

**CITY OF CLAYTON BOARD OF ALDERMEN
TUESDAY, MARCH 10, 2020
DISCUSSION SESSION – 6:30 p.m.
CITY HALL COUNCIL CHAMBERS, 2ND FL
10 N. BEMISTON AVENUE**

1. Presentation of the FY2021 Special Events.
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**CITY OF CLAYTON BOARD OF ALDERMEN MEETING AGENDA
TUESDAY, MARCH 10, 2020 – 7:00 P.M.
CITY HALL COUNCIL CHAMBERS, 2ND FL
10 N. BEMISTON AVENUE**

ROLL CALL

MINUTES – February 25, 2020

PUBLIC REQUESTS & PETITIONS

PUBLIC HEARING

1. Ordinance – To approve a petition requesting the formation of the 7730 Bonhomme Community Improvement District (CID). (Bill No. 6782)
 - *To consider a petition request submitted by Silverwest-I Clayton LLC for the formation of a CID.*
2. Ordinance – To approve rezoning from an HDC High Density Commercial District to a Planned Unit Development for 8049 Forsyth Boulevard. (Bill No. 6783)
 - *To consider approving a proposed rezoning and related Planned Unit Development (PUD) to be granted to Forsyth Acquisitions, LLC & Commerce Bank for a mixed-use development to be known as Forsyth Pointe.*

REPORT FROM THE CITY MANAGER

1. Ordinance – To approve an amendment to a contract with Chiodini Architects. (Bill No. 6784)
 - *To consider approving an amendment to the original contract to add services to include a roof.*
2. Ordinance – To approve an amendment to the FY2020 1st Quarter Budget. (Bill No. 6785)
 - *To consider approving the amendment.*
3. Motion – To approve the disposal of records per the Missouri Secretary of State General Records Retention Schedule.
 - *To consider approving the destruction of records.*

ADJOURNMENT

Subject to a motion duly made in open session and a roll call vote pursuant to Section 610.022 the Board of Aldermen may also hold a closed meeting, with a closed vote and record for one or more of the reasons as authorized by Section 610.021(1), (2) and (3) Revised Statutes of Missouri, relating to legal issues, real estate and/or personnel, negotiation of a contract pursuant to Section 610.021(12) RSMO., proprietary information pursuant to Section 610.021(15), and/or information related to public safety and security measures pursuant to Section 610.021(18) and (19) RSMO.



Clayton Special Events FY2021

Presentation to the Mayor and Board of Aldermen
March 10, 2020





Clayton Special Events FY2021

Presentation to the Mayor and Board of Aldermen
March 10, 2020



FY2020 Event Overview

- **Blues Home Opener Lunch**
 - Third year for event; highest attendance with approx. 600 guests
 - Nacho bar by Mayana & Hot dog bar by Steve's Hot dogs (HUGE HIT!)
 - Free lunch, games, DJ, photo booth, special appearance by Louie and a continued celebration of the Stanley Cup Win!
- **Fall Fest**
 - Kick off Fall season with themed activities throughout week
 - "Pumpkin Tree" at City Hall, pumpkin carving contest, local retail mini market, trick-or-treat (CANCELLED DUE TO WEATHER), and mini concert at City Hall
- **Game Night in the City**
 - A local restaurant hosts a game night each month
 - Nov. - Kingside Diner, Dec. - John P. Fields, Jan. - J. McGraughs
 - Games include board games, video games, table-top games and tailgate games
 - Due to poor attendance and restaurant participating, the event series was cancelled after the first 3 dates (Nov/Dec/Jan)
- **Shop Clayton**
 - Continued efforts by City to increase traffic through more advertising
 - Retailers provided better incentives this year; higher attendance at their stores and higher sales



FY2020 Event Overview

- **Sip Series**

- Intimate and educational series where guests sip, savor and learn about different varieties of alcohol types
- Jan. - Sparkling Wine/Champagne at Herbie's; 28 people
 - Upcoming Dates
 - April - Bourbon/Rye by The Wine Merchant at Seven Gables Inn
 - July - Japanese Cocktails by AKAR at Wydown Park
 - Oct - Red & White Wines at Sasha's Wine Bar (tentative)

- **Cardinals Home Opener Lunch**

- Nacho bar by Mayana and Hot Dogs provided by Posh Nosh Deli, DJ, giveaways, photo booth and special guest appearance by Cards Alum Rick Ankiel (Home Opener Game at 3:15pm)

- **Music & Wine Festival**

- Bands: Little Dylan, The Usual Suspects, and Master Blaster
- Entertainment: Living Champagne Wall, Street performers and dancers
- Wine sold by regional vendors; food sold by local restaurants
- VIP experience pass, which will include special event seating, gourmet snack tray (local restaurants), wine samples, and branded wine merch.



FY2020 Event Overview

- **Restaurant Week (Winter & Summer)**
 - Winter Edition: January 13th -19th
 - 21 restaurants
 - 19,000+ diners
 - \$4,800 raised for Operation Food Search
 - Summer Edition: July 13-19th
- **Clayton Jazz Festival**
 - Saturday, Sept. 26th on N. Central Ave
 - Partnering with the Silverman Brothers (jazz musicians)
 - Musicians: Tracer, feat. Ptah Williams and Kim Fuller; The Steve Davis Superband, with vocalist Feyza Eren; Bach to the Future and Eric Marienthal; Futureman/Silverman, with Tracy Silverman and Futureman
 - Food and beverage sold by local restaurants



FY21 Event Calendar

- October 2020
 - 16th - Party In the Patch
 - 26th through 31st - Fall Fest
 - TBD - Blues Home Opener Lunch
 - TBD - Breast Cancer Awareness BBQ
- November 2020
 - 1st - Special Olympics Half Marathon
 - 20th & 21st - Shop Clayton
- December 2020
 - TBD - Holiday Tours at the Hanley House

FY21 Event Calendar

- January 2021
 - 11th through 15th - Clayton Restaurant Week
 - 30th - Firehouse Movie Night

- February 2021
 - 8th - Cupid's Ball
 - 27th - Firehouse Movie Night

- March 2021
 - 14th - 20th Washington University Spring Break
 - 22nd - 26th Clayton School District Spring Break
 - 27th - Firehouse Movie Night

FY21 Event Calendar

■ April 2021

- 3rd - Bunny Hop
- TBD - Hanley House Herb Sale
- TBD - Cardinals Home Opener Lunch

■ May 2021

- 12th - Parties in the Park
- 21st - Washington University Commencement
- TBD - Veterans BBQ

■ June 2021

- 12th - Music and Wine Festival
- 5th - Picnic in the Park
- 16th - Parties in the Park
- 26th - Musical Nights at Oak Knoll

FY21 Event Calendar

■ July 2021

- 3rd - Aquatic Center Celebration
- 14th - Parties in the Park
- 19th through 24th - Clayton Restaurant Week
- 24th - Musical Nights at Oak Knoll

■ August 2021

- 11th - Parties in the Park
- 28th - Musical Nights at Oak Knoll

■ September 2021

- 10th through 12th - Saint Louis Art Fair
- 8th - Parties in the Park
- 25th - Musical Nights at Oak Knoll
- TBD - Harvest Moon Festival

Board of Aldermen Event Goals

- Retail & Restaurant Sales
- Pedestrian Traffic & Good Attendance
- Brand Building & Place Making
- Engaged Event Participants (*having fun*)
- Benefits Special Business District

Blues Home Opener Lunch

■ Event Description

- Celebration of St. Louis Blues Home Opener
- Free lunch catered by local restaurants, music, giveaways, special appearances by mascot, photo booth

■ Location

- Clayton City Hall

■ Date/Time

- TBD
- 11:30am - 1:30pm

■ Total Budget

- Expenses: \$7,000
- Revenue: \$500
- Net: \$6,500

■ Event Goals

- Pedestrian Traffic & Good Attendance (500+)
- Brand Building & Place Making
- Engaged Event Participants (having fun)

Fall Fest

■ Event Description

- Kick off Fall season with themed activities throughout the week
- Large Fall display at City Hall, baked goods and fall decor market, mini concert, and Halloween Trick-Or-Treat around town

■ Location

- Downtown Clayton

■ Date/Time

- Monday, Oct. 26th through Saturday, Oct. 31st
- TBD daily

■ Total Budget

- Expenses: \$5,000
- Revenue: \$0
- Net: \$5,000

■ Event Goals

- Pedestrian Traffic & Good Attendance (1,500+)
- Retail & Restaurant Engagement
- Brand Building & Place Making
- Engaged Event Participants (having fun)

Shop Clayton

■ Event Description

- A weekend dedicated to Clayton retailers before the busy holiday weekend, to offer customers discounts, giveaways and much more!
- Avoid big box stores and surrounding municipal retail competition.
- Advertising provided by the City
 - TV appearances, sidewalk decals, print & digital ads, social media

■ Location

- Throughout Downtown Clayton, Clayton Road, DeMun and WyDown

■ Date/Time

- Friday, November 20th & Saturday, November 21st
- Store Hours

■ Total Budget

- Expenses: \$10,500
- Revenue: \$0
- Net: \$10,500

■ Event Goals

- Retail & Restaurant Sales
- Pedestrian Traffic & Good Attendance (1,500+)
- Brand Building & Place Making
- Benefits Special Business District

Clayton Restaurant Week (Winter)

■ Event Description

- \$25/\$35 meals showcased at participating restaurants
- Give back to Operation Food Search
 - Incentive program for restaurants and/or servers who have the highest funds raised

■ Location

- Local restaurants

■ Date/Time (tentative)

- January 11th - 17th or 18th - 24th

■ Total Budget

- Expenses: \$7,800
- Revenue: \$0
- Net: \$7,800

■ Event Goals

- Retail & Restaurant Sales
- Pedestrian Traffic & Good Attendance (20,000+)
- Benefits Special Business District
- Engaged Event Participants (having fun)

Cardinals Home Opener Lunch

■ Event Description

- Celebration of St. Louis Cardinals Home Opener
- Free lunch catered by local restaurant, music, giveaways, special appearances by mascot and former player, photobooth

■ Location

- Clayton Fire Department

■ Date/Time

- TBD
- 11:30am - 1:30pm

■ Total Budget

- Expenses: \$7,000
- Revenue: \$500
- Net: \$6,500

■ Event Goals

- Pedestrian Traffic & Good Attendance (500+)
- Brand Building & Place Making
- Engaged Event Participants (having fun)

Music & Wine Festival

■ Event Description

- Elegant evening including live music, wine, activities and surrounding in-store specials
- Food sold by restaurants in Carondelet Plaza

■ Location

- Carondelet Plaza

■ Date/Time

- June 12th
- 5pm - 10pm

■ Total Budget

- Expenses: \$47,000
- Revenue: \$7,500
- Net: \$39,500

■ Event Goals

- Retail & Restaurant Sales
- Pedestrian Traffic & Good Attendance (2500+)
- Brand Building & Place Making
- Engaged Event Participants
- Benefits Special Business District

Clayton Jazz Festival

■ Event Description

- Jazz street festival produced by Mike Silverman and his team
- Local jazz musicians to perform throughout afternoon and evening
- Local restaurants to vend food and beverage

■ Location

- Downtown Clayton

■ Date/Time

- Sept. 25
- 4pm - 10pm

■ Total Budget

- Expenses: \$23,250
- Revenue: \$3,750
- Net: \$19,500

■ Event Goals

- Retail & Restaurant Sales
- Pedestrian Traffic & Good Attendance (1,500+)
- Brand Building & Place Making
- Engaged Event Participants
- Benefits Special Business District

Clayton Restaurant Week (Summer)

■ Event Description

- \$25/\$35 meals showcased at participating restaurants
- Give back to Operation Food Search
 - Incentive program for restaurants and/or servers who have the highest funds raised

■ Location

- Local restaurants

■ Date/Time (tentative)

- July 12th - 18th

■ Total Budget

- Expenses: \$7,800
- Revenue: \$0
- Net: \$7,800

■ Event Goals

- Retail & Restaurant Sales
- Pedestrian Traffic & Good Attendance (20,000+)
- Benefits Special Business District
- Engaged Event Participants (having fun)

Special Occasion Events

- Description
 - Events based off current sports events
 - Pep rally or watch party for local sports team
 - Stanley Cup, World Series or any Play-Off related event
 - Local events OT
- Total Budget
 - Expenses: \$6,500
 - Revenue: \$0
 - Net: \$6,500
- Event Goals
 - Pedestrian Traffic & Good Attendance (500+)
 - Brand Building & Place Making
 - Engaged Event Participants (having fun)

Event Budget

Gross Cost

Event	FY20 Budget	FY21 Proposed	Difference
Blues Home Opener Lunch	\$6,000	\$7,000	+\$1,000
Fall Fest	\$5,000	\$5,000	N/A
Shop Clayton	\$11,500	\$10,500	-\$1,000
Clayton Restaurant Week (Winter & Summer)	\$19,000	\$15,600	-\$3,400
Game Night Series	\$7,000	N/A	-\$7,000
Cardinals Home Opener Lunch	\$6,500	\$7,000	+\$500
Sip Series	\$15,000	N/A	-\$15,000
Music & Wine Festival (event & OT)	\$53,620	\$50,729	-\$2,891
Clayton Jazz Festival (event & OT)	\$30,540	\$26,515	-\$4,025
Parties in the Park (sponsorship & OT)	\$13,667	\$13,927	+\$260
Art Fair (sponsorship)	\$15,000	\$15,000	N/A
Art Fair (meals)	\$2,600	\$2,500	-\$100
Art Fair (OT)	\$47,692	\$49,122	+\$1,430
Special Occasion Events	N/A	\$6,500	+\$6,500
Equipment	\$4,134	\$4,134	N/A
Total	\$237,253	\$213,527	-\$23,726



Special Events FY21

QUESTIONS?

FY19-20 Event Scorecard

Event	Retail & Restaurant Sales	Pedestrian Traffic & Good Attendance	Brand Building & Place Making	Engaged Event Participants	Benefits Special Business District	Merchant Satisfaction	Cost Per Attendee	Estimated Attendance
2019								
Music in the City	Y	N	Y	Y	Y	Y	\$34.96	500
Music & Wine Festival	Y	Y	Y	Y	Y	Y	\$17.29	3,000
Clayton Restaurant Week - Summer	Y	Y	Y	Y	Y	Y	\$1.89	18,000
Clayton's Brews, Blues & BBQ Festival	N	Y	Y	Y	N	N	\$19.50	600
Blues Home Opener Lunch	Y	Y	Y	Y	Y	Y	\$15.01	600
Fall Fest	Y	N	Y	Y	Y	Y	\$25.53	150
Game Night (1-3)*	N	N	N	N	N	N	N/A	N/A
Shop Clayton	Y	Y	Y	Y	Y	Y	\$11.03	1,200
Sip Series (Wine only)	Y	Y	Y	Y	N	Y		
2020								
Clayton Restaurant Week - Winter	Y	Y	Y	Y	Y	Y	\$0.40	19,310
Cardinals Home Opener Lunch	Y	Y	Y	Y	Y	Y	N/A	N/A

*Cancelled after 3 events

THE CITY OF CLAYTON

Board of Aldermen
City Hall – 10 N. Bemiston Avenue
February 25, 2020
7:00 p.m.

Minutes

Mayor Harris called the meeting to order and requested a roll call. The following individuals were in attendance:

Aldermen: Mark Winings, Joanne Boulton, Ira Berkowitz, Bridget McAndrew, and Susan Buse.

Mayor Harris
City Manager Gipson
City Attorney O'Keefe

Absent: Richard Lintz

Motion made by Alderman Boulton to approve the February 11, 2020 minutes. Alderman Winings seconded.

Motion to approve the minutes passed unanimously on a voice vote.

PUBLIC REQUESTS AND PETITIONS

None

A PUBLIC HEARING AND AN ORDINANCE TO CONSIDER APPROVING REZONING FROM C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO R-4 LOW DENSITY MULTIPLE FAMILY DWELLING DISTRICT FOR 114 GAY AVENUE

Mayor Harris opened the public hearing and requested proof of publication.

City Manager Gipson reported that this is a public hearing to solicit input regarding the proposed rezoning of the property located at 114 Gay Avenue from C-1 Neighborhood Commercial District to R-4 Low Density Multiple Family Dwelling District. This rezoning is at the request of Manlin Development, LLC, owner, to allow the construction of two, five-unit townhome developments. This project will also require approval of a Subdivision Plat at a future date.

City Manager Gipson stated that this application was tabled at the February 11 Board of Aldermen meeting and the public hearing left open pending an appeal on the site plan related to the project. He announced that this afternoon staff received a letter from the appellant requesting to withdraw the appeal. This is the result of an agreement reached between the applicant and the appellant on changes to the site plan and the height of a proposed fence.

City Manager Gipson noted that at this point staff has not had an opportunity to review those changes and determine whether they are significant enough to require additional review by the Clayton Architectural Review Board (ARB).

Staff recommends the public hearing be held and the rezoning ordinance be approved. The site plan revisions will be reviewed and processed separately, either administratively by staff, or the ARB, if necessary.

Gabe DuBois, THD Design Group, addressed the Board, providing a brief summary of the plan.

In response to Mayor Harris' question, Mr. DuBois confirmed that this is a condo project; price range is unknown at this time and that they estimate completion no later than the end of this year.

In response to Alderman McAndrew' question related to the appeal, Susan Hamra, appellant, addressed the Board confirming that she has withdrawn the appeal after meeting with the applicant/developer and both parties had come to an agreement.

In response to Alderman Buse's question, Bruce Bartlet, owner of the entity that owns 114 Gay Avenue, addressed the Board stating that he is comfortable with the agreement with the appellant and with the proposed approval for rezoning the property.

Alderman Winings introduced Bill No. 6780, an ordinance to approve rezoning from C-1 Neighborhood Commercial District to R-4 Low Density Multiple Family Dwelling for property located at 114 Gay Avenue to be read by title for the first time. Alderman Boulton seconded.

City Attorney O'Keefe reads Bill No. 6780, first reading, an Ordinance Providing for the Rezoning of Certain Property Located at 114 Gay Avenue from C-1 Neighborhood Commercial District to R-4 Low Density Multiple Family Dwelling District; Providing for the Change in the Zoning Map of the City of Clayton, Missouri; and Other Actions Related Thereto by title only.

The motion passed unanimously on a voice vote.

Motion made by Alderman Winings that the Board give unanimous consent to consideration for adoption of Bill No. 6780 on the day of its introduction. Alderman Boulton seconded.

The motion passed unanimously on a voice vote.

Alderman Winings introduced Bill No. 6780, an ordinance to approve rezoning from C-1 neighborhood Commercial District to R-4 Low Density Multiple Family Dwelling for property located at 114 Gay Avenue to be read by title for the second time. Alderman Boulton seconded.

City Attorney O'Keefe reads Bill No. 6780, second reading, an Ordinance Providing for the Rezoning of Certain Property Located at 114 Gay Avenue from C-1 Neighborhood Commercial District to R-4 Low Density Multiple Family Dwelling District; Providing for the Change in the Zoning Map of the City of Clayton, Missouri; and Other Actions Related Thereto by title only.

The motion passed on a roll call vote: Alderman Winings – Aye; Alderman Boulton – Aye; Alderman Berkowitz – Aye; Alderman McAndrew – Aye; Alderman Buse – Aye; and

Mayor Harris – Aye. The bill, having received majority approval was adopted and became Ordinance No. 6641 of the City of Clayton.

A MOTION TO APPROVE A LIQUOR LICENSE UPGRADE FOR TAVCO HOLDINGS I, LLC
D.B.A. THE WINE AND CHEESE PLACE AT 7435 FORSYTH BOULEVARD

City Manager Gipson reported that TAVco Holdings I, LLC *d.b.a.* The Wine and Cheese Place is requesting to upgrade their current liquor license (all kinds of intoxicating liquor at retail by the package, including Sunday *and* special permit for wine, malt beverage and distilled spirit tastings) to sell all kinds of intoxicating liquor at retail by the drink, including Sundays, at 7435 Forsyth Boulevard.

Aaron Zwicker, co-owner, addressed the Board to answer questions.

In response to Mayor Harris' question, Mr. Zwicker explained that the classes held at the Wine and Cheese Place include tasting portions.

In response to Alderman Buse's question, Mr. Zwicker confirmed that they did not send notice to the surrounding tenants or property owners.

Motion made by Alderman Winings to approve an upgraded liquor license for TAVco Holdings I, LLC *d/b/a* The Wine and Cheese Place. Alderman Boulton seconded.

The motion passed unanimously on a voice vote.

MOTION – TO APPROVE THE DESTRUCTION OF RECORDS IN ACCORDANCE WITH THE
MISSOURI SECRETARY OF STATE RECORDS RETENTION SCHEDULE

City Manager Gipson reported that As the Board is aware, it is the recommended guideline of the Secretary of State to formally approve the disposition of records at the Board of Alderman level, and to include a list which describes the record series including quantity to be disposed, the manner of destruction and destruction date.

Below is a list of records staff is proposing to dispose.

Municipal Court – Prosecuting Attorney Files

- 2017 Closed PA files for minor traffic violations
- 2018 Closed PA files for minor traffic violations

Planning Department*

- Building plans and drawings dated January 2014 through December 2014
- All permit documents for multi-family and commercial buildings no longer in existence
- Plumbing Permits –
 - Single Family Residential – All
 - Multi Family - Repair, alteration, addition
 - Commercial - Repair, alteration, addition
- Mechanical Permits –
 - Single Family Residential – All
 - Multi Family - Repair, alteration, addition

- Commercial - Repair, alteration, addition
- Building Permits –
 - Single Family Residential – Repair, alteration, addition
 - Multi Family - Repair, alteration, addition
 - Commercial - Repair, alteration, addition

** All permits for new construction of multi-family and commercial buildings will be kept for the existence of the building per City of Clayton Policy (Missouri Records Retention Schedule requires a minimum retention of 10 years for commercial and 5 years for residential.) All permit applications and issued permit copies are retained in permanent files, separate from plans/drawings, and are not included in this request.*

Mayor Harris stressed the importance of maintaining the City's historical records (building plans).

Motion made by Alderman Winings to approve the disposal of records as listed in the Board report. Alderman Boulton seconded.

The motion passed unanimously on a voice vote.

AN ORDINANCE TO APPROVE THE APPOINTMENTS OF CERTAIN BOARD OF DIRECTORS TO THE 25 NORTH CENTRAL COMMUNITY IMPROVEMENT DISTRICT (CID)

City Manager Gipson reports that on June 9, 2015 the City of Clayton created the 25 North Central Community Improvement District (CID) for the property located at 25 N. Central Avenue, now operating as The Ceylon. The CID imposes an additional 1% sales tax on restaurant and other retail sales. The CID uses the revenues from the sales tax and special assessment to reimburse the Developer for certain eligible redevelopment costs totaling \$1,500,000.

The CID is governed by a five-member board of directors appointed by the Mayor with the consent of the Board of Aldermen. Only registered voters residing within the CID and the authorized representatives of property owners within the CID may be appointed to the Board of Directors. In this case, the Developer is the sole property owner within the CID. The CID is requesting that Ryan Bumb be reappointed, term expires July 8, 2023 and that Nicholas Van Sciever is appointed (replacing Mark Winschel), term expires July 8, 2023.

Alderman Winings introduced Bill No. 6781, an ordinance to approve the Board of Director appointments to the 25 N. Central Avenue CID to be read by title for the first time. Alderman Boulton seconded.

City Attorney O'Keefe reads Bill No. 6781, first reading, an Ordinance of the City of Clayton, Missouri, Approving the Appointment of Certain Successor Directors to the Board of Directors for the 25 North Central Community Improvement District by title only.

The motion passed unanimously on a voice vote.

Motion made by Alderman Winings that the Board give unanimous consent to consideration for adoption of Bill No. 6781 on the day of its introduction. Alderman Boulton seconded.

The motion passed unanimously on a voice vote.

Alderman Winings introduced Bill No. 6781, an ordinance to approve the Board of Director appointments to the 25 N. Central Avenue CID to be read by title for the second time. Alderman Boulton seconded.

City Attorney O’Keefe reads Bill No. 6781, second reading, an Ordinance of the City of Clayton, Missouri, Approving the Appointment of Certain Successor Directors to the Board of Directors for the 25 North Central Community Improvement District by title only.

The motion passed on a roll call vote: Alderman Winings – Aye; Alderman Boulton – Aye; Alderman Berkowitz – Aye; Alderman McAndrew – Aye; Alderman Buse – Aye; and Mayor Harris – Aye. The bill, having received majority approval was adopted and became Ordinance No. 6642 of the City of Clayton.

Other

Alderman Winings reported on the following:

- CRSWC – The Center renovation project is continuing to move forward; The Center is scheduled to close during spring break; anticipated completion is May 15; attendance at the Center is down due to the construction; staff is working on new marketing to increase membership.

Alderman Boulton reported that Alderman Lintz is doing well.

Alderman Berkowitz reported on the following:

- CCF Major Gifts met today; discussed commitment of donations/gifts.
- Great reception for City Manager Gipson.

Alderman McAndrew reported on the following:

- CCF Board of Directors - welcomed several new members; presentation of audit.
- Maryland Heights Community Center shooting - Chief Smith commented that it was a work-related event.

Alderman Buse stated that the reception for City Manager Gipson was great.

Mayor Harris reported on the following:

- CCF “All That Glitters” event is scheduled for February 28.
- Kudos on the reception for City Manager Gipson.
- Donations/gifts have been firmed up for the Shaw Park All-Season facility.

City Manager Gipson expressed his thanks and appreciation for the reception held last week.

There being no further business the meeting adjourned at 7:30 p.m.

Mayor

ATTEST:

City Clerk

DRAFT



City Manager
10 N. Bemiston Avenue
Clayton, MO 63105

REQUEST FOR BOARD ACTION

TO: MAYOR HARRIS; BOARD OF ALDERMEN

FROM: DAVID GIPSON, CITY MANAGER
GARY CARTER, ECONOMIC DEVELOPMENT DIRECTOR

DATE: MARCH 10, 2020

SUBJECT: ORDINANCE – ESTABLISHING THE 7730 BONHOMME COMMUNITY IMPROVEMENT DISTRICT

OVERVIEW:

Silverwest-I Clayton LLC (the “Developer”), which is an affiliate of Denver-based Silverwest Hotels, intends to redevelop the property located at 7730 Bonhomme into first-class hotel consisting of approximately 268 rooms, and featuring a new rooftop pool, restaurant and bar, fitness center with panoramic views, and approximately 17,000 square feet of event space. As part of this project, the Developer anticipates potential significant improvements or additions to the infrastructure and public spaces associated with the hotel, including, but not limited to, the parking garage, streetscape improvements, porte cochere, sidewalks and landscaping. To assist in financing this redevelopment, the Developer has petitioned the City to create a Community Improvement District (the “CID”) on the hotel pursuant to the Community Improvement District Act, Sections 67.1401 to 67.1571, RSMo. (the “CID Act”). The CID will impose an additional 1% sales tax on hotel and other retail sales for up to 30 years. The CID will use the sales tax revenues to pay for certain eligible project costs, \$2,900,000. The attached ordinance:

- Approves the petition to establish the CID;
- Appoints a Board of Directors for the CID; and
- Directs the City Clerk to notify the Department of Economic Development that the CID has been established (as required by the CID Act).

APPROVAL OF CID PETITION AND APPOINTMENT OF BOARD OF DIRECTORS:

The petition to establish the CID defines the basic scope of the CID, including its boundaries and its ability to seek voter approval of the aforementioned CID sales tax (in this case, the CID Act provides that the only qualified voter to vote on these matters is the sole property owner within the CID, which is currently the Developer). If the attached ordinance is passed, the CID will be established as a separate political subdivision and will be a separate legal entity from the City.

The CID will be governed by a six-member board of directors appointed by the Mayor with the consent of the Board of Aldermen. Under state law, only registered voters residing within the CID and the authorized representatives of property owners within the CID may be appointed to the Board of Directors. In this case, the Developer is the sole property owner within the CID and has designated the five voting persons named in the attached ordinance to be considered for appointment to the board of directors. In addition, the City of Clayton City Manager or the manager’s designee will be a non-voting board member.

NOTIFICATION TO DEPARTMENT OF ECONOMIC DEVELOPMENT:

The CID Act requires the City Clerk to report the creation of the CID to the Department of Economic Development. The attached ordinance will authorize the City Clerk to make such notification.

Recommendation: To hold a public hearing of the petition to create the CID and approve the attached ordinance.

BILL NO. 6782

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CLAYTON, MISSOURI, APPROVING A PETITION REQUESTING THE CREATION OF THE 7730 BONHOMME COMMUNITY IMPROVEMENT DISTRICT; ESTABLISHING THE DISTRICT AS A POLITICAL SUBDIVISION OF THE STATE OF MISSOURI; DIRECTING THE CITY CLERK TO NOTIFY THE MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT OF THE CREATION OF THE DISTRICT; AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH; AND CONTAINING A SEVERABILITY CLAUSE

WHEREAS, the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the “**Act**”), authorizes the governing body of any municipality, upon a proper petition requesting the formation and after a public hearing, to adopt an ordinance establishing a community improvement district; and

WHEREAS, on February 19, 2020, Silverwest-I Clayton LLC filed a petition (the “**Petition**”), a copy of which is set forth as **Exhibit A**, attached hereto and incorporated herein by reference, with the City Clerk of the City of Clayton, Missouri (the “**City**”) pursuant to the Act, which proposed the formation of the 7730 Bonhomme Community Improvement District (the “**District**”) provide a mechanism to carry out or finance, within the District, (i) the acquisition, reconstruction or construction of any public improvements authorized by the Act, including, but not limited to, parking lots, garages or facilities, streetscape improvements, sidewalks, or ramps and (ii) the provision of services authorized by the Act, including, but not limited to, security, economic development, planning, tourism, cleaning or maintenance (collectively, the “**District Project**”); and

WHEREAS, on February 21, 2020, the City Clerk verified that the Petition complied with the Act and set a public hearing with all proper notice being given in accordance with the Act; and

WHEREAS, on March 10, 2020, the Board of Aldermen held a public hearing at which all persons interested in the formation of the District were allowed an opportunity to speak and at which time the Board of Aldermen heard all protests and received all endorsements; and

WHEREAS, the Board of Aldermen finds that notice of the establishment of the District has been duly given and the public hearing thereon has been held in which all reasonable protests, objections and endorsements have been heard, all in accordance with Section 67.1431 of the Act; and

WHEREAS, the Board of Aldermen further finds that the Petition to establish the District is proper in that it meets all of the requirements of Section 67.1421 of the Act.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CLAYTON, MISSOURI, AS FOLLOWS:

SECTION 1. Establishment of District. There is hereby created within the City the 7730 Bonhomme Community Improvement District as a political subdivision of the State of Missouri, having the powers and purposes set forth in the Petition. The District shall include the contiguous tract of real estate described in the Petition, shall be governed by a board of directors consisting of six (6) total directors, five (5) voting directors and one (1) non-voting director, appointed by the City and shall have authority to impose a sales and use tax not exceeding one percent (1%). The City hereby appoints the initial Board of Directors of the District to initial terms of office, as follows:

Evan Welsh	4 year term
Terry Anderson	4 year term
Jennifer Metz	2 year term
Taylor Umscheid	2 year term
Andrew Hargis	2 year term

In addition, the non-voting Director shall be the City Manager of the City of Clayton or the Manger’s designee from time to time. By its execution of the Petition, the Petitioner has designated the City Manager of the City of Clayton (or the Manager’s designee from time to time) as a legally authorized representative of such Petitioner, as the owner of District Property, and intends that such designation shall run with the land comprising the District Property so long as the District exists.

SECTION 2. Term. The District shall be in existence for such period of time as is required to repay any notes, bonds or other obligations it issues, but not to exceed 30 years from the date of this Ordinance.

SECTION 3. Missouri Department of Economic Development Report. The City Clerk is hereby directed to prepare and file with the Missouri Department of Economic Development the report specified in Section 67.1421.6 of the Act.

SECTION 4. Further Actions Authorized. The officers and agents of the City are hereby authorized and directed, to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

SECTION 5. Severability Clause. It is hereby declared to be the intention of the Board of Aldermen that each and every part, section and subsection of this Ordinance shall be separate and severable from each and every other part, section and subsection hereof and that the Board of Aldermen intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. In the event that any part of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect.

SECTION 6. Effective Date. This ordinance shall be in full force and effect both from and after its passage by the Board of Aldermen.

Passed by the Board of Aldermen this 10TH day of March 2020.

Mayor

Attest:

City Clerk

EXHIBIT A

PETITION

[On file with the Office of the City Clerk]

PETITION TO ESTABLISH
7730 BONHOMME
COMMUNITY IMPROVEMENT
DISTRICT

**Petition to Establish a Community
Improvement District
Pursuant to Sections 67.1401-67.1571 of the
Revised Statutes of Missouri, as Amended**

City of Clayton, Missouri

2020

EXHIBITS

EXHIBIT A DISTRICT LEGAL DESCRIPTION

EXHIBIT B DISTRICT BOUNDARY MAP

**PETITION TO ESTABLISH
7730 BONHOMME
COMMUNITY IMPROVEMENT DISTRICT**

This Petition (“Petition”) to establish a Community Improvement District within a certain limited portion of the City of Clayton, Missouri (the “City”), is hereby submitted to the City in accordance with the Community Improvement District Act as set forth in Sections 67.1401 through 67.1571 of the Revised Statutes of Missouri, as amended (the “Act”).

As set forth herein, Silverwest-I Clayton LLC (the “Petitioner”), is signing this Petition in accordance with the Act to request that the governing body of the City (the “Board of Aldermen”) hold a public hearing and approve the Petition and establish the Community Improvement District as described herein and in accordance with the Act.

1. DESCRIPTION OF THE DISTRICT

A. Name of District

The name of the District shall be the “**7730 Bonhomme Community Improvement District**” (the “District”).

B. Legal Description

The District includes all of the real property (the “District Property”) legally described on Exhibit A attached hereto and made a part hereof.

C. Boundary Map

A map illustrating the boundaries of the District is attached hereto and made a part hereof as Exhibit B (the “District Boundary Map”).

2. PETITIONER

Based on the tax records of the City as of the date of filing this Petition, Petitioner:

- (a) collectively owns more than fifty percent (50%) by assessed value of the District Property; and
- (b) represents more than fifty percent (50%) per capita of all owners of the District Property.

3. FIVE YEAR PLAN

The five-year plan for the District shall include, but is not necessarily limited to, the following:

A. Purposes of the District

The purpose of the District is to provide a mechanism to carry out or finance, within the District, (i) the acquisition, reconstruction or construction of any public improvements authorized by the Act, including, but not limited to, parking lots, garages or facilities, streetscape improvements, sidewalks, or ramps and (ii) the provision of services authorized by the Act, including, but not limited to, security, economic development, planning, tourism, cleaning or maintenance. The activities described in the foregoing sentence shall, collectively, constitute the "District Project" for the purposes of this Petition. The District shall have the authority to pledge its revenues and/or to issue one more notes or other obligations (as that term is used in Section 67.1401.2(10) of the Act) to be used towards the payment of costs and fees of the District Project. District revenues may be used for the maintenance of improvements constructed or completed as part of the District Project. In addition, the purposes of the District, include, but are not limited to, the following:

- (a) To pledge its tax revenues (the "CID Revenues") to one or more notes or other obligations, which may be issued by the District or another public body (collectively, the "District Obligations"), the proceeds of said District Obligations to be used toward the payment of costs and fees of the District Project, the costs of issuing the District Obligations, and to refund prior District Obligations;
- (b) To enter into one or more agreements or contracts in order to complete or cause completion of the District Project and other purposes of the District;
- (c) To levy and impose a retail sales and use tax in accordance with the Act (the "District Sales Tax"); and
- (d) To exercise any authorized purpose of the District pursuant to and in accordance with the Act.

B. Estimate of Costs of Services and Improvements

The estimated costs of the District Project to be incurred by or on behalf of the District within five (5) years from the date of adoption of an ordinance creating the District are approximately Two Million Nine Hundred Thousand Dollars (\$2,900,000), exclusive of interest on District Obligations. CID Revenues may also be used to finance professional fees and expenses, underwriting, and issuance costs related to the District Obligations.

C. Powers

The District shall have the powers provided for in the Act, subject to the limitations set forth herein.

D. Annual Benchmarks for the Five-Year Plan

The following annual benchmarks represent the anticipated schedule of the District and are subject to change.

2020

- Approval of ordinance establishing the District.
- Effective as of the date of the ordinance establishing the District, appointment of its Board (as hereinafter defined) and approval of District Sales Tax.
- Implement District Sales Tax.
- Carry out the District Project.

2021

- Completion of the District Project.
- Collect and administer District Sales Tax.
- Repayment of District Obligations.
- Issuance of District Obligations.

2022

- Collect and administer District Sales Tax.
- Repayment of District Obligations.

2023

- Collect and administer District Sales Tax.
- Repayment of District Obligations.

2024

- Collect and administer District Sales Tax.
- Repayment of District Obligations.

2025

- Collect and administer District Sales Tax.
- Repayment of District Obligations.

4. GOVERNANCE OF THE DISTRICT

A. Type of District

The District shall be a separate political subdivision governed by a board of directors (the "Board") and shall have all of the powers authorized and/or granted by the Act.

B. Board of Directors

1. Number

The District shall be governed by a Board consisting of six (6) total directors - five (5) voting directors and one (1) non-voting director (the "Directors" and each a "Director").

2. Qualifications

Each Director, during his or her term, shall meet the following requirements:

- (a) be a citizen of the United States of America;
- (b) be a Missouri resident for at least one year prior to appointment to the Board;
- (c) be at least 18 years of age; and
- (d) be an owner of District Property or its legally authorized representative ("Owner").

In addition, the non-voting Director shall be a designee of the City Manager of the City of Clayton. By its execution of this Petition, the undersigned Petitioner designates the City Manager of the City of Clayton (or her or his designee) as a legally authorized representative of such Petitioner, as the owner of District Property, and intends that such designation shall run with the District Property.

3. Initial Board of Directors

The initial Directors shall be appointed by the Mayor with the consent of the Board of Aldermen to serve the following staggered terms, all in accordance with Section 67.1451.5 of the Act:

Director:	Term:
First	Four (4) Years
Second	Four (4) Years
Third	Two (2) Years
Fourth	Two (2) Years
Fifth	Two (2) Years
Sixth (non-voting)	Four (4) Years

Upon expiration of the terms of the initial Directors, successive Directors shall be appointed from a slate approved by the Directors and by the Mayor with the consent of the Board of Aldermen in accordance with the Act.

4. Successor Directors

Successor Directors shall serve four (4) year terms on the Board and shall be appointed by the Mayor with the consent of the Board of Aldermen according to a slate submitted to the Mayor by the Board. Following submission of the slate to the Mayor:

- (a) the Mayor shall appoint the successor Directors according to the slate submitted and the Board of Aldermen shall consent to the appointment; or
- (b) the Mayor or the Board of Aldermen may reject the slate submitted and request in writing that the Board submit an alternate slate.

If an alternate slate is requested, the Board shall within 60 days following receipt of the written request submit an alternate slate to the Mayor. Following submission of the slate to the Mayor:

- (a) the Mayor shall appoint the successor Directors according to the alternate slate submitted and the Board of Aldermen shall consent to the appointment; or
- (b) the Mayor or the Board of Aldermen may reject the alternate slate submitted and request in writing that the Board submit another alternate slate.

The procedure described above shall continue until the successor Directors are appointed by the Mayor with the consent of the Board of Aldermen.

The Board shall select the slate as follows:

- (a) individuals meeting the qualifications set out in this Petition must

be nominated by two sitting Directors;

- (b) the Directors shall then vote for a slate of nominees who shall consist of the number needed to fill vacancies and the seats of expiring terms; and
- (c) the slate shall consist of the nominees classified so that the Board will meet the representation requirements set out in Section 2 of this Petition.

5. REAL PROPERTY TAXES

The District shall have no power to levy a real property tax upon District Property; as such, the maximum rate of real property taxes within the District is zero.

6. SPECIAL ASSESSMENTS

The District shall have no power to levy any special assessments upon District Property; as such, the maximum rate of special assessments within the District is zero.

7. ASSESSED VALUE

As of the date of this Petition, the total assessed value of the District Property is Three Million Five Hundred Thirty-Seven Thousand Three Hundred Forty Dollars (\$3,537,340) according to the records of the St. Louis County Assessor.

8. SALES TAXES

Pursuant to Section 67.1545 of the Act, the District may, by resolution, impose a District sales and use tax on all retail sales made within the District which are subject to taxation pursuant to Sections 144.010 to 144.525 of the Revised Statutes of Missouri (excepting such sales as set forth in the Act), at a rate not to exceed one percent (1%).

9. BLIGHT DETERMINATION

This Petition does not seek a determination that any portion of the District Property is a blighted area pursuant to Section 67.1401.2(3) of the Act.

10. LIFE OF DISTRICT

The proposed length of time for the existence of the District is thirty (30) years following the effective date of the ordinance adopting and approving this Petition.

11. REQUEST TO ESTABLISH DISTRICT

By execution and submission of this Petition, the Petitioner requests that the Board of Aldermen hold a public hearing in accordance with Section 67.1421 of the Act and adopt an ordinance to establish the District as set out in this Petition and in accordance with the Act and this Petition.

12. NOTICE TO PETITIONER

The signature of the undersigned may not be withdrawn later than seven (7) days after this Petition is filed with the City Clerk of the City (acting as the "city clerk" under the Act).

13. BORROWING CAPACITY AND REVENUE GENERATION

The District shall have all powers and authority provided in the Act to borrow revenue in order to complete the District Project, and to provide services and complete such improvements as are necessary and desirable to the District. The District shall have the authority, as set forth above, to levy the District Sales Tax in accordance with the Act in order to generate revenue for the District. Petitioner does not seek to limit the borrowing capacity or revenue generation of the District and anticipates the pledge of CID Revenues to District Obligations issued, to fund the District Project or other purposes of the District as set forth in this Petition.

14. DISTRICT POWERS

There shall be no other limitations on the District's powers and the District shall have all powers granted under the Act.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Signature Page for Petition to Establish the
7730 Bonhomme Community Improvement District

The undersigned requests that the Board of Aldermen of the City of Clayton, Missouri establish the 7730 Bonhomme Community Improvement District according to the preceding Petition and authorize the creation of the District.

Name of Owner:	Silverwest-I Clayton, LLC
Owner's Telephone Number:	(720) 443-6480
Owner's Mailing Address:	101 University Blvd. Suite 200 Denver, Colorado 80206
Owner Entity Type:	Limited Liability Company
Name of Signer:	Charles S. Peck
Basis of Legal Authority to Sign:	President and Chief Operating Officer of Silverwest Hotels LLC, the Manager of Silverwest Manager Fund-I LLC, the Manager of Owner
Signer's Telephone Number:	(720) 443-6480
Signer's Mailing Address:	101 University Blvd. Suite 200 Denver, Colorado 80206

The map, parcel number and assessed value of each tract of real property within the proposed District owned by the undersigned:

1. Parcel ID No.: 19K641285
Assessed Value: \$3,537,340
Legal Description: See Exhibit A
Map: See Exhibit B

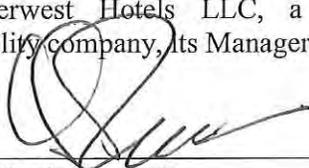
[SIGNATURE AND NOTARY PAGE(S) TO FOLLOW]

By executing this Petition, the undersigned represents and warrants that he or she is authorized to execute this Petition on behalf of the property owner named immediately above. The undersigned also represents and warrants that he has received a copy of this Petition and its exhibits, has read this Petition and its exhibits, and authorizes this signature page to be attached to the original of this Petition to be filed in the Office of the City Clerk. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven days after this Petition is filed with the Office of the City Clerk.

SILVERWEST-I CLAYTON, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

By: SILVERWEST MANAGER FUND-I LLC, a Delaware limited liability company, its Manager

By: Silverwest Hotels LLC, a Delaware limited liability company, its Manager

By: 
Name: Charles S. Peck
Title: President and Chief Operating Officer

STATE OF COLORADO)
) ss.
 OF DENVER)

Before me appeared Charles S. Peck, President and Chief Operating Officer of Silverwest Hotels LLC, the Manager of Silverwest Manager Fund-I LLC, the manager of Silverwest-I Clayton LLC, a Delaware limited liability company, to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 10th day of February, 2020.

[SEAL]




Name: LYUDMILA A. SAPRON
Notary Public
My Commission Expires: 01/29/2023

[continued on next page]

EXHIBIT "A"

DISTRICT LEGAL DESCRIPTION

LOT 6 THROUGH 11, INCLUSIVE, AND PART OF LOT 12 IN BLOCK 15 OF TOWN OF CLAYTON RECORDED IN PLAT BOOK 1, PAGE 7 IN THE ST. LOUIS COUNTY, MISSOURI, RECORDER'S OFFICE AND ALL TOGETHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF BONHOMME AVENUE, 80 FEET WIDE, AT THE NORTHWEST CORNER OF SAID LOT 6; THENCE ALONG THE NORTH LINE OF LOTS 6 THROUGH 12, SAID LINE ALSO BEING THE SOUTH LINE OF BONHOMME AVENUE, SOUTH 84 DEGREES 33 MINUTES 00 SECONDS EAST, 302.54 FEET TO A POINT IN THE NORTH LINE OF LOT 12; THENCE LEAVING SAID POINT AND RUNNING SOUTH 5 DEGREES 27 MINUTES 56 SECONDS WEST, 190.15 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 12; THENCE LEAVING SAID POINT AND RUNNING ALONG THE SOUTH LINE OF LOTS 12 THROUGH 6, SAID LINE ALSO BEING THE NORTH LINE OF A 20 FOOT WIDE ALLEY, NORTH 84 DEGREES 33 MINUTES 00 SECONDS WEST, 302.71 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE ALONG THE WEST LINE OF LOT 6, NORTH 5 DEGREES 31 MINUTES 00 SECONDS EAST, 190.15 FEET TO THE POINT OF BEGINNING, ACCORDING TO SURVEY OF PHILLIP J. WURM, MISSOURI PROFESSIONAL LAND SURVEYOR, R. S. #2268 OF JAMES ENGINEERING & SURVEYING COMPANY, INC. DATED JULY 28, 2000 JOB #165791.

**Such parcel is currently known as Parcel ID: 19K641285 in the records of St. Louis County,
Missouri**

EXHIBIT "B"
DISTRICT BOUNDARY MAP



*Cross-hatched and outlined area shows District boundary



City Manager
10 N. Bemiston Avenue
Clayton, MO 63105

REQUEST FOR BOARD ACTION

TO: MAYOR HARRIS; BOARD OF ALDERMEN

FROM: DAVID GIPSON, CITY MANAGER
SUSAN ISTENES, AICP, DIRECTOR OF PLANNING & DEV. SERVICES

DATE: MARCH 10, 2020

SUBJECT: ORDINANCES - REZONING & A PLANNED UNIT DEVELOPMENT FOR FORSYTH POINTE DEVELOPMENT AT 8001-8049 FORSYTH BOULEVARD

This is a public hearing to solicit input regarding a proposed rezoning and related Planned Unit Development (PUD) to be granted to Forsyth Acquisitions, LLC & Commerce Bank for a mixed-use development to be known as Forsyth Pointe. The properties are currently addressed 8001-8049 Forsyth Boulevard.

The subject site is 90,904 square feet and is located on the north side of Forsyth Boulevard between North Brentwood Boulevard and North Meramec Avenue. The eastern two-thirds of the site (8001-8027 Forsyth) has a zoning designation of High Density Commercial (HDC) and the property addressed 8049 Forsyth has a zoning designation of Planned Unit Development (PUD). The properties with a zoning designation of HDC are also located in the Downtown Core Overlay District. The site is currently developed as a surface parking lot and two-story office buildings and a former restaurant and is surrounded by office and retail uses.

REZONING

Planned Unit Developments are a distinct zoning district and therefore, an application to rezone the subject property from HDC and Downtown Core Overlay, to a Planned Unit Development District (PUD) was filed by the developer.

PROJECT DESCRIPTION

The applicant proposes to demolish the existing parking lot and structures and construct two mixed use commercial/office towers and a parking garage. The west tower (Tract A) will have approximately 11,484 square feet of ground floor retail space and 226,152 square feet of office space and is proposed to be 14-stories in height. The east tower (Tract C) will have approximately 6,571 square feet of ground floor retail space and 267,591 square feet of office space and is proposed to be 16 stories in height. Structured parking will be developed on Tract B, providing 1,257 parking spaces including 40 spaces available for public parking. Approximately 2 levels of the structured parking will be underground on the east side of the project for a total of 7 stories in height. On the top of the parking structure, a roof top terrace garden is proposed. Access to the parking structure on site is proposed from the existing east-west alley off Brentwood Boulevard.

PLANNED UNIT DEVELOPMENT

This project seeks relief from certain development standards that are set forth in the current zoning district (HDC and PUD) and other requirements of the Downtown Core Overlay (DTO) District. The current required development standards and the proposed modifications to those standards are identified in the table below. The number of requested modifications to the development standards that are required by the design of the project drive the amount of public benefits the developer is required to provide in terms of a point scale that is set forth in Section 405.1380 of the Zoning Regulations.

Requested Code Alternatives requiring a Waiver

Development Standard	Requirement	Proposed	Waiver Required
Height (PUD)	22 stories or 253.8 feet	18 stories or 240 feet	No
Height (DTO)	7 stories or 90 feet (maximum)	18 stories or 240 feet	Yes
Building Setback (PUD)	5 feet at second story	14'4" lobby setback on the Western façade. The design includes a 13' lobby setback on the Eastern façade	No
Building Setback (DTO)	15 feet at 3 rd story or 30 feet above grade, along elevations with street frontage, excluding alleys where height is exceeded through PUD	Building setbacks are shown on the Conceptual PUD plan. A waiver will be required for building setbacks above 3 rd story, as building line extends to property line above 2 nd floor.	Yes
Floor Area Ratio (FAR PUD)	12.67	5.625	No
Floor Area Ratio (FAR DTO)	3 (maximum)	5.625	Yes
Setback (rear PUD)	0	0	No
Setback (rear DTO)	15 feet (minimum)	0	Yes
Setback (front PUD)	0	20 Feet	No
Setback (front DTO)	none	20 Feet	No
Setback (side)	none	12 Feet	No
Ground Floor Uses (DTO)	Retail, personal care, or similar	Retail, Bank lobby	No
Ground Floor Uses (PUD)	Retail	Retail, office lobby	No
Parking (automobile)	Retail discrepancy	1,257 spaces	No
Parking (bicycle)	12 racks (minimum)	Minimum of 14	No

DTO = Downtown Overlay District
PUD = Planned Unit Development

MASTER PLAN:

The site is in the Park View District, as identified in the Downtown Master Plan. The vision for the Park View District is to “create a neighborhood along the park that takes advantage of the valuable views of Shaw Park and transforms the urban edge of the park into an active street life environment with sports, culture and entertainment venues.” The proposed development will be urban in character and will maintain a consistent street wall along the street frontage. The proposed uses and design will increase pedestrian activity levels and activate the corners of Brentwood Boulevard and Meramec Boulevard with new retail establishments. Staff is of the opinion that the proposed development is consistent with the Downtown Master Plan.

PUBLIC BENEFITS

A PUD must provide public benefits to the surrounding neighborhoods and to the City above and beyond what can be reasonably achieved by application of the zoning provisions applicable to the underlying zoning district. The Board of Aldermen may approve alternatives to the zoning regulations, subdivision regulations or design standards applicable to the property proposed to be rezoned to a planned unit development, in exchange for developer provided public benefits, as authorized in Section 405.1380. Section 405.1380(B) (1-15), characterizes those public benefits that are considered appropriate examples of benefits and Table 405.1390.1 assigns each listed benefit a maximum point value. All planned unit developments shall provide at least one (1) public benefit or combination of public benefits that total at least ten (10) points beyond those additional points required for any desired code alternatives, even if no code alternative is requested. The project must also provide at least five (5) public benefits points for each code alternative required. Public benefits are not limited to those outlined in Section 405.1380(B)(1 — 15), and a developer may propose different public benefits in their application for PUD rezoning per 405.1380(B)(16). For this project there are four (4) code alternatives required (as shown on the prior page) requiring twenty (20) public benefit points in addition to the ten (10) points required for any PUD approval. Thus, for this project to be approved as submitted a minimum of **thirty (30) points must be obtained.**

Point Table proposed by Developer per requested deviations:

Code Section	Public Benefit	Requested Points	Staff Points	Developer Comments
405.1380(B)(1)	Architectural Significance	4	3	The building will include a 16-foot-high street level arcade that lifts the building podium and is clad with a composition of thin angular fins that include color treatments to artfully modulate and create texture to the podium. The garage is screened with angular fins and complimented with vertical landscaped areas including the podium corners of Meramec and Brentwood
405.1380(B)(3)	New Public Infrastructure	4	3	The development will incorporate as much as 14' setback at the corners of Forsyth & Brentwood, and Forsyth & Meramec which will enhance the pedestrian experience and include landscaped planters, and outdoor

				seating. This setback is in addition to the existing 12' city sidewalks, which will be reconstructed as part of the development and brought up to City standards
405.1380(B)(6)	Protection or addition of Green Infrastructure	5	4	The building's garden terrace will include a green roof system that filters stormwater runoff. The building will also include solariums filled with natural plants and trees at both corners of the podium, as well as in the center of the podium.
405.1380(B)(7)	Dedication of land to City	3	0	Developer will widen alley at the north side of the building to 24 feet
405.1380(B)(8)	Below Grade Parking	10	5	286 below grade parking spaces will eliminate the massing of the parking structure and provide 40 public parking spaces for retail visitors. The below grade parking structure will also provide parking spaces for the tenants
405.1380(12)	Public Art	5	5	The buildings will include public art pieces at both the western and eastern tower open entry areas. Both development parties are committed to incorporating meaningful and lasting art into the ground floor areas. Owners of the western tower will commission an artist for public art/sculpture.
405.1380(B)(13)	Open space for public	5	4	Garden terrace located on the top floor of the parking structure will be a truly unique amenity to the property and the City of Clayton. As part of its agreement with the City of Clayton, the Developer will open the garden terrace up for a minimum of 4 public events each year, such as the movie nights, Parties in the Park, and Fall Fest. The garden terrace will include a platform/stage for music, movies, and performances, seating areas, and a trellis feature. The garden terrace will be visible from the upper floors of all nearby buildings and will create a seamless "green" connection to Shaw Park.
405.1380(B)(15)	Enhancement of Streetscape	5	0	Streetscape along Forsyth, Brentwood and Meramec Avenues will be brought up to current standards by providing 3 additional Parking Pay Stations, bicycle parking near retail areas, updated traffic controller and pedestrian access controls.
405.1380(B)(16)	Any other public benefit	5	4	Art/Ent Venue at ground level of west tower which may house a restaurant, bar, nightclub or theater
405.1380(B)(16_	Any other public benefit	5	5	Electric vehicle charging stations will be provided at each level of the garage.
TOTAL		51	33	Required: 30 points

Point analysis:

- 1) **405.1380(B)(1) Architectural Significance:** *Constructing buildings exhibiting Architectural distinction and significance that would make the development unique.*

Applicants response: The building will include a 16-foot-high street level arcade that lifts the building podium and is clad with a composition of thin angular fins that include color treatments to artfully modulate and create texture to the podium. The garage is screened with angular fins and complimented with vertical landscaped areas including the podium corners of Meramec and Brentwood.

Staff Analysis: The architecture of the buildings provides some unique features such as the solariums at each building's corners, and the arcades and the landscaped areas on the building frontages. The building design is respectful of the views of and adjacency to Shaw Park, as set forth in the Park View District of the Downtown Master Plan. While the tower buildings provide some areas of distinction, the overall design is representative of typical podium style buildings with a monolithic, horizontal form that is not articulated in any manner. The appearance is also greatly influenced by the lengthy extent of the open-air parking garage façade on Forsyth Avenue.

- 2) **405.1380(3) Provision of new or enhanced public infrastructure:** *greater than the minimum code requirements or as required as a result of a traffic, parking or similar study, and including, but not limited to, the establishment of onsite common areas (exclusive of yards as defined herein), streets, curbs, sidewalks, sanitary sewers, stormwater sewers, landscape buffers, lighting and public parking.*

Applicants response: The development will incorporate as much as 14-foot setback at the corners of Forsyth and Brentwood, and Forsyth and Meramec which will enhance the pedestrian experience and include landscaped planters, and outdoor seating. This setback is in addition to the existing 12-foot-wide City sidewalks, which will be reconstructed as part of the development and brought up to City standards

Staff Analysis: The proposed arcade design provides an enhanced, sheltered walkway for pedestrians. The proposed street furniture and planter boxes enhances the street side public space. Points cannot be awarded for bringing sidewalks and streetscape up to City required standards.

- 3) **405.1380(B)(6) Protection and addition of green infrastructure.** *Projects which provide and protect green infrastructure such as planned and managed networks of open spaces (including parks) and features that use natural means such as vegetation to capture, store and infiltrate stormwater runoff (including bioswales, green roofs, and rain gardens).*

Applicant's response: The building's garden terrace will include a green roof system that filters stormwater runoff. The building will also include solariums filled with natural plants and trees at both corners of the podium, as well as in the center of the podium.

Staff Analysis: It's unclear at this time how the rooftop water management system will function, however, the rooftop garden is consistent with natural means to capture, store and infiltrate stormwater.

- 4) **405.1380(B)(7) Dedication of land to the City for purposes of widening or improving the adjoining right-of-way.**

Applicant's response: Developer will widen alley at the north side of the building to 24 feet.

Staff Analysis: Points cannot be received for City requirements such as planting city street scape or widening an alley, per 405.1380.B.3. The developer notes that they had purchased the parking lot from the City including the 4 feet along the east/west alley that they will be required to dedicate to the City for alley widening. For that reason, they have requested points for the dedication. However, for this project, the City is also vacating a portion of the east/west alley and a building will be constructed over what will be a former alley. Typically, when alleys are vacated the property formerly comprised of the alley is split down the middle and given to the adjoining property owner's (assuming there is more than one). The area of dedication via widening equals 1,070 square feet. The area of vacation equals 4,400 square feet. Therefore, staff believes points are not warranted. Additionally, widening the alley to 24 feet is a city minimum standard that is required of all developments in similar situations, therefore, no points can be awarded.

- 5) **405.1380(B)(8) Below Grade Parking.** *Inclusion of a below grade parking facility with spaces specifically available and designated for public parking and located underneath the proposed development.*

Applicant's response: 286 below grade parking spaces will eliminate the massing of the parking structure and provide 40 public parking spaces for retail visitors. The below grade parking structure will also provide parking spaces for the tenants. Including below grade parking will eliminate the massing of the parking structure and will provide parking spaces for the tenants of the East and West Tower.

Staff Analysis: The parking structure is primarily located above grade and its location is contradictory to the Downtown Overlay District which directs parking towards the center of the site as opposed to street frontages. 286 spaces of the proposed 1,257 is approximately 23 percent of the total number of spaces that will be located below grade (per the developer) which equates to less than two stories below grade. The proposed garage does provide 40 spaces for public parking.

- 6) **405.1380(B)(12) Public Art.** *A significant form of public art in any media that has been planned and executed with the intention of being staged on private property, outside, which is accessible to the public.*

Applicant's response: The buildings will include public art pieces at both the western and eastern tower open entry areas. Both development parties are

committed to incorporating meaningful and lasting art into the ground floor areas. Owners of the western tower will commission an artist for public art/sculpture.

Staff response: The intent of the code is for Art to be externally located and available to the public. Not enough information has been provided by the applicant to consider point values. Points may be possible if the design and location is indoors but is visible and accessible to the public from the street and sidewalk. Applicant has revised the first submittal which now indicates that the owners of the western tower will commission an artist for public art/sculpture. More detailed information will be necessary in order to accurately assess points.

- 7) **405.1380(B)(13) Garden terrace.** *An appropriate amount of open space is provided and available for active or passive use by the public such as courtyards, grassed areas, patios, landscaped spaces.*

Applicant's response: A garden terrace located on the top floor of the parking structure will be a truly unique amenity to the property and the City of Clayton. As part of its agreement with the City of Clayton, the Developer will open the garden terrace up for a minimum of 4 public events each year, such as the movie nights, Parties in the Park, and Fall Fest. The garden terrace will include a platform/stage for music, movies, and performances, seating areas, and a trellis feature. The garden terrace will be visible from the upper floors of all nearby buildings and will create a seamless "green" connection to Shaw Park.

Staff Analysis: The garden terrace has limited access to the public and is elevated from the street, therefore access to the terrace, use of the terrace and views of the terrace are for the most part, private. However, it is a positive amenity from the standpoint of preserving green and open areas and to break up the typical concrete massing of the top of a parking garage.

- 8) **405.1380(B) (16)** *Any other public benefit which is determined by the Board of Aldermen to meet the purpose and objectives set forth in Section 405.1360.*

Applicant's response: An Arts and Entertainment venue is planned for at ground level of the West Tower which may house a restaurant, bar, nightclub, or theater.

Staff Analysis: Full points awarded.

CRITERIA FOR APPROVAL

The approval criteria are set forth in Section 405.1410 and are designed to achieve the objectives as set forth in Section 405.1360 of the Zoning Code. The Plan Commission may recommend, and the Board of Aldermen may adopt modifications to the requirements contained in Chapter 405.010 et. seq. titled Zoning Regulations as amended and Chapter 415.010 et. seq. titled Subdivision Regulations as amended, as part of its consideration and approval of a planned unit development to the Board of Aldermen approval, approval with conditions or denial of the development plan. In considering and acting upon development plans, landscape plans and other applicable plans, the Plan Commission shall take the following objectives into consideration through the planned unit development process:

Downtown Master Plan

- 1) *The proposed development is in harmony with general purposes and intent of Chapter 405 of the Municipal Code and is compatible with and implements the planning goals and objectives of the City as set forth in the City's Master Plans;*
 - >> The site is in the Park View District, as identified in the Downtown Master Plan. The vision for the Park View District is to “create a neighborhood along the park that takes advantage of the valuable views of Shaw Park and transforms the urban edge of the park into an active street life environment with sports, culture and entertainment venues.”
 - >> The proposed development will be urban in character and will maintain a consistent street wall along the street frontage. The proposed uses and design will increase pedestrian activity levels and activate the corners of Brentwood Boulevard and Meramec Boulevard with new retail establishments. Staff is of the opinion that the proposed development is consistent with the Downtown Master Plan.

Open Space and Landscaping

- 2) *The quality and quantity of public and common open space and landscaping provided are consistent with higher standards of design and amenities expected of a PUD. Common spaces are adequate in size and design to accommodate public use:*
 - >> Criteria met. The proposed landscape enhancements to the street scape, the building and the roof top garden coupled with the arcade design of the building along the street frontages will provide amenities to both pedestrians, occupants of the building and the general public, to a certain extent.

External Circulation

- 3) *Streets, sidewalks, pedestrian ways, bike paths, off-street parking and loading as appropriate to the planned land uses are provided and meet the City of Clayton standards. They will not unduly interfere with the safety and capacity of adjacent streets, or other means of access to the site.*
 - >> Criterial met. The proposed parking, streets, access points and loading zones are appropriate to the type and extent of development proposed.

Internal Circulation

- 4) *The internal circulation system of the proposed development encourages safe movement for vehicles and pedestrians and provides public access to green areas and open space preserved on site which are designated for public use.*
 - >> Criterial met. The internal circulations systems provide for safe movements of pedestrians and vehicles. Public access to green areas is limited to those landscape enhancements that are planned for the streetscape and to a limited extent, the proposed solariums inside the buildings.

Design

- 5) *The PUD represents a more creative approach to the unified planning of development and incorporates a higher standard of integrated design and amenity than could be achieved under otherwise applicable zoning district and subdivision regulations.*

>> Criteria met. The proposed project is compatible with surrounding developments in terms of intensity of land use and makes more efficient use of land than the existing low rise, two story office uses. The project represents a redevelopment of ½ of an existing City block which allows for integrated design as opposed to redevelopment of individual lots with separate buildings.

Utilities

- 6) *Existing or proposed utility services are adequate for the proposed development.*
>> Criterial met. Adequate utility services are available for the proposed development.

Buffering

- 7) *Appropriate buffering is provided to protect adjacent land uses from light, noise and visual impacts.*
>> Criteria met. Surrounding land uses are similar in nature and scale. The closest residential property is one block to the north and across Maryland Avenue. There is an existing office building which provides a buffer between the proposed project and the residential property to the north.

Natural Features

- 8) *The design of the project is as consistent as practical with the preservation of natural features of the site such as stands of mature trees, steep slopes, natural drainage ways, or other area of sensitive or valuable environmental character. The topography of the property is preserved to the greatest extent possible.*
>> The topography of the property is preserved to the greatest extent possible. There are no other existing natural features of the site.

Site Layout and Land Use

- 9) *The proposed site layout and uses are compatible with the neighborhood surrounding the proposed development and the City as a whole.*
>> The proposed layout of the site and the land uses overall, are compatible with the neighborhood and the proposed development and the City as a whole. Adjacent land uses include a Special Development District with office/commercial to the west and office/retail uses to the north, east and south.

Compliance with all other applicable codes and ordinances.

The proposed development complies with all other codes and ordinances.

Architectural Preservation

- 10) *The proposed development preserves buildings which are architecturally or historically significant or contribute to the character of the City.*
>> The existing site is developed with a surface parking lot and a few smaller buildings that are not historically significant or contribute to the character of the City.

Points

11) *The proposed development provides the required number of points to the extent outlined in Section 405.1380.*

>> See analysis above. The developer has achieved the minimum amount of points required by Code.

Public Welfare

12) *The PUD will not be detrimental to the public health, safety or general welfare.*

>> Provided the development is built in accordance with the zoning ordinance, this PUD ordinance, the approved site plan and all applicable building and safety codes, the PUD should not be detrimental to the public health, safety or general welfare.

Traffic & Parking

Garage access is proposed along the northern elevation, from the east-west alley. A comprehensive analysis of the traffic and parking studies outlined in the staff report to the Plan Commission dated December 18, 2017, is provided as back up to this summary report.

Plan Commission Consideration

The Plan Commission considered this request at their meeting of February 18, 2020, and voted to recommend approval of the rezoning and Planned Unit Development to the Board of Aldermen subject to the following conditions:

1. The applicant shall provide public art located outside of the building at the northeast corner of Forsyth Boulevard and Brentwood Boulevard and the northwest corner of Meramec Avenue and Brentwood Boulevard. Public Art shall be approved by the Public Art Advisory Commission (PAAC). revise all applications and/or the plans to accurately list the building and use square footages prior to the issuance of a Building Permit.

Recommendation: To approve the rezoning and Planned Unit Development Ordinances per the conditions contained within.

BILL NO. 6783

ORDINANCE NO.

AN ORDINANCE PROVIDING FOR THE REZONING OF CERTAIN PROPERTY LOCATED AT 8049 FORSYTH BOULEVARD, 8015, 8019, 8023, 8025, 8027 FORSYTH BOULEVARD AND 8001 FORSYTH BOULEVARD AND 15 NORTH MERAMEC AVENUE FROM HIGH DENSITY COMMERCIAL LOCATED IN THE DOWNTOWN CORE OVERLAY DISTRICT AND PLANNED UNIT DEVELOPMENT DISTRICT TO A PLANNED UNIT DEVELOPMENT DISTRICT TO BE KNOWN AS THE FORSYTH POINTE PUD; PROVIDING FOR THE CHANGE IN THE ZONING MAP OF THE CITY OF CLAYTON, MISSOURI; APPROVING A PLANNED UNIT DEVELOPMENT FOR THE PROPERTY AT 8049 FORSYTH BOULEVARD, 8015, 8019, 8023, 8025, 8027 FORSYTH BOULEVARD AND 8001 FORSYTH BOULEVARD AND 15 NORTH MERAMEC AVENUE; AND OTHER ACTIONS RELATED THERETO

WHEREAS, Chapter 405, Article X “Planned Unit Development”, Section 405.1360 “Purpose Statement” of the City’s Land Use Code states that “Planned Unit Developments are a distinct zoning district”; and

WHEREAS, on December 9, 2019, a request for the rezoning of property known as 8049 Forsyth Boulevard, 8015, 8019, 8023, 8025, 8027 Forsyth Boulevard and 8001 Forsyth Boulevard and 15 North Meramec Avenue High Density Commercial located in the Downtown Overlay District and Planned Unit Development to a Planned Unit Development District was received from 8027 Forsyth Acquisitions, LLC; and

WHEREAS, 8027 Forsyth Acquisitions, LLC, (the “Developer”) submitted an application for approval of a mixed-use planned unit development plan on December 9, 2019 (the “Development Plan”) for use of the property known and numbered as 8049 Forsyth Boulevard, 8015, 8019, 8023, 8025, 8027 Forsyth Boulevard and 8001 Forsyth Boulevard and 15 North Meramec Avenue (the “Site”) for the development of a two mixed use structures and parking garage. The two structures will contain a mix of uses consisting of retail, entertainment, commercial, restaurant and office. The two mixed use towers contain approximately nine-hundred sixty – five thousand sixty-one square feet (965,061) of floor area. Parking is provided in an adjacent parking garage with 1,250 parking spaces; forty (40) of which are for public use. The east-west alley adjacent to the property will also be widened to 24 feet through a right-of-way dedication; and

WHEREAS, on March 3, 2020, the Plan Commission recommended that the proposed rezoning and development plan be approved by the Board of Aldermen; and

WHEREAS, after notice required by law and ordinance, a Public Hearing was held before the Board of Aldermen of the City of Clayton on March 10, 2020, to consider the request and recommendation; and

WHEREAS, upon due consideration, this Board of Aldermen finds and determines that good planning practice, those elements of the City’s comprehensive plan applicable to the

area in question, and the public health, safety, morals and general welfare would be best served if the subject Property is rezoned as hereinafter provided and if the development plan referenced below is adopted as hereinafter provided.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CLAYTON, MISSOURI, AS FOLLOWS:

Section 1. The zoning classification of the property located at 8049 Forsyth Boulevard, 8015, 8019, 8023, 8025, 8027 Forsyth Boulevard and 8001 Forsyth Boulevard and 15 North Meramec Avenue 227 South Central Avenue, more fully described as follows, is hereby changed from High Density Commercial (HDC) and Planned Unit Development (PUD) and the Downtown Core Overlay District to a Planned Unit Development District, to wit:

Property known and numbered as 8001, 8015, 8019, 8025, 8027 Forsyth Boulevard and 15 North Meramec Avenue as more fully described in Exhibit A attached hereto and incorporated herein by reference

Section 2. The zoning map described in Chapter 405, Section 405.060. "Zoning Map" of the Code of Ordinances of the City of Clayton is hereby revised to be consistent with the rezoning approved in Section 1 of this Ordinance.

Section 3. Findings and Development Plan Approval

The Development Plan dated February 24, 2020, and March 2, 2020, attached hereto as Exhibit B and made part of this Ordinance as prepared by Christner on behalf of 8027 Forsyth Acquisitions, LLC, developer, and on file in the Department of Planning & Development Services, as submitted by Forsyth Acquisitions, LLC, (the "Developer") for the Project and Exhibit C, the Planned Unit Development Document is hereby approved, this Board having found and determined that the Project, as set forth in the aforesaid Development Plans and documents, furthers the following objectives as specified in Chapter 405, Section 405.1400:

- The proposed development is in harmony with general purposes and intent of Chapter 405 of the Municipal Code and is compatible with and implements the planning goals and objectives of the City;
- Streets or other means of access to the proposed development meet City of Clayton standards and are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets;
- The internal circulation system of the proposed development encourages safe movement for vehicles and pedestrians;
- Existing or proposed utility services are adequate for the proposed development;
- Appropriate buffering is provided to protect adjacent land uses from light, noise and visual impacts;
- Architecture and building materials are consistent with the design of the development and compatible with the adjacent neighborhood;
- Landscaping is appropriate with the scale of the development and consistent with any applicable City codes, ordinances and standards.
- The proposed materials, design and uses are compatible with the neighborhood surrounding the proposed development or the City as a whole.

- The proposed development complies with all other applicable codes and ordinances.

In addition, the Board of Aldermen hereby finds and determines that the Developer has satisfied the requirements of Section 405.1380 to provide sufficient public benefits to (a) warrant approval of a planned development and (b) allow alternative standards in lieu of the four following zoning requirements which would otherwise be applicable to the subject property, to wit: the height limitation, building setback, floor area ratio and rear setback requirements of the Downtown Overlay District. The Board's finding as to satisfaction of the requirements of Section 405.1380 is based on the Board's determination that the Plan is entitled to the following points for the following public benefits:

Code Section	Public Benefit	Points Awarded	Analysis
405.1380(B)(1)	Architectural Significance	3	The building will include a 16-foot-high street level arcade that lifts the building podium and is clad with a composition of thin angular fins that include color treatments to artfully modulate and create texture to the podium. The garage is screened with angular fins and complimented with vertical landscaped areas including the podium corners of Meramec and Brentwood
405.1380(B)(3)	New Public Infrastructure	3	The development will incorporate as much as 14' setback at the corners of Forsyth & Brentwood, and Forsyth & Meramec which will enhance the pedestrian experience and include landscaped planters, and outdoor seating. This setback is in addition to the existing 12' city sidewalks, which will be reconstructed as part of the development and brought up to City standards
405.1380(B)(6)	Protection or addition of Green Infrastructure	4	The building's garden terrace will include a green roof system that filters stormwater runoff. The building will also include solariums filled with natural plants and trees at both corners of the podium, as well as in the center of the podium.
405.1380(B)(7)	Dedication of land to City	0	Developer will widen alley at the north side of the building to 24 feet
405.1380(B)(8)	Below Grade Parking	5	286 below grade parking spaces will eliminate the massing of the parking structure and provide 40 public parking spaces for retail visitors. The below grade parking structure will also provide parking spaces for the tenants
405.1380(12)	Public Art	5	The buildings will include public art pieces at both the western and eastern tower open entry areas. Both development parties are committed to incorporating meaningful and lasting art into the ground floor areas. Owners of the western tower will commission an artist for public art/sculpture.
405.1380(B)(13)	Open space for public	4	Garden terrace located on the top floor of the parking structure will be a truly unique amenity to the property and the City of Clayton. As part of its agreement with the City of Clayton, the Developer will open the garden terrace up for a minimum of 4 public events each year, such as the movie nights, Parties in the Park, and Fall Fest. The garden terrace will include a platform/stage for music, movies, and performances, seating areas, and a trellis feature. The garden terrace will be visible from the upper floors of all nearby buildings and will create a seamless "green" connection to Shaw Park.

405.1380(B)(15)	Enhancement of Streetscape	0	Streetscape along Forsyth, Brentwood and Meramec Avenues will be brought up to current standards by providing 3 additional Parking Pay Stations, bicycle parking near retail areas, updated traffic controller and pedestrian access controls.
405.1380(B)(16)	Any other public benefit	4	Art/Ent Venue at ground level of west tower which may house a restaurant, bar, nightclub or theater
405.1380(B)(16_	Any other public benefit	5	Electric vehicle charging stations will be provided at each level of the garage.
TOTAL		33	Required: 30 points

Section 4. The approval of the Development Plan by this Board of Aldermen is hereby subject to the development commitments and conditions set forth in Exhibit A, attached hereto.

Section 5. Implementation

The City Manager is hereby authorized and directed to take all such actions as may be necessary and proper (or to cause the same to be taken) in order to implement the approval of the Final Development Plan authorized by this Ordinance.

Section 6. Effective Date

This Ordinance shall be in full force and effect from and after the date of its passage and adoption by the Board of Alderman.

Adopted this 10th day of March 2020.

Mayor

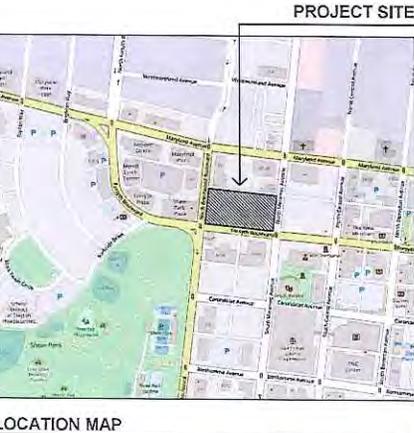
ATTEST:

City Clerk

US CAPITAL DEVELOPMENT FORSYTH POINTE

CITY OF CLAYTON SUBMISSION:
ARCHITECTURAL REVIEW BOARD (ARB) - REVISED
PLANNED UNIT DEVELOPMENT (PUD) - REVISED
SITE PLAN REVIEW (SPR) - REVISED

ARB RESUBMISSION
2/24/2020



PROJECT SITE

ZONING DISTRICT: HDC / PUD
SUBDIVISION: DOWNTOWN CLAYTON
DIMENSIONS: 420' X 204'

LOCATION MAP

DRAWING INDEX

A3.03 COVER SHEET

CIVIL

- C100 SITE DEVELOPMENT PLAN
- C101 SITE STREETScape PLAN
- C102 SITE STREETScape PLAN
- C103 STREETScape DETAILS
- C104 STREETScape DETAILS
- C105 ALTERNATE ROAD IMPROVEMENT PLAN
- C105A ALTERNATE ROAD IMPROVEMENT PLAN
- C106 VEHICLE MANUEVERING PLAN
- C107 SWPPP
- C108 SITE SWPPP PLAN
- C109 PRELIMINARY PROPOSED SITE SWPP
- C109 DEMOLITION PLAN
- C110 FLOOD/STORMWATER PLAN
- C111 CONSTRUCTION TRAFFIC DETAILS
- C112 SWPP DETAILS
- C113 SWPP DETAILS

LANDSCAPE ARCHITECTURAL

- LP13 TREE REMOVAL PLAN
- LP13 OVERALL PLANTING PLAN
- LP13 OVERALL PLANTING PLAN - TERRACE LEVEL
- LS13 OVERALL HARDSCAPE PLAN

ARCHITECTURAL ARB

- A3.03 SITE CONCEPT PLAN
- A3.03B CONCEPTUAL PUD PLAN
- A3.03C CONCEPTUAL PUD ELEVATIONS
- A3.01 STREET LEVEL COMPOSITE PLAN
- A3.02 FLOOR PLAN - WEST LOBBY / BASEMENT 2.5
- A3.03 FLOOR PLAN - BASEMENT PARKING 1
- A3.04 FLOOR PLAN - EAST LOBBY / PARKING 1
- A3.05 FLOOR PLAN - PARKING 2
- A3.06 FLOOR PLAN - PARKING 3
- A3.07 FLOOR PLAN - PARKING 4
- A3.08 FLOOR PLAN - PARKING 5
- A3.09 FLOOR PLAN - TERRACE LEVEL
- A3.10 FLOOR PLAN - OFFICE 2
- A3.11 FLOOR PLAN - OFFICE 3
- A3.12 FLOOR PLAN - OFFICE 4
- A3.13 FLOOR PLAN - OFFICE 5
- A3.14 FLOOR PLAN - OFFICE 6
- A3.15 FLOOR PLAN - OFFICE 7
- A3.16 FLOOR PLAN - OFFICE 8
- A3.17 FLOOR PLAN - OFFICE 9
- A3.18 FLOOR PLAN - OFFICE 10
- A3.19 EAST ROOF PLAN
- A3.20 SOUTH ELEVATION
- A3.21 EAST ELEVATION
- A3.22 NORTH ELEVATION
- A3.24 WEST ELEVATION
- A3.25 EASTWEST BUILDING ELEVATIONS
- A3.26 SECTION AND BUILDING DATA
- A3.27 ADJACENT BUILDING PHOTOS
- A3.40 BUILDING VIEWS
- A3.41 BUILDING VIEWS
- A3.42 ENLARGED PLAN SECTION AND ELEVATION
- A3.43 MATERIAL KEY

LIGHTING

- EL1.03 STREET LEVEL LIGHTING
- EL1.03A STREET LEVEL LIGHTING CALCULATION - WITH STREET LIGHT
- EL1.03B STREET LIGHTING CALCULATION - WITHOUT STREET LIGHT
- EL1.01 FLOOD LIGHTING
- EL1.02 SOLARium AND BALCONY LIGHTING
- EL1.03 OFFICE LEVEL & TERRACE LIGHTING
- EL1.04 OFFICE LEVEL & TERRACE LIGHTING
- EL1.05 FLOORUM AMENITY DECK LIGHTING

FORSYTH POINTE
CLAYTON, MO

ARCHITECT OF RECORD

CHRISTNER

110 NORTH MENARD | SUITE 1000, BRIDGESIDE 63102
TEL: 314.752.2607 | FAX: 314.651.9344 | CHRIS@CHRISTNER.COM
CERTIFICATE OF AUTHORITY: 100020

OWNER & DEVELOPER:

US CAPITAL DEVELOPMENT

1101 NORTH BRIDGESIDE 200
ST. LOUIS, MO 63105
(314) 752-2607

DESIGN LEAD:

ELLEN GREEN LLC

STRUCTURAL:

DAVE R. ADLER

1800 BROADWAY, SUITE 200
ST. LOUIS, MO 63102

CERTIFICATE OF AUTHORITY: 972

MECHANICAL & ELECTRICAL ENGINEERING:

217 CHESTERFIELD BUSINESS PARKWAY
CHESTERFIELD, MO 63035
(636) 834-1200

CERTIFICATE OF AUTHORITY:

LANDSCAPE ARCHITECT:

CHRISTNER INC.

180 NORTH BRIDGESIDE
ST. LOUIS, MO 63105
(314) 752-2607

CERTIFICATE OF AUTHORITY:

SEAL:

SEYMOUR ENGINEERING

1313 WILSON PARKWAY
MARYLAND HEIGHTS, MO 63043
(314) 444-7427

CERTIFICATE OF AUTHORITY:

CONSTRUCTION MANAGER:

REYNOLDS

1341 ROCK HILL RD
ST. LOUIS, MO 63124
(314) 568-3266

LIGHTING CONSULTANT:

MANLY BUCKLEY LEDBETTER DESIGN

808 S. LOUISIANA AVENUE
ST. LOUIS, MO 63101

REVISION SCHEDULE	
NO.	DATE
1	12/22/19
2	1/22/20
3	1/28/20

NO.	DATE	REVISIONS
1	12/22/19	CLAYTON ARB/PUD
2	1/22/20	ARB RESUBMITTAL
3	1/28/20	ARB RESUBMITTAL REV01

DAVID W. REHNER
A-6227
2020

THE SEAL IS VOID WITHOUT THE DOCUMENT TO WHICH IT IS AFFIXED, AND THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, CONTRACTS, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OF THIS PROJECT, UNLESS SO INDICATED ON THE SEAL.

COVER SHEET

REVISION DWG NO SHEET NO
PROJECT NO 1805 SHEET NO
DATE 2/14/2020 A0.00

FORSYTH POINTE
CLAYTON, MD

ARCHITECT OF RECORD
STOCK & ASSOCIATES CONSULTING ENGINEERS

ARCHITECT'S SERVICES | PLANNING | LANDSCAPE ARCHITECTURE
DESIGN SERVICES | 1815-1818 LIBERTY DRIVE
ST. LOUIS, MO 63107 | TEL: 314-726-2007 | WWW.STOCKANDASSOCIATES.COM

OWNER & DEVELOPER
FORSYTH POINTE LLC

DEVELOPMENT MANAGER
DC CAPITAL DEVELOPMENT
1711 FORTUNE DRIVE SUITE 208
ST. LOUIS, MO 63108
(314) 726-9001

DESIGN LEAD
CEBERGREEN LLC

STRUCTURAL
FELIX & ASSOCIATES INC. P.E.
1514 N. BROADWAY ST. # 2
ST. LOUIS, MO 63103
(314) 423-1882

MECHANICAL
STOCK & ASSOCIATES CONSULTING ENGINEERS
300 CHESTERFIELD BUSINESS PARKWAY
CHESTERFIELD, MO 63006
(636) 534-7373

LANDSCAPE ARCHITECT
HIS NORTH DESIGN
1618 NORTH BRANDED
ST. LOUIS, MO 63105
(314) 726-2892

MEP
WEST DIXON ENGINEERING
1720 VILLON PARKWAY
MARYLAND HEIGHTS, MO 63043
(314) 944-2112

CONSTRUCTION MANAGEMENT
SCOTT & ASSOCIATES
1011 BROADWAY SUITE 100
ST. LOUIS, MO 63104
(314) 596-2316

LIGHTING DESIGNER
BRANTY SUBRETT LIGHTING DESIGN
626 S. LOCKWOOD AVE
ST. LOUIS, MO 63119

REVISION SCHEDULE

NO.	DATE	REVISIONS
1	12/09/19	CLAYTON ARB/PUD
2	01/07/20	CLAYTON COMMENTS
3	01/23/20	ARB RESUBMITTAL
4	01/27/20	ARB RESUBMITTAL

DATE: 01/27/20
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DESIGNED BY: [Signature]

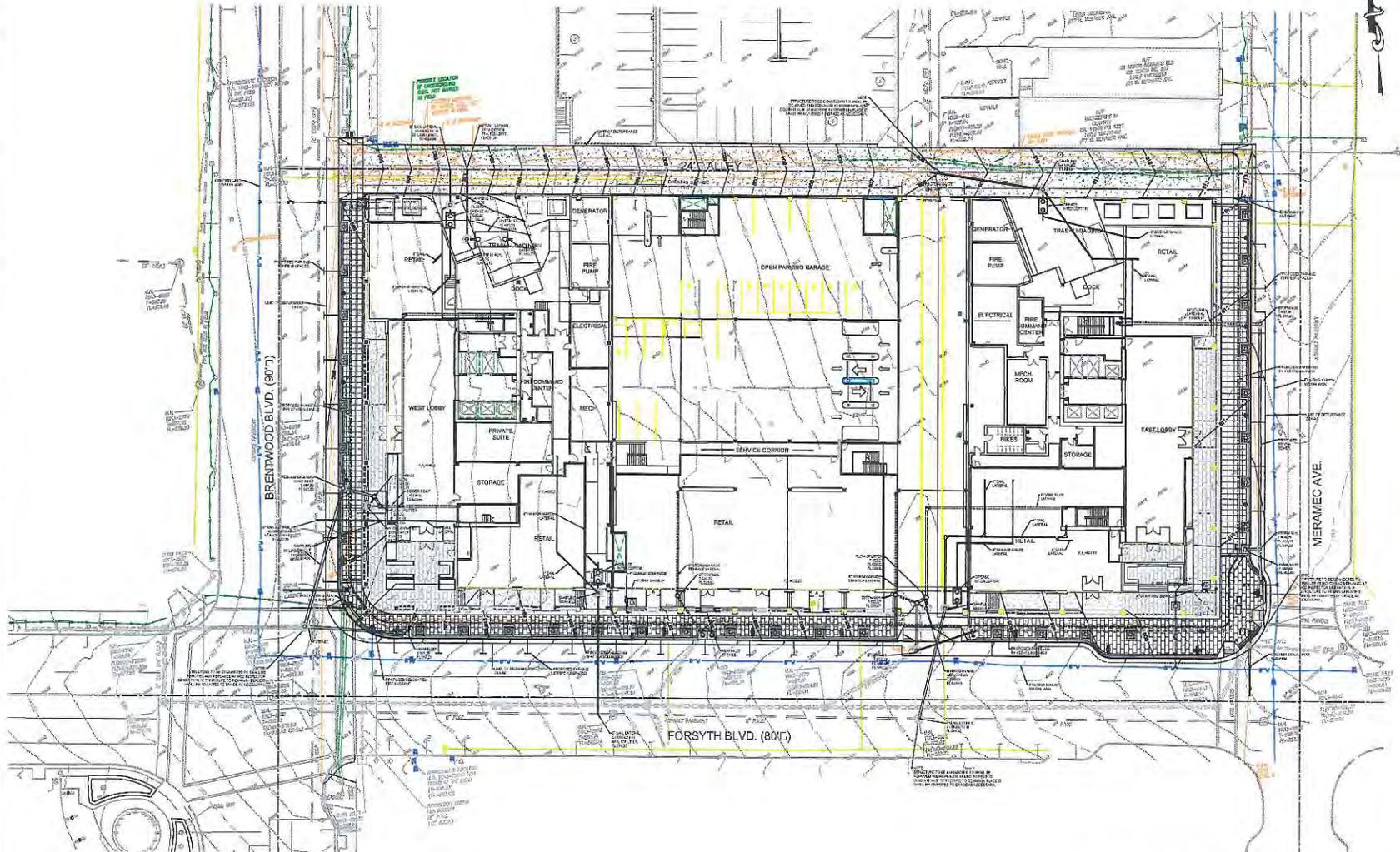
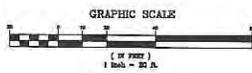
01/27/20
GEORGE M. STOCK P.E. E-25116
Civil Engineer
CERTIFICATE OF AUTHORITY 600998

THIS SEAL IS VALID FOR THE STATE OF MISSOURI ONLY. IT IS NOT VALID FOR ANY OTHER STATE OR JURISDICTION. THE SEAL IS VALID FOR THE STATE OF MISSOURI ONLY. IT IS NOT VALID FOR ANY OTHER STATE OR JURISDICTION. THE SEAL IS VALID FOR THE STATE OF MISSOURI ONLY. IT IS NOT VALID FOR ANY OTHER STATE OR JURISDICTION.

