



AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING
300 NORTH NEW BALLAS RD
MARCH 20, 2023
6:00 PM

CALL TO ORDER

ROLL CALL

Ms. Julie LaBonte (Chair)
Ms. Muriel Hall
Mr. Larry Potashnick
Ms. Marjorie Richter
Mr. AJ Wang
Ms. Rhonda O'Brien
Mr. Thomas Buelter

Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Bethany L. Moore, City Planner
Ms. Megan Waller, Administrative Supervisor/Recording Secretary

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

1. March 6, 2023 Planning and Zoning Commission Draft Meeting Minutes

PUBLIC COMMENT

An opportunity for members of the public to address the Planning and Zoning Commission regarding issues or concerns not already on the agenda for this meeting. Those wishing to speak will be asked to limit comments to three minutes and to complete a speaker card.

UNFINISHED BUSINESS

NEW BUSINESS

1. Presentation of the FY2024-FY2028 Capital Improvement Program

City staff is currently developing the annual update to the City's five-year Capital Improvement Program (CIP). Staff will present the draft of the CIP to the Planning and Zoning Commission and will plan to return to seek the Commission's recommendation to the City Council on April 4.

The current draft of the CIP is included as an attachment to this agenda item. The draft CIP can also be found on the City's website



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at <https://www.crevecoeurmo.gov/95/Capital-Improvement-Program>

2. #23-006: Improvement Plans for the Subdivision of an 8.45 Acre Lot at 871 North Mason Road into Twelve Lots within the D Single Family Residential Zoning District

James Piper, Sr., of McKelvey Homes, has submitted a request for the subdivision improvement plans approval for the subdivision of the property at 871 North Mason Road into twelve lots for twelve new homes. The subdivision improvement plans consist of the technical documents upon which consideration of the subdivision improvements shall be based and construction contracts shall be let by the applicant. The Planning and Zoning Commission reviews the subdivision improvement plans and, if approved, the applicant may submit the final subdivision plat for review.

3. PUBLIC HEARING. Application #23-005: Text Amendment to Modify Table A: Permitted and Conditional Uses of the Zoning Ordinance to Allow NAICS Use Code 621511, Medical Laboratories, in the "PO" Planned Office District

Nate Lewis, of Lewis Rice, LLC, on behalf of Abdul Raziq of Midwest Innovation Labs, has submitted a zoning ordinance text amendment application to amend Section 405.210 Table "A" to allow NAICS 621511 Medical Laboratories as a Conditional Use in the "PO" Planned Office zoning district. This use is allowed as a Conditional Use in the "GC" district, and a Permitted Use in the "PH," "CB," and "LI" zoning districts. The applicant plans to seek approval of a Conditional Use Permit for their business to be located at 11475 Olde Cabin Road after text amendment approval has been granted by the Planning and Zoning Commission and City Council. Text Amendments to the Zoning Ordinance require a public hearing and review by the Planning and Zoning Commission with final approval by the City Council.

4. PUBLIC HEARING. Application #23-007: A Conditional Use Permit for a 1,319 Square Foot Snack and Non-Alcoholic Beverage Bar, Feng Cha, at the Plaza Shops Located at 725 N. New Ballas Road

Hameedullah Mohammad, of Feng Cha Creve Coeur LLC, has submitted an application for a Conditional Use Permit for a Snack and Non-Alcoholic Beverage Bar, (NAICS 722515) located at 725 North New Ballas Road, Unit K, in the "CB"



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Core Business zoning district. The proposed use would occupy a 1,319 square foot space in the existing Plaza Shops shopping center with 3 employees at busiest shift. Hours of operation are 11:30 AM to 9:30 PM Sunday-Thursday and 11:30 AM to 10:30 PM Friday-Saturday. No exterior alterations are proposed. Under Section 405.370, Table A of the Zoning Code, NAICS 722515 requires the issuance of a conditional use permit in the "CB" zoning district subject to the recommendation of the Planning and Zoning Commission and approval of the City Council.

WORK AGENDA

DEPARTMENT REPORTS

ADJOURNMENT

Pursuant to Section 610.022 RSMo., the Planning and Zoning Commission could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. And/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.

Posted by: _____

Date/Time posted: _____

If you need special accommodations to attend a meeting, services may be arranged by contacting the Office of the City Administrator in advance.



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CALL TO ORDER

The meeting was called to order at 6:01 PM.

ROLL CALL

**Ms. Julie LaBonte (Chair)
Ms. Muriel Hall
Mr. Larry Potashnick
Ms. Marjorie Richter
Mr. AJ Wang
Ms. Rhonda O'Brien
Mr. Thomas Buelter**

The following staff were also present:

**Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Bethany L. Moore, City Planner
Ms. Megan Waller, Administrative Supervisor/Recording Secretary**

ACCEPTANCE OF THE AGENDA

Mr. Wang made a motion to accept the agenda. Mr. Potashnick seconded. All in favor.

APPROVAL OF MINUTES

**1. February 21, 2023 Planning and Zoning Commission Draft Meeting
Minutes**

Mr. Wang made a motion to accept the February 21, 2023 meeting minutes. Mr. Potashnick seconded. All in favor.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

None



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NEW BUSINESS

1. PUBLIC HEARING Application #23-004: An Application for an Amendment to the Mercy Hospital Master Sign Plan to Include Additional Signage for the Mercy Hospital Ballas Campus Located at 701 South New Ballas Road and Associated Lighting Proposal

Ms. O'Brien recused herself.

Those speaking to the request were sworn in.

Laura Sease, 615 S New Ballas Rd, thanked the commission for their time.

Ms. Sease stated that Mercy has decided to change the name of the new building to the Mercy Center for Performance Medicine and Specialty Care in order to keep with the mission of Mercy hospital.

Mr. Steve Behrens, 2955 Arnold Tenbrook Rd., Arnold, MO 63010, stated that Mercy has decided on a name for the building that is longer than what was previously approved.

Mr. Behrens stated that the south elevation sign was previously approved but will need to be amended to accommodate the longer name. He stated that the applicant is now proposing a second sign on the West elevation of the building.

Mr. Behrens stated that the greatest concern is visibility from the highway, and for this reason, they would like to keep the 30" letter height for the proposed larger signs.

City Attorney Carl Lumley reminded the commission that wording is not regulated by the commission and only the size of the signs should be considered.

Ms. Bethany Moore, City Planner, stated that the amendment request includes 1 additional sign added to the west elevation and a larger sign on the south elevation of the building. She stated that there is also a lighting plan that will be reviewed by the Commission.

Ms. Moore stated that the reason for the amendment is because the new name of the building is longer and requires more area for the sign.



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Ms. Moore stated that the previous approval was for a 50sqft sign while the proposed is 126.6sqft. She stated that staff suggests reducing the size of the sign on the south elevation to 100sqft.

Ms. Moore stated that staff is satisfied with the proposal of the 126.6sqft sign for the west elevation, as this facade is larger.

Ms. Moore stated that the proposed lighting will be directed towards the building to illuminate the signs at night. She stated that the proposed lighting does meet the zoning code and staff does not have any concerns.

Mr. Wang asked for information regarding the high-tech parking garage.

Chris Viviano, 10820 Sunset Office Dr #302, St. Louis, MO 63127, was sworn in to answer questions regarding the parking garage.

Mr. Viviano stated that the high-tech garage will utilize a park assist system that will signify how many spaces are available and the location of the spaces.

Ms. LaBonte closed the public hearing.

Mr. Lumley offered the exhibits to the record.

Mr. Wang made a motion to amend the draft ordinance to remove the size reduction outlined to allow the longer building name and increased size as applied for. Mr. Buelter seconded. All in favor.

RESULT: APPROVED

MOVER: Wang

SECONDER: Buelter

AYES: AJ Wang, Muriel Hall, Julie LaBonte, Thomas Buelter, Marjorie Richter, Larry Potashnick

NAYS: None



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Mr. Potashnick made a motion to recommend approval of the amended draft ordinance to City Council. Mr. Wang seconded. All in favor.

RESULT: APPROVED
MOVER: Potashnick
SECONDER: Wang
AYES: AJ Wang, Muriel Hall, Julie LaBonte, Thomas Buelter, Marjorie Richter, Larry Potashnick
NAYS: None

Mr. Potashnick made a motion to approve the proposed lighting plan. Mr. Wang seconded. All in favor.

RESULT: APPROVED
MOVER: Potashnick
SECONDER: Wang
AYES: AJ Wang, Muriel Hall, Julie LaBonte, Thomas Buelter, Marjorie Richter, Larry Potashnick
NAYS: None

WORK AGENDA

1. 39 North Master Plan and Planned Zoning Districts Work Session

Mr. Jason Jaggi, Director of Community Development, stated that there are 5 major components to consider for the planned zoning district amendments.

Mr. Jaggi stated that staff would like to add planned mixed-use development as a third type of planned zoning district.

Mr. Jaggi stated that staff would like to remove multi-family from the planned commercial development district, as this would be included in the proposed mixed-use development district. Ms. LaBonte asked for clarification. Mr. Jaggi stated that this change would allow for attached single family housing, such as townhomes in the mixed use.

Mr. Jaggi suggested standardizing the three planned development districts to a minimum 3.5-acre site.



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Mr. Jaggi suggested removing design criteria with specific performance standards. Ms. O'Brien had concerns with removing all design criteria, such as setbacks. Mr. Jaggi explained that these could default to the base zoning setbacks unless changed.

Mr. Jaggi suggested requiring a site concept plan with the first application for consideration of a planned development. He stated that some current zoning districts already require approval of a site concept plan as a first step. Mr. Jaggi stated that the site concept plan is especially beneficial in larger developments that are built in phases.

Ms. O'Brien asked if base zoning districts have enforceable height maximums. Mr. Jaggi stated that they do. Mr. Buelter added that the concept plan should note the site elevations and topography for building heights.

Mr. Jaggi stated that amendments to the 39 North district of the comprehensive plan should be considered to include the redevelopment of the previous Bayer west campus.

Mr. Jaggi stated the proposed amended goals and objectives to the comprehensive plan focusing on encouraging redevelopment that contributes to the continued growth of the 39 North innovation district and the broader community.

Mr. Jaggi stated the recommendations for future land uses to support the 39 North district.

Mr. Potashnick had concerns about revenue to the City.

Ms. O'Brien asked if the concept plan would show public streets.

Mr. Jaggi stated the Commission should consider transportation and connectivity, recreation and open space, site development standards, density, stormwater, parking, landscaping, tree preservation, and buffering as topics of interest for amendments to the comprehensive plan.

Mr. Potashnick asked if this development will have subdivision indentures. Mr. Jaggi stated that it is not yet determined.

Mr. Jaggi stated that next steps include finalizing a draft planned development ordinance and a draft of the amendments to the comp plan.



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DEPARTMENT REPORTS

Mr. Jaggi stated that there will be three applications for the March 20th, 2023 meeting, the Duever final plat and improvement plans, a medical lab text amendment, and a CUP for a tea shop.

Mr. Lumley gave updates on upcoming proposed text amendments regarding the CUP process and short-term rentals.

ADJOURNMENT

Mr. Potashnick made a motion to adjourn. Mr. Buelter seconded. The meeting adjourned at 7:45 PM.

Submitted by:

Recording Secretary

Chair



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CAPITAL IMPROVEMENT PROGRAM

FISCAL YEARS 2024–2028



CAPITAL FUND

PARKS AND STORMWATER FUND

BUILDING PROJECT BOND FUND

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Draft

EXECUTIVE SUMMARY

The Capital Improvement Program (CIP) is the City's long-range plan for improvements to infrastructure, parks, and other community facilities. The CIP is a tool to assess the long-term capital needs, values, and desires of the City and to establish funding of high-priority projects in a timely and cost-effective manner. This plan is a living document and is subject to amendment by the City Council.

The CIP is intended to ensure that policy makers are responsible to the Creve Coeur community with respect to the expenditure of City funds for capital improvements.

CIP Goals

The following are goals of the CIP:

- Provide a plan for the improvement or replacement of deteriorating infrastructure
- Improve operational or functional aspects of existing infrastructure
- Add new facilities and improve the community's infrastructure to enhance the quality of life in Creve Coeur
- Provide for the planned replacement of major equipment required for the City's operations

CIP Criteria

To be considered a capital improvement, projects or equipment must have a useful life of at least five years and have a minimum cost of \$20,000.

A special set of criteria has been identified to assist in assessing and prioritizing CIP projects. Proposed projects reflect the goals of the Comprehensive Plan through their demonstration of these criteria:

- *Availability of Outside Funding*: higher priority is given to projects that are eligible for and are likely to be considered for grant funding or shared-cost programs, which would reduce the City's investment.
- *Beautification*: aesthetic improvements to natural habitats or frequently traveled or visited areas within the City for public enjoyment, such as the use of public art on public lands
- *Community Demand*: projects that have received a level of demonstrated resident support or demand, including support of City departments, boards, committees, and commissions.
- *Condition of Existing Facility*: improvements that replace or maintain the City's infrastructure, facilities, or equipment so that it remains in a serviceable, safe, and efficient condition.
- *Coordination (projects, regulations, City-adopted plans)*: projects that fit within planned coordination between multiple projects or agencies to reduce costs or minimize disruption to services, meet state or federal law requirements, or projects that are identified in other City-adopted plans.
- *Economic Growth*: projects focused on maintaining housing values and attracting businesses, residents, or visitors to the City. Projects supporting private development must include return on investment ratios or a fully documented cost/benefit analysis.
- *Operating Efficiency*: equipment or facilities improvements to streamline work processes or benefit from technological advancements. Projects that reduce the cost of operations will receive priority, but those that will increase the cost of operations must identify trade-offs to support those additional costs.

- *Protection & Conservation*: improvements to the City's park system or historical landmarks that allow these facilities to be enjoyed by future generations or projects that reduce the City's environmental impact.
- *Public Safety*: improvements that focus on preserving and protecting the general public from harm and reducing the City's risk exposure.

Relationship between the CIP and the Creve Coeur 2030 Comprehensive Plan

According to the Creve Coeur 2030 Comprehensive Plan:

Within the Creve Coeur 2030 Comprehensive Plan Update, many projects are identified or implied, as specific projects or as conceptual ideas. These projects and others, resulting from recommendations of the Comprehensive Plan, should be developed and incorporated in the City's annual CIP review process. Further detail and refinement of identified and conceptual projects, facilities, or infrastructure improvement needs will be required as the implementation of the Comprehensive Plan occurs.

Development and Adoption of the CIP

According to the City Charter, a draft of the five-year CIP shall be proposed by the City Administrator to the City Council no later than the second regular meeting in February of each year. Prior to the submittal of the draft CIP to the City Council, public input is obtained through the City newsletter, website, and the City's boards, committees, and commissions.

Before the City Council's adoption of the CIP, and as required by City Charter, the CIP is submitted to the Finance Committee for recommendations and comments. The Planning & Zoning Commission also reviews the plan emphasizing the location, extent, and character of the proposed projects before City Council review, approval, and adoption. A public hearing is held each spring (typically in April) by the City Council prior to adoption.

The CIP includes a description of each proposed project and equipment with details regarding justification, cost estimate, operating and maintenance budget impact, and funding sources.

