

THE QUALITY OF LIFE IN A COMMUNITY

The "quality of life" in communities has been a topic of numerous articles in the local press during the past several months with the most recent appearing in the Post Dispatch this week, "Closing In: Sprawl Spurs Fight for Wild". Residents in other municipalities, conservationists, environmentalists, and some municipal officials have taken an active interest in preserving wildlife. "Efforts to save wildlife have taken on increasing urgency as progress pushes the frontier of suburbia further north, and fewer pockets of undeveloped land remain in the city of St. Louis and inner suburbs". Concerns for destruction of wildlife habitat expressed at a public hearing for rezoning attract little more than a polite "that's nice, but let's be realistic" response. This is but one facet of the "quality of life" in a community. Maintaining that quality is easier and less costly in the long run than attempting to regain quality after it has been sacrificed to the short term interests of development. This concept does not advocate "no change" but rather "change with quality".

Quality in the community will only occur if a large number of informed residents are willing to assume an active role in communicating their interests and concerns to the County government officials. The Association continues to grow with new members and renewals. We ask you to encourage your friends and neighbors to join and support the Association.

Ken Smith
President

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ASSOCIATION ANNUAL BUSINESS MEETING ON MAY 1ST

The annual business meeting of the Association will be held

Monday May 1, 1989 7:30 P.M.
St. Andrew United Methodist Church
3975 North Highway 67

You are urged to attend to elect directors for the next three year period. St. Louis County will be subjected to a period of turmoil for the immediate future until the question of municipal structure is resolved. Whether the outcome is reorganization, annexation, incorporation, or some combination thereof will remain to be seen. Prompted by the specter of the Freeholders Plan For Reorganization, some existing municipalities have begun positioning for annexations while other community areas are pursuing incorporation. Whatever the outcome, we can expect to see major changes in the municipal structure and boundaries in the next five years. As residents of a major area of unincorporated St. Louis County, it will be extremely important that residents participate in the process. Effective leadership of the Association will depend upon the Directors that you elect. The slate of nominees for the new Directors is included in the newsletter. Additional nominations may be made from the floor at the meeting.

A presentation will be made at the meeting by the Coalition For An Informed Electorate on

"Is the governmental organization of St. Louis City and County capable of meeting the economic, social, and political demands of the 21st century."

The Coalition is comprised of the following civic organizations
 Civic Progress
 Conference on Education
 Confluence St. Louis
 League of Women Voters of St. Louis County
 The Junior League of St. Louis
 Leadership St. Louis
 St. Louis Regional Commerce and Growth Association
 Urban League of Metropolitan St. Louis

Coalition members have taken a pledge of neutrality on the current Board of Freeholders Plan to ensure that a balanced dialogue is provided. A question and answer period will follow their presentation.

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ELECTION OF DIRECTORS

The constitution provides for the Board to be constituted of nine Directors. Three Directors will be elected each year to serve for a three year term. The Board of Directors will elect officers to conduct business of the Association. The incumbent Directors are

Becker, Loretta - Term expires 1990
 Vice-president of the Association since 1987. Participated in the re-activation of the Association. Has lived at 16970 Old Jamestown Rd. for 11 yrs. (13 yrs. at 16950 Old Jamestown Rd.) with husband, Jack, and five children ages 8 yrs. to 21 yrs. On Hazelwood School District Elementary School Boundary Change Committee-1988. Currently a housewife/unemployed Registered Nurse.

Meier, Betsy - Term expires 1990
 Treasurer of the Association since 1987. Participated in the reactivation of the Association. Lives at 11 Jamestown Farm Dr. Married to Tom Meier. One daughter in college. Works part-time at Community Federal. Former Trustee of Jamestown Farms for 3 yrs.

Larkin, Ken - Term expires in 1990
 Director of the Association since 1988. Moved to #2 Portage Road 3 years ago with his wife Susan and Tim, 21 yrs. and Elizabeth, 18 yrs. President of Larkin and Associates, a company he started 7 yrs. ago. The company supplies plastic cups, mugs, and other items, manufactured by Louisiana Plastics, throughout the country.

