

MINUTES

CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD

DECEMBER 19, 2016

CITY HALL COUNCIL CHAMBERS

(not including Centene presentation-see transcription for this portion of meeting)

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

Present:

Chairman Steve Lichtenfeld
Joanne M. Boulton, Aldermanic Representative
Craig Owens, City Manager
Ron Reim
Scott Wilson

Absent:

William Liebermann
Josh Corson

Also in Attendance:

Kevin O'Keefe, City Attorney
Susan M. Istenes, AICP, Planning Director

Chairman Steve Lichtenfeld welcomed everyone to the meeting. He then asked that all cell phones be turned off and that conversations take place outside the meeting room.

MINUTES

The transcription/minutes of the December 5, 2016 meeting were presented for approval. The documents were approved after having been previously forwarded to each member.

ARCHITECTURAL REVIEW – CANOPY – 8100 MARYLAND AVENUE (HERBIE'S)

Aaron Teitelbaum, restaurant owner, was in attendance at the meeting.

Director Istenes explained that this application was first considered at the December 5, 2016 meeting and was continued to await a decision regarding whether or not the existing tree wells in front of the restaurant along Maryland Avenue would remain. Planning staff has since been

informed by the Public Works Department that, by the end of April, 2017, the tree wells will be relocated to the front of the sidewalk (against the curb) in accordance with City streetscape standards. The applicant proposes to construct a +/- 304 square foot vinyl canopy (19 feet 2 inches wide x 16 feet long) attached to and extending 16 feet from the east facing front of the building, towards the sidewalk. The purpose of the canopy appears to be to provide shade to a proposed outdoor dining area in front of the existing restaurant, along Brentwood Boulevard. The canopy will cover an aluminum frame which will be supported by five steel legs bolted to the concrete patio. The canopy structure will be 10 feet 7 inches tall at its highest point and will taper down towards the sidewalk where it will be 7 feet tall. For comparison, umbrellas used in outdoor dining areas typically range between 8 and 10 feet tall. Director Istenes noted that the site is unique because the outdoor dining area is located on private property. The color of the canopy is not specified in the application; but the proposed design and materials of the canopy are of high quality and it is constructed of material which is consistent with the existing canopies and staff recommends approval with the condition that the canopy color match that of the existing canopies.

Chairman Lichtenfeld asked if this canopy is only on the east side.

Mr. Teitelbaum replied “yes”.

Hearing no further questions or comments, Scott Wilson made a motion to approve per staff recommendations. The motion was seconded by Ron Reim and unanimously approved by the Board.

ARCHITECTURAL REVIEW – STATUE – 8100 MARYLAND AVENUE (HERBIE’S)

Susan Istenes explained that the applicant proposes to place a chef statue directly outside the restaurant’s entrance. The statue, made of porcelain, is 6-foot, 2-inches tall, including the 2-foot wheeled base. The applicant states that the statue (known as Bonzo) has been a staple of the restaurant since 1972 and is part of their branding and that it is taken inside each night after closing and brought back outside upon opening. Also according to the applicant, the statue receives maintenance on an annual basis. Director Istenes stated that staff’s recommendation is to approve with the condition that it be aesthetically maintained.

Mr. Teitelbaum informed the members that until he receives approval, the statue is inside.

Chairman Lichtenfeld asked how far outside the statue is placed.

Mr. Teitelbaum indicated that it is placed directly outside the door up against the building.

Scott Wilson asked about the pedestal.

Mr. Teitelbaum indicated that it is 2-foot X 2-foot made of wood with wheels on the bottom so the statue can be easily moved around.

Chairman Lichtenfeld asked if it is brought inside each night.

Mr. Teitelbaum replied “yes”.

Hearing no further questions or comments, Chairman Lichtenfeld called for a motion.

Ron Reim made a motion to approve per staff recommendation. The motion was seconded by Scott Wilson and unanimously approved by the Board.

ARCHITECTURAL REVIEW – EXTERIOR RENOVATION – CONCORDIA SEMINARY LIBRARY BUILDING – 801 SEMINARY PLACE

Scott Feil, project architect, and Dr. Al Meyer, Seminary President, were in attendance at the meeting.

Susan Istenes explained that the 68.8 acre property is located east of Big Bend Boulevard and west of DeMun Avenue and has a zoning designation of R-2 Single Family Dwelling District. The subject 44,346 square-foot library building is located north of Founders Way, just east of Seminary Place. In conjunction with interior renovations, the applicant proposes the following exterior alterations:

- A 150 square-foot entryway addition on the south elevation;
- A screen wall to hide the existing mechanical units;
- A retaining wall;
- Accent lighting;
- New windows;
- Building signage

The applicant proposes to remodel the entire interior of the building to include a new study and seating area. Renovations include ADA upgrades, a new fire sprinkler system, upgrading the climate control system, new lighting and improved acoustics. In addition to the interior renovations, to provide improved access to the building from the parking lot, the applicant is proposing to construct a new 14-foot in height 150 square-foot entryway on the south elevation. Because the current library entrance is on the north elevation, visitors must now walk around the

building from the parking lot for access. Two (2) 7-foot, 8-inch in height aluminum panel screen walls are proposed along both sides of the new entrance to hide the view of the existing mechanical equipment located at grade. Each panel wall will turn the east and west corners of the building. Taking into consideration that the aluminum panels will be positioned one foot above grade and contain a one foot top panel, the wall will be 9-foot, 8-inches tall measured from grade. The screen panels match the pattern of the window screens on the other three building elevations. The applicant is also proposing a 30-inch in height decorative block retaining wall on the along the northern edge of the walkway south of the existing parking lot. Specific materials were not provided. New accent LED lighting is proposed to highlight the new entrance as well as replacing all existing windows with new aluminum storefront windows. Finally, five new wall signs are proposed on the building's south elevation; four 60-inch X 144-inch vinyl banner type signs totaling 240 square-feet and one 17-foot X 2-foot, 9-inch cut letter brushed aluminum sign (49 square-feet) which reads Concordia Seminary Kristine Kay Hasse Memorial Library. Director Istenes noted that per the City's sign regulations, schools and other institutions may erect a ground sign up to twenty-five (25) square feet in area. In lieu of a ground sign, a wall sign at the entrance to the school or institutional building may be erected but such sign shall not exceed twelve (12) square feet in area. Multi-building school campuses or institutional complexes may be permitted more than one (1) ground sign and may include additional building accessory signs if the design, size and location of all signs are approved by the Architectural Review Board. Section 425.040 (c) of the Sign Ordinance allows the Architectural Review Board to approve additional building accessory signs if the design, size and location if the signs are deemed appropriate. The proposed signage exceeds the allowable square footage by approximately 277 square feet. The brushed aluminum sign appears to be of high quality materials and is compatible with the appearance of the library building. There was not enough information provided about the vinyl banner type signs; they appear to be located in four separate frames spanning above the new covered entrance. The design and materials of the screening are high quality and compatible with the design of the library building. The signage appears to be of a scale that is compatible to the size of the building and mainly visible to only those who are on the campus. Director Istenes stated that staff recommends approval with the following conditions:

1. The applicant shall provide detailed information regarding the sign frames for the four banner type signs proposed, to be approved by staff prior to the issuance of a sign permit.
2. The applicant shall provide specifications on the retaining wall to be approved by staff prior to issuance of a building permit.

Mr. Feil indicated that the Library building will undergo a major renovation including a new HVAC system, new lighting and a new fire suppression system. He added that the renovation includes a new vestibule and the creation of better accessibility to those who drive there. He stated that the proposed extension of Seminary Place and the creation of a new drive lane should reduce vehicular traffic on the alley. Mr. Feil then referred to the proposed new south entryway and the new mechanical equipment screening.

Material samples and site/building photographs were presented.

Chairman Lichtenfeld asked about the windows.

Mr. Feil referred to Sheet A15, adding that the north and east elevation windows will be removed/replaced and the west elevation windows will remain with screening and alternate with solid panels.

Joanne Boulton commented that the west elevation doesn't appear to have screens.

Mr. Feil stated that screens will remain on the west elevation.

A brief discussion regarding the mechanical equipment screening ensued.

Scott Wilson asked if the existing banners will be changed out.

Mr. Feil indicated that they would be changed out 3 to 4 times a year.

Chairman Lichtenfeld asked if those banners would be changed out from the roof or from the ground.

Mr. Feil stated that they would be changed out from the ground.

Joanne Boulton asked if the screen turns back into the building.

Mr. Feil replied "no", adding that the HVAC units need to be accessible. He stated that they could incorporate some plantings if the Board so desired.

Joanne Boulton asked if the Seminary reached out to any of their neighbors about this project.

Mr. Feil replied "yes", adding that input was received from approximately 12 individuals and none of them objected.

Melissa Pela, 6300 block of San Bonita Avenue, addressed the Board by stating that all of them {San Bonita neighbors} support the project; they are happy about it; it is beautiful and an improvement.

Hearing no further questions or comments, Scott Wilson made a motion to approve per staff recommendations. The motion was seconded by Ron Reim and unanimously approved by the Board.

At 5:58 p.m., the Court Reporter, Sara Tom, began the transcription. Centene's presentation continued until 8:08 p.m.

Having no further business before this Commission this evening, the meeting adjourned at 8:10 p.m.

Recording Secretary

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COVER SHEET INFORMATION

Date: December 19, 2016

IN RE: MATTER OF CITY PLAN COMMISSION/
ARCHITECTURAL REVIEW BOARD MEETING
CITY OF CLAYTON, MISSOURI

1 IN THE CITY OF CLAYTON

2 STATE OF MISSOURI

3
4 IN RE: MATTER OF CITY PLAN COMMISSION/
5 ARCHITECTURAL REVIEW BOARD MEETING
6 December 19, 2016
7

8 BE IT REMEMBERED that the above-entitled
9 matter came on for a hearing at the Clayton City Hall,
10 10 North Bemiston, in the City of Clayton, State of
11 Missouri, on the 19th day of December, A.D., 2016,
12 commencing at the hour of 5:30 in the evening of that
13 day, said hearing having been called by the City of
14 Clayton City Plan Commission/Architectural Review
15 Board, pursuant to the issuance of due notice to all
16 parties in interest, and the following is a transcript
17 of all proceedings held during the course of that
18 hearing.
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APPEARANCES:

Steve Lichtenfeld - Chairman

Ron Reim - Member

Scott Wilson - Member

Joanne Boulton - Alderman Representative

Susan Istenes - Planning Director

Kevin O'Keefe - City Attorney

Craig Owens - City Manager

Kathy Scott - Planning Technician

For the Property at 7454, 7510, 7518, 7520, 7528, 7600, 7606, 7620, 7630, 7632, 7634, 7636 and 7642 Forsyth Boulevard; 12, 14, 20 and northern part of 106 South Hanley Road, 10 South Lyle Avenue; 101 and 105 Carondelet Plaza; 7711 and 7733 Carondelet Avenue and adjacent proposed vacated rights-of-way (except those in University City) - Mixed-Use Project - Centene Clayton Campus - Amendment to Approved Special Development District Plan.

Robert Clark - CEO, Clayco

Eli Hoisington - Architect, HOK

1 (The court reporter was instructed to transcribe
2 the Public Hearings portion of the meeting.)

3 MS. ISTENES: The next item on your agenda
4 is a continuation of Public Hearings from December 5,
5 2016, relative to the Mixed-Use Project known as
6 Centene Clayton Campus.

7 If you will kind of look at your agenda,
8 you are going to see items A, B and C. Item A is an
9 amendment to the approved Special Development District
10 Plan. This is an item that you will be making a
11 recommendation to the Board of Aldermen and they will
12 have the final vote.

13 Under item B, you will be considering a
14 subdistrict plan for Subdistrict 1, along with the Site
15 Plan Review and those two items are combined in one
16 report and then you will have Architectural Review.

17 All of those items will go to the board
18 but you will actually be providing a recommendation to
19 the Board of Aldermen, for Subdistrict 1. You will
20 actually be approving the Site Plan Review and
21 Architectural Review.

22 Item C, we have the same four subjects for
23 2A, same scenario. You have a Subdistrict Plan, that
24 you will be providing a recommendation to the Board of
25 Aldermen, for their consideration.

1 You have got Site Plan Review and
2 Architectural Review.

3 You also have a Subdivision Plat and that
4 is something that you will be providing a
5 recommendation to the Board of Aldermen, for their
6 consideration, as well.

7 I am not going to give any formal type of
8 presentation or read the staff reports into the record.
9 You all have those. The architects are here and their
10 team.

11 They are going to be explaining, kind of,
12 what they changed from the last time we met on December
13 5th and my few comments and public comments and staff
14 recommendations.

15 We also have Laurel from Christner and
16 Associates, to answer any of the landscaping plans --
17 questions, I'm sorry, about landscaping plans and then
18 we have Tim from H3 Design Studios, who did the
19 architectural review and he is here, as well. And we
20 have Spencer from the Public Works Department, if you
21 have any Public Works related questions and as those
22 questions come up, I will direct you to those people,
23 accordingly.

24 THE CHAIRMAN: One other comment. At our
25 previous meeting, we continued all of the Public

1 Hearings. So this will be recorded and these will be a
2 continuation, until we complete them.

3 So with that, Bob, are you ready?

4 MR. CLARK: I hope so.

5 MS. ISTENES: As I explained, this is item
6 A, which is the continuation of the Public Hearing from
7 the December 5th meeting and this is in consideration
8 of the amendment to the approved Special Development
9 District Plan, which is essentially the overall master
10 plan for the Centene Campus development. Then as we
11 move on, we will get into the details of the
12 subdistrict plans.

13 So we will, kind of, take these one at a
14 time. This is the SDD Amendment and then if you all
15 are ready for a vote, we can take a vote of that one
16 and then move on to the next items.

17 (Thereupon, a brief recess was taken.)

18 MR. CLARK: Can everybody hear okay? I'm
19 going to use this mouse. Thanks for having me, again.
20 I'm obviously here to present for Centene and the team.
21 I think you all know that we are represented by Cushman
22 Wakefield and HOK.

23 We have a world class team, who you have
24 probably gotten to know, really well and Eli did such a
25 great job last time, that they are trying to vote me

1 off of the island. He is going to take over, after I
2 complete the SDD presentation. I am happy to have him
3 do that.

4 So the way I understand it, we are going
5 to present the SDD, which we did last time. To add
6 color to the SDD, the last time we presented our
7 thoughts on SD1 and SD2. I'm not going to do that
8 again, completely.

9 We will go through the SDD. We will
10 answer all of your questions and then once we complete
11 whatever we are going to do on that, we'll have Eli get
12 up and do the actual Architectural Review of the Site
13 Plan Review for the other ones, is the process, as I
14 understand it.

15 I just am trying to stay ahead of
16 everybody, so here the Special Development District,
17 SD1 and SD2A are on the agenda now. SD2B and C are
18 going to follow quickly behind and then our plan, as I
19 said before, on Tract 3 of the SDD would be a work --
20 then you take a couple of months off and you take a
21 breather from me.

22 The HOK team and Cushman Wakefield is
23 going to keep working and we are going to work very
24 closely with University City and the City of Clayton,
25 carefully, since the property has a border that goes

1 through it and we'll work through to a consensus on
2 that, in a transparent way, like we have on all of the
3 other work that we have done.

4 So once again, the SDD major changes are
5 that we left Lyle in place. We moved the auditorium to
6 Tract 2, so that will be 2D. We decreased the amount
7 of residential on Tract 2, because Tract 2 got smaller.

8 We will be proposing the additional
9 residential for the TOD, actual early, kind of,
10 thoughts from the master plan, on Tract 3.

