



**AGENDA**  
**PLANNING AND PUBLIC WORKS COMMITTEE**  
**MEETING**

Conference Room 101  
Thursday, March 6, 2025  
5:30 PM

**I. APPROVAL OF MEETING SUMMARY**

- A. Approval of the February 20, 2025 Planning & Public Works Meeting Summary

**II. UNFINISHED BUSINESS**

**III. NEW BUSINESS**

- A. Chesterfield Regional TIF - Agreement with Library District
- B. Downtown Chesterfield - Grand Staircase
- C. Downtown Chesterfield Quarterly Updates - Discussion

**IV. OTHER**

**V. ADJOURNMENT**

**Note:** The Planning and Public Works Committee will consider and act upon the matters listed above, and such other matters as may be presented at the meeting and determined to be appropriate for discussion at that time.

PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE PLANNING & PUBLIC WORKS COMMITTEE MEETING SHOULD CONTACT CITY CLERK VICKIE MCGOWND AT (636)537-6716 AT LEAST TWO (2) BUSINESS DAYS PRIOR TO THE MEETING.

## MEMORANDUM

TO: Mike Geisel, City Administrator

FROM: Justin Wyse, Director of Planning *JW*  
James Eckrich, Director of Public Works/City Engineer *JE*

SUBJECT: Planning & Public Works Committee Meeting Summary  
Thursday, February 20, 2025



A meeting of the Planning and Public Works Committee of the Chesterfield City Council was held on Thursday, February 20, 2025 in Conference Room 101.

In attendance:

**Chair Dan Hurt** (Ward III)  
**Councilmember Mary Monachella** (Ward I)  
**Councilmember Mary Ann Mastorakos** (Ward II)  
**Councilmember Merrell Hansen** (Ward IV)  
James Eckrich, Director of Public Works/City Engineer  
Alyssa Ahner, Senior Planner  
Theresa Barnicle, Executive Assistant

The meeting was called to order at 5:30 p.m.

### I. APPROVAL OF MEETING SUMMARY

#### A. Approval of the January 9, 2025 Committee Meeting Summary

Councilmember Mastorakos made a motion to approve the Meeting Summary of January 9, 2025. The motion was seconded by Councilmember Hansen and passed by a voice vote of 4-0.

### II. UNFINISHED BUSINESS

Senior Planner Alyssa Ahner gave an update on previously unfinished business item Long Road Crossing Site Development Concept Plan and Long Road Crossing, Lot B2 Site Development Section Plan. The applicant has withdrawn all applications and the items will not be returning to the Planning and Public Works Committee.

### III. NEW BUSINESS

**A. Traffic Generation Assessment (TGA) Trust Fund Rate Schedule:** An ordinance establishing an annual rate schedule for the five Traffic Generation Assessment (TGA) trust funds in the City of Chesterfield, Missouri.

## **DISCUSSION**

Senior Planner Alyssa Ahner gave an overview of Traffic Generation Assessment (TGA), the different trust fund areas, and how the associated rates are calculated. She also noted that the rates for 2025 are a .2% decrease from the 2024 rates which had a 6.4% increase from 2023. The rates are updated annually and require Council approval.

**Councilmember Hansen made a motion to approve Traffic Generation Assessment (TGA) Trust Fund Rate Schedule to City Council with a recommendation to approve. The motion was seconded by Councilmember Monachella and passed by a voice vote of 4-0.**

- B. P.Z. 01-2025 City of Chesterfield (Unified Development Code – Article 3):** An ordinance amending Article 3 of the Unified Development Code to remove the regulatory role from CHLPC to the City of Chesterfield.

## **DISCUSSION**

Brief discussion was held on amendments to transfer regulatory roles from the Chesterfield Historic Land Preservation Committee (CHLPC) to the City. Ms. Ahner explained that this item is a final cleanup effort to ensure consistency with previous revisions on Article 2 of the Unified Development Code approved by City Council. Concerns were raised from the committee members about maintaining historical records and the need for ongoing surveys as detailed in the ordinance. The committee requested that staff research and provide an update on the current status of the website and the digitization of historic materials previously managed by CHLPC, as well as follow up on the whereabouts and condition of historic records and artifacts.

**Councilmember Monachella made a motion to approve P.Z. 01-2025 City of Chesterfield (Unified Development Code – Article 3) to City Council with a recommendation to approve. The motion was seconded by Councilmember Hansen and passed by a voice vote of 4-0.**

- C. Spire Easement – Dierberg Meditation Park:** A proposal from Spire requesting an easement from the City within Dierberg Meditation Park for natural gas distribution system improvements. (Ward 1)

## **DISCUSSION**

Director of Public Works/City Engineer Jim Eckrich explained that Spire will be constructing a new eight-inch natural gas main on River Valley Drive. To accommodate that project, Spire is requesting a fifteen-foot-wide easement in Meditation Park. Mr. Eckrich stated that City Staff has removed all objectionable terms and that the City has protected its interest and future use of the property. The easement allows Spire to install its gas main within City property.

