

Introduction

PLAN PURPOSE

This new Comprehensive Plan (“Plan”) is a practical and visionary road map, expressing Arnold’s values and vision for the next 20 years. The Plan makes basic policy choices and provides a flexible framework for adapting to real conditions over time. Community input has established the goals and policies the City will use to guide future decisions about how much growth Arnold should take and where it should be located. The building blocks of the Plan include “frameworks” such as: land use, transportation, neighborhoods, open space, and infrastructure. The Plan also serves as a bridge through time, spanning different City Councils and administrations. It is intended to be both far-sighted and continually updated to reflect change in conditions. In short, the Plan is a guide for managing change.

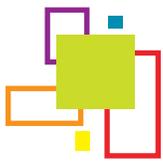
What is the purpose of Arnold’s Comprehensive Plan?

For Arnold to remain economically competitive it needs a vision for how it will grow, how it will protect its natural resources, and how it will provide jobs, affordable housing and mobility. Managed well, growth can be a boon for a community, adding value to its businesses and neighborhoods and quality of life. Managed poorly, growth can result in housing prices soaring or dropping, traffic congestion, the loss of open space, and degradation of environmental quality. The issue of where and how Arnold should grow is an important one with the current development trend for rapid development of greenfield land in outlying locations. Greenfield development requires the installation of expensive new infrastructure systems and schools. The challenge is finding the right balance of new growth that does not come at the expense of losing the sense of place that makes the community of Arnold a desirable place to live.

The purpose of this Plan is to determine a future vision that establishes a balance of the interests and needs of area residents, businesses, guests, and visitors; and guides development and improvements in the area to offer a wider and more diverse range of residential and commercial development opportunities.

Missouri law delegates authority to City governments to regulate land uses within City limits. At present, cities do not have control over land use or subdivision of land outside their corporate boundaries. Because there is continued growth in the Arnold area, coordination between the County, City and other governmental agencies can result in better management of development. Clear and consistent plans and standards need to be developed in order to successfully manage growth and development.





STRATEGY FOR BUILDING A COMPLETE COMMUNITY

To a great extent, future land use is shaped by the City’s existing land use and transportation patterns. Arnold is an established community with its urban form determined by the river, watersheds, topography, and historic development patterns. The character and form within a community varies by area. There are neighborhoods in suburban and urban areas of Arnold today. However, the character and form varies in each area due to a variety of factors including the density/intensity of uses, the mix of uses, the building type mix, and street standards.

The objective of this Plan is to guide future growth to create a complete community by identifying a long-range preferred growth strategy and framework for decision-making to enable Arnold to grow gracefully.



Commercial Retail Choices.



Commercial Connections.

Preferred Growth Strategy - A “New Direction”

The Preferred Growth Strategy establishes a strategic “New Direction” to address the full range of challenges that must be surmounted to achieve Arnold’s preferred future. The “New Direction” Strategy sets out how and where Arnold wants to grow in the future. It represents the most desirable way in which Arnold can accommodate new residents, jobs, mixed-use centers, open space, services, and transportation infrastructure over the next 20 years.

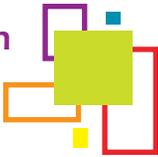
The “New Direction” reflects public input received from many residents through a community survey, perspective group meetings and three public workshops. Participants created maps of the City to illustrate where to locate new jobs and homes, where neighborhoods should be preserved or built, where pedestrian connections are needed, and what patterns of development and land use types they wanted to see across the City.

Themes developed as a result of the hard work from the public and Arnold Planning Advisory Committee culminated into several strategies that will propel Arnold toward a successful “New Direction”. These strategies cover a range of topics, representing solutions for many of the issues that were raised during the workshops and public survey. While each strategy is unique, they all build upon one another and fold directly into a common goal - to move the vision from concept to reality.

The next step in drafting an overall “New Direction” strategy was to identify key land uses, transportation, infrastructure, open space and parks elements and overall development patterns. These development patterns represent future development opportunities and provide Arnold with a diverse range of choices. By strategically placing them to create the “New Direction”, Arnold can work towards a future based upon what its’ residents value.



Housing Choices.

