

MINUTES

CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD

OCTOBER 4, 2010

The City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met upon the above date at 5:30 p.m., Acting Chairman Jim Liberman presiding. Upon roll call, the following responded:

Present:

Acting Chairman Jim Liberman
Steve Lichtenfeld, Aldermanic Representative
Craig S. Owens, City Manager
Jim Liberman
Marc Lopata
Scott Wilson
Ron Reim

Absent:

Chairman Harold Sanger

Also Present:

Susan Istenes, Director of Planning & Development Services
Jason Jaggi, Senior Planner
Kevin O'Keefe, City Attorney

Acting Chairman Liberman welcomed everyone to the meeting. He asked that all cell phone ringers be turned off or muted and that conversations take place outside the room so as not to disrupt the meeting.

MINUTES

The minutes of the September 20, 2010 meeting were presented for approval. The minutes were approved, after having been previously distributed to each member.

SITE PLAN REVIEW/ARCHITECTURAL REVIEW – NEW CONSTRUCTION – ADDITION TO SINGLE FAMILY RESIDENCE-729 LANGTON

Brian Moore, project contractor, was in attendance at the meeting. Also in attendance was the owner, Aimin Li.

Susan Istenes explained that the proposed project consists of the construction of a two-story addition and renovation to an existing one-story single family residence. The site measures 9,100 square feet and is located in the Clayshire Urban Design District. Staff estimates that the height of

the proposed residence is approximately twenty-three (23) feet as measured from the average existing grade to the midpoint of the proposed roof. The site currently contains 46.9 percent impervious area. The plans show impervious coverage at 50.0 percent. As required in the Clayshire single family UDD, impervious coverage does not exceed thirty (30) percent in the front yard or fifty-five (55) percent of the total lot with an at grade, rear entry garage. The existing storm water runoff is 0.656 cubic feet per second (cfs). A portion of the subject property is located within the Black Creek Floodplain. A proposed sand filter located in the rear yard will temporarily detain the storm water runoff prior to leaving the site. Plans indicate that post-construction storm water runoff will be less than the runoff on the existing site. Downspouts will be piped to the rear yard sand filter. Trash is proposed to be stored at the rear of the proposed residence and will be screened by a wood fence with a metal gate. The applicant is also proposing to locate an HVAC unit at the rear of the proposed addition to be screened by a wood fence. An existing HVAC unit will remain in the northern side yard near the front of the existing residence. Electric service is proposed to be moved underground. Two existing deciduous ornamental trees totaling 8 caliper inches will remain in the front yard and will require protection. The Landscape Plan indicates that a large deciduous shade tree measuring 28 caliper inches on the neighboring property to the north will require protection; roots must be pruned prior to the installation of a silt fence. No trees on the subject property are proposed to be removed. Six (6) needled evergreen trees are proposed to be planted at the front of the house. The adjacent neighbor to the north of the subject property has submitted a letter to City staff indicating that he does not wish for the proposed addition to be screened by an evergreen hedge along the north side, as recommended by the City's contracted Landscape Architect. An arborist report indicates that protection of one tree on the neighboring property to the north and one tree on the neighboring property to the south will require root pruning and that impacted trees to remain are to be protected by fencing. The subject property is located partially in the 500 Year Flood Zone and partially in the 100 Year Flood Zone. The proposed addition is located within the 500 Year Flood Zone. The Base Flood Elevation in this zone is 489 feet above sea level. The finished floor elevation of the proposed addition is 490 feet above sea level, which meets the federal requirement that all new construction be built a minimum of one foot above the flood plain level. The proposed sand filter will remove pollutants from runoff and will assist in controlling runoff flow rate. The existing driveway, approach and turnaround are expected to be damaged during construction activity. These surfaces will be replaced with exposed aggregate concrete. Susan indicated that staff's recommendation is to approve as submitted with the following conditions:

1. That the recommendations of the arborist be completed with proof provided to staff prior to the final inspection.
2. That the proposed sand filter be appropriately maintained for storm water mitigation.

Mr. Moore indicated that the sand filter will be regularly maintained and that the arborist will sign off on the plans.

Steve Lichtenfeld asked why the addition is only one foot above flood plain.

Mr. Moor indicated that the garage floor is one foot above the flood plain; the first floor of the living space is about eight inches above that.