11 Technically, we have gone through all of this, so I am
12 not going to spend a huge amount of time on it and get
13 to the questions.

14 Then we get to the questions, right?

15 MR. HOISINGTON: These are under
16 questions, Bob, so let's just --

17 MR. CLARK: Okay.

18 MR. HOISINGTON: This is under the first
19 one, Bob, open space, that we revisited.

20 MR. CLARK: Right. So again, we feel like
21 we have made -- and I think it is in your packet, too.
22 You know, we have shown where we are going to increase
23 our open space here. We have increased the open space
24 between the Crescent and our residential building. We
25 are going to show a little bit more color and detail on

1 that, in a little bit. This is the roof green space,
2 that we showed before and we have also increased the
3 green edge. We had some comments from a resident,
4 who's, I think, here tonight, about adding some green
5 space along the lower section of the garage and we are
6 going to be doing that.

7 We had some questions about how this green
8 space would work, exactly and so we did a detail for
9 how this would actually look. This specific idea came
10 from the residents that lived in the penthouse, that
11 are impacted by this, in the closest area to it.

12 The question was asked last time, if we
13 were going to have this be higher than the garage and
14 they specifically asked us not to have the green higher
15 than the garage. They don't want it any higher than
16 possible, so this was a detail that arrived from that.
17 I think we are going to do that on the lower section,
18 too.

19 MS. BOULTON: Could you go back to that
20 one?

21 MR. CLARK: Sure.

22 MS. BOULTON: So I'm a little confused.
23 Where is the end of the garage and where's --

24 MR. CLARK: Well, here's a car, okay? So
25 the cars are up above.

1 MS. BOULTON: Okay.

2 MR. CLARK: So this is the face, that's
3 100 and -- basically 158 feet from the front building
4 of the Crescent, here and we had agreed that the top of
5 the garage -- this is, kind of, the elevation of the
6 penthouses is up here, to give some relief to the
7 garage, at the top and create a setback and some green
8 space.

9 MS. BOULTON: But they'll still be --
10 there's a concrete panel there.

11 MR. CLARK: It's brick at -- behind it,
12 you mean?

13 MS. BOULTON: Yeah.

14 MR. CLARK: Oh yeah, right. And then this
15 is all brick.

16 MS. BOULTON: Okay. Thanks. I have got
17 it now.

18 MR. CLARK: Okay. And then sidewalk
19 experience, we gave some extra detail in the book,
20 about the additional depths of these areas, which are
21 all -- was requested.

22 We had lots of conversations about that,
23 during the pedestrian experience and then we had a
24 little bit of conversation about the different drives
25 and I think we are going to propose a little bit of a

1 change, which I think people will prefer that. All of
2 our drives will be consolidated into the middle of the
3 block. Actually, this is per the original SDD, that
4 was approved, so it is more in line. Your -- this is a
5 good, a better example of this.

6 So the last proposal, we had the
7 residential access. We had access to the rest of the
8 garage, as well and we moved that access to that point,
9 right here, next to the docks.

10 So that frees this space up, right here.
11 It's parking space there and it probably gives a little
12 bit of access for taxi drivers and that sort of thing,
13 so that is a better solution.

14 Again, here, this drawing also indicates
15 that we did move the space back. I think we are going
16 to show some additional detail about this green space
17 between the Crescent and our residential building and
18 while we are not proposing, whatsoever, the residential
19 building, I think we are going to be able to show you a
20 little bit more detail on that.

21 So this is that space between the
22 Crescent, which -- all the way back to a requirement of
23 the Board of Aldermen approval, asked for a connection
24 between this space and so this is how we would propose
25 to create this connection.

1 Basically, it would be a sidewalk and then
2 a stairway access, which we think would work really
3 nicely, with a couple of landing areas.

4 THE CHAIRMAN: Did you consider any ramps?

5 MR. CLARK: It's virtually impossible to
6 put ramps. We were a little nervous about that. But
7 there is a ADA access around both -- through the alley
8 and around the front of the auditorium.

9 It acts as a ramp. I mean, it's -- there
10 is no way to do a ramp. It's physically and
11 architecturally not possible. The alternative would be
12 to take the stairs out and that sidewalk out but I
13 think everybody on the Planning Commission really
14 wanted, at least some, access through.

15 MS. BOULTON: It is quite steep.

16 MR. CLARK: This is, so this is a very
17 conceptual idea of how a residential building might
18 work. Again, I think it shows how critical we think
19 the roundabout plaza area is, to have our residents be
20 able to have views to the landscaping and roundabout,
21 which is as it ends up being, matured with our building
22 and completed.

23 It will be very, very nice, we think. And
24 it also does show how we think this envelope will
25 really work. So you can see that we did pull the face

1 of these sections back, so they no longer come all the
2 way out, to the end of where the Crescent is.

3 So here's -- again, we're not proposing
4 2C. We will be coming back for that but we did say
5 that we would do some -- have some ideas to show, how
6 it might work and this then forms our envelope, so we
7 are asking for an envelope, that basically fits this.

8 And then again, this is not the
9 architecture. It could be the architecture. It could
10 be something, you know, more glassy or more bricky. We
11 haven't really decided yet, with the developers.

12 Have not really done all of the
13 feasibility studies and what kind of architecture would
14 be the most -- this is probably a very good idea and
15 probably very workable concept, which would be totally
16 in fitting with the rest of the buildings in the area.
17 This is about 44 or 45 units, which is the minimum that
18 we think we could do and make economic sense of the
19 project.

20 On the face then, of 2A, which we are
21 asking for approval of, in reference to the direct view
22 from the Crescent, we are increasing the residential
23 feel of the building again, adding glass to the garage,
24 side of the garage, so that when one looks at it, not
25 unlike when we built the Plaza in Clayton, across from

1 the Crescent, the first five stories are not really
2 residential, but it looks very residential and it's
3 actually a parking garage. So that's the answer to
4 those questions. And then we wanted to --

5 THE CHAIRMAN: Bob?

6 MR. CLARK: Sure.

7 THE CHAIRMAN: What is on the ground floor
8 of the proposed residential?

9 MR. CLARK: Well, we haven't proposed it
10 yet, but it would probable be restaurant, retail,
11 lobby, type of a continuation of the Crescent retail
12 there. That would be what my initial reaction would
13 be. It wouldn't be residential.

14 THE CHAIRMAN: So the first level of
15 residence are above grade?

16 MR. CLARK: That is correct. It would be
17 where that balcony is shown, right here. I think
18 that's about 20 feet above the plaza area. This is the
19 face of that, Steve. So this would be retail,
20 restaurant, service.

21 Just like this is the 801 Chophouse. It
22 would be a continuation of that, with a pretty generous
23 plaza, out in front. That is backwards now.

24 So we also wanted to show a couple of
25 images in -- we are not proposing 2B right now, the

1 civic and performing arts center, but we did want to
2 show you, kind of, the iconic nature of this, because
3 it did take up some of the plaza and green area.

4 We think it is going to be a building
5 worthy of giving up a little bit of extra space and I
6 think the other major point that is worth making, is
7 that the interior, we believe, of the pre-function area
8 for the auditorium is going to be a very special public
9 space in itself.

10 While it won't be outside, it be inside,
11 terrific, world class and we think, iconic
12 architecture, that will be an extension of the outside,
13 into the building.

14 This is just a precedent image of, kind
15 of, what we have been showing the client, to get
16 reactions, that were received very positively.

17 This is also, that same type of image, so
18 this is the kind of architecture that you should be
19 expecting for us to bring, when we start our formal
20 process for 2B. So we are thinking a very dynamic,
21 gorgeous building.

22 THE CHAIRMAN: Could you go back to the
23 exterior? One more.

24 MR. CLARK: So this was what we had
25 proposed, what was across the street. And so something

1 in keeping with that kind of -- I mean, it may be a
2 very different kind of architecture, but it will be
3 just as iconic as this.

4 And again, the word I would use is gateway
5 to Clayton, from the east to the west. When one
6 arrives into Clayton from University City, coming west
7 on Forsyth, this is going to be a very powerful image,
8 coming into the city.

9 I think -- we went through all of this. I
10 don't think there were questions about this, but I will
11 just reiterate, the main driver of the SDD amendment
12 was the actual request and maybe the requirement of the
13 Board of Aldermen, to leave Lyle in place, which we do
14 think opened up the space a lot, for the Crescent.

15 We think it is a better solution, at the
16 end of the day, for everybody, so that's a concept that
17 we all are in concert with -- this made the project
18 more efficient, ultimately and saved about 200,000
19 square feet of area and 200 less parking spots are
20 proposed in this project. So that's all, I think, I
21 have on that.

22 THE CHAIRMAN: Okay. We have all of the
23 details. Hopefully, you have been able to read the
24 staff report on this?

25 MR. CLARK: Yes.

1 THE CHAIRMAN: Okay. There is a lengthy
2 list of staff recommendations. Do you have any
3 comments on that?

4 MR. HOISINGTON: The main one, I think --

5 MR. CLARK: I think I just answered the
6 vast majority of them, if you want to just walk through
7 them. We have obviously seen them and we are --

8 THE CHAIRMAN: You are okay with them?

9 MR. CLARK: We are okay. We have
10 responded, Susan, correct?

11 MS. ISTENES: Uh-huh.

12 MS. BOULTON: So --

13 MR. CLARK: We responded to every one of
14 them.

15 MS. ISTENES: Yeah. I am going through
16 them now --

17 MR. CLARK: Yeah.

18 MS. ISTENES: -- but it sounds like you
19 have.

20 MR. CLARK: Yeah. We have responded to
21 all of them.

22 THE CHAIRMAN: Okay.

23 MS. BOULTON: So one question about the
24 green space. From the first submittal to the second
25 submittal that we saw on the 5th, it decreased and now,

1 it looks like it has increased again, is that correct,
2 the green space?

3 MR. HOISINGTON: You are asking for the --
4 where are at now, versus -- the comparison of open
5 space?

6 MR. CLARK: Do you want to come up?

7 MR. HOISINGTON: Yeah. I think to answer
8 that question.

9 MR. CLARK: Is there, actually, just a
10 slide?

11 MR. HOISINGTON: There is. I am going to
12 zoom back here. So the green space, one of the
13 comments -- this is probably the best slide to address
14 that. I am going to speak here.

15 There was a question on what we presented
16 two weeks ago, that talked about, we have added
17 additional width on all of the perimeter, public realm.

18 We did not, initially, calculate that as
19 open space and that was why that was a delta -- the
20 current calculations indicate that if we do calculate
21 that, it's an additional .25 to .3 acre of open space,
22 which as you can see on the bottom of the slide, it
23 means that in the end, we believe we'll be equivalent.
24 We are equivalent in SD1 and SD2 to what we submitted.
25 We anticipate with some of the small changes to SD3,

1 when we submit, it will bring that back to equivalent,
2 as well. So I think recalculating and counting the
3 additional public realm in the sidewalk, which is these
4 two slides here and here, we anticipate that we will be
5 on par.

6 MR. CLARK: To where we were originally?

7 MR. HOISINGTON: Correct.

8 MS. BOULTON: Susan, is that a typical way
9 to calculate open space?

10 MS. ISTENES: I think -- I just want to
11 make it clear that we have been talking about green
12 space, in terms of what they were showing you before,
13 the actual open green, planted, landscaped areas.

14 This would be public space, that's not
15 necessarily green, in terms of extensive landscaping or
16 sod and what have you, but it is available to the
17 public, obviously.

18 We've encouraged, through our landscape
19 review on some of these places, especially the plazas,
20 to put in planters and things of that nature.
21 Something that you might see at Pierre Laclède, in
22 front of the Pierre Laclède building, to kind of create
23 more of a open, green feel, but that's -- so that's
24 kind of the explanation.

25 MS. BOULTON: Got you.

1 MR. CLARK: And that's not dissimilar from
2 the -- all of the original presentations, where open
3 space, not necessarily green space.

4 MS. ISTENES: Sure.

5 MR. CLARK: But Eli is going to go through
6 a very detailed presentation of the actual
7 architectural site plan, after this.

8 MS. BOULTON: Okay.

9 THE CHAIRMAN: Other comments or
10 questions?

11 Comments or questions from the audience?

12 Please come up and identify yourself.

13 MS. MILLER: I can't get up, but --

14 THE CHAIRMAN: We can hear you.

15 MS. MILLER: I am Susan Miller.

16 MS. BOULTON: She can -- we can hear her.

17 MS. MILLER: I use a wheelchair and you
18 were talking before about -- you asked before, about
19 ramps and I have done a lot of accessibility and
20 disability work in my life and very few buildings are
21 truly inaccessible, if they are designed properly.

22 So I am just wondering if that issue was
23 addressed by an architect, specifically for the purpose
24 of access.

25 MS. BOULTON: The walk --

1 THE CHAIRMAN: The stairway.

2 MS. MILLER: Whatever part, asking about
3 the ramp before.

4 THE CHAIRMAN: Yes. The stairway going
5 from north to south, I believe it's about --

6 MS. MILLER: They say it's accessible and
7 so --

8 MR. CLARK: Well, if I could just -- I
9 will just answer it. So accessibility is obviously
10 critical to us, too. I mean, all of our projects, not
11 only -- most of the projects that Clayco is doing now
12 actually are going to universal design --

13 MS. MILLER: Right.

14 MR. CLARK: -- which is a higher level of
15 ADA and not required, but you know, we really believe
16 that is the right thing to do. In this particular
17 instance, we were nervous about this area.

18 It's a 25 or 26-foot dropoff and some
19 people in the community, in the Planning Commission,
20 have had some -- even though it is a big hill right
21 now, they do walk down through there, with their dogs
22 and that sort of thing.

23 And so we were trying to, you know, thread
24 the needle and address people getting down through
25 there, but it's a very narrow, steep, dropoff area.

1 And the actual access, around both the alley and the
2 new theater building, will be at an adequate level, to
3 meet the ADA requirement.

4 MS. MILLER: I was thinking, a lot of
5 times, if you zigzag up an incline --

6 MR. CLARK: It's not --

7 MS. MILLER: It's not possible?

8 MR. CLARK: It's literally not possible,
9 because it is only 35 feet wide, so it's literally,
10 physically, not -- engineering wise, it's not possible.

11 MS. MILLER: Okay.

12 MR. CLARK: So the only alternative would
13 be to take the stairs out, which --

14 MS. MILLER: Well, do you -- are you going
15 to be able to put a sign up, saying, access will be as
16 -- so people --

17 MR. CLARK: To direct them, where the ADA
18 access would be?

19 MS. MILLER: Yes.

20 MR. CLARK: Sure. Sure. And we will
21 have, in the auditorium, when the auditorium is built,
22 we will, obviously, have elevators and ramps and stairs
23 and everything inside there, so you can have inside
24 access to getting down to the lower level, which
25 probably would be the way people will really go through

1 there.

2 MS. MILLER: Okay.

3 MR. CLARK: I think it is going to be a
4 rare, actually rare person, who actually uses the
5 stairway.

6 MS. MILLER: Well, you mentioned using the
7 alley and that, sort of, caught my attention.

8 MR. CLARK: Well, the alley is going to be
9 improved, pretty dramatically. It will much more
10 street like, when we are finished with it. We are
11 adding landscaping and --

12 MS. BOULTON: So currently, people come
13 down the alley and then go down that hill.

14 MR. CLARK: Right. Right now, it is a
15 very steep, grassy hill.

16 MS. BOULTON: Yeah.

17 MR. CLARK: People walk their dogs through
18 there. This is for the people that we were addressing.

19 MS. BOULTON: Right.

20 MR. CLARK: It is, obviously --

21 MR. WILSON: I just drove over there,
22 earlier today. It's very steep.

23 MR. CLARK: Very steep.

24 MR. WILSON: As soon as you said -- it's
25 not good for a ramp. I agree. I don't know how you

1 would put -- you'd have a crazy bunch of switchbacks.

