



# Chapter 10: Community Engagement

Stakeholder and Focus Groups  
Meetings

Open Houses

Kids Charrette

Community Surveys

# Community Engagement

## OVERVIEW

Public involvement is a very important part of this process. Comprehensive plans are an opportunity to develop consensus on a community vision and community priorities that will help shape growth in the community for the next 20 years. The planning team has utilized traditional and online engagement techniques to engage the community.

An effective public engagement process includes informing, educating, identifying, prioritizing, and building consensus so that a shared vision is not only determined, but a commitment to implementation is developed.

The planning team will continue to engage residents in multiple ways to ensure that they are included in the planning process.

Community engagement has included:

- Stakeholder and focus group meetings
- Citywide survey
- Community open house
- Postcards
- Brochures
- E-Newsletters
- Website
- Social media
- Steering committee
- Attending events of community organizations



## **STAKEHOLDER AND FOCUS GROUP MEETINGS OVERVIEW**

Stakeholder meetings have multiple benefits. The meetings identify community values, vision, goals, and potential issues early in the planning process. The meetings also allow for a more robust and honest dialogue than is often possible in a larger public meeting setting. In addition, the stakeholder meetings are an excellent way to develop lines of communications to promote the public open houses, surveys, and other comprehensive plan activities.

The planning team conducted numerous stakeholder and focus group meetings in late summer and fall 2016. The planning team held follow-up meetings with some of the stakeholders in spring 2017.

## **EXTERNAL STAKEHOLDER MEETINGS**

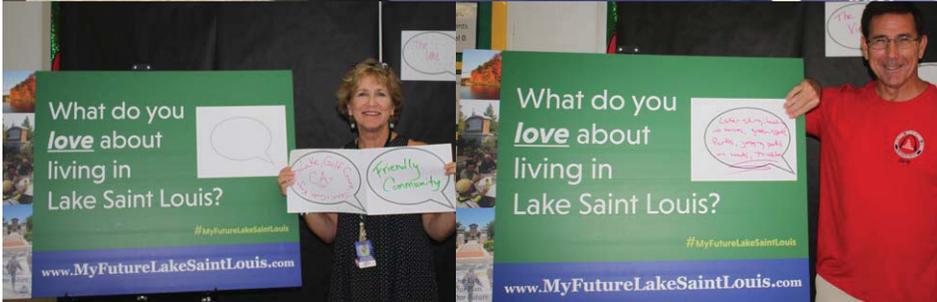
External stakeholders are agencies and organizations that may not be located directly in the City, but often have impacts within or nearby to the City such as utilities, developers, transportation agencies, and the county. Meetings included:

- Cuivre River Electric Cooperative, Inc
- Public Water Supply District #2
- McBride and Son Homes
- St. Charles County Community Development
- St. Charles County Parks and Recreation
- St. Charles County Roads and Traffic
- Missouri Department of Transportation
- Wentzville School District

## **INTERNAL STAKEHOLDER AND FOCUS GROUP MEETINGS**

Internal stakeholders are residents, organizations, and businesses that are located within the City. Meetings included:

- City of Lake Saint Louis Department Staff
- Committee/Board Leaders, City of Lake Saint Louis
- Green Tree Elementary Back-to-School Night
- Heritage of Hawk Ridge Homeowner Association
- Homeowner Association Leaders Focus Group
- Image Advisory Committee, City of Lake Saint Louis
- Lake Saint Louis Community Association
- Lake Saint Louis Ambassadors
- Lake Saint Louis Mom’s Club
- Lutheran Senior Services
- MTM
- NISC
- St. Joseph Hospital West
- “West of 40” Homeowners Association Consortium
- Western St. Charles Chamber Focus Group



Green Tree Elementary Back-to-School Night on September 1, 2016.



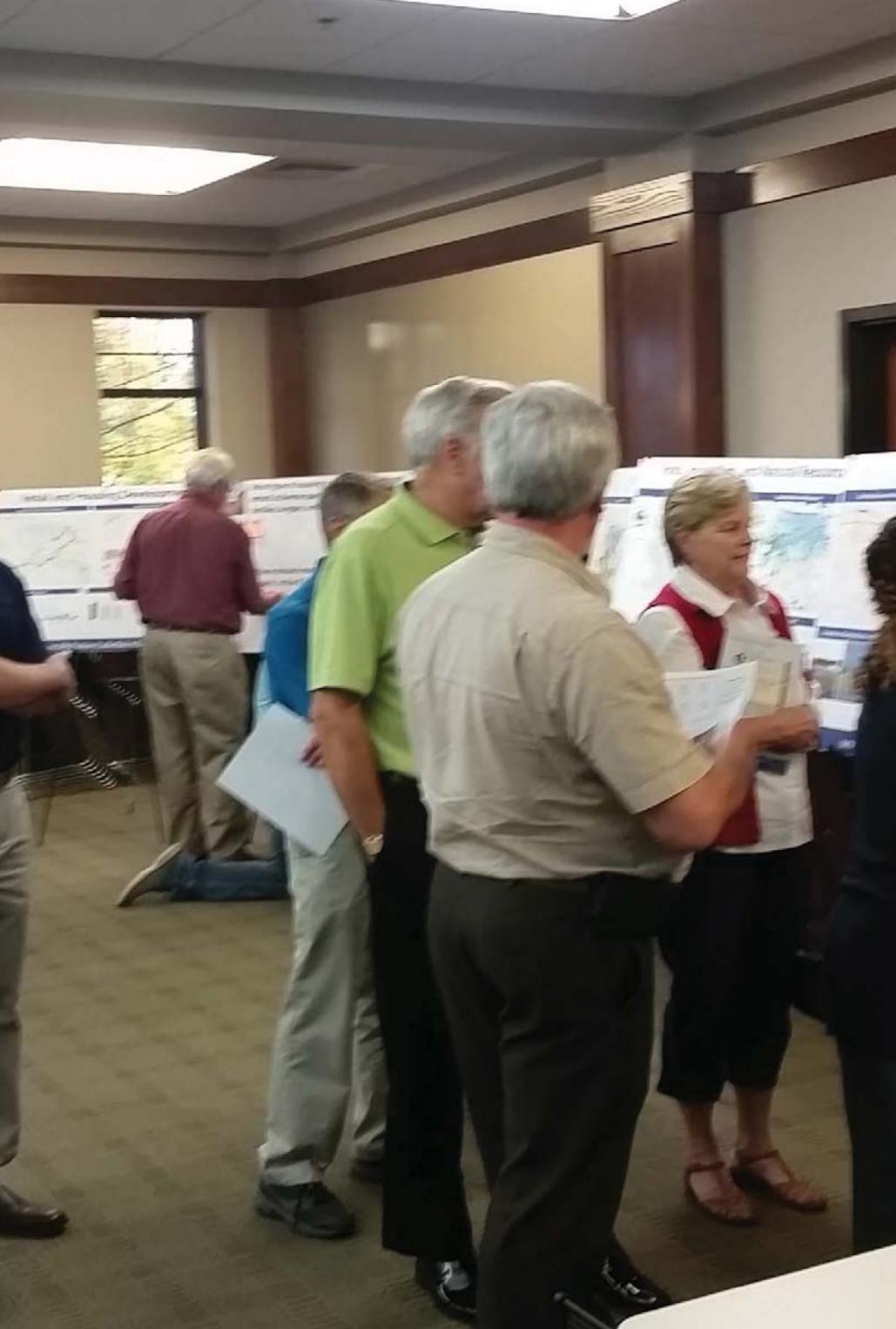
Focus group with leaders from multiple homeowner associations on August 30, 2016.



Chamber of Commerce focus group with Lake Saint Louis businesses.



Heritage of Hawk Ridge Annual Meeting



## OPEN HOUSE #1 - OCTOBER 18, 2016

The first open house for the City of Lake Saint Louis Comprehensive Plan was held on Tuesday, October 18th at City Hall. The purpose of the meeting was to collect community input regarding the future of Lake Saint Louis, provide an overview of the planning process, and to share information regarding existing conditions. Sixty-eight residents from across the community attended the meeting.

Displays highlighted early research into current conditions including land use, demographics, transportation and economic development. Community involvement was also featured. A rotating slide presentation showcased ideas for the City's future from students at Green Tree Elementary and information was offered regarding

past and future opportunities for public involvement during the planning process. At the meeting itself, attendees were asked to offer opinions on several important questions. Answers were written down and posted so they could be shared in real time with other attendees. In addition to publicly posted feedback, the community survey was available to attendees to complete on paper and online.

In general, the tone of the meeting was positive. Attendees offered opinions, both complimentary and critical, in a constructive manner and had good interactions with the planning team and city officials.



