion and linked to Love Properties, Straubs/Starbucks
- Blockage for Straubs
- Good Shepard link to Mason Road
- Some service uses that support logical use (by t&c residents)
- Lake with fountain
- Re-work Clayton-Mason Corner for safe pedestrian crossing
- Ice cream/bakery
- Seating areas
- Water feature with retention pond
- Gazebo or similar as a "town center" focal point
- Seasonal farmer's market
- Greenspace
- Community center
- Piazza type atmosphere
- Make it a town square
- Should be inviting to all ages including the seniors
- Help the drainage issue
- A place to gather – to help support the idea of community. I would love to see a fountain or fountains for kids to play and parents/friends to gather. A place for people to eat. Maybe a bookstore and or small library.
- Tobacco free
- Farmer's market
- Park
- Pond
- Outdoor seating cafes

**TOWN& COUNTRY**  
**TOWN SQUARE TASK FORCE**  
**SUMMARY OF PUBLIC COMMENTS**

Development That I Would Not Like To See In Town Square:

- No new restaurants – 141 isn't that far away, neither is Manchester
- No food trucks
- No housing of any kind
- No amphitheater
- No modern art
- No high rise
- Commercial other than casual restaurant
- Something not consistent with the country part of the name
- No Municipal Center
- Re-zoning to other than "park"
- Re-development/higher density
- No Towne center concept – keep country in T&C – let's not look like Wildwood
- No residential
- No high-rise anything
- No any kind of government building
- No amphitheater
- No city hall
- No athletic facility
- No large parking area
- No chain restaurants
- Buildings that don't fit in with area
- Bank (not opposed to drive-thru for existing bank)
- Public pool
- Tobacco free
- Amphitheater
- Amphitheater
- Sport bar – we have too many around our city. We don't need to encourage more noise.
- High-density single family or multiple family housing units
- High-density elderly/assisted living facility
- High-density mixed use (commercial and residential together in a multi-story building)
- Commercial only District similar to Mason Woods Village
- New Municipal Administrative Center (City Hall)
- No farmer's market or big commercial development. I don't want to see anything that would cause an excessive amount of traffic.
- No too much parking, 30 spaces all that is needed

## Town Square Task Force Report on Recommendations for the Wirth Property Exhibit 14, page 6 of 6

- Commercial
- High-density
- Anything noisy
- No farmer's market
- No big commercial enterprise
- No strip mall look
- Residential of any kind
- Don't want another strip mall
- Don't end up with just another strip mall
- One acre McMansions – too many of these already
- Shopping center like Mason Woods with parking in front
- Except for commercial restriction, list of Task Force rejections seems acceptable
- All commercial
- High density
- No improvements
- I agree with these ideas presented by council, with the exception of the commercial use like Mason Woods...a town square surrounded by outdoor cafeterias, restaurants, I think would be lovely
- Permanent and privately owned structures especially for restaurants
- Large structures and permanent street lights
- Residential
- Don't want Straubs to leave
- Retail uses that will bring people in from other (non t&c) communities
- Excepting transient traffic already passing thru along Clayton Road
- Large retailers
- Not another park
- Too much noise late
- Too much of a parking lot
- Not a place that encourages a "party atmosphere"
- Too much commercial
- Anything loud for extended periods
- Dirt lot (like it is)

**NEIGHBORHOOD REPRESENTATIVE SUBCOMMITTEE**  
of the  
**Town Square Task Force**

**CITY OF TOWN & COUNTRY, MO**  
**Longview Farm Park House**  
May 14, 2015 7:00 PM

**MEMBERS PRESENT:**

Alderman Amy Anderson, Chairman  
J. Patrick Wiese, Mason Oaks  
Rebecca Rahm, Mason Village Condos (arrived 8:13 pm)  
Kimberly Magin Sutter, Williamsburg Estates  
Robert Welsh, Kings Glen  
Frank Petkovich, Weston Place  
Larry Schiffer, Love Management – Mason Woods Village  
Peter Stevens, The Principia  
Reverend Pamela Dolan, Church of the Good Shepherd

**Others:**

Alderman Skip Mange, Town Square Task Force Co-Chairman  
Melanie Rippetoe, City Planner

**AGENDA and MINUTES**

1. Call to Order

Alderman Anderson called the meeting to order at approximately 7:05 PM.

2. Approval of Minutes

Mr. Welsch moved to approve the minutes, seconded by Rev. Dolan.

Alderman Anderson called for corrections or amendments.

Hearing none, the minutes of 4/21/15, were unanimously approved by voice vote.

3. Summary of Town Square Task Force Public Forums

Alderman Anderson introduced Alderman Skip Mange, co-chairman of the Town Square Task Force. Alderman Mange provided an overview of the Public Forums and the outcome that came from them.

General discussion among subcommittee members ensued.

**4. Discussion of Consistent Themes Proposed by Residents**

Alderman Anderson referred the subcommittee members to the summary sheets created from the comments and suggestions that came from the Public Forums and online submittals. The subcommittee went through the items on the list eliminating suggestions that they would be opposed to.

**5. Determine Feedback for the Town Square Task Force**

After seeking input from the members, the subcommittee discussed what they would like to see on the property. Suggestions included a park-like environment in the rear of the property including a lake/retention pond to address ongoing stormwater problems and possibly limited commercial and a gathering area on the front of the property.

**6. Final Comments by Neighborhood Representative Members**

Discussion ensued about the concerns that the subcommittee members had about the various options that were being discussed.

**7. Public Comment**

Discussion from the public included:

- Financial Concerns regarding the ongoing cost of maintaining a park and the current conditions of existing parks.

**8. Set Next Meeting Date**

Alderman Anderson announced that the next Town Square Task Force meeting would be May 28, 2015 at 7:30 PM at the Municipal Center and a combined Task Force and Subcommittee meeting scheduled for June 9, 2015 at 7:00 PM at Longview Farm Park House.

**9. Adjourn**

There being no additional business to discuss, Alderman Anderson adjourned the meeting at 8:29 PM.

**TOWN SQUARE TASK FORCE PUBLIC FORUM COMMENTS SUMMARY**

**Development That I Would Like To See In the Town Square:**

**Park like environment:**

Pond/Lake/Storm Water Retention x16  
Fountain/Water Feature x15  
Walking Path x9  
Landscaping (trees, flowers) x8  
Picnic Tables x6  
Statue/Sculpture x5  
Gazebo/Pavilion x5  
~~Building similar to Des Peres Lodge~~ x4  
Water features for children play x4  
Amphitheater x3  
*No Amphitheater x4*  
Benches x3  
Waterfall x3  
Green space x3  
~~Community Garden~~ x3  
Restrooms x2  
Fire pits x2  
Bike stop  
Playground  
Trail link to Mason Road through the Church of the Good Shepard property

**NOTES:**

1. (Benches x3) means 3 people made the same general comment.
2. (~~Building~~) means the neighborhood Representative Committee r recommends against this item.
3. (*No Amphitheater x4*) means 4 people do not want this item.

**Limited new retail uses**

Farmer's Market x11  
*No Farmer's market x2*  
Casual/family dining x9  
*No new restaurants x2*  
*No commercial other than casual restaurant*  
*No permanent and privately owned structures especially for restaurants*  
Ice cream x7  
Food trucks x3  
Bakery x3  
Beverage and/or snack shop x2  
Bookstore with outdoor seating/or small library x2  
Small shops x2  
*No retail uses that will bring people in from other (non T&C) communities*  
~~"Cheers" like diner~~  
~~Sports bar~~  
*No sports bar*  
Seasonal Use: pumpkin patch/Christmas tree lot  
Small Town Village Square  
Any new commercial space needs to back up to the current commercial space to avoid burden on residences  
Appropriately sized commercial  
*No commercial x3*  
Natural Architecture  
~~Limit to one story buildings~~  
~~Service uses that support logical use~~

**Community Gathering Area**

Piazza x3  
Festivals x2  
Live music/movie showings x2  
Place for people to congregate x3  
Seating areas  
Bandstand

**Improvements to Straub's Market**

Help Straub's expand/enable outdoor seating x3  
Mindful of dock issues for Straub's x2  
Straub's similar to the one in Webster Groves  
Straub's small breakfast or luncheon place  
Eating expansion linked to Straub's/Starbucks

**Others**

Natural, peaceful, quiet, integrated with neighboring center  
Tobacco free x2  
~~Nothing permanent at this time: there is nothing pushing us to develop this land now;~~ 1) Fix the drainage and  
2) Remove the honeysuckle  
~~Residential Lots~~  
*No Housing/Residential x 5*  
~~Speed reduction on Clayton Road~~  
~~Look at south part of Principia property as part of plan~~  
~~Higher density residential~~  
Something that is not a financial burden on the city  
~~Re-work Clayton-Mason corner for safe pedestrian crossing~~  
~~Community center~~

**Development That I Would Not Like To See In the Town Square:**

No Municipal Center x3  
No strip mall or big commercial area x4  
Not a large parking area x3  
Not another park x3  
Nothing that causes too much noise late x2  
Something inconsistent with the country part of the name x2  
No Food trucks  
No Modern Art  
No improvements x2 (only open space)  
No athletic facility or public pool  
No buildings that don't fit in with area  
No bank  
Nothing that creates an excessive amount of traffic  
Not anything noisy  
No shopping centers with parking in front  
No large structures/retailers  
No streetlights  
Nothing that attracts transient traffic already passing through along Clayton Road  
Not a place that encourages a "party atmosphere"

**TOWN SQUARE TASK FORCE**  
**CITY OF TOWN AND COUNTRY**  
**THURSDAY, MAY 28, 2015**

**MINUTES**

**REGULAR MEETING**

The regular meeting of the Town Square Task Force of the City of Town and Country was held at 7:30 PM on Thursday, May 28, 2015, at the Municipal Center located at 1011 Municipal Center Drive, Town and Country, MO 63131.

