

MEETING MINUTES

From: Amy Haase

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Project Name

Route N – Great Places

Subject

Project Advisory Team (PAT) Meeting 2

Meeting Attendees

Comments, additions, or corrections to this memo should be communicated in writing to RDG Planning & Design within seven (7) days of receipt. If no comments are received within that period, this memo will be assumed accurate and filed as part of the permanent record for this project.

Amy Haase (RDG)

Marty Shukert (RDG)

Saranya Konala (EWGCOG)

Kevin Neill (Lochmueller Group)

Christie Holland (EWGCOG)

Allison Dolak, Principal (Immanuel Lutheran)

Kathy Duck, OFallon Chamber (OFallon Chamber)

Ethan Hendricks, Planning Manager (City of O'Fallon)

Steve Mosher (Wentzville Fire Protection District)

Janell Mueller, Executive Director of Operations (Wentzville School District)

Terry Rigdon, Public Works Director (City of Lake St Louis)

Charles Senzee (City of Wentzville)

Scott Tate, President & CEO (St Charles Regional Chamber)

Andrew Tureck, Area Engineer for St Charles County (MoDOT)

Mark Vogel (GRG)

Discussion

The purpose of this meeting was to share project updates, present draft themes and vision statements, and gather Committee input on key issues and opportunities related to Land Use, Transportation, Environment, and Place Making.

A. Project Updates and Stakeholder Outreach

1. Project planning team provided an overview of recent engagement activities and key takeaways:
 - a. The project team toured the corridor to better understand existing conditions, development patterns, and physical context.
 - b. Meetings were held with key stakeholders, including:
 - i. Church representatives along the corridor

- ii. Wentzville School District leadership
- iii. County officials
- iv. Developers involved in the Harvest and Trailside projects
- c. Additional stakeholder outreach will continue in the coming weeks.
- d. A project website and public survey will be launched to gather broader community input.
- e. A charrette week is scheduled for March 23–27, which will include public meetings and concept development.

B. Stakeholder and Committee Discussion Themes

1. Several consistent themes emerged from stakeholder meetings and Committee discussion.

a. Alternative Street Connectivity

- i. Local trips should be supported by a connected street network rather than relying primarily on Route N.
- ii. Additional street connections between developments are needed to improve circulation.
- iii. A stronger network of local streets can help distinguish neighborhood traffic from regional through traffic.
- iv. Improved connectivity will support safer, more efficient travel throughout the corridor.

b. Safety and Crossing Route N

- i. Safety along Route N was one of the most frequently identified concerns.
- ii. Limited safe crossing opportunities exist, particularly for students.
- iii. Improving crossings could reduce bus demand and improve walkability.
- iv. Potential solutions may include improved crossings, trails, and grade-separated crossings.

c. Housing and Growth Patterns

- i. Developers expressed interest in providing housing options for all stages of life.
- ii. The area is attracting families as well as older residents.
- iii. Demographic trends may vary between developments and school enrollment areas.
- iv. Planning should accommodate growth while maintaining community character.

d. Commercial Services

- i. Large-scale retail is not desired in the study area.
- ii. Smaller-scale neighborhood-serving uses are preferred, such as:
 - a. Medical offices
 - b. Daycare
 - c. Personal services
- iii. These services should support daily needs of residents.

e. Preservation of Natural Features and Character

- i. There is strong interest in preserving natural features such as tree stands and waterways.

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- ii. Maintaining the rural and suburban character is important.
- iii. Developers are already incorporating open space and greenways into some developments.
- iv. Early planning is critical to preserve land for trails and open space before development occurs.

