

CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD
COUNCIL CHAMBERS – CITY HALL
MONDAY, FEBRUARY 03, 2020
17:30 (05:30 PM)

CALL TO ORDER

The meeting was called to order by Chairman Steve Lichtenfeld at 17:30.

ROLL CALL

Chairman Steve Lichtenfeld, City Manager David Gipson, Aldermanic Representative Richard Lintz, Carolyn Gaidis, Robert Denlow, George Hettich, and Helen DiFate answered roll call.

ALSO IN ATTENDANCE

Stephanie Karr, City Attorney
Susan M. Istenes, AICP, Planning Director

CHAIRMAN REQUESTS

Chairman Lichtenfeld asked that all cell phones be turned off and that conversations take place outside the meeting room.

Chairman Lichtenfeld also asks that anyone who speaks please spell out their last name.

APPROVAL OF MINUTES

CAROLYN GAIDIS – MOVE TO APPROVE THE MINUTES AS SUBMITTED.

ROBERT DENLOW – SECOND

BOARD UNANIMOUSLY APPROVES JANUARY 21, 2020, MEETING MINUTES.

NEW BUSINESS

RICHARD LINTZ RECUSES HIMSELF FOR THIS ITEM.

6375 ALEXANDER DRIVE – ARCHITECTURAL REVIEW – ACCESSORY STRUCTURE

Director Susan M. Istenes summarizes the following staff report: “The 11,250 square foot site is located at the corner of Fauquier Drive and Alexander Drive. The site is a corner lot with two front yards and has a zoning designation of R-2, Single Family Dwelling District. The applicant is proposing to demolish the existing gazebo located on the west property line, demolish the existing fence, expose the neighbor’s composite fence to the north and match with a 4 foot in height composite fence to the west, and build an enclosed gazebo in the rear of the house which will extend west towards the property line. The property owner was granted two variances from the Board of Adjustment on November 14, 2019, in order to construct the gazebo in its proposed location. The first variance, to allow a 13 foot 4 inch encroachment into the required front yard and the second, to allow for the gazebo to be 5 feet 9 inches from the principal structure instead of the 10-foot requirement.

The existing home is constructed of light grey brick with a red clay tiled roof. The proposed building materials will be brick, clay tile for the roof, wood painted white (which will be a tongue and groove siding), and above the siding will be a sash screening. The applicant is proposing to construct the enclosed gazebo with the same brick color and roof color to match the existing house. The maximum building height for accessory structures in the R-2 District is 20 feet. The proposed gazebo roof will have a height of +/-12 feet.

Ornamental black iron handrails are proposed between the home and the proposed gazebo. There are existing concrete stairs between the home and the proposed gazebo, which new concrete is proposed over the existing stairs. Another set of handrails are proposed leading to the rear yard northwest of the gazebo.

The proposed accessory structure is in conformance with the requirements of the R-2 Single Family Dwelling District and the Architectural Review Guidelines. Staff believes that the design, materials, height and massing of the proposed gazebo are compatible with surrounding the neighborhood character and the character of the existing home.

STAFF RECOMMENDATION IS TO APPROVE WITH THE FOLLOWING CONDITION TO BE REVIEWED BY STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT:

1. THE APPLICANT SHALL CONSTRUCT THE CONCRETE STAIRS WITH EXPOSED AGGREGATE OR A MIXED OF MERAMEC GRAVEL AND SAND, OR STAMPED CONCRETE.”

RANDALL COMFORT (RC) – ARCHITECT

SUSAN ISTENES – THE APPLICANT HAS BROUGHT FENCE MATERIAL TO SHOW YOU AND HE WILL BE ABLE TO BETTER EXPLAIN THE FENCE.

RC – Along the west property line where the new fence will be there is an existing fence now and so we will just continue that fence and we will be connecting into that and use it to enclose our yard. All material will be to match existing materials. The Staff Report covered everything.

CHAIRMAN LICHTENFELD – I think it fits in well and matches other homes in the neighborhood. Do you understand the staff recommendation?

RC – Yes.

CAROLYN GAIDIS – MOTION TO APPROVE WITH STAFF RECOMMENDATION

HELEN DIFATE – SECOND.

BOARD UNANIMOUSLY APPROVES.

RICHARD LINTZ RETURNS TO THE DAIS

217 SOUTH BRENTWOOD BOULEVARD – SITE PLAN REVIEW – NEW RECREATION FACILITY

Director Susan M. Istenes summarizes the following staff report: “The 116,280 square-foot site is located in Shaw Park, just east of the intersection between South Brentwood Boulevard and Bonhomme Avenue and has a zoning designation of R-2 Single Family Dwelling District. The site is currently developed with an ice rink and associated building. Adjacent land uses include tennis courts and an outdoor pool. On November 18, 2019, the applicant brought this project before the Plan Commission/Architectural Review Board for a conceptual review.

The proposed project consists of the demolition of the existing ice rink and building and the construction of a new 13,365 square foot, 1-story All-Season Recreation Complex and an NHL-regulation size ice rink with a roof. The proposed building will be able to support space for both the proposed ice rink and its related uses such as: offices, party room, restrooms, locker rooms, kitchen, and warming area. The building will be constructed of brick veneer, silver metal panels and the windows will be clear anodized thermal storefront style.

There is currently an existing drop-off circle located at the intersection of South Brentwood Boulevard and Bonhomme Avenue. The proposed new drop-off area will extend further south and will be widened along Brentwood Boulevard. The new drop-off area will serve the ice rink, tennis courts, and the pool. The extension and widening of the drop-off area will allow for ADA accessibility and will have a bypass lane and 4 drop off stalls that will enhance the usability and efficiency of the area.

The purpose of the site plan review process is to provide a review of the following criteria listed below:

- 1) *If any City Master Plan contains recommendations that are specific to the area defined by the site plan, the Plan Commission shall review the site plan to determine its consistency with all applicable recommendations.*
 - >> The property is shown on the Clayton Master Plan as public park land and the property has historically been developed for recreational use. Staff is of the opinion that the project generally complies with the Clayton Master Plan and the Shaw Park Master Plan.
- 2) *A project's compatibility with its environment and with other land uses and buildings existing in the surrounding area.*
 - >> The proposed project does not change the existing land use or operation of the property; however, it will enhance the usability and function of the site. Staff is of the opinion that proposed project is compatible with the environment and surrounding uses.

