

## SPRING GENERAL MEETING

THURSDAY MAY 6, 2010 7:30 PM

Black Jack Fire Protection District  
Administration Center  
5675 North Highway 67

### NEXT PHASE OF THE JAMESTOWN MALL STUDY

Presented by

**Tom Curran**

Director of Inter-governmental Affairs  
Office of St. Louis County Executive Charlie Dooley

**Citizen of the Year Award**

**Election of Directors**

**ENACTMENT OF THE KARST PRESERVATION DISTRICT**

**Refreshments**

### NEXT PHASE OF THE JAMESTOWN MALL STUDY

St. Louis County commissioned the services of the internationally recognized Urban Land Institute (ULI) to conduct a comprehensive review of the factors affecting Jamestown Mall, identify fresh ideas and explore possible adaptive re-use solutions. The Mall has been struggling for the past several years and has experienced the loss of many stores including two primary anchors, declining rent and property tax assessments, physical deterioration, a perceived security problem, and has become an increasing concern to the citizens of North County. The Institute was in North County for the week of September 21, 2009 for an intense period of interviews and observation of the local business climate, concluding with a public meeting to offer their ideas and recommendations. Their written report was received in January 2010 and may be read at [www.uli.org.jamestownmall](http://www.uli.org.jamestownmall)

The panel had been asked to evaluate the current North County marketplace to determine whether it has the capacity to support the million-square-foot mall even if it were fully renovated, and on the basis of that evaluation, to recommend a future configuration that the market could support, if any. Should retail alone prove to be an unsustainable use, the panel would suggest alternative site development strategies that could create the greatest quality of life and economic benefits for North County citizens. Such strategies might include partially or completely demolishing the existing structures and reconfiguring the site into more useful development parcels.

The County subsequently solicited proposals from developers to implement the ULI plan. Seven proposals were submitted and have been evaluated by the County. Announcement of the successful bidder is anticipated within the next month.. The latest information will be presented at the meeting on May 6th

## **KARST PRESERVATION ZONING DISTRICT ORDINANCE ENACTED**

The St. Louis County Council enacted final legislation on December 29, 2009 to establish the **Karst Preservation Zoning District (KP)** in the Old Jamestown Area of unincorporated North St. Louis County. The newly created Zoning District recognizes the environmental uniqueness of the 4.2 square mile area of karst geology known for many years by geologists as the "Florissant Karst". Its significant characteristic is the intensely spaced, deep, steep sided sinkholes into which all the surface runoff water drains. The water draining into sinkholes can travel rapidly through open cracks and crevices and quickly contaminate the underground water supply over a very large area. Sinkholes can sometimes be unstable as a result of soil erosion and subsidence of the underlying geological formations.

General provisions of the new Zoning District include:

- Increased construction setbacks from sinkholes.
- *Permitted* Uses remain the same as present Non-Urban Uses.
- Essentially all *Conditional* Uses remain the same as Non-Urban.
- Geotechnical report required for most projects.
- Alteration of the natural drainage system not permitted.
- Discharge of developed storm water into sinkholes not permitted.
- Three acre minimum lot size required for single family structures.

## **COUNTY RECEIVES AWARD FOR CREATION OF NEW ZONING DISTRICT**

On March 29 the St. Louis County Planning Department won an Outstanding Achievement in Planning award by the American Planning Association-Metro St. Louis for the new Karst Preservation Zoning District. The zoning district was developed to protect the landscape in a four square mile area in the Old Jamestown community in North St. Louis County that is recognized as being one of the finest examples of deep funnel shaped sinkholes in the central United States.

The purpose of the new district is to preserve this natural karst/sinkhole area while continuing low intensity development within the constraints of the geology. New setbacks from sinkholes were established and geotechnical reports are required prior to future development being authorized.

The U.S. Bureau of the Census has included the Community of **Old Jamestown** as a Census Designated Place (CDP) in their data collection program for the 2010 Census.

The Census Bureau has tabulated and published data for unincorporated places (the term used to identify CDPs) at various times since the mid-1800's, however until 1950 this was generally an exception rather than the rule. Beginning with the 1950 census, the Census Bureau recognized and published population and housing data for CDPs that met specific population threshold criteria. Initially the only CDPs recognized were those located outside of urbanized areas (UAs). The criteria were modified in 1960 to recognize CDPs with populations of at least 10,000 located inside UAs. Since then, the population criteria has been modified several times, to where now all population thresholds have been eliminated for the Census 2010. A CDP represents a closely settled, unincorporated, named community that has a strong local identity and relatively well-known boundaries that are identifiable in the landscape. A CDP cannot be included within the boundaries of a municipality.