**Councilmember Monachella made a motion to approve Spire Easement – Dierberg Meditation Park to City Council with a recommendation to approve. The motion was seconded by Councilmember Mastorakos and passed by a voice vote of 4-0.**

#### **IV. OTHER**

There was no other business at this time.

#### **V. ADJOURNMENT**

The meeting adjourned at 5:53 p.m.

# III.A

## Memorandum Department of Planning

**To:** Planning & Public Works Committee

**From:** Justin Wyse, Director of Planning

**Date:** March 6<sup>th</sup>, 2025

**RE:** **Chesterfield Regional TIF – Intergovernment Agreement with the Library**



### Summary

As discussed during the creation of the Chesterfield Regional Tax Increment Financing District, one of the projects included was “Public Library Expansion.” City staff has been coordinating with the Library District and their legal counsel on creation of an intergovernmental agreement, as required by the TIF Act. The agreement allows for reimbursable costs not to exceed \$6,000,000 as identified in the Redevelopment Plan. The project currently envisions a complete redevelopment of the library site with a new facility estimated at not less than \$8,000,000. Prior to moving forward with the project, Chapter 70 of the Revised Statutes of the State of Missouri allows for the intergovernmental cooperation under an approved agreement.

The attached agreement is being presented to the Planning and Public Works Committee to solidify the working relationship and use of TIF funds between the City and Library District. Legal counsel has prepared and reviewed the agreement to ensure consistency with the Chesterfield Regional Tax Increment Financing Redevelopment Plan and Project.

If recommended for approval by the Planning and Public Works Committee, an ordinance would be forwarded to City Council for formal approval of the agreement.

Attachment: Intergovernmental Agreement

## COOPERATION AGREEMENT

This Cooperation Agreement (this “Agreement”) is entered into this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between the **CITY OF CHESTERFIELD, MISSOURI** (the “City”), an incorporated political subdivision of the State of Missouri, and the **ST. LOUIS COUNTY LIBRARY DISTRICT** (the “District”), a county library district and political subdivision of the State of Missouri.

### RECITALS

1. On December 14, 2022, the City Council adopted (a) Ordinance No. 3217, which (among other things) approved the Chesterfield Regional Tax Increment Financing Redevelopment Plan and Project (as may be amended from time to time, the “Redevelopment Plan”) for a portion of the City designated therein as the “Redevelopment Area,” and (b) Ordinance No. 3218, which (among other things) approved the redevelopment project for that portion of the Redevelopment Area described as “RPA-2” and adopted tax increment financing within RPA-2 (collectively, the “Approving Ordinances”).

2. Pursuant to Ordinance No. 3230 adopted by the City Council, the City and Wildhorse Village, LP (the “RPA-2 Developer”) entered into that certain Redevelopment Agreement for RPA-2 dated as of April 18, 2023.

3. The Redevelopment Plan provides for, among other things, the construction of residential units, including apartments, condominiums and townhomes. Those residential units, together with other residential developments in the City, are expected to create additional demand on the District’s Samuel C. Sachs Branch (the “Chesterfield Branch”), which is located in that portion of the Redevelopment Area described as “RPA-3” in the Redevelopment Plan.

4. The City and the District agree that the complete replacement expansion of the Chesterfield Branch will benefit the community. Accordingly, the District has requested that the City allocate a portion of the tax increment financing revenues to be generated within the Redevelopment Area toward the replacement of the Chesterfield Branch, under the circumstances set forth herein.

5. The District estimates the cost of demolishing, reconstructing, furnishing, and equipping the Chesterfield Branch (the “Expansion Project”) at not less than \$8,000,000.

6. The Redevelopment Plan envisions a variety of public improvements within RPA-3 to be paid through or partially through tax increment financing, including a new and expanded Chesterfield Branch.

7. Pursuant to Chapter 70 of the Revised Statutes of Missouri, as amended, political subdivisions are authorized to cooperate for the planning, development, construction, acquisition or operation of any public improvement or facility.

**NOW, THEREFORE**, in consideration of the Recitals and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

#### **Section 1. Payments to the District.**

(a) Subject to the limitations set forth in this Agreement, the City agrees to apply tax increment financing revenues generated from within the Redevelopment Area for RPA-2 (the “TIF Revenues”) to the payment or reimbursement of up to \$6,000,000 of costs of the Expansion Project, plus interest thereon, as described below.

