

Herculaneum VPPPA Future Land Use Committee 2nd Meeting

Herculaneum High School
April 19, 2006



■ Purpose of Tonight's Meeting

- To present a set of land use scenarios for the Herculaneum VPPPA, in order to stimulate thinking and dialogue about the future.
- To provide an opportunity for the Committee to evaluate and give feedback on the different scenarios.

■ Agenda

- Meeting Opening (6:30 - 6:40 pm)
- Future Land Use Scenario Presentation (6:40 - 7:25 pm)
- Work Session (7:35 - 8:45 pm)
- Project Next Steps (8:45 - 9:00 pm)

Principles Used to Develop Scenarios

- ❑ Community goals and priorities for the future
- ❑ Community-scaled planning approach
- ❑ Scenarios for a sustainable Herculaneum
- ❑ Physical characteristics of the VPPPA



Community Goals and Priorities

- ❑ VPPPA Land Use Committee input
 - February 20th Meeting
- ❑ Draft Master Plan document
 - Public Facilities
 - Community history
 - Quality of Life
- ❑ Previous public visioning session
 - Herculaneum Today & Tomorrow charrette (July 2004)

Community-Scaled Planning Approach

- ❑ Promote a compact community using available land in developed areas
- ❑ Combine different types of land uses
- ❑ Enhance opportunities for walking as well as driving
- ❑ Develop recognizable corridors, and improve circulation and access to essential services
- ❑ Create a *civic core* for the community

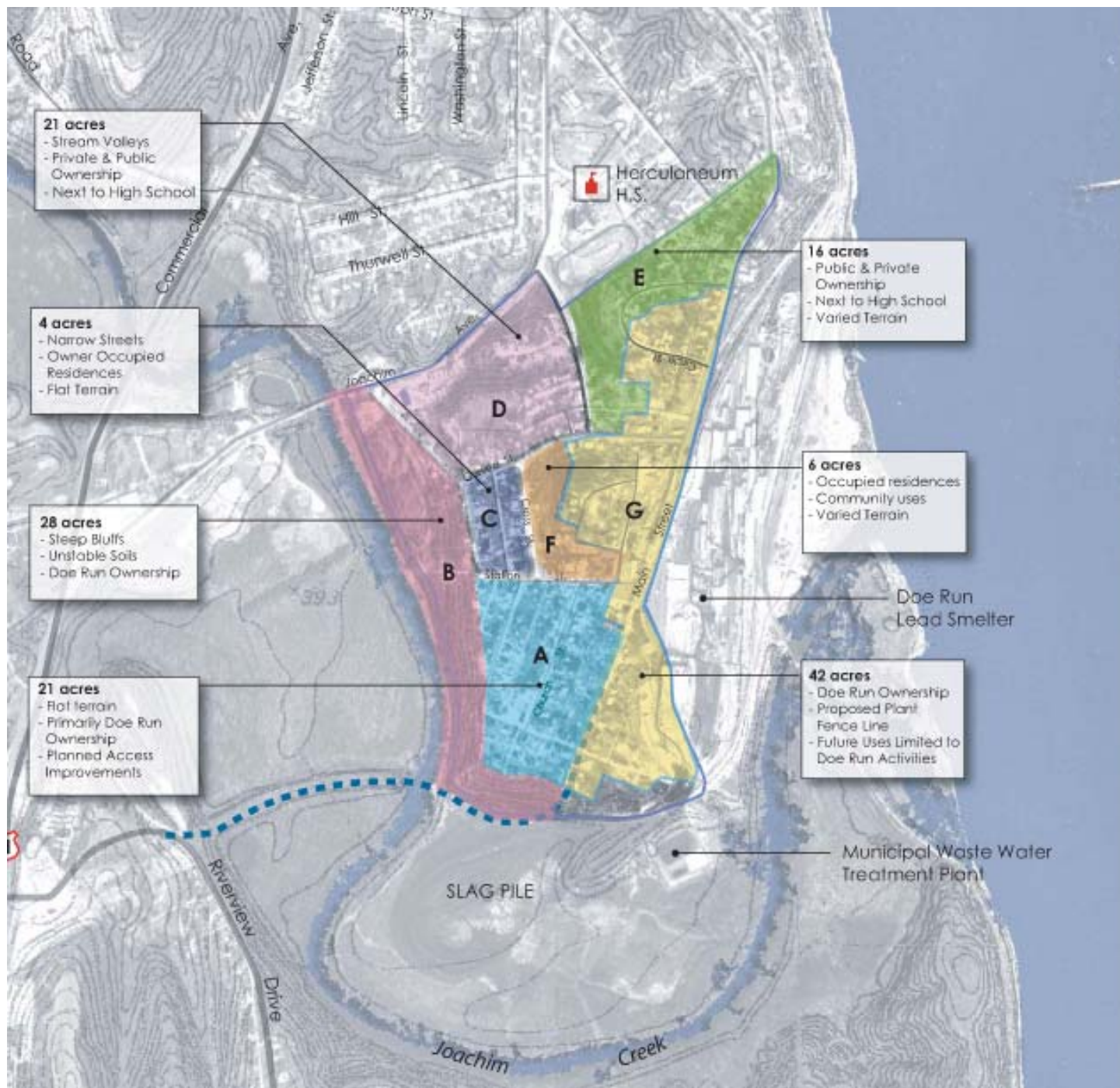
Sustainability Principles

- ❑ Seek development opportunities that enhance desirable qualities of the community
- ❑ Create local business opportunities
- ❑ Develop sustainable industrial clusters
- ❑ Think regionally
- ❑ Build in ways that support and preserve natural systems

Physical Characteristics of the VPPPA

- ☐ Existing buildings
- ☐ Residential occupancy
- ☐ Property ownership
- ☐ Topography
- ☐ Surface water
- ☐ Soils

Herculaneum VPPPA: Concept Areas & Existing Conditions



Future Land Use Scenarios

- ❑ 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 Herculanenum Distribution Facility

A topographic map of a coastal area with a blue polygon outline. The map shows contour lines, a river, and a coastline. The blue polygon is located in the upper right portion of the map, covering a coastal area. The text is overlaid on the map.

Scenario 1

Enhancing Existing Conditions

- ☐ Strengthen Infrastructure
- ☐ Encourage Commercial / Light Industrial Reuse
- ☐ Expand Learning Opportunities
- ☐ Build Trails and Byways