Steve Lichtenfeld stated that he would take the opportunity to build it higher.

Mr. Moore indicated that although that comment would be better answered by the architect (who was unavailable this evening), they are limited by the rear elevations

Marc Lopata asked if this Board has seen requests for a sand filter previously.

Jason Jaggi indicated that they have been used in commercial projects, but this may be the first residential project with a sand filter.

Marc Lopata asked if the sand filter is approved by MSD.

Jason Jaggi indicated that sand filters are a common BMP (Best Management Practice), but MSD will have to approve the application.

Marc Lopata asked if the owner of the property is aware of the maintenance required for the sand filter.

Mr. Moore replied “yes”.

Ron Reim asked if there was a resolution on the landscape screening.

Jason Jaggi indicated that neither the neighbor to the north nor the owner desires landscaping on the north side of the addition. He reiterated that this landscape screening was simply a recommendation by the City’s landscape architect (Land Design Services), so staff has no issue with it not being proposed.

Being no further questions or comments, Marc Lopata made a motion to approve the site plan per staff recommendations. The motion was seconded by Ron Reim and unanimously approved by the members.

The architectural aspects of the project were now up for review.

Susan Istenes explained that this is consideration of the design and materials associated with the construction of a two-story addition and renovation to an existing one-story single family residence in the Clayshire Subdivision. The existing home is a red brick, 1,327 square foot one story structure located in the Clayshire Urban Design District (UDD). The proposed two story addition will measure 1,386 square feet, and the total size of the residence with the proposed addition will be 2,713 square feet. The addition will be constructed of red brick to match the existing residence. Hardie Board is proposed as a siding material and will not cover more than twenty-five percent of any façade as permitted by the Clayshire UDD Guidelines. These UDD Guidelines also require that no more than one approved accent material be used in combination with brick for any wall surface and that the mass, scale and height of the proposed project be compatible with the existing homes along the block. The roof of the existing structure will be raised to accommodate the proposed addition and two front dormers. The applicant indicates that the height of the proposed residence will be twenty-six feet, one inch as measured from the finished grade at the front of the home to the highest peak of the roof. Staff estimates that the height of the proposed residence will be approximately twenty-three feet as measured from the average existing grade to the midpoint of the roof. An unfinished attic will be located above the existing single-story

residence and will match the proposed addition in height. The roof will be asphalt shingles, gray in color. Single hung casement windows will be white in color. Trash will be stored in an enclosure at the rear of the proposed addition and will be screened by a wood fence with a metal gate. The applicant is also proposing to locate an HVAC unit at the rear of the proposed addition to be screened by a wood fence. An existing HVAC unit will remain in the northern side yard near the front of the existing residence. An attached, at grade, rear entry garage will be located on the first floor of the proposed addition. Aluminum panel garage doors will be white in color. Susan indicated that Clayshire Trustee approval has been submitted. She stated that the subject property is bordered by a two-story residence to the south and a one-story residence to the north. Dormers on the front façade under a sloping roof meet the height requirements of the Clayshire UDD. The existing front porch and front yard concrete walkway connecting to Langton Drive will be removed and replaced. Susan indicated that staff believes the proposed addition meets the requirements of the Clayshire UDD for materials and height mitigation and that the addition contains many of the details of the existing building and will match well and that staff recommends approval as proposed.

Mr. Moore advised the members that they will be re-claiming the brick on the front of the house and, in addition, there is approximately 400 square feet of brick left over from when the house was originally built that they will be using. He stated that the remainder of the brick will be a close match in color to what is existing, although a bit different in texture. He stated that not much of the addition can be seen from the street.

Samples of the roof (medium-black asphalt shingles) and Hardie Board were presented. Mr. Moore stated that he did not have samples of the brick available this evening.

Scott Wilson asked how long construction will take.

Mr. Moore indicated that weather permitting, the project should be complete in about 5 months.

Marc Lopata commented that at the previous meeting, a synthetic board was proposed which, to him, seems to be a superior product to Hardie Board.

Jason Jaggi stated that staff is going to prepare a list of various materials that are not currently addressed in the ARB Guidelines for presentation to and consideration by this Board.

Mr. Moore asked the Board that if the owners keep their trash in the garage, if they still have to construct the trash enclosure.