- 3) *The quantity, quality, utility, size and type of a project's required open space and proposed landscaping improvements.*
 - >> The City's contracted landscape architect has reviewed the landscape plan and finds the proposed plan generally acceptable. The site is to be densely landscaped and attention was paid to the public frontages with the design.
 - >> The proposed project falls under the City's Tree Protection Ordinance for caliper inch replacement. Many large existing trees are being removed in order to locate the All-Season Recreation Complex by the tennis courts. The City is re-locating as many impacted trees as possible. The proposed project removes 234 caliper inches of deciduous trees and 116 caliper inches of evergreen trees for a total removal of 350 caliper inches. The proposed plan provides 24 caliper inches of deciduous trees and 78 caliper inches of evergreen trees, for a total replacement of 102 caliper inches, so the plan is deficient 248 caliper inches. However, the disturbed area still has 355 caliper inches remaining with 321 caliper inches of deciduous trees and 34 caliper inches of evergreen trees. The Parks Department does have plans to plant additional trees throughout Shaw Park in the future.
- 4) *The ability of a project's traffic circulation system to provide for the convenient and safe internal and external movement of vehicles and pedestrians.*
 - >> A revised drop-off area parallel to Brentwood Boulevard is proposed. The details of the drop-off area are being coordinated with the Public Works Department, but the general design is acceptable. The intent of the new drop-off area is to serve the ice rink, tennis courts, and the pool. The extension and widening of the drop-off area will be more ADA accessible, have a bypass lane and 4 drop off stalls. Staff is of the opinion that the proposed site plan will provide for safe internal and external movement of vehicles and pedestrians if the drop-off lane exit is limited to right turns only. Public Works requests there be proper signage or a curb line modification via the final streetscape design.
- 5) *The site plan must state that all driveways, sidewalks, curbs and gutters are to be installed in accordance with the standards prescribed by the Public Works Department.*
 - >> All driveways, curbs and gutters will be installed in accordance with City standards.
- 6) *The type and location of parking provisions.*
 - >> *On-site parking is not currently provided and is not proposed.*
- 7) *Parking should be located within the City block interior.*
 - >> *N/A*
- 8) *Surface parking should not abut any sidewalk.*
 - >> Surface parking lots are located elsewhere in Shaw Park. There is street parking located along Brentwood Boulevard and Bonhomme Avenue, as well as public parking garages within walking distance of the site.
- 9) *The location and screening of a project's air-conditioning units and other associated equipment.*
 - >> The roof mounted mechanical equipment will be enclosed with metal screens.
 - >> There is a cooling tower that requires air circulation. It will be screened with a brick veneer wall and a black chain-link fence on the south side of the building.
- 10) *Treatment of bulk trash disposal and other environmental health matters shall meet code requirements.*
 - >> *N/A*

11) *The location, adequacy and screening for trash.*

>> The trash and recycling dumpsters will be accessed with a black chain-link gate with black slats, and further screened with a brick veneer wall at the south side building in front of the cooling tower.

12) *Footprint geometry should be square and true with the roadway to the extent possible. Odd shapes and building orientation which competes with the total urban setting should be avoided.*

>> The proposed all season recreation complex and ice rink is set north of the existing tennis courts. The main entrance to the building is oriented toward Brentwood Boulevard.

13) *Provisions for storm surface drainage shall be in accordance with the City's design standards. Stormwater drainage shall be connected to a storm sewer whenever one is available as determined by the City. Disposal of storm or natural waters both on and off the site shall be provided in such a manner as not to have a detrimental effect on the property of others or the public right-of-way.*

>> The existing stormwater runoff, according to the MSD 15-year, 20-minute calculation, is 5.03 cubic feet per second (CFS). The proposed runoff is 5.75 CFS, which represents an increase of 0.72 CFS. Bioretention areas are proposed for water quality treatment and runoff reduction. The property is over one acre and therefore MSD requires water quality mitigation, not water quantity mitigation. The stormwater plan has been reviewed and deemed acceptable with the use of a rain garden. The applicant needs to apply for a Metropolitan Sewer District Permit.

>> Impervious coverage in the R-2 Zoning District is limited to 55 percent of the total lot area. The proposed project will increase the amount of impervious coverage within the project limits from 57.69 percent to 79.12 percent. The proposed project is located in a portion of the larger park area. Shaw Park is 51.14 acres in size, and this project increases the impervious coverage to 25.5 percent from 25 percent.

14) *All developments shall provide adequate lighting to assure safety and security. Lighting installations shall not have an adverse impact on traffic safety or on the surrounding area. Light sources shall be shielded and there shall be no spillover onto adjacent properties.*

>> Multiple forms of lighting are proposed for walkways, stairs, entries, and the ice rink. All exterior lighting will be shielded or cut-off to prevent spillover onto adjacent properties. The applicant did submit a photometric plan, which shows the illumination or foot-candles to be 1.0 at Brentwood Boulevard.

15) *The Fire Department shall review all site plans to determine adequacy of access and other aspects of public safety.*

>> The Fire Department has reviewed the plans and finds them acceptable.

16) *The promotion of public safety and benefit to the general welfare, as evidence that the project is in compliance with good planning practices and principles.*

>> The project is consistent with good planning practices and principles.

17) *A project's impact will not overtax public utilities, services or other municipal facilities.*

>> At this time, staff does not anticipate adverse impacts regarding public services or municipal facilities.

In considering and acting upon site plans, landscape plans and other applicable plans, the Plan Commission shall take the following objectives into consideration:

1. Creation of a desirable environment.

2. Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities.
3. Combination and coordination of architectural styles, building forms and building relationships.
4. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features and the prevention of soil erosion.
5. Preservation of buildings which are architecturally or historically significant or contribute to the character of the City.
6. Use of design, landscape or architectural features to create a pleasing environment.
7. Inclusion of special features.
8. Elimination of deteriorated structures or incompatible uses through redevelopment or rehabilitation.

The proposed project is in conformance with the requirements of the R-2 Zoning District and the Shaw Park Master Plan. Stormwater will be adequately managed on site. The landscape plan features a variety of native species, shrubs, and trees. Staff is of the opinion that the project meets the criteria for site plan approval subject to staff conditions.

STAFF RECOMMENDATION IS TO APPROVE WITH THE FOLLOWING CONDITIONS:

1. THE APPLICANT SHALL APPLY FOR A METROPOLITAN SEWER DISTRICT PERMIT AS REQUESTED BY THE CITY’S CONTRACTED SWPPP REVIEWER.
 2. PER PUBLIC WORKS DEPARTMENT, THE DROP-OFF LANE EXIT SHALL BE LIMITED TO RIGHT TURNS OUT ONLY (VIA SIGNAGE OR CURB LINE MODIFICATION AS PART OF THE FINAL STREETSCAPE DESIGN).
 3. THE FINAL STREETSCAPE DESIGN SHALL BE APPROVED BY PUBLIC WORKS.”
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PATTY DEFORREST (PD) – DIRECTOR OF PARKS AND RECREATION
 STEVE MUELLER (SM) – ARCHITECT
 DOUG BRUNS (DB) – CIVIL ENGINEER
 GEORGE STOCK (GS) – CIVIL ENGINEER
 LOU CHIODINI (LC) – ARCHITECT

CHAIRMAN LICHTENFELD – Please explain the difference between quantity and quality mitigation

DB – Bioretention to treat the water quality of the runoff – we don’t have to detain the additional the runoff though per MSD. The amount of media we are putting in the water filtrates through and then is piped to an existing storm sewer that is in the park.

