

MASTER DEVELOPMENT PLAN FOR NEW TOWN AT ST. CHARLES ST. CHARLES, MO

HPE RESPONSIBILITY:

Developed Conceptual Transportation Design

CLIENT'S NAME & ADDRESS:

Timothy Busse
Whittaker Homes
355A Mid Rivers Mall Drive
St. Peters, MO 63376
(636) 970-1511

HPE assisted the Duany Plater-Zyberk & Company planning team in transforming this farmland north of St. Charles, Missouri into a walkable community. Key issues centered on edge transition from auto oriented development patterns surrounding the site to the walkability of town streets. DOT officials requested fewer access points along the arterial highway edge, northeast of the site. With considerable discussion, an agreeable mid-level frequency of access streets was established that preserved both highway mobility and the permeability of the community while facilitating walking and lower speed driving internal to the project.

Internal streets were matched to the urban design patterns and features, including an extensive lake system. Special attention to avoiding long street sections along lake edges helped keep speeds down to reasonable levels. The final site plan includes transportation design that supports the walkable vision for St. Charles Place.