Kenneth E. Smith P.E. - Term expires 1991
 President of the Association since 1987. Participated in the reactivation of the Association. Civil engineering graduate from University of MO-Columbia/1955 and MSCE from the University of MO-Rolla/1973. Presently on the engineering faculty at St. Louis Community College at Florissant Valley. Member of American Society of Civil Engineers(ASCE). American Public Works Association(APWA). Missouri Association of Registered Land Surveyors (MARLS), and the Engineers' Club of St.

Louis. He and his wife, Olga, have four children and have resided at #10 Old Jameston Lane since 1964.

Carol Thurman - Term expires 1991

Director of the Association since 1987. Participated in the reactivation of the Association. Lives at 37 Jamestown Farm Dr. with husband, Ivan, 2 daughters 16 and 18 yrs. old and a son, 10 yrs. old. Registered Nurse formerly with St. Luke's Hospital. Now employed by Intracorp as Supervisor auditing services for Southern Illinois and Eastern Missouri. Involved as PTA Executive Board Member, room mother, Cub Scout and Webelo's leader in the Hazelwood schools.

Christine Boyce - Term expires 1991

Director of the Association since 1988. Has lived at 5766 Hidden Cove Lane since 1975 with husband, Gary, and 3 sons, ages 13, 17, and 20. Elected trustee of Lake James Manor subdivision in 1982 and held office for four and one half years. Member of the Old Jamestown Advisory Committee (Old Jamestown Area Study). Involved with the Hazelwood School District in PTA, Principal's Advisory Council, and Redistricting Committee. Currently in a co-op computer program at Wetterau and a part-time student at Florissant Valley Community College.

The nominating committee, consisting of Loretta Becker, Beverly Dalton, and Lorraine Rickelmann recommended the following six candidates for a three year term to expire in 1992. The three candidates receiving the most votes cast will be elected.

William Bearden

"Willie" as he is called by most of his friends has lived at 15805 New Jamestown Rd. for 27 yrs. He and his wife, Alice, have four grown children. He is employed by A.J. Plumbing in St. Peter's and has been a member of Local 35 for 31 yrs. He is active in the opposition to the West Lake Quarry operation. He enjoys gardening and is known as a "workaholic".

Pamela Bodendorf-Burdick

Worked for Max Factor for six years. Came to the St. Louis area in 1971. Moved to 4433 Vaile 10 yrs. ago with her husband Larry. Worked for McCopco (McDonald's) in consumer relations and promotional areas. Concerned with the environment and active with the Coalition for the Environment. Interested in seeing a more planned and blended development for the area. Currently a housewife with interest in organic gardening.

Mark A. Dienstbach

Retired from The National Cash Register Co. where he worked for 34 yrs. as a field engineer. He is 68 yrs. old and has lived at #2 Lake James Court (across from Jamestown Mall) for 31 yrs. He is also the president of The Lake James Ct. Improvement Association. Many hobbies but most active in flowers. A volunteer at the Missouri Botanical Gardens and in charge of the iris garden there. Member of iris and daylily societies of Greater St. Louis. Gives talks in the winter months on iris growing and garden chemicals. Concerned with development in his area and has "survived many battles with the Planning and Zoning Commission".

Kevin Franklin

Owner of Franklin Contracting, Inc. Has lived at 843 Carrico Rd. for 7 yrs. with wife, Colleen, and son, Ryan, 2 yrs. old. Past president and Treasurer of Citizens for Safe Waste Management and member of the Old Jamestown Advisory Committee (Old Jamestown Study Area). Member of Confluence St. Louis and Solid Waste Implementation Committee of Confluence St. Louis. Current membership in the National Association of the Remodeling Industry, Home Builders Association, Commercial Builders Council (HBA), Registered Remodelors Council (HBA), and Presidents Club (Sandler Sales). Chair, membership committee of Registered Remodelors Council.

