



**JOINT WORK SESSION
AGENDA
CITY OF CREVE COEUR CITY COUNCIL,
PLANNING AND ZONING COMMISSION
AND ECONOMIC DEVELOPMENT COMMITTEE
300 NORTH NEW BALLAS RD
FEBRUARY 29, 2016
6:30 PM**

CALL TO ORDER

ROLL CALL

DISCUSSION ITEMS

1. Plant Bioscience and Technology Area Master Plan

Summary: The Ayers Saint Gross planning team will lead a focus group discussion with the City Council, Planning & Zoning Commission, and the Economic Development Committee.

Pursuant to Section 610.022 RSMo., the City Council could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. And/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.

Posted: _____ posted 02/24/2016
Deborah Ryan, MPCC
City Clerk



City Council
300 North New Ballas Rd
Creve-Coeur, MO 63141

Meeting: 02/29/16 06:30 PM
Department: City Administrator
Category: Report
Prepared By: Mark Perkins
Department Head: Carl Lumley

REVIEWED

STAFF REPORT

Plant Bioscience and Technology Area Master Plan

The Ayers Saint Gross planning team will lead a focus group discussion with the City Council, Planning & Zoning Commission, and the Economic Development Committee.

Plant Bioscience and Technology Area Master Plan

Key Issues Workshop – City of Creve Coeur

February 29th, 2016

Project Background and Process

The Plant Bioscience and Technology Area Master Plan will establish a comprehensive framework for a thriving center of research activity that promotes and strengthens opportunities for economic growth, entrepreneurship, and creates jobs for the greater St. Louis region. The Master Plan will define a strategic mix of active uses and guide the density and scale of future development. Included in the 575 acre study area is the Danforth Plant Science Center and the Bio-Research and Development Growth (BRDG) Park, properties to the north and west, and the Monsanto Campus to the south.

Over the course of the next eight months, a series of workshops will be held in a collaborative effort between the St. Louis Economic Development Partnership, the City of Creve Coeur, and key stakeholders. Workshops will identify key issues, development goals and scenarios, design guidelines and a design framework to compose a final comprehensive plan. Focus groups encompassing key stakeholders will be engaged throughout the planning process to shape a vision for the future at the Plant Bioscience and Technology Area.

The planning process includes the following workshops:

- 1) Workshop 1: Kick-off meeting with the Core Working Group (December 9th, 2015)
- 2) Workshop 2: Engage select stakeholders to understand key issues (February 2nd-3rd, 2016)
- 3) Workshop 3: Develop conceptual planning strategies for the study area. As part of this workshop, a public open house will be held to gather community feedback on key issues and development goals.
- 4) Workshop 4: Developing scenarios and testing scenarios for how future development can be realized within the study area.
- 5) Workshop 5: Refine scenarios and design guidelines while developing a preferred approach for the development of the study area. Present initial design guidelines for feedback. A public open house will be held to share and receive feedback on the planning principles, concept plan and potentially the preferred development scenarios.
- 6) Workshop 6: Draft plan and design framework to share and approve the draft plan. Discuss the implementation strategy.
- 7) Workshop 7: Final Plan: Open Forum to present the final plan to the community and key stakeholders.

Online Feedback:

The planning team is utilizing MySidewalk, an interactive online engagement tool, to gather feedback and help communicate the Master Plan throughout the process. Please use the below link to access the site and provide initial feedback. We encourage you to forward the link to other's who would be interested in providing feedback.

<https://mysidewalk.com/organizations/291397/plant-bioscience-and-technology-area-masterplan>

Plant Bioscience and Technology Area Master Plan

Key Issues Workshop – City of Creve Coeur

February 29th, 2016

Focus Group Questions

In order to facilitate discussion, the planning team has framed a series of questions aimed at discovering and strengthening the current and future opportunities of the study area while addressing and planning for the constraints on its development. Please review the following questions and come prepared to discuss your vision for the future of the Plant Bioscience and Technology Area.

1. What is your perception of the Donald Danforth Plant Science Center, BRDG Park and the light industrial area to the north? What is the public's perception?
2. What amenities would benefit the Plant Bioscience and Technology Area? Has the public mentioned any particular amenities?
3. What is the study area's competitive advantage to attract plant science research and innovation within the St. Louis region?
4. How can the Plant Bioscience and Technology Area better compete and/or collaborate with existing research clusters in St. Louis?
5. What is the study area's greatest challenge to attract job growth in the plant science industry?
6. What are the strengths of the study area and what changes would you like to see?
7. What are the challenges and assets to existing transportation infrastructure in the study area? What services should be enhanced?
8. What past or ongoing studies involving the study area should we integrate into the Master Plan?
9. What other organizations or people should we talk about this topic?

