

TheNewTown Journal



COMMUNITY NEWS & VIEWS FOR THE NEW TOWN AT ST. CHARLES

2015

New Town Celebrates Ten Year Anniversary!



By TIM BUSSE, AIA
TOWN ARCHITECT, THE NEW
TOWN AT ST. CHARLES ASSEMBLY

It all started with a dream. Almost 20 years ago, Greg Whittaker first mentioned to me that he wanted to build a town based on the things he loved about his visits to the town

of Seaside, Fla. During the following years, we would continue to cultivate the idea of building a community where people could slow the pace of life down by getting outside and walking to shops, parks and restaurants. I was inspired by the



idea that we could take everything we knew about making good buildings and use those skills to create a complete community of buildings that relate to one other, assembled into discrete places

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Our Stories

Residents share what makes New Town so special

“Before we lived here, Mick and I would drive to New Town to eat, shop and take walks. We just loved being here so much that we decided to move to New Town and become part of this vibrant community where neighbors are friends and live life together. On our frequent walks, we love running into people and stopping to chat a while, and we often stop to play at one of the many different parks. New Town

hosts a variety of weekend events, both for our own community and to welcome people from our larger community. Besides the events, there is always something to do right near home! Beautiful parks, dinner out right down the street, and unique shops are just a few of the reasons we are proud and delighted to call New Town our home.”

Allie Schaefer

OUR STORIES cont. on page 10



New Town at St. Charles
3333-4 Rue Royale
St. Charles, MO 63301



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with a variety of characteristics. In those early years it was difficult for me to understand how we were going to achieve all this, but my enthusiasm for the dream was unwavering.

One day in the fall of 2002, Greg asked me to accompany him on a trip to see some land that he was thinking about purchasing. The land was in North St. Charles and was mostly bean fields and sod farms. On that initial visit Greg mentioned that he felt that the time was right to pursue his dream of building a walkable community like Seaside. We talked about how to begin, and I researched planning firms that could aid us in achieving our vision. The only given was that we would talk to Duany Plater-Zyberk & Company (DPZ), the town planners of Seaside.

day. I often told Marina that we wanted to be DPZ's favorite client by creating a place which closely held to the principles of New Urbanism. Every member of the project design team mentored our local team and became esteemed colleagues over the course of the project.

Our team leader, Andres, quickly focused on the form that the storm water system would take, spreading out the water between neighborhoods that corresponded to an average five-minute walk from edge to center, a circle about a quarter mile in radius. Individual neighborhoods were each given a distinct character. Bruce Corban of Corban and Goode Landscape Architects and Urbanists set about delineating the range of parks and open spaces and encouraged us all to think about how these spaces were connected to-

these renderings helped form the DNA of New Town.

The town plan that was created and presented at the end of the charrette incorporated all the principles of the Charter for the New Urbanism, a document that Andres had participated in creating. More importantly, the town plan was tailored to the exact site conditions and calibrated by emulating the historical places we had visited at the begin-

first priority. We began making a list of people interested in living and working in New Town. This list, which started at 400, quickly grew to 600, then to 2,000 and ultimately to over 5,000 people. It seemed that the general public was as eager for the vision as we were.

Attorney Brad Goss spent many hours with us to understand what we were trying to accomplish and worked with the City of St. Charles on getting the town plan and zoning code adopted.



I remember my nervousness as I made those phone calls, but I reached Jeff Speck of DPZ who outlined their design process, which is called a charrette. A charrette is an open series of meetings held over the course of a week near the project site. Government officials and interested residents come together to provide information to the design team who then take that information and create a town plan using the principles of new urbanism as a basis for design. This open design process was the antithesis of how communities were planned in St. Charles County, so we were reluctant to proceed, but Speck insisted that the process worked. After much discussion we agreed to have a community design charrette, and set about scheduling one as quickly as possible.

The charrette was scheduled for the second half of February 2003, and a talented group of people from many parts of the world led by DPZ principal Andres Duany assembled in a storefront on Main Street in St. Charles. The design team was comprised of architects, planners, renderers, a hydrologist, a traffic engineer, a retail consultant, a lawyer and a landscape architect. They spent time visiting the site and toured many historical St. Louis and St. Charles places and neighborhoods for inspiration. This background work helped to form a vision for New Town.

The meetings were fruitful and expansive. Marina Khoury was named the DPZ project manager for New Town at St. Charles, a position she still holds to-

HAPPY ANNIVERSARY NEW TOWN!



gether. Individual houses were placed so that a lake or park was no farther than two blocks away. In order to create a walkable community, houses and lots would need to be kept small closest to the center, where the mix of uses would be greatest. Alleys and rear lanes would be used to keep garages behind the homes, and usable front porches were encouraged. I was part of one of the teams that worked to create competing town plans, which were reviewed and refined, with the best ideas of each combined into the final plan. Simple yet beautiful renderings helped illustrate the principles the built form would follow, and

ning of the charrette. The charrette team had also produced a calibrated version of the Smart Code, a form-based code that helps individual architects and engineers produce a predictable public realm by controlling how individual buildings are placed on the site and how buildings meet the street to form a cohesive yet varied environment. The New Town Code and town plan are the blueprints by which the dream can be realized. The New Town at St. Charles was on its way.

After the charrette team left St. Charles, I remember meeting with Greg to discuss how to go about moving forward. It felt a little like the circus had just left town, and the reality of the task ahead seemed unreasonably large. But we set to work and began outlining the tasks ahead. Having the support of the City of St. Charles and gaining the entitlements would be the

The original town plan called for 4,300 dwelling units and 500,000 square feet of commercial space. Mayor Patti York and the City Council were very supportive of the vision, elements which were found in the city's long range comprehensive plan. Brad also worked with us to develop the documents for the New Town General Assembly. Thanks to the support from the city's elected officials, the entitlements were in place by mid-summer 2003.

We broke ground in October 2003 and quietly began selling homes at the end of December. The first sales center was in a train station style building that was based on measured drawings we had done earlier of the Peruque Station that was located in a field north of St. Peters, about 7 miles from our town. Victor Barrett, a building designer with local historical structure experience assisted us with the design of the sales kiosks and many of the early buildings in New Town. Notably, the sales kiosks were arranged to create an outdoor courtyard overlooking a large quarter-mile ditch that was to be the Grand Canal along New Town Avenue.

Larry and Jenny Duffy wrote the first contract for their home on Galt House Drive overlooking the lake. Over the next four months, contracts were written for 438 homes.

Town Architect

The New Town Code and the New Town General Assembly documents called for a town architect. That is the position I

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ANNIVERSARY cont. from page 1

was offered and immediately accepted, and I continue to serve as New Town's town architect. I had the benefit of learning the role from other prominent town architects, such as Mike Watkins, the town architect of Kentlands in Maryland; Steve Mouzon, who also created The New Town at St. Charles Book of Inspiration; and Tom Low who was serving as town architect in Vermillion in North Carolina. All had different ways of performing their roles and were instrumental in my education. I also studied the work of John Nolan and read

Future

So what does the future hold for the New Town at St. Charles? I am sure that none of us can guess, but I have some wishes that I hope will come true. I hope that the town founder, Greg Whittaker, and the City of St. Charles elected officials and staff continue to work with residents to support the continuation of the principles that New Town was founded on. The Vision for this community was extraordinary, and everyone's support of that vision helps immensely.