### **PEGGY KRUSE NOMINATED AS DIRECTOR**

The Board of Directors has nominated Peggy Kruse as Director for the term 2010-13. Additional nominations may be offered at the general meeting. Election to follow.

Peggy and her husband, Ray, have owned their home on Old Jamestown since 1986, though they lived in Memphis from 1991 to 1997. She became an active volunteer after retiring from the Defense Department where she was a contract auditor/manager. Peggy created and maintains the Old Jamestown Assn web site and the [oja-flo-mo@yahogroups.com](mailto:oja-flo-mo@yahogroups.com) e-mail list. She is also active with *Pallottine Renewal Center* and has previously assisted with a variety of activities at *St. Norbert Parish* and *North County Churches Uniting for Racial Harmony and Justice*. Peggy was a member of the 2003 *Missouri River Greenway* Citizens Advisory Committee (CAC) -- she is currently a member of the regional CAC assisting with an update of the *Great Rivers Greenway* plan for an interconnected system of greenways, parks and trails that will encircle the St. Louis region.

### **COUNTY TO BUILD TRAFFIC ROUNDABOUT**

St. Louis County plans to build its first roundabout at Old Halls Ferry Road and Vaile Avenue. The roundabout would have one traffic lane and a diameter of 130 feet around the curb line. Erik Dam, project engineer, indicated that the estimated cost including landscaping and sidewalks is \$650,000. Work could begin as early as this fall and be completed in six months. More information will be available at the meeting.

### **HOUSEHOLD HAZARDOUS WASTE COLLECTION ON MAY 8<sup>TH</sup>**

The Spring Hazardous Household Waste Collection will be conducted on

**Saturday, May 8<sup>th</sup> from 8:00 A.M. to 3:00 P.M.**, regardless of the weather. At the **St. Louis Community College- Florissant Valley Campus**

These free drop-off events are for residents of St. Louis County only.

## DORA GIANOULAKIS TO RECEIVE OUTSTANDING CITIZEN AWARD

**Dora Gianoulakis**, President of the Spanish Lake Community Association has been selected to receive the thirteenth annual Outstanding Citizen Award of the Old Jamestown Association. The award is made each year to a citizen who has contributed to the quality of life in North St. Louis County.

Dora has been President of the Spanish Lake Community Association since its inception in 2000. She provided the initiative for the Spanish Lake Community Area Study by the St. Louis County Department of Planning, which led to the establishment of the Spanish Lake Community Association in 2000. She has provided the direction for the Association since its inception, during which time there have been many grants, projects, and community activities which have all been focused upon the betterment of the community. She currently is providing leadership for the **Common Sense Coalition** to "*Save the Confluence*" by preserving the confluence area of the Mississippi and Missouri Rivers in its natural environmental state.

**Dr. Elmer Belsha**, past Executive Director of North County Incorporated  
**Laurie Donovan**, past member of the Missouri House of Representatives  
**Doug Wiese**, Neighborhood Policing Officer  
**Jim O'Mara**, past St. Louis County Fourth District Councilman  
**Mark Behlmann**, community advocate and board member Hazelwood School District  
**Robert G. Lowery Sr.**, Mayor of the City of Florissant  
**Dr. Rance Thomas**, President North County Churches Uniting for Racial Harmony/Justice  
**Ken Otto**, St. Louis County Planning Commissioner and owner of Handyman Hardware  
**Dr. Chris Wright**, Superintendent of the Hazelwood School District  
**Tom George**, past member of the Missouri House of Representatives  
**Bill Schnell**, Area Engineer for the St. Louis Metro North District of MODOT  
**Mike O'Mara**, St. Louis County Fourth District Councilman

The award will be presented at the General Meeting on May 6th.

## "OLD JAMESTOWN" BECOMES A CENSUS DESIGNATED PLACE

*Old Jamestown* joins other CDPs located in St. Louis County such as Afton, Lemay, Mehlville, Sappington, and Spanish Lake.

