

**City of St. Clair  
#1 Paul Parks Drive  
St. Clair, MO 63077  
Arcturis Interview and Presentation  
August 18, 2008**

**Mayor Blum called the meeting to order at 8:10 p.m.**

City Clerk, Chris Fawe called the roll. Present were Mayor Blum, Administrator Arndt, Alderman Marrocco, Alderman Pierce, Alderman Counts and Alderman Davis.

Presentation as follows:

**Planning, Civil Engineering and Landscape Architecture**  
Arcturis Planning Group



**Arcturis** is a multi-disciplined design firm headquartered in St. Louis, Missouri known in its 31-year history for award-winning projects locally and nationally. With more than 140 employees, Arcturis provides planning, real estate services, landscape architecture, architecture, interiors, graphic design, civil engineering, facilities services and technology solutions for communities, major corporations, higher education, financial institutions and public facilities. Arcturis is a registered **Woman-Owned Business** in Missouri and Illinois and is committed to strengthening the community through philanthropic service and by embracing our environment with sustainable practices and design.

**Comprehensive Planning**

Arcturis has a remarkable record of developing successful plans which will serve as your coherent and implementable guide for the future of your community. To us, the critical part of developing a master plan is defining an implementation strategy that provides a true means for transforming the vision, the ideas and the plans into tangible reality. Our recommendations can include:

- |                                     |   |                           |
|-------------------------------------|---|---------------------------|
| Land use analysis                   | Corridor studies                                | Public engagement process |
| Infrastructure connectivity studies | Identify trends, opportunities and restrictions | Implementation plans      |
| Social and economic analysis        | Economic development strategies                 | Finance strategies        |

**Master Planning**

We define a master plan as a process of translating the clients vision into a development strategy, providing a flexible framework in which alternatives are evaluated, feasibility is tested, capacity is determined and a course is set. We strive to balance the goals and vision of our clients with the opportunities and constraints of their project sites. Our planning approach is based on a few basic principles:

- Clearly defining the problem before trying to solve it.
- Including all necessary stakeholders in the process.
- Applying sustainable and environmentally sound principals.

### **Civil Engineering**

Our civil engineering team deals with the design, construction and maintenance of the physical and natural built environment. We bring forth diversified experience with commercial development, transportation design, project management and construction administration to provide innovative solutions for our clients and communities.

- Preliminary design and site layout
- Roadway design
- Grading plans
- Utility design
- Stormwater management solutions
- Cost estimates

### **Landscape Architecture**

Our Planners and Landscape Architects are known for their innovative solutions. We provide creative solutions involving land use and value enhancement for complex problems. We determine ways in which development can best interrelate with its particular environment while conserving the natural and cultural characteristics of the land to meet client and project needs.

- Site planning
- Urban planning and design
- Park and greenway planning
- Sustainable solutions
- Preservation
- On-staff ISA Certified Arborist
- Stormwater management
- Time-sensitive execution

## **Real Estate Strategies and Economic Development Services** **Arcturis Planning Group**



### **Economic Development**

The economic development process is founded in market-driven analyses of existing conditions, but more, interpretation of future opportunities and investment potential within the community fabric. The ultimate goal of economic development is not the plan but more the development of financially credible uses that can be implemented. This process includes not only a review of existing market research but more importantly planning that can positively change existing market conditions into development opportunities. The economic development process, founded upon sound planning, includes the "design" of incentives and tiered financing that can effect real positive change and sustainability within communities.

### **Site Analysis**

The process of site selection and analysis of legal and physical conditions associated with each site is a critical function of any future development project. The identification of those characteristics of the site that can impact costs and schedule are identified at the onset, problem solved, or deemed critical to the planning and financing of projects. Early identification of conditions can lead to funding sources and incentive needs.

### **Real Estate Incentives**

Founded in market-driven planning, incentive financing is a multi-tiered process that can involve both public and private participation. Planning for incentive financing includes following the legal requirements as stated in legislation as well as the ability to see those opportunities and plan elements that may attract additional funding and expand sources of funding. Effective incentive planning looks beyond the subject site to provide enhancement funding and public improvements when possible.

### **Implementation Planning and Finance Strategies**

Implementation planning is based on sound, market-driven characteristics its basis being founded in those elements that direct and sustain investment in commercial and retail development. The planning

process is designed to ultimately attract various levels of finance investment including the creation of public and private partnerships and private financing participation. Implementation planning differs from typical planning methods in that its end goal is finance driven, not document driven.