I hope that New Town continues its tra-

dition of exploring the newest sustainable development and building practices. A walk around New Town can reveal many successful engineering and development practices that will hopefully become mainstream in the years to come. Natural storm water filtration, pervious-paved streets, alleys and lanes that tame the car, street trees that shade the sidewalks are all part of the DNA of New Town.



"Mariemont: Building a New Town in Ohio," a book that gave me an historical perspective on how a town was built. I also absorbed Stuart Brand's wonderful book, "How Buildings Learn: What Happens After They're Built," which became central to my thinking and to my architectural practice. Buildings last for many years, and how they incorporate change (or not) is key to building a sustainable place which residents love and cherish.

The ability to embrace change is critical to New Town's ability to survive and thrive in the decades to come, and central to this is the understanding that what is built today contributes to the sense of place that New Town hopes to achieve. The New Town Code was written from a perspective allowing change to happen naturally over the years as people's needs evolve.

I work hard as town architect to make sure that buildings and improvements large and small work together to create a harmonious and delightful whole. I see my role as someone who keeps and protects the original vision for the community, champions the public realm while encouraging diversity and embracing change and speaks for the design needs of the overall community over and above individual interests. Every so often, I turn a corner in New Town and catch a glimpse of a view or vignette that looks like a place that might have existed decades ago, and I am cheered by the thought that someday building places like New Town would be the norm, instead of the exception.

The best New Town houses have a public outdoor space (usually a front porch) and a private outdoor space (a garden pa-

tio), usually enclosed from public view. I hope that new residents are as inspired as I am to create small private garden spaces that extend the indoors outside and enhance the community. I hope that New Town becomes renowned for the landscapes and gardens found here, which will require a dedicated effort from every New Town homeowner. Shared park space close by requires smaller private yards and encourages neighbors to enjoy the outdoors together. Hopefully this will help everyone to be aware of our ecological interconnectedness. New Town houses by and large respect solar orientation and the

Legacy

The legacy of New Town is many and varied. New Town is known throughout the country as a place with beautiful public infrastructure, most notably the parks and the waterways. New Town is a continuation of the traditional urban fabric of St. Charles, and demonstrates how new places can learn from their predecessors while looking toward the future. New Town

buildings respect traditional patterns of development and building design while providing a wide range of housing types and sizes for people to choose from. Finally, New Town demonstrates how cost efficient buildings can be used to create an affordable community of extraordinary harmony and beauty.

Thanks

I want to close by thanking every past and present New Town resident who participated in small and large ways in the creation of this unique place. I want to thank the owners and proprietors of each New

Town business, whose contribution helps every resident and visitor by providing unique goods and services that are within walking distance to residents. Thanks also go to all those who organized and participated in New Town events large and small, public and private, from parades and weddings to concerts and movies. Making New Town your destination for these celebrations of life was exactly what we wanted for New Town from the beginning. Thanks also to the hundreds of field personnel, sales and selections personnel and staff that have worked to craft a diverse array of buildings, each one custom designed and drawn for its specific site and owner; your work has been extraordinary and I continue to enjoy working with each of you.

Special thanks also go to Larry Duffy for his amazing collection of photos and artwork documenting the first 10 years of New Town. Larry's documentation has constantly inspired me every step along the way.

Finally, I want to personally thank Greg Whittaker, whose unrelenting dedication to the original vision of New Town as a place for people to live, work and celebrate life's important moments has inspired me both personally and professionally. I am extremely honored to be the town architect for the New Town at St. Charles for over 10 years now, and I look forward to seeing New Town continue to grow and prosper in the decade to come.



THE NEW TOWN AT ST. CHARLES

2015 Calendar Highlights



MAY 22, 23, 24 & 25

BBQ, MUSIC, VENDORS & MORE IN THE NEW TOWN AMPHITHEATRE AND CIVIC GREEN

Don't miss all the food and fun as New Town proudly hosts this year's Budweiser Ribfest!

See stlouisribfest.com for map details, scheduled entertainment and participating vendors

JUNE 6

BLUES CONCERT
THE SOULARD BLUES BAND
New Town Amphitheatre
7:00 – 10:00 PM

JUNE 20

LIVE MUSIC
THE STARS GO OUT
New Town Amphitheatre
7:00 – 10:00 PM

JULY 2

LIVE MUSIC
US NAVY BAND "GREAT LAKES"
7:00 – 8:30 PM
New Town Amphitheatre followed by
THE STARS GO OUT
9:00 – 11:00 PM

JULY 4

NEW TOWN FOURTH OF JULY PARADE AND FESTIVITIES
Parade starts at 10:00 AM

JULY 11 & 12

BIG SHARK TRIATHLON
Newtowntriathlon.com for details

AUGUST 1

NEW TOWN MUSICAL SHOWCASE
HOSTED BY DOUBLE D
NEW TOWN AMPHITHEATRE
4:00 – 10:00 PM

AUGUST 8

REGGAE CONCERT
THE NON-STOP REGGAE CREW
NEW TOWN AMPHITHEATRE
7:00 – 10:00 PM

SEPTEMBER 19

80'S CONCERT
RETRO-NERDS
NEW TOWN AMPHITHEATRE
7:00 – 10:00 PM

OCTOBER 31

HALLOWEEN SPOOKTACULAR
NEW TOWN AMPHITHEATRE
2:00 – 4:00 PM

DECEMBER 5

CHRISTMAS BAZAAR, PARTY & TREE LIGHTING
TOWN HALL
CHECK NTGA.NET FOR EVENT TIMES

FRIDAY NIGHT MOVIES IN THE AMPHITHEATRE

JUNE 12
CINDERELLA

JUNE 26
LABYRINTH

JULY 17
HAPPY FEET

JULY 31
TO KILL A MOCKINGBIRD

AUGUST 14
THE BOXTROLLS

AUGUST 28
GUARDIANS OF THE GALAXY

Visit ntga.net for further details, updates and more great New Town events.

