

Herculaneum, Missouri
Voluntary Property Purchase Plan Area (VPPPA) Future Land Use Project
Meeting Summary

Second Land Use Committee Meeting
Herculaneum High School Cafeteria
Wednesday, April 19, 2006: 6:30 pm - 9:00 pm

Meeting Purpose

The purpose of the Second Land Use Committee Meeting was to present Committee members with a set of land use scenarios for the Herculaneum VPPPA. Based on feedback from the Committee's February 20 meeting and review of community planning documents, the project's consultant team developed the scenarios to stimulate thinking and dialogue about the future of the VPPPA and to provide an opportunity for the Committee to provide feedback on the different scenarios.

VPPPA Future Land Use Scenarios

Following a brief round of Committee member introductions, consultant team member Matt Robbie presented four different scenarios for the future use of the Herculaneum Voluntary Property Purchase Area. Mr. Robbie outlined the process that the consultant team used to develop the four scenarios, including four key areas of research:

- Herculaneum's goals and priorities for the future
- Community-scaled planning principles
- Sustainable planning principles
- Physical characteristics of the VPPPA

The four future land use scenarios presented by Mr. Robbie included:

- Scenario 1: Enhance Existing Conditions
- Scenario 2: Relocate Civic Core in VPPPA
- Scenario 3: Relocate Civic Core Outside of VPPPA
+ Create Compatible Commercial Core
- Scenario 4: Relocate Civic Core Outside of VPPPA
+ Develop Port Herculaneum Distribution Facility

For further information on the four future land use scenarios, please refer to the maps and handouts from the meeting. Paper copies of the power point presentation are available upon request, or a PDF of the power point presentation can also be downloaded from the project's *new* Website (www.communityplan.net). Please contact Matt Robbie at 434-975-6700 x227 or via email at mrobbie@e2inc.com to request a paper copy of the presentation.

Committee Discussion

After the future land use scenarios presentation, consultant team members Michael Hancox, Matt Robbie, and James Wilkinson facilitated a discussion with Committee members to evaluate the scenarios. Committee members' feedback on the four scenarios are outlined below.

General Comments

- Mr. Hancox stated at the outset of the discussion that each of the scenarios developed and presented at the Committee meeting assumed that land owned by the Doe Run Company could be consolidated and transferred for a variety of future land use options. He clarified that this assumption is necessary in order to develop ideas and to stimulate thinking about the future use of the VPPPA. At the same time, he acknowledged that the Doe Run Company would ultimately make decisions about the future use of the company's properties.
- Doe Run Company representatives clarified that the company is a willing participant in the future land use planning project. The representatives noted that the company will not necessarily be able to make short term decisions about which, if any, properties it would be willing to sell. Committee members agreed to keep this information in mind.
- The Committee members discussed the challenge of identifying resources to help fund future land use opportunities in the VPPPA. The project's consultant team indicated potential resources would be addressed as part of the project and that public and private sector organizations in Missouri and across the United States can help provide resources, including funding and technical assistance. Committee members also indicated that the primary purpose of the project is to identify potential future land use opportunities that most benefit the community, and that efforts to can be targeted once those land uses have been identified.
- A representative from the City of Herculaneum expressed concern about the potential cost of constructing a 20,000 square foot facility for municipal / civic uses. Consultant team members clarified that the size of the facility had been determined based on the goals outlined in the public facilities section of the community's draft Master Planning document. The consultants also recognized that the funding and implementation considerations for projects envisioned in the scenarios would need to be considered as part of the future land use planning process.

Scenario 1: Enhance Existing Conditions

Infrastructure

- One Committee member commented that all of the scenarios, including the existing conditions scenario, assumed that a new south bridge would eventually

be built. Another Committee member asked whether the existing bridge across Joachim Creek will be reopened. The Joachim Avenue Bridge is currently closed; Joachim Avenue is one of two roads that currently provide vehicular access to the VPPPA

City representatives clarified that funding is in place for the existing bridge on Joachim Avenue and that feasibility studies on the renovation of the bridge will begin in 2006. It is anticipated that the bridge will be reopened within 2-5 years.

- Several members suggested that the new VPPPA road alignment proposed in Scenario 1 should be designed with flexibility in mind. The scenario maps propose that a new road alignment would link Church Street, Cross Street, Curved Street, and Mott Street to create a continuous, north-south access road through the VPPPA.

Education / High School

- Committee members suggested that an expansion of the athletic fields at Herculaneum High School could benefit the community and fill a current need.
- Committee members recognized that education-related projects in the northern portion of the VPPPA would not be dependent on the new bridge.

Trails and Byways

- Several Committee members commented that the trails and the environmental education resource areas outlined in the scenario would be good additions to the community. Committee members also indicated that a cultural byway would help to improve Herculaneum's visibility and could provide a way to revitalize the older part of the city.
- One member suggested that the proposed configuration of the byway (turning from Joachim Avenue onto Brown Street) would not be a natural route for drivers to take. Locating a cultural center somewhere along the Joachim Avenue corridor could be more appropriate.
- One Committee member suggested that the bluffs above the Mississippi River, located off of Main Street, could be a good location for a cultural heritage center or exhibit area.
- Committee members pointed out that the scenario's proposed trails and byways rely on the planned renovation of the Joachim Avenue Bridge. While walking trails and byway designations could be implemented in the short term, accessibility to the proposed community amenities outlined in the scenario would be limited until the Joachim Avenue Bridge is reopened.