**ATTENDANCE**

Alderman Mange – Co-Chairman  
Leslie Yoffie – Co-Chairman  
Dr. Nan Kulkarni  
Judy Weber  
Derek Goodin  
Chris Mower  
Tom Adamitis  
Rico Salmon  
Kristin DiCarlo

Also present were Melanie Rippetoe, City Planner and Anne Nixon, Director of Parks and Recreation.

Alderman Anderson was present on behalf of the Neighborhood Representatives Subcommittee.

**CALL TO ORDER**

Alderman Mange called the meeting to order at approximately 7:33 PM.

**APPROVAL OF MINUTES 3/31/15**

Alderman Mange called for corrections or amendments to the minutes.

Hearing none, the minutes of 3/31/15, were unanimously approved by voice vote.

**REVIEW OF COMMENTS FROM PUBLIC INPUT SESSIONS/RECOMMENDATIONS FROM THE NEIGHBORHOOD REPRESENTATIVES COMMITTEE**

Alderman Mange gave a brief overview of the Public Forums and the outcome. He explained that Public Forum summaries were given to the subcommittee and they further revised the list. He referred the Task Force to the newly revised list previously distributed.

Discussion ensued in regards to the revised list and it was further narrowed. The Task Force agreed that there should be a park-like environment in the rear of the property, property including a lake/retention pond to address ongoing stormwater problems and limited commercial and a gathering area on the front of the property. There was discussion about increasing the bufferyard along the perimeter in order to increase privacy and decrease the impact on neighbors.

**COMMENTS BY TASK FORCE MEMBERS**

There were no further comments by the Task Force Members

**PUBLIC COMMENTS**

There were no public comments.

**SET NEXT MEETING DATE**

Alderman Mange stated the next meeting will be a combined meeting of both the Town Square Task Force and the Neighborhood Representatives Subcommittee scheduled for Tuesday, June 9, 2015 at 7:00 PM.

**ADJOURN**

There being no additional business to discuss, Alderman Mange adjourned the meeting at 9:04 PM.



Melanie Rippetoe, City Planner

**JOINT MEETING  
TOWN SQUARE TASK FORCE &  
NEIGHBORHOOD REPRESENTATIVES SUBCOMMITTEE  
CITY OF TOWN AND COUNTRY  
TUESDAY, JUNE 9, 2015**

**REGULAR MEETING**

The regular meeting of the Town Square Task Force of the City of Town and Country was held at 7:00 PM on Tuesday, June 9, 2015, at Longview Farm Park located at 13525 Clayton Road, Town and Country, MO 63141.

**ATTENDANCE**

**Town Square Task Force**

Alderman Mange – Co-Chairman  
Leslie Yoffie – Co-Chairman  
Dr. Nan Kulkarni  
Judy Weber  
Derek Goodin  
Chris Mower  
Tom Adamitis  
Rico Salmon  
Preston Polk  
Rico Salmon

**Neighborhood Rep. Subcommittee**

Amy Anderson - Chairman  
Trip Struab  
Reverend Pamela Dolan  
Pat Weise  
Kim Magen Sutter  
Frank Petkovich  
Bernie Zyk  
Larry Schiffer  
Peter Stevens  
Rebecca Rahm  
Bob Welsch  
Cushie Switzer

Also present were Mayor Dalton, Gary Hoelzer, City Administrator, and Melanie Rippetoe, City Planner.

**CALL TO ORDER**

Alderman Mange called the meeting to order at approximately 7:07 PM.

**APPROVAL OF MINUTES 5/14/15 & 5/28/15**

Alderman Anderson called for corrections or amendments to the minutes for the Neighborhood Representative Subcommittee Meeting on 5/14/15.

Hearing none, the minutes of 5/14/15, were unanimously approved by voice vote.

Alderman Mange called for corrections or amendments to the minutes for the Town Square Task Force Meeting on 5/28/15.

Hearing none, the minutes of 5/28/15, were unanimously approved by voice vote.

### **DISCUSSION OF DRAFT SITE PLAN ELEMENTS**

Alderman Mange deferred to 4 sketched plans drafted and previously distributed. He pointed out that all of which showed the front half of the property with a commercial element and a community gathering space with the rear of the property as a park-like environment.

Discussion ensued about the details of bufferyards, size of commercial area and size and location of parking and lighting.

The members concluded that it would be best to limit the specifics in order to allow the creativity of the designs created by professionals. They agreed that in the north section they would like an open gathering area, an area that could be used for seasonal vendors, approximately 8,000 sq. ft. of restaurant/commercial and a connection to Mason Woods Shopping Center. On the south of the property they agreed that the most important thing to address was the ongoing stormwater issues. Additionally, they would like to see water features, a pavilion, picnic area, public restrooms and a trail. They also agreed upon the removal of invasive vegetation and improve the existing bufferyard.

### **DISCUSSION OF DRAFT WRITTEN REPORT TO BOA**

Alderman Mange explained that the report to the Board of Aldermen would include the vision statement and both a sketch and written form of special recommendations. The next steps include having a professional create a final plan and hire a traffic consultant.

### **COMMENTS BY NEIGHBORHOOD REPRESENTATIVES SUBCOMMITTEE**

There were no further comments by the Neighborhood Representatives Subcommittee Members.

### **COMMENTS BY TASK FORCE MEMBERS**

There were no further comments by the Town Square Task Force Members

### **PUBLIC COMMENTS**

Discussion from the public consisted of:

- Concerns about lighting and parking
- Discussion of Fire and Ice relocation
- Discussion about rezoning

### **ADJOURN**

There being no additional business to discuss, Alderman Mange adjourned the meeting at 8:37 PM.

Melanie Rippetoe, City Planner

## **Town & Country Town Square Task Force**

### **Development Concepts for the Wirth Property**

The Town Square Task Force adopted the following vision statement:

*“The Town Square should be a safe, welcoming, comfortable, public space that accommodates users of all ages, where friends and family can congregate to shop, dine and socialize through the day and evening. It should reflect the character, personality, culture, and history of the community, while at the same time addressing the interests and concerns of the adjoining property owners. It needs to be a space that gives people a reason to come to it, along with a reason to stay and enjoy themselves.”*

In addition, the Task Force agreed that the following points should apply to the entire project:

1. It is important that any development/use of the property have a reasonable likelihood of enhancing the economic viability of Mason Woods Village.
2. The development/use of the property must, at the minimum, not diminish the view from or quality of life for the adjoining residential properties.
3. The development/use should, where possible, add to the "walkability" of the area, in keeping with the nearby walking paths in Longview Farm Park, the recent installation of a walking trail along Clayton road, and the walking trail planned for Mason Road.

The Task Force, after public input sessions and Task Force meetings, agreed in general to the following development design concepts:

That the Wirth property be improved into two main sections, one on the north portion of the property and one on the south portion.

1. The north portion along Clayton Road be improved as follows:
  - a. A very open pleasing gathering space that is visible from Clayton Road with outdoor seating and a predominant location for the currently proposed "Discovery Statue" with a water feature.
  - b. An area that could be used by seasonal vendors such as a farmer's market, pumpkin patch, flowers, Christmas trees, food trucks, and ice cream.
  - c. A commercial area for retail use or restaurants of 8,000 square feet in floor area including outdoors dining and/or porches.
  - d. 120 landscaped parking spaces.
  - e. Provide an improved access drive to the Straub's loading dock, enlarge a turn around pad for the delivery trucks, and hide the appearance of the rear wall.
  - f. Maintain and improve the buffer area along the east property line.
  - g. Create driving and walking access from the existing Mason Woods Village in the front and rear.
  - h. Provide an access drive to the pavilion and rest rooms in the southern portion of the parking area.
2. The south portion be improved as a municipal park as follows:
  - a. A 0.4 acre lake with a fountain at the low spot on the south boundary designed to over retain storm water in order help reduce downstream storm water problems.
  - b. Two rain gardens/stone brooks/children's water feature in the natural drainage areas from Mason Woods Village and the north portion of the Wirth property.
  - c. A picnic pavilion in the trees at the location of the former Wirth home with 8 parking spaces.
  - d. A public restroom building.
  - e. Walking trails though out the property connecting the Church of the Good Shepherd, the lake, the rain gardens/stone brooks, the parking on the north portion, the picnic pavilion, the public restrooms and the existing trail along Clayton Road.
  - f. Maintain and improve the buffer area along both the east and south property lines.
  - g. Remove the invasive plants/bushes along the west property line common to the Church of the Good Shepherd.