SITE DEVELOPMENT PLAN

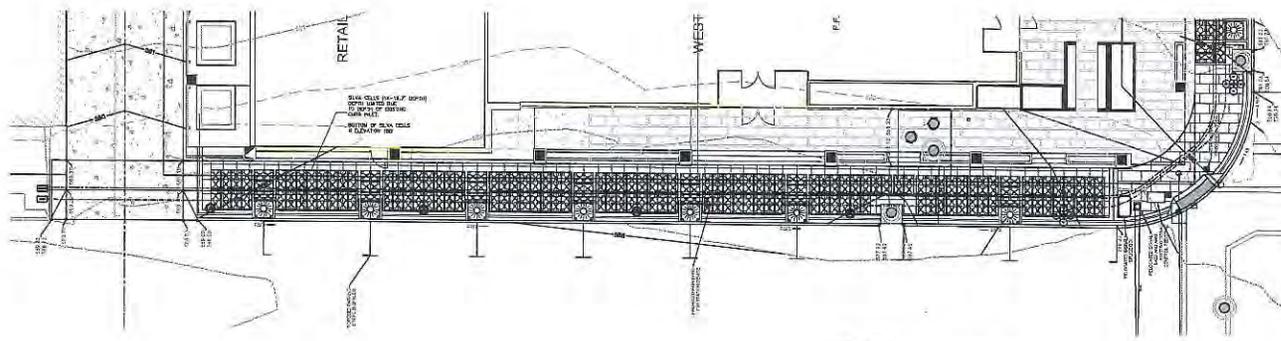
REVISION 01/20/20 SHEET NO
PROJECT NO 218-4558.1 C100
DATE 12/29/19

CLAYTON ARB/PUD
NOT FOR CONSTRUCTION



Site Development Plan
SCALE: 1/8" = 1'-0"

MISSOURI BOARD OF ARCHITECTS
MID BASE MAP: 18-3
MID PROJECT NO: 14852-0005



Brentwood Streetscape Plan
SCALE 1/8" = 1'-0"

FORSYTH POINTE
CLAYTON, MO

ARCHITECT OF RECORD
 ARCHITECT'S DESIGNER / PLANNER / LANDSCAPE ARCHITECT
 1815 PINEHURST | SUITE 100 | JENSEN | MO
 PH: 314.727.5247 | FAX: 314.727.5239 | INFO@JENSEN.COM
 CERTIFICATE OF AUTHORITY: 000000

OWNER & DEVELOPER
 WESTBROOK ASSOCIATES, LLC
 OWNER:
 COMMERCE BANK
 DEVELOPMENT MANAGER:
 DE CAPITAL DEVELOPMENT
 751 South High Street, 2ND
 ST. LOUIS, MO, 63101
 (314) 775-1485

DESIGN LEAD:
 FEEDERWREN LLC
 STRUCTURAL:
 TWP PER AISC
 (Mr. Brian G. Dr. # 2)
 1214 KANSAS
 CERTIFICATE OF AUTHORITY:
 000000

PE
 STOCK & ASSOCIATES CONSULTING ENGINEERS
 101
 101 CHESTERFIELD BUSINESS PARKWAY
 CHESTERFIELD, MO, 63005
 (630) 726-3474
 CERTIFICATE OF AUTHORITY:
 000000

LANDSCAPE ARCHITECT
 CHRISTOPHER W. CO.
 1814 NORTH MEDICAL
 ST. LOUIS, MO, 63103
 (314) 725-2627
 CERTIFICATE OF AUTHORITY:
 000000

PE
 REGD ENGINEERING
 CARWELSON HWY
 MARYLAND HEIGHTS, MO 63043
 (314) 484-3127
 CERTIFICATE OF AUTHORITY:
 000000

CONSTRUCTION MANAGER
 MCGARRETT
 1541 ROCK HILL RD
 ST. LOUIS, MO 63114
 (314) 484-3127

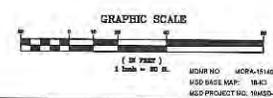
LANDSCAPE DESIGNER
 RANDY BURDETTE LIGHTING DESIGN
 109 E. ROCKWOOD AVE
 ST. LOUIS, MO 63118

REVISION SCHEDULE

NO.	DATE	REVISIONS
1	12/05/19	CLAYTON ARB/PLD
2	01/07/20	CLAYTON COMMENTS
3	01/23/20	ARB RESUBMITTAL
4	01/27/20	ARB RESUBMITTAL

01/27/20
 GEORGE M. STOCK, P.E. E-25118
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY: 000000

SITE STREETScape PLAN



REVISION DWG NO. SHEET NO.
 PROJECT NO. 21MS25.1 C102
 DATE 12/05/19

CLAYTON ARB/PLD
 NOT FOR CONSTRUCTION

REVISION SCHEDULE	
NO.	REVISIONS
1	12/09/19 CLAYTON ARB/PUD
2	01/27/20 CLAYTON COMMENTS
3	01/23/20 ARB RESUBMITTAL
4	01/27/20 ARB RESUBMITTAL



01/27/20
GEORGE M. STOCK, P.E. E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY 00000

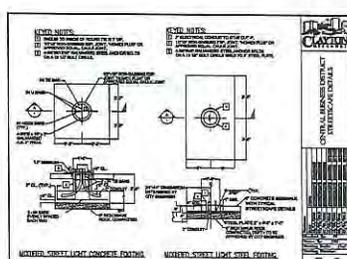
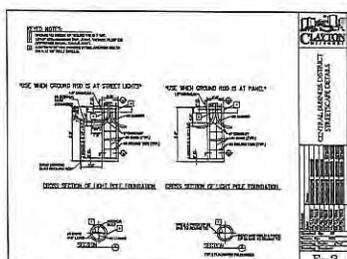
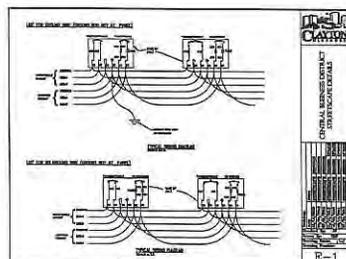
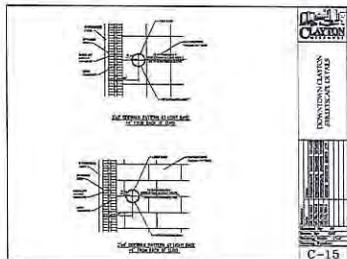
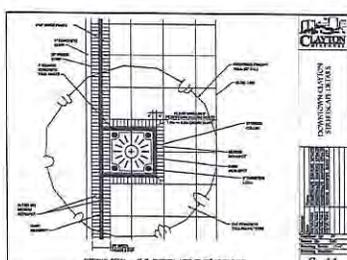
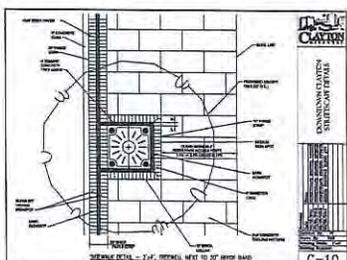
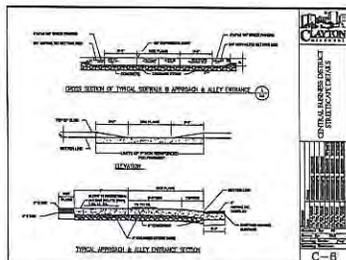
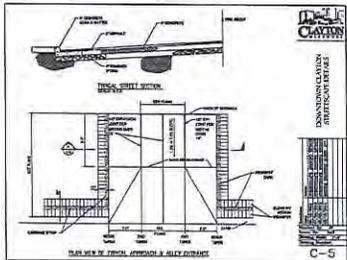
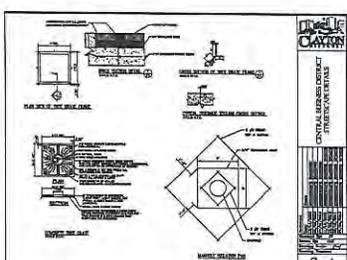
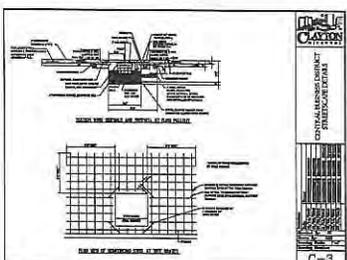
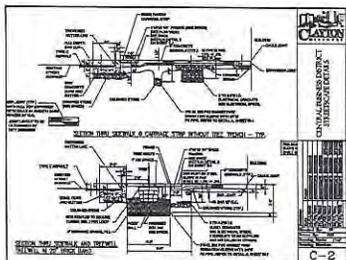
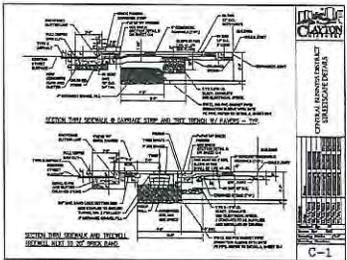
NOTE: THIS SEAL IS VALID FOR THE STATE OF MISSOURI ONLY. IT DOES NOT VALIDATE ANY WORK PERFORMED OUTSIDE OF MISSOURI. THE USER OF THIS SEAL IS RESPONSIBLE FOR OBTAINING THE NECESSARY LICENSES AND CERTIFICATIONS TO PERFORM WORK IN ANY OTHER JURISDICTION. THE USER OF THIS SEAL IS RESPONSIBLE FOR OBTAINING THE NECESSARY LICENSES AND CERTIFICATIONS TO PERFORM WORK IN ANY OTHER JURISDICTION.

STREETSCAPE
DETAILS

REVISION DWG NO. SHEET NO.
PROJECT NO. 215455A.1 C103
DATE 1/20/20

CLAYTON ARB/PUD

NOT FOR CONSTRUCTION



NOTE:
ALL STREETSCAPE TO FOLLOW CITY OF CLAYTON
STANDARD DETAILS. FINAL STREETSCAPE DETAILS
AND LOCATION OF STREETSCAPE IMPROVEMENTS
TO BE COORDINATED AND APPROVED BY THE
CITY.

Streetscape Details
01.45.12.12

MDFP NO. M096-0340
MFD BASE MAP: 1842
MFD PROJECT NO: 1845-04019

FORSYTH POINTE
CLAYTON, MO

ARCHITECT OF RECORD

TO: HANCOCK & PETERSON

ARCHITECT (DESIGNER) | ARCHITECT (LANDSCAPE ARCHITECT)

HANCOCK & PETERSON | 1114 GRAND VICTORY BLVD
ST. LOUIS, MO 63102 | FAX: 314 229 5600 | CHARTERED PROFESSIONAL ARCHITECTS

CITY OF CLAYTON, MISSOURI

OWNER & DESIGN OWNER

FORSYTH POINTE LLC

OWNER

SOURCEFACE BANK

DESIGN CONSULTANT

101 CAPITAL CENTER DRIVE

1211 PAPER BOULEVARD, SUITE 200

ST. LOUIS, MO 63102

(314) 724-5881

DESIGN LEAD

PEREGRINE LLC

STRUCTURAL

ALPHE RAY

184 BROWN CIRCLE #2

ST. LOUIS, MO 63102

CERTIFICATE OF AUTHORITY

MECHANICAL

STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.

317 CHESTERFIELD BUSINESS PARKWAY

CHESTERFIELD, MO 63005

(636) 506-1112

CERTIFICATE OF AUTHORITY

LANDSCAPE ARCHITECT

CHRISTOPHER BEE

154 NORTH ABERNAC

ST. LOUIS, MO 63102

(314) 752-2222

CERTIFICATE OF AUTHORITY

MECHANICAL

CDM ENGINEERING

128 WOODBURY

MARYLAND HEIGHTS, MO 63043

(314) 441-1111

CERTIFICATE OF AUTHORITY

CONSTRUCTION MANAGEMENT

CONSTRUCTION

251 ROCK HILL RD

ST. LOUIS, MO 63104

(314) 963-2300

CONSTRUCTION MANAGEMENT

MASTRETTI ENGINEERING

14001 BENTLEY TERRACE DR

ST. LOUIS, MO 63119

(314) 724-5881

CERTIFICATE OF AUTHORITY

GEORGE M. STOCK, P.E. E-25118

CIVIL ENGINEER

CERTIFICATE OF AUTHORITY 008995

101 CAPITAL CENTER DRIVE

ST. LOUIS, MO 63102

(314) 724-5881

CERTIFICATE OF AUTHORITY

STREETSCAPE DETAILS

REVISION DWG NO

SHEET NO

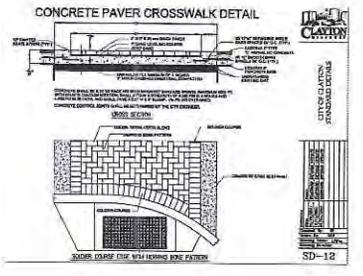
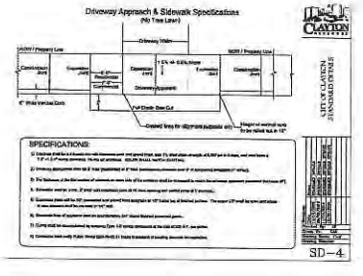
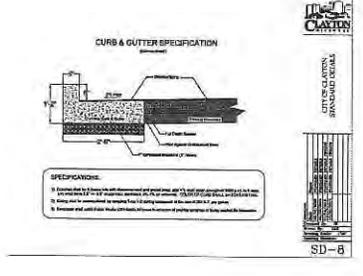
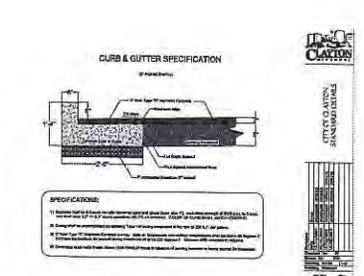
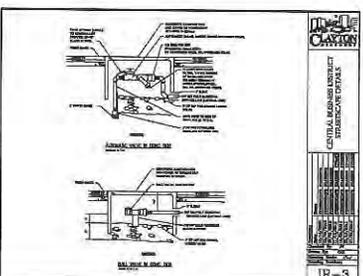
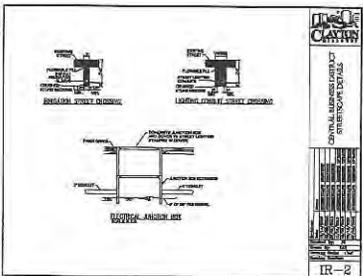
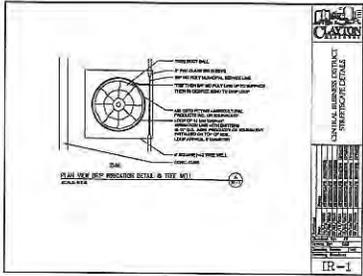
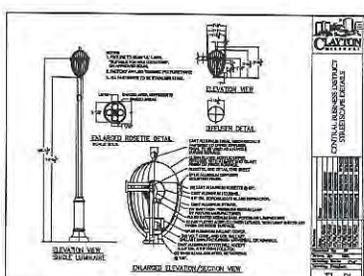
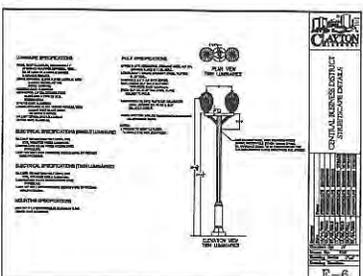
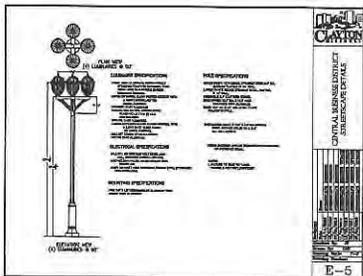
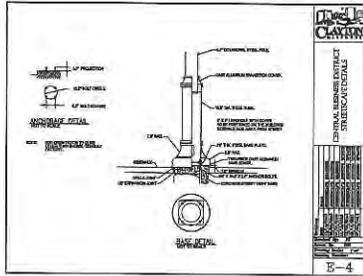
PROJECT NO 216-4526.1

DATE 10/22/19

CLAYTON ARB/PUD

NOT FOR CONSTRUCTION

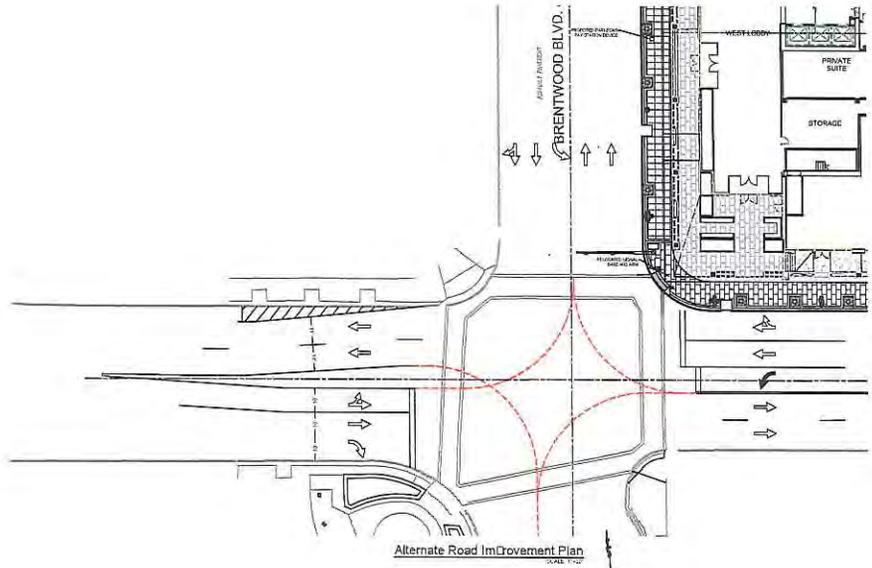
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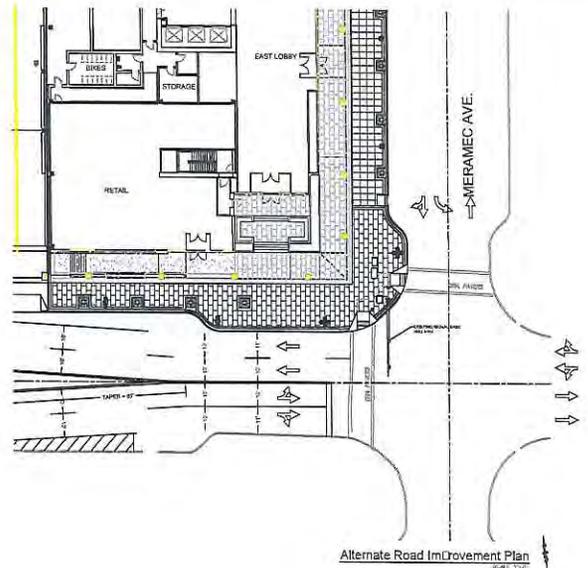
NOTE:
ALL STREETSCAPE TO FOLLOW CITY OF CLAYTON
STANDARD DETAILS. FINAL STREETSCAPE DETAILS
AND LOCATION OF STREETSCAPE IMPROVEMENTS
TO BE COORDINATED AND APPROVED BY THE
CITY.

Streetscape Details

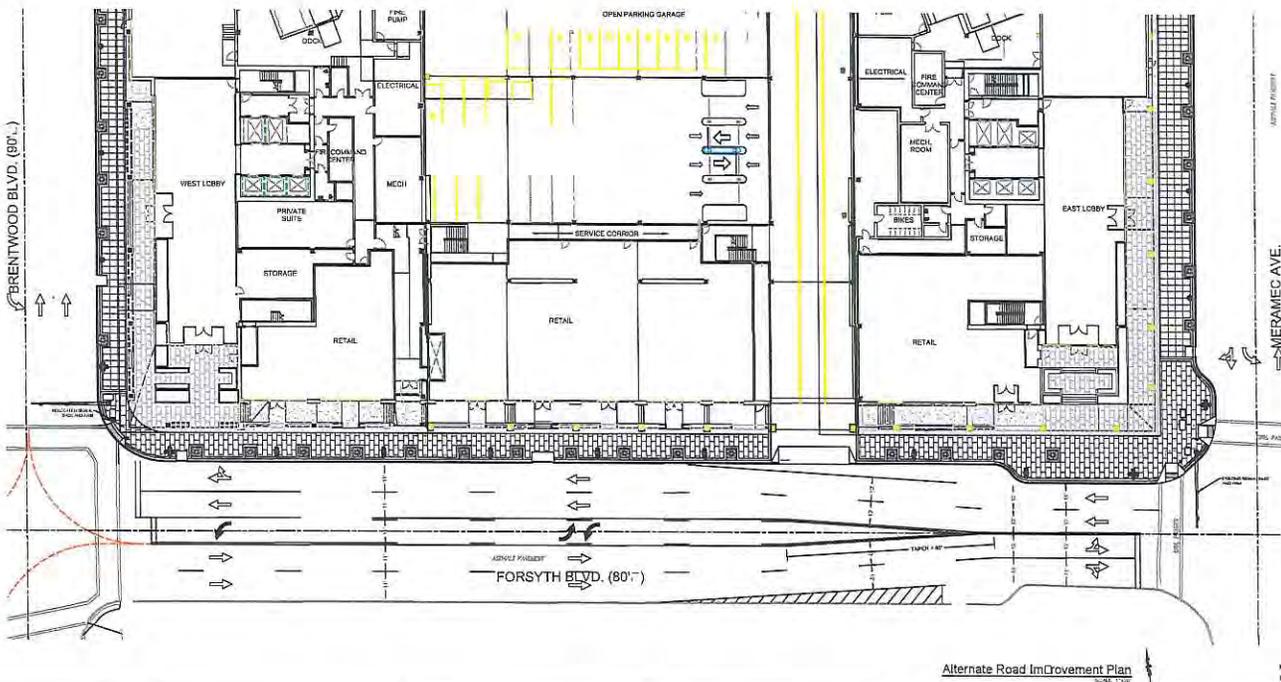
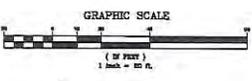
MSD NO: 10/16/19
MSD DATE: 10/19
MSD PROJECT NO: 1945-0315



Alternate Road Improvement Plan
SCALE: 1"=20'



Alternate Road Improvement Plan
SCALE: 1"=20'



Alternate Road Improvement Plan
SCALE: 1"=20'

FORSYTH POINTE
CLAYTON MO

ARCHITECT OF RECORD
CHRISTNER

ARCHITECTS | INTERIORS | PLANNING | LANDSCAPE ARCHITECTS
1800 W. HARRIS ST. ST. LOUIS, MISSOURI 63102
TEL: 314.782.7800 | FAX: 314.727.2200 | WWW.CHRISTNER.COM
CERTIFICATE OF AUTHORITY - 000642

OWNER & DEVELOPER
202 FORTSYTH ACQUISITION, LLC
COMMERCIAL BANK
DEVELOPMENT MANAGER
22 EAST W. DEVELOPMENT
7701 Forsyth Blvd Suite 200
ST. LOUIS, MO 63105
(314) 727-8801

GENERAL CONTRACTOR
DEVELOPER LLC
1004 Roman Ct # 2
ST. LOUIS, MO 63105
CERTIFICATE OF AUTHORITY

LANDSCAPE ARCHITECT
257 CHESTERFIELD BUSINESS PARKWAY
CHESTERFIELD, MO 63009
CERTIFICATE OF AUTHORITY

LANDSCAPE ARCHITECT
CHICKLETTA INC.
148 NORTH WHEATLAND
ST. LOUIS, MO 63108
(314) 720-2227
CERTIFICATE OF AUTHORITY

CIVIL ENGINEER
124 WELDON DRIVE
MARYLAND HEIGHTS, MO 63043
(314) 462-3700
CERTIFICATE OF AUTHORITY

CONSTRUCTION MANAGER
WICKERT
1341 ROCK HILL RD.
ST. LOUIS, MO 63114
(314) 958-3300

LIGHTING DESIGNER
BERRY ELECTRIC LIGHTING DESIGN
506 S. LOCKWOOD AVE.
ST. LOUIS, MO 63119

REVISION SCHEDULE		
NO.	DATE	REVISIONS
1	12/09/19	CLAYTON ARBPUD
2	01/07/20	CLAYTON COMMENTS
3	01/23/20	ARB RESUBMITTAL
4	01/27/20	ARB RESUBMITTAL



0127220
GEORGE M. STOCK, P.E. E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY 000666

ALTERNATE ROAD IMPROVEMENT PLAN

REVISION SVGN NO SHEET NO
PROJECT NO 218455A.1 C105
DATE 12/09/19

CLAYTON ARB/PUD
NOT FOR CONSTRUCTION

MOR NO: MOR-15146
MO DATE MAP: 19-43
MO PROJECT NO: 19MO-02010

FORSYTH POINTE
CLAYTON, MO

ARCHITECT OF RECORD

STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.

PROJECTS | BRIDGES | PLUMBING | LANDSCAPE ARCHITECTURE
1910 PINE BLVD. SUITE 100 | CLAYTON, MISSOURI 63044
TEL: 314.726.2417 | FAX: 314.726.2400 | INFO@STOCKMO.COM
WWW.STOCKMO.COM

OWNER & DEVELOPER

2025 FORSYTH ACQUISITION, LLC
OWNER:
COMMERCIAL BANK
DEVELOPMENT MANAGER:
120 CAPITAL DEVELOPMENT
1511 PINEBLISS BLVD. SUITE 100
ST. LOUIS, MO 63102
(314) 241-8888

DESIGN LEAD:

CEBERGOREN LLC
STRUCTURAL:
ALPHEUS AND SONS
1244 42ND STREET
ST. LOUIS, MO 63112
CERTIFICATE OF AUTHORITY

MECHANICAL:

STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
217 CHESTERFIELD BUSINESS PARKWAY
CHESTERFIELD, MO 63015
CERTIFICATE OF AUTHORITY

LANDSCAPE ARCHITECT:

CHRISTOPHER BEE
182 NORTH WERAMEC
ST. LOUIS, MO 63105
(314) 726-2427
CERTIFICATE OF AUTHORITY

MEP:

DAVID ENGINEERING
118 WILSON PARKWAY
MARTLAND HERST, MO 63024
(314) 484-9271
CERTIFICATE OF AUTHORITY

CONSTRUCTION MANAGER:

RECAVITY
1547 WILSON RD.
ST. LOUIS, MO 63114
(314) 984-2222

LANDSCAPE DESIGNER:

DAVID ENGINEERING
118 WILSON PARKWAY
MARTLAND HERST, MO 63024
(314) 484-9271
CERTIFICATE OF AUTHORITY

REVISION SCHEDULE

NO.	DATE	REVISIONS
1	01/07/20	CLAYTON ARB/PUD
2	01/23/20	CLAYTON COMMUNITIES
3	01/23/20	ARB RESUBMITTAL
4	01/27/20	ARB RESUBMITTAL

01/27/20

GEORGE M. STOCK, P.E. S-25116

CIVIL ENGINEER

CERTIFICATE OF AUTHORITY 000086

2010 MISSOURI REGISTERED PROFESSIONAL ENGINEER NO. 000086
EXPIRES 12/31/2024
EXPIRES 12/31/2024

ALTERNATE ROAD IMPROVEMENT PLAN

REVISION DWS NO

PROJECT NO 210-0501

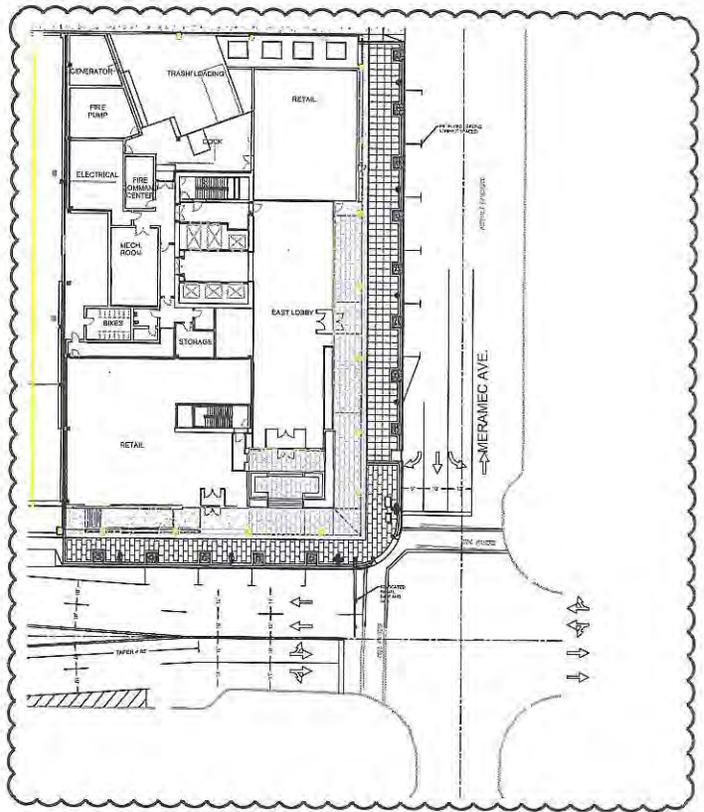
DATE 1/25/20

SHEET NO

C105a

CLAYTON ARB/PUD

NOT FOR CONSTRUCTION



USGBC NO. 14294-16140
MSD BASE MAP 1943
MSD PROJECT NO. 19MED00115

FORSYTH POINTE
CLAYTON, MD

ARCHITECT OF RECORD
CHRISTNER

ARCHITECT'S RESIDENCE, PLANNING, LANDSCAPE, ARCHITECTURE
1100 PINEHURST, 1 ST. LOUIS, MISSOURI 63103
TEL: 314.221.2200 | FAX: 314.421.1800 | CHRISTNERINC.COM
CERTIFICATE OF AUTHORITY - 00000

OWNER & DEVELOPER
100 FORSYTH PLACE LLC
OWNER
COMMERCIAL BANK
DEVELOPMENT MANAGER
112 CAPITAL DEVELOPMENT
7511 Forsyth Blvd Suite 200
ST. LOUIS, MO 63105
(314) 724-8881

GENERAL CONTRACTOR
DEERBERGEN LLC
STRUCTURAL
KYLE RICE
1604 SUTHERLAND DR # 2
DUNN, MD 21046
CERTIFICATE OF AUTHORITY

CONSULTING ENGINEER
RICKS & ASSOCIATES CONSULTING ENGINEERS
257 CHICHESTERFIELD BUSINESS PARKWAY
CHICHESTER, MD 21039
(410) 538-8132
CERTIFICATE OF AUTHORITY

LANDSCAPE ARCHITECT
CHRISTNER INC.
160 NORTH WESMARE
ST. LOUIS, MO 63105
(314) 720-2202
CERTIFICATE OF AUTHORITY

MECHANICAL ENGINEER
120 WELCH DRIVE
MARYLAND HEIGHTS, MO 63043
(314) 484-2123
CERTIFICATE OF AUTHORITY

CONSTRUCTION MANAGER
KIM CANNERY
1341 ROCK HILL RD
ST. LOUIS, MO 63114
(314) 868-3350

LANDSCAPE ARCHITECT
KIM CANNERY CONSULTING DESIGN
1001 S. LOCKWOOD AVE
ST. LOUIS, MO 63119

REVISION SCHEDULE		
NO.	DATE	REVISIONS
1	12/09/19	CLAYTON ARB/PUD
2	01/07/20	CLAYTON COMMENTS
3	01/23/20	ARB RESUBMITTAL
4	01/27/20	ARB RESUBMITTAL



01/27/20
GEORGE M. STOCK, P.E. E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY 000006

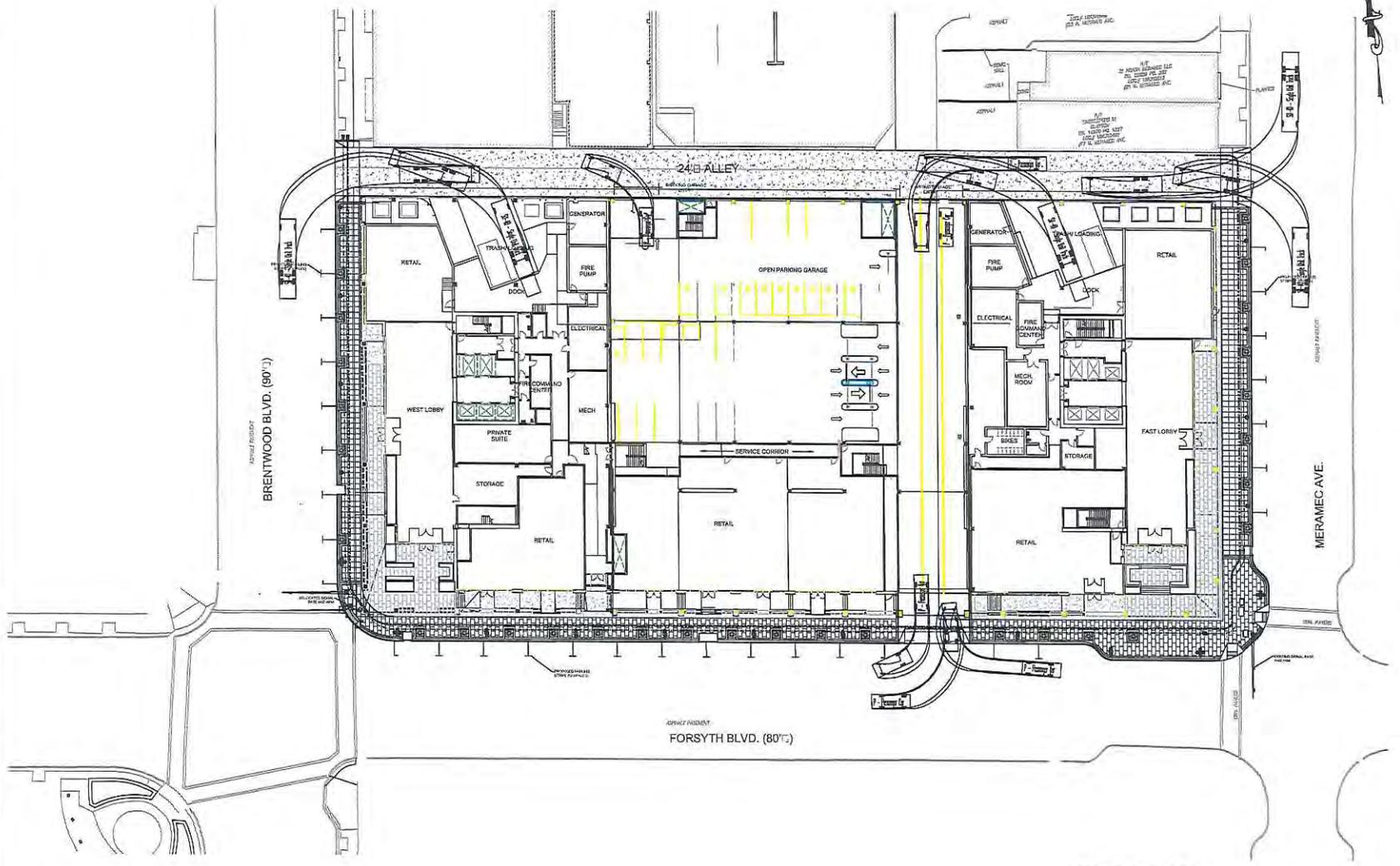
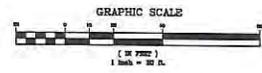
THIS SEAL AND CERTIFICATE ARE VALID ONLY WHEN USED BY THE REGISTERED ENGINEER AND THE REGISTERED PROFESSIONAL ENGINEER HAS NOT BEEN SUSPENDED OR REVOKED BY THE BOARD OF ENGINEERING AND SURVEYING. THIS SEAL AND CERTIFICATE ARE VOID IF THE REGISTERED ENGINEER OR REGISTERED PROFESSIONAL ENGINEER IS NOT A MEMBER OF THE MISSOURI SOCIETY OF PROFESSIONAL ENGINEERS AND SURVEYORS. THE MISSOURI SOCIETY OF PROFESSIONAL ENGINEERS AND SURVEYORS IS A NON-PROFIT CORPORATION INCORPORATED IN MISSOURI. THE MISSOURI SOCIETY OF PROFESSIONAL ENGINEERS AND SURVEYORS IS A MEMBER OF THE NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS AND SURVEYORS.

VEHICLE MANEUVERING PLAN

REVISION BWG NO. SHEET NO.
PROJECT NO. 2164558.1 **C106**
DATE 12/29/19

CLAYTON ARB/PUD

NOT FOR CONSTRUCTION



Vehicle Manuevrin() Plan
SCALE: 1/8\"/>

MDNR NO. MCR-A-15140
MSD SCALE: M.P. 1/8\"/>

2020-12-29 10:00 AM C:\Users\jgordon\OneDrive\Documents\2020-12-29 10:00 AM C:\Users\jgordon\OneDrive\Documents\2020-12-29 10:00 AM C:\Users\jgordon\OneDrive\Documents\2020-12-29 10:00 AM

FORSYTH POINTE
CLAYTON, MO

ARCHITECT OF RECORD
CHRISTNER

PROJECT | DESIGN | PLANNING | LANDSCAPE ARCHITECTURE
14101 HANCOCK | ST. LOUIS, MISSOURI 63104
TEL: 314.241.2001 | FAX: 314.277.0337 | WWW.CHRISTNER.COM
CONTACT: CHRIS@CHRISTNER.COM

OWNER & DEVELOPER
2021 FORSYTH ACCL. LLC

CONTRACTOR
CONCRETE BARR
DEVELOPMENT MANAGER
RSC CAPITAL DEVELOPMENT
1241 North Meramec Blvd
ST. LOUIS, MO 63105
(314) 724-4881

REGIONAL LEAD
CULDESSEM LLC
10000 W. WILSON
ALTO, MO 64001
(314) 432-0400
CERTIFICATE OF AUTHORITY

CIVIL
STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
257 CHESTERFIELD BUSINESS PARKWAY
CHESTERFIELD, MO 63005
(636) 535-5110
CERTIFICATE OF AUTHORITY

LANDSCAPE ARCHITECT
CONCRETE BARR
180 NORTH MERAMEC
ST. LOUIS, MO 63105
(314) 725-5427
CERTIFICATE OF AUTHORITY

MEP
TECH ENGINEERING
113 WELLS FERRY
MARYLAND HEIGHTS, MO 63043
(314) 488-7777
CERTIFICATE OF AUTHORITY

CONSTRUCTION MANAGER
MCCARTHY
141 ROCK HILL RD
ST. LOUIS, MO 63114
(314) 868-8500

LIGHTING DESIGNER
TERRY EUBANK LIGHTING DESIGN
624 LICKWOOD AVE
ST. LOUIS, MO 63119

REVISION SCHEDULE

NO.	DATE	REVISIONS
1	01/07/20	CLAYTON ARB/PLD
2	01/23/20	CLAYTON COMMENTS
3	01/23/20	ARB RESUBMITTAL
4	01/27/20	ARB RESUBMITTAL

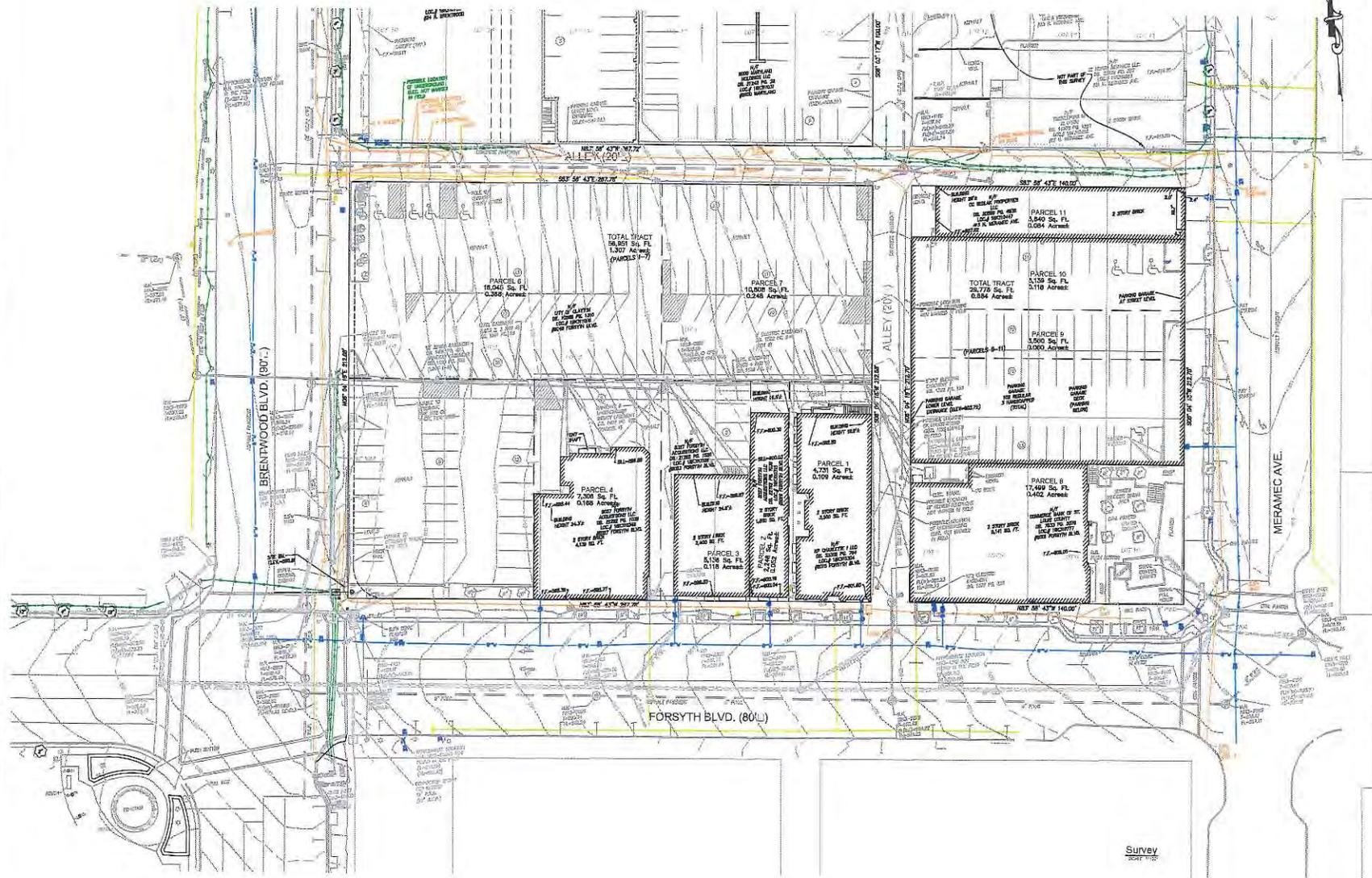
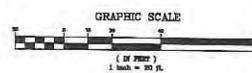


01/27/20
GEORGE M. STOCK, P.E. E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY 005928

SURVEY

REVISION DWG NO. SHEET NO.
PROJECT NO. 219-0556J C107
DATE: 1/22/2019

CLAYTON ARB/PUD
NOT FOR CONSTRUCTION



Survey
2017-19

MOIR NO: MOA-15146
MIS BALE MAP: 19-2
MIS PROJECT NO: 18M2D-0015

FORSYTH POINTE
CLAYTON, MO

ARCHITECT OF RECORD

ADDRESS | OFFICES | PLANNING | LANDSCAPE ARCHITECTS
MEMPHIS/ARIZONA | ST. LOUIS, MISSOURI | CLAYTON, MISSOURI
TEL: 314.727.2002 | FAX: 314.727.2001 | WWW.STOCK4.COM
CERTIFICATE OF AUTHORITY #00088

OWNER & DEVELOPER
STOCK 4 ASSOCIATES, LLC

FINANCER
COMMERCIAL BANK
DEVELOPMENT MANAGER
US CAPITAL DEVELOPMENT
1811 SOUTH BIRCHDALE DR
ST. LOUIS, MO 63105
(314) 727-8800

DESIGN LEAD
CRENSHIRE LLC

PROFESSIONAL
ARFB ARIZONA
1511 SOUTH BIRCHDALE DR
ST. LOUIS, MO 63105
(314) 434-8800
CERTIFICATE OF AUTHORITY

TEAM
STOCK 4 ASSOCIATES CONSULTING ENGINEERS
207 CHESTNUT HILL BUSINESS PARKWAY
CHESTNUT HILL, MO 63026
(636) 234-4100
CERTIFICATE OF AUTHORITY

LANDSCAPE ARCHITECT
PETERLIN INC.
181 NORTH MERAMEC
ST. LOUIS, MO 63105
(314) 727-3277
CERTIFICATE OF AUTHORITY

MEP
JBY ENGINEERING
235 VISION DRIVE
MARYLAND HEIGHTS, MO 63043
(314) 981-5177
CERTIFICATE OF AUTHORITY

CONSTRUCTION MANAGER
GEOFFREY
1341 ROCK HILL RD
ST. LOUIS, MO 63124
(314) 981-2000

LIGHTING DESIGNER
RANBY SUBJECT LIGHTING DESIGN
106 E. LOCKWOOD AVE
ST. LOUIS, MO 63119

REVISION SCHEDULE

NO.	DATE	REVISIONS
1	07/07/20	CLAYTON COMMENTS
3	01/23/20	ARFB RESUBMITTAL
4	01/27/20	ARFB RESUBMITTAL



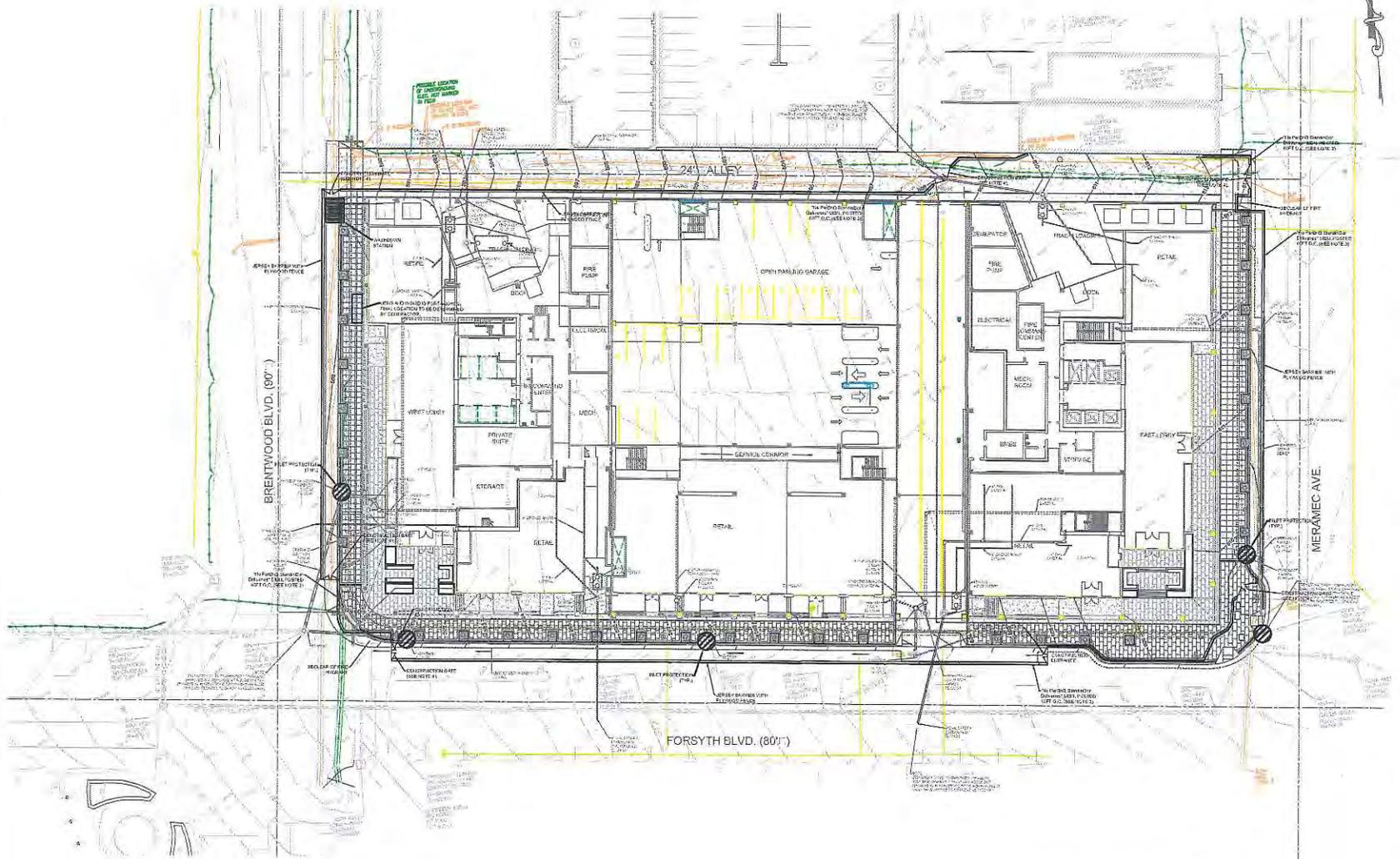
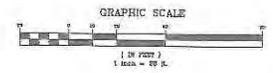
01/27/20
GEORGE M. STOCK, P.E. E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY 00088

PRELIMINARY
PROPOSED SITE SWPPP

REVISION DWS NO PROJECTNO 219-0059-1
DATE 1/25/2019
SHEET NO C108a

CLAYTON ARB/PUD

NOT FOR CONSTRUCTION



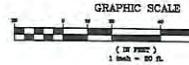
Preliminary Proposed Site SWPPP

FORM NO. 1004-1510
MAY 2009 EDITION
M&E PROJECT NO. 19MSD-0015

- NOTES:
- EXISTING STREETLIGHT TO BE STRIPPED (I.E. REMOVE ALL SIGNAGE & LIGHT FIXTURES) AND DE-ENERGIZED BY THE PUBLIC WORKS DEPARTMENT. CONTRACTOR RESPONSIBLE FOR REMOVAL OF POLE SHALL BE STORED AT CITY LOT FOR RE-USE.
 - CITY TO DIRECT CONTRACTOR OF ANY STREETLIGHT CIRCUITS THAT REQUIRE TO REMAIN ENERGIZED FOR THE DURATION OF THE PROJECT. ANY DAMAGE TO AN ENERGIZED CIRCUIT SHALL BE IMMEDIATELY REPORTED TO CITY PRIOR TO CONTRACTOR BEGINNING REPAIRS. ALL REPAIRS TO DAMAGED STREET LIGHTS SHALL BE COMPLETED WITHIN 24 HOURS OF WHEN DAMAGED OCCURRED.
 - "NO PARKING, STANDING OR DELIVERIES" SIGNS SHALL BE MOUNTED 7'0" ABOVE GRADE. SIGNS SHALL BE SPACED A MAXIMUM OF 20'0".
 - ALL CONSTRUCTION GATES SHALL NOT BE PERMITTED TO OPEN OUT INTO PUBLIC RIGHT-OF-WAY.
 - ALL CONSTRUCTION GATES SHALL BE SIGNED TO INDICATE RIGHT-IN/RIGHT-OUT ONLY. CLEARLY POST "NO LEFT TURN" SIGNS ON INSIDE AND OUTSIDE OF GATES.
 - MINIMUM CLEARANCES OF 20'0" IN EAST/WEST ALLEY, TWO WAY TRAFFIC SHALL BE MAINTAINED IN ALLEY.
 - EXISTING PAY STATIONS SHALL BE SALVAGED FOR FUTURE USE. PUBLIC WORKS DEPARTMENT SHALL REMOVE AND STORE FOR FUTURE INSTALLATION.
 - OWNER IS RESPONSIBLE TO NOTIFY AND REQUEST UTILITY SERVICES TO BE DISCONNECTED FROM EXISTING BUILDING PRIOR TO DEMOLITION.
 - CITY REQUIRES A LETTER FROM UTILITY COMPANY STATING UTILITY SERVICES ARE DISCONNECTED PRIOR TO DEMO PERMIT.
 - EXISTING CITY STREET SIGNS, TRASH BINS, BIKE RACKS, PARK BENCHES AND ADVERTISING PLANTERS TO BE REMOVED BY CONTRACTOR AND RESPONSIBLE FOR DELIVERY TO CITY'S MUNICIPAL GARAGE AND STORAGE.
 - EXISTING CITY PARKING METERS SHALL BE REMOVED BY THE PUBLIC WORKS DEPARTMENT. CONTRACTOR RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF METER POST.
 - EXISTING CITY IRRIGATION SYSTEM WITHIN THE DEVELOPMENT CONSTRUCTION ZONE SHALL BE CAPPED WITH THE COORDINATION OF THE CITY PUBLIC WORKS DEPARTMENT AND ALL APPURTENANCES SHALL BE REMOVED.
 - EVERYTHING WITHIN THE LIMIT OF DISTURBANCE SHALL BE REMOVED UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO COORDINATE WITH CITY PUBLIC WORKS AND ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION FOR ANY TRAFFIC RELATED CONDUITS OR DUCTS.

WATER DESTROYS:

8001 FORSYTH	"
8015 FORSYTH	5/8"
8019 FORSYTH	5/8"
8023 FORSYTH	5/8"
8027 FORSYTH	"
8029 FORSYTH	3/4"
15 N MERAMEC	"



FORSYTH POINTE
CLAYTON, MO

ARCHITECT OF RECORD
CHRISTNER

REGISTERED PROFESSIONAL ENGINEER (LICENSED ARCHITECT)
1840 HUNTER BLVD. ST. LOUIS, MISSOURI 63103
TEL: 314.733.2887 FAX: 314.733.2888 | CHN@CHRISTNER.COM
CERTIFICATE OF AUTHORITY #00008

OWNER & DEVELOPER
NOT FOR CONSTRUCTION ILL
OWNER:
COMMERCIAL BANK
DEVELOPMENT MANAGER
102 CENTRAL DEVELOPMENT
2911 Forest Bluff Drive Suite 200
St. Louis, MO 63103
314.733.2888

GENERAL CONTRACTOR
15250 BROAD
CLAYTON, MO 63119
STRUCTURAL
1654 SUMNER DR # 2
ST. LOUIS, MO 63104
CERTIFICATE OF AUTHORITY #00008

ENGINEER & ASSOCIATED CONSULTING ENGINEERS
227 CHESTERFIELD BUSINESS PARKWAY
CHESTERFIELD, MO 63006
314.733.2888
CERTIFICATE OF AUTHORITY #00008

LANDSCAPE ARCHITECT
165 NORTH MERAMEC
ST. LOUIS, MO 63116
314.733.2887
CERTIFICATE OF AUTHORITY #00008

CONSTRUCTION MANAGER
1341 ROCK HILL RD
ST. LOUIS, MO 63114
314.733.2888

MECHANICAL ENGINEER
165 NORTH MERAMEC
ST. LOUIS, MO 63116
314.733.2887
CERTIFICATE OF AUTHORITY #00008

MECHANICAL ENGINEER
165 NORTH MERAMEC
ST. LOUIS, MO 63116
314.733.2887
CERTIFICATE OF AUTHORITY #00008

REVISION SCHEDULE

NO.	DATE	REVISIONS
1	12/05/16	CLAYTON ARB/PUD
2	01/10/17	CLAYTON COMMENTS
3	01/23/17	ARB RESUBMITTAL
4	01/27/17	ARB RESUBMITTAL

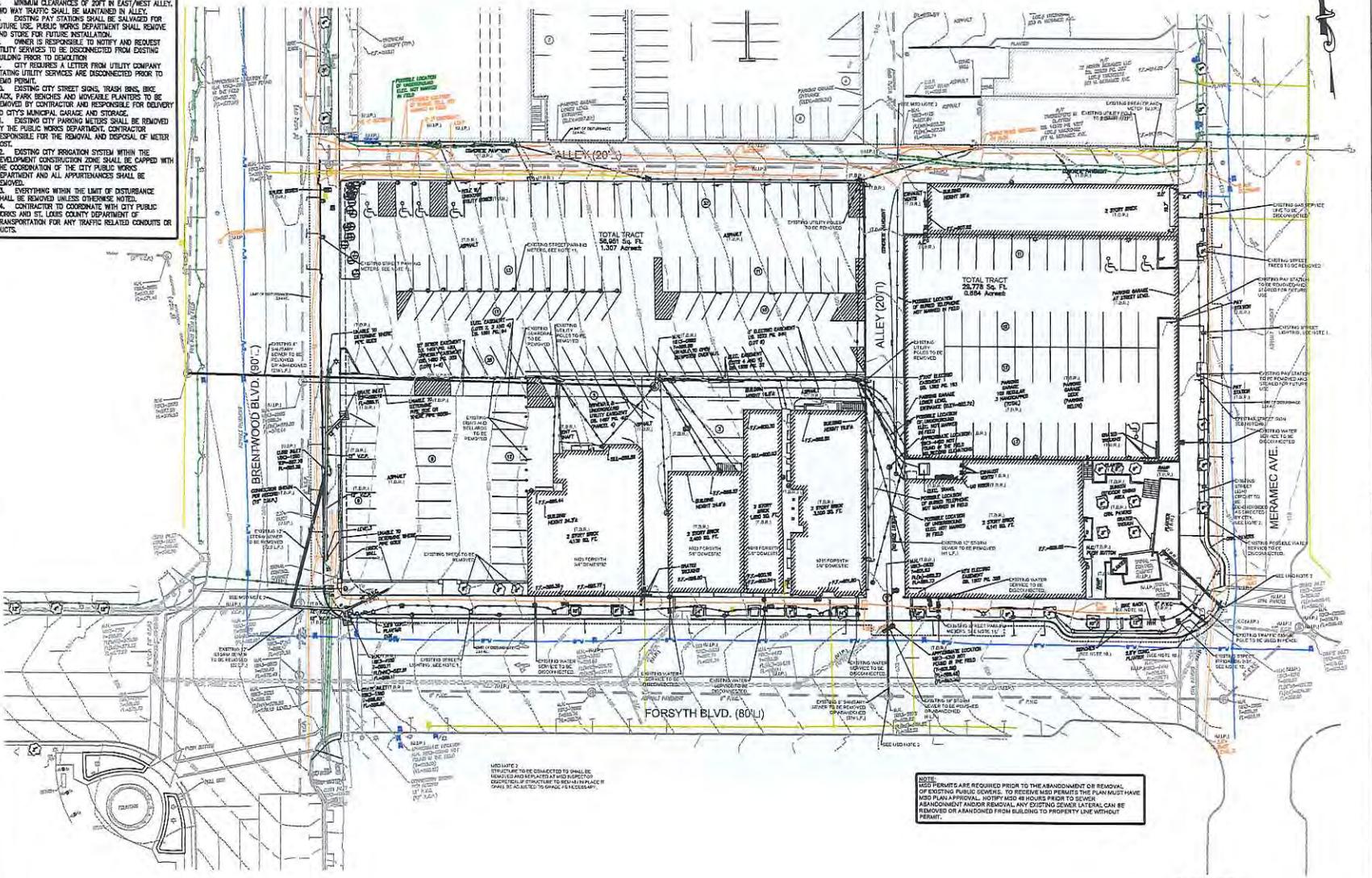


12/27/16
GEORGE M. STOCK, P.E. #625116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY #00008

DEMOLITION PLAN

REVISION DWG NO. SHEET NO.
PROJECT NO. 214-4554-1 C109
DATE 12/28/16

CLAYTON ARB/PUD
NOT FOR CONSTRUCTION



NOTE:
ISSUE PERMITS ARE REQUIRED PRIOR TO THE ABANDONMENT OR REMOVAL OF EXISTING PUBLIC SERVICES. TO PRESERVE ISSUED PERMITS THE PLAN MUST HAVE MSD PLAN APPROVAL. NOTIFY MSD 48 HOURS PRIOR TO SERVICE ABANDONMENT AND REMOVAL. ANY EXISTING COVER UTILITY CAN BE REMOVED OR ABANDONED FROM BUILDING TO PROPERTY LINE WITHOUT PERMIT.

Demolition Plan
SCALE 1/8" = 1'-0"

DWGR NO. MOKA-0140
MSD CASE MARK 1943
MSD PROJECT NO. 1945D-0819



FORSYTH POINT
CLAYTON, MO

ARCHITECT OF RECORD
STOCK PARTNER
ARCHITECTS | DESIGNERS | PLANNERS | LANDSCAPE ARCHITECTS
1818 SOUTH WYOMING | ST. LOUIS, MISSOURI 63102
TEL: 314.737.2000 | FAX: 314.735.3200 | WWW.STOCKPARTNER.COM
CERTIFICATE OF AUTHORITY - 000000

OWNER & DEVELOPER:
FIRST FORTRESS LLC
OWNER:
COMMERCIAL BANK
DEVELOPMENT MANAGER:
US CAPITAL DEVELOPMENT
13817 BRIDGE AND SCENIC DR
ST. LOUIS, MO, 63105
(314) 370-6881

DESIGN LEAD:
FEEDERGREEN LLC
ARCHITECTURAL:
STOCK PARTNER
1304 BARKER DR ST # 2
CLAYTON, MO 63105
CERTIFICATE OF AUTHORITY

LEAD:
STOCK & ASSOCIATES CONSULTING ENGINEERS,
INC.
201 CHESTERFIELD BUSINESS PARKWAY
CHESTERFIELD, MO 63005
CERTIFICATE OF AUTHORITY

LANDSCAPE ARCHITECT:
SHELTER INC.
289 NORTH ABERNAC
ST. LOUIS, MO 63105
(314) 725-3027
CERTIFICATE OF AUTHORITY

MECH:
EDDY ENGINEERING
12466 ROCK SPRAY
WYLAND HEIGHTS, MO 63045
CERTIFICATE OF AUTHORITY

CONSTRUCTION MANAGER:
ROBERTSON
1541 ROCK HILL RD
ST. LOUIS, MO 63114
(314) 733-1100

LIGHTING DESIGNER:
KADZY BLUMENTHAL LIGHTING DESIGN
100 E. LOCKWOOD AVE
ST. LOUIS, MO 63119

REVISION SCHEDULE

NO.	DATE	REVISIONS
1	12/09/19	CLAYTON ARB/PUD
2	01/07/20	CLAYTON COMMENTS
3	01/23/20	ARB RESUBMITTAL
4	01/27/20	ARB RESUBMITTAL



01/27/20
GEORGE M. STOCK, P.E. E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY 000006

PEDESTRIAN TRAFFIC PLAN

REVISION DWG NO. SHEET NO.
PROJECT NO. 216-6558.1 C110
DATE 1/29/2019

CLAYTON ARB/PUD
NOT FOR CONSTRUCTION

Pedestrian Traffic Plan
SCALE 1/32"

NSMR NO. NSR-A-15140
USD SCALE MAP: 18-43
USD PROJECT NO. 18MGD-00010

FORSYTH POINTE
CLAYTON, MO

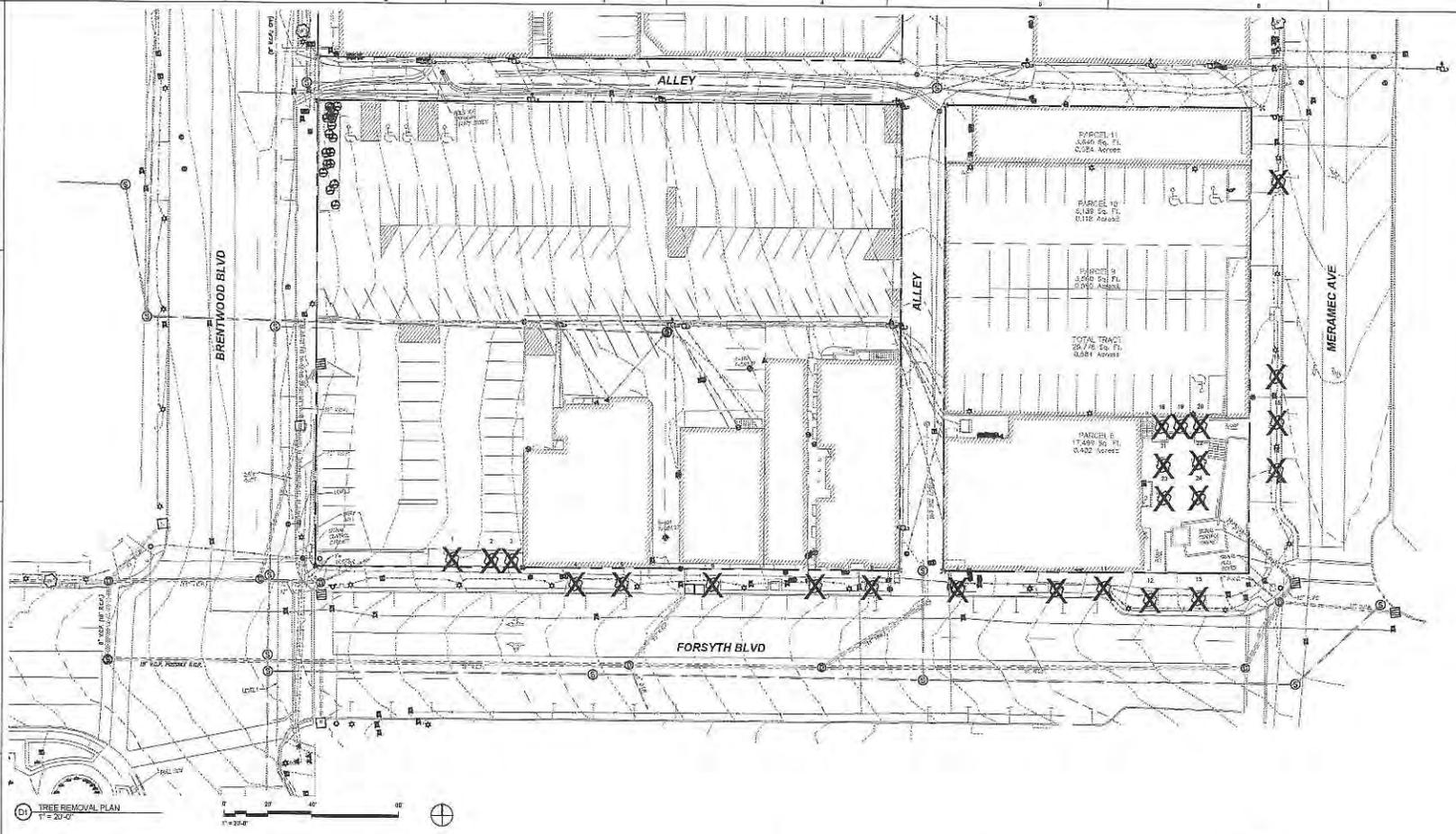
ARCHITECT OF RECORD
CHRITNER
ARCHITECTS | ENGINEERS | PLANNERS | LANDSCAPE ARCHITECTS
1400 MARKET STREET | ST. LOUIS, MISSOURI 63103
TEL: 314.221.2000 | FAX: 314.221.2000 | WWW.CHRITNER.COM
CERTIFICATE OF AUTHORITY: 10642

OWNER & DEVELOPER:
COMMERCIAL BANK
DEVELOPMENT MANAGER:
1000 BURNING OAK DRIVE
ST. LOUIS, MO 63105
DESIGN LEAD:
CELESTINE LLC
STRUCTURAL:
KLEIN ENGINEERING
1000 BURNING OAK DRIVE
ST. LOUIS, MO 63105
CERTIFICATE OF AUTHORITY

MECHANICAL & ASSOCIATES CONSULTING ENGINEERS, INC.
251 CHESTERFIELD BUSINESS PARKWAY
CHESTERFIELD, MO 63005
CERTIFICATE OF AUTHORITY
LANDSCAPE ARCHITECT:
CHRITNER
100 NORTH WYOMING
ST. LOUIS, MO 63105
CERTIFICATE OF AUTHORITY: 201014425
ELECTRICAL ENGINEERING:
1000 BURNING OAK DRIVE
MARYLAND HEIGHTS, MO 63040
CERTIFICATE OF AUTHORITY
CONSTRUCTION MANAGER:
1341 ROCK HILL ROAD
ST. LOUIS, MO 63114
1214165-3300
UTILITY ENGINEER:
KLEIN ENGINEERING CONSULTING DESIGN
604 S. LOUISIANA AVE
ST. LOUIS, MO 63110

REVISION SCHEDULE

NO.	DATE	REVISIONS
1	12/9/19	ARB SUBMITTAL
2	1/23/20	ARB RESUBMITTAL



EXISTING TREE SCHEDULE

Symbol	Species/Size	Common Name	Type	Condition	DBH (in)	Height (ft)	Canopy Spread (ft)	Health	Provisional ID	Notes	Remarks
1	Large Tree	Maple	deciduous	good	11.0	15	15	15	15		
2	Large Tree	Maple	deciduous	good	7.0	10	10	10	10		
3	Large Tree	Maple	deciduous	good	11.0	15	15	15	15		
4	Large Tree	Maple	deciduous	good	7.0	10	10	10	10		
5	Large Tree	Maple	deciduous	good	11.0	15	15	15	15		
6	Large Tree	Maple	deciduous	good	7.0	10	10	10	10		
7	Large Tree	Maple	deciduous	good	11.0	15	15	15	15		
8	Large Tree	Maple	deciduous	good	7.0	10	10	10	10		
9	Large Tree	Maple	deciduous	good	11.0	15	15	15	15		
10	Large Tree	Maple	deciduous	good	7.0	10	10	10	10		
11	Large Tree	Maple	deciduous	good	11.0	15	15	15	15		
12	Large Tree	Maple	deciduous	good	7.0	10	10	10	10		
13	Large Tree	Maple	deciduous	good	11.0	15	15	15	15		
14	Large Tree	Maple	deciduous	good	7.0	10	10	10	10		
15	Large Tree	Maple	deciduous	good	11.0	15	15	15	15		
16	Large Tree	Maple	deciduous	good	7.0	10	10	10	10		
17	Large Tree	Maple	deciduous	good	11.0	15	15	15	15		
18	Large Tree	Maple	deciduous	good	7.0	10	10	10	10		
19	Large Tree	Maple	deciduous	good	11.0	15	15	15	15		
20	Large Tree	Maple	deciduous	good	7.0	10	10	10	10		
21	Large Tree	Maple	deciduous	good	11.0	15	15	15	15		
22	Large Tree	Maple	deciduous	good	7.0	10	10	10	10		
23	Large Tree	Maple	deciduous	good	11.0	15	15	15	15		
24	Large Tree	Maple	deciduous	good	7.0	10	10	10	10		

TOTALS

Category	Dist. Trees	Dist. Trees (Metric)	Dist. Trees (Imperial)
Existing	14	10	0
Number of Trees	14	10	0
Canopy Coverage (sq ft)	100	92.75	0
Canopy Coverage (ha)	0	0	0
Removal	14	10	0
Number of Trees	14	10	0
Canopy Coverage (sq ft)	100	92.75	0
Canopy Coverage (ha)	0	0	0
Supplemental	0	0	0
Number of Trees	0	0	0
Canopy Coverage (sq ft)	0	0	0
Canopy Coverage (ha)	0	0	0
Additional Canopy Coverage (ha)	0	0	0
Number of Trees	0	0	0
Canopy Coverage (sq ft)	0	0	0
Canopy Coverage (ha)	0	0	0

- LEGEND:**
- DISTINCT TREE TO REMAIN
 - EXISTING TREE TO BE REMOVED (TREE ID NUMBER REFERS TO CITY'S EXISTING TREE SCHEDULE)
 - PROPERTY/RIGHT-OF-WAY LINE
 - TREE PROTECTION FENCE - NOT APPLICABLE
 - ROOT PRUNING - NOT APPLICABLE

NOTE:
DUE TO THE PROPOSED DEVELOPMENT DENSITY, NO EXISTING STREET TREES OR SITE TREES WILL BE PRESERVED, AS SUCH, THE CITY'S STANDARD TREE PROTECTION NOTES AND DETAILS HAVE INTENTIONALLY BEEN EXCLUDED FROM THIS SHEET. LIKEWISE, "TREE REMOVAL" IS USED FOR THE SHEET NAME IN LIEU OF "TREE PRESERVATION".



Forsyth Pointe

TREE REMOVAL PLAN

REVISION DATED: 1/23/20
PROJECT NO: 19270
DATE: 1/23/2019
SHEET NO: LP.1.1
CLAYTON ARBPUD
NOT FOR CONSTRUCTION

FORSYTH POINTE
CLAYTON, MO

ARCHITECT OF RECORD
CHRISTHER
1100 HANCOCK BLVD. | ST. LOUIS, MISSOURI 63102
TEL: 314.752.2027 | FAX: 314.752.2431 | WWW.CHRISTHER.COM
CERTIFICATE OF AUTHORITY: 20041

OWNER & DEVELOPER
WESTPORT DEVELOPMENT LLC
COURTNEY BANK
DEVELOPER FOR LANDOWNER
CLAYTON DEVELOPMENT
3971 Forsyth Blvd Suite 200
ST. LOUIS, MO 63108
(314) 727-0801
GENERAL LEASER
CLAYTON ARB/PUID LLC
STRUCTURAL
PAFFENBARGER
1924 Barton Dr Dr # 2
DIAHLAND MO
CERTIFICATE OF AUTHORITY
ELECTRICAL
WISSE & ASSOCIATES CONSULTING ENGINEERS
257 CHESTERFIELD BUSINESS PARKWAY
CHESTERFIELD, MO 63015
USE# 1264912
CERTIFICATE OF AUTHORITY
LANDSCAPE ARCHITECTURE
CHRISTHER INC.
181 NORTH MERAMEC
ST. LOUIS, MO 63105
(314) 725-2652
CERTIFICATE OF AUTHORITY: 20119-4425
MECHANICAL ENGINEER
134 THE GOLF COURSE
HARTLAND HEIGHT, MO 63043
DIAHLAND MO
CERTIFICATE OF AUTHORITY
CONSTRUCTION MANAGER
WILSON
1341 ROCK HILL RD
ST. LOUIS, MO 63114
(314) 488-3320
LIGHTING ENGINEER
HANCOCK CONSULTING DESIGN
181 S. LINDENWOOD AVE
ST. LOUIS, MO 63119

REVISION SCHEDULE		
NO.	DATE	REVISIONS
1	12/6/19	ARB SUBMITTAL
2	1/22/20	ARB RESUBMITTAL

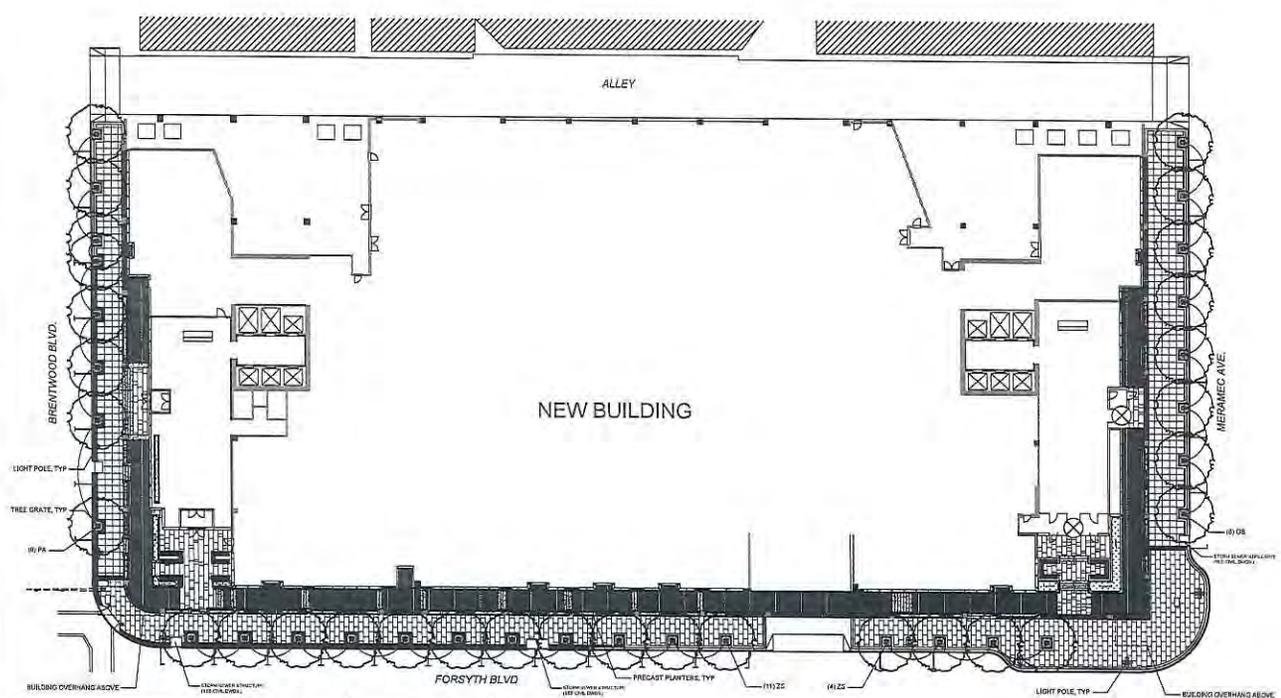


LAUREL S. HARRINGTON
10014
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Forsyth Pointe

OVERALL PLANTING PLAN - STREET LEVEL

REVISION DWG NO. SHEET NO.
PROJECT NO. 19070
DATE 12/6/2019
LP1.2
CLAYTON ARB/PUID
NOT FOR CONSTRUCTION



D1 OVERALL PLANTING PLAN - STREET LEVEL
1" = 20'-0"

- LEGEND:**
- CENTER LINE
 - PROPERTY / RIGHT-OF-WAY LINE
 - DECIDUOUS CANOPY / STREET TREE
 - ORLANDCOVER, GRASSES, AND PERENNIAL BEDS
 - CITY OF CLAYTON STANDARD TREE GRATE (SEE CIVIL DRAWINGS)
 - PRECAST RAISED PLANTER
 - SITE FURNISHING/SEATING
 - SITE LIGHT POLE AND FIXTURE

- PLANTING NOTES:**
- EXCAVATE ALL PLANTING BEDS PER SPECIFICATIONS, BACKFILL BEDS WITH SPECIFIED PLANTING MIX.
 - PLANT STOCKS WERE SELECTED FOR PARTICULAR CHARACTERISTICS SUCH AS FORM OR SHAWN SIZE. INSTALLED PLANTINGS MUST BE AS SPECIFIED OR AS APPROVED SUBSTITUTION.
 - THE LOCATIONS OF THE PLANT MATERIALS SHOWN ON THE PLAN ARE APPROXIMATE. THE CONTRACTOR SHALL STAKE ALL PLANTING BED LINES AND ALL PLANT MATERIAL FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO ANY PLANTING OPERATIONS.
 - MULCH ALL NEW PLANTINGS WITH THE SPECIFIED MULCH. MULCH TREES INDIVIDUALLY UNLESS THE TREE IS WITH A PLANTING BED.
 - IN THE EVENT OF A DISCREPANCY, THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST. BID PLANT SYMBOLS SHOWN ON THE DRAWINGS, NOT THE PLANT LIST QUANTITIES.
 - SEE CIVIL DRAWINGS FOR CITY OF CLAYTON STANDARD STREETSCAPE DETAILS.

PROPOSED TREE SCHEDULE

NO.	Botanical Name	Common Name	Tree Height	Caliper (inches)	Canopy Coverage (sq ft)	Trunk Diameter (inches)	Root Spread (ft)	Special	Remarks	Comments
8	Design tree (Palmium Salignum)	Palmium Salignum	Medium - medium	3		24	X			Final species selection per City of Clayton Forestry Division
8	Palmium + acacia	Linden Plantation	Medium - medium			24	X			Final species selection per City of Clayton Forestry Division
15	Design tree (Liriodendron tulipifera)	Liriodendron tulipifera	Medium - medium	3		45	X			Final species selection per City of Clayton Forestry Division

PLANTING SCHEDULE

SYMBOL	QUANTITY	NAME	SIZE	SPACING	ROOT	COMMENTS
CB	8	Design tree (Palmium Salignum)	3" cal	per plan	bb	Specimen quality, male only
PA	8	Palmium + acacia	3" cal	per plan	bb	Specimen quality
ZL	15	Design tree (Liriodendron tulipifera)	3" cal	per plan	bb	Specimen quality
EVERGREEN TREES						
DECIDUOUS TREES						
SHRUBS AND EVERGREEN SHRUBS						
GRASSES, PERENNIALS AND GROUNDCOVERS						

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FORSYTH POINTE
CLAYTON, MO

ARCHITECT OF RECORD

CHRISTNER

444 PICTET | DESIGN | PLANNING | LANDSCAPE ARCHITECTURE
1000 MARKET STREET | ST. LOUIS, MISSOURI 63102
TEL: 314.772.7337 | FAX: 314.772.5291 | INFO@CHRISTNER.COM
2025 PLANNING ADDRESS: 47000

OWNER & DEVELOPER

1977 FORT BELLEVILLE
COURT
COURTICE BANK
DEVELOPMENT MANAGER
100 CENTRAL BUSINESS CENTER
1011 PARKWAY ONE SOUTH
ST. LOUIS, MO 63102
314.477.4881

DESIGN LEAD
CHRISTOPHER L.L.

STRUCTURAL
KOPPEL & ASSOCIATES
1000 MARKET CENTER
ST. LOUIS, MO 63102
314.455.8800
CERTIFICATE OF AUTHORITY

MECHANICAL & ELECTRICAL
STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
101 CHESTERFIELD BUSINESS PARKWAY
CHESTERFIELD, MO 63005
314.734.1119
CERTIFICATE OF AUTHORITY

LANDSCAPE ARCHITECT
CHRISTNER INC.
100 NORTH WESSAHEC
ST. LOUIS, MO 63102
314.772.7337
CERTIFICATE OF AUTHORITY: 201004420

MEP
MEP ENGINEERS INC.
100 WOODSON DRIVE
HARRISBURG, MO 63043
314.484.2277
CERTIFICATE OF AUTHORITY

CONSTRUCTION MANAGER
BOCCARDI
2011 ROCK HILL RD
ST. LOUIS, MO 63114
314.481.3300

PLANNING SERVICES
KATY BROWN CONSULTING DESIGN
200 S. LOCKWOOD AVE
ST. LOUIS, MO 63118

REVISION SCHEDULE

NO.	DATE	REVISIONS
1	12/8/19	ARB SUBMITTAL
2	1/23/20	ARB RESUBMITTAL



LANCE E. HARRINGTON
NO. 624 - 2018/05/18
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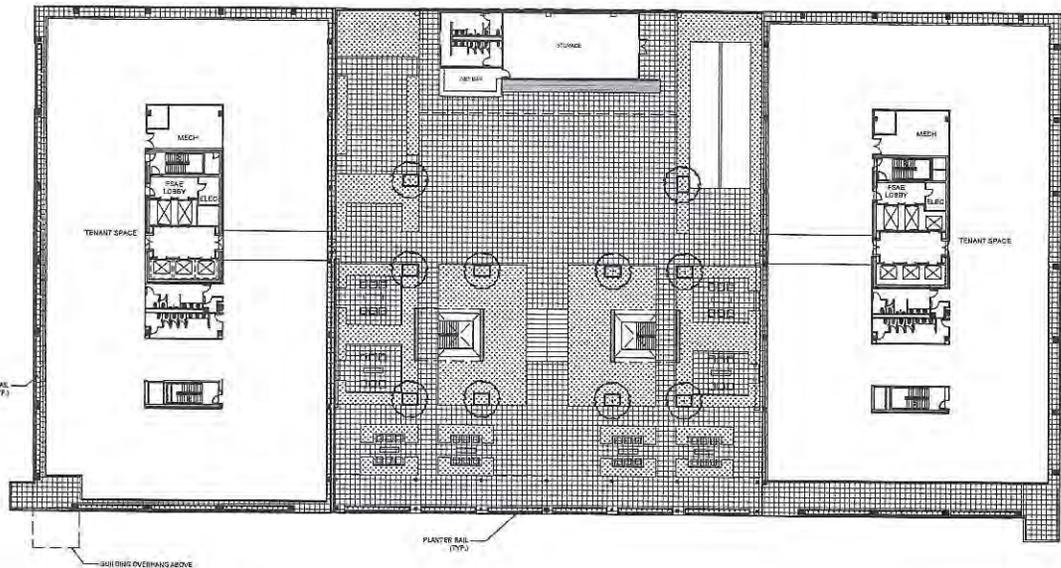
Forsyth Pointe

OVERALL PLANTING PLAN - TERRACE LEVEL

REVISION DWG NO. SHEET NO.
PROJECT NO. 1909 LP1.3
DATE 12/6/2019

CLAYTON ARB/PUD

NOT FOR CONSTRUCTION



OVERALL PLANTING PLAN - TERRACE LEVEL
1" = 20' 0"



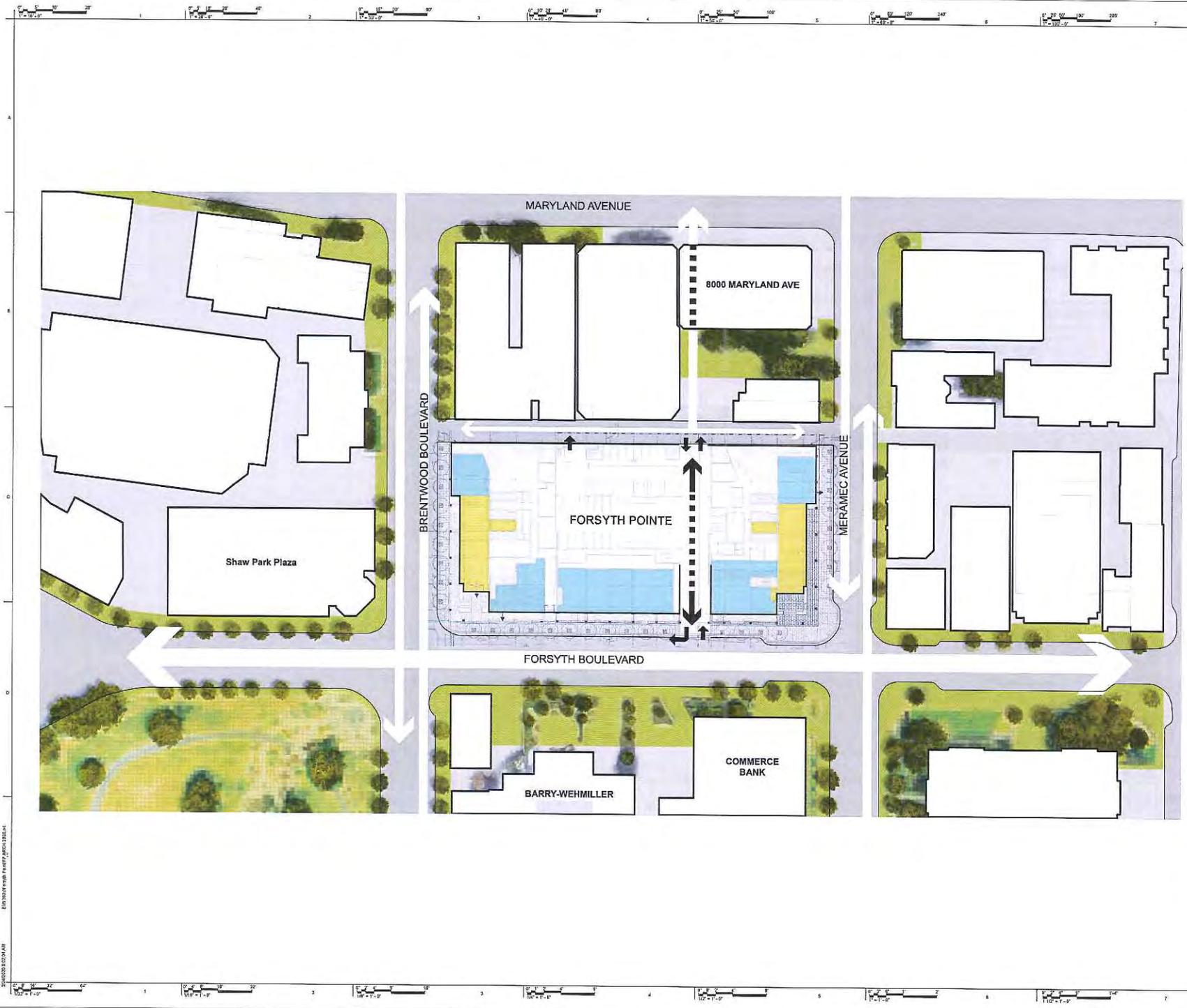
LEGEND:

- DECIDUOUS CANOPY / STREET TREE
- ORNAMENTAL UNDERSTORY TREE
- EVERGREEN TREE
- DECIDUOUS / EVERGREEN SHRUBS AND ORNAMENTALS
- GROUNDCOVER, GRASSES, AND PERENNIAL BEDS
- GREEN ROOF PLANTINGS
- CENTER LINE
- PROPERTY RIGHT-OF-WAY LINE
- MATCH LINE

PLANTING NOTES:

1. RECREATE ALL PLANTING BEDS PER SPECIFICATIONS. BACKFILL BEDS WITH SPECIFIED PLANTING MIX.
2. PLANT SPECIES WERE SELECTED FOR PARTICULAR CHARACTERISTICS SUCH AS FORM OR SHARP LINES. INSTALLED PLANTING MUST BE AS SPECIFIED ON ALL APPLICABLE SIGN NOTICES.
3. THE LOCATIONS OF THE PLANT MATERIALS SHOWN ON THE PLAN ARE APPROXIMATE. THE CONTRACTOR SHALL STAKE ALL PLANTING RED LINES AND ALL PLANT MATERIAL FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO ANY PLANTING OPERATIONS.
4. MULCH ALL HIGH PLANTINGS WITH THE SPECIFIED MULCH. MULCH TREES INDIVIDUALLY UNLESS THE TREE IS WITHIN A PLANTING BED.
5. IN THE EVENT OF A DISCREPANCY, THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST. SEE PLANT SYMBOLS SHOWN ON THE DRAWINGS, NOT THE PLANT LIST QUANTITIES.