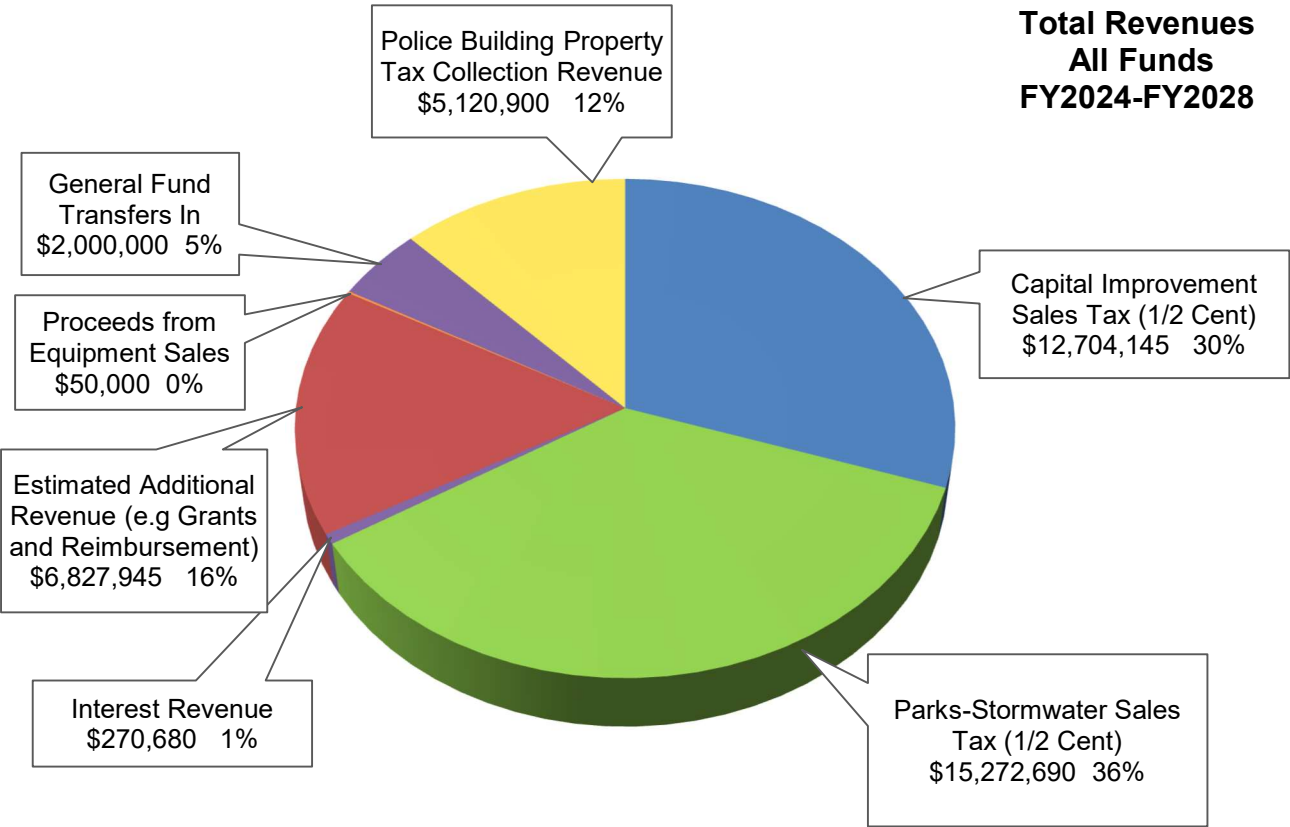
Funds in the CIP

There will be three funds that contribute to the FY2024-FY2028 CIP. These funds are:

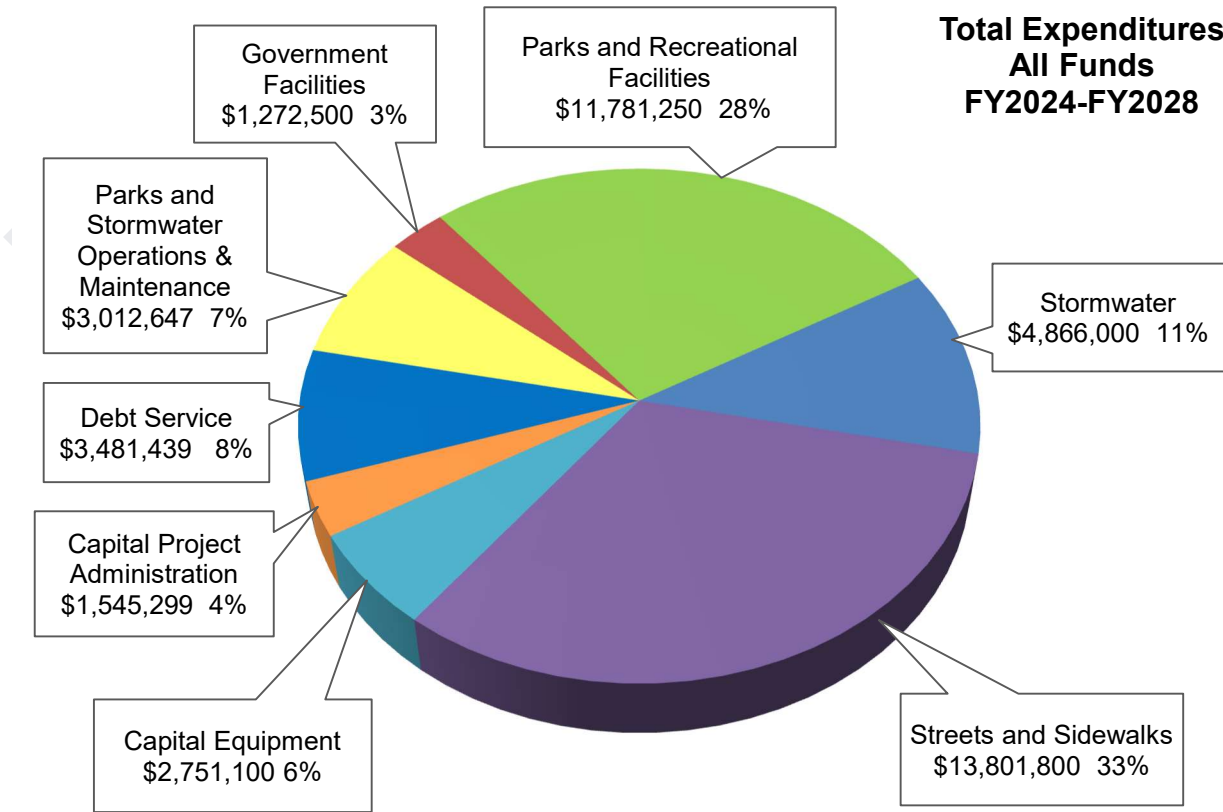
1. Capital Fund. This fund is financed by a half-cent capital improvement sales tax, which is supplemented by annual transfers from the General Fund and project-specific grants.
 - Total Capital Fund revenues: \$20.6 million
 - Total Capital Fund expenses: \$21.7 million
2. Parks and Stormwater Fund. In November 2020, voters in Creve Coeur approved a half-cent sales tax that is dedicated to finance operations, maintenance, and capital improvements for the City's parks and stormwater infrastructure. This fund will be supplemented by grants and other outside funding related to parks and stormwater.
 - Total Parks-Stormwater Fund revenues: \$16.5 million
 - Total Parks-Stormwater Fund expenses: \$17.0 million
3. Building Project Bond Fund. In November 2016, voters in Creve Coeur approved a bond measure to build a new police station and to make security and accessibility improvements to the Creve Coeur Government Center. The police station was completed in 2020, so the majority of this fund's project-related expenses is complete. Most of the activity in the FY2024-FY2028 CIP is related to the fund's debt service.
 - Total Building Project Bond Fund revenues: \$5.2 million
 - Total Building Project Bond Fund expenses: \$3.6 million

Combined, these three funds have a projected revenue of \$42.25 million and projected expenses of \$42.27 million for the FY2024-FY2028 CIP. The charts below break down these revenues and expenses into the general categories that are found in the CIP.

**Total Revenues
All Funds
FY2024-FY2028**



**Total Expenditures
All Funds
FY2024-FY2028**



More detail is provided for each of the three funds in the sections that follow. Each fund is briefly described, and the revenues and expenses for each fund are summarized for the duration of the FY2024-FY2028 CIP. Project-specific summaries and financial projections are included for each line item that appears in the five-year CIP. Projects that are expected to be completed in FY2023 are not included in this report.

Appendix

This report is one of several documents that forms the CIP. Appendices to this report include:

- Appendix A: FY2024-FY2028 CIP Spreadsheets
- Appendix B: FY2019-FY2028 CIP 10-Year Summary
- Appendix C: Community Comments and Requests

The latest version of these documents can be found on the City's website at:

<http://www.creve-coeur.org/95/Capital-Improvement-Program>

Questions and Comments

If you have any questions or comments about the CIP, please contact Mark Perkins, City Administrator, at mperkins@crevecoeurmo.gov or (314) 872-2511.

CAPITAL FUND

The City's Capital Fund has served as the primary mechanism for funding capital projects in the CIP for many years. The Capital Fund finances investments into the City's government facilities, parks and recreational facilities, stormwater infrastructure, streets and sidewalks, capital equipment, and project administration.

Capital Fund Revenues

The City's Capital Fund has three main funding sources: a half-cent capital improvement sales tax, grants and other outside funding, and transfers from the General Fund. Together, these funding sources are projected to generate \$20.57 million over the FY2024-FY2028 CIP.

Half-Cent Capital Improvement Sales Tax. Projected sales tax revenues are approximately \$12.70 million for the FY2024-FY2028 CIP, which averages out to approximately \$2.54 million per year in the plan.

Sales tax revenue projections have improved significantly since the uncertainty and economic downturn associated with the COVID-19 pandemic forced the City to reduce its revenue estimates. Sales tax revenues for FY2023 are projected to increase by ten (10) percent. The FY2024-FY2028 CIP include an estimated 2% increase in FY2024 & FY2025 and a 1% increase in projected sales tax each year going forward from FY2026, which will return sales tax revenues to the FY2020 level by FY2025.

Grants and Outside Funding. Federal grants for roadway projects and accessibility improvements will provide approximately \$5.75 million over the FY2024-FY2028 CIP.

Staff will seek additional grant funding during for this period, but applications for that funding are either in the evaluation process or not yet available. For projects that anticipate grant funding that has not yet been awarded, the City's matching funds are shown as the project costs in the fiscal years when the phases of the project are planned to occur. The full cost of the project and the associated grant funding will be programmed into the CIP upon notification of award of the grant.

Transfers from the General Fund. The total transfer from the General Fund to the Capital Fund over the proposed FY2024-FY2028 CIP is \$2.00 million.

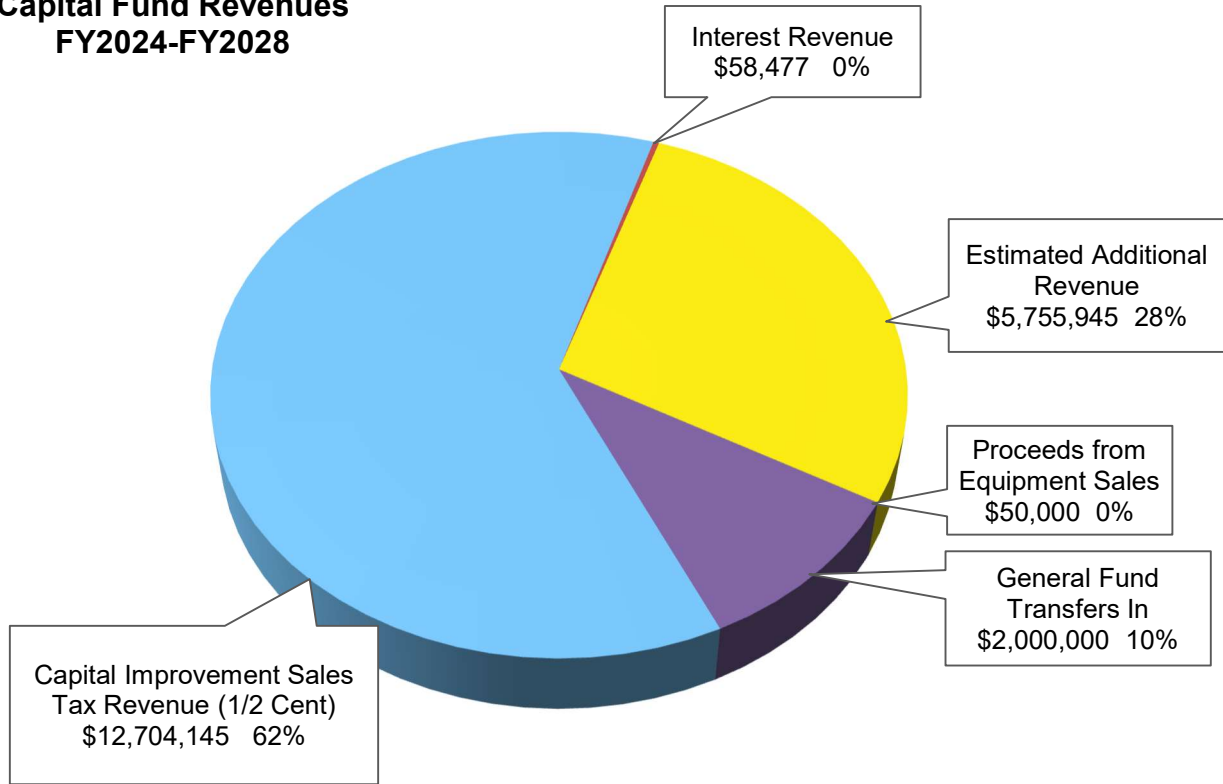
A transfer from the General Fund to the Capital Fund is proposed for each fiscal year in the proposed CIP. The General Fund transfers to the Capital Fund of \$400,000 will be made in most years and are appropriately based on the transportation-oriented revenue sources of the General Fund which include the county road and bridge tax revenues

The City has set aside \$2.0 million in the General Fund, directed towards future Government Center.

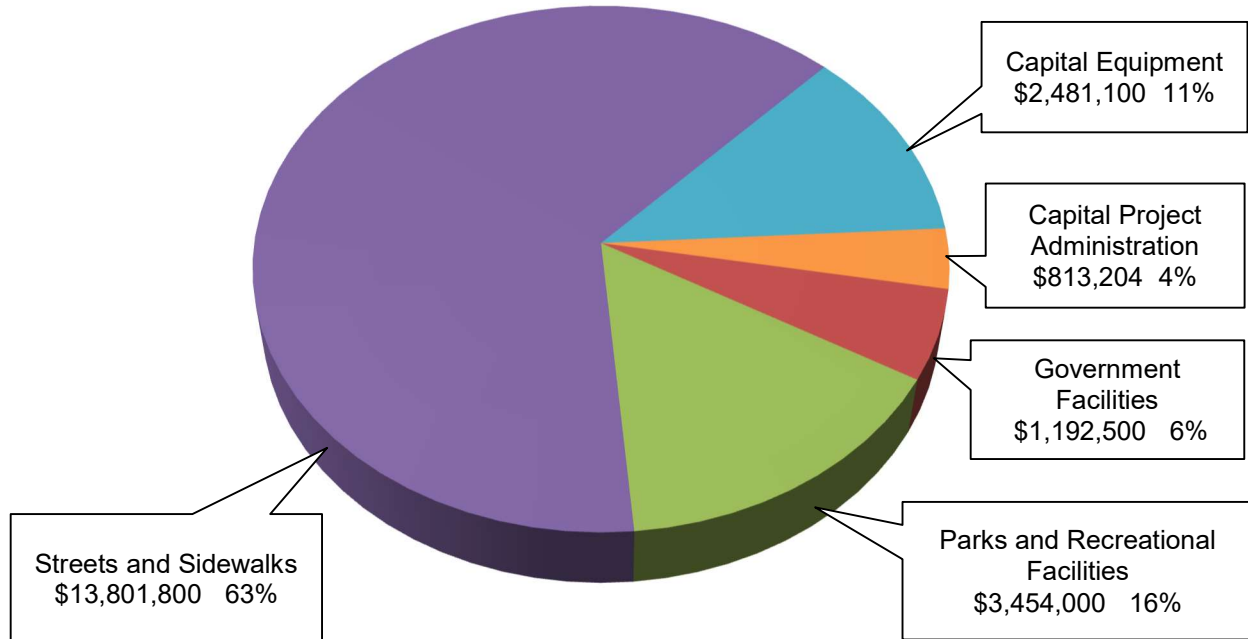
Capital Fund Expenses

Capital expenditures from the Capital Fund are projected to be approximately \$21.74 million over the proposed FY2024-FY2028 CIP, with a maximum annual expense of \$7.16 million in FY2024. Details about these expenses can be found in the project summary sheets that follow.

Capital Fund Revenues FY2024-FY2028



Capital Fund Expenditures FY2024-FY2028



ACCESSIBILITY IMPROVEMENTS (CDBG)

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$0**	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000

** Accessibility Improvements in FY2024 will fall under 9506 Parks and Recreational Facilities.

Project Description:

The City of Creve Coeur is typically eligible for \$20,000 each year for accessibility improvements through the Community Development Block Grant (CDBG) program. In FY2024 this program will be used to improve accessibility improvements at the Dielmann Recreation Center and is reflected as such under 9506 Parks and Recreational Facilities. Several projects are being considered for the FY2025 to FY2028 grants including the access ramp at the Tappmeyer House in Millennium Park; the accessibility sidewalk at the Lake School House located at Lake School Park; and bus stops along Ballas Road.

Existing Conditions:

Projects are designed to improve facilities that are out of compliance with the current Americans with Disabilities Act (ADA) regulations.

