

Agenda
for the
POND-GROVER LOOP ROAD COMMITTEE
City Hall Community Room – 16860 Main Street
Tuesday, May 24, 2016
7:00 p.m. to 9:00 p.m. - Community Room @ City Hall

Re: Presentation of Traffic Study by Lochmueller Group

- I. Welcome To Group Members And Opening Comments By Chair Baugus
- II. Approval Of Minutes From The May 10, 2016 Meeting

Documents: [II. DRAFT MINUTES FOR 5-10-16 P-G LOOP RD COMMITTEE MTG.PDF](#)
- III. Discussion Of Topics And Consideration Of Information By The Committee

Documents: [III. SALES DATA 2012-2014.PDF](#), [III. WARD 5 OPEN SPACE MAP AND PARK SIZE COMPARISON.PDF](#)

 1. Discussion On Traffic Analysis By City Of Wildwood/Lochmueller Group
 2. Comments And Questions From Committee Members
- IV. Public Comments
- V. Next Meeting Date Of The Committee – June 28, 2016 – Tuesday (7:00 P.m.)
- VI. Closing Remarks/Adjournment



POND-GROVER LOOP ROAD COMMITTEE

Record of Proceedings

City Hall Community Room – 16860 Main Street

Tuesday, May 10, 2016

6:30 p.m. to 9:00 p.m.

I. Welcome to Group Members and Opening Comments

Director of Planning and Parks Vujnich welcomed those members and other individuals in attendance for the site visit. He noted the group would be walking the length of the proposed roadway. The other business items on the Committee's agenda would be discussed at City Hall beginning at 8:00 p.m.

II. Site Visit – Committee will walk the length of the current roadway/roadbed, beginning at its current terminus at Green Pines Drive – 6:30 p.m.

The Committee walked the property from 6:30 p.m. until 7:45 p.m., and then returned to City Hall.

III. Approval of Minutes from the March 21, 2016 Meeting

Director of Planning and Parks Vujnich reconvened the meeting at City Hall. He then requested a roll call of attendees, which was completed with the following results:

Pond-Grover Loop Road Committee Members present: Christy Pitney, Paul Pohlers, Debbie Sinden, Ed Marshall (Council Member Ward 2), Joe Garritano (Council Member Ward 8), Jim Baugus (Council Member Ward 3), and Mayor Bowlin.

Other City Officials present: Debra Smith McCutchen (Council Member Ward 5) and Dave Bertolino (Council Member Ward 5).

Staff Members present: City Administrator Ryan Thomas, Director of Public Works Rick Brown, Director of Planning and Parks Joe Vujnich, and Assistant Director of Planning and Parks Kathy Arnett.

A motion was then made by Council Member Marshall, seconded by Committee Member Pitney, to approve the minutes from the March 21, 2016 meeting.

Discussion was then held among the Committee Members regarding the following: the fact that public comments made were not credited to the individual making their statements; staff noted those comments were included in the minutes, but because speaker's cards were not completed, and therefore could not attribute them to an individual; and the reference to Council approval of a document, which was the Town Center adoption.

A voice vote was then taken on the minutes and, with a unanimous affirmative result, the motion was declared approved and the minutes passed.

IV. Election of a Chair and Discussion of Meeting Start Time by Committee Members

A motion was made by Committee Member Pitney to nominate Council Member Marshall as the Committee Chair. A motion was made by Committee Member Sinden to nominate Council Member Baugus as the Committee Chair. A vote was taken on each motion, by a show of hands. The vote for Council Member Marshall as Committee Chair garnered one (1) vote in support. The vote for Council Member Baugus as Committee Chair garnered five (5) votes in support. Council Member Baugus was declared the Chair of the Committee.

The Committee Members all agreed that 7:00 p.m. was still an agreeable time to start the meetings, so no change was made to this item.

