St. Charles County Road Board
Economic Development Application

Spencer Road North Extension

July 15, 2020
Project Location – Premier 370 Business Park
Best Buy
Amazon
Grove Collaborative
Dayton Freight
Medline
Sia Trucking
RB
DMI
FedEx
Central States
Project Smile Site Plan and Spencer Road North Extension, Phase 1
Project Smile

- Purchase Agreement Executed
- Seeking P&Z Approval of Site Plan – August 5th
- Closing on Sale Expected September 2020
- Propose to Deliver Building 2\textsuperscript{nd} Quarter 2021
- Operational by end of 2021
- Planning for an All-Electric Fleet
- Developer Not Seeking Tax Abatement Incentives
Project Smile

• Economic Impacts
  • $37.6 Million Investment
  • 112 New Permanent Jobs at Facility plus 100+ van drivers by 3rd Party Operator
    • $15.00/Hr + Benefits
  • 75+ Construction Jobs for 142,672 SF Facility
    • 36 Acre Site
• Expected Tax Revenue
  • $910,000 Annually to All Taxing Districts
  • $24,800 Annually to the County
Transportation Study

• Traffic Impact Study Performed By CBB

• Short Term Findings (2020 Traffic):
  • Site Peak Hours Do not Coincide with Area AM and PM Peak Hours
  • 240 to 260 Peak Hour AM and PM Trips Estimated
  • 3 Lane Road Section Sufficient
  • No Intersection Improvements Needed

• Long Term Findings (Full Build Out of Premier 370 North):
  • 26,800 VPD
  • 50% Split Expected Between SRR and Lakeside Park Interchanges
  • 3 Lane Road Section Sufficient
City of St. Peters
Spencer Road North Extension

[Map Image]

- Spencer Road North Extension
- Future Spencer Road Extension
- Salt River Road
- Central States
- Premier Parkway
- Dayton Freight
- FedEx
- Route 370
- Route 370 - SRR Interchange Improvements (Ramp 1 & 2)
- Route 370
- Medline
- Sala
Spencer Road North Extension (Phase 1)

• **Scope:**
  - Construct 3,000 LF of 3 Lane Concrete Roadway with 8 Feet Wide Concrete Shoulders
  - Similar Design as Premier Parkway
    - Arterial Standard Pavements and Design Standard
    - Construct Roadway Lighting System
    - Open Channel Storm Water System
    - Grade and Storm Water Design Account for Levee Operation and Maintenance
Spencer Road North Extension (Phase 1)

- **Project Estimate:** $2,400,000
  - Roadway Improvements: $1,895,000
  - Traffic Signals Improvements: $5,000
  - Roadway Lighting: $175,000
  - Reverse Filter Modifications: $115,000
  - Contingency: $210,000

- **Funding Request for Construction Only**
  - All Design Services to be Provided by Developer
  - ROW Provided by City: No Additional ROW Needed
Spencer Road North Extension (Phase 1)

• Project Estimate: $2,400,000

• Financial Plan:
  • County (50%): $1,200,000
  • City (50%): $1,200,000

• Funds for Construction Only
• All work to be completed by Spring 2021
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Project Smile
Spencer Road North Extension (Phase 1)

Questions?