CHAIRMAN LICHTENFELD – and the basin is this rectangular area to the west of the new building? So will we see anything about that area.

DB – It will be landscaped and there are existing trees. It is recessed into the ground somewhat and there is a berm there too. The surface of the bioretention will be planted to the current guidelines – plants that absorb.

CHAIRMAN LICHTENFELD – So it is like a water garden?

SM – Yes the plants will look more like a raingarden. The plants will have color to them and look more like a raingarden. The existing trees that are remaining are being protected and we are adding additional trees and landscaping around it and then the plantings inside of it to treat the water and absorb is.

CAROLYN GAIDIS – Does it have to be so rectangular? I see what you are doing and it's very efficient but when we designed forest park, we tried to make it look not engineered, so is there a way to make it look less engineered and bring it into the overall landscape as a feature.

DB – I laid it out the most efficient way I know how.

PD – We have a number of raingardens already and we will make this one look like the others.

RICHARD LINTZ – Will it be fenced? Are the plants such that... will children be able to run through it? It looks like a pond?

SM – No fencing, and no children will not be running through it, it looks like a pond with plants that they cannot run through, its not just grass.

GS – It is a raingarden, it is a lush raingarden, lots of plantings, it's not a pond, it's not a stormwater detention basin, it is a raingarden. So water comes in, it infiltrates into the ground, or it's taken up into the plantings. It's not a pond. The slope, it's on a slope, but it's shallow. It is not a deep basin.

SM – The idea was to use native and be more colorful and inviting and allow people to see what is going on in the all-season area.

CHAIRMAN LICHTENFELD – The rink is closer to Brentwood now and the same level?

SM – Yes it is because it is now at NHL standards. And yes the floor levels are the same levels they are currently.

CHAIRMAN LICHTENFELD – It looks like to leave you will only be able to make right turns. It looks like there is a signal there.

SM – There is a signal to enter the area but to leave you will only be able allowed to turn right. We will change the curbing to prevent them from making a left. That was a comment we received from staff. We have no intention of anyone making a left.

ROBERT DENLOW – So if you make a right turn, how are you supposed to get back into Clayton Downtown?

SM – You can go through the park or turn left onto a street whos name I cannot remember and get back into downtown Clayton.

CHAIRMAN LICHTENFELD – There isn't a left turn until after Forest Park Parkway and that is residential.

PD – Currently, it is right turn only. People don't obey it but we aren't really changing anything other than making it more obvious that you cannot turn left. There is currently a no left turn sign. What will happened is people will learn to turn around using the park. They will figure it out or go to Enterprise and turn around.

RICHARD LINTZ – How many trees are you relocating and how big are they?

PD – There are about 37, they are marked with pink bows in the park right now. Some will move over by the detention area but also throughout the park.

CHAIRMAN LICHTENFELD – The new drop off is really an improvement and will serve the rink, the pool, and the tennis court. Is there a walkway between the rink and the tennis court to get to the tennis court hut?

SM – There is the walkway that is through the building and around the back of the building?

RICHARD LINTZ – Is it possible to come in front of the building to get to the courts?

CHAIRMAN LICHTENFELD – Well I feel that we need to have a direct walkway from the drop off area to the tennis courts. I don't think parents would like a child walking around the backside of the new building. I would recommend there be some easy to observe path going to the tennis courts.

CAROLYN GAIDIS – It says a lot of notations for plugs, what are the plugs? What are the plants you are choosing for the drop off in the median?

SM – That is matching the area that is out there now. We are bringing the area that is in here by the signage down into there but the plugs are mainly matching the grass and plantings that are there now.

CAROLYN GAIDIS – If you plant the plugs close enough you don't need so much mulch and if you use a compose mulch it will soil the next year so you won't always have to mulch.

SM – We will follow with staff comments and get them done.

CHAIRMAN LICHTENFELD – I would like to add a fourth and that is a direct path from the drop off to the tennis area.

HELEN DiFATE – MOTION TO APPROVE WITH STAFF RECOMMENDATIONS AND THE ADDITION OF A DIRECT WALK WAY TO THE TENNIS COURTS FROM THE DROP OFF.

ROBERT DENLOW – SECOND

BOARD UNANIMOUSLY APPROVES

217 SOUTH BRENTWOOD BOULEVARD – ARCHITECTURAL REVIEW BOARD – NEW RECREATION FACILITY

Director Susan M. Istenes summarizes the following staff report: “The 116,280 square-foot site is located in Shaw Park, just east of the intersection between South Brentwood Boulevard and Bonhomme Avenue and has an R-2 Single Family Dwelling zoning designation. The site is currently developed with an ice rink and associated building. Adjacent land uses include tennis courts and an outdoor pool. On November 18, 2019, the applicant brought this project before the Plan Commission/Architectural Review Board for a conceptual review.

The proposed project consists of the demolition of the existing ice rink and building and the construction of a new 13,365 square foot, 1-story All-Season Recreation Complex and an NHL-regulation size ice rink with a roof. The proposed building will be able to support space for both the proposed ice rink and its related uses such as: offices, party room, restrooms, locker rooms, kitchen, and warming area. The building will be constructed of brick veneer, silver metal panels and the windows will be clear anodized thermal storefront style.

There is currently an existing drop-off circle located at the intersection of South Brentwood Boulevard and Bonhomme Avenue. The proposed new drop-off area will extend further south and widened along Brentwood

Boulevard. The new drop-off area will serve the ice rink, tennis courts, and the pool. The extension and widening of the drop-off area will allow for ADA accessibility and will have a bypass lane and 4 drop off stalls that will enhance the usability and efficiency of the area.

The proposed design and building materials for the new multi-purpose facility will bring modern architecture to the southeast corner of Shaw Park. The existing ice rink building is a traditional style, primarily constructed of red brick with a gable roof and white painted pillars. The existing building is a similar style to the pool building directly north of the rink.

The primary building material for the proposed building will be constructed of red and brown bricks, and the secondary material will be metal panels with a silver finish. There are storefront styled thermal windows proposed supported by an aluminum frame that will be surrounded by silver metal panels that look like wood planks. The proposed roof canopy over the ice rink will be metal panels as well, but with a woodgrain finish that will look like wood planks.