V. Discussion of Topics and Consideration of Information by the Committee

a. Introduction to Functional Street Classification System

Director of Public Works Brown provided an explanation of the functional street classification system and the varying types of roadways. He noted that local streets have low mobility and high access, with direct driveway access. They manage a lower volume of trips and their right-of-way widths are generally between thirty-four (34) to fifty (50) feet. An example of a local street would be those roads within the Hickory Manor Subdivision. These roadways are within a fifty (50) foot right-of-way, which also contains sidewalks, the tree lawn areas, etc.

Collector streets are medium duty streets, with longer trip lengths and higher volumes and speeds (than local streets). Collector right-of-ways general measure between sixty (60) feet, like Manchester Road, up to eighty (80) feet. The Pond-Grover Loop Road and Taylor Road are both seventy (70) foot right-of-ways.

Arterial streets emphasize mobility and moving traffic regionally. These streets include State Routes 109 and 100.

b. Review of Other Street Extension Projects within the City

Director of Planning Vujnich reviewed the map and descriptions of stub streets that have been made into new developments. A map was provided with projects sorted by land use classifications. The map reflects five (5) connections in the Non-Urban Residential Area, four (4) connections in the Sub-Urban Residential Area, and three (3) connections in the Town Center Area. There are only two (2) exceptions in the City's history, where a stub street was not extended, those locations are the original Wynncrest Subdivision and now Birch Forest Drive into the Villages at Bright Leaf Subdivision.

Discussion was then held among the Committee Members regarding the following: the closing of Turnberry Place Drive by a previous City Council; the staff's lack of support for the closing of Turnberry Place Drive; the timing of the closing of Turnberry Place Drive, prior to the improvements to Clayton and Strecker Roads; the number of links made within Ward 8 (five (5) of the twelve (12)

stub street connections shown on the map) and that those links have been integral in the daily lives of residents in that area; the lack of complaints from residents on the completion of those connections; the number of subdivisions, especially within the Monarch Fire Protection District jurisdiction, where an access roadway has been required for a secondary ingress/egress to new subdivisions, such as Will's Trace, Wildhorse, and Shepard Oaks; and the maintenance of the emergency access being borne by the Homeowners Association of that particular subdivision.

c. Review of Frequent Comments during Villages at Bright Leaf Discussion

Director of Planning Vujnich noted this information was provided, as best as reasonably possible to provide answers or clarifications on comments frequently made during that rezoning process.

Discussion was then held among the Committee Members regarding the following: the opinion that the document was one-sided; the Fire Department's statement they would serve residents in the area, regardless of if the road was extended, but the document says the road was necessary; the example of Will's Trace, where the City was not requiring an additional access point, but the Fire Marshal would not issue permits without it; the question of how close the road would be to homes; and the locations of green space in this vicinity.

Chair Baugus requested that, if Committee Members have comments on this document, to send them to Department of Planning staff. Staff would compile, respond, and send the information back out to all Committee Members. Mayor Bowlin requested a map showing green space locations be provided at the next meeting.

d. Update on Traffic Analysis by City of Wildwood/Lochmueller Group

Director of Public Works Brown noted the consultant was making progress on the study and its final report would be available for the next meeting, in approximately two (2) weeks. He also mentioned the traffic counts were completed, with nine (9) counters in the field, on a day with good weather, and included a license plate analysis.

Discussion was then held among the Committee Members regarding the following: the locations and times of the samplings; the request for a representative from Lochmueller Group to be at the next meeting; and the determination the next meeting would be dedicated entirely to the traffic study discussion.

e. Comments and Questions from Committee Members

VI. Public Comments

Valentin Militchin, 16931 Sandalwood Creek Drive, noted he is an engineer and he does not trust the traffic study, which the City has commissioned.

Debra Smith McCutchen, 16548 Birch Forest Drive, noted she has spoken with the Superintendent of Rockwood School District and he noted the district does not generally get involved in road issues. She

requested a list of where roads were not extended, such as Niere Acres Drive, Wildwood Trail, and Old Grover Estates.

Susan Treiber, 15912 Sandalwood Creek Drive, noted that it was her belief that a representative from Kingstowne Estates Subdivision and the Ward 5 Council Members should be appointed to this Committee. She also questioned if sound walls were going to be installed, since the road will be close to homes.