Scenario 1 Enhancing Existing Conditions

Strengthen Infrastructure

Proposed Doe Run
Fence Line



Potential Gate
Location



Emergency Vehicle
Route

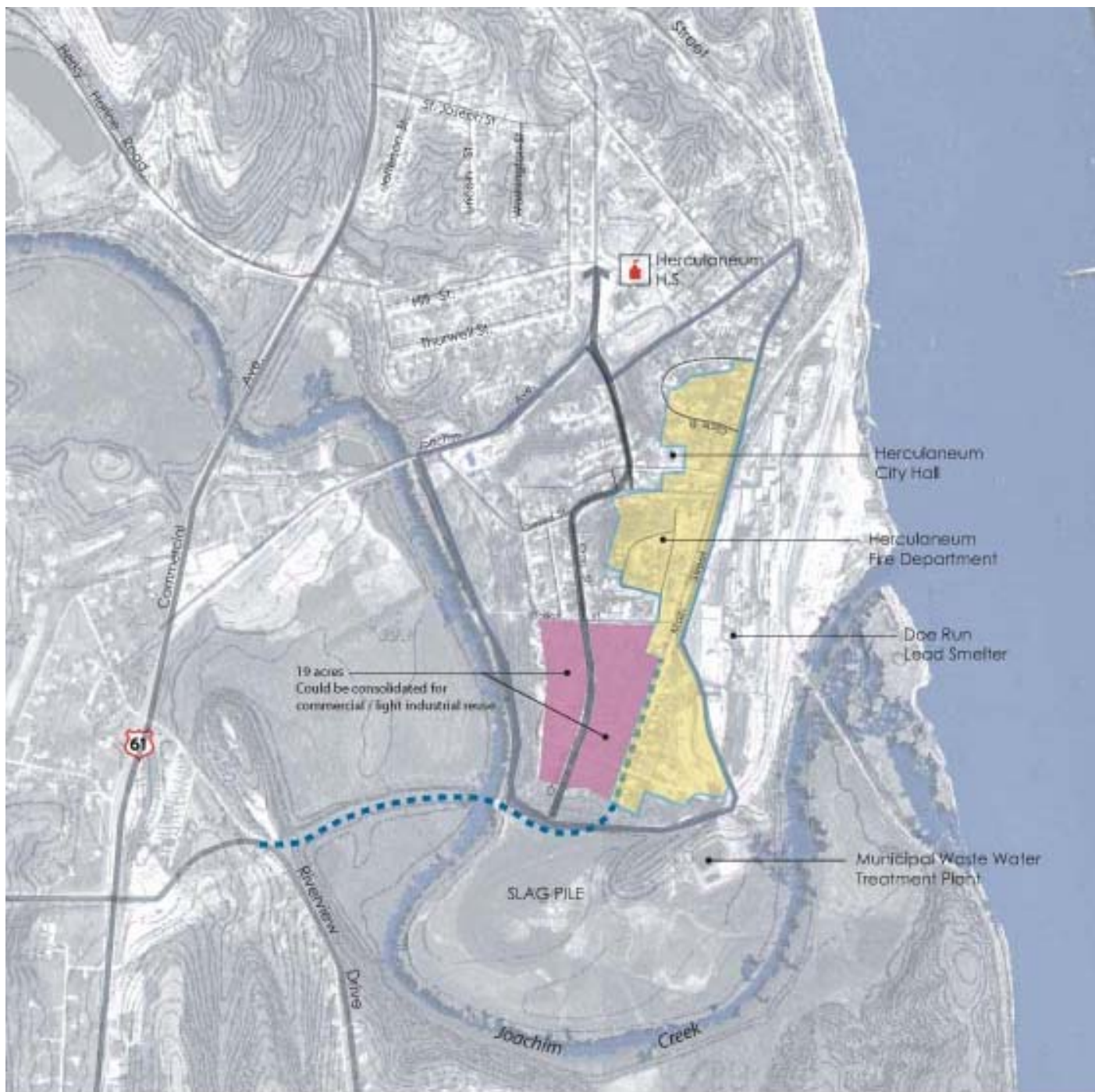


New VPPPA Road
Alignment



Scale: 0 1000 Feet





Scenario 1 Enhancing Existing Conditions

Encourage Commercial / Light Industrial Reuse

Proposed Doe Run
Fence Line



Commercial /
Light Industrial
Reuse Zone

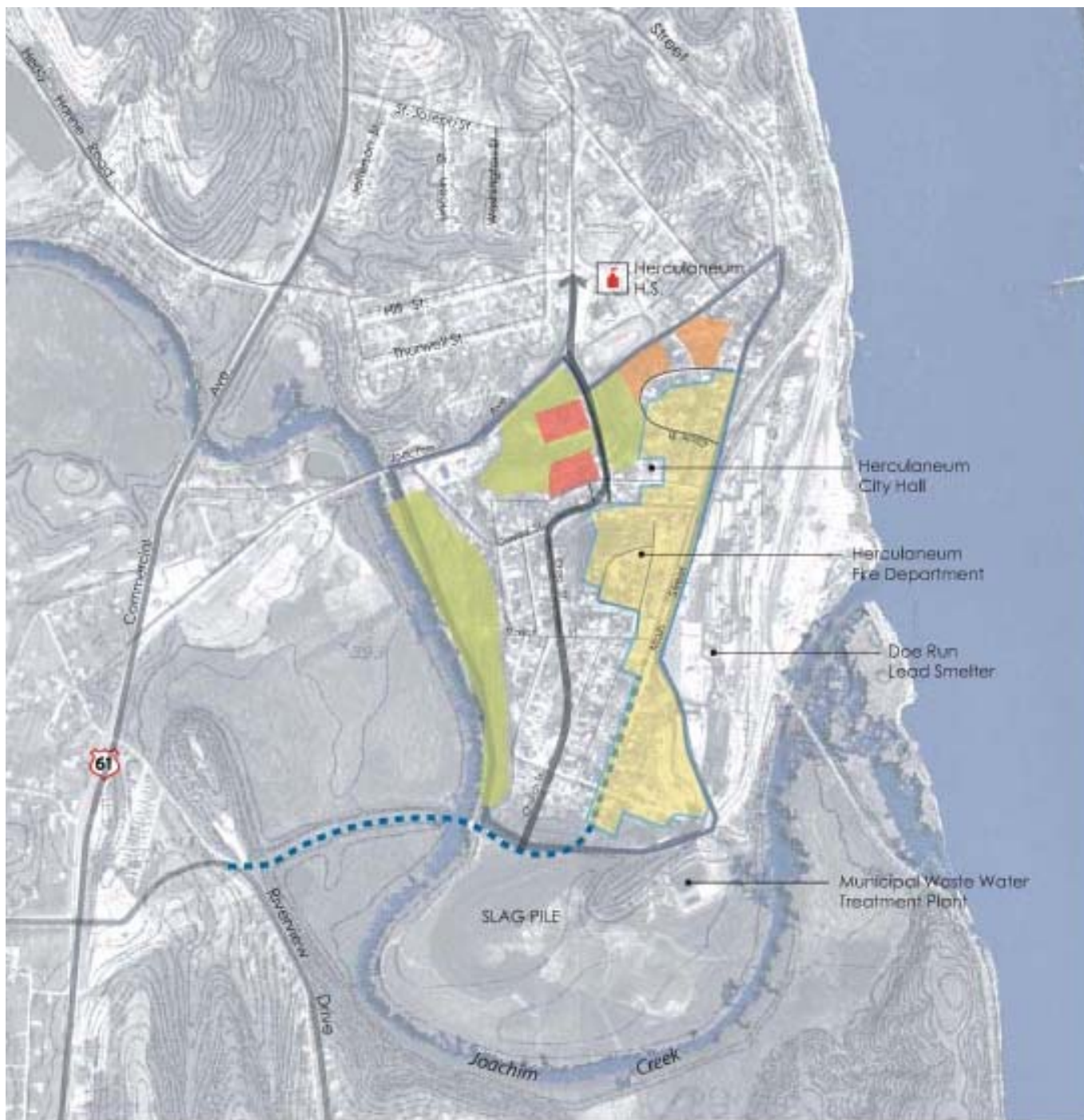


New VPPPA Road
Alignment



Scale: 0 1000 Feet





Scenario 1 Enhancing Existing Conditions

Expand Learning Opportunities

School Yard Habitat /
Outdoor Classroom

Business Incubator

Athletic Field
Expansion

Scale: 0 1000 Feet

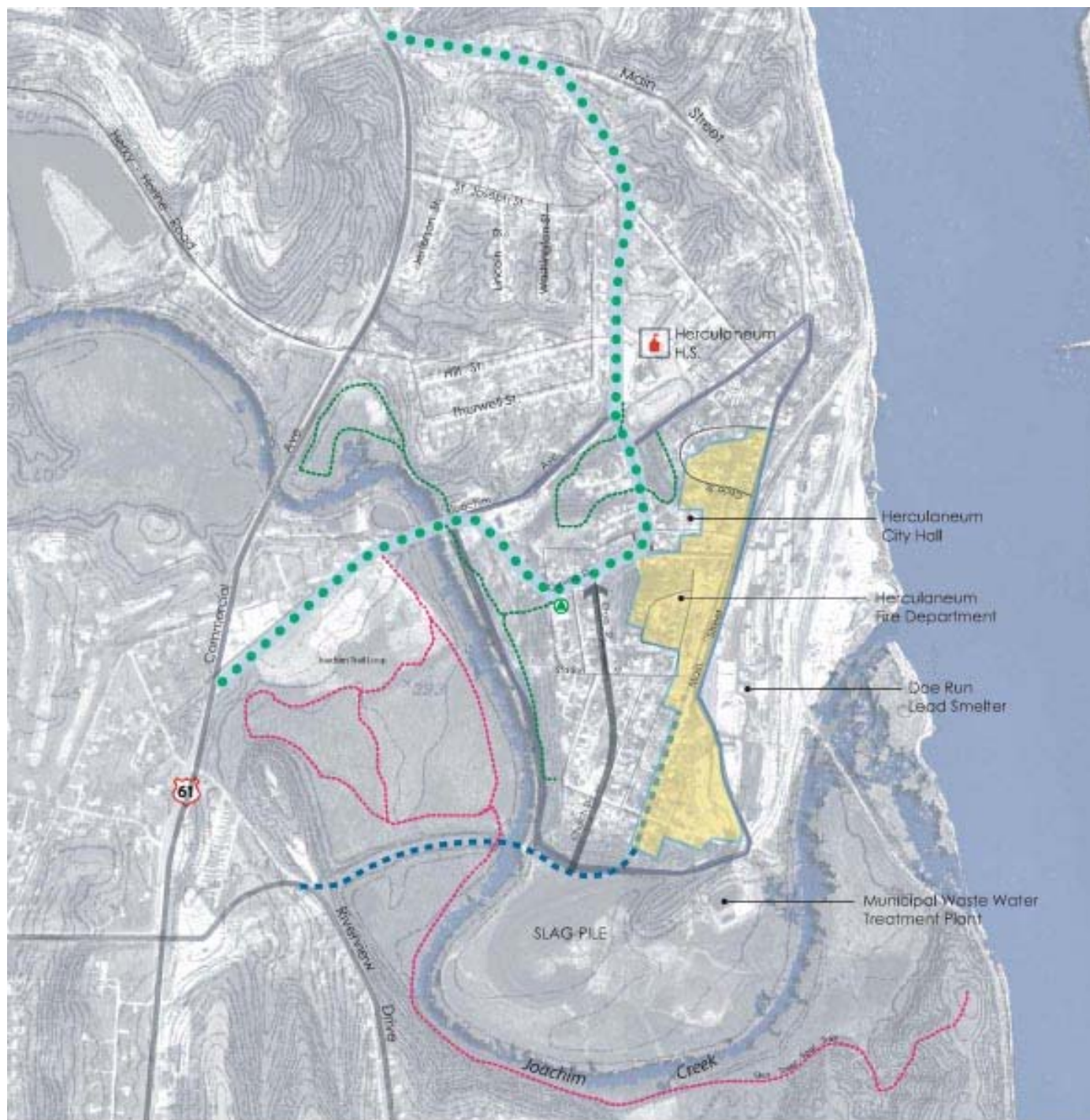




Learning
Opportunities

Business
Incubator /
Workforce training
facility





Scenario 1 Enhancing Existing Conditions

Build Trails and Byways

Herculaneum Parks
Committee Trail Network



VPPPA Trail Network



Herculaneum Cultural
Heritage Byway



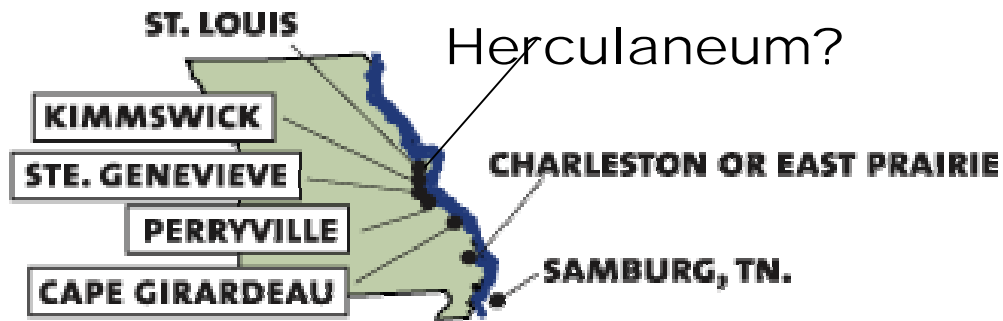
Herculaneum Cultural
Heritage Center



Scale: 0 1000 Feet



Regional Trails & Byways