(b) Once the District has incurred at least \$500,000 in hard construction costs (which the parties agree may include but are not limited to demolition and grading costs) of the Expansion Project, the District may submit to the City one or more Certificates of Reimbursable Redevelopment Project Costs in substantially the form attached as Exhibit A, together with supporting invoices, receipts or other information reasonably requested by the City. Each Certificate of Reimbursable Redevelopment Project Costs, other than the last one, shall be for at least \$1,000,000 of costs, and such Certificates shall be submitted no more than quarterly. The City shall review and act upon each Certificate of Reimbursable Redevelopment Project Costs within 60 days after receipt thereof. The City shall approve the Certificate of Reimbursable Redevelopment Project Costs if the Certificate demonstrates that the District has incurred costs related to the design, construction or furnishing of the Expansion Project. If the City disapproves of the Certificate for any reason, the parties shall work cooperatively and expeditiously to address the City's concerns. If the City fails to approve or disapprove the Certificate within 60 days after receipt thereof, the Certificate of Reimbursable Redevelopment Project Costs shall be deemed approved.

(c) Upon the City's approval or deemed approval of a Certificate of Reimbursable Redevelopment Project Costs, the City's obligation to reimburse the District hereunder shall bear interest at the Prime Rate (as herein defined). The City may, but is not obligated to, issue a tax increment revenue note (the "Note") to the District as evidence of such obligation, provided that, if such Note is issued, such Note shall bear interest at the Prime Rate from and after the date of approval or deemed approval of the Certificate of Reimbursable Redevelopment Project Costs. If the City issues the Note to the District, the District shall be responsible for the payment of the costs of issuance of such Note, which costs of issuance shall be included in the principal amount of the Note in addition to the amount included in the Certificate of Reimbursable Redevelopment Project Costs that has been approved or deemed approved; provided, if the City is issuing the Note to the District at the same time it is issuing tax increment revenue notes to finance a like amount of redevelopment project costs incurred (or expected to be incurred) by the City pursuant to the Redevelopment Plan (the "City Note" and, together with the Note, the "Parity Notes"), the District shall pay 50% of the costs of issuance of the Parity Notes, which portion of the costs of issuance shall be included in the principal amount of the Note in addition to the amount included in the Certificate of Reimbursable Redevelopment Project Costs that has been approved or deemed approved. For purposes hereof, "Prime Rate" means the prime rate reported in the "Money Rates" column or any successor column of *The Wall Street Journal*, currently defined therein as the base rate on corporate loans posted by at least 70% of the nation's 10 largest banks; if *The Wall Street Journal* ceases publication of the Prime Rate, then "Prime Rate" shall mean the "prime rate" or "base rate" announced by Bank of America, N.A., or any successor thereto.

(d) The District acknowledges that the City's obligation to pay a portion of the TIF Revenues to reimburse the District or to make debt service payments on the Note as provided hereunder is subordinate to the City's obligation to pay a portion of the TIF Revenues to finance the redevelopment project being undertaken by the RPA-2 Developer. Following the City's satisfaction of its obligation to the RPA-2 Developer under the Redevelopment Agreement for RPA-2, the City agrees that TIF Revenues will be applied, *pari passu*, (i) to reimburse the District or make debt service payments on the Note as provided hereunder and (ii) to the City for payment or reimbursement of a like amount of redevelopment project costs incurred (or expected to be incurred) by the City pursuant to the Redevelopment Plan or make debt service payments on the City Note as provided hereunder.

(e) The City will apply the net proceeds of the initial issuance of tax increment revenue bonds payable from TIF Revenues (the "Bonds") as follows: *first*, to satisfy the City's obligation to the RPA-2 Developer under the Redevelopment Agreement for RPA-2; and *second*, to the extent of available revenues, (i) to reimburse the District (with interest thereon as described above) or to refund the Note, and (ii) to pay or reimburse the City, on a *pari passu* basis with the District, for a like amount of redevelopment project

costs incurred (or expected to be incurred) by the City pursuant to the Redevelopment Plan or to refund the City Note. If the net proceeds of the initial issuance of the Bonds are not sufficient to satisfy the obligations to the District and the City as described in the preceding sentence, the City will use reasonable efforts to issue a subsequent series of bonds (based on advice and recommendation of the City's financial advisor) to satisfy those obligations.

(f) If the Bonds are issued before the City's approval or deemed approval of the District's Certificate of Reimbursable Redevelopment Project Costs, the City agrees to use reasonable efforts to set aside proceeds in a project account to satisfy the anticipated obligations to the District and the City as set forth in the preceding paragraph.

(g) Notwithstanding any provision hereof to the contrary, the City's obligations under this Section shall be null and void if any court of competent jurisdiction finds that the ordinance approving the Redevelopment Plan or any ordinance adopting tax increment financing within the Redevelopment Area is illegal or unenforceable.

(h) Notwithstanding any other term or provision of this Agreement, the City's obligation to reimburse the District for Reimbursable Redevelopment Project Costs is payable solely from the TIF Revenues deposited into the City's Special Allocation Fund, from the proceeds of the Note or from the proceeds of the Bonds, and from no other source.