All events are subject to change or cancellation due to inclement weather or other circumstances



Theater District Guide

FOOD & DRINK

- 3. Bonnidell's Ice Cream
- 7. Molly O's Tropical Sno
- 8. The Crossing at New Town
- 33. The Bridge
- 54. Cornerstone Cafe
- 55. Padavan's NY
- 57. Domain Street Wine Bar
- 63. Marsala's Market

RETAIL

- 2. Triplets Treasure Trove
- 25. Dwell In Design
- 29. The Second Hand Rose
- 33. The Bridge
- 36. Brides By Design
- 43. The Grateful Thread
- 64. Klupo Embroidery

AMENITIES

- 1. New Town Amphitheatre
- 16. New Town Fitness
- 60. New Town Event Tent
- 66. Blue Agave Pool

CIVIC BUILDINGS

- 18. St. Charles Christian Church
- 30. New Town Wedding Chapel
- 61. Town Hall
- 62. Mail Center
- 67. Shuten Street Mail Center

SERVICES

- 9. Compassion Services International
- 10. The SOHO Shop
- 11. Rhythm Music & Performing Arts
- 12. Homes By Whittaker
- 14. Arrow Senior Living
- 15. M. Dinzebach Construction
- 16. New Town Fitness
- 20. Domain Street Financial Services
- 25. Dwell In Design
- 27. The Art & Beauty Salon
- 29. The Second Hand Rose
- 31. New Town Apartments
- 32. New Town Event Planning
- 36. Brides By Design
- 37. Nieroda Insurance
- 39. Trokey Pilates Studio
- 40. Zephyr Hair
- 41. Farmers Insurance
- 43. The Grateful Thread
- 45. Modern Styles Barbershop
- 48. American Puppy Grooming
- 49. Shelter Insurance
- 53. Dr. Greg McPherson DDS
- 65. New Town General Assembly

SALES/LEASING

- 12. Homes By Whittaker Sales Center
- 31. New Town Apartments

OFFICES

- 12. Homes By Whittaker

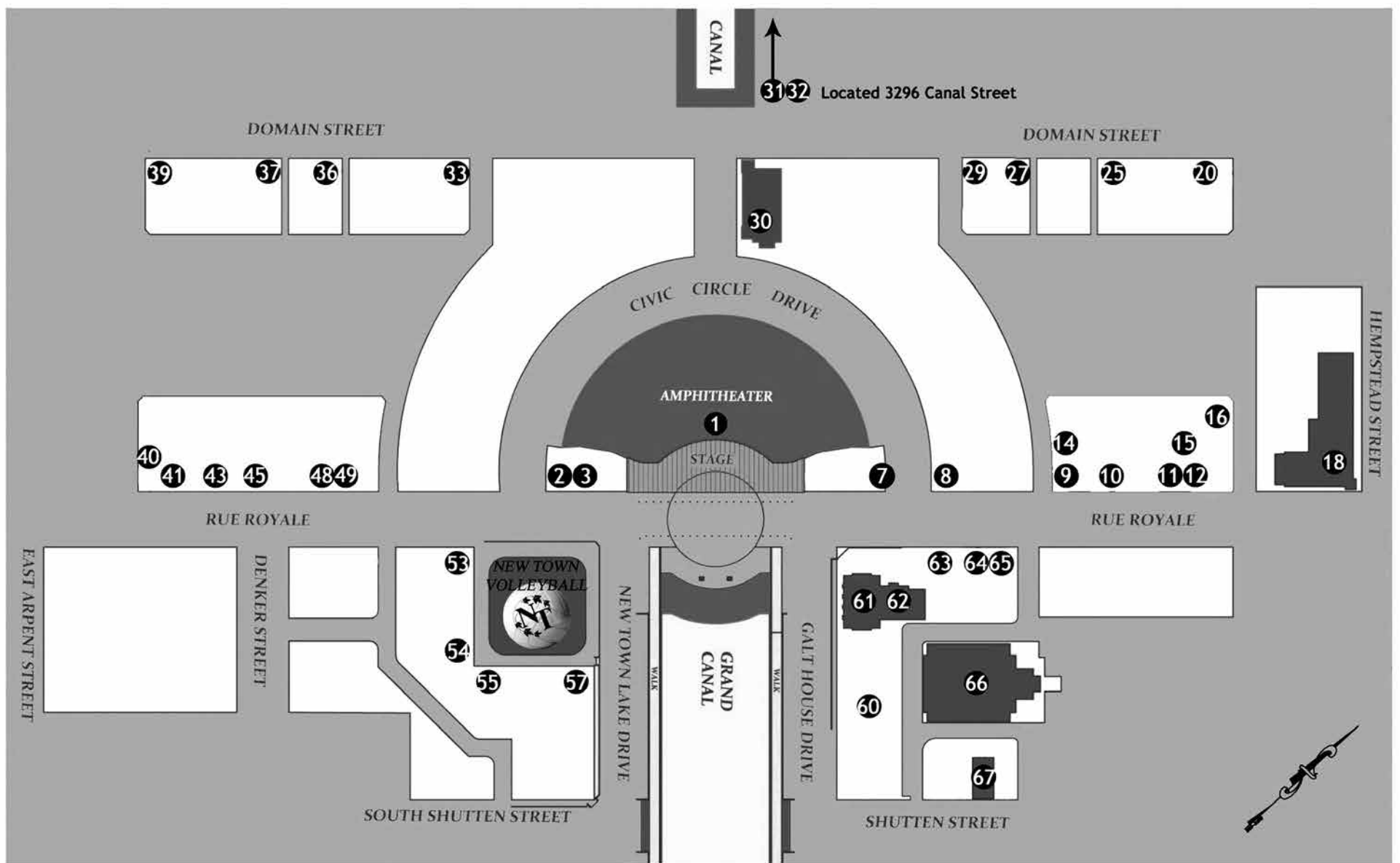


JUNE 12	CINDERELLA
JUNE 26	LABYRINTH
JULY 17	HAPPY FEET
JULY 31	TO KILL A MOCKINGBIRD
AUGUST 14	THE BOX TROLLS
AUGUST 28	GUARDIANS OF THE GALAXY

Presented By The New Town Trust

All movies start at dusk weather permitting in the Amphitheatre. Free and open to all. www.ntga.net

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Thoughts on New Town St. Charles

By MARINA KHOURY, PARTNER, DPZ

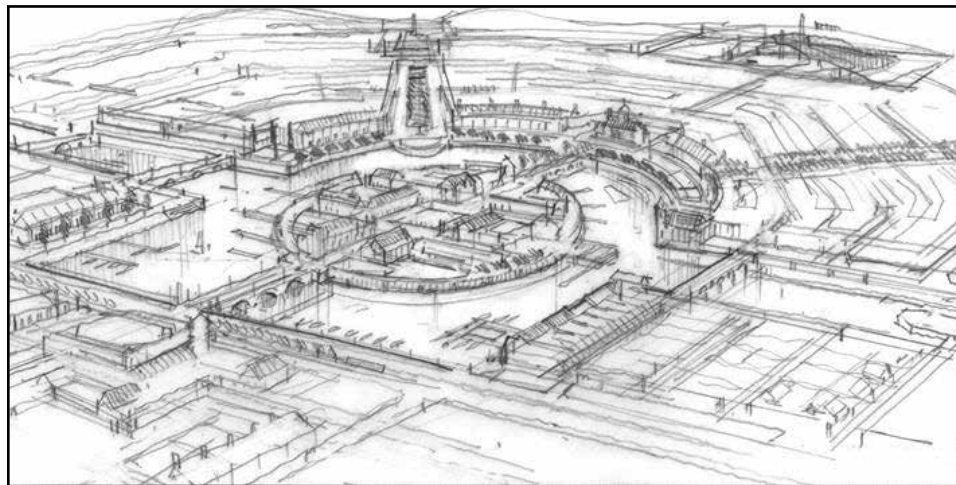


New Town at St. Charles' (New Town) 10th year anniversary is a fitting time to reflect on its vision and implementation and the many people that have

contributed to its evolution so meaningfully. What this article does not do is extol the characteristics of New Town as those are already well documented. Instead, as the DPZ project director since New Town's inception, I have focused on the few defining moments that stand out for me, from the memorable to the mundane, that many people may not already know. I have grouped them here chronologically, starting with the charrette, which was the week-long design process where New Town was planned and where it all truly began for DPZ.