Scenario 1 Enhance Existing Conditions

New VPPA Road
Alignment



Herculaneum Parks
Committee Trail Network



VPPPA Trail Network



Herculaneum Cultural
Heritage Byway



Herculaneum Cultural
Heritage Center



School Yard Habitat /
Outdoor Classroom



Business Incubator



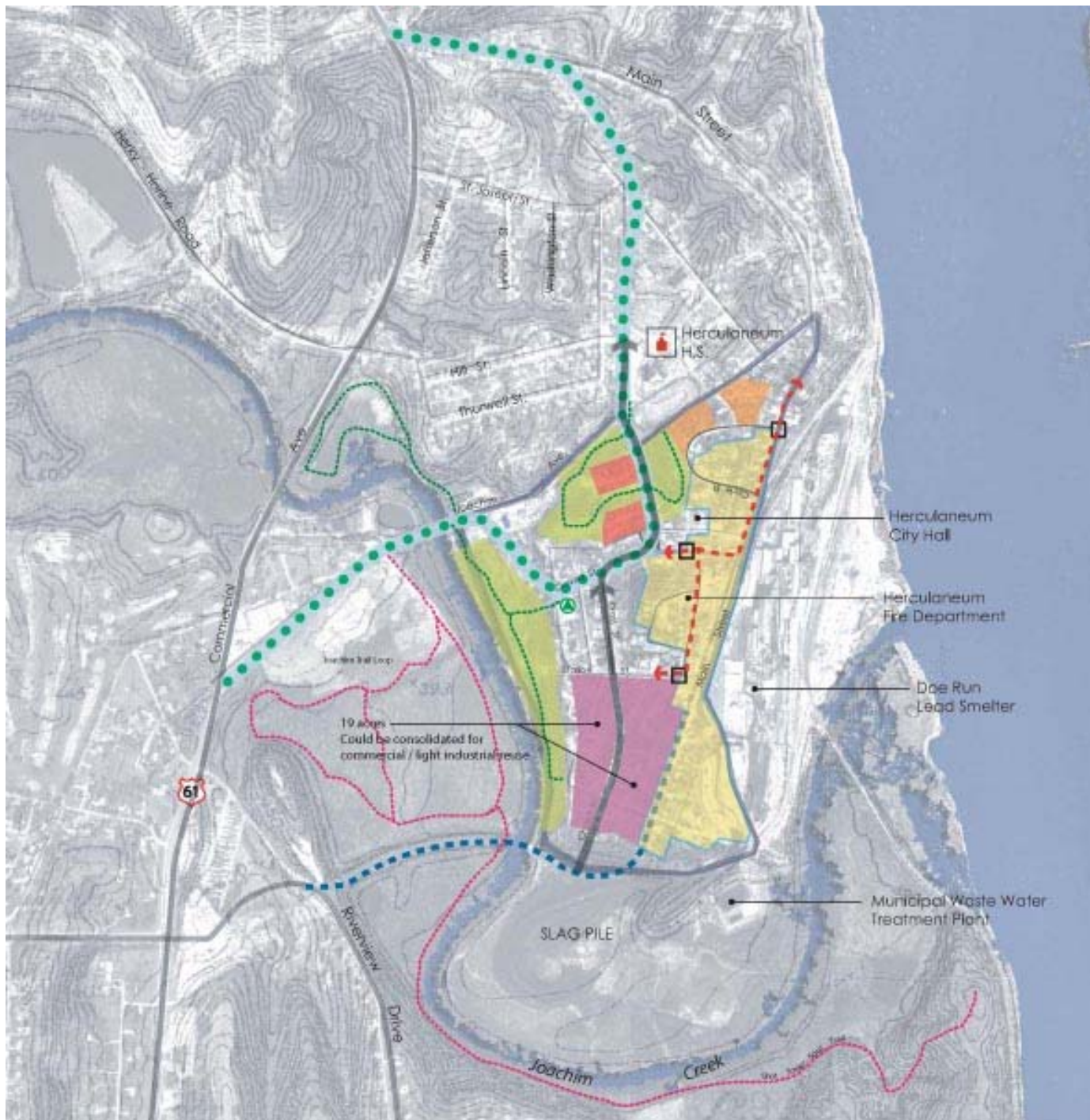
Athletic Field
Expansion

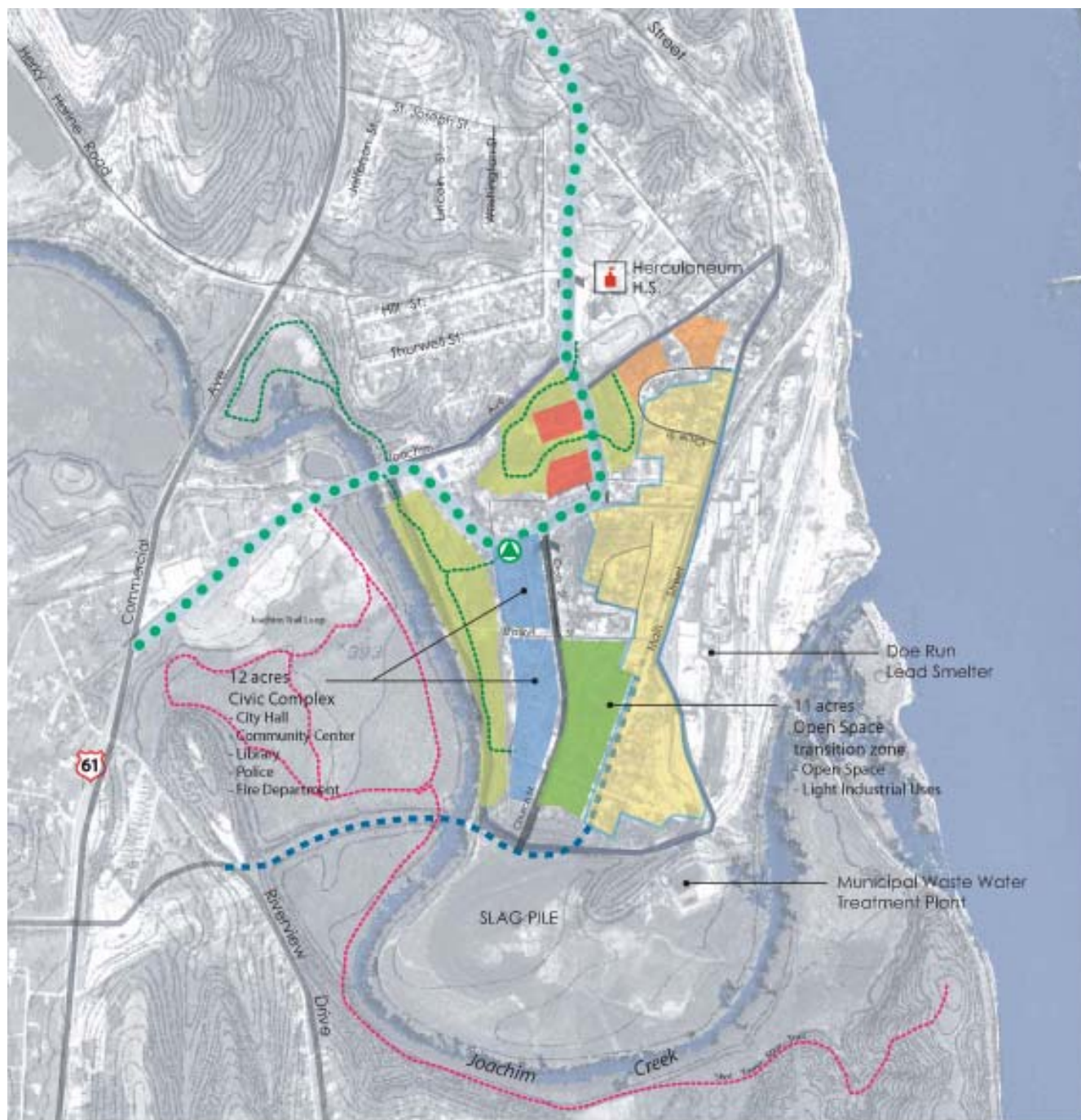


Proposed Doe Run
Fence Line



Commercial /
Light Industrial
Reuse Zone





Scenario 2 Relocating Public Facilities in VPPPA

Revitalize the Civic Core of Herculaneum

A New
Civic Complex



Transitional
Open Space



Herculaneum Cultural
Heritage Byway



Herculaneum Cultural
Heritage Center



New VPPPA Road
Alignment

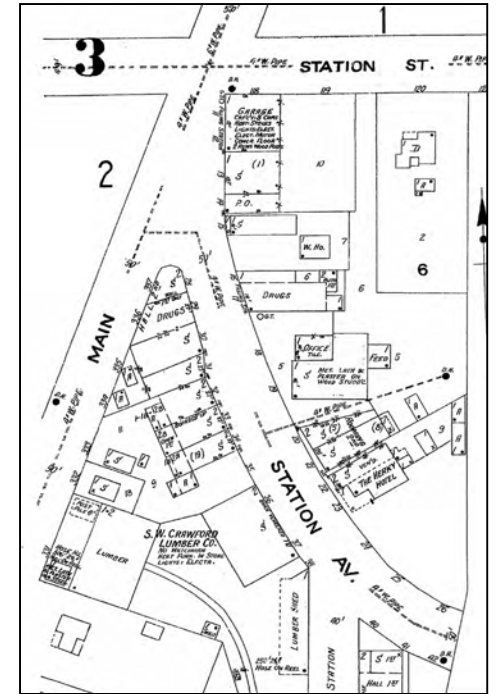
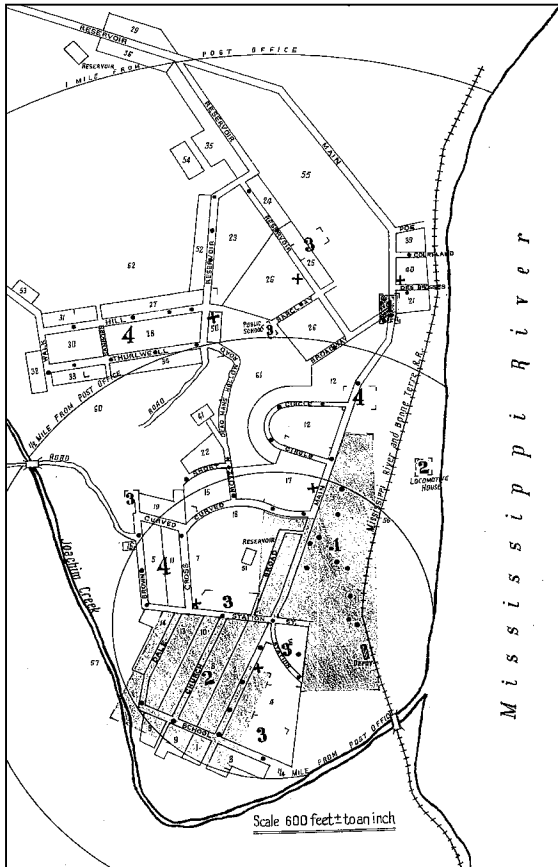


Revitalize the Core for Herculaneum

Building Type Total Acres Required	Square Footage	Parking needs
Civic Complex 5-6 acres	20,000-24,000 ft ²	1-2 spaces/1000ft ² + community events: 210 spaces
Transition Zone / Professional Offices 7-10 acres	60,000 – 100,000 ft ²	4 spaces/1000ft ² 240 – 400 spaces