C:\projects\1909\1909-arb\1909-arb-planting-plan-terrace-level.dwg



FORSYTH POINTE
CLAYTON, MO

ARCHITECT OF RECORD
CHRISTNER

ARCHITECT | DESIGNER | PLANNER | LANDSCAPE ARCHITECT
1640 BRIMLEY DRIVE | ST. LOUIS, MISSOURI 63103
TEL: 314.737.7877 | FAX: 314.737.3334 | WWW.CHRISTNER.COM
CERTIFICATE OF AUTHORITY: 00000000

OWNER & DEVELOPER:
8227 FORSYTH ACQUISITION, LLC
OWNER:
COMMERCE BANK
DEVELOPMENT MANAGER:
US CAPITAL DEVELOPMENT
7811 FARM ROAD 200
ST. LOUIS, MO 63105
(314) 727-8885

DESIGN LEAD:
CESTRGREEN LLC
PROJECT MANAGER:
ALPER ADAM
11411 BIRCHWOOD DRIVE #103
ST. LOUIS, MO 63143
(314) 432-8888
CERTIFICATE OF AUTHORITY:

CONSULTANT:
STUCKE & ASSOCIATES CONSULTING ENGINEERS, INC.
211 CHESTERFIELD BUSINESS PARKWAY
CHESTERFIELD, MO 63003
(636) 530-9133
CERTIFICATE OF AUTHORITY:

LANDSCAPE ARCHITECT:
CHRISTNER INC.
189 NORTH WEAVER
ST. LOUIS, MO 63105
(314) 725-5827
CERTIFICATE OF AUTHORITY:

MEP:
SEBY ENGINEERING
100 WELDON PARKWAY
MARYLAND HEIGHTS, MO 63043
(314) 984-3173
CERTIFICATE OF AUTHORITY:

CONSTRUCTION MANAGER:
BOCCARDI
124 BOCCARDI RD.
ST. LOUIS, MO 63124
(314) 984-3038

LIGHTING DESIGNER:
PROJECT AUTHORITY LIGHTING DESIGN
899 S. LOCKWOOD AVE.
ST. LOUIS, MO 63119

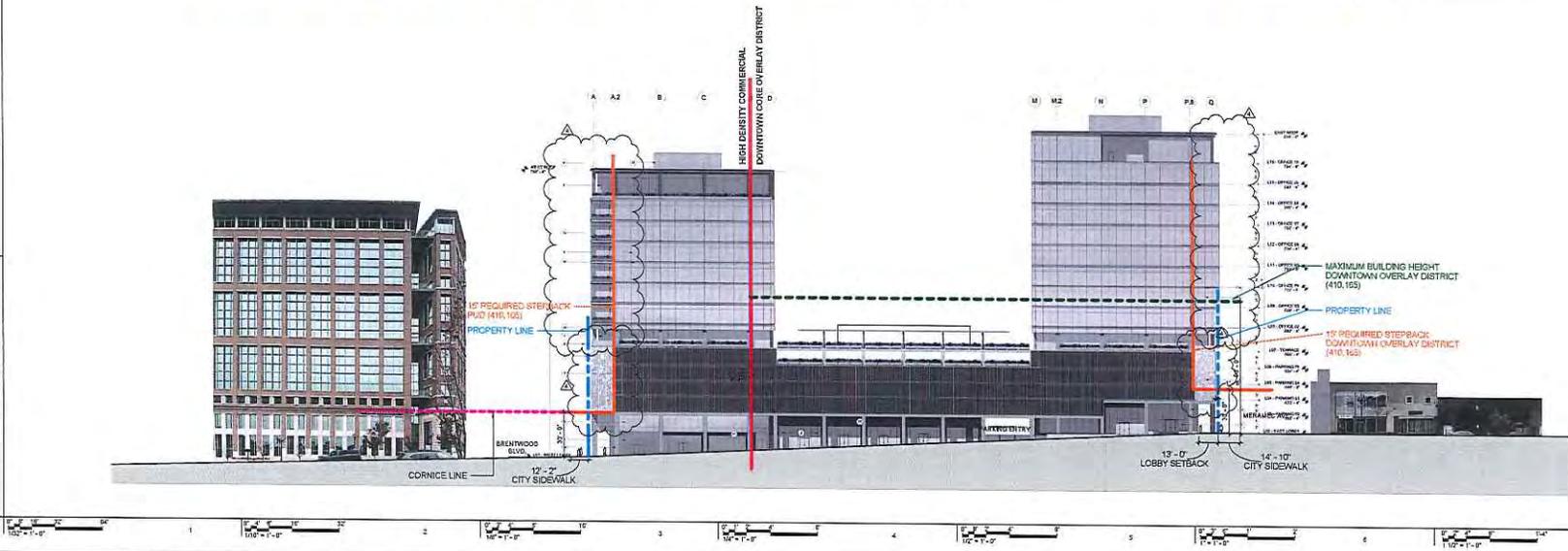
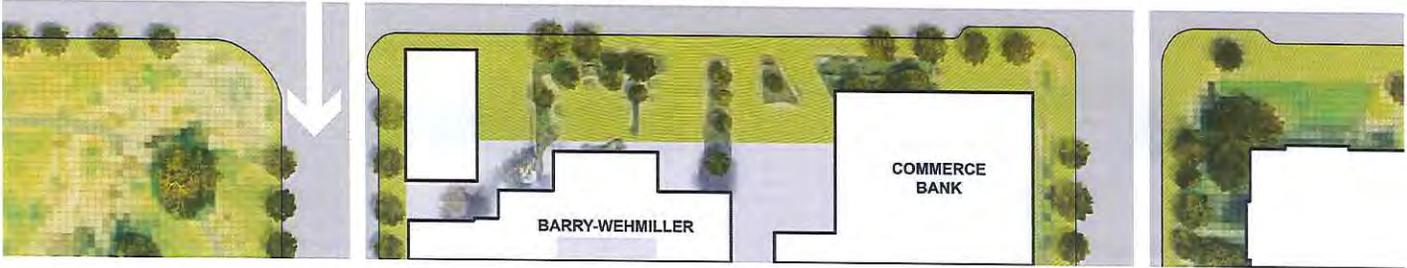
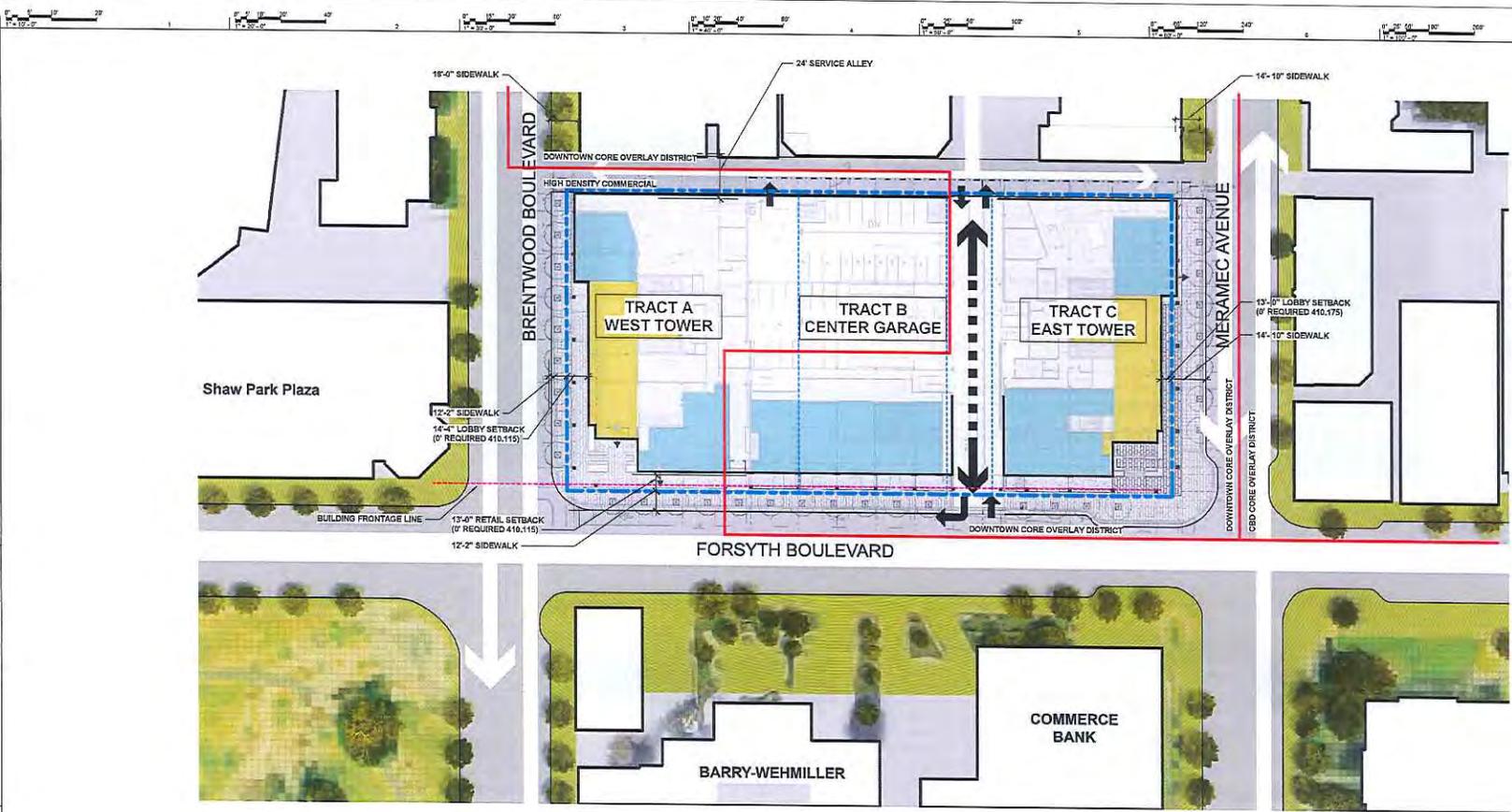
REVISION SCHEDULE		
NO.	DATE	REVISIONS
1	1/20/20	1/20/20 CLAYTON AREA/PLD
2	1/23/20	ARR RESUBMITTAL
3	1/24/20	BP D2 ADD #1
4	1/28/20	ARR RESUBMITTAL (REV1)

DAVID W. REEVE
REGISTERED ARCHITECT
A-2271
2-21-20

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SITE CONTEXT PLAN

REVISION DWG NO. SHEET NO.
PROJECT NO. 1676 2145030
DATE: 2/14/20 A2.00



FORSYTH POINTE
CLAYTON, MD

ARCHITECT OF RECORD
CHRISTNER

1801 NORTH MERAMEC | 1111 SOUTH MERAMEC
101 N. 700 2ND | 1742 S.W. 22ND AVE | CHRISTNERARCH.COM
CERTIFICATE OF AUTHORITY: 022842

OWNER & DEVELOPER:
BOST FORTYTH POINTE LLC

OWNER:
COMMERCE BANK

DEVELOPMENT MANAGER:
1514 CAPITAL DEVELOPMENT CENTER
1111 NORTH MERAMEC, SUITE 200
CLAYTON, MD 21036
(301) 726-8800

DESIGN LEAD:
CHRISTNER LLC

ARCHITECTURAL:
CHRISTNER LLC
1114 SOUTH MERAMEC
CLAYTON, MD 21036
CERTIFICATE OF AUTHORITY

ENGINEER:
STOCK & ASSOCIATED CONSULTING ENGINEERS, INC.
217 CHESTERFIELD BUSINESS PARKWAY
CHESTERFIELD, MD 21033
CERTIFICATE OF AUTHORITY

LANDSCAPE ARCHITECT:
CHRISTNER LLC
1114 SOUTH MERAMEC
CLAYTON, MD 21036
CERTIFICATE OF AUTHORITY

MEP:
GSP ENGINEERING
130 W. BROADWAY
MARYLAND HEIGHTS, MD 21043
CERTIFICATE OF AUTHORITY

CONSTRUCTION MANAGER:
L&L CONSTRUCTION
1341 ROCK HILL RD
CLAYTON, MD 21036
(301) 988-8800

LIGHTING DESIGNER:
MANY ELECTRIC CONSULTING DESIGN
808 E. LOCKWOOD AVE
ST. LOUIS, MO 63119

REVISION SCHEDULE		
NO	DATE	REVISIONS
1	1/23/2020	ARB SUBMITTAL
2	1/26/2020	ARB SUBMITTAL REV01
3	2/10/2020	ARB SUBMITTAL
4	2/24/2020	ARB SUBMITTAL



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CONCEPTUAL PUD PLAN

REVISION DWG NO: SHEET NO:
PROJECT NO: 1878: A2.00B
DATE: 2/14/2020



FORSYTH POINTE
CLAYTON, MD

ARCHITECT OF RECORD

CHRISTNER

ARCHITECT | INTERIOR PLANNING | LANDSCAPE ARCHITECTURE

TEMPERLEYMANEY | 801 COLLEGE, BELTSVILLE, MD 20814
 301.274.7120 | FAX 301.725.3324 | CHRC@CHRISTNER.COM
 CHRISTNER.COM/PROJECTS/422982

OWNER & DEVELOPER:
 PUD FORSYTH ASSOCIATES LLC

OWNER:
 COMMERCE BANK
 DEVELOPMENT MANAGER:
 US CAPITAL DEVELOPMENT
 1911 FORTON BLDG 300
 ST. LOUIS, MO 63103
 DINA.TZOGANAKIS@USCAPITAL.COM

DESIGN LEAD:
 CEDERGREEN LLC

ARCHITECTURAL:
 NILES GIBSON OF P2
 1041 GLENN DR #2
 ST. LOUIS, MO 63104
 CERTIFICATE OF AUTHORITY

CONSULTING ENGINEERS:
 STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
 257 CHESTERFIELD BUSINESS PARKWAY
 CHESTERFIELD, MO 63035
 CERTIFICATE OF AUTHORITY

LANDSCAPE ARCHITECT:
 CHRYSTIE INC.
 188 NORTH BEECHAM
 ST. LOUIS, MO 63105
 CERTIFICATE OF AUTHORITY

MEP ENGINEERING:
 TRAVELER TRAVY
 MARYLAND HEIGHTS, MO 63043
 6314 BRADLEY
 CERTIFICATE OF AUTHORITY

CONSTRUCTION MANAGER:
 MCCARTHY
 124 ROCK HILL RD
 ST. LOUIS, MO 63134
 UMW 690305

LIGHTING DESIGNER:
 ROBERT BUECHTY LIGHTING DESIGN
 104 E. LOCKWOOD AVE
 ST. LOUIS, MO 63119

REVISION SCHEDULE

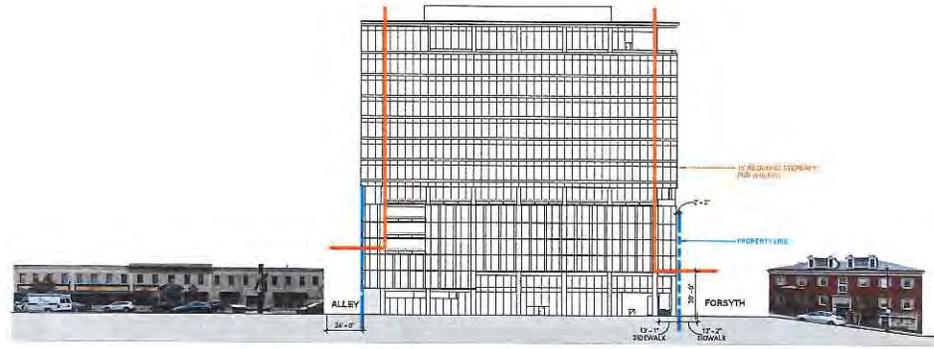
NO.	DATE	REVISIONS
1	1/28/2020	IARB RESUBMITTAL REV 01
2	2/10/2020	IARB RESUBMITTAL



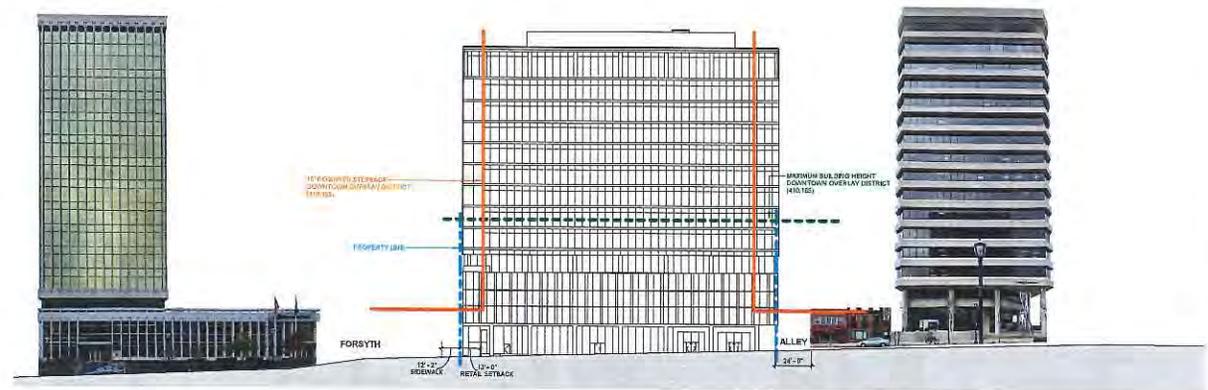
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CONCEPTUAL PUD ELEVATIONS

REVISION DWG NO. SHEET NO.
 PROJECT NO. 19076 A2.00C
 DATE 2/14/2020



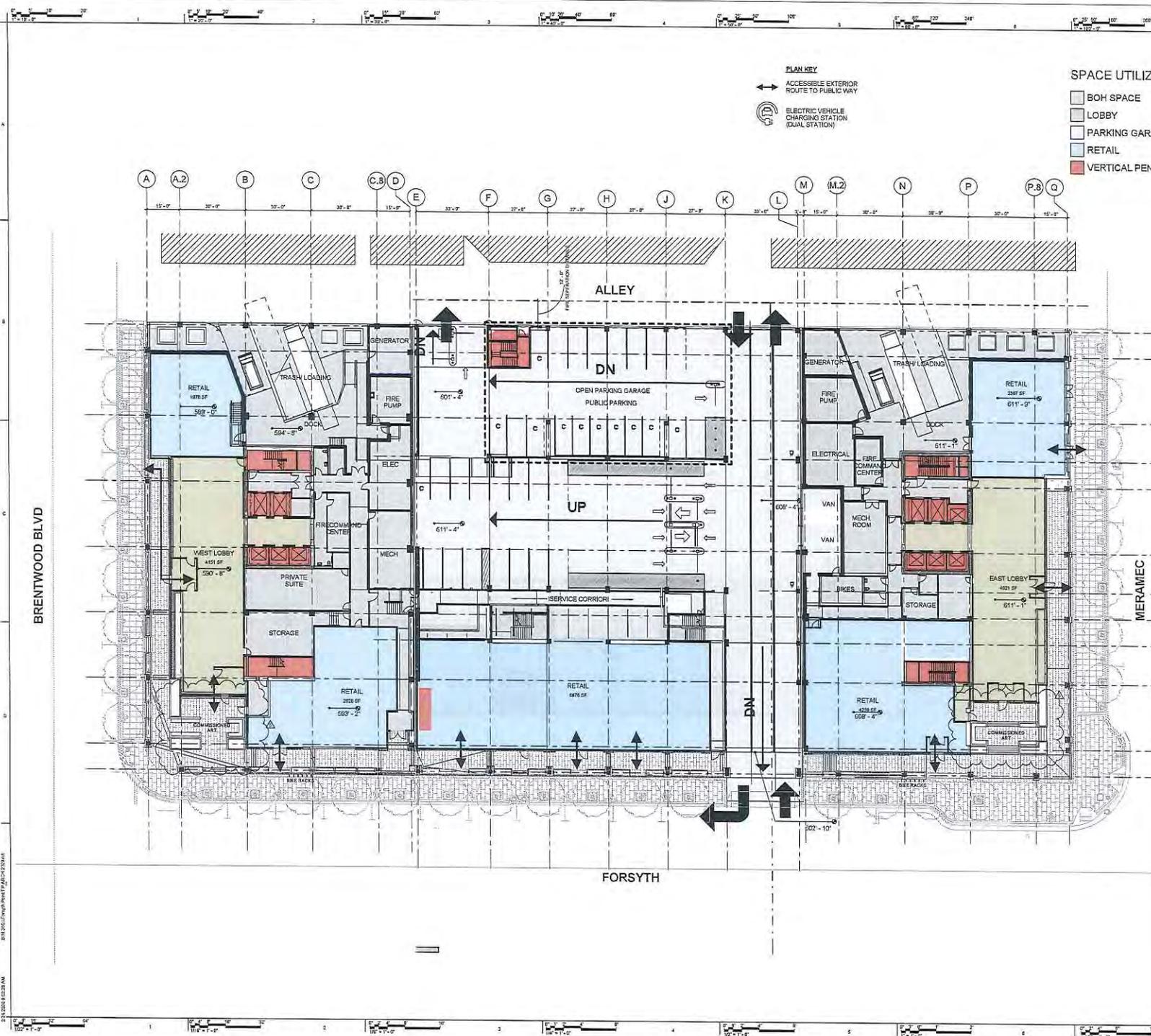
WEST ELEVATION



EAST ELEVATION

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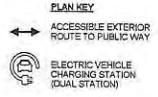




BRENTWOOD BLVD

MERAMEC

FORSYTH



FORSYTH POINTE
CLAYTON, MD

ARCHITECT OF RECORD
CHRISTNER

PROJECTS | PLANNING | PLANNING | ARCHITECTURE
1101 NORTH WASHINGTON STREET
FALLS CHURCH, VA 22034
TEL: 703.775.7037 | FAX: 703.775.7038 | WWW.CHRISTNER.COM
CERTIFICATE OF AUTHORITY #10042

OWNER & DEVELOPER:
BENTLEY FOREST APARTMENTS LLC
CONVENE COMMERCIAL BANK

DEVELOPMENT MANAGER:
1011 WOODBURN BLVD, SUITE 205
ST. LOUIS, MO 63108
(314) 724-8881

DESIGN LEAD:
CHRISTNER LLC
STRUCTURAL:
RUFFENBERG
1034 Berman Dr # 2
ST. LOUIS, MO 63108
CERTIFICATE OF AUTHORITY #10042

MECHANICAL & ELECTRICAL ENGINEERING:
STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
251 CHESTERFIELD BUSINESS PARKWAY
CHESTERFIELD, MO 63033
ST. LOUIS, MO 63108
CERTIFICATE OF AUTHORITY #10042

LANDSCAPE ARCHITECT:
CAROL WELLS INC.
100 NORTH MIFEMARIC
ST. LOUIS, MO 63108
CERTIFICATE OF AUTHORITY #10042

MECHANICAL ENGINEERING:
CONVECTION MANAGEMENT
100 NORTH MIFEMARIC
ST. LOUIS, MO 63108
CERTIFICATE OF AUTHORITY #10042

LANDSCAPE ARCHITECT:
CAROL WELLS INC.
100 NORTH MIFEMARIC
ST. LOUIS, MO 63108
CERTIFICATE OF AUTHORITY #10042

MECHANICAL ENGINEERING:
CONVECTION MANAGEMENT
100 NORTH MIFEMARIC
ST. LOUIS, MO 63108
CERTIFICATE OF AUTHORITY #10042

CONSTRUCTION MANAGER:
MCCORMICK & CO. INC.
100 NORTH MIFEMARIC
ST. LOUIS, MO 63108
CERTIFICATE OF AUTHORITY #10042

LANDSCAPE ARCHITECT:
CAROL WELLS INC.
100 NORTH MIFEMARIC
ST. LOUIS, MO 63108
CERTIFICATE OF AUTHORITY #10042

MECHANICAL ENGINEERING:
CONVECTION MANAGEMENT
100 NORTH MIFEMARIC
ST. LOUIS, MO 63108
CERTIFICATE OF AUTHORITY #10042

LANDSCAPE ARCHITECT:
CAROL WELLS INC.
100 NORTH MIFEMARIC
ST. LOUIS, MO 63108
CERTIFICATE OF AUTHORITY #10042

MECHANICAL ENGINEERING:
CONVECTION MANAGEMENT
100 NORTH MIFEMARIC
ST. LOUIS, MO 63108
CERTIFICATE OF AUTHORITY #10042

LANDSCAPE ARCHITECT:
CAROL WELLS INC.
100 NORTH MIFEMARIC
ST. LOUIS, MO 63108
CERTIFICATE OF AUTHORITY #10042

MECHANICAL ENGINEERING:
CONVECTION MANAGEMENT
100 NORTH MIFEMARIC
ST. LOUIS, MO 63108
CERTIFICATE OF AUTHORITY #10042

LANDSCAPE ARCHITECT:
CAROL WELLS INC.
100 NORTH MIFEMARIC
ST. LOUIS, MO 63108
CERTIFICATE OF AUTHORITY #10042

MECHANICAL ENGINEERING:
CONVECTION MANAGEMENT
100 NORTH MIFEMARIC
ST. LOUIS, MO 63108
CERTIFICATE OF AUTHORITY #10042

LANDSCAPE ARCHITECT:
CAROL WELLS INC.
100 NORTH MIFEMARIC
ST. LOUIS, MO 63108
CERTIFICATE OF AUTHORITY #10042

MECHANICAL ENGINEERING:
CONVECTION MANAGEMENT
100 NORTH MIFEMARIC
ST. LOUIS, MO 63108
CERTIFICATE OF AUTHORITY #10042

LANDSCAPE ARCHITECT:
CAROL WELLS INC.
100 NORTH MIFEMARIC
ST. LOUIS, MO 63108
CERTIFICATE OF AUTHORITY #10042

MECHANICAL ENGINEERING:
CONVECTION MANAGEMENT
100 NORTH MIFEMARIC
ST. LOUIS, MO 63108
CERTIFICATE OF AUTHORITY #10042

STREET LEVEL COMPOSITE PLAN

REVISION DWG NO. SHEET NO.
PROJECT NO. 18975 A2.01
DATE 3/14/2023

PROJECT PARKING TOTALS	
Level	Parking Spaces
Parking 05	239
Parking 04	238
Parking 03	238
Parking 02	186
East Lobby / Parking 01	60
Basement Parking 01	122
West Lobby / Basement 02	137
Basement Parking 03	27
TOTAL	1,267
TOTAL ADA SPACES	74

BIKE PARKING TOTALS

REQUIRED:
 RETAIL: 1 PER 5,000 = 4 BIKES
 OFFICE: 1 PER 20,000 = 23 BIKES

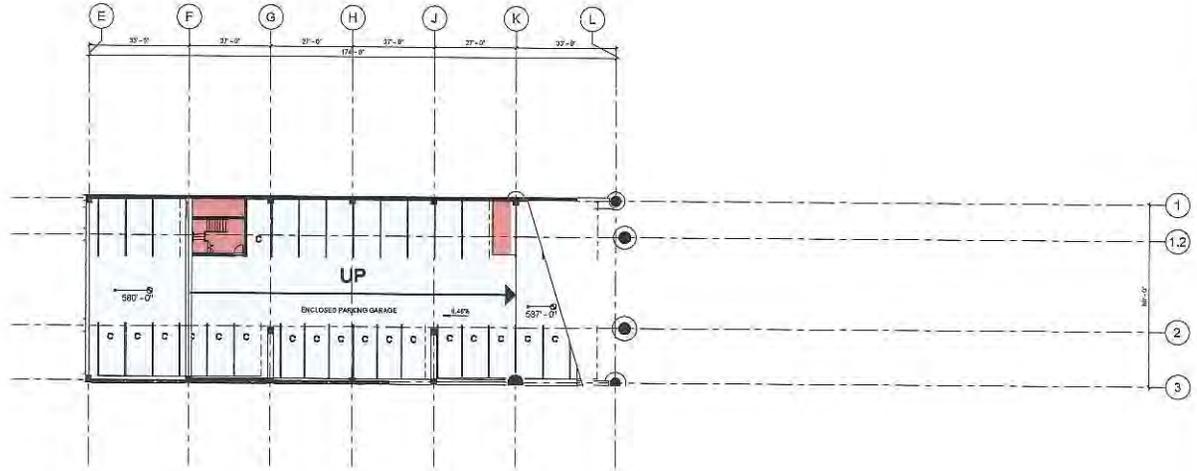
PROVIDED:
 EAST TOWER: 14 BIKES
 WEST TOWER: 14 BIKES

FLOOR PLATE AREA/EXITING CAPACITY

PARKING FLOOR AREA: 61,605 GSF
 ASSEMBLY FLOOR AREA: 19,144 NSF
 ESTIMATED OCCUPANCY: 586 OCCUPANTS

SPACE UTILIZATION KEY

- BOH SPACE
- PARKING GARAGE
- VERTICAL PENETRATIONS



FORSYTH POINTE
 CLAYTON, MO

ARCHITECT OF RECORD
CHRISTNER

WORKTYPE | DESIGNER | PLANNER | LANDSCAPE ARCHITECT
 2014 FORTY-SEVEN | 101101, HANSDALE, 63060
 TEL: 781-722-2027 | FAX: 214-722-2026 | CHRISTNER@FORSYTH.COM

CERTIFICATE OF AUTHORITY - CIVIL
OWNER & DEVELOPER:
 FORTY SEVEN LLC
OWNER:
 COMMONWEALTH
DEVELOPMENT MANAGER:
 US CAPITAL DEVELOPMENT
 1301 FORTY SEVEN BLVD
 ST. LOUIS, MO 63105
 (314) 774-0001

DESIGN LEAD:
 CEDEN GREENE LLC
STRUCTURAL:
 H&B ENGINEERS
 8000 BROADWAY SUITE #2
 ST. LOUIS, MO 63105
 (314) 432-8800
 CERTIFICATE OF AUTHORITY

CIVIL:
 STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
 257 CHESTNUTFIELD BUSINESS PARKWAY
 CHESTNUTFIELD, MO 63026
 (636) 570-4131
 CERTIFICATE OF AUTHORITY

LANDSCAPE ARCHITECT:
 CHRISTNER INC.
 188 NORTH WELLS AVE
 ST. LOUIS, MO 63103
 (314) 724-2822
 CERTIFICATE OF AUTHORITY

MEP:
 SEER ENGINEERING
 140 FRIEDRICH FERRY
 MARYLAND HEIGHTS, MO 63043
 (314) 494-3122
 CERTIFICATE OF AUTHORITY

CONSTRUCTION MANAGER:
 CHRYSLER FIELD INC.
 124 BROADWAY
 ST. LOUIS, MO 63104
 (314) 668-3333

LIGHTING DESIGNER:
 RABBIT BURROTT LIGHTING DESIGN
 601 E. LOCKWOOD AVE
 ST. LOUIS, MO 63118

REVISION SCHEDULE

NO.	DATE	REVISIONS
1	1/23/2020	ARB RESUBMITTAL
2	1/24/2020	SP 02, 03, 04, 05
3	1/29/2020	ARB RESUBMITTAL REV01

DAVID W. KEITH
 LICENSED PROFESSIONAL ENGINEER
 2-21-20

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FLOOR PLAN - BASEMENT PARKING 2.5

REVISION DATE NO. SHEET NO.
 PROJECT NO: 18078 SHEET NO: A2.01
 DATE: 2/14/2020

PROJECT PARKING TOTALS	
Level	Parking Spaces
Parking 05	239
Parking 04	236
Parking 03	234
Parking 02	195
East Lobby / Parking 01	60
Basement Parking 01	122
West Lobby / Basement 02	137
Basement Parking 03	27
TOTAL	1,257

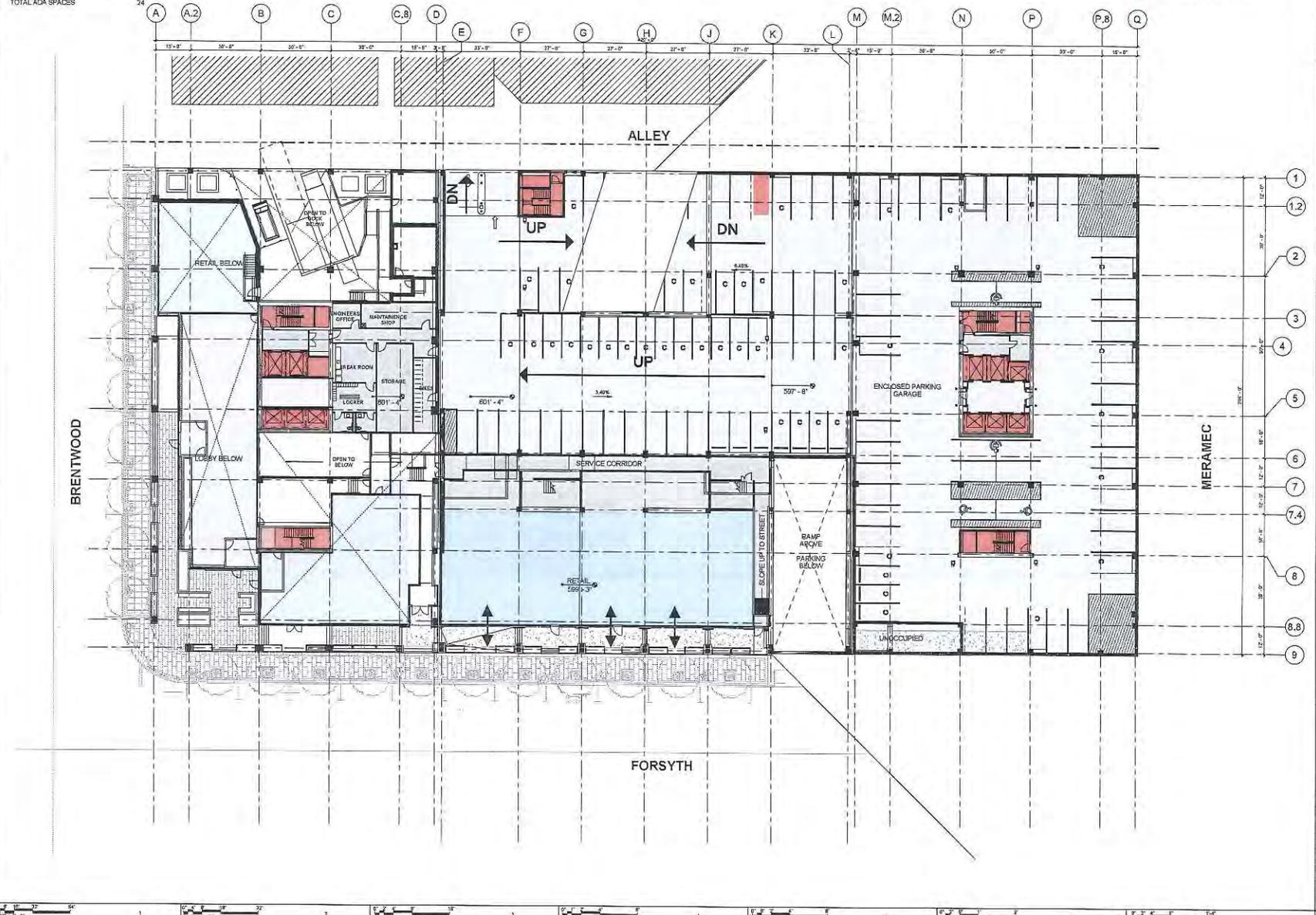
BIKE PARKING TOTALS	
REQUIRED:	
RETAIL: 1 PER 5,000 = 4 BIKES	
OFFICE: 1/20,000 = 23 BIKES	
PROVIDED:	
EAST TOWER: 14 BIKES	
WEST TOWER: 14 BIKES	



CONSTRUCTION TYPE
PODUM: TYPE 1A

SPACE UTILIZATION KEY

- BOH SPACE
- LOBBY
- PARKING GARAGE
- RETAIL
- TENANT SPACE
- VERTICAL PENETRATIONS



FORSYTH POINTE
CLAYTON, MD

ARCHITECT OF RECORD
CHRISTNER
PROJECTS | RESIDENTS | PLANNED | LANDMARK + HISTORIC
14010 RIVERCHASE LANE | BELLEAIR, VIRGINIA 22151
TEL: 703.721.2027 | FAX: 703.721.2026 | WWW.CHRISTNER.COM
CERTIFICATE OF AUTHORITY: 00000000000000000000

OWNER & DEVELOPER:
WEST FORSYTH ACQUISITION, LLC
OWNER:
COMMERCE BANK
DESIGN OWNER/ADMINISTRATOR:
US CAPITAL DEVELOPMENT
7811 FORTY-NINE DRIVE, SUITE 200
ST. LOUIS, MO 63105
(314) 721-0885
DESIGN LEAD:
CEBERGREEN LLC
STRUCTURAL:
HARRIS GROUP
1600 BROADWAY, SUITE 200
ST. LOUIS, MO 63103
(314) 432-8855
CERTIFICATE OF AUTHORITY: 00000000000000000000
MECHANICAL & ELECTRICAL CONSULTING ENGINEER:
JACOBS
211 CHESTERFIELD BUSINESS PARKWAY
CHESTERFIELD, MO 63024
(636) 520-3127
CERTIFICATE OF AUTHORITY: 00000000000000000000
LANDSCAPE ARCHITECT:
JACOBS
188 NORTH MERAMEC
ST. LOUIS, MO 63105
(314) 721-2827
CERTIFICATE OF AUTHORITY: 00000000000000000000
MECHANICAL ENGINEERING:
JACOBS
188 NORTH MERAMEC
ST. LOUIS, MO 63105
(314) 721-2827
CERTIFICATE OF AUTHORITY: 00000000000000000000
CONSTRUCTION MANAGER:
JACOBS
188 NORTH MERAMEC
ST. LOUIS, MO 63105
(314) 721-2827
CERTIFICATE OF AUTHORITY: 00000000000000000000
LIGHTING DESIGNER:
JACOBS
188 NORTH MERAMEC
ST. LOUIS, MO 63105
(314) 721-2827
CERTIFICATE OF AUTHORITY: 00000000000000000000

REVISION SCHEDULE

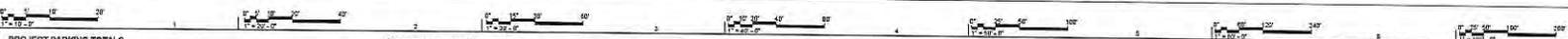
NO.	DATE	REVISIONS
1	1/20/2018	CLAYTON AIRSIDE PUD
2	1/11/2020	REV OF REFERENCE
3	1/23/2020	ARB REBUSUBMITTAL
4	1/24/2020	REV OF AGD #1
5	1/29/2020	ARB REBUSUBMITTAL (REV)



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FLOOR PLAN - BASEMENT PARKING 1

REVISION DWG NO. SHEET NO.
PROJECT NO. 1879 SHEET NO. A2.03
DATE: 2/14/2020

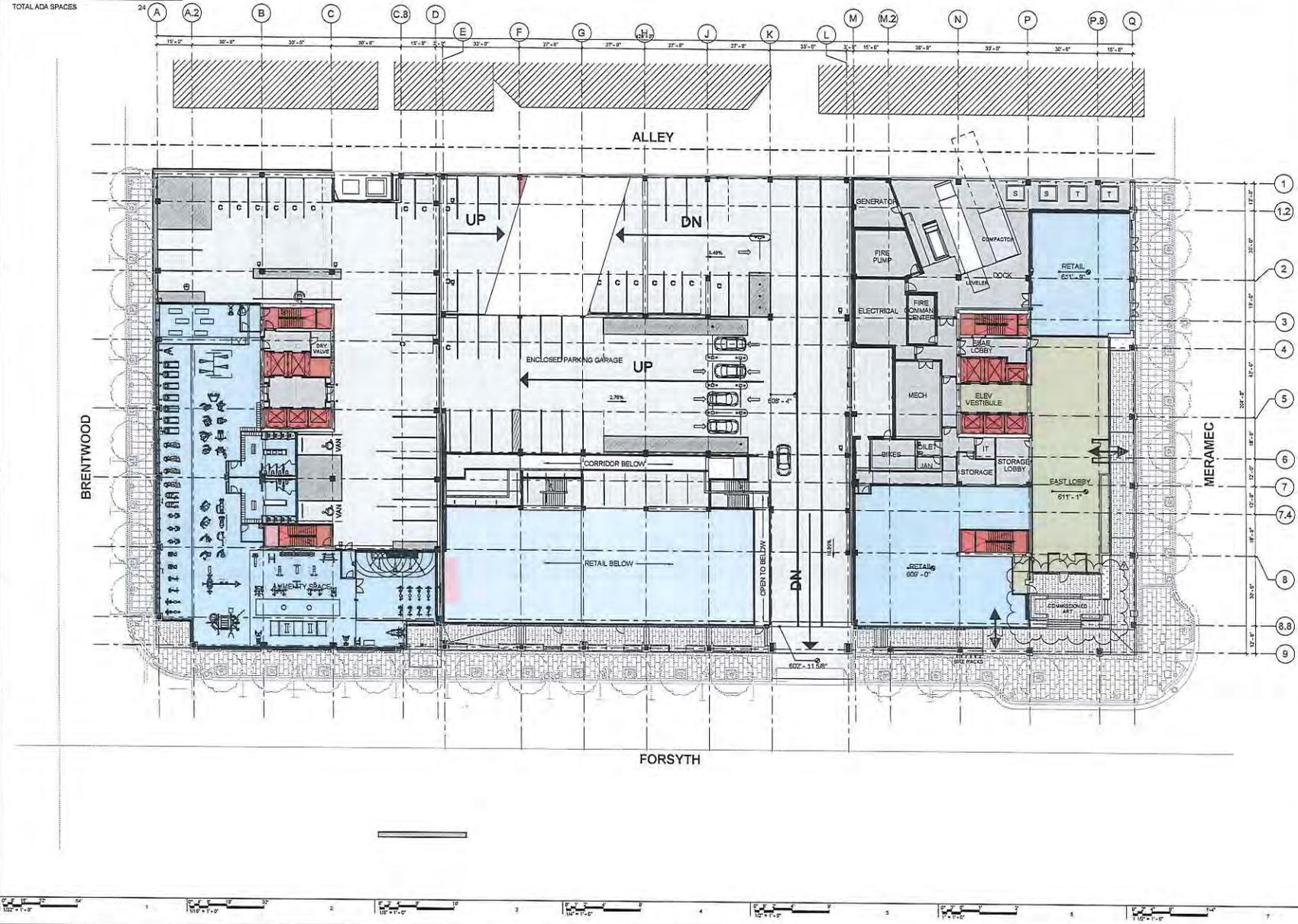
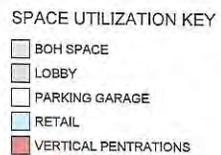


PROJECT PARKING TOTALS	
Level	Parking Spaces
Parking 05	239
Parking 04	238
Parking 03	238
Parking 02	196
East Lobby / Parking 01	60
Basement Parking 01	122
West Lobby / Basement 02	137
Basement Parking 03	27
TOTAL	1,257

BIKE PARKING TOTALS	
REQUIRED:	RETAIL: 1 PER 5,000 = 4 BIKES
	OFFICE: 1/20,000 = 23 BIKES
BOOZEMAN:	
EAST TOWER:	14 BIKES
WEST TOWER:	14 BIKES



CONSTRUCTION TYPE
POOLUM TYPE 1A



FORSYTH POINTE
CLAYTON, MO

ARCHITECT OF RECORD
CHRISTNER

4000 HUNTERS LANE SUITE 1000
ST. LOUIS, MO 63114
TEL: 314.752.1811 FAX: 314.752.1814
WWW.CHRISTNERARCH.COM
CERTIFICATE OF AUTHORITY # 10086

OWNER & DEVELOPER
WEST FORSYTH ASSOCIATES, LLC

OWNER'S COMMERCIAL BANK
DEVELOPMENT MANAGER
TAYLOR BULLOCK SMITH
1517 PARK BIRCHWAY 208
ST. LOUIS, MO 63116
(314) 752-1811

DESIGN LEAD
CEDE FURELL, LLC
ARCHITECTURAL
1100 BARRON DR # 2
ST. LOUIS, MO 63114
CERTIFICATE OF AUTHORITY

ENGINEER
RUCK & ASSOCIATES CONSULTING ENGINEERS
257 CHESTERFIELD BUSINESS PARKWAY
CHESTERFIELD, MO 63017
MSA 150433P
CERTIFICATE OF AUTHORITY

LANDSCAPE ARCHITECT
CHRISTNER INC.
180 NORTH MERAMEC
ST. LOUIS, MO 63105
(314) 752-1811
CERTIFICATE OF AUTHORITY

MEP
GUY ENGINEERING
11400 DOW PERRY
MAYLAND HEIGHT, MO 63043
(636) 484-3737
CERTIFICATE OF AUTHORITY

CONSTRUCTION MANAGER
SCOTT
1541 ROCK HILL RD
ST. LOUIS, MO 63114
(314) 752-1811

LIGHTING DESIGNER
WADSWORTH LIGHTING DESIGN
608 E. LOCKWOOD AVE
ST. LOUIS, MO 63118

REVISION SCHEDULE		
NO.	DATE	REVISIONS
1	1/20/2019	CLAYTON ARB/FCD
2	1/10/2020	BP 02 REFERENCE
3	1/23/2020	ARB RESUBMITTAL
4	1/24/2020	BP 02 ADD #1
5	1/29/2020	ARB RESUBMITTAL REV#1
6	2/3/2020	BP 02 ADD #2
7	2/24/2020	ARB RESUBMITTAL



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FLOOR PLAN - EAST LOBBY / PARKING 1

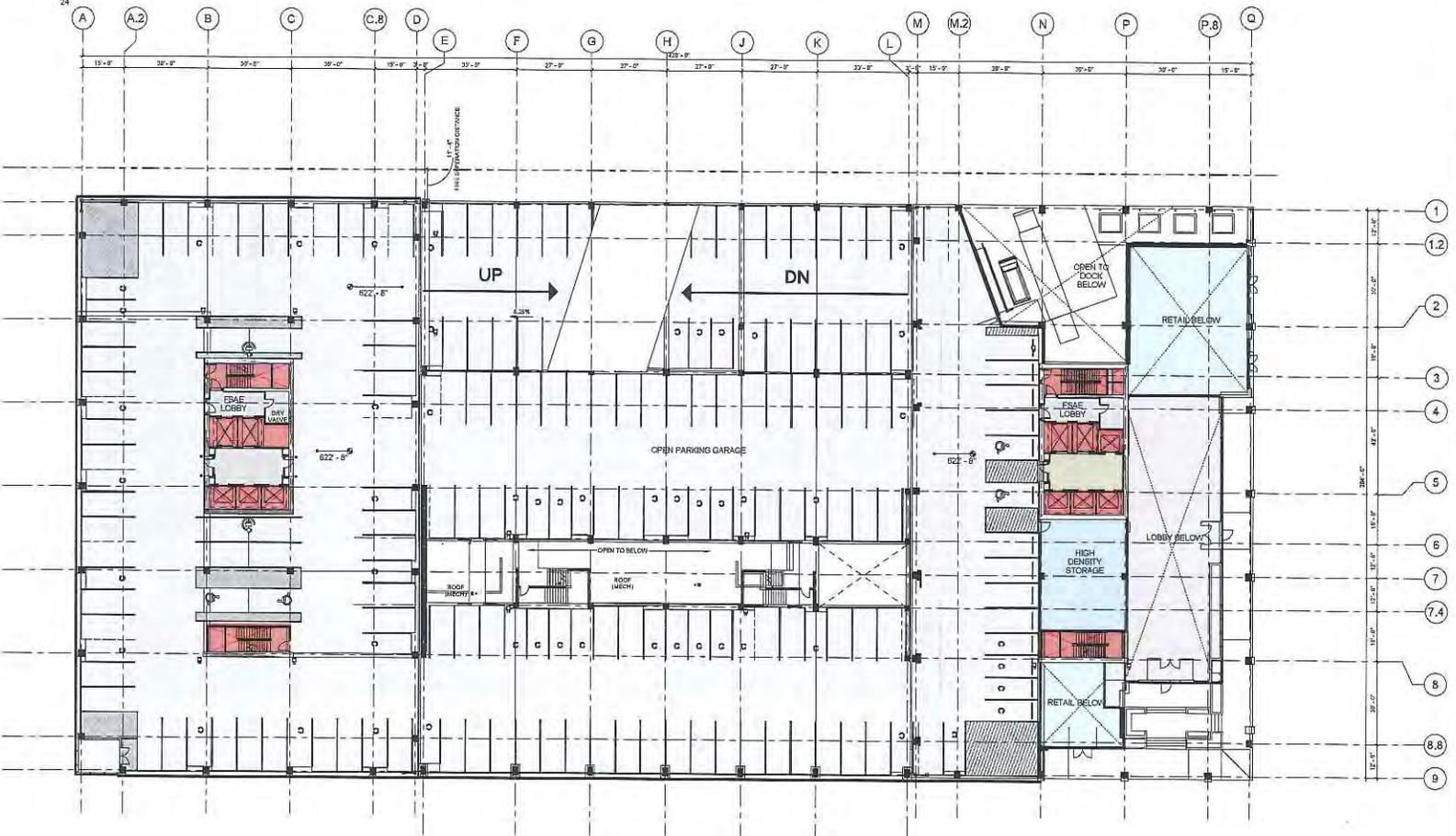
REVISION DWG NO	SHEET NO
PROJECT NO 1826	A2.04
DATE 3/14/2020	

PROJECT PARKING TOTALS	
Level	Parking Spaces
Parking D5	239
Parking D4	238
Parking D3	238
Parking D2	196
East Lobby / Parking 01	60
Basement Parking 01	122
West Lobby / Basement 02	137
Basement Parking 03	27
TOTAL	1,257

TOTAL ADA SPACES 24

BIKE PARKING TOTALS
 REQUIRED:
 RETAIL: 1 PER 5,000 = 4 BIKES
 OFFICE: 1/20,000 = 23 BIKES
 PROVIDED:
 EAST TOWER: 14 BIKES
 WEST TOWER: 14 BIKES

CONSTRUCTION TYPE
 PODIUM: TYPE 1A
FLOOR PLATE AREA/EXITING CAPACITY
 PARKING FLOOR AREA: 72,600 GSF
 ESTIMATED OCCUPANCY: 350 OCCUPANTS
 EXIT CAPACITY: 1500 OCCUPANTS



FORSYTH POINTE
 CLAYTON, MD

ARCHITECT OF RECORD
CHRISTNER

REGISTERED ENGINEER (PLANNING / LANDSCAPE ARCHITECT)
 1640 HIGHTSHIRE | ST. LOUIS, MISSOURI 63103
 TEL: 314.742.2027 | FAX: 314.773.2028 | CHRISTNER@CHRISTNER.COM
 CERTIFICATE OF AUTHORITY #16828

SUBS & DEVELOPER:
 2027 FORSYTH ACQUISITION, LLC

OWNER:
 COMMERCIAL BANK
DEVELOPMENT MANAGER:
 DC CAPITAL DEVELOPMENT
 3011 POWER ROAD SUITE 200
 ST. LOUIS, MO 63105
 (314) 432-8981

DESIGN LEAD:
 CEDERGREEN LLC

CONSULTANT:
 ALPINE ARCH
 1640 HIGHTSHIRE DR #12
 ST. LOUIS, MO 63103
 (314) 432-8983
 CERTIFICATE OF AUTHORITY

ENGINEER:
 STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
 547 CHESTNUTFIELD BUSINESS PARKWAY
 CHESTNUTFIELD, MO 63009
 (636) 530-0120
 CERTIFICATE OF AUTHORITY

LANDSCAPE ARCHITECT:
 LANDSCAPE ARCHITECT
 188 NORTH MAIN ST
 ST. LOUIS, MO 63102
 (314) 752-2527
 CERTIFICATE OF AUTHORITY

MEP:
 GEP ENGINEERING
 120 WELDON FERRY
 HANSLAND HEIGHT, MO 63043
 (314) 488-2227
 CERTIFICATE OF AUTHORITY

CONSTRUCTION MANAGER:
 OCCASITY
 244 ROCK HILL RD
 ST. LOUIS, MO 63124
 (314) 988-8888

LIGHTING DESIGNER:
 HARRY BUIKETT LIGHTING DESIGN
 6916 LOCKWOOD AVE
 ST. LOUIS, MO 63119

REVISION SCHEDULE		
NO.	DATE	REVISIONS
1	1/20/20	CLAYTON AREA PLAN
2	1/10/20	SP 02 REFERENCE
3	1/23/20	ARB RESUBMITTAL
4	1/24/20	SP 02 ADD #1
5	1/28/20	ARB RESUBMITTAL REV#1
6	2/10/20	ARB RESUBMITTAL



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FLOOR PLAN - PARKING 2

REVISION DWG NO. SHEET NO.
 PROJECT NO. 18078
 DATE: 2/10/20
A2.05

PROJECT PARKING TOTALS	
Level	Parking Spaces
Parking D5	238
Parking D4	238
Parking D3	238
Parking D2	196
East Lobby / Parking D1	60
Basement Parking D1	122
West Lobby / Basement D2	137
Basement Parking D3	27
TOTAL	1,257

TOTAL ADA SPACES 24

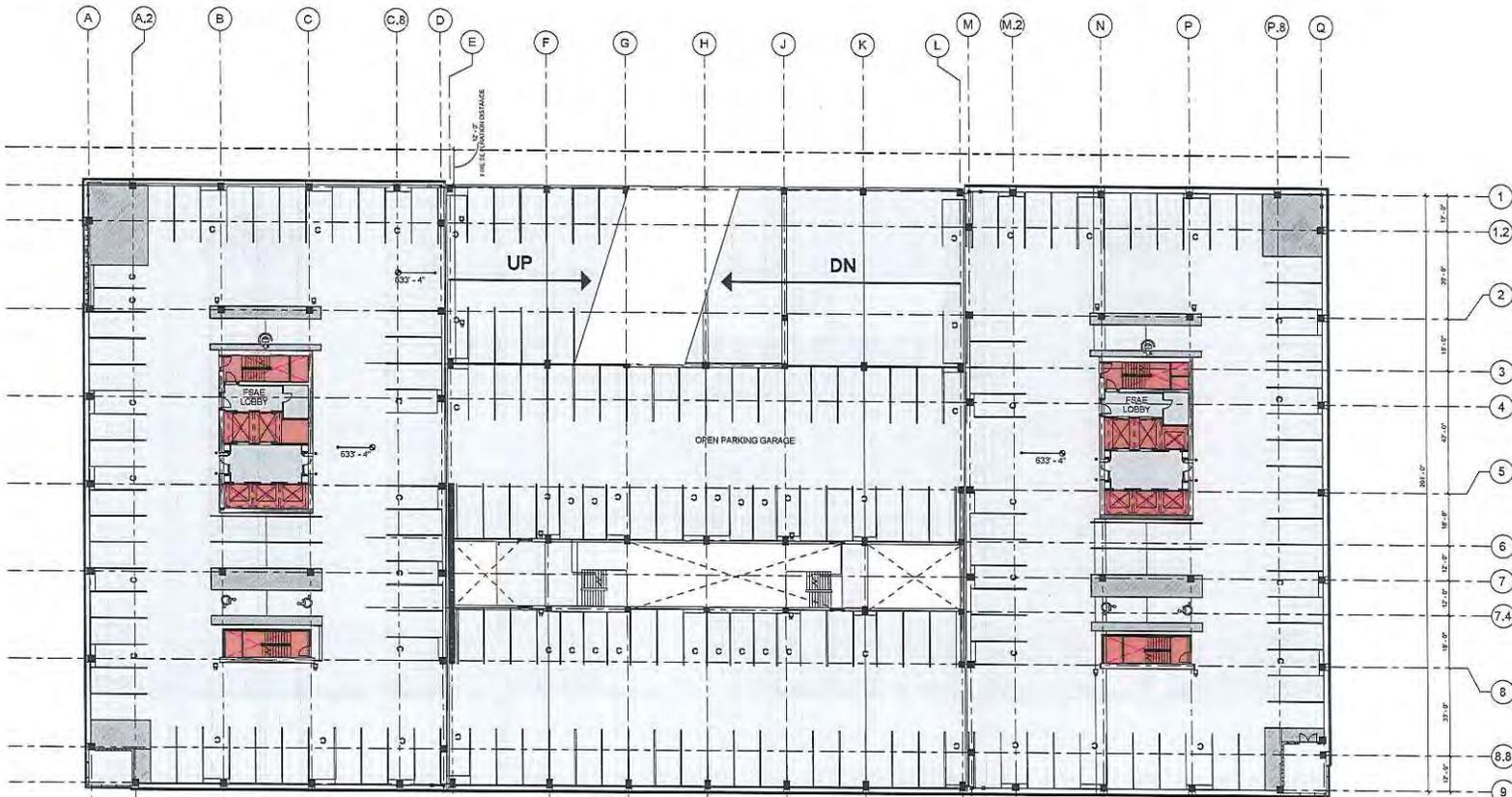
BIKE PARKING TOTALS

REQUIRED:
 RETAIL: 1 PER 5,000 = 4 BIKES
 OFFICE: 1/20,000 = 23 BIKES

PROVIDED:
 EAST TOWER: 14 BIKES
 WEST TOWER: 14 BIKES

CONSTRUCTION TYPE

PODLIUM: TYPE 1A
FLOOR PLATE AREA/EXTING CAPACITY
 PARKING FLOOR AREA: 99,200 GSF
 ESTIMATED OCCUPANCY: 440 OCCUPANTS
 EXIT CAPACITY: 1560 OCCUPANTS



FORSYTH POINTE
 CLAYTON, MO

ARCHITECT OF RECORD:
CHRISTNER

ARCHITECTS: CHRISTNER | PLANNERS | LANDSCAPE ARCHITECTS
 100 SOUTH WINDHAM BLVD. | ST. LOUIS, MISSOURI 63102
 TEL: 314.726.3827 | FAX: 314.726.3206 | CHRISTNER@CHRISTNER.COM
 CERTIFICATE OF AUTHORITY: 10242

OWNER & DEVELOPER:
 WEST FORSYTH POINTE LLC
OWNER:
 COMMERCE BANK

DEVELOPMENT MANAGER:
 MICHAEL SULLIVAN
 7811 FARMERS BRIDGE ROAD
 ST. LOUIS, MO, 63119

DESIGN LEAD:
 CEDE ROBERTS, LLC
ARCHITECTURAL:
 PAPER ARCH
 1624 BARNUM CTR DR #2
 ST. LOUIS, MO 63103
 CERTIFICATE OF AUTHORITY

ENGINEER:
 STUCKE & ASSOCIATES CONSULTING ENGINEERS
 231 CHESTERFIELD BUSINESS PARKWAY
 CHESTERFIELD, MO 63035
 REG. NO. 104410
 CERTIFICATE OF AUTHORITY

LANDSCAPE ARCHITECT:
 CHRISTNER INC.
 100 SOUTH WINDHAM BLVD
 ST. LOUIS, MO, 63102
 (314) 726-3827
 CERTIFICATE OF AUTHORITY

MEP:
 GSW ENGINEERING
 10815 BIRCHWOOD PARKWAY
 MARYLAND HEIGHTS, MO 63043
 (314) 464-8777
 CERTIFICATE OF AUTHORITY

CONSTRUCTION MANAGER:
 HANCOCK HILL
 ST. LOUIS, MO 63114
 (314) 435-1000

LIGHTING DESIGNER:
 RANDY BURKETT LIGHTING DESIGN
 815 E. LOCKWOOD AVE
 ST. LOUIS, MO 63119

REVISION SCHEDULE		
NO.	DATE	REVISIONS
1	1/20/2019	CLAYTON ARB/PLUD
2	1/17/2020	BP 02 REVISIONS
3	1/23/2020	ARB RESUBMITTAL
4	1/24/2020	BP 02 ADD #1
5	1/29/2020	ARB RESUBMITTAL (REV)
6	2/10/2020	ARB RESUBMITTAL



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FLOOR PLAN - PARKING
 3

REVISION DWG NO. PROJECT NO. 1878 DATE 2/14/2020 SHEETING A2.06

PROJECT PARKING TOTALS

Level	Parking Spaces
Parking 05	239
Parking 04	238
Parking 03	238
Parking 02	166
East Lobby / Parking 01	60
Basement Parking 01	122
West Lobby / Basement 02	137
Basement Parking 03	27
TOTAL	1,257

TOTAL ADA SPACES 24

BIKE PARKING TOTALS

REQUIRED:
RETAIL: 1 PER 5,000 = 4 BIKES
OFFICE: 1/20,000 = 23 BIKES

PROVIDED:
EAST TOWER: 14 BIKES
WEST TOWER: 14 BIKES

CONSTRUCTION TYPE

PODIUM TYPE 1A

FLOOR PLATE AREA/EXITING CAPACITY

PARKING FLOOR AREA: 88,000 GSF
ESTIMATED OCCUPANCY: 440 OCCUPANTS
EXIT CAPACITY: 1500 OCCUPANTS

FORSYTH POINTE
CLAYTON, MD

ARCHITECT OF RECORD
CHRISTNER

PROJECTS | RESIDENTIAL | COMMERCIAL | LANDSCAPE ARCHITECTURE
79. 201 221 2027 | P.O. BOX 140000 | SUITE 100
10000 WILLOW LANE | ST. LOUIS, MISSOURI 63141
OFFICE: 314.733.2834 | FAX: 314.733.2834 | CHRISTNER@CHRISTNER.COM

OWNER & DEVELOPER:
BSP FORSYTH AC LLC

OWNER:
COWIWORKS BANK

DEVELOPMENT MANAGER:
US CAPITAL DEVELOPMENT
1211 FARMER ROAD SUITE 200
ST. LOUIS, MO 63105
(314) 733-8885

DESIGN LEAD:
CESERENKUSH LLC

REGISTERED ARCHITECT:
ALEX RAY
1624 BROWN CV DR #2
ST. LOUIS, MO 63103

ENGINEER:
STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
217 CHESTNUTFIELD BUSINESS PARKWAY
CHESTNUTFIELD, MO 63029
314.221.1200

LANDSCAPE ARCHITECT:
STANLEY BROS
100 NORTH WESBANE CT
ST. LOUIS, MO 63105
(314) 732-2827

MEP ENGINEERING:
L&R ENGINEERING
1200 RESURF ROAD
MARYLAND HEIGHTS, MO 63043
(314) 481-2022

CONSTRUCTION MANAGER:
MCA GROUP, INC. #10
ST. LOUIS, MO 63124
(314) 733-1800

LIGHTING DESIGNER:
KRODT GORBYTT LIGHTING DESIGN
800 E. LOCKWOOD AVE
ST. LOUIS, MO 63119

REVISION SCHEDULE

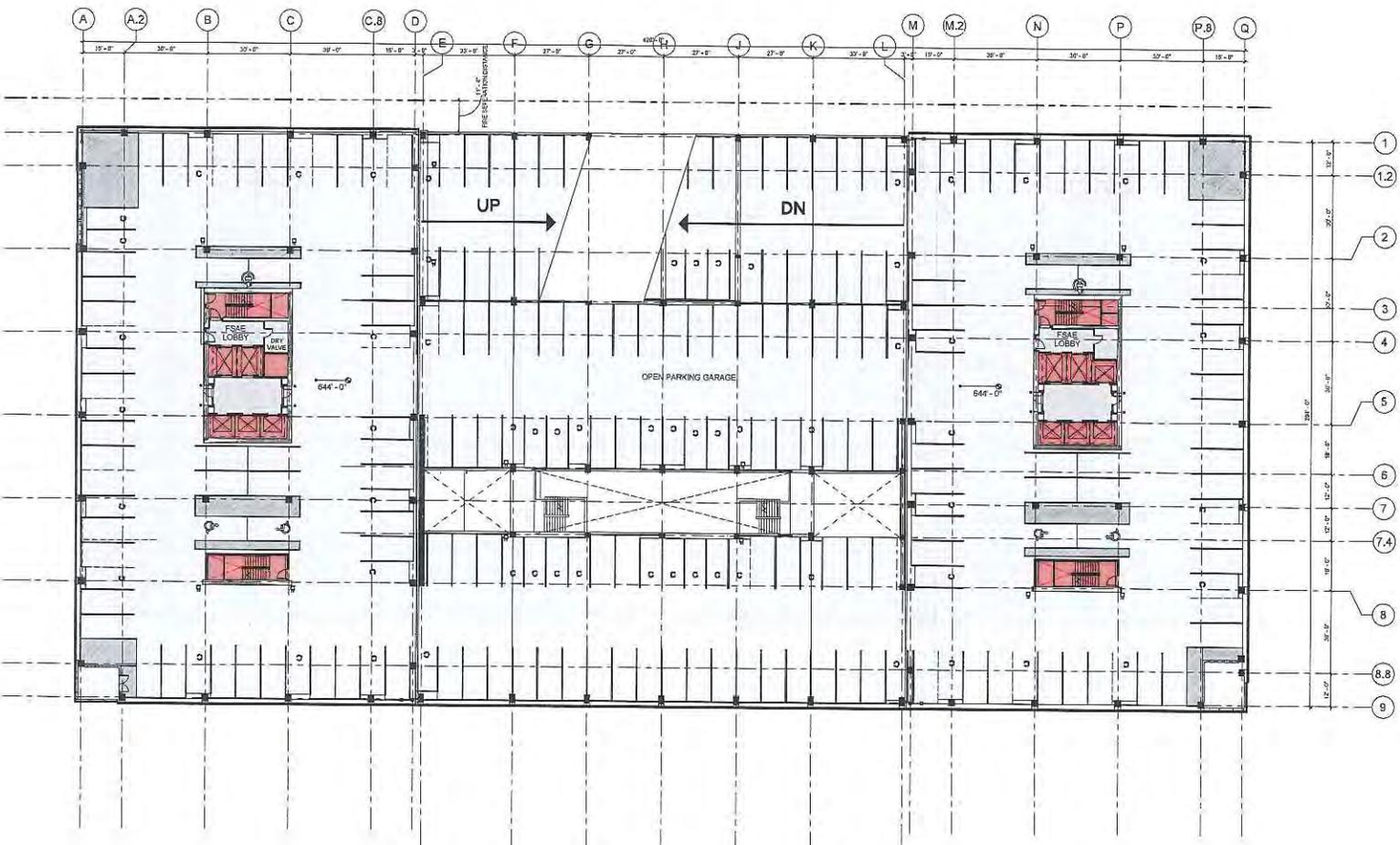
NO.	DATE	REVISIONS
1	1/20/2019	CLAYTON AREA/UD
2	1/10/2020	SP 02 REFERENCE
3	1/23/2020	ARB RESUBMITTAL
4	1/24/2020	SP 02 ADD #1
5	1/29/2020	ARB RESUBMITTAL REV 01
6	2/10/2020	ARB RESUBMITTAL



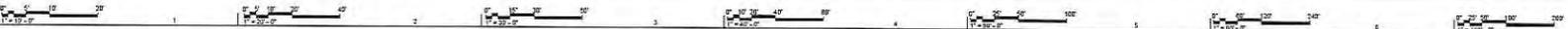
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FLOOR PLAN - PARKING
4

REVISION DWG NO. SHEET NO.
PROJECT NO. 1870 20142020
DATE 02/24/2020 A2.07



3/10/2020 9:51:0 AM B:\A\1870\Forsyth\1870_P04_P2201.dwg



PROJECT PARKING TOTALS

Level	Parking Spaces
Parking 05	239
Parking 04	238
Parking 03	238
Parking 02	196
East Lobby / Parking 01	60
Basement Parking 01	122
West Lobby / Basement 02	137
Basement Parking 03	27
TOTAL	1,257

TOTAL ADA SPACES 24

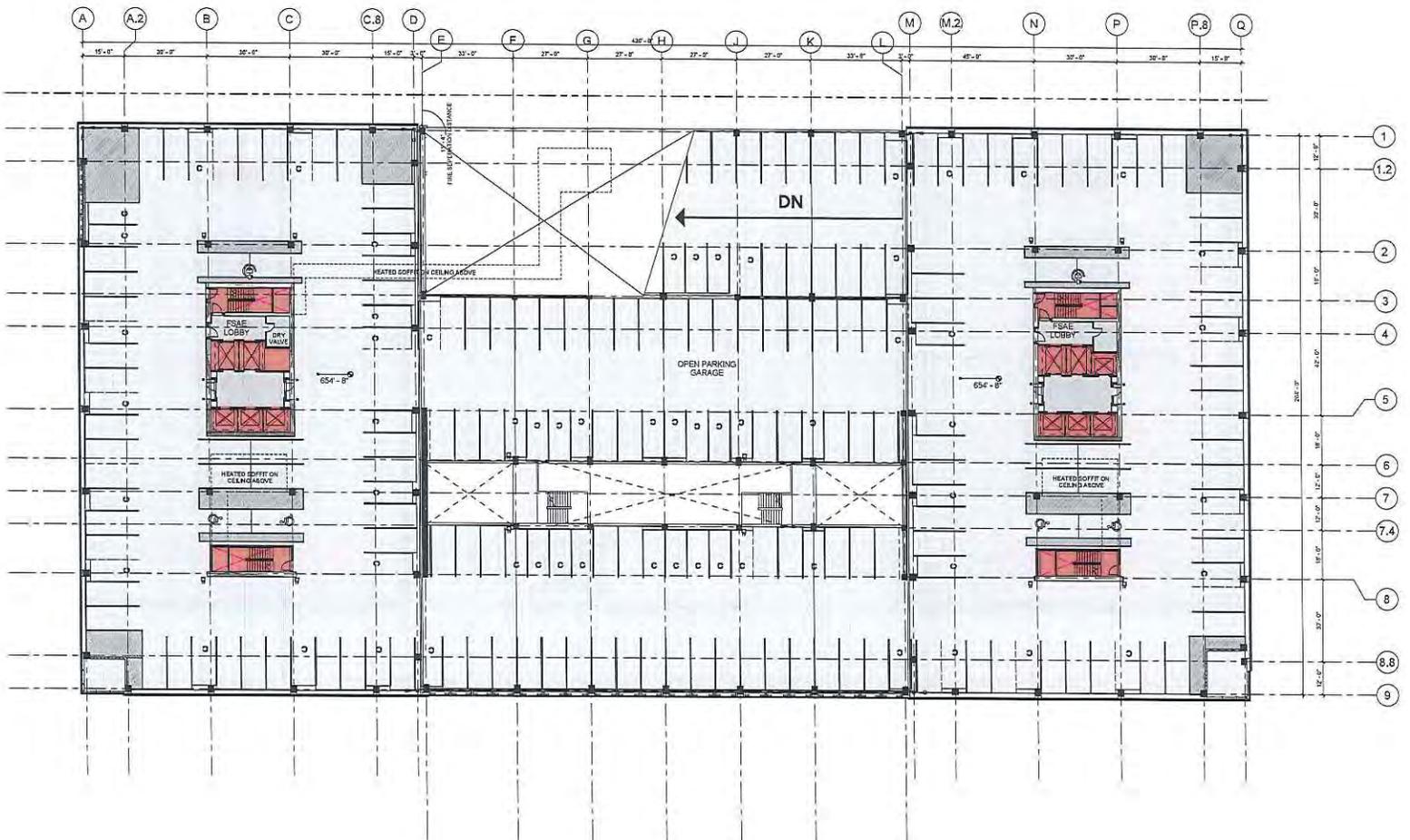
BIKE PARKING TOTALS

REQUIRED:
RETAIL: 1 PER 5,000 = 4 BIKES
OFFICE: 1/20,000 = 23 BIKES

PROVIDED:
EAST TOWER: 14 BIKES
WEST TOWER: 14 BIKES

CONSTRUCTION TYPE
PODIUM: TYPE 1A

FLOOR PLATE AREA/EXITING CAPACITY
PARKING FLOOR AREA: 88,000 GSF
ESTIMATED OCCUPANCY: 440 OCCUPANTS
EXIT CAPACITY: 1500 OCCUPANTS



FORSYTH POINTE
CLAYTON, MO

ARCHITECT OF RECORD
CHRISTNER

ARCHITECTS | INTERIORS | PLANNING | LANDSCAPE ARCHITECTS
1000 HYDRAFRAC | ST. LOUIS, MISSOURI 63101
TEL: 314.751.2827 | FAX: 314.751.2824 | CHRISTNER@CHRISTNER.COM
CERTIFICATE OF AUTHORITY #164842

OWNER & DEVELOPER:
POT FORTIFY HOLDINGS

OWNER:
COMMERCE BANK

DEVELOPMENT MANAGER:
120 CAPITAL DEVELOPMENT
7811 Frapp Road Suite 200
ST. LOUIS, MO 63166
(314) 751-2827

DESIGN LEAD:
CHRISTNER LLC

ARCHITECTURAL:
CHRISTNER
1800 Summer Dr #2
DIA #164842
CERTIFICATE OF AUTHORITY

ENGINEER:
STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
257 CHESTERFIELD BUSINESS PARKWAY
CHESTERFIELD, MO 63035
6361-630-4310
CERTIFICATE OF AUTHORITY

LANDSCAPE ARCHITECT:
CHRISTNER INC.
120 NORTH MERAMEC
ST. LOUIS, MO 63166
(314) 751-2827
CERTIFICATE OF AUTHORITY

MEP:
CEM ENGINEERING
11665 SOUTH PERRY
MARYLAND HEIGHTS, MO 63043
314-464-2727
CERTIFICATE OF AUTHORITY

CONSTRUCTION MANAGER:
HICKORY HILL
1541 ROCK HILL RD
ST. LOUIS, MO 63124
(314) 983-2400

LIGHTING DESIGNER:
RANDY SACKETT LIGHTING DESIGN
9516 LOCKWOOD AVE
ST. LOUIS, MO 63119

REVISION SCHEDULE

NO.	DATE	REVISIONS
1	12/06/19	CLAYTON ARB/UD
2	11/02/20	BP 02 REFERENCE
3	1/23/2020	ARB RESUBMITTAL
4	1/24/2020	BP 02 ADD #1
5	1/29/2020	ARB RESUBMITTAL REV1
6	2/3/2020	BP 02 ADD #2
7	2/10/2020	ARB RESUBMITTAL

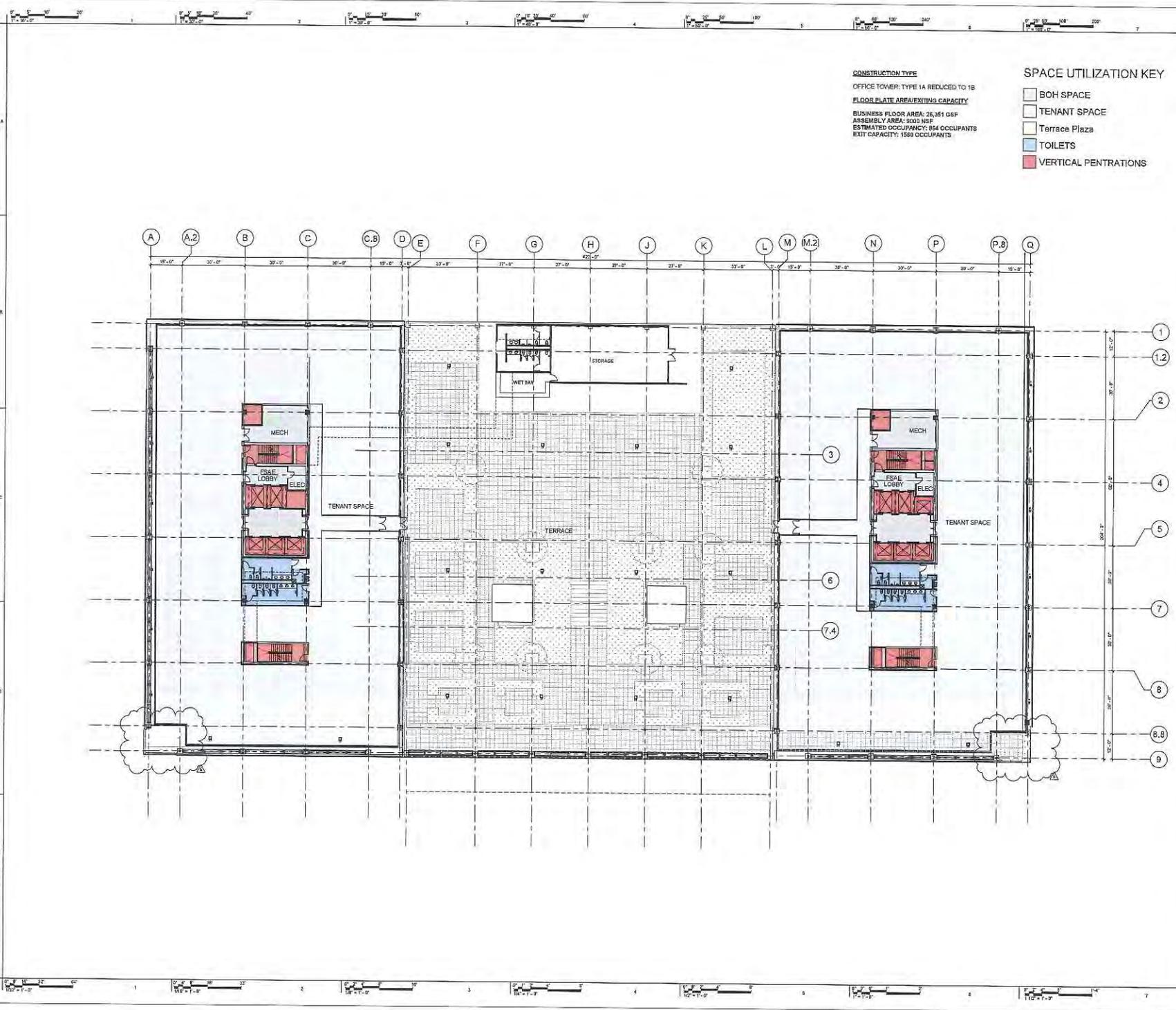


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FLOOR PLAN - PARKING
5

REVISION DWG NO. SHEET NO.
PROJECT NO. 1870 2140222
DATE A2.08

2140222-030310A1



CONSTRUCTION TYPE
 OFFICE TOWER; TYPE 1A REDUCED TO 1B
FLOOR PLATE AREA/EXITING CAPACITY
 BUSINESS FLOOR AREA: 26,351 GSF
 ASSEMBLY AREA: 3000 SQFT
 ESTIMATED OCCUPANCY: 864 OCCUPANTS
 EXIT CAPACITY: 1550 OCCUPANTS

SPACE UTILIZATION KEY

- BOH SPACE
- TENANT SPACE
- Terrace Plaza
- TOILETS
- VERTICAL PENETRATIONS

FORSYTH POINT
 CLAYTON, MD

ARCHITECT OF RECORD
CHRISTNER

MEMBERS | DESIGN | PLANNING | INTERIOR ARCHITECTURE
 1815 NORTH BRIDGE | ST. LOUIS, MISSOURI 63103
 P.O. BOX 727207 | FAX 314 229-9000 | CHRISTNER@CHRISTNER.COM

OWNER & DEVELOPER
 WEST FORSYTH ACQUISITION

OWNER
 COMMERCIAL BANK
 DEVELOPMENT MANAGER
 US CAPITAL DEVELOPMENT
 7811 FORSYTH BLVD SUITE 200
 ST. LOUIS, MO 63103
 (314) 725-6889

REGIONAL LEAD
 CEDERGREEN LLC

PROJECT MANAGER
 ALEXA LAW
 1815 NORTH BRIDGE #112
 ST. LOUIS, MO 63103
 (314) 422-8022
 CERTIFICATE OF AUTHORITY

CONSULTANT
 STECK & ASSOCIATES CONSULTING ENGINEERS, INC.
 207 CHRISTENFIELD BUSINESS PARKWAY
 CHESTERFIELD, MO 63009
 (636) 530-9722
 CERTIFICATE OF AUTHORITY

LANDSCAPE ARCHITECT
 1815 NORTH BRIDGE
 ST. LOUIS, MO 63103
 (314) 725-2827
 CERTIFICATE OF AUTHORITY

MEP
 SEBY ENGINEERING
 139 WELLSON PARKWAY
 MARYLAND HEIGHTS, MO 63043
 (314) 984-7272
 CERTIFICATE OF AUTHORITY

CONSTRUCTION MANAGER
 MCCARTHY
 234 RICHMOND
 ST. LOUIS, MO 63104
 (314) 984-6339

LIGHTING DESIGNER
 BRADY BUREY LIGHTING DESIGN
 666 E. CLOCKWOOD AVE.
 ST. LOUIS, MO 63110

REVISION SCHEDULE

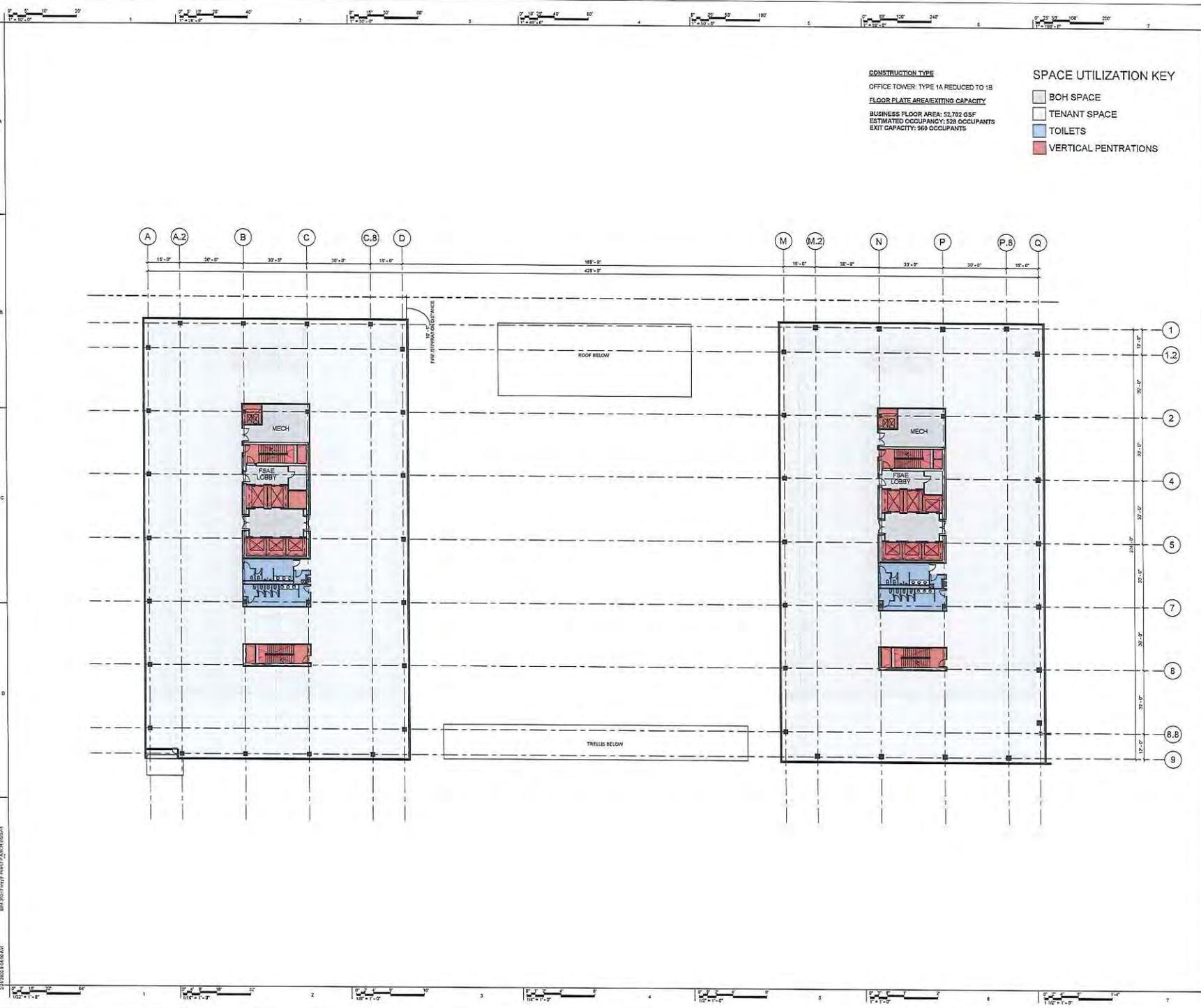
NO.	DATE	REVISIONS
1	12/20/19	CLAYTON AVENUE PUD
2	1/16/2020	SP 02 REFERENCE
3	1/24/2020	SP 02 ADD #1
4	1/29/2020	ARB RESUBMITTAL REV#1
5	2/10/2020	ARB RESUBMITTAL
6	3/24/2020	ARB RESUBMITTAL

DAVID W. BELL
 REGISTERED ARCHITECT
 No. 6257
 2-21-20

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FLOOR PLAN - TERRACE LEVEL

REVISION DWG NO. PROJECT NO. 18278 DATE 2/16/2020 SHEET NO. **A2.09**



CONSTRUCTION TYPE
 OFFICE TOWER: TYPE 1A REDUCED TO 1B
FLOOR PLATE AREA/EXITING CAPACITY
 BUSINESS FLOOR AREA: 52,702 GSF
 ESTIMATED OCCUPANCY: 528 OCCUPANTS
 EXIT CAPACITY: 560 OCCUPANTS

SPACE UTILIZATION KEY

- BOH SPACE
- TENANT SPACE
- TOILETS
- VERTICAL PENETRATIONS

FORSYTH POINTE
 CLAYTON, MO

ARCHITECT OF RECORD
CHRISTER
 1844 NORTH WERNICK | ST. LOUIS, MISSOURI 63107
 TEL: 314.752.7827 | FAX: 314.752.7234 | CHRISTER@CHRISTER.COM
 CERTIFICATE OF AUTHORITY #14486

OWNER & DEVELOPER:
 BOY FORTRESS LLC
OWNER:
 COMMERCE BANK
DEVELOPMENT MANAGER:
 CD CAPITAL DEVELOPMENT
 2917 FORD BRIDGE DR
 ST. LOUIS, MO 63108
 (314) 752-8881
DESIGN LEAD:
 CODEGREEN LLC
STRUCTURAL:
 PETER PAUL
 116A BARNUM CH DR #2
 OMAHA NE 68114
 CERTIFICATE OF AUTHORITY
MECH.:
 STUCK & ASSOCIATES CONSULTING ENGINEERS, INC.
 257 CHESTERFIELD BUSINESS PARKWAY
 CHESTERFIELD, MO 63035
 (636) 534-8110
 CERTIFICATE OF AUTHORITY
LANDSCAPE ARCHITECT:
 184 NORTH WERNICK
 ST. LOUIS, MO 63108
 (314) 752-3827
 CERTIFICATE OF AUTHORITY
MEP:
 GSW ENGINEERING
 118 WILSON PIKE
 MARYLAND HEIGHTS, MO 63043
 (314) 484-2727
 CERTIFICATE OF AUTHORITY
CONSTRUCTION MANAGER:
 BOCAAR INC
 1541 ROCK HILL RD
 ST. LOUIS, MO 63134
 (314) 962-1100
LIGHTING DESIGNER:
 RUBY BURELY LIGHTING DESIGN
 806 E. LOCKWOOD AVE
 ST. LOUIS, MO 63119

REVISION SCHEDULE

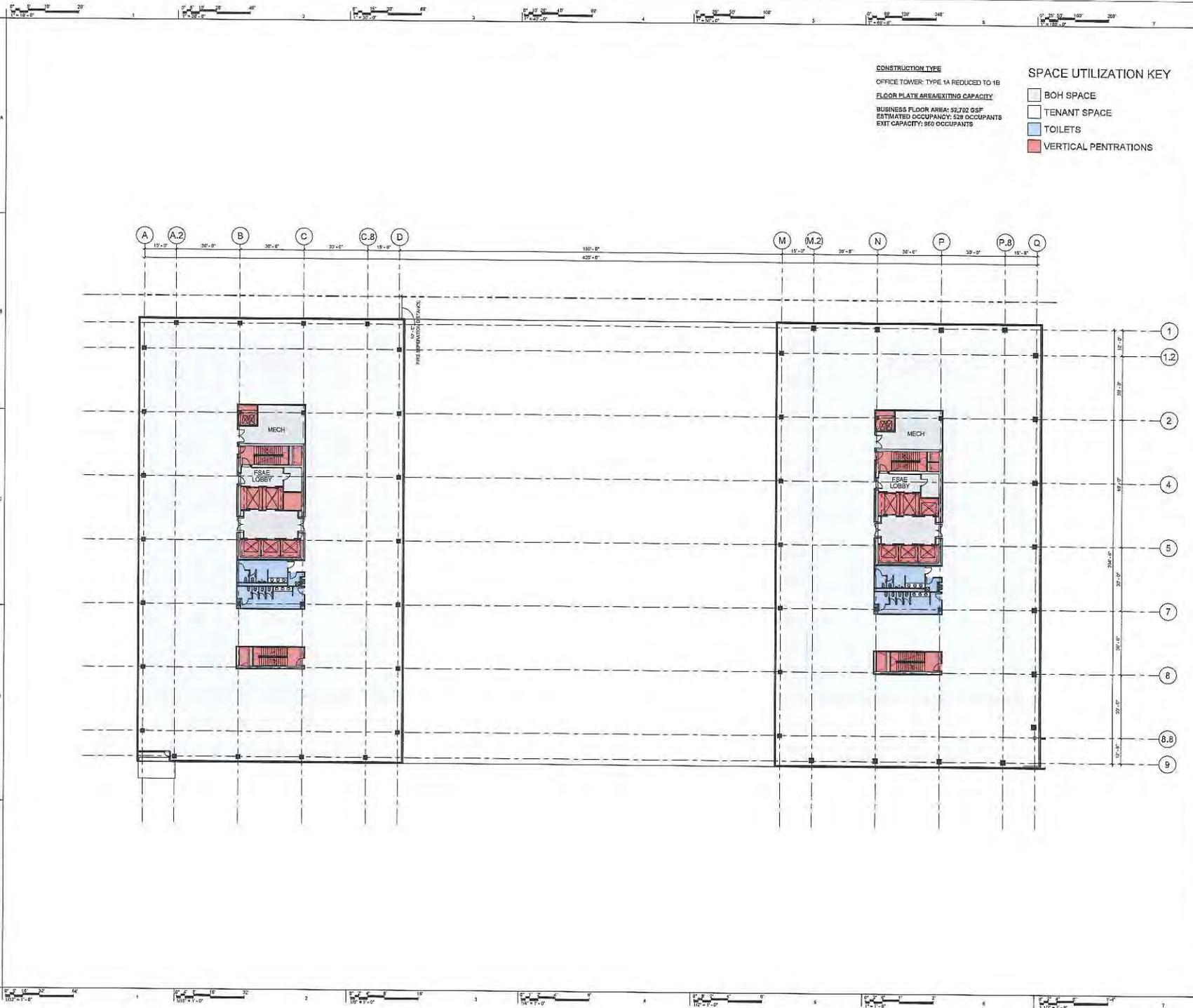
NO.	DATE	REVISIONS
1	12/02/19	CLAYTON ARS/FPD
2	11/02/20	BP 02 REFERENCE
3	1/23/2020	ARB RESUBMITTAL
4	1/24/2020	BP 02 ADO #1
5	1/29/2020	ARB RESUBMITTAL REV01
6	2/3/2020	BP 02 ADO #2
7	3/19/2020	ARB RESUBMITTAL

DAVID W. BOYER
 ARCHITECT
 2021.00

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FLOOR PLAN - OFFICE 2

REVISION DWG NO. SHEET NO.
 PROJECT NO. 1870
 DATE: 3/19/2020 **A2.10**



CONSTRUCTION TYPE
 OFFICE TOWER, TYPE 1A REDUCED TO 1B
FLOOR PLATE AREA/EXITING CAPACITY
 BUSINESS FLOOR AREA: 52,702 OSF
 ESTIMATED OCCUPANCY: 528 OCCUPANTS
 EXIT CAPACITY: 860 OCCUPANTS

SPACE UTILIZATION KEY

- BOH SPACE
- TENANT SPACE
- TOILETS
- VERTICAL PENETRATIONS

FORSYTH POINTE
 CLAYTON, MO

ARCHITECT OF RECORD
CHRISTNER

180 NORTH FARM ROAD | ST. LOUIS, MISSOURI 63108
 314.737.2027 | FAX 314.733.2024 | WWW.CHRISTNER.COM
 CONTRACT NO. OF AGREEMENT: 19043

OWNER & DEVELOPER:
 522 FORTY-FIVE AC, LLC
OWNER:
 COMMERCE BANK

DEVELOPMENT MANAGER:
 US CAPITAL DEVELOPMENT
 2811 FORTY-FIVE AC RD
 ST. LOUIS, MO 63108
 (314) 733-8888

DESIGN LEAD:
 CEBEROREN LLC

STRUCTURAL:
 HOLTZ ASSOC
 1800 BROADWAY #1703
 ST. LOUIS, MO 63102
 (314) 432-8300
 CERTIFICATE OF AUTHORITY

MECH:
 STICK & ASSOCIATES CONSULTING ENGINEERS, INC.
 217 CHESTNUT BUSINESS PARKWAY
 CHESTNUTFIELD, MO 63009
 (636) 530-4100
 CERTIFICATE OF AUTHORITY