F. Lee Fridley

He and his wife, Lois, have been married for 37 yrs. and have lived at 16805 Old Jamestown Rd. for 23 yrs. They have a grown son and daughter, and two grandchildren. He is 59 yrs. old and retired as design engineer (32 yrs.). Currently working as a contract engineer for McDonnell Aircraft. Active member of St. Andrew United Methodist Church. Collects and repairs antiques-anything mechanical. Retired from Naval Reserve.

Donald J. Zykan (Jr.)

Has lived at 20 Jamestown Acres since April 1988 with wife, "Michaela (Mickey), 2 sons, ages 6 and 10 and daughter, 19 yrs. old. He is 37 yrs. old and employed by Browning-Ferris Industries Waste Systems as General Sales Administrator. Active member in Florissant Valley Jaycees, Florissant Sportsman Club, Florissant Chamber of Commerce, National Solid Waste Management Association. Secretary of Florissant Rotary Club (6/1/89-6/1/90) and on Advisory Board of Directors, Boatmens Bank. 1987 Outstanding Young Men of America Award, raised \$11,000 for St. Louis Area Boy Scouts-1989, and United States Jaycee Ambassadorship #1904. Active supporter MaryGrove School, Father Dunne's Home, Florissant Sheltered Workshop.

UPDATE ON DEVELOPMENT PROPOSALS AND PROJECTS

The following information is an attempt to summarize the status of projects which are either proposed or under construction in the Old Jamestown area.

MOBIL OIL - Gas/convenience store/car wash. Southeast corner of Old Halls Ferry Road and Lindbergh.

STATUS - The project has been approved by the County Council upon recommendation of the Public Improvements Committee and is awaiting construction. The Committee "considered this to be a reasonable use of the land and approved this zoning to prevent possible legal action by the courts." The Mobil Oil legal representative at the hearing posed the possibility of a lawsuit against the County if the project was denied. The proposal is not in conformance with recommendations of the Old Jamestown Community Area Study since it constitutes duplication of local services at the intersection.

A letter from Councilman Don Bond states "that we reduced the area of ground to be zoned which narrows the lot size along the Old Halls Ferry corridor. This will retain the residential character. In reducing the lot size to only one acre the remaining ground on Old Halls Ferry will remain residential. It will indicate to others in the future not to rezone any other property further down on Old Halls Ferry."

Mr. Bearden?

JAMESTOWN CENTRE - Walters/Kroenke Development Co. Northwest corner of Lindbergh and Old Jamestown Road. Thirty acres of commercial including a large retail store (originally a Wal-Mart), grocery store, banking facility, two fast food restaurants, small retail shops, and two medical/office buildings. This project was approved in 1985 but did not proceed after Wal-Mart withdrew their interest in the location. The karst topography to the north of this property causes a major problem in the disposal of storm water runoff. The County has approved an elaborate automated pumping system in the event the sinkholes become blocked.

STATUS - Development of the site has been delayed pending the outcome of a lawsuit that will dissolve the partnership. Title to this property will go to the partner submitting the highest bid. Distribution of the assets of the partnership will most likely be completed in the next 30-60 days. The plans and schedule thereafter will be dependent on which partner acquires ownership.

WALDBART NURSERY - Nine acres on the west side of Old Jamestown Road just north of Lindbergh (not their present location). The move from their present location on Lindbergh to this site was approved in April 1988. The move was contingent upon an agreement between Walters/Kroenke and the Inwood Corporation (developer George Musterman) that would involve development of the sixty acres to the north of the Walters/Kroenke 30 acre project. Waldbart would vacate the Lindbergh location prior to expiration of their lease in exchange for the Old Jamestown Road site.

STATUS - The Walters vs. Kroenke lawsuit has delayed the Waldbart relocation. The extent of further delays and the plans of the eventual owner will determine whether the Waldbart relocation will ever occur. If not, Waldbart will most likely move out of the immediate area.

J. L. MASON OF MISSOURI

75 acres north and east of Shackelford and New Halls Ferry Roads. The original request for R-1A and R-2 zoning in a PEU with 6600 sq.ft. minimum lot size was upgraded by the Planning Commission to R-1A in a PEU with 12,000 sq.ft. minimum lot sizes.