Per Section 405.1850 the maximum building height in the R-2 District is two stories or 30 feet above grade. The proposed building will be 20 feet in height, the HVAC equipment will be on the roof, screened with silver metal panels, and the total roof height will be +/- 25 feet. The top of the ice rink canopy will be 30 feet in height from below the ice level. Both the proposed building and the ice rink canopy are below or at the maximum allowable height of 30 feet.

There are brick veneer retaining walls proposed to provide walkways, planter beds, and accommodate the elevation change from the proposed building to the ice rink. On the east elevation plan, the brick veneer wall is a proposed area for a future sign. Per

the Zoning Ordinance, one ground sign with a maximum area of twenty-five square feet is allowable. Currently, the size of the sign is unknown. Sign permits will be required and can be later attained through the Planning and Development Services Department. At the time of building permit application, the elevation and length of the retaining walls will be required to be submitted to staff for review.

There are three types of fencing proposed:

(1) A black aluminum 6-foot-tall fence will surround the ice rink and will be constructed next to the brick veneer retaining walls.

(2) A +/- 13 feet tall black chain-link fence is proposed to screen additional mechanical equipment required for a cooling tower system and is of an open air design in order to have circulation for the ice rink).

(3) A 42-inch black cable rail that will act as a safety barrier for the concrete bleachers located between the ice rink and the main building.

STAFF RECOMMENDATION IS TO APPROVE WITH THE FOLLOWING CONDITIONS TO BE REVIEWED BY STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT:

1. THE APPLICANT SHALL SUBMIT UPDATED PLANS SHOWING ELEVATIONS AND LENGTHS OF THE RETAINING WALLS AT THE TIME OF, OR PRIOR TO APPLICATION FOR A BUILDING PERMIT.
 2. ALL NEW CONCRETE ON SITE SHALL BE EITHER STAMPED, EXPOSED AGGREGATE, OR A MIX OF MERAMEC SAND AND GRAVEL.
 3. THAT THE APPLICANT SHALL OBTAIN SIGN PERMITS FOR THE PROPOSED GROUND SIGN AND WALL SIGNS PRIOR TO INSTALLATION.”
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PATTY DEFORREST (PD) – DIRECTOR OF PARKS AND RECREATION
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SM – Shows video of what the new building and area will look like. Discusses the project materials and why they were chosen and how they will look.

RICHARD LINTZ – So the columns on the roof are the same silver as what you have on the building?

SM – Yes. They are aluminum.

CHAIRMAN LICHTENFELD – Could they be rounded?

SM – Potentially, we will have to look into that. We made them square to keep them as small as possible and hide what is going on.

DAVID GIPSON – How does the wood finish hold up to sunlight and weather?

SM – 20 year guarantee. It is one of the best products out there. This gives 20 years before it starts to fade and we chose a lighter color so we feel it won't fade even after the 20 years.

DAVID GIPSON – Are there plans for heating elements for the area over the bleachers?

SM – No, not yet, but we will look into that.

HELEN DiFATE – The metal panels on the roof, is there any concern about them oil canning?

SM – No they are thick panels. There is no concern.

HELEN DiFATE – How do the corners come together?

SM – They have corners and edges for everything so it's kind of like siding on your home it will all clip in.

HELEN DiFATE – Will I see a strip on the Brentwood corner?

SM – There will be a strip, yes.

HELEN DiFATE – It reminds me of vinyl siding which can look great or horrible. What about hail damage?

SM – I don't know much about hail damage but I can look into it.

HELEN DiFATE – It is so massive but it is what everybody will see so that's the concern with how it looks. And I too, would like round columns, it would pick up some of the swimming building.

CAROLYN GAIDIS – It makes sense instead of being a joint, where it is exposed it would be nice if it was beveled or rounded. The actual pattern of that roof, don't see a drawing of the pattern, how it resolves itself, it would be nice to see how it actually looks in design ways.

SM – We plan on doing the 1/3 drop so you never have the same joint, like you would do on a wood floor. We are going to go from the east side and down that angle across the roof and back up on the west side. So the angled ends on the north and south will be horizontal and the east and west will be vertical. We will vary those planks in different sizes so none of the seams appear to line up. We are trying to make sure the canopy does not look like a QT top. Our intent is to avoid looking like a gas station with a horizontal roof.

CHAIRMAN LICHTENFELD – It looks like to me, standing at N. Forsyth and Brentwood, it would really be a massive block of material we're looking at. We've had comments about the building design, itself, being more contemporary or modern instead of the traditional that we have in the park. This looks more like the Center of Clayton than the park buildings. We will never see the building though because it will be covered by the roof. To me the roof is massive beyond belief. We could have two helicopters landing on that roof and my concern about those angled sides, is there some way that they could be made to look lower. I know you need the height for the inside but it's really overpowering. So whether or not I like a modern or traditional building doesn't matter, because we're not going to see it. And I'm very concerned about that roof. We need it though, we need the whole thing but there must be some trick that can make it look visually thinner.

SM – We will look into it.

CHAIRMAN LICHTENFELD – What will the high rises look down on?

SM – A flat roof, we are looking into other colors that will go with the park so it's not so stark. White is not the most favorable roof.

PD – When we build Enterprise Pavilion, everyone was concerned that it was going to overtake the park, and you just don't see it. I have people who cannot find it and call me asking where it is located. So I think if we landscape correctly then you won't even see how large it is.

CHAIRMAN LICHTENFELD – What about the lighting?

PD – We are wanting to design it so that there is multi-phase lighting, when we have open skate, it will be lower lighting and when we have games it will be brighter.

CHAIRMAN LICHTENFELD – I think I had mentioned sky lights to allow natural light in, can you address that?

SM – Hockey players, ice, and sunlight don't get along very well. Sunlight hits the ice and blinds the players and they get injured or a puck to the face. It's just not a good combination. We looked into it but it's one of those things that it doesn't work. We will have a dimming system to the lights so when there is other functions going on we can control the lighting and the mood. We will have color changing lights in the center of the rink for open skating to give it some color or pop when the kids are out there.

RICHARD LINTZ – I'm missing the tie in for the rest of the park and I would like to see that somehow. Could you address how this relates to what is already in the park?

SM – When we were asked to bring the park to a different level, we started with the enterprise canopy and it's going away from that colonial look so maybe in the future the pool building and surrounding buildings will change to look like this building and look like the next century and be more modern. We were tasked by the Mayor to go this direction more than the colonial direction.

RICHARD LINTZ – What I would like is round columns which gave a nod to the colonial. I wouldn't mind seeing all that silver to be white rather than silver but that may be problematic but all the sudden you have a nod to those other things without making it colonial but you tied it in a little bit.

CHAIRMAN LICHTENFELD – My intention was to not have this come back.

RICHARD LINTZ – I would rather it come back. The opinions here seems fairly strong I would like to have it come back.