LANDSCAPE ARCHITECT:
 189 NORTH WEAVER
 ST. LOUIS, MO 63105
 (314) 725-2882
 CERTIFICATE OF AUTHORITY

MEP:
 USF ENGINEERING
 130 WOODSTOCK TOWER
 MARYLAND HEIGHTS, MO 63043
 (314) 984-2277
 CERTIFICATE OF AUTHORITY

CONSTRUCTION MANAGER:
 ACCORD LLC
 124 ROCK HILL RD
 ST. LOUIS, MO 63124
 (314) 996-2277

LIGHTING DESIGNER:
 RUSBY BUCKLEY LIGHTING DESIGN
 804 E. LOCKWOOD AVE
 ST. LOUIS, MO 63116

REVISION SCHEDULE

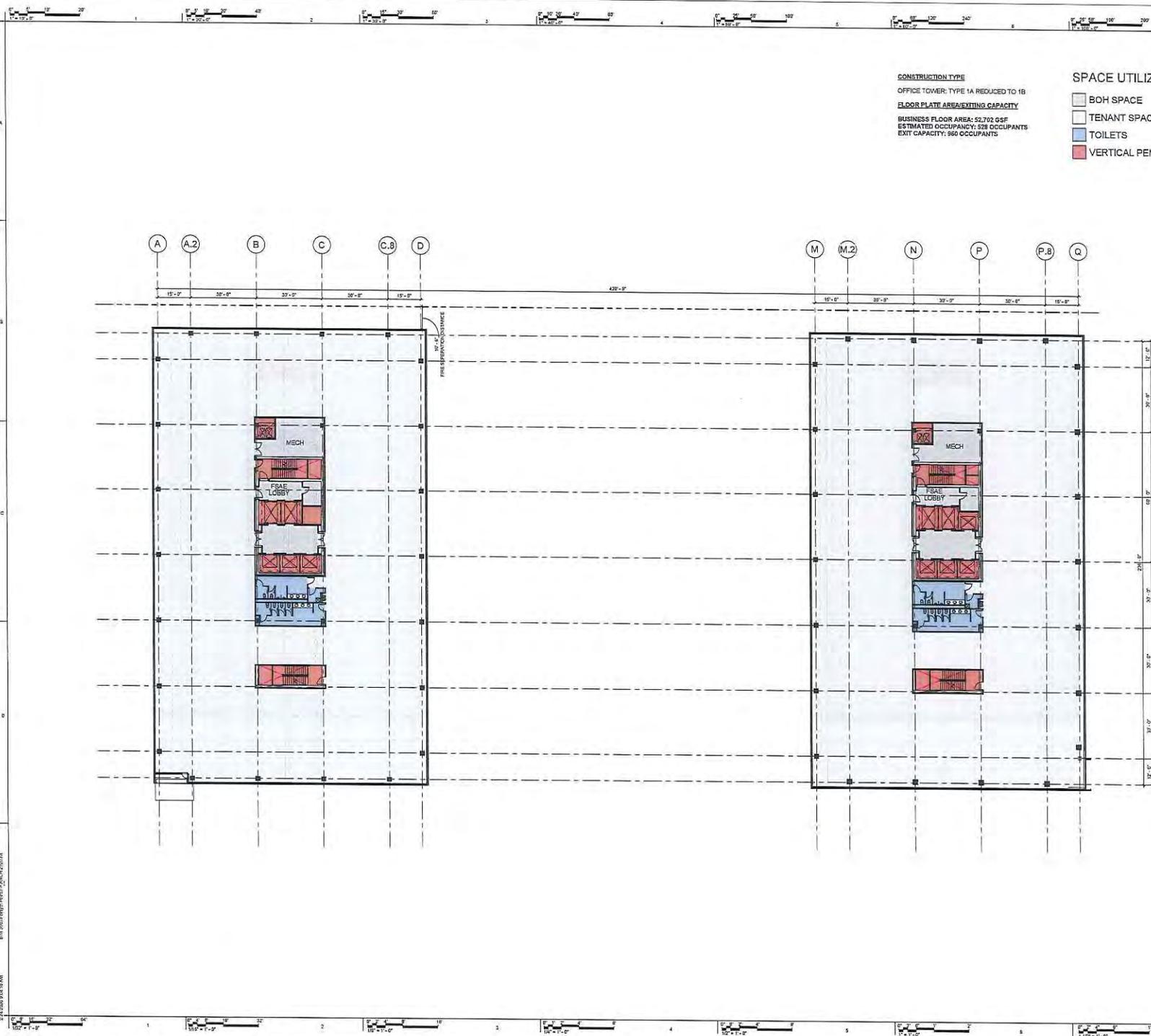
NO.	DATE	REVISIONS
1	10/20/20	CLAYTON AGREEMENT
2	11/10/20	BP 02 REFERENCE
3	12/30/20	ARB RESUBMITTAL
4	1/24/2021	BP 02 ACID #1
5	1/28/2021	ARB RESUBMITTAL REV01
6	2/10/2021	ARB RESUBMITTAL

DAVID W. REITH
 ARCHITECT
 A-225
 2-21-21

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FLOOR PLAN - OFFICE 3

REVISION DWG NO. SHEET NO.
 PROJECT NO. 19078 A2.11
 DATE: 2/14/2021



CONSTRUCTION TYPE
 OFFICE TOWER: TYPE 1A REDUCED TO 1B
FLOOR PLATE AREA/EXITING CAPACITY
 BUSINESS FLOOR AREA: 52,702 GSF
 ESTIMATED OCCUPANCY: 528 OCCUPANTS
 EXIT CAPACITY: 860 OCCUPANTS

SPACE UTILIZATION KEY

- BOH SPACE
- TENANT SPACE
- TOILETS
- VERTICAL PENETRATIONS

FORSYTH POINTE
 CLAYTON, MO

ARCHITECT OF RECORD
CHRISTNER

1400 WESTERN BLVD. | ST. LOUIS, MISSOURI 63104
 TEL: 314.733.2427 | FAX: 314.733.2428 | CHRIS@CHRISTNER.COM
 CERTIFICATE OF AUTHORITY: 140002

OWNER & DEVELOPER:
 WEST FORTYTH FIVE LLC

OWNER:
 COMMERCE BANK

OWNER/CONTRACT MANAGER:
 THE CAPITAL DEVELOPMENT GROUP
 201 FAIRMONT SQUARE 200
 ST. LOUIS, MO 63105
 (314) 733-2428

DESIGN LEAD:
 CEDE RUSSELL LLC

STRUCTURAL:
 PALMER ASSOC.
 1846 GORMAN CIRCLE DR #2
 ST. LOUIS, MO 63104
 CERTIFICATE OF AUTHORITY

MECH.:
 STOK & ASSOCIATES CONSULTING ENGINEERS,
 227 CHESTERFIELD BUSINESS PARKWAY
 CHESTERFIELD, MO 63035
 CERTIFICATE OF AUTHORITY

LANDSCAPE ARCHITECT:
 CHRIS CHRISTNER INC.
 180 SOUTH WEAVER
 ST. LOUIS, MO 63105
 (314) 733-2427
 CERTIFICATE OF AUTHORITY

MEP:
 USP ENGINEERING
 138 WILSON PKWY
 MARYLAND HEIGHTS, MO 63043
 (314) 484-2727
 CERTIFICATE OF AUTHORITY

CONSTRUCTION MANAGER:
 HOK COMPANY
 1001 MARKET ST.
 ST. LOUIS, MO 63104
 (314) 486-2000

LIGHTING DESIGNER:
 RABY SURVEY LIGHTING DESIGN
 805 E. LOCKWOOD AVE
 ST. LOUIS, MO 63119

REVISION SCHEDULE

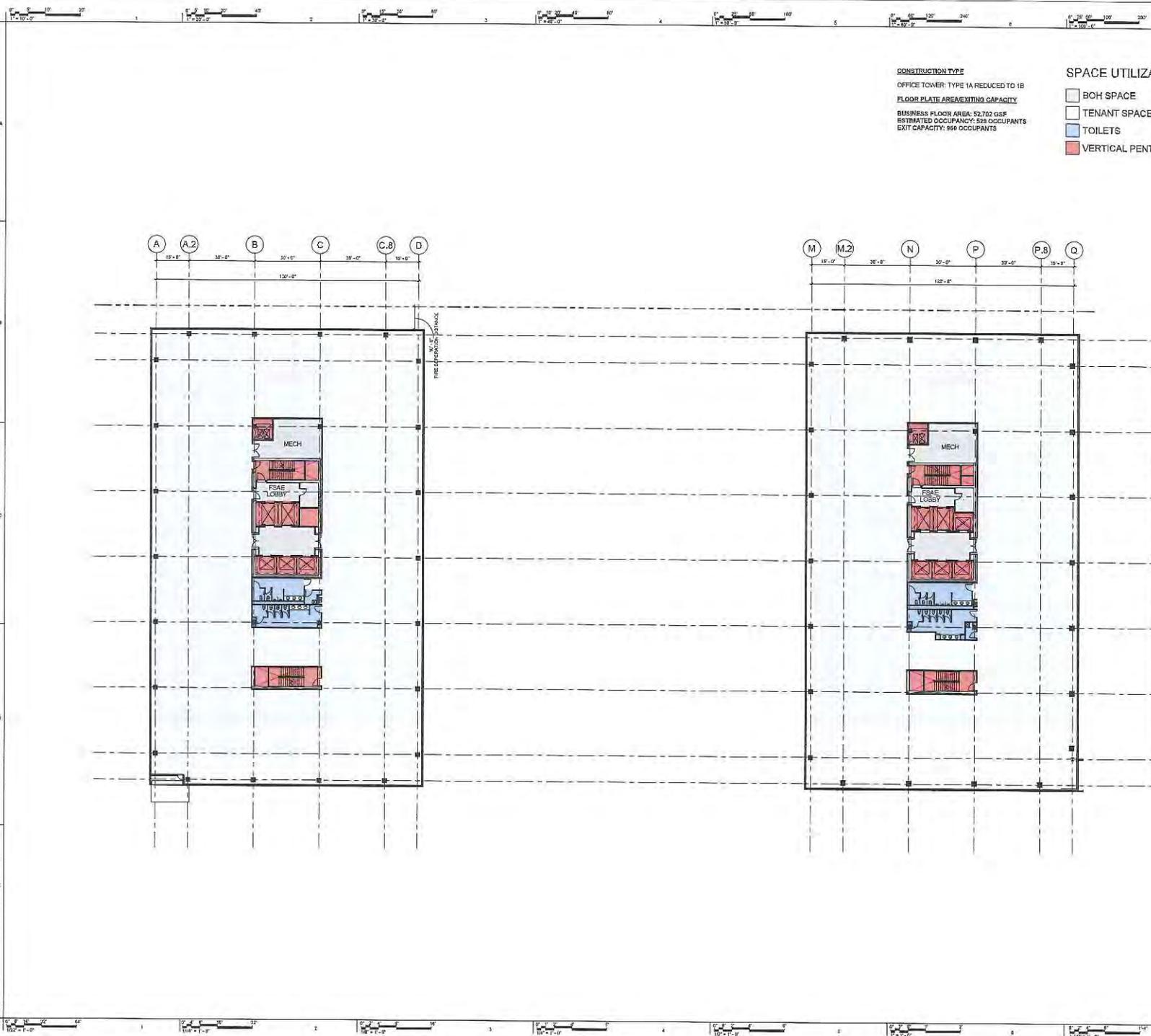
NO.	DATE	REVISIONS
1	12/28/19	CLAYTON ARB/UPD
2	1/10/2020	BP 02 REFERENCE
3	1/23/2020	ARB RESUBMITTAL
4	1/24/2020	BP 02 ADO #1
5	1/28/2020	ARB RESUBMITTAL (REV01)
6	2/10/2020	ARB RESUBMITTAL

DAVID W. RICE III
 ARCHITECT
 1400 WESTERN BLVD.
 ST. LOUIS, MO 63104
 1/22/20

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FLOOR PLAN - OFFICE 4

REVISION DWG NO: SHEET NO:
 PROJECT NO: 18270 DATE: 2/14/2020 **A2.12**



CONSTRUCTION TYPE
 OFFICE TOWER: TYPE 1A REDUCED TO 1B
FLOOR PLATE AREA/EXITING CAPACITY
 BUSINESS FLOOR AREA: 52,702 OSF
 ESTIMATED OCCUPANCY: 528 OCCUPANTS
 EXIT CAPACITY: 588 OCCUPANTS

SPACE UTILIZATION KEY

- BOH SPACE
- TENANT SPACE
- TOILETS
- VERTICAL PENETRATIONS

FORSYTH POINTE
 CLAYTON, MO

ARCHITECT OF RECORD
CHRISTNER

1800 HARRIS PARKWAY | ST. LOUIS, MISSOURI 63103
 TEL: 314.724.2227 | FAX: 314.724.2228 | CHRISTNER@CHRISTNER.COM

OWNER & DEVELOPER:
 FORSYTH ACQUISITION, LLC

OWNER:
 COMMERCIAL BANK
 BRIDGE COMMERCIAL MANAGER
 US CAPITAL DEVELOPMENT
 1201 PENN. ST. SUITE 200
 ST. LOUIS, MO 63102
 (314) 724-6888

DESIGN LEAD:
 DEERGREEN LLC
STRUCTURAL:
 HALL & ASSOCIATES
 1000 BIRCH BLVD #712
 ST. LOUIS, MO 63102
 (314) 422-6000
 CERTIFICATE OF AUTHORITY

ENGINEER:
 STOCK & ASSOCIATES CONSULTING ENGINEERS,
 INC.
 217 CHESTNUTFIELD BUSINESS PARKWAY
 CHESTERTOWN, MO 63016
 (636) 526-4333
 CERTIFICATE OF AUTHORITY

LANDSCAPE ARCHITECT:
 LANDSCAPE ARCHITECTS
 889 NORTH WEAVER
 ST. LOUIS, MO 63105
 (314) 724-2827
 CERTIFICATE OF AUTHORITY

MECHANICAL ENGINEER:
 MECH ENGINEERING
 130 WELDON DRIVE
 HANLYND HEIGHTS, MO 63041
 (314) 884-3111
 CERTIFICATE OF AUTHORITY

CONSTRUCTION MANAGER:
 CONSTRUCTION MANAGEMENT
 1000 BIRCH BLVD #712
 ST. LOUIS, MO 63102
 (314) 422-6000

LIGHTING DESIGNER:
 RAY OF LIGHT LIGHTING DESIGN
 680 S. LOCKWOOD AVE
 ST. LOUIS, MO 63119

REVISION SCHEDULE

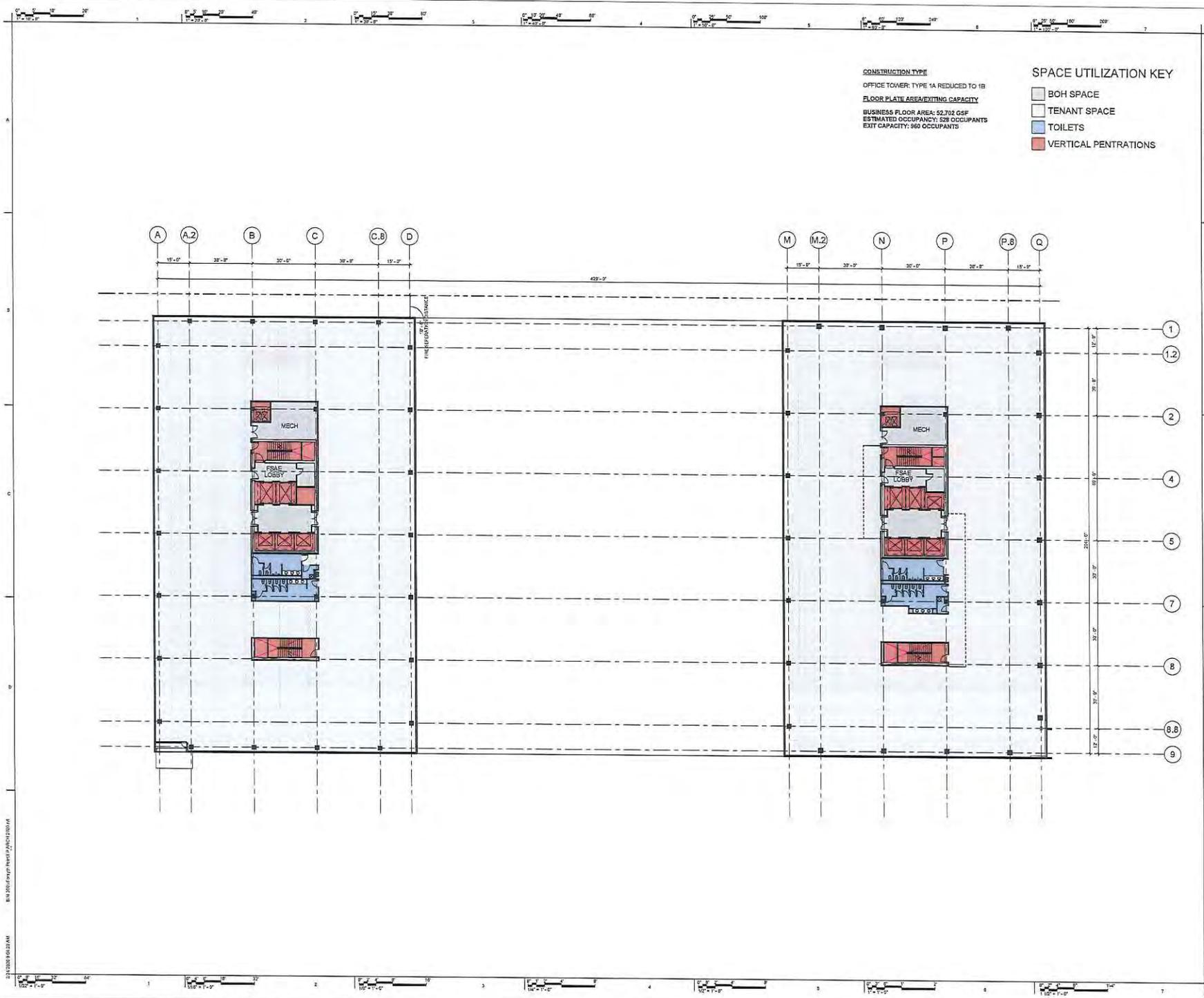
NO.	DATE	REVISIONS
1	12/20/2019	CLAYTON AIRFIELD
2	1/10/2020	BP TO REFERENCE
3	1/23/2020	AFRS RESUBMITTAL
4	1/24/2020	BP 02 ADD #1
5	1/29/2020	AFRS RESUBMITTAL REV 01
6	2/10/2020	AFRS RESUBMITTAL



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FLOOR PLAN - OFFICE 5

REVISION ENGINE NO. SHEETING
 PROJECT NO 18078
 DATE 2/10/2020 **A2.13**



CONSTRUCTION TYPE
 OFFICE TOWER, TYPE 1A REDUCED TO 1B
FLOOR PLATE AREA/EXITING CAPACITY
 BUSINESS FLOOR AREA: 52,702 GSF
 ESTIMATED OCCUPANCY: 528 OCCUPANTS
 EXIT CAPACITY: 960 OCCUPANTS

SPACE UTILIZATION KEY

- BOH SPACE
- TENANT SPACE
- TOILETS
- VERTICAL PENETRATIONS

FORSYTH POINTE
 CLAYTON, MD

ARCHITECT OF RECORD
CHRISTNER

PROJECTS | SECURITY | PLUMBING | LANDSCAPE ARCHITECTURE
 100 HERRINGDALE | ST. LOUIS, MISSOURI 63101
 TEL: 314.751.2007 | FAX: 314.751.2004 | WWW.CHRISTNER.COM
 CERTIFICATE OF AUTHORITY - 143492

OWNER & DEVELOPER:
 WEST OVERSEAS LLC
OWNER:
 COMMERCE BANK
DEVELOPMENT MANAGER:
 LC CAPITAL DEVELOPMENT
 7011 Forgy Blvd Suite 200
 ST. LOUIS, MO 63105
 (314) 721-8801
DESIGNER:
 CELEBRETT LLC

STRUCTURAL:
 PETER ACOE
 1804 Roman Ct Dr # 2
 CHESTER, MD 21510
 CERTIFICATE OF AUTHORITY

MECH & ASSOCIATED CONSULTING ENGINEERS:
 251 CHESTERFIELD BUSINESS PARKWAY
 CHESTERFIELD, MO 63035
 (636) 534-4112
 CERTIFICATE OF AUTHORITY

LANDSCAPE ARCHITECT:
 CHRISTNER INC.
 100 HERRINGDALE
 ST. LOUIS, MO 63105
 (314) 751-2007
 CERTIFICATE OF AUTHORITY

SEW ENGINEERING:
 134 WILSON DRIVE
 MARYLAND HEIGHT, MO 63043
 (314) 483-2527
 CERTIFICATE OF AUTHORITY

CONSTRUCTION MANAGER:
 HICKORY
 1341 ROCK HILL RD
 ST. LOUIS, MO 63114
 (314) 988-3300

LIGHTING DESIGNER:
 RANDY SUPPLEY LIGHTING DESIGN
 616 GARDNER AVE
 ST. LOUIS, MO 63119

REVISION SCHEDULE

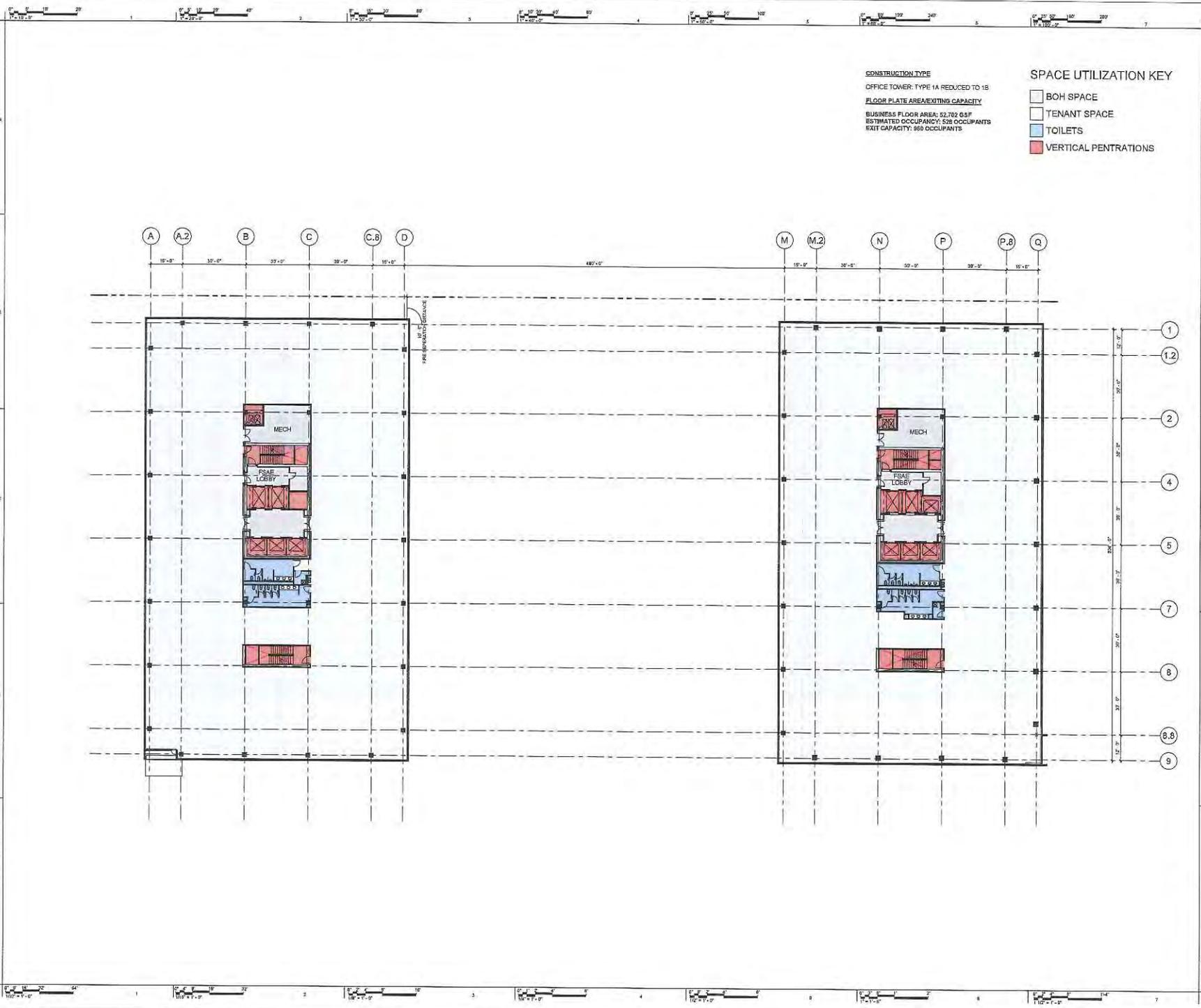
NO.	DATE	REVISIONS
1	1/20/2019	CLAYTON ARB/SPUD
2	1/10/2020	ISP TO REFERENCE
3	1/23/2020	ARB RESUBMITTAL
4	1/24/2020	ISP 02 ADD #1
5	1/29/2020	ARB RESUBMITTAL (REV)
6	2/10/2020	ARB RESUBMITTAL



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FLOOR PLAN - OFFICE 6

REVISION DWG NO: PROJECT NO: 1830: DATE: 2/14/2020 SHEET NO: **A2.14**



CONSTRUCTION TYPE
 OFFICE TOWER: TYPE 1A REDUCED TO 1B
FLOOR PLATE AREA/EXITING CAPACITY
 BUSINESS FLOOR AREA: 52,782 GSF
 ESTIMATED OCCUPANCY: 528 OCCUPANTS
 EXIT CAPACITY: 960 OCCUPANTS

SPACE UTILIZATION KEY

- BOH SPACE
- TENANT SPACE
- TOILETS
- VERTICAL PENETRATIONS

FORSYTH POINTE
 CLAYTON, MO

ARCHITECT OF RECORD
CHRISTNER

OWNER: FLORENCE BANK
 OWNER'S DESIGNER: FLORENCE BANK
 OWNER'S PROJECT MANAGER: DEBRA L. HARRIS
 OWNER'S PROJECT MANAGER: DEBRA L. HARRIS

DESIGNER: FLORENCE BANK
 DESIGNER'S PROJECT MANAGER: DEBRA L. HARRIS
 DESIGNER'S PROJECT MANAGER: DEBRA L. HARRIS

DESIGNER: FLORENCE BANK
 DESIGNER'S PROJECT MANAGER: DEBRA L. HARRIS
 DESIGNER'S PROJECT MANAGER: DEBRA L. HARRIS

DESIGNER: FLORENCE BANK
 DESIGNER'S PROJECT MANAGER: DEBRA L. HARRIS
 DESIGNER'S PROJECT MANAGER: DEBRA L. HARRIS

DESIGNER: FLORENCE BANK
 DESIGNER'S PROJECT MANAGER: DEBRA L. HARRIS
 DESIGNER'S PROJECT MANAGER: DEBRA L. HARRIS

DESIGNER: FLORENCE BANK
 DESIGNER'S PROJECT MANAGER: DEBRA L. HARRIS
 DESIGNER'S PROJECT MANAGER: DEBRA L. HARRIS

DESIGNER: FLORENCE BANK
 DESIGNER'S PROJECT MANAGER: DEBRA L. HARRIS
 DESIGNER'S PROJECT MANAGER: DEBRA L. HARRIS

DESIGNER: FLORENCE BANK
 DESIGNER'S PROJECT MANAGER: DEBRA L. HARRIS
 DESIGNER'S PROJECT MANAGER: DEBRA L. HARRIS

DESIGNER: FLORENCE BANK
 DESIGNER'S PROJECT MANAGER: DEBRA L. HARRIS
 DESIGNER'S PROJECT MANAGER: DEBRA L. HARRIS

DESIGNER: FLORENCE BANK
 DESIGNER'S PROJECT MANAGER: DEBRA L. HARRIS
 DESIGNER'S PROJECT MANAGER: DEBRA L. HARRIS

REVISION SCHEDULE

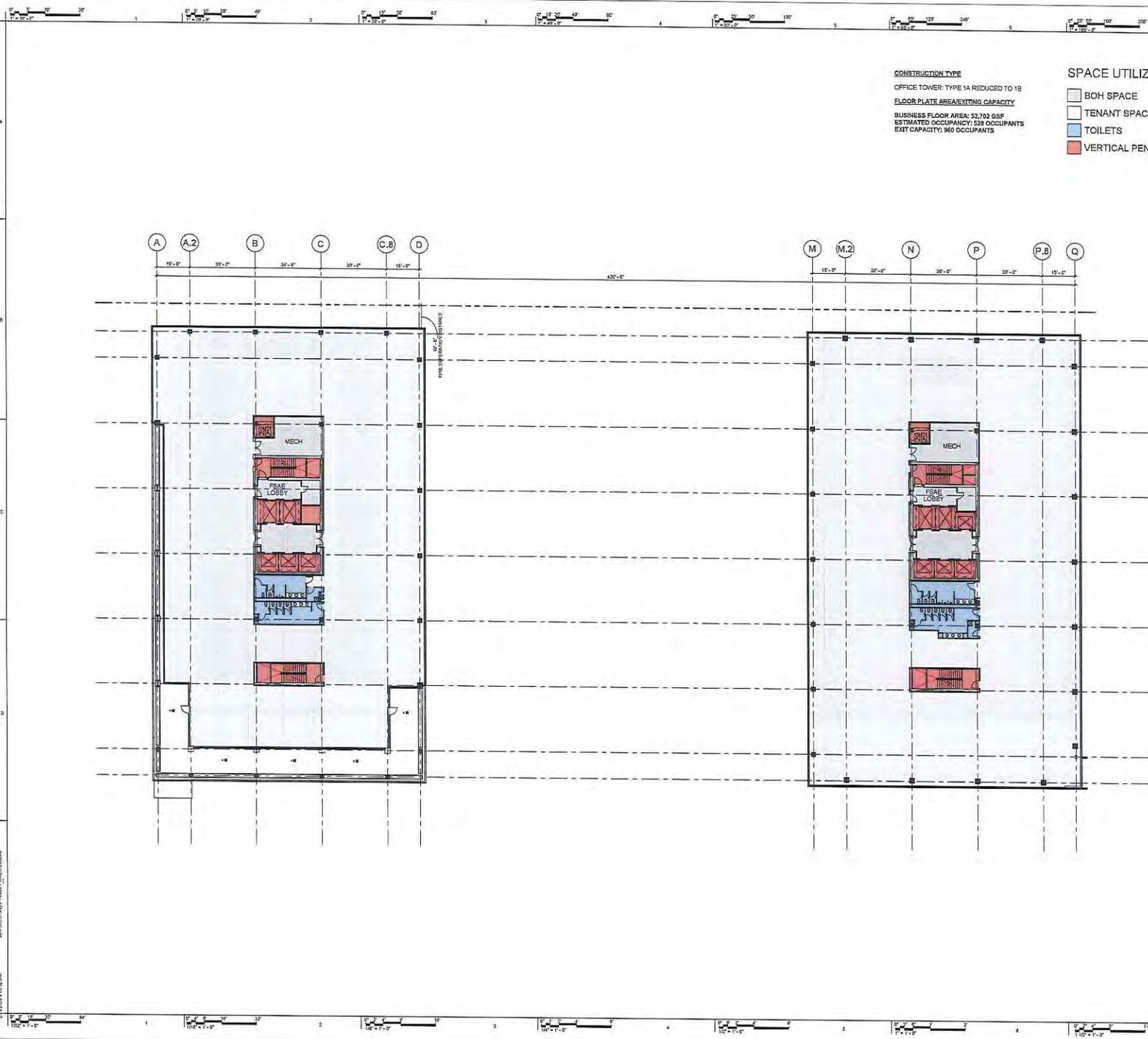
NO.	DATE	REVISIONS
1	1/20/20	CLAYTON AIRBORNE
2	1/16/20	SP TO REFERENCING
3	1/23/20	ARB RESUBMITTAL
4	1/24/20	SP 02 ADD #1
5	1/28/20	ARB RESUBMITTAL REV#1
6	2/10/20	ARB RESUBMITTAL



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FLOOR PLAN - OFFICE 7

REVISION ENGINEER: DAVID W. HARRIS
 PROJECT NO: 19078
 DATE: 2/14/2020
 SHEET NO: **A2.15**



CONSTRUCTION TYPE
 OFFICE TOWER: TYPE 1A REDUCED TO 1B
FLOOR PLATE AREA/EXITING CAPACITY
 BUSINESS FLOOR AREA: 52,702 GSF
 ESTIMATED OCCUPANCY: 528 OCCUPANTS
 EXIT CAPACITY: 360 OCCUPANTS

SPACE UTILIZATION KEY

- BOH SPACE
- TENANT SPACE
- TOILETS
- VERTICAL PENETRATIONS

FORSYTH POINTE
 CLAYTON, MO

ARCHITECT OF RECORD
CHRISTNER

PROPERTY LOCATION | PLANNING | LANDSCAPE ARCHITECT
 10000 WERNICKE | ST. LOUIS, MISSOURI 63141
 TEL: 314 752 2827 | FAX: 314 752 2846 | CHRIS@CHRISTNER.COM
 CERTIFICATE OF AUTHORITY: 000002

OWNER & DEVELOPER:
 BOYD CONSTRUCTION LLC
OWNER:
 COMMERCIAL BANK

DEVELOPMENT MANAGER:
 CAPITAL DEVELOPMENT
 7411 Forsyth Blvd Suite 200
 ST. LOUIS, MO 63105
 (314) 752 6811

RESPONSIBLE:
 CEDERBERG LLC
ARCHITECT:
 CHRISTNER & ASSOCIATED CONSULTING ENGINEERS, INC.
 1504 RAYMOND DR #2
 ST. LOUIS, MO 63103
 CERTIFICATE OF AUTHORITY: 000002

LANDSCAPE ARCHITECT:
 CHRISTNER & ASSOCIATED CONSULTING ENGINEERS, INC.
 251 CHESTERFIELD BUSINESS PARKWAY
 CHESTERFIELD, MO 63035
 8531 SDB413P
 CERTIFICATE OF AUTHORITY: 000002

MECH ENGINEERING:
 CEW ENGINEERING
 130 FREDSON DRIVE
 MARYLAND HEIGHTS, MO 63043
 634-66237
 CERTIFICATE OF AUTHORITY: 000002

CONSTRUCTION MANAGER:
 MCCARTHY
 1541 ROOF HILL RD
 ST. LOUIS, MO 63114
 (314) 983-3300

LIGHTING DESIGNER:
 RANDY BURNEY LIGHTING DESIGN
 608 E. LOCKWOOD AVE
 ST. LOUIS, MO 63119

REVISION SCHEDULE

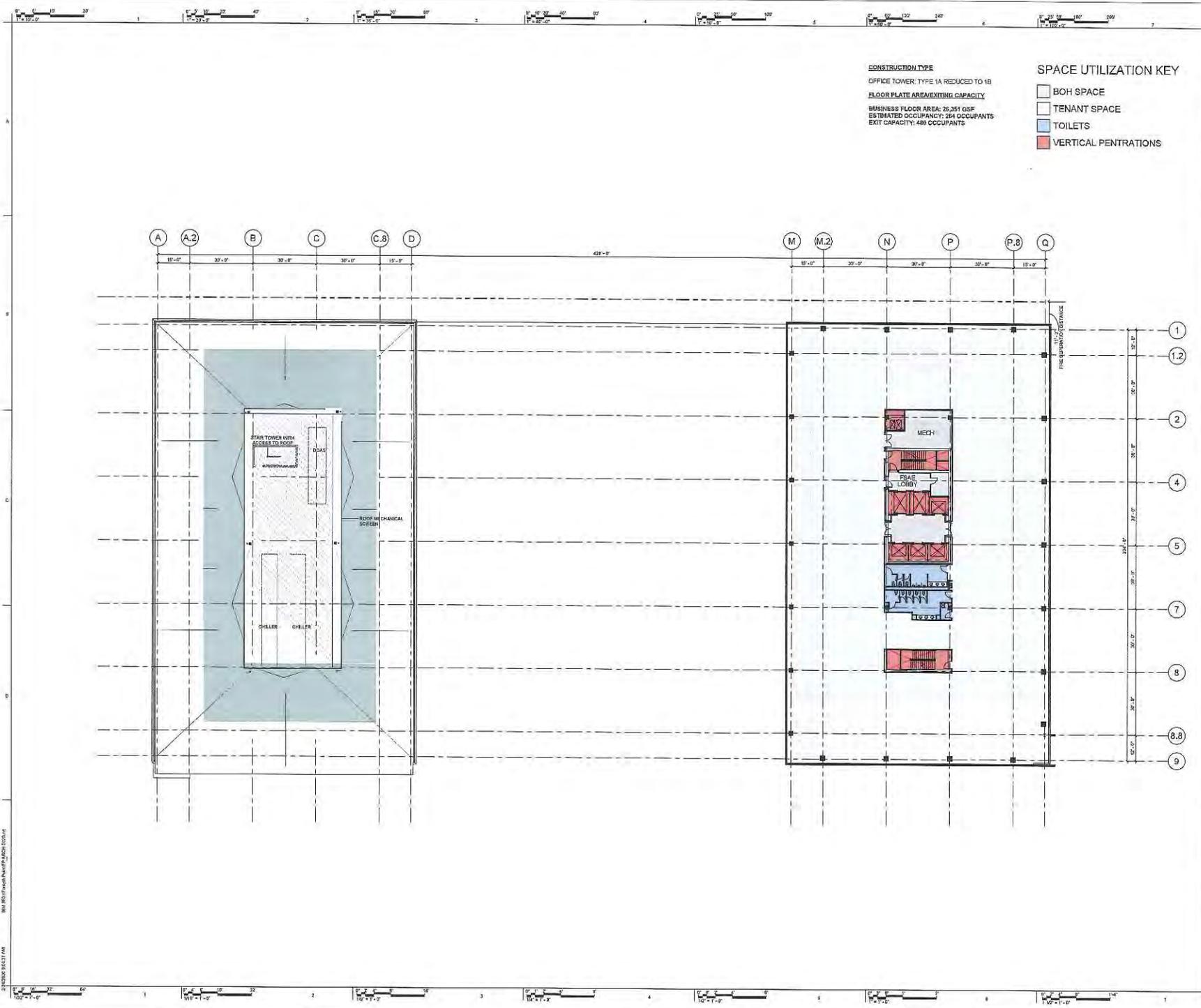
NO.	DATE	REVISIONS
1	12/05/19	CLAYTON ARB/SPUD
2	11/10/2020	EP TO REFERENCE
3	1/23/2020	ARB RESUBMITTAL
4	1/24/2020	EP ST. ADD #1
5	1/28/2020	ARB RESUBMITTAL REV#1
6	2/10/2020	ARB RESUBMITTAL

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DAVID W. KEHL
 ARCHITECT
 1-6213
 1/22/20

FLOOR PLAN - OFFICE 8

REVISION DWG NO PROJECT NO 19078 DATE 3/14/2020 SHEET NO **A2.16**



CONSTRUCTION TYPE
 OFFICE TOWER, TYPE 1A REDUCED TO 1B
FLOOR PLATE AREA/EXITING CAPACITY
 BUSINESS FLOOR AREA: 25,351 GSF
 ESTIMATED OCCUPANCY: 264 OCCUPANTS
 EXIT CAPACITY: 480 OCCUPANTS

SPACE UTILIZATION KEY

- BOH SPACE
- TENANT SPACE
- TOILETS
- VERTICAL PENETRATIONS

FORSYTH POINTE
 CLAYTON, MD

ARCHITECT OF RECORD
CHRISTNER

1400 NORTH BRIDGESIDE / SUITE 100 / CLAYTON, MD 21036
 410 NORTH PATENT / SUITE 100 / CLAYTON, MD 21036
 1000 NORTH PATENT / SUITE 100 / CLAYTON, MD 21036
 1000 NORTH PATENT / SUITE 100 / CLAYTON, MD 21036

OWNER & DEVELOPER:
 FORSYTH POINTE LLC
OWNER:
 CORMIER GROUP
DEVELOPMENT MANAGER:
 US CAPITAL DEVELOPMENT
 1715 SOUTH BRIDGE ROAD
 ST. LOUIS, MO 63108
 (314) 721-8881

DESIGN LEAD:
 CEDERBERN LLC
ARCHITECTURAL:
 CHRISTNER
 1100 NORTH BRIDGESIDE #2
 ST. LOUIS, MO 63108
 (314) 433-3885
 CERTIFICATE OF AUTHORITY

ENGINEER:
 STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
 217 CHESTERFIELD BUSINESS PARKWAY
 CHESTERFIELD, MO 63005
 (636) 833-3133
 CERTIFICATE OF AUTHORITY

LANDSCAPE ARCHITECT:
 H&M NORTH MERRICK
 ST. LOUIS, MO 63108
 (314) 725-2827
 CERTIFICATE OF AUTHORITY

MEP:
 DEW ENGINEERING
 130 WILSON FRANK
 HAWKLAND HEIGHTS, MO 63041
 (314) 884-7272
 CERTIFICATE OF AUTHORITY

CONSTRUCTION MANAGER:
 JEN KOCKER
 ST. LOUIS, MO 63114
 (314) 433-3885

LIGHTING DESIGNER:
 RAVEN DESIGN LIGHTING DESIGN
 688 S. LOCKWOOD AVE
 ST. LOUIS, MO 63110

REVISION SCHEDULE

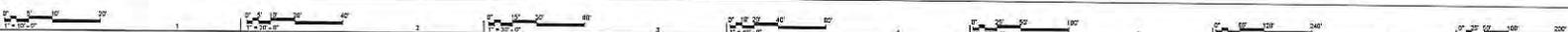
NO.	DATE	REVISIONS
1	1/20/20	CLAYTON APPROVAL
2	1/17/2020	BP 10 REFERENCE
3	1/23/2020	ARB RESUBMITTAL
4	1/24/2020	BP 02 ADD #1
5	1/29/2020	ARB RESUBMITTAL REV#1
6	2/10/2020	ARB RESUBMITTAL

DAVID W. REYER
 REGISTERED ARCHITECT
 No. 1021-20

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FLOOR PLAN - OFFICE
9/WEST ROOF

REVISION DWG NO. SHEETING
 PROJECT NO. 16278 SHEETING
 DATE: 2/14/2020 A2.17

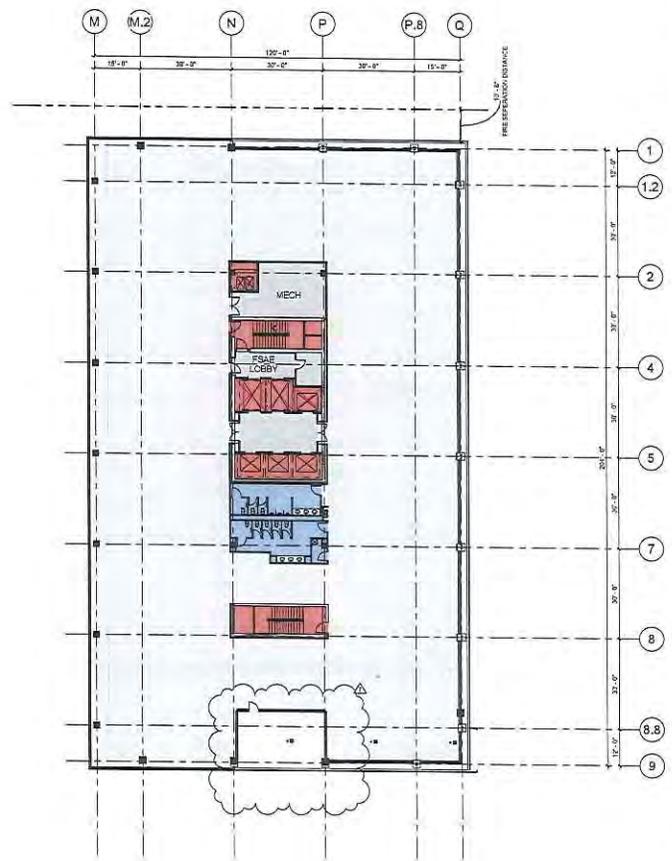


CONSTRUCTION TYPE
 OFFICE TOWER, TYPE 1A, REDUCED TO 1B

FLOOR PLATE AREA/EXISTING CAPACITY
 BUSINESS FLOOR AREA: 26,251 GSF
 ESTIMATED OCCUPANCY: 264 OCCUPANTS
 EXIT CAPACITY: 480 OCCUPANTS

SPACE UTILIZATION KEY

- BOH SPACE
- TENANT SPACE
- TOILETS
- VERTICAL PENETRATIONS



FORSYTH POINTE
 CLAYTON, MD

ARCHITECT OF RECORD
CHRISTNER

17000 W. BARKER | ST. LOUIS, MISSOURI 63104
 TEL: 314.725.2222 | FAX: 314.533.2044 | CHRS@CHRISTNER.COM
 CERTIFICATE OF AUTHORITY - LICENSE

OWNER & DEVELOPER:
 WEST FORSYTH ACQUISITION, LLC
OWNER:
 COMMERCE BANK

DEVELOPMENT MANAGER:
 25 CAPITAL SQUARE PROJECT
 1111 FORTUNE BLDG 200
 ST. LOUIS, MO 63102
 (314) 725-2222

DESIGN LEAD:
 CLEGG GREEN LLC
ARCHITECTURAL:
 CHRIS CHRISTNER
 1104 BARNUM DR #2
 ST. LOUIS, MO 63102
 CERTIFICATE OF AUTHORITY

ENGINEER:
 STECK & ASSOCIATES CONSULTING ENGINEERS, INC.
 227 CHESTNUT FIELD BUSINESS PARKWAY
 CHESTERFIELD, MO 63019
 6361 5204123
 CERTIFICATE OF AUTHORITY

LANDSCAPE ARCHITECT:
 CHRISTNER INC.
 128 NORTH MERAMEC
 ST. LOUIS, MO 63105
 (314) 725-2222
 CERTIFICATE OF AUTHORITY

MEP:
 LEW ENGINEERING
 130 WILSON DRIVE
 MAYLAND HEIGHTS, MO 63043
 (314) 484-3727
 CERTIFICATE OF AUTHORITY

CONSTRUCTION MANAGER:
 HENRY HILL, INC.
 10111 W. HILL RD
 ST. LOUIS, MO 63124
 (314) 852-2000

LIGHTING DESIGNER:
 RANDY BARKER LIGHTING DESIGN
 606 E. LOCKWOOD AVE
 ST. LOUIS, MO 63119

REVISION SCHEDULE

NO.	DATE	REVISIONS
1	12/02/19	CLAYTON ARS/FUD
2	11/02/20	BP 172 REFERENCE
3	1/23/2020	ARS RESUBMITTAL
4	1/24/2020	BP 02 ADD #1
5	1/29/2020	ARS RESUBMITTAL REV01
6	2/10/2020	ARS RESUBMITTAL
7	3/24/2020	ARS RESUBMITTAL



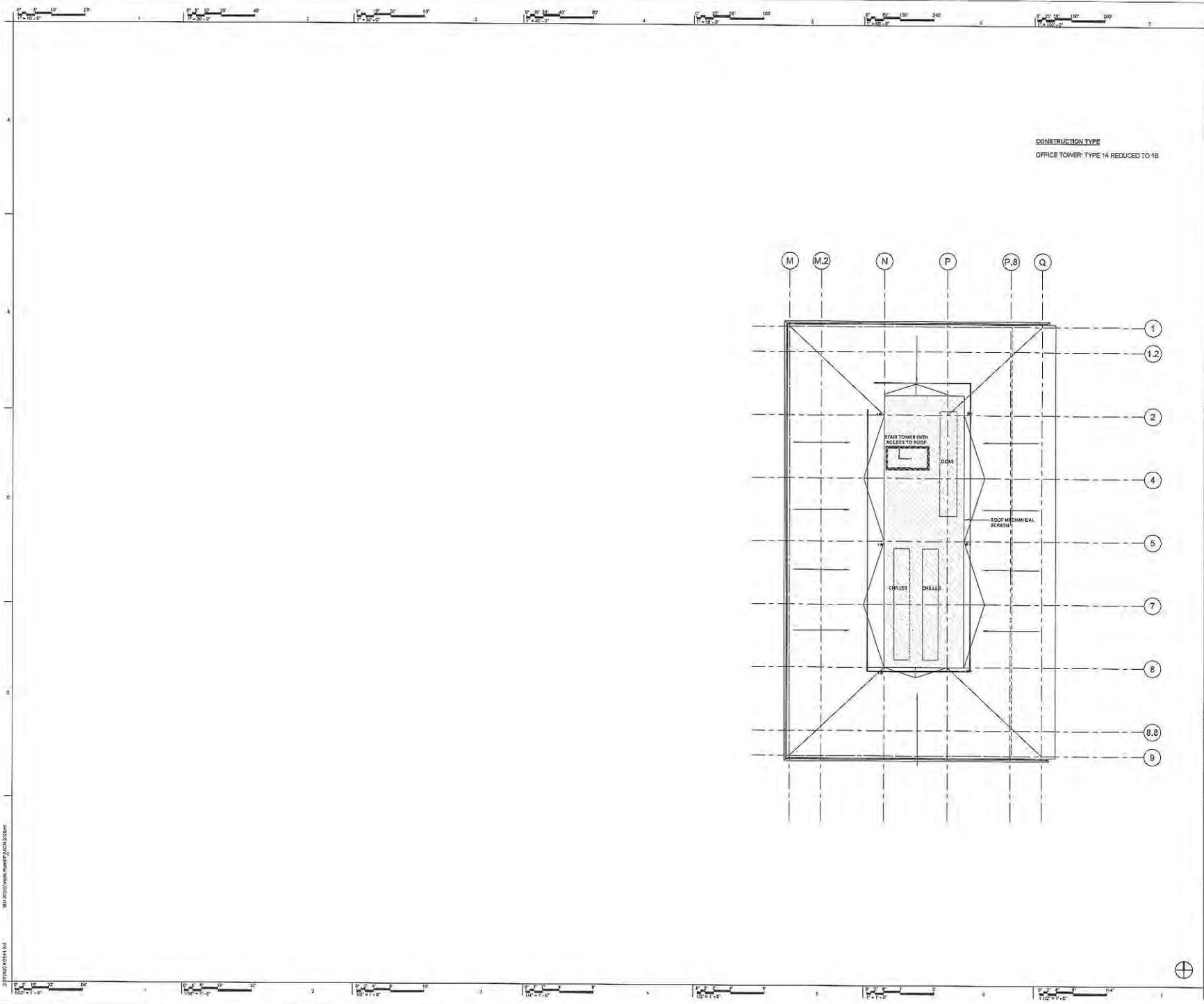
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FLOOR PLAN - OFFICE 10

NUMBER DRAWING SHEETING
 PROJECT NO 1878 PROJECT NO 2746228
 DATE 2/14/2020 SHEET NO A2.18

B:\11\2020\1878\1878-10-OFFICE10.dwg





CONSTRUCTION TYPE
OFFICE TOWER: TYPE 1A REDUCED TO 1B

FORSYTH POINTE
CLAYTON, MO

ARCHITECT OF RECORD

CHRISTNER

100 NORTH HANCOCK | 100 NORTH HANCOCK | LANDSCAPE ARCHITECTS

100 NORTH HANCOCK | ST. LOUIS, MISSOURI 63102
TEL: 314.733.2000 | FAX: 314.733.2000 | WWW.CHRISTNER.COM

CERTIFICATE OF AUTHORITY (C.A.)

OWNER & DEVELOPER:
WEST FORSYTH ACQUIS, LLC

OWNER:
COMMERCIAL BANK

DEVELOPMENT MANAGER:
US CAPITAL DEVELOPMENT
1215 FORSYTH ROAD SUITE 200
ST. LOUIS, MO 63102
(314) 772-5881

DESIGN LENDER:
CRENSHORE LLC

STRUCTURAL:
HARRIS ASSOC
1900 BURNING TREE DR #2
ST. LOUIS, MO 63114
(314) 433-4800
CERTIFICATE OF AUTHORITY

MECHANICAL:
STOCK & ASSOCIATES CONSULTING ENGINEERS
INC.
217 CHESTERFIELD BUSINESS PARKWAY
CHESTERFIELD, MO 63005
(636) 530-4132
CERTIFICATE OF AUTHORITY

LANDSCAPE ARCHITECT:
LANSBERRY INC.
180 NORTH WEAVER
ST. LOUIS, MO 63105
(314) 722-2827
CERTIFICATE OF AUTHORITY

ME:
USW ENGINEERING
124 WELDON PARKWAY
JAYLAND HEIGHT, MO 63040
(314) 863-3377
CERTIFICATE OF AUTHORITY

CONSTRUCTION MANAGER:
SECURITY
244 NORTH DELAWARE
ST. LOUIS, MO 63124
(314) 308-3300

LIGHTING DESIGNER:
BERRY QUELLET LIGHTING DESIGN
5914 LOCKWOOD AVE
ST. LOUIS, MO 63119

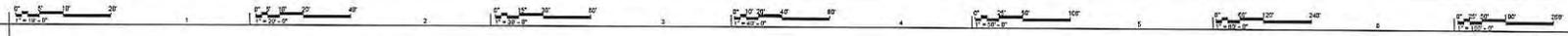
REVISION SCHEDULE		
NO.	DATE	REVISIONS
1	12/05/20	CLAYTON AREA/PLD
2	1/10/2020	SP 02 REFERENCE
3	1/23/2020	ARB RESUBMITTAL
4	1/29/2020	ARB RESUBMITTAL (REV1)



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EAST ROOF PLAN

REVISION DWG NO. SHEET NO.
PROJECT NO. 18750
DATE 2/14/2020 **A2.19**



CURTAINWALL TYPES LEGEND

CURTAINWALL TYPE	MULLION COLOR	GLASS TYPE	SEALANT COLOR
CURTAINWALL TYPE 1	ALPOLIC PEX PVTR (SILVER)	VMACON VE1-45	GREY
CURTAINWALL TYPE 2	ALPOLIC PEX PVTR (SILVER)	VMACON VE1-45	GREY
CURTAINWALL TYPE 3	ALPOLIC PEX PVTR (SILVER)	VMACON VE1-45	GREY
CURTAINWALL TYPE 4	ALPOLIC PEX PVTR (SILVER)	VMACON VE1-48	GREY
CURTAINWALL TYPE 5	ALPOLIC PEX PVTR (SILVER)	VMACON VE1-42	GREY
CURTAINWALL TYPE 6	ALPOLIC PEX PVTR (SILVER)	LOW IRON CLEAR	GREY

KEYED NOTES - ELEVATION

- 1 CURTAINWALL TYPE 1
- 2 CURTAINWALL TYPE 2
- 3 CURTAINWALL TYPE 3
- 4 CURTAINWALL TYPE 4
- 5 CURTAINWALL TYPE 5
- 6 COMMISSIONED ART
- 7 LOCKERED ALUMINUM GARAGE SCREEN
- 8 GLASS QUADRANT
- 9 ALUMINUM FINISH
- 10 24" TALL PRECAST PLANTER
- 11 PRECAST PLANTER
- 12 FORMED ALUMINUM MECHANICAL SCREEN
- 13 JOIST FIT WITH WOOD GRAIN FINISH
- 14 ALUMINUM GLAZ COLLECTOR CONVEY
- 15 MECHANICAL LOCKER
- 16 ON SECURITY DOOR (OPENTRANSPARENT)
- 17 SHED FACADE
- 18 ALUMINUM CHANNEL



FORSYTH POINTE
CLAYTON, MO

ARCHITECTS OF RECORD
CHRISTNER

1000 FORTY-THIRD ST. | ST. LOUIS, MISSOURI 63102
TEL: 314.751.2222 | FAX: 314.751.2424 | CHRISTNER@CHRISTNER.COM
CERTIFICATE OF AUTHORITY: 00000000

OWNER & DEVELOPER:
WEST GARDEN APARTMENTS

OWNER:
COMMERCIAL BANK

DEVELOPMENT MANAGER:
100 CAPITAL CENTER DRIVE
201 PARK HILL CIRCLE 200
ST. LOUIS, MO 63105
(314) 771-0000

DESIGN LEAD:
CELESTINE LLC

STRUCTURAL:
JAMES ADI
1800 Soman Cir Dr # 2
CHICAGO, IL 60607
CERTIFICATE OF AUTHORITY

MECHANICAL:
STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
251 CHESTERFIELD BUSINESS PARKWAY
CHESTERFIELD, MO 63003
(636) 524-4320
CERTIFICATE OF AUTHORITY

LANDSCAPE ARCHITECT:
DANIEL W. BIC
180 NORTH HALE AVE
ST. LOUIS, MO 63105
(314) 771-2525
CERTIFICATE OF AUTHORITY

MECHANICAL:
CEST ENGINEERING
131 WILSON PKWY
MARYLAND HEIGHTS, MO 63043
(314) 464-8277
CERTIFICATE OF AUTHORITY

CONSTRUCTION MANAGER:
REARSHY
THE ROCK HILLS
ST. LOUIS, MO 63114
(314) 466-0000

LIGHTING DESIGNER:
RANDY GILBERT LIGHTING DESIGN
692 E. LOCKWOOD AVE
ST. LOUIS, MO 63119

REVISION SCHEDULE

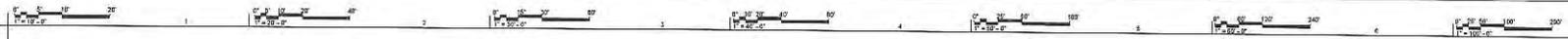
NO.	DATE	REVISIONS
1	12/06/19	CLAYTON ARB/PLD
2	11/10/2020	REV TO REFERENCE
3	1/23/2020	ARB RESUBMITTAL
4	1/29/2020	ARB RESUBMITTAL
5	2/10/2020	ARB RESUBMITTAL
6	2/24/2020	ARB RESUBMITTAL



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SOUTH ELEVATION

REVISION DRAWING SHEET NO
PROJECT NO 1870 A3.01
DATE 2/16/2020

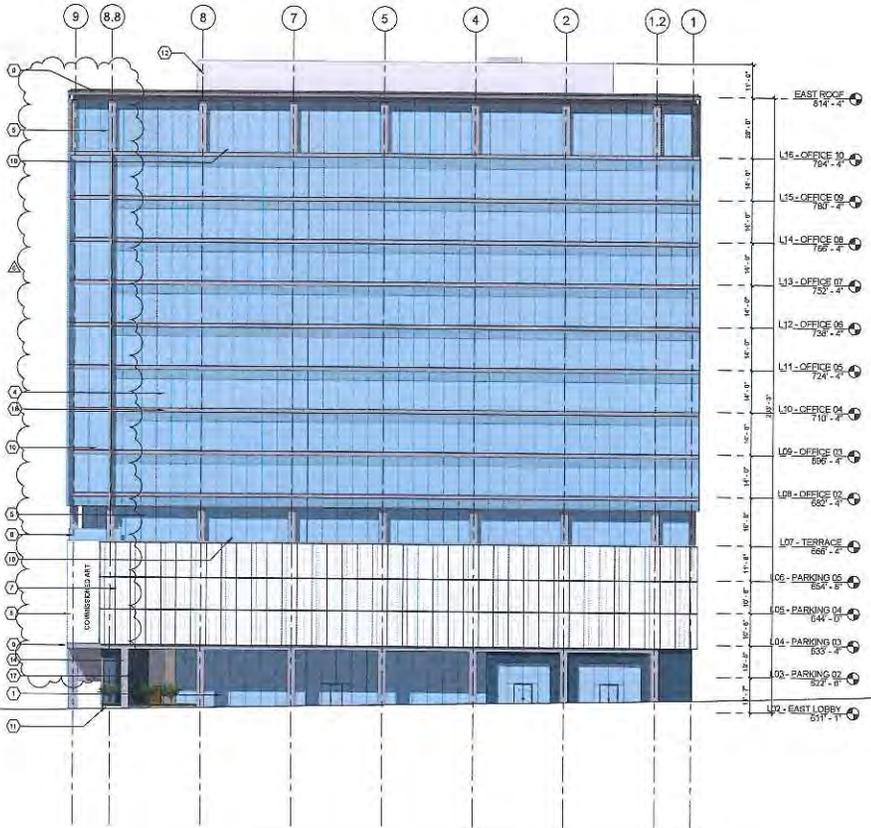


CURTAINWALL TYPES LEGEND

CURTAINWALL TYPE	MULLION COLOR	GLASS TYPE	SEALANT COLOR
CURTAINWALL TYPE 1	ALPOLIC PEK PWTB (SILVER)	VIKASON VEW4S	GREY
CURTAINWALL TYPE 2	ALPOLIC PEK PWTB (SILVER)	VIKASON VEW4S	GREY
CURTAINWALL TYPE 3	ALPOLIC PEK PWTB (SILVER)	VIKASON VEW4S	GREY
CURTAINWALL TYPE 4	ALPOLIC PEK PWTB (SILVER)	VIKASON VEW4M	GREY
CURTAINWALL TYPE 5	ALPOLIC PEK PWTB (SILVER)	VIKASON VEW4L	GREY
CURTAINWALL TYPE 6	ALPOLIC PEK PWTB (SILVER)	LOWIRON CLEAR	GREY

KEYED NOTES - ELEVATION

- CURTAINWALL TYPE 1
- CURTAINWALL TYPE 2
- CURTAINWALL TYPE 3
- CURTAINWALL TYPE 4
- CURTAINWALL TYPE 5
- COMBINED AIR
- COVERED ALUMINUM GARAGE SCREEN
- GLASS GUARDRAIL
- ALUMINUM FACIAL
- 5/8" TALL PRECAST FLANTER
- PRECAST FLANTER
- FORMED ALUMINUM MECHANICAL SCREEN
- JOGGY WITH WOOD GRAIN FINISH
- ALUMINUM CLAD COLUMN COVER
- MECHANICAL COVER
- ON SECURITY DOOR (OP/INT/TRANSPARENT)
- SCREEN FACADE
- ALUMINUM CHANNEL



FORSYTH POINTE
CLAYTON, MD

ARCHITECT OF RECORD
CHRISTNER

MEMBERS | BUILDERS | PLANNERS | LANDSCAPE ARCHITECTS
184 NORTH WILMINGTON | 614.536.4500
AL 284 751 707 | TX 214 724 2634 | OR 503.299.1500
CONTACT US AT: 614.536.4500

OWNER & DEVELOPER
8337 FORSYTH AVE. LLC
OWNER:
COMMERCIAL BANK
DEVELOPMENT MANAGER:
US CAPITAL DEVELOPMENT
7411 FURBER DR. SUITE 200
ST. LOUIS, MO 63112
(314) 775-8888

DESIGN LEAD
CEDERBERG LLC
ARCHITECT:
ALPER ADRI
184 NORTH WILMINGTON RD #112
(314) 432-8882
CERTIFICATE OF AUTHORITY

CONSULTANTS
STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
237 CHRISTEN FIELDS BUSINESS PARKWAY
CHESTERFIELD, MO 63015
(636) 504-0100
CERTIFICATE OF AUTHORITY

LANDSCAPE ARCHITECT
LINTHICUM & ASSOCIATES
181 NORTH MERRILL
ST. LOUIS, MO 63102
(314) 726-2337
CERTIFICATE OF AUTHORITY

MEP
LOU ENGINEERING
138 WILSON AVENUE
HARTFORD HEIGHTS, MD 20643
(301) 864-3120
CERTIFICATE OF AUTHORITY

CONSTRUCTION MANAGER
ACCURACY
240 ROCK HILL RD
ST. LOUIS, MO 63154
(314) 996-3338

LIGHTING DESIGNER
MAYEY BURRY LIGHTING DESIGN
888 E. LOCKWOOD AVE
ST. LOUIS, MO 63119

REVISION SCHEDULE

NO.	DATE	REVISIONS
1	1/20/2019	CLAYTON AREA/CLD
2	1/10/2020	BP 02 REFERENCE
3	1/23/2020	ARB RESUBMITTAL
4	1/29/2020	ARB RESUBMITTAL (REV1)
5	2/10/2020	ARB RESUBMITTAL
6	2/24/2020	ARB RESUBMITTAL



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EAST ELEVATION

REVISION DAWING PROJECT NO 18079 DATE 2/24/2020 SHEET NO **A3.02**



CURTAINWALL TYPES LEGEND

CURTAINWALL TYPE	MULLION COLOR	GLASS TYPE	SEALANT COLOR
CURTAINWALL TYPE 1	ALFOLIC PEX PWTR (SILVER)	VRACON VE-48	GREY
CURTAINWALL TYPE 2	ALFOLIC PEX PWTR (SILVER)	VRACON VE-48	GREY
CURTAINWALL TYPE 3	ALFOLIC PEX PWTR (SILVER)	VRACON VE-48	GREY
CURTAINWALL TYPE 4	ALFOLIC PEX PWTR (SILVER)	VRACON VE-48	GREY
CURTAINWALL TYPE 5	ALFOLIC PEX PWTR (SILVER)	VRACON VE-42	GREY
CURTAINWALL TYPE 6	ALFOLIC PEX PWTR (SILVER)	LOW IRON CLEAR	GREY

KEYED NOTES - ELEVATION

- 1 CURTAINWALL TYPE 1
- 2 CURTAINWALL TYPE 2
- 3 CURTAINWALL TYPE 3
- 4 CURTAINWALL TYPE 4
- 5 CURTAINWALL TYPE 5
- 6 DOWNSHIELD MIT
- 7 LOWERED ALUMINUM GARAGE SCREEN
- 8 GLASS QUADRANT
- 9 ALUMINUM FASCIA
- 10 24" TALL PRECAST PLANTER
- 11 PRECAST PLANTER
- 12 FORMED ALUMINUM MECHANICAL SCREEN
- 13 20" FIT WITH WOOD GRAB FINISH
- 14 ALUMINUM CLAD COLUMN COVER
- 15 MECHANICAL COVER
- 16 ON SECURITY DOOR (OPENTRANSPARENT)
- 17 BRICK FACADE
- 18 ALUMINUM PANEL

FORSYTH POINTE
CLAYTON, MD

CHRISTNER
ARCHITECTS OF RECORD

180 NORTH WHEATLAND | ST. LOUIS, MISSOURI 63103
TEL: 314.724.2027 | FAX: 314.725.2624 | CHRISTNER@CHRISTNERARCH.COM

OWNER & DEVELOPER:
WOOD FORTSMITH POLLS, LLC

OWNER:
COMMERCIAL BANK
DEVELOPMENT MANAGER:
US CAPITAL DEVELOPMENT
2911 FORTSMITH BLVD
ST. LOUIS, MO 63103
(314) 725-6885

DESIGN LEAD:
CEDEKUREN LLC

PROFESSIONAL:
1608 S. MAIN ST. OF # 2
ST. LOUIS, MO 63103
CERTIFICATE OF AUTHORITY

CONSULTANT:
STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
251 CHESTERFIELD BUSINESS PARKWAY
CHESTERFIELD, MO 63005
(636) 530-8432
CERTIFICATE OF AUTHORITY

LANDSCAPE ARCHITECT:
160 NORTH WHEATLAND
ST. LOUIS, MO 63103
(314) 724-2822
CERTIFICATE OF AUTHORITY

MEP:
CEM ENGINEERING
138 WILSON BOULEVARD
MARTINSDALE HEIGHTS, MD 21083
(410) 484-3022
CERTIFICATE OF AUTHORITY

CONSTRUCTION MANAGER:
MCCARTHY
150 ROCK HILL ROAD
ST. LOUIS, MO 63134
(314) 846-2626

LIGHTING DESIGNER:
RANDY BURKETT LIGHTING DESIGN
401 E. LOCKWOOD AVE
ST. LOUIS, MO 63119

REVISION SCHEDULE

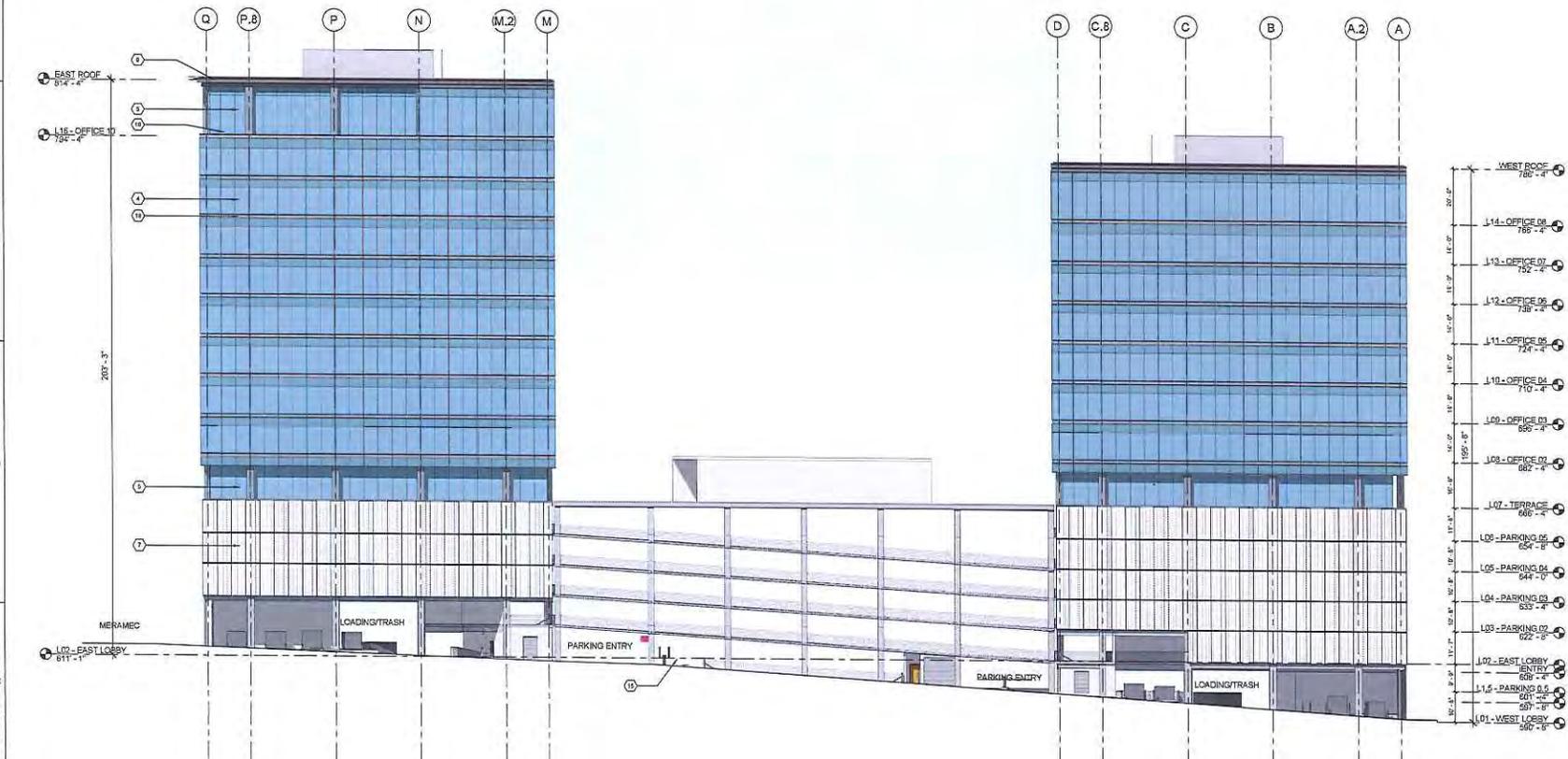
NO.	DATE	REVISIONS
1	11/20/2019	CLAYTON AIRS/PLOD
2	1/10/2020	BP 02 REFERENCE
3	1/23/2020	ARB RESUBMITTAL
4	1/24/2020	BP 02 ADD #1
5	1/28/2020	ARB RESUBMITTAL REV#1



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NORTH ELEVATION

REVISION DWG NO. SHEET NO.
PROJECT NO. 19679 A3.03
DATE 3/4/2020



2/20/2020 10:40 AM
 3/4/2020 10:40 AM
 3/4/2020 10:40 AM

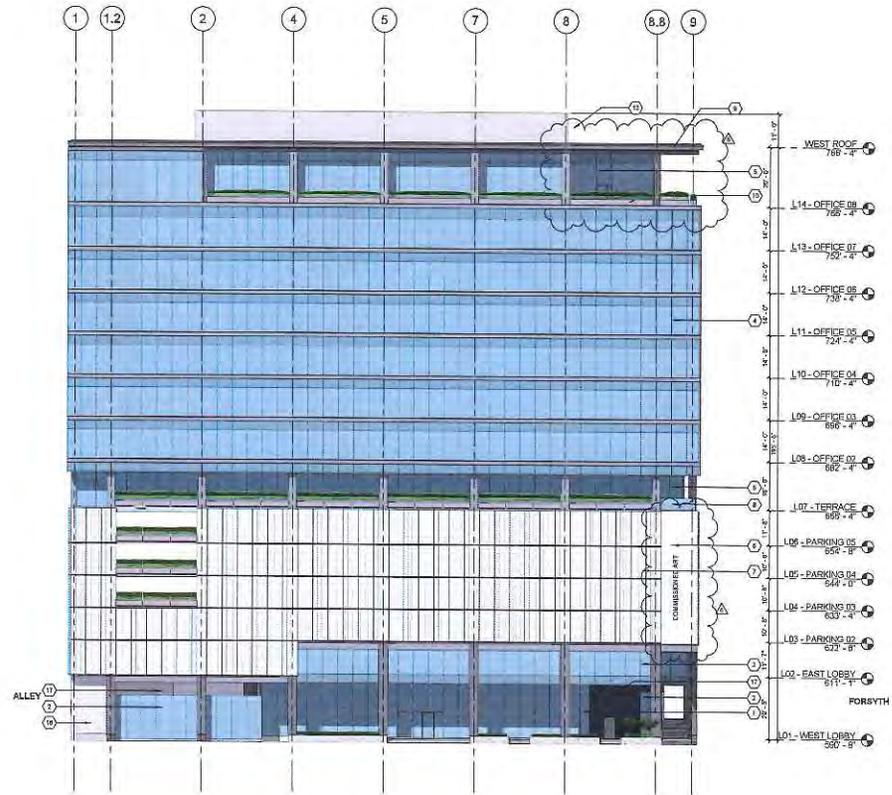


CURTAINWALL TYPES LEGEND

CURTAINWALL TYPE	MULLION COLOR	GLASS TYPE	SEALANT COLOR
CURTAINWALL TYPE 1	ALPOLIC PEX PATH (SILVER)	VIRACON VEI-45	GREY
CURTAINWALL TYPE 2	ALPOLIC PEX PATH (SILVER)	VIRACON VEI-45	GREY
CURTAINWALL TYPE 3	ALPOLIC PEX PATH (SILVER)	VIRACON VEI-45	GREY
CURTAINWALL TYPE 4	ALPOLIC PEX PATH (SILVER)	VIRACON VEI-45	GREY
CURTAINWALL TYPE 5	ALPOLIC PEX PATH (SILVER)	VIRACON VEI-42	GREY
CURTAINWALL TYPE 8	ALPOLIC PEX PATH (SILVER)	LOW IRON CLEAR	GREY

KEYED NOTES - ELEVATION

- 1 CURTAINWALL TYPE 1
- 2 CURTAINWALL TYPE 2
- 3 CURTAINWALL TYPE 5
- 4 CURTAINWALL TYPE 6
- 5 CURTAINWALL TYPE 8
- 6 COMBUSTIBLE AIR
- 7 LOCATED ALUMINUM GARAGE SCREEN
- 8 GLASS QUARTER PANEL
- 9 ALUMINUM FINISH
- 10 2" TALL PRECAST PLANTER
- 11 PRECAST PLANTER
- 12 FORMED ALUMINUM MECHANICAL SCREEN
- 13 SPLIT WITH WOOD GRAIN FINISH
- 14 ALUMINUM CLAD COLUMN COVER
- 15 MECHANICAL COVER
- 16 OR SECURITY DOOR (OPENTRANSSPARENT)
- 17 BRICK FACADE
- 18 ALUMINUM CHANNEL



**FORSYTH POINTE
CLAYTON, MO**

ARCHITECT OF RECORD
CHRISTNER

REGISTRAR: | MEMBERS: | LICENSES | LICENSEE: ALBERTA
FORSYTH POINTE | 4711 GLEN, HENNINGTON, MISSOURI
TEL: 314.726.2001 | FAX: 314.726.2000 | INFO@CHRISTNER.COM
CORPORATE OFFICE: ALBANY, MISSOURI

OWNER & DEVELOPER:
8777 FORSYTH PLACE, LLC
OWNER:
COMMERCIAL BANK
DEVELOPMENT MANAGER:
EBC CAPITAL DEVELOPMENT
1511 FORTUNE PARK DRIVE, SUITE 200
ST. LOUIS, MO 63103
(314) 726-8581

GENERAL CONTRACTOR:
CLOSERGREEN LLC
STRUCTURAL:
HOK INC.
1000 BENTLEY DRIVE #2
ST. LOUIS, MO 63103
(314) 433-3800
CERTIFICATE OF AUTHORITY

MECHANICAL/ELECTRICAL/PLUMBING ENGINEER:
STOCK & S ASSOCIATES CONSULTING ENGINEERS, INC.
217 CHESTNUTFIELD BUSINESS PARKWAY
CHESTNUTFIELD, MO 63031
(636) 334-1010
CERTIFICATE OF AUTHORITY

LANDSCAPE ARCHITECT:
CHRISTNER INC.
148 NORTH MERAMEC
ST. LOUIS, MO 63103
(314) 726-8581
CERTIFICATE OF AUTHORITY

ENGINEER:
GSP ENGINEERING
128 WILSON PARKWAY
MARYLAND HEIGHTS, MO 63043
(314) 481-0207
CERTIFICATE OF AUTHORITY

CONSTRUCTION MANAGER:
JAY LORER
141 COLONIAL
ST. LOUIS, MO 63104
(314) 891-8000
LEADING DESIGNER:
WALTER BOULEY LIGHTING DESIGN
658 S. LOCKWOOD AVE.
ST. LOUIS, MO 63119

REVISION SCHEDULE

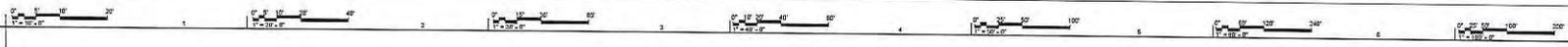
NO.	DATE	REVISIONS
1	1/26/19	CLAYTON ARB/UPD
2	1/10/20	REV. OF REFERENCE
3	1/23/20	ARB RESUBMITTAL
4	1/29/20	ARB RESUBMITTAL (REV.)
5	2/10/20	ARB RESUBMITTAL
6	2/24/20	ARB RESUBMITTAL

DAVID W. REHMAN
REGISTERED ARCHITECT
NO. 221.20

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WEST ELEVATION

REVISION DWG NO. SHEET NO.
PROJECT NO. 18276 A3.04
DATE: 01/20/20



CURTAINWALL TYPE LEGEND

CURTAINWALL TYPE	MULLION COLOR	GLASS TYPE	SEALANT COLOR
CURTAINWALL TYPE 1	ALPOLIC PEK PWTR (SILVER)	VRACON VE1-45	GREY
CURTAINWALL TYPE 2	ALPOLIC PEK PWTR (SILVER)	VRACON VE1-45	GREY
CURTAINWALL TYPE 3	ALPOLIC PEK PWTR (SILVER)	VRACON VE1-45	GREY
CURTAINWALL TYPE 4	ALPOLIC PEK PWTR (SILVER)	VRACON VE1-48	GREY
CURTAINWALL TYPE 5	ALPOLIC PEK PWTR (SILVER)	VRACON VE1-42	GREY
CURTAINWALL TYPE 6	ALPOLIC PEK PWTR (SILVER)	LOW IRON CLEAR	GREY

KEYED NOTES - ELEVATION

- CURTAINWALL TYPE 1
- CURTAINWALL TYPE 2
- CURTAINWALL TYPE 3
- CURTAINWALL TYPE 4
- CURTAINWALL TYPE 5
- COMMISSIONED ART
- LOUVERED ALUMINUM CANADA SCREEN
- GLASS CLAMP BRACKET
- ALUMINUM FINISH
- 3/4" TALL PRECAST PLANTER
- PRECAST PLANTER
- FORMED ALUMINUM MECHANICAL SCREEN
- SEFIT WITH WOOD GRAIN FINISH
- ALUMINUM GLASS COLUMN COVER
- MECHANICAL LOOPER
- DR SECURITY DOOR (OPENTRANSPARENT)
- BRICK FACADE
- ALUMINUM CHANNEL

**FORSYTH POINTE
CLAYTON, MO**

ARCHITECT OF RECORD
CHRISTNER

ADDRESS: 1000 W. MARKET STREET, CLAYTON, MO 63039
TEL: 314.733.3337 | FAX: 314.733.3349 | WWW.CHRISTNERARCH.COM
CERTIFICATE OF AUTHORITY - I-0000

OWNER & DEVELOPER:
BOSTON COMMONS LLC

OWNER:
CONCRETE BANK

DEVELOPMENT MANAGER:
152 CAPITAL DEVELOPMENT
751 FOURTH STREET, SUITE 300
ST. LOUIS, MO 63105
(314) 772-8551

DESIGN LEAD:
CEDERGREEN LLC

STRUCTURAL:
1800 S. BROADWAY, SUITE 200
ST. LOUIS, MO 63104
(314) 424-8000
CERTIFICATE OF AUTHORITY

CONSULTANT:
STEECE & ASSOCIATES CONSULTING ENGINEERS, INC.
257 CHESTERFIELD BUSINESS PARKWAY
CHESTERFIELD, MO 63035
(314) 330-8131
CERTIFICATE OF AUTHORITY

LANDSCAPE ARCHITECT:
DORLAND INC.
1810 NORTH METAMEIC
ST. LOUIS, MO 63105
(314) 725-3333
CERTIFICATE OF AUTHORITY

MEP:
GWT ENGINEERING
11800 LINDSEY POOL
MARYLAND HEIGHTS, MO 63043
(314) 982-7277
CERTIFICATE OF AUTHORITY

CONSTRUCTION MANAGER:
MCCARTHY
1300 FALCON HILL
ST. LOUIS, MO 63134
(314) 962-2020

LIGHTING DESIGNER:
RANDY BURKETT LIGHTING DESIGN
5016 LOCKWOOD AVE.
ST. LOUIS, MO 63119

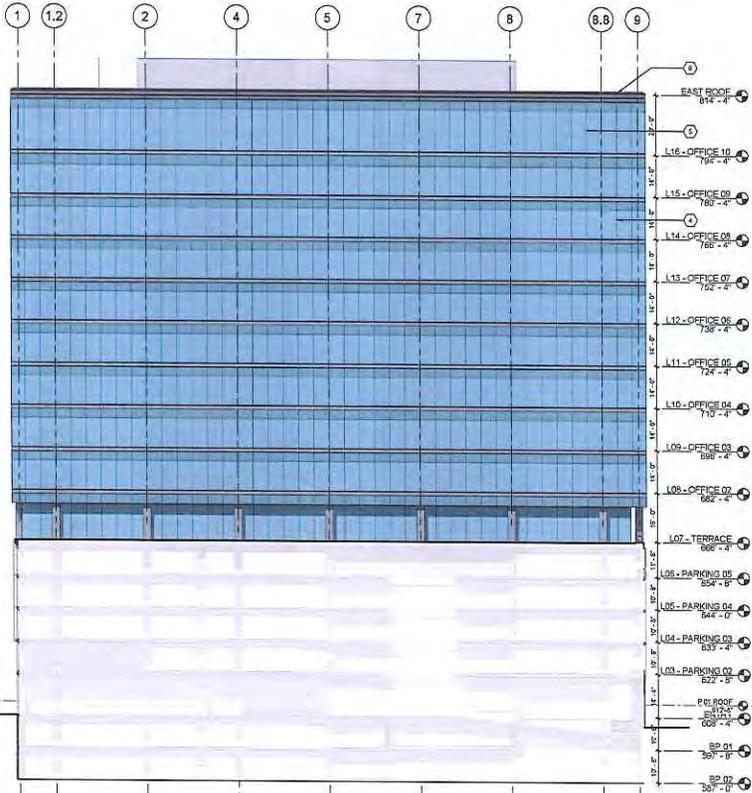
REVISION SCHEDULE

NO.	DATE	REVISIONS
1	1/20/2019	CLAYTON ARS/FIELD
2	1/10/2020	BP 02 REFERENCE
3	1/23/2020	ARS RESUBMITTAL
4	1/29/2020	ARS RESUBMITTAL
5	2/10/2020	ARS RESUBMITTAL

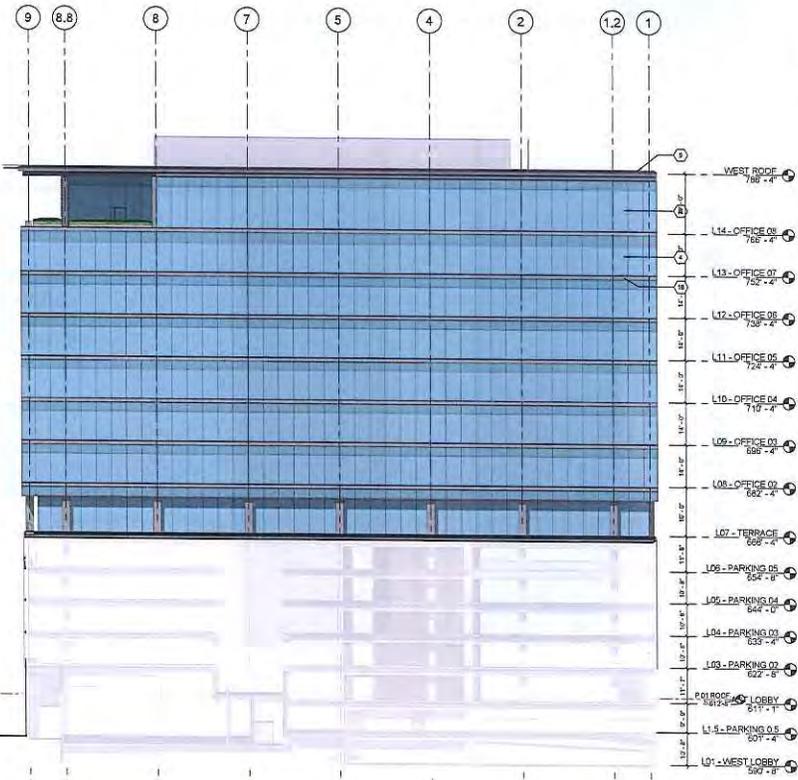
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**EASTWEST BUILDING
ELEVATIONS**

REVISION DWG NO. SHEET NO.
PROJECT NO. 19078
DATE 3/14/2020
A3.05



**(E) EAST TOWER - WEST ELEVATION
1/16" = 1'-0"**



**(E) WEST TOWER - EAST ELEVATION
1/16" = 1'-0"**

3/14/2020 10:41 AM

FORSYTH POINTE
CLAYTON, MO

ARCHITECT OF RECORD
CHRISTNER
ARCHITECTS | DESIGN | PLANNING | LANDSCAPE ARCHITECTS
1818 HUNTERMAN BLVD | ST. LOUIS, MISSOURI 63103
PH: 314.772.1217 | FAX: 314.723.2324 | CHRISTNERA.COM
CORPORATE OFFICE ADDRESS: 1818 HUNTERMAN BLVD, ST. LOUIS, MO 63103, (314) 772-1217

OWNER & DEVELOPER:
167 FORSYTH ACQUISITION
OWNER:
COMMERCIAL BANK
DEVELOPMENT MANAGER:
DB CAPITAL DEVELOPMENT
1818 HUNTERMAN BLVD, 2ND FLOOR
ST. LOUIS, MO 63103
(314) 772-8881
DESIGN LEAD:
CEDERGREEN LLC
STRUCTURAL:
TERRACON
1700 MARKET ST. 2ND FLOOR
ST. LOUIS, MO 63103
(314) 432-6000
CERTIFICATE OF AUTHORITY
GEOL:
STOCK ASSOCIATES CONSULTING ENGINEERS, INC.
217 CHESTERFIELD BUSINESS PARKWAY
CHESTERFIELD, MO 63005
800-830-9130
CERTIFICATE OF AUTHORITY
LANDSCAPE ARCHITECT:
GREENBERG INC.
168 NORTH WERNAC
ST. LOUIS, MO 63104
(314) 726-3207
CERTIFICATE OF AUTHORITY
MEP:
SEW ENGINEERING
118 W. LOCUST STREET
MARYLAND HEIGHTS, MO 63043
(314) 499-2727
CERTIFICATE OF AUTHORITY
CONSULTING ENGINEERS:
ACCOUSTIC
241 ROCK HILL RD.
ST. LOUIS, MO 63104
(314) 990-3038
LIGHTING DESIGNER:
DAVEY BURDETT LIGHTING DESIGN
404 E. LOCKWOOD AVE.
ST. LOUIS, MO 63119