Civic Complex



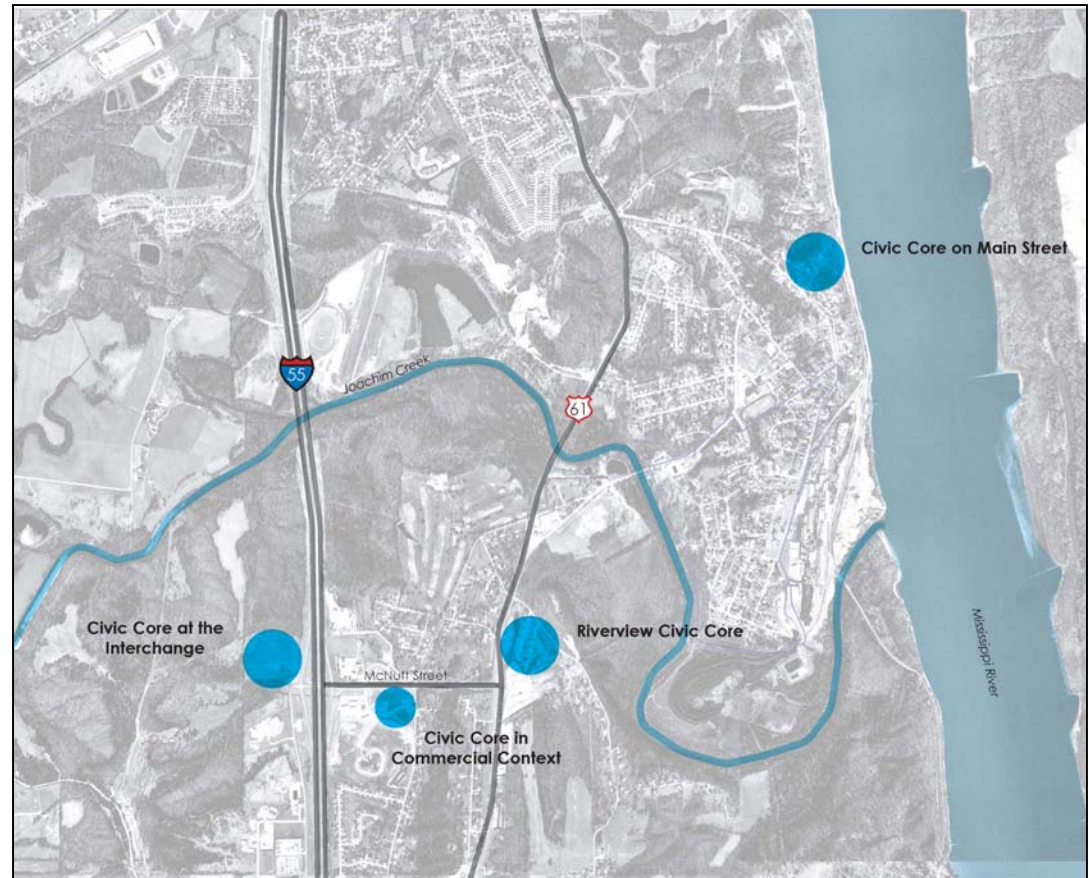
Historic Core of Herculaneum

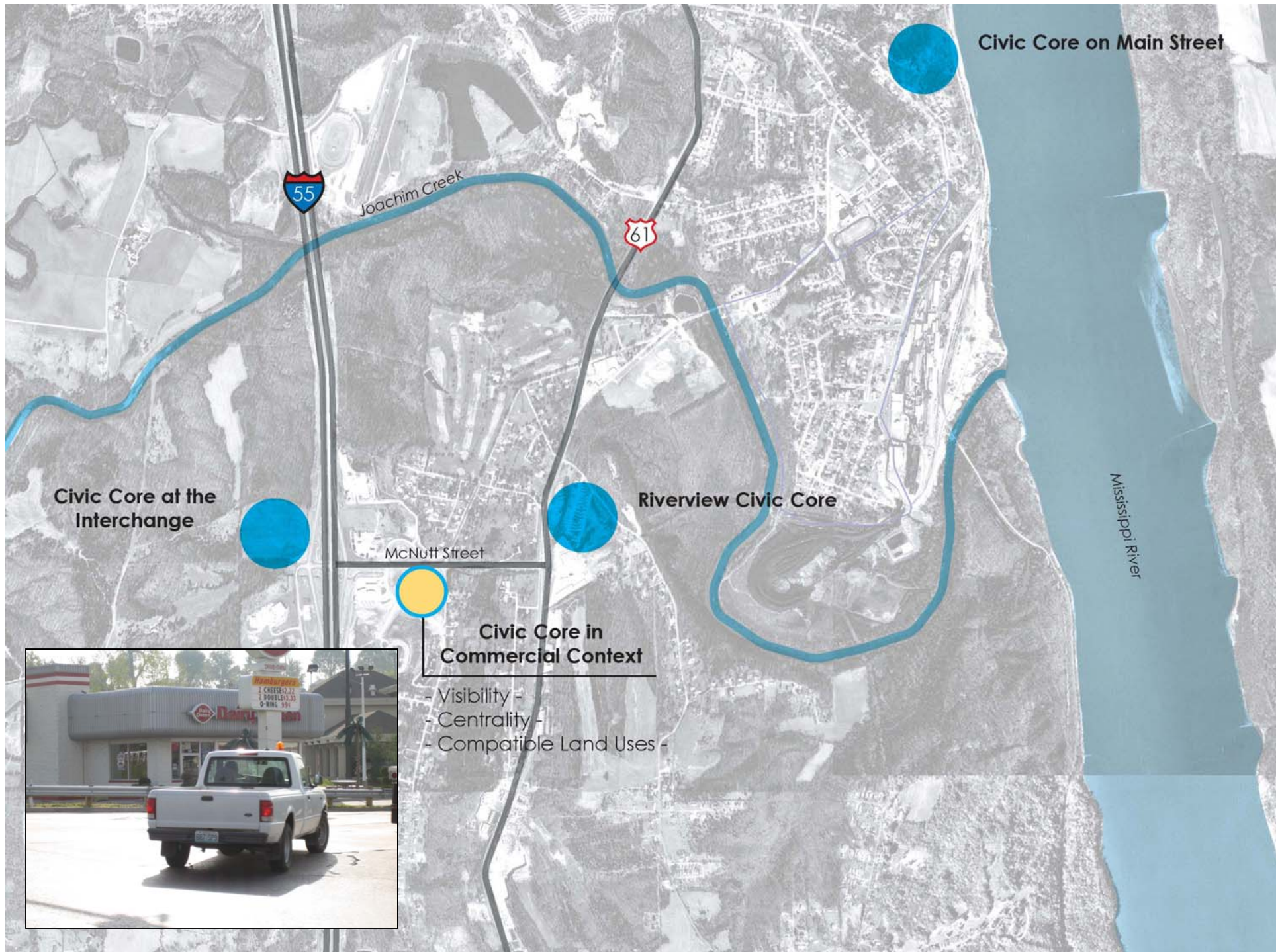
Scenario 3

Relocate the Civic Core Outside the VPPPA

Criteria for New Civic Core

- Visibility / Centrality
- Feasibility of Acquisition
- Acreage
- Topography
- Natural Systems
- Land Use Compatibility
- Development Impact