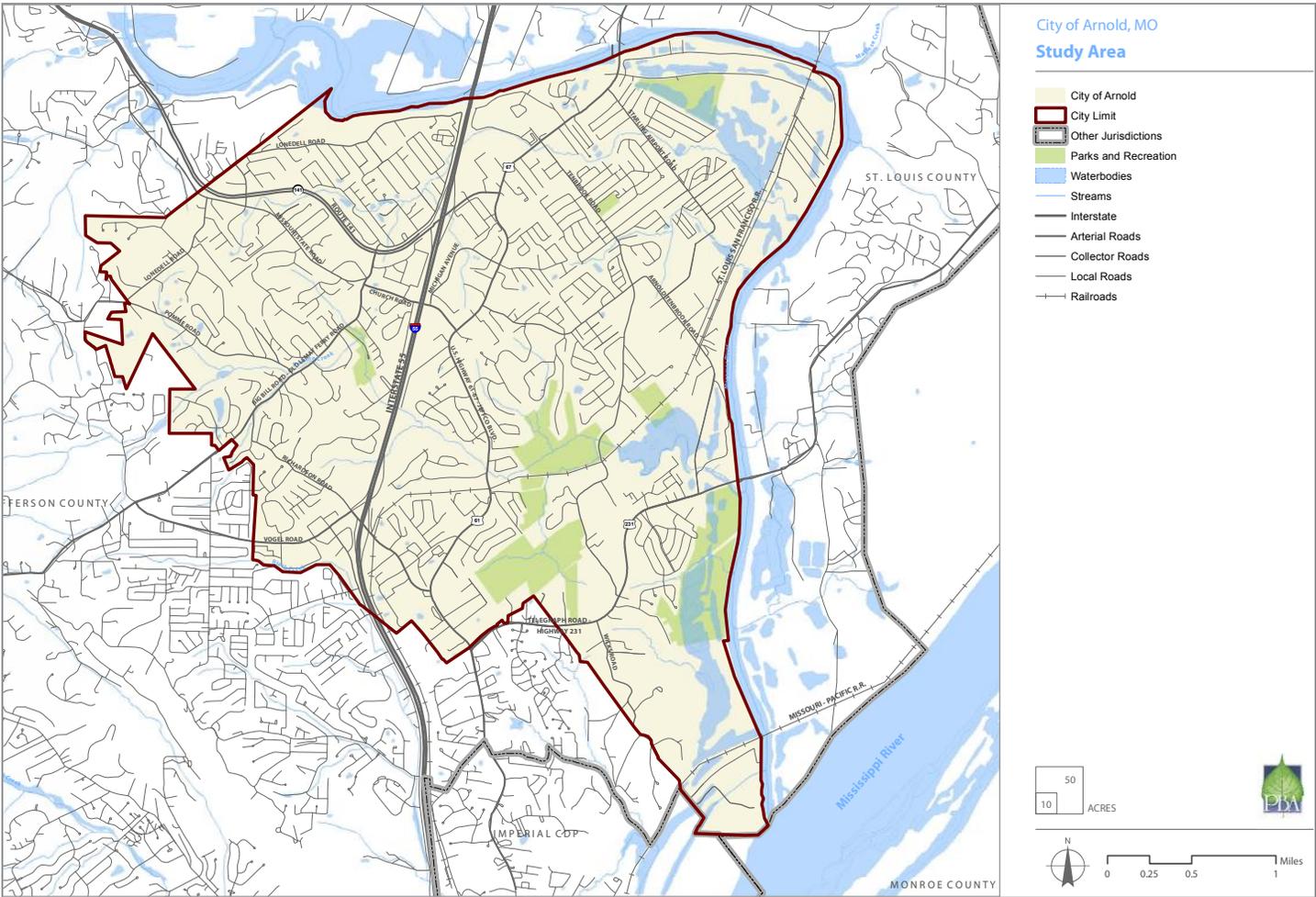


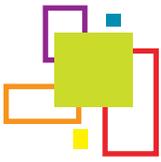
PLAN AREA BOUNDARY

The Plan Area is the area generally lying within the City limits of Arnold and adjacent fringe areas. The area of analysis and accompanying Background Memorandums vary depending upon the form of base resource information used during the planning process. For example, watershed boundaries are different from the Plan Area boundaries.

Plan Area Boundary (2011)

Figure: I - Plan Area Boundary Map





PLAN STRUCTURE

The Plan presents a series of frameworks, policies, strategies and recommendations for Arnold and for the “fringe areas” within the unincorporated area. It serves as the policy plan for the City of Arnold only. These Frameworks establish a basic direction and approach to guide the future growth and development of Arnold through 2030. The Frameworks also provide specific guidance for land use, transportation, neighborhoods, parks and open space, and infrastructure. The framework chapters include:

a. Development Influences Framework

This chapter includes a summary and maps of the factors that affect the development potential of land and development context.

b. Policy Direction Framework

This chapter includes the Policy Direction Framework including policies to guide future growth patterns through not only the traditional methods of land use and density, but also to provide design guidance on how to preserve community character and create a sense of place through directing future building form and character.

Policy categories include:

- Land Use
- Economic Development
- Transportation
- Neighborhoods and Housing
- Open Space and Natural Resources
- Infrastructure and City Services
- Sustainability

c. Growth and Cooperative Planning Framework

This chapter recommends cooperative planning goals for working with the County and other governmental agencies, and provides a framework for analysis and future planning in the “fringe areas” surrounding the Arnold City limits. Planning analysis and decision-making tools are included, they are:

Cooperative Planning Area Goals

These goals outline a roadmap for cooperative planning between the City, County and various governmental agencies.

Fringe Area Planning Context

The Jefferson County Official Master Plan provides the planning framework for the unincorporated area surrounding Arnold.

Fringe Area Analysis & Planning

In anticipation of joint planning efforts, preliminary “fringe area” analysis was completed as part of this planning effort. Evolving Edges are lands within 1-mile of the City limits. Growth within this area has the greatest potential to impact Arnold.



Planning for Expansion and Annexation

Maintaining a ready supply of developable land is important for the City's economic well being; however, new development must not come at the expense of existing urbanized areas. Advantages and disadvantages for annexation are provided as a guide for future planning discussion.

Decision-making Framework

This section recommends a framework for determining future land use for the fringe areas through the use of annexation goals, Desired Development Areas, and decision-making criteria.

d. Form and Character of Development Framework

This chapter includes Principles and Guidelines to define ways to make Arnold's desired future happen. They provide guidance for land use decisions by describing the form and character of development that is desired in the future.

Principles and Guidelines are:

- **Open Space and Public Places**
- **Neighborhood Development**
- **Community Streets**
- **Pedestrian and Bicycle Circulation**
- **Environmental Management**
- **Stormwater Management**
- **Site Planning**
- **Architectural Character**
- **Landscape Design**

e. Land Use Framework

How and where Arnold wants to grow within existing City limits is defined by the Land Use Framework chapter. The Land Use Framework is a strategy to guide future growth and development within City limits by outlining recommended land uses and densities. This chapter includes a two-part implementation strategy for current and future planning and analysis, which are:

Existing Conditions

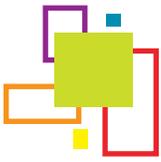
Current demographic information, land suitability for development, land demand and national trends.

"New Direction" Strategy and Map

Is a strategy to guide future growth and development within City limits by outlining recommended locations for future growth and redevelopment.

Place Types

The Strategy is comprised of five types of places. These Place Types include characteristics, recommended land uses.



f. Housing & Neighborhoods

Arnold's neighborhoods are the backbone of the community. This chapter includes the following:

Existing Conditions

Current demographic information, housing needs, affordability, supply, and land suitability for development.

Housing Trends & Issues

Our nation now faces a series of new realities that will redefine who we are, where and with whom we live, and how we provide for our future welfares. Suburbs, like Arnold, are aging more rapidly than cities, a trend that will only accelerate as the baby boomers enter seniorhood during the life of this Plan.

Existing Neighborhood Continuous Improvement Process

This section of the plan seeks to reinforce the physical qualities that should be pursued as existing and future livable neighborhoods evolve and develop over time. A four step process for continuous improvement is defined.

Future Neighborhood Design

Neighborhoods that will be developed in the future should be designed within an environmental context. Decision-making Criteria is recommended as a framework for future planning decisions.

Livable Neighborhood Building Blocks

Six building block initiatives are defined for all neighborhoods to reach their potential. These initiatives are seen as vitally important to strengthening and creating neighborhoods that are better places to live. The application of any initiative will vary based on the unique needs of each neighborhood.

g. Transportation Framework

Best connections within and surrounding Arnold are defined by the Transportation Framework chapter. This chapter includes the following:

Existing Conditions Assessment

The various types of streets fit together to form a network of streets to serve the needs of each land use throughout the City. Operating conditions on the City's existing roadways, pedestrian and bikeways, transit, and railways is described.

Future Transportation System Recommendations

The "New Direction" for Arnold places an emphasis on providing mobility choices to a broader group of users, aiding in building a sustainable community, getting more out of the existing street system, managing maintenance costs and enhancing transportation options. Reinvestment in Arnold's existing network will include two primary components to increase connectivity, enhance pedestrian, biking, trails, and future transit. They are:



- **Connecting Corridors and Typologies**
- **Recommended Network Enhancement Tools**

h. Parks, Trails & Open Space Framework

This chapter includes a Parks, Trails, and Open Space Framework for a system that connects Arnold’s urbanized areas with future growth areas and the preservation and restoration of its natural systems and environment for the continuing fitness of its citizens. They are:

Existing Conditions and Opportunities

Arnold has an existing parks system that while embracing its unique geographical attributes can help to shape the quality of its future system.