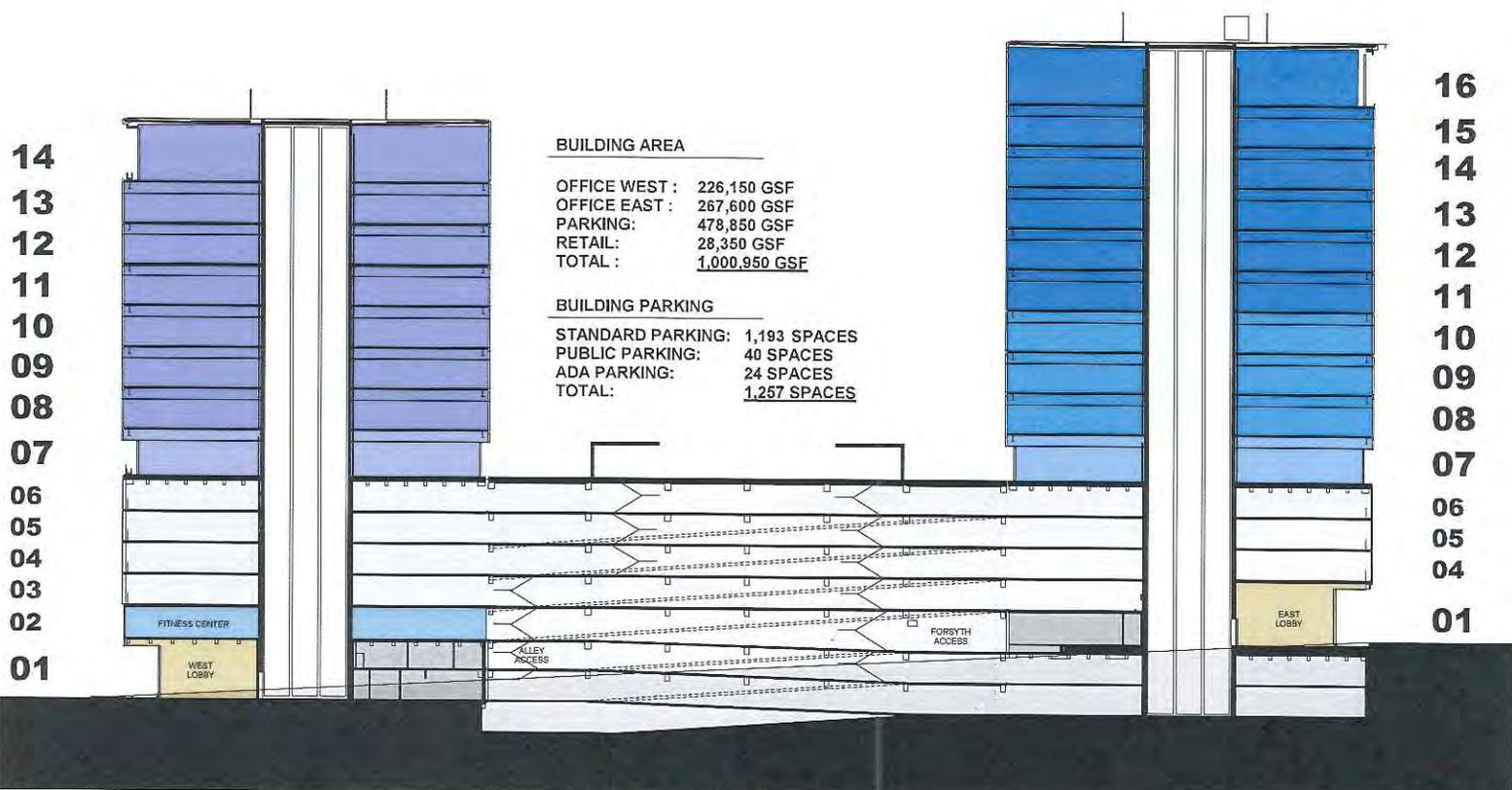
REVISION SCHEDULE

NO.	DATE	REVISIONS
1	1/28/2019	CLAYTON ARB/PUD
2	1/10/2020	EP 01 REFERENCE
3	1/23/2020	ARB RESUBMITTAL
4	1/24/2020	EP 02 ADD #1
5	1/28/2020	ARB RESUBMITTAL (REV.01)

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STACKING SECTION AND BUILDING DATA

REVISION DWG NO. SHEET NO.
PROJECT NO. 18078
DATE 2/14/2020 **A3.23**



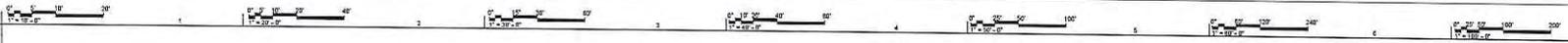
BUILDING AREA

OFFICE WEST : 226,150 GSF
OFFICE EAST : 267,600 GSF
PARKING: 478,850 GSF
RETAIL: 28,350 GSF
TOTAL : 1,000,950 GSF

BUILDING PARKING

STANDARD PARKING: 1,193 SPACES
PUBLIC PARKING: 40 SPACES
ADA PARKING: 24 SPACES
TOTAL: 1,257 SPACES

2/14/2020 9:52:21 AM
DWG DOCUMENT PRINT: A3.23(2).DWG



FORSYTH BLVD ELEVATION



N MERAMEC AVE ELEVATION



N BRENTWOOD BLVD ELEVATION

2/18/2020 9:57 AM B:\2019\Projects\19078\19078_A3.31.dwg

FORSYTH POINTE
CLAYTON, MO

ARCHITECTURE OF RECORD
CHRISTER

ARCHITECTS | INTERIORS | PLANNING | LANDSCAPE ARCHITECTS
1810 HIGHWAY 40 EAST • ST. LOUIS, MISSOURI 63103
TEL: 314.751.7623 | FAX: 314.751.9224 | WWW.CHRISTER.COM
CERTIFICATE OF AUTHORITY: 1-00342

OWNER & DEVELOPER:
922 FORTYTHACK LLC
OWNER:
COMMERCIAL BANK
DEVELOPMENT MANAGER:
110 CAPITAL DEVELOPMENT
701 Academy Dr. Suite 200
ST. LOUIS, MO 63101
(314) 722-0881
GENERAL LEAS:
DEERGREEN LLC

STRUCTURALS:
ACEY & ACEY
1804 Sanna Cv Dr #2
DIAZ 424408
CERTIFICATE OF AUTHORITY

CONSULTANTS:
STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
257 CHESTERFIELD BUSINESS PARKWAY
CHESTERFIELD, MO 63033
4200 1204 R12
CERTIFICATE OF AUTHORITY

LANDSCAPE ARCHITECT:
CHRISTNER INC.
189 NORTH MERAMEC
ST. LOUIS, MO 63105
(314) 755-2627
CERTIFICATE OF AUTHORITY

MEP:
GERR ENGINEERING
130 WILSON DRIVE
MARYLAND HEIGHTS, MO 63043
(314) 454-7215
CERTIFICATE OF AUTHORITY

CONSTRUCTION MANAGER:
WICKS CIVIL
1541 ROCK HILL RD
ST. LOUIS, MO 63114
(314) 992-3232

MECHANICAL ENGINEER:
RANDY BURKE CONSULTING DESIGN
801 E. GERRARD AVE
ST. LOUIS, MO 63119

REVISION SCHEDULE

NO.	DATE	REVISIONS
1	12/28/19	CLAYTON ARB/PLD
2	1/23/2020	ARB RESUBMITTAL
3	1/29/2020	ARB RESUBMITTAL REV#1



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ADJACENT BUILDING PHOTOS

REVISION DWG NO PROJECT NO DATE
SHEET NO 19078 2/18/2020
A3.31



VIEW FROM NORTHEAST



VIEW FROM SOUTHEAST



ENLARGED SOUTHWEST CORNER

KEYED NOTES - ELEVATION

- 1 CURTAINWALL TYPE 1
- 2 CURTAINWALL TYPE 2
- 3 CURTAINWALL TYPE 3
- 4 CURTAINWALL TYPE 4
- 5 CURTAINWALL TYPE 5
- 6 COMMISSIONED ART
- 7 GLAZED ALUMINUM CHARGE SCREEN
- 8 GLASS BEARING
- 9 ALUMINUM FINISH
- 10 24" TALL PRECAST PLANTER
- 11 PRECAST PLASTER
- 12 FORMED ALUMINUM MECHANICAL SCREEN
- 13 SCFFIT WITH WOOD GRAIN FINISH
- 14 ALUMINUM CLASH COLUMN COVER
- 15 MECHANICAL LOUVER
- 16 OFF SECURITY DOOR (OPENTRANSPARENT)
- 17 BRICK FACADE
- 18 ALUMINUM CHANNEL

FORSYTH POINTE
CLAYTON, MO

ARCHITECT OF RECORD
CHRISTNER

ARCHITECT | DESIGNER | PLANNER | LANDSCAPE ARCHITECTS
1100 NORTH BROADWAY | SUITE 2000, MISSOURI 63102
314.241.2121 | FAX 314.241.2328 | CHRISTNER@AECOM.COM
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OWNER & DEVELOPER
1027 FIVES FOR ACCESS LLC

OWNER
COMMERCIAL BANK

DESIGN PARTNER (MANAGER)
ST. LOUIS CAPITAL DEVELOPMENT
1811 MARKET STREET SUITE 200
ST. LOUIS, MO 63103
(314) 724-8881

DESIGN LEAD
CEFERE KURKIN LLC

STRUCTURAL
KLEINFELDER ASSOCIATES
1104 SUMMIT DRIVE # 2
2341 LEXINGTON
CERTIFICATE OF AUTHORITY

MECHANICAL, ELECTRICAL & PLUMBING ENGINEERS
INC.
257 CHESTERFIELD BUSINESS PARKWAY
CHESTERFIELD, MO 63033
FORSYTH 2020
CERTIFICATE OF AUTHORITY

LANDSCAPE ARCHITECT
CHRIS VETZ INC.
187 NORTH MEDICAL
ST. LOUIS, MO 63105
(314) 229-2827
CERTIFICATE OF AUTHORITY

MEP
SEAN ENGINEERING
1136 MEDISON PIKE
MARYLAND HEIGHTS, MO 63043
(636) 841-2727
CERTIFICATE OF AUTHORITY

CONTRACT ADMINISTRATION
MCKAY
1347 FLORENCE HILL RD
ST. LOUIS, MO 63114
(314) 441-1100

LANDSCAPE ARCHITECT
RANDY EUBANK LIGHTING DESIGN
102 E LOCKWOOD AVE
ST. LOUIS, MO 63118

REVISION SCHEDULE

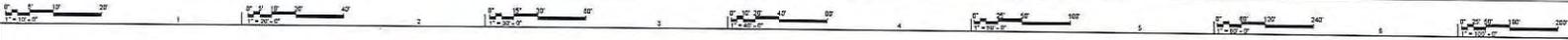
NO.	DATE	REVISIONS
1	1/29/2020	ARB RESUBMITTAL REVISED
2	10/24/2020	ARB RESUBMITTAL



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BUILDING VIEWS

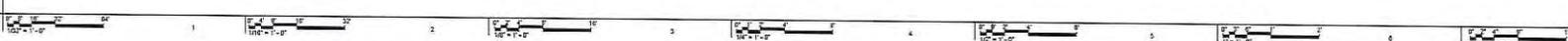
REVISION DWG NO. SHEETING
PROJECT NO. 19278
DATE: 1/14/2020 **A3.40**



VIEW FROM SOUTHWEST - DAY



VIEW FROM SOUTHWEST - NIGHT



FORSYTH POINTE
CLAYTON, MD

ARCHITECT OF RECORD

CHRISTNER

ARCHITECTS | DESIGNERS | PLANNERS | LANDSCAPE ARCHITECTS

1815 HUNTERS LANE, SUITE 200, CLAYTON, MARYLAND 21115
TEL: 301.795.2807 | FAX: 301.795.2808 | WWW.CHRISTNERARCH.COM
CERTIFICATE OF AUTHORITY: 022042

OWNER & DEVELOPER:
DETT FORTSOUTH ACQUISITION, LLC

FINANCER:
COMMERCE BANK

DEVELOPMENT MANAGER:
DE CAPITAL DEVELOPMENT
7911 Forsyth Blvd Suite 200
CLAYTON, MD, 21115
(301) 721-8881

DESIGNER:
CLDERGREEN LLC

PROFESSIONAL:
PETER AICE
1504 Roman Dr # 2
CLAYTON, MD
CERTIFICATE OF AUTHORITY

SEALED:
STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
301 CHESTERFIELD BUSINESS PARKWAY
CHESTERFIELD, MD 21715
15351530412
CERTIFICATE OF AUTHORITY

LANDSCAPE ARCHITECT:
CHRISTNER INC
1815 HUNTERS LANE
ST. LOUIS, MO 63116
CERTIFICATE OF AUTHORITY

MEP:
GSP ENGINEERING
13000 DORR PERRY
MARYLAND HEIGHTS, MD 21043
CERTIFICATE OF AUTHORITY

CONSTRUCTION MANAGER:
MCKAY PCL
1341 ROCK HILL RD
ST. LOUIS, MO 63114
CERTIFICATE OF AUTHORITY

LIGHTING DESIGNER:
RANDY BURKE CONSULTING DESIGN
808 E. LOUISIANA AVE
ST. LOUIS, MO 63119

REVISION SCHEDULE

NO	DATE	REVISIONS
1	12/02/19	CLAYTON ARB/PLD
2	1/22/2020	ARB RESUBMITTAL
3	1/28/2020	ARB RESUBMITTAL REV01
4	02/24/2020	ARB RESUBMITTAL



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BUILDING VIEWS

REVISION DWG NO PROJECT NO 18078 DATE 2/14/2020 SHEET NO A3.41

TOWER VISION GLASS
VIRACON VRE 1-46



TOWER SPANDREL GLASS
VIRACON VRE 1-46 WITH FULL SPANDREL COVERAGE
ON #4 SURFACE



TOWER RECESS VISION GLASS
TERRACE/PENTHOUSE
VIRACON VZE 1-42



LOBBY/RETAIL GLASS
VIRACON VE13-2M



APOLIC PEX PEWTER (SILVER)



WOOD GRAIN SOFFIT



GARAGE SCREEN LOUVER COLOR A
SHERWIN WILLIAMS 6277



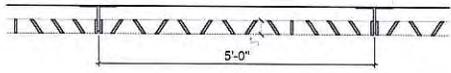
GARAGE SCREEN LOUVER COLOR B
SHERWIN WILLIAMS 0022



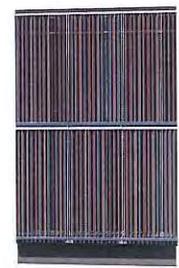
GARAGE SCREEN LOUVER COLOR C
SHERWIN WILLIAMS 2818



GARAGE SCREEN LOUVER COLOR D
SHERWIN WILLIAMS 2819



GARAGE SCREEN FROM
15 DEGREES LEFT



GARAGE SCREEN FROM
STRAIGHT ON



GARAGE SCREEN FROM
15 DEGREES RIGHT



STONE PAVERS AT LOBBY
ENTRANCES



PRECAST CONCRETE AND WOOD BENCHES AND PLANTERS



FORMS AND SURFACES_ CAPITOL BIKE RACK



FORSYTH POINTE
CLAYTON, MO

CHRISTNER

ARCHITECTS OF RECORD
1819 HERRING AVE. | ST. LOUIS, MISSOURI 63103
TEL: 314.525.2527 | FAX: 314.525.2526 | CHRIS@CHRISTNER.COM
CERTIFICATE OF AUTHORITY: 1-6282

OWNER & DEVELOPER:
PEOPLESOUTH ACCL LLC
OWNER:
COMMERCIAL BANK

DEVELOPMENT MANAGER:
DC CAPITAL DEVELOPMENT
7811 FORTY EIGHT GATE 200
ST. LOUIS, MO 63135
(314) 722-2801

DESIGN LEADER:
CLERGFELLOW LLC
STRUCTURAL:
PETER AUST
1504 BOWMAN OF DR # 2
ST. LOUIS, MO 63103
CERTIFICATE OF AUTHORITY

SOIL:
BICK & ASSOCIATES CONSULTING ENGINEERS,
281 CHESTERFIELD BUSINESS PARKWAY
CHESTERFIELD, MO 63035
(636) 524-5120
CERTIFICATE OF AUTHORITY

LANDSCAPE ARCHITECT:
CHRISTNER INC.
1819 HERRING AVE
ST. LOUIS, MO 63103
(314) 525-2527
CERTIFICATE OF AUTHORITY

MEP:
CEM ENGINEERING
138 WILSON PARKWAY
MARYLAND HEIGHTS, MO 63043
(314) 842-2527
CERTIFICATE OF AUTHORITY

CONSTRUCTION MANAGER:
RESCALTY
1341 ROCK HILL RD
ST. LOUIS, MO 63114
(314) 456-3328

LIGHTING DESIGNER:
RALPH BARNETT LIGHTING DESIGN
606 E. LOCKWOOD AVE
ST. LOUIS, MO 63116

REVISION SCHEDULE

NO	DATE	REVISIONS
1	1/29/2020	ARG RESUBMITTAL
2	Date 9	BP05 ADD 01

DAVID W. REHEM
REGISTERED ARCHITECT
1-22-20

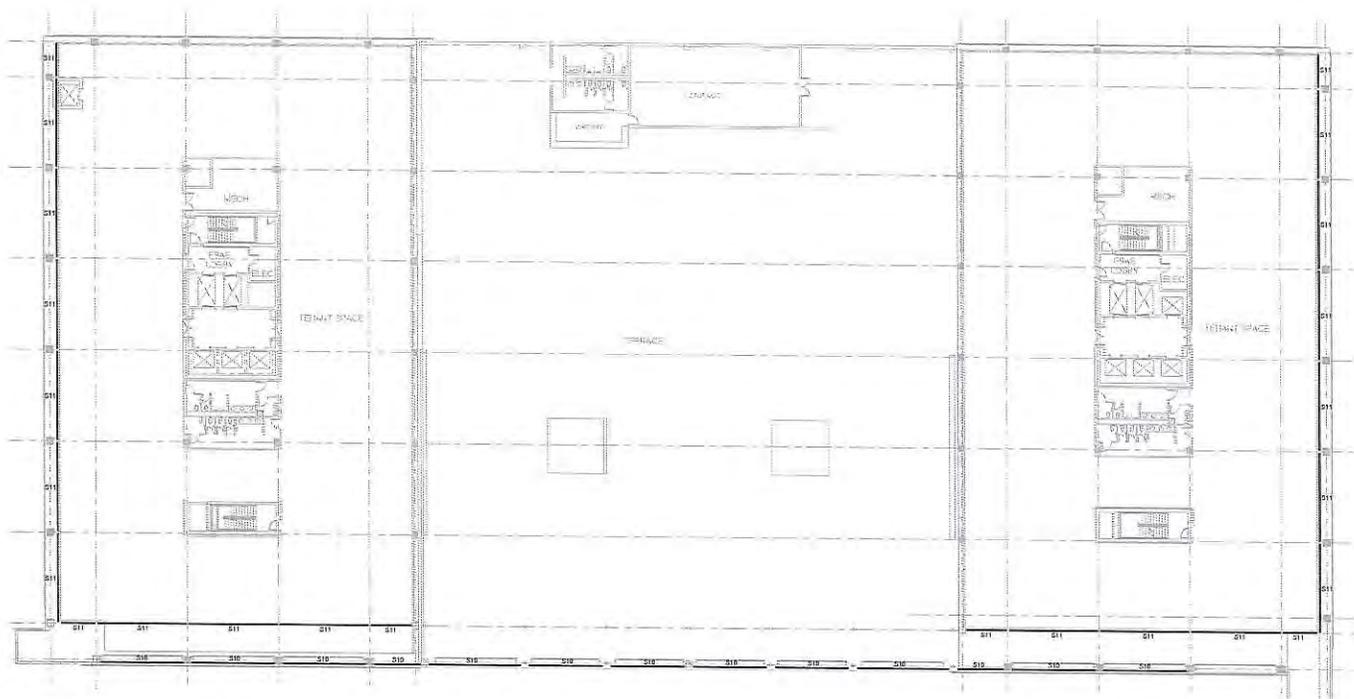
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MATERIAL KEY

REVISION DWG NO PROJECT NO 18175 DATE 2/14/2020 SHEET NO **A3.43**

PODIUM LIGHTING

TYPE	LUMINAIRE SPECIFICATION	LUMINAIRE DESCRIPTION	LAMP CODE	LUMEN OUTPUT	MAX WATTS/ UNIT	VOLTS	CONTROL TYPE	NOTES	REV.
D10	Recessed Lighting LED 4'x'2' 20-30 BULB SLS230L-IP-L-10V-101GL- 0710	Continuous grade mounted LED uplight for green screen or hedge use	ROOK LED 90V OH	780lm	27w	120-277 and 3-wire	ELV		
D11	Undercabinet LED 4'x'4' 20-30 BULB SLS230L-IP-L-10V-101GL- 0710	Continuous wall/floor mounted LED uplight to wash ceiling surface	ROCK	370lm	17.2w/90v	As Req'd	DMX		A



1 PODIUM LIGHTING
SCALE: 1/8" = 1'-0"

FORSYTH POINTE
CLAYTON, MO

ARCHITECT OF RECORD
CHRISTNER

ARCHITECT | DESIGNER | LANDSCAPE ARCHITECT
1110 NORTH WILMERC | ST. LOUIS, MISSOURI 63103
PH: 314.725.2127 | FAX: 314.725.1028 | CHRISTNER@CRS.COM
CERTIFICATE OF AUTHORITY: 110842

OWNER & DEVELOPER:
SEVY FORSYTH HOLDINGS, LLC

OWNER:
COMMENCE BANK

DEVELOPMENT MANAGER:
121 CAPITAL BLVD. 2ND FLOOR
1111 FARMER, BLDG. 200
ST. LOUIS, MO 63103
314.472.4841

SECTION LEAD:
CDS@GREEN.ILL

STRUCTURAL:
ROPER ROOF
1834 SUMNER CR. D & E
314.424.8800
CERTIFICATE OF AUTHORITY

MECH:
ROCK & ASSOCIATED CONSULTING ENGINEERS,
INC.
257 CHESTERFIELD BUSINESS PARKWAY
CHESTERFIELD, MO 63035
636.330.3132
CERTIFICATE OF AUTHORITY

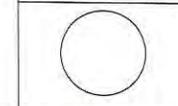
LANDSCAPE ARCHITECT:
CHRISTNER INC.
108 NORTH BIRCH AVE
ST. LOUIS, MO 63102
314.725.2127
CERTIFICATE OF AUTHORITY

MEP:
CDDV ENGINEERING
124 WILSON DRIVE
HARTLAND HEIGHTS, MO 63363
314.483.8237
CERTIFICATE OF AUTHORITY

CONSTRUCTION MANAGER:
BOGARDY
1341 ROCK HILL BL.
ST. LOUIS, MO 63114
314.488.3285

LANDSCAPE DESIGNER:
KANDY BUCKLEY DESIGN
836 S. LOUISBOO AVE.
ST. LOUIS, MO 63118

NO.	DATE	REVISIONS
1	1/25/19	CLAYTON ARB/PUD
2	1/17/20	MEP HIC RESPONSE
3	1/23/20	ARB RESUBMITTAL

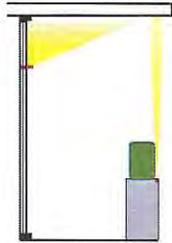


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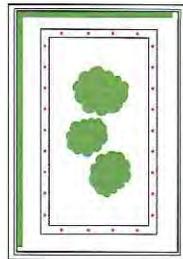
PODIUM LIGHTING

REVISION DWG NO. SHEET NO.
PROJECT NO. 18976 EL1.01
DATE 1/23/20
CLAYTON ARB/PUD

NOT FOR CONSTRUCTION



Linear LED uplight mounted end-to-end at mullion and Linear LED uplight mounted along edges of balcony planter.



Slot recessed LED accent lights



SOLARIUM LIGHTING

TYPE	LUMINAIRE SPECIFICATION	LUMINAIRE DESCRIPTION	LAMP CODE	LUMEN OUTPUT	MAX WATTS UNIT	VOLTS	CONTROL TYPE	NOTES	REV.
S10-1	LF Illumination LFK2 24" x 48" ETR 22.80U w/EPK22.30R w/EPK24VFKUN	Continuous ceiling recessed downlight with adjustable track for adjustable accent lighting fixtures.	TR	750	750	48V	0-10V		
S10-2	LF Illumination LF2000 40C 9235 H 65AU 44	Track mounted adjustable accent light.	3500K 90-C0	3500	40	120-277	0-10V		

BALCONY LIGHTING

TYPE	LUMINAIRE SPECIFICATION	LUMINAIRE DESCRIPTION	LAMP CODE	LUMEN OUTPUT	MAX WATTS UNIT	VOLTS	CONTROL TYPE	NOTES	REV.
S10	Escalante Lighting S10 F 40 30 90 SMALL S10SCELF-3PL-LV-10-1.5-1 S10-42	Continuous track recessed LED uplight for open accent at ledge rail.	3000K LED 901 CH	1000lm	210w	120-277 JWB wiring	ELV		
S11	Luminaires L1018-40x40-C-GRV30-VW w/40W uplights (3000K)	Continuous wall/ceiling recessed LED uplight to wash charge surface.	800W	3970lm	10 250w	As Rec'd	DUX		A

FORSYTH POINTE
CLAYTON, MO

ARCHITECT OF RECORD

CHRISTNER

ARCHITECT | ENGINEER | PLANNER | LANDSCAPE ARCHITECT

1815 NORTH BROADWAY | ST. LOUIS, MISSOURI 63103
 TEL: 314.733.2007 | FAX: 314.775.5300 | WWW.CHRISTNER.COM
 CLAYTON PROJECT CONTACT: JACOB@CHRISTNER.COM

OWNER & DEVELOPER
 202 FORSYTH FACILITY

OWNER
 COURTESY BANK

DEVELOPMENT MANAGER
 US CAPITAL DEVELOPMENT
 781 Fourth Street Suite 300
 ST. LOUIS, MO 63102
 (314) 771-5658

DESIGN LEAD
 CEREKREBE LLC

PROFESSIONAL
 REGISTERED ARCHITECT
 MISSOURI No. 018 472
 (314) 432-4663
 CERTIFICATE OF AUTHORITY

OWNER
 CREEK & ASSOCIATES CONSULTING ENGINEERS

NO. 257 CHESTERFIELD BUSINESS PARKWAY
 CHESTERFIELD, MO 63035
 (636) 430-4152
 CERTIFICATE OF AUTHORITY

LANDSCAPE ARCHITECT
 DR. RICHIE BELL

189 NORTH WASHINGTON
 ST. LOUIS, MO 63103
 (314) 726-3122
 CERTIFICATE OF AUTHORITY

MEP
 GUY FLORES PBC

134 VINCENNY BLVD
 MARYLAND HEIGHTS, MO 63043
 (314) 484-3112
 CERTIFICATE OF AUTHORITY

CONSTRUCTION MANAGER
 OCCASION

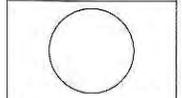
1401 ROCK HILL RD
 ST. LOUIS, MO 63134
 (314) 848-0200

LIGHTING DESIGNER
 RANDY BURLETT LIGHTING DESIGN

504 E. LOCKWOOD AVE
 ST. LOUIS, MO 63119

REVISION SCHEDULE

NO.	DATE	REVISIONS
1	12/06/19	CLAYTON ARB/PUD
2	11/02/20	MEP BID REFERENCE
3	1/23/2020	ARB RESUBMITTAL



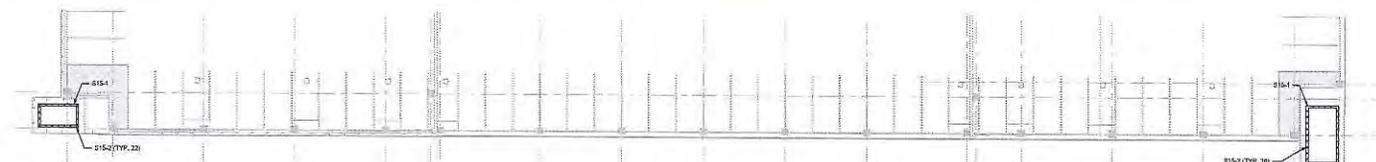
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SOLARIUM AND BALCONY LIGHTING

REVISION DWG NO. SHEET NO.
 PROJECT NO. 18076 EL.1.02
 DATE: 10/20/20

CLAYTON ARB/PUD

NOT FOR CONSTRUCTION



1 SOLARIUM LIGHTING
 SCALE: 1/8" = 1'-0"

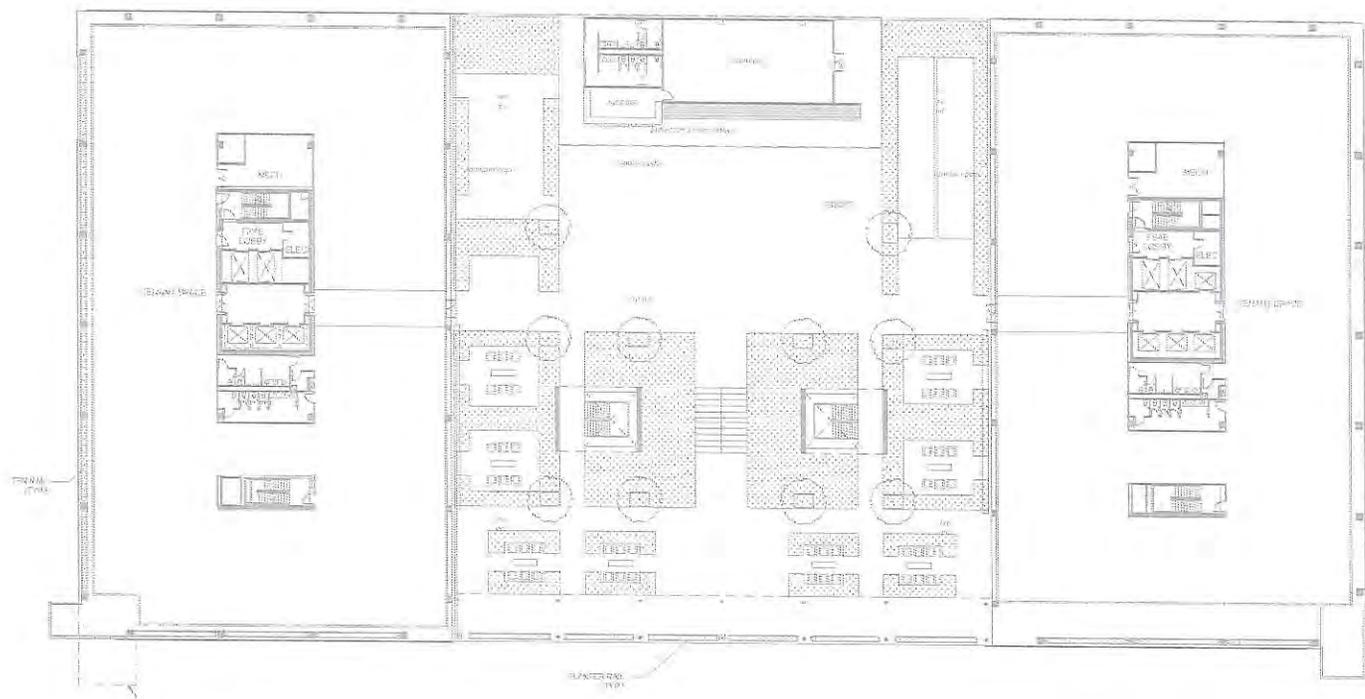


2 BALCONY LIGHTING
 SCALE: 1/16" = 1'-0"



PODIUM AMENITY DECK LIGHTING

TYPE	LUMINAIRE SPECIFICATION	LUMINAIRE DESCRIPTION	LAMP CODE	LUMEN OUTPUT	MAX. HANG/DEPTH	VOLTS	CONTROL TYPE	NOTES	REV.
S12	Highway Architecture Lighting L&S-H-356-A-B&L	Recessed integrated LED light (two-point)	3500K	122lm/ft	about	120V 100-277V 24VDC	0-10V dimming		A
S18	Recessed FLC40 50 2000L UNV LDI DD LC4 500 2000L 930K DN FL2 CD NP	Ceiling recessed LED downlight nominal 4" square temperature and 0-10V dimming 50 degree cutoff to light source	3000K LED 90-CRI	2000	26	120-277 auto sensing	0-10V dimming		
S17	BK Lighting 5 DS LED REG-5X-ABS-RJ12-R-12 3000L - Remote Driver	Ground mounted adjustable LED accent light for trees	Recessed LED	N/A	10	120	ELV		
S16	Not Used								A
S19	Not Used								A
S20	BK Lighting CY DR LED 18 x12 4W coolwhite (C-C-500-W-VC)	Ceiling mounted LED cylinder pendant	3000K LED 80-CRI	1721	20	120	0-10V dimming		
S21	Recessed FLC44 50 1000L 930K SP NP DN LC44 50 1A CD	Ceiling recessed LED adjustable indirect light with nominal 2" square temperature and 0-10V dimming (highly visible)	3000K LED 90-CRI	900	16	120-277 auto sensing	0-10V dimming		
S22	Recessed FLC40 50 1000L UNV LDI DD LC4 500 1000L 930K DN FL2 CD NP	Ceiling recessed LED downlight nominal 4" square temperature and 0-10V dimming 50 degree cutoff to light source	3000K LED 90-CRI	1000	11	120-277 auto sensing	0-10V dimming		
S23	Recessed FLC40 50 1000L UNV LDI DD LC4 500 1000L 930K DN FL2 CD NP	Ceiling recessed LED downlight nominal 4" square temperature and 0-10V dimming 50 degree cutoff to light source	3000K LED 90-CRI	1000	11	120-277 auto sensing	0-10V dimming		
S24	Recessed R005K13 (Rev) 9897	LED track	3000K LED 90-CRI	1501	14	120-277 auto sensing	0-10V dimming		A



1. PODIUM AMENITY DECK LIGHTING
SCALE: 1/16" = 1'-0"

FORSYTH POINT
CLAYTON, MD

PROPERTY OF RECORD
CHRISTNER

ARCHITECT: CHRISTNER
1100 FORTY-FOURTH STREET, SUITE 100
CLAYTON, MD 21039
PHONE: 410-326-1000
WWW.CHRISTNERARCH.COM

OWNER & DEVELOPER:
FORSYTH POINT
1100 FORTY-FOURTH STREET, SUITE 100
CLAYTON, MD 21039
PHONE: 410-326-1000
WWW.FORSYTHPOINT.COM

DEVELOPMENT MANAGER:
CHRISTNER
1100 FORTY-FOURTH STREET, SUITE 100
CLAYTON, MD 21039
PHONE: 410-326-1000
WWW.CHRISTNERARCH.COM

GENERAL LED:
CHRISTNER
1100 FORTY-FOURTH STREET, SUITE 100
CLAYTON, MD 21039
PHONE: 410-326-1000
WWW.CHRISTNERARCH.COM

STRUCTURAL:
FORSYTH POINT
1100 FORTY-FOURTH STREET, SUITE 100
CLAYTON, MD 21039
PHONE: 410-326-1000
WWW.FORSYTHPOINT.COM

CERTIFICATE OF AUTHORITY
DATE: 03/20/2020

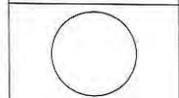
LANE-KANE ARCHITECTS:
LANE-KANE ARCHITECTS
188 NORTH LEXINGTON
ST. LOUIS, MO 63105
314.757.2000
CERTIFICATE OF AUTHORITY

MECH ENGINEERING:
MECH ENGINEERING
133 MILLERS FERRY
MARYLAND HEIGHTS, MD 21081
301-461-3700
CERTIFICATE OF AUTHORITY

CONSTRUCTION MANAGER:
CONSTRUCTION MANAGER
1341 ROCK HILL RD
ST. LOUIS, MO 63114
314-440-3300

LIGHTING DESIGNER:
RADDY SURFETT LIGHTING DESIGN
808 E. LOCKWOOD AVE
ST. LOUIS, MO 63119

NO.	DATE	REVISIONS
1	12/05/19	CLAYTON ARB/PUD
2	11/05/20	ARB BID REFERENCE
3	11/05/20	ARB RESUBMITTAL



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PODIUM AMENITY DECK LIGHTING

REVISION DWG NO: _____ SHEET NO: **EL1.05**
PROJECT NO: 1807
DATE: 10/30/20
CLAYTON ARB/PUD

NOT FOR CONSTRUCTION

FORSYTH POINTE
A
PLANNED UNIT DEVELOPMENT (PUD)

REGULATIONS AND SUPPORTING MASTER PLAN GOVERNING THE FORSYTH POINTE, A PLANNED UNIT DEVELOPMENT PURSUANT TO THE PROVISIONS OF THE CITY OF CLAYTON LAND USE REGULATIONS.

DATE REVIEWED BY PLAN COMMISSION **MARCH 2, 2020**

DATE APPROVED BY BOARD OF ALDERMEN _____

ORDINANCE NUMBER _____

AMENDMENTS AND REPEAL _____

LIST OF EXHIBITS AND TABLES

EXHIBIT B	PERMITTED AND ACCESSORY USES
EXHIBIT C	DEVELOPMENT STANDARDS
EXHIBIT D	LEGAL DESCRIPTION (AT TIME OF APPLICATION FOR PUD)
EXHIBIT E	PUBLIC BENEFITS
EXHIBIT F	DEVELOPMENT COMMITMENTS
EXHIBIT G	PUD MASTER DEVELOPMENT PLAN
EXHIBIT H	BOUNDARY SURVEY

EXHIBIT B

FORSYTH POINTE PUD

Consistency Statement:

The property is in the Park View District as identified in the Downtown Clayton Master Plan. The vision of the Park View District is “high and mid-rise buildings along the eastern and northern edges of Shaw Park that capitalize on the exceptional views of and adjacency to the park.” The proposed development and design create an active pedestrian-oriented street environment along Forsyth Boulevard and Brentwood Boulevard.

Development of the Forsyth Point Mixed Use Planned Unit Development (PUD) shall be in accordance with the contents of this ordinance and applicable sections of the Land Use Code and City Master Plan in effect at the time of issuance of any development order, such as but not limited to, Subdivision Plat, Site Plan, Demolition Permit, Building per, to which such regulations related. Where these regulations fail to provide developmental standards, then the provision of the most similar district shall apply.

Permitted Uses Identified in the PUD Plans as Tracts A and C:

A. Principal Uses and structures:

Pursuant to Section 405.3290 of the City of Clayton Land Use Code, all uses identified as Permitted Uses by right for the “HDC” District in effect at the time of building permit application.

Additionally, the following Principal uses shall be allowable:

A. Arts and Entertainment venue at ground level of West Tower which may be comprised of a restaurant, bar, nightclub or theater.

Accessory Uses Identified in the PUD Plans as Tracts A and C (East and West Tower):

A. Permitted Accessory Buildings or Uses:

Any subordinate building or use customarily incidental to and located on the same lot occupied by the main building or use, subordinate in area, extent or purposes to the main building, limited to and contributing to the comfort, convenience or necessity of the occupants of the main building.

Permitted Uses Identified in the PUD Plans as Tract B (Parking Garage).

A. Off street Parking

B. Retail

C. Restaurant

D. Any accessory use customarily associated with and incidental to the Principal uses allowable in the PUD Tract B.

EXHIBIT C

All facilities shall be constructed in accordance with the approved Site Plan, Architectural Plans, Subdivision Plat and all applicable State and local laws, codes and regulations applicable to this PUD. Except where specifically noted or stated otherwise, the standards and specifications of the City of Clayton Zoning Regulations and Subdivisions Regulations shall apply to this project. The developer, his/her successor and assigns shall be responsible for the commitments outlined in this document.

Development Standards

Development Standard	Requirement
Height	18 stories or 240 feet
Building Setback	14'4" lobby setback on the Western façade of the tower (Tract A) and a 13' lobby setback on the Eastern façade of the tower (Tract B)
Floor Area Ratio	5.625
Setback (rear)	0 feet
Setback (front)	20 feet
Setback (side)	12 feet
Parking (automobile)	1,257 spaces
Parking (bicycle)	14 racks
Ground Floor Uses	Commercial, Retail, Restaurant, Entertainment, Lobby

EXHIBIT D

LEGAL DESCRIPTION
 FORSYTH POINT PUD (Prior to rezoning and replat)

Address	Parcels	Square Footage
8049 Forsyth Boulevard	Parcels 1-7	56,952
8027 Forsyth Boulevard	Parcel 4	
8025 Forsyth Boulevard	Parcel 3	
8019 Forsyth Boulevard	Parcel 2	
8015 Forsyth Boulevard	Parcel 1	
8001 Forsyth Boulevard	Parcel 8-10	26,138
15 N. Meramec Avenue	Parcel 11	3,640
Alley		4,174
TOTAL SQUARE FOOTAGE		90,904

A lot consolidation of Lots 1, 2, 3, 4, 5 and part of Lot 6 of Block 4 of the Town (now City) of Clayton, as recorded in Plat Book 1, Page 7, located In US Survey 1918, Township 45 North, Range 6 East, City of Clayton, St. Louis County, Missouri, being more particularly described as follows:

Beginning at a found cross located at the intersection of the east right-of-way line of Brentwood Boulevard, 90 feet wide with the south right-of-way line of a 20 feet wide Alley, said point also being the northwest corner a above said Lot 1, thence the south right-of-way line of the 20 feet wide Alley and its extension, South 83 degrees 58 minutes 43 seconds East, 427.78 feet to its intersection with the west right-of-way line of Meramec Avenue, said point also being the northeast corner of above said Lot 10 thence along the east line of said Lot 10 also being the west right-of-way line above said Meramec Avenue, South 06 degrees 04 minutes 18 seconds West, 212.70 feet; to the southeast corner of said Lot 10, said point also being located on the north right-of-way line of Forsyth Boulevard, 80 feet wide; thence along said right-of-way line, North 83 degrees 58 minutes 43 seconds West, 140.00 feet the southeast corner of a 20 feet wide Alley; thence crossing said Alley, North 83 degrees 55 minutes 42 seconds West, 20.00 feet the southwest corner thereof; thence continuing along the north right-of-way line of above said Forsyth Boulevard, North 83 degrees 58 minutes 43 seconds West, 267.78 feet to a found cross located at the intersection of said north right-of-way line and the east right-of-way line of above said Brentwood Boulevard; thence along said east right-of-way line, North 06 degrees 04 minutes 18 seconds East, 212.68 feet to the POINT OF BEGINNING.

Containing 90,983 square feet or 2.089 acres, more or less.

EXHIBIT E PUBLIC BENEFITS

A PUD must provide public benefits to the surrounding neighborhoods and to the City above and beyond what can be reasonably achieved by application of the zoning provisions applicable to the underlying zoning district. The Developer has committed to providing the following public benefits:

Code Section	Public Benefit	Developer Comments
405.1380(B)(1)	Architectural Significance	The building will include a 16-foot-high street level arcade that lifts the building podium and is clad with a composition of thin angular fins that include color treatments to artfully modulate and create texture to the podium. The garage is screened with angular fins and complimented with vertical landscaped areas including the podium corners of Meramec and Brentwood
405.1380(B)(3)	New Public Infrastructure	The development will incorporate as much as 14' setback at the corners of Forsyth & Brentwood, and Forsyth & Meramec which will enhance the pedestrian experience and include landscaped planters, and outdoor seating. This setback is in addition to the existing 12' city sidewalks, which will be reconstructed as part of the development and brought up to City standards
405.1380(B)(6)	Protection or addition of Green Infrastructure	The building's garden terrace will include a green roof system that filters stormwater runoff. The buildings will also include sky gardens, open air outdoor areas on the tower buildings and parking garage structure which will be filled with natural plants and trees.
405.1380(B)(7)	Dedication of land to City	Developer will widen alley at the north side of the building to 24 feet
405.1380(B)(8)	Below Grade Parking	286 below grade parking spaces will eliminate the massing of the parking structure and provide 40 public parking spaces for retail visitors. The below grade parking structure will also provide parking spaces for the tenants
405.1380(12)	Public Art	The buildings will include public art/sculpture at both the western and eastern towers, outdoors and accessible to the public at the corners or in a location

		otherwise approved by the Public Art Advisory Commission and the Architectural Review Board.
405.1380(B)(13)	Open space for public	A garden terrace will be located on the top floor of the parking structure. As part of its agreement with the City of Clayton, the Developer will open the garden terrace up for a minimum of 4 public events each year, such as the movie nights, Parties in the Park, and Fall Fest. The garden terrace will include a platform/stage for music, movies, and performances, seating areas, and a landscaping feature. The garden terrace will be visible from the upper floors of all nearby buildings and will create a seamless "green" connection to Shaw Park.
405.1380(B)(15)	Enhancement of Streetscape	Streetscape along Forsyth, Brentwood and Meramec Avenues will be brought up to current standards by providing 3 additional Parking Pay Stations, bicycle parking near retail areas, updated traffic controller and pedestrian access controls.
405.1380(B)(16)	Any other public benefit	Art/Entertainment venue at ground level of west tower which may house a restaurant, bar, nightclub or theater
405.1380(B) (16)	Any other public benefit	Electric vehicle charging stations will be provided at each level of the garage.

EXHIBIT F

**DEVELOPMENT COMMITMENTS/CONDITIONS OF APPROVAL:
FORSYTHE POINT PUD**

The development of this PUD shall be subject to and governed by the following conditions:

1. TRANSPORTATION

- A. The Developer Shall compensate the City for the cost to optimize the adjacent traffic signals from initial occupancy until full occupancy. The City of Clayton shall manage the signal optimization, post construction, and determine the frequency at which optimizations are needed.
- B. All deliveries to the site shall occur in the designated loading zones; no deliveries will be made from the alley or the adjacent streets.
- C. A minimum of 40 parking spaces for general public use shall be provided within the garage and maintained for the life of the project.
- D. The Public Works Department and City Boards shall determine which lane configuration should be installed as part of this project, or whether an Escrow Agreement should be executed to cover costs to install the configuration of the City's choice at a later date. All details of the Escrow Agreement to be determined by the City of Clayton.

2. ENVIRONMENTAL/LANDSCAPE

The development of this PUD shall be subject to and governed by the following conditions:

1. The location and size of the proposed Landscape Planters located in the Public right-of-way (sidewalk) are subject to the approval of the Public Works Department and require a right-of-way permit, prior to their installation.
2. The proposed Landscape Planters located in the public right-of-way are intended to be an enhancement to the design and appearance of the project. Their removal or relocation shall be subject to mutual agreement between the City and the developer or property owner, and should they be removed or replaced, an adequate substitute for property enhancement shall be agreed upon by the City and the developer or property owner. All right-of way planters and plantings contained therein, shall be maintained in good and live condition by the developer/property owner.
3. All Landscape plantings located on the green walls, within the sky gardens, landscape planters and beds, and the garage rooftop outdoor space shall be planted with plantings that will retain year-round greenery. Maintenance of the plantings shall be the responsibility of the developer or property owner.

3. PLANNING/ZONING

The development of this PUD shall be subject to and governed by the following conditions:

1. Prior to the issuance of a building permit, the Developer shall submit a subdivision plat to consolidate the existing lots into one parcel for development.
2. All signage shall comply with Chapter 425. Signage, unless a separate sign district specifically for this project is developed and approved by the Architectural Review Board.
3. Lighting facilities shall comply with applicable City codes and shall be arranged in a manner which will protect roadways and neighboring properties from direct glare or other interference.

4. MISCELLANEOUS

- A. Issuance of a development permit by the City does not in any way create any rights on the part of the applicant to obtain a permit from a local, state or federal agency and does not create any liability on the part of the City for issuance of the permit if the applicants fails to obtain requisite approval or fulfill the obligations imposed by a local, state or federal agency or undertakes actions that result in a violation of local, state or federal law.
- B. All other applicable local, state or federal permits must be obtained before commencement of the development.
- C. The project shall be constructed substantially in accordance with the approved Site Plan, Architectural Plans approved by the Plan Commission and Architectural Review Board, Plan set dated February 24, 2020 and March 2, 2020.
- D. The approved development plan and Planned Unit Development Ordinance shall be recorded with St. Louis County and proof of recording submitted to the City prior to the issuance of a Building Permit.
- E. Exhibit G, PUD Master Development Plan illustrates the proposed development and is conceptual in nature. Proposed tract, lot or land use boundaries shall not be construed to be final and may be varied at any subsequent approval phase such as platting or site development plan application.
- F. All necessary easements, dedications or other instruments shall be granted to insure the continued operation and maintenance of all service utilities and all common areas in the project.

EXHIBIT G

PUD MASTER DEVELOPMENT PLAN

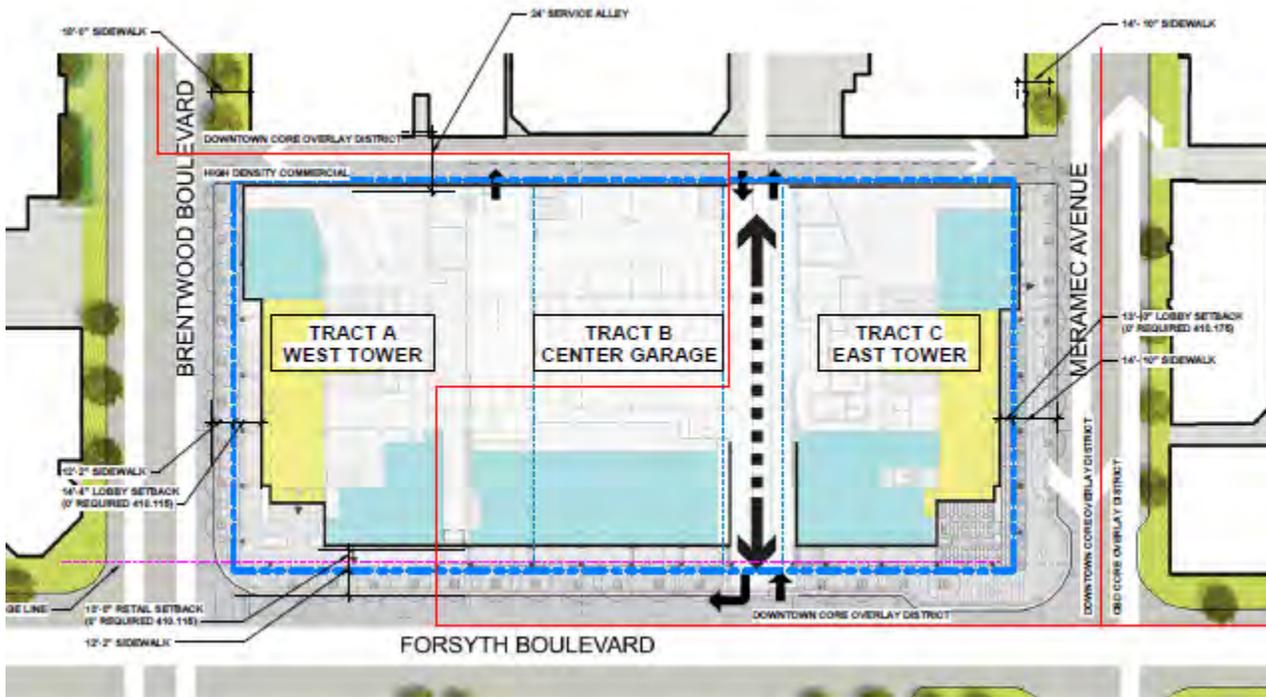
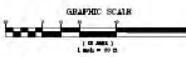
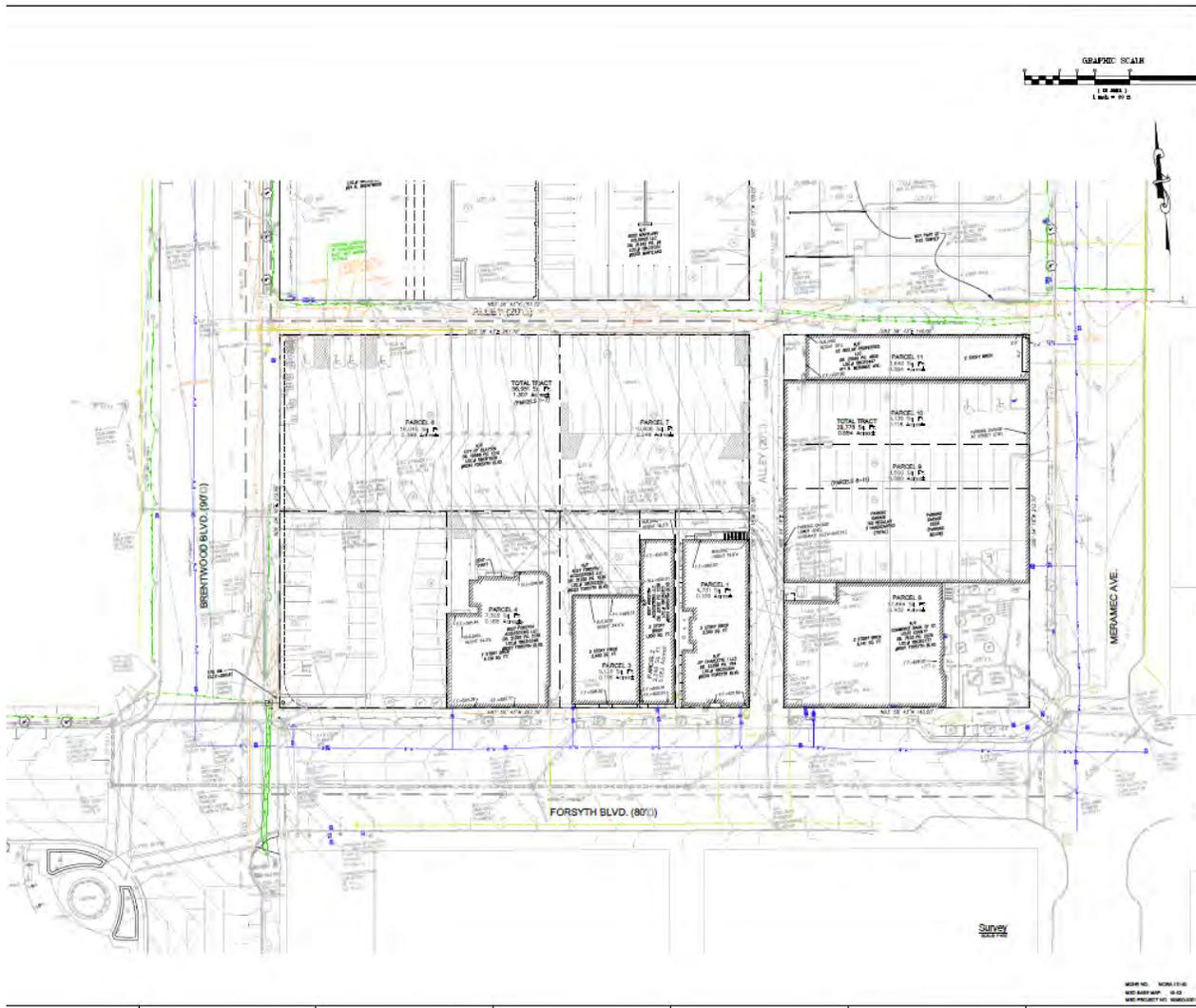


EXHIBIT H

Boundary Survey



FORSYTH POINT
CLAYTON, MO

REVISION SCHEDULE

NO.	DATE	REVISIONS
1	02/15/18	CLAYTON ARBPUD
2	03/15/18	CLAYTON COMMENTS
3	04/15/18	ARE SUBMITTAL
4	05/15/18	ARE SUBMITTAL

GEORGE W. STOCK, P.E. 025118
 MISSOURI
 CERTIFICATE OF AUTHORITY 03886
 STATE OF MISSOURI
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 025118
 EXPIRES 12/31/2020

SURVEY

SHEET NO. 1006/1104 SHEET NO. 1007/1104
 PROJECT NO. 214-000 C107
 DATE 10/2018
 CLAYTON ARBPUD
 NOT FOR CONSTRUCTION



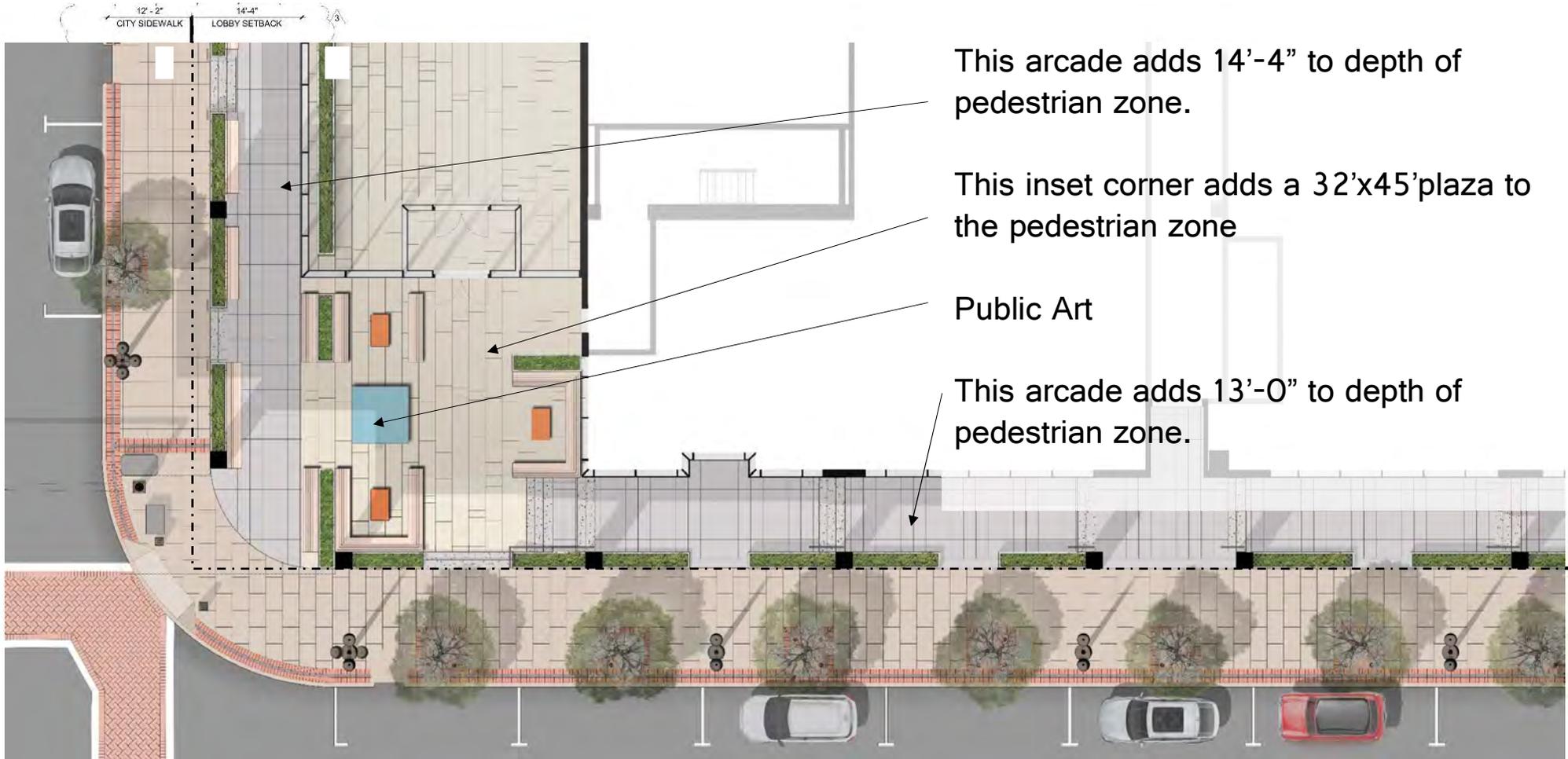
FORSYTH POINTE

CLAYTON ARCHITECTURAL REVIEW BOARD PRESENTATION
MARCH 2, 2020

RENDERING FROM SOUTHWEST



ENLARGED PLAN



This arcade adds 14'-4" to depth of pedestrian zone.

This inset corner adds a 32'x45' plaza to the pedestrian zone

Public Art

This arcade adds 13'-0" to depth of pedestrian zone.

ENLARGED SECTION AND ELEVATION



GARAGE SCREEN



GARAGE SCREEN



0228 FP garage skin animation

RENDERING FROM SOUTHWEST



8027 Forsyth ACQ LLC, Commerce Bank, USCD, CEDERGREEN, Christner Architects

ARB Presentation March 2, 2020

RENDERING FROM SOUTHWEST - NIGHT



8027 Forsyth ACQ LLC, Commerce Bank, USCD, CEDERGREEN, Christner Architects

ARB Presentation March 2, 2020

RENDERING FROM SOUTHEAST



8027 Forsyth ACQ LLC, Commerce Bank, USCD, CEDERGREEN, Christner Architects

ARB Presentation March 2, 2020

RENDERING FROM NORTHEAST



8027 Forsyth ACQ LLC, Commerce Bank, USCD, CEDERGREEN, Christner Architects

ARB Presentation March 2, 2020

RENDERING FROM SOUTHWEST





THANK YOU



REQUEST FOR ARCHITECTURAL REVIEW BOARD & PLAN COMMISSION CONSIDERATION

Date:	February 3, 2020; February 18, 2020; March 2, 2020
Applicant:	Scott Haley
Owner:	8027 Forsyth Acquisitions, LLC & Commerce Bank
Project Address:	8001 - 8049 Forsyth Boulevard & 15 North Meramec Avenue
Item Type:	Architectural Review/Request for Action
Project Type:	Mixed-Use Development Office/Retail
Staff:	Scott Dedert, City Planner
Summary:	Review of the design and materials associated with a new mixed-use development.

Background

The Plan Commission/Architectural Review Board met on February 03, 2020, and February 18, 2020. The Board decided to have the applicant return to the meeting of March 2, 2020, with the revised plans for this project. The Board recommended approval of the rezoning to a Planned Unit Development (PUD) to the Board of Alderman. The Board also approved the Site Plan Review on February 18, 2020 meeting.

PROJECT DESCRIPTION

The subject site is 90,980 square feet and located on the north side of Forsyth Boulevard between North Brentwood Boulevard and North Meramec Avenue. The site is currently made up of multiple properties located at 8001, 8015, 8019, 8023, and 8027 Forsyth Boulevard and 15 North Meramec Avenue; these properties have a zoning designation of HDC High Density Commercial District and are within the Downtown Core Overlay District. The property located at 8049 Forsyth Boulevard has a zoning designation of Planned Unit Development. The site is currently made up of eleven parcels improved with two-story buildings and a surface parking lot. Adjacent land uses include a Special Development District with office/commercial to the west and office/ retail uses to the north, east and south.

The proposed project consists of the demolition of the existing parking lot and structures. The applicant is seeking to rezone all eleven parcels to Planned Unit Development. The project involves the construction of three structures, West Tower (Tract A), Center Garage (Tract B), and East Tower (Tract C). There will be 990,651 gross square feet, total, between all three structures. The two mixed-use buildings, one being 14-stories and the other being 16-stories will provide

493,743 square feet of office space, 18,055 square feet of retail space, and 478,853 square feet of structured parking providing 1,257 parking spaces for use by the tenants and the public. On the top level of the parking structure, a roof top terrace garden is proposed. Ground floor retail fronting Brentwood Boulevard, Forsyth Avenue, and North Meramec Avenue is proposed. The proposed buildings will be constructed of curtainwall systems, which incorporates different uses of glass panels made of different tint colors. Access to the parking structure is proposed from mid-block on Forsyth Boulevard, and the east-west alley located between Brentwood Boulevard and North Meramec Avenue.

CRITERIA FOR REVIEW

Per Section 410.190, the following guidelines shall be applied by the Architectural Review Board for development proposals located in the HDC Zoning District and the Downtown Core Overlay include additional architectural review guidelines:

- 1) *Party wall development should be encouraged to ensure a continuous building facade.*
 - >> The proposed development will maintain a consistent street wall along Forsyth Boulevard. The proposed buildings will be built to the side property lines at the elevation of 30 feet West Tower (Tract A) and 60 feet on the East Tower (Tract C). However, on the ground floor at the corners the tower buildings, the buildings will be setback approximately 14 feet to create a plaza. The block face will be a continuous façade and broken up by evenly spaced silver columns. On February 18, 2020, the applicant added seating, a water feature, and an art piece to each of the prominent corners of the project.

- 2) *Building skylines should provide interest through introduction of compatible shapes and roof forms. Long uninterrupted rooflines and cornices should be avoided*
 - >> The three structures will be visible from considerable distances. The proposed building materials and design will differentiate it from other high-rises in the skyline. The terrace garden, the solariums, and louvered aluminum screen shielding the garage will create an interest point at the skyline level. The developer previously proposed a solarium in the West Tower (Tract A) which would have overhung the property line by 7 feet 5 inches and was 30 feet in height. The location of the solarium was revised, and it now meets the property line. The East Tower (Tract C) solarium, facing Meramec Avenue, is on the property line. At approximately 60 feet in height from the sidewalk, the previous design of the East Tower would have overhung the property line by 7 feet. The tower was revised and moved back, to meet the property line. Both solarium spaces will no longer be used for plants; the spaces will now be used for internal, illuminated art.

- 3) *Façade relief should be incorporated into all building elevations. Long uninterrupted elevations should be avoided.*
 - >> Above the screened parking garage or Tract B will be two stories of the terrace gardens that will have precast planters to differentiate the two towers.

- 4) *Window openings should be incorporated into all building elevations. Blank walls, long horizontal openings, odd shapes and glass walls should be avoided.*
 - >> All façades feature window openings and relief elements, creating interesting elevations that are compatible with the building scale and surrounding development.

- i. The front façade along Forsyth Boulevard features a modern design with straight building lines that are reflective of the building across the street. From the west elevation to the east elevation on the ground floor to 30 feet in height, the building material will be brick, curtainwalls with glass panels, and ALPOLIC silver columns. As of February 18, 2020, the applicant proposes to change out the brick façade and replace it with a blue tinted glazed tile. The garage screening design was modified to be four colors instead of two. The applicant also proposes a rooftop terrace garden, which will be inset on each tower with a glass panel but will be open on the top. On February 18, 2020, the applicant lowered the west loggia to match the south face loggia in the West Tower (Tract A). In the East Tower (Tract C), the south loggia was lowered to match the west loggia and the precast planters were removed on the west. The next six stories will be curtainwalls glass panels with ALPOLIC silver channels under the panels. The last two stories will be inset like the rooftop terrace surrounded by precast planters and will be curtainwall glass panels with use of the ALPOLIC silver columns. On February 18, 2020, the applicant also revised the East Tower (Tract C) and moved the roof line to the property line and removed the precast planters and added a roof terrace. The tower roof will be screened by aluminum.
- ii. The modern design and colors of the front façade wrap the corner for each tower on both Brentwood Boulevard and North Meramec Avenue. The curtainwall panel system and the solarium will be reflective for each tower. The spaces for the solariums will be art corners for commissioned art pieces. On the West Tower (Tract A) starting on the 5th story, will be sky-gardens. The material will be precast planters upfront, the curtainwall glass panels will be inset, and will carry the load of the ALPOLIC silver columns. Meanwhile, the East Tower (Tract C), had a similar designed with the sky-gardens; however, on February 18, 2020, the applicant removed the balconies and replaced the precast planter for glass and created a corner view window for every floor eight stories high.
- iii. The rear façade will be blue glazed tiles and ALPOLIC silver columns. There are also security doors proposed for each tower to screen the trash and loading docks.

5) *Street level (ground floor) elevation facing the street should be storefront architecture with large show windows interrupted at regular intervals with building piers and generous entrances. Blank walls, long uninterrupted show windows, odd-shaped and small show windows should be avoided.*

- >> Pedestrian-scale ground floor architecture with curtainwalls comprised of ALPOLIC glass panels is proposed along Forsyth Boulevard. The curtainwall system is broken up by the use of ALPOLIC silver columns evenly spaced for ground floor lobbies and retail spaces.
- >> On the ground floor of each tower, approximately 12 to 14 feet from the property line, an Arcade or a plaza will create an improved pedestrian experience with the use of plaza planters and outdoor seating in that area. On February 18, 2020, the applicant added precast planters with wood seating, a water feature, and an art piece to each corner of the project.
- >> The Downtown Clayton Master Plan and the Park View District vision is “high and mid-rise buildings along the eastern and northern edges of Shaw Park that capitalize on the exceptional views of and adjacency to the park.” The developer is

trying to create an active pedestrian street environment along Forsyth Boulevard. The proposed development is enlarging the streetscape, setting the buildings back, increasing the space for outdoor dining, and bringing the greenery in and out of the proposed three structures to reflect Shaw Park.

- 6) *Parking structures visible from the street should be avoided. The upper story should be of design material and color compatible with the urban setting.*

>> Tract B is the proposed seven story parking garage. The grade elevation changes from Brentwood Boulevard to North Meramec Avenue +/- 20 feet. As a result, two stories are below grade, and five stories are above grade. There will be 286 parking spaces below grade, and most will be surrounded by retail storefronts which will make them hidden from the street. The five stories above grade will be screened by four-toned aluminum louvers. The applicant now proposes four colors instead of the previously proposed two. The garage design will be open air. The parking garage will be accessed from the alley and mid-block on Forsyth Boulevard. There will be 40 parking spaces reserved for public parking. Additional spaces will be available on a first-come first serve basis. The public will pay at pay stations throughout the building. The developer will have signage on Forsyth and at the alleys that directs public to the parking areas, and additional signage for pedestrian egress points.

VISUAL IMPACT

The project as proposed is in conformance with the Architectural Review Guidelines of the Downtown Core Overlay District and meets the provisions of the land use policies contained in the Downtown Clayton Master Plan. Furthermore, the proposed development will meet Section 410.155 Planned Unit Development by incorporating the use of office, retail, and public parking. The building materials of the surrounding developments include brick, stucco, and glazing. Staff is of the opinion that the proposed building materials including curtainwall system panels, blue glazed tiles, precast planters, and ALPOLIC silver columns are compatible with the surrounding character. The proposed building and materials are urban in character and will contribute to a pedestrian-friendly environment. Staff is of the opinion that the development is compatible in terms of mass, height, and design with existing nearby structures.

STAFF RECOMMENDATION

To approve as submitted.



REQUEST FOR ARCHITECTURAL REVIEW BOARD & PLAN COMMISSION CONSIDERATION

Date:	February 3, 2020; February 18, 2020
Applicant:	Scott Haley
Owner:	8027 Forsyth Acquisitions, LLC & Commerce Bank
Project Address:	8015 - 8049 Forsyth Boulevard
Item Type:	Rezoning - Planned Unit Development (PUD)
Project Type:	Mixed-Use Development Office/Retail
Staff:	Susan M. Istenes Director of Planning and Development
Summary:	Review of a rezoning application to Planned Unit Development (PUD) to allow the construction of a new mixed-use development.

BACKGROUND

This request is for a public hearing to solicit input regarding the rezoning and Planned Unit Development for a proposed mixed-use development. The rezoning and Planned Unit Development are being considered together in this report. This project will also require approval by the Plan Commission (Site Plan), Architectural Review Board (Architectural Plans) and approval of a subdivision plat by the Board of Aldermen. The purpose of the planned unit development process is to foster appropriate use of existing buildings and enable compatible redevelopment which provides public benefits as identified in Section 405.1380 and achieves the objectives outlined in Section 405.1360. A PUD must provide public benefits to the surrounding neighborhoods and to the City above and beyond what can be reasonably achieved by application of the zoning provisions applicable to the underlying zoning district.

EXISTING CONDITIONS AND ZONING

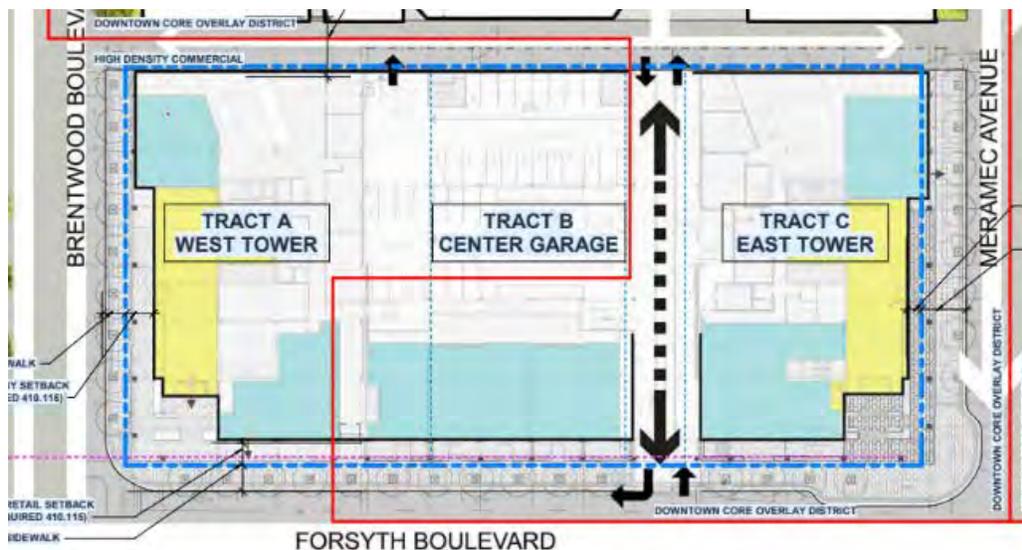
The 90,904 square foot site is located on the north side of Forsyth Boulevard between North Brentwood Boulevard and North Meramec Avenue (site outlined in red, below). The properties shown in light purple, have a zoning designation of HDC High Density Commercial District and are within the Downtown Core Overlay District (DTO). The property located at 8049 Forsyth Boulevard (light blue) has a zoning designation of Planned Unit Development. The entire site is currently made up of multiple parcels, and a portion of the north/south alley which will be vacated, and are currently improved with multiple, two-story buildings and a surface parking lot. The property will be rezoned from PUD and HDC, to PUD.

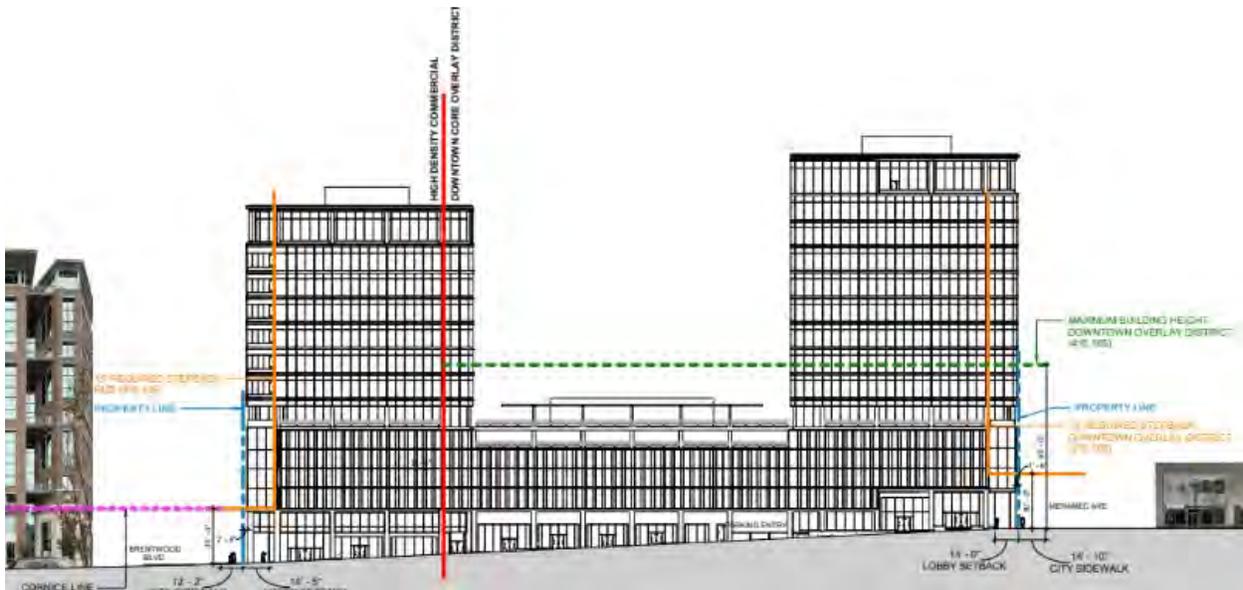


PROJECT DESCRIPTION

The new project consists of the demolition of the existing parking lot and structures and the construction of two mixed use commercial/office towers and a parking garage. The west tower (Tract A) will have approximately 11,484 square feet of ground floor retail space and 226,152 square feet of office space and is proposed to be 14-stories in height. The east tower (Tract C) will have approximately 6,571 square feet of ground floor retail space and 267,591 square feet of office space and is proposed to be 16 stories in height. Structured parking will be developed on Tract B, providing 1,257 parking spaces including 40 spaces available for public parking. Approximately 2 levels of the structured parking will be underground on the east side of the project for a total of 7 stories in height. On the top of the parking structure, a roof top terrace garden is proposed. Access to the parking structure on site is proposed from the existing east-west alley off Brentwood Boulevard.

The proposed development will be urban in character and will maintain a consistent street wall along the street frontage for an extensive distance. City standard streetscape will be installed along the project limits. Vehicular access to the site is provided from the east/west alley between Brentwood Boulevard and Meramec Avenue, and Forsyth Boulevard.





This project seeks relief from certain development standards that are set forth in the current zoning district (HDC and PUD) and other requirements of the Downtown Core Overlay (DTO) District. The current required development standards and the proposed modifications to those standards are identified in the table below. The number of requested modifications to the development standards that are required by the design of the project drive the amount of public benefits the developer is required to provide in terms of a point scale that is set forth in Section 405.1380 of the Zoning Regulations.

Requested Code Alternatives requiring a Waiver

Development Standard	Requirement	Proposed	Waiver Required
Height (PUD)	22 stories or 253.8 feet	18 stories or 240 feet	No
Height (DTO)	7 stories or 90 feet (maximum)	18 stories or 240 feet	Yes
Building Setback (PUD)	5 feet at second story	14'4" lobby setback on the Western façade. The design includes a 13' lobby setback on the Eastern façade	No
Building Setback (DTO)	15 feet at 3 rd story or 30 feet above grade, along elevations with street frontage, excluding alleys where height is exceeded through PUD	Building setbacks are shown on the Conceptual PUD plan. A waiver will be required for building setbacks above 3 rd story, as building line extends to property line above 2 nd floor.	Yes
Floor Area Ratio (FAR PUD)	12.67	5.625	No

Floor Area Ratio (FAR DTO)	3 (maximum)	5.625	Yes
Setback (rear PUD)	0	0	No
Setback (rear DTO)	15 feet (minimum)	0	Yes
Setback (front PUD)	0	20 Feet	No
Setback (front DTO)	none	20 Feet	No
Setback (side)	none	12 Feet	No
Ground Floor Uses (DTO)	Retail, personal care, or similar	Retail, Bank lobby	No
Ground Floor Uses (PUD)	Retail	Retail, office lobby	No
Parking (automobile)	Retail discrepancy	1,257 spaces	No
Parking (bicycle)	12 racks (minimum)	Minimum of 14	No

DTO = Downtown Overlay District
PUD = Planned Unit Development

All Planned Unit Developments shall provide at least one (1) public benefit or combination of public benefits that total at least ten (10) points beyond those additional points required for any desired code alternatives, even if no code alternative is requested. After the minimum ten (10) points are achieved, for each code alternative requested thereafter, the developer shall provide a public benefit or combination of public benefits totaling at least five (5) points. For multiple requests for the same alternative (i.e. side yard setback alternatives on two sides) only one (1) public benefit totaling give (5) points is required. The total amount of points required to be achieved as a result of providing public benefits in this case is 30. (See chart below).

NUMBER OF POINTS REQUIRED

Development Standard	Requirement	Proposed	Waiver Required	Points	Notes
REQUIRED				10	
Height (DTO)	10 Feet	7 Feet	Yes	5	
Building Setback (DTO)	15 feet at 3 rd story or 30 feet above grade	Building line extends to property line above second floor	Yes	5	
FAR (DTO)	Maximum of 3	5.625	Yes	5	
Setback (REAR) (DTO)	15	0	Yes	5	
TOTAL				30	

A PUD must provide public benefits to the surrounding neighborhoods and to the City above and beyond what can be reasonably achieved by application of the zoning provisions applicable

to the underlying zoning district. The Board of Aldermen may approve alternatives to the zoning regulations, subdivision regulations or design standards applicable to the property proposed to be rezoned to a planned unit development, in exchange for developer provided public benefits, as authorized in Section 405.1380. Section 405.1380(B)(1-15), characterizes those public benefits that are considered appropriate examples of benefits and Table 405.1390.1 assigns each listed benefit a maximum point value. All planned unit developments shall provide at least one (1) public benefit or combination of public benefits that total at least ten (10) points beyond those additional points required for any desired code alternatives, even if no code alternative is requested. Public benefits are not limited to those outlined in Section 405.1380(B)(1 — 15), and a developer may propose different public benefits in their application for PUD rezoning per 405.1380(B)(16). For this project a minimum of **30 points must be obtained.**

Point Table proposed by Developer per requested deviations:

Code Section	Public Benefit	Requested Points	Staff Points	Developer Comments
405.1380(B)(1)	Architectural Significance	4	3	The building will include a 16-foot-high street level arcade that lifts the building podium and is clad with a composition of thin angular fins that include color treatments to artfully modulate and create texture to the podium. The garage is screened with angular fins and complimented with vertical landscaped areas including the podium corners of Meramec and Brentwood
405.1380(B)(3)	New Public Infrastructure	4	0	The development will incorporate as much as 14' setback at the corners of Forsyth & Brentwood, and Forsyth & Meramec which will enhance the pedestrian experience and include landscaped planters, and outdoor seating. This setback is in addition to the existing 12' city sidewalks, which will be reconstructed as part of the development and brought up to City standards
405.1380(B)(6)	Protection or addition of Green Infrastructure	5	4	The building's garden terrace will include a green roof system that filters stormwater runoff. The building will also include solariums filled with natural plants and trees at both corners of the podium, as well as in the center of the podium.
405.1380(B)(7)	Dedication of land to City	3	0	Developer will widen alley at the north side of the building to 24 feet
405.1380(B)(8)	Below Grade Parking	10	5	286 below grade parking spaces will eliminate the massing of the parking structure and provide 40 public parking spaces for retail visitors. The below grade parking structure will also provide parking spaces for the tenants
405.1380(12)	Public Art	5	0	The buildings will include public art pieces at both the western and eastern

				tower open entry areas. Both development parties are committed to incorporating meaningful and lasting art into the ground floor areas. Owners of the western tower will commission an artist for public art/sculpture.
405.1380(B)(13)	Open space for public	5	4	Garden terrace located on the top floor of the parking structure will be a truly unique amenity to the property and the City of Clayton. As part of its agreement with the City of Clayton, the Developer will open the garden terrace up for a minimum of 4 public events each year, such as the movie nights, Parties in the Park, and Fall Fest. The garden terrace will include a platform/stage for music, movies, and performances, seating areas, and a trellis feature. The garden terrace will be visible from the upper floors of all nearby buildings and will create a seamless "green" connection to Shaw Park.
405.1380(B)(15)	Enhancement of Streetscape	5	0	Streetscape along Forsyth, Brentwood and Meramec Avenues will be brought up to current standards by providing 3 additional Parking Pay Stations, bicycle parking near retail areas, updated traffic controller and pedestrian access controls.
405.1380(B)(16)	Any other public benefit	5	4	Art/Ent Venue at ground level of west tower which may house a restaurant, bar, nightclub or theater
405.1380(B)(16_	Any other public benefit	5	5	Electric vehicle charging stations will be provided at each level of the garage.
TOTAL		51	25	Required: 30 points

Point analysis:

- 1) **405.1380(B)(1) Architectural Significance:** *Constructing buildings exhibiting Architectural distinction and significance that would make the development unique.*

Applicants response: The building will include a 16-foot-high street level arcade that lifts the building podium and is clad with a composition of thin angular fins that include color treatments to artfully modulate and create texture to the podium. The garage is screened with angular fins and complimented with vertical landscaped areas including the podium corners of Meramec and Brentwood.

Staff Analysis: The architecture of the buildings provides some unique features such as the solariums at each building's corners, and the arcades and the landscaped areas on the building frontages. The building design is respectful of the views of and adjacency to Shaw Park, as set forth in the Park View District of the Downtown Master Plan. While the tower buildings provide some areas of

distinction, the overall design is representative of typical podium style buildings with a monolithic, horizontal form that is not articulated in any manner. The appearance is also greatly influenced by the lengthy extent of the open-air parking garage façade on Forsyth Avenue.

- 2) **405.1380(3) Provision of new or enhanced public infrastructure:** *greater than the minimum code requirements or as required as a result of a traffic, parking or similar study, and including, but not limited to, the establishment of onsite common areas (exclusive of yards as defined herein), streets, curbs, sidewalks, sanitary sewers, stormwater sewers, landscape buffers, lighting and public parking.*

Applicants response: The development will incorporate as much as 14-foot setback at the corners of Forsyth and Brentwood, and Forsyth and Meramec which will enhance the pedestrian experience and include landscaped planters, and outdoor seating. This setback is in addition to the existing 12-foot-wide City sidewalks, which will be reconstructed as part of the development and brought up to City standards

Staff Analysis: The proposed arcade design provides an enhanced, sheltered walkway for pedestrians. The proposed street furniture and planter boxes enhances the street side public space. Points cannot be awarded for bringing sidewalks and streetscape up to City required standards.

- 3) **405.1380(B)(6) Protection and addition of green infrastructure.** *Projects which provide and protect green infrastructure such as planned and managed networks of open spaces (including parks) and features that use natural means such as vegetation to capture, store and infiltrate stormwater runoff (including bioswales, green roofs, and rain gardens).*

Applicant's response: The building's garden terrace will include a green roof system that filters stormwater runoff. The building will also include solariums filled with natural plants and trees at both corners of the podium, as well as in the center of the podium.

Staff Analysis: It's unclear at this time how the rooftop water management system will function, however, the rooftop garden is consistent with natural means to capture, store and infiltrate stormwater.

- 4) **405.1380(B)(7) Dedication of land to the City for purposes of widening or improving the adjoining right-of-way.**

Applicant's response: Developer will widen alley at the north side of the building to 24 feet.

Staff Analysis: Points cannot be received for City requirements such as planting city street scape or widening an alley, per 405.1380.B.3. The developer notes that they had purchased the parking lot from the City including the 4 feet along the east/west alley that they will be required to dedicate to the City for alley widening. For that reason, they have requested points for the dedication.

However, for this project, the City is also vacating a portion of the east/west alley and a building will be constructed over what will be a former alley. Typically, when alleys are vacated the property formerly comprised of the alley is split down the middle and given to the adjoining property owner's (assuming there is more than one). The area of dedication via widening equals 1,070 square feet. The area of vacation equals 4,400 square feet. Therefore, staff believes points are not warranted. Additionally, widening the alley to 24 feet is a city minimum standard that is required of all developments in similar situations, therefore, no points can be awarded.

- 5) **405.1380(B)(8) Below Grade Parking.** *Inclusion of a below grade parking facility with spaces specifically available and designated for public parking and located underneath the proposed development.*

Applicant's response: 286 below grade parking spaces will eliminate the massing of the parking structure and provide 40 public parking spaces for retail visitors. The below grade parking structure will also provide parking spaces for the tenants. Including below grade parking will eliminate the massing of the parking structure and will provide parking spaces for the tenants of the East and West Tower.

Staff Analysis: The parking structure is primarily located above grade and its location is contradictory to the Downtown Overlay District which directs parking towards the center of the site as opposed to street frontages. 286 spaces of the proposed 1,257 is approximately 23 percent of the total number of spaces that will be located below grade (per the developer) which equates to less than two stories below grade. The proposed garage does provide 40 spaces for public parking.

- 6) **405.1380(B)(12) Public Art.** *A significant form of public art in any media that has been planned and executed with the intention of being staged on private property, outside, which is accessible to the public.*

Applicant's response: The buildings will include public art pieces at both the western and eastern tower open entry areas. Both development parties are committed to incorporating meaningful and lasting art into the ground floor areas. Owners of the western tower will commission an artist for public art/sculpture.

Staff response: The intent of the code is for Art to be externally located and available to the public. Not enough information has been provided by the applicant to consider point values. Points may be possible if the design and location is indoors but is visible and accessible to the public from the street and sidewalk. Applicant has revised the first submittal which now indicates that the owners of the western tower will commission an artist for public art/sculpture. More detailed information will be necessary in order to accurately assess points.

- 7) **405.1380(B)(13) Garden terrace.** *An appropriate amount of open space is provided and available for active or passive use by the public such as courtyards, grassed areas, patios, landscaped spaces.*

Applicant's response: A garden terrace located on the top floor of the parking structure will be a truly unique amenity to the property and the City of Clayton. As part of its agreement with the City of Clayton, the Developer will open the garden terrace up for a minimum of 4 public events each year, such as the movie nights, Parties in the Park, and Fall Fest. The garden terrace will include a platform/stage for music, movies, and performances, seating areas, and a trellis feature. The garden terrace will be visible from the upper floors of all nearby buildings and will create a seamless "green" connection to Shaw Park.

Staff Analysis: The garden terrace has limited access to the public and is elevated from the street, therefore access to the terrace, use of the terrace and views of the terrace are for the most part, private. However, it is a positive amenity from the standpoint of preserving green and open areas and to break up the typical concrete massing of the top of a parking garage.

- 8) **405.1380(B) (16)** *Any other public benefit which is determined by the Board of Aldermen to meet the purpose and objectives set forth in Section 405.1360.*

Applicant's response: An Arts and Entertainment venue is planned for at ground level of the West Tower which may house a restaurant, bar, nightclub, or theater.

Staff Analysis: Full points awarded.

CRITERIA FOR APPROVAL

The approval criteria are set forth in Section 405.1410 and are designed to achieve the objectives as set forth in Section 405.1360 of the Zoning Code. The Plan Commission may recommend, and the Board of Aldermen may adopt modifications to the requirements contained in Chapter 405.010 et. seq. titled Zoning Regulations as amended and Chapter 415.010 et. seq. titled Subdivision Regulations as amended, as part of its consideration and approval of a planned unit development to the Board of Aldermen approval, approval with conditions or denial of the development plan. In considering and acting upon development plans, landscape plans and other applicable plans, the Plan Commission shall take the following objectives into consideration through the planned unit development process:

Downtown Master Plan

- 1) *The proposed development is in harmony with general purposes and intent of Chapter 405 of the Municipal Code and is compatible with and implements the planning goals and objectives of the City as set forth in the City's Master Plans;*
 - >> The site is in the Park View District, as identified in the Downtown Master Plan. The vision for the Park View District is to "create a neighborhood along the park that takes advantage of the valuable views of Shaw Park and transforms the urban edge

of the park into an active street life environment with sports, culture and entertainment venues.”

>> The proposed development will be urban in character and will maintain a consistent street wall along the street frontage. The proposed uses and design will increase pedestrian activity levels and activate the corners of Brentwood Boulevard and Meramec Boulevard with new retail establishments. Staff is of the opinion that the proposed development is consistent with the Downtown Master Plan.

Open Space and Landscaping

- 2) *The quality and quantity of public and common open space and landscaping provided are consistent with higher standards of design and amenities expected of a PUD. Common spaces are adequate in size and design to accommodate public use:*

>> Criteria met. The proposed landscape enhancements to the street scape, the building and the roof top garden coupled with the arcade design of the building along the street frontages will provide amenities to both pedestrians, occupants of the building and the general public, to a certain extent.

External Circulation

- 3) *Streets, sidewalks, pedestrian ways, bike paths, off-street parking and loading are appropriate to the planned land uses and meet the City of Clayton standards. They will not unduly interfere with the safety and capacity of adjacent streets, or other means of access to the site.*

>> Criterial met. The proposed parking, streets, access points and loading zones are appropriate to the type and extent of development proposed.

Internal Circulation

- 4) *The internal circulation system of the proposed development encourages safe movement for vehicles and pedestrians and provides public access to green areas and open space preserved on site which are designated for public use.*

>> Criterial met. The internal circulations systems provide for safe movements of pedestrians and vehicles. Public access to green areas is limited to those landscape enhancements that are planned for the streetscape and to a limited extent, the proposed solariums inside the buildings.

Design

- 5) *The PUD represents a more creative approach to the unified planning of development and incorporates a higher standard of integrated design and amenity than could be achieved under otherwise applicable zoning district and subdivision regulations.*

>> Criteria met. The proposed project is compatible with surrounding developments in terms of intensity of land use and makes more efficient use of land than the existing low rise, two story office uses. The project represents a redevelopment of ½ of an existing City block which allows for integrated design as opposed to redevelopment of individual lots with separate buildings.