### Public Engagement

The public engagement process is one of listening and of education. The process includes preparation of materials that will excite and stimulate public input while providing a forum for the presentation of market-driven concepts. The public engagement is not entertainment, it is the chance to hear and record those perceptions and concerns that can ultimately impact the planning and community invest process.

### Property Acquisition and Disposition

Property acquisition and relocation services require a unique combination of federal and state regulation understanding and the ability to prepare and execute a strategy for acquisition that is result driven and time sensitive. The process also requires the ability to deal with various owner needs, personalities and obstacles that range from land related conditions, both legal and physical, to coordination of complicated transactions.

## ARCTURIS

### Team Approach

#### Introduction

Arcturis is confident we can assist the City of St. Clair with their Comprehensive Plan update. We have extensive experience with all aspects of the project scope as outlined in the Request for Qualifications and can leverage our existing knowledge and work **experience in the region** adjacent to the city.

Our team finds the process of working with the public, city staff and committees **refreshing** and the various perspectives associated with the planning process **stimulating**. We also feel we have the talent, experience and resources to assist the city with future planning strategies and guidelines.

We feel that our specific areas of expertise will **provide value** to the city as it contemplates challenges such as existing conditions, infrastructure, transportation, population analysis, land use, trails and recreation, thoughtful residential planning, historic preservation as well as decisions associated with important community areas and market driven decisions related to new investment or reinvestment in St. Clair.



Our team has extensive experience related to **infrastructure planning, design and financing**. We feel that vital to all planning within any community is the configuration and condition of infrastructure and the role it plays in all aspects of the city's well being and growth potential. Infrastructure planning against a backdrop of **market trends and investment** provides opportunities that can translate into future development opportunities, planning for city services, and strategies for financing related to infrastructure enhancements. Infrastructure planning related to landscaped corridors, bike trails, effective



reuse of abandoned right of way and strategically placed trailheads can also add to the **excitement** of the city and encourage future investment.

We want to develop a plan that **really works** for the City of St. Clair. No smoke and mirrors. It's important to look to the future but be grounded in reality. Our goal in working with the stakeholders of St. Clair is the development of a real plan that is, above all, implementable



We are all excited about meeting the citizens of St. Clair and working with the city officials, committees and council to prepare the most **creative and market driven** comprehensive plan for the city.

## Team Approach

### Approach and Methodology

Arcturis has a successful history of Comprehensive Planning. Our approach includes a process that involves the City and its designated representatives as well as assembly of the most professional companies available for various tasks within the defined scope of each project. We encourage the formation of committees composed of citizens, planning and zoning commissions, and city councils to be part of the overall team composition. Highly qualified and creative professionals in cooperation with the city's committees provides for open lines of communication and a successful land use and transportation plan.



**Communication** lines are initially established that will last for the duration of the project and will relate to the flow of information and documentation, but just as importantly these lines of communication relate to open dialog regarding ideas, existing conditions, constraints, and opportunities that may influence the future of the city. Open dialog and trust that is created through this process allows for market driven concepts, creative solutions and financing to be examined and decided upon as part of the process in an open and congenial environment.

Our approach also includes **team education** of the study area specifically, but also the history, the greater market area, and the infrastructure connectivity beyond the limits of the study area. This process includes the inventory of physical conditions, utility locations, structures, growth trends, and other key aspects of the project and occurs whether the team is familiar with the study area or not. We believe that all projects need to be approached as though they have never been seen before. This approach allows for greater research detail and creativity related to understanding the existing conditions, the market, and ultimate recommendations to the Client.



The **public engagement** process is important to the overall comprehensive planning process as well and setting the parameters for good planning and implementation strategies. We believe this visioning process needs to be diverse and participation is encouraged so that as many people as possible can be reached, talked with, and their ideas and issues documented. In addition to specifically formatted public meetings, we encourage personal phone interviews with stakeholders (commercial businesses for example) in the community and the use of electronic surveys which can be accessed by those unable to visit with us personally. Typically, the Arcturis team works with the city to prepare



specific questions relevant to the planning process to assure that issues and opportunities related to the city are discussed openly and that the city receives feedback related to the cities growth and future land use as seen through the eyes of its citizens.