C. Key Themes and Planning Framework

1. The planning team introduced core planning themes that will guide the study.

a. Land Use

i. Why:

- (a) A healthy community is shaped by thoughtful land use. Where homes, businesses, services, and gathering spaces are located matters. How they relate to one another matters even more. Without a shared vision, growth can become disconnected, increasing infrastructure costs, limiting housing options, and reducing opportunities for local businesses and community gathering spaces.

ii. Vision:

- (a) Route N will reflect the diverse values, culture, and heritage of St. Charles County residents by creating a distinctive and vibrant natural and built environment.
Transportation

b. Environment

i. Why:

- (a) Preservation and protection of environmental assets such as wetlands, tree canopies, and habitats has a variety of benefits. These include improved water quality, reduced flooding, mitigation of heat island effect, and protection for diverse habitats. A connected network of natural areas enhances community character, creates trail opportunities, mitigates the impact of extreme storm events, and provides unfragmented habitat.

ii. Vision:

- (a) Development in the Route N area will preserve natural features and connect those features together to protect resources and enhance the sense of place.

c. Transportation

i. Why:

- (a) Transportation options significantly impact household economy, quality of life, urban form, and the environment. A balanced transportation network of connecting streets, trails, hike/bike paths provides safe, efficient connectivity and accommodates a variety of mobility needs and preferences.

ii. Vision:

- (a) Route N will have a well-balanced and connected transportation system that offers alternative options to travelling along or crossing the Route N corridor and improves the experience and safety for those in or out of a car.

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d. Place Making

i. Why:

- (a) High-quality places strengthen community identity, improve quality of life, and support long-term economic vitality. Creating well-designed public spaces, gathering areas, and neighborhood amenities fosters a sense of belonging and supports social interaction.

ii. Vision:

- (a) Route N will create a distinctive place where streets and gathering spaces establish a cohesive community character, are active and safe, and evolve with the needs of future generations.

D. Group Activity Summary

1. Participants worked in small groups to answer two questions about each theme:

- a. What do you like about the Vision statement? Anything missing? Issues & Opportunities.
- b. List 3 to 5 issues and 3 to 5 opportunities related to your theme that will need to be addressed in the final plan.

2. Land Use

a. Vision Feedback

- i. Participants generally supported the vision statement.
- ii. The vision may need to better reflect the suburban character and presence of families.
- iii. The vision should focus on celebrating and intentionally incorporating community and natural features.

b. Issues

- i. Lack of existing character in the corridor.
- ii. Limited recreational opportunities and gathering spaces.
- iii. Questions regarding HOA responsibility for managing community amenities.
- iv. Limited space available for placemaking.
- v. Traffic impacts associated with development.
- vi. Limited need for additional commercial development.

c. Opportunities

- i. The corridor represents a blank slate for intentional planning.
- ii. Preserve land for community use rather than maximizing residential development.
- iii. Provide recreational amenities and gathering spaces.
- iv. Support cultural and civic uses such as libraries.
- v. Provide neighborhood-serving services such as medical offices.

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3. Transportation

a. Issues

- i. Limited safe crossings along Route N.
- ii. Students are unable to safely walk to nearby schools.
- iii. Lack of sidewalks and connected trail infrastructure.
- iv. Traffic congestion during school drop-off, pick-up, and events.
- v. Reduced school bus routes increase reliance on safe walking routes.

b. Opportunities

- i. Provide safe crossings and routes to schools.
- ii. Install trail and pedestrian infrastructure early in the development process.
- iii. Incorporate trails into the regional Great Rivers Greenway network.
- iv. Build upon the existing County Bike Plan.
- v. Coordinate with developers, municipalities, the County, and MoDOT.
- vi. Consider innovative crossing solutions such as underpasses.

4. Place Making and Community Amenities

i. Issues

- i. Limited space currently designated for placemaking.
- ii. Need for amenities that serve families and community members.
- iii. Traffic and development pressures impacting community experience.

ii. Opportunities

- iv. Create pocket parks and gathering spaces.
- v. Develop wider trails that accommodate multiple users.
- vi. Connect trails and open space into a larger network.
- vii. Provide medical and neighborhood-serving services.
- viii. Preserve land for future community amenities.

E. Overall Conclusions

1. Committee and stakeholder input reinforced several key priorities:

- a. Improve connectivity between developments and reduce reliance on Route N.
- b. Improve safety, especially crossings and routes to schools.
- c. Preserve natural features and incorporate them into development.
- d. Support family-oriented development and community amenities.
- e. Provide neighborhood-scale services.
- f. Plan proactively to guide growth and preserve community character.

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