John Gragnani, 1510 Scofield Valley, noted the City was incorporated because of a road issue and he believes it is important the City listens to the people affected.

Mark Acree, 16630 Evergreen Forest, noted that it was his belief that a representative from his neighborhood should have been included on the Committee. He also requested information on the City's requirements for blasting.

Betsy Vanderheyden, 16560 Birch Forest Drive, supported the dedication of public space and believes a way to incorporate a trail and public space within the Pond-Grover Loop right-of-way, instead of the road, should be considered.

Shirley Roberts, 16016 Sandalwood Creek Drive, questioned how far the roadway would be from her home.

Jane Simpson, 16000 Sandalwood Creek Drive, noted her front door is close to a road and now she'd be getting a road close to her back door as well.

VII. Next Meeting Date of the Committee – Tuesday, May 24, 2016 at 7:00 p.m.

VIII. Closing Remarks/Adjournment

Council Member Garritano requested the new Fire Marshal be invited to the next meeting and that staff contact the Rockwood School District to verify the distribution of students from the Villages at Bright Leaf Subdivision is the same as their letter dated November 19, 2015. The Director of Purchasing and Transportation from Rockwood School District should be invited to attend the meeting, as well.

Mayor Bowlin noted he wants to facilitate an objective process and, therefore, did not want to chair this Committee, since he also chairs the City Council, which will make the final decision on this matter. He also noted he would only vote in the event of a tie.

A motion was made by Council Member Marshall, seconded by Committee Member Pohlars, to adjourn the meeting. A voice vote was taken, with no opposition, whereupon Chair Baugus declared the motion approved and the meeting adjourned at 9:23 p.m.

Home Sales In Vicinity of Pond-Grover Loop Road (2012-2014)
St. Louis County Data