Justification: *Public Safety; Coordination; Availability of Outside Funding; Public Safety*

Each project seeks to improve ADA compliance through accessibility improvements to government facilities and along public pedestrian routes. The focus of these projects is to provide public safety and upgrade existing facilities.

Operating Budget Impact:

None. Projects that are undertaken as part of this program are relatively small in scope, and the City typically is 100% reimbursed for the project costs through the CDBG federal grant.

Comments:

The City is designating this funding with the anticipation of receiving grant funding in the amount of \$20,000 from the CDBG Commission. This annual grant is available to municipalities to address accessibility projects. Scheduling of this project is subject to a successful grant application and availability of grant funding.

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 20,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 20,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 20,000
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 20,000

Summary	Amount
Total Expenditures	\$ 20,000
Total Funding	\$ (20,000)
City's Contribution	\$ 0

GOVERNMENT CENTER RENOVATIONS

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$98,128	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$0

Project Description:

Proposed projects in FY2024 will focus on needed repairs and renovations that will make the Government Center more inviting to residence and staff. Project will likely include improvements to the Multipurpose Room (such as new flooring); painting offices and common areas; and updating lighting to be more energy efficient with the help of an Ameren grant.

Existing Conditions:

The Creve Coeur Government Center has inadequate space for staff, meetings, archives, and storage. Renovations are also needed to make the Government Center more accommodating, helpful, and useful for both residents and staff. For example, the former Police Department and other areas of the Government Center will require extensive renovations before departments can be moved to more accessible locations.

Justification: *Operating Efficiency; Condition of Existing Facility*

The proposed projects for FY2024 will include lighting efficiencies that will help to lower energy cost and provide a well lit environment for various meetings and work areas.

Operating Budget Impact:

The proposed renovations will improve energy efficiency and replace aging systems that need frequent and costly maintenance.

Comments:

The City has set aside \$2.0 million in the General Fund, directed towards future Government Center facility needs.

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 98,128
Land Acquisition	\$ 0
Construction	\$ 150,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 248,128

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 248,128
Total Funding	\$
City's Contribution	\$ 248,128

SALT DOME ROOF REPAIRS (INSURANCE CLAIM)

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$60,000	\$0	\$0	\$0	\$0	\$0

Project Description:

The Salt Domes are located at the Public Works Facility. The shingle roofing material and metal roof vents were damaged by a hailstorm and need to be replaced. Without replacement, the roof may not be able to provide adequate protection to the City's road-salt supply.

Existing Conditions:

The existing Salt Dome roofing and metal vents are damaged. Many of the asphalt shingles are missing or damaged, and the metal vents are dented.

Justification: *Operating Efficiency; Condition of Existing Facility*

Safely storing the City's road-salt is important in ensuring the Public Works staff has the materials they need to quickly clear roads of ice and snow.

Operating Budget Impact:

Insurance will likely cover the cost of replacing the metal vents, but it is unclear if insurance will pay for the replacement of the shingle roofing.

Comments:

None

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 60,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 60,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ TBD
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 60,000
Total Funding	\$ (TBD)
City's Contribution	\$ 60,000

GOVERNMENT CENTER ROOF REPAIRS (INSURANCE CLAIM)

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$5,653	\$250,000	\$0	\$0	\$0	\$0	\$0

Project Description:

At the Government Center, the existing shingle roofing material and metal roof vents were damaged by a hailstorm and the building is experiencing several roof leaks. This project proposes placement of a single-ply roofing membrane (Thermoplastic Polyolefin). The placement of the single-ply roofing membrane will help mitigate water leaks and structural effects to the building until a more permanent solution is determined for the Government Center.

Existing Conditions:

The existing Government Center has a shingled roof that was initially installed in the 1990s and was subsequently layered over by a three (3) ply roof installed in 2008. In 2021, the roof was damaged from a hailstorm, which resulted in water infiltration at multiple locations throughout the building.

Justification: *Operating Efficiency; Condition of Existing Facility*

The proposed projects for FY2024 are necessary to keep the leaking roof from potentially creating new damage that could be costly to repair.

Operating Budget Impact:

Insurance will likely cover the cost of installing the single-ply roofing membrane.

Comments:

None

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 255,653
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 255,653

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ TBD
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 255,653
Total Funding	\$ (TBD)
City's Contribution	\$ 255,653

DEMO OF 1030 NORTH LINDBERGH BLVD BUILDING

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$40,000	\$0	\$0	\$0	\$0	\$0

Project Description:

The City owns the site at 1030 North Lindbergh Boulevard. The site has a house near the roadway on the western side of the lot, and the eastern side of the site is used to store leaf piles, wood from chippers, and Public Works equipment. The house is currently not used by City staff. This project would demo the home and replace it with visually-appealing, low-maintenance vegetation; a gate; and fencing. Modifications will be made to the water and electric service. Future construction projects will possibly include a butler building to house construction equipment to better protect these capital investments from weather and public risk.

Existing Conditions:

The home requires repairs, and the heater needs to be replaced. The home is aging, and additional repairs beyond what is now known will likely be needed in the near future.

Justification: *Operating Efficiency; Condition of Existing Facility; Beautification*

Rather than pay the cost to maintain a structure that is not in use, City staff recommends deconstructing the home. After the structure is removed, trees and bushes will be planted, and the vegetation will shield drivers from viewing the leaf piles and equipment. A fence will be installed to keep the area safe.

Operating Budget Impact:

Removing the existing, aging structure will save the City from future maintenance and repair costs.

Comments:

None

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 40,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 40,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 40,000
Total Funding	\$
City's Contribution	\$ 40,000

ROOFING FOR THE PUBLIC WORKS GARAGE

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$0	\$0	\$500,000	\$0	\$0	\$0

Project Description:

The Public Works garage roof was damaged during a hailstorm, and an infrared roof moisture inspection showed that water is leaking under the roof's waterproof membrane. This project proposes a tear-off and replacement of the roof. Project costs may be covered by insurance.

Existing Conditions:

The existing roof was damaged by hail. Inspections show that the roof is leaking.

Justification: *Operating Efficiency; Condition of Existing Facility*

The Public Works garage houses Public Works equipment and is where City-owned equipment is repaired and maintained. This structure is vital in keeping the Public Works fleet in good working order. Replacing the roof now will keep City-owned equipment from water damage and possibly prevent roof leaks from causing more damage in the future that may be even more costly to repair.

Operating Budget Impact:

Replacing the roof now will keep City-owned equipment from water damage and possibly prevent roof leaks from causing more damage in the future that may be even more costly to repair.

Comments:

None

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 500,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 500,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ TBD
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 500,000
Total Funding	\$ (TBD)
City's Contribution	\$ 500,000

EV CHARGING STATIONS AT THE POLICE DEPARTMENT AND GOVERNMENT CENTER

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$112,500	\$0	\$0	\$0	\$0	\$0

Project Description:

The automotive market is rapidly moving towards electric vehicles (EVs). An August 8, 2022 article in *Car and Driver* states that EV registration increased by 60 percent in the first quarter of 2022 while overall new car registration dropped by 18 percent. IHS Markit estimates that by 2035, 45 to 50 percent of all passenger car sales will be EVs. Similarly, Police Departments are increasingly seeking to add EVs to fleets. Installing EV charging stations at the Police Department and Government Center would be the City's first step towards accommodating residents' changing vehicle preferences and adapting to market trends. The charging ports at the Government Center would be available for residents to use (for a fee) and, in the future, used to charge Public Works fleet EVs. The stations at the Police Department would allow the Police force to take advantage of fast accelerating vehicles that will also reduce fuel costs. This project is eligible for rebates under an Ameren Missouri program that covers up to half the cost of EV charging station equipment and installation.

Existing Conditions:

The City does not have public EV charging stations or stations available for City-owned fleet vehicles. Before the City can add EVs to the Police Department and Public Works fleets, EV chargers need to be installed.

Justification: *Availability of Outside Funding, Coordination, Operating Efficiency, Protection & Conservation*
EVs offer many benefits including:

- Savings on fuel costs as compared to gas-powered vehicles. Savings increase when vehicles are charged during off-peak hours.
- With fewer moving parts, electric motors have lower maintenance needs, and the cost of ownership of EVs is often less than the total cost of ownership of gas-powered vehicles.
- Quick acceleration, an important performance measure for Police Department vehicles.
- Zero tailpipe (greenhouse gasses) emissions.

Operating Budget Impact:

As more EVs are added to City fleets, maintenance and fuel costs should decrease.

Comments:

None

EV CHARGING STATIONS AT THE POLICE DEPARTMENT AND GOVERNMENT CENTER

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 225,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 225,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 112,500
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 112,500

Summary	Amount
Total Expenditures	\$ 225,000
Total Funding	\$ (112,500)
City's Contribution	\$ 112,500

PARK OR DIELMANN COMPLEX IMPROVEMENTS (GRANT MATCH)

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$0	\$30,500	\$0	\$30,500	\$0	\$0

Project Description:

Funds listed in this account represent the City's anticipated matching funds for projects funded through Municipal Park Grants. To remain competitive, the City can only apply for Municipal Park Grants every other year. The 2022 grant application was awarded to assist with the cost improvements to the Dielmann Recreation Complex including the refrigerant switchover and mechanical equipment replacement.

Existing Conditions:

Many aspects of the City's ice arena, golf course, and parks (including tennis courts, playgrounds, walking paths, pavilions, and other amenities) require maintenance, improvements, or replacement.

Justification: *Availability of Outside Funding; Condition of Ex. Facility; Others Depend Upon the Project*

By budgeting for the local match, a grant application can be completed without searching for available funds or making amendments to the program. Available grants may help to address any number of CIP criteria including, but not limited to, improving condition of existing facilities, operating efficiency, beautification, and protection and conservation of the park system or historical landmarks. These projects are supported by the needs assessments of the Dielmann Recreation Complex (FY2014) and Golf Course (FY2016) and the Parks and Recreation Master Plan (FY2019-FY2020).

Operating Budget Impact:

The improvements brought by these projects typically replace old or failing systems that require significant maintenance. These improvements should reduce operating costs.

Comments

The current maximum amount of funding that the City is eligible for through the Municipal Park Grant program is currently \$525,000 per project. These grants are competitive, and the City's contribution to the project affects the project application score and likelihood of a funding award. The City plans to provide a 6% grant match for its projects in order to maximize the number of points related to the City's contribution, which would make the grant match about \$30,500 for a project that receives the maximum grant funding.

PARK OR DIELMANN COMPLEX IMPROVEMENTS (GRANT MATCH) CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 30,500
Equipment	\$ 0
Other	\$ 0
Total Expenditures (FY2025)	\$ 30,500

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ TBD
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding (FY2025)	\$ 0

Summary	Amount
Total Expenditures	\$ 30,500
Total Funding	\$ (TBD)
City's Contribution (FY2025)	\$ 30,500

ICE ARENA REFRIGERANT SWITCHOVER (MUNICIPAL & ARPA GRANT)

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$254,450	\$1,110,000	\$1,100,000	\$0	\$0	\$0	\$0

Project Description:

The Ice Arena's refrigerant system is nearly 20-years old and past its useful life. The system uses the refrigerant, R-22, which is a source of hydrofluorocarbons and, therefore, no longer produced. This project will replace the existing system with a more reliable, environmentally-friendly equipment.

Existing Conditions:

The existing system is past its useful life and requires R-22, a refrigerant that is not EPA-approved.

Justification: *Availability of Outside Funding; Condition of Ex. Facility; Protection & Conservation*

This project directly affects operational efficiency. As of January 1, 2020, the U.S. no longer allows the production or import of R-22 refrigerant, any repair or system failure could result in the City being unable to recharge to maintain cooling. In 2022, the City applied for and received a Municipal Park Grant of \$525,000 for the project. These funds, as well as, American Rescue Plan Act (ARPA) funds will be utilized to cover the cost of the project.

Operating Budget Impact:

The improvements brought by these projects typically replace old or failing systems that require significant maintenance. These improvements should reduce operating costs.

Comments

The City received both a planning grant and construction grant from the Municipal Park Grant Commission to assist with design and construction costs associated with this project.

ICE ARENA REFRIGERANT SWITCHOVER (MUNICIPAL & ARPA GRANT)

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 254,450
Land Acquisition	\$ 0
Construction	\$ 2,200,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 2,454,450

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 531,400
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 1,679,985
Total Funding	\$ 2,211,385

Summary	Amount
Total Expenditures	\$ 2,454,450
Total Funding	\$ (2,211,385)
City's Contribution	\$ 243,065

DIELMANN RECREATION COMPLEX ROOF DRAINAGE

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$42,355	\$93,000	\$0	\$0	\$0	\$0	\$0

Project Description:

This project includes the design and construction of improved drainage systems. The system will capture stormwater from a portion of the Dielmann Recreation Complex roof and then convey the water through new stormwater pipes that will be installed in the east parking area. Flows will discharge into an existing stormwater manhole.

Existing Conditions:

Much of the roof above the Ice Arena and warming room at the Dielmann Recreation Complex drains towards the administrative offices. The gutters near the administrative offices are not capable of handling typical flows from most rain events. As a result, stormwater spills down the side of the building and onto the ground outside of the offices where the ground is slightly sloped toward the building. This has caused several leaks and water entering the structure during moderate and heavy storms.

Justification: *Condition of Existing Facility*

Controlling the roof drainage and surface drainage near the offices will help prevent future leaks into the building.

Operating Budget Impact:

Correcting drainage issues could prevent damage to the offices and office equipment.

Comments

None

DIELMANN RECREATION COMPLEX ROOF DRAINAGE

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 42,355
Land Acquisition	\$ 0
Construction	\$ 93,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 135,355

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 135,355
Total Funding	\$ 0
City's Contribution	\$ 135,355

ICE ARENA FLOORING REPLACEMENT

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$200,000	\$0	\$0	\$0	\$0	\$0

Project Description:

This project will replace the rubberized flooring that is around the ice rink, in the player's locker rooms, and in the referee's changing room.

Existing Conditions:

Most of the flooring is the original to the 2003 major renovation project and is near the end of its useful life. Some smaller, high-traffic areas have been replaced including the areas beneath the player's benches and near the public entrance gate leading onto the ice rink.

Justification: *Public Safety; Condition of Existing Facility*

The project will focus on preserving and protecting the public from harm when using the ice rink for public skating, special events, or ice rentals and will reduce the City's risk exposure. The project will update the aging flooring and aesthetically match the rest of the facility.

Operating Budget Impact:

To warranty the installation, the rink's ice will need to be taken out to allow the concrete floor temperature to rise to the manufacturer's recommendation. The ice rink will be closed to the public for approximately six weeks. The Ice Arena will schedule the replacement of the flooring to coincide with a shutdown of the ice in order to limit the construction impact on ice users and possible revenue losses. After the floor is installed, there will be minimal upkeep involved.

Comments:

None

ICE ARENA FLOORING REPLACEMENT

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 200,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 200,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 200,000
Total Funding	\$ 0
City's Contribution	\$ 200,000

GOLF COURSE PERIMETER FENCING REPLACEMENT

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$40,000	\$0	\$70,000	\$0	\$0	\$0

Project Description:

The existing perimeter fence that runs east-west along the southern border of the Golf Course is at the end of its useful life and in need of replacement. City staff propose replacing the perimeter fence in two phases. In phase one (FY2024), approximately 450 linear feet (LF) of existing fencing would be replaced with new 6-foot-tall black vinyl chain link fencing. In the second phase (FY2026), approximately 885 LF of existing fencing would be replaced with the same 6-foot black vinyl chain link fencing.

Existing Conditions:

The existing fencing is at the end of its useful life and looks unsightly. Neighbors south of the Golf Course have requested that the City replace the fencing.

Justification: *Condition of Existing Facility, Beatification*

Replacing the fencing will improve the appearance of the south side of the course and maintain a clear boundary between the public Golf Course and private property.

Operating Budget Impact:

None

Comments

None

GOLF COURSE PERIMETER FENCING REPLACEMENT

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 110,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 110,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 110,000
Total Funding	\$ 0
City's Contribution	\$ 110,000

GOLF COURSE MAINTENANCE BRIDGE

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$0	\$0	\$0	\$0	\$200,000	\$0

Project Description:

The existing maintenance bridge is located on the southeast corner of the Golf Course near the maintenance shed. The bridge was constructed from wood planks that appear to be degraded and in poor condition. Over time, the bridge approach has sunk by approximately three feet. This project will include the construction of abutments and replacing the existing bridge with a new prefabricated bridge rated to withstand the typical loadings of Golf Course equipment.

