



WILDWOOD®

February 26, 2019

The Honorable City Council
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Re: **Property Offer at 16910 Manchester Road (24V521232)**

Council Members:

Manchester Road >>> Over the course of the last several years, the City has been developing design and engineering plans for the final phase of the Manchester Road Streetscape Project. This phase is to be developed on Manchester Road, between Taylor Road, on the east, and Eatherton Road on the west. This section offers more challenges to its eventual construction, given the commercial development situated along either side of it and the width of the needed improvements to provide on-street parking, as well as bicycle lanes in both directions. These challenges have led to the need for more buildable area than currently exists within Manchester Road's historic sixty (60) foot right-of-way area. The process of obtaining easements by the City's Department of Public Works required over one (1) year to complete, with not all of the desired widths of the easements being able to be obtained from property owners, but enough to accommodate the project's development.

During this process, the Department of Public Works individually met with the private property owners to obtain these needed easements. One (1) of those property owners, who was contacted by the City, owned a one-half (½) acre parcel of ground that is the commercial component of the Grover Crossing Subdivision in the Town Center Area. This individual requested more information on the City's plans for this improvement, given the narrowness of the lot and the requirements placed upon it by the governing ordinance, along with the thirty-five (35) homesites associated with this overall mixed-use project. This combination of the lot's depth, the placement of the underground detention facility upon it, and the need for additional easements by the City upon the site led the property owner to seek this additional information.

While discussing these matters relating to the streetscape project, the property owner did note the lot was for sale and he would be willing to sell it to the City at his cost. This offer meant the property could be obtained for approximately seventy thousand dollars (\$70,000.00)¹. This price per square foot is substantially less than any in Town Center Area and, even more generous, when taken in the context that it has commercial uses approved for it. The Directors of the Department of Planning and Public Works acknowledged this option and noted among each other, after the meeting, the desire of the City, over the last few years, to develop a municipal parking lot in this identical area to address the popularity of several merchants along that portion of Manchester Road. These merchants often must provide shuttles or off-site parking locations, when having special sales or events at their stores and shops. Accordingly, this location,

¹ The City has collected over \$88,000.00 in public space fees that could be used in conjunction with this purpose, thereby not utilizing 2018 Capital Improvement Program funding sources.

when viewed in conjunction with the improvements to Manchester Road in this general vicinity, in terms of pedestrian facilities, would meet the criteria for such as well.

Additionally, along with the parking component of the lot, a small trailhead could be developed there, utilizing the theme of Historic Route 66 – “**the Mother Road.**” A historic marker could be placed there for Historic Route 66 and explain the role of this roadway in the growth of the country, while noting the significant role that Manchester Road had in the development of the State of Missouri and the overall St. Louis Region. Design components could create a very engaging area for use, promote an attractive view from the roadway, and provide a buffer to the nearby residences to the south. This lot had a substantial appeal in this regard, given the lack of public space in this general area of Town Center.

The Planning and Parks Committee would note the Department of Planning and Parks did support the proposed price of the property and then sought the direction of its members at its February 2018 meeting. At that meeting, the Committee Members requested an appraisal be performed on the property to determine its real value, given St. Louis County had the site appraised at \$42,000.00, given its residential zoning district designation, despite it being intended and required by its zoning to be utilized for two (2) commercial buildings. The Department of Planning and Parks arranged the appraisal, which was completed shortly thereafter by Westover Group. This appraisal establishes the property’s value at \$132,000.00, more consistent with a commercial type of use upon it.

The appraisal was then provided to the property owner and the Committee for review and comment. The property owner remained committed to the sale of this property to the City, but had also noted the amount of the appraisal of the property was greater than expected. The Committee did agree with the property owner about the difference in the appraised amount and the City’s offer for the property are greater than might had been expected. At this Committee’s September 2018 meeting, this item was discussed and a price of \$80,000.00 was proposed by the property owner and supported by the Department, due to its desire to ensure property values are not adversely affected by any action it may undertake. After some discussion, the Committee reached consensus to continue discussions with the property owner for the City’s acquisition of this property, but at a price of \$75,000.00. To this end, the Committee instructed the Department to contact the property owner, which was completed, and an agreement to sell the property to the City for the requested \$75,000.00 was reached between the parties.

The Committee Members would note this amount is still over \$55,000.00 less than its appraised value and will provide the City greater flexibility during the construction of the streetscape project along Manchester Road, a trailhead location, and a municipal parking lot for the purposes of the businesses located in its vicinity. This increase in cost can still be covered by collected public space funds the City currently holds in account. Thereafter, the Committee, acting at its February 2019 meeting, agreed to proceed with the purchase of this property and, again, stated the benefits derived from such, while also utilizing fees collected for said purpose to improve the recreational and Town Center Area environments in its vicinity. Accordingly, the Planning and Parks Committee authorized the Department of Planning and Parks to complete the needed due diligence and proceed forward with the documents and other items allowing the completion of the purchase.

With this action, and per the Committee’s direction, the City Attorney and the Department of Planning and Parks did complete these steps and have reached the point, where final review and consideration by the City Council is needed. The Department of Planning and Parks, along with the City Attorney, have completed the needed steps and have prepared a Bill for City Council’s Regular Session to begin the completion of this

acquisition. Attached to this Bill are the items developed and required during the City's due diligence period for this site.

If any of the City Council Members should have any questions or comments in this regard, please feel free to contact the Department of Planning and Parks at (636) 458-0440. A presentation is planned on this information at tonight's Regular Session of the City Council meeting, when the Bill may be introduced. Thank you for your review of this information and input on the same.

Respectfully submitted,
CITY OF WILDWOOD

Debra Smith McCutchen, Chair*
Planning and Parks Committee

Cc: The Honorable James R. Bowlin, Mayor
John A. Young, City Attorney
Steve Cross, Co-Interim City Administrator
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Kathy Arnett, Assistant Director of Planning and Parks
Gary Crews, Superintendent of Parks and Recreation

* The Department of Planning and Parks developed this report, in conjunction with the Planning and Parks Committee. Content reflects the Committee's consideration of this subject and not necessarily an individual's position or opinion.