

Why is the development team resubmitting the overall SDD?

Response: The development team has updated the overall SDD to reflect the September 2nd City staff and ARB's items for conditional approval that asked the development team to address: traffic, pedestrian connections, and active street frontages.

1. Modify the SD1 and SD2 plan arrangement per comment 8.i.ii, that **leaves South Lyle in place and aligns garage entries at signal locations for existing North Lyle Avenue and Lee.**
2. Per comment 7, modify the SD3 plan to provide a publicly accessible pedestrian connections between the Metrolink station and Subdistrict 3, **[and modify the SD2 plan for a] mid-block between Forsyth Boulevard and Carondelet Plaza in Subdistrict 2.**
3. Per comment 1, **provide active retail, commercial, or residential uses along street frontages.**
4. To provide a **true gateway into Clayton from the east by creating an iconic piece of architecture in the new Corporate+Civic Auditorium.**

Is this new SDD completely different? Are there different heights or building densities now?

Response: **No**. The overall construction area that Centene is requesting in this updated SDD has, in fact, been reduced slightly from 4.58M square feet to 4.32M square feet. A few key details:

1. The majority of the reduced area can be attributed to **a removal of approximately 235,000 sf of structured parking** from the project, in alignment with the approved maximum 5,800 parking spaces.
2. Total **office space remains essentially the same**, with only a 1.6% reduction from September's approval to the current, more detailed design - 1.397M square feet in our current SDD versus 1.420M square feet in September's approval.
3. The balance of **housing, retail, retail-ready, and corporate lodging space remained essentially the same**, with a only a 5.3% increase in area as the design has progressed. This added area is approximately the same square footage that was reduced from the office area.
4. **The overall tower heights and heights along Forsyth are unchanged** between our current SDD and September's approval. We are asking for an additional 50' of height for the residences on SD2 to accommodate the reduced site area that resulted from the city's requests for traffic and connections.

Is Centene trying to over-develop this first phase with SD1 and SD2, even though the overall SDD is comparable?

Response: **No**. There will be more detail in the specific SD1 and SD2A presentations, but in general the first phase we are seeking approval is in line with the overall approach we've taken for the SDD: less parking, more active streets, all while maintaining density in line with what was approved:

1. The total current construction area for **SD1 and SD2 combined is only 2.17% larger than what was submitted in September and approved**. This increase of approximately 48,000 square feet is attributed to the redistribution of program on the new subdistrict boundaries.
2. The current design proposes **200 LESS parking spaces** on SD1 and SD2 now than what we submitted in September for the same areas. This results in **61,000 square feet less structured parking** than what was submitted and approved in September.
3. Approximately **15,000 square feet more retail and retail-ready space** is now being designed into SD1 and SD2 than what was submitted and approved in September.
4. The addition of a world-class Corporate+Civic Auditorium now **relocated it to SD2B to expedite its construction** and take advantage of activating a signature street corner in Clayton on Forsyth. We've done this without compromising other objectives of the SDD or major changes to the density on SD1 and SD2.

Why is SD2 being broken into three different parcels, and only the garage being submitted today?