# Top Responses to Questions at Open House #1

## What is the greatest advantage of living or working in the City?

- Lake
- Small Town Feel / Quietness
- Good place for families
- Parks and recreation / Amenities

## What is one thing you would change?

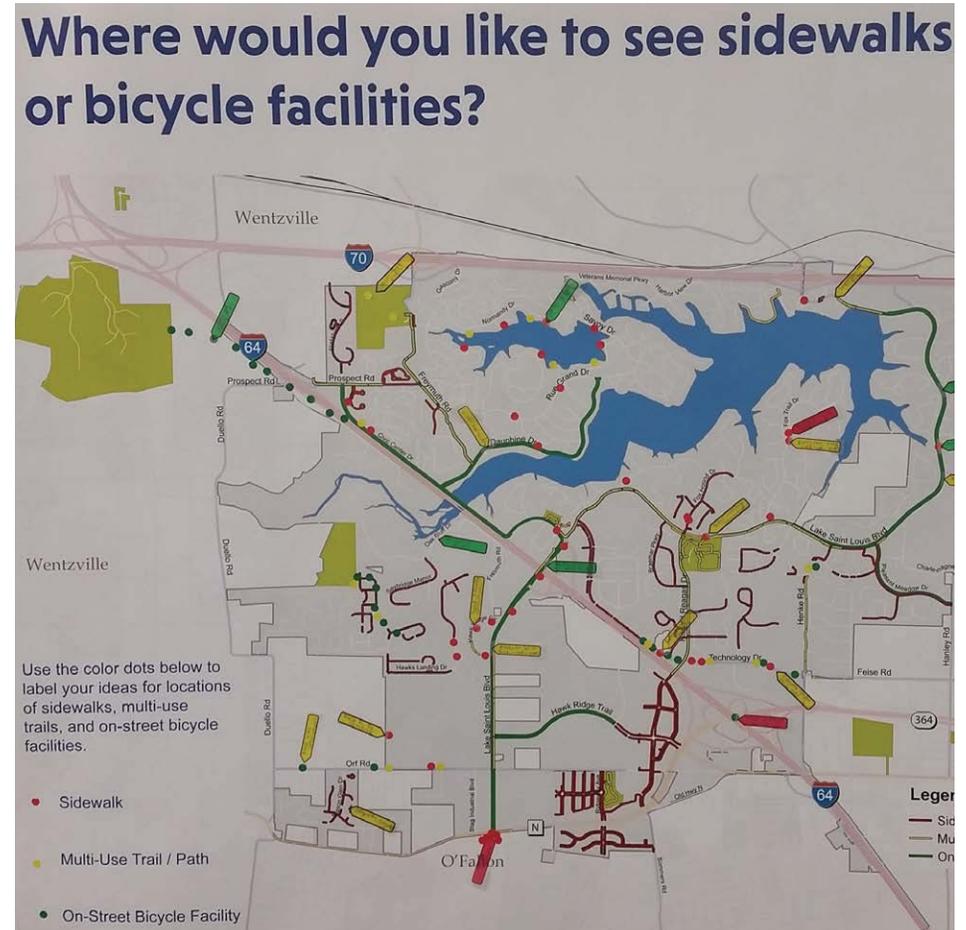
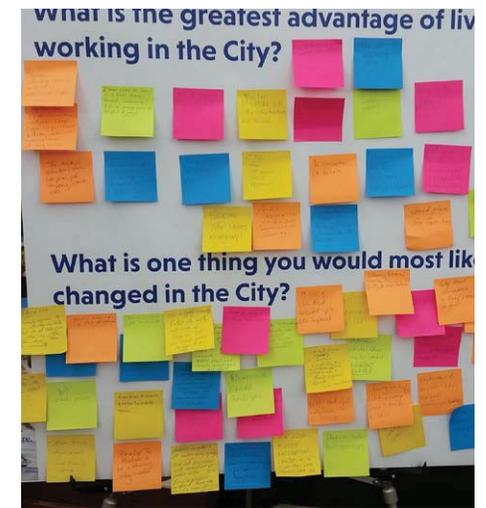
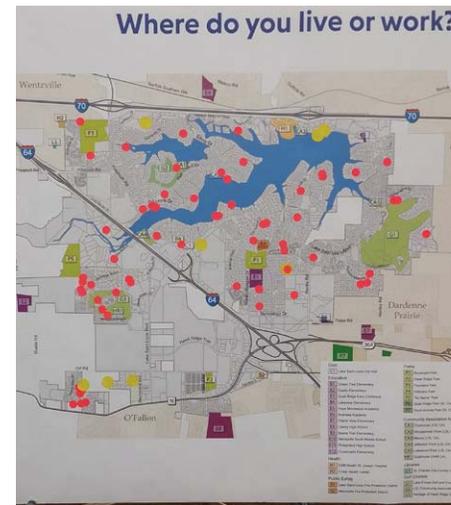
- More businesses in the Meadows and Hawk Ridge / A City “Center”
- Improve “entrances” into LSL
- Rec Center / Community Center
- Streetscape LSL Boulevard
- More code enforcement

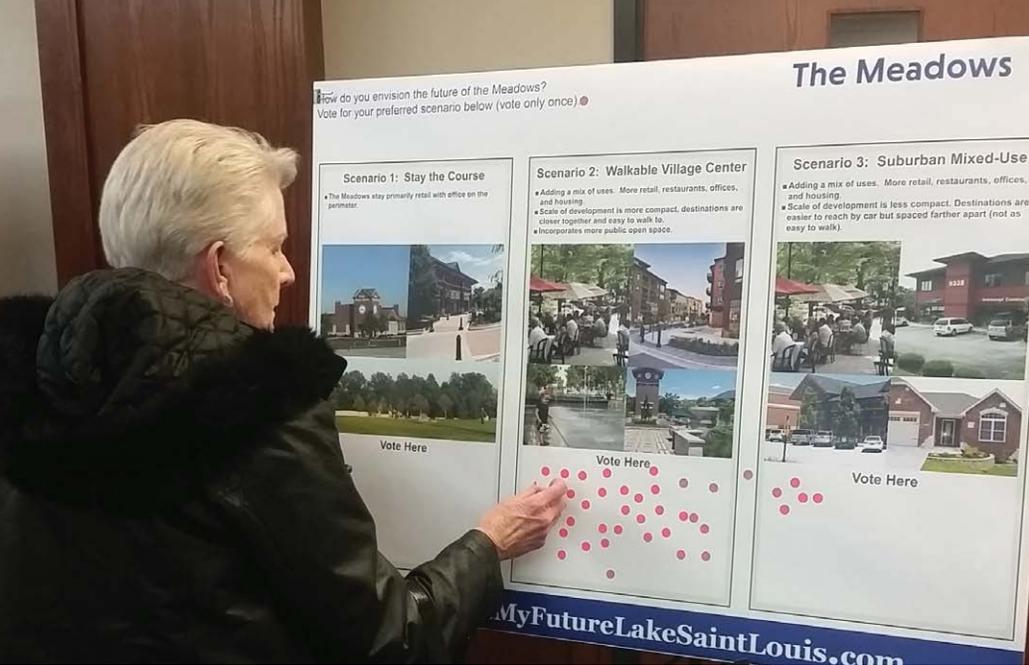
## What type of housing is needed to keep and attract a diverse spectrum of residents?

- Apt / Condos geared for young singles / Millennials
- No condos or apts / No subsidized housing
- Single family (starter up to large)
- Retirement / Senior housing

## Where should more dining options be located?

- The Meadows
- Restaurants with lake views
- Uptown
- Along I70





## OPEN HOUSE #2 - January 26, 2017

The second open house for the City of Lake Saint Louis Comprehensive Plan was held on Thursday, January 26th at City Hall from 5 to 7:30 p.m. The purpose of the meeting was to share results of the citywide survey and other public engagement activities from the fall; assess attendees' preferences for development through an interactive visual preference survey; and offer the public a chance to review draft Plan principles. Ninety-five (95) residents from across the community attended the meeting. The information was well-received and the project team and city staff had positive interactions with attendees.

### Draft Principles for the Comprehensive Plan

Displays offered information on public engagement meetings conducted through the fall and feedback captured regarding Lake Saint Louis' present condition and hopes for the future. Draft key principles, based on this input were presented, including A Prosperous Local Economy, Neighborhood Vitality, Community Cohesion, Community Character, an Outdoor Lifestyle and Fiscal Responsibility. Attendees were asked to vote with sticker-dots to indicate how well the principles reflected their values. All indicated they sounded great or were generally good.

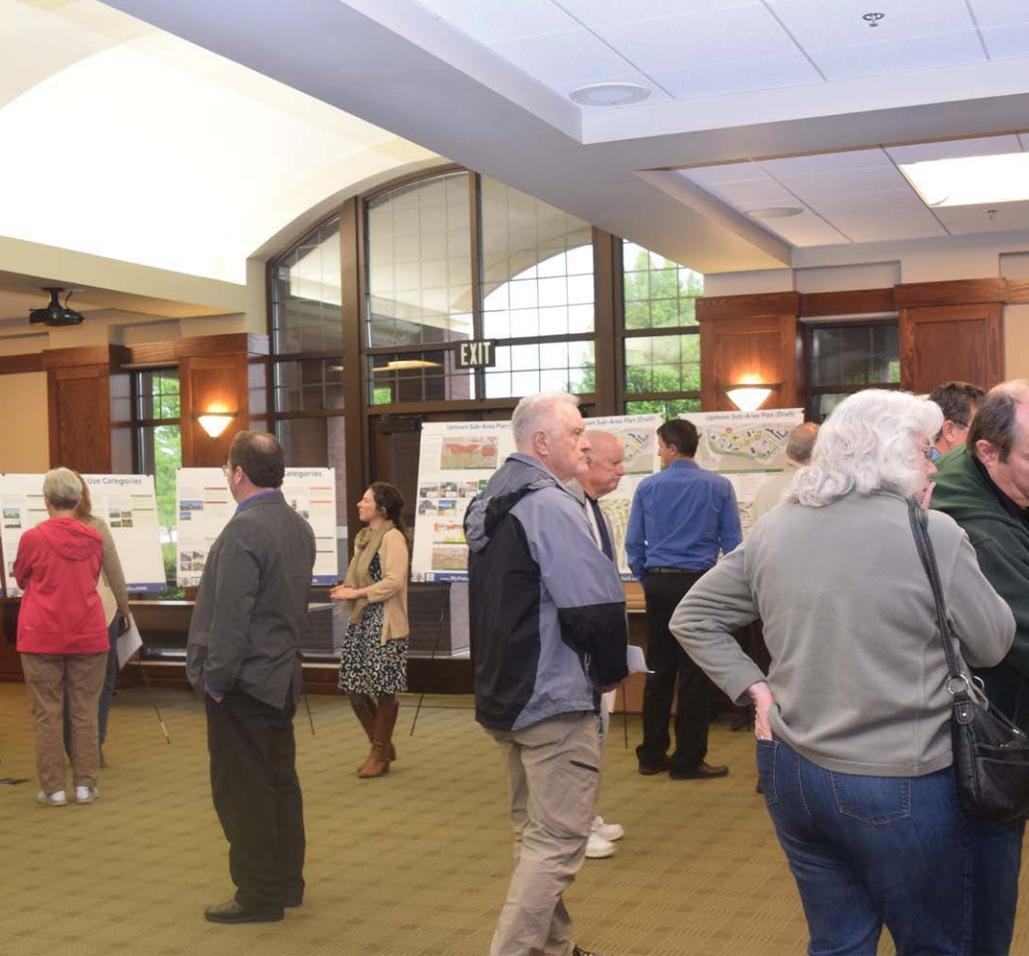
### Options for the Meadows and Uptown

Displays presented development options for the Meadows and Uptown, two areas identified by city leaders and citizens as critically important to the City's future. The most popular concept for the Meadows was a walkable village center with mixed uses, public open space and a compact, walkable scale of development. The most popular concept for Uptown was the traditional design option which called for redevelopment with mixed uses offering a traditional design and creation of dining opportunities and public spaces that overlook the lake.