**CITY OF TOWN AND COUNTRY  
RESOLUTION NO. R19-2015**

**A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE AGREEMENTS  
WITH FOUR PROFESSIONAL CONSULTING FIRMS FOR CONCEPTUAL DESIGNS FOR  
THE WIRTH PROPERTY IN ACCORDANCE WITH THE DEVELOPMENT CONCEPTS  
ADOPTED BY THE TOWN SQUARE TASK FORCE**

---

**WHEREAS**, pursuant to Resolution No. R21-2014, the Town Square Task Force was established to consider community building and placemaking opportunities associated with the City's acquisition of certain property generally located just east of the intersection of Clayton and Mason Roads, in the center of our town (the "Wirth Property"); and

**WHEREAS**, the Town Square Task Force, in collaboration with its Neighborhood Representatives Subcommittee, has worked diligently through a community-based process with substantial engagement by residents and interested parties to identify specific "Development Concepts for the Wirth Property"; and

**WHEREAS**, in order to advance such Development Concepts into proposed designs, the Town Square Task Force has recommended that four consulting firms be engaged to prepare such design plans consistent with the Development Concepts for the Wirth Property, with compensation for services rendered at the rate of \$2,500 per firm for a total of \$10,000; and

**WHEREAS**, the Town Square Task Force will review the four conceptual design plans and then recommend to the Mayor and Board of Aldermen which plan should be utilized in soliciting proposals from qualified firms to prepare a final proposed development plan for the Wirth property, all as part of the Task Force report and recommendation to the City; and

**WHEREAS**, the 2015 budget for the City of Town & Country includes sufficient funds for this purpose.

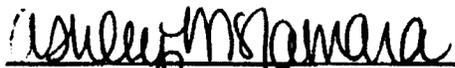
**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF TOWN & COUNTRY, AS FOLLOWS:**

**Section 1.** The City Administrator is authorized to execute agreements with four professional consulting firms for conceptual design plans for the Wirth Property consistent with the Development Concepts adopted by the Town Square Task Force. Such services would be a work-for-hire and compensated at the rate of \$2,500 per firm for a total of \$10,000.

Passed and approved this 24<sup>th</sup> day of August, 2015.

  
\_\_\_\_\_  
Jonathan F. Dalton  
Mayor, City of Town and Country

Attest:

  
\_\_\_\_\_  
Ashley McNamara, City Clerk

**Town & Country Town Square Task Force**  
**Development Concepts for the Wirth Property**

August, 2015

The Town Square Task Force adopted the following vision statement:

*“The Town Square should be a safe, welcoming, comfortable, public space that accommodates users of all ages, where friends and family can congregate to shop, dine and socialize through the day and evening. It should reflect the character, personality, culture, and history of the community, while at the same time addressing the interests and concerns of the adjoining property owners. It needs to be a space that gives people a reason to come to it, along with a reason to stay and enjoy themselves.”*

In addition, the Task Force agreed that the following points should apply to the entire project:

1. It is important that any development/use of the property have a reasonable likelihood of enhancing the economic viability of Mason Woods Village.
2. The development/use of the property must, at the minimum, not diminish the view from or quality of life for the adjoining residential properties.
3. The development/use should, where possible, add to the "walkability" of the area, in keeping with the nearby walking paths in Longview Farm Park, the recent installation of a walking trail along Clayton road, and the walking trail planned for Mason Road.

The Task Force has developed the following design elements to be included in the conceptual plan:

1. A very open pleasing gathering space that is visible from Clayton Road with outdoor seating and a predominant location for the currently proposed "Discovery Statue" with a water feature. See the attached information sheet on the "Discovery Statue".
2. An area that could be used by seasonal vendors such as a farmer's market, pumpkin patch, flowers, Christmas trees, food trucks, and ice cream.
3. A commercial area for retail use or restaurants of 8,000 square feet in floor area including outdoor dining and/or porches.
4. 100 landscaped parking spaces designed in such a way that 20 more spaces could be added later if needed.
5. A provision that would allow Straub's to improve their loading dock with an improved access drive and an enlarged turn around pad for the delivery trucks.
6. Hide the appearance of the east wall of Straub's and other existing shops.
7. Maintain and improve the buffer area along the entire east and south property lines.
8. Remove the invasive plants/bushes along the west property line common to the Church of the Good Shepherd.
9. Driving and walking access from the existing Mason Woods Village in the front and rear.
10. An access drive to the pavilion and rest rooms.
11. Include a wet detention facility (lake) with a fountain at the low spot on the south boundary designed to over retain storm water in order to help reduce downstream storm water problems. See the attached engineering design of the detention facility.
12. Rain gardens/stone brooks/children's water feature in the natural drainage areas.
13. A picnic pavilion with 4 nearby parking spaces.
14. A public restroom building.
15. Walking trails though out the property connecting the Church of the Good Shepherd, the lake, the rain gardens/stone brooks, Mason Woods Village, new commercial buildings, the parking, the picnic pavilion, the public restrooms and the existing trail along Clayton Road.

# City of Town and Country Town Square

## Vision

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Repurposing the Wirth Property and redeveloping it as a part of the Town and Country Town Square is unique in that it serves the interest of everyone. The redeveloped open space (park) does the following:

- Resolves issues at Mason Woods Village such as service vehicle turning movements and unsightly views.
- Allows for additional, complementary program uses such as retail and restaurant to occur in a strategic location linking Mason Woods Village and the new park.
- Respects interests and concerns of adjacent neighbors.
- Resolves environmental issues such as storm water runoff rates and removal of invasive species.
- Connects and expands pedestrian and bicycle access to Longview Park, nearby institutions and the Town and Country community.
- Provides a prominent location to showcase the Discovery Statue.
- Includes dynamic venues that are economically viable, will attract people of all age groups, day or night, in all seasons, to come to the Town Square.

This concept preserves valuable open space as an asset for the City of Town and Country thus maintaining the community's reputation as a quality place to live, work, learn and play. Positioning the 8,000 square foot retail/restaurant development adjacent to Straub's Market serves as a link between Mason Woods Village and the new park. The new structure and its outdoor terrace will architecturally complement Mason Woods Village, have an address on Clayton road, have immediate parking, and provide exceptional views and access to the park. Additionally, the north face of the new structure should align with the north face of Straub's Market so that it truly is an extension of the Mason Woods Village frontage and will have its own arrival and drop-off. By bending the building mass to the southeast, the building gives way to a multipurpose/flexible outdoor space. The look and feel of this outdoor space is envisioned to be similar to urban open spaces found in Europe where hardscape, soft-scape and shade act as one to provide a pedestrian friendly environment. It is in this space that events such as a farmer's market and/or pumpkin and Christmas tree sales can occur as well as serve as a venue for Food Trucks to visit. The space is designed for ultimate flexibility and can accommodate the loading and unloading of merchants wares (on the east side) and vehicular circulation. The outdoor space also contains hardscape with a "pop-jet" interactive children's fountain (on the west side of the plaza near the retail/restaurant) and a small grass amphitheater for families and children at play and also a place for outdoor learning. All activities that may produce undesirable noise and traffic are located at the north of the property near Clayton Road. This is a location that 'light-trespass' should not be an issue if events are held into the evening.

Parking is distributed in a manner that serves the retail/restaurant establishment and locates spaces deeper into the park at the eastern edge negating the need for a large parking field at the front of the property at Clayton Road. The parking on the eastern edge is designed to provide adequate distance from adjacent neighbors allowing berms and landscape to be installed (in addition to the existing vegetation) to buffer the private spaces of these neighbors. If needed, parking expansion can occur