Existing Conditions:

Creve Coeur Golf Course staff is concerned that the existing maintenance bridge lacks the structural integrity to withstand repeated loadings from equipment and machinery. In 2015, the City of Creve Coeur hired Michael D. Vogt to create *The Golf Course Needs Assessment Report*. Page 5 of the report lists the maintenance service bridge as a safety issue. The report recommends that the bridge be repaired or replaced as soon as reasonably possible. On page 24, the report restates the conclusion that the bridge is sinking and should be completely replaced as soon as practical and notes a secondary safety issue that the bridge does not have guardrails.

Justification: *Condition of Existing Facility, Public Safety*

The existing maintenance bridge was identified as a safety issue in the 2015 report. Replacing the bridge would reduce risks to staff and the City. Alternative paths between the maintenance shed and the wooded area have been considered. If Golf Course staff used the alternative route, golfers' play would be disrupted. Additionally, using an alternative route would increase the wear on the existing asphalt trails.

Operating Budget Impact:

None

Comments

None

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 200,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 200,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 200,000
Total Funding	\$ 0
City's Contribution	\$ 200,000

DIELMANN STRUCTURAL REPAIRS

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$3,600	\$20,000	\$0	\$0	\$0	\$0	\$0

Project Description:

A structural evaluation of the Dielmann Recreation Center was conducted in FY2023. The intent of the study was to identify if the structure had any structural deficiencies or needed structural updates. The evaluation found no major structural issues and concluded that the structure, overall, is in good condition for its age and use. Minor issues were identified, and this project proposes to repair the problems listed in the evaluation report.

Existing Conditions:

Minor issues identified in the structural evaluation include: a crack in the header beam for a maintenance door located on the northeast wall of the ice rink; damaged drywall in the ceiling of the basement garage; exterior joints and cracks in need of tuckpointing; and damaged railings. The evaluation also recommended plumbing, mechanical, and electrical consultants visit the site to identify any potential issues with these systems.

Justification: *Condition of Existing Facility, Public Safety*

The Dielmann Recreation Center is a popular destination for many residents. The proposed repair work would help extend the safe, useful life of the building.

Operating Budget Impact:

None

Comments

None

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 23,600
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 23,600

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 23,600
Total Funding	\$ 0
City's Contribution	\$ 23,600

ACCESSIBILITY IMPROVEMENTS (CDBG)

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0**	\$20,000	\$0**	\$0**	\$0**	\$0**	\$0

** Accessibility Improvements in Prior Years or FY2025 -2028 will fall under 9501 Government Facilities.

Project Description:

The City of Creve Coeur is typically eligible for \$20,000 each year for accessibility improvements through the Community Development Block Grant (CDBG) program. In FY2024, the City proposed a project to improve accessibility at the Dielmann Recreation Center with features like automatic opening devices for doors. For the FY2025 to FY2028 grants, several locations for accessibility improvements are being considered including: the access ramp at the Tappmeyer House in Millennium Park; the accessibility sidewalk at the Lake School House at Lake School Park; and bus stops along Ballas Road. These projects fall under 9501 Government Facilities and are shown in that section.

Existing Conditions:

Projects are designed to improve facilities that are out-of-compliance with the current Americans with Disabilities Act (ADA) regulations.

Justification: *Public Safety; Coordination; Availability of Outside Funding*

Each project seeks to improve ADA compliance through accessibility improvements to government facilities and along public pedestrian routes. The focus of these projects is to provide public safety and upgrade existing facilities.

Operating Budget Impact:

None. Projects that are undertaken as part of this program are relatively small in scope, and the City typically is 100% reimbursed for the project costs through the CDBG federal grant.

Comments:

The City is designating this funding with the anticipation of receiving grant funding in the amount of \$20,000 from the CDBG Commission. This annual grant is available to municipalities to address accessibility projects. Scheduling of this project is subject to a successful grant application and availability of grant funding.

Comments:

None

ACCESSIBILITY IMPROVEMENTS (CDBG)

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 20,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 20,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 20,000
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 20,000

Summary	Amount
Total Expenditures	\$ 20,000
Total Funding	\$ (20,000)
City's Contribution	\$ 0

ROOFING FOR ICE ARENA (INSURANCE CLAIM)

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$0	\$0	\$400,000	\$0	\$0	\$0

Project Description:

The Ice Arena's roofing was damaged during a hailstorm. This project proposes a tear-off and replacement of the roof. Project costs may be covered by insurance. The project will also require that the existing solar panels be removed and then reinstalled after the new roof is in place.

Existing Conditions:

The existing roof was damaged by hail, which has resulted in leaks at various locations in the building. Follow up inspections verified that the roof is leaking and will need to be replaced to prevent more expensive damage to the structure.

Justification: *Operating Efficiency; Condition of Existing Facility*

The Ice Arena houses expensive equipment. A roof that is in good repair is essential to protect the investments the City has made at this facility.

Operating Budget Impact:

Replacing the roof in FY2026 will help prevent water damage that may add repair costs.

Comments:

None

ROOFING FOR ICE ARENA (INSURANCE CLAIM)

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 400,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 400,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ TBD

Summary	Amount
Total Expenditures	\$ 400,000
Total Funding	\$ (TBD)
City's Contribution	\$ 400,000

TEMPORARY PORTABLE ICE RINK REFRIGERANT SYSTEM

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$120,000	\$0	\$0	\$0	\$0	\$0

Project Description:

The Ice Arena's refrigerant system will be switched over to a new more dependable and efficient system in FY2024. To avoid an interruption in service provided to the current long term user base and to continue to provide revenue generation for the building operation, a temporary portable refrigerant system will be installed while the main refrigerant system is switched over.

Existing Conditions:

The existing system is past its useful life and requires R-22, a refrigerant that is not EPA-approved.

Justification: *Condition of Ex. Facility; Community Demand;*

The City was successful in receiving Municipal Park Grand Funding and support from the community and City Counsel to move forward with the refrigerant switch over project. During the period of replacement, the permanent system will be out of service. This project directly affects operational efficiency, as the ice rink will need to stay open during the replacement to continue to support long term contract users of the facility.

Operating Budget Impact:

The improvements brought by these projects typically replace old or failing systems that require significant maintenance. These improvements should reduce operating costs.

Comments:

None

TEMPORARY PORTABLE ICE RINK REFRIGERANT SYSTEM

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 120,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 120,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 120,000
Total Funding	\$ 0
City's Contribution	\$ 120,000

GOLF COURSE MAINTENANCE BUILDING REPLACEMENT

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$30,000	\$0	\$0	\$0	\$0	\$0

Project Description:

The project will look to develop preliminary design of replacement golf course maintenance building in FY2024. The existing facility is over 70 years old and has been added on to over the years to accommodate the needs of the golf course staff to maintain the high quality course that is currently enjoyed by residents and visitors. City intends to apply for the Municipal Park Grant to partially fund this design project.

Existing Conditions:

The existing golf maintenance facility is showing its age with numerous leaks and structural issues. Due to the piece meal construction over the years, the current storage is inadequate for golf course irrigation parts, fertilizers, etc. There is not ample room is available to properly store or work on capital equipment (such as mowers, aerators, tractors, etc), and staff is in need of facility where they can eat and clean up that is way from hazardous work areas.

Justification: *Condition of Ex. Facility; Availability of Outside Funding; Operating Efficiency*

The City will seek Municipal Park Grand Funding to supplement the cost associated with this stage of the design project. A new golf maintenance facility will provide a structure that is design to adequately and safely meet the operation needs to support golf course operations.

Operating Budget Impact:

The improvements brought by this project will replace old and failing structure that require significant maintenance. Additionally, improve structure will provide protection to the capital equipment that is utilized by the golf course. These improvements should reduce operating costs.

Comments:

None

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 30,000
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 30,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ (TBD)
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ (TBD)

Summary	Amount
Total Expenditures	\$ 30,000
Total Funding	\$ (TBD)
City's Contribution	\$ 30,000

STREET AND SIDEWALK MAINTENANCE PROGRAM

Estimated Annual Costs						
Prior Year	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$1,899,992	\$1,421,000	\$1,442,300	\$1,463,900	\$1,485,900	\$1,508,200	\$0

Project Description:

The project includes concrete pavement replacement, asphalt pavement resurfacing, asphalt pavement maintenance, microsurfacing, roadway striping, and sidewalk replacement for the annual maintenance of the City's roadway and sidewalk networks.

Existing Conditions:

While the majority of the City's pavement network is in good condition, annual and on-going evaluation of pavement and sidewalk conditions find aging and failing pavement and sidewalks that need to be addressed.

Justification: *Public Safety; Condition of Existing Facility; Coordination; Community Demand*

The City's street and sidewalk network form the City's largest asset that serves all of the City's residents and visitors. Annual maintenance of streets and sidewalks is required to preserve their functionality and to limit future repair costs. The City uses a pavement management system to track pavement conditions, and the City aims to evaluate the condition of each street on a four-year rotation. The pavement condition data assists with the prioritization of pavement repairs and maintenance and helps the City preserve its existing infrastructure as efficiently as possible. Federal regulations require that sidewalks meet accessibility standards so that all users have an opportunity to travel safely. The City's sidewalk maintenance program follows the federal regulations and supports the City's Pedestrian Plan.

Operating Budget Impact:

Pavement and sidewalk maintenance programs will improve and preserve the infrastructure and will result in a reduction in the number of pothole repairs and other on-going maintenance needs.

Comments:

Approximately 10% of the annual street and sidewalk improvements is typically directed toward accessibility improvements to the City's sidewalk network in support of the accessibility transition plan. Larger projects, such as grant-funded improvements, are stand-alone projects that are described in separate project sheets.

STREET AND SIDEWALK MAINTENANCE PROGRAM

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 30,000
Land Acquisition	\$ 0
Construction	\$ 1,869,992
Equipment	\$ 0
Other	\$ 0
Total Expenditures (FY2024)	\$ 1,899,992

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 0
Federal Transportation Alternative Program Grant	\$ 0
State Cost-Share Program	\$ 0
American Rescue Plan Act (ARPA)	\$ 1,489,485
Total Funding	\$ 1,489,485

Summary	Amount
Total Expenditures	\$ 1,899,992
Total Funding	\$ 1,489,485
City's Contribution (FY2024)	\$ 410,507

STREET RECONSTRUCTION / REHABILITATION

Estimated Annual Costs						
Prior Year	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$482,085	\$300,000	\$0	\$300,000	\$0	\$300,000	TBD

Project Description:

The City plans to fully or substantially replace sections of failed residential roadways through this project. The various needs of the pavement network are evaluated each year to determine which streets need to be reconstructed. The City plans to replace the pavement on Conway Gardens Court in FY2024, but later projects will be determined by future reviews of pavement conditions.

Existing Conditions:

Residential streets that are considered for reconstruction have reached the end of their useful lives and are generally in too poor of condition to gain long-term benefits from the City's typical pavement maintenance programs. Most of the streets that have been included in this program were older concrete streets that were overlaid with asphalt decades ago.

Justification: *Public Safety; Condition of Existing Facility; Community Demand*

All of the City's streets will eventually reach the end of their useful lives, fail at a structural level, and require reconstruction. This program provides the City with a tool to address some of its residential streets that are in poor or failing condition that typical maintenance programs can no longer improve.

Operating Budget Impact:

Streets with failing pavement typically require frequent maintenance in the form of pothole patching and emergency pavement repairs, which City staff often performs to address the issues as quickly as possible. Allocating funds for reconstruction also allows for more of the maintenance budget to be used for maintaining and preserving streets that are in better condition, which means more streets and sidewalks will be addressed, reducing the number of calls for City staff to make repairs.

Comments:

The City has invested more than \$2 million into street reconstruction projects during the past ten years

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 900,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures (FY2024-FY2028)	\$ 900,000

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 0
Federal Transportation Alternative Program Grant	\$ 0
State Cost-Share Program	\$ 0
Outside Funding Source ()	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 900,000
Total Funding	\$ 0
City's Contribution (FY2024-FY2028)	\$ 900,000

FERNVIEW SIDEWALK CONCEPT PLAN**PHASE 1 – OLIVE TO GALAGHER (DESIGN & GRANT MATCH)**

Estimated Annual Costs						
Prior Year	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$64,166	\$50,000	\$60,000	\$160,000	\$0	\$0	\$0

Project Description:

The City developed a concept plan to add a sidewalk along Fernview Drive (between Olive Boulevard and Gallagher Road) and along the side streets to connect with the existing sidewalk networks on each side of Fernview. The result of this project would be a unified collection of subdivision sidewalks that are currently not connected. Funding in FY2024 and FY2025 represents the City's matching funding for design, easement acquisition, and construction for a federal Transportation Alternatives Program (TAP) grant, the application for which could become available in FY2024.

Existing Conditions:

Fernview Drive is a collector roadway that serves several of the residential subdivisions in Ward 4. Sidewalks were constructed throughout most of the subdivisions to the east and west of Fernview, but not along or adjacent to Fernview itself. The result is a series of sidewalks without connections to each other or to Olive Boulevard.

Justification: *Community Demand; Public Safety; Availability of Outside Funding*

Increasing the walkability of Creve Coeur is a common request from residents and a goal outlined in the City's Strategic Plan. Creating a sidewalk along Fernview that connects to the adjacent existing sidewalks will make progress toward this goal.

Operating Budget Impact:

None

Comments:

The City's anticipated portion of a grant-funded project are included in FY2024 and FY2025. The actual cost and schedule for the project will be incorporated into future capital improvement program plans if the City successfully obtains a federal grant for the project.

FERNVIEW SIDEWALK CONCEPT PLAN**PHASE 1 – OLIVE TO GALAGHER (DESIGN & GRANT MATCH)****CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 64,166
Land Acquisition	\$ 50,000
Construction (Grant Match)	\$ 220,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 334,166

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 0
Federal Transportation Alternative Program Grant	\$ TBD
State Cost-Share Program	\$ 0
Outside Funding Source:()	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 334,166
Total Funding	\$ (TBD)
City's Contribution	\$ 334,166

NEW BALLAS SIDEWALK EXTENSION

PHASE 3 – (FEDERAL TAP GRANT)

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$6,322	0	\$0	\$100,000	\$0	\$0	\$0

Project Description:

This project involves relocating a retaining wall and underground utilities to accommodate a new sidewalk along the west side of North New Ballas Road between Magna Carta Drive and Rocky Drive. Constructing this sidewalk will connect two sections of sidewalk to create a continuous pedestrian path along the west side of New Ballas from Conway Road to Old Ballas Road. The City was awarded a federal grant for this project through the Transportation Alternatives Program (TAP), but a water main relocation will be required which caused the project to exceed the City's budget. The City will apply for another TAP grant for this project, with the water main relocation cost included, in FY2024.

Existing Conditions:

No sidewalk currently exists at this site, but pedestrians commonly use the small grass strip nonetheless. The property's retaining wall has been a barrier to constructing a sidewalk here.

Justification: *Public Safety; Condition of Existing Facility; Availability of Outside Funding; Resident Request*

Completion of this sidewalk will provide a more suitable pedestrian route for those wishing to walk north along the west side of New Ballas Road.

Operating Budget Impact:

No significant maintenance is anticipated in the near future. The new retaining wall will be located outside of the right of way and will be maintained by the property owner.

Comments:

This project will complete the sidewalk improvements envisioned in a sidewalk concept study from 2008. The conceptual plans from that study provided the basis of the design for a portion of the Ladue Road Sidewalk Project in 2013 and for the New Ballas sidewalk improvements between Ladue Road and De Smet Jesuit High School in 2019.

Funding shown for "prior years" includes a preliminary design and preparation of easement documents that were completed to coordinate with the property owners and to prepare for the grant application

NEW BALLAS SIDEWALK EXTENSION**PHASE 3 – (FEDERAL TAP GRANT)****CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 6,322
Land Acquisition	\$ 0
Construction	\$ 100,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 106,322

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 0
Federal Transportation Alternative Program Grant	\$ TBD
State Cost-Share Program	\$ 0
Outside Funding Source	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 106,322
Total Funding	\$ (TBD)
City's Contribution	\$ 106,322

LINDBERGH-OLD OLIVE INTERSECTION (STATE COST-SHARE/STP GRANT)

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$571,758	\$2,045,500	\$0	\$0	\$0	\$0	\$0

Project Description:

This project involves the partial reconstruction of the intersection of Lindbergh Boulevard and Old Olive Street Road to add a traffic signal that will provide full access in all directions. This signal will allow for a pedestrian/bicycle crossing across Lindbergh and will connect the two halves of Old Olive, both of which are critical steps toward implementation of the Old Olive Great Street plan and the 39 North Master Plan. The City will use federal Surface Transportation Program (STP) grant funding and State Cost-Share Program funding to finance approximately 83% of the project.