Jason Jaggi replied “yes”.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve as submitted. The motion was seconded by Marc Lopata and unanimously approved by the Board.

SITE PLAN REVIEW/ARCHITECTURAL REVIEW – NEW CONSTRUCTION – ADDITION TO SINGLE FAMILY RESIDENCE – 31 ARUNDEL

Ms. Susan Bower, project architect, was in attendance at the meeting.

Susan Istenes explained that the proposed project consists of a two-story addition and renovation to an existing two-story single family residence. The site measures 8,000 square feet and is located in the Hillcrest Subdivision. The height of the proposed residence is approximately twenty-four feet, eight inches as measured from the average existing grade to the midpoint of the proposed roof. The existing site contains 32.6 percent impervious area. The new plans show impervious coverage at 36.7 percent. The existing storm water runoff is 0.38 cubic feet per second (cfs). The proposed storm water runoff will increase to 0.43 cfs (a difference of 0.05 cfs). Downspouts will terminate with a pop-up emitter in the front yard and a pop-up emitter in the rear yard ten feet from the rear property line. Trash will be stored in an enclosure accessible from the rear alley. A six foot high privacy fence atop a one foot Versa-Lok retaining wall will screen the trash enclosure from the proposed addition. HVAC units are proposed in the side yard to the east five feet from the side property line and will be screened by a four foot high wood fence. The City's contracted Landscape Architect noted that a tree was removed from the subject property prior to application for Site Plan Review. A value of six caliper inches has been assigned to the tree that was removed and must be replaced onsite. Additionally, a Honey Locust tree measuring two caliper inches will be removed and will require replacement. Twenty-two trees totaling 166 caliper inches will remain; nine of these trees will be impacted and are shown protected. Four deciduous ornamental trees totaling eight caliper inches are proposed to be planted. Storm water runoff on the subject property will be directed toward the northwest corner. Staff is concerned that the garage on the neighboring property to the west will be impacted by runoff from the subject property and recommends that a shallow swale be installed to direct runoff away from the garage structure on the adjacent property to the west and toward the rear alley. She stated that staff recommends approval with the following conditions:

1. That a revised plan indicating a swale at the northwest corner of the subject property to direct runoff away from the neighboring garage be submitted to staff for review and approval prior to Building Permit issuance.
2. That the City's contracted Landscape Architect perform a site inspection prior to commencement of construction activity to approve the tree protection fencing.
3. That a certified arborist submit a report of the completion of the tree protection measures for the Ash tree in the rear yard (#13 on the submitted Landscape Plan) prior to final inspection.

Ms. Bower indicated that staff covered most of the site plan issues and asked if there were any questions.

Acting Chairman Liberman asked if the staff recommendations were understood and if they will be complied with.

Ms. Bower replied "yes".

Steve Lichtenfeld asked about the proposed use of versa-lok.

Jason Jaggi indicated that versa-lok is permissible provided that it cannot be seen from an adjoining property or the street. He stated that additionally, the property currently contains a versa-lok wall.

Marc Lopata commented about the additional run-off going to the neighbor's property.

Jason Jaggi stated that the yard is fairly flat by the garage, but there is the potential of some run-off going to the neighbor's garage which sits on the property line and that is why staff is recommending a swale to direct water toward the alley.

Marc Lopata asked if this would be required under the proposed ordinance.

Jason Jaggi stated that a .05 cfs increase would be allowed provided it did not cross the property line.

Ron Reim asked about the utilities, noting that the plans state "overhead".

Jason Jaggi confirmed that they will be buried.

Ms. Bower concurred.

Ron Reim asked if Trustee approval has been submitted.

Jason Jaggi replied "yes".

Being no further questions or comments, Scott Wilson made a motion to approve per staff recommendations and that the utility lines be buried. The motion was seconded by Marc Lopata and unanimously approved by the members.

The architectural aspects of the project were now up for review.