Civic Core on Main Street

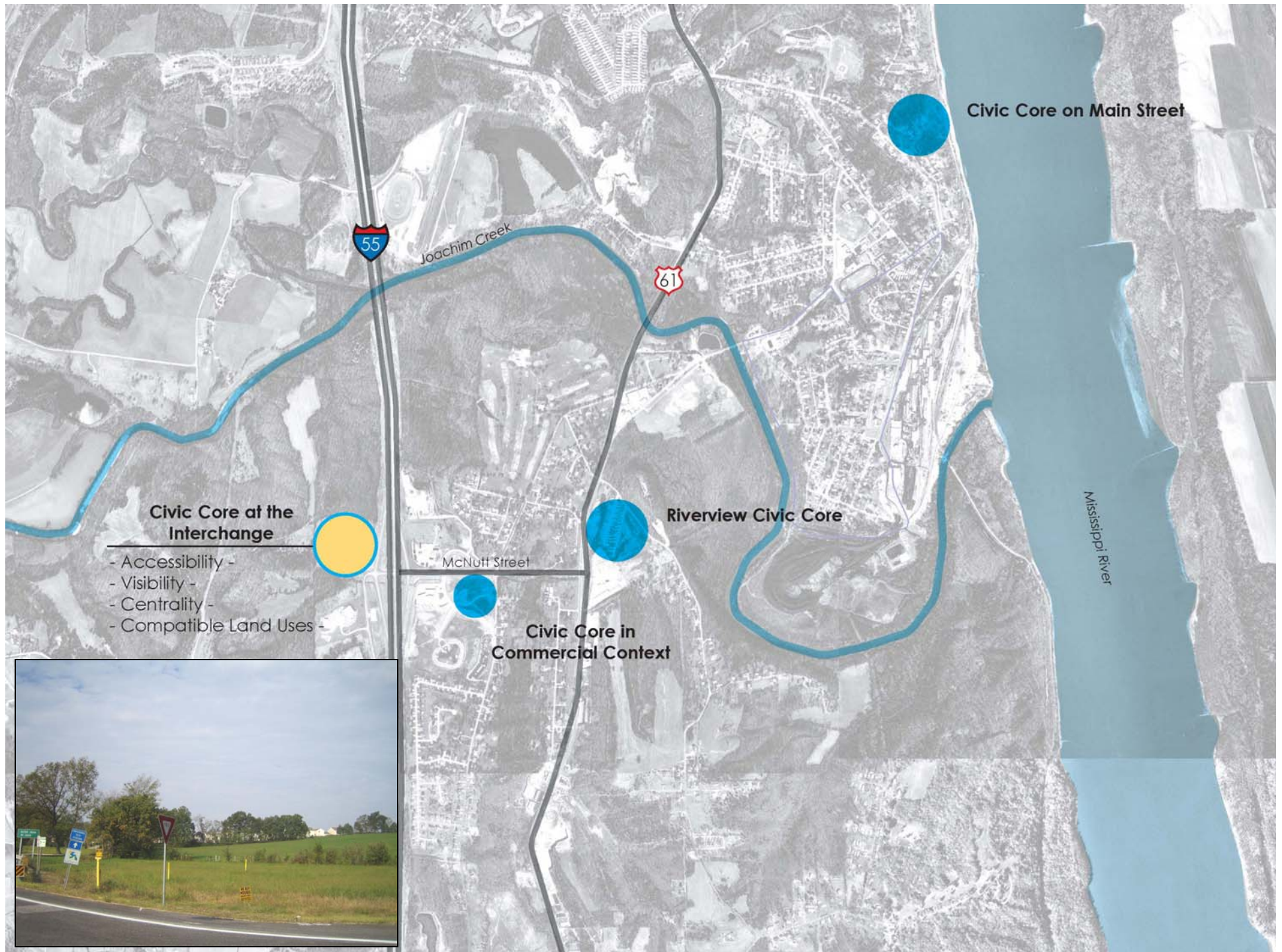
Civic Core at the Interchange

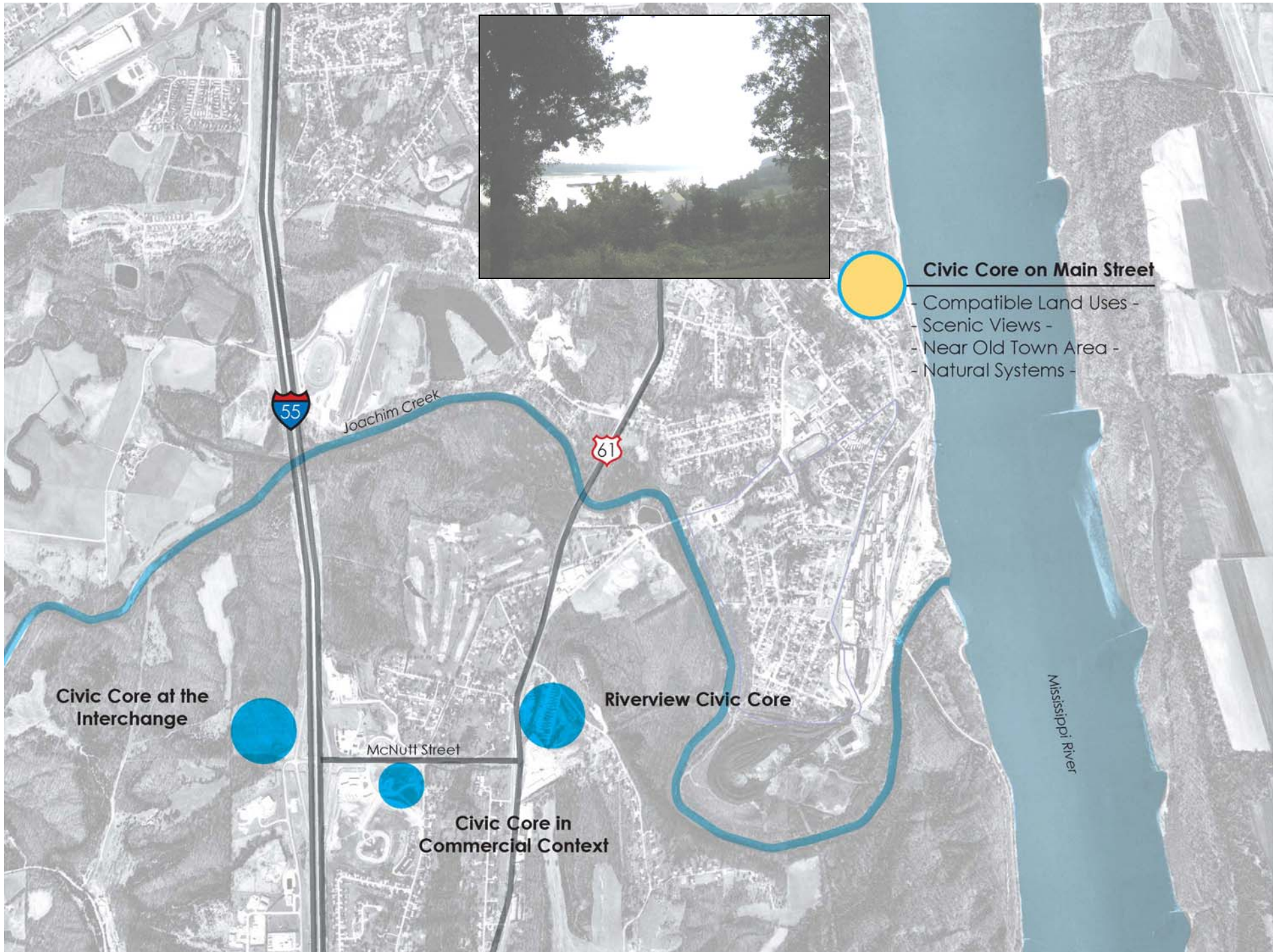
Riverview Civic Core

McNutt Street

Civic Core in
Commercial Context

- Visibility -
- Centrality -
- Compatible Land Uses -





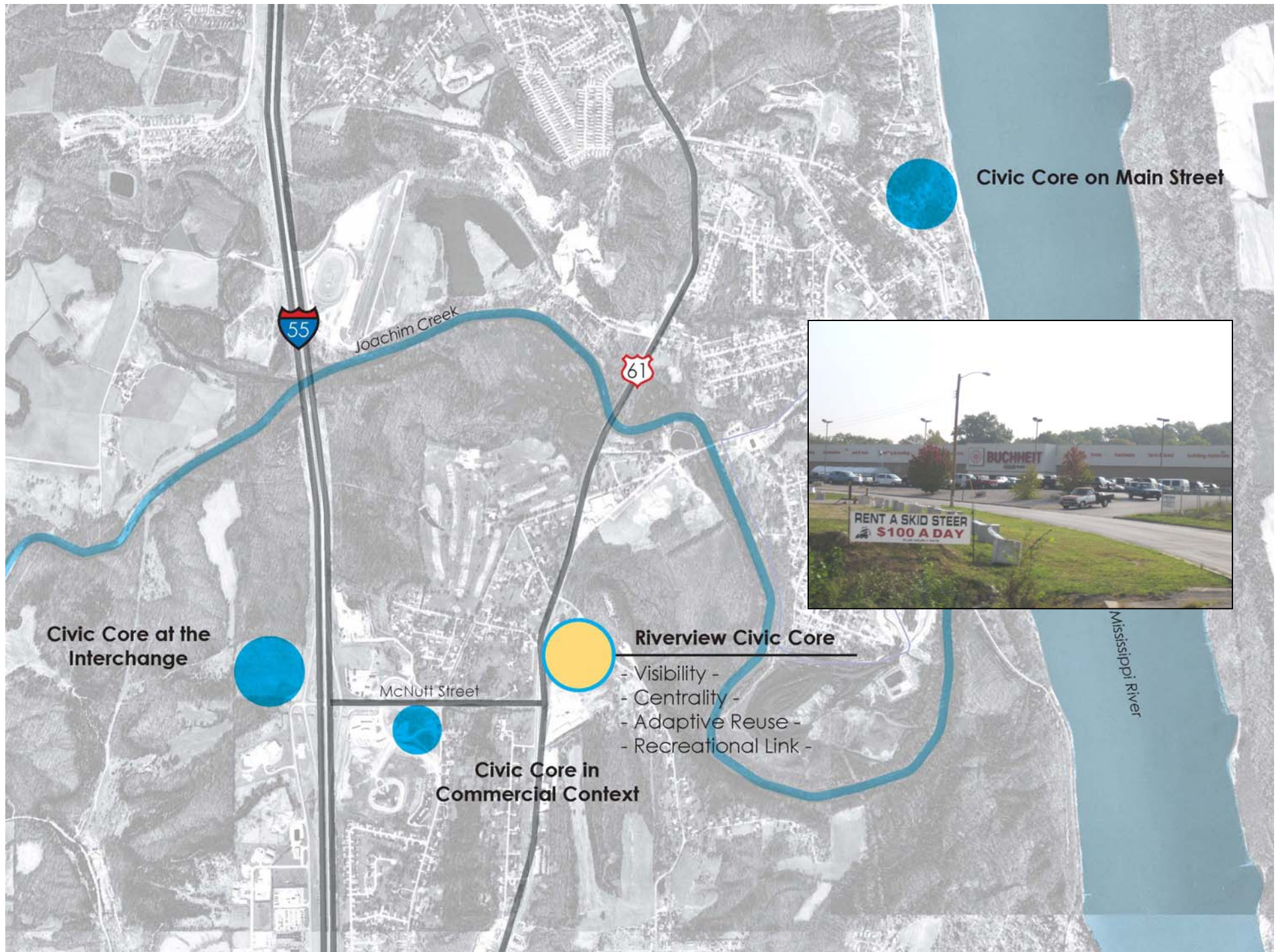
Civic Core at the Interchange

Civic Core in Commercial Context

Riverview Civic Core

Civic Core on Main Street

- Compatible Land Uses -
- Scenic Views -
- Near Old Town Area -
- Natural Systems -