### Visual Preference Survey – Keypad Polling

Attendees to the open house were given the option of completing a visual preference survey as another way to offer input during the meeting. Of ninety-five (95) meeting attendees, forty-seven, or 49% participated in the visual preference survey. Using keypad polling, survey participants voted on images that displayed options for six different categories of development: residential, office, retail, walking, community gateways/enhancements, the Highway N Corridor, Uptown, and the Meadows.





## OPEN HOUSE #3 - April 26, 2017

The third open house for the City of Lake Saint Louis Comprehensive Plan was held on Wednesday, April 26 at City Hall. Despite bad weather, eighty (80) people attended the meeting.

The purpose of the open house was to seek comments from the community regarding proposed land uses and to share results of the visual preference survey. An interactive presentation was offered at three points during the evening. The presentation provided an overview of the strategies used to draft the proposed land use plan. The strategies had been developed in response to the values or key principles identified by the public early in the planning process. In addition to the presentation, attendees could view boards with detailed

information on the proposed land use plan as well as specific plans for the Muk sub-area and Uptown.

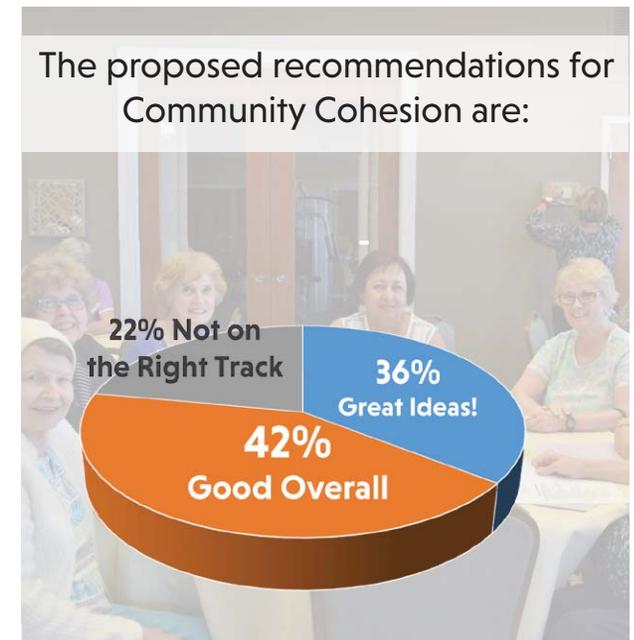
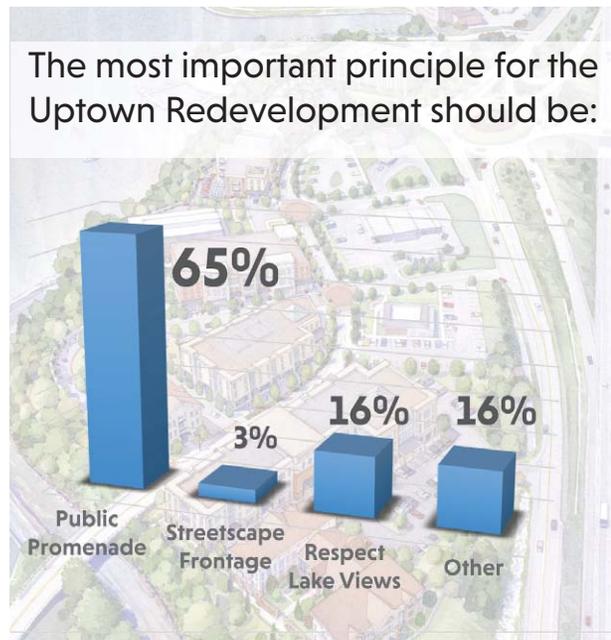
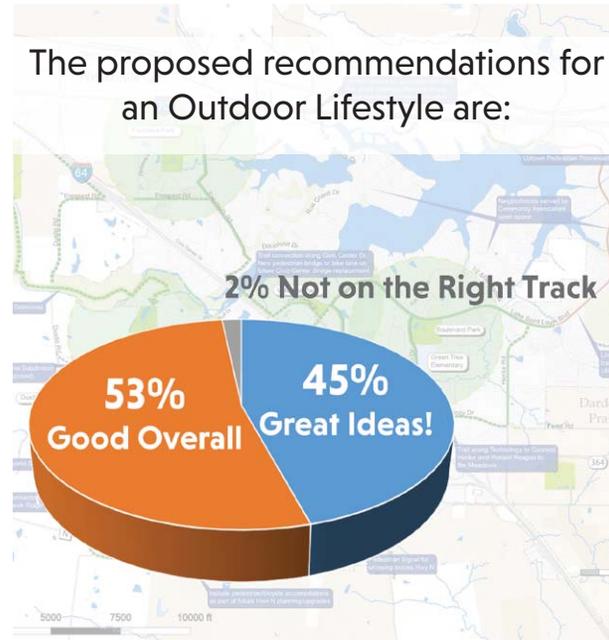
The public could offer feedback in several ways: 1) keypad polling on proposed recommendations during the presentations; 2) a written comment form distributed at sign in; and 3) City officials and members of the planning team were available for comments and questions throughout the meeting.

In general, the tone of the meeting was positive. This point in a comprehensive planning process involves a lot of detailed information the public has to grapple with in order to understand how the plan has translated public feedback into the mechanics of development.



# OPEN HOUSE #3 - RESULTS OF KEYPAD POLLING

Open House #3 featured an overview presentation of the draft plan recommendations. Attendees were able with keypad polling devices to provide feedback on the draft plan recommendations.





## OPEN HOUSE #4 - July 19, 2017

The fourth and final open house for the City of Lake Saint Louis Comprehensive Plan was held on July 19, 2017 at City Hall. The purpose of the meeting was to share draft plan recommendations with the community and receive comments. The meeting had the highest attendance of the plan's four open houses, with one-hundred twenty (120) people attending.

Displays summarized the development of the plan and key components of the draft document. Principles, goals and core values were presented as they had been at previous open houses, reminding attendees of the public feedback that served as the foundation for the draft plan. Several complete copies of the draft plan were available. Project team members and city officials were on hand to explain the displays and answer questions.

A comment form was given to all meeting attendees and they were encouraged to complete it. In-person comments and questions were also encouraged by all city representatives. More so than in previous meetings, attendees came with specific questions related to the draft so the interaction with city representatives was especially important. An online comment form was available through August 25.

In the draft document, principles and goals are operationalized with specific recommendations and action items; heightened curiosity and concern is expected during this phase when “the rubber meets the road.” Prior to the meeting, the City learned about concerns among business owners in the Uptown subarea who thought the proposed scenarios shown in the Uptown subarea was eminent and meant they would be forced out of their property in the near future. Several business owners came to the meeting to express their concerns. Through conversations with city officials and the project team, they were able to get a better understanding of why the scenarios and renderings of the Uptown subarea were shown. The scenarios were concepts to illustrate what Uptown might look like in the future. By exploring the scenarios in more detail, advantages and disadvantages of future scenarios and concepts for the Uptown District can be evaluated and discussed. Overall, business owners left the meeting with the understanding that scenarios were not meant to propose any redevelopment.

Another common concern among attendees, also related to Uptown, were building heights that would negatively impact views of the Lake. In general the tone of the meeting was positive.





# Lake Saint Louis Comprehensive Plan

HOME BACKGROUND DOCUMENTS

## ONLINE COMMENT MAPPING TOOL

As part of the citywide survey from September 15 to October 31, 2016, an online comment tool allowed respondents to make comments on a map of the City.

Categories of comments included:

- General Comments
- Problematic Intersections
- Development Priority Sites
- Bicycle and Pedestrian Improvements
- Parks, Recreation, and Open Space
- Existing Community Asset
- Undesirable Use or Problem Area

There were 60 comments made to the map. The following page highlights comments that were made in each category.