Susan Istenes explained that the proposed addition measures 1,284 square feet for a combined total of 2,988 square feet. The applicant indicates that the height of the proposed residence will measure approximately twenty-four feet, eight inches as measured from average existing grade to the mean height of the roof slope. The roof on the existing structure will be removed, and a new roof with a higher pitch will be installed. Gray asphalt shingles will cover the roof. Windows will be white in color. The brick of the existing structure and the proposed addition will be painted sage green. Hardie Board siding will be used as an accent material and will be painted olive green. Siding will not exceed twenty-five percent of any façade is in compliance with Architectural Review Board Guidelines. Trash will be stored in an enclosure accessible from the rear alley. A six foot high privacy fence atop a one foot high Versa-Lok retaining wall will screen the trash enclosure from the proposed addition. HVAC units are proposed in the side yard to the east five feet from the side property line and will be screened by a four feet wood fence. The existing detached garage will remain in the rear yard. Hillcrest Trustee approval has been submitted. A modular block retaining wall with a wood privacy fence above will be built in the rear yard at the rear of the trash enclosure to match an existing wall. It will not be visible from the street or from an adjoining residence. Staff believes that the addition contains many of the details of the existing building and will match well. Staff has concerns with the green paint colors. The applicant

will be present with color samples and a rendering for the Architectural Review Board's consideration. The proposed structure is in conformance with the R-2 Zoning District requirements for single-family residences and staff recommendation is to approve with the condition that material colors be presented to and approved by the ARB.

Ms. Bower presented elevations to the members.

Samples of the brick, Hardie Board, roofing material, black shutters and paint samples were presented. The proposed paint colors presented and proposed are: Behr Red S-H 180, Behr Sagey 420F-4 and Behr Egyptian Nile 420F-6.

Steve Lichtenfeld commented that this is a vast improvement.

Marc Lopata asked if the crawlspace under the addition is a cost consideration.

Ms. Bower replied "yes". She stated that sewer lines would have to be moved to provide a basement.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve as presented. The motion was seconded by Ron Reim and unanimously approved by the Board.

Susan Istenes announced that the next two items are for projects involving Centene Plaza and that the applicant has asked that the order be switched so as to hear the pedestrian bridge proposal first.

All members agreed to switch the arrangement of these two items.

ARCHITECTURAL REVIEW – PEDESTRIAN CONNECTION – CENTENE PLAZA – 7711 CARONDELET AVENUE & 7718 FORSYTH BOULEVARD (PROJECT GARAGE)

Dan O'Connor, representing The Koman Group, project developer, was in attendance at the meeting. Also in attendance was Tim Gaidis, project architect (HOK).

Susan Istenes explained that this is a request for consideration of the design and materials associated with a pedestrian bridge connecting Centene Corporation's office building at 7711 Carondelet Avenue to the Forsyth parking garage. The plans submitted in association with the approval of the Centene Plaza Special Development District envisioned a connection between Centene's office building on Carondelet Avenue and the new Centene Plaza development. Previously, the plans showed an elevated platform from the east side of the Centene building on Carondelet Avenue which would lead to the Forsyth Court area. The applicant is now proposing a covered pedestrian bridge which would lead from the north side of the Centene building over the alley to the Forsyth garage. Within the garage, pedestrians would be able to access the Forsyth Court covered walkway which would lead to the new Centene Plaza office tower lobby. The proposed pedestrian bridge will provide a covered walkway between the two office buildings. The pedestrian bridge will be constructed of crystal gray glass on the sides and the roof. The top 1.5-foot on the sides of the bridge will be open to allow ventilation and will not require fire sprinklering. A new storefront window and doorway system will be installed on the Centene building to provide access. Aluminum gutters are shown to collect rainwater from the pedestrian bridge. The steel

supporting beams will be painted white to match the Centene building. The clearance of the pedestrian bridge over the alley is shown at 15-feet, 2-inches. This proposed clearance does not have the approval of the Public Works Department. Public Works staff is concerned that this clearance does not meet the pedestrian bridge requirements of St. Louis County, the Missouri Department of Transportation, or the American Association of State Highway Transportation Officials. In response to this issue, the Public Works Department has requested that the applicant provide an analysis performed by a structural engineer certifying that the pedestrian bridge will withstand a low-speed vehicular impact. The applicant has indicated to staff that the engineer's report will be provided. The pedestrian bridge has been designed to compliment the adjacent Centene Plaza building at 7711 Carondelet Avenue and will not be visible from Carondelet Avenue or Forsyth Boulevard. This proposal will require the Public Works Department approval for the clearance above the alley. Furthermore, an aerial rights easement to allow this bridge to cross over a public right-of-way will need to be approved by the Board of Aldermen. The final plans should also clarify that the drainage from the pedestrian bridge will not be discharged directly to the alley. Susan stated that staff's recommendation is to approve with the following conditions:

1. That the applicant provide the required structural engineer's analysis to the City's Public Works Department and that the proposed clearance over the alley be specifically approved by the Public Works Department prior to the issuance of a building permit.
2. That the applicant submit an aerial rights easement to be reviewed by the Public Works Department and City Attorney and approved by the Board of Aldermen prior to the issuance of a building permit.
3. That a revised plan be submitted to staff showing that storm water will not discharge directly onto the alley.