CAROLYN GAIDIS – MOTION TO TABLE

ROBERT DENLOW – SECOND

BOARD UNANIMOUSLY APPROVES

8049 FORSYTH BOULEVARD – REZONING/PLANNED UNIT DEVELOPMENT – NEW MIXED-USE

Director Susan M. Istenes summarizes the following staff report: “This request is for a public hearing to solicit input regarding the rezoning and Planned Unit Development for a proposed mixed-use development. The rezoning and Planned Unit Development are being considered together in this report. This project will also require approval by the Plan Commission (Site Plan), Architectural Review Board (Architectural Plans) and approval of a subdivision plat by the Board of Aldermen. The purpose of the planned unit development process is to foster appropriate use of existing buildings and enable compatible redevelopment which provides public benefits as identified in Section 405.1380 and achieves the objectives outlined in Section 405.1360. A PUD must provide public benefits to the surrounding neighborhoods and to the City above and beyond what can be reasonably achieved by application of the zoning provisions applicable to the underlying zoning district.

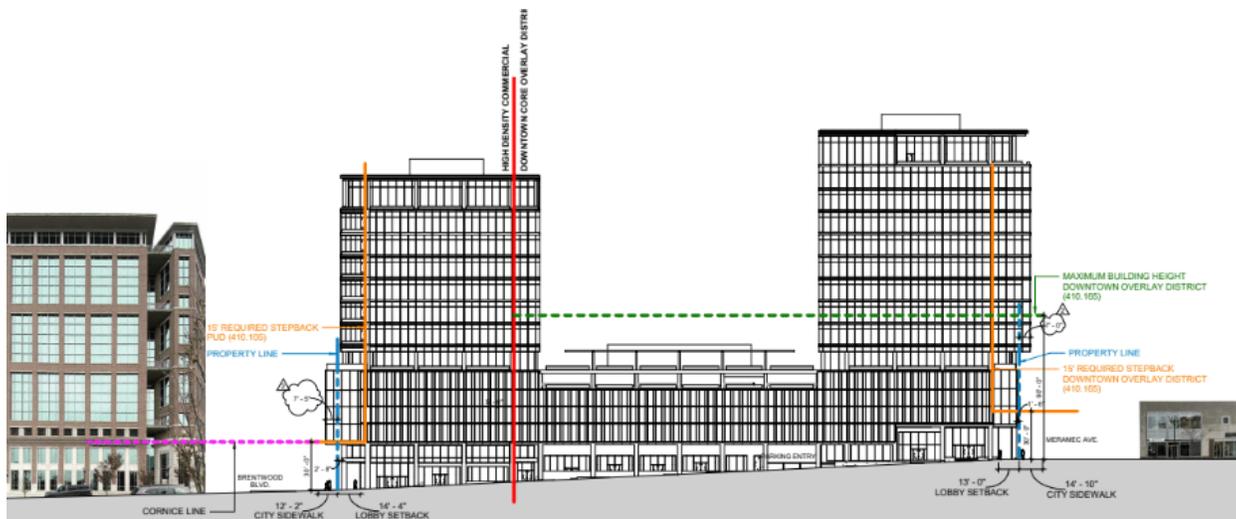
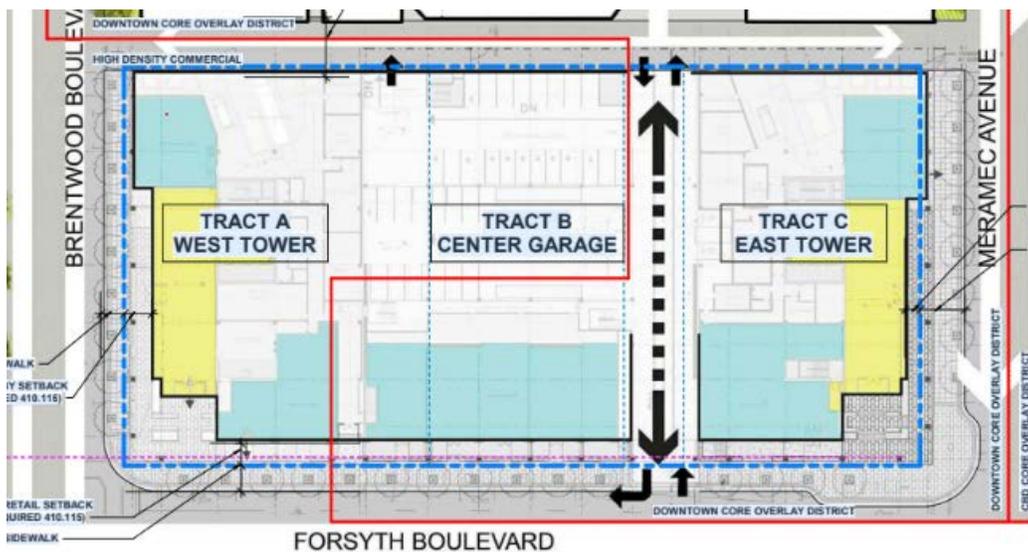
The 90,904 square foot site is located on the north side of Forsyth Boulevard between North Brentwood Boulevard and North Meramec Avenue (site outlined in red, below). The properties shown in light purple, have a zoning designation of HDC High Density Commercial District and are within the Downtown Core Overlay District (DTO). The property located at 8049 Forsyth Boulevard (light blue) has a zoning designation of Planned Unit Development. The entire site is currently made up of multiple parcels, and a portion of the north/south alley which will be vacated, and are currently improved with multiple, two-story buildings and a surface parking lot. The property will be rezoned from PUD and HDC, to PUD.



The new project consists of the demolition of the existing parking lot and structures and the construction of two mixed use commercial/office towers and a parking garage. The west tower (Tract A) will have approximately

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

The proposed development will be urban in character and will maintain a consistent street wall along the street frontage. City standard streetscape will be installed along the project limits. Vehicular access to the site is provided from the east/west alley between Brentwood Boulevard and Meramec Avenue, and Forsyth Boulevard.



This project seeks relief from certain development standards that are set forth in the current zoning district (HDC and PUD) and other requirements of the Downtown Core Overlay (DTO) District. The current required development standards and the proposed modifications to those standards are identified in the table below. The

number of requested modifications to the development standards that are required by the design of the project drive the amount of public benefits the developer is required to provide in terms of a point scale that is set forth in Section 405.1380 of the Zoning Regulations.

Requested Code Alternatives requiring a Waiver

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

DTO = Downtown Overlay District

PUD = Planned Unit Development

All Planned Unit Developments shall provide at least one (1) public benefit or combination of public benefits that total at least ten (10) points beyond those additional points required for any desired code alternatives, even if no code alternative is requested. After the minimum ten (10) points are achieved, for each code alternative requested thereafter, the developer shall provide a public benefit or combination of public benefits totaling at least five (5) points. For multiple requests for the same alternative (i.e. side yard setback alternatives on two sides) only one (1) public benefit totaling five (5) points is required. The total amount of points required to be achieved as a result of providing public benefits in this case is 30. (See chart below).