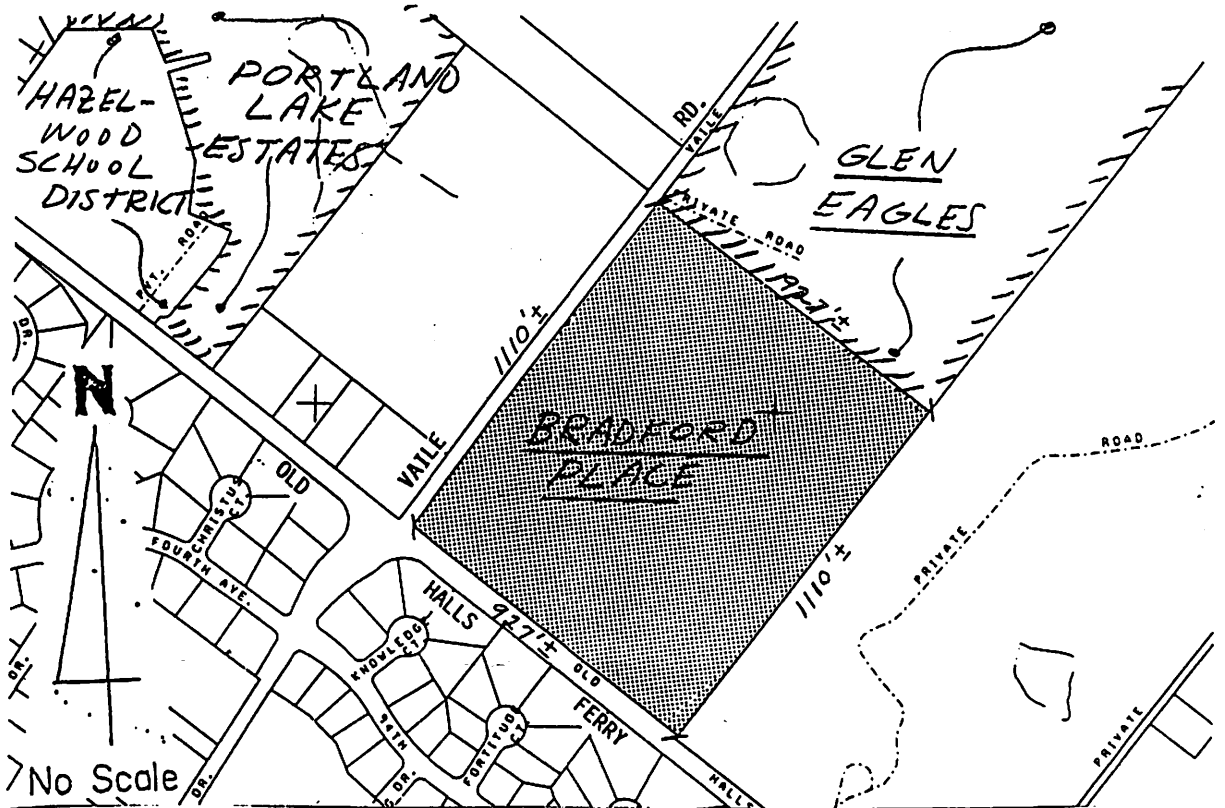
STATUS - The Commission recommendation was transmitted to the County Council for approval. Inaction on the part of the Council for 90 days has resulted in the project to be deemed denied.

BRADFORD PLACE - Behlmann Builders Inc.

Twenty three acres on the east corner of Vaile Avenue and Old Halls Ferry Road. The original request was for R-2 zoning in a PEU with 10,000 sq.ft. minimum lot sizes. The Association expressed concern with this proposal on the basis that it did not conform to the recommendations of the Old Jamestown Community Area Study. The study recommended for this subarea that "preference should be given to residential development in the low range. The transition of densities should place larger lots to the north." Densities in the low range are defined in the study as one or fewer units per acre ("NU" and "R-1")

The Planning Commission has recommended to the County Council that the minimum lot size be increased to 12,000 sq.ft. and lots along the north property line (which abuts the three acre tracts in the Glen Eagle development) be increased to half acre. This revision still falls short of the Area Study recommendations. Residents of that area submitted a petition of concern to members of the County Council. An Association letter to the Council expressed similiar concern with the proposal.