Mr. O'Connor began a PowerPoint presentation. The first slide depicted the location of the proposed bridge. Mr. O'Connor explained that the structure will be constructed of glass (roof and sides). He stated that drainage will be handled by the garage and that all staff recommendations will be complied with.

Marc Lopata questioned the glass roof.

Mr. O'Connor stated that the glass will withstand the same as the tower curtain wall.

Marc Lopata commented that there is no horizontal glass on the tower.

Mr. O'Connor agreed. He stated that the glass will be safety glass.

Steve Lichtenfeld asked how the roof of this structure will drain to the gutter system.

Mr. O'Connor stated that it will sheet drain.

Steve Lichtenfeld stated that it will cascade.

Mr. O'Connor indicated that the drawings will be refined for permit submittal.

Acting Chairman Liberman asked if the Public Works Department will have to approve the height.

Jason Jaggi replied "yes", as it will be constructed over an alley.

Marc Lopata asked if the slope is compliant with ADA requirements.

Mr. O'Connor replied "yes".

Marc Lopata asked if the Public Works Department wanted to make a comment.

Mike Pratt, Public Works Director, thanked the Board for soliciting their comments. He stated that the City has standards; however, the City does not have a specific standard to address this situation so they have to look to other entities (i.e. St. Louis County, MODOT, AASHTO, etc.). It has been requested that documentation be submitted that states that this structure will withstand a 15mph impact.

Scott Wilson asked if the alley receives much traffic.

Mike Pratt replied "yes"; he stated that delivery vehicles use that alley.

Mr. O'Connor advised the members that the structure will be designed to withstand a 15mph impact if it is approved.

Mike Pratt commented that if the applicant provides the City with a signed/sealed document from structural engineer, then the City has done its due diligence.

Being no further questions or comments, Marc Lopata made a motion to approve per staff recommendations and with the condition that the City's Public Works Department is satisfied with the accuracy of the required documentation. The motion was seconded by Ron Reim and unanimously approved by the Board.

ARCHITECTURAL REVIEW – HANLEY ROAD STREETSCAPE – CENTENE PLAZA – 7700 FORSYTH BOULEVARD

Dan O'Connor, representing The Koman Group, project developer, was in attendance at the meeting. Also in attendance was Tim Gaidis, project architect (HOK).

Susan Istenes explained that this is a request for Architectural Review Board consideration of changes to the design of the Hanley Road streetscape associated with the Centene Plaza Special Development District. On November 17, 2008, the Architectural Review Board approved the Hanley streetscape consisting of the City's standard streetscape design (street trees, brick banding, tooled concrete pattern), and an architectural pre-cast terrace wall with a planter adjacent to the sidewalk. The planter within the terrace wall was proposed to incorporate a stainless steel cable system to support a green wall planted with ivy. Due to an apparent discrepancy between the civil engineering and the architectural drawings, the as-built location of the structure and its associated