**Step 1:** Click Plus Symbol on Map to Add New Comment 

**Step 2:** Enter How Many Years You Have Lived in Lake Saint Louis

**Step 3:** Enter Description  
Describe your comment in more detail: *Example for 'Bike and Pedestrian Improvement' - "Improve bike connections to park".*

**Step 4:** Select Your Marker

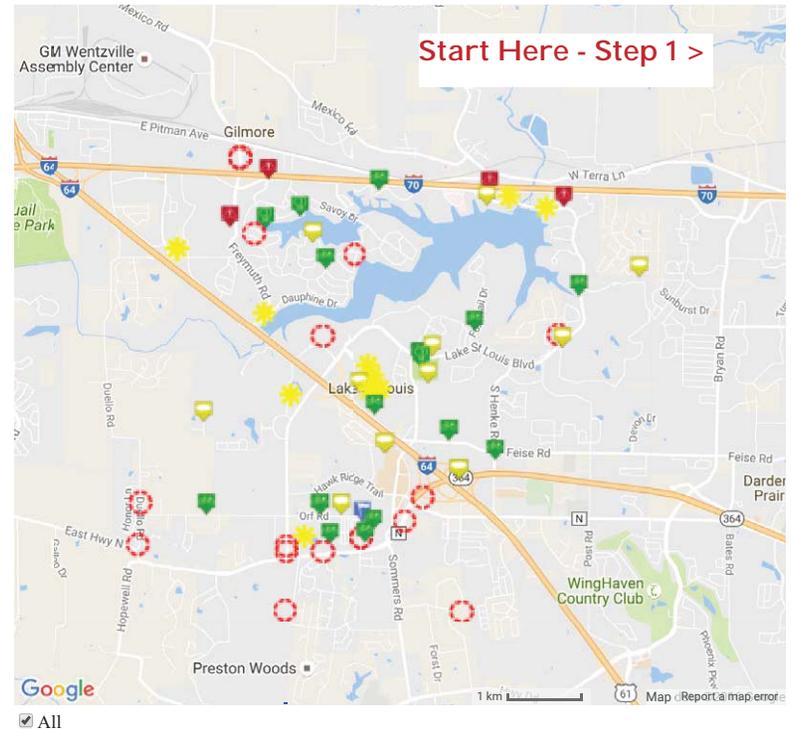
	<b>General Comments</b> <i>(Are there general comments about the City you would like to make?)</i>
	<b>Problematic Intersection</b> <i>(Are there intersections where you have trouble driving, walking, or biking? Are there intersections that should be gateways into the City?)</i>
	<b>Development Priority Site</b> <i>(Are there sites or areas of the City that should be a priority for development? What type of development?)</i>
	<b>Bicycle and Pedestrian Improvement</b> <i>(Where should there be improved bicycle or pedestrian connections?)</i>
	<b>Parks, Recreation, and Open Space</b> <i>(Where should there be new parks or open space? New recreational facilities? Improvements to existing parks?)</i>
	<b>Existing Community Asset</b> <i>(What are the existing community assets? What makes the City a great place to live and work?)</i>
	<b>Undesirable Use or Problem Area</b> <i>(Is there a part of the City that is undesirable? A concern?)</i>

**Step 5:** Click on a Map Location

**Step 6:** Select 'Submit' and 'Close'

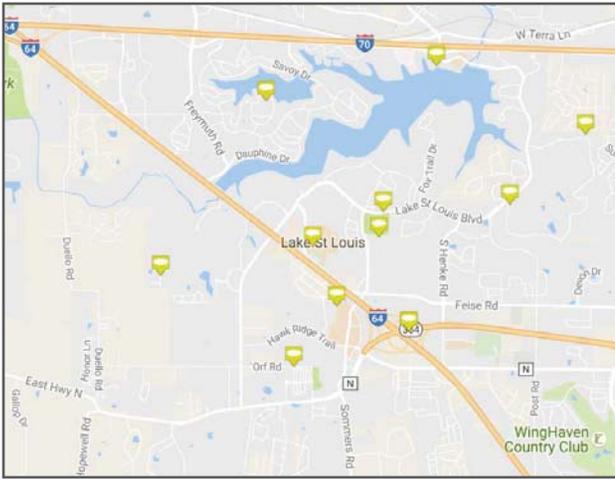
You're Done! Repeat steps to add more comments. Thank you for your input!

## Give Us Your Comments Lake Saint Louis Comprehensive Plan



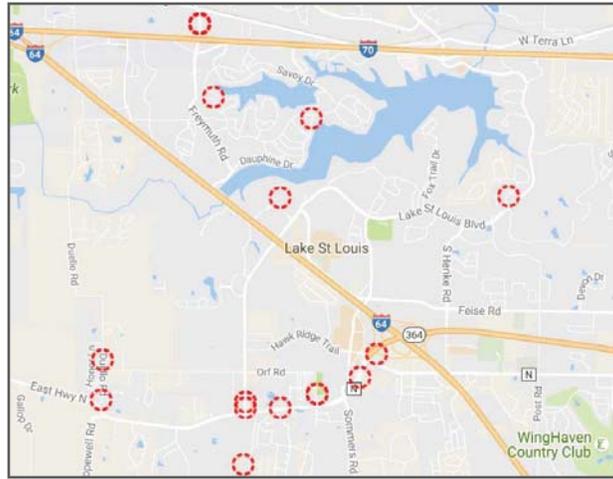
The image shows a screenshot of the "Add Entry" form. The form has several fields: "Your Age / Civil Type" (Step 2), "Click on a map location" (Step 5), "Description" (Step 3), "Photo" (Step 4), and "Marker" (Step 6). The "Submit" and "Close" buttons are also visible at the bottom.

Left: Typical 'Add Comment' box for map. See instructions.  
Note: Adding a photo with your map comment is optional.



**General Comments:**

Wide variety of comments including suggestions to include more community art, a consistent community aesthetic, more bike facilities, and focusing more on economic development. Someone noted that Shire Drive is often used as a shortcut. 11 comments.



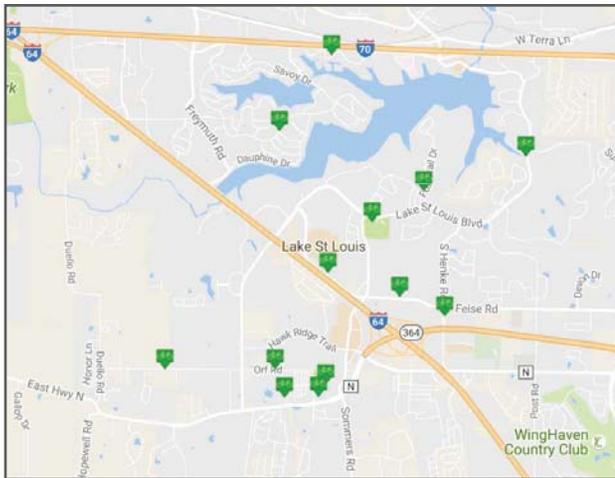
**Problematic Intersections:**

Most comments focused on Hwy N with comments regarding increased traffic congestion, the need for intersections and turn lanes, and overall improvements. Problems turning on to Duello from Orf and Hopewell. Speeding on Rue Grand Drive. 14 comments.



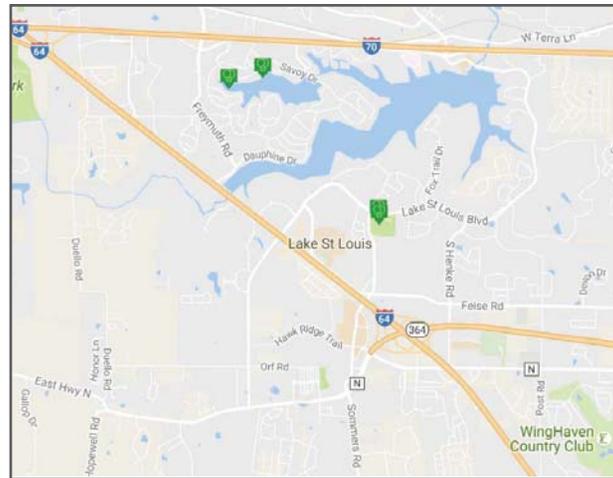
**Priority Development Sites:**

Most comments focused on the Meadows with some mentioning concerns, but most with ideas for dining or promoting other town center ideas. Suggestions for the uptown area to take advantage of lake views. Concern about recent vacancies on Hwy N. 12 comments.



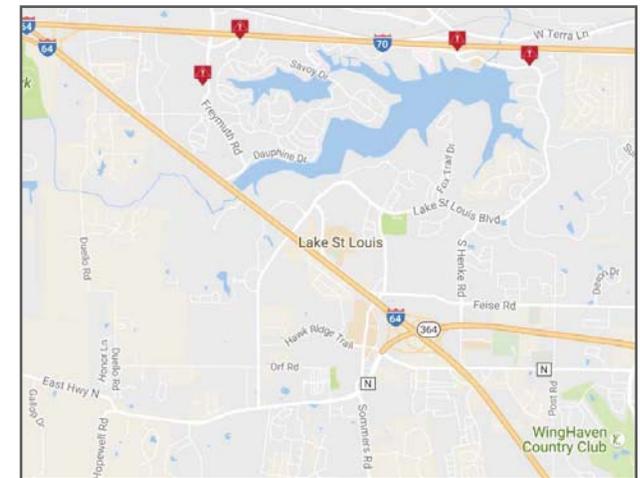
**Bicycle and Pedestrian Improvements:**

Comments included the need for improved bicycle and pedestrian facilities on Orf, Technology, Henke, Rue Grand and Villa. Suggestions to ensure pedestrian and bicycle crossings of Hwy N to access Hawk Ridge Park. 13 comments.



**Parks, Recreation, and Open Space:**

Comments included more amenities at Boulevard Park, including a community pool. Improvements to the shoreline and boat launch at Lake Sainte Louise. 4 comments.



**Undesirable Use or Problem Area:**

Comments focused on the need to improve the entry into the community from I-70. Comment on the need to improve the Prospect Road corridor. 4 comments.