Park System Needs

The National Recreation and Parks Association (NRPA) classification system serves as a recreational guideline for parkland relative to population. There is a large gap in services with regards to the amount of parkland needed.

Greenway Recommendations

The creation of a community-wide greenway framework or “Central Green”, leveraging the existing Meramec Greenway and Pomme Creek, is a concept for future development of the Parks System.

i. Infrastructure Framework

The primary purpose of the Infrastructure Framework chapter is to define and plan for new infrastructure systems to serve the community through 2030. Three types of public infrastructure services were assessed in this Framework chapter, they include:

Public Potable Water

Public Potable Water encompasses water supply, treatment, and storage and water delivery to residents.

Public Sanitary Sewer Service

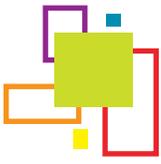
Public Sanitary Sewer Service encompasses systems that collect wastewater from all sources and convey it to the treatment facility for residents.

Stormwater Management

Stormwater Management encompasses managing runoff from rain events to control or mitigate conveyance, treatment, recharge, mitigation, reuse, and management of events for residents.

j. Implementation Framework

The intent of the Implementation Framework is to stay simple, by allowing users to obtain a “big picture” reference point and indication of priority actions for the future. The implementation matrix summarizes key actions.



Avoid disconnected development patterns



Commercial Retail



Mixed-use.



Housing Choice

COMMUNITY PLANNING GOALS

The following community planning goals are the basis for decision-making for the effective management and direction of future growth. The Plan furthers the goals by providing frameworks for their implementation. Implementation of these goals is further detailed through Policies, Principles, and Guidelines in the Development Framework chapters that follow.

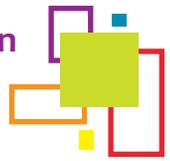
The goals are organized into six categories, Cooperation, Coordination & Planning; Quality Growth & Development; Economic Development; Transportation; Infrastructure Services; and Parks, Trails & Open Space.

Coordination & Planning

- Work together to identify logical growth areas and growth patterns within the County that preserve environmental resources, and provide efficient and effective distribution of infrastructure and services.
- Work together to identify consistent criteria for level of service, design and improvement standards, and annexation requirements and procedures.
- Consider cost/benefit issues, when appropriate, for proposed annexations to determine annexation boundaries and timing.

Quality Growth/Development

- Promote a compact pattern of land development that reduces the need for road and utility improvements.
- Promote a mix of compatible land uses to achieve a balanced mix of residential and non-residential development throughout the City.
- Support housing development and redevelopment that includes a variety of housing types and opportunities for a range of age groups, incomes, and lifestyles.
- Reinvest in and maintain the character and identity of existing residential neighborhoods.
- Promote attractive development with a sense of place and identifiable neighborhoods.
- Develop a "Downtown Center" as a central meeting place for residents, with a new downtown, housing, gathering area and diverse mix of uses.
- Achieve a balanced growth pattern between revitalizing and redeveloping the City grid and beginning new development on the outer reaches of town.
- Provide for neighborhood commercial services less than a mile from residential areas.



- Encourage quality development and redevelopment that preserves and restores the environment.

Transportation

- Provide an efficient, safe and cost effective roadway network that meets mobility needs in a manner compatible with pedestrian and handicap accessible route needs and fiscal and environmental constraints.
- Provide a transportation system that integrates multiple modes of travel where feasible and investigate and adopt a “Complete Streets” approach on targeted streets.
- Design transportation improvements to the context or setting, allowing flexibility to support all modes of transportation, including pedestrian and handicap accessible facilities.
- Explore innovations in roadway design and alternative modes before expansion of the roadway network.

Economic Development

- Utilize Arnold’s strengths to attract market based opportunities and quality jobs.
- Achieve a balanced mix of commercial and residential development to promote fiscal sustainability to ensure sufficient tax revenues to support public services.
- Strengthen, revitalize and connect commercial centers to each other and to adjacent neighborhoods.

Parks, Trails & Open Space

- Provide and maintain a diverse, safe and affordable system of parks, trails, and recreational facilities for all ages and abilities.
- Provide a system of interconnected trails through the preservation of streams, hillsides and natural areas that connect to existing parks, the Meramec Greenway, neighborhoods, services and adjacent development.

Infrastructure

- Leverage past capital investments by directing development and redevelopment to areas where adequate basic services presently exist or are planned to be provided.
- Growth should pay the fair share of associated costs for facilities and services to mitigate negative impacts.
- Develop logical public/private funding of utility extensions, transportation facilities, and emergency services, to match planned growth.



Better Streets.



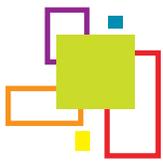
Greenway preservation.



Natural Areas.



Families.



COMMUNITY ENGAGEMENT

From October 2010 to September 2011, the City of Arnold, Missouri launched an important period of public input for the Arnold City comprehensive planning campaign. Referred to as, “Your Community. Your Plan.” this process solicited feedback from residents and stakeholder groups regarding community issues and needs towards development of several alternative “what if” future scenarios, and a preferred “New Direction” that describes how the community might develop by 2030. Each scenario included a number of different planning strategies, and the best strategies -- as identified through extensive research and public input ultimately became the basis of the preferred “New Direction” that is presented in this plan.

Building flexible opportunities for participation was key to reaching as many participants as possible. Therefore a variety of ways were designed for the public to be involved. Participants could choose the length and depth of participation, with options ranging from taking an online survey to participating in a three-hour workshop. Opportunities were available for face-to-face contact at public workshops or online participation that did not require direct interaction. Throughout these methods of engagement Arnold asked residents to help us identify community issues, needs and prioritize policies and tell us about the trade-offs they would be willing to support to reach their goals.

Who’s Involved

The Comprehensive Planning process involved people from all walks of life - regular folks, organized advocates, and people from nearby and overlapping jurisdictions played a part in the process. Groups included:

The Community

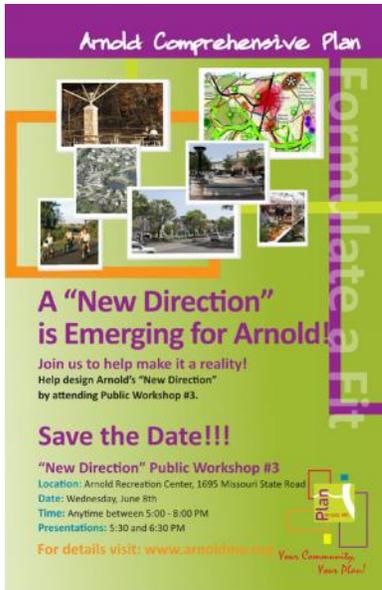
One of the key principles of the new Plan was that the process needed to involve the people of Arnold. Specifically, it needed to reach beyond the folks who normally participate. Members of the community were asked to engage in civil discourse about issues that affect current reality and dictate what Arnold will be in the future.