Existing Conditions:

The existing intersection of Lindbergh Boulevard and Old Olive Street Road allows only right-in, right-out access for Old Olive on both sides of Lindbergh. A concrete barrier along the Lindbergh median prohibits any east-west vehicular or pedestrian crossing of this intersection.

Justification: *Public Safety; Availability of Outside Funding; Coordination; Beautification*

The proposed improvements to this intersection are supported by the Comprehensive Plan Creve Coeur 2030, the 39 North Master Plan, and the Old Olive Street Road Great Street Plan. These improvements provide the best chance for a pedestrian or bicycle crossing of Lindbergh Boulevard in that area.

Operating Budget Impact:

The City will most likely need to take over the maintenance of Old Olive Street Road from the Missouri Department of Transportation in return for the funding for this project. The ongoing maintenance cost for Old Olive Street Road could be significant.

Comments:

Conceptual plans for this intersection were developed as part of the Old Olive Street Road great street plan, which was completed through a partnership of St. Louis County, the St. Louis Economic Development Partnership, and the City of Creve Coeur. Funding in "prior years" includes concept development and design costs in FY2019-FY2021 to prepare for the grant applications and to design the project. Additional funding for the project may be available through the Governor's Transportation and MODOT Cost Share Program.

LINDBERGH-OLD OLIVE INTERSECTION

(STATE COST-SHARE/STP GRANT)

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 201,758
Land Acquisition	\$ 370,000
Construction	\$ 1,870,500
Equipment	\$ 0
Other (Construction Inspections)	\$ 175,000
Total Expenditures	\$ 2,617,258

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 1,164,200
Federal Transportation Alternative Program Grant	\$ TBD
State Cost-Share Program	\$ 925,050
Outside Funding Source	\$ 0
Total Funding	\$ 2,089,250

Summary	Amount
Total Expenditures	\$ 2,617,258
Total Funding	\$ (TBD)
City's Contribution	\$ 528,008

OLIVE-LINDBERGH INTERCHANGE ENHANCEMENTS

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$30,000	\$0	\$0	\$0	\$0	TBD

Project Description:

The City has partnered with the St. Louis Economic Development Partnership (SLEDP) and the Missouri Department of Transportation (MoDOT) to add decorative elements to the planned reconfiguration of the interchange of Olive Boulevard at Lindbergh Boulevard. The enhancements include black powder coat and illuminated street name signs to two new traffic signals on Olive and decorative median, pedestrian-scale lighting, and bridge treatments along Olive over Lindbergh. The project is managed by SLEDP and was completed in spring 2022. The funding identified in FY2024 is for the design of landscaping for the Olive-Lindbergh interchange.

Existing Conditions:

The existing cloverleaf interchange is outdated and was reconfigured to a more compact, pedestrian-friendly design. In FY2024, the design for landscaping will be created and then executed.

Justification: *Coordination; Condition of Existing Facility; Beautification*

The Olive-Lindbergh interchange serves as one of the main entry points to the City and is located in the middle of the emerging 39 North District. Visual improvements in this area promote the City and encourage growth.

Operating Budget Impact:

The City will be responsible to maintain the signal and bridge enhancements and landscaping. The costs associated with the bridge and signal enhancements is expected to be minimal for the foreseeable future. Landscape maintenance costs could be limited if native grasses and other low-maintenance plants are used in the landscaping design and will be evaluated during landscaping design and selection.

Comments:

The cost to construct the landscaping at this interchange will not be known until the design is complete.

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 30,000
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 0
Other (Construction Inspections)	\$ 0
Total Expenditures	\$ 30,000

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 0
Federal Transportation Alternative Program Grant	\$ 0
State Cost-Share Program	\$ 0
Outside Funding Source ()	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 30,000
Total Funding	\$ 0
City's Contribution	\$ 30,000

OLIVE MEDIAN ENHANCEMENT STOCK

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$59,105	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$0

Project Description:

The median on Olive Boulevard has concrete, decorative planters. If the planters are hit during a traffic accident, often the entire median planter needs to be replaced. The construction and delivery for concrete planters takes months. Rather than wait months at a time for replacement planters, the City maintains a supply. Additionally, the City pays a lower cost per unit by buying several planters at one time. The cost of the planters is reimbursed later through insurance.

Existing Conditions:

Olive Boulevard is one of the City's busiest streets, and median enhancements with well-maintained vegetation can have a traffic calming effect while promoting the City as a place that takes pride in making public-facing spaces aesthetically pleasing.

Justification: *Condition of Existing Facility; Operating Efficiency; Beautification*

In most years, the concrete decorative planters have needed to be replaced several times. By buying ahead and in bulk, the City pays less per unit and has planters ready to be installed when needed.

Operating Budget Impact:

The cost per unit is lower when the City buys median enhancements in bulk.

Comments:

None

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 20,000
Equipment	\$ 0
Other (Construction Inspections)	\$ 0
Total Expenditures (FY2024)	\$ 20,000

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 0
Federal Transportation Alternative Program Grant	\$ 0
State Cost-Share Program	\$ 0
Outside Funding Source:(Insurance)	\$ 20,000
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 20,000
Total Funding	\$ (20,000)
City's Contribution (FY2024)	\$ 0

CRAIG ROAD IMPROVEMENTS (STP GRANT)

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$225,600	\$100,000	\$1,300,000	\$0	\$0	\$0	\$0

Project Description:

The project involves improvements to the intersection layout, resurfacing pavement, and reconstructing and expanding sidewalks along Craig Road and Olde Cabin Road between Old Ballas Road and Office Parkway. The City has been awarded a federal Surface Transportation Program (STP) grant for this project. The grant will reimburse the City for approximately 60% of the total cost of the project.

Existing Conditions:

The pavement of Craig Road is currently in fair condition, but sections of the pavement have failed. The traffic flow along Craig is hampered by non-standard intersections with Olde Cabin Road and Office Parkway, and the sidewalks along Craig Road are generally inadequate and have poor accessibility at the intersections.

Justification: *Public Safety; Condition of Existing Facility; Availability of Outside Funding; Resident Request*

Portions of Craig Road are in poor condition, and the City has provided increasing attention to pavement repairs and pothole patching. Improvements to the intersections along Craig Road are recommended to improve traffic flow and safety and to provide safe and accessible sidewalk crossings at these intersections.

Operating Budget Impact:

The pavement and sidewalks of Craig Road are in increasing need of maintenance. Roadway resurfacing and sidewalk reconstruction will reduce future maintenance costs.

Comments:

Funding in "Prior Years" was for a conceptual design plan for this project, which the City used to evaluate its options and to support its application for grant funding.

CRAIG ROAD IMPROVEMENTS (STP GRANT)

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 225,600
Land Acquisition	\$ 100,000
Construction	\$ 1,300,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 1,625,600

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 960,000
Federal Transportation Alternative Program Grant	\$ 0
State Cost-Share Program	\$ 0
Outside Funding Source	\$ 0
Total Funding	\$ 960,000

Summary	Amount
Total Expenditures	\$ 1,625,600
Total Funding	\$ (960,000)
City's Contribution	\$ 665,600

NEW BALLAS IMPROVEMENTS**PHASE 2 – S NEW BALLAS (DESIGN AND GRANT MATCH)**

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$150,000	\$20,000	\$250,000	\$0	\$0	\$0

Project Description:

The project includes pavement resurfacing, concrete curb and sidewalk replacement, and accessibility improvements along New Ballas Road from Conway Road to Ladue Road. The project will also include a pedestrian connection to the bus stop near Mercy Hospital along the east side of New Ballas. Staff applied for a federal grant for this project in early 2023. The grant match for Phase 2 includes 100% of the design costs and 20% of the estimated land acquisition and construction costs. The full project cost will be included in the appropriate fiscal years if the City is successful in obtaining a grant.

Existing Conditions:

The asphalt pavement is generally in good condition, but many of the concrete sidewalks, curbs, and entrances are in poor condition. Although areas of the sidewalk and curbing were replaced in FY2019, areas still fall short of the current accessibility standards. South New Ballas Road was found to have an average pavement condition index (PCI) of 47 in 2023, which indicates that the pavement is generally in “marginal” condition and that is currently an appropriate candidate for pavement preservation. The pavement will be 20 years old at the time of the anticipated construction for this project, the pavement joints are cracking, and the overall pavement condition is expected to continue to decline such that repairs and resurfacing are necessary.

Justification: *Public Safety; Condition of Existing Facility; Availability of Outside Funding*

New Ballas Road is the City's largest street and one of two City-maintained streets classified as a minor arterial. Preservation of this street's pavement is a high priority, both for the traveling public and to control future costs. The deteriorating pavement joints, sidewalks, and curbs require a significant investment to correct, and grant assistance for the work will make affording these improvements much more manageable.

Operating Budget Impact:

This project will eliminate pavement patching needs and sidewalk issues that require staff attention.

Comments:

This project is the second of what is expected to be four phases of work along New Ballas Road.

NEW BALLAS IMPROVEMENTS**PHASE 2 – S NEW BALLAS (DESIGN AND GRANT MATCH)****CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 150,000
Land Acquisition	\$ 20,000
Construction	\$ 250,000
Equipment	\$ 0
Other ()	\$ 0
Total Expenditures	\$ 420,000

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ TBD
Federal Transportation Alternative Program Grant	\$ 0
State Cost-Share Program	\$ 0
Outside Funding Source ()	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 420,000
Total Funding	\$ (TBD)
City's Contribution	\$ 420,000

NEW BALLAS IMPROVEMENTS**PHASE 3 - LADUE TO MAGNA CARTA (DESIGN AND GRANT MATCH)**

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$0	\$150,000	\$20,000	\$250,000	\$0	\$0

Project Description:

The project includes pavement resurfacing, concrete curb replacement, illuminated street name signs, traffic signal improvements, and accessibility improvements along New Ballas Road from Ladue Road to Magna Carta Drive. Staff plans to apply for federal grant assistance for this project in FY2024. The grant match for this phase includes 100% of the design and 80% of the land acquisition and construction costs. The full project cost will be included in the appropriate fiscal years if the City successfully obtains a grant for this work.

Existing Conditions:

The asphalt pavement along New Ballas Road is generally in good condition, but many of the concrete sidewalks, curbs, and entrances are in poor condition. Much of the existing sidewalk falls short of the current accessibility standards. North New Ballas Road was found to have an average pavement condition index (PCI) of 53 in 2022, indicating the pavement was generally in “fair” condition at that time. New Ballas Road was last resurfaced in 2008, meaning that it will be more than 20 years old and will need to be resurfaced when project moves to construction.

Justification: *Public Safety; Condition of Existing Facility; Availability of Outside Funding*

New Ballas Road is the City's largest street and one of two City-maintained streets classified as a minor arterial. Preservation of this street's pavement is a high priority, both for the traveling public and to control future costs. The deteriorating sidewalks, curbs, and entrances require a significant investment to correct, and grant assistance for the work will make affording these improvements much more manageable.

Operating Budget Impact:

This project will eliminate pavement patching needs and sidewalk issues that require staff attention.

Comments:

This project is the third of what are expected to be four phases of work along New Ballas Road.

NEW BALLAS IMPROVEMENTS**PHASE 3 - LADUE TO MAGNA CARTA (DESIGN AND GRANT MATCH)****CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 150,000
Land Acquisition	\$ 20,000
Construction	\$ 250,000
Equipment	\$ 0
Other ()	\$ 0
Total Expenditures	\$ 420,000

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ TBD
Federal Transportation Alternative Program Grant	\$ 0
State Cost-Share Program	\$ 0
Outside Funding Source ()	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 420,000
Total Funding	\$ (TBD)
City's Contribution	\$ 420,000

NEW BALLAS IMPROVEMENTS**PHASE 4 - MAGNA CARTA TO OLIVE (DESIGN AND GRANT MATCH)**

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$0	\$0	\$125,000	\$25,000	\$250,000	\$0

Project Description:

The project includes pavement resurfacing, concrete curb and sidewalk replacement, and accessibility improvements along New Ballas Road from Magna Carta Drive to Olive Boulevard. Staff plans to apply for federal grant assistance for this project in FY2025. The grant match for Phase 4 includes 100% of the design costs and 20% of the estimated land acquisition and construction costs. The full project cost will be included in the appropriate fiscal years if the City is successful in obtaining a grant for the work.

Existing Conditions:

The asphalt pavement is generally in good condition, but many of the concrete sidewalks, curbs, and entrances are in poor condition. The City has improved the accessibility features at the signalized intersections, but improvements remain. This portion of North New Ballas Road was found to have an average pavement condition index (PCI) of 53 in 2022, which indicates that the pavement is generally in "fair" condition and that is currently an appropriate candidate for pavement preservation. The pavement will be more than 20 years old at the time of the anticipated construction for this project. While the pavement is currently in good condition, the age of the pavement and its heavy use are expected to continue to contribute to the pavement's rapid deterioration during the next 5-7 years.

Justification: *Public Safety; Condition of Existing Facility; Availability of Outside Funding*

New Ballas Road is the City's largest street and one of two City-maintained streets classified as a minor arterial. Preservation of this street's pavement is a high priority, both for the traveling public and to control future costs. The deteriorating sidewalks, curbs, and entrances require a significant investment to correct, and grant assistance for the work will make affording these improvements much more manageable.

Operating Budget Impact:

This project will eliminate pavement patching needs and sidewalk issues that require staff attention.

Comments:

This project is the last of what is expected to be four phases of work along New Ballas Road.

NEW BALLAS IMPROVEMENTS**PHASE 4 - MAGNA CARTA TO OLIVE (DESIGN AND GRANT MATCH)****CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 125,000
Land Acquisition	\$ 25,000
Construction	\$ 250,000
Equipment	\$ 0
Other ()	\$ 0
Total Expenditures	\$ 400,000

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ TBD
Federal Transportation Alternative Program Grant	\$ 0
State Cost-Share Program	\$ 0
Outside Funding Source ()	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 400,000
Total Funding	\$ 0
City's Contribution	\$ 400,000

LADUE ROAD IMPROVEMENTS

PHASE 1 (DESIGN & GRANT MATCH)

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$0	\$0	\$0	\$150,000	\$0	\$275,000

Project Description:

This project will include pavement resurfacing and sidewalk accessibility improvements along Ladue Road, from Emerson Road to Ladue Estates Drive and would be the first of two phases of work to repave Ladue Road. Staff plans to apply for a federal grant for this project in FY2026. If successful, construction would be in FY2029. The grant match shown above includes 100% of the design costs and 20% of the estimated land acquisition and construction costs. The full project cost will be included in the appropriate fiscal years if the City is successful in obtaining a grant for the work.

Existing Conditions:

Ladue Road's pavement is nearly ten years old and is beginning to show its age. Multiple utility projects and failing repairs from the previous paving project have given Ladue Road an uneven ride.

Justification: *Public Safety; Condition of Existing Facility; Availability of Outside Funding*

Ladue Road serves approximately 10,000 vehicles per day and is one of the City's most-traveled streets. Preservation of the Ladue Road pavement should be a high priority for the City. According to the proposed plan, construction of this project would take place when the pavement is 16-17 years old. At that age, Ladue Road will likely need pavement resurfacing.

Operating Budget Impact:

A newer road surface will require few (if any) repairs by the City's staff.

Comments:

None

LADUE ROAD IMPROVEMENTS

PHASE 1 (DESIGN & GRANT MATCH)

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 150,000
Land Acquisition	\$ 25,000
Construction	\$ 250,000
Equipment	\$ 0
Other ()	\$ 0
Total Expenditures	\$ 425,000

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ TBD
Federal Transportation Alternative Program Grant	\$ 0
State Cost-Share Program	\$ 0
Outside Funding Source:()	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 425,000
Total Funding	\$ (TBD)
City's Contribution	\$ 425,000

OLIVE-270 OVERPASS CLEANING & PAINTING

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$80,000	\$0	\$0	\$0	\$0	\$0

Project Description:

This project will involve nighttime cleaning and/or repainting of the exterior (i.e., facing Interstate 270) faces of the Olive Boulevard bridge over Interstate 270. Although the bridge is owned by the State of Missouri, the City of Creve Coeur is responsible for the maintenance of the decorative elements that the City added to the bridge. Among those elements are the decorative bridge faces, which have begun to show some wear. Access to these bridge faces will need to be from Interstate 270, so a significant portion of this project will be traffic control to close several lanes of the highway during each night of work.