2 MR. CLARK: The whole thing would be
3 concrete. And it actually serves as some of our
4 drainage area, too, for the green space. That's one of
5 the -- it's an important green space, we think, for the
6 project.

7 MS. BOULTON: I do think the access to
8 that alley is important, too, because people will walk
9 up that hill, whether you have steps or not.

10 MR. CLARK: I mean, maybe we would --
11 right. I think that's right. People will walk up
12 there.

13 MS. BOULTON: Yeah.

14 THE CHAIRMAN: Well, if you -- I agree.
15 There's no way to get a ramp in there but if you had, I
16 think a ramp would be about 12 times the length --

17 MR. CLARK: Right.

18 THE CHAIRMAN: -- of the actual stairway.
19 So there's no way to get any switchbacks in there.

20 MR. CLARK: No. It's really narrow. The
21 stairs, themselves, take up, will take up quite a bit
22 of the space.

23 THE CHAIRMAN: We have another comment.

24 MS. MILLER: I just wanted to ask, is it
25 possible to put a lift?

1 MR. CLARK: I don't know how you would do
2 that, because there's not actually a building there.

3 MS. MILLER: An outdoor lift.

4 MR. MILLER: An inclinorator.

5 MS. MILLER: I know there are outdoor
6 lifts.

7 MR. CLARK: We can study that. We can
8 work with staff on that. Look at that, with the staff.

9 THE CHAIRMAN: Yes. Is there a wall
10 there?

11 MR. CLARK: Well, that's a good question,
12 too. The Crescent built their building to the property
13 line. I don't -- you know, we would have to work with
14 them, to attach it to their building.

15 I think we would have to think through the
16 whole thing. We haven't, we haven't thought that
17 through. What we agreed to in the SDD was to create an
18 access.

19 MS. BOULTON: Uh-huh.

20 MR. CLARK: So now we -- we just probably
21 have some more engineering solutions to work through,
22 to actually figure out how to make it work or find that
23 we can't fit it -- it is physically impossible,
24 unworkable.

25 THE CHAIRMAN: I think it would be

1 valuable to look at it again, before dismissing it.

2 MR. CLARK: Oh, no. We won't dismiss it.
3 We'll do the same thing we have done with every issue
4 that has come up. We will work until the end.

5 THE CHAIRMAN: Okay.

6 MS. BOULTON: Any other questions?

7 THE CHAIRMAN: Any other --

8 MR. MILLER: On just a related point,
9 what's the drop, linear feet, from the top of the hill
10 to the sidewalk?

11 MR. CLARK: How many feet is it?

12 MR. MILLER: Yeah.

13 MR. HOISINGTON: Vertical run or -- are
14 you talking about --

15 MR. CLARK: For the distance?

16 MR. MILLER: No. Not for -- a run.

17 MR. CLARK: From here to here?

18 MR. MILLER: Yeah.

19 MR. HOISINGTON: Gosh. I --

20 THE CHAIRMAN: Sixteen feet, according to
21 this.

22 MR. CLARK: No. It's more. He's asking
23 for the actual length.

24 THE CHAIRMAN: Okay.

25 MR. HOISINGTON: Probably in the 100 foot

1 range, Bob, from the corner of the alley, down.

2 MR. CLARK: It's about 100 feet, I'm
3 guessing.

4 MR. MILLER: About 100 feet. So if it's
5 12:1, that's 1,200 feet, 35 foot width to work with,
6 figure some architectural character to -- I guess my
7 questions -- I think you have done a terrific job here,
8 but these are unusual requests, that unless somebody
9 knows what they are doing on this, most architects, in
10 all deference, architects have no clue. They read the
11 ADA manual and they think know it.

12 MR. CLARK: So we actually --

13 MR. MILLER: If I am doing my math
14 correct, and I may be totally wrong, but if it's 100
15 feet times 12, which is 1,200 feet. That's 35 feet
16 across.

17 The question becomes: How many
18 switchbacks would you have to have and what would they
19 look like and what can you do at the top of the hill,
20 to maybe carve it out a little higher?

21 These are just questions that I'm sure
22 have been looked at, but at your point of looking
23 further, I would request that you really do a lot
24 further, because access down a beautiful alley is still
25 an alley.

1 MR. CLARK: We studied it and honestly, my
2 recommendation would be to eliminate the stairs and not
3 have access through there. It's a very narrow, very
4 steep area and if I was -- the people living in the
5 Crescent, I would rather have landscaping and grass and
6 trees.

7 MS. BOULTON: I spent --

8 MR. CLARK: I think our residents will
9 want the same thing. We won't want a big concrete, you
10 know, area. We will want landscaping. People are
11 going to have dogs and they are going to want to walk
12 their dogs. Is it possible --

13 MS. BOULTON: Bob, I spent a couple of
14 years living in the Plaza and I will tell you that you
15 would have to put bollards and barriers, to get people
16 to not use that hill. Anyone walking a dog --

17 MR. CLARK: Right.

18 MS. BOULTON: -- I mean, we used it
19 regularly, quite honestly. And it's really convenient,
20 especially if you are heading out to Maryland School,
21 for the little park up there. So I would strongly urge
22 you not to take that out --

23 MR. CLARK: Okay.

24 MS. BOULTON: -- and to have the stairs.

25 MR. CLARK: It would be up to -- we are

1 going to put -- we are committed to putting it in.

2 MS. BOULTON: Looking at it, you have an
3 opportunity to make it as accessible as possible.

4 MR. CLARK: We will work with the staff.
5 We will work with it, the Public Works Department. We
6 do have great architects and we can show exactly what
7 the various choices are.

8 THE CHAIRMAN: Well, we will leave that up
9 to you, to bring back.

10 Sir, could you give us your name?

11 MR. MILLER: Which is -- I am the lesser
12 half of Susan. I am Bruce Miller.

13 MS. MILLER: I didn't give my name. Susan
14 Miller.

15 THE CHAIRMAN: We have that.

16 MR. CLARK: Susan and Bruce Miller.
17 Thanks, Bruce and Susan.

18 MS. BOULTON: We have a question.

19 MR. MILLER: A different question, sir?

20 THE CHAIRMAN: Okay.

21 MR. CLARK: Sure.

22 MR. MILLER: In terms of the green space,
23 I know that you are really working hard at this and we
24 all value that, but it seems that the mass is moving.
25 We are now massing heavily, or so it would appear, on

1 the side with the garages and the performing arts
2 center. And it has -- appears to have squeezed green
3 space. Are you calculating the green space on the roof
4 as green space or public --

5 MR. CLARK: No. Not the roof.

6 MR. MILLER: Okay.

7 MR. CLARK: It's ground, on the ground.

8 MR. MILLER: And if you take out green
9 space on the other side, which is phase three or what
10 it is, with the tower and hotel, how much green space
11 is there in that area, that's now -- will be developed
12 first?

13 MR. CLARK: It's about, it's about the
14 same, as it always has been. It's very similar, very
15 similar.

16 MR. MILLER: Okay. I guess I --

17 MR. CLARK: The only green space we lost
18 is where the auditorium is going. Other than that,
19 it's the same exact landscaping and planning that we
20 had in the original SDD.

21 MR. MILLER: I guess I am just raising the
22 question to the board. If that is a mixed-use
23 residential area and it's right in the center of the
24 residents, the Plaza, the Crescent and the new -- and
25 if I'm looking at this, Steve, the more inviting, green

1 space is that hillside.

2 MR. CLARK: It's a developable site,
3 though.

4 MR. MILLER: Yes. Well, I -- and that may
5 be the answer.

6 MR. CLARK: Yes.

7 MR. MILLER: I am just asking --

8 MR. CLARK: You can't replace that.

9 MR. MILLER: I'm just thinking about how
10 that works, considering it is a mixed use, with
11 residential and you can call a sidewalk a public space.
12 It's a sidewalk.

13 MR. CLARK: But that site, with all due
14 respect, this site has always been zoned for high
15 density, always, in every Master Plan. There's never
16 been --

17 MR. MILLER: I'm only raising the question
18 of the ratio of green space, that's accessible green
19 space, to the residents in the area, that's all.

20 THE CHAIRMAN: The -- Bob, the perception
21 of some of us is that the green space directly east of
22 the Crescent and south of garage 2A is now smaller than
23 it was in the original proposal, because garage 2A
24 increased in north/south dimension, pushing the
25 residential into the former green space, but I hear

1 that you have compensated with green space in
2 Subdistrict 3; is that correct?

3 MR. CLARK: Really, in all of the tracts.

4 MS. BOULTON: Could we go back --

5 MR. CLARK: In all of the tracts.

6 MS. BOULTON: Could you go back to that
7 slide that shows the open space?

8 MR. CLARK: Here?

9 MS. BOULTON: No. The one that has the
10 dimensions.

11 MR. CLARK: Here?

12 MS. BOULTON: The one that you compared,
13 did the comparison, with charts and numbers.

14 MR. HOISINGTON: It's backwards.

15 MR. CLARK: I'm going backwards now,
16 right?

17 MR. HOISINGTON: That one.

18 MS. BOULTON: That one. Thank you.

19 MR. CLARK: I think it's miniscule, the
20 amount of area that we've taken out. And again, the
21 majority of the area that was impacted, was on this
22 end, and we believe that the architecture -- and I've
23 even read in some of the architecture comments to the
24 proposal that the architecture of the auditorium, you
25 know, will make up for that, in other pedestrian

1 experience ways. I mean, the area, Steve, I know there
2 is a perception and I'm trying to be sensitive about
3 that, but I think it is a perception. Actually, the
4 green spaces, it's a miniscule difference from what was
5 approved in the original SDD.

6 And obviously, we had a residential
7 building in here, before. This plaza was slightly
8 deeper, but as I showed in the plan that we -- the new
9 massing plan that we did for the residents, we are
10 actually pulling that back. It will be almost exactly
11 the same as what we -- this measurement right here,
12 Steve --

13 THE CHAIRMAN: Yes.

14 MR. CLARK: -- is almost exactly what we
15 presented before, so it is a perception. It is not
16 reality, there.

17 MR. WILSON: Susan, does staff concur?

18 MS. ISTENES: I would rather check the
19 facts, before answering, in all honesty, because some
20 of this is a little bit of new material to me, as well.
21 Based on the comments that you all have made, at the
22 last meetings.

23 I definitely think that the design of the
24 building appears to be different, in terms of being a
25 little more sensitive to that curve. Again, we had

1 talked about that at the last meeting, as well. So
2 that may be the case, based on what they are presenting
3 today.

4 MR. CLARK: This shows it, probably the
5 best, Steve.

6 MS. ISTENES: Uh-huh.

7 MR. CLARK: This is the new envelope area,
8 so we pulled that back. We had residents at the
9 Crescent, who were worried about how far out it came
10 and it did come out, you know, almost to the end of
11 their building.

12 You can see here, we pulled the envelope
13 back. We are trying to be as sensitive as we can,
14 knowing that this is an extremely valuable piece of
15 real estate, that deserves a building per the Master
16 Plan, which is high density residential.

17 This site had no restrictions on it and no
18 height restrictions. And I think it is also -- you
19 know, we're not -- the other building was built right
20 to the property line, without a setback --

21 MS. BOULTON: Uh-huh.

22 MR. CLARK: -- and it seems unfair to
23 diminish the value of our real estate, by further
24 adding green space and not allowing us to build square
25 footage, just because somebody else built right to the

1 property line. That seems unreasonable.

2 THE CHAIRMAN: A couple of more comments
3 on this drawing or the one below it. If you do have
4 retail on the ground floor of the residential --

5 MR. CLARK: Yes.

6 THE CHAIRMAN: -- then you will probably
7 have walks and paved areas in front of it, in lieu of
8 landscaped green areas; is that correct?

9 MR. CLARK: Well, we would --

10 THE CHAIRMAN: Or a combination?

11 MR. CLARK: -- we would have a combination
12 of both, of course.

13 THE CHAIRMAN: Okay. And then --

14 MR. CLARK: Just like the Crescent, has in
15 front, planters, planter boxes, art.

16 THE CHAIRMAN: Okay. So --

17 MR. CLARK: That would be a great place
18 for a piece of art.

19 THE CHAIRMAN: Okay. So it's an open
20 public space, not truly a green space?

21 MR. CLARK: Well, the area between the
22 buildings, we are envisioning as being green space.

23 THE CHAIRMAN: Except for the stairwell?

24 MR. CLARK: Except for the stairway or
25 we'll make that green space, too.

1 MS. BOULTON: I want the stairs. So when
2 the Crescent was built, I am assuming the only space
3 that was considered open was the big -- where the 801
4 Chophouse is.

5 MR. CLARK: The stairs or the sidewalk.

6 THE CHAIRMAN: The plaza.

7 MS. BOULTON: The plaza, where the 801
8 Chophouse is, that frontage, and that is certainly not
9 green.

10 MR. CLARK: Right.

11 MS. BOULTON: It is open.

12 MR. CLARK: Same thing as we are doing.

13 MS. BOULTON: Right.

14 MR. CLARK: Very similar.

15 THE CHAIRMAN: The other comment, on the
16 previous, Steve, we had two driveways. The one to the
17 west, if I remember, correctly, was labeled, limited
18 access.

19 MS. BOULTON: Residential.

20 MR. CLARK: It's --

21 THE CHAIRMAN: Residential?

22 MR. CLARK: It's a smaller access.

23 THE CHAIRMAN: And the one on the east was
24 more of a service drive or --

25 MR. CLARK: It's a dock area.

1 THE CHAIRMAN: A dock area. Well, now
2 with this combined driveway, is that how the residents
3 will get into the garage?

4 MR. CLARK: It is.

5 THE CHAIRMAN: Will the public be able to
6 get into that garage, from Carondelet?

7 MR. CLARK: I would think we may want to
8 use it for valet access and that sort of thing. It
9 would be limited access.

10 THE CHAIRMAN: It would be limited?
11 Because if not, if it's not limited access, then it
12 seems like we are putting more traffic onto Carondelet,
13 than was --

14 MR. CLARK: So we talked to --

15 THE CHAIRMAN: -- planned.

16 MR. CLARK: So it would be limited access,
17 but we did talk to Srinivas, and he didn't agree that
18 it would be adding cars, because whether the cars go in
19 the front or the back or come out the front or the
20 back, it's the same amount of cars.

21 THE CHAIRMAN: But if they can only go in
22 -- I don't know which is the front or the back --

23 MR. CLARK: Forsyth, he called the front
24 of the garage.

25 THE CHAIRMAN: Okay.

1 MR. CLARK: That's going to be the major
2 signal entrance and -- ingress and egress, in and out
3 of the garage.

4 THE CHAIRMAN: But previously, it seemed
5 like all of the cars were going to go in and out of the
6 Forsyth side, except for the limited access.

7 MR. CLARK: No, no. A third of the cars
8 came out on Carondelet. In the original plan, Steve,
9 always. All of the lower, all of the lower cars in the
10 garage came out in the same place. A third of the cars
11 in the garage --

12 THE CHAIRMAN: Onto Carondelet?

13 MR. CLARK: They did. Came off -- in and
14 out of Carondelet. Now, we would expect that with the
15 -- when the residential is built, it will really be
16 just the residential.