The Charrette February 18-27, 2003

- Tim Busse, New Town's town architect, recently reminded me how DPZ came to be hired for this project. "Greg [Whittaker] and I toured over 30 traditional communities before the New Town charrette and the DPZ planned communities all seemed like the only places that we could envision evolving over the course of 50-100 years. At that time, we shifted to studying the truly classic small historic towns of America (both heralded and obscure), first locally (Lebanon, Illinois) and in the Midwest, and then on to Starkville, Miss., (Dan Camp is our Patron Saint; Edward Hopper my personal inspiration), New Orleans, La., Charleston and Savannah in South Carolina, Winston/Salem, N.C., Coronado, Calif., Key West, Fla., and Alexandria, Va." As a result, Greg Whittaker and Tim Busse were informed clients from the very start, with ambitious goals for their own new town.
- There is a photo of Greg, New Town's founder, I always use when presenting charrettes to prospective clients, in particular the power of drawing as political or inspirational tools on charrettes. Greg spent countless hours staring intensely at the drawings produced and one evocative drawing by architect James Wassell of a circular island sparked his and our interest in using water as New Town's most defining landmark. Greg and Tim both told us that that one particular drawing "took a minute to change Greg's life forever." That to me is truly memorable. The interconnected canals and lakes woven through New Town drove the design from that point onwards. They are not only beautiful and unforgettable, but also necessary as they contain the site's stormwater.
- Our typical clients provide us with a very detailed program for their site. Greg was different, however. I distinctly remember him telling us he only had two re-



quirements: 1) He needed about 75 acres of water retention, and 2) He wanted to provide a superb public realm that would provide places to celebrate life's milestones. Other than that, his simple directive to us was "tell me what the site can yield." We were, therefore, much less constrained in our designs, which was refreshing for us.

- Greg remained steadfast in his commitment to provide a new urban community with affordable prices. To this day, it is one of the most affordable new urban communities in the country.
- Initially, the site had very few features. It was approximately one square mile, very few trees, and was flat as a pancake. But now, looking at New Town's beauty, it is hard to remember that. I suppose these constraints contributed to our collective drive to truly create memorable public spaces.
- Greg understood that striving for a more balanced and diverse mix was a necessary ingredient to great urbanism. He wanted the widest possible range of building types to be developed and he and Tim worked hand-in-hand with us at the charrette pushing the boundaries of each and every type. He also wanted to build upon successful regional building patterns. In another rare instance of mutual learning, DPZ learnt as much

from the types they developed, as they did from ours. As a result, New Town is also known as one the new urbanist communities with an impressive mix of housing types.

- The open space network designed was one of our most robust and greatly informed the master plan. In addition to the interconnected water open spaces, a continuous system of sidewalks, mid-block pedestrian paths, linear greens, all types of parks and trails connected the neighborhoods to each other, as well as the greater regional park system.
- New Town was one of DPZ's very first projects (if not the first) built on the chassis of the Transect and SmartCode, which is a defined as a range of environmental and building characteristics that range from rural to urban.
- The public charrette, which was held in a storefront along historic St. Charles' delightful main street, was well attended. Greg and his team's enthusiasm and dedication to create a memorable legacy project paid off because we later heard the master plan and code had been unanimously adopted in one hearing with zero opposition, which in these times feels miraculous.
- Eusebio Azcue, DPZ's renderer who water-colored all the charrette illustrations, was truly inspired at that charrette, and

those renderings are a reminder of the master plan we all envisioned for New Town.

Post Charrette March 2003-2015

For DPZ, it was certainly the fastest project from design to when construction actually began. New Town officially broke ground in October 2003, a mere 7 months after the charrette!

From day one, this project represented a real and total collaboration between founder, builder, engineer, landscape architect, town architect and DPZ. Additionally, close coordination and cooperation among various city departments was initiated by the Whittaker team, which resulted in all departments meeting regularly to review plans. In this manner, solutions were found before problems were created. This public/private methodology should be emulated across the country.

• Apart from the original charrette, an impressive additional seven design workshops were held to continue to refine the various phases of the plan. This allowed DPZ to redesign certain areas in response to market conditions, evolve and refine the architecture, adapt the engineering, fix a few mistakes and design certain spaces and building types to a greater level of detail. The inherent flexibility and structure of the master plan enabled this well. The workshops were held annually in either New Town or Miami Beach. In addition to the hard work, we had a great time together and forged long-term friendships in the process.

- I often joke with clients that if they took the plan we developed for New Town and blew it up and laid it on Google Earth, it would fit quasi-perfectly. While the plan evolved over the many subsequent workshops, its bones remained intact.
- Greg Whittaker was one of the most resourceful developers DPZ has worked with in his management and develop-

THOUGHTS cont. from page 6

ment of New Town. A few standouts in particular are:

1. The soil used to create the lakes and canals was then used to raise the land.
2. An onsite farm in New Town was created to cultivate trees. They were then transposed as more mature trees into each new phase of New Town.
3. When unable to find the right type of cast iron products to line the canals and open spaces, Greg Whittaker looked to the UK for these products. He became the U.S. distributor for street furnish-

within the community.

11. Marsala's and the Town Hall were built early on as Greg understood the benefits of providing a local market and meeting place to encourage community interaction and forge the bonds of a tight-knit community.

12. Greg always wanted to tie the site's heritage to its agricultural roots. Glenmark Farms in New Town now produces local food, small animals wander freely on the farm and a farmers market is a favored amenity in New Town.

New Town has achieved significant milestones over the past decade. It became widely known as the tipping point for bringing new urbanism to mainstream builders. As the geographic heartland of the US, it tells a compelling story of a once conventional homebuilder spearheading the development of an iconic yet affordable mixed-use town that has now become a vibrant community.

ings, such as bollards, railings, benches and trash receptacles.

4. The New Town team developed building types steeped in St. Louis's traditional neighborhoods and their architectural vernacular. As a result, New Town's architecture resonates with buyers. In addition, he purchased streetcars that had been used in St. Louis 50 years ago and attempted to restore them to create greater regional linkages.

5. A train station was built from measured drawings of a local station. It was initially used as a sales office and then as a restaurant/bookstore in New Town's neighborhood center.