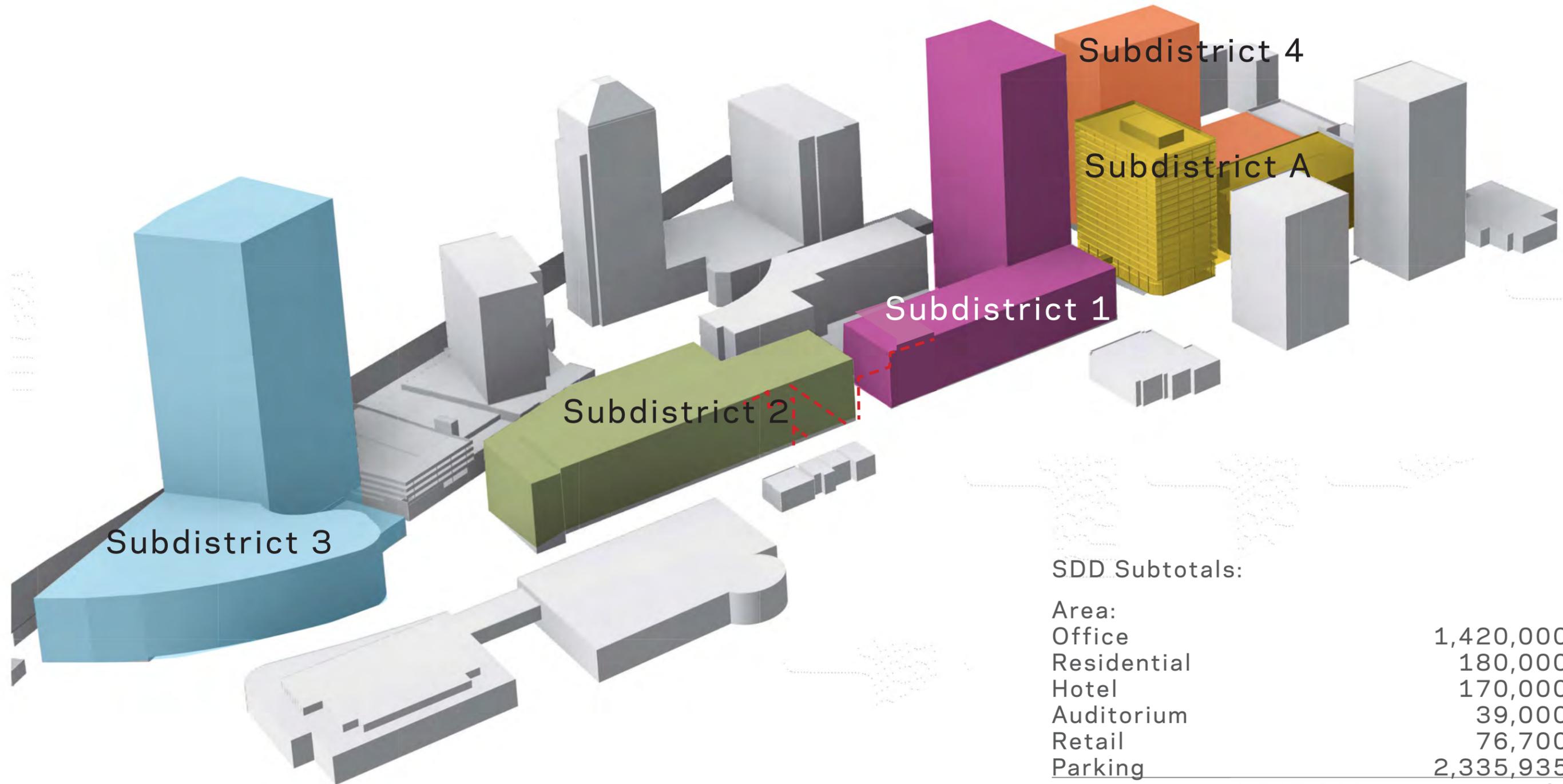
Response: In order to facilitate the construction of a new, three-story facility for Wellbridge and street-facing retail at the corner of Forsyth and Hanley, new parking must be accommodated quickly on SD2. This will allow for concurrent construction of the SD1 tower and parking on 2A, with the SD1 garage phased after Wellbridge is relocated to the new facility.

Phase 2B will construct the new Corporate+Civic Auditorium.

Phase 2C will construct a new residential development.

Given their complexity of design, 2B and 2C will have longer timeframes to develop and seek approvals than the planning of the 2A garage.