**Section 2. Default and Remedies.** In the event of a default by either party, the non-defaulting party may institute such proceedings at law or in equity, by suit, action, mandamus, or any other proceeding, as may be necessary or desirable in its opinion to cure or remedy such default, including, without limitation, proceedings to compel specific performance.

**Section 3. Addresses for Notices.** Any notice required to be given or furnished under this Agreement shall be deemed given or furnished when mailed by certified mail, postage prepaid, return receipt requested, when transmitted electronically, or when personally delivered as follows:

To the City: City of Chesterfield  
690 Chesterfield Parkway West  
Chesterfield, Missouri 63017  
Attention: Michael O. Geisel  
E-Mail: mgeisel@chesterfield.mo.us

To the District: St. Louis County Library District  
1412 S. Spoele Road  
St. Louis, Missouri 63131  
Attention: Kristen Sorth  
E-Mail: ksorth@slcl.org

**Section 4. Severability.** If for any reason any provision of this Agreement is determined to be invalid or unenforceable, the validity and enforceability of the other provisions hereof shall not be affected thereby.

**Section 5. Execution in Counterparts.** This Agreement may be executed simultaneously in several counterparts, each of which shall be deemed to be an original and all of which shall constitute but one and the same instrument.

**IN WITNESS WHEREOF**, the parties hereto have executed this Agreement the day and year first above written.

**CITY OF CHESTERFIELD, MISSOURI**

By: \_\_\_\_\_  
Bob Nation  
Mayor

**ST. LOUIS COUNTY LIBRARY DISTRICT**

By: \_\_\_\_\_  
Johnny Wang  
President of the Board of Trustees

**EXHIBIT A**

**FORM OF CERTIFICATE OF  
REIMBURSABLE REDEVELOPMENT PROJECT COSTS**

To: City of Chesterfield, Missouri  
690 Chesterfield Parkway West  
Chesterfield, Missouri 63017  
Attention: City Administrator

**Re: City of Chesterfield, Missouri, Chesterfield Regional Tax Increment Financing  
Redevelopment Plan and Project**

This certificate is provided in connection with the Cooperation Agreement dated as of \_\_\_\_\_, 2025 (the "Agreement") by and between the City of Chesterfield, Missouri (the "City") and the St. Louis County Library District (the "District"). Capitalized terms not otherwise defined herein shall have the meanings ascribed to such terms in the Agreement or in the Redevelopment Agreement for RPA-2 dated as of April 18, 2023 (the "Redevelopment Agreement"), by and between the City and Wildhorse Village, LP, a Missouri limited partnership (the "Developer"). In connection with the Agreement, the undersigned hereby states and certifies that:

1. Each item listed on Schedule 1 hereto was incurred in connection with the design, construction or furnishing of the Expansion Project and attached hereto are itemized invoices, receipts or other information evidencing such costs.
2. These costs have been incurred or paid and are reimbursable under the Agreement.
3. The District has incurred at least \$500,000 in hard construction costs (including but not limited to demolition and grading costs) of the Expansion Project,
4. All Work for which payment or reimbursement is requested has been performed in a good and workmanlike manner and in accordance with the Agreement.
5. The District has sufficient funds to complete the Expansion Project.
6. If any cost item to be reimbursed under this Certificate of Reimbursable Redevelopment Project Costs is deemed not to constitute a "redevelopment project cost" within the meaning of the TIF Act and the Agreement, the District shall have the right to substitute other eligible costs for payment hereunder.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

ST. LOUIS COUNTY LIBRARY DISTRICT

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Approved for Payment this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

CITY OF CHESTERFIELD, MISSOURI

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

SCHEDULE 1

The Developer has incurred the following costs of the Expansion Project:

| Payee: | Amount: | Description of Costs: |
|--------|---------|-----------------------|
|        |         |                       |
|        |         |                       |
|        |         |                       |



690 Chesterfield Pkwy W  
Chesterfield MO 63017  
Phone 636-537-4711  
Fax 636-537-4798

TO: Mayor and City Council  
Date: February 14, 2025  
RE: Grand Staircase, Downtown Chesterfield

---

During the November 21<sup>st</sup>, 2024 meeting of the Public Works and Planning Committee, the concept plan for Downtown Chesterfield was recommended for approval with the caveat that no building permits for vertical construction would be issued until such time as the issues relative to the “Grand Staircase” had been resolved. In addition to the disposition of the staircase feature itself, there was extensive discussion regarding the conveyance of the three plus acre parcel at the southwest entry into Downtown Chesterfield and the potential assumption of the duty to construct the “Grand Staircase” by the City. These issues remain unresolved.

The “Grand Staircase” became a signature feature of Downtown Chesterfield during the latest revision of the City’s comprehensive plan, Envision Chesterfield. The “Grand Staircase” is frequently cited and is the subject of ongoing interest for residents who participated in the planning process. Unfortunately, Envision Chesterfield was a planning process and incorporated concepts and themes, not specifics. There was little or no ability to address physical limitations or practical design concerns.