STATUS - The proposal was lodged on the County Council agenda on April 20th for subsequent action.



VILLAGE OF FOURS - Donald Basford.

68 units on 18 acres arranged in 14 four family buildings at R-2 and R-3 density. North side of Lindbergh approximately one half mile west of Old Jamestown Road.

STATUS - Bankruptcy proceedings are apparently in progress. Residents of the area have requested that the County have the structures removed as an eyesore.

AFSHARI ENTERPRISES INC.

Five acre tract on the north side of Lindbergh, 1/4 mile west of Lewis and Clark Blvd. Public hearing held on March 13th to hear the request for a change of zoning from "NU" Non-Urban to "C-8" Planned Commercial District to include medical offices, pharmacy, and all other uses permitted in the "C-2" Shopping District. Rezoning requests by the same developer on this tract had been denied on three prior occasions. This request is for two 30,000 sq.ft. buildings (two stories plus an underground parking level). The proposed use would be general offices, medical offices, and a pharmacy with optional bookstore and/or cardshop

The Association provided an informational flyer to nearby residents and at the public hearing called for no strip type commercial to be permitted and for a moratorium on any development which will cause additional runoff in that watershed until an engineering solution is developed to solve the major drainage problem that exists. This tract is part of a watershed of approximately 75-100 acres that drains into a sinkhole(s) that became blocked in November 1987. A four to seven acre lake has formed and is the process of destroying the forest that once existed. Any development in this watershed will worsen that situation and should not be allowed until a solution is implemented.

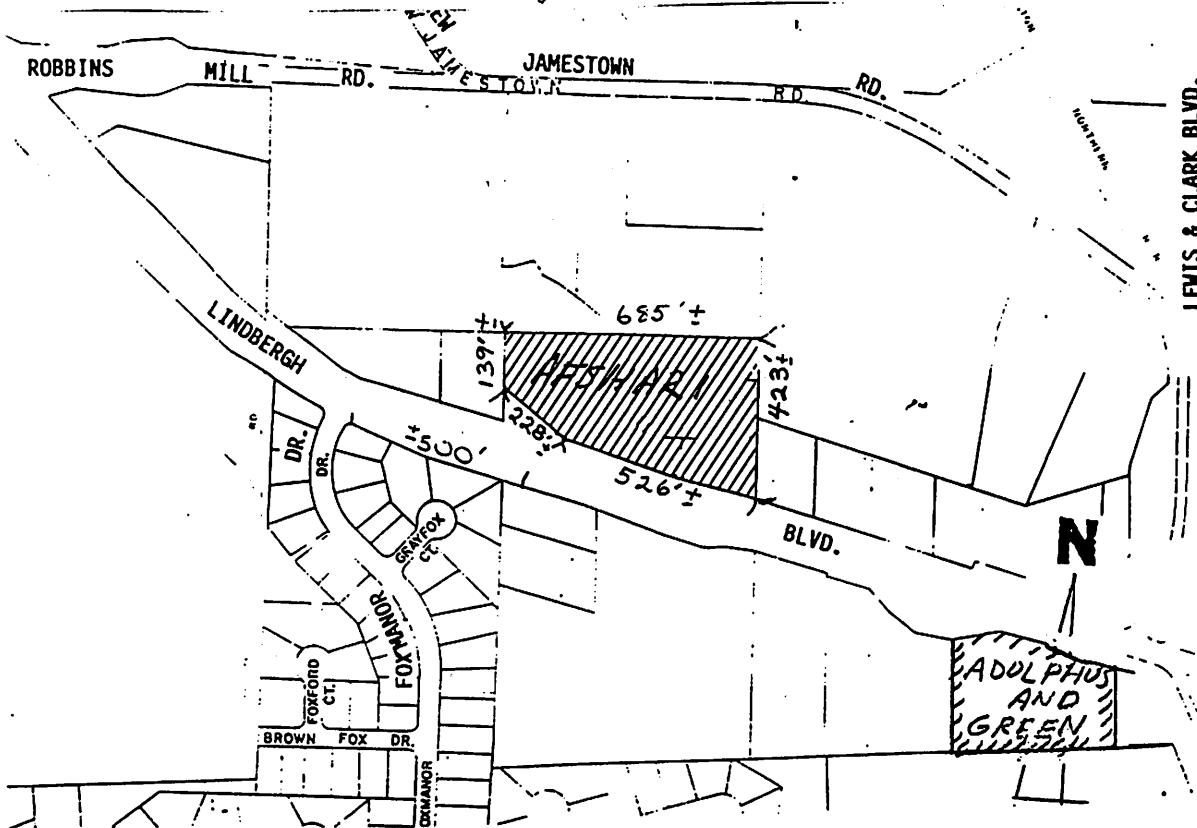
The requested use of "C-2" Shopping District does not conform to the recommendations of the Old Jamestown Community Area Study