6. New Town is a deeply sustainable community and a real achievement in this regard is enabling other developers to emulate its success. Greg and Tim were always very generous with the many developers and municipal officials who came seeking advice on new town development. They tirelessly gave tours and shared a wide range of information, which culminated in the design of a "town-in-a-box." This informational tool organized the essential documents in a user-friendly package.

7. The sales office was wisely moved around from phase to phase in prominent places where people immediately bought into the vision of the community.

8. While New Town housing is built to be affordable, the civic infrastructure of New Town is superb and little expense was spared on these buildings.

9. The sales staff was trained early on to sell the benefits of new urbanism and community, not the individual homes.

10. Faith-based institutions wanting to establish a presence in New Town were encouraged to take on a civic mission

13. The waterfront is wholly accessible to all residents as an amenity to be enjoyed by people of all ages, and programmed with year-long activities. Continuous promenades line the inter-connected canals allowing easy access for water activities such as swimming, fishing or kayaking.

14. Events such as festivals, art shows, live music, "screen on the green" and even a presidential rally have been held in New Town.

15. Senior living homes were built near the town center to provide easy access and to encourage their residents to work and volunteer there.

As I reflect on New Town's lasting legacy, I know it has achieved significant milestones over the past decade. It became widely known as the tipping point

for bringing new urbanism to mainstream builders. As the geographic heartland of the U.S., it tells a compelling story of how a one-time conventional homebuilder spearheaded the development of an iconic yet affordable mixed-use town that has now become a vibrant community. Of DPZ's many built communities, it is truly one of which we are the most proud. In fact, Homes by Whittaker should be very proud to know it is most likely the new urbanist community that has become home to the largest number of people who have

directly contributed to its growth.

Tim Busse still works and owns a home in New Town, the town engineer built a new office there, and Whittaker employees not only moved to New Town themselves but convinced generations of relatives to also relocate to New Town as they saw firsthand its many benefits. Seeing New Town function as it was envisioned by its founder and designed by us all is its greatest legacy – a memorable place of enduring happiness rooted in a strong sense of community.

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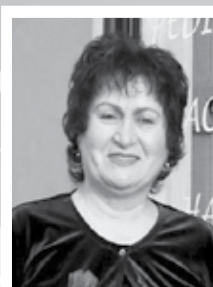
Michael D. Nieroda, Producer

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Our Stories

Residents share what makes New Town so special

"This past weekend was one of those weekends that I'll always treasure. We had a very light sports weekend, and we were finally able to play in our own backyard – bbq, fish and just enjoy New Town."

Heather Sanders

Chris and Heather Sanders have lived in New Town for nine years where they've raised their four sons, Carson, Cowan, Hudson and Hagen.



When Jeff and I were looking for a house, there were plenty of options. Do we buy, do we build, do we renovate? Where do we go? Stay in St. Louis County? Move to Illinois or move to St. Charles?

As do many people in our situation, we had more options than we knew what to do with, but when we looked at New Town we realized it was more than just buying a house. We were investing in a community – even better – a growing community.

So now instead of just having a great home or a good school district or a short work commute, we have a community with all those things. We can walk to a park, farm, restaurant or shop instead of just walking to get the mail. We like the fact that when our daughter is old enough, she will be able to safely ride her bike around the neighborhood.

We also believe that as we continue to live in New Town, we will further embed ourselves in this exciting community. With amazing events like Ribfest and wonderful amenities like Shire Lane Pool, there is no way we won't continue to get to know our neighbors and have so much more than just a house that meets criteria, but a home in a truly amazing community.

April and Jeff Seggerman

As I enjoyed the sunset tonight I was reminded that it's just one more thing that's better in New Town. Those who live here know exactly what I mean.

When we married we moved to a home that we built ourselves. We raised our family there and really intended to retire in that home. New Town changed all that. In 2006 we moved here and both agree it was one of the best decisions we've ever made. We have actually lived in two homes here in New Town, first a row home and now a single-family.

New Town is a beautiful place to live with spectacular sunsets, parks, lakes and canals, shops and businesses, fishing and swimming. Our social life is the best. We love watching the neighborhood kids play in our alley; and we congregate with neighbors there, too. We play bocce ball and enjoy game nights in the Town Hall, breakfast at The Crossing, dinner at Padavan's, New Year's Eve and our favorite bands at the Wine Bar. Concerts in the amphitheatre, movie nights and volleyball are fun for all ages. Christmas is a truly special time enhanced by breakfast with Santa at St. Charles Christian Church, the town tree lighting and the house tour. But it is the people who live here that are so very special and make New Town living such a joy. Our lives have been enriched by living in New Town. It's a great place to raise a family or have your grandkids visit.

Lily and Art Schneider





When I was hired to teach at Lindenwood, Jackie and I wanted to move somewhere close to the university. As a former school superintendent, I knew the Orchard Farm School District would provide an outstanding education for our daughter Kelsy and our son Slade.

I visited New Town in 2008 and was stunned when I returned in 2012 to see what it had become. When Jackie and I drove the tree-lined streets and looked at the sidewalks, lakes and parks, we knew this was where we wanted to be. Now that we have built a custom home on the water that really showcases Jackie's talents as an interior designer, every day I come home is like returning to a vacation.

In the warmer months, we go to the outdoor concerts with good friends we have made here or gather for cookouts and kayaking on the lake. The security of the neighborhood and our familiarity with many of the people in New Town allows our children to safely visit the many friends they have made here.

Our son is out playing sports in the amphitheatre many afternoons or working his own lawn care business. Our daughter rides her longboard or practices photography in the picturesque places around town. Jackie and I sit on the top porch with a cup of coffee or relax at the Wine Bar watching the fountains or listening to music.

The local businesses make this a true community. We frequent Marsala's Market, the restaurants, hair salons (human and pet!), dentist and other businesses. The people in each are small town welcoming and remember you when you come through the door.

Sitting on the top porch watching the last Fourth of July parade with Jackie's family, one of them turned to me and said, "You guys are so lucky to have a house here!" She couldn't have been more right! New Town really is our home.

John Long



I love living in New Town because of the small town feel and sense of community where it's easy to get to know your neighbors. It feels like family.

Anna McClure



The first time we visited New Town while walking down Rue Royale, friendly people said hello, the streets were picturesque and we fell in love with the place. The layout of the streets, the diversity of architecture and the desire within the neighborhood to be a true and positive community spoke to us. We could picture ourselves fishing in the lake, lounging at the pool, having neighbors for friends and walking to the restaurants together.

While our house was being built, we would stop in to check the progress and enjoy our new neighborhood. There was a sense of calm every time we pulled into New Town. A year-and-a-half later, we are not disappointed. We join our friends at one of New Town's restaurants a couple of times a week. We fish in the lakes and watch the sun rise from our front porch. We walk around at night and feel perfectly safe. Every few weeks we learn of some new event, something exciting to do and meet more great people.