Perspective Groups

The perspective group members consisted of citizens and civic leaders with diverse backgrounds and perspectives, who have a big picture attitude about Arnold – its strengths, assets, weaknesses, role in the area, etc. Their role was to identify key issues early in the process to inform the public outreach efforts and all aspects of the Plan.

The City Council

The City Council has final approval over the planning process and the new Arnold Comprehensive Plan. Like the Comprehensive Plan Citizen Planning Advisory Committee (PAC) and Planning Commission members they appoint, members of the City Council are advocates for a plan that captures the vision and spirit of Arnold.

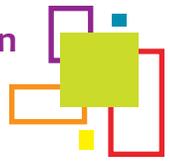


Poster.



Postcard.





Planning Advisory Committee

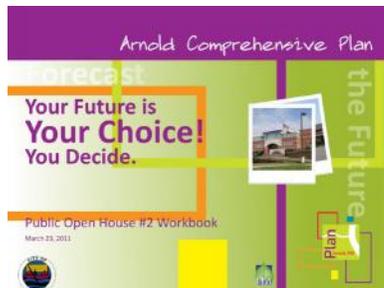
The Planning Advisory Committee (PAC) was created to provide a forum for representative citizens to provide their input to the planning process. The PAC consisted of 15-20 community leaders of varied backgrounds, recommended by the Mayor and City Council, who met several times during the course of the process. The PAC served as the voice of the community throughout the development of the Plan, providing input on factors which affect public acceptability, site utilization concepts, and land use.

City of Arnold Staff

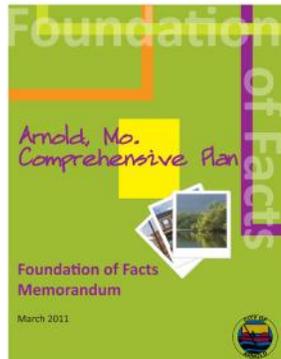
City staff served a number of functions, ranging from administration of the public process to data collection and analysis to facilitation at events. The Community Development Department managed the process with the consultant team.

The Consultant Team

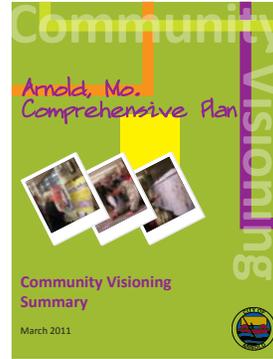
The consultant team worked collaboratively with City staff to “orchestrate” the planning process and prepare substantive work products reflecting the results of public participation. The members of the consultant team are: Patti Banks Associates (PBA) as primary author and lead consultant; with transportation/civil engineering support from George Butler Associates (GBA), market analysis from Applied Real Estate Analysis (AREA); and codes analysis from Piper-Wind Architects, Inc.



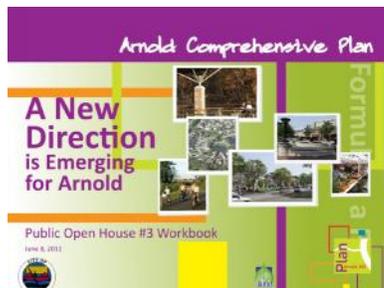
Public Workshop #2 Workbook.



Foundation of Facts.

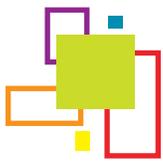


Community Visioning Summary.



Public Workshop #3 Workbook.





Engagement Overview

Since October 2010, we have heard from many residents through community survey, perspective group meetings and two public workshops. At the December “Visioning” workshop, participants created maps of the City to illustrate where to locate new jobs and homes, where neighborhoods should be preserved or built, where pedestrian connections are needed, and what patterns of development and land use types they wanted to see across the City.



The work stemming from the December workshop fed directly into helping to shape three development futures that were presented during the “What if Scenario” workshop in March. Participants were asked to view three “What if Scenarios” illustrated in a “workbook” and series of large boards with images illustrating the type of land use and housing mix that could take place in the study area. They assessed how well they believed each scenario addressed a series of seven value-based questions. For each question, they chose the scenario they felt addressed the issues best, voting for only one scenario for each question.

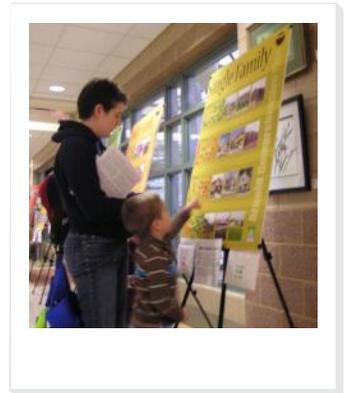
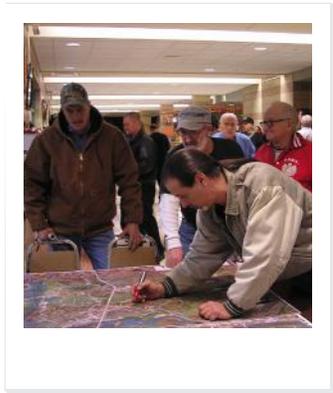
- **Scenario A: Market Trends continue, was rejected.**
- **Scenario B: Reinvest, was supported.**
- **Scenario C: Reimagining was highly desired.**

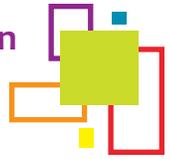


Participants were also to identify where specific land uses should go in Arnold by answering a series of six location-based questions. For each land use type they could choose one or more locations as appropriate. The positive ratings focused the planning and design goals, affirmed scenario evaluation response, and helped define the most appropriate, as well as inappropriate, uses and characteristics for the future.

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Themes have developed as a result of the hard work from the public and Arnold Planning Advisory Committee culminating into several strategies that will propel Arnold toward a successful “New Direction”. These strategies cover a range of topics representing many of the issues that have been raised during the workshops and public survey. While each strategy is unique, they all build upon one another and fold directly into a common goal to move the vision from concept to reality.