STATUS - The Planning Commission placed this proposal on hold until May 1st to permit additional time to strengthen the provisions of their recommendation as it pertains to the stormwater problem.

ADOLPHUS AND GREEN

A 2.4 acre tract on the south side of Lindbergh approximately 200 feet west of Lewis and Clark. This site had already been rezoned for a fast food restaurant and a sitdown restaurant, which was reported to be a Bob Evans. A request to amend the zoning to include a fast food restaurant and a gas station/convenience store/car wash was presented at a public hearing on March 13th. The Planning Commission has recommended a sit down restaurant (Bob Evans is no longer interested) and either a fast food restaurant or a gas station/convenience store/car wash.

STATUS - The recommendation of the Commission has been forwarded to the County Council for action



BAY POINTE - Inwood Corporation.
Twenty three acres of R-2 and R-3 single family (PEU)
consisting of 69 units located on the north side of
Lindbergh between Village of Fours and Chambers Park.

STATUS - Construction started during the week of
April 17th.

GLEN EAGLES - Gary Mazander.
21 single family units on 66 acres (three acre tracts) in
Non Urban zoning. Southeast side of Vaile Avenue northeast
of Old Halls Ferry.

STATUS - Construction underway. Streets and utilities
being installed.

BARRINGTON DOWNS - J.L. Mason
JAMESTOWN FOREST - Wallace/Reis
PARC ARGONNE ESTATES - M. & J. Behlmann
PORTLAND LAKE ESTATES - Fred Kemp
PORTLAND LAKE ESTATES ADDITION - Fred Kemp
DIANE MARIE ESTATES - Dalton
GARDENS OF SACRE COEUR - Rowles
SACRE COEUR - Rowles
EXECUTIVE ESTATES - Nova
PARC ARGONNE FOREST - A. & M. Behlmann

STATUS - The above listed developments are all under
construction in the Old Jamestown Area.

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NO CHANGE PROPOSED IN ANNUAL DUES

Article V Paragraph 1. of the Constitution states that
"Annual dues will be proposed by the Board of Directors and
submitted to a vote of the membership at the Annual
Meeting. Dues will remain unchanged if the proposal fails
to receive a majority vote."

The Board of Directors will recommend that annual dues for 1989
remain \$10 per membership

A SPECIAL THANKS TO

Dr. Carolyn Martin for her service on the Board of Directors as
secretary since reorganization in October 1987. Dr. Martin will
be vacating her position on the Board on May 1st.

FROM THE NOMINATING COMMITTEE

We wish to thank all the nominees for their interest and
cooperation. Each of them would be an asset to the Asso-
ciation as a Director.

MEMBERSHIP INPUT

The Association would like suggestions from members
regarding speakers or topics of interest for future
meetings. Please call Loretta Becker 741-3912.