We are excited to see what our future here in New Town will bring. Just as it did when we first visited, every time we turn the corner into New Town, it still provides that sense of happiness and calm, and now, a sense of home as well.

Jill Willard

We decided to move from our home of 27 years because we wanted something new and it was time to downsize. After looking for years, we chose New Town because we could build exactly what we wanted for a good price, plus enjoy all the extras like on-site businesses, pools, parks and great spaces for walking and biking.

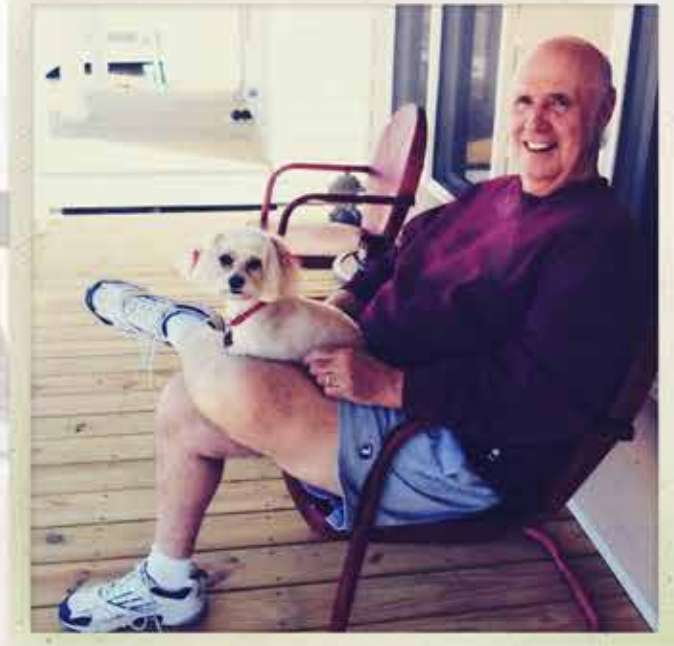
Not only do we have the perfect house, to our surprise we have a whole new life. You notice it right away ... people wave when they pass and make an effort to welcome you to New Town. We have made so many wonderful friends and have had so much fun since moving here.

We are now more active than before because there is always something going on – concerts at the amphitheatre, parades during the summer, game nights in Town Hall, and holiday celebrations during the winter. It's like living in a resort year round. We do things every week that we used to do only on vacation.

The businesses are all within walking distance. The Wine Bar is always fun and we love the food at Padavan's NY and the New Town Crossing Bistro. The Bridge is another favorite hangout for a great cup of coffee and Marsala's Mark has delicious deli food and much more.

In the end we got more than a beautiful new house. We found a new life with tons of fun and most importantly, wonderful new friends in a neighborhood that has something to offer everyone of every age.

Tim Owens



Answering the Call of New Town ...

Looking for a new place to call home, we decided to investigate New Town and see what this "new" town had to offer. We were in search of more fun outside our front door. The allure of less driving and more doing was desirable.

The first thing we noticed was the people. People outside walking their dog, fishing, driving their golf carts, riding bikes and kids at play. We were attracted to the energy. We began playing at the park. Then we began walking from the park. Each direction led to something different ... the farm, the lakes, the amphitheatre, or perhaps a stop at the market or ice cream shop. New Town began to beckon.

We visited more and became quite comfortable visiting as non-residents. Soon, we decided to take the leap and build our dream house in New Town. We wanted a real home that met our needs as a family, as well as the opportunity to build exactly what we wanted.

We love the amenities New Town has to offer. We feel more connected to nature living in such a beautiful landscape with a lake outside our front door. The skies of New Town are breathtaking. The sunrise and sunset are special parts of our days. We created our new happy place here with the help of Homes by Whittaker.

We are always eager for the arrival of spring and summer when we can get out on the lake, ride bikes, plant our garden plot and enjoy the pools. It is fun when you have to decide what you want to do, because you have so many choices. We came looking for a new neighborhood, but discovered so much more.

Jenny Powell



Olive and Gladys Move to New Town!

Before moving to New Town we lived a hectic life on the road: Los Angeles to New Hampshire, Las Vegas to Wisconsin, Dallas to New Mexico. It seemed as if we lived everywhere and nowhere. It was a chaotic time for us with security checks at LAX and DFW a part of our normal routine.

When we visited New Town, we didn't realize that we'd be staying here. We thought it was just one more stop on our adventure, but we soon fell in love with this darling little town and its brightly colored houses! We quickly went to work subtly showing our humans that there were lots of great places we could walk them and grassy spaces where we could help them practice their throwing technique with our ball. We introduced them to the friendly staff at Marsala's, the local market. Before we knew it, our humans had decided to relocate their office to New Town just so they could be closer to Dustin and Sara and their supreme sandwich making skills.

What we've enjoyed about living in New Town is watching our humans attempt to kayak. One or both usually end up falling in the lake. We love having our very own doorbell to sing to and that our home feels cozy and safe. We also enjoy meeting new puppy friends. But what we like most of all is that our humans no longer are living to work. They have found a home within a vibrant community that makes them want to work to live.



Neil and I first came to New Town in 2006 to visit friends and fell in love with the community and all that it offered. We had just built a home in another neighborhood, so a move to New Town wasn't an option at the time.

Over the last eight years, we have been drawn back to New Town to visit friends and take advantage of all the community has to offer, always knowing it was the place we would love to live.

Our last house was built at the height of the market and like many others we were waiting for it to recover before we made the decision to move again. All the while we watched for open houses and new construction here.

Last summer we visited an open house in the neighborhood and decided to swing by Homes By Whittaker's sales office to see what new construction options there were. Our sales agent Pat guided us to a lot that was exactly what we were looking for. The lot, combined with the new home models and the temporary housing options that Whittaker offered, let us know that it was time to take the leap.

Moving into an apartment in New Town while our house was being built allowed us to quickly become part of the community that drew us here. We love eating at Padavan's and The Crossing and also enjoy the pools and many playgrounds. We can't think of a better area in St. Louis for our children to grow up in and we feel so lucky to be able to raise our family in New Town.

We look forward to many more years of supporting this community and watching it grow.

Laurie Birchler



We came to New Town one evening in June 2013 to spend some time with our daughter and her husband. We had visited many times, never entertaining the idea of moving here. Our home in West County was perfect and we had no intention to move.

However, three things happened that evening that changed our minds. While we were on a walk around the neighborhood, a man sitting on his porch greeted us. We asked how long he had lived here. The last part of his answer stuck with us. He said, "I wish we had moved here sooner. We love it here." That was the first incident that made us think.

Moving on down the street, we turned a corner and saw a home with a double-wrap around porch; it was stunningly beautiful. And it was for sale. The attractive façade of this house got us to thinking about the possibility of having a home here in New Town that would be as perfect for us as our current home.

The third nudge was realizing that we could have in New Town what we had in our current home, plus some! Later that evening as we drove down New Town Lake Drive on our way home, there were fireworks overhead. Fireworks! We knew in our hearts that New Town was indeed in our future. Boom!