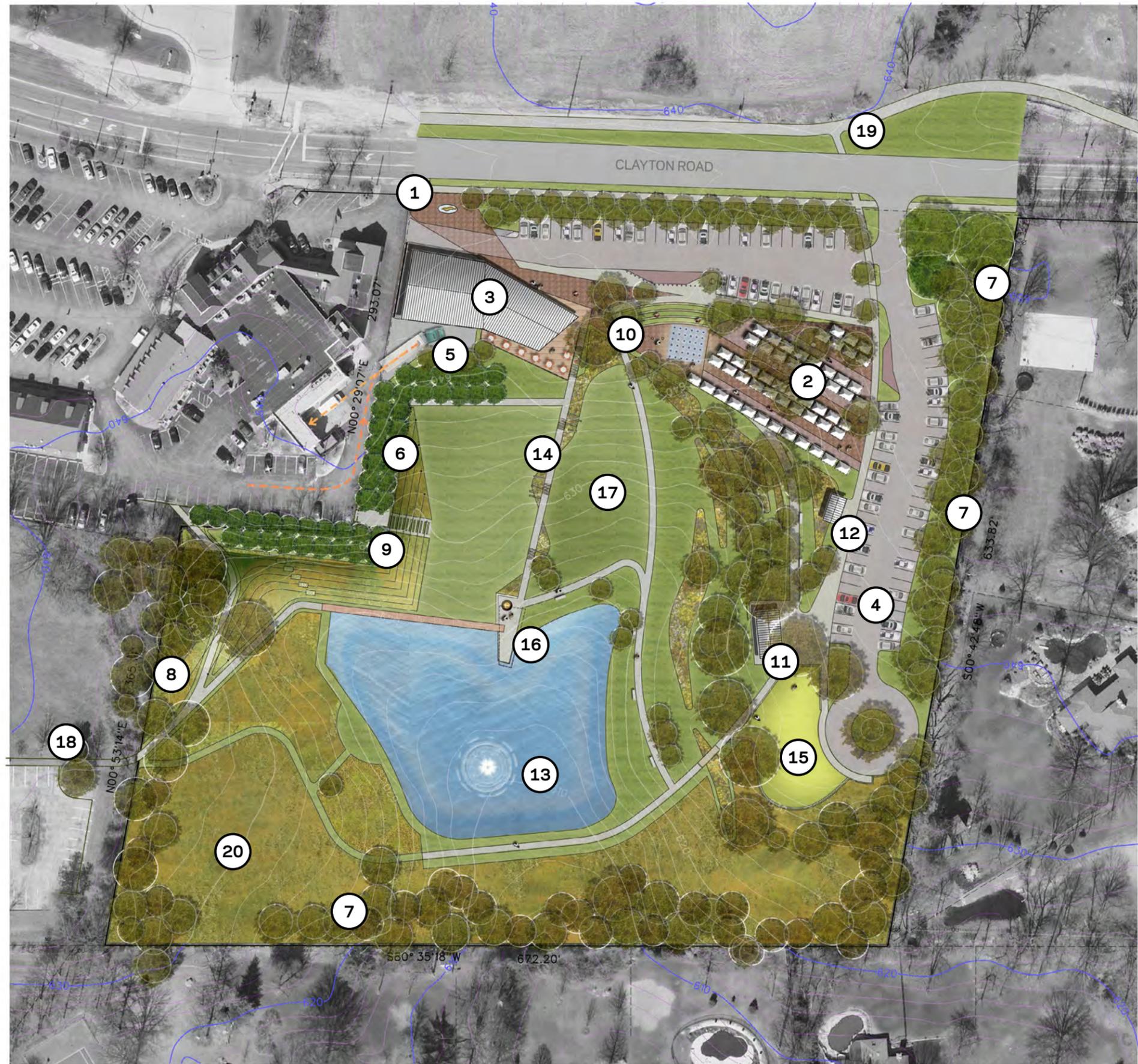
north of the amphitheater extending west toward the new retail/restaurant building or at the location labeled Canine Commons. Interior to the park, existing topography is altered to form storm water bio-filtration basins south of the multipurpose/flexible outdoor space and west of the parking lot. These basins are designed to collect 100% of the runoff from the paved areas out to Clayton Road. The basins will filter pollutants then release the clean storm water to the retention pond below. The grading of these basins will take into account the existing large deciduous and evergreen trees associated with the Wirth home so as to not disturb the vitality of these species. A restroom facility is located near the east parking lot and equally serves the multipurpose/flexible outdoor space, the pavilion and the interior portions of the park.

At the park's west edge (Mason Village's east and south property line) a sculpted earthen platform is constructed from soils excavated during the construction of the retention basin. The earthen fill elevates grade along the east and south property lines of Mason Village on which a grove of evergreen trees are planted. These trees, over time, will screen undesirable views of the rear of the buildings and service areas. All dead and invasive landscape in this area will be removed. The proposed contours will blend seamlessly with existing site grades within the Mason Village property and will require minimal reconstruction of their existing parking lot. Through the evergreen grove, passage has been made for pedestrians who wish to enter the park from Mason Village. Because of the newly raised elevation at this point of access, this passage will also serve as a prominent overlook.

The focal point of the park, the retention pond, will be engineered to accommodate all upstream runoff and release it at a slower rate to preclude flooding issues downstream in the King's Glen neighborhood. The design of the pond will be such to provide suitable habitat for fish and other aquatic species. A fishing pier juts into the pond and accentuates views from the restaurant terrace toward a floating fountain. The fishing pier is covered by a trellis and contains a fire pit for use in winter months if ice skating is allowed on the frozen pond surface.

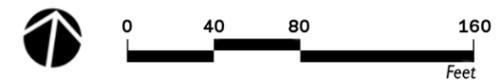
The new Town and Country Town Square, with its rich variety of user activities, will be a place for residents to unwind, shop, dine and recreate no matter what time of day or evening or time of year. Whenever you come to Town Square, the diorama, the look and the feel will have changed from the last time you visited. Town Square should serve the residents of Town and Country but also inspire them to be proud of their community.

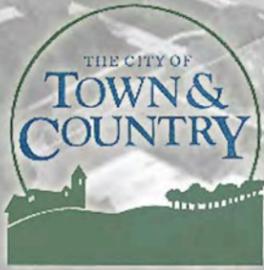
*"The Town Square should be a safe, welcoming, comfortable, public space that accommodates users of all ages, where friends and family can congregate to shop, dine and socialize through the day and evening. It should reflect the character, personality, culture, and history of the community, while at the same time addressing the interests and concerns of the adjoining property owners. It needs to be a space that gives people a reason to come to it, along with a reason to stay and enjoy themselves."*



## TOWN & COUNTRY TOWN SQUARE

- 1 Discovery Statue
- 2 Outdoor space for seasonal vendors
- 3 Commercial building (8,000 sq. ft.) with outdoor terrace
- 4 100 parking spaces + 4 spaces for pavilion
- 5 Truck service apron
- 6 Evergreen grove buffer
- 7 Existing vegetation to be preserved and enhanced
- 8 Removal of invasive plants
- 9 Pedestrian access with overlook
- 10 Children's interactive fountain and amphitheater
- 11 Picnic pavilion
- 12 Restrooms
- 13 Stormwater retention pond with fountain
- 14 Cascading bioswale / children's interactive water feature
- 15 Canine commons
- 16 Fishing pier with fire pit
- 17 Multi-purpose lawn area:
  - kite flying
  - sledding
  - organized exercises / silver sneakers
  - frisbee
- 18 Trail connection to Mason Rd
- 19 Trail connection to Longview Park and Clayton Rd trail
- 20 Restored prairie landscape





WHERE THE TOWN AND COUNTRY MEET

# DISCOVERY PARK





Center Axis - Compass Rose



Oge Log Cabin Post Office



Wirth Blacksmith Shop



Existing Wirth Property



Straub's at Mason Woods Village



Town and Country Fire Station



Town and Country Crossing



Drace Park Pavilion

## HISTORICAL CONNECTIONS

With its roots as a farming community, Town and Country was located on the trail of westward expansion. Clayton Road at the north edge of the park not only was the connecting road from St. Louis to the state capital in Jefferson City, but during the civil war marked the line between the union and confederate forces. Generations later, Town and Country now is recognized as the country side community just outside St. Louis City, where "Town" meets the "Country."

The Park is organized with a strong east-west axis that marks the connection between St. Louis City and Jefferson City to the west.

Within the park, the west axis aligns with the chimney of a picnic pavilion which references the original homesteads within the community.

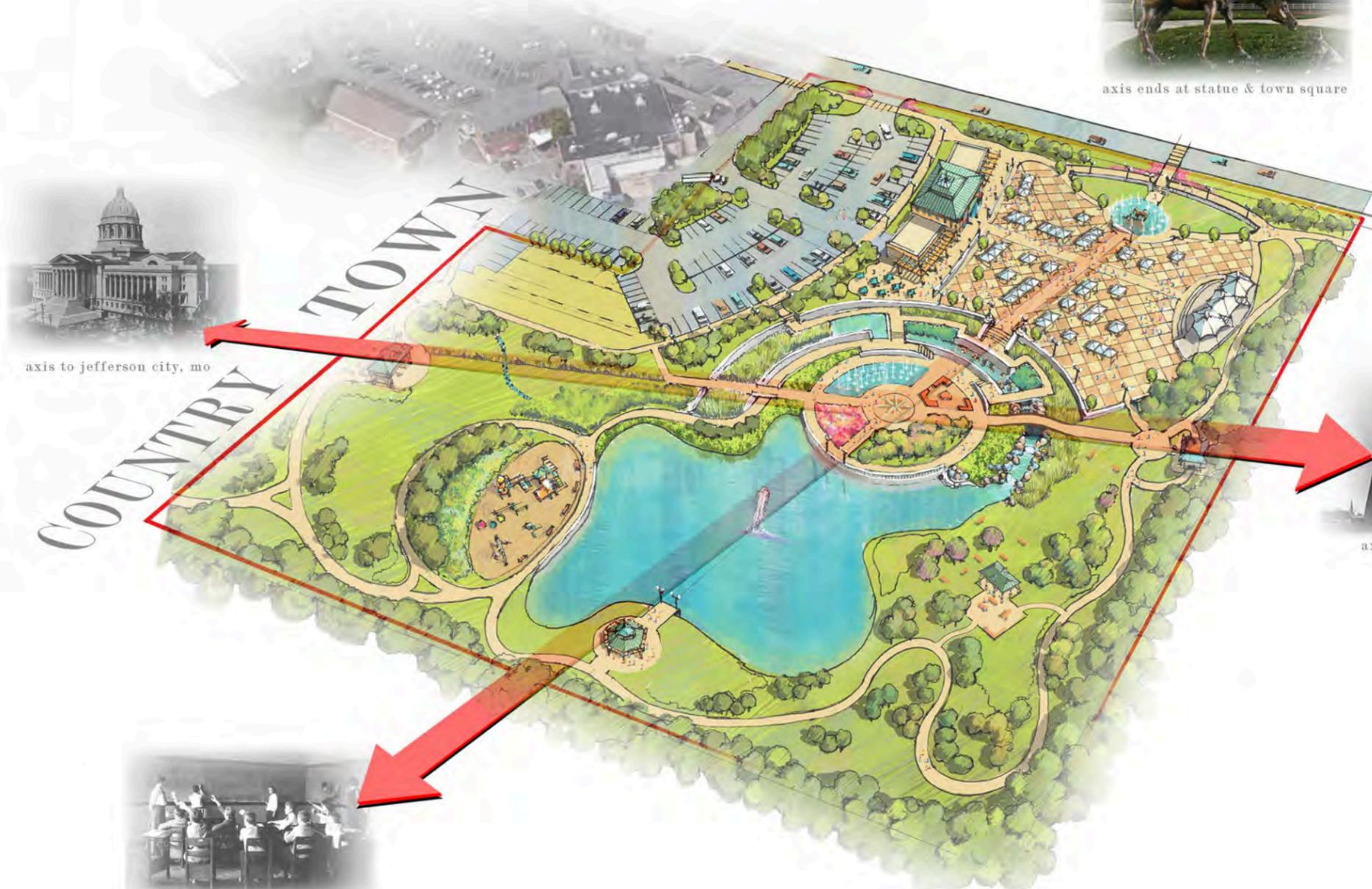
The north-south axis aligns with the one-room school house that originally served Alheim and the north leg aligns with the "discovery statue" that marks the entrance to the Town Square and park along Clayton Road.