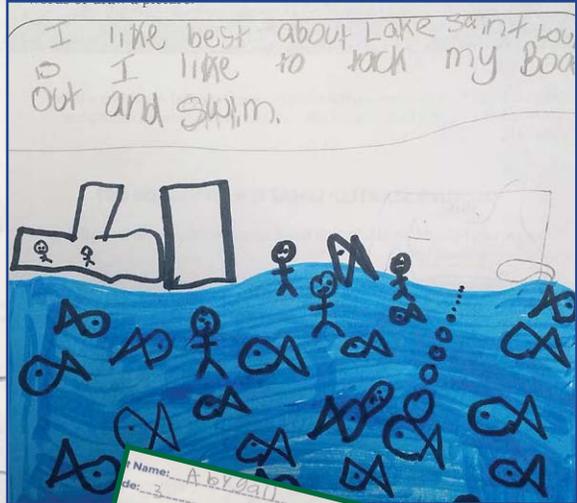
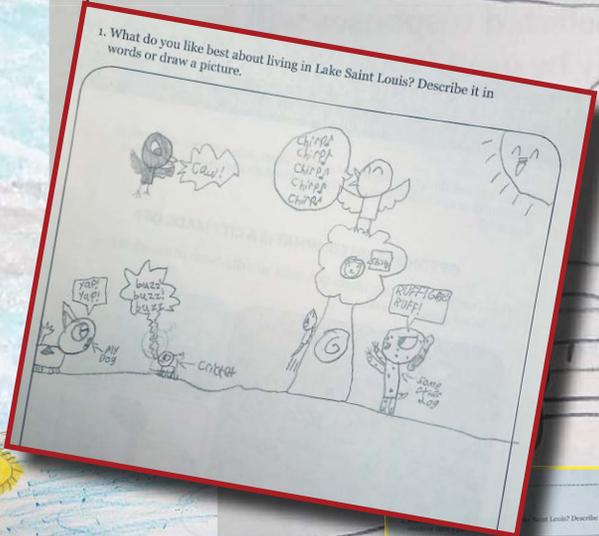
1. What do you like best about living in Lake Saint Louis? Describe it in words or draw a picture.

### KIDS CHARRETTE

The planning team coordinated with Green Tree Elementary to have 3rd, 4th, and 5th graders conduct a “kid’s charrette”. The students were asked what they liked best about the city and what they would like to see in the future. The purpose of the charrette was to gain insights from youth about what they value about their community and their vision for the future. Over 150 students participated.

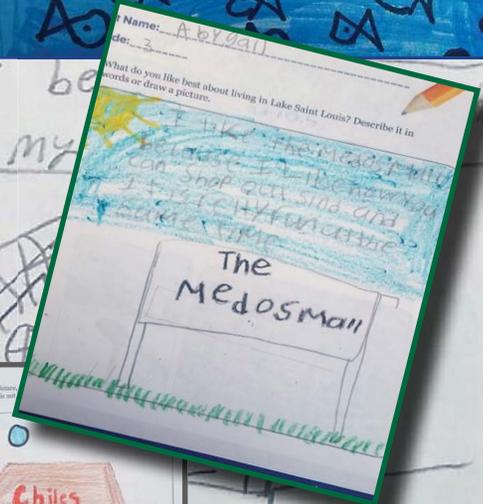
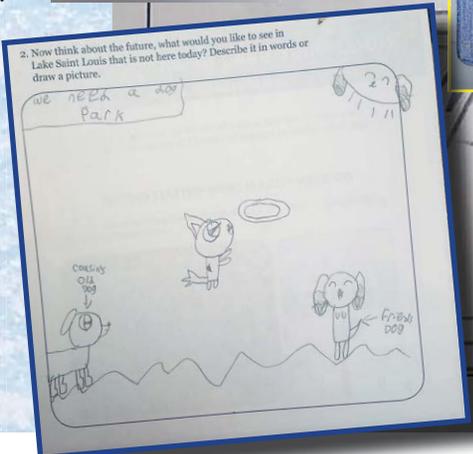
With the age of the students, a lot of interesting and funny ideas were shared. But the planning team also received a lot of input that spoke to the values of the community. Many students said they liked the natural setting and parks of the City. Ideas for the future included suggestions for dog parks and more spray fountains.

I love how there is so many trees and laws about protecting nature.



love

rees and the be  
I love my



## RAISING AWARENESS

Multiple materials have been used to raise awareness of the comprehensive plan and to engage residents.

Engagement materials have included:

- Postcards
- Brochures
- E-Newsletters
- Social Media
- Website
- Banners
- Press Releases

Approximately 2,500 postcards were distributed during the planning. Two mailings of 500 postcards each were mailed to residents. Remaining postcards were distributed to community organizations, at meetings, and to residents and stakeholders.

Updates during the planning process are shared via social media including Twitter, Instagram, and the City's Facebook page with the hashtag #MyFutureLakeSaintLouis.



Brochure, postcards, and newsletter.



Banners



### Great Response to Citywide Survey!

Thank you to everyone who took the citywide survey! The record one 110 responses to the survey. The survey was active from September 15th - October 31st.

The survey will help inform the beginning of the comprehensive plan process by identifying key issues, ideas to improve the city, areas of concern, and alternatives that will help the overall planning process.

Look for the full results of the survey to be available later this fall. The publication of the survey can be found under "Decisional" and then the PDF "Survey Questionnaire" Presentation.

You can continue to contribute comments and ideas via the Mapping Tool section below.

### Thanks for Attending Open House #1 on October 18th

Thank you to everyone who attended Open House #1 on October 18th from 1:00 - 7:00pm at City Hall. Attendees at the open house reviewed existing conditions, talked with the planning team, and shared their thoughts on the future needs and vision for Lake Saint Louis.

The open house on October 18th was the first of three community open houses during the Comprehensive Plan process. Stay tuned for the date of the next open house in late January, 2017.

If you missed the open house, you can return the benefits that were shared at the open house under the "Decisional" tab.

### Schedule

**Recent Events:**  
Aug - Oct: The planning team met with stakeholders and community groups.

October 18th: Open House #1 at City Hall

Sept 15 - Oct 31: Citywide Survey

**Upcoming Open Houses and Events:**  
Open House #2 - Late January 2017  
Open House #3 - April/May 2017  
Open House #4 - Summer 2017

**Next Comprehensive Plan - Summer 2017**



Website: [www.MyFutureLakeSaintLouis.com](http://www.MyFutureLakeSaintLouis.com)



# Community Survey

## OVERVIEW

A citywide comprehensive plan survey took place from September 15 thru October 31, 2016. The survey was available online via the website [www.MyFutureLakeSaintLouis.com](http://www.MyFutureLakeSaintLouis.com) and via paper copies at the first Open House and at City Hall.

Response to the survey was strong. There were 821 responses to the survey. Of the 821 total responses, 814 took the survey online and seven (7) took the paper version of the survey.

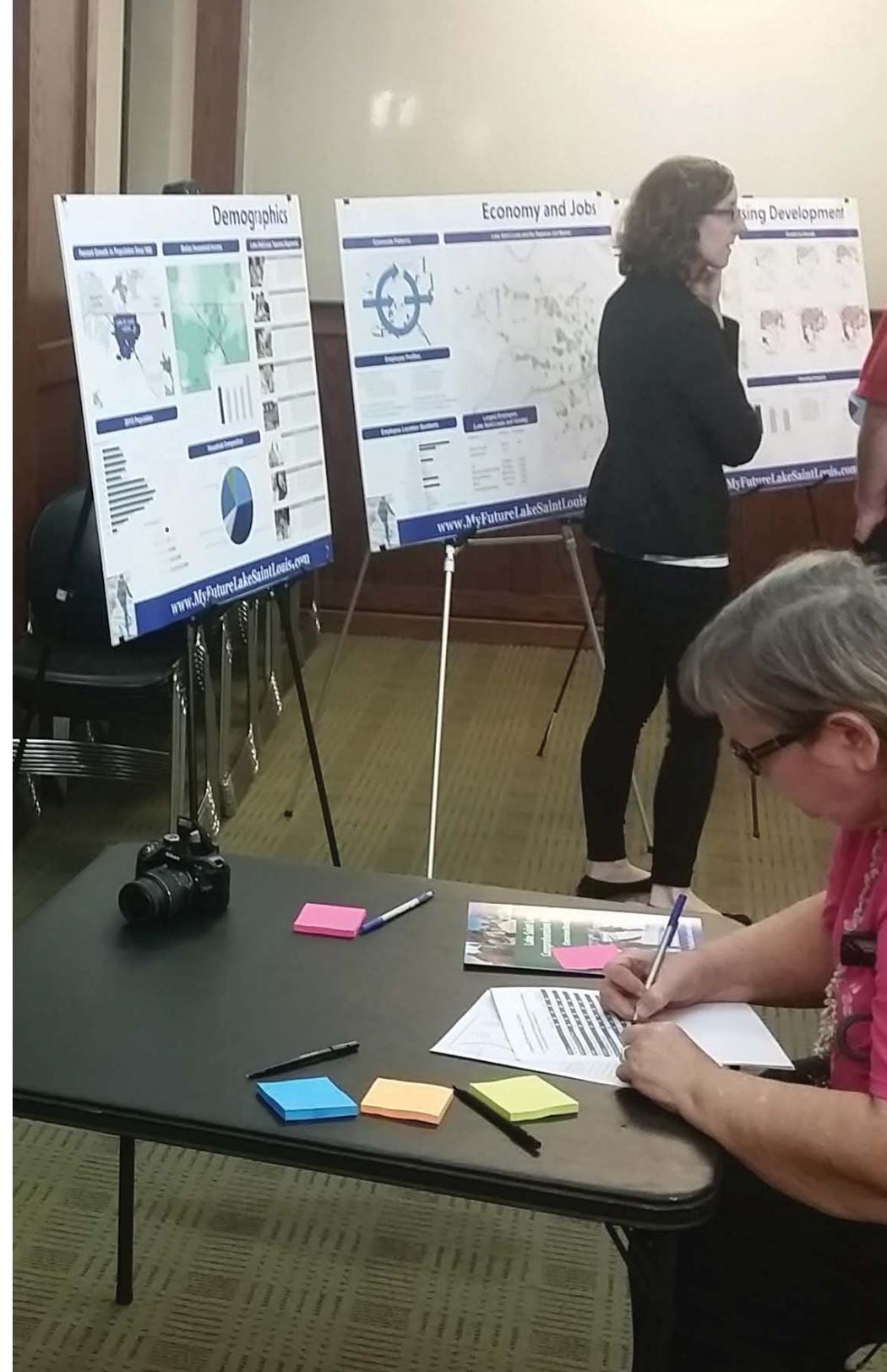
An important aspect of the survey is that the survey is a tool at the beginning of the planning process to help inform the overall plan. The survey helps the planning team confirm trends and identify issues that may have been missed during other engagement activities. The survey is not an end product, but is a beginning.