## Team Approach

### Approach and Methodology

Our approach to **land use planning** and future economic analysis are based on sound, economic indicators and market driven development concepts that are consistent with real, economic trends rather than by vague planning concepts. We rely upon existing market conditions and demographics as a starting point; however our land use concepts are based more on determining uses and investment possibilities that are dictated by location and condition of infrastructure and growth trends within the existing fabric of the community. Establishing the future growth potential and land use options for the community will be firmly established within existing and future market driven options and public opinion related to those areas subject to change.



**Infrastructure** is one of the key elements to planning for future growth in any city. Our methodology related to those public and private systems that define the market sectors in the city will be analyzed from an engineering standpoint as well as from a future land use and economic development standpoint. Systems such as highways, state routes, and local collector roads all make up the total market viability of the community. Sewer systems, potable water, and other "utility" infrastructure create a network of resources for future growth that will also be evaluated and recommendations made based upon existing conditions, discussions with city staff, other appropriate utilities and growth trends made apparent by the study.

Finally, planning methods will include study of **existing conditions and obvious trends in growth**, the need for revitalization in some sectors, historic preservation, greenway and land conservation areas, land availability, and future opportunities based on market conditions, physical conditions, infrastructure, and land use. Working with the City and committee members, trends and ideas related to the study process will be shared continually, to assure understanding and concurrence with the findings and recommendations being made. From this resource of knowledge, implementation planning and finance strategies will be developed for reference by the city related to a series of priorities developed through the planning process.

**The ultimate result** of this process will be a final document that will contain all findings, recommendations, and implementation and finance strategies for the city. Graphics, photography, sketches, and traffic models will be included in the document to supplement the final product. As mentioned above, throughout the process, communication with the city and the committee will be ongoing and various aspects of the final document will be reviewed as prepared in rough draft form so that at the time the final document is prepared, the city staff, city officials, and committees will be fully aware of the content, recommendations and future opportunities contained within the document.



ARCTURIS

# Arcturis Team

The team assembled for this project brings decades of experience working on municipal projects. Each member of our team is committed. We can assure you that we have analyzed a project schedule and have allotted the necessary scheduling for team members required for your project.

## **Bill Burke, ASLA, RLA, Principal of Planning**

- Overall Management and Team Coordination

## **Carol Gossett, Senior Planner, Real Estate Strategist**

- Day-to-Day Project Communication and Production
- Infrastructure Economic Development Planning
- Implementation Planning and Finance Strategies
- Public Engagement

## **Julie Finocchio, Planner**

- Planner
- Real Estate and Inventory Assessment
- Project Support

## **Surabhi Barbhaya, AICP, LEED AP**

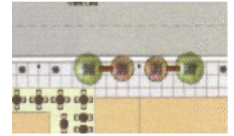
- Certified Planner
- Urban Planning and Design Support
- Graphic Coordination and Preparations
- GIS Coordination

## **Kristy DeGuire**

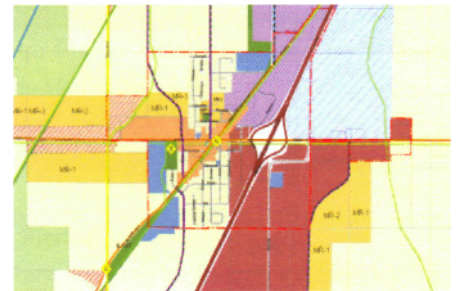
- Planner
- Landscape Architecture

## **Paula Hart, P.E.**

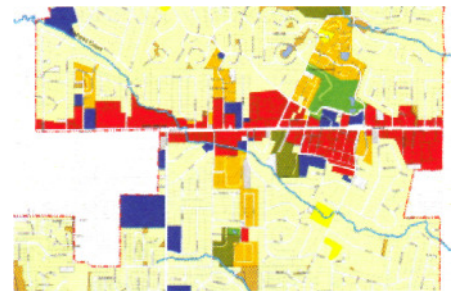
- Civil Engineering
- Planner



University City, MO, Design Guidelines - Olive Boulevard



Village of Hamel, IL, Comprehensive Plan



City of Ballwin, MO, Comprehensive Plan



Workshop – City of Cape Girardeau, MO, Comprehensive Plan

**Adjournment:** Mayor Blum called for a motion to adjourn the meeting at 8:45 p.m. **Alderman Pierce made the motion and the second was provided by Alderman Davis. Motion carried by voice vote.**