Existing Conditions:

What appear to be water stains or peeling paint are evident in several locations along both faces of the Olive overpass. The white stains detract from the tan and beige tones of the bridge face.

Justification: *Beautification; Condition of Existing Facility*

The decorative elements of the Olive overpass promote awareness to drivers that they are in Creve Coeur. The decorative elements also promote the City as a beautiful, well-maintained place to work, shop, and live. Stains or peeling paint detract from the positive image of the City as a desirable destination.

Operating Budget Impact:

None

Comments:

None

Expenditure Type	Amount
Planning, Design, and Engineering (FY2023)	\$ 0
Land Acquisition	\$ 0
Construction	\$ 80,000
Equipment	\$ 0
Other ()	\$ 0
Total Expenditures	\$ 80,000

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 0
Federal Transportation Alternative Program Grant	\$ 0
State Cost-Share Program	\$ 0
Outside Funding Source:()	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 80,000
Total Funding	\$ 0
City's Contribution	\$ 80,000

OLD OLIVE SIDEWALK EXTENSION (DESIGN)

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$25,000	\$60,000	\$0	\$0	\$0	\$0

Project Description:

This project will involve installing a new concrete sidewalk on Old Olive Street Road (west), near Laverne Collins Park. Constructing this sidewalk will connect two sections of sidewalk to create a continuous pedestrian path along the west side of Old Olive from Olive Blvd to north of King Henry Court.

Existing Conditions:

No sidewalk currently exists at this site, but pedestrians commonly walk through the grass.

Justification: *Community Demand; Public Safety; Resident Request*

Completion of this sidewalk will provide a safer, more suitable pedestrian route for those wishing to walk along the west side of Old Olive Street Road.

Operating Budget Impact:

No significant maintenance is anticipated in the near future.

Comments:

The proposed project site is in MoDOT right-of-way. Staff has reached out to the MoDOT Area Engineer asking what requirements MoDOT would have for the project. Staff anticipates that engineered design plans will be required, and has included those costs in FY2024.

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 25,000
Land Acquisition	\$ 0
Construction	\$ 60,000
Equipment	\$ 0
Other ()	\$ 0
Total Expenditures	\$ 85,000

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 0
Federal Transportation Alternative Program Grant	\$ TBD
State Cost-Share Program	\$ 0
Outside Funding Source:	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 85,000
Total Funding	\$ (TBD)
City's Contribution	\$ 85,000

FERNVIEW SIDEWALK**PHASE 2 GALLAGHER TO LeHAVRE (DESIGN & GRANT MATCH)**

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$0	\$0	\$80,000	\$0	\$0	\$0

Project Description:

The City developed a concept plan to add a sidewalk along Fernview Drive (between Olive Boulevard and Gallagher Road) and along the side streets to connect with the existing sidewalk networks on each side of Fernview. This project would be a continuation of this sidewalk network along Fernview / Bellerive Estates from Gallagher to LeHavre. The result of this project would be a unified collection of subdivision sidewalks that are currently not connected. Funding in FY2026 represents the City's matching funding for design, easement acquisition, and construction for a federal Transportation Alternatives Program (TAP) grant, the application for which could become available in FY2026.

Existing Conditions:

Fernview Drive / Bellerive Estates Drive is a collector roadway that serves several of the residential subdivisions in Ward 4. Sidewalks were constructed throughout most of the subdivisions bordering Fernview and Bellerive Estates, but not along or adjacent to Fernview or Bellerive Estates. The result is a series of sidewalks without connections to each other or to Olive Boulevard.

Justification: *Community Demand; Public Safety; Availability of Outside Funding*

Increasing the walkability of Creve Coeur is a common request from residents and a goal outlined in the City's Strategic Plan. Creating a sidewalk along Fernview that connects to the adjacent existing sidewalks will make progress toward this goal.

Operating Budget Impact:

None

Comments:

The actual cost and schedule for the project will be incorporated into future capital improvement program plans if the City successfully obtains a federal grant for the project.

FERNVIEW SIDEWALK**PHASE 2 GALLAGHER TO LEHAVRE (DESIGN & GRANT MATCH)**

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 80,000
Land Acquisition	\$ TBD
Construction	\$ TBD
Equipment	\$ 0
Other ()	\$ 0
Total Expenditures	\$ 80,000

Funding Type	Amount
Federal Surface Transportation Program Grant	\$ 0
Federal Transportation Alternative Program Grant	\$ TBD
State Cost-Share Program	\$ 0
Outside Funding Source:	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 80,000
Total Funding	\$ (TBD)
City's Contribution	\$ 80,000

PUBLIC WORKS CAPITAL EQUIPMENT

Estimated Annual Costs						
Prior Year	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$408,355	\$619,000	\$401,800	\$398,800	\$408,500	\$428,000	TBD

Project Description:

This project is dedicated to replacing older equipment used by the Department of Public Works. Equipment replacement is based on a scheduled rotation that helps limit the financial impact on any one year. The focus will be on replacing equipment that will be about ten years old.

Existing Conditions:

Some Public Works equipment has reached the end of useful and dependable life. Significant maintenance costs can be expected if this equipment is kept in service.

Justification: *Public Safety; Operating Efficiency; Condition of Existing Facility*

Replacement of the equipment noted above is necessary to provide services to the residents and repair the City's infrastructure. Without replacement, it will not only have an effect on public safety, it will also affect the City's operating efficiency due to down time for equipment repairs.

Operating Budget Impact:

Replacement of older equipment helps reduce the overall annual maintenance costs of the Public Works fleet. Using older equipment can result in significant increases in repair bills and increased equipment downtime, which reduce staff's ability to operate efficiently to provide services to the residents.

Comments:

Capital equipment includes equipment costing more than \$20,000 and having a useful life of at least five years. Public Works staff plans to sell the replaced equipment at auction after the new replacement vehicle arrives. The amount of revenue from the auctioned equipment helps to offset the cost of new equipment.

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 2,256,100
Other	\$ 0
Total Expenditures (FY2024–FY2028)	\$ 2,256,100

Funding Type	Amount
Outside Funding Source ()	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 2,256,100
Total Funding	\$ 0
City's Contribution (FY2024–FY2028)	\$ 2,256,100

GOLF COURSE CAPITAL EQUIPMENT

Estimated Annual Costs						
Prior Year	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$55,000	\$65,000	\$0	\$65,000	\$40,000	TBD

Project Description:

The following major equipment purchases are planned at the Creve Coeur Golf Course as replacements for older equipment:

• FY2024 – Greens Mower	\$ 55,000
• FY2025 – Rough Mower	\$ 65,000
• FY2027 – Fairway Mower	\$ 65,000
• FY2028 – Compact Tractor	\$ 40,000
	\$ 225,000

These vehicles are used to maintain the fairways, rough, and greens at the golf course. The equipment that will be replaced will range in age from 14-25 years old at the time of replacement.

Existing Conditions:

The golf course staff uses a small fleet of equipment to maintain the golf course. Some of the existing equipment has begun to wear out with age, resulting in limited use, declining performance, and/or increased repair costs. Certain equipment, like the turf vehicles, are used for a variety of tasks. Other equipment, like the rough mower, has no back-up for its function.

Justification: *Condition of Existing Equipment; Operating Efficiency; Coordination*

Properly functioning and reliable equipment is needed for the effective maintenance of the golf course. The 2015 *Analysis of Golf Course Existing Conditions for Needs Assessment* report found that all of the equipment that is proposed for replacement has exceeded its useful life. The report recommended that all of this equipment be replaced by 2019.

Operating Budget Impact:

New equipment will be expected to require less maintenance than the current equipment, which should result in lower operating costs.

Comments:

None

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 225,000
Other ()	\$ 0
Total Expenditures (FY2024–FY2028)	\$ 225,000

Funding Type	Amount
Outside Funding Source ()	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 225,000
Total Funding	\$ 0
City's Contribution (FY2024–FY2028)	\$ 225,000

PROJECT MANAGEMENT

Estimated Annual Costs						
Prior Year	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$138,542	\$153,104	\$157,700	\$162,500	\$167,400	\$172,500	TBD

Project Description:

This line item includes the costs associated with the full-time salary and benefits for two engineers to help oversee the design and construction of projects outlined in the Capital Improvement Program: One engineer will be 100% funded through the Capital Fund; the second engineer will be 50% funded through the Capital Fund and 50% funded through the Parks and Stormwater Fund.

Existing Conditions:

Engineering staff assists the Director of Public Works with monitoring construction activity, preparing contract documents, performing design surveys, and the overall management of the Capital Improvement Program.

Justification: *Operating Efficiency*

The responsible and effective administration of the City's capital improvement projects, and grant-related projects in particular requires expertise and significant staff time. Projects often have similar schedules, and multiple projects can require immediate attention at the same time. The City's Public Works Administrative staff is too small to consistently accommodate the demands of these projects while also meeting the expectations for the various other services provided by the Department of Public Works.

Operating Budget Impact:

Annual costs for this position include salary and benefits plus ongoing employee training, city equipment, cell phone, and general supplies, which are anticipated to be approximately \$1,000 per year.

Comments:

None

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 813,204
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 813,204

Funding Type	Amount
Outside Funding Source	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 813,204
Total Funding	\$ 0
City's Contribution	\$ 813,204

PARKS AND STORMWATER FUND

In November 2020, Creve Coeur voters approved a half-cent sales tax, the revenue from which is dedicated to the operations, maintenance, and improvements needed for the City's parks, recreation, and stormwater infrastructure. Most of the City's projected investments into parks and stormwater are proposed to be financed through this fund.

Parks and Stormwater Fund Revenues

The City's Parks and Stormwater Fund has two main funding sources: a half-cent parks and stormwater sales tax and reimbursement from grants and other outside funding. Together, these funding sources are projected to generate approximately \$16.47 million over the FY2024-FY2028 CIP.

Half-Cent Parks and Stormwater Sales Tax. The projected sales tax revenues are approximately \$15.27 million for the FY2024-FY2028 CIP, which averages out to approximately \$3.05 million per year in the plan.

Grants and Outside Funding. There are two primary outside funding sources for parks and stormwater improvements: the Municipal Park Grant and MSD OMCI reimbursement program.

- *Municipal Park Grant.* The City can seek Municipal Park Grant to supplement up to \$525,000 for parks improvements about every other year. This funding source will be shared with the Capital Fund.
- *MSD OMCI Reimbursement.* The Metropolitan St. Louis Sewer District (MSD) offers a reimbursement program for stormwater-related operations, maintenance, and construction improvements (OMCI) expenses in the Deer Creek watershed, which is generally the area in Creve Coeur east of Interstate 270 and south of Olive Boulevard. The City plans to seek approximately \$1.07 million in reimbursement from this program over the five-year CIP.

Parks and Stormwater Fund Expenses

Parks and Stormwater expenditures from the Parks and Stormwater Fund are projected to be approximately \$16.97 million over the proposed FY2024-FY2028 CIP, with a maximum annual expense of \$4.28 million in FY2024. Details about these expenses can be found in the project summary sheets that follow.

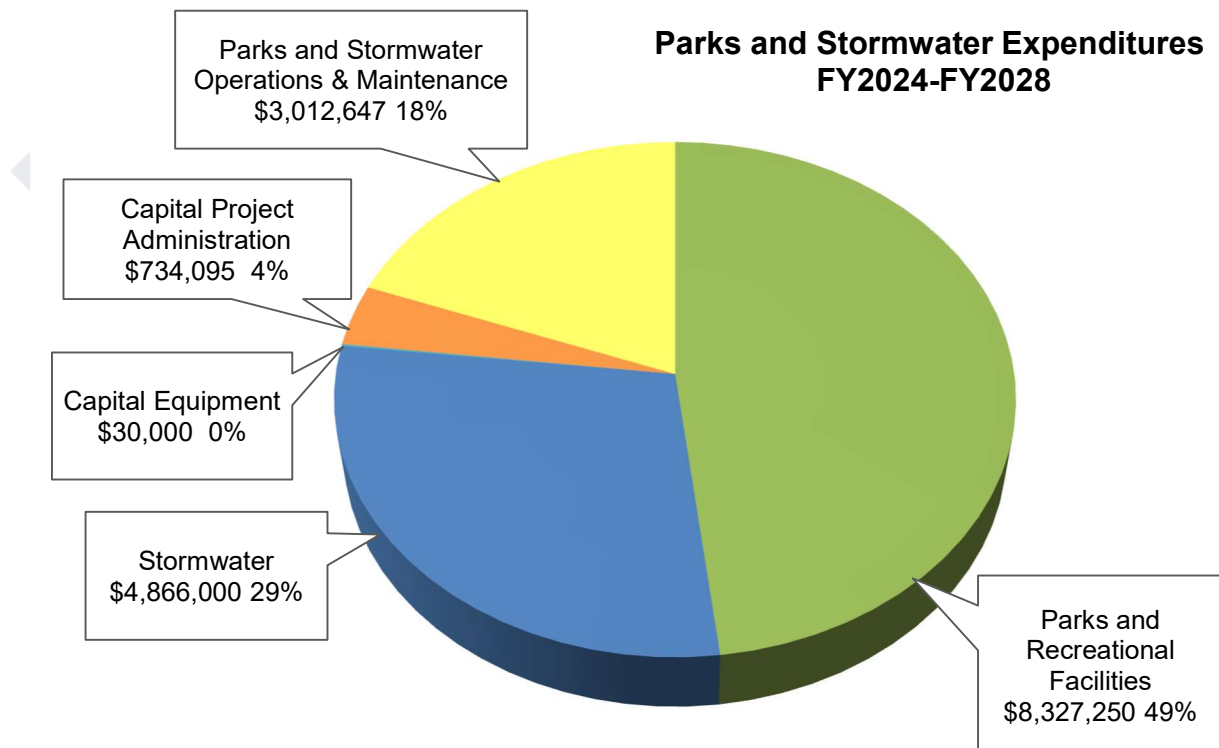
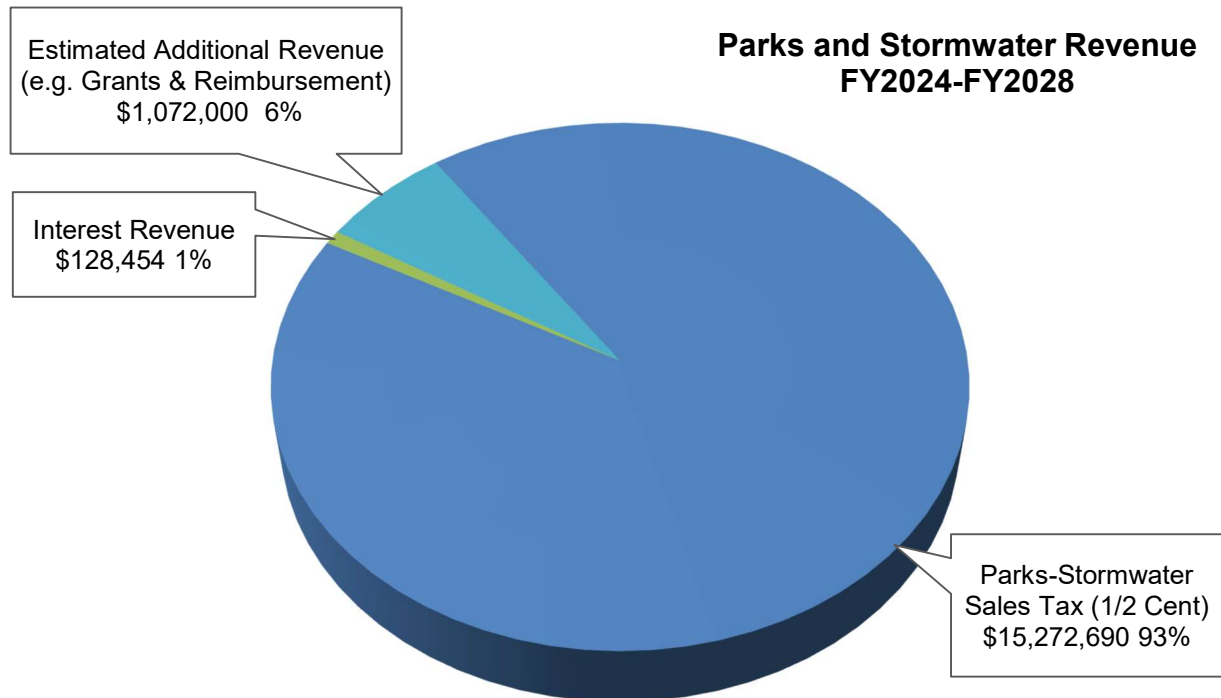
This sales tax revenue does not have a designated division of how it will be spent, but the City Council can decide to set the allocation amounts or to evaluate the division of funds through each CIP process. The proposed five-year CIP includes the following allocation of the sales tax revenue:

- | | |
|---|-----|
| • Parks Projects | 49% |
| • Stormwater Projects | 29% |
| • Capital Project Administration | 4% |
| • Parks and Stormwater Operations & Maintenance | 18% |

Funding for parks is proposed to be the greatest portion due a backlog of deferred parks maintenance, the improvements envisioned through the Parks and Recreation Master Plan, and the initial stormwater focus on smaller projects and the development of a Stormwater Management Plan.