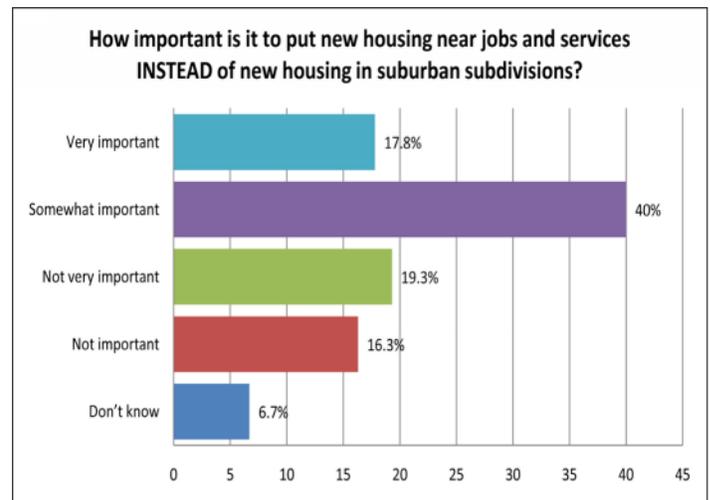
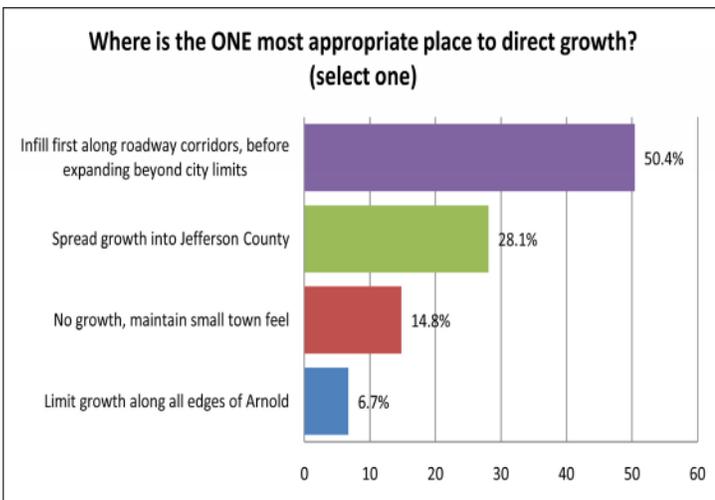
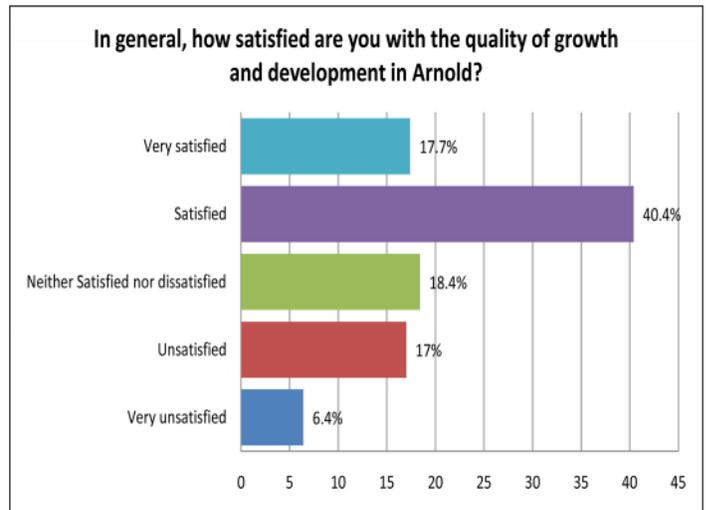
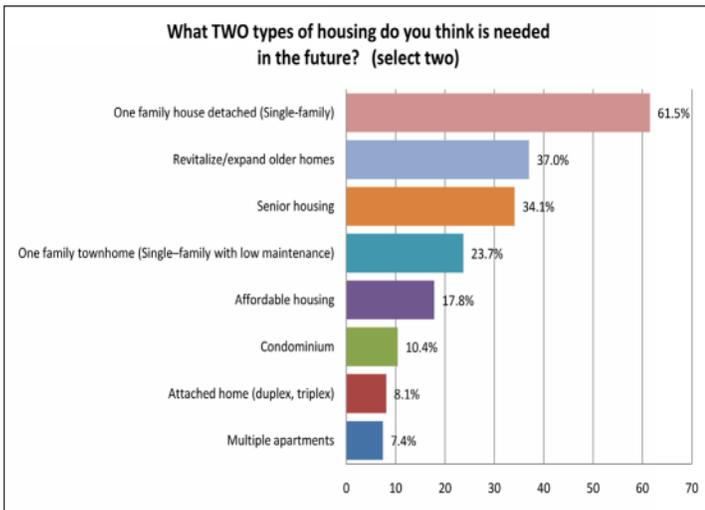


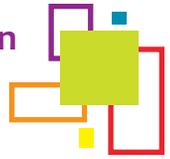


Community Online Survey

Public engagement began in November 2010 with the launch of a community online survey utilizing “Survey Monkey”. Residents were asked to complete a multiple-choice demographic, market, and policy survey. The questions were specifically tailored to Arnold and allowed the consultant team to gather quantitative and qualitative data that correlated with Workshop #1 “Big Idea Visioning and Community Needs” data. Responses to these questions were critical to fully understanding the demographics of those who participated and how they responded to the questions. These questions ranged in subject but primarily dealt with current conditions and a variety of development priorities. Topics included shopping patterns, economic development, traffic and commuting patterns, ratings of public services, neighborhoods and housing, urban design, and open space. Their responses helped shape the goals and objectives for this plan.

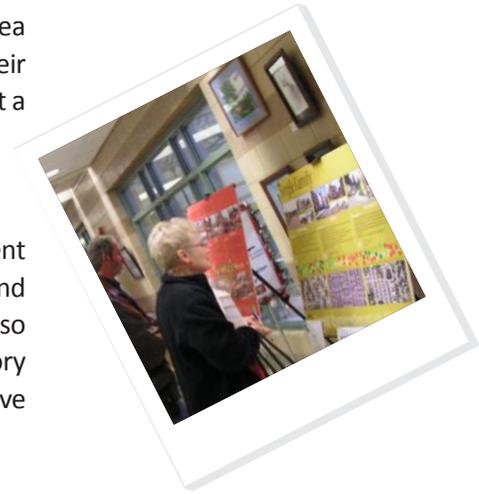
Example Community Online Survey Results





Public Workshop #1: “Big Ideas” Visioning

This Workshop served as the kickoff event for “Arnold – Your Community. Your Plan.” where residents were invited to attend the “Big Ideas” brainstorming workshop to share their thoughts and take part in hands-on exercises to help grow Arnold’s 2030 vision. No idea was too far-fetched. Citizens were asked to tap into their creative energy to give Arnold their best ideas. During the workshop, residents were asked to “Tell Us What You Think” about a series of issues using handouts and interactive exercises.