17 THE CHAIRMAN: Okay.

18 MR. CLARK: Because we are not going to
19 want our residences to be impacted, by a high-traffic
20 lane or anything.

21 THE CHAIRMAN: Okay. Well, I --

22 MR. CLARK: We still see it as limited
23 access.

24 THE CHAIRMAN: My concern is if -- and if
25 Srinivas says there will be no additional traffic, that

1 is my concern on Carondelet.

2 MR. CLARK: He's the city -- he's working
3 for the city. I guess I would turn to Susan, because I
4 specifically talked to Srinivas and he said he didn't
5 see any problem with this.

6 MS. ISTENES: In terms of putting
7 additional traffic onto Carondelet? I think that --

8 MR. HOISINGTON: There's 220 less cars --

9 MR. CLARK: That's right. There's
10 actually 220 less cars in that garage, now, from the
11 original plan, so --

12 MS. ISTENES: A couple of things. I think
13 that it's probably not a good idea to have one way in
14 and one way out of the garage, especially a garage of
15 this size, for various safety and traffic circulation
16 concerns.

17 I think if there are people that want to
18 get onto Carondelet, they are going to be able to do so
19 very easily, even if there was only one way in and out,
20 on Forsyth.

21 All they need to do is take a right, take
22 another right and they are there. The same with going
23 to the left and other left and they are there. So I
24 think, probably what Srinivas was referring to is the
25 fact that there isn't going to be increased traffic,

1 with respect to the changes that they are proposing in
2 the SDD. Again, I wasn't a part of that conversation.
3 That would be my opinion on that.

4 MR. CLARK: That was his exact example.

5 MS. BOULTON: So how does this really --
6 I'm sorry. How does this relate to condition H, at the
7 end of the -- it's the very last condition, which for
8 the audience, reads: Eliminate "limited access garage
9 entry" off of Carondelet Avenue to Subdistrict 2A?

10 MS. ISTENES: That would be a reference to
11 the -- what was the western entrance, that you said had
12 been eliminated?

13 MR. CLARK: Right. Correct.

14 MS. BOULTON: Okay.

15 MS. ISTENES: There is a little bit of an
16 overlap in when they received our comments and what
17 changes they are showing.

18 MS. BOULTON: I got you. Thank you. So
19 that has been addressed, already?

20 MS. ISTENES: Yes, correct.

21 MS. BOULTON: Okay.

22 THE CHAIRMAN: Do you have another
23 comment? Please come up and --

24 MS. METCALF: Thank you. My name is
25 Cynthia Metcalf and I also live at 150 Carondelet

1 Plaza. Bruce Miller and I and Hugh Scott are a little
2 ad hoc committee of the Plaza, to kind of follow what
3 is going on and so on, and ask questions.

4 Hugh usually does it, but not tonight, so
5 -- I spent a little time with Susan today and studied
6 this, exactly what we are talking about and perhaps I
7 can add something, on both the green space and on this
8 traffic thing, that may be helpful.

9 I added up the open space, that again,
10 would be the whole project, including the present
11 Centene and the whole -- rest of it and it's 1.035
12 acres for open space and that's how it is all
13 identified, as open space on the master plan.

14 So I think then, as you -- I know from
15 looking at the detailed plan, that most of that, just
16 south of Hanley Tower would be hardscape, because -- in
17 fact, virtually all, with the fountain, whereas the
18 opportunity is there.

19 There is already green space south of -- a
20 green lawn west of Hanley and the opportunity is there,
21 for much of the thirty-five feet, which is the third,
22 moving west to east, the third open space area that Mr.
23 Clark has been talking about and by not making the
24 walkway too wide, you can get green space in that
25 thirty-five and then the fourth place that is in the

1 open space total is east of Carondelet, over the later
2 stage. And so they are talking past each other,
3 sometimes. Some people call it green and some people
4 call it hard or call it open.

5 It's important, I think, to make the point
6 that as much of the open as can be green, truly green
7 ground as possible, makes a huge difference. Centene
8 did a great job on balancing that, west of Hanley.

9 They have a wonderful hardscape with a
10 planter out by Forsyth and they have the wonderful
11 green lawn behind. So proportions will be different
12 but if I would want them to be planning to hardscape at
13 all, with trees stuck in concrete and I don't think
14 anybody wants that, probably not --

15 MR. CLARK: We agree.

16 MS. METCALF: -- Mr. Clark?

17 MR. CLARK: We agree with you. Except
18 that we don't want to go two acres.

19 MS. METCALF: That's one point and then
20 the garage -- should I go on to the garage?

21 THE CHAIRMAN: Sure.

22 MS. METCALF: We also, Bruce and Hugh and
23 I, took as much bullock as we could at this traffic
24 issue, because of course, for the Plaza, that's the
25 main thing people are concerned about, with the traffic

1 circle and we are very pleased that the other -- that
2 the service access has been taken out, that used to be
3 in the thirty-five feet, but speaking of the two lane
4 or wide access, that's between the auditorium and the
5 condominiums or the apartments, we had expected that
6 that would be used by only the condominium or apartment
7 dwellers.

8 Susan explained to me that indeed, it's an
9 all the way through. The way it's drawn now, inside
10 the garage interior, it's clear all the way through,
11 for someone in that garage, to go either out on Forsyth
12 or out on Carondelet.

13 Our concern being that although this may
14 not be a greater total of all cars, this will -- and
15 this is where I wouldn't want a traffic person to
16 answer or to think about.

17 It will be easier, rather than turning
18 right on Forsyth and going back and down, it will be
19 more direct to take a shortcut through Carondelet Plaza
20 to Hanley or through our -- and through the circle or
21 through the circle to the entry to the Forest Park
22 Expressway, if you just come right out on Carondelet,
23 instead of -- otherwise, you might want to go -- maybe
24 instead you would go to the corner of Forsyth. So, you
25 know, it's all -- that's the issue, as we see it and

1 that's why Hugh Scott wrote -- I believe that is
2 accurate. That's one that Hugh Scott wrote or emailed,
3 a question to you.

4 MS. BOULTON: I believe the person that
5 they were talking about, that Bob talked to, is our
6 traffic engineer.

7 MS. METCALF: I know that, but not -- I
8 mean, he's not here, so -- I guess we can't set him up,
9 a little discussion with him, but it just seems common
10 sense to us, that it just isn't the same thing as what
11 he was saying, was the overall number of cars hasn't
12 increased.

13 And we have no -- I'm sure he knows what
14 he is saying there. It's just a question of how much
15 difference it makes, that one way was shorter than, you
16 know -- you understand what I am saying, I'm sure.

17 It's not terribly convincing that it would
18 be same, when you used to only have to go out on
19 Forsyth and now, you can come directly to Carondelet.
20 I'll just leave that with you.

21 THE CHAIRMAN: Well, we appreciate your
22 comments.

23 MS. METCALF: I am not an expert, okay?
24 But that's the common sense that the three of us came
25 up with. One last thing?

1 MS. BOULTON: Sure.

2 THE CHAIRMAN: Sure.

3 MS. METCALF: The last thing is not on the
4 same subject. We think overall, that this is an
5 improvement.

6 I mean, we are positive about a lot of
7 aspects of what has developed and been improved over a
8 period of time and we thank you for it. I'm glad that
9 everybody's worked that hard.

10 And I think that we believe, that with
11 respect to the next stages, as we move forward and I am
12 sure that this will move forward, that the devil will
13 be in the details, like whether there is some real lawn
14 and whether the staff suggestions for the tops of the
15 garages, for instances, things like lighting and
16 planting up there, which will make a huge difference to
17 the new apartments' view and that sort of thing.

18 That's what we would like to see evolve,
19 the way Centene evolved things, west of Hanley. They
20 have high standards there for all of that kind of
21 stuff. So that's -- thank you.

22 THE CHAIRMAN: Thank you.

23 Other comments on the SDD package?

24 Other comments from the commission? No?

25 I think we have posed a few questions there and gone

1 through it, with the changes that we have seen. We
2 have seen a lot more detail tonight. I assume we will
3 continue to see more and more detail, as we get into
4 the subdistricts; is that correct?

5 MR. CLARK: I think we are hopeful to get
6 a vote tonight --

7 MS. BOULTON: On the SDD.

8 MR. CLARK: -- either up or down, because
9 I think our project is -- we are under tremendous
10 pressure, Steve, to keep the project moving forward and
11 I think Centene has worked incredibly hard to answer
12 every question and to -- I mean, I just haven't heard
13 anything tonight, even in the last meeting, that we
14 can't work out with the staff, and so I would
15 respectfully ask for a vote.

16 THE CHAIRMAN: And that's where we are
17 going.

18 MR. CLARK: Okay.

19 MS. BOULTON: Just wanted to leave you
20 hanging, for a little bit.

21 THE CHAIRMAN: Thanks for the long
22 explanation.

23 Okay. So we have gone through everything.
24 We do have the staff recommendations, that for the most
25 part, I think they have been answered. A few of them

1 will have to go back for staff review, as you go
2 forward, but are there any other questions, before we
3 call for a vote?

4 MR. REIM: None for me.

5 THE CHAIRMAN: Okay. Do we have a motion,
6 based on the recommendations? And this is to recommend
7 approval of the amendments to the SDD to the Board of
8 Aldermen.

9 MS. BOULTON: With the following -- with
10 conditions.

11 THE CHAIRMAN: With the conditions. Yes.

12 MR. REIM: I will make a motion to approve
13 the amendments to the SDD, to the Board of Aldermen,
14 with the entire list of recommendations. The three
15 primary recommendations, with a number of additional
16 recommendations under the third recommendation --

17 THE CHAIRMAN: And with --

18 MR. REIM: -- and the applicant has
19 already agreed, will --

20 THE CHAIRMAN: Will that also having them
21 looking at the stair or an inclinor or some other --

22 MR. CLARK: We will stipulate to that.

23 THE CHAIRMAN: Okay.

24 MR. REIM: Okay.

25 MS. BOULTON: So that would be --

1 MR. WILSON: Second.

2 THE CHAIRMAN: All in favor?

3 MR. REIM: Aye.

4 MR. WILSON: Aye.

5 THE CHAIRMAN: Aye.

6 MS. BOULTON: Aye.

7 MR. OWENS: Aye.

8 THE CHAIRMAN: Opposed? Okay.

9 MR. CLARK: Thank you.

10 THE CHAIRMAN: Uh-huh.

11 MR. CLARK: I am going to have Eli do the
12 architectural presentation, since he was so well
13 received at the last meeting.

14 MS. ISTENES: So the next item is item B
15 and this is where we will be considering the
16 subdistrict plans. And this is Subdistrict 1 and then
17 the Site Plan Review of both of these are combined in
18 the staff report. And I do also have a separate
19 Architectural Review staff report.

20 MR. HOISINGTON: Good evening, board
21 members. Thank you for the time. I'm sorry that I'm
22 so tall. This is going to be awkward but I might try
23 this. So in the interest of keeping consistency, we
24 have answered some questions, I think, on SD1 and 2A,
25 with Bob's initial presentation.

1 We have the continuation of the
2 presentation that we gave two weeks ago. I wanted to
3 stop on this first question that we introduced last
4 meeting with, which talks about a key issue that I will
5 get to, with both SD1 and 2A, specifically, which is
6 item 3 and item 4.

7 I think we just spent a lot of time
8 talking about items 1 and 2 on the SDD. So just a
9 reminder that in the efforts to get from our initial
10 discussions with you all to where we were two weeks ago
11 and what we are going to talk about now, we spent a lot
12 of time talking about active buildings, active uses,
13 the proper scale of use along sidewalks.

14 All for comments that we have heard over
15 the last six months, from you all, about Clayton's
16 Master Plan, what this development should be. An
17 important point is setting up SDD2 to provide this
18 great gateway into Clayton from the use of the
19 auditorium.

20 So I have 120 slides and some of them are
21 SDD, so I am going to go directly to the SD1 summary,
22 so bear with me while I flip through slides that you
23 saw, that were focused -- these are slides that were
24 focused on the SDD and since you just voted, we are
25 going to scoot past all of that, to get me directly

1 into SD1. So this is all, again -- I had this, because
2 of an open hearing, I assumed we wanted to have all of
3 the slides at hand, so I appreciate your patience, as
4 we get to SD1.

5 Okay. So again, this is a continuation of
6 the presentation that we gave two weeks ago. I will
7 spend some time here, talking in some detail. As we
8 get into the details, all for these are excerpts from
9 what we have submitted.

10 This first drawing is to illustrate some
11 of the challenges that we have on this site and great
12 opportunities. We have an enormous amount of grade
13 change.

14 Everyone who has driven up or walked on
15 this area knows that and that sort of helped organize
16 where we planned the buildings, so it's the main --
17 it's a building that stretches, the main tower
18 stretches north/south.

19 Here we go. So the main building
20 stretches north/south along Hanley and then the garage
21 with the relocated Lyle runs east/west. That allows us
22 for all of this active retail and additional uses
23 around the building, which I will get to in a minute.
24 So as you look at this point about these drawings, the
25 engineering has been done to ensure proper access and

1 all of the different things that we have talked about,
2 in terms of loading, et cetera, et cetera, including a
3 detail about stormwater drainage and protection.

4 So as we talk about the green spaces, not
5 only the extended green roofs but the plazas are not
6 only places that we are going to look for plantings,
7 very common and continue to -- you see that we have
8 enhanced SD1. That's based off the early drawings, but
9 we will also be looking at using those, their
10 engineering systems.

11 Part of this project and I think we may
12 not have spent a lot of time on this, two weeks ago,
13 but we are looking at a coordinated work, to
14 appropriately stripe -- restripe Forsyth, to allow for
15 some through lanes. You can see dedicated turn lanes.

16 This is all in an effort of coordination
17 with the two major traffic signals and then again, I
18 think a comment that we need to spend some time on is
19 that we have included lay-by spaces, both four spaces
20 here on Forsyth and queuing off of Carondelet.

21 I think that's a way to address some of
22 the concerns that weren't alleviated in the first
23 building, when there isn't that. And so we have
24 learned and we certainly have taken queues and I think
25 Centene, in particular, has been very dedicated to

1 creating a great experience for dropoff, in a car but
2 for pedestrians, as well.

3 THE CHAIRMAN: Eli, while you are on that,
4 I remember seeing bike lanes and pedestrian walkways.
5 Where are the bike lanes on --

6 MR. HOISINGTON: Derek, do you --

7 MR. DON: They are shared lanes --

8 MR. HOISINGTON: Thank you.

9 MR. DON: -- similar to the striping
10 that's on Forsyth, today.

11 MR. HOISINGTON: The landscape design
12 team, which is very helpful on the specific details,
13 like that.

14 The sidewalk, as we spent some time, as
15 Bob cleared up on the SDD, we can revisit here. We
16 have extended width on the sidewalks, well above city
17 minimum and I think that's a direct response to -- we
18 are a mixed use.

19 That there's a shared lane provided, but
20 we wanted sidewalks to be wide enough for multiple
21 people to pass and have spill out seating zones for
22 these retailers, as they come in.

23 It's really important and I think it was a
24 great comment, as we look at all of the spaces. That
25 is a great concession that the development team has

1 made in this project. These are important drawings
2 that -- again, I'm taking things that we didn't spend a
3 lot on, that I will now. This is a large loading -- we
4 have run the modeling.

5 Bob had mentioned, he actually has driven
6 this with the vehicles, so we have done computer
7 modeling and real modeling, to make sure that these
8 large trucks can get in and make these turns.