Doe Run Property & Proposed Fence Line

- The Committee also discussed considerations for existing public facilities in the VPPPA. Doe Run Company representatives reiterated the Company's interest in the expansion of the plant's fence line westward into the VPPPA. The fence line would be designed to allow for ongoing plant access through a limited number of gates, and the fence line is expected to be continuous along the proposed boundary (See Scenario 1 Map). Assuming that Herculaneum City Hall and Fire Department remain in their current locations on Parkwood Court and Broad Street respectively, Doe Run's proposed fence line boundary would include both facilities.
- With the expanded fence line, Doe Run representatives suggested that the Fire Department could access the firehouse through a gate or gate(s) at unspecified locations. Committee members and the project's resource members commented that public service access issues will need to be addressed before Doe Run moves forward with the planned fence line expansion.
- The project's Missouri Department of Natural Resources representative clarified that if City Hall or the Fire Department were to be located within the Company's new fence line, MoDNR and EPA would enforce public air quality standards at those facilities.
- Committee members asked that future project maps show both the existing Doe Run Company fence line and the proposed fence line.

Scenario 2: Relocate Civic Core in VPPPA

- Several Committee members expressed concern that the relocation of civic buildings west of I-55 could spell the end of the viability of the old town area. If the city's civic core were located in the western portion of the city, the city should ensure that new uses are located in the old town area to ensure that people continue to be attracted to the old town area.
- Another Committee member suggested that placing the community's civic core or other community uses next to the Doe Run facility could be problematic over the long-term. Potential future plant expansions could mean that building relocation discussions would have to take place again.
- Other Committee members suggested that a new civic core could be located near existing residential areas.
- Committee members discussed locating a civic core near the proposed south bridge location, off of Riverview Drive. City representatives indicated that while available land in that area could be consolidated into acreage for a commercial and civic core. Matt, I would keep this funding detail as part of a consolidated

separate bullet...

- A Committee member suggested the intersection of Joachim Avenue and Commercial Avenue (Route 61/67) as a possible location for a new civic core. Several committee members stated that the area would be a visible location for a new civic building and that it would benefit from being located next to recreation facilities at Bates Memorial Park.
- One Committee member suggested that a civic core located near the I-55 exit could potentially be linked with future commercial development opportunities. Revenues from these commercial development opportunities could provide a way to help to fund new city buildings.
- One Committee member suggested that, among the potential locations for a new civic core within the VPPPA, a civic core located at the northern end of the VPPPA would be less dependent upon the construction of a new bridge.
- Another Committee member pointed out that city buildings could be located on the east side of Herculaneum as a way to retain the new civic core's connection to the old town area.

Scenario 3: Relocate Civic Core Outside of VPPPA + Create Compatible Commercial Core

- Several Committee members suggested that a commercial retail area in the VPPPA could cater to both residents and visitors.
- One Committee member suggested that, within a commercial retail area, shops could be located in small buildings with different ownership options. The Doe Run Company, for example, could continue to own property in the VPPPA and lease commercial space to businesses and shop owners.
- Another Committee member suggested that a riverboat casino could provide a draw for both residents and tourists to come to the area and could also create a new connection to the Mississippi River. Project resource members from ATSDR and MDHSS suggested that public air quality concerns would need to be addressed before a casino could be located next to the smelter on the Mississippi River.

Scenario 4: Relocate Civic Core Outside of VPPPA + Develop Port Herculaneum Distribution Facility

- A City representative discussed the potential benefits of a commercial port located adjacent to the VPPPA. A port facility could help to leverage funding for the new south bridge, potentially reduce transportation costs for Doe Run, and

generate new tax revenues from commercial businesses supporting the port that could be used to fund new City amenities.

- Committee members discussed whether a heavy distribution facility in the VPPPA would be compatible with residential neighborhoods nearby.
- Committee members and project resource members briefly discussed the potential location of the port. Because the potential port facility location would lie outside the VPPPA, the project's mapping and scenario development did not include detailed considerations for the access roads and size of the port facility itself.
- Project resource members raised concerns about the operation of a commercial business within Doe Run's plant fence line.

Project Next Steps

The next step for the Herculaneum VPPPA Future Land Use Planning Process will be a public meeting hosted by the Land Use Committee. The public meeting will provide an opportunity for the Committee to present the draft VPPPA future use scenario proposals to the larger community for review and feedback.

The public meeting will be held on Wednesday, June 28, 2006 at the Herculaneum High School Cafeteria. In order to ensure the success of the public meeting, the City of Herculaneum and the project's consultant team will be working over the next month to publicize the event. In order to help with the publicity, we would like to ask each of you to distribute flyers in your neighborhood and also invite five friends and neighbors to attend the public meeting. To ensure the best possible attendance at the public meeting, additional publicity efforts will include radio announcements, public television announcements, a meeting notice mailed with Herculaneum utility bills, and a write up about the meeting in the Leader. Following the public meeting, the Committee will meet to discuss strategies for implementing future land use plans for the VPPPA and the project's consultant team will work to revise the project's future use scenarios and develop the project's final report.

Project Website

The Herculaneum VPPPA Land Use Committee will now be able to access project related maps, presentations, meeting summaries, and site information through the new Website. If you have access to the Internet, please visit the site On-line at:

www.communityplan.net . Once you're at the site, you'll need to enter a Committee member user name and password. These are listed below for your reference:

User Name: **Herky** / Password: **VPPPA**

Thank you for all of your hard work and ongoing participation to date. We look forward to working with you again at the upcoming public meeting. Please feel free to contact Matt Robbie at 434-975-6700 x227 or vial email at mrobbie@e2inc.com with any questions.