NUMBER OF POINTS REQUIRED

Development Standard	Requirement	Proposed	Waiver Required	Points	Notes
REQUIRED				10	
Height (DTO)	10 Feet	7 Feet	Yes	5	
Building Setback (DTO)	15 feet at 3 rd story or 30 feet above grade	Building line extends to property line above second floor	Yes	5	
FAR (DTO)	Maximum of 3	5.625	Yes	5	
Setback (REAR) (DTO)	15	0	Yes	5	
TOTAL				30	

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

Point Table proposed by Developer per requested deviations:

Public Benefit Code Ref	Requested Points	Staff Recommended Points	
405.1380 (B)(1)	5	3	
405.1380 (B)(6)	5	4	
405.1380 (B)(8)	10	5	
405.1380 (B)(13)	5	4	
405.1380 (B)(7)	5	0	
405.1380(B)(16)	5	4	Art/Ent Venue
405.1380.(B)(12)	5	0	Need more info.
405.1380.(B)(16)	5	5	Elec Veh. Charge
TOTAL	45	25	

Point analysis:

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

Applicants response: The building will include a 16' high street level arcade that lifts the building podium and is clad with a composition of thin angular fins that include color treatments to artfully modulate and create texture to the podium. A center feature of the podium enclosure will include dynamic commissioned art that is integrated into the angular fins and complimented with vertical landscaped areas including the podium corners of Meramec and Brentwood, where project daylight filled solarium sky-gardens become architectural urban landmarks that transition in active and iconic lanterns, at night.

Staff Analysis: The architecture of the buildings provides some unique features such as the solariums at each building's corners, and the arcades and the landscaped areas on the building frontages. The building design is respectful of the views of and adjacency to Shaw Park, as set forth in the Park View District of the Downtown Master Plan. While the tower buildings provide some areas of distinction, the overall design is representative of typical podium style buildings with a monolithic horizontal appearance due to the extent of the parking garage façade on Forsyth Avenue.

- 2) **405.1380(B)(6) Protection and addition of green infrastructure.** *Projects which provide and protect green infrastructure such as planned and managed networks of open spaces (including parks) and features that use natural means such as vegetation to capture, store and infiltrate stormwater runoff (including bioswales, green roofs, and rain gardens).*

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

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

- 3) **405.1380(B)(8). Below Grade Parking.** *Inclusion of a below grade parking facility with spaces specifically available and designated for public parking and located underneath the proposed development.*

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

Staff Analysis: The parking structure is primarily located above grade and its location is contradictory to the Downtown Overlay District which directs parking towards the center of the site as opposed to street frontages. However, the proposed garage does provide 40 spaces for public parking.

- 4) **405.1380(B)(13) Garden terrace.** *An appropriate amount of open space is provided and available for active or passive use by the public such as courtyards, grassed areas, patios, landscaped spaces.*

Applicant's response: A garden terrace located on the top floor of the parking structure will be a truly unique amenity to the property and the City of Clayton. As part of its agreement with the City of Clayton, the Developer will open the garden terrace up for a minimum of 4 public events

each year, such as the movie nights, Parties in the Park, and Fall Fest. The garden terrace will include a platform/stage for music, movies, and performances, seating areas, and a trellis feature. The garden terrace will be visible from the upper floors of all nearby buildings and will create a seamless "green" connection to Shaw Park.

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

- 5) **405.1380(B)(7)** *Dedication of land to the City for the purposes of widening or improving the adjoining right-of-way or for other public purposes (when otherwise not required as part of a traffic study or other applicable study).*

Applicant's response: The Developer has agreed to widen the alley at the North side of the building to 24 feet.

Staff Analysis: Points cannot be received for City requirements such as planting city street scape or widening an alley, per 405.1380.A.7. The developer notes that they had purchased the parking lot from the City including the 4 feet along the east/west alley that they will be required to dedicate to the City for alley widening. For that reason, they have requested points for the dedication. However, for this project, the City is also vacating a portion of the east/west alley and a building will be constructed over what will be a former alley. Typically, when alleys are vacated the property formerly comprised of the alley is split down the middle and given to the adjoining property owner's (assuming there is more than one). The area of dedication via widening equals 1,070 square feet. The area of vacation equals 4,400 square feet. Therefore, staff believes points are not warranted.

- 6) **405.1380(B) (16)** *Any other public benefit which is determined by the Board of Aldermen to meet the purpose and objectives set forth in Section 405.1360.*

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

Staff Analysis: Full points awarded.

- 7) **405.1380 (B)(12)** *A significant form of public art in any media that has been planned and executed with the intention of being staged on private property, outside and which is accessible to the public.*

Applicant's response: The buildings will include public art pieces at both the Western and Eastern tower lobbies.

Staff Analysis: The intent of the code is for Art to be externally located and available to the public. Not enough information has been provided by the applicant to consider point values. Points may be possible if the design and location is indoors but is visible and accessible to the public from the street and sidewalk.

The approval criteria are set forth in Section 405.1410 and are designed to achieve the objectives as set forth in Section 405.1360 of the Zoning Code. The Plan Commission may recommend, and the Board of Aldermen may

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

- 1) *The proposed development is in harmony with general purposes and intent of Chapter 405 of the Municipal Code and is compatible with and implements the planning goals and objectives of the City as set forth in the City's Master Plans;*
 - >> The site is in the Park View District, as identified in the Downtown Master Plan. The vision for the Park View District is to “create a neighborhood along the park that takes advantage of the valuable views of Shaw Park and transforms the urban edge of the park into an active street life environment with sports, culture and entertainment venues.”
 - >> The proposed development will be urban in character and will maintain a consistent street wall along the street frontage. The proposed uses and design will increase pedestrian activity levels and activate the corners of Brentwood Boulevard and Meramec Boulevard with new retail establishments. Staff is of the opinion that the proposed development is consistent with the Downtown Master Plan.
- 2) *The quality and quantity of public and common open space and landscaping provided are consistent with higher standards of design and amenities expected of a PUD. Common spaces are adequate in size and design to accommodate public use:*
 - >> Criteria met. The proposed landscape enhancements to the street scape, the building and the roof top garden coupled with the arcade design of the building along the street frontages will provide amenities to both pedestrians, occupants of the building and the general public, to a certain extent.
- 3) *Streets, sidewalks, pedestrian ways, bike paths, off-street parking and loading as appropriate to the planned land uses are provided and meet the City of Clayton standards. They will not unduly interfere with the safety and capacity of adjacent streets, or other means of access to the site.*
 - >> Criterial met. The proposed parking, streets, access points and loading zones are appropriate to the type and extent of development proposed.
- 4) *The internal circulation system of the proposed development encourages safe movement for vehicles and pedestrians and provides public access to green areas and open space preserved on site which are designated for public use.*
 - >> Criterial met. The internal circulations systems provide for safe movements of pedestrians and vehicles. Public access to green areas is limited to those landscape enhancements that are planned for the streetscape and to a limited extent, the proposed solariums inside the buildings.
- 5) *The PUD represents a more creative approach to the unified planning of development and incorporates a higher standard of integrated design and amenity than could be achieved under otherwise applicable zoning district and subdivision regulations.*
 - >> Criteria met. The proposed project is compatible with surrounding developments in terms of intensity of land use and makes more efficient use of land than the existing low rise, two story office uses.
- 6) *Existing or proposed utility services are adequate for the proposed development.*

>> Criterial met. Adequate utility services are available for the proposed development.