# on Map	House Number	Street Name	Subdivision	Through Street/Cul-de-sac	Location within subdivision	Perimeter/Interior Lot Location	Surrounding Elements	Sale Price	Sale Date
1	17220	Lafayette Trails Drive	Lafayette Trails	Through	Northwest Quadrant	Perimeter	Backs to Community Park	\$ 330,005	4/25/2012
2	17225	Lafayette Trails Drive	Lafayette Trails	Through	Northwest Quadrant	Interior	Surrounded by other lots	\$ 323,000	5/5/2014
3	17212	Lafayette Trails Drive	Lafayette Trails	Through	Northwest Quadrant	Perimeter	Backs to Community Park	\$ 399,900	7/31/2013
4	17205	Lafayette Trails Drive	Lafayette Trails	Through	Northwest Quadrant	Interior	Surrounded by other lots	\$ 355,500	9/24/2012
5	17193	Lafayette Trails Drive	Lafayette Trails	Through	Southwest Quadrant	Interior	Surrounded by other lots	\$ 343,400	10/2/2012
6	17174	Lafayette Trails Drive	Lafayette Trails	Through	Southwest Corner	Perimeter	Borders Community Park and Windsor Crest Subdivision	\$ 328,400	4/4/2013
7	17127	Lafayette Trails Drive	Lafayette Trails	Through	Southeast Quadrant	Interior	Surrounded by other lots	\$ 355,000	6/13/2012
8	2275	Sentier Drive	Lafayette Trails	Through	Southeast Quadrant	Interior	Surrounded by other lots	\$ 355,000	5/29/2013
9	2262	Sentier Drive	Lafayette Trails	Through	Southeast Quadrant	Interior	Surrounded by other lots	\$ 333,000	7/21/2014
10	2263	Sentier Drive	Lafayette Trails	Through	Southeast Quadrant	Interior	Surrounded by other lots	\$ 385,000	3/30/2014
11	2233	Sentier Drive	Lafayette Trails	Through	Northwest Quadrant	Interior	Surrounded by other lots	\$ 310,500	8/6/2012
12	17114	Sentier Court	Lafayette Trails	Cul-de-sac	Central	Interior	Surrounded by other lots	\$ 332,000	1/22/2013
13	17161	Lafayette Trails Court	Lafayette Trails	Cul-de-sac	Northeast Corner	Perimeter	Backs to Pond-Grover Loop Road and Retention Basin	\$ 245,000	8/28/2012
14	17108	Lafayette Trails Court	Lafayette Trails	Cul-de-sac	Southeast Quadrant	Perimeter	Backs to Windsor Crest Subdivision	\$ 399,900	5/13/2013
15	17117	Lafayette Trails Court	Lafayette Trails	Cul-de-sac	Southeast Quadrant	Perimeter	Backs to State Route 109	\$ 323,000	5/29/2014
16	17137	Lafayette Trails Court	Lafayette Trails	Cul-de-sac	East-Central	Perimeter	Backs to State Route 109	\$ 242,555	3/7/2012
17	17218	LeForet Court	Lafayette Trails	Cul-de-sac	Northwest Quadrant	Interior	Surrounded by other lots	\$ 350,000	4/16/2013
18	16920	Kingstowne Place Drive	Kingstowne Estates	Cul-de-sac	Southwest Quadrant	Perimeter	Backs to Pond-Grover Loop Road	\$ 244,500	1/2/2014
20	16904	Kingstowne Place Drive	Kingstowne Estates	Cul-de-sac	Southwest Quadrant	Perimeter	Backs to Pond-Grover Loop Road	\$ 260,500	11/18/2014
19	16908	Kingstowne Place Drive	Kingstowne Estates	Cul-de-sac	Southwest Quadrant	Perimeter	Backs to Pond-Grover Loop Road	\$ 296,000	1/30/2014
21	2313	Kingstowne Place Court	Kingstowne Estates	Cul-de-sac	Northwest Quadrant	Interior	Surrounded by other lots	\$ 252,000	4/18/2013
22	2312	Kingstowne Place Court	Kingstowne Estates	Cul-de-sac	Northwest Quadrant	Interior	Surrounded by other lots	\$ 293,000	4/15/2014
23	2320	Kingstowne Place Court	Kingstowne Estates	Cul-de-sac	Southwest Quadrant	Interior	Corner Lot - interior	\$ 273,000	6/2/2013
24	2327	Paradise Peak Circle	Kingstowne Estates	Through	Northwest Quadrant	Perimeter	Borders Babler Park Estates Subdivision	\$ 258,000	3/4/2014
25	16835	Kingstowne Way Drive	Kingstowne Estates	Through	North-Central	Perimeter	Borders Babler Park Estates Subdivision	\$ 283,000	4/25/2013