wall, closer to Hanley Road, has resulted in the reduction of the sidewalk area adjacent to Hanley Road by 10-inches. This condition reduces the “clear” area between the brick banding around the tree wells to the face of the planter wall from the approved width of 3-feet, to 2-feet 2-inches. Susan explained that the applicant would like to keep the streetscape in its current condition, even though it will contain a narrower sidewalk area. To create an additional barrier between the streets and the pedestrians on the sidewalk, the applicant is proposing a continuous row of 3-foot high, 10-inch diameter stainless steel bollards placed on 5.5 feet centers, parallel to and within the Hanley Road and Forsyth Boulevard rights-of-way. These bollards would also be located at the entrance to Forsyth Court, but located on private property. The drawings indicate the Hanley Road bollards will be lighted and they will be spaced between the street trees and the street lights. On Forsyth Boulevard, the bollards will be spaced in a similar fashion as those on Hanley Road and they will tie into a row of bollards spaced closer together at the entrance to Forsyth Court. A letter from the project architect, Tim Gaidis of HOK, indicates that the planter wall along Hanley Road should remain as constructed because it reduces the scale of the terrace wall, allows pedestrians to perceive a greater width on the sidewalk (due to the arms and elbows being able to extend over the wall) and softens the edges of the pre-cast terrace wall by introducing ivy plantings trained to a stainless steel cable system. The letter also provides support for the bollards indicating that they will provide a sense of security against the vehicle traffic and will also minimize the potential for tractor trailers to jump the curb at the corner of Hanley Road and Forsyth Boulevard. Additionally, the contractor has stated previously to staff that the ownership’s desire for the bollards is to address the concern of potential vehicle collisions with the building. Although this reasoning is not stated in the above referenced letter, staff is assuming that the request to place bollards on Forsyth Boulevard and at the entrance to Forsyth Court is also likely a result of this concern. When the request for bollards located in the public right-of-way was first raised to the City, Public Works staff requested a “threat analysis” which would provide justification as to the need for placing bollards on the right-of way which would deviate from the City’s standard streetscape. Susan indicated that staff has several concerns with the proposed revisions to the Hanley streetscape and the placement of bollards in the right-of-way. Staff agrees that the planter wall would serve to break up the massing of the terrace wall, and albeit minimal, will introduce greenery to that area of the wall. Furthermore, staff also acknowledges the ARB’s past concern with the monolithic appearance of this wall, however, because of the building placement error, the sidewalk width has been reduced by nearly one foot thus resulting in a narrower pedestrian travel area which staff finds functionally undesirable. To achieve a balance between aesthetics and pedestrian accommodations, staff believes that the planting area of the wall should be removed. If the planting area was removed and the black granite panels were attached directly to the terrace wall, approximately 12-inches of additional sidewalk area would be achieved which would bring the area into compliance with the approved sidewalk dimensions. The granite panels would achieve the same architectural goal by effectively breaking up the monolithic appearance of the terrace wall. Additionally, the street trees and streetlights will also help to screen the massing of the wall. In response to the requests for bollards, the applicant has not provided justification as to why they are needed. It is staff’s opinion that these bollards are inconsistent with the City’s streetscape design and would be visually intrusive to the streetscape which would detract from the appearance of the site. Staff is especially concerned with the placement of these bollards along Forsyth Boulevard and at the entrance to Forsyth Court. These bollards will interrupt the free passage of pedestrians using the sidewalk along Forsyth Boulevard in front of the building as well as into the court. Staff believes that the intent of the development of Forsyth Court, that being a publicly accessible open space, will be significantly diminished if these bollards are installed as shown in the drawing. For these reasons, staff does not believe the need for bollards and a modification to the

City's streetscape is warranted. Susan indicated that staff's recommendation is to modify the proposed streetscape design as follows:

1. Remove the Hanley wall planting area and directly attach the granite panels to the terrace wall.
2. Eliminate the proposed bollards in the right-of-way along Hanley Road and Forsyth Boulevard
3. Eliminate the proposed bollards at the entrance to the Forsyth Court as shown in the attached drawing.

Susan noted that after this staff report was prepared and sent out, the City met with the applicants and they have agreed to remove the planter wall along Hanley Road and have suggested a redesign to the bollards. She then referred to the threat analysis letter that was distributed to each member just before this meeting began.

Mr. O'Connor began a PowerPoint presentation. He advised the members that they will remove the planter wall and attach the granite to the terrace wall, as recommended by staff, which frees up about 18". He indicated that the building itself is in the same location as always, but the stair wall is in a different location.

A slide depicting a blow up view of Forsyth Court was presented. Mr. O'Connor stated that they are now proposing three planters in lieu of the bollards at the entrance to Forsyth Court (as shown in the slide). These planters will be 4' X 4' and spaced 4' apart.

A slide depicting the proposed bollards and their proposed locations along Hanley Road and Forsyth Boulevard was presented. Mr. Gaidis mentioned that the street trees are spaced 22' on center. He stated that even aside the threat analysis, the bollards will provide a feeling of security for pedestrians.