The concept plan submitted by TSG for Downtown Chesterfield depicted a linear, utilitarian stairway. It is fair to say that “Grand” applies only to the extent that the stairway provides for a 48-foot vertical grade difference. As depicted, it would not meet the grand expectations of Envision Chesterfield. It would, in my opinion, create both substantial future legal liabilities and maintenance concerns. I am equally concerned as to the viability of the use of the staircase as proposed. A stair feature that requires users to overcome the 48-foot grade difference is simply not a viable alternative and would likely only be used infrequently, but only then in conjunction with a cross-fit physical fitness program or parkour training. The constructed staircase at this steep grade, absent a significant foundation system, would tend to slide down the grade and separate requiring continual maintenance and replacement. More concerning, is the anticipated routine liability suits associated with slips and falls. Finally, it should be understood that if the stairway is the primary mode of access, a completely separate and equivalent means of

access is required for ADA compliance, allowing for wheel chairs, mobility scooters, bicycles, or any other mobility assist device.

What is described and conceptualized as the “grand staircase” in Envision Chesterfield, is a signature geographic feature, an experience that is not replicated elsewhere in the region, a photographic opportunity, a series of multiple textures, points of interest, art placement, and multiple alcoves with scenic vistas where users can take advantage of seating, kiosks for vending, art, or information. “The Grand Staircase” can be the palette for multiple community events as well. The “Grand Staircase” is simply not conceived to be a utilitarian feature to be minimized, but a signature connection between the City’s Jewel - Central Park and Downtown Chesterfield.

Having experienced similar community expectations with the design and construction of Central Park, I believe an alternative concept, design, and implementation is appropriate. Central Park incorporated many distinctive features that were not functionally necessary: Two streamwalks, an overlook, a lake trail with three bridges, not including the Gazebo incorporating two additional bridge spans, Veterans Honor Park, The Awakening, multiple art placements, and of course the CHamp. Central Park includes the functions of a pool, two pavilions, restrooms, playground, expansive greenspace and a lake. Form does not have to be sacrificed for function, they can be successfully blended and compliment each other.

At this point in this communication, using the purposeful language that I have, I must also remind City Council that Envision Chesterfield heavily influenced development of the Chesterfield Regional Tax Increment Financing District. There was extensive commentary and discussion of “connectivity” and the TIF included project funding for Inter-modal Connections. As conceived in both Envision Chesterfield and in development of the Tax Increment Financing District (TIF), inter-connectivity is essential. The Chesterfield Regional TIF includes a funded project for “inter-modal connections”. This is the perfect project meeting that description.

I recommend and suggest the City consider the following:

- TSG conveys the 3+ acre (estimated acreage) to the City, subject to their limited use for underground sanitary storage. This acreage is subject to easements for the installation and maintenance of underground sanitary storage chambers, which would be perpetually maintained privately by the Downtown Chesterfield Owners/Operators.
- The City of Chesterfield assume responsibility for construction of the Grand Staircase, contingent upon negotiation of a financial cash contribution from TSG, representing the value of the utilitarian

staircase as currently depicted. I estimate this value to be in excess of \$300,000. Funding for the design and construction of the City Project would be financed through the Chesterfield Regional TIF. It should be understood, while budgetary and real cost projections are premature, would likely be in the neighborhood of \$2 million, or more, depending on the creativity and conditions determined during design. It should also be understood, that such a project will involve multiple disciplines engaged in one project team: Architects, engineers, geotechs, artists, wall system professionals, arboriculture specialists, and others.

- The City engage design professionals to develop concepts for a robust signature feature alternative to the Staircase concept, using meandering paths, living curvilinear retaining walls, consisting of multiple types and textures, multiple paving types, featuring nooks, alcoves, lighting, articulation, to incorporate multiple points of interest and Chesterfield branding to create a signature City of Chesterfield connection seamlessly between Downtown Chesterfield, Central Park, Pathway on the Parkway, The Awakening, Chesterfield Amphitheater, Veterans Honor Park, and the Riparian Trail.

While the attached images are not intended to represent any actual or specific concept design, only because we lack the internal ability to generate such graphics and until such time as this project is embraced by City Council, it would be premature to engage the community effort to develop such plans. As such, the images provided herein, simply are intended to convey the possibilities and potential to create the connection and feature that was sought in Envision Chesterfield.

