

# ***CRESCENT SPRINGS GATEWAY STUDY***

Meeting #5 June 24, 2009



# ***Agenda***

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- Call to order
- Approval of Minutes
- Logo Discussion
- Vision and Goals Discussion
- Scenario Discussion
- Public Meeting
- Next Task Force Meeting - July 22<sup>nd</sup>
- Adjourn Meeting

# ***Study Logo Part 2***



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# ***Vision Statements***

- The inspired words that clearly and concisely convey the direction of the plan.
- “What would a perfect world (the study area) look like?”
- Both realistic and ambitious – in other words, it should be a challenge without being impossible.
- Broad enough to cover all essentials
- Focused enough to guide the city, land and business owners, and potential developers.

# ***Vision Statement***

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- The Crescent Springs Gateway Study Area will redevelop into a mix of office, retail and interstate retail uses that will compliment one another and be harmonious in regards to site and architectural design. The use of imaginative and thoughtful design within this commercial center will give a unified and impressive entrance into the city. The area will be highly accessible and inviting for pedestrians, cyclist, transit riders, and automobiles. It is understood that the study area will redevelop slowly and each improvement, no matter how small, must be crafted with the long-term future in mind.



# ***Scenarios***

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- 3 Scenarios
- Loop Road
  - Provide access to all or most of the area
  - 50-60 foot right of way
  - Good to have 300 to 400 foot of depth for building lots
- Mix of Professional Office, Interstate Retail, General Retail (Residential in Scenario 3)

# ***Scenarios***

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- Items to consider
  - Road system
    - How much of current roadway to use
  - Location of uses
  - Desired amount of each land use



## ***Land Use Calculations continued***

- Current Zoning
  - 2:1 ratio of land to space under roof
    - Based on current parking requirements
    - With a 20% green space rule of thumb
- Market Analysis (Gem Public Service Sector)
  - Rule of thumb suburban redevelopment
    - 4:1 ratio for Office, 5:1 ratio for Retail

## ***Land Use Calculations (continued)***

- Traffic Analysis
  - 2000 vehicles per hour (VPH) during peak periods
  - Improved Intersections
    - With 2 left turn lanes, 2 thru lanes, and 1 right turn lane
  - Changing Hazelwood Intersection to R in R out will lower VPH a small amount
  - Additional connection across RR will not make significant difference

# ***Land Use Calculations (in sq ft)***

<b>Scenarios</b>	<b>Current Zoning</b>	<b>Market Analysis</b>	<b>Traffic Analysis</b>
<b>#1 Office</b>	400,000.00	260,815.50	150,000.00
<b>#1 Retail</b>	200,000.00	152,704.00	75,000.00
<b>#2 Office</b>	330,000.00	210,285.90	60,000.00
<b>#2 Retail</b>	190,000.00	174,919.50	30,000.00