The survey included 30 questions. The survey sought to balance the time commitment of respondents while gaining insights into particular areas and issues.

The majority of the questions were multiple choice. However, most questions also allowed respondents to make additional comments to provide further insights.

An online survey has several advantages. One, the online survey allows respondents to make in-depth comments. Second, the survey connects residents to the process. By taking the survey, respondents are connected to the project website and other forms of project communications for the remainder of the planning process. Finally, the online surveys allows a greater range of responses including those who work, visit, or shop in the City.

The distribution of survey respondents are shown on the following page. The full survey results are included as part of the appendix.



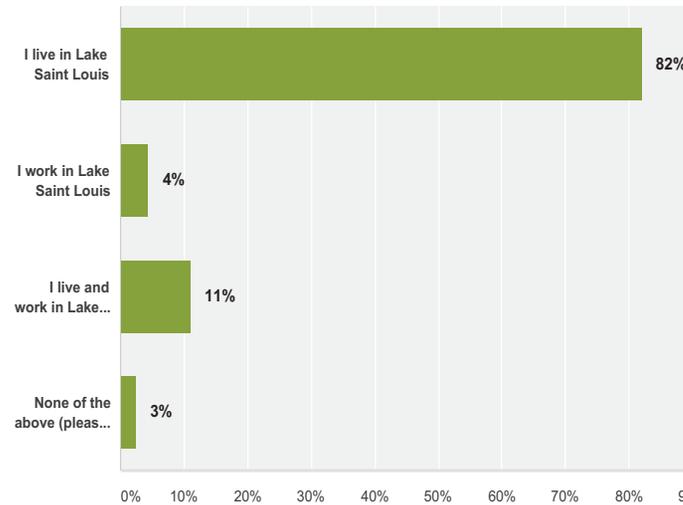
## DISTRIBUTION OF RESPONSES

The map on this page shows the distribution of survey responses. Overall, there were 821 survey responses. As the map shows, there were several responses from outside the City limits. Some of these responses were from respondents that only work in the City or for other reasons such as owning property in the City. As can be seen in Question 3, seven percent of total respondents identified as either working in the Lake Saint Louis or 'None or the above'. In addition, there were respondents that identified as living in Lake Saint Louis, but based on the address provided, do not actually live in the City.

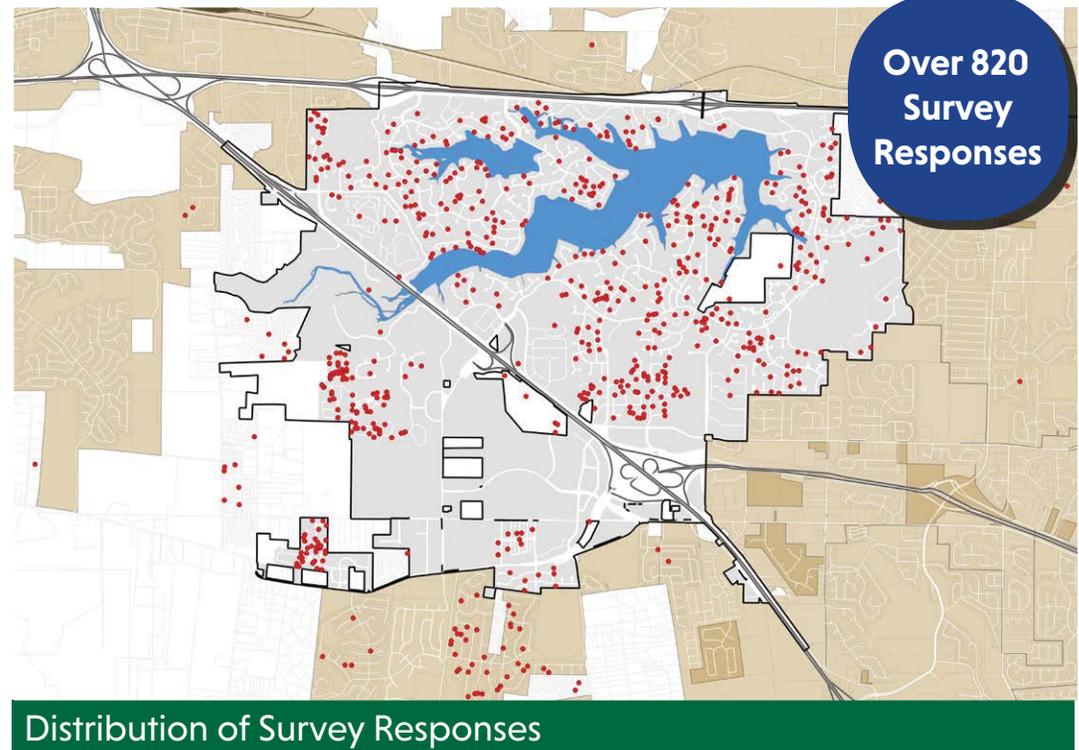
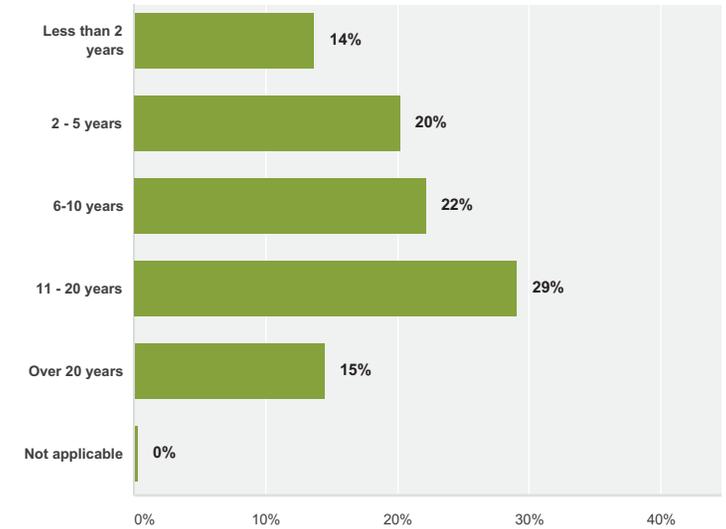
For the results of Questions 4 thru 29 that follow in this report as an appendix, 668 survey responses are included that have been determined to be from City residents.

All 821 survey responses were kept for future reference by the City. These survey responses are important as the data includes insights from not only residents, but from those who work, visit, shop, or may own property in Lake Saint Louis.

### What best describes you?



### How long have you lived or worked in Lake Saint Louis?



# Visual Preference Survey

## OVERVIEW

The Visual Preference Survey is a tool to start to translate what has been heard into a preferred community design. The images are intended to illustrate conceptual ideas and do not represent specific or actual proposals.

There were eight categories of images with five images in each category. Categories include:

- Residential
- Office
- Retail
- Walkability
- Community Enhancements / Gateways
- Hwy N Corridor
- Uptown
- Meadows

Participants had two opportunities to take the Visual Preference Survey. The first opportunity was at the second open house for the comprehensive plan on January 26, 2017, at the Lake Saint Louis City Hall. The second opportunity was online from February 1st through the 28th via the project website at [www.MyFutureLakeSaintLouis.com](http://www.MyFutureLakeSaintLouis.com).

Over 260 responses were collected as part of the Visual Preference Survey. 220 responses were collected via the online survey with the remaining responses from the January 26th open house.

Participants were shown a series of five images in each of the categories. For each image, they reported on how desirable that type of development would be from “Highly Desirable” to “Highly Undesirable”. Participants also voted on which image was most preferred among the five shown in each category.

Participants were instructed to respond to their first impression of each image with a focus on the characteristics and elements of each image and not brand or store names.

Participants who took the survey online also had an opportunity to provide open ended responses to each category that asked, “What elements or characteristics to you find desirable? Undesirable?” For some categories, over 55% of the online participants provided additional comments. Representational comments are included in this report that reflect the comments received.

## BACKGROUND OF PARTICIPANTS

Online participants were asked several background questions in addition to the Visual Preference Survey.

Background information included:

- 90% of respondents lived in Lake Saint Louis.
- 8% lived and worked in Lake Saint Louis.
- 2% worked in Lake Saint Louis.

Age of respondents:

1%	20 - 24 years old
8%	25 - 34 years old
18%	35 - 44 years old
16%	45 - 54 years old
25%	55 - 64 years old
22%	65 - 74 years old
10%	75 and over

Respondents lived or worked in Lake Saint Louis:

15%	Less than 2 years
21%	2 - 5 years
21%	6 - 10 years
29%	11 - 20 years
13%	Over 20 years



Attendees at the January 26th Open House took the Visual Preference Survey using key pad polling devices.

# SAMPLE OF VISUAL PREFERENCE SURVEY RESULTS

Rate each image:



## RESIDENTIAL

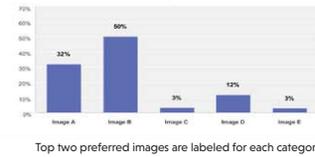
This page highlights two pages of results from the Visual Preference Survey. The complete results can be found in the appendix.

Major take aways from survey include:

- Desire for high quality architecture, especially stone and brick.
- Desire for walkable neighborhoods.
- Desire for landscaping, especially trees, that create a natural setting.



Which image do you most prefer:



The results of the survey helped shape the design expectations of the land use categories.