A history compass set in the pavement of the center circle at the intersection of the two axes will identify these connections as well as the locations of the Wirth blacksmith shop and home, the Fette tavern, the first post office, Western Electric and other historical sites.

Further, the park is segmented along the axis into the "Town" zone to the north with the highly active multi-use plaza, covered event space, restaurant and vehicle access. The south half of the axis is identified as the "Country" and is reserved for the lake with walking trails, picnic and play areas.



axis ends at statue & town square



axis to jefferson city, mo



axis to st. louis, mo



axis to old school house

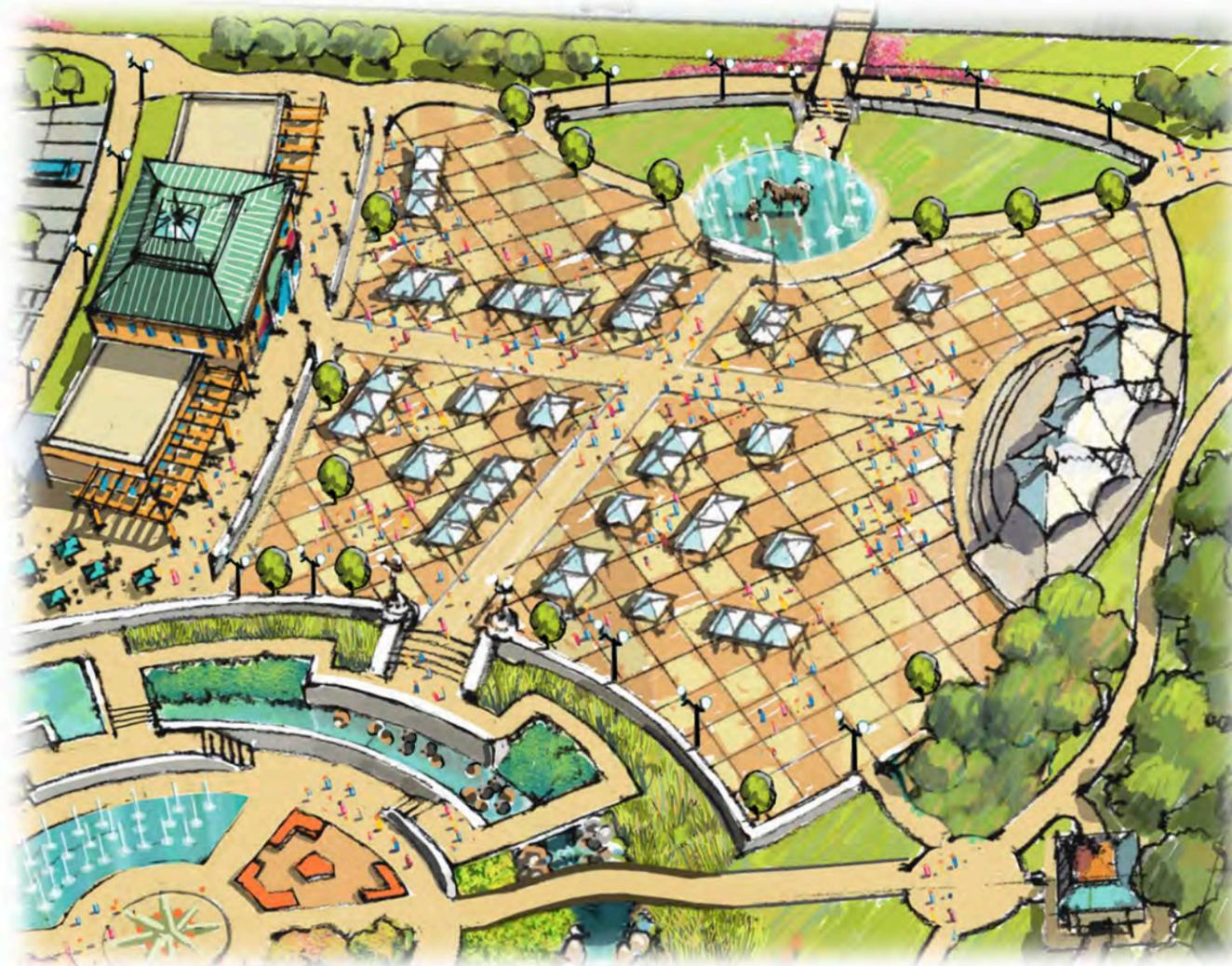
# WHERE THE TOWN AND COUNTRY MEET DISCOVERY PARK





### SUMMARY:

The Town Square Plaza will support a multitude of functions, including concerts, seating for firework shows, arts and crafts fairs, farmer's markets and food trucks. The town square and public interactive spaces, supported by parking and pedestrian paths that connect to Mason Woods Village, existing residential developments and public trails, will be located on the north half of the east-west axis. The "Discovery Statue" at the north entry to the park will serve as a focal point for a potential crosswalk at Clayton Road and be ringed by an interactive water-jet fountain. West of the plaza, shaded patios will allow restaurant patrons to observe and interact with events and share vistas of the lake and park. A covered event center will flank the Plaza to the east. Curved, terraced walls, stairs and an interactive stone brook will step down to the lake overlook south of the Plaza.