Civic Core on Main Street

55

Joachim Creek

61

Civic Core at the
Interchange

McNutt Street

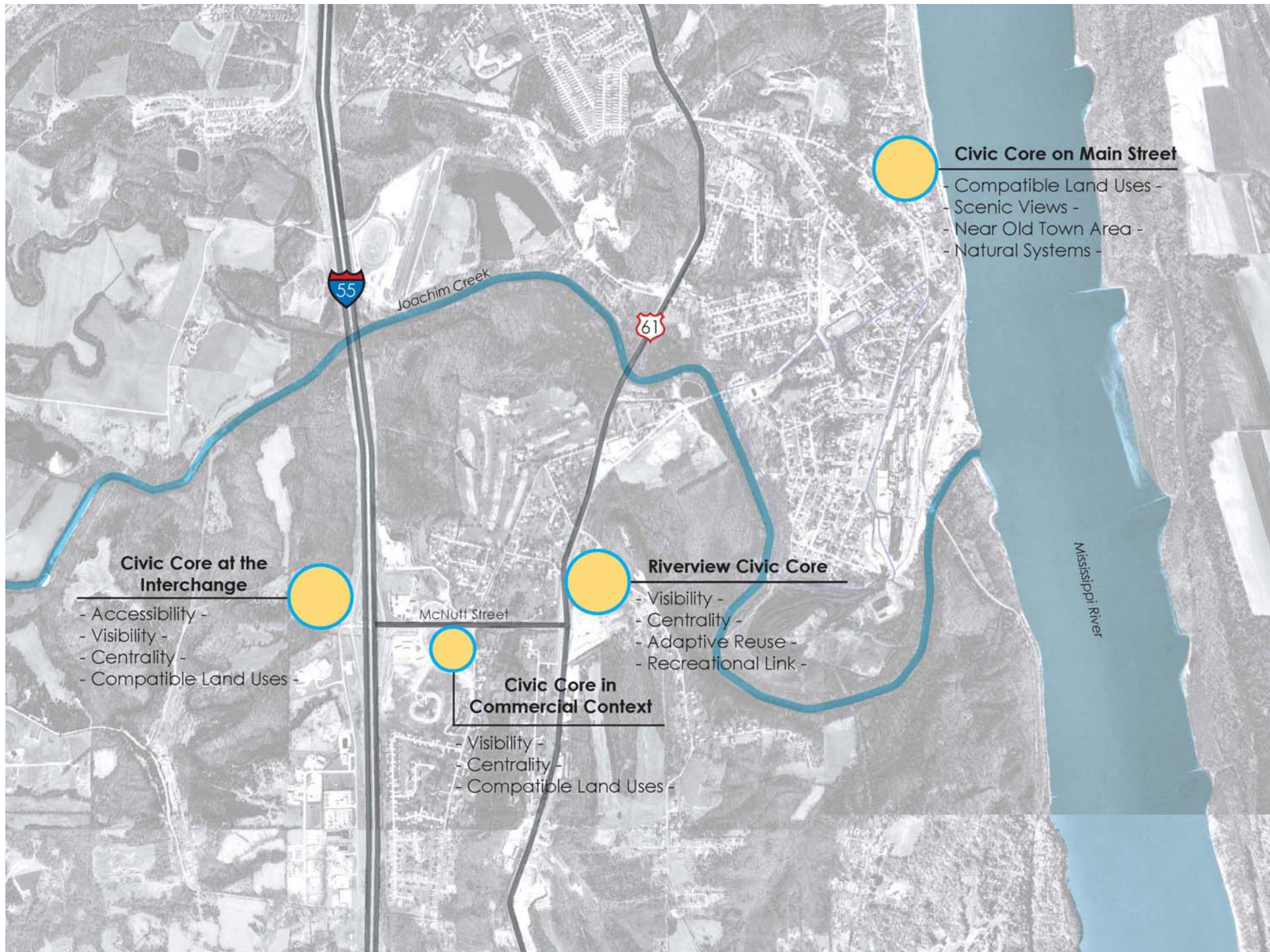
Riverview Civic Core

- Visibility -
- Centrality -
- Adaptive Reuse -
- Recreational Link -

Civic Core in
Commercial Context

Mississippi River





Civic Core at the Interchange

- Accessibility -
- Visibility -
- Centrality -
- Compatible Land Uses -

Civic Core on Main Street

- Compatible Land Uses -
- Scenic Views -
- Near Old Town Area -
- Natural Systems -

Riverview Civic Core

- Visibility -
- Centrality -
- Adaptive Reuse -
- Recreational Link -

Civic Core in Commercial Context

- Visibility -
- Centrality -
- Compatible Land Uses -



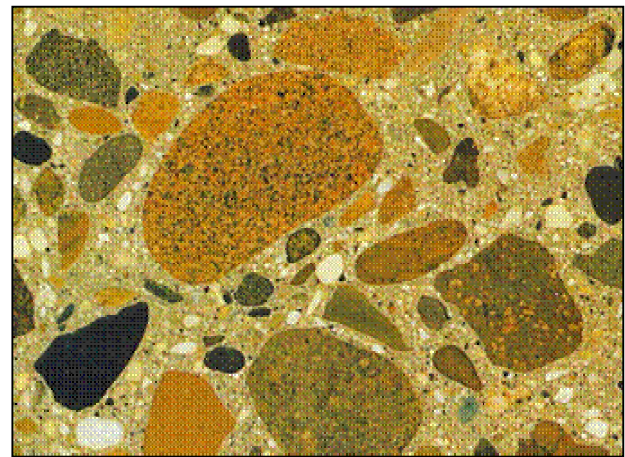
Compatible
Light Industry

Create a Compatible Commercial Core

Building Type Total Acres Required	Square Footage	Parking needs
Light Manufacturing 6 - 10 acres	80,000 -100,000 ft ²	1-2 spaces/1000ft ² 160 – 200 spaces
Flexible Industrial Space 5 -10 acres	30,000 -100,000 ft ²	4 spaces/1000ft ² 120 – 400 spaces
Professional Offices 7-10 acres	60,000 – 100,000 ft ²	4 spaces/1000ft ² 240 – 400 spaces