26	16826	Kingstowne Way Drive	Kingstowne Estates	Through	North-Central	Interior	Surrounded by other lots	\$ 258,000	5/29/2014
27	16829	Kingstowne Estates Drive	Kingstowne Estates	Cul-de-sac	South-Central	Interior	Surrounded by other lots	\$ 276,000	8/27/2013
28	16816	Kingstowne Estates Drive	Kingstowne Estates	Cul-de-sac	South-Central	Perimeter	Backs to Pond-Grover Loop Road	\$ 293,000	5/29/2014
29	16758	Kingstowne Estates Drive	Kingstowne Estates	Cul-de-sac	Southeast Quadrant	Perimeter	Backs to Pond-Grover Loop Road	\$ 175,000	2/15/2012
30	16750	Kingstowne Estates Drive	Kingstowne Estates	Cul-de-sac	Southeast Quadrant	Perimeter	Backs to Pond-Grover Loop Road	\$ 254,500	4/11/2013
31	16734	Kingstowne Estates Drive	Kingstowne Estates	Cul-de-sac	Southeast Quadrant	Perimeter	Backs to Hickory Manor Subdivision	\$ 259,900	4/29/2012
32	9	Kingstowne Estates Court	Kingstowne Estates	Cul-de-sac	Southeast Corner	Perimeter	Backs to Hickory Manor Subdivision	\$ 300,000	12/4/2014
33	2302	Kingstowne Way Court	Kingstowne Estates	Cul-de-sac	Northeast Quadrant	Interior	Surrounded by other lots	\$ 276,735	4/3/2012
34	2303	Kingstowne Way Court	Kingstowne Estates	Cul-de-sac	Northeast Quadrant	Interior	Surrounded by other lots	\$ 257,900	5/31/2012
35	16947	Hickory Forest Lane	Hickory Manor Village A	Through	Northwest Quadrant	Perimeter	Backs to Pond-Grover Loop Road	\$ 255,000	5/20/2012
36	16967	Hickory Forest Lane	Hickory Manor Village A	Through	Northwest Corner	Perimeter	Backs to Pond-Grover Loop Road	\$ 224,900	7/21/2014
37	16979	Hickory Forest Lane	Hickory Manor Village A	Through	Northwest Corner	Perimeter	Backs to State Route 109	\$ 260,000	5/27/2014
38	16934	Hickory Forest Lane	Hickory Manor Village A	Through	Northwest Quadrant	Interior	Surrounded by other lots	\$ 267,000	11/20/2012
39	16938	Hickory Forest Lane	Hickory Manor Village A	Through	Northwest Quadrant	Interior	Surrounded by other lots	\$ 203,500	11/12/2012
40	16998	Hickory Forest Lane	Hickory Manor Village A	Through	Northwest Quadrant	Interior	Surrounded by other lots	\$ 268,500	6/16/2013
41	2445	Hickory Manor Drive	Hickory Manor Village A	Through	Northwest Quadrant	Interior	Surrounded by other lots	\$ 269,900	10/13/2013
42	2461	Hickory Manor Drive	Hickory Manor Village A	Through	Northwest Quadrant	Perimeter	Backs to State Route 109	\$ 272,500	5/20/2014
43	2452	Hickory Manor Drive	Hickory Manor Village A	Through	Northwest Quadrant	Interior	Surrounded by other lots	\$ 246,500	1/26/2014
44	2472	Hickory Manor Drive	Hickory Manor Village A	Through	Southwest Quadrant	Interior	Surrounded by other lots	\$ 267,000	12/9/2014
45	2476	Hickory Manor Drive	Hickory Manor Village A	Through	Southwest Quadrant	Interior	Surrounded by other lots	\$ 259,000	9/9/2013
46	2477	Hickory Manor Drive	Hickory Manor Village A	Through	Southwest Quadrant	Perimeter	Backs to Eatherton Road and State Route 109	\$ 245,000	7/16/2014
47	2481	Hickory Manor Drive	Hickory Manor Village A	Through	Southwest Quadrant	Perimeter	Backs to Eatherton Road	\$ 253,000	5/31/2012
48	2485	Hickory Manor Drive	Hickory Manor Village A	Through	Southwest Quadrant	Perimeter	Backs to Eatherton Road	\$ 218,219	12/11/2012
49	2503	Hickory Manor Drive	Hickory Manor Village A	Through	Southwest Corner	Perimeter	Backs to Eatherton Road	\$ 253,000	9/2/2014
50	2507	Hickory Manor Drive	Hickory Manor Village A	Through	Southwest Corner	Perimeter	Backs to Eatherton Road	\$ 222,000	12/3/2012