9 So we run it with a 67, sorry, if I am
10 going the wrong way, a 40-foot truck as well, to make
11 sure that we can get that truck completely embedded in
12 the building, the large truck completely under the
13 building.

14 So a lot of things that we have talked
15 about, at length and have been talking about with staff
16 comments, these are the, sort of, real engineering
17 drawings, to make sure that those things all work, as
18 we look at this first district.

19 And then lastly, I think there was a
20 question, Steve, it might have been from you, about how
21 this truck got back into that corner. This is
22 illustrating, as it would come up, how it would back in
23 and then lastly, just the traditional pedestrian
24 vehicle, looking at these turning radiuses. So it's to
25 on to say that at all places, we have checked with

1 engineering, that these turns and overall site plan
2 really works.

3 Getting into city requirements and city
4 standards, these are the planting plan, that describes
5 where we are going to be adding street trees,
6 throughout the district.

7 So breaks at natural locations for our
8 vehicular lay-by and for the main entrance but
9 everywhere else and I think most -- an important point,
10 as Bob said, we are really focusing on improvements
11 through the alley.

12 And so the quality of North Lyle, as we
13 looking at leaving it in place, we are still improving
14 it, so the overall plan is to add quite a bit of street
15 trees.

16 We have added some tree canopy, where we
17 can, in here, while still maintaining that turning
18 radius you saw, and as we will get into, in a minute,
19 we have actually added another pocket park here,
20 adjacent to the lobby, down by the Crescent and
21 Kaldi's.

22 MS. BOULTON: Is that, is that added since
23 the plan was submitted?

24 MR. HOISINGTON: No. This is consistent
25 with two weeks ago.

1 MS. BOULTON: Okay.

2 MR. HOISINGTON: I'm just calling out some
3 key things.

4 MS. BOULTON: Sure.

5 MR. HOISINGTON: Presenting this as a
6 extension, a continuation of a few weeks ago.

7 MS. BOULTON: Okay.

8 MR. HOISINGTON: This, we did spend time
9 on, so I won't dwell on, but talking about things that
10 you saw initially, in our first SDD and things that we
11 have refined.

12 So this was the rendering at the initial
13 SDD, with the large parking structure, the cantilevered
14 office building, roughly a 419-foot height and then
15 basically, an important too, was that massing was
16 consistent all the way to the corner on Hanley and
17 Forsyth and these are the substantive changes that we
18 have made.

19 The tower, now has slid to the north. It
20 is essentially, now, much more midblock, clearing those
21 -- the face of the Crescent balconies, as we had said.

22 The step-down on this new, kind of, jewel
23 architectural feature, which will have Wellbridge and
24 retail at the corner, allows for a natural step-down of
25 massing, towards the corner and allows more light and

1 air there. And then, obviously, we have lined function
2 all along these public spaces, which I think will, in
3 the end, also help activate -- the extent that we can
4 on this very steep road, at Hanley, we have pulled it
5 in and kind of compressed it, so you can wrap it with
6 some active use.

7 So the intent was to have as many active
8 uses on the street, as possible, respective to the
9 sketch that we have here and then create this new
10 feature at the corner.

11 And this again, that new feature, we get
12 two stories of Wellbridge tenancy, so we are working
13 with them currently, to fit this space out. We
14 anticipate an entry for the lobby and for Wellbridge
15 here, potential open space for future retail on the
16 corner, which would be great, I think, at this location
17 and then you see the tower set at the midblock
18 location.

19 MS. BOULTON: What -- how -- what is the
20 depth from Hanley to the retail? How deep are those
21 sidewalks?

22 MR. HOISINGTON: Right about there. Let
23 me go and see if I've got that dimension. So we range
24 -- this yellow zone, you can see it ranges anywhere
25 from 20'4" to 36 --

1 MS. BOULTON: Uh-huh.

2 MR. HOISINGTON: -- is that a 26? No, 36.

3 MR. CLARK: Walter --

4 MR. HOISINGTON: The 36, obviously, is
5 going to be the deepest zone, here, which is the entry
6 and I think we are really in that 21', 20'4" range
7 here, to that 21' and then we kind of get that
8 additional rating, up to about 25 at the corner and
9 then 23 to 25 here.

10 So city minimum being 12'2", this is more
11 than double. And I think it does two things. One is
12 it gives that open space character. The other thing,
13 that I think is nice, is that it gives some visibility,
14 as you come around the corner, coming up the hill, for
15 traffic, so we tend to try and think about things, in
16 these ways.

17 I'll spend some time here again, the only
18 place where the city minimum, which is the city
19 standard, is the red. Everywhere else is a proposed
20 increase and sort of a larger zone of that sidewalk.

21 We thought very strongly that the --
22 especially the Hanley zone was critically important to
23 increase and that led to some ideas about how this
24 opens up and then the blue is setting up for those
25 retailers in the future, to make that a really

1 attractive zone. So just some of those comments, that
2 we did listen to. So the wide sidewalk does set up the
3 idea for planters and future tenants to come in and
4 they will want to design that. I mean, these
5 retailers, they will have signage and other standards.
6 They will come in with a package, for approval.

7 This sidewall, again, I started with
8 grade, because it is really important to note there is
9 28 feet of grade change, between this corner and that
10 corner.

11 So it's -- it doesn't necessarily feel
12 like that, when you are driving, but it's almost three
13 stories. So even in these zones, these are relatively
14 steep zones and we are trying to be very thoughtful and
15 careful about walls, which we need, to prevent people
16 from literally, kind of, you know -- having those deep,
17 steep grades and other things successful, we want to
18 have some safety there.

19 We wanted to activate that with a water
20 feature and put planters on top of them, to soften
21 them. So even where we have to do things like this, we
22 are considering the detailing and the design of them.

23 MS. BOULTON: So would --

24 MR. HOISINGTON: And again, we widen the
25 sidewalk --

1 MS. BOULTON: Would the water feature go
2 towards the building or --

3 MR. HOISINGTON: Yeah, it does. And
4 remember this line, we are at the city standard, right
5 around to the corner and then we sort of creep up a
6 little bit, north.

7 And so as that wall comes down, we don't
8 really have a good opportunity to come this way. We
9 really want to have the water feature activate the mix
10 of green and paving that would be for that potential
11 retailer. So it goes to the -- towards to the
12 Crescent. It goes to the right.

13 THE CHAIRMAN: While you are on this
14 slide, are there bollards along the street, Hanley and
15 Forsyth?

16 MR. HOISINGTON: We have -- yes. Similar
17 to the existing Centene, where we have pedestrians next
18 to a dropoff, we have typically shown bollards, as a
19 security concern, to make sure that -- as a safe
20 walking zone, next to cars making turns.

21 So north and south, you see bollards at
22 the street corner, along the dropoff and we think
23 that's an important thing for pedestrian safety along
24 these sidewalks, that there's not a clear, kind of,
25 access for the cars.

1 You can actually see them, right there,
2 Steve.

3 So they are on the curbside, so the intent
4 is to make sure that the pedestrian way is maximized,
5 so that -- we are not going to put them mid -- they are
6 really there to prevent, as people turn, get out of
7 traffic by having a dropoff area, the bollards are
8 really there, to sort of, create a level of safety
9 between pedestrians and the retail zone and vehicles,
10 who are turning and dropping off.

11 So this describes some of that space, as
12 we come around. This is the, this is the planter on
13 top of the wall, I mentioned. So we green up the top
14 of the wall and then the midpoint is the idea of the
15 water feature, that will spill down and activate this
16 zone.

17 We think that this retailer, certainly,
18 will take advantage of this corner. I think some of
19 the greatest spaces in this city are places where
20 people are active and able to use the corner.

21 And so we have compressed this to its
22 minimum, based on, I think, remember the turning
23 radius, to the minimum that we can, to get safe dropoff
24 here. So it's always a balance between trying to get
25 the right kind of safety in vehicles, great space for

1 restaurants and retail and the public realm.

2 Some of the materials and we have brought
3 our boards that we brought last time, so they are over
4 there. I am happy to give them out but as we presented
5 to you last time, it's a range of granite and concrete.

6 Pavers that would be -- not just -- actual
7 pavers, not sheets of concrete, so it adds a little bit
8 of detail and refinement, which I think is appropriate
9 and is in keeping with what's at Centene's plaza,
10 currently and that's an important point.

11 And then, Steve, you asked me a great
12 question, which I answered half right, which was that
13 we were looking at the right kind of trees and Derek
14 appropriately pointed out that we have a range of at
15 least three species per SD1, to provide a variety of
16 species types around the block, so that in the case --
17 I think the question was, if there was a disease and we
18 lose all of our trees --

19 MS. BOULTON: Right.

20 MR. HOISINGTON: -- we won't lose all of
21 them, because of the distribution of the three trees.
22 So all in keeping with city approved standards. We
23 certainly listened closely and we are hopeful to, you
24 know, continue in this manner, as we move forward on
25 the new drafts, subdistricts.

1 More area groups, I think, than in the
2 initial subdistrict application. That's really due to
3 this large amenity deck, which is at the top of the
4 second floor and again, these are wonderful engines for
5 sustainability.

6 And so these filter and store rainwater
7 and prevent it from the quick offload into the MSD
8 system. Part of their requirements and great service
9 is we look at how we manage high storm loads, but I
10 think this will be a pretty amazing space within the
11 city.

12 MS. BOULTON: So I think every time that
13 you guys have come to me, come to us, I have asked if
14 you would put trees on the top of the garage and every
15 time, you said you would and I am not seeing any.

16 MR. HOISINGTON: On top of the garage?
17 The garage --

18 MS. BOULTON: As a tree lawn, in the sense
19 as you would in a flat parking lot.

20 MR. HOISINGTON: Sure. The garage,
21 itself, what we were able to do is as Bob showed --

22 MS. BOULTON: Right.

23 MR. HOISINGTON: -- which is a vertical --

24 MS. BOULTON: Which you had last time and
25 we had the conversation last time, that we could put

1 trees on top.

2 MR. HOISINGTON: Looking at that available
3 detail there, we feel pretty confident in the vertical
4 trellis. A little bit more challenge to giving trees,
5 as this time. So that's kind of where we were with
6 that detail, on the back side.

7 MS. BOULTON: Challenge is good.

8 MR. CLARK: Well, I'm not 100 percent that
9 I am following to your question.

10 MS. BOULTON: So think of --

11 MR. CLARK: Trees on top of the parking
12 garage?

13 MS. BOULTON: Think of a flat parking lot,
14 that has islands with trees in them. I'm not looking
15 for a green roof. I'm looking for islands with trees,
16 to provide shade, to cut down glare for the apartments
17 that are nearby, as well as your own building. I would
18 think that you would want to not be looking down at a
19 lot of shiny cars, in the middle of a St. Louis summer.

20 MR. CLARK: I don't think there's any
21 garages in Clayton that have that, an example of that.
22 I can't think of an example of that. I mean --

23 MS. BOULTON: This --

24 MR. CLARK: -- we have done planters, on
25 occasion but you know, the parking garage is a concrete

1 garage. It doesn't have --

2 MS. BOULTON: We talked about -- in your
3 plans for the sidewalks, you shared a really nifty
4 system for your trees on the tree lawn, that had kind
5 of a bowl area underneath, that you would have -- which
6 makes it easier for the trees to grow and that's what
7 we talked about. We have talked about this every time
8 that you guys have come.

9 MR. WILSON: Joanne, I was -- I don't
10 recall trees on the deck, because that's what you are
11 talking about.

12 MR. CLARK: I think we --

13 MR. WILSON: I wouldn't know how to
14 accommodate that.

15 MR. CLARK: I don't know how to do that,
16 at all. I think what Joanne -- certainly I never meant
17 to ignore any of your comments. We're doing this
18 entire -- this detail is probably worth \$800,000, that
19 we have added to the project, to minimize the impact to
20 the Crescent.

21 I mean, it wasn't a -- it was an extremely
22 costly detail that we added to the building. I think
23 -- this is the highest impact area to the Crescent,
24 right here, along here and then we added more of that
25 detail per Hal's comment last time, which I think is a

1 big add to the whole project. On top of the parking
2 garage, I really didn't ever read that -- I never heard
3 that you said we were doing that. I don't know how you
4 would put trees on top of the parking garage. I don't
5 -- I can't think of a single --

6 MS. BOULTON: I thought it was also in the
7 staff review.

8 MR. CLARK: I think it was addressed --

9 MS. BOULTON: Laurel, did you have in
10 here, under --

11 MS. HARRINGTON: I did not.

12 MS. BOULTON: You did not. Okay.

13 MR. CLARK: Yeah. I'm sorry. I did not
14 -- I didn't mean to ignore your comment. I guess I
15 just never understood it, because I thought we were
16 talking this whole green strip, at the top of the
17 parking garage, here, which will add -- I think it will
18 be a very dynamic buffer. In fact, I took a picture.

19 MS. BOULTON: I'm thinking from the top
20 down, looking down.

21 MR. CLARK: Down? Well, nobody from the
22 Crescent will be able to see the top. The only people
23 that will be able to see the top of this garage will be
24 us, from our office buildings. Nobody else is taller
25 than us, except maybe the Plaza will see part of the

1 top of one of the garages, but I don't think they will
2 be able to see the top of this garage.

3 MS. BOULTON: Your building will be able
4 to.

5 MR. CLARK: Hmm?

6 MS. BOULTON: But your building will.

7 MR. CLARK: But we're not concerned with
8 it. We see the top of our parking garage right now, to
9 the east -- I mean, to the west.

10 MS. BOULTON: I know it is possible,
11 because I have seen it, in buildings.

12 MR. CLARK: I just don't know who it
13 impacts, who is positively impacted by it, except for
14 us. I mean, nobody can see it.

15 MS. BOULTON: Because it reduces --

16 MS. MILLER: Cars can park underneath
17 trees and get that shade. That would be delightful.

18 MR. CLARK: It would be, but it's not -- I
19 don't know any cost effective way to do it. I wouldn't
20 say that we won't look at options --

21 MR. WILSON: I think you would just be
22 asking to kill the trees, because you are going to have
23 to put them very high.

24 MR. CLARK: I don't think it's a big
25 enough area or a big enough, deep enough dirt well --

1 MR. WILSON: I have never seen what you
2 are talking about.

3 MR. CLARK: But I do think that this
4 screen, right here is going to be a very nice element.
5 And this roof, right here is green also, on here, this
6 area, here. This whole -- all of this green space on
7 top of here is going to be very nice, too, so ...

8 MS. BOULTON: Well, I have seen it happen.
9 I have seen trees on buildings, in many places, so I
10 would certainly want you to look into it --

11 MR. CLARK: We will.

12 MS. BOULTON: -- which I thought we had.

13 MR. CLARK: We will. We will.

14 MS. ISTENES: Alderman Boulton, we had
15 made that suggestion for 2A, in the staff comments.

16 MS. BOULTON: There we go. I knew I
17 wasn't --

18 MS. ISTENES: We just hadn't gotten there
19 yet. We kind of felt the green areas that were
20 provided for the tops of the roofs here, were fairly
21 sufficient for this project, but lacking in 2A --

22 MS. BOULTON: So that is where I saw it.

23 MS. ISTENES: -- so we suggested that they
24 consider that.

25 MS. BOULTON: Okay. So if you -- if it

1 was suggested that they consider it, it must be
2 possible.

3 MR. CLARK: We will study it.

4 MS. BOULTON: Thanks.

5 The Chairman: Well, anything could be
6 possible, but if you want trees up there, you probably
7 have to accommodate three to four feet of soil, to grow
8 a tree, and to get that soil up there, you would have
9 to structure the entire building, all the way down.