Special Development District (SDD) Summary: September 13, 2016

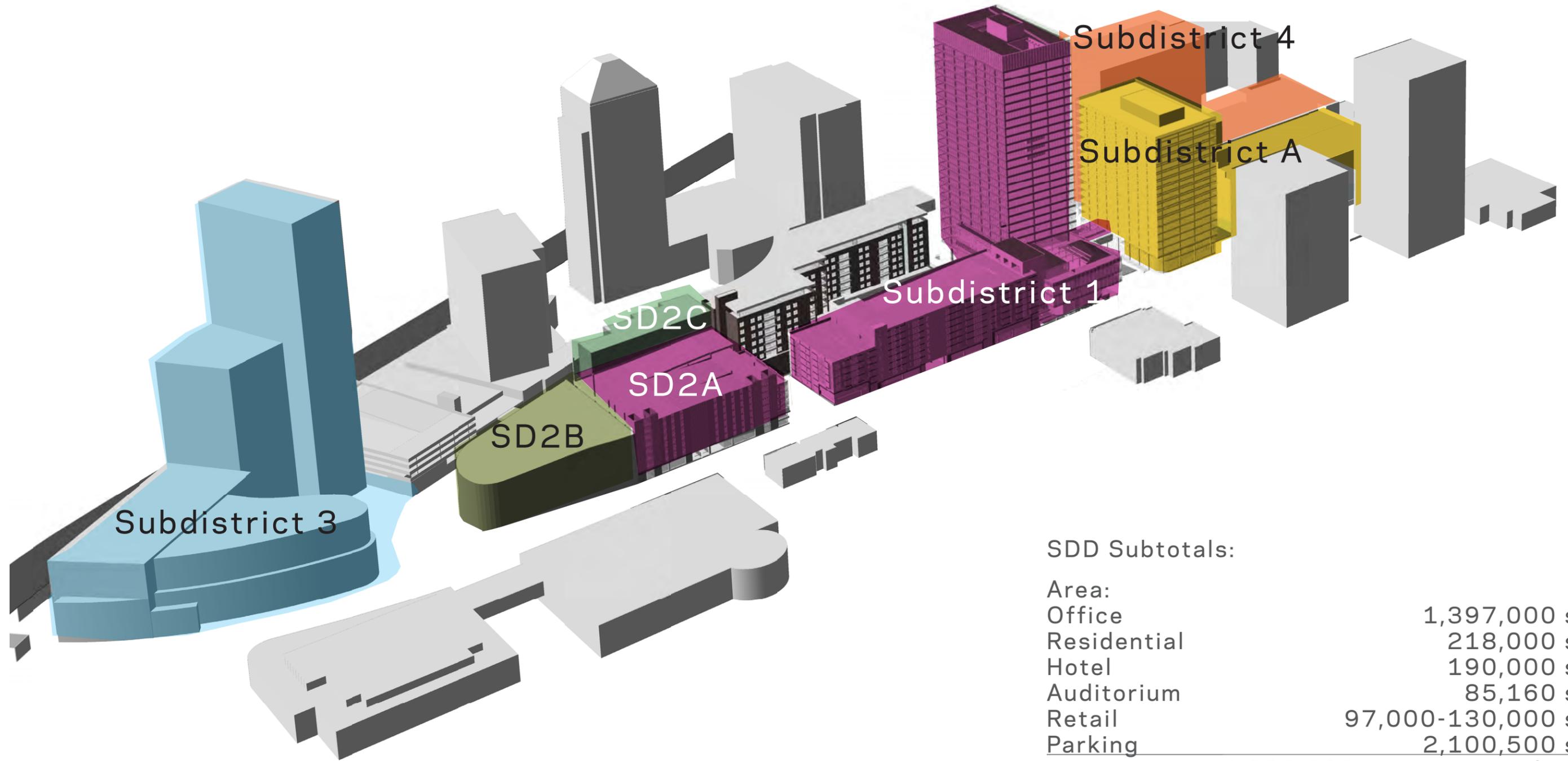


SDD Subtotals:

Area:	
Office	1,420,000 sf
Residential	180,000 sf
Hotel	170,000 sf
Auditorium	39,000 sf
Retail	76,700 sf
Parking	2,335,935 sf
Total	4,587,300 gross square feet