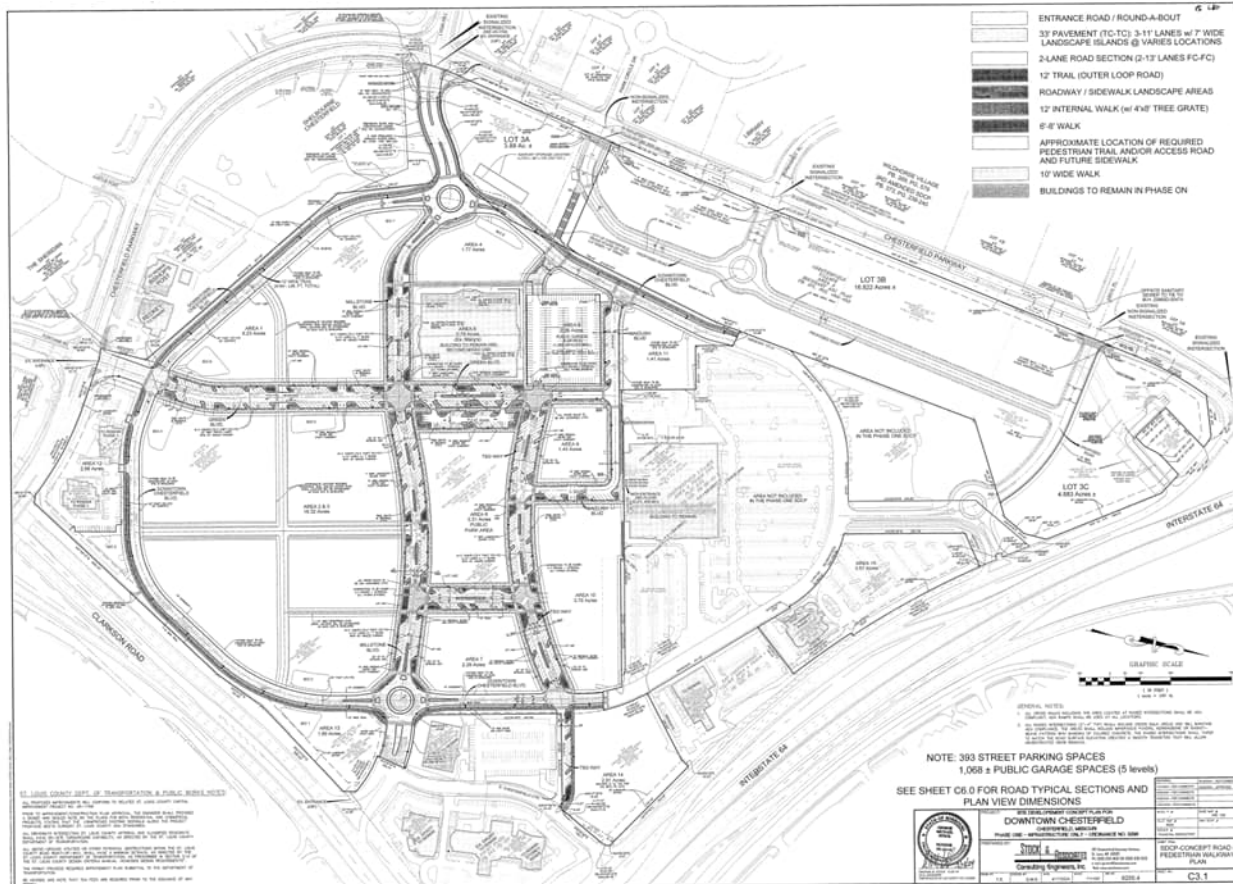
Action recommended:

*PPW committee endorse and direct staff to pursue the strategy described herein, resulting in the City assuming responsibility for the execution of the project subject to negotiations with The Staenberg Group to:*