Home Sales In Vicinity of Pond-Grover Loop Road (2012-2014)
St. Louis County Data

# on Map	House Number	Street Name	Subdivision	Through Street/Cul-de-sac	Location within subdivision	Perimeter/Interior Lot Location	Surrounding Elements	Sale Price	Sale Date
51	2511	Hickory Manor Drive	Hickory Manor Village A	Through	Southwest Corner	Perimeter	Backs to Eatherton Road and Sandalwood Creek Condominiums	\$ 265,000	11/18/2013
52	2536	Hickory Manor Drive	Hickory Manor Village A	Through	Southwest Quadrant	Interior	Surrounded by other lots	\$ 259,900	3/16/2014
53	2587	Hickory Manor Drive	Hickory Manor Village A	Through	Southwest Quadrant	Interior	Backs to common ground	\$ 246,000	5/12/2013
54	2551	Hickory Manor Drive	Hickory Manor Village A	Through	Southwest Quadrant	Interior	Surrounded by other lots	\$ 238,500	4/30/2012
55	2571	Hickory Manor Drive	Hickory Manor Village A	Through	Southwest Quadrant	Interior	Surrounded by other lots	\$ 270,000	3/16/2014
56	16940	Hickory Crest Drive	Hickory Manor Village B	Through	Northeast Quadrant	Perimeter	Backs to Pond-Grover Loop Road	\$ 250,000	3/9/2014
57	16928	Hickory Crest Drive	Hickory Manor Village B	Through	Northeast Quadrant	Perimeter	Backs to Pond-Grover Loop Road	\$ 216,500	3/3/2014
58	16908	Hickory Crest Drive	Hickory Manor Village B	Through	Northeast Quadrant	Perimeter	Backs to Pond-Grover Loop Road	\$ 210,000	3/4/2012
59	16931	Hickory Crest Drive	Hickory Manor Village B	Through	Northeast Quadrant	Interior	Surrounded by other lots	\$ 255,500	4/10/2014
60	16716	Hickory Crest Drive	Hickory Manor Village B	Through	Northeast Quadrant	Interior	Backs to retention basin & Pond-Grover Loop Road	\$ 251,000	7/20/2014
61	16870	Hickory Crest Drive	Hickory Manor Village B	Through	Northeast Quadrant	Interior	Backs to retention basin	\$ 240,000	3/27/2013
62	16846	Hickory Crest Drive	Hickory Manor Village B	Through	Central	Interior	Backs to retention basin	\$ 265,000	10/27/2013
63	16830	Hickory Crest Drive	Hickory Manor Village B	Through	Central	Interior	Surrounded by other lots	\$ 183,000	6/18/2012
64	16829	Hickory Crest Drive	Hickory Manor Village B	Through	South-Central	Interior	Surrounded by other lots	\$ 272,000	3/13/2014
65	16826	Hickory Crest Drive	Hickory Manor Village B	Through	South-Central	Interior	Corner lot - Surrounded by other lots	\$ 190,113	9/15/2014
66	16810	Hickory Crest Drive	Hickory Manor Village B	Through	South-Central	Perimeter	Backs to Sandalwood Creek Subdivision	\$ 239,400	3/3/2014
67	16802	Hickory Crest Drive	Hickory Manor Village B	Through	South-Central	Perimeter	Backs to Sandalwood Creek Subdivision	\$ 167,000	3/25/2012
68	16780	Hickory Crest Drive	Hickory Manor Village B	Through	South-Central	Perimeter	Backs to Sandalwood Creek Subdivision	\$ 214,900	6/23/2013
69	16739	Hickory Crest Drive	Hickory Manor Village B	Through	Southeast Quadrant	Interior	Surrounded by other lots	\$ 214,900	8/5/2014
70	16720	Hickory Crest Drive	Hickory Manor Village B	Through	Southeast Quadrant	Interior	Surrounded by other lots	\$ 267,500	7/22/2012
71	16724	Hickory Crest Drive	Hickory Manor Village B	Through	Southeast Quadrant	Interior	Surrounded by other lots	\$ 248,400	1/20/2014
72	2	Hickory Valley Court	Hickory Manor Village B	Cul-de-sac	Northeast Quadrant	Interior	Surrounded by other lots	\$ 232,000	4/14/2014
73	32	Hickory Valley Court	Hickory Manor Village B	Cul-de-sac	Northeast Quadrant	Interior	Surrounded by other lots	\$ 259,000	6/17/2013
74	33	Hickory Valley Court	Hickory Manor Village B	Cul-de-sac	Northeast Quadrant	Interior	Surrounded by other lots	\$ 228,667	3/21/2012