Within one week of that eventful evening, we found a lot, a house plan we really liked, and signed a contract to build. We have never looked back. Now we enjoy our own two-story wrap around porch, friendly neighbors and a beautifully quaint Fourth of July celebration! We walk, we bike, we enjoy the local businesses – ice cream, meals, drinks, deli foods, fresh produce from Glen Mark Farms and shopping that is both unique and local.

This kind of living – near family, with amenities and natural beauty all around us is priceless. Maybe pretty near perfect.

Rita Cornett

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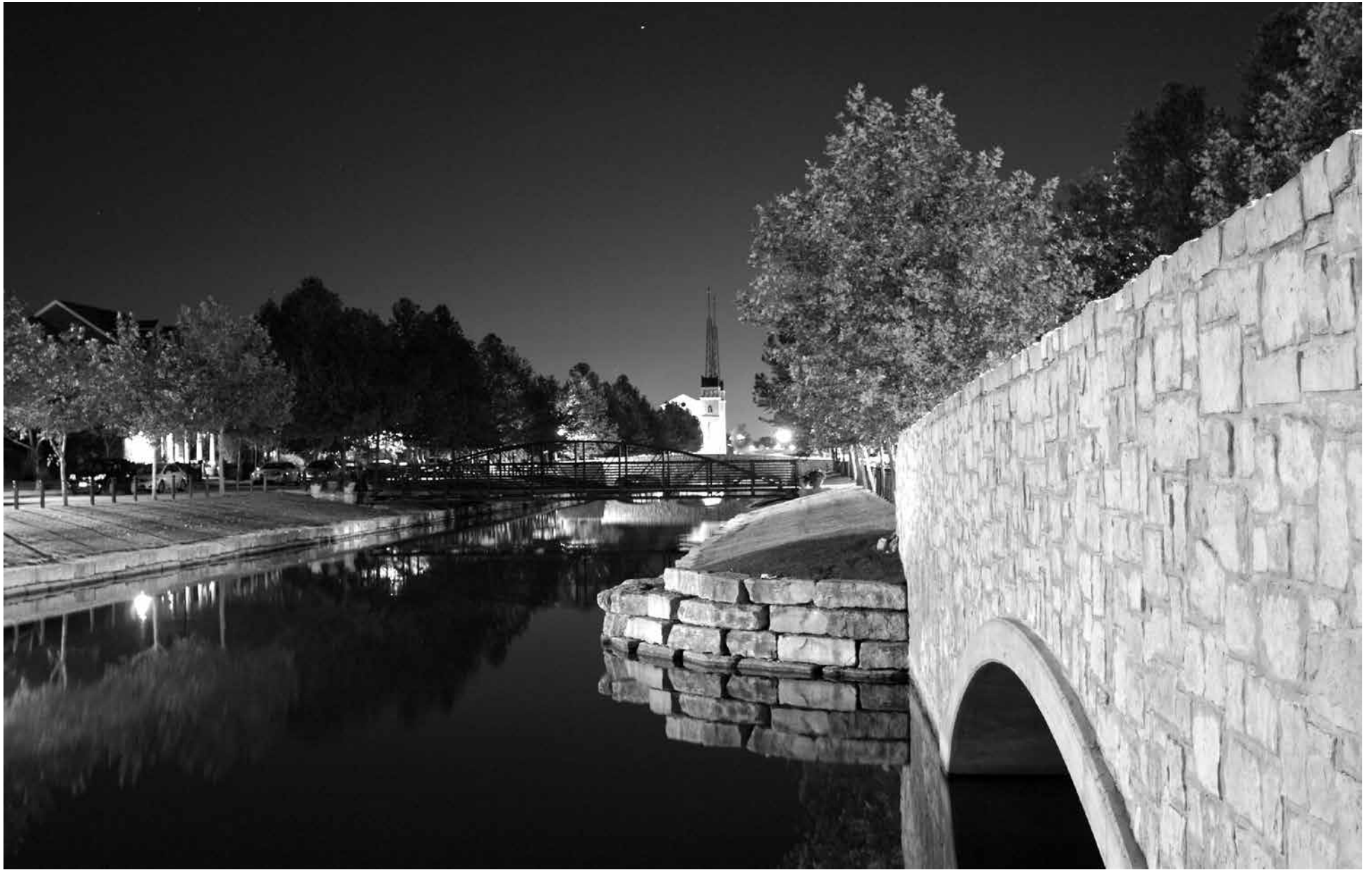
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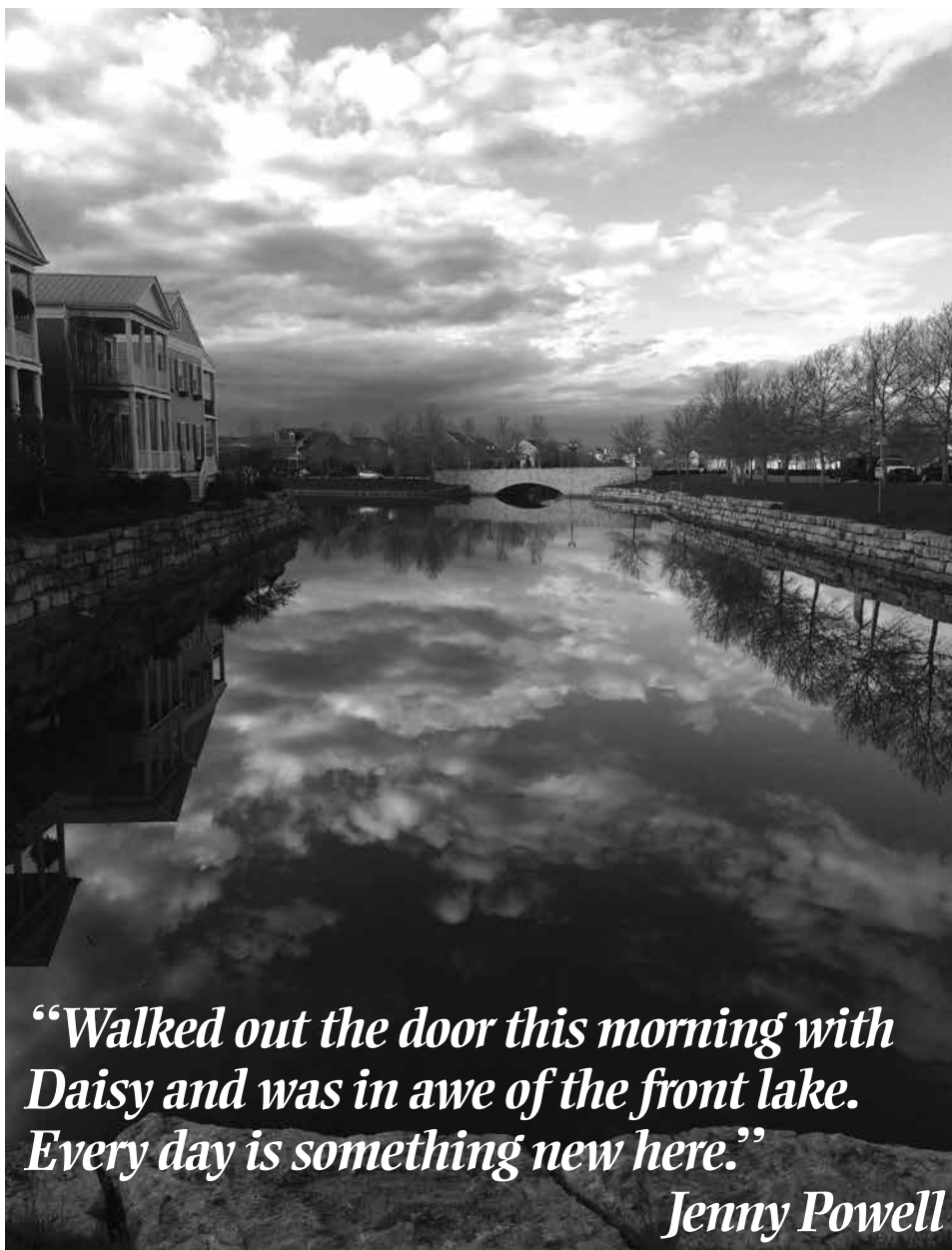


