

# 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