Utilities

- 6) *Existing or proposed utility services are adequate for the proposed development.*

>> Criterial met. Adequate utility services are available for the proposed development.

Buffering

7) *Appropriate buffering is provided to protect adjacent land uses from light, noise and visual impacts.*

>> Criteria met. Surrounding land uses are similar in nature and scale. The closest residential property is one block to the north and across Maryland Avenue. There is an existing office building which provides a buffer between the proposed project and the residential property to the north.

Natural Features

8) *The design of the project is as consistent as practical with the preservation of natural features of the site such as stands of mature trees, steep slopes, natural drainage ways, or other area of sensitive or valuable environmental character. The topography of the property is preserved to the greatest extent possible.*

>> The topography of the property is preserved to the greatest extent possible. There are no other existing natural features of the site.

Site Layout and Land Use

9) *The proposed site layout and uses are compatible with the neighborhood surrounding the proposed development and the City as a whole.*

>> The proposed layout of the site and the land uses overall, are compatible with the neighborhood and the proposed development and the City as a whole. Adjacent land uses include a Special Development District with office/commercial to the west and office/retail uses to the north, east and south.

Compliance with all other applicable codes and ordinances.

The proposed development complies with all other codes and ordinances.

Architectural Preservation

10) *The proposed development preserves buildings which are architecturally or historically significant or contribute to the character of the City.*

>> The existing site is developed with a surface parking lot and a few smaller buildings that are not historically significant or contribute to the character of the City.

Points

11) *The proposed development provides the required number of points to the extent outlined in Section 405.1380.*

>> See analysis above. As of the writing of this report, the developer has not achieved the minimum amount of points required by Code.

Public Welfare

12) *The PUD will not be detrimental to the public health, safety or general welfare.*

>> Provided the development is built in accordance with the zoning ordinance, this PUD ordinance, the approved site plan and all applicable building and safety codes, the PUD should not be detrimental to the public health, safety or general welfare.

ZONING AND MASTER PLAN

Portions of the property have a zoning designation of Downtown Core Overlay with a base zoning of High-Density Commercial District and Planned Unit Development (PUD). The Downtown Core Overlay seeks to maintain a retail center development pattern and foster a pedestrian friendly environment. The remainder of the property has a PUD zoning designation. Rezoning to a mixed use planned unit development district is allowed only in areas where the existing zoning designation is non-residential, the proposed building(s) totals fifty thousand (50,000) gross square feet or more, and are located in overlay districts requiring planned unit development designation.

Mixed use planned unit developments are appropriate when the project incorporates at least two (2) of the following four (4) categories of use and the existing zoning allows for mixed use development.

The first floor of any mixed-use building shall be dedicated to commercial land uses with public entrances to these uses that front along a major street; non-residential uses are also allowed on other floors of a mixed-use building.

- 1) Office use;
- 2) Commercial land uses such as, retail, restaurant, entertainment venues, etc.;
- 3) Residential use;
- 4) Hotel;
- 5) Hotel and public restaurant (shall qualify as a mixed-use project and the gross square foot limitation per 405.1370 (E) shall not apply).

CONCLUSION

The proposed development will activate the corners of Forsyth Boulevard and Brentwood Boulevard and Forsyth Boulevard and Meramec avenue. It will connect to the existing restaurant node at the corner of Brentwood Boulevard and Maryland Avenue and the office node to the south and retail node to the east. The addition of street-level retail and office space fulfills goals of the Downtown Master Plan and will capitalize on views of Shaw Park and the recently completed Chapman Plaza. Staff is of the opinion that the development is consistent with the current zoning code requirements for Planned Unit Developments and meets the provisions of the land use policies contained in the Downtown Clayton Master Plan. Staff is of the opinion that the proposed use will be compatible with surrounding uses.

STAFF RECOMMENDATION

To recommend approval of the rezoning and Planned Unit Development to the Board of Aldermen with the following conditions:

DEVELOPMENT COMMITMENTS
FORSYTH POINT PUD
DRAFT

A. TRANSPORTATION

The development of this PUD shall be subject to and governed by the following conditions:

- 1) The Developer Shall compensate the City for the cost to optimize the adjacent traffic signals from initial occupancy until full occupancy. The City of Clayton shall manage the signal optimization, post construction, and determine the frequency at which optimizations are needed.
- 2) All deliveries to the site shall occur in the designated loading zones; no deliveries will be made from the alley or the adjacent streets.
- 3) A minimum of 40 parking spaces for general public use shall be provided within the garage and maintained for the life of the project.

B. ENVIRONMENTAL/LANDSCAPE

The development of this PUD shall be subject to and governed by the following conditions:

- 1) The location and size of the proposed Landscape Planters located in the Public right-of-way (sidewalk) are subject to the approval of the Public Works Department and require a right-of-way permit, prior to their installation.
- 2) The proposed Landscape Planters located in the public right-of-way are intended to be an enhancement to the design and appearance of the project. Their removal or relocation shall be subject to mutual agreement between the City and the developer or property owner, and should they be removed or replaced, an adequate substitute for property enhancement shall be agreed upon by the City and the developer or property owner. All right-of way planters and plantings contained therein, shall be maintained in good and live condition by the developer/property owner.
- 3) All Landscape plantings located on the green walls, within the sky gardens, landscape planters and the garage rooftop outdoor space shall be planted with plantings that will retain year-round greenery. Maintenance of the plantings shall be the responsibility of the developer or property owner.

C. PLANNING/ZONING

The development of this PUD shall be subject to and governed by the following conditions: *To be added when applicant submits revision.*

D. MISCELLANEOUS

The development of this PUD shall be subject to and governed by the following conditions:

- 1) Issuance of a development permit by the City does not in any way create any rights on the part of the applicant to obtain a permit from a local, state or federal agency and does not create any liability on the part of the City for issuance of the permit if the applicants fails to obtain requisite approval or fulfill the obligations imposed by a local, state or federal agency or undertakes actions that result in a violation of local, state or federal law.

- 2) All other applicable local, state or federal permits must be obtained before commencement of the development.
- 3) The project shall be constructed substantially in accordance with the approved Site Plan, Architectural Plans, Subdivision Plat.
- 4) The approved development plan and Planned Unit Development Ordinance shall be recorded with St. Louis County and proof of recording submitted to the City prior to the issuance of a Building Permit.
- 5) Exhibit F, PUD Master Development Plan illustrates the proposed development and is conceptual in nature. Proposed tract, lot or land use boundaries shall not be construed to be final and may be varied at any subsequent approval phase such as platting or site development plan application.
- 6) All necessary easements, dedications or other instruments shall be granted to insure the continued operation and maintenance of all service utilities and all common areas in the project.



REQUEST FOR CITY PLAN COMMISSION REVIEW

Date:	February 3, 2020; February 18, 2020
Applicant:	Scott Haley
Owner:	8027 Forsyth Acquisitions, LLC & Commerce Bank
Project Address:	8001 - 8049 Forsyth Boulevard & 15 North Meramec Avenue
Item Type:	Site Plan Review/Request for Action
Project Type:	Mixed-Use Development
Staff:	Scott Dedert, City Planner
Summary:	Review of the site plan associated with a new mixed-use development that will include an office use, retail and parking structure.

Update

At the Plan Commission/Architectural Review Board meeting of February 03, 2020, the board decided to have the applicant return to the next meeting of February 18, 2020 with revised plans for this project. The board focused the attention on the Planned Unit Development (PUD) portion of the application because of the newly enacted ordinance. During the meeting, the board had discussions with the developer and the architect. Those discussions included: the design and use of the solariums, setbacks, parking garage and spaces, and traffic.

PROJECT DESCRIPTION

The subject site is 90,980 square feet and located on the north side of Forsyth Boulevard between North Brentwood Boulevard and North Meramec Avenue. The site is currently made up of multiple properties located at 8001, 8015, 8019, 8023, and 8027 Forsyth Boulevard and 15 North Meramec Avenue; these properties have a zoning designation of HDC High Density Commercial District and are within the Downtown Core Overlay District. The property located at 8049 Forsyth Boulevard has a zoning designation of Planned Unit Development. The site is currently made up of eleven parcels improved with two-story buildings and a surface parking lot. Adjacent land uses include a Special Development District with office/commercial to the west and office/ retail uses to the north, east and south.

The proposed project consists of the demolition of the existing parking lot and structures. The applicant is seeking to rezone all eleven parcels to Planned Unit Development. The project involves the construction of three structures, West Tower (Tract A), Center Garage (Tract B), and East Tower (Tract C). There will be 990,651 gross square feet, total, between all three structures.

Notice of this request was sent to property owners within 200 feet of the subject property.

The two mixed-use buildings, one being 14-stories and the other being 16-stories will provide 493,743 square feet of office space, 18,055 square feet of retail space, and 478,853 square feet of structured parking providing 1,257 parking spaces for use by the tenants and the public. On the top level of the parking structure, a roof top terrace garden is proposed. Ground floor retail fronting Brentwood Boulevard, Forsyth Avenue, and North Meramec Avenue is proposed. The proposed buildings will be constructed of curtainwall systems, which incorporates different uses of glass panels made of different tint colors. Access to the parking structure is proposed from mid-block on Forsyth Boulevard, and the east-west alley located between Brentwood Boulevard and North Meramec Avenue.

CRITERIA FOR REVIEW

The purpose of the site plan review process is to provide a review of the following criteria listed below.

Compatibility

- 1) *A project's compatibility with its environment and with other land uses and buildings existing in the surrounding area.*
 - >> The surrounding land uses include office/commercial to the west and office/retail uses to the north, east, and south.
- 2) *The location and screening of a project's air-conditioning units and other associated equipment.*
 - >> According to the applicant, the towers Tracts A and C will have HVAC systems that will be located on the rooftop with integrated metal paneled screening.
- 3) *The location, adequacy and screening for trash.*
 - >> There will be two areas for the loading docks and trash, which will be stored in the rear of the building and accessed by the east-west alley. These two areas will be inset +/- 30 feet from the alley and slanted for large trucks to maneuver and navigate the 24-foot wide alley.
- 4) *A project's impact will not overtax public utilities, services or other municipal facilities.*
 - >> At this time, staff does not anticipate adverse impacts regarding public utilities, services or municipal facilities.
- 5) *All ground floor uses must be retail in nature but may include, personal care services, dry cleaning facilities, food and beverage services uses, consumer services offices or governmental offices within the Downtown Overlay District;*
 - >> This area of downtown is dominated by office and retail uses. The area contains primarily low-rise and mid-rise buildings with high-rises located west of Brentwood Boulevard and to the east along North Meramec Avenue. The proposed development includes first floor retail space and will connect existing retail nodes to the north and east of the site. The proposed project is consistent with the vision of the Downtown Overlay District and is compatible with the surrounding neighborhood.

- 6) *Footprint geometry should be square and true with the roadway to the extent possible. Odd shapes and building orientations which compete with the total urban setting should be avoided.*
- >> The existing buildings along Forsyth Boulevard do adhere to contours of the street and lot lines. The footprint of the proposed structures will have a rectangular shape that stair-step backwards. The applicant proposes to maintain that straight line along Forsyth Boulevard. However, in order to create a walkable, pedestrian friendly environment, the buildings footprint is inset at the corners with stair-stepped building lines by increasing the widths of those lines to the rear property lines creating a zero setback.
 - >> The applicant's plans indicate the building to be setback 25 feet 2 inches to incorporate space for the sidewalk and space to create outdoor dining for the retail users. This same theme is carried on the side of the buildings along Brentwood Boulevard and Meramec Avenue.
- 7) *Buildings and uses must incorporate expansive street front windows and shall be sited in a manner so as to achieve a pedestrian friendly scale, appearance and feel.*
- >> The proposed development will be urban in character and generally compatible with the adjacent urban neighborhood. The project is oriented to the street grid and will maintain consistent street curtainwalls with ALPOLIC glass panels surrounded by brick along most of its street frontage.
 - >> Street-level storefront architecture is featured along Forsyth Boulevard starting at Brentwood Boulevard and ending at North Meramec Avenue. The solarium is a highly transparent and identifiable glass structure that will be elevated 30 feet in height. Revised elevation plans show that the solariums are located 2 feet 8 inches from the property line on the West Tower (Tract A) and 1 foot 6 inches from the property line of the East Tower (Tract C). The buildings will be recessed to activate the corner and bring interior activity to the street entrances.

Stormwater Drainage

- 8) *Provisions for storm surface drainage shall be in accordance with the City's design standards. Stormwater drainage shall be connected to a storm sewer whenever one is available as determined by the City. Disposal of storm or natural waters both on and off the site shall be provided in such a manner as not to have a detrimental effect on the property of others or the public right-of-way.*
- >> The existing impervious coverage on site is 100 percent. The new plans maintain impervious coverage at 100 percent. There are no limits for impervious coverage in commercial districts. The existing stormwater runoff, according to the MSD 15-year, 20-minute calculation, is 7.73 cubic feet per second (CFS). The proposed runoff is 8.40 CFS, which represents an increase of 0.67 CFS.
 - >> The +/- 38,000 square foot garden terrace will have a 2,700 square foot green roof. By nature, a green roof is supposed to capture the stormwater runoff; however, the applicant has not provided the details of how it operates and will be maintained. The Public Works Department has reviewed the site plan and the green roof needs to meet Metropolitan Sewer District (MSD) standards, which the applicant noted that it will.

Landscaping

- 9) *The applicant is required to submit a separate landscape plan showing existing trees, trees to be removed and trees to be replaced by caliper, species and condition. Such plans must reflect City of Clayton preservation standards.*
- >> The proposed project falls under the City's Tree Protection Ordinance for caliper inch replacement. There are 24 existing trees on site, 14 of which are street trees that are being removed in order to accommodate this mixed-use development. The applicant proposes to place 31 trees within the project; however, neither are deciduous or evergreens, which means the project is short 68.75 caliper inches of deciduous trees and evergreen trees. Therefore, the applicant shall pay into the City's Forestry Fund \$17,187.50.
- 10) *The quantity, quality, utility, size and type of a project's required open space and proposed landscaping improvements.*
- >> The applicant is proposing to plant 31 trees to be selected by the City of Forestry Services. Also, the applicant is planning to plant many indoor and outdoor plants throughout the development, the species have not yet been determined.
 - >> The applicant will also be making right-of-way improvements according to City standards.

Driveways, Sidewalks, Curbs and Gutters

- 11) *The site plan must state that all driveways, sidewalks, curbs and gutters are to be installed in accordance with the standards prescribed by the Public Works Department (PWD).*
- >> According to PWD, the developer has stated they intend on complying with all city standards and specifications regarding the construction of adjacent streetscapes. This commitment satisfies Public Works previous comment, maintaining formal streetscape plans shall be approved by Public Works.

Utilities

- 12) *Provision of hookups to public utilities connections shall be installed in accordance with the standards of the Public Works Department. All connections shall be shown on the site plan.*
- >> Criteria is met

Lighting

- 13) *All developments shall provide adequate lighting to assure safety and security. Lighting installations shall not have an adverse impact on traffic safety or on the surrounding area. Light sources shall be shielded and there shall be no spillover onto adjacent properties*
- >> The previously submitted elevation plans show the solariums will be illuminated to highlight the greenery. The solariums are to incorporate commissioned art to be determined.
 - >> The sky-gardens will be illuminated to highlight the greenery with the precast planters and woodgrain soffits.
 - >> The applicant submitted two photometric plans indicating that no light will spillover onto adjacent properties. One photometric plan includes the streetscape

lighting. The other plan shows the illumination or foot-candles to be zero in the middle of each street; thus, there is no spillover onto adjacent properties.

Public Safety

14) *Treatment of bulk trash disposal and other environmental health matters shall meet code requirements.*

>> The project, as proposed, meets the code requirements for bulk trash disposal.

15) *The Fire Department shall review all site plans to determine adequacy of access and other aspects of public safety.*

>> The Fire Department has reviewed the plans and finds them acceptable.

16) *The promotion of public safety and benefit to the general welfare, as evidence that the project is in compliance with good planning practices and principles.*

>> The project, as proposed, is consistent with good planning practices and principles.

Parking, Bicycle Racks, & Traffic Circulation

17) *The ability of a project's traffic circulation system to provide for the convenient and safe internal and external movement of vehicles and pedestrians.*

>> The development will have a center garage or Tract B, which will be a seven-story parking garage. There will be multiple access points to enter and exit the proposed garage.

>> Traffic Study from CBB, the City's traffic and parking consultant had a comment dated July 30, 2019: A westbound left-turn lane should be considered on Forsyth Boulevard at Brentwood Boulevard to mitigate the impacts of the proposed Phase 1 & Phase 2 office development. An eastbound left-turn lane is warranted along Forsyth Boulevard at the proposed garage entrance for the Phase 2 office development. Since Phase 2 of this project extends to Meramec Avenue, it would be advantageous to reserve right-of-way along Forsyth Boulevard near Meramec Avenue so that long-term road improvements, such as separate left-turn lanes, could be constructed in the future.

>> Public Works supplementary response comment: Although City staff agrees with the developer that eliminating on-street parking to accommodate the turn lane recommendation is not desirable, Public Works maintains this issue needs to be vetted prior to city approval. The developer submitted a conceptual plan including two potential lane configuration layouts, leaving various scenarios without any consideration. Public Works has obtained a proposal to prepare 6 different lane configuration concepts as well. The Developer shall submit payment to the city to move forward with creating the lane configuration plans with the City's consultant. The Public Works Department and City Boards shall determine which lane configuration should be installed as part of this project, or whether an Escrow Agreement should be executed to cover costs to install the configuration of the City's choice at a later date. All details of the Escrow Agreement to be determined by the City of Clayton.

>> Traffic impact study from CBB, the City's traffic and parking consultant had a comment dated July 30, 2019: Some signal timing changes will be prudent over time as the various developments are occupied.

- >> Public Works supplementary comment: The developer has stated they will work with the City to enter into an Escrow Agreement for signal optimization. This commitment satisfies Public Works previous comment regarding future signal optimizations.
- >> Traffic impact study from CBB, the City's traffic and parking consultant had a comment dated July 30, 2019: It appears that several sight distance limitations may be created by the proposed building.
- >> Public Works supplementary comment: The developer responded to the previous comment stating "the Northwest and Northeast corners of the building will be constructed with a transparent mesh material to address sight distance limitations. This is shown on the revised plans." This commitment satisfies Public Works previous comment regarding site distance.

18) *The type and location of parking provisions.*

- >> The proposed parking garage will have 1,257 parking spaces. Of those parking spaces, 40 will be dedicated to public parking.
- >> On February 6, 2020, the City's traffic and parking consultant performed a parking study. The study was based on the International Traffic Engineers (ITE), Urban Land Institute (ULI), and the City of Clayton parking requirements.
- >> ITE provides an average peak parking demand rate of 1.95 spaces per 1,000 square feet of retail space and 2.39 spaces per 1,000 square feet of office space, and the 85th percentile parking demand rate of 3.68 spaces per 1,000 square feet for retail and 3.3 spaces per 1,000 square feet of office space.
- >> Based on the parking data for the use office space, this site would be expected to reach a peak parking demand at 1:00 p.m. with 767 to 1,029 parking spaces occupied (average to 85th percentile demand).
- >> ULI recommends a parking ratio of 3.6 spaces per 1,000 square feet for retail space under 400,000 square feet (2.9 spaces per 1,000 square feet for visitors and 0.7 spaces per 1,000 square feet for employees) and a parking ratio of 3.3 spaces per 1,000 square feet for office space between 100,000 square feet and 500,000 square feet (0.21 spaces per 1,000 square feet for visitors and 2.66 spaces per 1,000 square feet for employees).
- >> Based on ULI parking method, this site would be expected to reach a peak parking demand at 2:00 p.m. with 1,296 to 1,368 parking spaces occupied (average to 85th percentile demand).
- >> The City's traffic and parking consultant concluded the proposed 1,257 spaces would accommodate the 1,215 parking spaces recommended to accommodate the development and the 40 public spaces required for replacing the public parking.

19) *Parking should be located within the City block interior and deeper into parcels.*

- >> The proposed parking garage is located between and is integrated into the structure of the two proposed towers mid-block between Brentwood Boulevard and North Meramec Avenue.

20) *Surface parking, drive aisles or vehicular access ways should not abut any sidewalk.*

- >> Currently, there are on-street parking spaces, and the applicant plans to maintain those parking spaces.

21) Per Section 405.3670 Bicycle Parking Regulations are required when the City has to approve a site plan.

- >> The applicant proposes to install 28 bicycle spaces within the interior of the development and provide 8 spaces for the public to use on the exterior of the project. There will be 4 on the corner of Forsyth Boulevard and North Meramec Avenue and another 4 on the corner of Forsyth Boulevard and Brentwood Boulevard closer to the retail spaces.
- >> Per Section 405.3670.B.1. calls for 1 bicycle rack every 5,000 square feet of retail, and 1 bicycle rack every 20,000 square feet of office space. The 493,743 square feet of office space would require 25 bicycle racks, and the retail of 18,055 square feet would require 4 bicycle racks. The applicant is providing 36 total bicycle racks which is more than is required.

PLAN COMMISSION CONSIDERATION

In considering and acting upon site plans, landscape plans and other applicable plans, the Plan Commission shall take the following objectives into consideration:

- 1) Creation of a desirable environment.
- 2) Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities.
- 3) Combination and coordination of architectural styles, building forms and building relationships.
- 4) Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features and the prevention of soil erosion.
- 5) Preservation of buildings which are architecturally or historically significant or contribute to the character of the City.
- 6) Use of design, landscape or architectural features to create a pleasing environment.
- 7) Inclusion of special features.
- 8) Elimination of deteriorated structures or incompatible uses through redevelopment or rehabilitation.

CONCLUSION

The proposed development is compatible with existing development along Forsyth Boulevard and the surrounding office/commercial to the west and office/retail uses to the north, east and south. The site is will provide an urban, pedestrian friendly streetscape along Forsyth Boulevard, Brentwood Boulevard, and North Meramec Avenue. Stormwater will be adequately managed, and the landscape plan will be addressed through the Forestry Services. The project as proposed is in conformance with the requirements of the site plan approval.

STAFF RECOMMENDATION

To approve with the following conditions:

1. The developer shall submit payment to the City to move forward with creating the lane configuration plans with the City's consultant. The Public Works Department and City Boards shall determine which lane configuration should be installed as part of this project, or whether an Escrow Agreement should be executed to cover costs to install the

configuration of the city's choice at a later date. All details of the Escrow Agreement to be determined by the City of Clayton.

2. The developer shall enter into an Escrow Agreement with the City for signal optimization.
3. The developer shall pay into the Forestry Fund \$17,178.50.
4. The Developer shall reconfigure Forsyth Boulevard to include a dedicated left turn lane in between Brentwood Boulevard and Meramec Avenue. Right-of-Way improvements associated with this requirement may extend beyond the segment of Forsyth previously described as well as the existing curb lines .



Planning and Development Services

10 North Bemiston Avenue • Clayton, Missouri 63105 • (314) 290-8453 • Fax (314) 863-0296

PLANNED UNIT DEVELOPMENT

WHAT ARE PLANNED UNIT DEVELOPMENTS (PUDs)?

A Planned Unit Development (PUD) is a distinct zoning classification established to provide flexibility for unified developments by waiving certain zoning requirements in exchange for public benefits. A PUD encourages the efficient use of land resources and promotes innovation in planning and building for residential and mixed-use projects.

Mixed-use projects (those incorporating at least two of these uses: office, retail, residential, or hotel) where building(s) exceed 50,000 gross square feet in size, that are located in a non-residential zoning district, and are unable to meet the established zoning criteria are eligible for a PUD. PUDs are also required for all developments in certain Downtown overlay districts.

Residential projects that are on a lot at least 30,000 square feet in size, located in a zoning district designated as Residential, and are unable to meet the established zoning criteria are eligible for a PUD.

WHAT IS THE PROCESS?

Pre-Application Conference (Required)

The petitioner will schedule a meeting with the Planning Department staff to discuss the feasibility of the proposal and to become familiar with City requirements and procedures. City staff will offer comments on the suitability of the development concept as a PUD and provide guidance on PUD approval standards.

Community Conference (Required)

This conference serves to give preliminary notification to the public before the submittal of a PUD application. The applicant is responsible for giving notice of the date, time, and location as well as a project description to the City and to all property owners within 1,000 feet of the PUD at least two weeks before the scheduled meeting date. The applicant will take notes of issues raised and points of discussion during the meeting and submit a report with their application (addressing how they will resolve these issues.)

Conceptual Review (Optional)

Conceptual review is an opportunity for the applicant to get direct feedback from the Plan Commission/Architectural Review Board on whether or not a project design is headed in the right direction prior to the development of detailed civil, architectural, and landscape

plans. It is not a completeness review and other issues may arise with the submittal of more detailed plans.

The Plan Commission/Architectural Review Board meet on the first and third Monday of every month. The application deadline is 3 p.m. on the Monday two weeks prior to the meeting. The requirements for Conceptual Review are indicated on the Conceptual Review Application.

OVERVIEW OF APPLICATION SUBMITTAL REQUIREMENTS

PUD Document and Plan

Applications for amendments to or rezoning to a PUD shall submit a PUD document, consistent with the format set forth by the City, which should list permitted and accessory uses, development standards, location of land uses, number of dwelling units, square footage of non-residential uses, developer commitments, etc. and should include a schematic plan of the property showing the general location of all land use types, landscape buffers, preliminary open space amenities and trail plan, site circulation and vehicular access points. The PUD document shall also include a list of any proposed deviations from the Zoning Regulations, including the Overlay and Urban Design Overlay districts.

Impact Studies

A traffic study is required for the majority of PUD projects. The City contracts with outside consultants to conduct traffic studies for new developments. To initiate the traffic study, the applicant must contact the Public Works department. A preliminary site plan showing proposed building footprints, parking, site access and circulation, and information regarding the number of structures, units, square footage, and proposed uses. City staff then engages the consultant to prepare a scope of services and estimated fee that will be reviewed by the City and the applicant. Once the scope and fee is agreed upon, the applicant will submit a check, in the full amount, to the City and the traffic study is initiated. Most traffic studies are completed within four weeks, but some can take longer depending on the size and complexity of the project or if roads maintained by St. Louis County are involved.

Parking, noise, and shadow studies may also be required depending on the location and type of project proposed. All studies must be initiated 6 weeks prior to submission of a PUD application and must be submitted to the City prior to staff review.

Submittal and Staff Review

Each PUD application first undergoes an interdepartmental review by City staff. Staff review meetings are conducted every Thursday for applications that are received by noon the previous Friday. When a project requires multiple approvals and plan sets, the applicant may submit the same plans (combined plan sets) for all applicable approvals provided the combined sets include all of the information required for each applicable

project review. Submittals for staff review must include the components listed on each application type. Incomplete submittals will not be accepted. The applicant shall submit:

- Six (6) 24"x36" complete, stapled, and combined plan sets.
- A PDF (emailed or on a flash drive) of the complete, combined plan set.
- PDFs (emailed or on a flash drive) of the all individual applications and supplemental documents.

Within seven days of the staff review meeting, an email is sent to the applicant outlining plan deficiencies. City consultants review the Landscape Plan and SWPPP, and those comments are forwarded to the applicant at the same time. The applicant has 30 days from the date of the deficiency email to submit revised plans addressing the listed deficiencies and comments.

Resubmittal

Once the plans have been revised based on staff's comments, the applicant shall submit:

- Two (2) **clouded** 24"x36" complete, stapled, and combined plan sets.
- Project narrative stating how each of the City's comments are being addressed.
- A PDF (emailed or on a flash drive) of the complete, combined plan set.
- PDFs (emailed or on a flash drive) of the all individual applications and supplemental documents.

Plans submitted in response to staff's comments may result in new or additional comments. Projects will only be put on an agenda when staff feels the plans are complete and satisfactory. Once the applicant is notified by Staff that the project is going to be on an agenda, the applicant shall submit:

- One (1) **clouded** 24"x36" complete, stapled, and combined plan set.
- Ten (10) **unclouded** 11"x17" complete, stapled, and combined plan sets.
- Project narrative stating how each of the City's comments are being addressed.
- A PDF (emailed or on a flash drive) of the complete, combined plan set.
- PDFs (emailed or on a flash drive) of the all individual applications, supplemental documents, and the 3D rendering or video of the project.

SUMMARY OF BOARD REVIEW AND CONSIDERATION PROCESS

Plan Commission/Architectural Review Board Meeting

The Plan Commission and Architectural Review Board are two distinct boards that are composed of the same members and hold joint meetings the first and third Monday of the month. The Plan Commission will make a recommendation to the Board of Aldermen on the PUD, Rezoning, and Subdivision applications. The Architectural Review Board will have final authority on the design and materials of the proposed project.

City staff prepares the public hearing notice for the meeting. The public hearing notice for the project must appear in the newspaper at least fifteen days before the scheduled meeting date.

The applicant will receive a copy of the agenda and the staff report prior to the meeting date. Adjacent property owners within 200 feet of the subject property will be notified of the meeting. Each project will have three items on the meeting agenda (Planned Unit Development, Rezoning & Architectural Review). If a subdivision plat is required, it will be listed as a separate agenda item. At the meeting, planning staff will give a summary of the proposed project and each request on the agenda, including a staff recommendation to approve, approve with conditions, or deny the request. The applicant will have an opportunity to address the Plan Commission/Architectural Review Board and there will be an opportunity for public comments. **A 3D rendering or video of the project must be brought to the meeting for presentation.** The Plan Commission may vote to continue the requests to a later meeting, or may recommend approval, approval with conditions, or denial to the Board of Aldermen. The Architectural Review board may also vote to continue the request to a later meeting, or may vote to approve, approve with conditions, or deny the request.

Board of Aldermen Meeting

The Board of Aldermen meets the second and fourth Tuesday of every month. All requests for PUD, Rezoning, and Subdivision Plat require final approval by the Board of Aldermen. After the Plan Commission has made its recommendation to the Board of Aldermen, the City will publish notice at least 15 days prior to the meeting date. At least a week before the scheduled meeting date, the applicant shall submit:

- One (1) **clouded** 24"x36" complete, stapled, and combined plan set.
- Ten (10) **unclouded** 11"x17" complete, stapled, and combined plan sets.
- Project narrative stating how each of the City's comments are being addressed.
- A PDF (emailed or on a flash drive) of the complete, combined plan set. PDFs (emailed or on a flash drive) of the all individual applications, supplemental documents, and the 3D rendering or video of the project.

All adjacent property owners within 200 feet of the subject property will be notified of the meeting. Each project will have two items on the meeting agenda (Planned Unit Development & Rezoning). If a subdivision plat is required, it will be listed as a separate agenda item. At the meeting, staff will give a summary of the proposed project. The applicant will have an opportunity to address the Board and there will be an opportunity for public comments. The Board may vote to continue the requests to a later meeting, or may vote to approve, approve with conditions, or deny the requests.

If the project is approved, the applicant will receive a copy of the approved ordinances. The PUD ordinance, development plan, and subdivision plat must be recorded with the St. Louis County Recorder of Deeds.

Reapplication and Appeals

Should the Board of Aldermen deny a PUD application, the applicant must wait one year to submit the same or a similar application.

Furthermore, an applicant may submit a written request asking for reconsideration to the City Clerk for the Board of Aldermen within 15 days of the Board's decision.

AFTER ZONING APPROVAL

Building Permits

Application for building permits must be made within one year from the date of Board of Aldermen approval or the PUD will expire. A written request for an extension must be received by the City Clerk no less than 45 days before the expiration date. Approval of a request for an extension is at the sole discretion of the Board of Aldermen.

The Planning Department will not accept any building permit applications until the project has received all required approvals and all conditions of approval have been met. The building permit plans must reflect the plans as approved by the Board of Aldermen and Architectural Review Board.



Planning and Development Services
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APPLICATION FOR PLANNED UNIT DEVELOPMENT

PUD _____

- All applicable sections of this application must be complete and consistent with submitted materials (see checklist starting on page 12).
- A \$1,990.00 submittal fee **or** \$2,275.00 if the project requires a Lot Consolidation or Subdivision application (see checklist for breakdown of fees).
- For **initial review** the applicant shall submit for Staff review:
 - Six (6) 24"x36" complete, stapled, and combined plan sets.
 - A PDF (emailed or on a flash drive) of the complete, combined plan set.
 - PDFs (emailed or on a flash drive) of the all individual applications, supplemental documents, and the 3D rendering or video of the project.

Please print or type

Address of Project: 8049 Forsyth Blvd, 8015, 8019, 8023, 8025, 8027 Forsyth Blvd, 8001 Forsyth Blvd, 15 N Meramec Ave.

Description of Project: Mixed use with office, retail, and structured parking.

INTERESTED PARTIES

The full legal name of each party (partnership, corporation, etc.) listed below is required.

Applicant (if different than owner): 8027 Forsyth Acquisitions, LLC

Contact Person's Name: James G. Koman

Complete Address (include zip code): 8027 Forsyth Blvd., Clayton, MO 63015

Phone Number and E-mail Address: 314-261-7348 | jkoman@kpstl.com

Applicant's Interest in Property (i.e. architect, contractor, etc.): Owner

Property Owner(s): 8027 Forsyth Acquisitions, LLC

Commerce Bank

Name of Applicant's Agent: Scott Haley, US Capital Development

Complete Address (include zip code): 7911 Forsyth Blvd. Suite 200, Clayton, MO 63105 **Phone Number and E-mail Address:** 314-609 -5275 | shaley@uscd.com

Architect: Christner Inc. & Chris Cedergreen

Complete Address (include zip code): 168 North Meramec, Suite 400, St. Louis, MO 63105
Phone Number and E-mail Address: 314-725-2927 | jeff.ryan@christnerinc.com

Engineer: Stock and Associates

Complete Address: 257 Chesterfield Business Pkwy., St. Louis, MO 63005
Phone Number and E-mail Address: George Stock – 636-530-9100 | george.stock@stockassoc.com

SITE DESCRIPTION

Lot Number: **See Exhibit A** Block Number: **See Exhibit A** Current Zoning: **See Exhibit A**

Current Use of Site: **See Exhibit A**

Height of Existing Structure: **See Exhibit A** No. of Stories: **See Exhibit A**

PROPOSED PROJECT

Briefly describe the project and intended use: **See Exhibit B**

Project Type: Residential Commercial Mixed-Use

Is the intended use: Permitted Conditional

Will there be any dwelling units in this project: Yes No

If you marked "yes", how many units

SITE DEVELOPMENT

Total Square Footage of the Site: **161,709 SF**

Total Square Footage of the Building(s): Approximately **965,061 SF**

Floor Area Ratio (FAR) [commercial or mixed-use]: **5.96**

Total Lot Impervious Coverage Percentage: Existing **100%** Proposed **100%**

Total Height of New Structure (measured from average existing grade to the mean elevation of the pitched roof, or to the top of a flat roof): West Tower- 193' | East Tower- 201'

Number of Floors/Stories: West Tower- 14 Floors | East Tower- 16 Floors (Including Parking)

Stormwater Differential Runoff Calculations:

Existing **7.73 CFS**

Proposed **8.40 CFS**

Differential Runoff **0.67 CFS**

Describe Stormwater Mitigation:

Stormwater mitigation will be handled through a green roof. Downstream defenders will be installed in the locations shown on the Civil Plans attached.

Total Number of Proposed Off-Street Parking Spaces: Approximately **1250 spaces**

Location of Proposed Parking: **Parking spaces will be in a structured garage that will run from East to West from Brentwood Blvd. to Meramec Avenue.**

Describe Amenities to be Provided: **See Exhibit E**

Provide a tabulation/breakdown of the total square footage of the site and what percentage and amount of square footage will be reserved for commercial space, residential, off-street parking, open spaces, parks, etc.

<u>Intended Use:</u>	<u>Square Footage:</u>	<u>Percentage:</u>
<u>Office</u>	<u>Approximately 457,168 SF</u>	<u>App. 47%</u>
<u>Retail West Tower</u>	<u>Approximately 14,611 SF</u>	<u>App. 2%</u>
<u>Retail East Tower</u>	<u>Approximately 9,401 SF</u>	<u>App. 1%</u>
<u>Garden Terrace</u>	<u>Approximately 36,259 SF</u>	<u>App. 4%</u>
<u>Parking Garage</u>	<u>Approximately 445,086 SF</u>	<u>App. 46%</u>
<u>TOTAL</u>	<u>Approximately 965,061 SF</u>	<u>100%</u>

Give a statement showing the relationship of the proposed Planned Unit Development to the Master Plan. If there is no relationship to the Master Plan, please give justification for the variance:

See Exhibit D Attached

Give a statement showing how the proposed Planned Unit Development differs from the Zoning Ordinance requirements:

See Exhibit D

Explain why this variance from the Zoning Ordinance is necessary for the project to proceed:

See Exhibit D

What aspects of this project make it unusual and desirable enough for the City to allow the variation from the Zoning Ordinance:

See Exhibit D

ADJACENT LAND USE

How is the proposed development compatible with the surrounding neighborhood:

See Exhibit D

Will there be any adverse impact on the surrounding neighborhood or the City as a whole:

See Exhibit D

If appropriate, will buffering be provided to protect adjacent land uses from light, noise, etc.:

See Exhibit D

How are the operating and delivery hours compatible with the adjacent land use:

See Exhibit D

ARCHITECTURE

How are the architecture/building materials consistent with a high quality development and adjacent area:

See Exhibit D

How does the development preserve significant architectural/environment features of the property:

See Exhibit D

Describe how the development preserves the designated historical features of the property:

See Exhibit D

TRAFFIC

Will street and other means of access to the proposed development be suitable and adequate to any anticipated traffic without overloading the adjacent streets:

Yes – See Traffic Study attached as Exhibit E. Automobile access to the garage will be available along Forsyth Boulevard, and at two locations along the alley running from Brentwood to Meramec.

Potential lane reconfiguration has been proposed by CBB based on Phase I of the Traffic Study for the proposed project; this is being studied by Stock & Associates, and is shown in the civil drawings attached.

How does the internal circulation of the proposed development allow for movement of vehicles and pedestrians:

The Proposed project has a highly efficient parking deck with ingress and egress available at multiple locations for vehicles and pedestrians. Lobby locations will be at grade at Eastern and Western corners of the Project, and pedestrians can access the office tower through 6 elevators in each building, and multiple stairwells. The garden terrace will also be accessible off these elevators and stairwells.

UTILITIES

Are the existing or proposed utility services adequate for the proposed development:

Yes, the proposed utilities services for the proposed development have been coordinated with Ameren, Spire, Missouri American Water, MSD, and the City of Clayton. The proposed utilities will be adequately sized for the proposed development. The Developer and Ameren are

coordinating the location of new transformers, which will be placed near the docks in the alley on the North side of the project. The transformers will serve each building. Ameren will disconnect existing overhead lines and run them underground through duct banks (this was suggested by City of Clayton Public Works.) Existing gas lines will be abandoned and replaced.

LANDSCAPE – Refer to the Landscape Plan Regulations (Title IV – Land Use, Chapter 405 – Zoning Regulations, Article XXX) for specific requirements.

Demonstrate how the landscape is appropriate for the scale of the development and enhances greenspace in the City:

The landscaping plans for the project meet and exceed the requirements of the City of Clayton. The Developer plans to install planters between the street trees along the property line to create a safe and welcoming environment for pedestrians passing by, as well as restaurant-goers eating outside. Significant time and effort were spent designing the lobby spaces of each tower, which will incorporate green walls and seating for intimate meetings. Above the lobbies there will be a day-light solarium sky gardens which will become architectural urban landmarks that transition into colorful, active, and iconic lanterns at night.

What provisions will be made for care and maintenance of greenspace:

Care and maintenance for the greenspace will be handled year-round by the building’s owner in Class A fashion.

Will there be any trees and/or evergreens being removed during the course of this project:

Yes X No

If you marked “yes”, how many trees 14 Caliper inches (total removed) 114”

Number of evergreens : 0

Number of proposed new trees: 35 Caliper inches (total replaced): 105”

Number of proposed new evergreens (1:1 replacement REQUIRED): TBD

PUBLIC BENEFIT

In the table below examples of appropriate benefits are listed. Each listed benefit has a maximum point value. All planned unit developments shall provide at least one (1) public benefit or combination of public benefits that total at least ten (10) points beyond those

additional points required for any desired code alternatives, even if no code alternative is requested. Public benefits are NOT limited to those outlined below, and a developer may propose different public benefits in their application for PUD rezoning.

After the minimum ten (10) points are achieved, for each code alternative requested thereafter, the developer shall provide a public benefit or combination of public benefits totaling at least five (5) points. For multiple requests of the same alternative (i.e. side yard setback alternatives on two sides) only one (1) public benefit totaling five (5) points shall be required

What, if, any public benefit is the developer willing to provide the City:

See chart below.

Table 405.1380.1

Public Benefit (as set forth in 405.1380.A.)	Maximum Point Ranges	Standards (as set forth in 405.1380.A)
405.1380(1)	0-5	Constructing buildings exhibiting Architectural distinction and significance that would make the development unique.
405.1380 (2)	0-5	Projects which provide or enhance public open space, public parks, and public park or trail access.
405.1380(3)	0-2 per enhancement	Provision of new or enhanced public infrastructure, greater than the minimum code requirements, including, but not limited to, the establishment of onsite common areas (exclusive of yards as defined herein), streets, curbs, sidewalks, sanitary sewers, stormwater sewers, landscape buffers, lighting.

405.1380(4)	0-5	Greater housing density with enhanced design standards where appropriate and which results in more affordable housing and ensures that community character is maintained.
405.1380(5) a-h	0-1 point per design standard	Sustainable Building Design and Construction.
405.1380(6)	0-5	Projects which provide and protect green infrastructure such as planned and managed networks of open spaces (including parks) and features that use natural means such as vegetation to capture, store and infiltrate stormwater runoff (including bioswales, green roofs, and rain gardens).
405.1380(7)	0-10	Dedication of land to the City for the purposes of widening or improving the adjoining right of way (when otherwise not required) or for other public purposes, over and above City requirements.
405.1380(8)	0-10	Inclusion of a below grade public parking facility located underneath the proposed development.
405.1380(9)	0-5	Inclusion of parking spaces specifically available and designated for public parking.
405.1380(10)	0-5	Inclusion of a below grade parking facility which meets the parking requirements for the development.
405.1380(11)	0-2	Inclusion of special access features or provisions to existing or planned public transit facilities.
405.1380(12)	0-5	A significant form of public art in any media that has been planned and executed with the intention of being staged on private property, outside and which is accessible to the public.
405.1380(13)	0-5	An appropriate amount of open space is provided and available for active or passive use by the public such as courtyards, grassed areas, patios, landscaped spaces.
405.1380(14)	0-7	Preservation of buildings which are architecturally or historically significant or contribute to the character of the City.
405.1380 (15)	As determined by the Board of Aldermen	Enhancements to offsite City owned parks or other Public Facilities such as the replacement of recreation related facilities or the installation of streetscape standards where none currently exists.

405.1380(16)	As determined by the Board of Aldermen	Any other public benefit which is determined by the Board of Aldermen to meet the purpose and objectives set forth in Section 405.1360.
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Example:

Development Standard	Requirement	Proposed	Waiver Required	Points	Notes
REQUIRED				10	
Front Setback	10 Feet	7 Feet	Yes	5	
TOTAL				15 Required	

Benefit	Point Value	Points Awarded	Remaining Points	Notes
Public Art	5 as assigned	5	10	Contributes to beautification
Planters against building	None assigned	3	7	
Net 2 curb cuts	None assigned	5	2	
Green Building std	1 per std	3	3	Estimate
Total			+1	+1 over requirement

Please fill out the table below and provide a detailed narrative for each proposed public benefit in a .pdf format explaining why the point value proposed should be awarded.

Benefits	Proposed Point Value	Points Awarded STAFF USE	Required points STAFF USE	Notes STAFF USE
405.1380(1) Architectural Significance - The building will include a 16' high street level arcade that lifts the building podium, and is clad with a composition of thin angular fins that include color treatments to artfully modulate and create texture to the podium. A center feature of the podium enclosure	5			

will include dynamic commissioned art that is integrated into the angular fins and complimented with vertical landscaped areas including the podium corners of Meramec and Brentwood, where project daylight filled solarium sky-gardens become architectural urban landmarks that transition in active and iconic lanterns, at night.				
405.1380(6) Protection and addition of green infrastructure. The building's garden terrace will include a green roof system that filters stormwater runoff. The building will also include solariums filled with natural plants and trees at both corners of the podium, as well as in the center of the podium.	5			
405.1380(7) Included below grade parking will eliminate the massing of the parking structure, and also provide 40 public parking spaces for retail visitors. The below grade parking structure will also provide parking spaces for the tenants of the East and West Tower.	10			
405.1380(13) Garden terrace located on the top floor of the parking structure will be a truly unique amenity to the property and the City of Clayton. As part of its agreement with the City of Clayton, the Developer will open the garden terrace up for a minimum of 4 public events each year, such as the movie nights, Parties in the Park, and Fall Fest. The garden terrace will include a platform/stage for music, movies, and performances, seating areas, and a trellis feature. The garden terrace will be visible from the upper floors of all nearby buildings and will create a	5			

seamless "green" connection to Shaw Park.				
405.1380(7)The Developer has agreed to widen the alley way at the North side of the building to 24'	5			
405.1380(16) Arts & Entertainment venue at ground level of West Tower which may house a restaurant, bar, nightclub, or theater.	5			
405.1380(12) The buildings will include public art pieces at both the Western and Eastern tower lobbies.	5			
TOTAL	30			

LAND DISTURBANCE

Check one of the three (3) boxes below that accurately describes the proposed land disturbance associated with this application:

- Site Less Than 5,000 Square Feet:**
- A Land Disturbance Permit and Stormwater Pollution Prevention Plan (SWPPP) are not required for sites with proposed land disturbances in an area less than 5,000 square feet. Erosion and sediment control measures shall be provided as directed by the City's Public Works Department.
- Site Less Than One Acre but Equal to or Greater than 5,000 Square Feet:**
- Water Pollution Prevention Plan (SWPPP) is required for all sites with proposed land disturbance activities of an area greater than 5,000 square feet. The SWPPP shall be separate from other site plan sheets. Refer to the Site Plan Review Checklist for requirements.
- Site Equal to or Greater than One Acre:**

SIGNATURES *full legal name is REQUIRED*

Signature of Property Owner (Required): James G. Roman

Print Name: JAMES G. Roman Date: 12/4/2019

Title: MANAGER

Signature of Property Owner (Required): Charles G. Kim

Print Name: Charles G. Kim Date: 12/6/19

Title: Commerce Bank CFO

Signature of Applicant (Required): Scott Haley

Print Name: Scott Haley Date: 12/6/19

Title: Div of Development

CHECKLIST

General

- All applicable sections of this application must be complete and consistent with submitted materials.
- Applicant's name, address, telephone number, email, and interest in the property.
- Certification that the applicant is registered to do business in the State of Missouri and is in good standing to develop the site.
- The owner's name, address and telephone number, and email, if different than the applicant, and the owner's signed consent to the filing of the application.
- A certificate of disclosure of ownership interest.
- The street address and legal description of the subject property.
- A vicinity map with north arrow, scale and date, indicating the zoning classifications and current uses of properties within two hundred fifty (250) feet of the subject property.
- The proposed title of the project and the name, addresses, and telephone numbers of the architect, landscape architect, planner or engineer on the project.
- A written statement showing the relationship of the proposed planned unit development to the Master Plan or Downtown Master Plan and justification for any provision.
- A written description showing why the proposed planned unit development is compatible with other properties in the neighborhood.
- A written statement addressing each of the standards (Section 405.1390 and Section 405.1400) and such additional standards, if any, as may be applicable under the specific provisions of these regulations. The statement shall explain specifically how the proposed planned unit development relates to and meets each standard.
- Other professional or technical studies or reports as may be required by the Director of Planning and Development Services to clearly understand the project. The applicant shall be responsible for any costs and/or expenses incurred as a result of engaging such outside professional assistance.
- Copies of any restrictive covenants that are to be recorded with respect to property in the proposed planned unit development.
- A plat of survey of the parcel of land, lot(s), block(s) or parts or portions thereof, drawn to scale, showing the actual dimensions of the parcel, lot(s), block(s) or parts or portions thereof according to the registered or recorded plat of such land.
- Soils and subsurface conditions, if requested.
- The required application fee as set forth in the fee schedule as approved by the Board of Aldermen.
- The required PUD document in the form and content prescribed by the City.
- A tree preservation plan prepared by a registered Landscape Architect or Arborist.

- LEED checklist and documentation to the City as part of the application process, approved by a LEED Accredited Professional (LEED-AP), that shows that the project will comply with LEED Silver requirements. *To BE PROVIDED*
- Detailed narrative describing the proposed Public Benefits and why the points proposed should be awarded.

Submittal Requirements

- Completed and signed Planned Unit Development application (\$535.00) (pages 7-16) as well as the following:
 - Petition for Rezoning (\$285.00)
 - Site Plan Review application (\$1,035.00 – includes \$285.00 Site Plan review, \$450.00 Landscape, \$300.00 Stormwater Pollution Prevention Plan (SWPPP))
 - Architectural Review Board application (\$135.00)
 - Lot Consolidation or Subdivision application (\$285.00 - if needed to complete the project)
- A \$1,990.00 submittal fee **or** \$2,275.00 if the project required a Lot Consolidation or Subdivision application.
- For **initial review** the applicant shall submit for Staff review:
 - Six (6) 24"x36" complete, stapled, and combined plan sets.
 - A PDF (emailed or on a flash drive) of the complete, combined plan set.
 - PDFs (emailed or on a flash drive) of the all individual applications and supplemental documents.
- For each subsequent Staff review the applicant shall submit:
 - Two (2) **clouded** 24"x36" complete, stapled, and combined plan sets.
 - Project narrative stating how each of the City's comments are being addressed.
 - A PDF (emailed or on a flash drive) of the complete, combined plan set.
 - PDFs (emailed or on a flash drive) of the all individual applications and supplemental documents.
- Once the applicant is notified by Staff that the project is going to be on an agenda, the applicant shall submit:
 - One (1) **clouded** 24"x36" complete, stapled, and combined plan set.
 - Project narrative stating how each of the City's comments are being addressed.
 - Ten (10) **unclouded** 11"x17" complete, stapled, and combined plan sets.
 - A PDF (emailed or on a flash drive) of the complete, combined plan set.
 - PDFs (emailed or on a flash drive) of the all individual applications, supplemental documents, and the 3D rendering or video of the project.
- Plan sets shall include the follow items:
 - Current boundary survey
 - Subdivision Plat (if applicable)
 - Proposed Site Plan (Civil and Architectural)

- Stormwater Pollution Prevention Plan (SWPPP)
- Landscape Plan
- Floor Plans
- Architectural and Context Elevations, and Colored Renderings
- Colored photos of the property and adjacent properties
- ✓ A completed City of Clayton Tree Chart (excel spreadsheet). Contact sdedert@claytonmo.gov or kcranford@claytonmo.gov to request a blank spreadsheet.
- ✓ A brief narrative describing the proposed project.
- ✓ Subdivision Trustee approval (via letter or signatures on plans), if applicable.

Plan Requirements

- ✓ The zoning district boundaries, zoning classification, subdivision name, lot number, dimensions, area and zoning of adjacent parcels where different than site.
- ✓ The boundaries of the subject property, all existing property lines, setback lines, existing streets, buildings, watercourses, water ways or lakes, wetlands, and other existing physical features in or adjoining the project.
- ✓ Location and identification of all easements (existing and proposed).
- ✓ Dimensions of existing and proposed roadway pavements, sidewalks, and right-of-way width for streets abutting the site.
- ✓ The location and size of sanitary and storm sewers, water, gas, telephone, electric and other utility lines, culverts, and other underground structures in or affecting the project, including existing and proposed facilities and easements for these facilities.
- ✓ Existing and proposed contour lines or elevations based on mean sea level data, unless otherwise waived by the Department of Planning and Development Services. The topographic survey shall depict the elevation of street, alleys, buildings, structures, and watercourses and their names. The topography shall be shown by adequate elevations.
 - Significant topographical or physical features of the site, including any existing or proposed water features. The elevation of the curb (if existing or proposed) in front of each lot shall be indicated.
 - The proposed nature and manner of grading of the site, including proposed treatment of slopes in excess of ten percent (10%) to prevent soil erosion and excessive runoff.
- ✓ Type, location, height, and degree of brightness of all exterior lighting. Note on the plans that exterior lights over 75 watts in residential districts must be fully shielded.
- ✓ Overall dimensions of all structures and the gross floor plans of each floor within the proposed building.
- ✓ A separate landscape plan prepared and sealed by a registered landscape architect, certified arborist, or other similarly qualified professional. Refer to the Landscape Plan Regulations (Title IV – Land Use, Chapter 405 – Zoning Regulations, Article XXX) for specific requirements.

- ✓ A Stormwater Pollution Prevention Plans (SWPPP) is required for all sites with proposed land disturbance activities of an area greater than 5,000 square feet. The SWPPP shall be a separate plan sheet and shall include the following:
 - Existing and proposed contours.
 - Drainage facilities and methods for preserving the natural watercourse and patterns of drainage.
 - Identify limits of any areas to be disturbed by the proposed construction.
 - Amount of current impervious coverage and proposed impervious coverage.
 - Methods to mitigate additional impervious coverage and/or address drainage issues on the site.
 - Connection to storm sewer and/or method of controlling storm water run-off on-site.
 - Best Management Practices (BMPs) to reduce sediments and other pollutants associated with construction activities.
 - Location of siltation fences, hay bales, and other runoff prevention methods (as well as other items as required by the Site Plan Review process) and plans for maintenance of these installations during construction.
 - Schedule of street and sidewalk cleaning to alleviate mud and dirt on public right-of-way.
 - Seal of a registered Professional Engineer in the State of Missouri.
 - Benchmark information from the site survey.
 - Other information as required by the Director of Public Works or the Director of Planning and Development Services.
- ✓ Location and screening of trash containers and HVAC units.
- ✓ The location, height, type, and material of all fences and walls.
- ✓ The materials, architectural style, and distance from adjacent property lines of all proposed structures.
- ✓ Elevations of all proposed buildings.
- ✓ A context drawing depicting the street elevation of the proposed structures shown on each side.
- ✓ The location and proposed treatment of any historical structure or other historical design element or feature.
- ✓ The location, dimensions, floor area, type of construction and proposed use of each building.
- ✓ The location of all proposed buildings and structures – accessory and principal, a tabulation of the total number of stories and height, number of dwelling units and type of unit, and the overall project density in dwelling units per gross acre, where applicable.
- ✓ The location, dimensions, and a tabulation of the total square footage in the project and the percentage and square footage thereof proposed to be allocated to any commercial uses, recreation areas, off-street parking, open spaces, parks, other required amenities, and improvements, where applicable.

- Parking and loading facilities, required and proposed shall be shown, including the number, size and location, and facilities for the handicapped – as specified in the Building Code adopted by the City (as amended and as in force at the time of approval of the site plan).
- Each site plan shall bear the seal (signed and dated) of the licensee entity who prepared the drawing or under whose immediate personal supervision the site plan has been prepared. Revised plans and amended or modified approved plans shall also be so authenticated by the licensee entity who prepared the revision, amendment or modification to the drawing or under whose immediate personal supervision the site plan has been revised, amended, or modified.

THIS PAGE WAS COMPLETED BY (full legal name REQUIRED):

Signature (Required): Scott Haley
Print Name: SCOTT HALEY Date: 12/4/2019
Title: MANAGING DIRECTOR OF DEVELOPMENT

2019 Plan Commission/Architectural Review Board Schedule

***Projects requiring Rezoning, Subdivision Plat, or Site Plan Review must be reviewed by staff prior to being placed on a meeting agenda. Please contact Planning Staff for further information. *designates change in typical submittal deadline due to holiday*

2019 MEETING DATES	SUBMITTAL DEADLINES (3 P.M.)
Monday, January 7 th	Friday, December 21 st *
Tuesday, January 22 nd *	Monday, January 7 th
Monday, February 4 th	Tuesday, January 22 nd *
Tuesday, February 19 th *	Monday, February 4 th
Monday, March 4 th	Tuesday, February 19 th *
Monday, March 18 th	Monday, March 4 th
Monday, April 1 st	Monday, March 18 th
Monday, April 15 th	Monday, April 1 st
Monday, May 6 th	Monday, April 22 nd
Monday, May 20 th	Monday, May 6 th
Monday, June 3 rd	Monday, May 20 th
Monday, June 17 th	Monday, June 3 rd
Monday, July 1 st	Monday, June 17 th
Monday, July 15 th	Monday, July 1 st
Monday, August 5 th	Monday, July 22 nd
Monday, August 19 th	Monday, August 5 th
Tuesday, September 3 rd *	Monday, August 19 th
Monday, September 16 th	Tuesday, September 3 rd *
Monday, October 7 th	Monday, September 23 rd
Monday, October 21 st	Monday, October 7 th
Monday, November 4 th	Monday, October 21 st
Monday, November 18 th	Monday, November 4 th
Monday, December 2 nd	Monday, November 18 th
Monday, December 16 th	Monday, December 2 nd

EXHIBIT A

Address of Project: 8049 Forsyth Blvd, 8015, 8019, 8023, 8025, 8027 Forsyth Blvds, 8001 Forsyth Blvd, 15 N Meramec Ave.

Description of Project: Mixed use project with office, retail, garden terrace, and structured parking.

EXHIBIT B

Lot Numbers:

Parcel 1: Lots No. 5 and Portion of Lot 6 in Block No. 4

Parcel 2: Lot 5 in Block No. 4

Parcel 3: Lots 4 & 5 of Block No. 4

Parcel 4: Lots 2, 3, and 4 in Block No. 4

Parcel 5: Lots 1 & 2 of Block No. 4

Parcel 6: Lots 1, 2, & 3 of Block No. 4

Parcel 7: Lots 7, 8, 9, & 10 of Block No. 4

Parcel 8: Lots 7, 8, 9, & 10 of Block No. 4

Parcel 11: Lot 7 of Block No. 4

Parcel 12: Lots 11, 12, 13, 14 and all of lots 15, 16, and 16 of Block No. 4

Parcel 13: Lots 18, 19, & 20 in Block No. 4

Block Numbers: See Above

Zoning: *HDC – High Density Commercial – with Entertainment Overlay District*

Height of Existing Structures:

No. of Stories: All existing buildings are 2 stories.

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Parcel 8: Lots 7, 8, 9, & 10 of Block No. 4

Parcel 11: Lot 7 of Block No. 4

Parcel 12: Lots 11, 12, 13, 14 and all of lots 15, 16, and 16 of Block No. 4

Parcel 13: Lots 18, 19, & 20 in Block No. 4

Block Numbers: See Above

Zoning: *HDC – High Density Commercial – with Entertainment Overlay District*

Height of Existing Structures:

No. of Stories: All existing buildings are 2 stories.

Exhibit C

Briefly describe the Project and intended use:

Forsyth Pointe will be a truly unique mixed-use project including retail, office, and structured parking. The Project will include approximately 14,611 SF of retail in the West Tower, and 9,401 SF of retail in the East Tower on the ground floor. The West Tower will include approximately 4,000 SF for Arts & Entertainments space(s).

The Project will include two office towers situated on top of a structured parking garage.

The Western Tower will rise 8 stories tall with 26,000 SF floor plates – and will include a restaurant/event space on the top floor.

The Eastern tower will rise 10 stories tall with 26,000 SF floor plates. The two towers will have access to a garden terrace located between the buildings on top of the garage. The garden terrace is roughly an acre wide and will be used as a meeting space, and event space.

Exhibit D

Give a statement showing the relationship of the proposed Planned Unit Development to the Master Plan. If there is no relationship to the Master Plan, please give justification for the variance:

The proposed PUD aligns with the Park View District as outlined in the Master Plan. The PUD will create an enhanced pedestrian-street level experience, and the retail and office levels will benefit from the exceptional views of Shaw Park.

The Developer has committed to enhancing the street level experience by (i) widening the sidewalks on Forsyth and Brentwood Blvds. (ii) installing planters between street trees to provide additional buffer to pedestrians walking on these streets, as well as restaurant goers on at the ground level of the Project. The lobby areas and recessed arcades on both towers will become welcoming public spaces. These decisions align with the Master Plan which called for Forsyth and Brentwood Blvds. to become “pedestrian priority zones.” The additions of ground floor retail along Brentwood Blvd. will create a strong pedestrian connection between shops and restaurants located along Maryland Ave. to those on Forsyth Blvd.

The Park View District calls for “high to mid-rise buildings along the eastern and northern edges of Shaw Park that capitalize on the exceptional views and adjacency of Shaw Park.” This Project accomplishes these goals on both the ground level and upper levels. The Projects garden terrace and corner solariums create an even stronger bond to Shaw Park and Chapman Plaza.

Give a statement showing how the proposed Planned Unit Development differs from the Zoning Ordinance requirements:

N/A

Explain why this variance from the Zoning Ordinance is necessary for the project to proceed:

N/A

What aspects of this project make it unusual and desirable enough for the City to allow the variation from the Zoning Ordinance:

By developing the entire block as a unified development, the project will satisfy the City's comprehensive goal of an orderly and coordinated Class A project. The project brings a diversity of uses – both retail and office together to enhance a prominent corner of Clayton, that was previously underutilized as a surface parking

ADJACENT LAND USE

How is the proposed development compatible with the surrounding neighborhood:

Adjacent land uses include a Special Development district with office/commercial to the west and office/retail uses to the north, east, and south. The proposed project will provide approximately 24,000 SF of ground floor retail uses that will complement the surrounding retail corridors. The retail spaces will include a recessed arcade that will expand the sidewalk experience and provide for outdoor seating and gathering areas. These seating areas will include benches and tables that enable visitors to the retail spaces to spill onto the sidewalk. The seating areas will be protected by intermittent landscaped planters and trees.

The proposed development incorporates several green and landscaped spaces at the street level, podium, and office levels. The podium corners at Brentwood and Meramec will include projected daylight filled solarium sky gardens that create an extension of Shaw Park.

Will there be any adverse impact on the surrounding neighborhood or the City as a whole:

A carefully phased, whole block development will minimize the adverse impacts to the City. The unified, whole block development plan will allow for an orderly and well-coordinated development schedule.

If appropriate, will buffering be provided to protect adjacent land uses from light, noise, etc.:

If necessary, buffering will be provided to protect adjacent land uses. – Lighting will follow City of Clayton standards. Screening and acoustical dampening will be provided around HVAC/mechanical systems to eliminate noise pollution.

How are the operating and delivery hours compatible with the adjacent land use:

Operating hours and delivery hours will be consistent with other businesses, restaurants, and retailers in the CBD. Retail spaces and restaurants will be open to the public during normal business hours, **evenings, and weekends. Office hours will Monday – Friday from 7:00AM – 6:00PM.**

ARCHITECTURE

How are the architecture/building materials consistent with a high quality development and adjacent area:

The buildings and materials will match or exceed the high-quality developments surrounding the Property. The curtain wall system used at the lobby levels and office levels will be modern, and timeless. The façades of the building will each incorporate green balconies which will provides an “architectural connection” to the nearby Shaw Park. The development will blend into an architecturally diverse block within the Central Business District.

How does the development preserve significant architectural/environment features of the property:

The building preserves and highlights the connection to Shaw Park by incorporating green balconies, solariums on each building corner, and creating an acre wide garden terrace on the 7th level of the podium. The building successfully integrates the existing slope from Brentwood Blvd to Meramec Ave by transitioning the grades of the lobbies, retail spaces, and garage as the slope increases along Forsyth Blvd. As Forsyth Boulevard rises twenty feet between Brentwood and Meramec Avenues the base of the building incorporates a recessed arcade that expands the sidewalk experience, helps transition grades along Forsyth, incorporates comfortable areas to accommodate outdoor cafes and bars which will activate and engage the pedestrian sidewalk experience. 18’ high entry lobbies for the two office towers are located at the Brentwood and Meramec corners, with outdoor landscaped entry plazas providing seating and gather areas to enjoy Shaw Park and to visually connect complementing street corners.

Describe how the development preserves the designated historical features of the property:

N/A

July 30, 2019

Mr. Spencer Litteken, EIT
Civil Engineer
City of Clayton
10 North Bemiston Avenue
Clayton, Missouri 63105

RE: Parking Sufficiency Study
Proposed 8000 Block Forsyth – US Capital Office Development
Northeast Quadrant of Brentwood Boulevard and Forsyth Boulevard
Clayton, Missouri
CBB Job Number 023-18-43

Dear Spencer:

As requested, CBB has prepared the following parking sufficiency study addressing the expected parking needs associated with the proposed US Capital Office Development in the 8000 Block of Forsyth Boulevard in Clayton, Missouri. CBB completed this work under our current on-call services contract with the City. It should be noted that apartments were previously approved at this location. This proposal eliminates the apartment use and includes office space. It is also our understanding that the proposed development would occur in two phases, but this parking sufficiency study will only address the parking needs of Phase 1.

The purpose of this parking study was to estimate the peak parking demand of the proposed uses as well as the existing public metered and permit parking spaces throughout the day assuming the build-out and full occupancy of both proposed sites. The parking study recommends an appropriate number of parking spaces (supply) needed to adequately serve the proposed development. The recommended parking supply was compared to the number of spaces proposed on the current site plan to identify any deficit or surplus.

Basic Parking Terminology and Concepts

When describing parking characteristics, it is important to understand the terminology. This section defines common parking terms to clarify certain parking topics. The **parking ratio** is the number of parking spaces provided per unit of land use (i.e. 1,000 gross s.f. or per residential unit). The **parking demand** is the number of parking spaces being occupied by vehicles at a specific land use for a specific moment in time, typically addressing a peak time period. **Parking Supply** is the total number of marked spaces provided or available to serve the site.



Parking facilities are generally perceived to be full by users and illegal parking and cross-parking increases when more than 85-95% of the parking spaces supplied are full. It is generally appropriate to supply 5-15% more parking than the peak parking demand depending on the specific land use served by the parking facility. The cushion (or surplus) reduces the need to circulate and search the entire area for the last few available parking spaces, reduces user frustration, provides for recurring peak operating load fluctuations, visitors, misparked vehicles, snow cover, vehicle maneuvering, and vacancies created by reserving spaces for specific users. The supply cushion also provides for unusual peaks in activity on the site.

It should be noted that our analyses below assume little or no reservation of parking for specific users which tends to be necessary for shared parking.

Standard Parking Requirements per City Zoning Ordinance

The City's Zoning Ordinance provides minimum off-street parking requirements for a variety of different land uses. The applicable rates for the proposed uses are summarized as follows:

Office Space (166,000 Square Feet Phase 1)

The City code requires one parking space for each three hundred (300) square feet (SF) of gross office floor area. As a result, the proposed US Capital Development Phase 1 office space (166,000 SF) would require 554 parking spaces.

First Floor Retail (15,000 Square Feet Phase 1)

The "commercial" rate of one parking space for each three hundred (300) square feet (SF) of gross floor area would apply to the retail space on the first floor of the proposed US Capital development. The retail rate would result in 50 parking spaces required in Phase 1.

Estimated Parking Demand Based on Available Reference Materials

ITE Parking Method

In order to quantify the anticipated parking needs for the first-floor retail and office space proposed, the *ITE Parking Generation Manual* (5th Edition) was utilized. The manual provides peak parking demand rates for various land uses based on multiple empirical nationwide studies. The following ITE Land uses were utilized for the various component of the proposed development.

ITE Land Use 820 – Shopping Center on a non-Friday weekday, non-December was utilized for the ground floor retail, while ITE Land Use 701 – Office Building on a Weekday in general suburban/urban Location was utilized for the proposed office space. Retail uses that utilize around 15,000 SF are not expected to have large variations in parking due to the holiday



shopping season; therefore, the non-Friday and non-December retail parking information is considered most applicable.

ITE provides an average peak parking demand rate of 1.95 spaces per 1,000 SF for retail space and 2.39 spaces per 1,000 SF of office space. ITE provides an 85th Percentile parking demand rate of 3.68 spaces per 1,000 SF for retail space and 3.3 spaces per 1,000 SF of office space.

ITE also provides data regarding parking demands by time of day as a percentage of peak parking. The hourly data for Land Use 820, Shopping Center and Land Use 701, Office Building was utilized for the hourly distribution of the ground floor retail and the office uses. The peak parking demands for Phase 1 of the US Capital development is summarized in **Table 1**.

Based on the parking data Phase 1 of the US Capital Development is expected to reach a peak parking demand at 11:00 a.m. with 418 to 588 parking spaces occupied (average to 85th percentile demand).



Table 1: ITE Peak Parking Demand Estimate for US Capital Office Development – Phase 1

		US Capital Ground Floor Retail 15,000 SF		US Capital Office 166,000 SF			Total Demand for Proposed US Capital Development (Phase 1)		
Hour Beginning	Land Use 820 – Retail (< 400,00SF)			Land Use 701 - Office Building (General Urban/Suburban)			Ave to 85 th %-tile Peak Demand		
	% of Peak Period	Ave. ITE Peak Demand	85 th %- tile	% of Peak Period	Ave. ITE Peak Demand	85 th %- tile ITE Peak Demand			
		1.95	3.68		2.39	3.3			
		Per 1000 SF	Per 1000 SF		Per 1000 SF	Per 1000 SF			
7:00 AM	-			13%	52	71	52	to	71
8:00 AM	15%	5	9	48%	190	263	195	to	272
9:00 AM	32%	10	18	88%	349	482	359	to	500
10:00 AM	54%	16	30	100%	397	548	413	to	578
11:00 AM	71%	21	40	100%	397	548	418	to	588
12:00 PM	99%	29	55	85%	337	466	366	to	521
1:00 PM	100%	30	56	84%	333	460	363	to	516
2:00 PM	90%	27	50	93%	369	509	396	to	559
3:00 PM	83%	25	46	94%	373	515	398	to	561
4:00 PM	81%	24	45	85%	337	466	361	to	511
5:00 PM	84%	25	47	56%	222	307	247	to	354
6:00 PM	86%	26	48	20%	79	110	105	to	158
7:00 PM	80%	24	45	11%	44	60	68	to	105
8:00 PM	63%	19	35		<u>0</u>	<u>0</u>	19	to	35
9:00 PM	42%	13	24		<u>0</u>	<u>0</u>	13	to	24
10:00 PM	15%	5	9		<u>0</u>	<u>0</u>	5	to	9
11:00 PM	-				<u>0</u>	<u>0</u>	0	to	0



ULI Parking Method

The Urban Land Institute (ULI) Shared Parking Manual is another commonly used source for estimating parking demands of different land uses which also provides hourly and seasonal fluctuations in parking demand for several different land uses based on numerous parking studies across the United States.

ULI has elected to adopt the 85th percentile peak hour observations in developing their recommended parking ratios. ULI indicates that the 85th percentile will provide an adequate supply cushion in most locations, but actual demand could be more or less based on a variety of regional/local factors.

ULI recommends a parking ratio of 3.6 spaces per 1,000 square feet for retail space under 400,000 s.f. (2.9 spaces per 1,000 s.f. for visitors and 0.7 spaces per 1,000 s.f. for employees) and a parking ratio of 3.3 spaces per 1,000 square feet for office space between 100,000 s.f. and 500,000 s.f. (0.24 spaces per 1,000 s.f. for visitors and 3.06 spaces per 1,000 s.f. for employees). **Table 2** displays the peak parking demand (based on the 85th percentile peak parking demand) by hour in the peak month (December).

Table 1: ULI Peak Parking Demand Estimate for US Capital Office Development – Phase 1

<i>Hour Beginning</i>	<i>Community Shopping Center (< 400,00SF)</i>	<i>Office 100 to 500 ksf</i>	<i>Total Demand for Proposed US Capital Development (Phase 1)</i>
7:00 AM	4	152	156
8:00 AM	11	389	400
9:00 AM	21	507	528
10:00 AM	33	548	581
11:00 AM	43	526	569
12:00 PM	51	463	514
1:00 PM	55	475	530
2:00 PM	55	548	603
3:00 PM	55	526	581
4:00 PM	53	463	516
5:00 PM	47	258	305
6:00 PM	45	129	174
7:00 PM	43	52	95
8:00 PM	39	36	75
9:00 PM	30	15	45
10:00 PM	17	5	22
11:00 PM	6	0	6

15,000 sf Retail

166,000 SF Office



Parking Comparison

Table 3 compares the City Parking code to the calculated peak parking demand estimated based on the reference materials. To allow adequate surplus, the recommended site parking supply provided on site should be 5-10 percent higher than demand to provide for circulation and peaks in parking. A 10% supply cushion was applied to the average and 85th Percentile parking demand estimates.

Table 2: Peak Parking Comparison – US Capital Office Development - Phase 1

<i>Method</i>	<i>Estimated Parking Demand</i>	<i>Estimated Parking Supply</i>		
		<i>Utility Rate</i>	<i>Surplus Spaces</i>	<i>Total Supply</i>
City Code	---	---	---	554+50=604
ITE Estimate	418-588	90%	47-66	465-654
ULI Estimate	603	90%	67	670

Parking for the Proposed Development

Considering the City’s parking code and the peak parking demands based on the hourly estimates for each land use, CBB estimates that the US Capital development should provide between 465 and 654 spaces to accommodate their parking needs. **A “comfortable number” of parking spaces to be supplied to accommodate the proposed office development should be around 515 spaces.**

City Parking

The proposed development will eliminate parking spaces that are currently available for use by the general public through a combination of monthly leasable spaces and hourly metered parking spaces. Based on agreements, the development is required to provide 60 metered parking spaces to replace the parking spaces eliminated.

Parking Summary

The current conceptual site plan has a total of 651 parking spaces proposed in the garage and proposes 61 public parking spaces. As a result, the proposed 712 spaces would easily accommodate the 515 parking spaces recommended to accommodate the development and the 60 public spaces. In fact, the parking provided may be up to 27% empty even during the peak parking hour.



We trust that this report adequately addresses the parking needs associated with the proposed Phase 1 of the US Capital Office Development at 8000 Forsyth Boulevard in Clayton, Missouri. Please contact me at (314) 308-6547 or via email at Lcannon@cbbtraffic.com should you have any questions or comments concerning this material in our St. Louis office should there be any questions regarding this report.

Sincerely,

A handwritten signature in black ink that reads "Lee Cannon".

Lee Cannon, P.E., P.T.O.E.
Principal - Traffic Engineer

November 27, 2019

Mr. Spencer Litteken, EIT
Civil Engineer
City of Clayton
10 North Bemiston Avenue
Clayton, Missouri 63105

RE: Traffic Impact Study
US Capital Office Development – Phase 1 and Phase 2
Proposed 8000 Block Forsyth Boulevard
Clayton, Missouri
CBB Job Number 023-2018-43

Dear Spencer:

As requested, CBB has prepared the following study to address the potential traffic impacts associated with the proposed development of the 8000 Block of Forsyth Boulevard known as the US Capital Office Development, which is located on the northeast quadrant of Brentwood Boulevard and Forsyth Boulevard in Clayton, Missouri. CBB completed this work under the current on-call services contract with the City in accordance with parameters discussed with City Staff at the commencement of the study.

Phase 1 of the proposed development is generally bound by Brentwood Boulevard to the west, Forsyth Boulevard to the south, and alleys to the north and east. Phase 2 of the development is generally bound by Forsyth Boulevard to the south, the alleys to the north and west and Meramec Avenue to the east. Traffic impacts of Phase 2 are included in both the Build Condition as well as the 20-year Build condition.

The current site of Phase 1 consists of a public surface parking lot and a private surface parking lot, both primarily used by the businesses fronting Forsyth Boulevard. Access for the public surface parking lot is provided from Brentwood Boulevard and the north-south alleyway. Access to the private surface parking lot is provided from Brentwood Boulevard and Forsyth Boulevard.

The current site of Phase 2 consists of a public surface parking lot and buildings with restaurants and office space above the restaurants. Access to the existing site is provided via a surface parking lot off Meramec Avenue south of the east-west alleyway, and a reserved parking area under the surface parking lot for the Gutman building and Commerce bank employees with



access via the north-south alleyway. **Figure 1** identifies the general location of the site and Phase 1 and Phase 2 relative to the surrounding area.

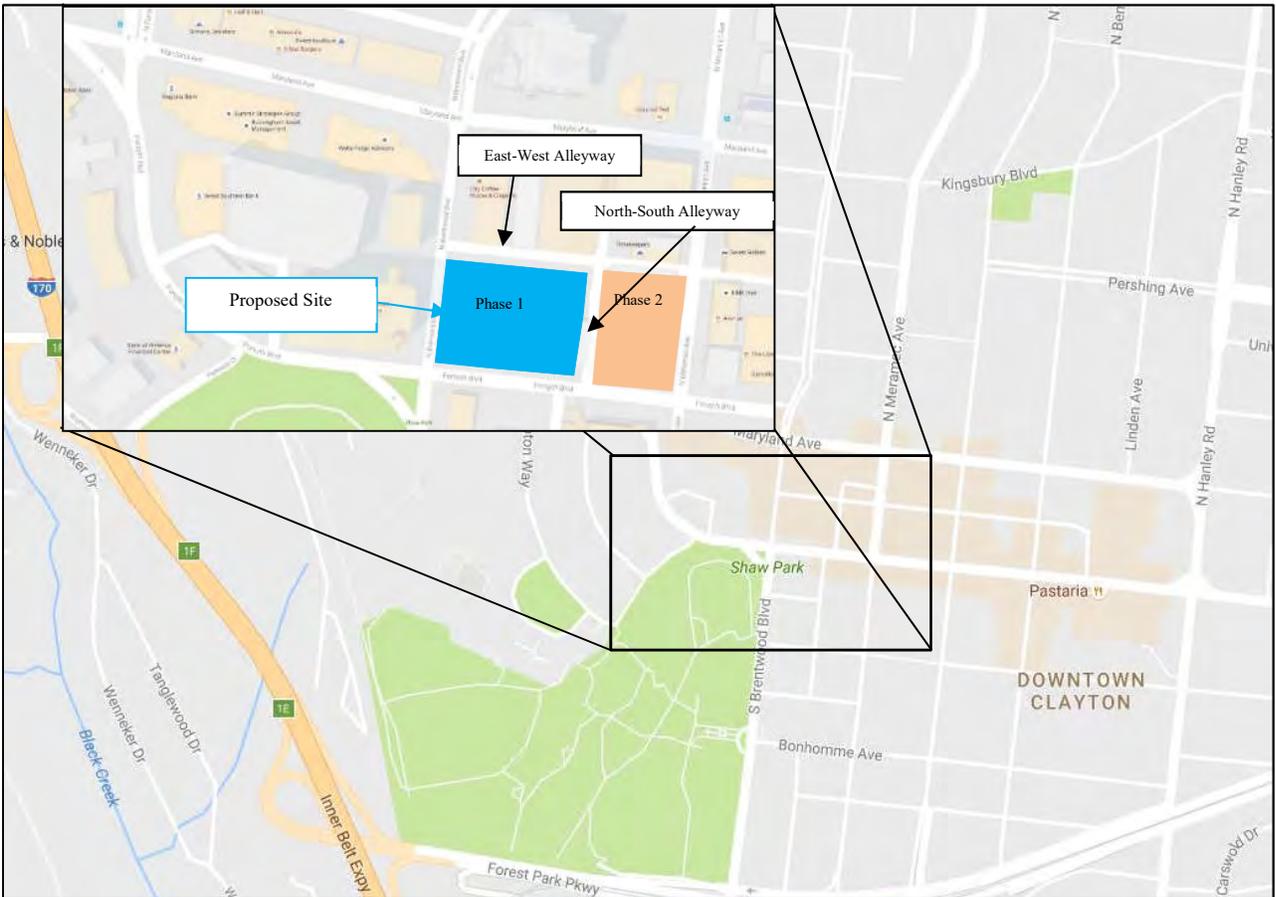


Figure 1: Site Location Map

It is our understanding that the proposed Phase 1 development will consist of approximately 10,000 gross square feet (GSF) of retail space on the ground floor, 199,350 GSF of office space above and a 712-stall parking garage. Access to the parking garage as well as a service dock would be provided on the east-west alleyway between Forsyth Boulevard and Maryland Avenue. **Exhibit 1** illustrates the preliminary site plan (provided by others) with Phase 1 on the west part of the site.

It is our understanding that the proposed Phase 2 development will consist of approximately 10,000 square feet (SF) of retail space on the ground floor, 251,500 GSF of office space above and a combined parking garage with a totaling 1,343 parking spaces to serve both Phase 1 and 2. Access to the parking garage is proposed via a ramp at the location of the existing north-south alleyway on Forsyth Boulevard as well as two access points from the east-west alleyway.



1ST FLOOR PLAN
 1/16" = 1'-0"



FORSYTH POINT
 CLAYTON, MISSOURI





The purpose of this study was to identify how much traffic would be generated by the proposed Phase 1 and Phase 2 developments; evaluate the ability of motorists to safely enter and exit the site at each access point; determine the impact of the additional trips on the adjacent roads; and recommend improvements, as needed, to mitigate the impact of the additional traffic and provide safe ingress and egress at each access location. Based on the proposed uses, the focus of the analyses was the AM and PM peak hours of a typical weekday. This report does not address parking sufficiency for the development, but a separate parking study was performed by CBB to address parking needs.

Existing Conditions

In order to identify the traffic impacts associated with the proposed Phase 1 and Phase 2 of the development, it was first necessary to quantify the existing roadway, traffic and operating conditions. To that end, an operational analysis of current traffic volumes on the surrounding road system was performed.

Existing Road Conditions

Brentwood Boulevard is a north-south arterial through the Clayton Central Business District (CBD). Brentwood Boulevard transitions to a residential collector north of Maryland Avenue. Further south, Brentwood Boulevard connects to Forest Park Parkway, Highway 40 (Interstate 64), and Interstate 170 (I-170). Within the study area, Brentwood Boulevard is owned and maintained by the City of Clayton. The posted speed limit is 30 miles per hour (mph). Brentwood Boulevard is generally four lanes (two lanes each direction) from Forest Park Parkway to Maryland Avenue and provides sidewalks along both sides of the road as well as on-street parking north of Bonhomme Avenue. It should be noted that between Forsyth Boulevard and Maryland Avenue, Brentwood Boulevard also provides a two-way center left-turn lane.

Brentwood Boulevard provides separate left-turn lanes on the northbound and southbound approaches at the signalized intersections with Maryland Avenue, Forsyth Boulevard, and Bonhomme Avenue. A northbound left-turn is also provided at the signalized intersection of Brentwood Boulevard at Shaw Park Drive/Westbound Forest Park Parkway On-Ramp.

Forest Park Parkway is an east-west principal arterial from I-170 into the City of St. Louis to the east. Forest Park Parkway is maintained by the St. Louis County Department of Transportation (SLCDOT). Forest Park Parkway generally provides two lanes in each direction and is divided by MetroLink transit between the east-west lanes. Within the study area, Forest Park Parkway provides an eastbound off-ramp and a westbound on-ramp at Brentwood Boulevard. The posted speed limit is 40 mph.



Bonhomme Avenue is a local east-west road within the CBD maintained by the City of Clayton. Bonhomme Avenue terminates at Brentwood Boulevard on the west end and at Hanley Road on the east end. The eastbound approach of Bonhomme Avenue at Brentwood Boulevard provides two left-turn lanes and, one right-turn lane, with sidewalks on both sides. It should be noted that the right-turn lane is a restricted movement (no right turn on red) when green time is given to northbound and southbound Brentwood Boulevard. The posted speed limit is 25 mph.

Forsyth Boulevard is a minor arterial that runs east-west through the Clayton CBD then curves to run north-south west of Brentwood Boulevard. Forsyth Boulevard transitions to a residential collector north of Maryland Avenue. Within the study area, Forsyth Boulevard provides four lanes, two in each direction, plus on-street metered parking along both sides. The on-street parking has been removed from the eastbound approach at the Brentwood Boulevard signal where a separate eastbound right-turn lane is provided. The on-street parking is also removed on both sides near the Maryland Avenue signal in the north-south segment. The posted speed limit on Forsyth Boulevard through the study area is 30 mph. Sidewalks are provided along both sides of the roadway.

The intersection of Forsyth Boulevard and Brentwood Boulevard is controlled by a traffic signal. The northbound, southbound and westbound left-turn movements operate under protected-permissive phasing while the eastbound left-turn is permissive only. The northbound and southbound approaches to the intersection each provide one left-turn lane, one through-only lane and one shared through/right-turn lane. The eastbound approach provides one shared left-turn/through lane, one through-only lane and one right-turn only lane. The westbound approach provides one shared left-turn/ through lane and one shared through/right-turn lane. Crosswalks and pedestrian accommodations are provided across all four legs of the intersection.

At the signalized intersection with Maryland Avenue, Forsyth Boulevard provides two northbound left-turn lanes and a shared through/right-turn lane while the southbound approach provides a shared left-turn/through lane and a shared through/right-turn lane. The eastbound and westbound approaches of Maryland Avenue each provide one left-turn lane, one through-only lane and one shared through/right-turn lane. The signal at Maryland Avenue and Forsyth Boulevard operates with protected-permitted left-turns for the eastbound and westbound approaches and split-phased for the northbound and southbound approaches. Crosswalks and pedestrian accommodations are provided across all four legs of the intersection.

Meramec Avenue is north-south road through the Clayton CBD owned and maintained by the City of Clayton. To the north of Kingsbury Boulevard, Meramec Avenue changes names to North and South Road and continues in University City, Missouri. To the south, Meramec Avenue also



provides a connection to Shaw Park Drive which provides access to Forest Park Parkway westbound via Shaw Park Drive. Within the study area, Meramec Avenue provides one southbound lane and one northbound lane with a center two-way left-turn lane (TWLTL) and on-street metered parking along both sides. The posted speed limit is 25 mph.

At the signalized intersection with Forsyth Boulevard, northbound Meramec Avenue provides separate left-turn, through, and right-turn lanes. Southbound Meramec Avenue provides one left-turn lane and a shared through/right-turn lane.

Maryland Avenue is an urban collector that runs east-west through the Clayton CBD, then changes names to Ladue Road west of the city limits where it extends to I-170 and beyond. Within the study area, Maryland Avenue provides two lanes in each direction and separate eastbound and westbound left-turn lanes at the signal with Forsyth Boulevard. East of Forsyth Boulevard, on-street metered parking is provided along both sides of the road. At the signalized intersection with Brentwood Boulevard, eastbound Maryland Avenue consists of a shared left-turn/through lane and a shared through/right-turn lane, while the westbound approach to Brentwood Boulevard provides one left-turn lane, one through lane and one shared through/right-turn lane. The posted speed limit is 30 mph. Sidewalks are provided along both sides of the road in the study area.

It is our understanding that the City has obtained funding to accommodate bikes along Maryland Avenue in the Summer/Fall of 2020. Sharrows will be installed along Maryland Avenue between Gay Avenue and Forsyth Boulevard. Maryland Avenue between Forsyth Boulevard and Meramec Avenue will be re-striped, eliminating one eastbound and one westbound travel lane, marking a center left-turn lane and keeping the on-street parking on both sides of the road in order to accommodate a parking-protected bike lane on both sides of Maryland Avenue. The elimination of those travel lanes and inclusion of bike lanes were included in CBB's traffic evaluations for the intersections along Maryland Avenue for the Build and 20-Year analyses.

North-South Alleyway is the alley between Forsyth Boulevard and Maryland Avenue that currently serves several parking lots. The alley currently serves the surface parking lot that would be re-developed as part of this proposal.



The North-South alleyway, near Forsyth Boulevard, is approximately 20 feet wide with existing buildings on both sides. In addition, there is a utility pole and a bollard (to protect the building) that narrows the effectively width to approximately 18.5 feet, see **Photograph 1**.



Photograph 1 – North-South Alleyway at Forsyth Boulevard

A stop bar and “STOP” pavement marking are painted on the alleyway at the building line. It appears the intent is to stop vehicles as pedestrians are walking along the sidewalk and give the pedestrians the right-of-way. With that being said, there is limited visibility between pedestrians and vehicles where vehicles stop with their fronts at the building line due to the vertical face of the buildings. **Photograph 2** illustrates the available sight distance for a vehicle on the north-south Alleyway at Forsyth Boulevard looking to the west, and **Photograph 3** illustrates the sight distance looking to the east. It is our understanding that the City will require the alleyways to be widened to 24 feet as part of this project. The proposed plan includes approximately 21 head-in parking spaces directly off the north-south alleyway in Phase 1.

The north-south alleyway, north of the east-west alleyway provides access to several other parking areas and connects to Maryland Avenue.



Photograph 2 – Sight Distance to West (North-South Alleyway at Forsyth Blvd)



Photograph 3 – Sight Distance to East (North-South Alleyway at Forsyth Blvd)



East-West Alleyway is an alley between Brentwood Boulevard and Meramec Avenue that currently serves a parking garage on the north side as well as access to several other parking areas. The alley currently serves as access to the surface parking lot that would be re-developed as part of this proposal. The east-west alleyway is proposed to serve as the main access for the proposed office building’s garage and loading dock/service area.

The east-west alleyway, near Brentwood Boulevard, is approximately 20 feet wide and has an existing building on the north side and a metered surface lot on the south. In addition, there are utility poles, bollards (to protect the existing building and/or other equipment), and parking meters that narrow the effective alley width to approximately 17 feet, see **Photograph 4**. The east-west alleyway, between the all-way stop with the north-south alleyway to Meramec Avenue is similar in total width but has buildings and other obstructions on both sides, which further limits the effective width to approximately 16 feet, see **Photograph 5**.



Photograph 4 – East-West Alleyway from Brentwood Blvd



Photograph 5 – East-West Alleyway at Meramec Avenue

A stop bar and “STOP” pavement marking are painted on the east-west alleyway at the building lines with Brentwood Boulevard and Meramec Avenue. There is limited visibility between pedestrians and vehicles when looking to the north at Brentwood Boulevard due to the existing building, see **Photograph 6**.



Photograph 6 – Sight Distance to North (East-West Alleyway at Brentwood Blvd)

The north-south alleyway and the east-west alleyway cross at an all-way stop intersection. The intersection currently has a utility pole in the southwest quadrant of the intersection that impacts the flow through the intersection, see **Photograph 7**.



Photograph 7 – Utility Pole at All-Way Stop Intersection of East-West Alleyway and North-South Alleyway



Existing Traffic Volumes

Manual turning movement counts were completed at the intersections listed below between late November 2015 and June 2016 as part of a previous traffic impact study for this site. Those counts were made during the typical weekday AM peak period (7:00 to 9:00 p.m.) and PM peak period (4:00 to 6:00 p.m.):

- Maryland Avenue at Forsyth Boulevard (Signalized);
- Maryland Avenue at Brentwood Boulevard (Signalized);
- Maryland Avenue at Meramec Avenue (Signalized);
- Forsyth Boulevard at Meramec Avenue (Signalized);
- Forsyth Boulevard at Brentwood Boulevard (Signalized);
- Brentwood Boulevard at Carondelet Avenue (Signalized);
- Brentwood Boulevard at Bonhomme Avenue (Signalized);
- Brentwood Boulevard at Shaw Park Drive/Forest Park Parkway Westbound on-ramp (Signalized);
- Brentwood Boulevard at Forest Park Parkway Eastbound Off-Ramp/Walinca Drive (Signalized);
- North-South Alleyway at Forsyth Boulevard (Side-Street Stop);
- East-West Alleyway at Brentwood Boulevard (Side-Street Stop);
- North-South Alleyway at East-West Alleyway (All-Way Stop); and
- Spot counts at the entrances to the existing parking lots.