Innovative Industry





Scenario 4
A new commercial
port

Develop the Port Herculanum Distribution Facility

Proposed Doe Run
Fence Line



Warehousing,
storage &
distribution facility



Potential port location
on Mississippi River



Truck Route



Railroad

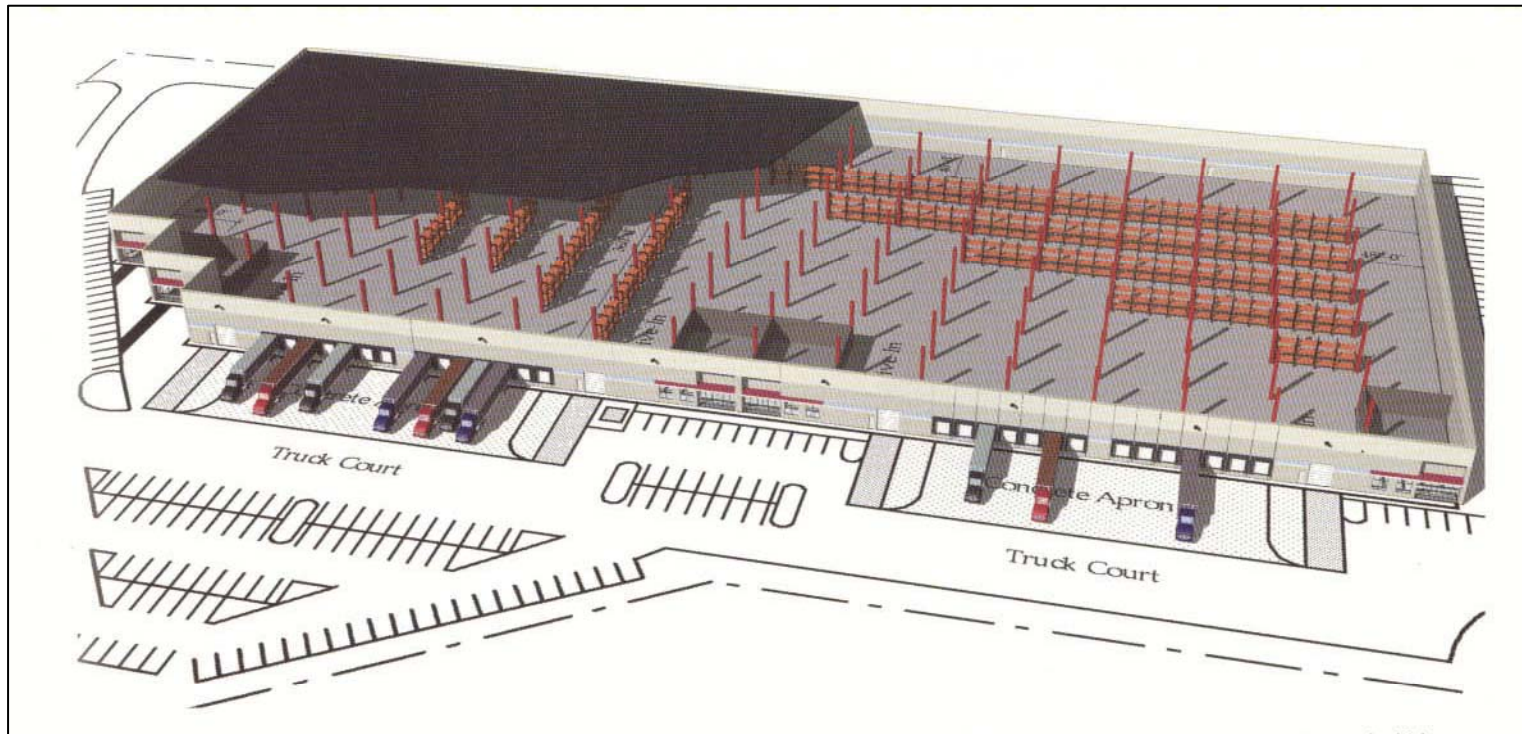


Local Traffic





Distribution facility

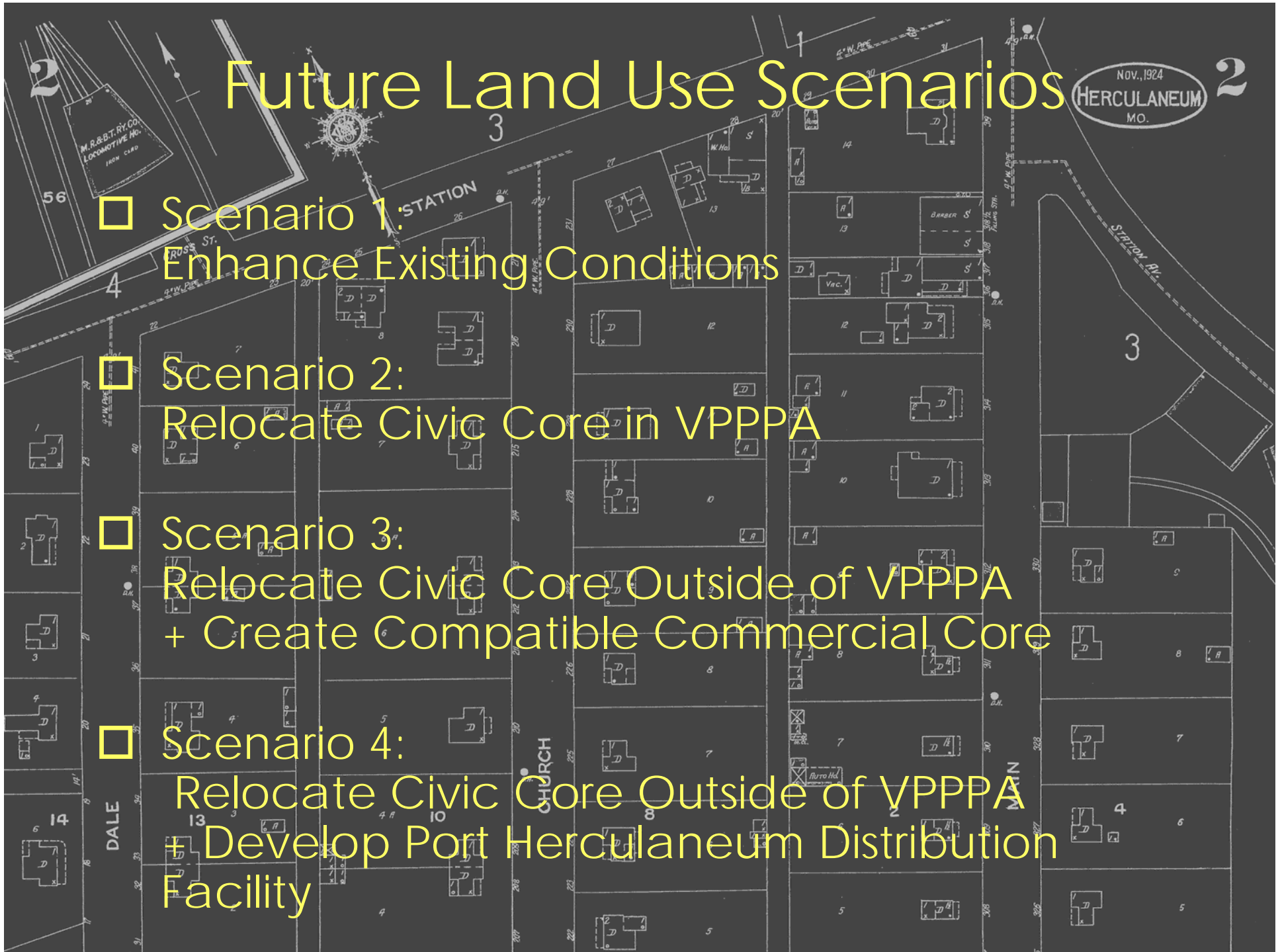


Develop the Port Herculaneum Distribution Facility

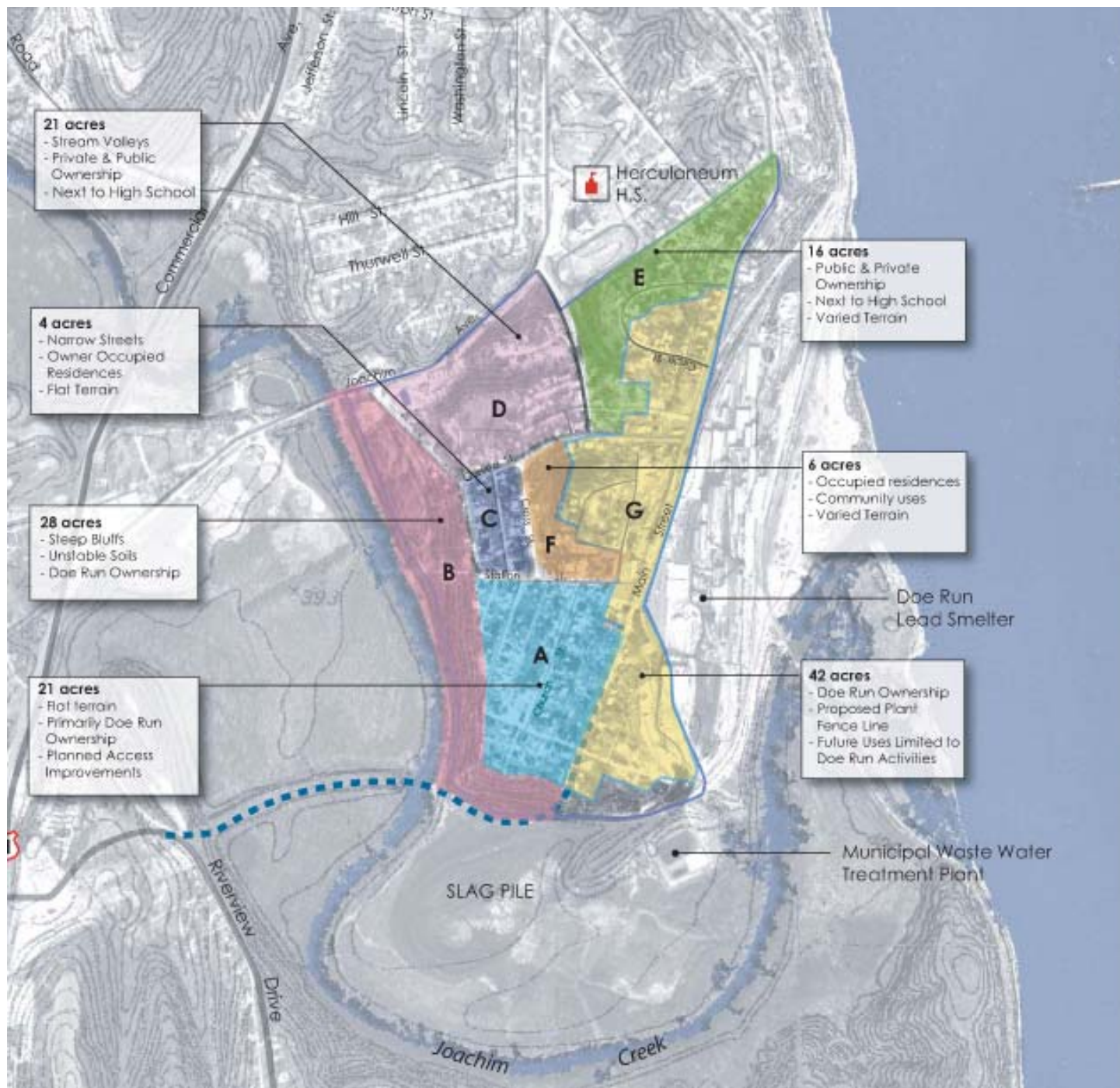
Building Type Total Acres Required	Square Footage	Parking needs
Warehousing / Heavy Distribution 10 – 20 acres	100 – 275,000 ft ²	2 spaces/1000ft ² 200 - 550 spaces