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Jenny Powell

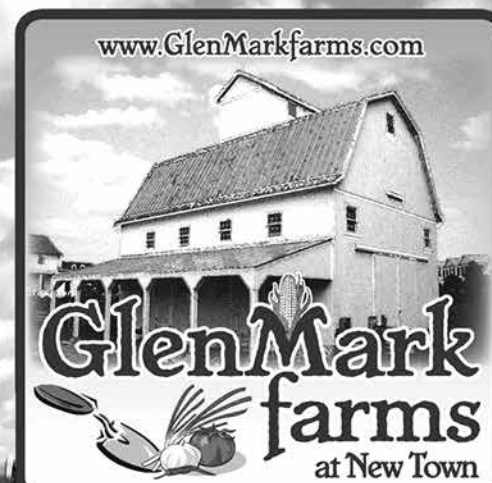
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Looking Forward

By LARRY DUFFY

When I think of my 10 years here, I think of it in terms of an appreciative witness to something rather unique. I feel like I've seen it all, right from the very beginning, and then I realize I've missed a million memories that have been made here, with billions more to come. This is what happens when you bring a large number of people together and provide them such a wonderful environment in which to live life to its fullest potential. The memories expand and explode exponentially and no one person can possibly document them all. I hope your experience has been everything you wished, and I hope you have many more years of New Town memory making ahead of you.

Many of these new memories to come will be made right up front as Homes By Whittaker's Gateway District continues to take shape and grow. The New Town Obelisk is now an established and recognized landmark. For years it has stood at New Town's front door as a welcoming and dutiful sentinel. Very soon the beautiful lakes and homes that have come to define New Town will surround it, and its roundabout will be teeming with baby strollers, bicycles and dog walkers.

The Beach District in Phase 10 is another exciting new phase that will offer yet another opportunity for buyers to find the perfect lot that suits their wants and needs. Homes By Whittaker continues what it started 10 years ago, building all over New Town, not just the Gateway & Beach Districts. The New Shire Lane construction is already attracting a high number of buyers

who like the idea of living on larger lots just a stone's throw from the magnificent Shire Lane Pool and lazy river and a short walk to GlenMark Farms for fresh eggs and produce.

All along Granger and Simeon Bunker you can find new homes going up as Homes By Whittaker fills in the gaps, completing and unifying well-established sections of New Town. Every one of these homes represents new families and new faces to the community. New people who will bring their own energy and contributions, will become friends and neighbors, and will be supporting the myriad of businesses that help make this place such a special destination. Every new homeowner establishes their stake in the community and ensures a viable and lasting future for New Town.

Much has been said in these pages about New Town's beginnings. The dreams, the drawings, the moving of earth and the moving of people have been noted and celebrated. Still the brick and mortar, the hammer and nails have a long way to go. For all that has happened in 10 years, everything that has been built (and it is considerable), all the lives that have been woven into the fabric of this community, New Town in actuality is still in its infancy. At most New Town is still a child, learning lessons daily and finding its way with its whole future ahead, bright and unknown.

I could write a long personal list of great memories made here, but for all the action and activity that New Town offers, I think, if forced, I could distill it down to one quietly recurring favorite. I love how peaceful New Town can be late at night when I'm sitting on the porch swing looking out

over the stillness of the lake. Occasionally the rumble of thunder from a distant passing storm can be heard accompanied by the singing of frogs. A faraway train whistles, sounding like an oboe playing high above a murmuring symphony of summer sound, completing the mood. It is a sensation that is hard to top and one that I treasure dearly.

I know many people have been acknowledged and applauded here already for their contributions to New Town. It would take this entire publication to properly thank everyone who deserves thanking, but there are a number who should be recognized before they contentedly slip into the annals of New Town memory and lore.

First and foremost Greg Whittaker, whose vision, dedication and determination define New Town from day one to the present. Tim Busse who with passion and creativity as town architect has steered the ship and kept it on course for the last 10 years. Victor Barrett, whose imaginative contributions to the New Town landscape were considerable in the early years. Melody Williams and Trevor Acorn whose talents helped construct New Town. All the good people over at Pickett, Ray and Silver. The countless skilled superintendents, carpenters, painters and laborers who masterfully built every structure now standing in New Town. Fred Cannito and Jimmy Colgrove who set the bar high for keeping the community clean and orderly. Lisa Galati, Tiffony Mixon, Chris Bateman and Scottie Baker who daily keep New Town going, growing and flowing. Every member of every board. Every Whittaker office employee who worked so hard to build this town from the ground up, including and

especially Jenny Duffy and Kathy Woosencraft. The current Homes By Whittaker Sales Office comprised of Benea Norton, Valerie Kaelin and Pat Pashia who keep the dream alive and continue to help bring new faces to New Town. I would especially like to thank the crew who implemented all of those head-scratching, we've never done it before but let's figure it out tasks, that made New Town so unique and appealing in those heady early years. Everything from beer tastings, to music festivals, to tepee's in the park and all the obstacles they presented were met with creativity and aplomb by the following group of Greg Whittaker, Lisa Maull, Kurt Meininger and Jason Crane. So many of those early trial and error events are now beloved New Town traditions being carried on by others in the community just as was always intended. It is a testament to their commitment and excitement for this community that most of the names mentioned above made the move to New Town early on.

There are so many folks here now bringing their own creativity and vision to the community that New Town will naturally continue to flourish and transform into someplace always fresh, new and wonderful. In the blink of an eye 10 years has passed and the eight-year-olds we moved here with are now graduating high school and off to college. Cheers to 10 years of New Town! Cheers to your own eight-year-old or infant that will grow up here and help define the future of this great place! Cheers to the next 25, 50, 100 years and beyond and cheers to all the memories made and all those yet to come!



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