Acting Chairman Liberman asked the size of the bollards.

Mr. O'Connor indicated that they are 10-inches in diameter and 3-feet in height.

Ron Reim asked if a wheelchair will fit between the trees and the wall.

Mr. Gaidis replied "yes; two actually".

Marc Lopata asked if the Hanley Road lane widths are standard size.

Mr. O'Connor replied "yes".

Marc Lopata indicated that he does not see the need for the bollards beyond the corner (intersection).

Scott Wilson commented that he drives Hanley Road every day and that he is surprised there he has not heard of accidents sooner.

Steve Lichtenfeld commented that he feels the bollards would be beneficial to pedestrians.

Scott Wilson agreed.

Scott Wilson asked if the planters will be heavy.

Mr. O'Connor indicated that they will weigh 6,000 pounds.

Susan Istenes asked that the Board consider that the park is not yet developed (site of future building) and asked them to look at this in terms of future development. She stated that if they are inclined to approve these bollards, that maybe they could consider stopping them at the existing tower.

Mr. Gaidis voiced their desire to maintain architectural consistency along the entire block.

Mr. O'Connor stated that if the bollards were to end at the existing tower, pedestrian safety would end there as well.

Ron Reim asked how far down Forsyth they propose to install the bollards.

Mr. O'Connor indicated that they want to install them to the western edge of the tower.

Scott Wilson commented that it is to their credit that they want to spend money to preserve the architectural integrity.

Mike Pratt stated that he appreciates the applicant's desire to provide a safe environment, but the street trees will provide a sense of separation and a certain level of safety. He reminded the members that there is also a curb. He stated that from a Public Works perspective, this would set a new standard and while the decision, of course, rests with this Board, he asked that they not allow a deviation from the standard City streetscape.

Acting Chairman Liberman mentioned that staff is asking that there be no bollards along Hanley or Forsyth.

Ron Reim asked if approved, who will maintain those bollards as they would be located in the right-of-way.

Mr. O'Connor indicated that Centene will maintain them. He asked that the Board look at these bollards as an enhancement to the streetscape and reminded them of the extensive amount of traffic along Hanley Road.

Ron Reim asked if the bollards are lighted.

Mr. O'Connor replied "no".

Acting Chairman Liberman asked about the Hanley Road lane restrictions.

Mr. O'Connor indicated that they are waiting for concrete and that those restrictions should be lifted by next Friday.

Scott Wilson stated that Hanley Road is unique and that people drive very fast on Hanley Road.

Craig Owens indicated that Hanley Road is not a City maintained roadway; it is a County roadway. He noted that there are no parking meters along Hanley Road which do provide protection elsewhere. He stated that if mature trees were to be planted here, this may be a different situation. He noted that streetscape is very important.

Marc Lopata asked if they considered fewer bollards.

Mr. O'Connor indicated that they are spaced the approximate width of an automobile.

Scott Wilson asked if, as a compromise, they would eliminate the bollards along Forsyth.

Mr. Gaidis stated that there is no wall protection along Forsyth.

Steve Lichtenfeld stated that he does not like to set a precedent and hopes that this would not be allowed for future developments. He stated that he believes that these bollards are needed for the pedestrian safety aspect and that he hopes, in the future, everyone is more conscience of where buildings are placed.

Being no further questions or comments, Scott Wilson made a motion to approve the project per staff recommendations numbers 1 and 3; allowing the bollards along Hanley Road and Forsyth Boulevard and replacing bollards with the three planters at the entrance to Forsyth Court as presented/proposed at this meeting. The motion was seconded by Ron Reim and received the following roll call vote: Ayes: Acting Chairman Jim Liberman, Craig Owens, Steve Lichtenfeld, Scott Wilson, Ron Reim; Nays: Marc Lopata. Motion carries.

Staff asked for clarification that the bollards are being allowed along Forsyth and Hanley.

Clarification was made that bollards are being permitted along Hanley Road and Forsyth Boulevard and three planters will be located at the entrance to Forsyth Court in lieu of bollards, as requested.

Acting Chairman Liberman asked about the Wydown Middle School project.

Susan Istenes explained that the project is delayed while the traffic impact study is being prepared.

Being no further business for the Plan Commission/Architectural Review Board, this meeting adjourned at 6:55 p.m.

Recording Secretary