# WHERE THE TOWN AND COUNTRY MEET DISCOVERY PARK

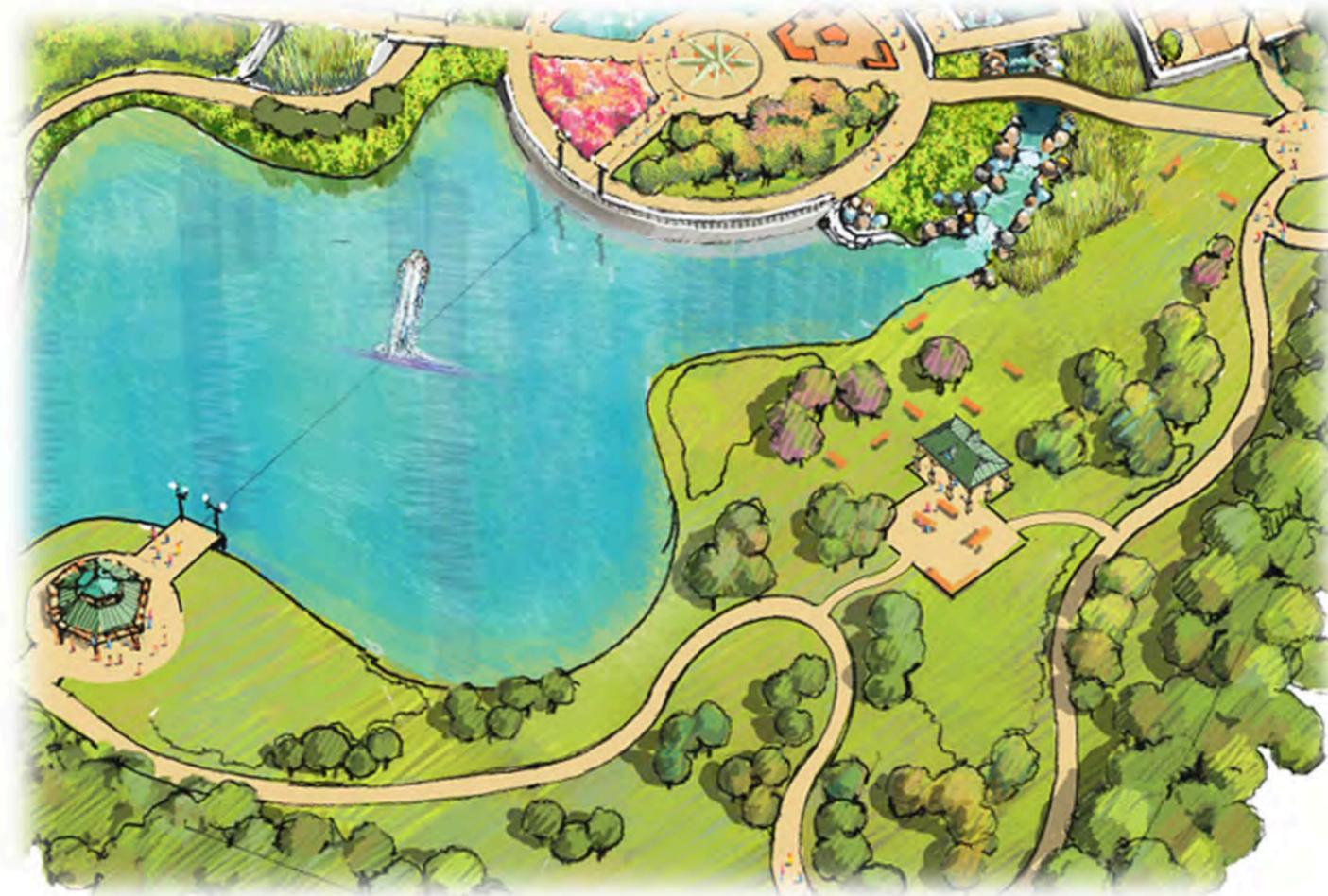




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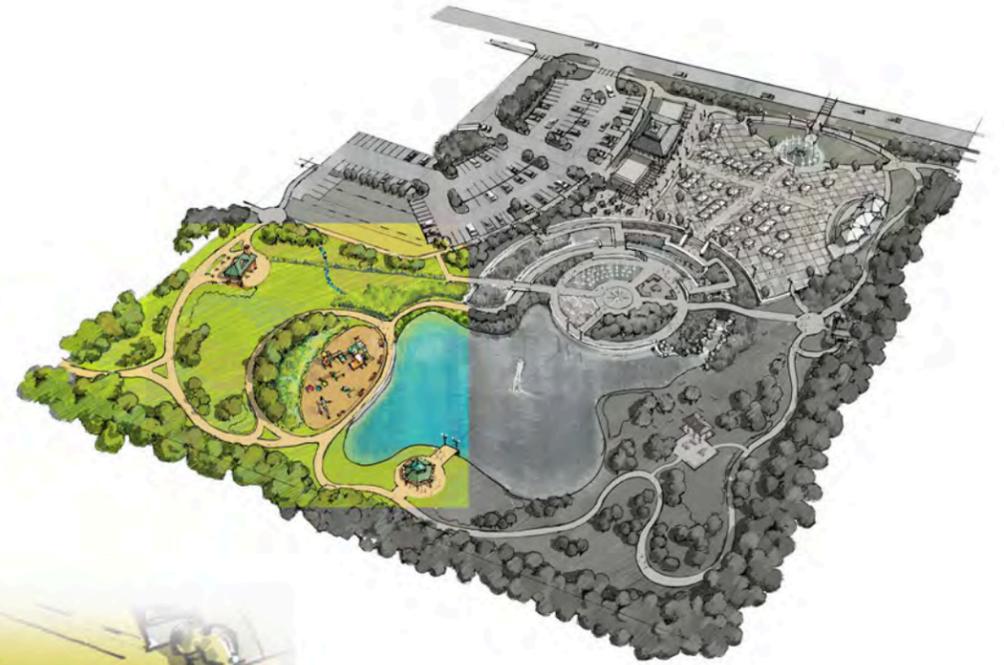
Moving south from the highly active spaces of the Town Square, visitors will find themselves in a transitional area as the environment becomes less structured and more natural, with open fields, indigenous plantings, mature trees, rain gardens and hillsides of wildflowers. The park is quieter in this zone and the existing tree line is enhanced to buffer the neighborhoods east and south of the park.

The history compass at the park hub identifies significant points of interest including Wirth family sites and a patio marking the footprint of their home including a new pavilion (using the existing design from the Drace Park structure).



# WHERE THE TOWN AND COUNTRY MEET DISCOVERY PARK





**SUMMARY:**

Trail systems at the southwest portion of the park will provide access Mason Woods Village, the Church of the Good Shepherd and to Queeny Park west of Mason Road. Visitors, including local school children, can romp at the playground or interact with the rock-lined brooks and lake, or even hold outdoor science classes at one of the pavilions.



WHERE THE TOWN AND COUNTRY MEET  
**DISCOVERY PARK**



## KEY PLAN

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



WHERE THE TOWN AND COUNTRY MEET

# DISCOVERY PARK





It is obvious that members of the Town Square Task Force have spent considerable thought, time, and effort in to formulating a great vision for the Town and Country Town Square. The idea of creating an active, attractive destination or "place" for the residents of your community and visitors to gather and enjoy a wide variety of activities will help to underscore Town and Country's unique character.

The Discovery Statue is a nod to Town and Country's equine history, the Wirth's Black Smith Shop, and the horse farms which were once plentiful in the area. We feel the bronze Discovery Statue's placement on a low grassy knoll in proximity to Clayton Road will act as a landmark or beacon for the Town Square, identifying the destination. This prominent location will not interfere with views from the plaza to the pond and natural area. A curved trough water feature will be located at the base of the knoll on the Square side. The water feature will provide white noise to baffle the traffic along Clayton Road and add a pleasant cooling effect in the summer months. An overflow will connect to a grated runnel (paved water filled channel) which will run across the paved area and provide a link with the "rock bottom" creek.

The Square will be shaded by a row of native trees. Seating will be provided at the base of the water feature and along an 18' wide walk of permeable pavers encircling a central lawn. Benches and seat walls will provide permanent seating. Folding patio tables and chairs will provide flexible seating in the warmer months, stored away over the winter. An on grade "stage" will be located at the south end of the plaza so that spectators will be facing the pond and natural area beyond. Broad stone and lawn steps lead to the natural area, the "creek" and the base of the trail and will also be utilized for seating and gathering. Colorful native plants will fill large containers for continuous seasonal interest. Site furnishings will include bike racks, drinking fountains for visitors and their dogs, flag poles, liter and recycle receptacles, bollards and light fixtures.

The market area, located to the east of the Square, is a versatile space where the typical 10'x10' vendor tents could be set up. Parking for vendors and shoppers will be located along the eastern property line, these spaces could be grasscrete or permeable paving with a paved drive aisle. The restroom building, in close proximity, will also provide storage for the Square and market.

The main parking area for the Square will be located between Straubs, and the new commercial space with a wide, safe, landscaped walk leading to the Square. Wheel stops will be installed and parking lot islands will not be curbed, allowing infiltration of the rain water from the parking lot. The parking aisles angle to allow for a larger pad at the Straubs loading dock. There will be a wide landscape buffer between Straubs and the parking lot. The new commercial buildings will be the main buffer between the back wall of Straubs and the Square. Locating the commercial buildings adjacent to the Square, with ample parking to the rear, is reminiscent of a European plaza and will certainly maximize the value of these properties.

A plan for removing the invasive plant material on the property, especially along the west and south property lines will be developed. A dense screen of primarily native plants will be maintained where adjoining property owners have requested privacy. Pedestrian and vehicular access will be provided to connect the Square to Mason Woods Village. In order to accomplish this, grading and retaining walls will be required at the south drive and the drive to the north will be reconfigured. The pavilion, whose design should reflect the vernacular architecture, and a picnic area will be located in the vicinity of the existing house. Views out to the future pond and natural area are outstanding from this vantage point. Although we are proposing that the main restroom building be located close to the Square and market, composting toilet facilities, such as those used in many of our State Parks could be installed in the area of the pavilion. Careful conservation of mature trees in good health will be required.

We envision the wet detention pond to be an asset. A natural shape where the "pockets" will be rain gardens or "marshes" with boardwalks to cross them. An aerator will help to oxygenate the pond water and keep it clear, as will the correct native vegetation and wildlife. Native plantings will surround the pond and discourage geese. We propose capturing rainwater uphill, through the use of permeable paving and in a series of rain gardens, to help control run off. The field of deep rooted native prairie grasses and wildflowers will also help to mitigate storm water runoff. Walking trails will connect the Square, pavilion, picnic area, the Church of the Good Shepherd, Mason Woods Village, and a new crosswalk will be provided to connect the Clayton Road Trail. Trails will have a wide mown edge which will make the "prairie" feel intentional.

This flexible community property will allow for many types of events and activities, something to appeal to all in the area, a wonderful asset for Town and Country.