More recently, manual turning movement counts were completed in July 2019 during the weekday AM peak period and PM peak period at the intersection of Meramec Avenue and the east-west alleyway. Based on the counts, the peak hours for analysis were chosen at each intersection to represent a worst-case (higher volumes) scenario.

Several projects have been approved and built since the original traffic counts were performed. Specifically, the Vanguard (Barton) Apartments on Maryland Avenue west of Brentwood Boulevard and the 25 North Central (Ceylon) Apartments on the southwest quadrant of Maryland Avenue and Central Avenue were built since the traffic counts were performed. As a result, the site-generated trips from the Vanguard Apartments study, completed by CBB dated January 19, 2015 and the site-generated trips from the 25 North Central Apartments study, completed by CBB dated February 8, 2015 were included in the Base Traffic Volumes. The Base peak hour volumes are summarized in **Exhibit 2**.

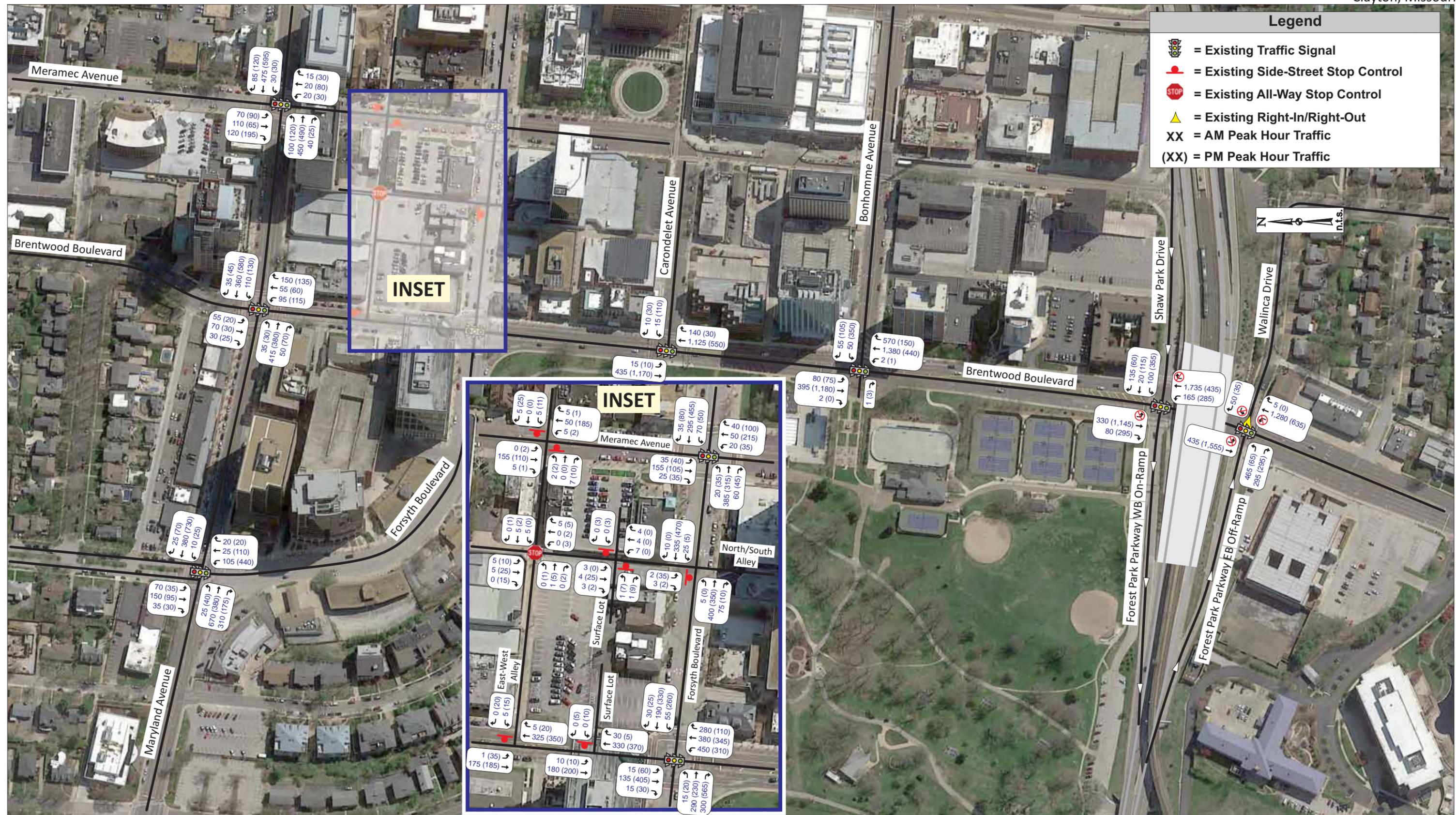


Exhibit 2: Base Traffic Volumes



Base Traffic Conditions

The base operating conditions for the study area intersections were evaluated using SYNCHRO 10, which is based on procedures outlined in the *Highway Capacity Manual* to determine estimates of capacity and operational performance of signalized and unsignalized intersections. Our traffic operations analysis includes measures of effectiveness generated by the SYNCHRO software.

The operating conditions were graded in accordance with six levels of traffic service (Level A "Free Flow" to Level F "Fully Saturated") established by the *Highway Capacity Manual*. Levels of service (LOS) are measures of traffic flow which consider such factors as speed, delay, traffic interruptions, safety, driver comfort, and convenience. Level C, which is normally used for highway design, represents a roadway with volumes ranging from 70% to 80% of its capacity. However, Level D is generally considered acceptable for peak period conditions in urban and suburban areas. **Table 1** summarizes the thresholds used in the analysis for signalized and unsignalized intersections.

Table 1: Level of Service Thresholds

<i>Level of Service (LOS)</i>	Control Delay per Vehicle (sec/veh)	
	<i>Signalized Intersections</i>	<i>Unsignalized Intersections</i>
A	≤ 10	0-10
B	> 10-20	> 10-15
C	> 20-35	> 15-25
D	> 35-55	> 25-35
E	> 55-80	> 35-50
F	> 80	> 50

It should be acknowledged that the perception of acceptable traffic service varies widely by area. Specifically, more delay is usually tolerated in urban regions compared to rural areas. Based on the character of this area, we believe that LOS D would be an appropriate target for overall peak period traffic operations.

Each of the study intersections was evaluated using the methodologies described above. The results of the SYNCHRO evaluations are summarized in **Table 2**. Levels of service and average delay for each intersection approach are reported for the weekday AM and PM peak hours. At intersections, where germane, the 95th percentile queue length is reported for the weekday AM and PM peak hours. The 95th percentile queue represents the queue length of which only 5% of the signal’s cycles exceed during the peak hour.



Table 2: Traffic Operating Conditions – Base Traffic Volumes

Intersection/Approach	AM Peak Hour	PM Peak Hour
<i>Maryland Avenue and Forsyth Boulevard – Signalized</i>		
Eastbound Maryland Avenue	A (4.0) 85' TH	A (6.2) 125' TH
Westbound Maryland Avenue	A (4.3) 65' TH	B (14.5) 200' TH
Northbound Forsyth Boulevard	D (48.2) 60' LT	D (51.5) 145' TH
Southbound Forsyth Boulevard	D (52.1) 150' TH	D (48.7) 100' TH
Overall Intersection	B (14.4)	C (24.6)
<i>Maryland Avenue and Brentwood Boulevard – Signalized</i>		
Eastbound Maryland Avenue	A (6.9) 55' TH	B (10.4) 90' TH
Westbound Maryland Avenue	B (15.6) 180' TH	A (4.5) 80' TH
Northbound Brentwood Boulevard	B (11.7) 80' RT	B (13.1) 40' LT
Southbound Brentwood Boulevard	D (52.2) 125' TH	D (40.0) 65' TH
Overall Intersection	B (15.7)	A (9.5)
<i>Maryland Avenue and Meramec Avenue – Signalized</i>		
Eastbound Maryland Avenue	C (20.3) 190' TH	B (13.8) 135' TH
Westbound Maryland Avenue	B (14.0) 220' TH	B (18.1) 300' TH
Northbound Meramec Avenue	C (31.7) 50' TH	D (35.3) 140' TH
Southbound Meramec Avenue	C (25.1) 140' TH	C (20.6) 105' LT
Overall Intersection	B (19.2)	B (18.4)
<i>East-West Alleyway and Brentwood Boulevard – Side-Street Stop</i>		
Westbound East-West Alleyway	A (10.0)	A (9.5)
<i>East-West Alleyway and North-South Alleyway – All-Way Stop</i>		
Eastbound East-West Alleyway	A (7.0)	A (7.0)
Westbound East-West Alleyway	A (7.1)	A (6.9)
Northbound North-South Alleyway	A (6.4)	A (6.8)
Southbound North-South Alleyway	A (7.1)	A (7.1)
Overall Intersection	A (7.0)	A (7.0)
<i>Surface Parking Lot and Brentwood Boulevard – Side-Street Stop</i>		
Westbound Surface Parking Lot	A (<1.0)	A (9.6)
<i>Surface Parking Lot/Parking Garage and North-South Alleyway – Side-Street Stop</i>		
Eastbound Surface Parking Lot	A (8.5)	A (8.6)
Westbound Parking Garage	A (<1.0)	A (8.6)
Northbound North-South Alleyway	A (3.4)	A (<1.0)
Southbound North-South Alleyway	A (2.2)	A (<1.0)

X (XX.X) - Level of Service (Vehicular delay in seconds per vehicle)

XXX' AA = 95th percentile queue and the critical movement of the approach

XXX' AA = 95th Percentile queue extends beyond alleyway and the critical movement of the approach



Table 2: Traffic Operating Conditions – Base Traffic Volumes (Continued)

Intersection/Approach	AM Peak Hour	PM Peak Hour
<i>Forsyth Boulevard and Brentwood Boulevard – Signalized</i>		
Eastbound Forsyth Boulevard	B (15.3) 125' TH	B (14.0) 315' RT
Westbound Forsyth Boulevard	C (29.3) 135' TH	C (33.3) 315' TH
Northbound Brentwood Boulevard	C (28.9) 525' LT	C (31.4) 300' LT
Southbound Brentwood Boulevard	D (45.5) 80' TH	D (44.4) 245' TH
Overall Intersection	C (26.4)	C (28.9)
<i>Forsyth Boulevard and North-South Alleyway – Side-Street Stop</i>		
Southbound North-South Alleyway	B (10.6)	B (14.3)
<i>Forsyth Boulevard and Meramec Avenue – Signalized</i>		
Eastbound Forsyth Boulevard	A (6.1) 60' TH	A (9.9) 80' TH
Westbound Forsyth Boulevard	A (7.4) 50' TH	B (17.1) 130' TH
Northbound Meramec Avenue	A (9.7) 30' TH	B (12.1) 110' TH
Southbound Meramec Avenue	B (13.1) 130' TH	B (13.8) 85' TH
Overall Intersection	A (8.1)	B (13.6)
<i>Carondelet Avenue and Brentwood Boulevard – Signalized</i>		
Westbound Carondelet Avenue	D (43.8)	D (51.0)
Northbound Brentwood Boulevard	A (1.1)	A (3.3)
Southbound Brentwood Boulevard	A (<1.0)	A (6.9)
Overall Intersection	A (1.6)	A (9.1)
<i>Bonhomme Avenue and Brentwood Boulevard – Signalized</i>		
Eastbound Bonhomme Avenue	A (<1.0)	A (<1.0)
Westbound Bonhomme Avenue	E (65.6)	D (39.6)
Northbound Brentwood Boulevard	A (9.0)	A (9.2)
Southbound Brentwood Boulevard	B (14.4)	B (14.1)
Overall Intersection	B (12.4)	B (17.9)
<i>Westbound Forest Park Parkway On-Ramp/Shaw Park Drive and Brentwood Boulevard – Signalized</i>		
Westbound Shaw Park Drive	D (38.7)	F (108.7)
Northbound Brentwood Boulevard	B (12.5)	C (23.6)
Southbound Brentwood Boulevard	A (6.9)	B (16.2)
Overall Intersection	B (14.2)	D (36.4)
<i>Eastbound Forest Park Parkway Off-Ramp/Walinca Drive and Brentwood Boulevard – Signalized</i>		
Eastbound Forest Park Parkway Off-Ramp	F (>200)	C (24.0)
Westbound Walinca Drive	A (4.3)	A (<1.0)
Northbound Brentwood Boulevard	A (3.5)	A (3.6)
Southbound Brentwood Boulevard	B (10.0)	B (14.5)
Overall Intersection	F (109.7)	B (12.9)

X (XX.X) - Level of Service (Vehicular delay in seconds per vehicle)

XXX' AA = 95th percentile queue and the critical movement of the approach

XXX' AA = 95th Percentile queue extends beyond alleyway and the critical movement of the approach



As can be seen in Table 2, the study intersections currently operate at an overall LOS C or better during both time periods with the exception of the intersection of Forest Park Parkway Off-Ramp/Walinca Drive and Brentwood Boulevard which operates at LOS F overall in the AM peak hour. All of the individual approaches also operate at LOS D or better, with these exceptions: the eastbound approach of Forest Park Parkway Off-Ramp/Walinca Drive at Brentwood Boulevard which operates at LOS F during the AM peak hour due to the heavy left-turn volume, the westbound approach of Forest Park Parkway On-Ramp/Shaw Park Drive at Brentwood Boulevard which operates at LOS F during the PM peak hour due to the heavy left-turn and through volumes, and the westbound approach of Bonhomme Avenue at Brentwood Boulevard which operates at LOS E during the AM peak hour, primarily due to the no-right-on-red restriction (for improved safety).

It is acknowledged that some approaches and individual movements (such as the northbound and southbound approaches of Forsyth Boulevard at Maryland Avenue, the southbound approach of Brentwood Boulevard at Maryland Avenue, the northbound approach of Meramec Avenue at Maryland Avenue, the southbound approach of Brentwood Boulevard at Forsyth Boulevard, and the westbound approach of Carondelet Avenue at Brentwood Boulevard) operate at LOS D during one or both peak hours, which is still acceptable in an urban area for those peak hours.

The development anticipates three main access routes: the east-west alley via Brentwood Boulevard or Meramec Avenue and the north-south alley via Forsyth Boulevard. Access can also be possible using the north-south alley via Maryland Avenue, but that route will be much less convenient since vehicles would need to drive under the 8000 Maryland Avenue building and past its loading docks. The location of the north-south alley allows for approximately 275 feet (FT) of storage east of the signalized intersection at Forsyth Boulevard and Brentwood Boulevard for westbound queues and approximately 145 FT of storage west of the signalized intersection at Forsyth Boulevard and Meramec Avenue for eastbound queues. The east-west alley provides approximately 220 FT of storage south of the signalized intersection of Maryland Avenue and Brentwood Boulevard for northbound queues and approximately 220 FT of storage north of the signalized intersection of Forsyth Boulevard and Brentwood Boulevard for southbound queues.

The existing 95th percentile queue for the westbound Forsyth Boulevard approach at Brentwood Boulevard during the PM peak hour is calculated to be 315 FT. Therefore, the current 95th percentile queue will block the north-south alleyway for some cycles during the PM peak hour. The 95th percentile queue for the southbound Brentwood Boulevard approach at Forsyth Boulevard during the PM peak hour is calculated to be 245 FT. Consequently, the 95th percentile queue would also block the east-west alleyway driveway for some cycles during the PM peak hour.



Proposed Development – Phase 1

Phase 1 of the proposed development consists of approximately 10,000 gross square feet of retail space on the ground floor, 199,350 GSF of office space and a 712-stall parking garage. Access would be provided with entrances to the garage and service dock via the east-west alleyway. A limited number of parking spaces are proposed as ninety-degree spaces along the north-south alleyway.

Trip Generation – Phase 1

As a primary step in this analysis, traffic forecasts were prepared to estimate the amount of traffic that the proposed development would generate during both peak hours. These forecasts were based upon information provided in the “Trip Generation Manual”, Tenth Edition, published by the Institute of Transportation Engineers (ITE). This manual, which is a standard resource for transportation engineers, is based on a compilation of nationwide studies documenting the traffic characteristics of various land uses.

The average trip rate per 1,000 gross square feet was used for the office space with ITE Code 710: General Office Building. The peak hour of adjacent street traffic, one hour between 7:00 and 9:00 AM, was utilized for the AM peak hour, and peak hour of adjacent street traffic, one hour between 4:00 and 6:00 PM, was utilized for the PM peak hour.

It should be noted that the peak hour trip generation data for Shopping Centers with square footages less than 40,000 SF in the 10th Edition do not appear reasonable. The 10th Edition trip estimate for the AM Peak hour of a 10,000 SF Shopping Center would result in a total of 157 trips using the fitted equation. That AM trip generation would result in similar trip levels as the PM peak hour estimate, which is not reasonable. There are only four total site studies cited in the ITE 10th Edition for shopping centers with 9,000 SF to 16,000 SF, three of which have total trip generation levels of less than 31 trips, while one 9,900 SF site had a total trip generation level of 235 trips. That one data point is inconsistent with the other data, which skews the AM peak hour fitted equation for small shopping centers. In addition, the R² value during the AM peak hour is below the ITE recommend level for utilizing the fitted equation.

Further, applying the 10th Edition AM peak hour average rate would result in a total of only 14 trips, which is significantly lower than the 31 total trips the relevant data points noted above would suggest.

In order to provide more realistic trip generation numbers for the AM peak hour, the regression equation from the 9th Edition of Trip Generation was applied for the retail trips, which would result in approximately 49 total AM peak hour trips. This appears more reasonable, especially since many retail establishments do not open until 9 a.m. or later. As a result, the Trip



Generation regression equation from the 9th Edition for Land Use 820 was utilized in the trip generation estimate for retail space in this study.

Although the proposed office development would have some transit alternatives (MetroLink and Metro Bus in addition to the convenient walkability of Clayton’s CBD), no specific trip reductions were applied for alternative modes of transportation; i.e., transit, bicyclists and/or pedestrians. However, the small amount of retail space on the ground floor would be expected to house neighborhood retail uses generally used by nearby residents, office tenants and/or pedestrians already traveling along the corridor. Therefore, it was estimated that 50% of the retail trips would be either pedestrian oriented or common with the office and/or other nearby uses; thereby generating fewer vehicular trips. Overall, this represents an approximate 11% reduction in total trips during the AM peak hour and a 24% reduction in total trips during the PM peak hour.

It should be noted that several occupied office buildings, consisting of approximately 23,350 SF, currently exist within the footprint of the Phase 1 development. Since these buildings are currently generating trips that amount of office was subtracted from the proposed office space for Phase 1, resulting in approximately 176,000 GSF of new office. As can be seen in **Table 3**, the proposed Phase 1 development would generate 225 new vehicular trips with a majority inbound during the AM peak hour and 270 new vehicular trips with a majority outbound during the PM peak hour.

Table 3: Trip Generation for Proposed US Capital Office Development – Phase 1

<i>Land Use</i>	<i>Size</i>	<i>Daily Traffic</i>	<i>AM Peak Hour</i>			<i>PM Peak Hour</i>		
			<i>In</i>	<i>Out</i>	<i>Total</i>	<i>In</i>	<i>Out</i>	<i>Total</i>
<i>Trip Generation Based on ITE Data</i>								
ITE Code 710: General Office	176,000 SF*	1,836	175	30	205	35	170	205
ITE Code 820: Shopping Center	10,000 SF	1,520	25	15	40	65	65	130
<i>Subtotal</i>		<i>3,356</i>	<i>200</i>	<i>45</i>	<i>245</i>	<i>100</i>	<i>235</i>	<i>335</i>
<i>Common/Transit/Pedestrian</i>		<i>(760)</i>	<i>(10)</i>	<i>(10)</i>	<i>(20)</i>	<i>(30)</i>	<i>(35)</i>	<i>(65)</i>
<i>Net Vehicular Trips</i>		<i>2,596</i>	<i>190</i>	<i>35</i>	<i>225</i>	<i>70</i>	<i>200</i>	<i>270</i>

*Total Phase 1 office 199,350 minus 23,350 SF existing office to be razed

The traffic generated by the proposed development was assigned to the adjoining roadway system based on existing and projected traffic patterns and the access proposed for the site.



The anticipated directional distribution during the AM and PM peak hours for the vehicular trips was as follows:

- 30% to/from the south on Brentwood Boulevard south;
 - 15% via Brentwood Boulevard;
 - 15% via Forest Park Parkway;
- 25% to/from the west on Maryland Avenue/Forsyth Boulevard;
 - 10% via Brentwood Boulevard to Maryland Avenue;
 - 15% via Forsyth Boulevard to Maryland Avenue;
- 20% to/from the east on Forsyth Boulevard;
- 10% to/from the south on Meramec Avenue;
- 5% to/from the north on Brentwood Boulevard;
- 5% to/from the north on Forsyth Boulevard; and
- 5% to/from east on Maryland Avenue.

Exhibit 3 illustrates the site-generated traffic assignment to the study intersections. As a worst case-scenario, all trips (including the retail traffic) were assigned to the proposed garage driveway entering and exiting on the east-west alleyway.

Build Traffic Volumes – Phase 1

The traffic generated by the proposed Phase 1 development (Exhibit 3) was aggregated with the Base Traffic Volumes (Exhibit 2) to reflect the forecasted traffic volumes. **Exhibit 4** reflects the Build Traffic Volumes.

Areas of Concern – Phase 1

A detailed site plan was not provided by the applicant for the traffic study, but there are some potential concerns related to sight distance based the conceptual plan provided. **Figure 2** graphically identifies the areas of concern.

Alleyway Width and Utility Conflicts

As noted in the existing conditions, both alleyways are currently narrow with obstructions that further limit their effective widths. The red notes in Figure 2 illustrate these areas of concern. We understand that the City of Clayton will require the developer to widen both alleys to 24 feet (building face to building face) along the frontage of the proposed development and remove the utility poles and all other obstructions.

The development also proposes head-in parking along the north-south alleyway. These spaces would need to back into the alley to exit a parking space. Backing onto a public alley is less than desirable, but the alley will have relatively low traffic volumes. While not optimal, this alley parking may be acceptable as long as standard parking dimensions are provided. The alleyway at Forsyth Boulevard is expected to have a two or three southbound vehicle queue during the PM peak hour.

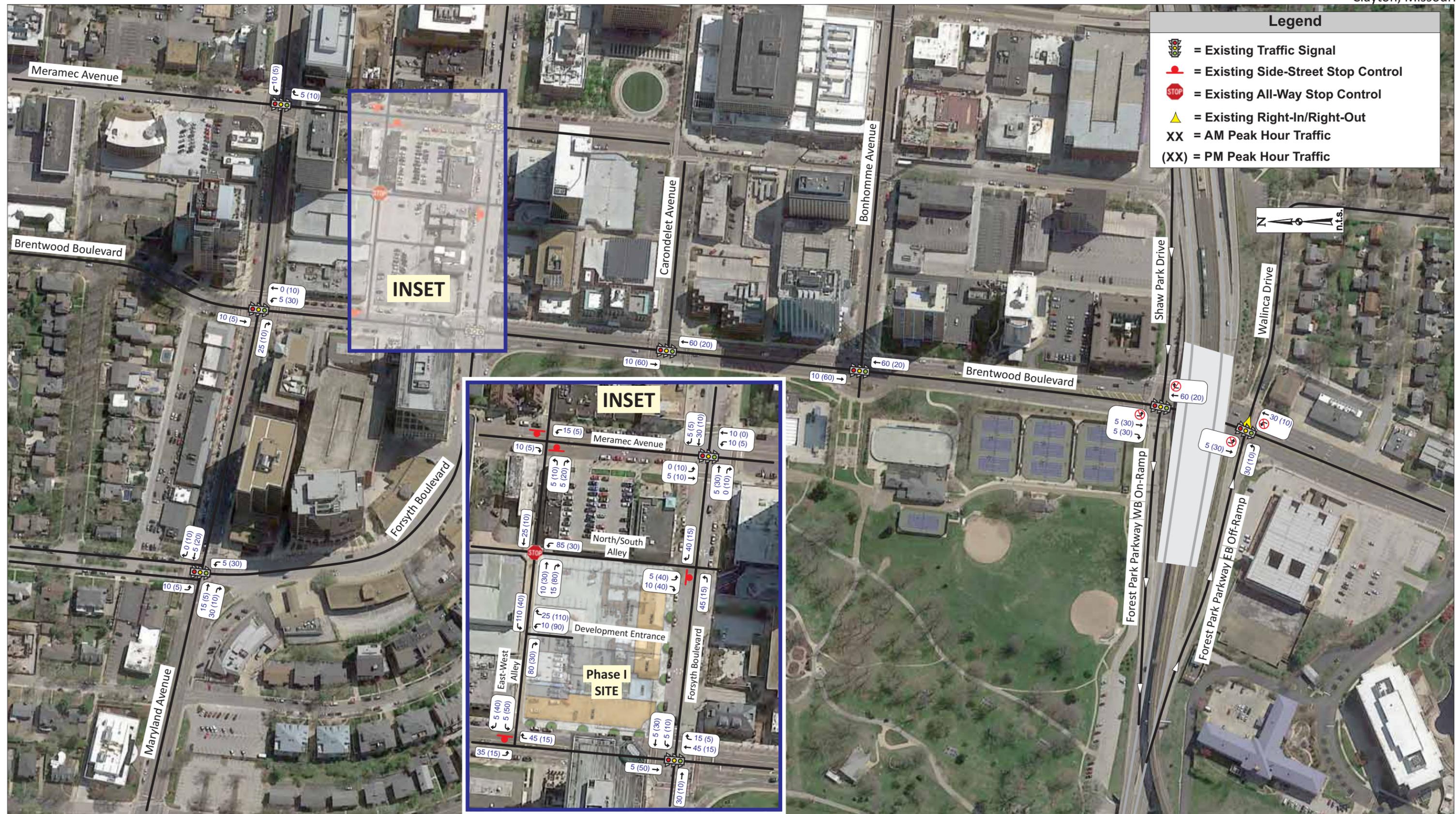


Exhibit 3: Site-Generated Trips - Phase 1

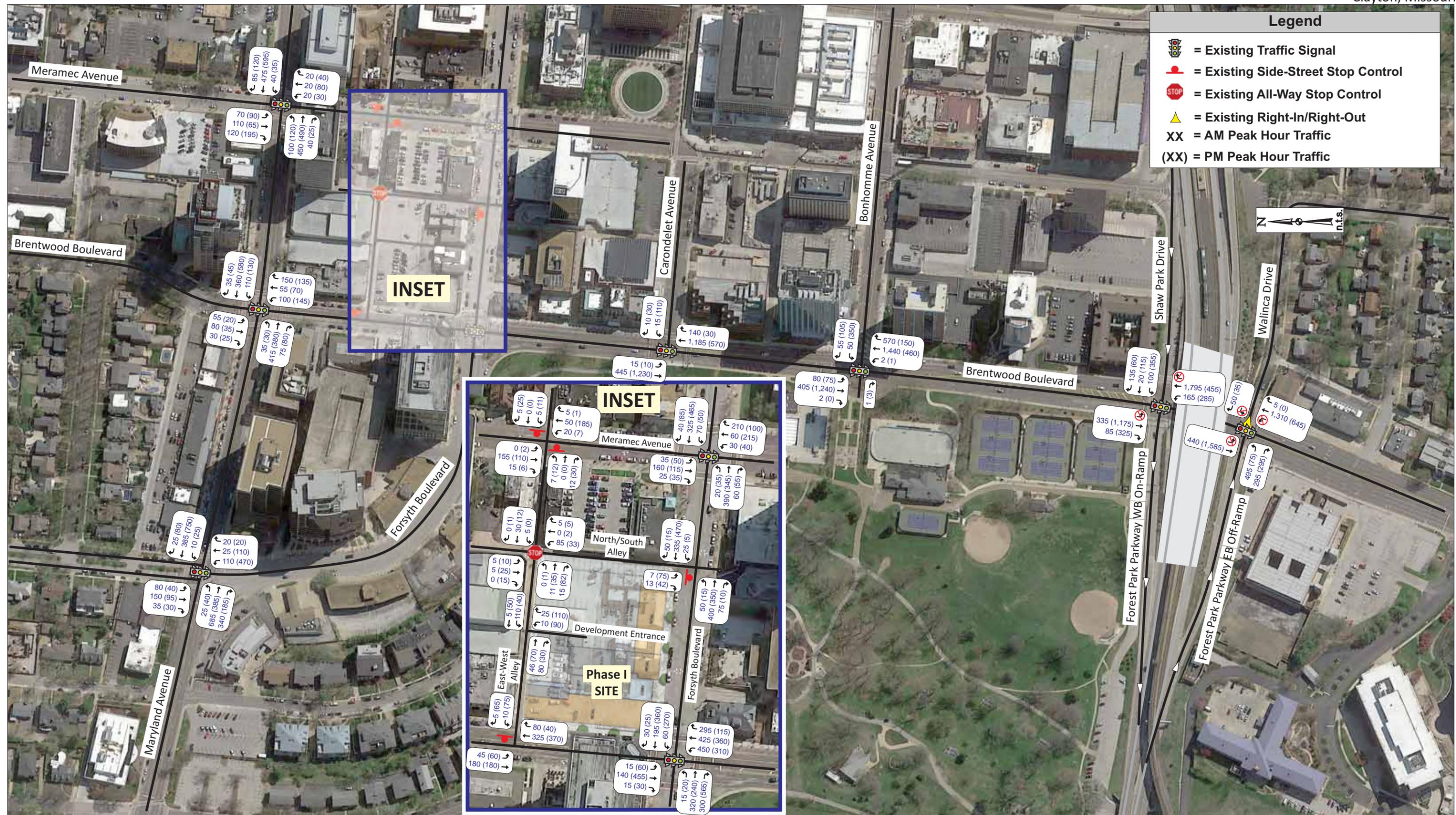


Exhibit 4: Build Traffic Volumes - Phase 1 U.S. Capital Office Development

Sight Distance Limitations per Site Plan – Phase 1

The proposed building design may limit the sight distance and/or turning radii at several locations. The blue clouds in Figure 2 illustrate these areas of concern.

- The proposed “garage ramps” may have limited sight distance due to utility placement and possibly turning concerns at the east-west alleyway. The height of the utilities is not shown on the plans provided.
 - Turning templates and sight distance triangles should be shown on supplemental drawings provided by the developer or their design consultant to verify that vehicles can maneuver safely and efficiently through the intersections with adequate visibility.
- It appears that the proposed building line along Brentwood Boulevard from the east-west alleyway could also create a sight distance issue with pedestrians, similar to the existing constraint at Forsyth Boulevard and the north-south alleyway.

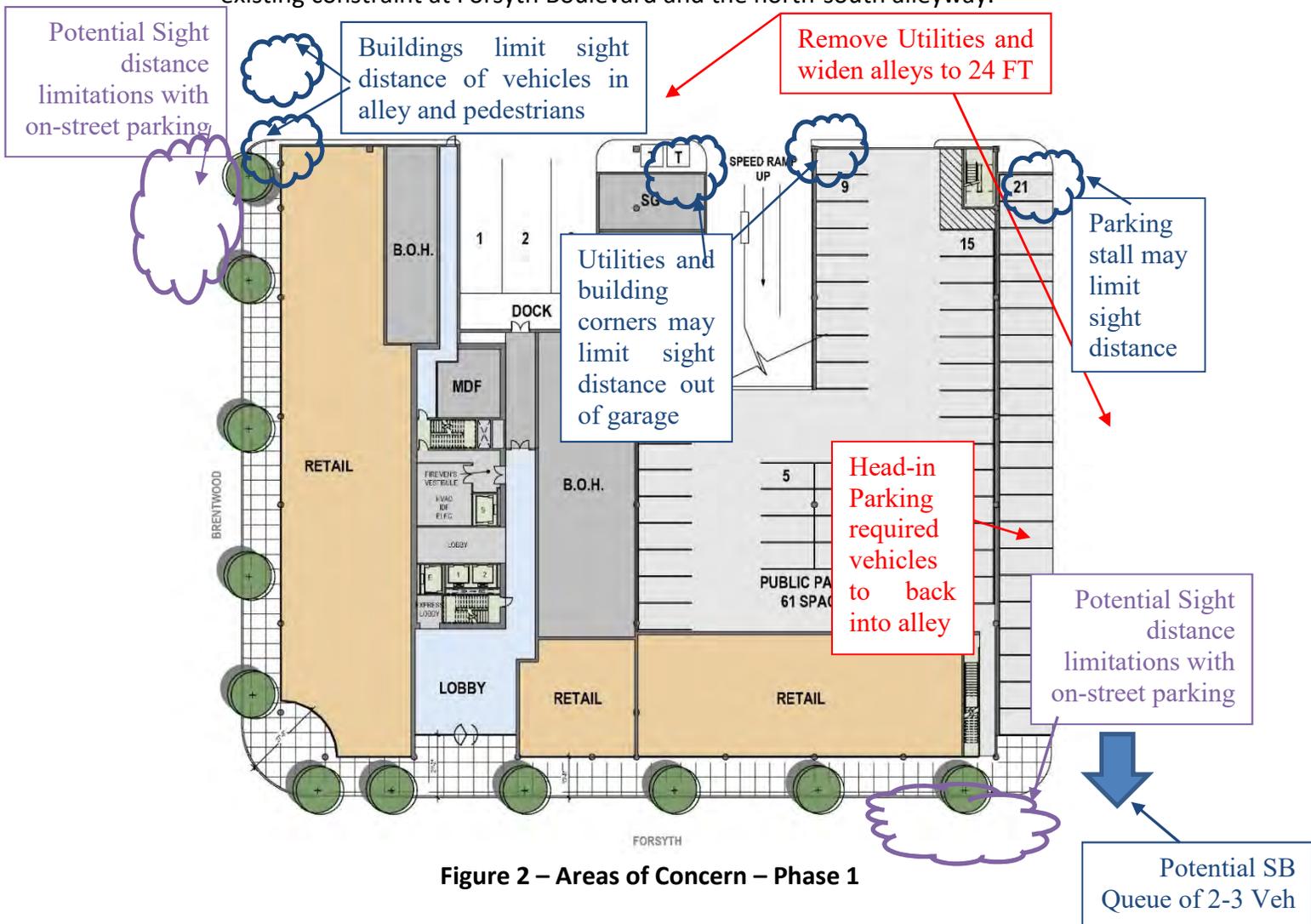


Figure 2 – Areas of Concern – Phase 1



- CBB recommends that, as the development plan progresses, the developer consider modifications to improve the sight lines between the pedestrians along Brentwood Boulevard and vehicles in the east-west alleyway to minimize conflicts. The first floor of the building could be modified to improve sight distance for a “window of visibility” to be provided.
 - One local example of a “Window of Visibility” is show in Photograph 8, which is located on the opposite end of the East-West Alleyway at the intersection with Meramec Avenue.



Photograph 8 – Example "Visibility Window" for Vehicles and Pedestrians

- The northeast corner of the proposed site may need to eliminate one or more parking stalls to accommodate sight distance at the All-Way Stop intersection of the north-south alleyway and the east-west alleyway.
 - Turning templates and sight distance triangles should be provided by the developer or their design consultant to verify that vehicles can maneuver safely and efficiently through the intersection with adequate visibility. An appropriately sized truck template should be utilized to consider a trash collection or delivery truck.
- The existing building along Forsyth Boulevard near the north-south alleyway limits the sight distance between vehicles at the stop bar and pedestrians. Since traffic along the alleyway will increase with the proposed development, sight distance improvements should be considered.



Sight Distance Limitations at Public Streets – Phase 1

Both Brentwood Boulevard and Forsyth Boulevard allow on-street parking on both sides of the roadway near the intersection with the alleyways. When vehicles are parked on the street, they are within the sight triangles of vehicles exiting from the alleyways. This existing sight distance limitation is a safety concern, and any increase in traffic along the alleyways from the proposed development would only exacerbate this safety concern. The purple clouds in Figure 2 illustrate the areas of concern.

In order to minimize the sight distance concern, CBB recommends curb extensions (bulb-outs) be provided on both sides of Brentwood Boulevard at the east-west alleyway and along both sides of Forsyth Boulevard at the north-south alleyway. These curb extensions would improve sight distance for vehicles exiting the alleyways on the public streets.

General Site Plan Review – Phase 1

Turning templates should be shown on the site plan by the developer or their design consultant to verify that delivery trucks can reasonably access the proposed loading docks and the public road system. Similarly, the developer or their design consultant should verify with turning templates that a trash collection vehicle can properly maneuver in the proposed loading area to service the compactors or bins.

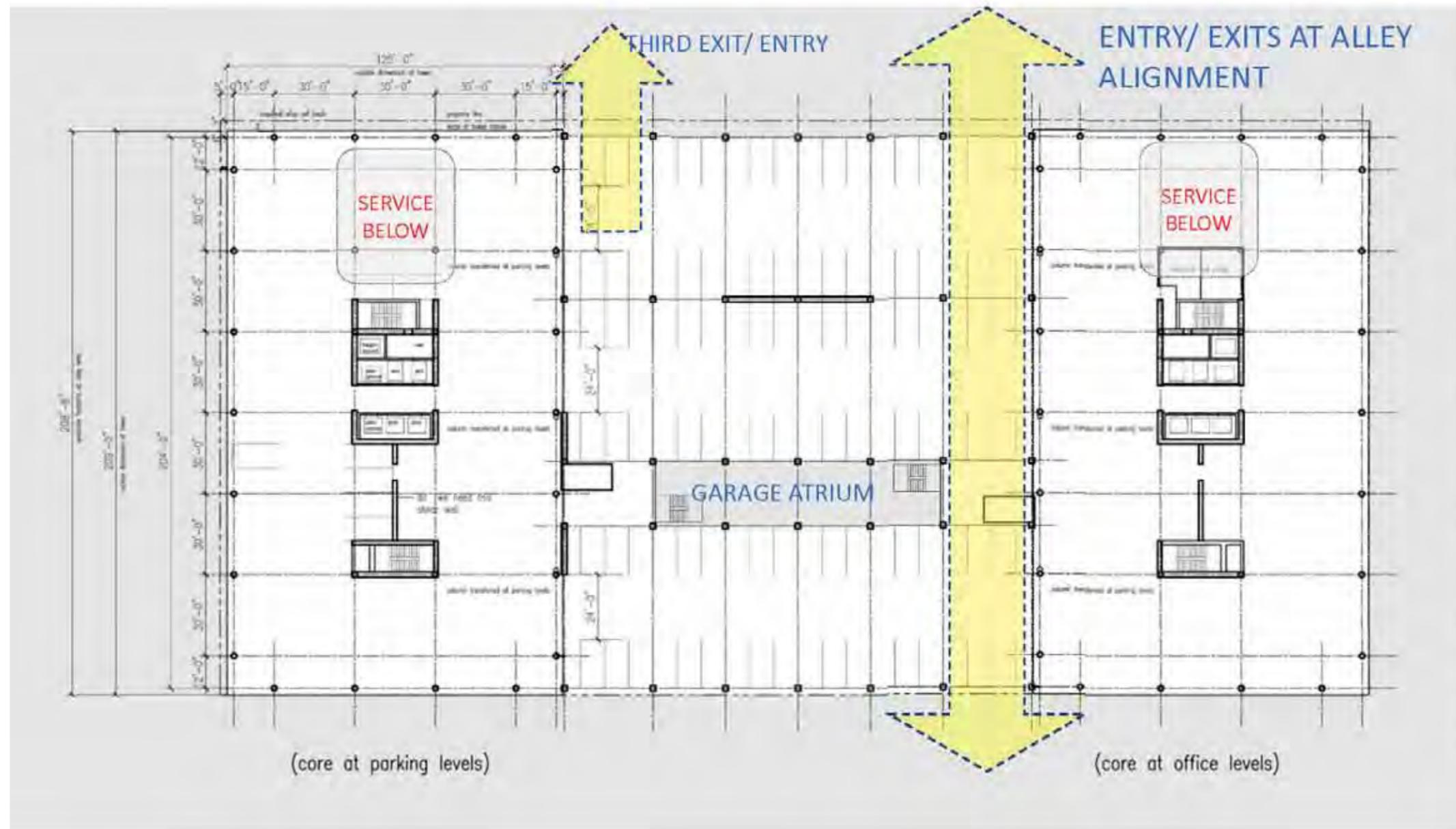
Proposed Development – Phase 2

Phase 2 of the proposed development consists of approximately 10,000 GSF of retail space on the ground floor, 251,500 SF of office space above and combined garage totaling 1,343 parking spaces. Access would be provided with one entrance to the garage via Forsyth Boulevard in the location of the north-south alleyway and two garage access points via the east-west alleyway as well as access to loading docks via the east-west alleyway. **Exhibit 5** illustrates the preliminary site plan provided by others for Phase 2.

Trip Generation – Phase 2

Traffic forecasts were estimated for Phase 2 during both the AM and PM peak hours using the same ITE Trip Generation Manual assumptions as summarized in Phase 1. As can be seen in **Table 4**, Phase 2 of the development is expected to generate 310 new vehicular trips during the AM peak hour and 355 new vehicular trips during the PM peak hour.

FLOOR PLAN: CONTROL GEOMETRY



- MAINTAINS NORTH ALLEY ALIGNMENT
- SERVICE DOCKS AT EAST AND WEST ENDS
- MAINTAINS 4' ALLEY WIDENING
- MAINTAINS CLAYTON STREETScape SIDEWALK MINIMUMS
- RECLAIMED RETAIL AT NORTHERN CORNERS
- SIMPLE, REPETATIVE GRID
- REQUIRES SMALL (18") COLUMN TRANSFERS AT DRIVE AISLES
- REQUIRES LARGER TRANSFERS AT LOADING
- 26,125 GSF @ OFFICE LEVELS

FORSYTH POINT CEDERGREEN / CHRISTNER

MEETING 11.4.19



Table 4: Trip Generation for Proposed US Capital Office Development – Phase 2

<i>Land Use</i>	<i>Size</i>	<i>Daily Traffic</i>	<i>AM Peak Hour</i>			<i>PM Peak Hour</i>		
			<i>In</i>	<i>Out</i>	<i>Total</i>	<i>In</i>	<i>Out</i>	<i>Total</i>
<i>Trip Generation Based on ITE Data</i>								
ITE Code 710: General Office	251,500 GSF	2,450	250	40	290	45	245	290
ITE Code 820: Shopping Center	10,000 GSF	1,520	25	15	40	65	65	130
<i>Subtotal</i>		<i>3,970</i>	<i>275</i>	<i>55</i>	<i>330</i>	<i>110</i>	<i>310</i>	<i>420</i>
<i>Common/Transit/Pedestrian</i>		<i>(760)</i>	<i>(10)</i>	<i>(10)</i>	<i>(20)</i>	<i>(30)</i>	<i>(35)</i>	<i>(65)</i>
<i>Net Vehicular Trips</i>		<i>3,210</i>	<i>265</i>	<i>45</i>	<i>310</i>	<i>80</i>	<i>275</i>	<i>355</i>

The traffic generated by the proposed Phase 2 development was assigned to the adjoining roadway system based on the anticipated directional distribution identified for the Phase 1 traffic. All Phase 2 trips were assigned to the proposed garage driveways. **Exhibit 6** illustrates the site-generated traffic assignment for Phase 2 to the study intersections.

Build Traffic Volumes – Phase 2

The site-generated traffic from Phase 2 of the proposed development (Exhibit 6) was aggregated with the Build Traffic Volumes with Phase 1 (Exhibit 4) to reflect the total forecasted Build Traffic volumes with the full build out of the development. **Exhibit 7** reflects the Build Traffic Volumes with Phase 1 and Phase 2 of the proposed development.

Build Operating Conditions

Each of the study intersections was re-evaluated using the methodologies described above. The results of the SYNCHRO evaluations are summarized for the full Build Conditions in **Table 5**. The full Build traffic conditions were evaluated and compared to the base conditions to determine cumulative impacts. It should be noted that the Maryland Avenue bike lane was assumed to be in place as part of the Full Build condition. As can be seen, the study intersections are expected to operate at LOS similar to the base conditions with some increases in delay.

The eastbound approach of Forest Park Parkway Off-Ramp/Walinca Drive and Brentwood Boulevard still operates at LOS F overall during the AM peak hour, the westbound approach of Forest Park Parkway On-Ramp/Shaw Park Drive and Brentwood Boulevard still operates at LOS F during the PM peak hour, the westbound approach of Bonhomme Avenue and Brentwood Boulevard still operates at LOS E during the AM peak hour, and the long queues along Maryland Avenue would get longer with the added traffic from the proposed development.

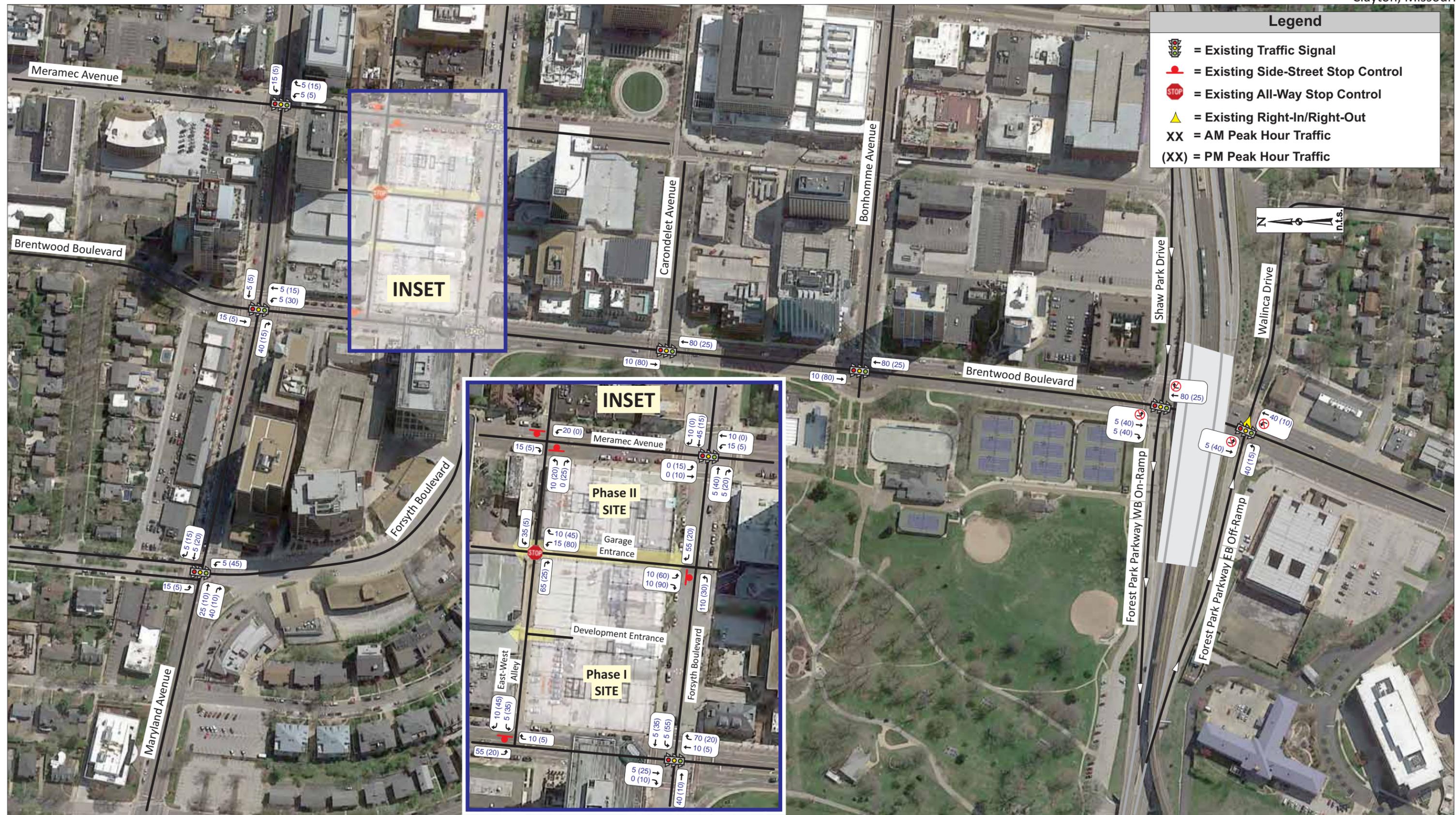


Exhibit 6: Site-Generated Trips - Phase 2 Only



Table 5: Traffic Operating Conditions – Build Traffic Volumes Phase 1 & 2

Intersection/Approach	AM Peak Hour		PM Peak Hour	
	Phase 1	Phase 1 & 2	Phase 1	Phase 1 & 2
Maryland Avenue and Forsyth Boulevard – Signalized				
Eastbound Maryland Avenue	A (7.1) 625' TH	A (7.9) 665' TH	A (9.1) 345' TH	A (9.6) 360' TH
Westbound Maryland Avenue	A (5.5) 140' TH	A (5.6) 140' TH	C (33.9) 950' TH	C (38.1) 995' TH
Northbound Forsyth Boulevard	D (47.7) 60' LT	D (47.7) 60' LT	D (52.5) 250' LT	D (52.5) 250' LT
Southbound Forsyth Boulevard	D (52.5) 155' TH	D (52.9) 165' TH	D (49.0) 135' TH	D (49.3) 135' TH
Overall Intersection	B (16.4)	B (16.9)	C (33.2)	C (34.6)
Maryland Avenue and Brentwood Boulevard – Signalized				
Eastbound Maryland Avenue	B (10.3) 230' TH	B (13.5) 230' TH	B (16.5) 270' TH	B (17.8) 290' TH
Westbound Maryland Avenue	B (16.4) 405' TH	B (18.0) 415' TH	B (10.0) m250' TH	B (10.4) m255' TH
Northbound Brentwood Boulevard	B (12.1) 80' RT	B (12.1) 80' RT	B (17.1) 55' LT	C (23.8) 90' LT
Southbound Brentwood Boulevard	D (52.4) 130' TH	D (53.0) 150' TH	D (41.8) 75' TH	D (43.1) 80' TH
Overall Intersection	B (17.2)	B (19.2)	B (14.9)	B (17.1)
Maryland Avenue and Meramec Avenue – Signalized				
Eastbound Maryland Avenue	C (26.3) 475' TH	C (26.3) 475' TH	C (20.6) 335' TH	C (20.6) 335' TH
Westbound Maryland Avenue	C (23.1) 580' TH	C (23.1) 580' TH	D (41.5) 895' TH	D (41.5) 895' TH
Northbound Meramec Avenue	C (26.4) 50' TH	C (28.2) 50' TH	D (40.3) 105' TH	D (41.4) 165' TH
Southbound Meramec Avenue	C (25.1) 140' TH	C (25.2) 140' TH	C (23.2) 110' LT	C (23.4) 110' LT
Overall Intersection	C (24.8)	C (24.9)	C (31.0)	C (31.0)
East-West Alleyway and Brentwood Boulevard – Side-Street Stop				
Westbound East-West Alleyway	B (11.2)	B (11.2)	B (12.9)	B (14.9)
East-West Alleyway and North-South Alleyway – All-Way Stop				
Eastbound East-West Alleyway	A (6.9)	A (6.9)	A (7.3)	A (7.5)
Westbound East-West Alleyway	A (7.4)	A (7.6)	A (7.3)	A (7.5)
Northbound North-South Alleyway	A (7.8)	A (7.3)	A (7.6)	A (7.8)
Southbound North-South Alleyway	A (7.4)	A (7.4)	A (7.4)	A (7.4)
Overall Intersection	A (7.4)	A (7.4)	A (7.4)	A (7.6)
Proposed Garage Access/Parking Garage and North-South Alleyway – Side-Street Stop				
Eastbound East-West Alleyway	A (<1.0)	A (<1.0)	A (<1.0)	A (<1.0)
Westbound East-West Alleyway	A (5.8)	A (6.0)	A (3.5)	A (3.5)
Northbound Parking Garage	A (9.6)	A (9.7)	B (10.7)	B (10.6)

X (XX.X) - Level of Service (Vehicular delay in seconds per vehicle)

XXX' AA = 95th percentile queue and the critical movement of the approach

XXX' AA = 95th Percentile queue extends beyond alleyway and the critical movement of the approach



Table 5: Traffic Operating Conditions – Build Traffic Volumes Phase 1&2 (Continued)

Intersection/Approach	AM Peak Hour		PM Peak Hour	
	Phase 1	Phase 1 & 2	Phase 1	Phase 1 & 2
<i>Forsyth Boulevard and Brentwood Boulevard – Signalized</i>				
Eastbound Forsyth Boulevard	B (15.6) 135' TH	B (16.1) 145' TH	B (14.9) 330' RT	B (16.1) 330' RT
Westbound Forsyth Boulevard	C (29.1) 155' TH	C (28.1) 155' TH	C (34.5) 340' TH	D (39.4) 390' TH
Northbound Brentwood Boulevard	C (29.8) 525' LT	C (29.8) 525' LT	C (33.6) 335' LT	C (35.2) 355' LT
Southbound Brentwood Boulevard	D (44.6) 85' TH	D (41.2) 85' TH	D (47.9) 275' TH	D (50.7) 310' TH
Overall Intersection	C (26.8)	C (26.8)	C (31.1)	C (33.9)
<i>Forsyth Boulevard and North-South Alleyway/Garage Ramp – Side-Street Stop</i>				
Southbound North-South Alleyway	B (11.0)	B (13.8)	C (14.9)	C (21.0)
<i>Forsyth Boulevard and Meramec Avenue – Signalized</i>				
Eastbound Forsyth Boulevard	A (6.1) 65' TH	A (6.1) 65' TH	B (10.1) 95' TH	B (11.2) 95' TH
Westbound Forsyth Boulevard	A (7.8) 55' TH	A (8.2) 55' TH	B (17.8) 145' TH	B (18.3) 145' TH
Northbound Meramec Avenue	B (10.3) 40' TH	B (11.0) 40' TH	B (12.1) 115' TH	B (12.1) 115' TH
Southbound Meramec Avenue	B (12.4) 120' TH	B (12.3) 120' TH	B (14.9) 85' TH	B (15.3) 85' TH
Overall Intersection	A (8.2)	A (8.5)	B (14.1)	B (14.3)
<i>Carondelet Avenue and Brentwood Boulevard – Signalized</i>				
Westbound Carondelet Avenue	D (43.8)	D (43.8)	D (51.0)	D (51.0)
Northbound Brentwood Boulevard	A (1.1)	A (1.1)	A (3.3)	A (3.3)
Southbound Brentwood Boulevard	A (<1.0)	A (<1.0)	A (7.3)	A (7.8)
Overall Intersection	A (1.6)	A (1.6)	A (9.2)	A (9.3)
<i>Bonhomme Avenue and Brentwood Boulevard – Signalized</i>				
Eastbound Bonhomme Avenue	A (<1.0)	A (<1.0)	A (<1.0)	A (<1.0)
Westbound Bonhomme Avenue	E (65.6)	E (65.6)	D (39.6)	D (39.6)
Northbound Brentwood Boulevard	A (9.4)	A (9.9)	A (9.4)	A (9.6)
Southbound Brentwood Boulevard	B (14.1)	B (14.1)	B (15.2)	B (15.8)
Overall Intersection	B (12.6)	B (12.8)	B (18.4)	B (18.5)
<i>Westbound Forest Park Parkway On-Ramp/Shaw Park Drive and Brentwood Boulevard – Signalized</i>				
Westbound Shaw Park Drive	D (38.7)	D (38.7)	F (108.7)	F (108.8)
Northbound Brentwood Boulevard	B (12.9)	B (13.4)	C (23.4)	C (23.4)
Southbound Brentwood Boulevard	A (6.8)	A (6.8)	B (16.8)	B (17.7)
Overall Intersection	B (14.4)	B (15.1)	D (36.1)	D (36.1)
<i>Eastbound Forest Park Parkway Off-Ramp/Walinca Drive and Brentwood Boulevard – Signalized</i>				
Eastbound Forest Park Parkway Off-Ramp	F (>200)	F (>200)	C (24.7)	C (25.7)
Westbound Walinca Drive	A (4.3)	A (4.3)	A (<1.0)	A (<1.0)
Northbound Brentwood Boulevard	A (3.5)	A (3.5)	A (3.5)	A (3.6)
Southbound Brentwood Boulevard	A (10.0)	B (14.7)	B (14.5)	B (14.6)
Overall Intersection	F (124.9)	F (127.9)	B (13.1)	B (13.3)

X (XX.X) - Level of Service (Vehicular delay in seconds per vehicle)

XXX' AA = 95th percentile queue and the critical movement of the approach

XXX' AA = 95th Percentile queue extends beyond alleyway and the critical movement of the approach



Closer to the proposed development, the operating conditions at Brentwood Boulevard and Forsyth Boulevard would continue to degrade. The combination of Phase 1 and Phase 2 trips from the proposed office development are expected to increase the westbound left-turn volume from Forsyth Boulevard to Brentwood Boulevard to levels that effectively make one of the westbound lanes along Forsyth Boulevard at Brentwood Boulevard a left-turn lane. The additional traffic would also increase the westbound queue lengths such that they would frequently block the alleyway/garage exit extending to Meramec during the PM peak hour. Providing a separate westbound left-turn lane and separating the left-turn vehicles from the through vehicles would improve operations at the intersection and significantly shorten the westbound queues so that vehicles are not frequently blocking the vehicles attempting to exit the alleyway/garage.

The forecasted number of westbound left-turns at the garage entrance for Phase 1 & 2 would exceed typical warrants for the installation of a separate westbound left-turn lane on Forsyth Boulevard at the garage entrance.

In order to minimize the impacts of the proposed development at the intersection of Forsyth Boulevard and Brentwood Boulevard, a separate westbound left-turn lane should be considered along Forsyth Boulevard at Brentwood Boulevard. The intersection operations assuming the construction of a westbound left-turn lane is summarized in **Table 6**. With the addition of a westbound left-turn lane, the westbound queues would be reduced, which would not be expected to block the garage entrance.

Table 6: Traffic Operating Conditions – Build Traffic Conditions with Added WB Left-Turn Lane

Intersection/Approach	AM Peak Hour			PM Peak Hour		
	Base Traffic	Build Phase 1 Improved	Build Phase 1 & 2 Improved	Base Traffic	Build Phase 1 Improved	Build Phase 1 & 2 Improved
<i>Forsyth Boulevard and Brentwood Boulevard – Signalized</i>						
Eastbound Forsyth	B (15.3) 125' TH	B (15.8) 125' TH	B (15.8) 145' TH	B (14.0) 315' RT	C (29.2) 390' RT	C (29.4) 400' RT
Westbound Forsyth	C (29.3) 135' TH	C (23.6) 100' TH	C (23.9) 100' TH	C (33.3) 315' TH	C (23.0) 215' TH	C (24.9) 260' TH
Northbound Brentwood	C (28.9) 525' LT	C (24.4) 345' LT	C (24.4) 345' LT	C (31.4) 300' LT	D (35.3) 310' LT	D (40.6) 340' LT
Southbound Brentwood	D (45.5) 80' TH	C (29.0) 90' TH	C (29.0) 90' TH	D (44.4) 245' TH	D (38.1) 260' TH	D (47.8) 310' TH
Overall Intersection	C (26.4)	C (22.0)	C (22.2)	C (28.9)	C (31.2)	C (34.9)



Areas of Concern – Phase 2

A detailed site plan was not specifically provided by the applicant for the traffic study, but there are some potential concerns related to sight distance based the conceptual plan provided. **Figure 3** graphically identifies the areas of concerns for Phase 2.

Alleyway Width and Utility Conflicts – Phase 2

As noted in the existing conditions, the east-west alleyway between Meramec and the north-south alleyway is currently narrow with obstructions that limit their effective widths. It is our understanding that the City of Clayton will require the developer to widen both alleys to 24 feet (building face to building face) along the frontage of the proposed development and to remove the utility poles.

Phase 2 of the development eliminates the north-south alleyway as well as the head-in parking along the north-south alleyway as proposed in Phase 1 and introduces a new garage access ramp.

Sight Distance Limitations per Site Plan – Phase 2

The garage access points and the proposed building may limit the sight distance and/or turning radii at several locations, see the blue clouds in **Figure 3** which illustrate these areas of concern.

- Turning templates and sight distance triangles should be shown on supplemental drawings provided by the developer or their design consultant to verify that vehicles can maneuver safely and efficiently through the intersection with adequate visibility.
- CBB recommends that, as the development plan progresses, the developer verify the sight lines between the pedestrians along Meramec and vehicles in the east-west alleyway as well as pedestrians along Forsyth and vehicle exiting the garage ramp to minimize conflicts.

Sight Distance Limitations at Public Streets – Phase 2

- Brentwood Boulevard, Forsyth Boulevard and Meramec Avenue allow on-street parking on both sides of the roadway near the intersections with the alleyways. Similar to comments for Phase 1, CBB recommends curb bulb extensions to improve sight distance for vehicles exiting the alleyways/garage ramps for vehicular and pedestrian safety.

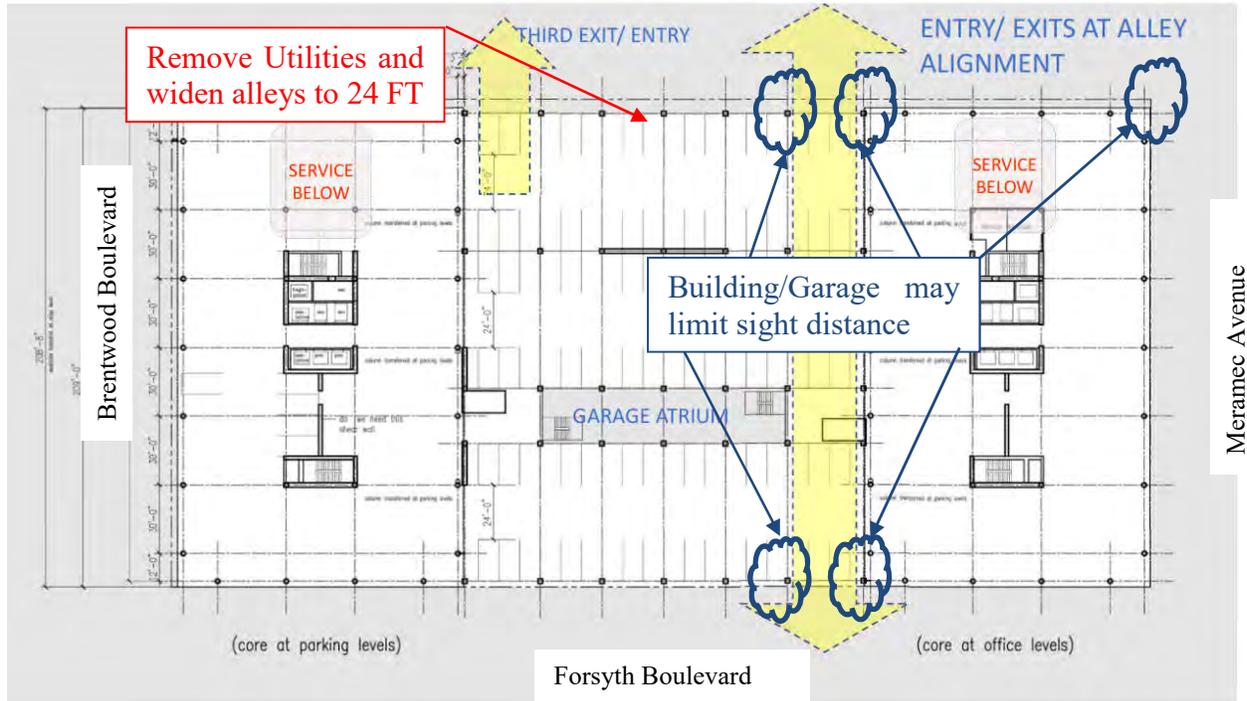


Figure 3 – Areas of Concern – Phase 2

General Site Plan Review – Phase 2

- Turning templates should be shown on the site plan by the developer or their design consultant to verify that delivery trucks can reasonably access the proposed loading docks and the public road system. Similarly, the developer or their design consultant should verify with turning templates that a trash collection vehicle can properly maneuver in the loading area to service the compactors or bins.



20-Year Conditions

Before considering the potential design year impacts of the proposed redevelopment, it was necessary to establish a baseline forecast to reflect the future 20-year traffic conditions without the proposed development. To that end, a 20-Year No-Build scenario was developed to evaluate conditions and provide a basis of comparison between the 20-Year No-Build and Build conditions.

Planned Developments in the Study Area

It is our understanding that developments in Clayton have been approved that would impact the corridors which serve the proposed 8000 Block of Forsyth Boulevard development. Specifically, the Centene Campus development would impact the study area, along Maryland Avenue and Forsyth Boulevard. As a result, the site-generated trips from the Centene Campus study, completed by CBB dated July 26, 2016, were included in the 20-Year No-Build Traffic Volumes.

20-Year No-Build Traffic Volumes

The site-generated trips for the nearby approved development in the Clayton CBD were aggregated with the Base Traffic Volumes (Exhibit 2), resulting in **Exhibit 8** 20-Year No-Build Traffic Volumes.

20-Year Build Traffic Volumes

The proposed development Phase 1 site-generated trips (Exhibit 3) were aggregated with the 20-Year No-Build Traffic Volumes (Exhibit 8). **Exhibit 9** reflects the 20-Year Build Traffic Volumes for Phase 1. The proposed development Phase 2 site-generated trips (Exhibit 6) were aggregated with the 20-Year Build Phase 1 Traffic Volumes (Exhibit 9). **Exhibit 10** reflects the 20-Year Build Traffic Volumes for Phase 1 and Phase 2.

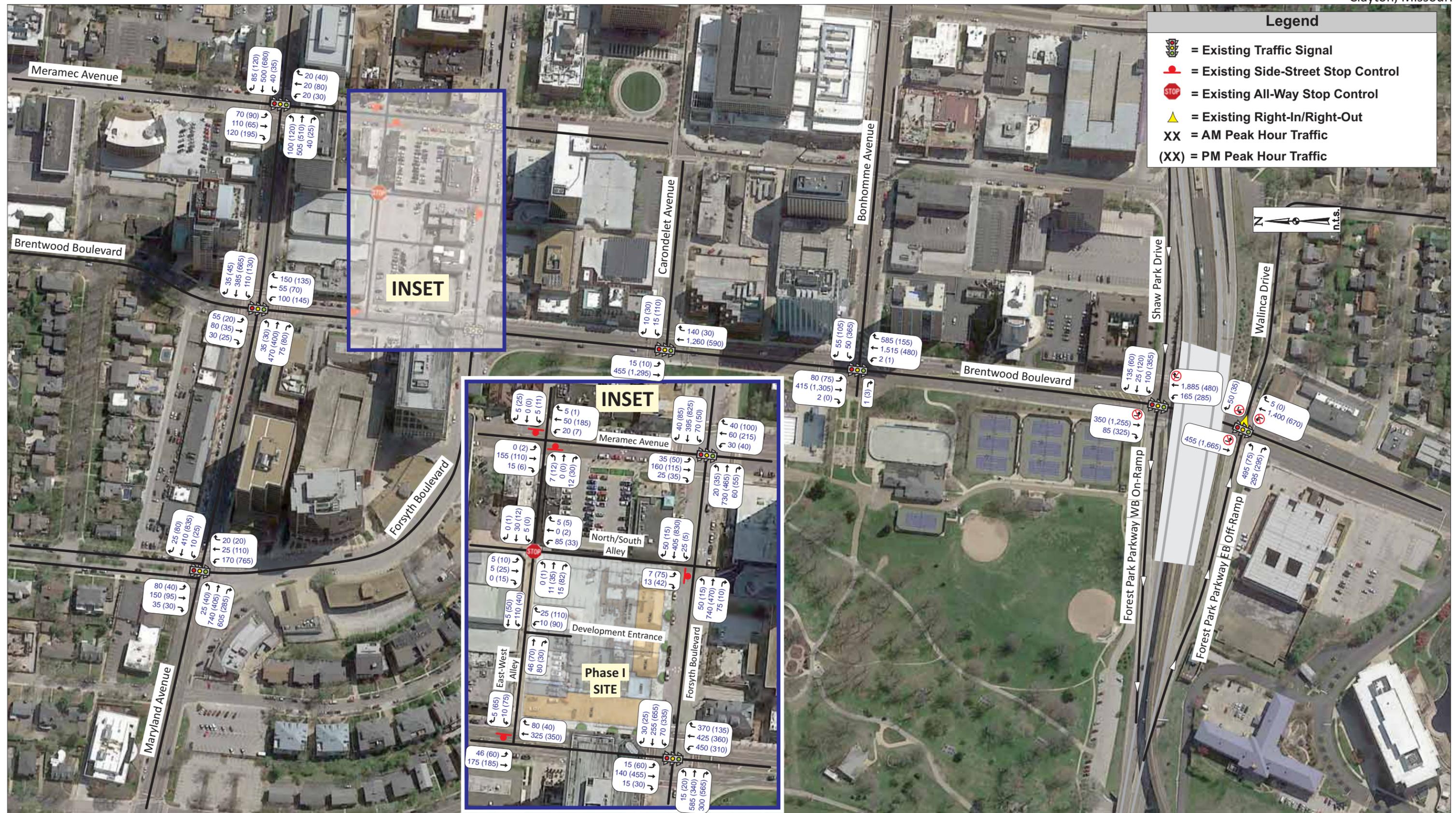


Exhibit 9: 20-Year Build Traffic Volumes - Phase 1 Only

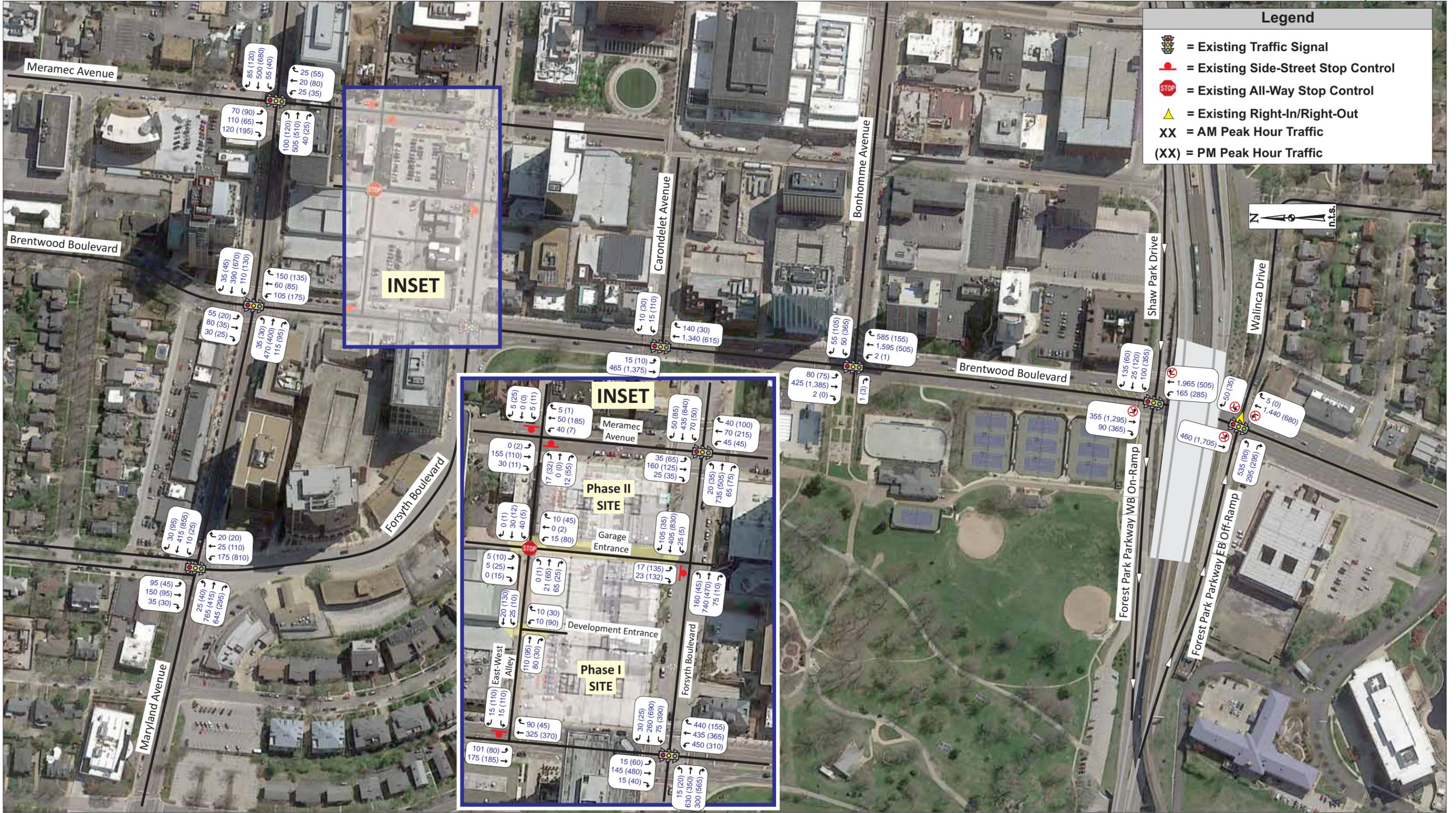


Exhibit 10: 20-Year Build Traffic Volumes - Phase 1 & 2 of U.S. Capital Office Development



20-Year No-Build and Build Traffic Conditions

The 20-Year No-Build and Build Traffic Volumes were reanalyzed using the same methodologies applied to the Base and Build Traffic Volumes. The forecasted levels of service and average delays at each study intersection for the 20-Year No-Build and 20-Year Build Conditions are summarized in **Table 7**. Again, the Maryland Avenue bike lane modifications are included in both the 20-Year No-Build and 20-Year Build conditions.

As can be seen, many of the study intersections are still expected to operate at desirable levels of service overall, even with the additional trips from nearby approved developments. Again, the eastbound approach of Forest Park Parkway Off-Ramp/Walinca Drive and Brentwood Boulevard still operates at LOS F during the AM peak hour, the westbound approach at Forest Park Parkway On-Ramp/Shaw Park Drive and Brentwood Boulevard still operates at LOS F during the PM peak hour, and the westbound approach of Bonhomme Avenue and Brentwood Boulevard still operates at LOS E during the AM peak hour.

As the approved development (by others) occurs over the next 20 years, the northbound and westbound approaches at the Forsyth Boulevard at Maryland Avenue intersection are expected to degrade during the PM peak hour. This is due in part to the heavy northbound left-turn and westbound through movements, the proposed lane reduction on Maryland Avenue, and the need to serve pedestrians crossing at the signal.

The Maryland Avenue and Forsyth Boulevard intersection has a volume to capacity ratio (v/c) ranging from 0.90 and 0.94 for the westbound through and the northbound left-turn movements, respectively, in the 20-Year No-Build Condition and v/c ratios ranging from 0.93 to 0.98, respectively, in the 20-Year Build Condition. The v/c ratios of these competing movements indicate that the intersection will be nearing its capacity in the 20-Year Build condition.

Similarly, the intersection of Forsyth Boulevard at Brentwood Boulevard has v/c ratios of 0.97 for both the northbound left-turn and the westbound through movements in the 20-Year No-Build condition, indicating that the intersection will also already be very near the available capacity in the No-Build condition.

Without improvements, the northbound left-turn v/c ratio at the intersection of Forsyth Boulevard at Brentwood Boulevard increases to 1.01 during the 20-Year Build Phase 1 condition and 1.06 during the 20-Year Build Phase 1 & 2 Condition. The westbound movement v/c ratio at the intersection of Forsyth Boulevard at Brentwood Boulevard increases to 1.02 during the 20-Year Phase 1 and 1.13 in the 20-Year Phase 1 & 2 Condition. These v/c ratios indicate that the intersection will be beyond its functional capacity.



Table 7: Traffic Operating Conditions – 20-Year No-Build and 20-Year Build Traffic Volumes

Intersection/Approach	AM Peak Hour			PM Peak Hour		
	20-Year No-Build	20-Year Build – Phase 1	20-Year Build – Phase 1 & 2	20-Year No-Build	20-Year Build – Phase 1	20-Year Build – Phase 1 & 2
Maryland Avenue and Forsyth Boulevard – Signalized						
Eastbound Maryland Avenue	A (9.1) 755' TH	A (9.1) 815' TH	A (9.4) 815' TH	B (11.7) 320' TH	B (12.0) 325' TH	B (12.0) 335' TH
Westbound Maryland Avenue	A (5.8) 135' TH	A (5.9) 140'	A (6.0) 140'	D (44.3) 935' TH	D (48.9) 985' TH	E (61.1) 1,025' TH V/C=0.97
Northbound Forsyth Boulevard	D (47.2) 90' LT	D (46.2) 95' LT	D (45.3) 95' LT	D (53.8) 325' LT	D (52.5) 320' LT	E (59.8) 320' LT V/C=1.03
Southbound Forsyth Boulevard	D (52.1) 150' TH	D (52.5) 155' TH	D (52.9) 155' TH	D (48.7) 100' TH	D (48.7) 100' TH	D (48.7) 130' TH
Overall Intersection	B (17.0)	B (17.0)	B (17.3)	D (38.9)	D (40.4)	D (47.0)
Maryland Avenue and Brentwood Boulevard – Signalized						
Eastbound Maryland Avenue	A (9.6) 200' TH	B (10.9) 85' TH	B (12.6) 100' TH	B (18.2) 315' TH	B (19.6) 330' TH	C (21.1) 350' TH
Westbound Maryland Avenue	B (16.9) 440' TH	B (17.7) 440' TH	B (17.7) 440' TH	B (11.0) m255' TH	B (11.4) m255' TH	B (12.0) m260' TH
Northbound Brentwood Boulevard	B (11.8) 80' RT	B (11.8) 80' LT	B (14.4) 80' LT	B (12.2) 40' LT	B (16.3) 55' LT	C (23.2) 55' LT
Southbound Brentwood Boulevard	D (52.3) 125' TH	D (52.5) 135' TH	D (52.5) 135' TH	D (40.0) 65' TH	D (41.1) 75' TH	D (41.2) 75' TH
Overall Intersection	B (16.8)	B (17.7)	B (18.6)	B (14.6)	B (16.0)	B (18.3)
Maryland Avenue and Meramec Avenue – Signalized						
Eastbound Maryland Avenue	C (28.0) 615' TH	C (29.4) 610' TH	C (29.4) 610' TH	C (26.6) 365' TH	C (26.1) 365' TH	C (26.2) 365' TH
Westbound Maryland Avenue	C (24.6) 655' TH	C (24.6) 655' TH	C (24.6) 655' TH	D (48.4) 965' TH	D (48.0) 965' TH	D (48.0) 965' TH
Northbound Meramec Avenue	C (31.0) 45' TH	C (29.3) 50' TH	C (29.3) 50' TH	D (38.0) 135' TH	D (37.9) 145' TH	D (38.2) 155' TH
Southbound Meramec Avenue	C (25.1) 140' TH	C (25.1) 140' TH	C (25.1) 140' TH	C (23.2) 110' LT	C (23.4) 110' TH	C (23.6) 110' TH
Overall Intersection	C (26.3)	C (26.5)	C (26.5)	D (35.9)	D (35.7)	D (35.8)
East-West Alleyway and Brentwood Boulevard – Side-Street Stop						
Westbound East-West Alleyway	A (10.0)	B (10.7)	B (11.1)	A (9.5)	B (13.5)	C (15.6)
East-West Alleyway and North-South Alleyway/Garage Entrance – All-Way Stop						
Eastbound East-West Alleyway	A (7.0)	A (6.9)	A (7.0)	A (7.0)	A (7.3)	A (7.8)
Westbound East-West Alleyway	A (7.1)	A (7.4)	A (7.6)	A (6.9)	A (7.3)	A (7.6)
Northbound North-South Alleyway	A (6.4)	A (7.7)	A (7.3)	A (6.8)	A (7.6)	A (8.0)
Southbound North-South Alleyway	A (7.1)	A (7.3)	A (7.5)	A (7.1)	A (7.4)	A (7.5)
Overall Intersection	A (7.0)	A (7.5)	A (7.3)	A (7.0)	A (7.4)	A (7.8)
Surface Parking Lot and Brentwood Boulevard – Side-Street Stop						
Westbound Surface Parking Lot	A (<1.0)			A (9.6)		
Parking Garage and East-West Alleyway – Side-Street Stop						
Westbound East-West Alleyway		A (7.3)	A (4.3)		B (10.7)	B (10.8)
Northbound Parking Garage		A (9.5)	A (9.6)		A (3.5)	B (10.8)

X (XX.X) - Level of Service (Vehicular delay in seconds per vehicle)
 XXX' AA = 95th percentile queue and the critical movement of the approach
 XXX' AA = 95th Percentile queue extends beyond alleyway and the critical movement of the approach
 v/c = volume to capacity ratio



Table 5: Traffic Operating Conditions – 20-Year No-Build and 20-Year Build Traffic Volumes (Continued)

Intersection/Approach	AM Peak Hour			PM Peak Hour		
	20-Year No-Build	20-Year Build – Phase 1	20-Year Build – Phase 1 & 2	20-Year No-Build	20-Year Build – Phase 1	20-Year Build – Phase 1 & 2
Forsyth Boulevard and Brentwood Boulevard – Signalized						
Eastbound Forsyth Boulevard	C (20.2) 230' TH	C (20.9) 245' TH	C (21.9) 270' TH	B (15.5) 365' RT	B (17.6) 385' RT	B (18.7) 405' RT
Westbound Forsyth Boulevard	C (27.1) 160' TH	C (29.9) 160' TH	C (30.5) 165' TH	D (54.4) 575' TH v/c= 0.97	E (67.4) 615' TH v/c = 1.02	F (101.8) 710' TH v/c = 1.13
Northbound Brentwood Boulevard	C (25.6) 525' LT	C (29.7) 525' LT	C (30.5) 525' LT	D (39.6) 380' LT v/c=0.97	D (48.1) 410' LT v/c=1.01	D (53.2) 430' LT v/c=1.06
Southbound Brentwood Boulevard	D (45.3) 80' TH	D (43.6) 85' TH	D (43.6) 85' TH	D (48.0) 250' TH	D (52.4) 285' TH	E (58.3) 330' TH
Overall Intersection	C (25.2)	C (27.6)	C (28.4)	D (38.5)	D (46.2)	E (60.3)
Forsyth Boulevard and North-South Alleyway – Side-Street Stop						
Southbound North-South Alleyway	A (9.1)	B (10.6)	B (13.6)	C (15.2)	C (16.0)	C (25.8)
Forsyth Boulevard and Meramec Avenue – Signalized						
Eastbound Forsyth Boulevard	A (8.7) 95' TH	A (8.7) 115' TH	A (8.7) 115' TH	B (12.4) 125' TH	B (12.5) 130' TH	B (12.9) 130' TH
Westbound Forsyth Boulevard	A (9.0) 75' TH	A (9.0) 75' TH	A (9.4) 80' TH	C (23.9) 255' TH	B (24.5) 260' TH	C (25.5) 265' TH
Northbound Meramec Avenue	A (9.7) 30' TH	B (10.3) 40' TH	B (10.9) 40' TH	B (12.1) 115' TH	B (12.1) 115' TH	B (12.2) 115' TH
Southbound Meramec Avenue	B (12.3) 125' TH	B (12.4) 125' TH	B (12.4) 125' TH	B (15.2) 85' TH	B (15.3) 85' TH	B (16.6) 85' TH
Overall Intersection	A (9.4)	A (9.4)	A (9.5)	B (18.1)	B (18.3)	B (18.8)
Carondelet Avenue and Brentwood Boulevard – Signalized						
Westbound Carondelet Avenue	D (43.8)	D (43.8)	D (43.8)	D (51.0)	D (51.0)	D (51.0)
Northbound Brentwood Boulevard	A (1.1)	A (1.1)	A (1.1)	A (3.3)	A (3.3)	A (3.3)
Southbound Brentwood Boulevard	A (<1.0)	A (<1.0)	A (<1.0)	A (6.5)	A (6.9)	A (7.8)
Overall Intersection	A (1.6)	A (1.6)	A (1.6)	A (8.7)	A (9.0)	A (9.3)
Bonhomme Avenue and Brentwood Boulevard – Signalized						
Eastbound Bonhomme Avenue	A (<1.0)	A (<1.0)	A (<1.0)	A (<1.0)	A (<1.0)	A (<1.0)
Westbound Bonhomme Avenue	E (65.6)	E (65.6)	E (65.6)	D (38.3)	D (38.3)	D (38.3)
Northbound Brentwood Boulevard	A (9.0)	A (10.1)	A (11.1)	A (9.6)	A (9.7)	A (9.9)
Southbound Brentwood Boulevard	B (14.3)	B (14.3)	B (14.3)	B (14.1)	B (15.2)	B (16.2)
Overall Intersection	B (12.4)	B (13.0)	B (13.6)	B (17.7)	B (18.1)	B (18.6)
Westbound Forest Park Parkway On-Ramp/Shaw Park Drive and Brentwood Boulevard – Signalized						
Westbound Shaw Park Drive	D (38.7)	D (38.7)	D (38.7)	F (110.0)	F (110.1)	F (110.2)
Northbound Brentwood Boulevard	B (12.5)	B (12.7)	B (13.3)	C (22.9)	C (22.9)	C (22.9)
Southbound Brentwood Boulevard	A (7.1)	A (7.5)	A (7.3)	B (17.2)	B (17.8)	B (18.9)
Overall Intersection	B (14.2)	B (14.3)	B (14.6)	D (36.4)	D (36.4)	D (36.4)
Eastbound Forest Park Parkway Off-Ramp/Walinca Drive and Brentwood Boulevard – Signalized						
Eastbound Forest Park Parkway Off-Ramp	F (>200)	F (>200)	F (>200)	C (24.4)	C (25.8)	C (25.9)
Westbound Walinca Drive	A (4.3)	A (4.3)	A (4.3)	A (<1.0)	A (<1.0)	A (<1.0)
Northbound Brentwood Boulevard	A (3.5)	A (3.6)	A (3.6)	A (3.6)	A (3.6)	A (3.6)
Southbound Brentwood Boulevard	B (10.0)	A (10.0)	A (10.0)	B (14.4)	B (14.5)	B (14.9)
Overall Intersection	F (109.7)	F (117.4)	F (141.0)	B (12.9)	B (13.1)	B (13.5)

X (XX.X) - Level of Service (Vehicular delay in seconds per vehicle)
 XXX' AA = 95th percentile queue and the critical movement of the approach
 XXX' AA = 95th Percentile queue extends beyond alleyway and the critical movement of the approach; v/c = volume to capacity ratio



As previously recommended, a separate westbound left-turn lane should be considered along Forsyth Boulevard at Brentwood Boulevard as well as an additional eastbound left-turn lane on Forsyth Boulevard at the Garage Entrance. The intersection operations assuming the construction of a westbound left-turn on Forsyth Boulevard at Brentwood Boulevard is summarized in **Table 8**. With the addition of a westbound left-turn lane, the v/c ratios would be reduced to less than 0.9 for all movements for the Phase 1 condition, but would increase and approach 1.0 when Phase 2 is constructed.

Table 8: Traffic Operating Conditions – 20-Year Build Traffic Volumes with Improvements

Intersection/Approach	AM Peak Hour		PM Peak Hour	
	20-Year Build Phase 1 Improved	20-Year Build Phase 1 & 2 Improved	20-Year Build Phase 1 Improved	20-Year Build Phase 1 & 2 Improved
Forsyth Boulevard and Brentwood Boulevard – Signalized				
Eastbound Forsyth	C (21.2) 260' TH	C (21.1) 260' TH	C (30.7) 435' RT	D (40.2) 475' RT
Westbound Forsyth	C (24.4) 125' TH	C (24.4) 125' TH	C (24.3) 295' LT v/c = 0.86	C (33.6) 425' LT v/c = 0.98
Northbound Brentwood	C (24.0) 345' LT	C (21.7) 345' LT	D (43.5) 375' LT v/c=0.89	D (46.1) 400' LT v/c=0.92
Southbound Brentwood	D (28.8) 90' TH	D (28.8) 90' TH	D (47.0) 275' TH	D (52.8) 330' TH
Overall Intersection	C (23.4)	C (22.3)	C (34.6)	D (41.6)

Even with the additional westbound left-turn lane on Forsyth Boulevard at Brentwood Boulevard, the westbound left-turn delays and queues are expected to be long in the design year. Should the westbound left-turn queues reach the 425 FT as estimated, the queue would block Meramec Avenue, and motorist oriented to the south on Brentwood Boulevard may choose to use the downtown grid system and make the left-turn at Meramec Avenue (or other north/south roads such as Central or Bemiston) and use another east-west road such as Carondelet Avenue, Bonhomme Avenue or Shaw Park Drive to ultimately get to Brentwood Boulevard.

Since Phase 2 of this project extends to Meramec Avenue, it would be advantageous to reserve the right-of-way along Forsyth Boulevard near Meramec Avenue so that long-term roadway improvements, such as left-turn lanes, could be constructed in the future, should other parcels redevelop.



Conclusions

Based upon the preceding analyses, the following may be concluded regarding the traffic generation and impacts of the proposed 8000 Block of Forsyth Boulevard project – US Capital Office Development in Clayton, Missouri:

- All but one of the study intersections currently operate at desirable levels of service overall (LOS C or better) during the both the AM and PM weekday peak hours in the base condition with some approaches operating at less than desirable levels of service. This is common for an urban area in the peak hours and based primarily on heavy existing vehicular volumes.
- As previously documented by CBB, the addition of a dedicated bike facility and the associated reduction in vehicular travel lanes along Maryland Avenue is expected to result in increased congestion and queuing along that route during the peak hours. It is our conclusion that additional development that adds traffic volumes to Maryland Avenue in the peak direction of travel (like additional office development proposed as part of this study) is expected to worsen the congestion and queuing along Maryland Avenue and possibly introduce a shift of east-west traffic to Forsyth Boulevard.
- Phase 1 of the proposed 8000 Block of Forsyth Boulevard US Capital Office Development is expected to generate 225 *new* vehicular trips during the AM peak hour and 270 *new* trips during the PM peak hour.
- The impact of Phase 1 is mostly concentrated at the alleyway entrance intersections as well as Forsyth Boulevard at Brentwood Boulevard and Forsyth Avenue at Maryland Avenue. Phase 1 of the development has limited impacts to the adjacent study intersections, but queues from the nearby signals would be expected to frequently block the site's access during the PM peak hour. It should be noted that existing approaches operating at less than desirable levels will continue to operate as such.
- Phase 2 of the proposed 8000 Block of Forsyth Boulevard US Capital Office Development is expected to generate 310 *new* vehicular trips during the AM peak hour and 355 *new* trips during the PM peak hour.
- The cumulative impacts of Phase 1 and Phase 2 would further degrade the intersection of Forsyth Boulevard and Brentwood Boulevard, especially the westbound left-turn movement. As a result, a westbound left-turn lane should be considered on Forsyth Boulevard at Brentwood Boulevard to mitigate the impacts of the proposed Phase 1 & Phase 2 office development.
- An eastbound left-turn lane is warranted along Forsyth Boulevard at the proposed garage entrance for Phase 2 office development.