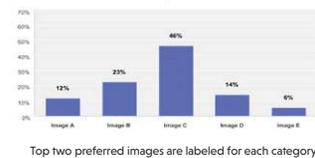
Rate each image:



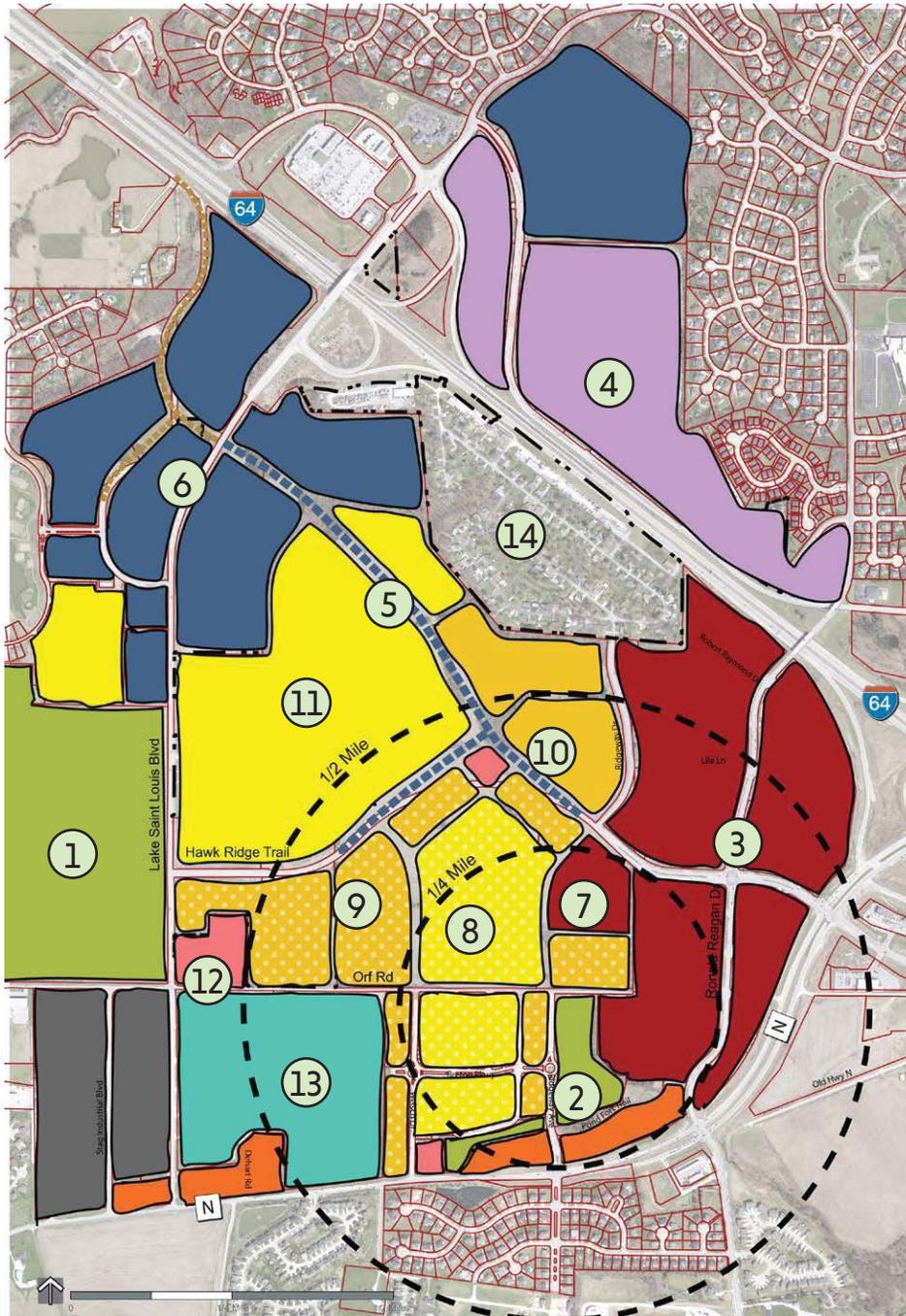
## WALKABILITY



Which image do you most prefer:





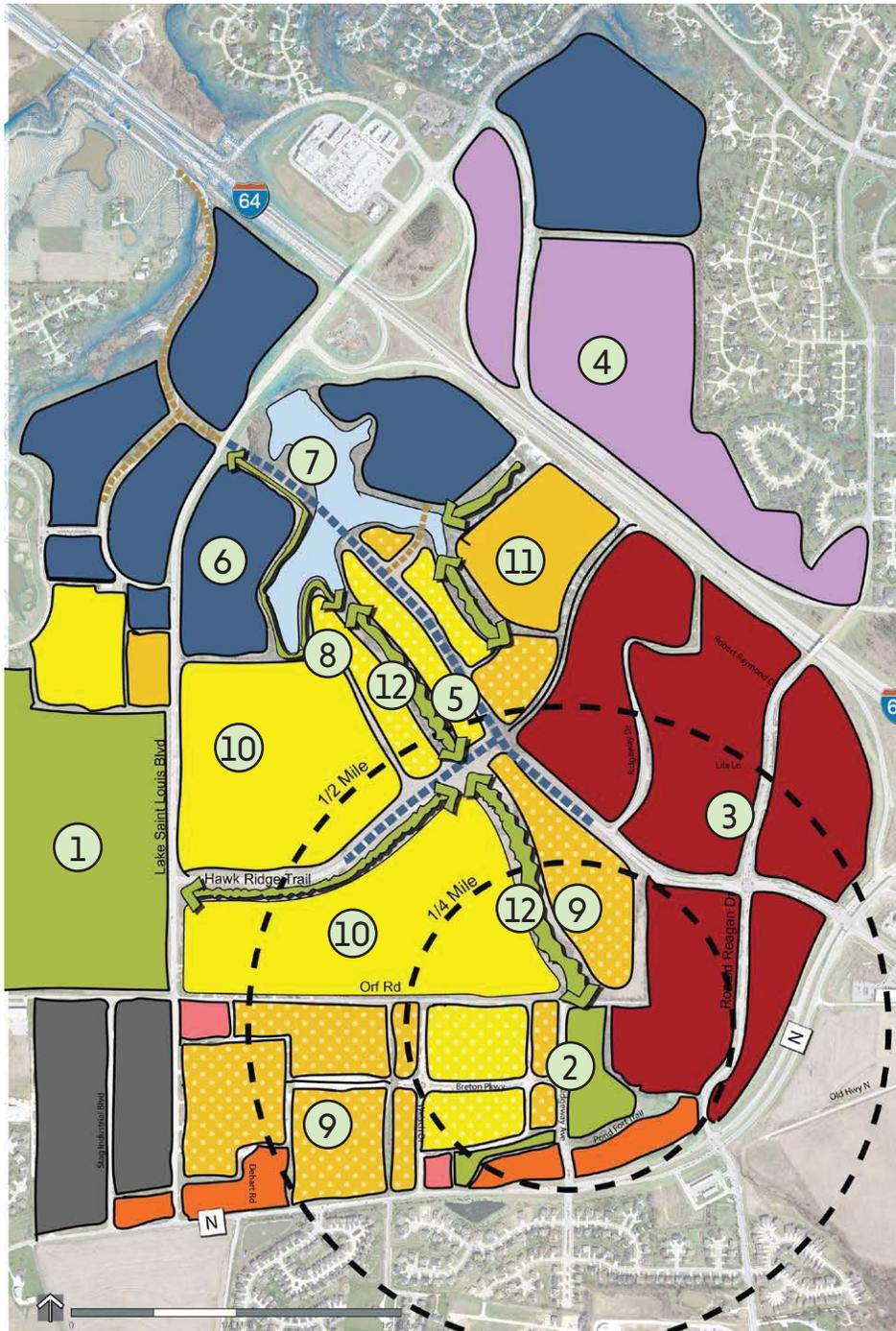


## SCENARIO #1 OVERVIEW

- ① Our Lady Cemetery
- ② Hawk Ridge Park
- ③ Shoppes at Hawk Ridge
- ④ Meadows District
- ⑤ Hawk Ridge Trail Extension
- ⑥ Business / Office Park
- ⑦ Extension of Shoppes at Hawk Ridge
- ⑧ Village - Single Family Residential
- ⑨ Village - Mixed Residential
- ⑩ Suburban - Mixed Residential
- ⑪ Suburban - Single Family Residential
- ⑫ Neighborhood Commercial
- ⑬ National Equestrian Center
- ⑭ Existing Unincorporated Subdivision

Scenario 1 includes highly walkable ‘Village - Single Family Residential’ and ‘Village - Mixed Residential’ within walking distance of Hawk Ridge Park. A slight expansion of the Shoppes at Hawk Ridge is envisioned along Hawk Ridge Trail. A ‘Business / Office Park’ land use along Lake Saint Louis Boulevard creates a synergy of an office campus along Lake Saint Louis Boulevard.