# CONCEPTUAL SITE PLAN TOWN and COUNTRY TOWN SQUARE

SCALE: 1" = 100'-0"



## KEY

- A DISCOVERY STATUE
- B TROUGH FOUNTAIN WITH GRATED RUNNEL
- C PERMEABLE PAVEMENT
- D CENTRAL LAWN
- E STAGE
- F STEPS - LAWN TREADS, STONE RISERS
- G SEASONAL MARKET
- H RESTROOMS and STORAGE
- I BIKE RACKS
- J ADA PARKING - 3 SPACES
- K ADA VAN PARKING - 2 SPACES
- L RESTAURANT AND COMMERCIAL SPACE - OUTDOOR DINING ADJOINING SQUARE
- M LANDSCAPED PARKING - 68 SPACES
- N GRASSCRETE PARKING - 51 SPACES
- O PAVED DRIVE TO PAVILION
- P VEGETATIVE BUFFER, INVASIVES REMOVED SOUTH & WEST
- Q TURN AROUND, PARKING FOR PAVILION
- R PICNIC PAVILION
- S MOWN LAWN, PICNIC GROUNDS
- T COMPOSTING TOILET FACILITIES
- U RAIN GARDEN
- V BOARDWALK
- W WALKING TRAIL
- X RE-CIRCULATING ROCK BOTTOM CREEK
- Y DRIVE CONNECTING TO MASON WOODS VILLAGE
- Z PEDESTRIAN CROSS WALK
- AA STRAUBS - ENLARGED LOADING DOCK APRON
- AB PRAIRIE GRASSES AND WILDFLOWERS
- AC ENHANCED WET DETENTION WITH AERATOR
- AD FLAGPOLES

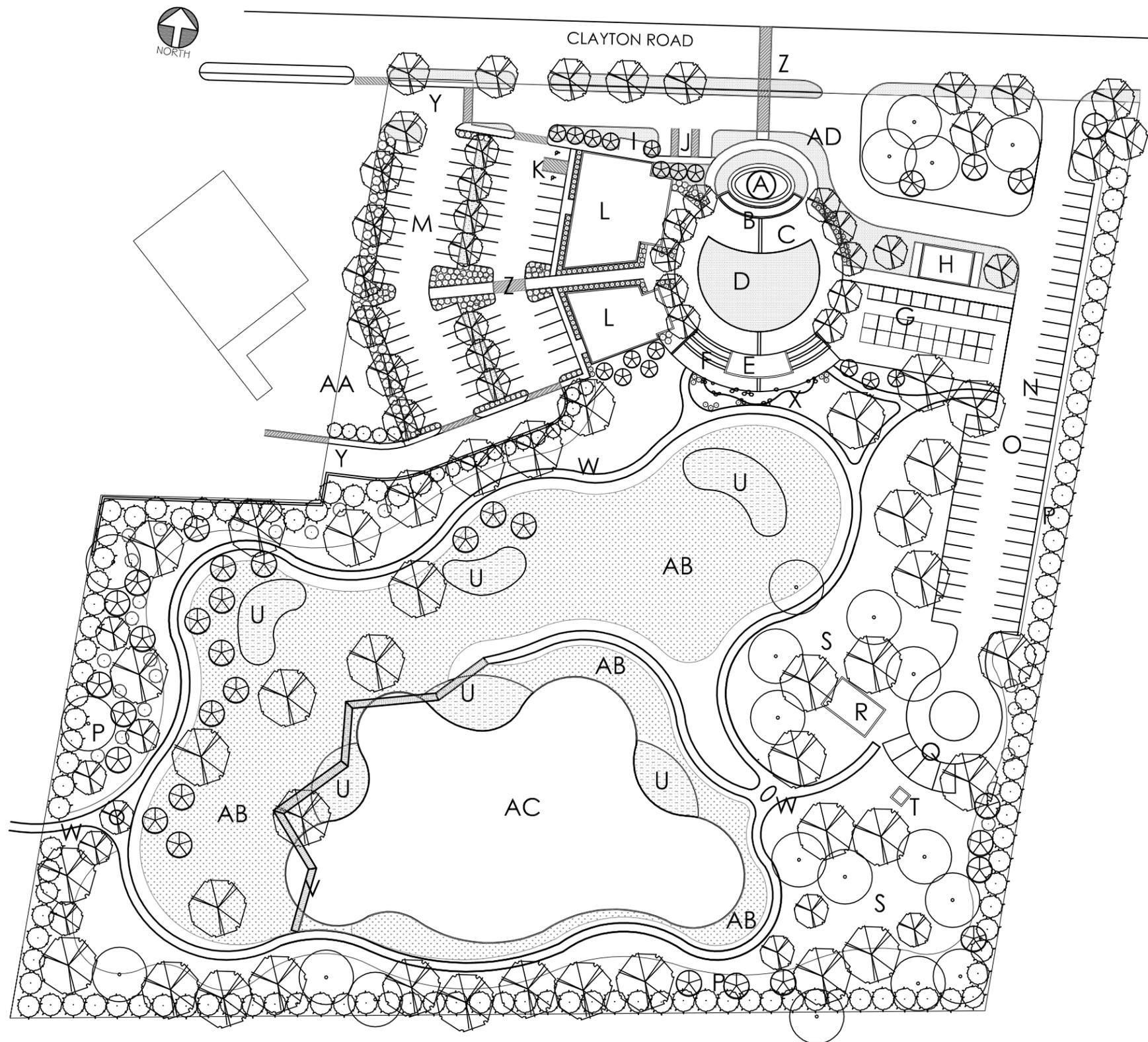
Nafe & Associates Landscape Architects

P.O. Box 191284 St. Louis, Missouri 63119

314.660.2440 www.nancynafe.com

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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

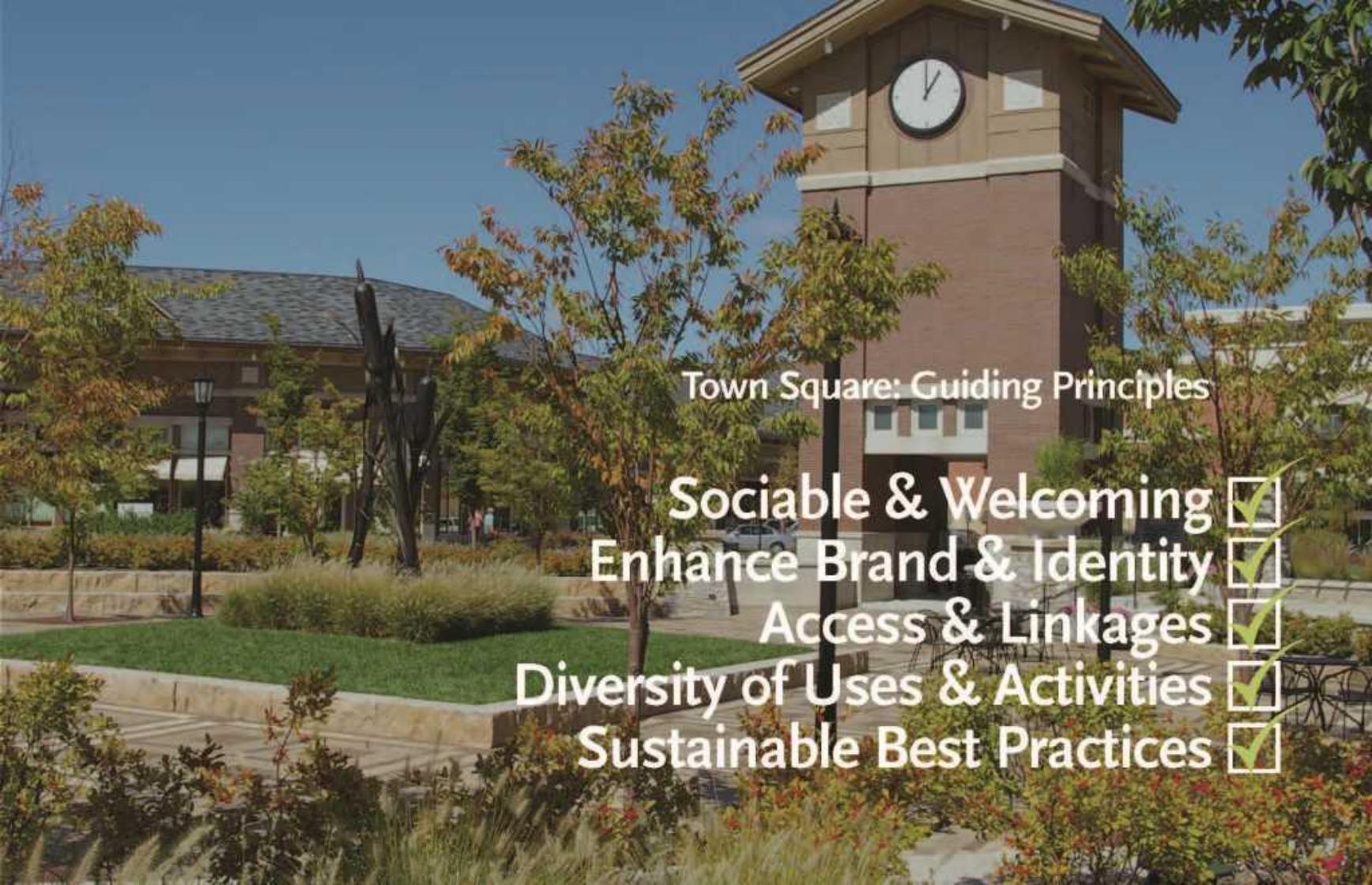
0.5 mile

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 paved walkway. In the background, there are modern buildings and a large black sculpture. The sky is clear and blue.

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 & County 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.

- 
- 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.