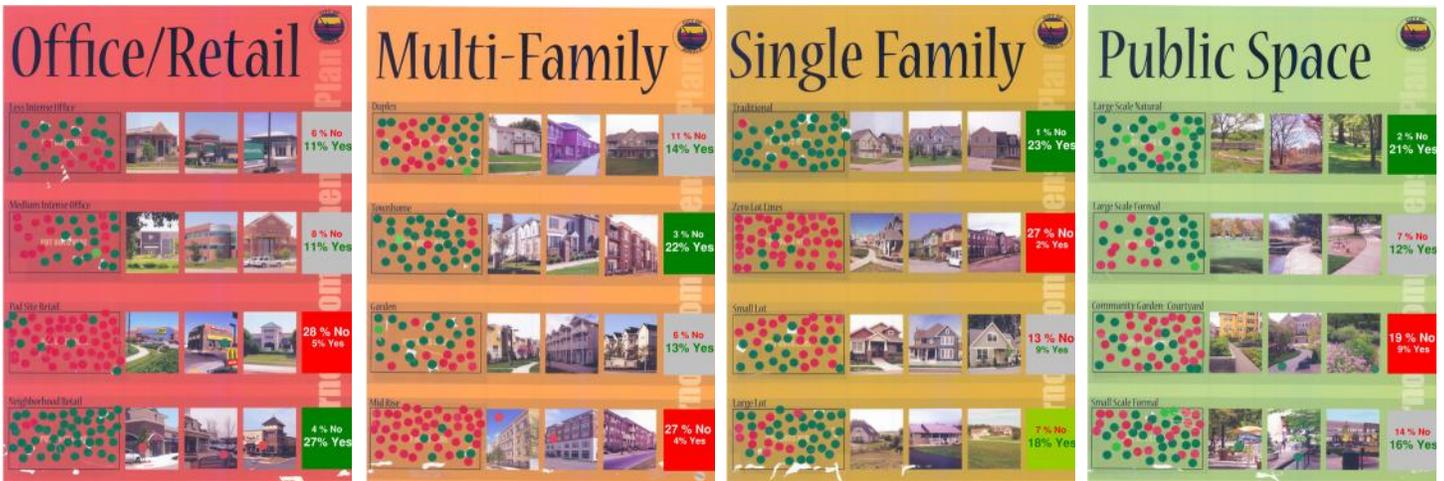


Visual Preference Exercises

The public participated in a series of visual preference exercises telling us what development patterns and land use types they liked the most and the least. The most highly rated land uses are the most appropriate for the future of Arnold. As the image ratings decrease, so does the perceived value of the land uses in the images. Each image and land use category was analyzed to determine which land-use elements contribute to both positive and negative ratings.

Preferred Land Use Types

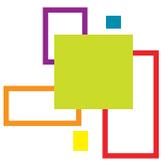
In Exercise #1 participants were asked to view a series of four boards with images illustrating the type of land use and housing mix that could take place in the study area.



Development Patterns

In Exercise #2 participants were asked to view a series of images illustrating the type of development pattern that could take place in the study area.





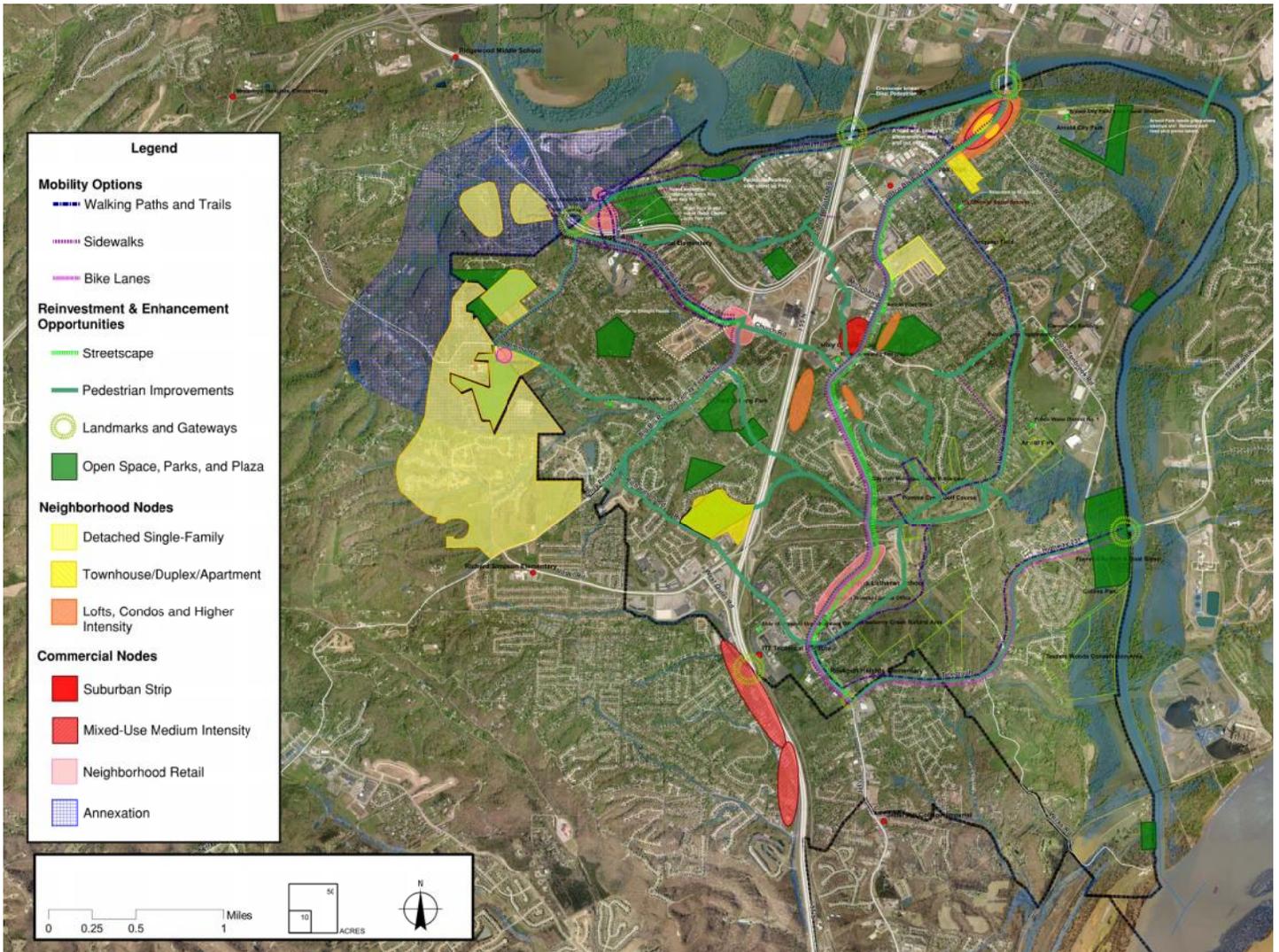
Mapping Exercises

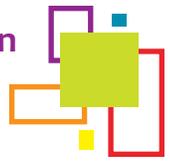
Exercises 3 - 6 indicate “where” and “how” people want the positive images to be located within Arnold and “where”, based on the negative images, redevelopment should be focused. Participants completed drawing exercises on large aerial base maps to physically identify areas in need of improvement as well as the placement of a range of urban design elements and mobility options.