- The design year evaluations, which include the build out of approved developments by others in Clayton indicate that acceptable levels can be maintained at most of the study intersections with the aforementioned exceptions of those intersection approaches that already experience poor levels of service.
 - The intersection of Forsyth Avenue and Maryland Avenue will be near its capacity in the 20-Year No-Build and 20-Year Build conditions. This is due in part to the heavy northbound left-turn and westbound through movements, the proposed lane reduction on Maryland Avenue, and the need to serve bikes and pedestrians at the signal.
 - Based on the 20-Year No-Build condition, the v/c ratios at the intersection of Forsyth Boulevard at Brentwood Boulevard would be nearing their functional capacity and have less than desirable operating conditions.
 - Based on the 20-Year Build Phase 2 condition, even with a separate westbound left-turn lane on Forsyth Boulevard at Brentwood Boulevard, the v/c ratios are expected to be approaching the functional capacity again and have less than desirable operating conditions and long queues. The westbound left-turn queues are expected to extend from Brentwood Boulevard to Meramec Avenue, which may shift traffic patterns for the motorist oriented to the south on Brentwood Boulevard.
 - Since Phase 2 of this project extends to Meramec Avenue, it would be advantageous to reserve right-of-way along Forsyth Boulevard near Meramec Avenue so that long-term road improvements, such as separate left-turn lanes, could be constructed in the future.
- Some signal timing changes will be prudent over time as the various developments are occupied.
- A detailed site plan was not specifically provided for the traffic study, but there are some potential concerns related to sight distance based on the conceptual plans provided. **Figures 2 and 3** graphically identify the areas of concerns.
 - We concur with the City of Clayton that the width of the alleys should be widened to provide 24 feet (building face to building face) along the frontages of the proposed buildings and that the utility poles and other obstructions be removed.
 - It appears that several sight distance limitations may be created by the proposed building. The concerns noted herein should be addressed by the developer or their design consultant by providing turning templates and marking sight distance triangles to verify that vehicles and pedestrians can maneuver safely and efficiently at all of the subject intersections with adequate visibility. These



evaluations should consider buildings, private parking stalls, on-street parking stalls, and vegetation.

- Turning templates should also be shown on the site plan by the developer or their design consultant to verify that delivery trucks can reasonably access the proposed loading dock and the public road system.
- Similarly, verify with turning templates that a trash collection vehicle can properly maneuver in the loading area to service the compactors or bins.

We trust that you will find this report useful in evaluating the traffic impacts associated with the proposed 8000 Block of Forsyth Boulevard – US Capital Office Development in Clayton, Missouri. Please contact Brian Rensing or myself in our St. Louis office (314) 308-6547 or Lcannon@cbbtraffic.com or Brian at (314) 449-9569 or Breensing@cbbtraffic.com should you have any questions or comments concerning this material.

Sincerely,

Lee Cannon, P.E., PTOE
Principal – Traffic Engineer



City Manager
10 N. Bemiston Avenue
Clayton, MO 63105

REQUEST FOR BOARD ACTION

TO: MAYOR HARRIS; BOARD OF ALDERMEN
FROM: DAVID GIPSON, CITY MANAGER
PATTY DEFORREST, DIRECTOR OF PARKS & RECREATION
DATE: MARCH 10, 2020
SUBJECT: ORDINANCE - AN AMENDMENT TO THE CONTRACT WITH CHIODINI ARCHITECTS FOR ROOF DESIGN SERVICES FOR THE SHAW PARK ALL-SEASON RECREATION COMPLEX PROJECT

The original contract for the Shaw Park All-Season Recreation Complex entered into by the City of Clayton with Chiodini Architects last year did not anticipate the inclusion of a roof. As a result, we are bringing to you an amendment to that contract for fees associated with Design and Construction of the cover for the facility. Chiodini proposes a percentage fee for the total construction cost of the roof. The architect's fee is 8.5% of the construction cost of the additional features. The current estimated cost is approximately \$4 million but with the fees for the base project, the actual dollar amount of the fee will vary depending on what the actual final contract cost turns out to be.

On Monday, March 16, 2020, we are returning to the Architectural Review Board with a modified design that will hopefully receive approval in the coming weeks. Once that approval is received, we will be prepared to issue Demolition and Site Work Bid Packages within two weeks of that approval. Construction could begin as early as April.

Recommendation: To approve an Amendment for Rink Roof Additional Services with Chiodini Architects to their original contract, executed on May 30, 2019. Fees for the work under this amendment will be based upon 8.5% of the total construction cost of the additional features.

BILL NO. 6784

ORDINANCE NO. _____

AN ORDINANCE APPROVING AN AMEMDMENT TO THE CONTRACT WITH CHIODINI ARCHITECTS FOR THE SHAW PARK ALL-SEASON RECREATION COMPLEX PROJECT

WHEREAS, The City of Clayton Board of Alderman is charged with the duty of planning for the recreational needs of residents and visitors, and how best to meet those needs; and

WHEREAS, replacement and enhancement of the Shaw Park Ice Rink is critical in sustaining the quality of life expected in the City; and

WHEREAS, the City has advertised for and invited proposals for Architectural Services for the Shaw Park All-Season Recreation Complex and Chiodini Architects was selected as the most qualified of those firms submitting qualifications.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CLAYTON, MISSOURI AS FOLLOWS:

Section 1. The Board of Aldermen approves on behalf of the City an amendment to the original agreement with Chiodini Architects for the Shaw Park All-Season Recreation Complex. This amendment sets the fee for additional work that is the result of the addition of a roof to the project at 8.5% of the final construction cost of the additional features in substantial conformity with the terms shown on Exhibit A attached hereto and incorporated herein by this reference as if set here in full, together with such changes therein as shall be approved by the officers of the City executing same which are consistent with the provisions and intent of this legislation and necessary, desirable, convenient or proper in order to carry out the matters herein authorized. The Mayor, City Manager and other appropriate City officials are hereby authorized to execute the Agreement and such additional documents and take any and all actions necessary, desirable, convenient or prudent in order to carry out the intent of this legislation.

Section 2. This Ordinance shall be in full force and effect from and after its passage by the Board of Aldermen.

Adopted the 10th day of March 2020.

Mayor

ATTEST:

City Clerk



Exhibit A
Amendment for Rink Roof Additional Services Scope of Work
To
Agreement for Professional Design Services
Dated May 30, 2019

Owner: City of Clayton, Missouri
Consultant: Chiodini Architects
Project Name: Shaw Park All-Season Recreation Complex – Rink Roof

ADDITIONAL DESIGN SERVICES PROPOSAL: January 13, 2020

RE: Additional Design Services Proposal: City of Clayton, Missouri – Shaw Park All-Season Recreation Complex – Rink Roof
Chiodini Project No. 2019.010.01

ADDITIONAL SERVICES SCOPE OF WORK:

Chiodini Architects (Architects) proposes to provide the Additional Professional Design Services to provide a roof covering the rink at the planned new Shaw Park All-Season Recreation Complex. Reference **Attachment A – Rink Roof Concept** dated December 02, 2019 (ARB Submittal Renderings)

Budget & Schedule:

- I. The approved budget available for the roof portion of the scope of work is \$4.5 million and is inclusive of construction costs, all CMr and Architectural/Engineering Fees, Testing and Inspections fees as well as Furniture, Fixtures, and Equipment for the facility
- II. The new facility is expected to be operational and open to the public Summer 2021.

FEE PROPOSAL:

Chiodini Architects proposes to provide the Additional Design Services Scope of Work for the Roof for the Shaw Park All-Season Recreation Facility for a **Percentage-Based Fee of 8.5%** (Eight and one-half percent) of the cost of construction (as defined by the AIA B101).

Approximate percentage-based fee of **\$352,535** (Three Hundred and Fifty-Two Thousand, Five Hundred and Thirty-Five Dollars) based on an approximate cost of construction of \$4,147,465 (Four Million, One Hundred and Forty-Seven Thousand,

Four Hundred and Sixty-Five Dollars). Fee to be adjusted as total cost of construction is determined.

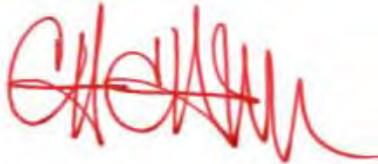
This fee is to be billed monthly on a percentage of completion basis with payment due within thirty (30) days of date of invoice.

Compensation Design Services will be as follows:

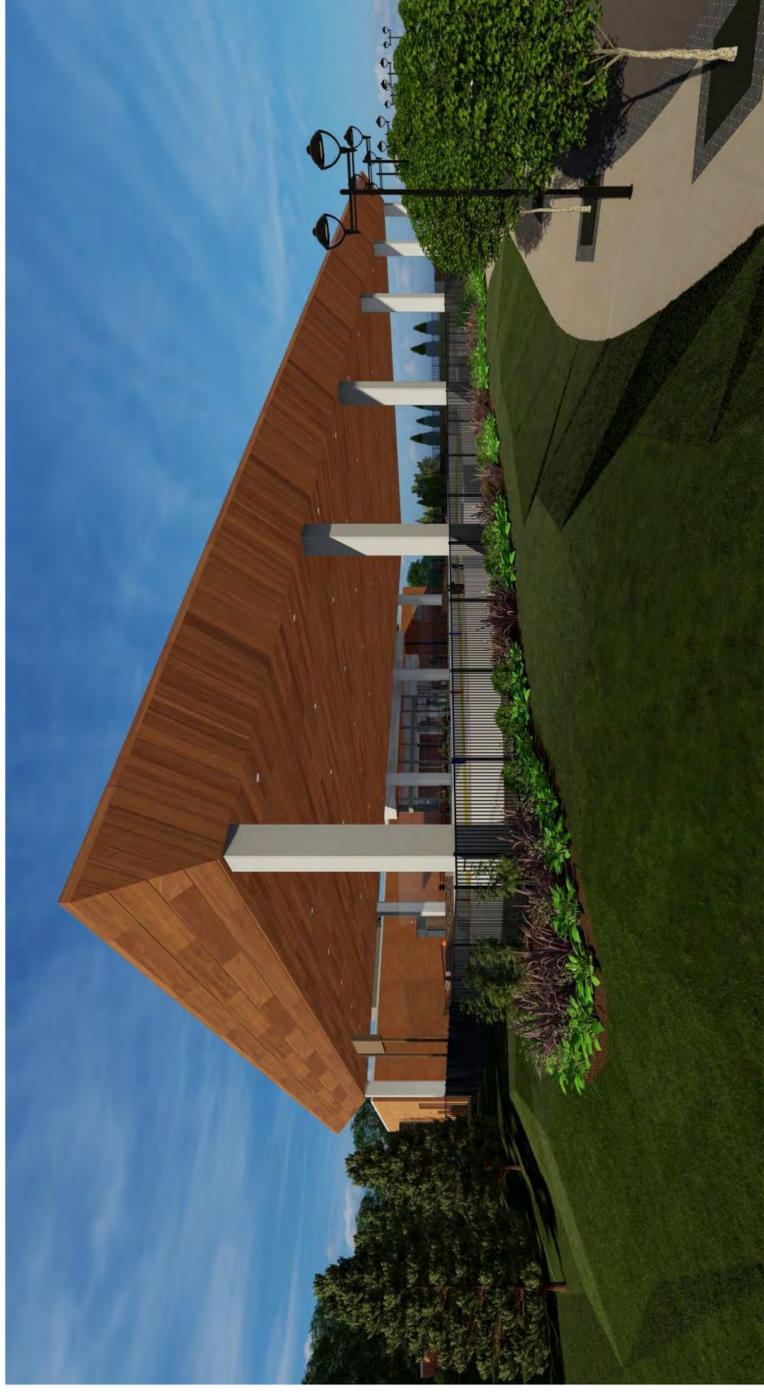
Conceptual and Schematic Design	25%
Design Development	30%
Construction Documents	35%
Construction Phase Services	10%

Chiodini Architects looks forward to continuing this project with the City of Clayton.

Sincerely,
CHIODINI ARCHITECTS



Christopher L. Chiodini AIA, NCARB, LEED AP BD+C
Managing Principal/Director of Architecture



Sheet Name: COLOR RENDERING

Date: DECEMBER 2, 2019



SPARC - Shaw Park All-Season Recreation Complex
 Brentwood Boulevard
 Clayton, Missouri



Chiodini Associates - Architects | Interior Design | Graphics
 1401 South Brentwood Blvd., Studio 575
 Saint Louis, Missouri 63144
 314.725.5588 | FAX 314.733.9999





Sheet Name: COLOR RENDERING

Date: DECEMBER 2, 2019

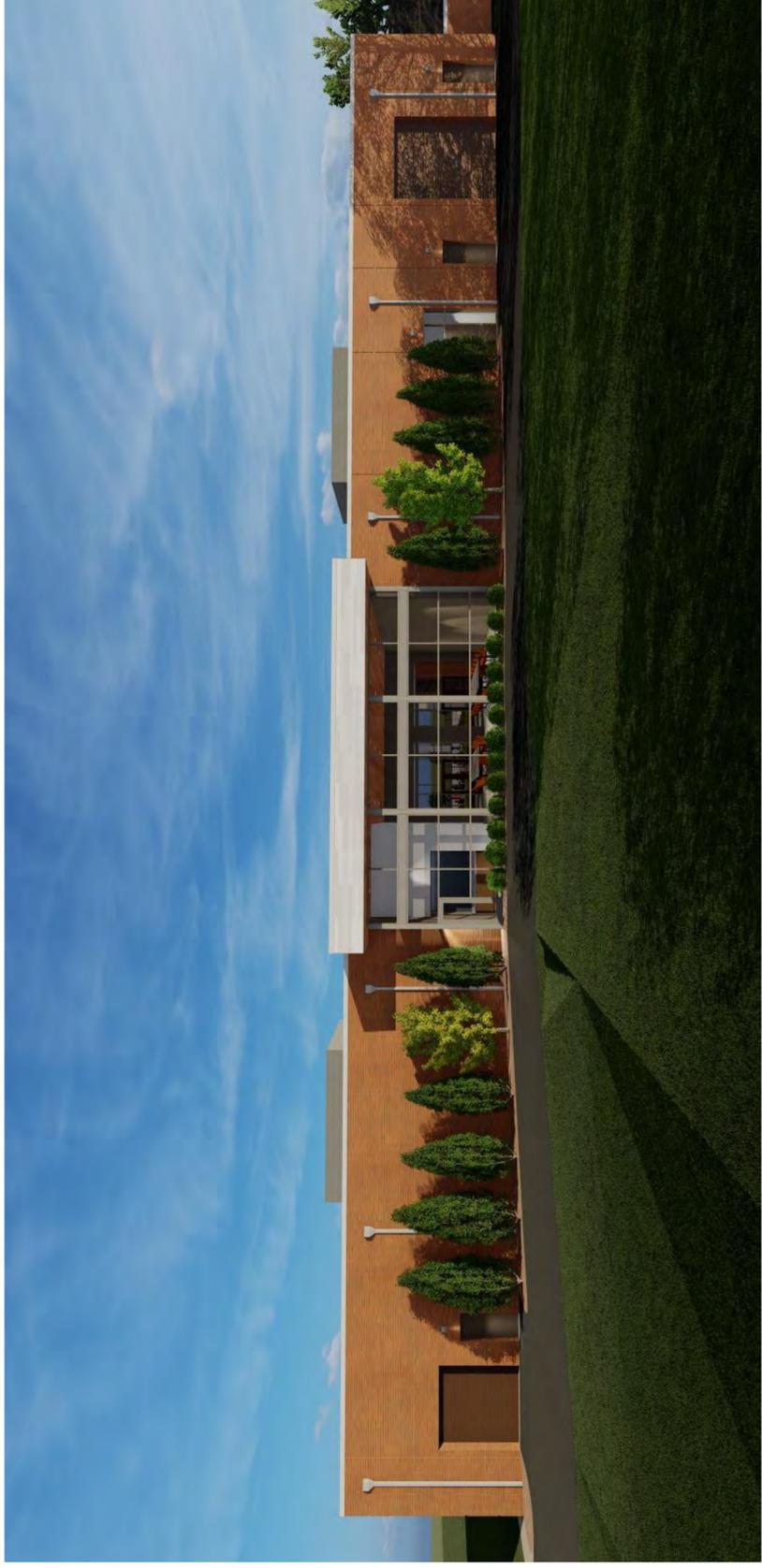


SPARC - Shaw Park All-Season Recreation Complex
 Brentwood Boulevard
 Clayton, Missouri



Chiodini Associates - Architects | Interior Design | Graphics
 1401 South Brentwood Blvd., Studio 575
 Saint Louis, Missouri 63144
 314.725.5588 | FAX 314.733.9999





Sheet Name: COLOR RENDERING

Date: DECEMBER 2, 2019



SPARC - Shaw Park All-Season Recreation Complex
Brentwood Boulevard
Clayton, Missouri



Chiodini Associates - Architects | Interior Design | Graphics
1401 South Brentwood Blvd., Studio 575
Saint Louis, Missouri 63114
314.725.5588 | FAX 314.733.9999





City Manager
 10 N. Bemiston Avenue
 Clayton, MO 63105

REQUEST FOR BOARD ACTION

TO: MAYOR HARRIS; BOARD OF ALDERMEN
FROM: DAVID GIPSON, CITY MANAGER (DG)
 JANET K. WATSON, DIRECTOR OF FINANCE AND ADMINISTRATION
DATE: MARCH 10, 2020
SUBJECT: ORDINANCE – 1ST QUARTER AMENDMENT TO THE FISCAL YEAR 2020 BUDGET

The City of Clayton reviews and adjusts budgeted revenues and expenditures on a quarterly basis to respond to changes as the fiscal year progresses and to update the Board regarding budgetary issues. As part of the quarterly budget review, staff is presenting for your consideration the first amendment to the Fiscal Year 2020 (FY20) budget. Most of this amendment consists of projects or equipment that were budgeted last year but will now occur or be completed in FY20, and for the issuance of the 2019 Special Obligation Refunding (Refinancing) and Center of Clayton Improvement Bonds. The proposed amendment is summarized in the table below:

ALL FUNDS

	FY 2020 Original Budget	1st Quarter Amendment Requested	FY 2020 Budget After Amendment	% Change
Beginning Fund Balance	\$35,290,180		\$35,290,180	
Revenues	\$55,642,711	\$10,929,388	\$66,572,099	19.6%
Expenditures	<u>\$59,567,850</u>	<u>\$13,871,077</u>	<u>\$73,438,927</u>	23.3%
Net Change		(\$2,941,689)		
Ending Fund Balance	\$31,365,041		\$28,423,352	

Below are further explanations, presented by fund, of the items included in this amendment.

General Fund – No Change

Equipment Replacement Fund

Revenue – Net Increase of \$400,000

- Federal Grant – This is a federal grant of \$400,000 for a project to upgrade select traffic signal components, install flashing yellow arrows, and implement a central management system and retiming/optimization of city traffic signals.

Expenditures – Net Increase of \$883,380

- Equipment and Projects funding moved to FY20 – The following vehicles, equipment and projects are being moved from last year to this fiscal year for completion:
 - ✓ Council Chamber Audio Visual System - \$129,000
 - ✓ Facility Boiler Replacement - \$56,465
 - ✓ Ambulance - \$300,000
 - ✓ Dump Truck (\$109,650), replacement of damaged vehicle (\$26,000), and brine applicator (\$15,450)
 - ✓ Park golf cart - eliminated for \$10,200
 - ✓ Traffic signal maintenance project – add an additional carryover amount of \$257,015

Capital Improvement Fund

Revenue – Net Increase of \$1,883,388

- Transfer-in from 2014 General Obligation Bonds – Bond-funded FY19 project costs were delayed to this year for Brentwood Blvd. resurfacing (\$999,298), Maryland Ave. resurfacing design (\$145,786), alleys (\$186,943) and Davis Place microsurfacing (\$37,848).
- Federal Grant – A federal grant in the amount of \$513,513 is being moved to FY20 for the construction phase of the Brentwood Blvd. resurfacing project.

Expenditures – Net Increase of \$2,971,422

- Equipment and Projects funding moved to FY20 – The following vehicles, equipment and projects are being moved from last year to this fiscal year for completion:
 - #2 Oak Knoll Roof - \$110,000
 - Curbs & Sidewalks - \$94,851
 - Alleys - \$186,943
 - Davis Place Microsurfacing (\$285,058), and Forsyth/Meramec Microsurfacing (\$67,008)
 - Brentwood Blvd. resurfacing (\$1,512,811), and Maryland Ave. resurfacing design (\$145,786)
 - Facility improvements of the Fire Department kitchen remodel (\$208,965), Brentwood Bldg. Exterior Improvements – Phase 1 (\$285,000), and Bonhomme Garage pay station upgrade (\$75,000)

Center of Clayton Bond Construction Fund

Revenue – Net Increase of \$5,300,000

- Bond Proceeds – While the bonds were sold in September 2019 (FY19), the bonds were issued in early October (FY20) for the Center of Clayton renovations and this records the bond proceeds of \$5,300,000.

Expenditures – Net Increase of \$1,174,000

- Center of Clayton Renovation Costs – Originally, plans were for the Center renovations to be further along by the end of FY19, but additional funds of \$1,115,000 need to be added for the remaining costs to be completed this year.
- Bond Issuance Costs – This amendment is to record the bond issuance costs related to the portion of the 2019 bonds issued for the Center of Clayton renovations in the amount of \$59,000.

Ice Rink Bond Construction Fund

Revenue – No Change

Expenditures – Net Decrease of \$5,200,000

- Ice Rink – Originally, construction of the Ice Rink was planned to be further along this year, therefore the budget is being reduced by \$5,200,000 which is the amount projected to be spent next fiscal year to complete the project. There will still be significant work that will occur this year once the project is approved.

Debt Service Funds

Revenue – Net Increase of \$8,646,000

- Refunding of 2009 Bonds – In 2019, the City refunded (refinanced) bonds issued in 2009 to save taxpayers \$720,000 in interest over the life of the remaining bonds. These bonds were issued in conjunction with the Center of Clayton renovation bonds. Net bond proceeds of \$8,646,000 were received and were paid directly to the bond trustee to pay-off the refunded bonds.

Expenditures – Net Increase of \$10,016,275

- 2019 Bonds transferred to Trustee for Refunding of 2009 Bonds – The amount of \$8,554,000 represents the amount the City transferred to the bond trustee to refund the bonds.
- Bond Issuance Costs for 2019 Bonds – This amendment is to record the bond issuance costs of \$92,400 for the portion of the bonds related to refunding outstanding bonds.
- Transfer-out of Bond Funds for Construction, 2014 General Obligation Bonds - Bond funded FY19 project costs were delayed to this year for Brentwood Blvd. resurfacing (\$999,298), Maryland Ave. resurfacing design (\$145,786), alleys (\$186,943) and Davis Place microsurfacing (\$37,848).

An ordinance is attached incorporating the recommended amendments to the FY20 budget. Exhibit 1-1 provides a fund summary of the effect of the recommended amendments and the percentage effect of the accumulated amendment on each fund. Exhibit 1-2 lists the individual budget line items in this quarter's amendment.

Recommendation: To approve the attached ordinance adopting an amendment to the FY20 budget with a net effect on the City's fund balances of an increase of \$6,384,311.

BILL NO. 6785

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE FISCAL YEAR 2020 BUDGET
AND APPROPRIATING FUNDS PURSUANT THERETO**

WHEREAS, the Board of Aldermen on September 11, 2019, adopted the annual budget for Fiscal Year 2020 commencing October 1, 2019; and

WHEREAS, the Fiscal Year 2020 budget is to be amended in the 1st quarter to account for significant changes in revenue and expenditures on a fund basis that may affect the budget by year end.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CLAYTON, MISSOURI, AS FOLLOWS:

Section 1. The annual Fiscal Year 2020 (FY20) budget for the City of Clayton, Missouri, commencing on October 1, 2019, is hereby amended as reported in Exhibit 1-1, attached hereto and incorporated herein by this reference, and described in detail in the narrative portions of Exhibit 1-2, also attached hereto and incorporated herein by this reference, and summarized below:

	FY 2020 Original Budget	1st Quarter Amendment Requested	FY 2020 Budget After Amendment
Revenues	\$55,642,711	\$16,229,388	\$71,872,099
Expenditures	\$59,567,850	\$9,845,077	\$69,412,927

Section 2. Funds are hereby appropriated as set forth in said Exhibits 1-1 and 1-2. The expenditure of the funds so appropriated shall be subject to the control of the City Manager.

Section 3. This ordinance shall be in full force and effect from and after its passage by the Board of Aldermen.

Passed this 10th day of March 2020.

Mayor

ATTEST:

City Clerk

City of Clayton

EXHIBIT 1-1

1st Quarter Fiscal Year (FY) 2020 Budget Amendment

Fund	Fund Name	Type	FY 20 Original Budget	1st Quarter Amendment	FY 20 Budget After Amendment	% Change
10	General Fund	Beginning Fund Balance	17,491,108		17,491,108	
		Revenues	30,760,804	0	30,760,804	0.0%
		Expenditures	31,053,701	0	31,053,701	0.0%
		Ending Fund Balance	17,198,211	0	17,198,211	0.0%
20	Sewer Lateral Fund	Beginning Fund Balance	30,164		30,164	
		Revenues	97,040	0	97,040	0.0%
		Expenditures	105,000	0	105,000	0.0%
		Ending Fund Balance	22,204	0	22,204	0.0%
21	Special Business District Fund	Beginning Fund Balance	66,829		66,829	
		Revenues	504,970	0	504,970	0.0%
		Expenditures	504,970	0	504,970	0.0%
		Ending Fund Balance	66,829	0	66,829	0.0%
50	Equipment Replacement	Beginning Fund Balance	6,229,291		6,229,291	
		Revenues	2,246,532	400,000	2,646,532	17.8%
		Expenditures	3,033,877	883,380	3,917,257	29.1%
		Ending Fund Balance	5,441,946	(483,380)	4,958,566	-8.9%
51	Capital Improvement Fund	Beginning Fund Balance	5,062,968		5,062,968	
		Revenues	8,389,757	1,883,388	10,273,145	22.4%
		Expenditures	7,549,217	2,971,422	10,520,639	39.4%
		Ending Fund Balance	5,903,508	(1,088,034)	4,815,474	-18.4%
62	Center of Clayton Construction Fund	Beginning Fund Balance	(1,827,237)		(1,827,237)	
		Revenues	0	5,300,000	5,300,000	0.0%
		Expenditures	2,650,000	1,174,000	3,824,000	44.3%
		Ending Fund Balance	(4,477,237)	4,126,000	(351,237)	-92.2%
63	Ice Rink Construction Fund	Beginning Fund Balance	-190,778		-190,778	
		Revenues	10,200,000	0	10,200,000	0.0%
		Expenditures	9,200,000	(5,200,000)	4,000,000	-56.5%
		Ending Fund Balance	809,222	5,200,000	6,009,222	642.6%
All Funds	Debt Service Funds	Beginning Fund Balance	8,427,835		8,427,835	
		Revenues	3,443,608	8,646,000	12,089,608	251.1%
		Expenditures	5,471,085	10,016,275	15,487,360	183.1%
		Ending Fund Balance	6,400,358	(1,370,275)	5,030,083	-21.4%
		Beginning Fund Balances	35,290,180	0	35,290,180	
		TOTAL REVENUES	55,642,711	16,229,388	71,872,099	29.2%
		TOTAL EXPENDITURES	59,567,850	9,845,077	69,412,927	16.5%
		Ending Fund Balances	31,365,041	6,384,311	37,749,352	20.4%

**City of Clayton
1st Quarter Budget Amendment - FY 2020**

EXHIBIT 1-2

Account #	Account Name	1st Quarter Amendment	Description
Revenue			
EQUIPMENT REPLACEMENT FUND			
50.10-425.10	Federal Grants	400,000	This is a federal grant for a project to upgrade select traffic signal components and optimize traffic signalization.
CAPITAL IMPROVEMENTS FUND			
51.10-499.32	Transfer-in of Bond Funds for Construction	1,369,875	Four projects had remaining amounts that needed to move to the current year due to project completion delays including alleys, Brentwood Blvd. resurfacing, Maryland Ave. resurfacing and Davis Place microsurfacing.
51.10-425.11	Federal Grants	513,513	This is the federal grant portion of the Brentwood Blvd. resurfacing project that will now occur in FY20.
CENTER OF CLAYTON BOND CONSTRUCTION FUND			
62.10-492.11	Bond Proceeds	5,300,000	This amount represents the bond proceeds received by the City for the Center renovations and parking lot improvements.
DEBT FUNDS			
35.10-492.11	Bond Proceeds	8,646,000	This amount represents the bond proceeds that refinanced past bonds.
Total Revenue Amendment		\$16,229,388	

Account #	Account Name	1st Quarter Amendment	Description
Expenditures			
EQUIPMENT REPLACEMENT FUND			
50.17.20-815	Technology Projects	129,000	Two facility projects budgeted last year will now occur in FY20 including the Council Chamber audio visual enhancements and a boiler replacement.
50.40.42-850	Facility Improvements	56,465	
50.30.30-800	Vehicles - Fire	300,000	The budget is being increased in FY20 for the delayed receipt of several vehicles and large equipment items including an ambulance, dump truck, a damaged vehicle and a brine applicator. Also, a parks golf cart budgeted this year was required to be replaced early and the budget is being reduced by that amount.
50.40.41-800	Vehicles - PW Street Maintenance	109,650	
50.40.40-800	Vehicles - PW Engineering	26,000	
50.50.64-800	Vehicles - Park Maintenance	(10,200)	
50.40.41-805	Equipment - PW Street Maintenance	15,450	
50.40.45-805	Equipment - Traffic Signals	257,015	This is a federally funded project to upgrade select traffic signal components and optimize traffic signals. Portions of the work were already budgeted and this adds prior year remaining work.

1st Quarter

Account #	Account Name	Amendment	Description
CAPITAL IMPROVEMENT FUND			
51.50.64-870.13	Oak Knoll Park Improvements	110,000	The final project expenditures for the roof at Oak Knoll #2 were delayed to this year.
51.40.41-820 51.40.41-840.12 51.40.41-830	Curbs & Sidewalks Microsurfacing Alleys	94,851 352,066 186,943	Several project budgets are being moved to this year including sidewalks, alleys and two microsurfacing projects (Davis Place and Forsyth Meramec).
51.40.41-840.11	Street Resurfacing	1,658,597	Two large project are having costs moved to this year including Brentwood Blvd. construction and Maryland Ave. final design.
51.40.42-850.10	Facility Improvements	568,965	Several facility projects will be completed this year including the Fire Department kitchen remodel, Brentwood Building exterior repairs and the Bonhomme Garage pay station upgrade.
CENTER OF CLAYTON BOND CONSTRUCTION FUND			
62.50.10-645	Contribution to CRSWC for Center of Clayton Renovations	1,115,000	This amendment adds funds to those already budgeted for the completion of the Center renovations this year.
62.70.10-960	Bond Issuance Costs	59,000	This amount records the issuance costs for the Center of Clayton renovation bonds.
ICE RINK BOND CONSTRUCTION FUND			
63.50.61-870.11	Ice Rink Improvements	(5,200,000)	This amount represents the reduction in the portion of the project expected to be completed this year.
DEBT SERVICE FUNDS			
32..60-999.51	Transfer-out of Bond Funds for Construction	1,369,875	Four projects had budget where the transfer of bond construction funds will now occur in FY20 due to project completion delays including alleys, Brentwood Blvd. resurfacing, Maryland Ave. resurfacing and Davis Place microsurfacing.
35.70.10-960 35.70.10-970	Bond Issuance Costs - 2019 Bond Fund Transfer to Trustee - 2019 Bond Fund	92,400 8,554,000	These amounts are related to the refunding of bonds issued in October to record the issuance costs and the refunding of the outstanding bonds.
Total Expenditure Amendment		9,845,077	



City Manager
10 N. Bemiston Avenue
Clayton, MO 63105

REQUEST FOR BOARD ACTION

TO: MAYOR HARRIS; BOARD OF ALDERMEN
FROM: DAVID GIPSON, CITY MANAGER (DG)
JUNE FRAZIER, CITY CLERK
DATE: MARCH 10, 2020
SUBJECT: MOTION - DISPOSE OF RECORDS PER THE MISSOURI SECRETARY OF STATE GENERAL RECORDS RETENTION SCHEDULE

As the Board is aware, it is the recommended guideline of the Secretary of State to formally approve the disposition of records at the Board of Alderman level, and to include a list which describes the record series including quantity to be disposed, the manner of destruction and destruction date.

Below is a list of records staff is proposing to dispose.

Fire Department – 2011-2017

- ambulance narcotic logs
- narcotic safe logs
- received narcotic forms from pharmacy narcotic purchases

** NOTE: the last two years of records will be retained which has been approved by the Drug Enforcement Agency and the Missouri Bureau of Narcotics and Dangerous Drugs.*

Based on the Board's past discussions, staff has reviewed the records to assure that the retention schedules set forth by the Secretary of State have been satisfied, and that these records are no longer needed by staff.

In following the Board's request that a method of disposal be procured that assures maximum security/confidentiality of the records, the City has arranged for a company to come to City Hall and shred the records on-site. This will occur in a timely manner upon approval of the motion by the Board of Aldermen.

Recommendation: To approve a motion to dispose of the records as listed in conformance with the Missouri Secretary of State General Records Retention Schedule.

FY2020 Event Overview

- **Blues Home Opener Lunch**
 - Third year for event; highest attendance with approx. 600 guests
 - Nacho bar by Mayana & Hot dog bar by Steve's Hot dogs (HUGE HIT!)
 - Free lunch, games, DJ, photo booth, special appearance by Louie and a continued celebration of the Stanley Cup Win!
- **Fall Fest**
 - Kick off Fall season with themed activities throughout week
 - "Pumpkin Tree" at City Hall, pumpkin carving contest, local retail mini market, trick-or-treat (CANCELLED DUE TO WEATHER), and mini concert at City Hall
- **Game Night in the City**
 - A local restaurant hosts a game night each month
 - Nov. - Kingside Diner, Dec. - John P. Fields, Jan. - J. McGraughs
 - Games include board games, video games, table-top games and tailgate games
 - Due to poor attendance and restaurant participating, the event series was cancelled after the first 3 dates (Nov/Dec/Jan)
- **Shop Clayton**
 - Continued efforts by City to increase traffic through more advertising
 - Retailers provided better incentives this year; higher attendance at their stores and higher sales



FY2020 Event Overview

▪ Sip Series

- Intimate and educational series where guests sip, savor and learn about different varieties of alcohol types
- Jan. - Sparkling Wine/Champagne at Herbie's; 28 people
 - Upcoming Dates
 - April - Bourbon/Rye by The Wine Merchant at Seven Gables Inn
 - July - Japanese Cocktails by AKAR at Wydown Park
 - Oct - Red & White Wines at Sasha's Wine Bar (tentative)

▪ Cardinals Home Opener Lunch

- Nacho bar by Mayana and Hot Dogs provided by Posh Nosh Deli, DJ, giveaways, photo booth and special guest appearance by Cards Alum Rick Ankiel (Home Opener Game at 3:15pm)

▪ Music & Wine Festival

- Bands: Little Dylan, The Usual Suspects, and Master Blaster
- Entertainment: Living Champagne Wall, Street performers and dancers
- Wine sold by regional vendors; food sold by local restaurants
- VIP experience pass, which will include special event seating, gourmet snack tray (local restaurants), wine samples, and branded wine merch.



FY2020 Event Overview

- **Restaurant Week (Winter & Summer)**
 - Winter Edition: January 13th -19th
 - 21 restaurants
 - 19,000+ diners
 - \$4,800 raised for Operation Food Search
 - Summer Edition: July 13-19th
- **Clayton Jazz Festival**
 - Saturday, Sept. 26th on N. Central Ave
 - Partnering with the Silverman Brothers (jazz musicians)
 - Musicians: Tracer, feat. Ptah Williams and Kim Fuller; The Steve Davis Superband, with vocalist Feyza Eren; Bach to the Future and Eric Marienthal; Futureman/Silverman, with Tracy Silverman and Futureman
 - Food and beverage sold by local restaurants



FY21 Event Calendar

- October 2020
 - 16th - Party In the Patch
 - 26th through 31st - Fall Fest
 - TBD - Blues Home Opener Lunch
 - TBD - Breast Cancer Awareness BBQ

- November 2020
 - 1st - Special Olympics Half Marathon
 - 20th & 21st - Shop Clayton

- December 2020
 - TBD - Holiday Tours at the Hanley House

FY21 Event Calendar

- January 2021
 - 11th through 15th - Clayton Restaurant Week
 - 30th - Firehouse Movie Night
- February 2021
 - 8th - Cupid's Ball
 - 27th - Firehouse Movie Night
- March 2021
 - 14th - 20th Washington University Spring Break
 - 22nd - 26th Clayton School District Spring Break
 - 27th - Firehouse Movie Night

FY21 Event Calendar

■ April 2021

- 3rd - Bunny Hop
- TBD - Hanley House Herb Sale
- TBD - Cardinals Home Opener Lunch

■ May 2021

- 12th - Parties in the Park
- 21st - Washington University Commencement
- TBD - Veterans BBQ

■ June 2021

- 12th - Music and Wine Festival
- 5th - Picnic in the Park
- 16th - Parties in the Park
- 26th - Musical Nights at Oak Knoll

FY21 Event Calendar

■ July 2021

- 3rd - Aquatic Center Celebration
- 14th - Parties in the Park
- 19th through 24th - Clayton Restaurant Week
- 24th - Musical Nights at Oak Knoll

■ August 2021

- 11th - Parties in the Park
- 28th - Musical Nights at Oak Knoll

■ September 2021

- 10th through 12th - Saint Louis Art Fair
- 8th - Parties in the Park
- 25th - Musical Nights at Oak Knoll
- TBD - Harvest Moon Festival

Board of Aldermen Event Goals

- Retail & Restaurant Sales
- Pedestrian Traffic & Good Attendance
- Brand Building & Place Making
- Engaged Event Participants (*having fun*)
- Benefits Special Business District

Blues Home Opener Lunch

■ Event Description

- Celebration of St. Louis Blues Home Opener
- Free lunch catered by local restaurants, music, giveaways, special appearances by mascot, photo booth

■ Location

- Clayton City Hall

■ Date/Time

- TBD
- 11:30am - 1:30pm

■ Total Budget

- Expenses: \$7,000
- Revenue: \$500
- Net: \$6,500

■ Event Goals

- Pedestrian Traffic & Good Attendance (500+)
- Brand Building & Place Making
- Engaged Event Participants (having fun)

Fall Fest

■ Event Description

- Kick off Fall season with themed activities throughout the week
- Large Fall display at City Hall, baked goods and fall decor market, mini concert, and Halloween Trick-Or-Treat around town

■ Location

- Downtown Clayton

■ Date/Time

- Monday, Oct. 26th through Saturday, Oct. 31st
- TBD daily

■ Total Budget

- Expenses: \$5,000
- Revenue: \$0
- Net: \$5,000

■ Event Goals

- Pedestrian Traffic & Good Attendance (1,500+)
- Retail & Restaurant Engagement
- Brand Building & Place Making
- Engaged Event Participants (having fun)

Shop Clayton

■ Event Description

- A weekend dedicated to Clayton retailers before the busy holiday weekend, to offer customers discounts, giveaways and much more!
- Avoid big box stores and surrounding municipal retail competition.
- Advertising provided by the City
 - TV appearances, sidewalk decals, print & digital ads, social media

■ Location

- Throughout Downtown Clayton, Clayton Road, DeMun and WyDown

■ Date/Time

- Friday, November 20th & Saturday, November 21st
- Store Hours

■ Total Budget

- Expenses: \$10,500
- Revenue: \$0
- Net: \$10,500

■ Event Goals

- Retail & Restaurant Sales
- Pedestrian Traffic & Good Attendance (1,500+)
- Brand Building & Place Making
- Benefits Special Business District

Clayton Restaurant Week (Winter)

■ Event Description

- \$25/\$35 meals showcased at participating restaurants
- Give back to Operation Food Search
 - Incentive program for restaurants and/or servers who have the highest funds raised

■ Location

- Local restaurants

■ Date/Time (tentative)

- January 11th - 17th or 18th - 24th

■ Total Budget

- Expenses: \$7,800
- Revenue: \$0
- Net: \$7,800

■ Event Goals

- Retail & Restaurant Sales
- Pedestrian Traffic & Good Attendance (20,000+)
- Benefits Special Business District
- Engaged Event Participants (having fun)

Cardinals Home Opener Lunch

■ Event Description

- Celebration of St. Louis Cardinals Home Opener
- Free lunch catered by local restaurant, music, giveaways, special appearances by mascot and former player, photobooth

■ Location

- Clayton Fire Department

■ Date/Time

- TBD
- 11:30am - 1:30pm

■ Total Budget

- Expenses: \$7,000
- Revenue: \$500
- Net: \$6,500

■ Event Goals

- Pedestrian Traffic & Good Attendance (500+)
- Brand Building & Place Making
- Engaged Event Participants (having fun)

Music & Wine Festival

■ Event Description

- Elegant evening including live music, wine, activities and surrounding in-store specials
- Food sold by restaurants in Carondelet Plaza

■ Location

- Carondelet Plaza

■ Date/Time

- June 12th
- 5pm - 10pm

■ Total Budget

- Expenses: \$47,000
- Revenue: \$7,500
- Net: \$39,500

■ Event Goals

- Retail & Restaurant Sales
- Pedestrian Traffic & Good Attendance (2500+)
- Brand Building & Place Making
- Engaged Event Participants
- Benefits Special Business District

Clayton Jazz Festival

■ Event Description

- Jazz street festival produced by Mike Silverman and his team
- Local jazz musicians to perform throughout afternoon and evening
- Local restaurants to vend food and beverage

■ Location

- Downtown Clayton

■ Date/Time

- Sept. 25
- 4pm - 10pm

■ Total Budget

- Expenses: \$23,250
- Revenue: \$3,750
- Net: \$19,500

■ Event Goals

- Retail & Restaurant Sales
- Pedestrian Traffic & Good Attendance (1,500+)
- Brand Building & Place Making
- Engaged Event Participants
- Benefits Special Business District

Clayton Restaurant Week (Summer)

■ Event Description

- \$25/\$35 meals showcased at participating restaurants
- Give back to Operation Food Search
 - Incentive program for restaurants and/or servers who have the highest funds raised

■ Location

- Local restaurants

■ Date/Time (tentative)

- July 12th - 18th

■ Total Budget

- Expenses: \$7,800
- Revenue: \$0
- Net: \$7,800

■ Event Goals

- Retail & Restaurant Sales
- Pedestrian Traffic & Good Attendance (20,000+)
- Benefits Special Business District
- Engaged Event Participants (having fun)

Special Occasion Events

- Description
 - Events based off current sports events
 - Pep rally or watch party for local sports team
 - Stanley Cup, World Series or any Play-Off related event
 - Local events OT
- Total Budget
 - Expenses: \$6,500
 - Revenue: \$0
 - Net: \$6,500
- Event Goals
 - Pedestrian Traffic & Good Attendance (500+)
 - Brand Building & Place Making
 - Engaged Event Participants (having fun)

Event Budget

Gross Cost

Event	FY20 Budget	FY21 Proposed	Difference
Blues Home Opener Lunch	\$6,000	\$7,000	+\$1,000
Fall Fest	\$5,000	\$5,000	N/A
Shop Clayton	\$11,500	\$10,500	-\$1,000
Clayton Restaurant Week (Winter & Summer)	\$19,000	\$15,600	-\$3,400
Game Night Series	\$7,000	N/A	-\$7,000
Cardinals Home Opener Lunch	\$6,500	\$7,000	+\$500
Sip Series	\$15,000	N/A	-\$15,000
Music & Wine Festival (event & OT)	\$53,620	\$50,729	-\$2,891
Clayton Jazz Festival (event & OT)	\$30,540	\$26,515	-\$4,025
Parties in the Park (sponsorship & OT)	\$13,667	\$13,927	+\$260
Art Fair (sponsorship)	\$15,000	\$15,000	N/A
Art Fair (meals)	\$2,600	\$2,500	-\$100
Art Fair (OT)	\$47,692	\$49,122	+\$1,430
Special Occasion Events	N/A	\$6,500	+\$6,500
Equipment	\$4,134	\$4,134	N/A
Total	\$237,253	\$213,527	-\$23,726



Special Events FY21

QUESTIONS?

FY19-20 Event Scorecard

Event	Retail & Restaurant Sales	Pedestrian Traffic & Good Attendance	Brand Building & Place Making	Engaged Event Participants	Benefits Special Business District	Merchant Satisfaction	Cost Per Attendee	Estimated Attendance
2019								
Music in the City	Y	N	Y	Y	Y	Y	\$34.96	500
Music & Wine Festival	Y	Y	Y	Y	Y	Y	\$17.29	3,000
Clayton Restaurant Week - Summer	Y	Y	Y	Y	Y	Y	\$1.89	18,000
Clayton's Brews, Blues & BBQ Festival	N	Y	Y	Y	N	N	\$19.50	600
Blues Home Opener Lunch	Y	Y	Y	Y	Y	Y	\$15.01	600
Fall Fest	Y	N	Y	Y	Y	Y	\$25.53	150
Game Night (1-3)*	N	N	N	N	N	N	N/A	N/A
Shop Clayton	Y	Y	Y	Y	Y	Y	\$11.03	1,200
Sip Series (Wine only)	Y	Y	Y	Y	N	Y		
2020								
Clayton Restaurant Week - Winter	Y	Y	Y	Y	Y	Y	\$0.40	19,310
Cardinals Home Opener Lunch	Y	Y	Y	Y	Y	Y	N/A	N/A

*Cancelled after 3 events

THE CITY OF CLAYTON

Board of Aldermen
City Hall – 10 N. Bemiston Avenue
February 25, 2020
7:00 p.m.

Minutes

Mayor Harris called the meeting to order and requested a roll call. The following individuals were in attendance:

Aldermen: Mark Winings, Joanne Boulton, Ira Berkowitz, Bridget McAndrew, and Susan Buse.

Mayor Harris
City Manager Gipson
City Attorney O'Keefe

Absent: Richard Lintz

Motion made by Alderman Boulton to approve the February 11, 2020 minutes. Alderman Winings seconded.

Motion to approve the minutes passed unanimously on a voice vote.

PUBLIC REQUESTS AND PETITIONS

None

A PUBLIC HEARING AND AN ORDINANCE TO CONSIDER APPROVING REZONING FROM C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO R-4 LOW DENSITY MULTIPLE FAMILY DWELLING DISTRICT FOR 114 GAY AVENUE

Mayor Harris opened the public hearing and requested proof of publication.

City Manager Gipson reported that this is a public hearing to solicit input regarding the proposed rezoning of the property located at 114 Gay Avenue from C-1 Neighborhood Commercial District to R-4 Low Density Multiple Family Dwelling District. This rezoning is at the request of Manlin Development, LLC, owner, to allow the construction of two, five-unit townhome developments. This project will also require approval of a Subdivision Plat at a future date.

City Manager Gipson stated that this application was tabled at the February 11 Board of Aldermen meeting and the public hearing left open pending an appeal on the site plan related to the project. He announced that this afternoon staff received a letter from the appellant requesting to withdraw the appeal. This is the result of an agreement reached between the applicant and the appellant on changes to the site plan and the height of a proposed fence.

City Manager Gipson noted that at this point staff has not had an opportunity to review those changes and determine whether they are significant enough to require additional review by the Clayton Architectural Review Board (ARB).

Staff recommends the public hearing be held and the rezoning ordinance be approved. The site plan revisions will be reviewed and processed separately, either administratively by staff, or the ARB, if necessary.

Gabe DuBois, THD Design Group, addressed the Board, providing a brief summary of the plan.

In response to Mayor Harris' question, Mr. DuBois confirmed that this is a condo project; price range is unknown at this time and that they estimate completion no later than the end of this year.

In response to Alderman McAndrew' question related to the appeal, Susan Hamra, appellant, addressed the Board confirming that she has withdrawn the appeal after meeting with the applicant/developer and both parties had come to an agreement.

In response to Alderman Buse's question, Bruce Bartlet, owner of the entity that owns 114 Gay Avenue, addressed the Board stating that he is comfortable with the agreement with the appellant and with the proposed approval for rezoning the property.

Alderman Winings introduced Bill No. 6780, an ordinance to approve rezoning from C-1 Neighborhood Commercial District to R-4 Low Density Multiple Family Dwelling for property located at 114 Gay Avenue to be read by title for the first time. Alderman Boulton seconded.

City Attorney O'Keefe reads Bill No. 6780, first reading, an Ordinance Providing for the Rezoning of Certain Property Located at 114 Gay Avenue from C-1 Neighborhood Commercial District to R-4 Low Density Multiple Family Dwelling District; Providing for the Change in the Zoning Map of the City of Clayton, Missouri; and Other Actions Related Thereto by title only.

The motion passed unanimously on a voice vote.

Motion made by Alderman Winings that the Board give unanimous consent to consideration for adoption of Bill No. 6780 on the day of its introduction. Alderman Boulton seconded.

The motion passed unanimously on a voice vote.

Alderman Winings introduced Bill No. 6780, an ordinance to approve rezoning from C-1 neighborhood Commercial District to R-4 Low Density Multiple Family Dwelling for property located at 114 Gay Avenue to be read by title for the second time. Alderman Boulton seconded.

City Attorney O'Keefe reads Bill No. 6780, second reading, an Ordinance Providing for the Rezoning of Certain Property Located at 114 Gay Avenue from C-1 Neighborhood Commercial District to R-4 Low Density Multiple Family Dwelling District; Providing for the Change in the Zoning Map of the City of Clayton, Missouri; and Other Actions Related Thereto by title only.

The motion passed on a roll call vote: Alderman Winings – Aye; Alderman Boulton – Aye; Alderman Berkowitz – Aye; Alderman McAndrew – Aye; Alderman Buse – Aye; and

Mayor Harris – Aye. The bill, having received majority approval was adopted and became Ordinance No. 6641 of the City of Clayton.

A MOTION TO APPROVE A LIQUOR LICENSE UPGRADE FOR TAVCO HOLDINGS I, LLC
D.B.A. THE WINE AND CHEESE PLACE AT 7435 FORSYTH BOULEVARD

City Manager Gipson reported that TAVco Holdings I, LLC *d.b.a.* The Wine and Cheese Place is requesting to upgrade their current liquor license (all kinds of intoxicating liquor at retail by the package, including Sunday *and* special permit for wine, malt beverage and distilled spirit tastings) to sell all kinds of intoxicating liquor at retail by the drink, including Sundays, at 7435 Forsyth Boulevard.

Aaron Zwicker, co-owner, addressed the Board to answer questions.

In response to Mayor Harris' question, Mr. Zwicker explained that the classes held at the Wine and Cheese Place include tasting portions.

In response to Alderman Buse's question, Mr. Zwicker confirmed that they did not send notice to the surrounding tenants or property owners.

Motion made by Alderman Winings to approve an upgraded liquor license for TAVco Holdings I, LLC *d/b/a* The Wine and Cheese Place. Alderman Boulton seconded.

The motion passed unanimously on a voice vote.

MOTION – TO APPROVE THE DESTRUCTION OF RECORDS IN ACCORDANCE WITH THE
MISSOURI SECRETARY OF STATE RECORDS RETENTION SCHEDULE

City Manager Gipson reported that As the Board is aware, it is the recommended guideline of the Secretary of State to formally approve the disposition of records at the Board of Alderman level, and to include a list which describes the record series including quantity to be disposed, the manner of destruction and destruction date.

Below is a list of records staff is proposing to dispose.

Municipal Court – Prosecuting Attorney Files

- 2017 Closed PA files for minor traffic violations
- 2018 Closed PA files for minor traffic violations

Planning Department*

- Building plans and drawings dated January 2014 through December 2014
- All permit documents for multi-family and commercial buildings no longer in existence
- Plumbing Permits –
 - Single Family Residential – All
 - Multi Family - Repair, alteration, addition
 - Commercial - Repair, alteration, addition
- Mechanical Permits –
 - Single Family Residential – All
 - Multi Family - Repair, alteration, addition

- Commercial - Repair, alteration, addition
- Building Permits –
 - Single Family Residential – Repair, alteration, addition
 - Multi Family - Repair, alteration, addition
 - Commercial - Repair, alteration, addition

** All permits for new construction of multi-family and commercial buildings will be kept for the existence of the building per City of Clayton Policy (Missouri Records Retention Schedule requires a minimum retention of 10 years for commercial and 5 years for residential.) All permit applications and issued permit copies are retained in permanent files, separate from plans/drawings, and are not included in this request.*

Mayor Harris stressed the importance of maintaining the City's historical records (building plans).

Motion made by Alderman Winings to approve the disposal of records as listed in the Board report. Alderman Boulton seconded.

The motion passed unanimously on a voice vote.

AN ORDINANCE TO APPROVE THE APPOINTMENTS OF CERTAIN BOARD OF DIRECTORS TO THE 25 NORTH CENTRAL COMMUNITY IMPROVEMENT DISTRICT (CID)

City Manager Gipson reports that on June 9, 2015 the City of Clayton created the 25 North Central Community Improvement District (CID) for the property located at 25 N. Central Avenue, now operating as The Ceylon. The CID imposes an additional 1% sales tax on restaurant and other retail sales. The CID uses the revenues from the sales tax and special assessment to reimburse the Developer for certain eligible redevelopment costs totaling \$1,500,000.

The CID is governed by a five-member board of directors appointed by the Mayor with the consent of the Board of Aldermen. Only registered voters residing within the CID and the authorized representatives of property owners within the CID may be appointed to the Board of Directors. In this case, the Developer is the sole property owner within the CID. The CID is requesting that Ryan Bumb be reappointed, term expires July 8, 2023 and that Nicholas Van Sciever is appointed (replacing Mark Winschel), term expires July 8, 2023.

Alderman Winings introduced Bill No. 6781, an ordinance to approve the Board of Director appointments to the 25 N. Central Avenue CID to be read by title for the first time. Alderman Boulton seconded.

City Attorney O'Keefe reads Bill No. 6781, first reading, an Ordinance of the City of Clayton, Missouri, Approving the Appointment of Certain Successor Directors to the Board of Directors for the 25 North Central Community Improvement District by title only.

The motion passed unanimously on a voice vote.

Motion made by Alderman Winings that the Board give unanimous consent to consideration for adoption of Bill No. 6781 on the day of its introduction. Alderman Boulton seconded.

The motion passed unanimously on a voice vote.

Alderman Winings introduced Bill No. 6781, an ordinance to approve the Board of Director appointments to the 25 N. Central Avenue CID to be read by title for the second time. Alderman Boulton seconded.

City Attorney O’Keefe reads Bill No. 6781, second reading, an Ordinance of the City of Clayton, Missouri, Approving the Appointment of Certain Successor Directors to the Board of Directors for the 25 North Central Community Improvement District by title only.

The motion passed on a roll call vote: Alderman Winings – Aye; Alderman Boulton – Aye; Alderman Berkowitz – Aye; Alderman McAndrew – Aye; Alderman Buse – Aye; and Mayor Harris – Aye. The bill, having received majority approval was adopted and became Ordinance No. 6642 of the City of Clayton.

Other

Alderman Winings reported on the following:

- CRSWC – The Center renovation project is continuing to move forward; The Center is scheduled to close during spring break; anticipated completion is May 15; attendance at the Center is down due to the construction; staff is working on new marketing to increase membership.

Alderman Boulton reported that Alderman Lintz is doing well.

Alderman Berkowitz reported on the following:

- CCF Major Gifts met today; discussed commitment of donations/gifts.
- Great reception for City Manager Gipson.

Alderman McAndrew reported on the following:

- CCF Board of Directors - welcomed several new members; presentation of audit.
- Maryland Heights Community Center shooting - Chief Smith commented that it was a work-related event.

Alderman Buse stated that the reception for City Manager Gipson was great.

Mayor Harris reported on the following:

- CCF “All That Glitters” event is scheduled for February 28.
- Kudos on the reception for City Manager Gipson.
- Donations/gifts have been firmed up for the Shaw Park All-Season facility.

City Manager Gipson expressed his thanks and appreciation for the reception held last week.

There being no further business the meeting adjourned at 7:30 p.m.

Mayor

ATTEST:

City Clerk

DRAFT



City Manager
10 N. Bemiston Avenue
Clayton, MO 63105

REQUEST FOR BOARD ACTION

TO: MAYOR HARRIS; BOARD OF ALDERMEN

FROM: DAVID GIPSON, CITY MANAGER
GARY CARTER, ECONOMIC DEVELOPMENT DIRECTOR

DATE: MARCH 10, 2020

SUBJECT: ORDINANCE – ESTABLISHING THE 7730 BONHOMME COMMUNITY IMPROVEMENT DISTRICT

OVERVIEW:

Silverwest-I Clayton LLC (the “Developer”), which is an affiliate of Denver-based Silverwest Hotels, intends to redevelop the property located at 7730 Bonhomme into first-class hotel consisting of approximately 268 rooms, and featuring a new rooftop pool, restaurant and bar, fitness center with panoramic views, and approximately 17,000 square feet of event space. As part of this project, the Developer anticipates potential significant improvements or additions to the infrastructure and public spaces associated with the hotel, including, but not limited to, the parking garage, streetscape improvements, porte cochere, sidewalks and landscaping. To assist in financing this redevelopment, the Developer has petitioned the City to create a Community Improvement District (the “CID”) on the hotel pursuant to the Community Improvement District Act, Sections 67.1401 to 67.1571, RSMo. (the “CID Act”). The CID will impose an additional 1% sales tax on hotel and other retail sales for up to 30 years. The CID will use the sales tax revenues to pay for certain eligible project costs, \$2,900,000. The attached ordinance:

- Approves the petition to establish the CID;
- Appoints a Board of Directors for the CID; and
- Directs the City Clerk to notify the Department of Economic Development that the CID has been established (as required by the CID Act).

APPROVAL OF CID PETITION AND APPOINTMENT OF BOARD OF DIRECTORS:

The petition to establish the CID defines the basic scope of the CID, including its boundaries and its ability to seek voter approval of the aforementioned CID sales tax (in this case, the CID Act provides that the only qualified voter to vote on these matters is the sole property owner within the CID, which is currently the Developer). If the attached ordinance is passed, the CID will be established as a separate political subdivision and will be a separate legal entity from the City.

The CID will be governed by a six-member board of directors appointed by the Mayor with the consent of the Board of Aldermen. Under state law, only registered voters residing within the CID and the authorized representatives of property owners within the CID may be appointed to the Board of Directors. In this case, the Developer is the sole property owner within the CID and has designated the five voting persons named in the attached ordinance to be considered for appointment to the board of directors. In addition, the City of Clayton City Manager or the manager’s designee will be a non-voting board member.



City Manager
10 N. Bemiston Avenue
Clayton, MO 63105

REQUEST FOR BOARD ACTION

TO: MAYOR HARRIS; BOARD OF ALDERMEN

FROM: DAVID GIPSON, CITY MANAGER
SUSAN ISTENES, AICP, DIRECTOR OF PLANNING & DEV. SERVICES

DATE: MARCH 10, 2020

SUBJECT: ORDINANCES - REZONING & A PLANNED UNIT DEVELOPMENT FOR FORSYTH POINTE DEVELOPMENT AT 8001-8049 FORSYTH BOULEVARD

This is a public hearing to solicit input regarding a proposed rezoning and related Planned Unit Development (PUD) to be granted to Forsyth Acquisitions, LLC & Commerce Bank for a mixed-use development to be known as Forsyth Pointe. The properties are currently addressed 8001-8049 Forsyth Boulevard.

The subject site is 90,904 square feet and is located on the north side of Forsyth Boulevard between North Brentwood Boulevard and North Meramec Avenue. The eastern two-thirds of the site (8001-8027 Forsyth) has a zoning designation of High Density Commercial (HDC) and the property addressed 8049 Forsyth has a zoning designation of Planned Unit Development (PUD). The properties with a zoning designation of HDC are also located in the Downtown Core Overlay District. The site is currently developed as a surface parking lot and two-story office buildings and a former restaurant and is surrounded by office and retail uses.

REZONING

Planned Unit Developments are a distinct zoning district and therefore, an application to rezone the subject property from HDC and Downtown Core Overlay, to a Planned Unit Development District (PUD) was filed by the developer.

PROJECT DESCRIPTION

The applicant proposes to demolish the existing parking lot and structures and construct two mixed use commercial/office towers and a parking garage. The west tower (Tract A) will have approximately 11,484 square feet of ground floor retail space and 226,152 square feet of office space and is proposed to be 14-stories in height. The east tower (Tract C) will have approximately 6,571 square feet of ground floor retail space and 267,591 square feet of office space and is proposed to be 16 stories in height. Structured parking will be developed on Tract B, providing 1,257 parking spaces including 40 spaces available for public parking. Approximately 2 levels of the structured parking will be underground on the east side of the project for a total of 7 stories in height. On the top of the parking structure, a roof top terrace garden is proposed. Access to the parking structure on site is proposed from the existing east-west alley off Brentwood Boulevard.

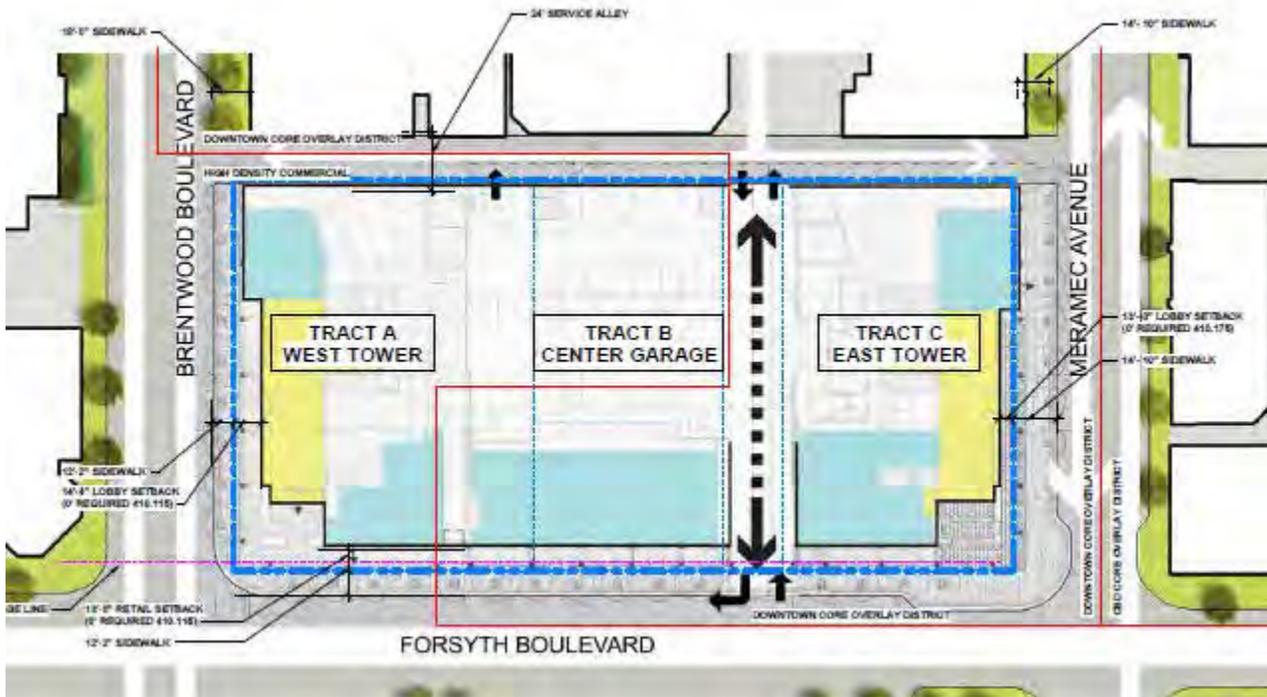
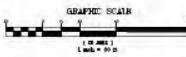
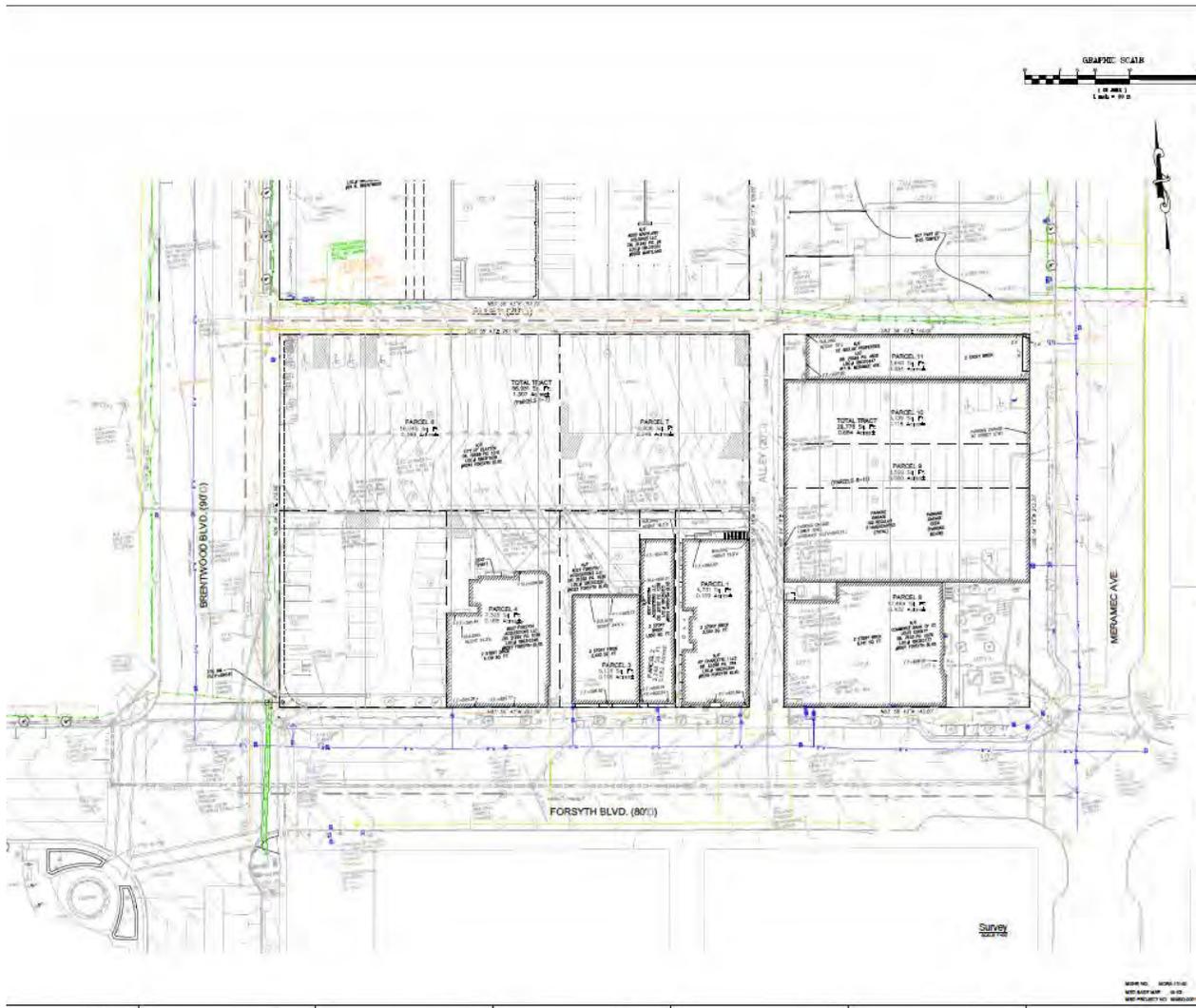


EXHIBIT H

Boundary Survey



FORSYTH POINT
CLAYTON, MO

IDENTIFICATION OF SURVEY

REVISIONS

NO.	DATE	REVISIONS
1	08/15/18	CLAYTON ARBPUD
2	08/15/18	CLAYTON COMMENTS
3	08/15/18	ADD REFERENCE
4	08/15/18	ADD REFERENCE

GEORGE W. STOKER, P.E. 07/2008
STATE OF MISSOURI
CLAYTON ARBPUD
CLAYTON, MO

SURVEY

REVISIONS: 08/15/18
PROJECT NO.: 17-0000
DATE: 08/15/18
DRAWN BY: C107
CLAYTON ARBPUD
NOT FOR CONSTRUCTION



REQUEST FOR ARCHITECTURAL REVIEW BOARD & PLAN COMMISSION CONSIDERATION

Date:	February 3, 2020; February 18, 2020; March 2, 2020
Applicant:	Scott Haley
Owner:	8027 Forsyth Acquisitions, LLC & Commerce Bank
Project Address:	8001 - 8049 Forsyth Boulevard & 15 North Meramec Avenue
Item Type:	Architectural Review/Request for Action
Project Type:	Mixed-Use Development Office/Retail
Staff:	Scott Dedert, City Planner
Summary:	Review of the design and materials associated with a new mixed-use development.

Background

The Plan Commission/Architectural Review Board met on February 03, 2020, and February 18, 2020. The Board decided to have the applicant return to the meeting of March 2, 2020, with the revised plans for this project. The Board recommended approval of the rezoning to a Planned Unit Development (PUD) to the Board of Alderman. The Board also approved the Site Plan Review on February 18, 2020 meeting.

PROJECT DESCRIPTION

The subject site is 90,980 square feet and located on the north side of Forsyth Boulevard between North Brentwood Boulevard and North Meramec Avenue. The site is currently made up of multiple properties located at 8001, 8015, 8019, 8023, and 8027 Forsyth Boulevard and 15 North Meramec Avenue; these properties have a zoning designation of HDC High Density Commercial District and are within the Downtown Core Overlay District. The property located at 8049 Forsyth Boulevard has a zoning designation of Planned Unit Development. The site is currently made up of eleven parcels improved with two-story buildings and a surface parking lot. Adjacent land uses include a Special Development District with office/commercial to the west and office/ retail uses to the north, east and south.

The proposed project consists of the demolition of the existing parking lot and structures. The applicant is seeking to rezone all eleven parcels to Planned Unit Development. The project involves the construction of three structures, West Tower (Tract A), Center Garage (Tract B), and East Tower (Tract C). There will be 990,651 gross square feet, total, between all three structures. The two mixed-use buildings, one being 14-stories and the other being 16-stories will provide



REQUEST FOR ARCHITECTURAL REVIEW BOARD & PLAN COMMISSION CONSIDERATION

Date:	February 3, 2020; February 18, 2020
Applicant:	Scott Haley
Owner:	8027 Forsyth Acquisitions, LLC & Commerce Bank
Project Address:	8015 - 8049 Forsyth Boulevard
Item Type:	Rezoning - Planned Unit Development (PUD)
Project Type:	Mixed-Use Development Office/Retail
Staff:	Susan M. Istenes Director of Planning and Development
Summary:	Review of a rezoning application to Planned Unit Development (PUD) to allow the construction of a new mixed-use development.

BACKGROUND

This request is for a public hearing to solicit input regarding the rezoning and Planned Unit Development for a proposed mixed-use development. The rezoning and Planned Unit Development are being considered together in this report. This project will also require approval by the Plan Commission (Site Plan), Architectural Review Board (Architectural Plans) and approval of a subdivision plat by the Board of Aldermen. The purpose of the planned unit development process is to foster appropriate use of existing buildings and enable compatible redevelopment which provides public benefits as identified in Section 405.1380 and achieves the objectives outlined in Section 405.1360. A PUD must provide public benefits to the surrounding neighborhoods and to the City above and beyond what can be reasonably achieved by application of the zoning provisions applicable to the underlying zoning district.

EXISTING CONDITIONS AND ZONING

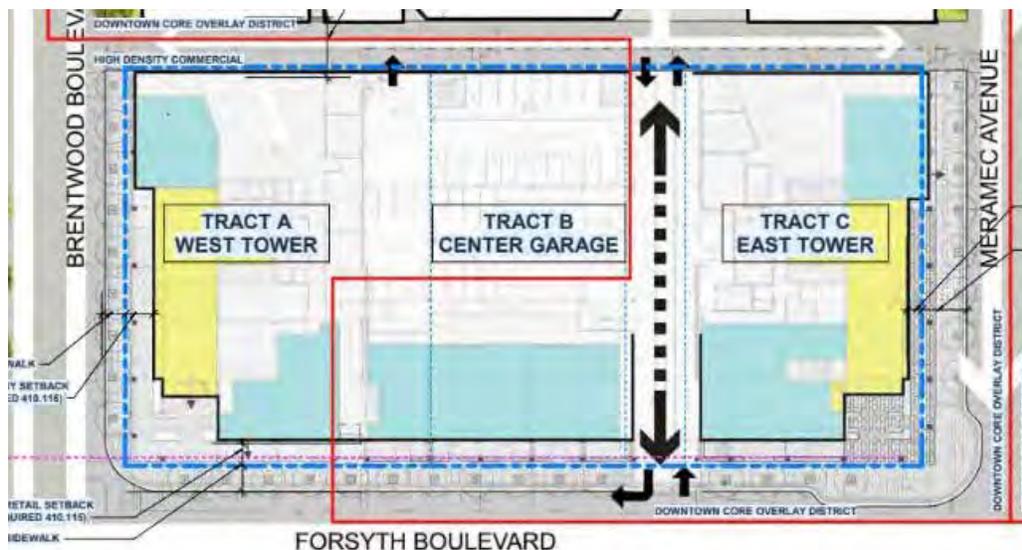
The 90,904 square foot site is located on the north side of Forsyth Boulevard between North Brentwood Boulevard and North Meramec Avenue (site outlined in red, below). The properties shown in light purple, have a zoning designation of HDC High Density Commercial District and are within the Downtown Core Overlay District (DTO). The property located at 8049 Forsyth Boulevard (light blue) has a zoning designation of Planned Unit Development. The entire site is currently made up of multiple parcels, and a portion of the north/south alley which will be vacated, and are currently improved with multiple, two-story buildings and a surface parking lot. The property will be rezoned from PUD and HDC, to PUD.



PROJECT DESCRIPTION

The new project consists of the demolition of the existing parking lot and structures and the construction of two mixed use commercial/office towers and a parking garage. The west tower (Tract A) will have approximately 11,484 square feet of ground floor retail space and 226,152 square feet of office space and is proposed to be 14-stories in height. The east tower (Tract C) will have approximately 6,571 square feet of ground floor retail space and 267,591 square feet of office space and is proposed to be 16 stories in height. Structured parking will be developed on Tract B, providing 1,257 parking spaces including 40 spaces available for public parking. Approximately 2 levels of the structured parking will be underground on the east side of the project for a total of 7 stories in height. On the top of the parking structure, a roof top terrace garden is proposed. Access to the parking structure on site is proposed from the existing east-west alley off Brentwood Boulevard.

The proposed development will be urban in character and will maintain a consistent street wall along the street frontage for an extensive distance. City standard streetscape will be installed along the project limits. Vehicular access to the site is provided from the east/west alley between Brentwood Boulevard and Meramec Avenue, and Forsyth Boulevard.





REQUEST FOR CITY PLAN COMMISSION REVIEW

Date:	February 3, 2020; February 18, 2020
Applicant:	Scott Haley
Owner:	8027 Forsyth Acquisitions, LLC & Commerce Bank
Project Address:	8001 - 8049 Forsyth Boulevard & 15 North Meramec Avenue
Item Type:	Site Plan Review/Request for Action
Project Type:	Mixed-Use Development
Staff:	Scott Dedert, City Planner
Summary:	Review of the site plan associated with a new mixed-use development that will include an office use, retail and parking structure.

Update

At the Plan Commission/Architectural Review Board meeting of February 03, 2020, the board decided to have the applicant return to the next meeting of February 18, 2020 with revised plans for this project. The board focused the attention on the Planned Unit Development (PUD) portion of the application because of the newly enacted ordinance. During the meeting, the board had discussions with the developer and the architect. Those discussions included: the design and use of the solariums, setbacks, parking garage and spaces, and traffic.

PROJECT DESCRIPTION

The subject site is 90,980 square feet and located on the north side of Forsyth Boulevard between North Brentwood Boulevard and North Meramec Avenue. The site is currently made up of multiple properties located at 8001, 8015, 8019, 8023, and 8027 Forsyth Boulevard and 15 North Meramec Avenue; these properties have a zoning designation of HDC High Density Commercial District and are within the Downtown Core Overlay District. The property located at 8049 Forsyth Boulevard has a zoning designation of Planned Unit Development. The site is currently made up of eleven parcels improved with two-story buildings and a surface parking lot. Adjacent land uses include a Special Development District with office/commercial to the west and office/ retail uses to the north, east and south.

The proposed project consists of the demolition of the existing parking lot and structures. The applicant is seeking to rezone all eleven parcels to Planned Unit Development. The project involves the construction of three structures, West Tower (Tract A), Center Garage (Tract B), and East Tower (Tract C). There will be 990,651 gross square feet, total, between all three structures.



City Manager
10 N. Bemiston Avenue
Clayton, MO 63105

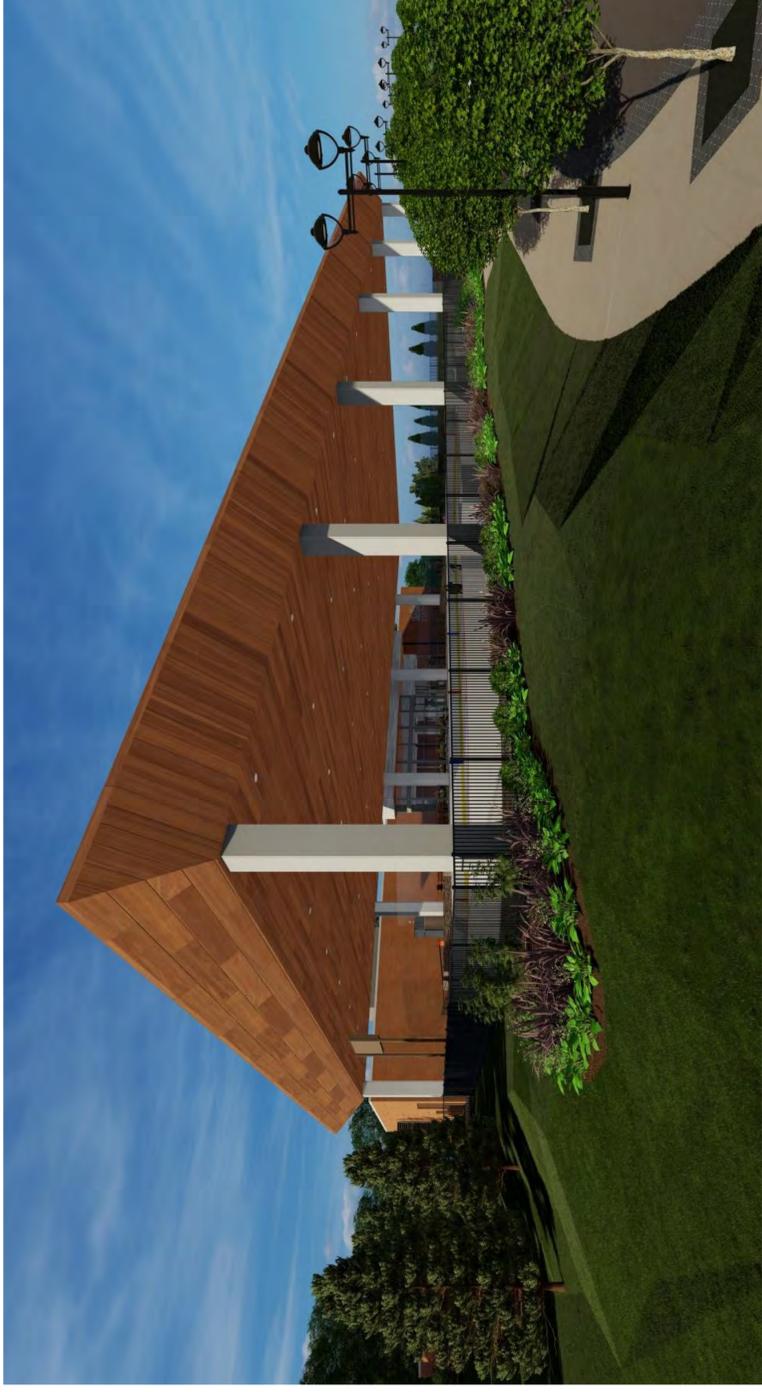
REQUEST FOR BOARD ACTION

TO: MAYOR HARRIS; BOARD OF ALDERMEN
FROM: DAVID GIPSON, CITY MANAGER
PATTY DEFORREST, DIRECTOR OF PARKS & RECREATION
DATE: MARCH 10, 2020
SUBJECT: ORDINANCE - AN AMENDMENT TO THE CONTRACT WITH CHIODINI ARCHITECTS FOR ROOF DESIGN SERVICES FOR THE SHAW PARK ALL-SEASON RECREATION COMPLEX PROJECT

The original contract for the Shaw Park All-Season Recreation Complex entered into by the City of Clayton with Chiodini Architects last year did not anticipate the inclusion of a roof. As a result, we are bringing to you an amendment to that contract for fees associated with Design and Construction of the cover for the facility. Chiodini proposes a percentage fee for the total construction cost of the roof. The architect's fee is 8.5% of the construction cost of the additional features. The current estimated cost is approximately \$4 million but with the fees for the base project, the actual dollar amount of the fee will vary depending on what the actual final contract cost turns out to be.

On Monday, March 16, 2020, we are returning to the Architectural Review Board with a modified design that will hopefully receive approval in the coming weeks. Once that approval is received, we will be prepared to issue Demolition and Site Work Bid Packages within two weeks of that approval. Construction could begin as early as April.

Recommendation: To approve an Amendment for Rink Roof Additional Services with Chiodini Architects to their original contract, executed on May 30, 2019. Fees for the work under this amendment will be based upon 8.5% of the total construction cost of the additional features.



Sheet Name: COLOR RENDERING

Date: DECEMBER 2, 2019



SPARC - Shaw Park All-Season Recreation Complex
 Brentwood Boulevard
 Clayton, Missouri



Chiodini Associates - Architects | Interior Design | Graphics
 1401 South Brentwood Blvd., Studio 575
 Saint Louis, Missouri 63144
 314.723.5588 | FAX 314.733.9999





Sheet Name: COLOR RENDERING

Date: DECEMBER 2, 2019

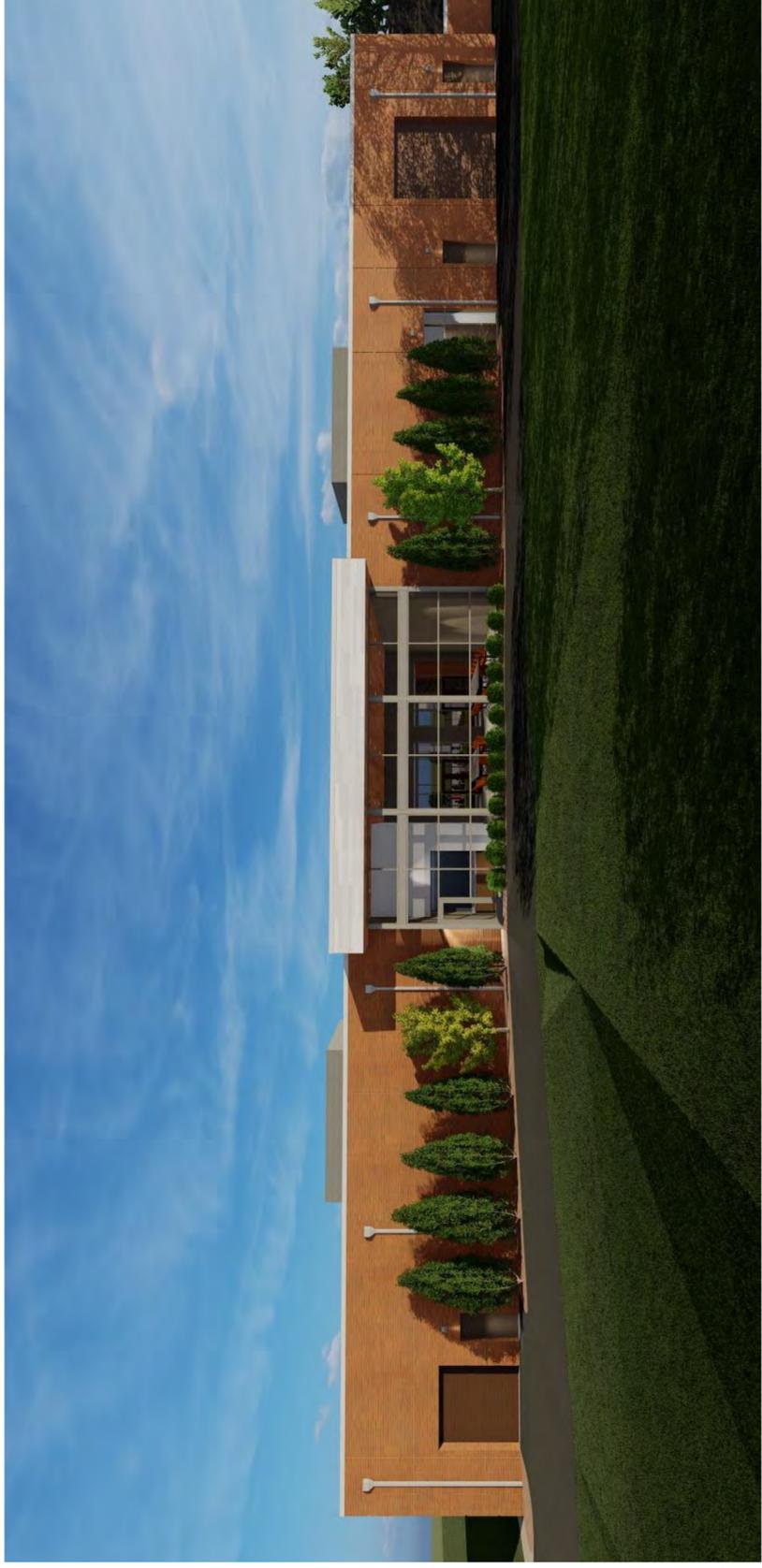


SPARC - Shaw Park All-Season Recreation Complex
 Brentwood Boulevard
 Clayton, Missouri



Chiodini Associates - Architects | Interior Design | Graphics
 1401 South Brentwood Blvd., Studio 575
 Saint Louis, Missouri 63144
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Sheet Name: COLOR RENDERING

Date: DECEMBER 2, 2019



SPARC - Shaw Park All-Season Recreation Complex
 Brentwood Boulevard
 Clayton, Missouri



Chiodini Associates - Architects | Interior Design | Graphics
 1401 South Brentwood Blvd., Studio 575
 Saint Louis, Missouri 63144
 314.723.5588 | FAX 314.733.9999





City Manager
 10 N. Bemiston Avenue
 Clayton, MO 63105

REQUEST FOR BOARD ACTION

TO: MAYOR HARRIS; BOARD OF ALDERMEN
FROM: DAVID GIPSON, CITY MANAGER (DG)
 JANET K. WATSON, DIRECTOR OF FINANCE AND ADMINISTRATION
DATE: MARCH 10, 2020
SUBJECT: ORDINANCE – 1ST QUARTER AMENDMENT TO THE FISCAL YEAR 2020 BUDGET

The City of Clayton reviews and adjusts budgeted revenues and expenditures on a quarterly basis to respond to changes as the fiscal year progresses and to update the Board regarding budgetary issues. As part of the quarterly budget review, staff is presenting for your consideration the first amendment to the Fiscal Year 2020 (FY20) budget. Most of this amendment consists of projects or equipment that were budgeted last year but will now occur or be completed in FY20, and for the issuance of the 2019 Special Obligation Refunding (Refinancing) and Center of Clayton Improvement Bonds. The proposed amendment is summarized in the table below:

ALL FUNDS

	FY 2020 Original Budget	1st Quarter Amendment Requested	FY 2020 Budget After Amendment	% Change
Beginning Fund Balance	\$35,290,180		\$35,290,180	
Revenues	\$55,642,711	\$10,929,388	\$66,572,099	19.6%
Expenditures	<u>\$59,567,850</u>	<u>\$13,871,077</u>	<u>\$73,438,927</u>	23.3%
Net Change		(\$2,941,689)		
Ending Fund Balance	\$31,365,041		\$28,423,352	

Below are further explanations, presented by fund, of the items included in this amendment.

General Fund – No Change

Equipment Replacement Fund

Revenue – Net Increase of \$400,000

- Federal Grant – This is a federal grant of \$400,000 for a project to upgrade select traffic signal components, install flashing yellow arrows, and implement a central management system and retiming/optimization of city traffic signals.



City Manager
10 N. Bemiston Avenue
Clayton, MO 63105

REQUEST FOR BOARD ACTION

TO: MAYOR HARRIS; BOARD OF ALDERMEN
FROM: DAVID GIPSON, CITY MANAGER (DG)
JUNE FRAZIER, CITY CLERK
DATE: MARCH 10, 2020
SUBJECT: MOTION - DISPOSE OF RECORDS PER THE MISSOURI SECRETARY OF STATE GENERAL RECORDS RETENTION SCHEDULE

As the Board is aware, it is the recommended guideline of the Secretary of State to formally approve the disposition of records at the Board of Alderman level, and to include a list which describes the record series including quantity to be disposed, the manner of destruction and destruction date.

Below is a list of records staff is proposing to dispose.

Fire Department – 2011-2017

- ambulance narcotic logs
- narcotic safe logs
- received narcotic forms from pharmacy narcotic purchases

** NOTE: the last two years of records will be retained which has been approved by the Drug Enforcement Agency and the Missouri Bureau of Narcotics and Dangerous Drugs.*

Based on the Board's past discussions, staff has reviewed the records to assure that the retention schedules set forth by the Secretary of State have been satisfied, and that these records are no longer needed by staff.

In following the Board's request that a method of disposal be procured that assures maximum security/confidentiality of the records, the City has arranged for a company to come to City Hall and shred the records on-site. This will occur in a timely manner upon approval of the motion by the Board of Aldermen.

Recommendation: To approve a motion to dispose of the records as listed in conformance with the Missouri Secretary of State General Records Retention Schedule.