7) *Appropriate buffering is provided to protect adjacent land uses from light, noise and visual impacts.*

>> Criteria met. Surrounding land uses are similar in nature and scale. The closest residential property is one block to the north and across Maryland Avenue. There is an existing office building which provides a buffer between the proposed project and the residential property to the north.

8) *The design of the project is as consistent as practical with the preservation of natural features of the site such as stands of mature trees, steep slopes, natural drainage ways, or other area of sensitive or valuable environmental character. The topography of the property is preserved to the greatest extent possible.*

>> The topography of the property is preserved to the greatest extent possible. There are no other existing natural features of the site.

9) *The proposed site layout and uses are compatible with the neighborhood surrounding the proposed development and the City as a whole.*

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

Compliance with all other applicable codes and ordinances.

The proposed development complies with all other codes and ordinances.

10) *The proposed development preserves buildings which are architecturally or historically significant or contribute to the character of the City.*

>> The existing site is developed with a surface parking lot and a few smaller buildings that are not historically significant or contribute to the character of the City.

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

>> See analysis above. As of the writing of this report, the developer has not achieved the minimum amount of points required by Code.

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

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

Portions of the property have a zoning designation of Downtown Core Overlay with a base zoning of High-Density Commercial District and Planned Unit Development (PUD). The Downton Core Overlay seeks to maintain a retail center development pattern and foster a pedestrian friendly environment. The remainder of the property has a PUD zoning designation. Mixed Use. Rezoning to a mixed use planned unit development district is allowed only in areas where the existing zoning designation is non-residential, the proposed building(s) totals fifty thousand (50,000) gross square feet or more, and in overlay districts requiring planned unit development designation.

Mixed use planned unit developments are appropriate when the project incorporates at least two (2) of the following four (4) categories of use and the existing zoning allows for mixed use development.

The first floor of any mixed-use building shall be dedicated to commercial land uses with public entrances to these uses that front along a major street; non-residential uses are also allowed on other floors of a mixed-use building.

- 1) Office use;
- 2) Commercial land uses such as, retail, restaurant, entertainment venues, etc.;
- 3) Residential use;
- 4) Hotel;
- 5) Hotel and public restaurant (shall qualify as a mixed-use project and the gross square foot limitation per 405.1370 (E) shall not apply).

The proposed development will activate the corners of Forsyth Boulevard and Brentwood Boulevard and Forsyth Boulevard and Meramec avenue. It will connect to the existing restaurant node at the corner of Brentwood Boulevard and Maryland Avenue and the office node to the south and retail node to the east. The addition of street-level retail and office space fulfills goals of the Downtown Master Plan and will capitalize on views of Shaw Park and the recently completed Chapman Plaza. Staff is of the opinion that the development is consistent with the current zoning code requirements for Planned Unit Developments and meets the provisions of the land use policies contained in the Downtown Clayton Master Plan. Staff is of the opinion that the proposed use will be compatible with surrounding uses.

STAFF RECOMMENDATION IS TO RECOMMEND APPROVAL OF THE REZONING AND PLANNED UNIT DEVELOPMENT TO THE BOARD OF ALDERMEN WITH THE FOLLOWING CONDITIONS:

**DEVELOPMENT COMMITMENTS
FORSYTH POINT PUD
DRAFT**

A. TRANSPORTATION

THE DEVELOPMENT OF THIS PUD SHALL BE SUBJECT TO AND GOVERNED BY THE FOLLOWING CONDITIONS:

- 1) THE DEVELOPER SHALL COMPENSATE THE CITY FOR THE COST TO OPTIMIZE THE ADJACENT TRAFFIC SIGNALS FROM INITIAL OCCUPANCY UNTIL FULL OCCUPANCY. THE CITY OF CLAYTON SHALL MANAGE THE SIGNAL OPTIMIZATION, POST CONSTRUCTION, AND DETERMINE THE FREQUENCY AT WHICH OPTIMIZATIONS ARE NEEDED.
- 2) ALL DELIVERIES TO THE SITE SHALL OCCUR IN THE DESIGNATED LOADING ZONES; NO DELIVERIES WILL BE MADE FROM THE ALLEY OR THE ADJACENT STREETS.
- 3) A MINIMUM OF 40 PARKING SPACES FOR GENERAL PUBLIC USE SHALL BE PROVIDED WITHIN THE GARAGE AND MAINTAINED FOR THE LIFE OF THE PROJECT.

B. ENVIRONMENTAL/LANDSCAPE

THE DEVELOPMENT OF THIS PUD SHALL BE SUBJECT TO AND GOVERNED BY THE FOLLOWING CONDITIONS:

- 1) THE LOCATION AND SIZE OF THE PROPOSED LANDSCAPE PLANTERS LOCATED IN THE PUBLIC RIGHT-OF-WAY (SIDEWALK) ARE SUBJECT TO THE APPROVAL OF THE PUBLIC WORKS DEPARTMENT AND REQUIRE A RIGHT-OF-WAY PERMIT, PRIOR TO THEIR INSTALLATION.
- 2) THE PROPOSED LANDSCAPE PLANTERS LOCATED IN THE PUBLIC RIGHT-OF-WAY ARE INTENDED TO BE AN ENHANCEMENT TO THE DESIGN AND APPEARANCE OF THE PROJECT. THEIR REMOVAL OR RELOCATION SHALL BE SUBJECT TO MUTUAL AGREEMENT BETWEEN THE CITY AND THE DEVELOPER OR PROPERTY

OWNER, AND SHOULD THEY BE REMOVED OR REPLACED, AN ADEQUATE SUBSTITUTE FOR PROPERTY ENHANCEMENT SHALL BE AGREED UPON BY THE CITY AND THE DEVELOPER OR PROPERTY OWNER. ALL RIGHT-OF WAY PLANTERS AND PLANTINGS CONTAINED THEREIN, SHALL BE MAINTAINED IN GOOD AND LIVE CONDITION BY THE DEVELOPER/PROPERTY OWNER.