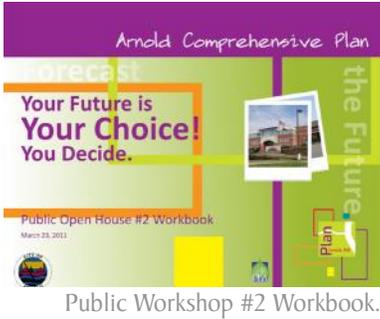
Four maps were generated through these exercises: Commercial Nodes, Neighborhood Nodes, Reinvestment/Enhancement Opportunities, and Mobility. Synthesis of workshop results, illustrated below, shows the type, intensity, and placement of residential development, public realm preferences, placement of landmarks, gateways, parks and plazas, and initial investment opportunities desired. The map indicates a strong need for an enhanced pedestrian experience along Jeffco Blvd., as well as other locations.

Mapping Exercise Results





March Public Workshop #2 - Forecast the Future



This workshop asked participants to provide feedback on three “What if Scenarios”. Each was illustrated in a “workbook” with its’ own map and story to tell for the future of Arnold. Each showed a different way Arnold could absorb more people, implement different land use patterns, provide mobility options, and manage change over time. To help participants compare scenarios, each of the three “What If Scenarios” had its own set of indicators, for things like acres of land developed, all projected from current data.



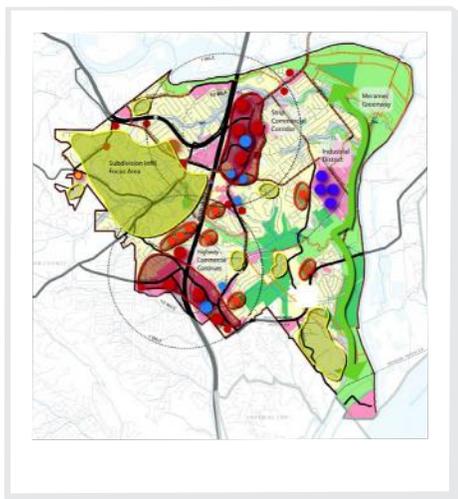
Scenario Exercises

Participants were asked to assess how well they believed each scenario addressed a series of seven value-based questions. For each question, they chose the scenario they felt addressed the issue best, voting for only one scenario for each question.

- **Scenario A: Market Trends continue, was rejected.**
- **Scenario B: Reinvest, was supported.**
- **Scenario C: Reimagine, was highly desired.**

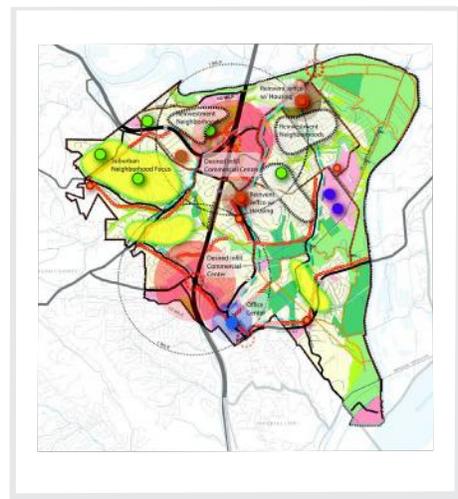


Three “What if Scenarios”



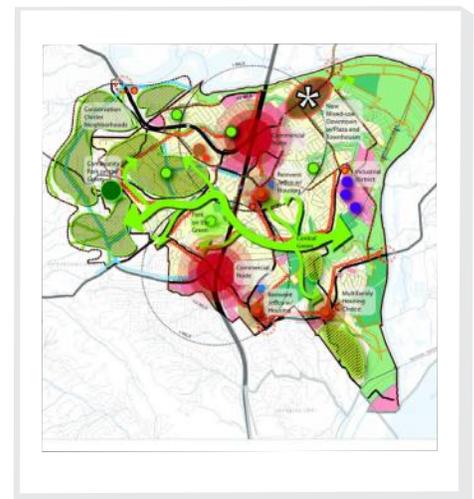
Scenario A - Trend

Scenario A follows market trends of the past several decades and results in a scattered, low-density growth pattern absorbing remaining vacant land and open space, with little new investment in the older parts of Arnold.



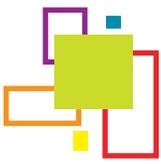
Scenario B - Reinvest

Scenario B preserves the best features of Arnold through reinvestment in existing developed employment and neighborhood Centers and by rebuilding current infrastructure to support growth and development.



Scenario C - Reimagine

Scenario C focuses most new residential growth outward and new development in a “Downtown Center”. Other commercial growth occurs along major streets or intersections. Citywide, people enjoy a range of housing and mobility options.



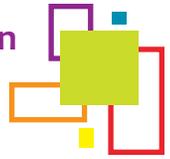
Community Character Exercises

During the December Workshop the public participated in a series of visual preference exercises telling us what development patterns and land use types they liked the most and the least. In this exercise, participants were asked to view the highest rated images in a “workbook” and series of large boards to assess where they believed each type of housing, retail or office land use type would be appropriate in Arnold by answering a series of six location-based questions. For each land use type they could choose one or more locations as appropriate. The positive ratings focused the planning and design goals, affirmed scenario evaluation response, and helped define the most appropriate, as well as inappropriate, uses and characteristics for the future. Equally important, understanding the areas of consensus or disagreement.



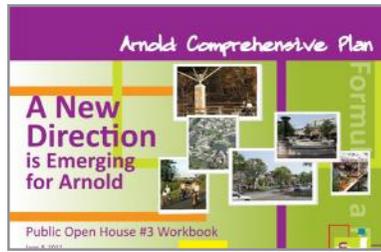
Community Character Exercise Results





June Public Workshop #3 - Formulate a Fit

This workshop built upon the major points made at the first and second public open houses, community survey and perspective group meeting results to further inform “how” and “where” the City of Arnold should grow in the future. This workshop asked participants to provide feedback on the preferred “New Direction”, illustrated in a “workbook” with maps and strategy for the future of Arnold. Participants were asked to view a series of images for designing a “New Downtown” place, designing the public realm, and for how sustainable Arnold should become. They could choose one or more images as appropriate. Participants also reviewed and evaluated draft Plan Goals by selecting all the goals they believed set the appropriate “New Direction” for Arnold.



Public Workshop #3 Workbook.

Design a “New Downtown” Place!

Successful downtowns are made up of lively and distinctive destinations, or places, where the many functions of community life take place, and where people feel a sense of ownership and connectedness. Participants designed their preferred “New Downtown” place by identifying public squares or green spaces, creating places for social gathering, and identifying a wide-range of uses.

Design the Public Realm!

In previous workshops participants identified the need for better designed pedestrian areas, streetscapes, and gateways; typically referred to as the public realm of the City. Participants designed their preferred public realm by identifying design characteristics for image streets, gateways and pedestrian street design.