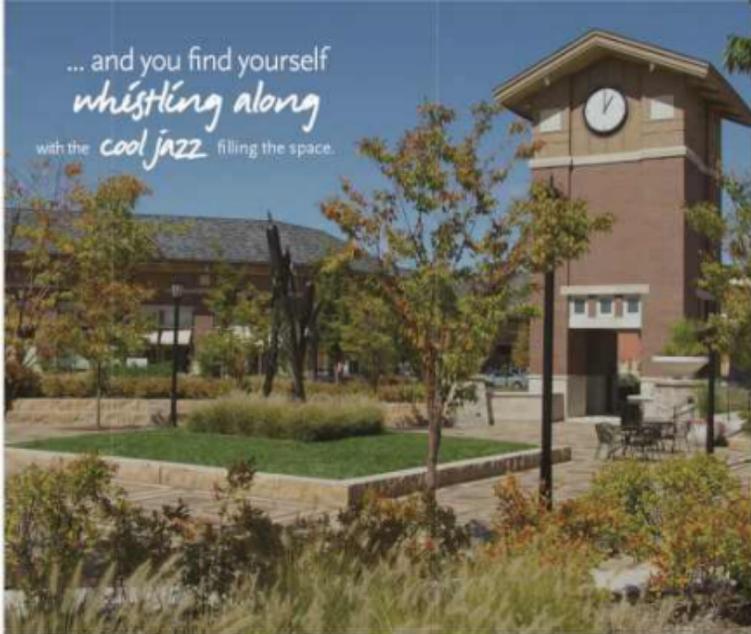


### Town Square: Inviting respite for all ages

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.

... and you find yourself  
*whistling along*  
with the *cool jazz* filling the space.



## The Lawn: a true multi-use space

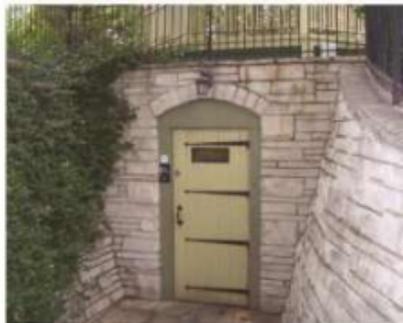
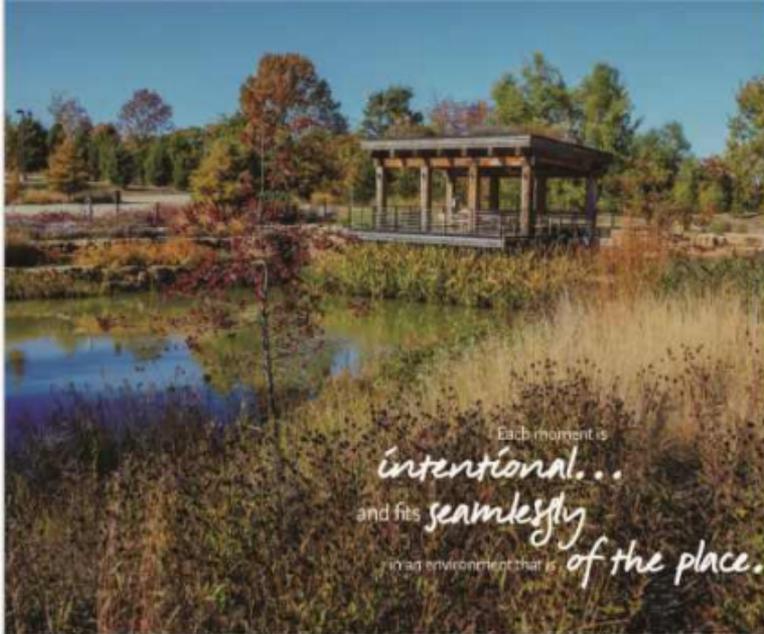
Thank goodness it's Friday. Better yet, it's Friday during the summer and that means "Summer Concert Series." The summer breeze carries the sound of an acoustic guitar across the lawn. And you're in your favorite spot - fourth terrace from the stage and to the right. You see, it's not just the band you've 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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**JOINT MEETING  
TOWN SQUARE TASK FORCE &  
NEIGHBORHOOD REPRESENTATIVES SUBCOMMITTEE  
CITY OF TOWN AND COUNTRY  
THURSDAY, SEPTEMBER 24, 2015**

**REGULAR MEETING**

The regular meeting of the Town Square Task Force of the City of Town and Country was held at 7:00 PM on Thursday, September 24, 2015, at Longview Farm Park located at 13525 Clayton Road, Town and Country, MO 63141.

**ATTENDANCE**

**Town Square Task Force**

Alderman Mange – Co-Chairman  
Leslie Yoffie – Co-Chairman  
Dr. Nan Kulkarni  
Judy Weber  
Derek Goodin  
Rico Salmon  
Preston Polk

**Neighborhood Rep. Subcommittee**

**Alderman** Anderson - Chairman  
Trip Straub  
Reverend Pamela Dolan  
Pat Weise  
Cushie Switzer  
Frank Petkovich  
Bernie Zyk  
Larry Schiffer  
Peter Stevens

Also present were Mayor Dalton and Melanie Rippetoe, City Planner.

**CALL TO ORDER**

Alderman Mange called the meeting to order at approximately 7:02 PM.

**APPROVAL OF MINUTES 06/09/15**

Alderman Mange called for corrections or amendments to the minutes for the Town Square Task Force and Neighborhood Representative Subcommittee Joint Meeting on 06/09/15.

Hearing none, the minutes of 06/09/15, were unanimously approved by voice vote.

**DISCUSSION OF THE FOUR CONCEPTUAL PLANS FROM DESIGN FIRMS**

Alderman Mange, utilizing a PowerPoint presentation, discussed the four conceptual plans drafted and previously distributed. He requested that all discussion be held until after he has given an overview of all of the conceptual plans.

Alderman Mange gave a brief overview of each of the firms and pointed out that all of the designs showed the front half of the property containing a commercial element and

a community gathering space with the rear of the property shown as a park-like environment.

He then went through each of the submittals and briefly described the individual elements of each design. He explained that the design can be altered to include or exclude various elements but they would be responsible for choosing both a design and a firm to recommend to the Board of Aldermen.

Alderman Anderson noted that the City owns all of the designs and one design does not need to be agreed upon as a whole.

### **DISCUSSION OF DRAFT WRITTEN REPORT TO BOA**

Alderman Mange deferred to a previously distributed draft report to the Board of Aldermen. He explained that the report to the Board of Aldermen would include the vision statement, the chosen conceptual design and written form of special recommendations.

### **COMMENTS BY NEIGHBORHOOD REPRESENTATIVES SUBCOMMITTEE**

Each of the members of the Neighborhood Representatives Subcommittee present were given an opportunity to choose which design and/or which firm they liked the best as well as discuss the elements that they would change.

### **COMMENTS BY TASK FORCE MEMBERS**

Each of the members of the Town Square Task Force present were given an opportunity to choose which design and/or which firm they liked the best as well as discuss the elements that they would change.

An overall majority of all of the members favored the design by M+H Architects, provided the park area was simplified. They recommended that the following revisions be made to the M+H Architects conceptual design:

- the pedestrian entrance (E) from the trail on the north side of Clayton Road be placed in a tunnel under Clayton Road rather than a surface crossing.
- the Discovery Statue & Water Jet Fountain (A) be moved south to the center of the Town Square (B) to accommodate the entrance from the tunnel under Clayton Road (E).
- the Covered Stage (D) be removed.
- the Public Restroom (I) be moved to the west side of the property close to the Pavilion (K).
- the Pavilion and Wirth House Patio (L) be removed.
- the Pavilion (K) along the south property line on the dam for the lake be removed.
- the Playground (S) be removed.
- the Wildflower Area (V) be enlarged to include a Monarch Butterfly Garden.

There was additional discussion about the following:

- Add a covered area in the Town Square (B).
- Add a fishing pier.
- Add a fire pit.
- Revise the orientation of the commercial buildings to give a more visual exposure over the lake to the south.
- Provide more outdoor dining area.
- Move the pavilion from the west side down closer to the lake where the removed playground was planned to be located.
- Move the public restrooms (I) to the southeast corner of the Town Square (B) area rather than all the way to the west pavilion (K) in order to be more accessible to the users of the Town Square (B).
- Prairie grass looks messy and would not have that tailored look that a nice park has, however, a Monarch butterfly area would be a positive addition.

### **PUBLIC COMMENTS**

Discussion from the public consisted of:

- Appreciation for willingness to move the restrooms further from residential area.
- Agreement of the chosen M+H design.
- Agreement that the park area should be more passive.
- Recommendation of beach volleyball area near lake.
- Caution on changing too much of the M&H design because it could ruin the strong architectural concept.

### **SET NEXT MEETING DATE**

Alderman Mange stated that the next meeting date is scheduled for Tuesday, September 29, 2015 at 7:00 PM, if needed.

Alderman Mange and Alderman Anderson agreed that they would send out a summary recommendation to the BOA that included all of the comments and recommendations discussed at the meeting. If the members found it sufficient, there would be no reason to have a meeting on Tuesday, September 29<sup>th</sup>.

### **ADJOURN**

There being no additional business to discuss, Alderman Mange adjourned the meeting at 8:33 PM.

Melanie Rippetoe, City Planner