- 3) ALL LANDSCAPE PLANTINGS LOCATED ON THE GREEN WALLS, IN THE SOLARIUMS, WITHIN THE SKY GARDENS, LANDSCAPE PLANTERS AND THE GARAGE ROOFTOP OUTDOOR SPACE SHALL BE PLANTED WITH PLANTINGS THAT WILL RETAIN YEAR-ROUND GREENERY. MAINTENANCE OF THE PLANTINGS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR PROPERTY OWNER.

C. PLANNING/ZONING

THE DEVELOPMENT OF THIS PUD SHALL BE SUBJECT TO AND GOVERNED BY THE FOLLOWING CONDITIONS:

D. MISCELLANEOUS

THE DEVELOPMENT OF THIS PUD SHALL BE SUBJECT TO AND GOVERNED BY THE FOLLOWING CONDITIONS:

- 1) ISSUANCE OF A DEVELOPMENT PERMIT BY THE CITY DOES NOT IN ANY WAY CREATE ANY RIGHTS ON THE PART OF THE APPLICANT TO OBTAIN A PERMIT FROM A LOCAL, STATE OR FEDERAL AGENCY AND DOES NOT CREATE ANY LIABILITY ON THE PART OF THE CITY FOR ISSUANCE OF THE PERMIT IF THE APPLICANTS FAILS TO OBTAIN REQUISITE APPROVAL OR FULFILL THE OBLIGATIONS IMPOST BY A LOCAL, STATE OR FEDERAL AGENCY OR UNDERTAKES ACTIONS THAT RESULT IN A VIOLATION OF LOCAL, STATE OR FEDERAL LAW.
 - 2) ALL OTHER APPLICABLE LOCAL, STATE OR FEDERAL PERMITS MUST BE OBTAINED BEFORE COMMENCEMENT OF THE DEVELOPMENT.
 - 3) THE PROJECT SHALL BE CONSTRUCTED SUBSTANTIALLY IN ACCORDANCE WITH THE APPROVED SITE PLAN, ARCHITECTURAL PLANS, SUBDIVISION PLAT.
 - 4) THE APPROVED DEVELOPMENT PLAN AND PLANNED UNIT DEVELOPMENT ORDINANCE SHALL BE RECORDED WITH ST. LOUIS COUNTY AND PROOF OF RECORDING SUBMITTED TO THE CITY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 - 5) EXHIBIT F, PUD MASTER DEVELOPMENT PLAN ILLUSTRATES THE PROPOSED DEVELOPMENT AND IS CONCEPTUAL IN NATURE. PROPOSED TRACT, LOT OR LAND USE BOUNDARIES SHALL NOT BE CONSTRUED TO BE FINAL AND MAY BE VARIED AT ANY SUBSEQUENT APPROVAL PHASE SUCH AS PLATTING OR SITE DEVELOPMENT PLAN APPLICATION.
 - 6) ALL NECESSARY EASEMENTS, DEDICATIONS OR OTHER INSTRUMENTS SHALL BE GRANTED TO INSURE THE CONTINUED OPERATION AND MAINTENANCE OF ALL SERVICE UTILITIES AND ALL COMMON AREAS IN THE PROJECT.”
-

SCOTT HALEY (SH) – US CAPITAL DEVELOPMENT
CHUCK KIM (CK) – COMMERCE BANK
TEDDY CHAPMAN (TC) – BARRY WEHMILLER AND CHAMPMAN
CHRIS CEDARGREEN (CG) – CEDARGREEN DESIGN, ARCHITECT
JEFF RYAN

2:13:26 – 1:49:12

SH – Introduces the team and the project.
West tower – 226,150 Office space
East tower – 267,600 Office space

Parking – 478,850
Retail – 28,350
Total – 1,000,950

CC – Create a world-class development by embracing how businesses and their evolving workforces, demand better environment and experience... not just office space, but workplace environment, incorporated amenities and their well-being. Respect and acknowledge the importance of Shaw Park, and the recently completed Chapman Plaza and the Forsyth Boulevard green space. Creation of a true and engaging pedestrian experience which we believe, will be emulated elsewhere in Clayton's future projects. Bring world class ideas to Clayton by analyzing and pulling form examples and experiences from London, Oslo, Chicago, Denver, Atlanta, and other walkable cities. Reliance upon other proven projects and environments.

Plan to look to the master plan in order to reinforce the pedestrian priority zone along Forsyth by using arcades with planters, retail storefronts, and having sidewalk cafes, create civic places for focus, and enhance the sidewalk/pedestrian experience.

Will have solariums as a gesture to the park. Working with Missouri Botanical Gardens on plantings. They are a destination for people to go hang out and will capitalize on the park views. They are meant to improve mental health, and will be a place to read, relax, lower blood pressure, throughout the day. It's scientifically proven these areas are beneficial for mental and physical health. There is access to these areas through the parking garage and stairwells. The one on the west side is 2 stories, the east is 3 stories.

The north/south alley will be an access point for the garage as well as the east/west alley. The north/south will allow access from Forsyth to Maryland and the east/west will allow access from Brentwood and Maryland. The 40 public places will be accessed from the east/west alley on the west side of the garage. The garage will house a total of 1,257 spaces. As noted, 40 will be for public parking; 1,193 will be office and 24 will be ADA spaces.

Above the retail will be a fitness center that will be primarily for tenants.

Level 7 will have an outdoor terrace with movable planters that are on wheels. The depth of the trees will be 4 feet. This allows the space to be reconfigured for various events. 12,000 square feet is walkable area the rest is greenspace. Level 8 will have outdoor dining. This is all apart of the water quality program and meets LEED Silver.

*PLEASE SEE ATTACHED PRESENTATION FOR THE MATERIALS THAT WERE PRESENTED.

FINAL COMMENTS:

CHAIRMAN LICHTENFELD – When I think back to where we started, I'm blown away. Thank you for listening to our comments and bringing in the livable, walkable, and sustainable items that were asked for – we still have some way to go, but thank you.

GEORGE HETTICH – Truly appreciate the arcades.

CAROLYN GAIDIS – Love the proposed panels, I think they are beautiful.

WITH NO FURTHER COMMENTS OR QUESTIONS FROM THE BOARD OR AUDIENCE CHAIRMAN LICHTENFELD ASKS

CAROLYN GAIDIS – MOTION TO CONTINUE

GEORGE HETTICH - SECOND

BOARD UNANIMOUSLY APPROVES

HAVING NO FURTHER BUSINESS BEFORE THE COMMISSION, THE MEETING WAS ADJOURNED AT 21:17.

Recording Secretary