At this time, the proposed CIP does not include investment into the Dielmann Recreation Complex or the Creve Coeur Golf Course through the Parks-Stormwater Tax Fund. Projects involving this property are included in the Capital Fund.

Summaries of the projected revenues and expenses for the Parks and Stormwater Fund are included below, and details about the projects and other expenses that are proposed to be financed through this fund can be found in the project summary sheets that follow.



HISTORIC BUILDING REHABILITATION AND PRESERVATION

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$25,000	\$100,000	\$25,000	\$25,000	\$25,000	\$25,000	TBD

Project Description:

This project sets aside annual funding for repairs and improvements to the Lake School House at Lake School Park and to the Tappmeyer House at Millennium Park. In FY2024, the focus will be on repairing the front porch and stabilizing the structural support, cleaning up the basement, and repainting at Lake School. Future funding years could be combined to allow for a larger project, such the installation of rear ADA ramp into the Tappmeyer House and eventual painting.

Existing Conditions:

The front porch of the Lake School House needs to be stabilized to correct its sagging roof, some of the wood on the front of the building needs to be replaced, and a support column in the school's basement needs to be upgraded and/or replaced. The accessible lift and other aspects of the Tappmeyer House need regular maintenance and will eventually require replacement.

Justification: *Condition of Existing Facility; Protection and Conservation*

Like any of the City's buildings and facilities, the Lake School House and Tappmeyer House will need regular routine maintenance and improvements to remain structurally sound and attractive.

Operating Budget Impact:

Improvements to the locally historic buildings will help reduce the maintenance needs and costs for these buildings.

Comments:

None

HISTORIC BUILDING REHABILITATION AND PRESERVATION

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 200,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures (FY2024-FY2028)	\$ 200,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 200,000
Total Funding	\$ 0
City's Contribution (FY2024-FY2028)	\$ 200,000

PARK RESTROOM RENOVATIONS

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$50,088	\$120,000	\$60,000	\$60,000	\$0	\$0	TBD

Project Description:

This project involves further investigation into and design of renovations for the parks' seasonal restroom facilities to allow these restrooms to remain open for the entire year.

Existing Conditions:

The restroom facilities at Conway Park, Lake School Park, Malcolm Terrace Park, and Venable Park were constructed about 20 years ago and are substantially similar buildings based upon a common design. That design includes cinder block walls and an open-air roof meant for warm-weather, seasonal operation. The buildings do not have temperature controls, insulation, or buried water service lines.

Justification: *Community Demand; Coordination*

One of the primary user requests in the Parks and Recreation Master Plan was to offer year-round restroom facilities in the parks.

Operating Budget Impact:

Having the restrooms open for more or all of the year will generate more utility costs than the City currently pays. However, the main impact to the operating budget will be the need to staff the daily cleaning of the restrooms between the months of October and April when the restrooms are currently closed. The City will need to evaluate whether the restrooms can be cleaned effectively with the current staffing levels during labor-intensive operations, such as fall leaf collection and winter snow removal.

Comments:

Renovation or replacement of the restrooms at Lake School Park, Malcolm Terrace Park, and Venable Park will be evaluated based upon the FY2023 design and may be planned for future years, likely to be completed in conjunction with other improvements in these parks.

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 50,088
Land Acquisition	\$ 0
Construction	\$ 240,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 290,088

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 290,088
Total Funding	\$ 0
City's Contribution	\$ 290,088

PARK IDENTIFICATION SIGNAGE MASTER PLAN

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$0	\$20,000	\$0	\$0	\$0	\$0

Project Description:

This project includes the City contracting with a consultant to review and assess the effectiveness of the signs that identify and lead visitors to the City's parks and recreational facilities. The consultant would then provide recommendations for improved or new signs.

Existing Conditions:

The signs that identify City parks and facilities are of varying styles and are aging, and some are damaged and in need of replacement.

Justification: *Condition of Existing Facility; Coordination; Beautification*

Development of a Sign Master Plan for the City's parks and recreational facilities was included as an action item in the FY2018-2021 Strategic Plan and is supported by the Park and Historical Preservation Committee.

Operating Budget Impact:

This is a design and cost estimate for the purchase and construction new signage. While this design is not expected to have an effect on the operating budget, the eventual replacement of the signs could reduce maintenance costs.

Comments:

The goal is to create a signage theme so that there are similarities with all City signs, thus creating sign branding unique to Creve Coeur.

PARK IDENTIFICATION SIGNAGE MASTER PLAN**CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 20,000
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 20,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 20,000
Total Funding	\$ 0
City's Contribution	\$ 20,000

PARKING LOT SEALING

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$0	\$0	\$0	\$25,000	\$0	\$0

Project Description:

This project involves pavement repairs, crack sealing, seal coat, and restriping lines and arrows for the parking lot at Conway Park.

Existing Conditions:

Most of the asphalt pavement in the parking lot at Conway Park is in good condition, but over time, all paved surfaces begin to crack and the parking lot lines fade. Regular pavement maintenance such as sealing prolongs the life of the paved surface.

Justification: *Condition of Existing Facility; Operating Efficiency; Beautification*

Repairs, crack sealing, and a seal coat for the asphalt pavement combine to provide good preventive maintenance for asphalt pavement, and such preventive maintenance will delay more intense and more costly repairs. Newly painted lines will clarify the parking spaces and will make the lots easier to use. In addition, the parking lot is one of the first things that most park visitors see, and the sealing and repainting will have an element of park beautification to help make that first impression a good one.

Operating Budget Impact:

Sealing pavement helps prevent the need for maintenance activities such as filling pot holes.

Comments:

None.

PARKING LOT SEALING**CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 25,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 25,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 25,000
Total Funding	\$ 0
City's Contribution	\$ 25,000

PARK FURNITURE REPLACEMENT

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$0

Project Description:

This project involves the regular replacement of park furniture that is at the end of its useful life. Replacement will involve benches, trash receptacles, and picnic tables.

Existing Conditions:

The City offers dozens of benches, trash receptacles, and picnic tables. Park furniture is exposed to the elements year-round and over time, paint fades, materials degrade, and the furniture becomes unsightly and perhaps even unsafe. Further, the style of the furniture is inconsistent with in a particular park.

Justification: *Condition of Existing Facility; Operating Efficiency; Beautification*

Sharp edges and other hazards can develop on park furniture that is detreating with age and wear from the elements. Replacing park furniture that is past its useful life keeps the City's parks safer and makes them more inviting, enjoyable, and beautiful.

Operating Budget Impact:

Replacing park furniture decreases the amount of time and effort Parks staff needs to expend on repairs. New furniture will be expected to be virtually maintenance free for the next 5-10 years.

Comments:

None

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 100,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures (FY2024-FY2028)	\$ 100,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 100,000
Total Funding	\$ 0
City's Contribution (FY2024-FY2028)	\$ 100,000

MALCOLM TERRACE PARK TRAIL IMPROVEMENTS

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$93,194	\$0	\$0	\$25,000	\$0	\$0	\$0

Project Description:

In FY2022, the wooded trails in Malcolm Terrace Park were re-established as rock trails, trail markers were installed along each trail, protective railings were installed along areas bordering Deer Creek, and trail maps were installed at each entrance to the trail system. This project plans for rock and drainage repairs along these paths in FY2026.

Existing Conditions:

Over a mile of nature trails weave through the woods of Malcolm Terrace Park. These trails are currently in good condition.

Justification: *Community Demand; Operating Efficiency*

One of the goals set out in the City's Strategic Plan was to establish a more options for pedestrians. The Parks and Recreation Master Plan also called for the expansion of the parks trail network. Planned maintenance for the trails will help keep the trails in good condition and in service.

Operating Budget Impact:

Clearing the brush and other growth along the paths has been added to the City's annual parks mowing services contract.

Comments:

None

MALCOLM TERRACE PARK TRAIL IMPROVEMENTS**CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 25,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures (FY2024-FY2028)	\$ 25,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 25,000
Total Funding	\$ 0
City's Contribution (FY2024-FY2028)	\$ 25,000

MILLENNIUM PARK IMPROVEMENTS – PHASE 1

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$128,531	\$2,300,000	\$0	\$0	\$0	\$0	\$0

Project Description:

This project involves a site design for the west half of Millennium Park and the replacement of the playgrounds, splash pad, and connecting walkways in this section of the park. The new playground will be larger than the existing two playgrounds, and the new splash pad will offer additional features from what is in place today. Both the playground and the splash pad will be partially shaded by fabric shades that will be constructed as part of this project. All of the benches in throughout the park will be replaced through this project

Existing Conditions:

The playground and splash pad at Millennium Park have served the City well, but both are about 20 years old and are wearing out. The playground equipment has begun to fail, and some elements have been removed or replaced in recent years. Although the larger safety surface continues to provide the required fall protection for the playground, this surface is beyond its recommended lifespan.

Justification: *Community Demand; Condition of Existing Facility; Coordination, Beautification*

These improvements to Millennium Park are the first phase of the implementation of the City's Parks and Recreation Master Plan and of the Millennium Park Master Plan. The playground and splash pad were selected as the first phase of improvements due to their popularity as the central features of Millennium Park and due to their age and deteriorated condition.

Operating Budget Impact:

New parks features are expected to require much less maintenance than the existing features.

Comments:

None

MILLENNIUM PARK IMPROVEMENTS – PHASE 1**CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 128,531
Land Acquisition	\$ 0
Construction	\$ 1,700,000
Equipment	\$ 600,000
Other	\$ 0
Total Expenditures	\$ 2,428,531

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 2,428,531
Total Funding	\$ 0
City's Contribution	\$ 2,428,531

MILLENNIUM PARK IMPROVEMENTS**PHASE 2: TRAILS AND RIDGEMOOR FOREST CONNECTION**

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$	\$0	\$100,000	\$850,000	\$0	\$0

Project Description:

This project involves the design and construction for three new pedestrian bridges and a new trail through the woods along the south side of Millennium Park. One of these bridges would create a new connection between Millennium Park and the Ridgemoor Forest subdivision at the north end of Deland Drive. Additionally, this project will involve improvements around the Tappmeyer House.

Existing Conditions:

Informal, dirt trails currently exist where the proposed subdivision connection and wooded trails would be located.

Justification: *Community Demand; Condition of Existing Facility; Coordination*

The most popular improvement that residents requested during the development of the Parks and Recreation Master Plan and the Millennium Park Master Plan was expanded trails in the parks. The proposed project would replace informal, uneven, dirt trails with gravel trails and would replace the informal creek crossings with pedestrian bridges that can provide easy access to the park and its trails.

Operating Budget Impact:

Maintenance of these bridges and trails is expected to be minimal at first, but it may become necessary to routinely trim back the brush along the new trails.

Comments:

None.

MILLENNIUM PARK IMPROVEMENTS**PHASE 2: TRAILS AND RIDGEMOOR FOREST CONNECTION****CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 950,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 950,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 950,000
Total Funding	\$ 0
City's Contribution	\$ 950,000

VENABLE PARK IMPROVEMENTS**PHASE 1: TRAIL, BRIDGE, TENNIS COURTS, & SPLASH PAD**

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$125,000	\$2,000,000	\$0	\$0	\$0	\$0

Project Description:

The exact scope of this project has not yet been determined, but it could include elements from the Parks and Recreation Master Plan, such as the renovation of the restroom building for year-long operation, replacement of the tennis courts, replacement of pavilion, improved parking, a memorial to Dr. H. Phillip Venable, new furniture, the addition of a splash pad, and improved accessibility.

Existing Conditions:

Several of the facilities at Venable Memorial Park are aging and require updates or replacement. The asphalt tennis courts have been overlaid multiple times and can no longer be reliably repaired, and facilities like the pavilion, asphalt paths, and connector bridge have not been updated in the past ten years.

Justification: *Community Demand; Condition of Existing Facility; Coordination*

The project will coordinate with the recommendations of the Parks and Recreation Master Plan and the preliminary planning efforts for Venable Park. The tennis courts were selected as the first phase of improvements due to their popularity as the central features of Venable Park and due to their age and deteriorated condition. Additionally, bridge access to the park was singled out due to its age and deteriorated condition.

Operating Budget Impact:

New facilities are expected to require less annual maintenance and fewer funds than the existing equipment.

Comments:

In FY2023, the City plans to work with a national design firm to begin planning out improvements to Dr. H. Phillip Venable Memorial Park that are consistent with the Parks and Recreation Master Plan.

VENABLE PARK IMPROVEMENTS**PHASE 1: TRAIL, BRIDGE, TENNIS COURTS, & SPLASH PAD****CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 125,000
Land Acquisition	\$ 0
Construction	\$ 2,000,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 2,125,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 2,125,000
Total Funding	\$ 0
City's Contribution	\$ 2,125,000

PLAYGROUND SAFETY SURFACE REPLACEMENT

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$131,270	\$0	\$0	\$125,000	\$0	\$0	TBD

Project Description:

This project involves the replacement of damaged areas and rejuvenation or replacement of the rubberized safety surface beneath the City's playground at Conway Park.

Existing Conditions:

The rubberized surfaces beneath the City's playgrounds provide the required protection for children and other users against injury from a fall from the playground or swing set. These surfaces lose their flexibility over time, and generally need to be rehabilitated or replaced within 12-15 years. The safety surface at Conway Park was installed in 2011 and will be about 15 years old in FY2026. Staff will continue to evaluate the surfaces at Conway Park, Millennium Park, and Venable Park and will recommend repairs or replacement to these surfaces accordingly.

Justification: *Condition of Existing Facility; Coordination; Operating Efficiency, Public Safety*

The safety surface at Conway Park playground is nearing the end of its life cycle and will see increased operational cost to maintain safety performance. Keeping the safety surface of the City's playgrounds in good condition is required for the continuing use of the playgrounds and the safety of the playgrounds' users.

Operating Budget Impact:

None.

Comments:

The safety surface beneath the primary playground at Millennium Park is scheduled for replacement in FY2024 as part of the Millennium Park Phase 1 project, and the safety surface for the playground at Venable Park will be replacement in FY2023.

PLAYGROUND SAFETY SURFACE REPLACEMENT**CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 125,000
Equipment	\$
Other	\$ 0
Total Expenditures	\$ 125,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 125,000
Total Funding	\$ 0
City's Contribution	\$ 125,000

LAKE SCHOOL PARK**PHASE 1: MASTER PLAN, GRADING & PLAYGROUND**

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$39,100	\$0	\$75,000	\$350,000	\$0	\$0	TBD

Project Description:

Due to unsafe equipment and surrounding surfaces, a 20+ year old playground was removed from Lake School Park in FY 2020. This project involves development of a long-range detailed site development plan and the subsequent construction of a new playground at Lake School Park.

Existing Conditions:

This existing site is a southern sloping hillside just south of the parking lot and east of the tennis courts. The surface is a grass lawn under several shade trees.

Justification: *Condition of Existing Facility; Coordination; Community Demand;*

Currently there are tennis courts, restrooms, picnic areas, and a historic one room school house. However, there are no play structures, swings or slides for children to play on at Lake School Park. Residents have requested a new playground addition to the park, which will compliment the tennis courts and allow full family enjoyment. This project will coordinate with the recommendations of the Park Master Plan and the preliminary designs for Lake School Park

Operating Budget Impact:

None.

Comments:

None.

LAKE SCHOOL PARK**PHASE 1: MASTER PLAN, GRADING & PLAYGROUND****CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 114,100
Land Acquisition	\$ 0
Construction	\$ 350,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 464,100

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 464,100
Total Funding	\$ 0
City's Contribution	\$ 464,100

MILLENNIUM PARK IMPROVEMENTS**PHASE 3: PARK ENTRANCE & PARKING LOT IMPROVEMENTS**

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$0	\$0	\$0	\$70,000	\$400,000	\$0

Project Description:

The Millennium Park Master Plan envisions several reconfiguration and improvements to the park entrance and parking lot. This project would involve the design and construction of parking lot improvements, lighting improvements, reconfiguration and improvement of the park entrance plaza.