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Facility



Herculaneum VPPPA: Concept Areas & Existing Conditions



Scenario 1 Enhance Existing Conditions

New VPPPA Road
Alignment



Herculaneum Parks
Committee Trail Network



VPPPA Trail Network



Herculaneum Cultural
Heritage Byway



Herculaneum Cultural
Heritage Center



School Yard Habitat /
Outdoor Classroom



Business Incubator



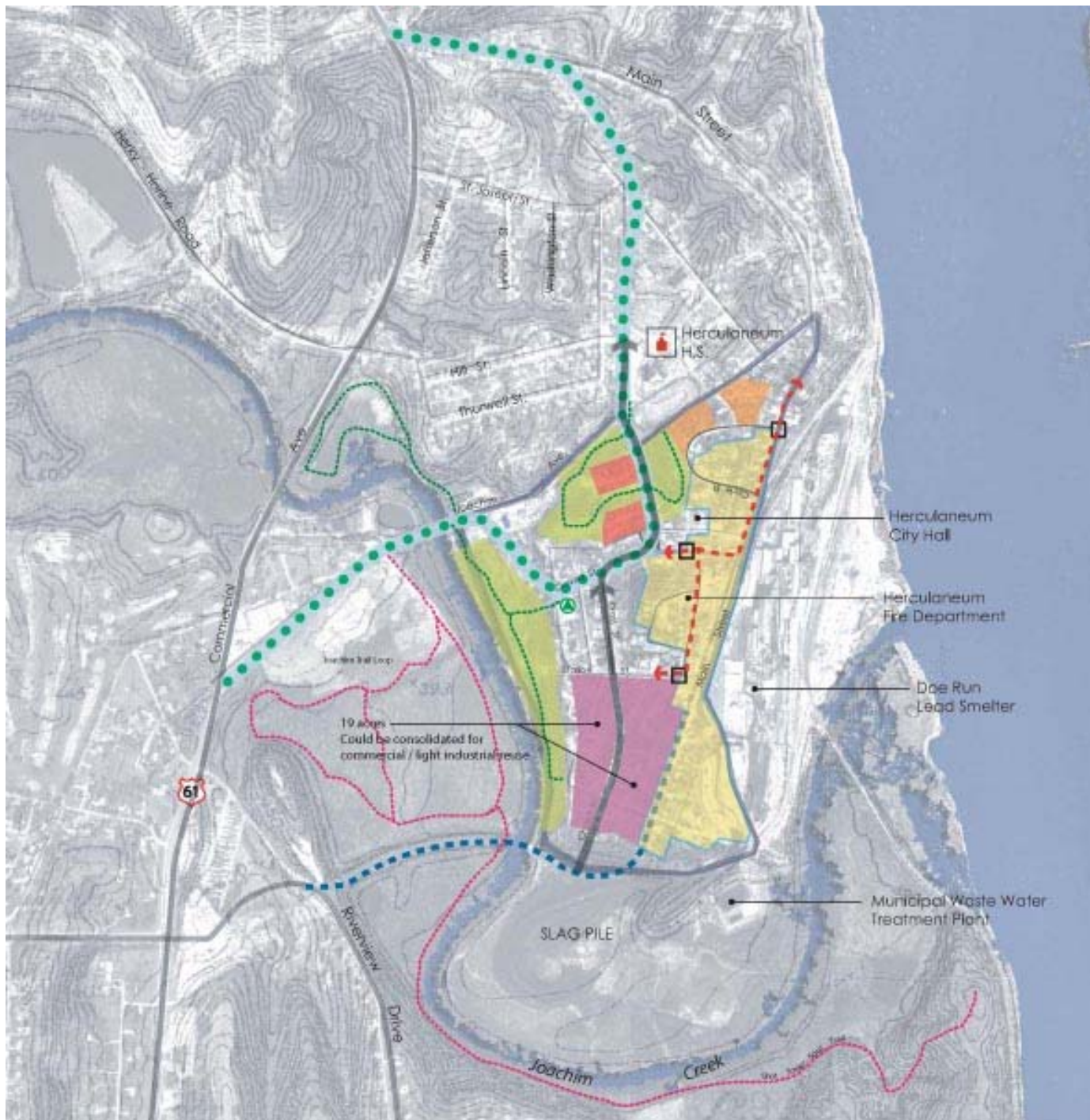
Athletic Field
Expansion

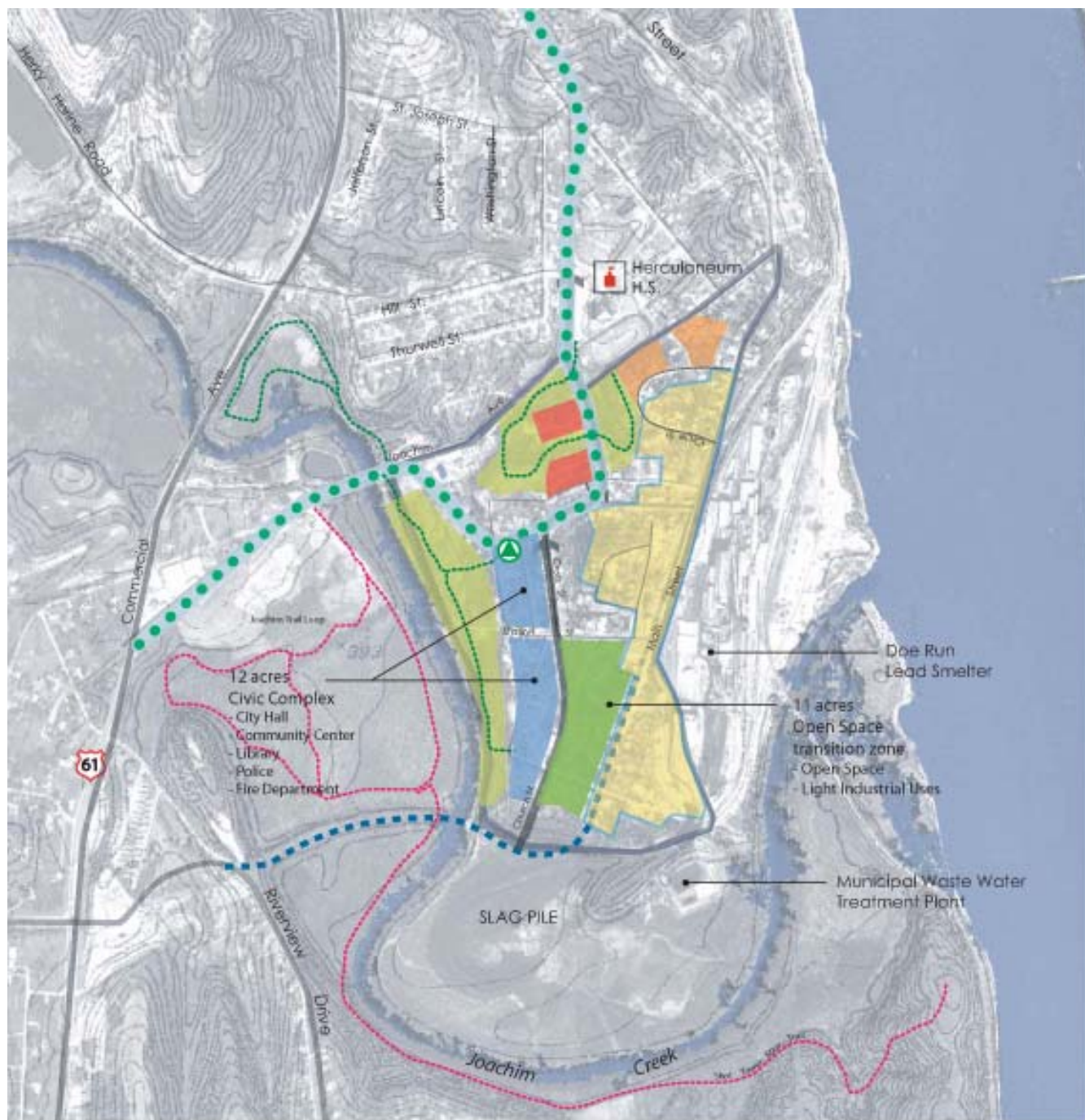


Proposed Doe Run
Fence Line



Commercial /
Light Industrial
Reuse Zone





Scenario 2 Relocating Public Facilities in VPPPA

Revitalize the Civic Core of Herculaneum

A New
Civic Complex



Transitional
Open Space



Herculaneum Cultural
Heritage Byway

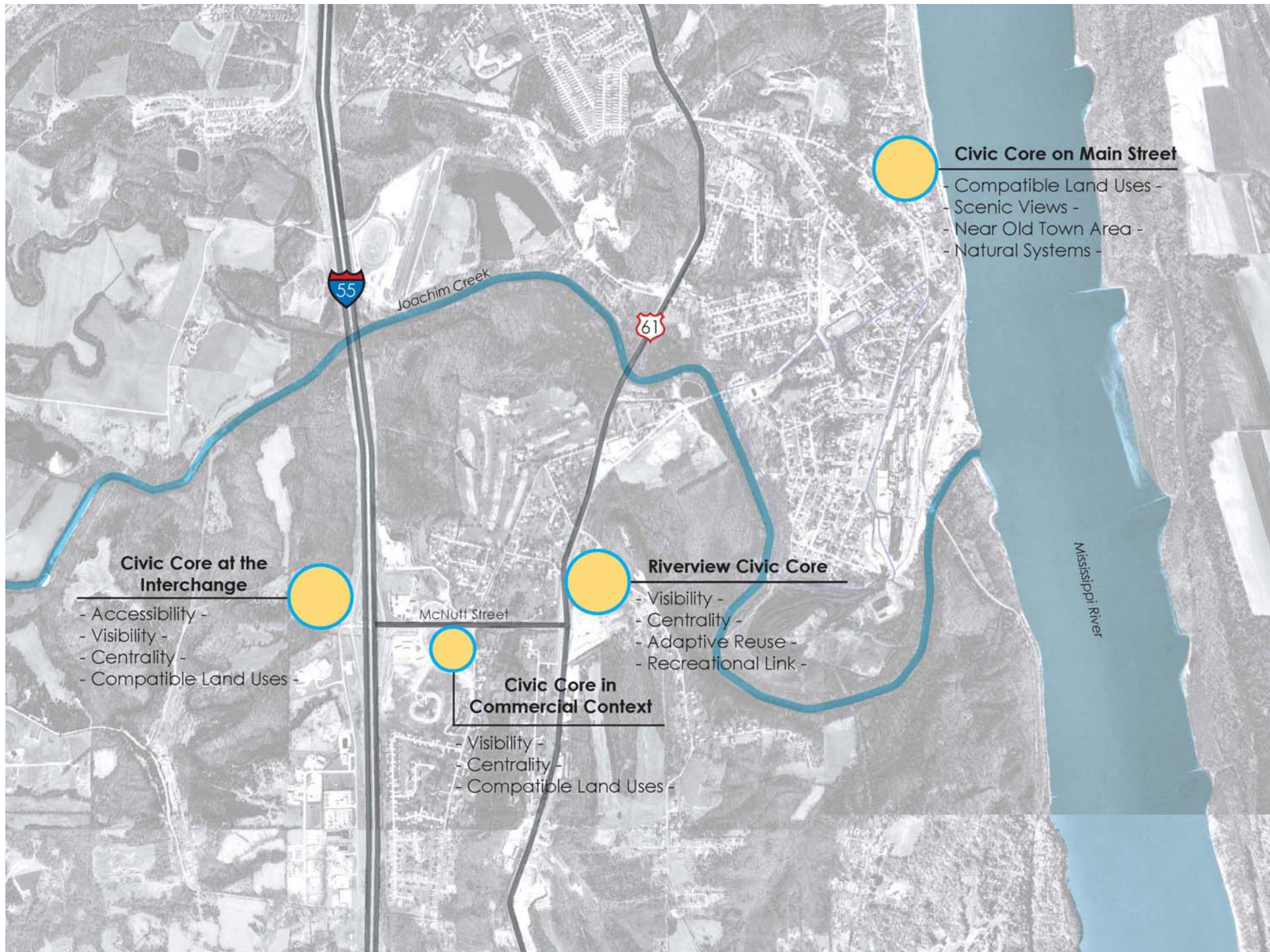


Herculaneum Cultural
Heritage Center



New VPPPA Road
Alignment





Civic Core at the Interchange

- Accessibility -
- Visibility -
- Centrality -
- Compatible Land Uses -

Civic Core on Main Street

- Compatible Land Uses -
- Scenic Views -
- Near Old Town Area -
- Natural Systems -

Riverview Civic Core

- Visibility -
- Centrality -
- Adaptive Reuse -
- Recreational Link -

Civic Core in Commercial Context

- Visibility -
- Centrality -
- Compatible Land Uses -



Scenario 4
A new commercial
port

Develop the Port Herculanum Distribution Facility

Proposed Doe Run
Fence Line



Warehousing,
storage &
distribution facility



Potential port location
on Mississippi River



Truck Route



Railroad



Local Traffic



Herculaneum VPPA Land Use Committee Project Website



Herculaneum VPPA Future Land Use Process

Project Location:
Herculaneum, Missouri

Contact Information

Log In:

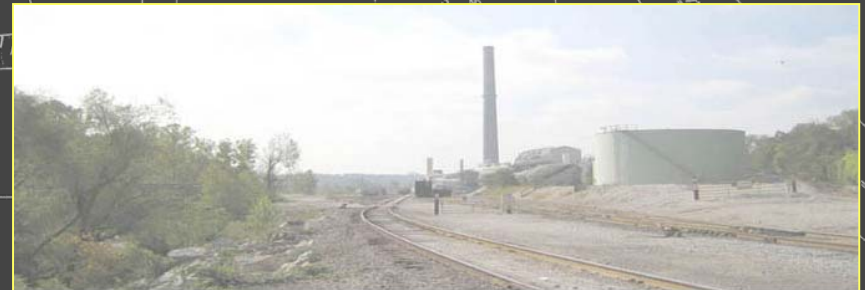
Password:

If you are a committee member, but do not have the log in information, please contact Matt Robbie.

WELCOME to the Herculaneum VPPA Future Land Use Process Project Website!

Project Overview:

The primary purpose of this project is to help identify viable and realistic future land uses for the Herculaneum Voluntary Property Purchase Plan Area (VPPPA). The VPPPA includes land next to the Herculaneum Lead Smelter, located between Main Street, Joachim Creek, and Joachim Avenue. Since 2001, the EPA and Missouri Department of Natural Resources (MoDNR) have been working to address lead contamination issues in Herculaneum. While the two regulatory agencies' primary responsibilities are to protect human health and environment, EPA and MoDNR are in the process of developing regulatory plans that will need to consider future land uses in the VPPPA. The community-based planning process will provide EPA and MoDNR with the community's preferences and priorities for future land uses in the VPPPA.



Herculaneum VPPA Future Land Use Process

Land Use Committee Information

Meeting Schedule and Materials

Site Information

Project Library

Project Contacts

Committee Discussion Board

Links

Community Projects

HOME

Land Use Committee Information:

Roles, Ground Rules, and Decision Making

Committee Roles

- Listening to the local community throughout the process and incorporating their perspectives into the Committee's discussions
- Learning – about fellow Committee members' interests, the VPPPA's characteristics, and future land use opportunities and challenges within the VPPPA
- Identifying and evaluating future land use options for the VPPPA and providing City of Herculaneum, EPA, and MoDNR with future land use recommendation(s)
- Serving as local ambassadors and information resources for the community

Project Ground Rules

- Committee discussions should be an open, friendly process where different opinions are