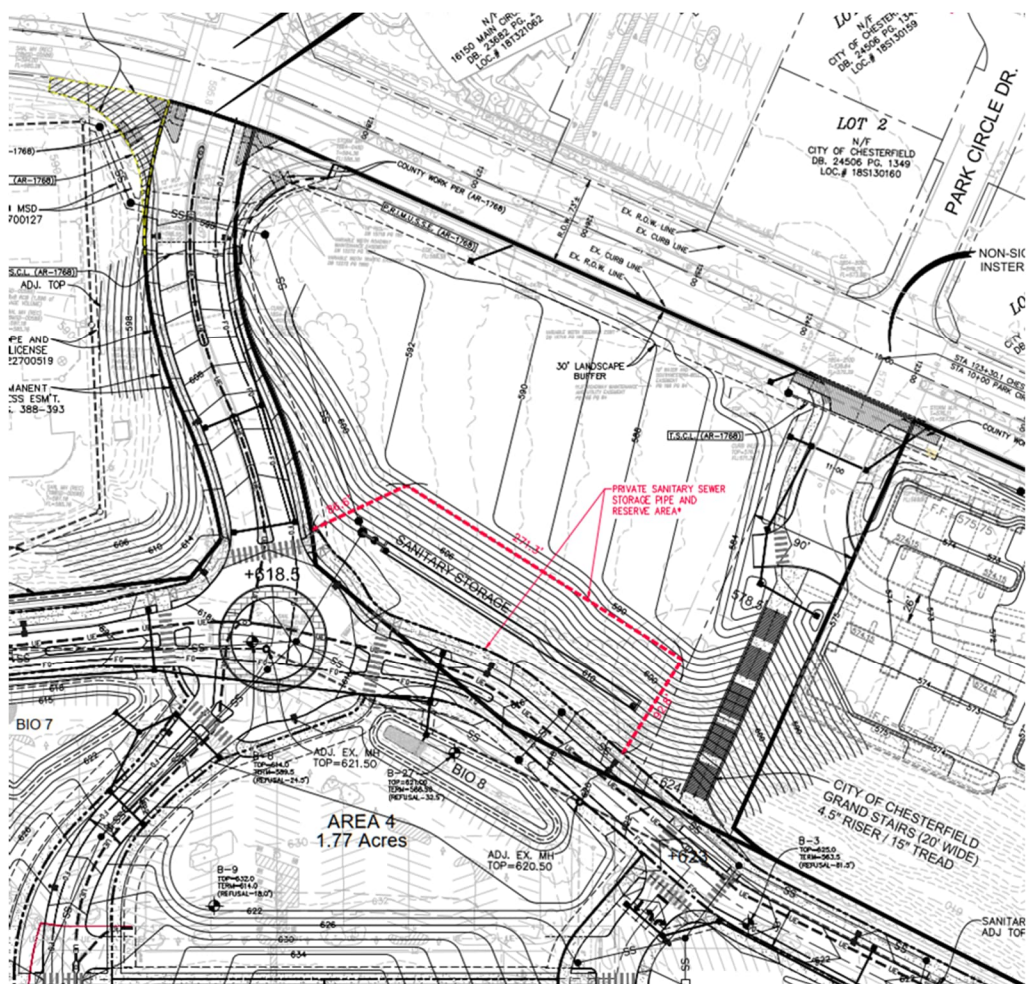
- 1) Convey the referenced property subject to its use for underground sanitary storage infrastructure, and*
- 2) Provide for a cash contribution toward the project in lieu of TSG constructing the staircase.*

*All expenditures associated with this project would be in furtherance of the "multimodal connections" project as described in the Chesterfield Regional TIF plan and would be funded accordingly.*

I look forward to sharing Staff's vision for this alternative.



## CURRENT SITE PLAN WITH UTILITARIAN STAIRCASE







CURRENT VIEW OF PROPOSED LOCATION



NO MATTER HOW BEAUTIFUL YOU MAKE THEM,  
STEPS ARE DAUNTING AND UN-INVITING



CROSS-FIT STAIR TRAINING



PARKOUR USER

## PAGE 19 OF TIF PLAN

to include municipal projects to be built by the City. The City anticipates that RPA 3 projects may be funded from incremental revenues available from other RPAs within the Redevelopment Area.

Specific taxing district capital costs of the affected school districts may be approved at a future date, to the extent the City, by written agreement, accepts and approves each cost. The City anticipates such costs may be funded from incremental revenues from all RPAs within the Redevelopment Area.

This Redevelopment Plan provides for five RPAs within the Redevelopment Area. These RPAs are displayed on **Plate 6 – Proposed Redevelopment Project Areas in Appendix B.**

The Redevelopment Project components for each RPA are as follows:

### **RPA 1-A – Chesterfield Mall**

The construction of more than four million square feet of building space, including nearly 5,000 parking spaces, 79,000 square feet of restaurant space, 37,500 square feet of grocery space, 363,500 square feet of retail space, 1,468 apartment units, and 272,000 square feet of commercial office buildings.

### **RPA 1-B – Chesterfield Mall**

The construction of more than three million square feet of building space, including nearly 3,500 parking spaces, 31,500 square feet of retail space, 314,000 square feet of hotel space, 895 apartment or condominium units, and 464,000 square feet of commercial office buildings.

### **RPA 1-C – Chesterfield Mall**

The construction of more than two million square feet of building space, including nearly 3,000 parking spaces, 362 apartment units, and 747,000 square feet of commercial office buildings.

### **RPA 1-D – Chesterfield Mall**

The construction of more than one million square feet of building space, including nearly 2,000 parking spaces, 5,000 square feet of retail space, and 688,000 square feet of commercial office buildings.