10 MS. BOULTON: Right.

11 THE CHAIRMAN: I don't think it is really
12 feasible, in this instance --

13 MS. BOULTON: You guys are the architect.

14 THE CHAIRMAN: -- but please take a look
15 at it.

16 MR. CLARK: We will. Yes.

17 MR. HOISINGTON: Let me get back to my
18 train of thought. I think as we were walking through,
19 I think we were here, we were talking about the
20 potential of tree paved roof, so a good comment and we
21 will give it thought.

22 We will definitely -- there is some
23 clarification, now. I think we, you know, took the
24 intent to agree, what we were hearing and we came back
25 and heard about trees, so we will study that on this

1 and I will jump ahead and say that we will study that,
2 because we heard the other comments.

3 Moving around the buildings and to just
4 talk about the issue, I think -- this was an image that
5 we did, specifically, to talk about what the relocation
6 of the tower and reshaping of the tower has done, to
7 the views, which we spent a great deal in the SDD
8 talking about the Crescent, and then the ability of
9 this space to be really active and highly used.

10 MS. BOULTON: So is this a literal vision?

11 MR. HOISINGTON: Yes. To the extent the
12 matter became possible on our computer. I mean, this
13 is directly modeled off of the survey and off the
14 current plans, that have been submitted and we have
15 surveyed the extent of the Crescent, as well.

16 THE CHAIRMAN: But to be fully
17 transparent, the southeast corner of the tower --

18 MR. HOISINGTON: Uh-huh.

19 THE CHAIRMAN: -- aligns with the north
20 side --

21 MR. HOISINGTON: Correct.

22 THE CHAIRMAN: -- of the balconies --

23 MR. HOISINGTON: Right.

24 THE CHAIRMAN: -- is that correct?

25 MR. HOISINGTON: In perspective, if you

1 follow that line, it ends right there.

2 THE CHAIRMAN: Right.

3 MS. BOULTON: Okay.

4 MR. HOISINGTON: So instead -- the benefit
5 of seeing things out of two-dimensional elevations and
6 in perspective, is you see the view, sort of, as they
7 would be in real life.

8 And then just an overall view. And Steve,
9 I won't spend a lot of time on this but this subtle
10 shaping of the tower adds some visual interest.

11 There was some comment about the detail of
12 the top, that we articulated. I am going to call out
13 that we have an articulated detail for lights and the
14 vertical accents for the top of the building.

15 That would slightly different than the
16 existing building, but the intent there is that we have
17 the opportunity to have color changing and shifting,
18 over time, to give it some real use. So subtle, but
19 accentuating the top and then that view is the bottom.

20 And then just a daytime shot of the same,
21 showing that band, how it would -- when the lights are
22 off, inside the glass, it reads a little bit
23 differently, so it is certainly a very different
24 reading, from night to day. And then beginning to look
25 down the street, frontage here, as we look at the brick

1 faced garage, which we spent quite a bit of time on.
2 And then one last shot looking down, from an aerial
3 shot, looking at the overall buildings.

4 From the south, this is where we started,
5 so what is really nice is the relationship around the
6 future SD4, the creation of this corner and the overall
7 relationship of how the tower sits midblock.

8 And again, same model for all of these
9 different views. And this is the 2D version of the
10 same, so Steve, you can actually see there, there is a
11 little bit more underneath at the bottom floor, as we
12 set in the glazing at the lobby entrance.

13 You can see the column here and the bottom
14 two floors actually sets in a touch more. So here, we
15 are at that north face of the balcony, as you said,
16 Steven and a little extra area down there, as the
17 colonnade runs throughout.

18 THE CHAIRMAN: Now, look -- yeah, stay
19 there. Along Hanley Road, on the east side, you have
20 extra setback.

21 MR. HOISINGTON: Uh-huh.

22 THE CHAIRMAN: But then, I saw where you
23 have the two-story podium, it comes back out, but
24 that's only on the second and third floor?

25 MR. HOISINGTON: Correct.

1 THE CHAIRMAN: Not at the ground level?

2 MR. HOISINGTON: Yeah. It's basically for
3 a piece of the wall about that long. The bottom 18 to
4 20 foot here, that you see, this -- you can see the
5 kind of height of the canopy, which might be 15, so
6 it's a pretty gracious zone. That, sort of, defines
7 that set in, that we talked about, the larger sidewalk.

8 THE CHAIRMAN: And that's where the curved
9 wall is?

10 MR. HOISINGTON: Yes. Yeah. And you will
11 notice we have also even, we even pushed the colonnade
12 interior to that curve, Steve, so you see the receding
13 columns here?

14 Here, you don't and so that's all in an
15 effort to make sure that that public realm is truly,
16 sort of, accessible and there's no columns in the way
17 there. So we come around with the details, but as we
18 said, the devil is in them, so we want to hit them, as
19 we go through this.

20 One point I want to make is we really
21 tried to locate a stair, which is serving some egress
22 capacity. We have got lobbies and open spaces, so that
23 -- this is a functional stair, but we do try and -- as
24 we said, this would be the face of that potential
25 retailer, whoever that may be.

1 And so the importance of grabbing an
2 activity to that point and it being accessible to that
3 point, we are trying to minimize this steep zone, that
4 would transitioning that 28 feet, for those couple of
5 bays.

6 MS. BOULTON: Do any of those retailers
7 open onto Hanley? I can't remember.

8 MR. HOISINGTON: We anticipate, right now,
9 this retailer would open south. This could
10 potentially, but that's TBD, based on that, for that.

11 MS. BOULTON: I'm not advocating it, I'm
12 just asking.

13 MR. HOISINGTON: Yeah. This -- it would
14 be the north one that would have the ability to do it.
15 The south, we really see taking advantage of that
16 plaza.

17 And then we did talk about this, two weeks
18 ago, but lots of hills around here, that are fun to
19 deal with, so here, you can see the grade of Forsyth as
20 it transverses.

21 And we took advantage of that, to reflect
22 an early comment for the city, looking for variety of
23 scale, height, fenestration, articulation of the brick
24 coming down, to create a variety of different
25 experiences here and four different tones of the brick

1 across this garage. So the hope is that you get the
2 kind of activity and life that we all know will come to
3 this development, through taking advantage of our fun
4 palette.

5 And here is a detail of that and again,
6 getting into the nuance of details, where we show that
7 sidewalk dimension, it's to the face, so these ins and
8 outs give you a little bit of extra distance, so that
9 it's a consistent memo and then you get a little bit
10 extra here, at the retailer.

11 That gives opportunities for articulation,
12 for awnings to go in above the doors. After the
13 retailer comes in, they are going to have a chance to,
14 sort of, give this their own character.

15 THE CHAIRMAN: And all of those windows
16 are nonoperable {sic}?

17 MR. HOISINGTON: Correct. They are fixed.

18 MS. BOULTON: So this is ventilated, some
19 kind of ventilation system?

20 MR. HOISINGTON: Correct. And hopefully,
21 you can see the sort of masonry and aluminum is
22 in-between the bricks. We would use those and you can
23 see some of the detailing of some very simple slots,
24 that would help -- air in and so we need to, in those
25 in-between zones -- so the intent is that the brick

1 faces, if you look at -- here, I will go. Actually,
2 this is a fine one to show. Whenever we have this kind
3 of townhouse project, we have four of them on that
4 elevation, those are uninterrupted, to the extent that
5 we possibly can.

6 We then use the spaces between, to help
7 get air in and out of the garage. We will need to let
8 folks in there breathe and the cars to work.

9 And then an important detail is that
10 masonry wraps and we step it down. Again, this is a
11 concession that we made in the SDD some time ago, to
12 step down the two stories for the first couple of bays
13 facing Lyle. Here is that step-down, as well.

14 So, you know, we showed some detail and I
15 am not going to belabor it, but the green initial
16 concept and we will come back and get your comments.

17 MS. BOULTON: So are you extending the --

18 MR. HOISINGTON: Yeah. What we are
19 proposing is in that first set of slides, to extend the
20 green, as Bob said.

21 MR. CLARK: We stipulated that, in the --

22 MS. BOULTON: I thought so.

23 THE CHAIRMAN: Will that green strip be
24 irrigated?

25 MR. CLARK: Yes.

1 MR. HOISINGTON: One detail that I want to
2 just go back on is that all of our entries, you can
3 see, like here and in that gray, that's one of the
4 entry -- that's part of the loading access. You can
5 see it here, as well.

6 Those are all garage -- they have doors.
7 They won't be open. So they can closed, off hours, you
8 know, when we have vehicles inside of them, you can
9 close the doors. That's an important detail. They are
10 not just big holes in the building.

11 The intent is that, you know, as we do
12 improvements, that we can maintain the color, the look
13 and the feel of the stone base going around the
14 building.

15 And then lastly, the bridge connection
16 between Centene Plaza and the new tower, we see as an
17 opportunity to do two things. One is to have a really
18 light and simple, elegant structure but the opportunity
19 to continue the art story.

20 And so anyplace where there is a
21 connection, that you can see an existing building,
22 between garage and building, there is the opportunity
23 for that colored glass. Here, we are proposing it
24 interior, so an opportunity for that to be more than
25 just a bridge. For it to be a, sort of, a nice moment.

1 Materials palette, these are probably best
2 to show here and stones, we talked about in the
3 landscape. Here, the colored glass, if you -- probably
4 all know from Centene Plaza, the opportunity for stone,
5 metals and glass, comparable to the existing building.

6 So the goal is to create a -- each
7 building with subtle variations, but that there is a
8 sense of campus. With the exception, of course, of our
9 garage, which is something totally different and
10 there's the, kind of, neighborhood concept that we
11 would introduce, a family of bricks.

12 The last of which we would -- be
13 complementary, as we move around the corner to the
14 backside, with the Crescent brick, so that there's --
15 where there is a feeling of campus for the towers,
16 there is also a feeling of neighborhood, here and the
17 low, to us, low-story buildings, that sort of become
18 around the Crescent zone.

19 And this is the intent with the glass and
20 this is interesting to see, the range of -- this is the
21 original building, so variations on the same tone and
22 the sign that would go behind this is -- the glass is
23 made the same way and it's coated with a slightly
24 different layer and usually, the darker the coating,
25 the higher the performance, from a sustainability

1 perspective. So we have gotten some variations, that
2 would be very similar to the existing building, but
3 obviously, mindful of the energy code.

4 Signage, I think we said that we would
5 both come back, when we had some tenants and some
6 additional detail on.

7 And public art would be located closer to
8 the entry and not the main -- so with that, that wraps
9 up, kind of, where we are in SD1. In combination with
10 the questions that I think Bob answered in the first
11 part of the show, so --

12 MS. BOULTON: Are we doing both
13 Architectural Review and Site Plan?

14 THE CHAIRMAN: Yes, and they will be two
15 votes.

16 MS. BOULTON: But are we asking the
17 questions about the Architectural Review and Site Plan,
18 now or are we doing them separately?

19 THE CHAIRMAN: We can ask on anything,
20 because they presented it altogether.

21 MS. BOULTON: Okay.

22 THE CHAIRMAN: And do you have questions?

23 MS. BOULTON: The staff report had some.
24 I wanted to know all about the staff -- how they are
25 approaching a lot of staff recommendations, from the

1 Site Plan Review for Subdistrict 1, there seems to be a
2 lot of landscaping recommendations and I wanted to ask
3 how they were going to resolve those.

4 MR. CLARK: I think we responded, in
5 writing, to all of the staff requests and we are in
6 agreement with all of the staff comments.

7 MR. HOISINGTON: Yeah.

8 MS. BOULTON: All of them, that are listed
9 on the staff report?

10 MR. CLARK: Yes.

11 MS. BOULTON: Okay.

12 THE CHAIRMAN: Joanne, you are referring
13 to the --

14 MS. BOULTON: Page 9 of the staff report.

15 THE CHAIRMAN: Okay.

16 MR. MILLER: Bob, the sooner that it is
17 done, it's fabulous. We love it.

18 MR. REIM: So, Bob, you --

19 MR. CLARK: We need the city to give us
20 extra work hours.

21 MR. REIM: You all have responded to all
22 of the staff recommendations and questions?

23 MR. CLARK: We have. We have. We are in
24 alignment with the staff comments.

25 MS. MILLER: Thank you very much.

1 MR. CLARK: Thank you.

2 THE CHAIRMAN: While we are there, any
3 other comments or questions?

4 From the commission?

5 MR. WILSON: Now, this was basically the
6 same material they covered last time, just that it may
7 be in a little bit more detail.

8 THE CHAIRMAN: Detail.

9 MR. WILSON: It represents a ton of them.
10 It just -- and I think they have answered most of
11 staff's concerns and ...

12 THE CHAIRMAN: I think staff's concerns
13 and also commission's comments from the previous
14 meetings have been met.

15 MS. BOULTON: I do have a question. Of
16 course, I have a question. Just from -- when you --
17 well first, timing. The tower goes up first and then
18 2A gets built? Is that --

19 MR. CLARK: Okay. That is correct.

20 MS. BOULTON: But this --

21 MR. CLARK: Then 2A gets built at the same
22 time as Wellbridge, on the corner of Forsyth and Hanley
23 and the tower gets built at the same time. Before the
24 tower is complete, we move Wellbridge in, to their
25 space, and then we tear down the old Wellbridge and we

1 immediately commence construction on that. As tenants
2 start occupying the tower, they will use the 2A garage,
3 until the west garage is complete.

4 MS. BOULTON: Okay. And then, is there
5 direct access from the west garage, to the tower?

6 MR. CLARK: Yes.

7 MS. BOULTON: Okay.

8 MR. CLARK: Direct access, yes. So --

9 MS. BOULTON: So your people won't have to
10 go outside?

11 MR. CLARK: So if you look at this, the
12 vast majority of people that park -- that come to the
13 project, at all, are going to park in this garage and
14 they are going to use these elevators.

15 They will go right into this lobby and
16 they will enter right into here and this is where our
17 security will be. Some people will be dropped off at
18 this lay-by dropoff, which is four cars deep. So this
19 is something that we don't have in the current project,
20 which we wish we did have.

21 MS. BOULTON: We all -- we all wish you
22 did.

23 MR. CLARK: And so we are dropping off
24 here. That was Bob Winslow's fault. Anyway -- no. I
25 am just kidding. He's great. That was my fault.

1 Anyway, then -- so that's -- so most people will enter
2 right here, for sure.

3 MS. BOULTON: But --

4 MR. CLARK: That will be the vast majority
5 of people.

6 MS. BOULTON: For the tower, for the
7 Wellbridge tenants?

8 MR. CLARK: The same thing.

9 MS. BOULTON: Okay.

10 MR. CLARK: The Wellbridge people park in
11 this garage and they have interior access, directly
12 into the Wellbridge space, using these garage --
13 elevators. Yes, ma'am.

14 MS. BOULTON: Thanks.

15 MR. REIM: But that garage won't be
16 finished until --

17 MR. CLARK: They will have temporary
18 access from this garage over here, from 2A. Hopefully,
19 it won't be very far behind. That will also be my
20 fault, if it's very far behind. Nobody is going to put
21 up with that, so ...

22 MR. REIM: So the site plan shows a lot of
23 bollards around the perimeter, much like you have at
24 the existing Centene.