75	57	Hickory Mound Court	Hickory Manor Village B	Cul-de-sac	Southeast Quadrant	Perimeter	Backs to Sandalwood Creek Subdivision	\$ 218,000	5/9/2013
76	16731	Hickory Meadows Court	Hickory Manor Village C	Cul-de-sac	Southeast Quadrant	Interior	Surrounded by other lots	\$ 174,000	9/17/2012
77	16755	Hickory Meadows Court	Hickory Manor Village C	Cul-de-sac	Southeast Quadrant	Perimeter	Backs to other lots and Sandalwood Creek Subdivision	\$ 190,000	12/14/2014
78	16760	Hickory Meadows Court	Hickory Manor Village C	Cul-de-sac	Southeast Quadrant	Perimeter	Backs to Sandalwood Creek Subdivision	\$ 186,000	6/30/2014
79	16822	Hickory Trails Lane	Hickory Manor Village B	Through	Southeast Quadrant	Interior	Surrounded by other lots	\$ 250,300	1/31/2013
80	16852	Hickory Trails Lane	Hickory Manor Village B	Through	Southeast Quadrant	Interior	Surrounded by other lots	\$ 207,500	5/28/2012
81	16864	Hickory Trails Lane	Hickory Manor Village B	Through	Southeast Quadrant	Interior	Surrounded by other lots	\$ 225,500	11/27/2012
82	15908	Sandalwood Creek Drive	Hickory Manor Village C	Through	Southeast Quadrant	Perimeter	Backs to Pond-Grover Loop Road	\$ 195,000	7/27/2014
83	15911	Sandalwood Creek Drive	Hickory Manor Village C	Through	Southeast Quadrant	Interior	Surrounded by other lots	\$ 187,900	6/18/2014
84	15923	Sandalwood Creek Drive	Hickory Manor Village C	Through	Southeast Quadrant	Interior	Surrounded by other lots	\$ 172,500	7/17/2012
85	15927	Sandalwood Creek Drive	Hickory Manor Village C	Through	Southeast Quadrant	Interior	Surrounded by other lots	\$ 184,000	10/21/2012
86	15931	Sandalwood Creek Drive	Hickory Manor Village C	Through	Southeast Quadrant	Interior	Surrounded by other lots	\$ 161,500	2/15/2012
87	15920	Sandalwood Creek Drive	Hickory Manor Village C	Through	Southeast Quadrant	Perimeter	Backs to Pond-Grover Loop Road	\$ 178,500	8/18/2013
88	15940	Sandalwood Creek Drive	Hickory Manor Village C	Through	Southeast Quadrant	Perimeter	Backs to Pond-Grover Loop Road	\$ 195,000	9/14/2014
89	15971	Sandalwood Creek Drive	Hickory Manor Village C	Through	Southeast Corner	Interior	Surrounded by other lots	\$ 233,176	4/3/2012
90	16660	Green Pines Drive	Hickory Manor Village D	Through	Northeast Quadrant	Perimeter	Backs to Pond-Grover Loop Road	\$ 235,000	5/7/2013
91	16648	Green Pines Drive	Evergreen	Through	Northwest Corner	Perimeter	Adjacent to Hickory Manor - backs to common ground	\$ 230,000	6/22/2014
92	16004	Sandalwood Creek Drive	Hunters Run	Through	East-Central	Perimeter	Backs to Pond-Grover Loop Road	\$ 187,959	3/21/2012
93	16016	Sandalwood Creek Drive	Hunters Run	Through	Southeast Corner	Perimeter	Backs to Pond-Grover Loop Road	\$ 143,000	10/26/2014
94	2333	Hunters Crest Drive	Hunters Run	Through	Northeast Quadrant	Perimeter	Backs to Hickory Manor Subdivision	\$ 170,000	3/14/2013
95	16028	Sandalwood Creek Drive	Hunters Run	Through	Southeast Corner	Perimeter	Backs to Villages at Bright Leaf Proposed Subdivision	\$ 173,500	12/3/2014
96	16036	Sandalwood Creek Drive	Hunters Run	Through	Southeast Corner	Perimeter	Backs to Villages at Bright Leaf Proposed Subdivision	\$ 165,000	12/3/2012
97	16044	Sandalwood Creek Drive	Hunters Run	Through	Southeast Quadrant	Perimeter	Backs to Villages at Bright Leaf Proposed Subdivision	\$ 167,000	7/10/2013
98	16052	Sandalwood Creek Drive	Hunters Run	Through	Southeast Quadrant	Perimeter	Backs to Villages at Bright Leaf Proposed Subdivision	\$ 162,000	10/17/2012
99	16056	Sandalwood Creek Drive	Hunters Run	Through	Southeast Quadrant	Perimeter	Backs to Villages at Bright Leaf Proposed Subdivision	\$ 150,000	10/21/2013