Design a “New” Downtown Place!

Successful downtowns are made up of lively and distinctive destinations, or places, where the many functions of community life take place, and where people feel a sense of ownership and connectedness. Below, mark as many images as appropriate.

Public Squares, or green space, are important gathering places for the local community.

Create places for social gathering and community events to build a strong sense of community.

Offer a wide-range of uses, residential, business and retail, so that they are vibrant and well-used.

Design the Public Realm!

You identified the need for better designed pedestrian areas, streetscape, and gateways; typically referred to as the public realm of the city. Below, mark as many images as appropriate.

Image Streets are streets most important to current and future travelers and residents, they create positive and negative perceptions of an area.

Gateways are visual features of prominent locations that help people recognize that they have arrived at a special place.

Pedestrian street design provides a more comfortable and safe walking environment.

How Sustainable should Arnold be?

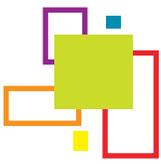
This is a crucial time to rethink how we meet our needs today to help to ensure a desirable future for following generations. Climate change threatens access to water, food production, health, use of land and the environment. Everyone must play their part in reinventing our communities to help them remain healthy. Below, mark as many images as appropriate, such as:

Stormwater BMP's, and

Green Development options, and

Energy Alternatives, for a more sustainable future.





How Sustainable should Arnold be?

This is a crucial time to rethink how we meet our needs today to help ensure a desirable future for following generations. Climate change threatens access to water, food production, health, use of land and the environment. Participants defined how sustainable Arnold should be by identify preferred best management practices, green development options and energy alternatives for Arnold’s future.



Evaluate Draft Plan Goals

Participants also reviewed and evaluated the draft Plan Goals by selecting all the goals they believed set the appropriate “New Direction” for Arnold. All but two goals received 50% or higher possible votes affirming the overall general intent and direction of the “New Direction” strategy. The positive ratings focused the planning and design goals. Higher ranked goals influenced implementation strategies.

Evaluate Draft Plan Goals!
From your perspective, select all the goals you believe set the appropriate New Direction for Arnold.

	Select the goals you agree with.	What's Missing?
Coordination & Planning	<ul style="list-style-type: none"> 1. Work together to identify logical growth areas and growth patterns within the County that preserve environmental resources, and provide efficient and effective distribution of infrastructure and services. <input checked="" type="checkbox"/> 2. Work together to identify consistent criteria for level of service, design and improvement standards, and annexation requirements and procedures. <input checked="" type="checkbox"/> 3. Consider costs/benefits issues, when appropriate, for proposed annexations to determine annexation boundaries and timing. <input checked="" type="checkbox"/> 	<input type="checkbox"/>
Quality Growth/Development	<ul style="list-style-type: none"> 1. Promote a compact pattern of land development that reduces the need for road and utility improvements. <input checked="" type="checkbox"/> 2. Promote a mix of compatible land uses to achieve a balanced mix of residential and non-residential development throughout the city. <input checked="" type="checkbox"/> 3. Support housing development and redevelopment that includes a variety of housing types and opportunities for a range of age groups, incomes, and lifestyles. <input checked="" type="checkbox"/> 4. Reinvest in and maintain the character and identity of existing residential neighborhoods. <input checked="" type="checkbox"/> 5. Promote attractive development with a sense of place and identifiable neighborhoods. <input checked="" type="checkbox"/> 6. Develop a "Downtown Center" as a central meeting place for residents, with a new downtown, housing, gathering area and diverse mix of uses. <input checked="" type="checkbox"/> 7. Achieve a balanced growth pattern between revitalizing and redeveloping the city grid and beginning new development on the outer reaches of town. <input checked="" type="checkbox"/> 8. Provide for neighborhood commercial services less than a mile from residential areas. <input checked="" type="checkbox"/> 9. Encourage quality development that respects the environment. <input checked="" type="checkbox"/> 	<input checked="" type="checkbox"/>

Evaluate Draft Plan Goals!
From your perspective, select all the goals you believe set the appropriate New Direction for Arnold.

	Select the goals you agree with.	What's Missing?
Transportation	<ul style="list-style-type: none"> 1. Provide an efficient, safe and cost effective roadway network that meets mobility needs in a manner compatible with fiscal and environmental constraints. <input checked="" type="checkbox"/> 2. Provide a transportation system that integrates multiple modes of travel where feasible and investigate and adopt a "Complete Streets" approach on targeted streets. <input checked="" type="checkbox"/> 3. Design transportation improvements to the context or setting, allowing flexibility to support all modes of transportation. <input checked="" type="checkbox"/> 4. Explore innovations in roadway design and alternative modes before expansion of the roadway network. <input checked="" type="checkbox"/> 	<input type="checkbox"/>
Economic Development	<ul style="list-style-type: none"> 1. Utilize Arnold's strengths to attract market based opportunities and quality jobs. <input checked="" type="checkbox"/> 2. Achieve a balanced mix of commercial and residential development to promote fiscal sustainability to ensure sufficient tax revenues to support public services. <input checked="" type="checkbox"/> 3. Strengthen and revitalize existing commercial centers. <input checked="" type="checkbox"/> 	<input type="checkbox"/>
Parks, Trails & Open Space	<ul style="list-style-type: none"> 1. Provide and maintain a diverse, safe and affordable system of parks, trails, and recreational facilities for all ages and abilities. <input checked="" type="checkbox"/> 2. Provide a system of interconnected trails through the preservation of streams, hillside and natural areas that connects to existing parks, the Meramec Greenway, neighborhoods, services and adjacent development. <input checked="" type="checkbox"/> 	<input type="checkbox"/>
Infrastructure & Services	<ul style="list-style-type: none"> 1. Leverage past capital investments by directing development and redevelopment to areas where adequate basic services presently exist or are planned to be provided. <input checked="" type="checkbox"/> 2. Growth should pay the fair share of associated costs for facilities and services to mitigate negative impacts. <input checked="" type="checkbox"/> 3. Develop logical public/private funding of utility extensions, transportation facilities, and emergency services, to match planned growth. <input checked="" type="checkbox"/> 	<input type="checkbox"/>

Engagement Analysis Summary



After each public workshop, the maps and visual preferences exercises were collected, scanned and tabulated. At the same time, every written comment was also documented. Results were analyzed by creating a series of summary maps that illustrated issues related to participants preferences for where and how to grow. Community survey results were integrated and patterns and themes for growth and redevelopment began to emerge. Analysis of the results was then used to create a range of scenarios, based on the workshop input, current trends, and land use and transportation strategies. Focus was given to understanding the key themes which emerged from the workshop maps, surveys and community input. The best ideas from all the scenarios was teased out, which lead to development of the preferred scenario. The final scenario were then tested with the community to determine its potential impacts on the community’s neighborhoods, land use, transportation framework, open space and economic development.