25 MR. CLARK: It does.

1 MR. REIM: Those bollards exist out in the
2 public right of way, correct? Or an awful lot of them
3 do. I am assuming that we have the same arrangement on
4 those bollards for this project that we have at the
5 existing Centene --

6 MR. CLARK: At Centene.

7 MR. REIM: -- that they are there to
8 maintain -- there's the fix, if they get hit, those
9 kind of things?

10 MR. CLARK: The same thing.

11 THE CHAIRMAN: Other comments?

12 Okay. In this public hearing, Public
13 Hearing B, we have two items that we're talking about.
14 One is the subdistrict plan and the Site Plan Review
15 for Subdistrict 1 and then secondly, the Architectural
16 Review for Subdistrict 1.

17 Eli and Bob have presented the whole thing
18 as one package but we do have to consider it as two
19 votes.

20 MR. CLARK: Correct. We understand.

21 THE CHAIRMAN: Okay.

22 MR. CLARK: And we are willing to answer
23 questions separately --

24 THE CHAIRMAN: Sure.

25 MR. CLARK: -- however you want us to.

1 THE CHAIRMAN: Well, I think we will ask
2 if there are any audience comments or questions on
3 Subdistrict 1. Okay.

4 MS. BOULTON: Wait.

5 THE CHAIRMAN: There is one, right behind
6 you.

7 MR. CLARK: Okay.

8 MR. SCHWETYE: Tom Schwetye, 821 Sudbury.
9 In my 66 years of living in Clayton, 20 plus years of
10 operating an architectural firm here, about 10 years on
11 this board --

12 MR. WILSON: Can't hear you, Tom.

13 MR. SCHWETYE: You can't hear me?

14 MR. WILSON: Can't hear you.

15 THE CHAIRMAN: Speak into the microphone.

16 MR. SCHWETYE: In my 66 years of living in
17 Clayton, 20 plus years operating an architectural firm
18 here in Clayton and 10 years sitting on this board, I
19 have never seen any project of this scale, with this
20 much detail. The only thing that comes close is the
21 Enterprise project.

22 I want to commend Bob and Centene and this
23 commission, on the level of detail and the level of
24 expertise that the staff has developed. There are two
25 small comments.

1 One is I would be very careful of lighting
2 up the crown of the building. Clayton doesn't do that
3 sort of thing, just be very careful.

4 And the second thing and this is a
5 moonshot, if you will, is there an opportunity for a
6 pedestrian bridge, that crosses Hanley, so we can go
7 east and west?

8 So those are the only two comments, that I
9 would make. Overall, thank you very much for working
10 on -- your commitment to Clayton.

11 THE CHAIRMAN: Tom, were you requesting a
12 public pedestrian bridge?

13 MR. SCHWETYE: A public pedestrian bridge,
14 possibly as a piece of art, a big deal competition.
15 Clayton deserves something like that, I think. We have
16 some pretty good art in Clayton. This would be an
17 outstanding piece of art, so to speak. It would be a
18 civil engineering masterpiece.

19 THE CHAIRMAN: Are you thinking of, like
20 at Millennium Park in Chicago --

21 MR. SCHWETYE: Something similar.

22 THE CHAIRMAN: -- that goes over Lake Shore
23 Drive?

24 MR. SCHWETYE: Something similar.

25 THE CHAIRMAN: Well, we will leave that up

1 to the applicant. Thank you.

2 Any other comments?

3 Any further comments from the commission
4 and the board?

5 Okay. What we have, as we said, we have
6 two votes. One is on the Special Development
7 Subdistrict Plan and the Site Plan Review for
8 Subdistrict 1.

9 We have staff recommendations to approve
10 those to the Board of Aldermen, with the conditions,
11 which we believe have been pretty well satisfied.

12 MR. OWENS: Before we vote --

13 THE CHAIRMAN: The City Manager just
14 reminded me to close the public hearing. Do we have a
15 motion?

16 MR. WILSON: So moved.

17 MR. REIM: Second.

18 THE CHAIRMAN: All in favor?

19 MR. REIM: Aye.

20 MR. WILSON: Aye.

21 THE CHAIRMAN: Aye.

22 MS. BOULTON: Aye.

23 MR. OWENS: Aye.

24 THE CHAIRMAN: Opposed? Okay.

25 Okay. The public hearing B is closed and

1 we will go ahead with the first vote, as I said, on the
2 Subdistrict Plan and Site Plan Review.

3 MR. WILSON: Motion to approve with staff
4 recommendations on Subdistrict 1. What do you want
5 further?

6 THE CHAIRMAN: To the Board of Aldermen.

7 MR. WILSON: To the Board of Aldermen.

8 MR. REIM: Second.

9 THE CHAIRMAN: All in favor?

10 MR. WILSON: Aye.

11 MR. REIM: Aye.

12 THE CHAIRMAN: Aye.

13 MS. BOULTON: Aye.

14 MR. OWENS: Aye.

15 THE CHAIRMAN: Opposed?

16 Okay. And then we have the Architectural
17 Review for Subdistrict 1. And we have two staff
18 recommendations and this would be for approval.

19 MR. WILSON: I'm on a roll. Motion to
20 approve, with staff recommendations.

21 MR. REIM: Second.

22 THE CHAIRMAN: All in favor?

23 MR. WILSON: Aye.

24 MR. REIM: Aye.

25 THE CHAIRMAN: Aye.

1 MS. BOULTON: Aye.

2 MR. OWENS: Aye.

3 THE CHAIRMAN: Okay. There we have
4 Subdistrict 1.

5 MR. CLARK: Thank you.

6 THE CHAIRMAN: Okay.

7 MR. CLARK: So then we would move to
8 Subdistrict 2A?

9 THE CHAIRMAN: We will -- yes. That would
10 be item C and that will be a continuation of --

11 MR. CLARK: Of the public --

12 THE CHAIRMAN: -- of the public hearing.

13 MR. CLARK: Okay. I am going to have Eli
14 present here.

15 MS. BOULTON: Are you leaving?

16 MR. WILSON: Yes.

17 THE CHAIRMAN: Kathy, Scott Wilson is
18 leaving at this point. Thank you.

19 MS. BOULTON: We still have a quorum?

20 THE CHAIRMAN: Right. We still have a
21 quorum.

22 MS. BOULTON: Merry Christmas, Scott.

23 MR. HOISINGTON: Thank you, Scott Wilson,
24 for your time tonight.

25 So moving on to Subdistrict 2A and again,

1 as Bob had mentioned this in the SDD discussions, this
2 is SD2, so this represents the first garage and in
3 summary, I think, the key as we just talked about with
4 phasing, the reason this is so important is due to how
5 the build will happen.

6 So that there can be parking that is
7 available, while the Wellbridge and tower gets
8 facilitated, to allow us to then move Wellbridge and
9 then come back and do the rest of SD1. So it's a
10 critical piece of this purple stuff, that it's the
11 first phase of construction.

12 Again, I am going to sound a little bit
13 like a broken record here, from the first one but the
14 intent here is to show the extensive work that we have
15 done, in terms of grading and everything. This is
16 after a steep grade that we have spent quite a bit of
17 time on and have committed to taking one more look at.

18 The garage is located here, in this corner
19 and has been, as we noted early, significantly
20 compressed from what it was in the SDD.

21 The overall parking count, as Bob had
22 mentioned, between SD1 and 2 is approximately 219 cars
23 less, than where we were at SDD, and at the time of the
24 initial traffic report, so we see that as a net
25 positive, to the overall.

1 In the interest of not flipping back
2 between slides, because it is 100 slides behind and it
3 will take me a long time, we had moved to this and
4 consolidated it, as we said and that's an agreed to
5 stipulation, that increases the open space area and is
6 going to create -- I think that is a direct comment
7 from staff and then some of the other comments will
8 deal with the overall articulation of the garage.

9 Stormwater is much the same and we will be
10 using this area, not only as green space and as a
11 connection zone, but as a potential stormwater zone, as
12 well as future roofs on the building, as you see with
13 2B and 2C.

14 This is actually no longer relevant,
15 because we have moved it to the other side, but the
16 point would be, is the same vehicular turning radiuses
17 would be applicable to the new loading area here, which
18 we also have studied.

19 THE CHAIRMAN: And those are depicted as
20 automobiles --

21 MR. HOISINGTON: Correct.

22 THE CHAIRMAN: -- and not as trucks,
23 right?

24 MR. HOISINGTON: Right.

25 For 2A, what we are including again, the

1 other side of Lyle. We would have new street trees and
2 we would face -- even as we start here, we would face
3 2A with additional street trees and public sidewalk
4 realm along the face of the garage and then we had
5 allocation for, again, retail ready space and a major
6 lobby, minimizing, really, just the garage area to the
7 access point, to the extent possible.

8 So this is the concept of those active
9 zones and we spent some time, as Bob -- on the SDD,
10 talking about what the future is going to be. I think
11 that's important, because two weeks ago, we showed you
12 a green lawn, which is sort of day one, but there's
13 great opportunity here, as we said here, to add
14 residential/retail.

15 Office is really not in consideration and
16 then future civic/corporate auditorium. So the
17 important point is that we have agreed to combine those
18 two access points.

19 Getting to the site landscaped portion of
20 the materials, the same family of materials, granite
21 pavers, concrete pavers, mixed, to continue that feel
22 of campus across from SD1.

23 Again, working with the range of street
24 trees that are available from the city, we would,
25 again, look for a variety of multiple species, much

1 like we are adding in 1. And this was a staff comment.
2 We addressed it two weeks ago but it is worth
3 reiterating. Our initial submittal had an open garage
4 and we came back and it showed a garage clad with brick
5 and masonry units, to create a more varied, kind of a
6 non-garage look, even as we are about to cover it up.

7 So that residential study that Bob showed
8 you goes in front of this, and then as we look at the
9 short elevation, the beautiful, new corporate/civic
10 auditorium will go in front of that.

11 So the team is, even in this initial build
12 for the short term, going to clad the garage in a
13 similar materials, as a direct response to the comment
14 from staff.

15 MS. BOULTON: Are you showing that to us
16 now or --

17 MR. HOISINGTON: This was in two weeks
18 ago, but I didn't draw a lot of attention to it. The
19 band, in responding directly to comments, I thought it
20 was worth noting. That was one of the comments.

21 MS. BOULTON: So this is clad?

22 MR. HOISINGTON: This is the current
23 concept for the clad, which is a mix of -- you can see
24 we have gone to some more of the gray tones of the
25 brick, as we come around the auditorium --

1 MS. BOULTON: Uh-huh.

2 MR. HOISINGTON: -- anticipating again, I
3 think if it was all red brick, it becomes that
4 monotony, that we are trying not to do, and so we
5 wanted to shift to something a little bit more neutral
6 and a little bit more modern, in its color but still be
7 serene.

8 THE CHAIRMAN: Well, that gray brick may
9 be more recessive than the red.

10 MR. HOISINGTON: Yeah. I mean, the hope,
11 really, I mean, this is going to be such a gem and the
12 residential, as the red brick completes the circle,
13 right?

14 So there is that sense of neighborhood in
15 the circle, which is so important. The auditorium is
16 this jewel, and I think you want this building to
17 recede a little bit, so that was the intent, with going
18 with a much quieter palette.

19 THE CHAIRMAN: Well, we appreciate both
20 the south and the east faces being finished now,
21 because even though we like to see 2B and 2C proceed,
22 the future is debatable. Because on the existing
23 Centene garage, we still have an unfinished portion to
24 it.

25 MR. HOISINGTON: Understood. I think

1 there was some time spent on this, understanding that,
2 the past. These are the dash zones, indicating the
3 potential -- the building and again -- if we like, we
4 can go back to the earlier presentation, but I think
5 the concepts that we showed you earlier, covered that.

6 Again, we had just shown, two weeks ago,
7 volumes, which may not have been super helpful. So the
8 early show Bob did, when he gave you clarity on, that
9 this is going to step in. It's going to be much more
10 articulated. You can see -- remember, he came back to
11 about there, this drive has moved.

12 So the details shown here, I think,
13 although we are not submitting for 2C, helps you
14 understand what we are applying for, day one, and how
15 it changes.

16 MS. BOULTON: Do you anticipate that 2C
17 will cover the southernmost eastern window on the
18 Crescent?

19 MR. HOISINGTON: This corner here? I
20 think we pull back and if I remember, the exact
21 dimension --

22 MR. CLARK: It opens it up.

23 MR. HOISINGTON: We were about --

24 MS. BOULTON: Does it?

25 MR. HOISINGTON: -- forty, forty-two feet

1 from the corner and we scaled back.

2 MR. CLARK: We pulled it back, yeah.

3 MS. BOULTON: So then --

4 MR. CLARK: In the first approval.

5 MR. HOISINGTON: It's back.

6 MS. BOULTON: Okay. There --

7 MR. HOISINGTON: This is sort of washed
8 out -- I'm sorry. Go ahead.

9 MS. BOULTON: I just remember this and I
10 don't know. There was a question that was sent to us,
11 by someone that lives in the Crescent, about a
12 transformer location.

13 MR. HOISINGTON: Sure. We are looking at
14 -- I'm trying to remember. Let me go back to the plan.

15 MS. BOULTON: Okay.

16 MR. HOISINGTON: The transformer location,
17 kind of tucked up in this zone. We anticipate them
18 being much like the transformers that are currently on
19 the alley, no difference in anticipated noise or
20 disturbance. It's --

21 MS. BOULTON: What kind of noise does a
22 transformer make?

23 MR. HOISINGTON: Not much.

24 MS. BOULTON: I don't know what a
25 transformer does.

1 MR. CLARK: It's very low.

2 MR. HOISINGTON: Yeah. So we don't see it
3 as an issue, any more than --

4 MS. BOULTON: Is that an electrical
5 transformer?

6 MR. CLARK: It's an electrical
7 transformer, like those green boxes.

8 MS. BOULTON: That you see --

9 MR. CLARK: All over.

10 MS. BOULTON: Okay.

11 MR. CLARK: They don't make hardly any
12 noise.

13 MS. BOULTON: Okay.

14 THE CHAIRMAN: So would --

15 MR. CLARK: Essentially, they are the same
16 as what's behind the Crescent, on the alley, now.

17 MS. BOULTON: I haven't paid attention to
18 that. I doubt that I would know what a transformer is,
19 so that --

20 THE CHAIRMAN: So for Joanne, for Joanne's
21 benefit, would it be more of a hum, as opposed to an
22 emergency generator --

23 MR. CLARK: Correct.

24 THE CHAIRMAN: -- which sounds like an
25 airplane taking off?

1 MR. CLARK: Right.

2 MS. BOULTON: So do you have a -- under
3 that thing, if it is just a hum?

4 MR. HOISINGTON: And to close this out,
5 assign the same statement as before, which is as the
6 potential retailer comes in, we anticipate coming back
7 with additional signage for approval. At this point,
8 without that, we are asking for that to come later.

9 So this was a much shorter one than SD1,
10 for us to open for questions and hopefully, the front
11 end of the presentation, the 20 or so slides, addressed
12 a lot of the staff comments on SD2A.

13 MS. BOULTON: So did you guys see all of
14 the staff recommendations?

15 MR. HOISINGTON: We did.

16 MS. BOULTON: And have they all been
17 addressed?

18 MR. HOISINGTON: I believe they have all
19 been specifically addressed.

20 MS. BOULTON: How about 2d? So 2d is
21 "Consider incorporating landscape islands with trees
22 and shrubs to break up the pavement located on top of
23 the parking structure."

24 MR. CLARK: I think that we will consider
25 that. I think to your comment about our own

1 residential building, most of our residences are going
2 to face directly into the roundabout. Our residences
3 aren't going to be able to see back over the top of the
4 garage.

5 Our tower is going to be -- our building
6 is going to block the view of the garage. So while I
7 do think it is worth looking into and we have done
8 planters at Express Scripts, on top of the parking
9 garage.