### **RPA 2 – Wildhorse Village**

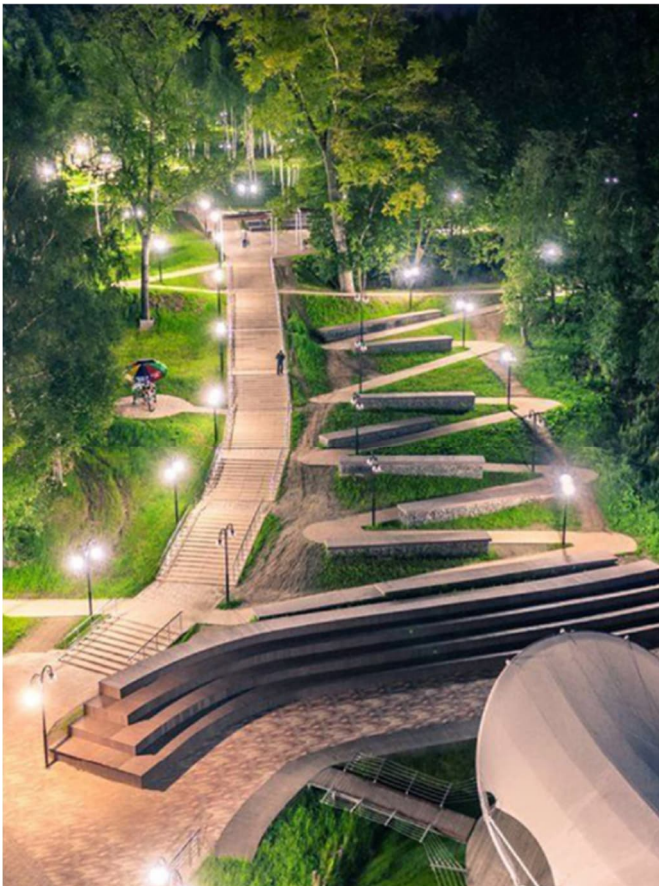
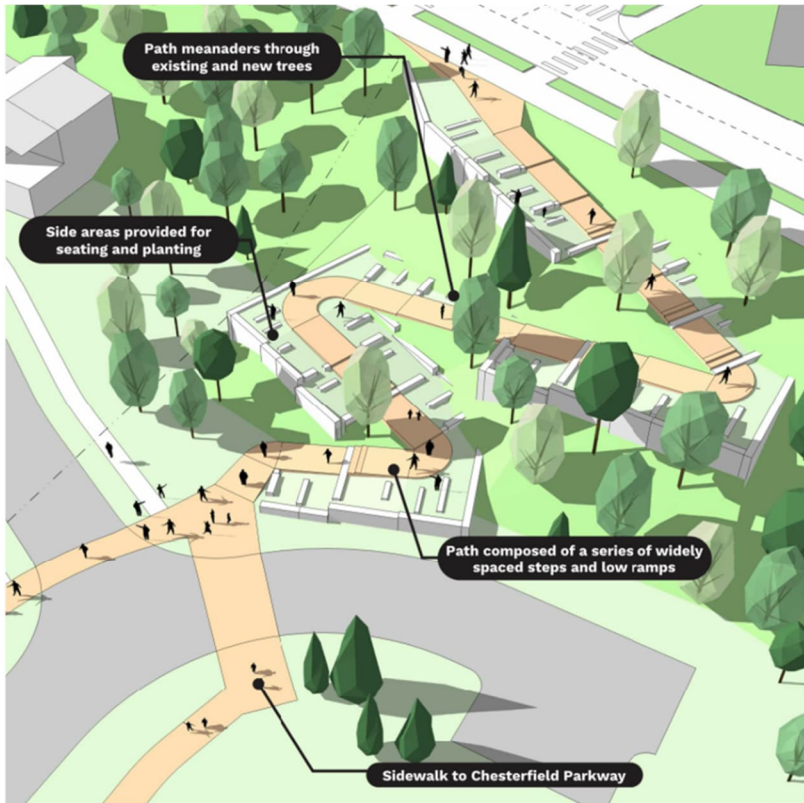
The construction of more than three million square feet of building space, including nearly 3,100 parking spaces; 147,500 square feet of retail space; a mixture of 641 luxury condominiums, townhomes, and apartment units; and 610,000 square feet of commercial office buildings.

### **RPA 3 – City Infrastructure**

The improvement and construction of roadways and traffic signalization, off-street parking, utilities (water, electrical, gas), storm sewers and detention, etc. for the following projects: The North Outer Forty connection to Chesterfield Parkway West and Swingley Ridge; Chesterfield Parkway West, SW quadrant; Shared parking structure, Central Park and Y; Clarkson-Baxter Road interchange improvements; Baxter Road-Edison Bridge & intersection; **Multi-modal connections and extensions**; Central Park, Amphitheater, and Aquatic improvements; Park Administration facilities and parking; and Public Library Expansion.

Property within the Redevelopment Area is subject to acquisition by negotiation. In the event that the City and the Developer(s) cannot agree with one or more owners regarding the proper compensation to be paid, property may be acquired by use of the City's power of eminent domain as provided for in the TIF Act.

## ALTERNATIVE CONCEPTS





DIFFERENT WALL TYPES  
DIFFERENT TEXTURES  
LIVING WALLS





DIFFERENT TEXTURES  
DIFFERENT COLORS  
NON-LINEAR WALLS