*Note: This concept illustrates one possible scenario for development that expresses the principles and goals of the Comprehensive Plan. It is not intended to express action by the City to acquire and redevelop privately held properties. Final redevelopment will depend on many factors including property ownership and market conditions.*



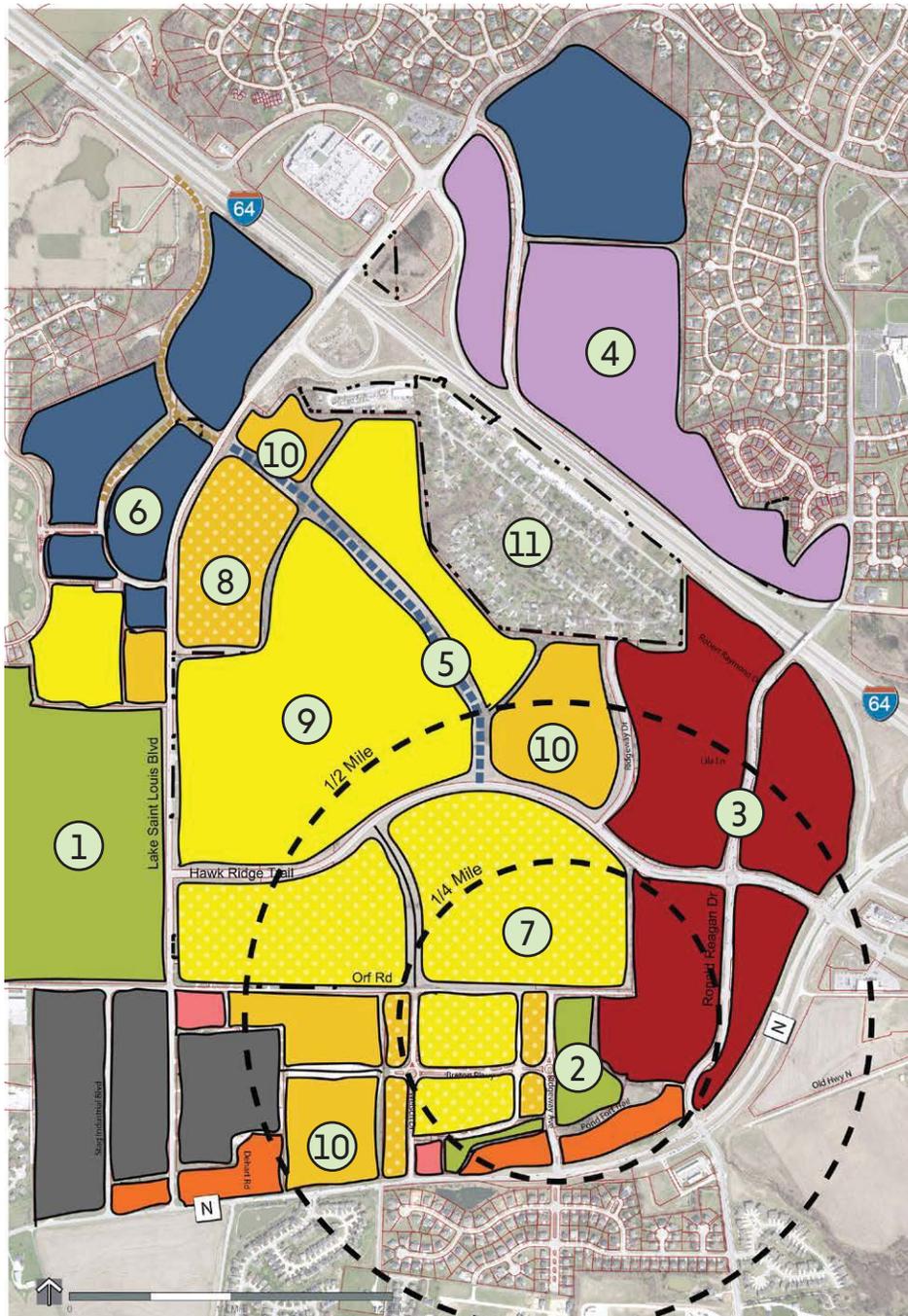
## SCENARIO #2 OVERVIEW

- ① Our Lady Cemetery
- ② Hawk Ridge Park
- ③ Shoppes at Hawk Ridge
- ④ Meadows District
- ⑤ Hawk Ridge Trail Extension
- ⑥ Business / Office Park
- ⑦ Business / Office Park Campus Lake
- ⑧ Village - Single Family Residential
- ⑨ Village - Mixed Residential
- ⑩ Suburban - Single Family Residential
- ⑪ Suburban - Mixed Residential
- ⑫ Greenway Network

Scenario 2 includes additional conceptual details such as a greenway network and a campus lake. The greenway network will create a framework of interconnected open space. The greenway network could be achieved through stream riparian buffers, subdivision openspace, and/or a street parkway. The existing topography is well suited for a potential campus size lake near the north end. The lake, as part of a private office park development, could serve functionally to meet stormwater requirements while also providing an aesthetic amenity. Additional study will be required to determine the extent and feasibility of any proposed lake. Both the greenway network and lake concepts could apply to other scenarios. Scenario 2 also shows a future scenario of all unincorporated areas and the Equestrian Center if those areas are developed or redeveloped in the long-term.

*Note: This concept illustrates one possible scenario for development that expresses the principles and goals of the Comprehensive Plan. It is not intended to express action by the City to acquire and redevelop privately held properties. Final redevelopment will depend on many factors including property ownership and market conditions.*

### Muk Sub-Area Plan: Scenario 2



## SCENARIO #3 OVERVIEW

- 1 Our Lady Cemetery
- 2 Hawk Ridge Park
- 3 Shoppes at Hawk Ridge
- 4 Meadows District
- 5 Hawk Ridge Trail Extension
- 6 Business / Office Park
- 7 Village - Single Family Residential
- 8 Village - Mixed Residential
- 9 Suburban - Single Family Residential
- 10 Suburban - Mixed Residential
- 11 Existing Unincorporated Subdivision

Scenario 3 includes almost all residential. Higher density ‘Village - Single Family Residential’ within walking distance of Hawk Ridge Park transitioning to ‘Suburban - Single Family Residential’ to the north. ‘Business / Office Park’ is to the north of Lake Saint Louis Boulevard with ‘Mixed Residential’ to the south within walking distance of the office campus. Scenario 3 also shows a future scenario of the Equestrian Center if the area is redeveloped in the long-term. The Hawk Ridge Trail extension varies in Scenario 3 with a connection into the existing road alignment.

*Note: This concept illustrates one possible scenario for development that expresses the principles and goals of the Comprehensive Plan. It is not intended to express action by the City to acquire and redevelop privately held properties. Final redevelopment will depend on many factors including property ownership and market conditions.*

# Review of the Draft Comprehensive Plan

## OVERVIEW

The draft comprehensive plan was available for community review from July 7th - August 25th, 2017. Residents had the opportunity to review the draft comprehensive plan in multiple ways including:

- Open House #4 on July 19th
- Download of the draft plan from [www.MyFutureLakeSaintLouis.com](http://www.MyFutureLakeSaintLouis.com) website.
- Digital viewer of the draft plan on Issuu.com
- Hard copies of the draft plan at City Hall.
- Presentation of the draft plan at the August 3rd Planning and Zoning Commission meeting.

While direct downloads of the draft plan were not tracked from the website, over 770 reads of the draft plan occurred on the digital viewer Issuu.com.

## COMMENTS TO THE DRAFT PLAN

Residents had multiple ways to comment on the draft plan including:

- Speaking to the planning team at the July 19th Open House.
- Submitting comments via an online or paper comment form between July 7th - August 25th.
- Speaking at the August 3rd or September 7th Planning and Zoning Commission meeting.

There were 48 comments received in regards to the draft plan from the online and paper comment form.

Below is a summary of comments received in regards to the draft plan from the online and paper comment form.

Age of respondents:

0%	20 - 24 years old
6%	25 - 34 years old
21%	35 - 44 years old
13%	45 - 54 years old
35%	55 - 64 years old
19%	65 - 74 years old
6%	75 and over

Respondents lived or worked in Lake Saint Louis:

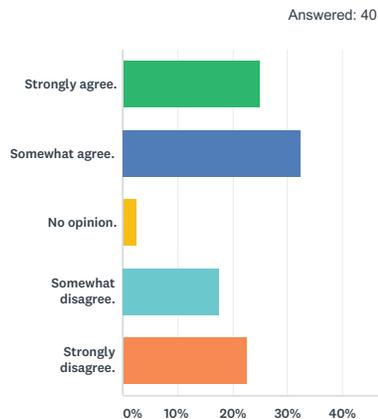
10%	Less than 2 years
19%	2 - 5 years
8%	6 - 10 years
31%	11 - 20 years
31%	Over 20 years

Members of the Lake Saint Louis Community Association:

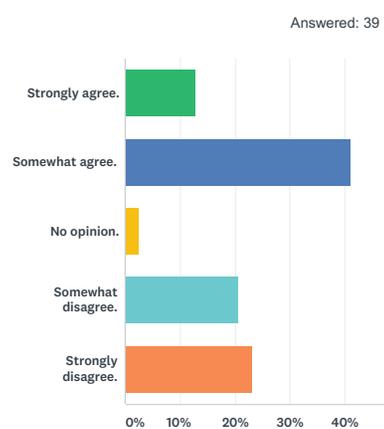
75%	Yes
25%	No

## COMMENTS TO THE DRAFT PLAN (cont.)

The six plan principles (An Outdoor Lifestyle, Neighborhood Vitality, A Prosperous Local Economy, Community Character, Community Cohesion, and Fiscal Responsibility) were presented at the January Open House with additional information at the April Open House. At both open houses, comments toward the plan principles were positive. After reviewing the draft plan, how strongly do you agree with the plan principles, goals, and recommendations?



The intent of the Implementation Chapter is to list 8-10 priority actions. By having a list of 8-10 top priorities, it will allow the City to better focus on key actions. After reviewing the draft plan, how strongly to you agree with the top priorities listed in the action plan?



The two major topics of the written comments were in regard to the Meadows and the Uptown District. About 25% of comments dealt with each topic. Below is a summary of comments.

The Meadows (about 25% of comments)

- Meadows should be a priority.
- Make sure adjacent residential areas are buffered from development.

Uptown (about 25% of comments)

- Support for “facelift” (streetscape improvements, etc).
- Concerns about mixed-use, especially residential. But also some supporting comments.
- Concerns about residential in the Uptown District are visual (building heights), noise, and lake access.



[www.MyFutureLakeSaintLouis.com](http://www.MyFutureLakeSaintLouis.com)

Printed October 2017