note: mechanical areas not listed but included in total

Special Development District (SDD)
 Summary: November 21, 2016 Resubmittal

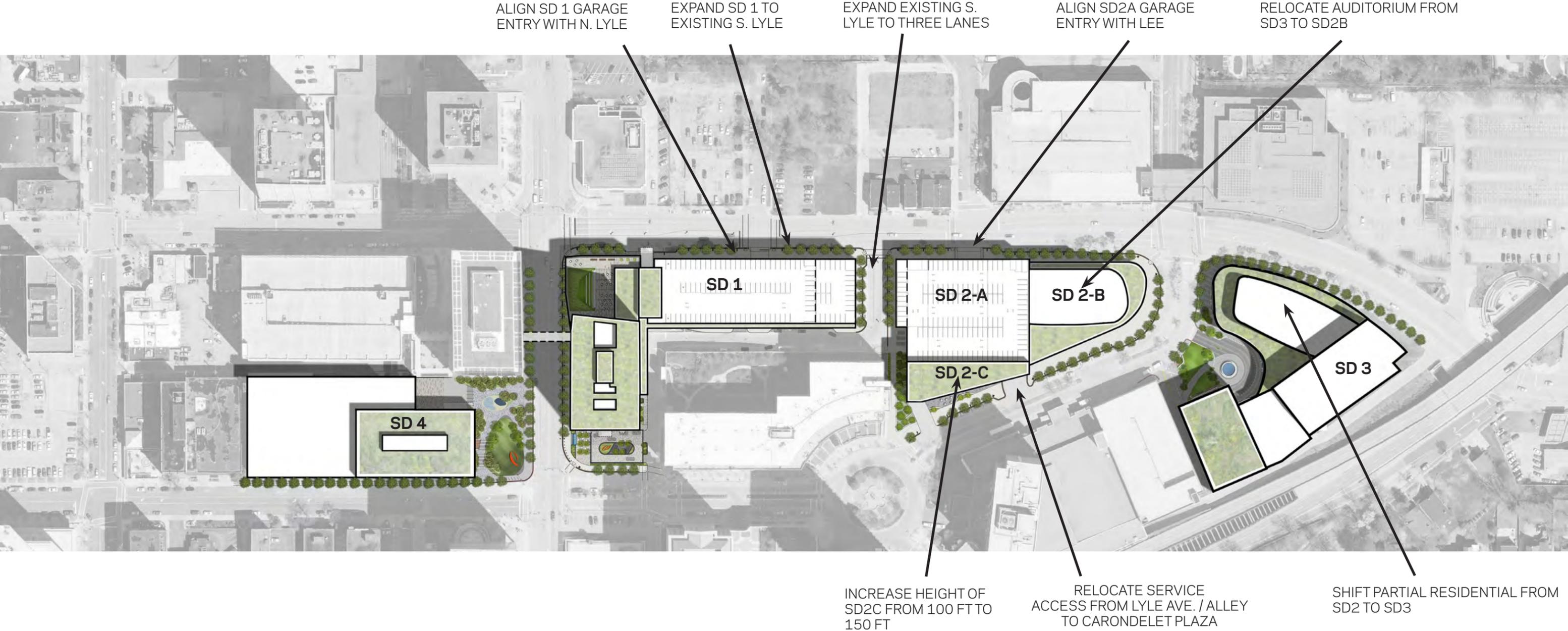


SDD Subtotals:

Area:	
Office	1,397,000 sf
Residential	218,000 sf
Hotel	190,000 sf
Auditorium	85,160 sf
Retail	97,000-130,000 sf
Parking	2,100,500 sf
Total	4,322,800 gross square feet

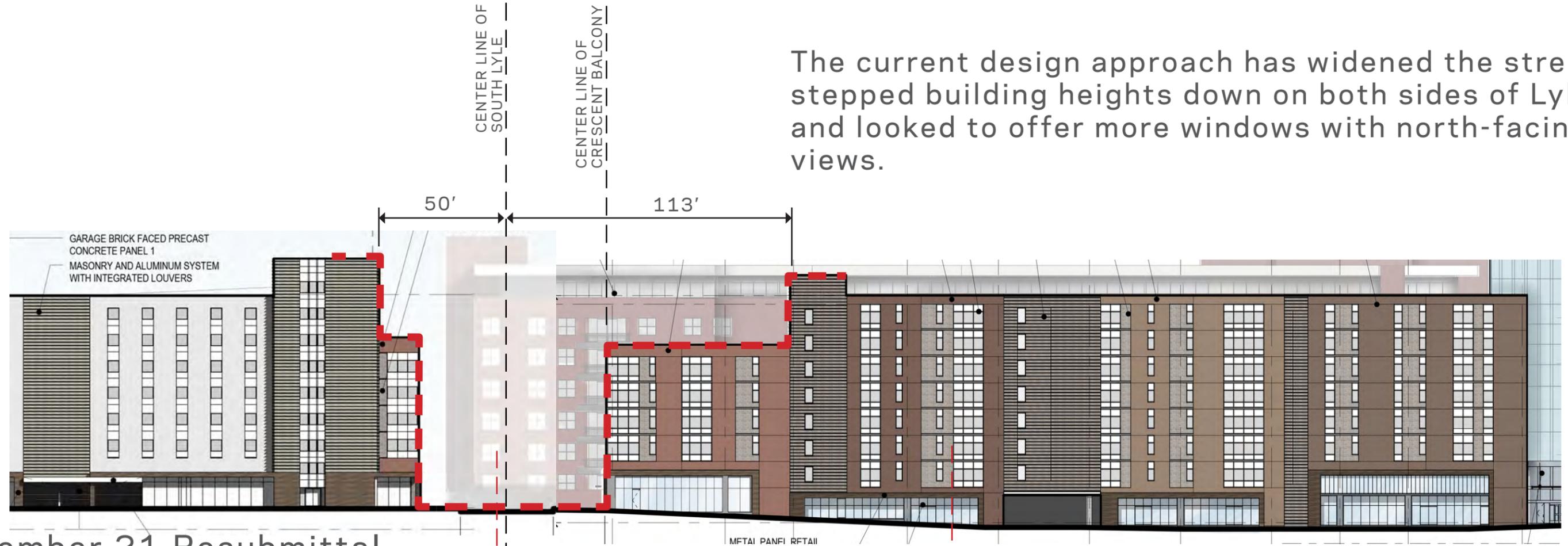
note: mechanical areas not listed but included in total

SDD Amendment Modifications



Neighborhood design considerations: stepped massing along Lyle

The current design approach has widened the street, stepped building heights down on both sides of Lyle, and looked to offer more windows with north-facing views.



November 21 Resubmittal



September 13 Submittal