Sales Data in Vicinity of Pond-Grover Loop Road (2012-2014)



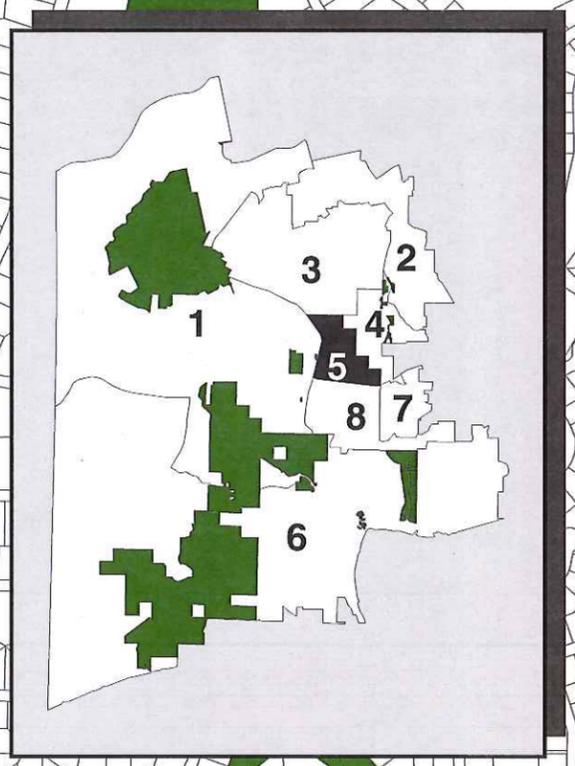
WARD FIVE

CITY OF WILDWOOD, MISSOURI



City Limits

- # Parks - Existing & Proposed w/Acreage
- # Neighbor Park Options w/Acreage
- Ward 5 Schools
- Ward 5
- Parcels [12-2014 data]



WILDWOOD

0 250 500 1,000 1,500 Feet



*Prepared by the Department of Planning | RVS_5-2016
City of Wildwood | St. Louis County, Missouri

Sampling of City Park Acreages for Comparison to Public Space Dedications

Park Name	Developed Portion (in acreage)	Entire Park Property (in acreage)	Details
Town Center Plaza	0.21	0.7	Parking; town square; picnic area
Al Foster Memorial Trailhead	0.9	0.9	Parking; pavilion; (to be developed 2016)
Old Pond School	0.94	0.94	One-room schoolhouse building; pavilion; playground; restrooms; parking
Anniversary Park	1	13.07	Gazebo; playground; restrooms; parking; picnic area
Community Park - 109 Entry	2	2	Tunnel under 109; retention basin; future monument sign
Glencoe City Park	2	8	Mini-shelters; picnic areas; playground; trails; parking; restrooms; open play areas
Bluff View Park	5	116.89	Entrance drive; parking - automobile and horse trailers; trails
Kohn Park	---	2.61	Vacant
Woodcliffe Heights Park	---	6.48	Vacant
Public Space within Villages at Bright Leaf	---	1.21	Fronts Eatherton Road, just south of Sandalwood Creek Condominiums.
Public Space within Villages at Bright Leaf	---	1.65	Centrally located within development, and just west of Pond-Grover Loop Road possible extension and north of State Route 100
Public Space within Villages at Bright Leaf	---	4.9	Linear Park along Southern property limits stretching from Eatherton Road on the west to the intersection with Taylor Road on the east.