10 We will look at options to put boxes on
11 top of the garage, but I don't know any other way to
12 facilitate that, honestly, without covering the whole
13 garage with three feet of dirt or something and that is
14 not an economically viable solution.

15 MS. BOULTON: Did the person --

16 MR. CLARK: I don't --

17 MS. BOULTON: -- who made this
18 recommendation have an idea?

19 MR. CLARK: Is the person here?

20 MS. ISTENES: Right here.

21 MR. CLARK: I mean, what did you
22 contemplate?

23 MS. ISTENES: I think we talked about it
24 earlier, kind of comparing this garage with the garage
25 with 1, Subdistrict 1, where you have it surrounded by

1 green roofs and whatnot. There is a little bit of a
2 mitigating factor there. Whereas here, this is just
3 kind of a standalone glare, concrete appearance.

4 So consideration was the word I chose,
5 because I do understand that it can be difficult to do
6 that, but there are a lot of creative solutions, that
7 you could possibly -- including --

8 MR. CLARK: Well, I think --

9 MS. ISTENES: -- even, planter boxes or
10 whatnot.

11 MR. CLARK: We would stipulate that we
12 will work with staff and if there is a viable option,
13 that we both can compromise on and agree on, we would
14 be willing to do it.

15 I can't think, sitting here, today,
16 exactly how to do it, but we have a very creative team.
17 I don't think that's not too much to ask, for us to
18 study the issue. There's a couple of ideas.

19 But one thing to point out, though, is
20 that once our tower, our residential building is built,
21 nobody will be able to see the top of the parking
22 garage. There won't be any visibility to it.

23 THE CHAIRMAN: So there will be no
24 residential units facing north --

25 MR. CLARK: No.

1 THE CHAIRMAN: -- but there is one facing
2 west --

3 MR. CLARK: There is a unit --

4 THE CHAIRMAN: -- or facing south?

5 MR. CLARK: I can live in that, when I
6 retire.

7 THE CHAIRMAN: Facing west.

8 MR. CLARK: That will be a nice little
9 unit.

10 MS. BOULTON: The plan that you showed us
11 last time, did have windows on the north side. Maybe
12 you took those -- or not -- they had -- we note the
13 pages --

14 MR. HOISINGTON: The current plan that Bob
15 showed you earlier, has mostly the elevators, stairs
16 and corridor --

17 MR. CLARK: The whole back of the building
18 is all service, stairs, fire escapes, elevators --

19 MS. BOULTON: I guess last time, we didn't
20 have it as well developed.

21 MR. CLARK: Right.

22 MS. BOULTON: Yeah.

23 MR. CLARK: But after we studied it,
24 really, all of the views will be out. The units are
25 only 35 feet deep now.

1 MS. BOULTON: Okay.

2 MR. CLARK: Okay.

3 THE CHAIRMAN: With that --

4 MR. CLARK: Were there other comments?

5 MS. BOULTON: Yeah. I mean, I would like
6 for them to work with staff and see what they can do.

7 MR. CLARK: We can.

8 THE CHAIRMAN: Other comments, all with
9 2A?

10 Any audience comments?

11 Please come on up.

12 MS. METCALF: I spoke already, twice.

13 THE CHAIRMAN: Yes, but you have to give
14 us your name again.

15 MS. METCALF: Cindy Metcalf. I think what
16 Mr. Clark said earlier, that certain issues involving
17 this parking garage, being worked -- able to be worked
18 out, without holding the whole thing up, may be the
19 case we have here.

20 I do want to point out that there are a
21 lot of people at the Plaza, that look down on all of
22 these garage tops --

23 MS. BOULTON: You see?

24 MS. METCALF: -- because the building is
25 narrow and high.

1 MS. BOULTON: Somebody is.

2 MS. METCALF: And also, probably from the
3 Ritz-Carlton, you know, people there. And on our fifth
4 floor, our entire fifth floor, between the office
5 building and the residential tower is covering our
6 garage, the roof of the garage.

7 It's got a huge amount of landscaping and
8 I'm not suggesting that, because we are not parking up
9 there, but I think what he said is true. With the
10 right kind of box planter, you can put a tree. There's
11 not a lot of space but you could do something. Anyway,
12 that's the one thing.

13 And another thing is that -- the same
14 thing that I think could be true, of the traffic issue,
15 with regard to how we are going to have a lot more cars
16 able to come directly out on Carondelet.

17 Not more cars in the garage, just more
18 coming out on Carondelet and I think that also, perhaps
19 if everybody is open to this and this is something that
20 they feel some obligation to consider, that if it turns
21 out to be a problem, there are a couple of things that
22 could be done. One is, it could be done inside, with a
23 chain. Interior to the garage, it can be managed, so
24 that some people could come out on Carondelet and
25 others, the other way.

1 And the other thing is that there's a
2 median, very narrow median down Carondelet and the way
3 it is now, I believe that the traffic cut does not line
4 up with the cut through the median, which means that if
5 someone came out onto Carondelet and really wanted to
6 go east, they would have to go down around the circle
7 and back out, which just adds to the traffic circle.

8 So cutting through that median, if I am
9 correct about the line of it, cutting through the
10 median, so a car could turn left, coming out of that
11 garage, would be another possibility. I guess what I
12 am saying is, I would like to think with all of their
13 -- and there is some flexibility there, they could
14 address the problems in those kinds of places. That's
15 all.

16 MR. CLARK: We would prefer to cut the
17 island. That is something that we would just work with
18 the staff. We would have the city agree to it but we
19 would be amenable to the idea.

20 THE CHAIRMAN: That would give a lot more
21 flexibility to any cars exiting.

22 MR. CLARK: That would be better for
23 everybody.

24 THE CHAIRMAN: Yeah.

25 MS. BOULTON: I would like to go back to

1 -- Susan, you had said that -- something about not
2 wanting one, just one entrance and exit on that garage.
3 Could you talk about that a little bit more?

4 MS. ISTENES: Well, I think there is
5 always the safety concern for people trying to exit the
6 garages, quickly and for access for emergency vehicles.

7 MR. HOISINGTON: Correct.

8 MS. ISTENES: There is also concern,
9 traffic congestion within the garage. If you have one
10 exit or entrance and it was blocked, you couldn't get
11 out and I think the other thing that I mentioned was
12 that the pattern of drivers isn't going to be
13 necessarily dictated by one entrance and exit.

14 If they want to go to the circle, they can
15 very easily go to the circle, by simply taking a right
16 out of the garage and making a quick right and they are
17 down on Carondelet Plaza.

18 MR. REIM: Right. By going out Forsyth
19 and turning right, they are right there.

20 MS. ISTENES: Exactly.

21 MR. CLARK: The same, almost in seconds.

22 MS. BOULTON: Well, the traffic --

23 MR. CLARK: Probably a very similar
24 example, Joanne, would be the existing garage we
25 currently occupy, which is 16, 1,700 cars.

1 We have the same situation, except we
2 don't have a light and we very rarely, by the way, have
3 a traffic problem getting out of our garage. The
4 garage empties out pretty well, onto Forsyth. There is
5 a relief valve, kind of, into the alley.

6 MS. BOULTON: Okay.

7 MR. CLARK: I would be surprised if 10
8 percent of the cars use it. So I think it will be a
9 very similar situation --

10 MS. BOULTON: I didn't know that even
11 existed.

12 MR. CLARK: -- here and it's not direct --
13 just so everybody knows, it's not like you can drive
14 through, from Carondelet to Forsyth. It's the 28 foot
15 difference, so it's actually -- a person would have to
16 drive in and drive two circles up, to get out onto
17 Forsyth.

18 MS. BOULTON: Okay.

19 MR. CLARK: So it's not a direct access.

20 MS. BOULTON: So people --

21 MR. CLARK: It's not going to be
22 particularly convenient.

23 MS. BOULTON: -- won't be using it as a
24 cutoff?

25 MR. CLARK: No. It will be more of an

1 emergency thing. It will be, I think, will be low
2 impact.

3 MS. BOULTON: Well, the emergency
4 definitely wasn't answered, being able to get people --

5 MR. CLARK: And fight fires or get an
6 ambulance in there.

7 MS. BOULTON: Yeah.

8 MR. REIM: Well, I think the parking
9 garage use is going to change over time. I mean, in
10 this first phase, it's going to be the parking for the
11 office building.

12 In its later life, in theory, will be the
13 parking for the residential and for the auditorium and
14 I think in that use, it's going to have a different
15 parking dynamic --

16 MR. CLARK: That's right.

17 MS. BOULTON: Right.

18 MR. REIM: -- than it will have when it's
19 the office building.

20 MS. BOULTON: That's a good point.

21 MR. OWENS: Could you maybe agree to a
22 gate and if you don't need it, you don't need it but a
23 gate could be put in now.

24 MR. CLARK: We could consider that. We
25 have a gate on the alley.

1 MR. OWENS: Just to segregate it, whenever
2 you want and it still allows access.

3 MR. CLARK: We probably would do that
4 anyway, from a security standpoint. So yes.

5 MS. BOULTON: So we could add -- you would
6 be amenable to --

7 MR. CLARK: We will add a gate, for sure.
8 Yes.

9 MS. BOULTON: Okay.

10 THE CHAIRMAN: Okay. Before we vote on
11 these, we have one other item and that's Susan and
12 that's the Major Subdivision Plat.

13 MS. ISTENES: Right. This is just a plat
14 that will consolidate the lots, addresses that are
15 outlined in your staff report and this really, is just
16 to facilitate the development of the project.

17 Your view on this is primarily
18 administerial but it needs to be -- code provisions for
19 subdivisions. Much of the subjective decision making,
20 when it comes to reviewing is -- this is one that you
21 will be forwarding for recommendation to the Board of
22 Aldermen --

23 THE CHAIRMAN: Right.

24 MS. ISTENES: -- and they are the final
25 approval -- approver.

1 THE CHAIRMAN: Actually, the Site Plan
2 Review and the Subdivision Plat go to the board,
3 correct?

4 MS. ISTENES: The subdistrict plan and
5 Subdivision Plat go to the board. The Site Plan Review
6 and subdistrict plan and Architectural -- and the plat
7 are going to go to the board for informational
8 purposes, but you all are having the -- you have the
9 authority to approve the site plan and Architectural
10 Review Plan.

11 The other two, you are making a
12 recommendation to the board and they have final
13 approval or authority.

14 THE CHAIRMAN: Okay. I think we
15 understand that.

16 MS. ISTENES: It's the way our code is
17 structured.

18 THE CHAIRMAN: Right. Okay.
19 So any further comment, before we move on?

20 MR. REIM: Do we need to close --

21 THE CHAIRMAN: We will close the public
22 hearing. Do we have a motion?

23 MR. REIM: I make a motion to close the
24 public hearing.

25 MS. BOULTON: Second.

1 THE CHAIRMAN: All in favor?

2 MR. REIM: Aye.

3 MS. BOULTON: Aye.

4 THE CHAIRMAN: Aye.

5 MR. OWENS: Aye.

6 THE CHAIRMAN: Opposed?

7 Okay. We can move on to the vote at this
8 point. We will take sub -- as we have listed on the
9 agenda, we will take Subdistrict 2A, first and --

10 MS. BOULTON: Where would we be putting --
11 where would we add putting the gate for the building?
12 Would that be in Architectural Review or subdistrict?

13 THE CHAIRMAN: I would think --

14 MS. ISTENES: I think we would just put it
15 in Site Plan Review.

16 MS. BOULTON: Site Plan.

17 THE CHAIRMAN: Site Plan.

18 MS. BOULTON: Okay. So what do we do --

19 THE CHAIRMAN: Not yet.

20 MS. BOULTON: Okay.

21 THE CHAIRMAN: We are in the -- yes, we
22 are. This is Site Plan Review?

23 MS. ISTENES: Well, your -- Subdistrict 2A
24 and Site Plan Review, you can vote on.

25 THE CHAIRMAN: Okay. That's it, Joanne.

1 MR. REIM: All right. I make a motion to
2 approve Subdistrict 2A and the Site Plan Review
3 portions, adding a gate to the site plan. Both would
4 have all of the staff recommendations.

5 MS. BOULTON: Second.

6 THE CHAIRMAN: All in favor?

7 MR. REIM: Aye.

8 MS. BOULTON: Aye.

9 THE CHAIRMAN: Aye.

10 MR. OWENS: Aye.

11 THE CHAIRMAN: Opposed?

12 Okay. And then we have the Major
13 Subdivision Plat, which Susan discussed a minute ago
14 and there again, it's to recommend approval to the
15 Board of Aldermen.

16 MR. REIM: I will make a motion to approve
17 the Major Subdivision Plat, with staff recommendations.

18 MS. BOULTON: Second.

19 THE CHAIRMAN: All in favor?

20 MR. REIM: Aye.

21 MS. BOULTON: Aye.

22 THE CHAIRMAN: Aye.

23 MR. OWENS: Aye.

24 THE CHAIRMAN: Opposed?

25 Okay. And then we come down to the

1 Architectural Review for Subdistrict 2A and this will
2 be for approval. And Susan, you indicated that it will
3 be sent to the board, as information.

4 MS. ISTENES: Correct. It's all one
5 packet, together.

6 THE CHAIRMAN: Okay.

7 MS. ISTENES: So all contained within the
8 Centene plat, in their application.

9 THE CHAIRMAN: Okay.

10 MR. REIM: And again, I will make a motion
11 to approve the Architectural Review portion of this
12 project, with staff recommendations.

13 MS. BOULTON: Second.

14 THE CHAIRMAN: All in favor?

15 MR. REIM: Aye.

16 MS. BOULTON: Aye.

17 THE CHAIRMAN: Aye.

18 MR. OWENS: Aye.

19 THE CHAIRMAN: Opposed?

20 Okay. Well, I think we have gotten
21 through most of it tonight. We'll look forward to --

22 MR. CLARK: I would just like to take a
23 minute to thank you for an amazing amount of attention
24 that you all have given this. I think the community,
25 the neighbors, they have been amazing to work with.

1 I know not everybody is happy with every
2 single outcome, but we hope that we have made
3 tremendous inroads with the community. We appreciate
4 all of the comments of the commission and the ARB and
5 the Board of Aldermen.

6 I know that you are on the Board of
7 Aldermen, and they have given an enormous amount of
8 time and energy to the project and we, at Centene,
9 greatly, greatly appreciate it. Thank you.

10 THE CHAIRMAN: Thank you.

11 MR. REIM: Thank you.

12 THE CHAIRMAN: That, of course, brings us
13 to the end of our agenda. We thank everyone for their
14 attention and participation and we will see you at
15 future meetings.

16 (Thereupon, the Public Hearing portion of the
17 meeting was concluded.)

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1 STATE OF MISSOURI)

2 COUNTY OF ST. LOUIS)

3 I, Sara E. Tom, a Certified Court Reporter
4 within and for the State of Missouri, do certify that
5 pursuant to Notice, a meeting was held at the Clayton
6 City Hall, 10 North Bemiston, in the City of Clayton,
7 State of Missouri, commencing at 5:30 in the evening of
8 that day; that all proceedings which then transpired
9 was reduced to voice writing by me on the day, between
10 the hours, at the place and in that behalf first
11 aforesaid, and later transcribed into typewriting and
12 that the foregoing 112 pages are a true and accurate
13 transcript of the record of the aforementioned meeting.

14 IN WITNESS WHEREOF, I have hereunto set my hand
15 this 28th day of December, A.D., 2016.

16

17

18

SARA E. TOM

CCR #1234

19

Certified Court Reporter within

20

and for the State of Missouri

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