Existing Conditions:

Access from the parking lot to the park, as well as, pedestrian connections from BJC hospital is limited. Lighting in the parking lot and in the park is non-existing and does not offer a safe environment or park visitors. The entrance plaza is dated in appearance, offers little room for social gatherings and vegetation limits view into the park.

Justification: *Beautification, Community Demand, Condition of Existing Facility*

This project will coordinate with the recommendations of the Park Master Plan and the preliminary designs for Millennium Park. Improvements to the park entrance will offer improvements to safety to park guest and provide increased accessibility. In addition, the park entrance is one of the first things that most park visitors see, and elegant park entrance will have an element of park beautification to help make that first impression a good one.

Operating Budget Impact:

The main impact to the operating budget will involve additional electrical cost for lighting and staff effort to maintain the lights.

Comments:

None.

MILLENNIUM PARK IMPROVEMENTS**PHASE 3: PARK ENTRANCE & PARKING LOT IMPROVEMENTS****CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 70,000
Land Acquisition	\$ 0
Construction	\$ 400,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 470,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 470,000
Total Funding	\$ 0
City's Contribution	\$ 470,000

LAKE SCHOOL PARK**PHASE 2: TENNIS COURT COMPLEX**

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$0

Project Description:

This project involves the design and construction of a tennis court complex at Lake School Park. Complex would look to expand the existing three (3) courts to add additional pickleball courts, tennis shack and associate restroom facilities.

Existing Conditions:

The current tennis courts are nearly 20 years old and are nearing the end of their life expectancy. Existing restroom facilities are likewise 20 years old and in need of updates to allow access year-round by visitors.

Justification: *Condition of Existing Facilities; Community Demand*

One of the primary user requests in the Parks and Recreation Master Plan was to offer year-round restroom facilities in the parks and update of tennis facilities with pickleball. Existing courts will be good candidates for replacement in 5 to 7 years, and will reduce the maintenance associate with older facilities to keep them open for public use.

Operating Budget Impact:

The main impact to the operating budget will involve additional electrical cost for lighting and staff to man the shack. We will see a reduction in staff maintenance to address cracking and tennis court related issues.

Comments:

The creation of a tennis shack with associated restrooms would have an impact on the park restroom project that looks to rehabilitate the existing restrooms. This project would eliminate the need to update the existing restrooms at Lake School Park.

LAKE SCHOOL PARK**PHASE 2: TENNIS COURTS COMPLEX****CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 50,000
Land Acquisition	\$ 0
Construction	\$ 950,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 1,000,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 1,000,000
Total Funding	\$ 0
City's Contribution	\$ 1,000,000

39N GREENWAY CONNECTION TO CENTENNIAL TRAIL

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$33,750	\$0	\$0	\$0	\$0	\$0

Project Description:

The Great Rivers Greenway (GRG) is the public agency connecting the St. Louis region with greenways. The concept calls for a 600 mile network of greenways connecting St. Louis City, St. Louis County and St. Charles County. The next phase of this trail network is the Centennial Trail plan, which will connect Forest Park and Creve Coeur Lake Park, coming from Warson Park in Olivette to the east, working its way through our light industrial / 39 North district before moving into unincorporated St Louis County.

Existing Conditions:

GRG plans to move forward with preliminary design identified in the 39 North Greenway Plan in 2023 with construction projected for 2025-2027. However, segments that would allow better connectivity and access to the Centennial Trail for Creve Coeur businesses, institutions and residents are not included in the trail plan. As a result, a collaborative approach between the City of Creve Coeur, other stakeholders and GRG could enable these connections to be made.

Justification: *Community Demand; Coordination; Economic Growth; Protection & Conservation*

The GRG with willing to fund (subject to approval of their board) up to 50% of the cost in developing a preliminary design, estimated at \$300,000. In addition, the Donald Danforth Plant Science Center, St. Louis Economic Development Partnership, the City of Olivette and Bayer Global are willing to partner with the City in funding the remainder of the design cost. The project will further support one of the goals set out in the City's Strategic Plan to establish more options for pedestrians and provide expansion of the parks trail network. A robust trail network will attract more business to the community and make Creve Coeur a desirable place to live.

Operating Budget Impact:

None

Comments:

None

39N GREENWAY CONNECTION TO CENTENNIAL TRAIL

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 33,750
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 33,750

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 33,750
Total Funding	\$ 0
City's Contribution	\$ 33,750

VENERABLE PARK MEMORIAL (HDR FOUNDATION GRANT)

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$11,500	\$288,500	\$0	\$0	\$0	\$0	\$0

Project Description:

This project involves creating a lasting memorial to honor Dr. Venable. The goal is to have commemorative artwork that will engage visitors in the Venable's story. Through design elements, signage and future programming, this project will help inform visitors about the life and character of Dr. Venable as well as educate generations to come on what he faced in Creve Coeur. The memorial will be woven into the park master plan so it will be part of the overall aesthetics of the park.

Existing Conditions:

The park does not currently have a memorial to honor Dr. Venable or tell of his story.

Justification: *Community Demand; Coordination; Economic Growth; Protection & Conservation*

Community demand for this project has existed for quite some time. In 2019, Dr. Venable's story was brought to light to the Mayor and City Council.

Operating Budget Impact:

None

Comments:

None

VENERABLE PARK MEMORIAL (HDR FOUNDATION GRANT)

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 11,500
Land Acquisition	\$ 0
Construction	\$ 288,500
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 300,000

Funding Type	Amount
Community Development Block Grant (CDBG)	\$ 0
Municipal Park Grant	\$ 0
Outside Funding Source	\$ 0
American Rescue Plan Act (ARPA)	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 300,000
Total Funding	\$ 0
City's Contribution	\$ 300,000

WATERSHED MANAGEMENT PLAN

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$448,026	\$50,000	\$0	\$0	\$0	\$0	\$0

Project Description:

This project will create an in-depth study of stormwater behavior and needs throughout Creve Coeur and provide a sound, clear, and prioritized basis for the City's stormwater management program. The Watershed Management Plan will include a review of existing studies and resident concerns plus investigations of the creeks and stormwater infrastructure. From the Watershed Management Plan will come a prioritized, coordinated list of defined stormwater projects that will be listed as line items in future Capital Improvement Plans.

Existing Conditions:

The last City-wide watershed study was completed in the 1990's and was updated with additional project reviews in 2012. The study is outdated and does not provide a comprehensive list of issues and improvements that could guide a stormwater program.

Justification: *Community Demand; Condition of Existing Facility; Coordination; Operating Efficiency; Protection & Conservation*

In previous years, the City's capital improvement budget allowed for a small stormwater program that could only fund small or emergency projects. With the residents' approval of the parks and stormwater sales tax, the City is now able to have a planned, proactive stormwater program that will be logically and efficiently guided by the comprehensive Watershed Management Plan. A completed Watershed Management Plan will also help qualify the City for grants and other funding opportunities.

Operating Budget Impact:

None

Comments:

None

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 448,026
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 0
Other	\$ 50,000
Total Expenditures (FY2024-FY2028)	\$ 498,026

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ 0
DNR Section 319 Grant	\$ 0
Outside Funding	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 498,026
Total Funding	\$ 0
City's Contribution (FY2024-FY2028)	\$ 498,026

IMPLEMENTATION OF THE WATERSHED MANAGEMENT PLAN

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$0	\$500,000	\$500,000	\$600,000	\$600,000	TBD

Project Description:

This line item represents the City's planned investment into the stormwater projects identified and prioritized by the Watershed Management Plan. The locations and types of the projects are not yet known, but it is expected that the design of the highest priority projects in the Stormwater Management Plan will begin in FY2025 and that construction of these projects may begin as early as FY2026. The actual schedule will depend on the complexity of the highest-priority projects. The projects and their associated costs will become specific line items in the CIP as they are defined, so this line item may not be necessary in future versions of the CIP.

Existing Conditions:

The creeks that run through Creve Coeur have locations with stream bank erosion. Some streets are served by outdated or deteriorating stormwater infrastructure, and some streets have few, if any, stormwater inlets and conveyance. Residents throughout the City have reported issues with street and yard ponding.

Justification: *Community Demand; Condition of Existing Facility; Coordination; Operating Efficiency; Protection & Conservation*

The residents of Creve Coeur approved the parks and stormwater sales tax in late 2020, which gives the City the ability to create a planned and proactive stormwater program.

Operating Budget Impact:

Calls for staff to investigate stormwater concerns are expected to decrease as capital projects address stormwater issues.

Comments:

None

IMPLEMENTATION OF THE WATERSHED MANAGEMENT PLAN CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 2,200,000
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 0
Other	\$ 0
Total Expenditures (FY2024-FY2028)	\$ 2,200,000

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ 0
DNR Section 319 Grant	\$ 0
Outside Funding	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 2,200,000
Total Funding	\$ 0
City's Contribution (FY2024-FY2028)	\$ 2,200,000

STORMWATER IMPROVEMENTS (DEER CREEK – DEER CREEK OMCI)

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$0	\$224,000	\$224,000	\$224,000	\$224,000	TBD

Project Description:

This project is similar to the Implementation of the Watershed Management Plan line item. Both projects represent planned investment into the City's public stormwater infrastructure following the completion of the Watershed Management Plan. The distinction of this line item is for investments in the Deer Creek watershed that will be at least partially funded through MSD's Operations, Maintenance, and Construction Improvement (OMCI) reimbursement program that applies only to the Deer Creek watershed. The actual projects in FY2024 and beyond will depend on the project ranking in the Watershed Management Plan. Projects and associated costs will become specific line items in the CIP as they are defined, and this line item may not be necessary in future versions of the CIP.

Existing Conditions:

The Deer Creek watershed generally includes the portion of Creve Coeur that is east of Interstate 270 and south of Olive Boulevard. Stormwater-related improvements within this area are eligible for reimbursement through MSD's OMCI program, which is funded through property taxes in the Deer Creek watershed.

Justification: *Condition of Existing Facility; Coordination; Availability of Outside Funding; Protection & Conservation*

MSD offered to allow the City to seek reimbursement for the City's stormwater priorities within the Deer Creek watershed so that taxes paid in Creve Coeur will help make improvements in Creve Coeur. Improvements will follow the priorities set by the Stormwater Management Study.

Operating Budget Impact:

Capital improvements to the City's stormwater infrastructure are expected to reduce operating expenses for site reviews, maintenance, construction of repairs, and stabilization efforts.

Comments:

None

STORMWATER IMPROVEMENTS (DEER CREEK – DEER CREEK OMCI)

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 896,000
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 0
Other	\$ 0
Total Expenditures (FY2024-FY2028)	\$ 896,000

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ 896,000
DNR Section 319 Grant	\$ 0
Outside Funding	\$ 0
Total Funding	\$ 896,000

Summary	Amount
Total Expenditures	\$ 896,000
Total Funding	\$ 896,000
City's Contribution (FY2024-FY2028)	\$ 0

HIBLER ROADSIDE DRAINAGE

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$70,673	\$339,000	\$0	\$0	\$0	\$0	\$0

Project Description:

This project will re-establish and improve roadside drainage along Hibler Road east of Falaise Drive to west towards Mason Road. Improvements will include new and improved roadside drainage swales, removing and replacing curb and gutter, and adding inlets and stormwater conveyance. Design will be completed in FY2023, and construction is planned for FY2024.

Existing Conditions:

Sections of Hibler Road do not have curbing and use roadside swales and the adjacent grades to carry stormwater runoff. City staff have received reports of ponding and large volumes of sheet flow during warmer weather and icy conditions during freezing temperatures. Staff has also observed that the street has insufficient drainage to safely convey stormwater.

Justification: *Community Demand; Condition of Existing Facility; Operating Efficiency; Public Safety*

This project aims to address residents' concerns about flooding and safety by improving stormwater management along Hibler Road.

Operating Budget Impact:

Addressing this concern through capital improvements will eliminate the need for City staff to attempt to address the situation through maintenance operations.

Comments:

None

Expenditure Type	Amount
Planning, Design, and Engineering (FY2023)	\$ 70,673
Land Acquisition	\$ 0
Construction	\$ 339,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 409,673

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ 0
DNR Section 319 Grant	\$ 0
Outside Funding	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 409,673
Total Funding	\$ 0
City's Contribution	\$ 409,673

ALDEN LANE DRAIN REPLACEMENT (DEER CREEK OMCI)

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$39,533	\$67,000	\$0	\$0	\$0	\$0	\$0

Project Description:

This project will replace a small storm drain system that serves a section of Alden Lane. The project will also repair a sinkhole that has formed near one of the failing inlets. Design will be completed in FY2023, and construction will take place in FY2024.

Existing Conditions:

The drain system includes two small inlets – one on each side of Alden Lane – that carry stormwater from the street and the north side of Alden Lane to a small creek on the south side of the street. The drains are not standard and easily clog with mulch and leaf debris. The clogged drains cause roadway flooding. An apparent failure of the drainage pipe has also created a large hole near the roadway. This hole is a potential hazard and has been filled with rock as a temporary safety measure. In addition to the hole near the existing inlet, the project will also repair a sinkhole that has formed in the road west of the drain system.

Justification: *Community Demand; Condition of Existing Facility; Operating Efficiency*

Replacing the existing stormwater inlets and pipes will improve the capacity and performance of this small stormwater system and help prevent the hole that formed near the creek from reappearing. The new drains will have larger openings that will make them much less likely to clog.

Operating Budget Impact:

Replacing non-standard drains will eliminate the need for staff to monitor the inlets for clogs during typical rain storms, and replacing the pipes will eliminate the need for staff to monitor the area to see if the hole has formed again.

Comments:

This project is located within the Deer Creek watershed, and the City will be eligible for reimbursement of design and construction costs through MSD's Operations, Maintenance, and Construction Improvements (OMCI) reimbursement program.

ALDEN LANE DRAIN REPLACEMENT (DEER CREEK OMCI)

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering (FY2023)	\$ 39,533
Land Acquisition	\$ 0
Construction	\$ 67,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 106,533

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ 67,000
DNR Section 319 Grant	\$ 0
Outside Funding	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 106,533
Total Funding	\$ 67,000
City's Contribution	\$ 39,533

BALLAS CULVERT EROSION REHABILITATION (DEER CREEK OMCI)

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$89,887	\$380,000	\$0	\$0	\$0	\$0	\$0

Project Description:

This project will replace a failing road culvert and stabilize a section of the creek east of South New Ballas Road that flows behind the homes on Tarrytown Drive towards the City line. Design will be completed in FY2023, and construction is planned for FY2024.

Existing Conditions:

A stormwater culvert runs beneath South New Ballas Road just south of Tarrytown Drive, and water flows from west to east through this culvert. Replacing the culvert is necessary to keep one of the busiest roads in Creve Coeur from failing. In addition to the failing culvert, significant erosion has been observed downstream (east) of the culvert. Residents have voiced concerns about erosion, poor drainage, and flooding.

Justification: *Community Demand; Condition of Existing Facility; Operating Efficiency*

Improvements to address erosion downstream of the culvert will help prevent the situation worsening and potentially impacting South New Ballas Road, the most heavily traveled section of road that the City maintains. Addressing the creek downstream as part of this project should be less expensive and less intrusive to the neighboring properties than if the two projects were completed independently.

Operating Budget Impact:

None

Comments:

This project is located within the Deer Creek watershed, and the City will be eligible for reimbursement of design and construction costs through MSD's Operations, Maintenance, and Construction Improvements (OMCI) reimbursement program

BALLAS CULVERT EROSION REHABILITATION (DEER CREEK OMCI)

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering (FY2022 & FY2023)	\$ 89,887
Land Acquisition	\$ 0
Construction	\$ 380,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 469,887

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ 285,000
DNR Section 319 Grant	\$ 0
Outside Funding	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 469,887
Total Funding	\$ 285,000
City's Contribution	\$ 184,887

GOLF COURSE POND AERATION (DEER CREEK OMCI)

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$13,000	\$64,000	\$0	\$0	\$0	\$0	\$0

Project Description:

This project will add an aeration system in the Creve Coeur Golf Course's southernmost pond. Installing the aerator was originally intended to be part of the 2017 dam stabilization project. At that time, it was discovered that the existing electrical power feed needed to be upgraded to accommodate the aerator, and due to cost restraints the City was forced to remove this item from the scope of the dam project.

Existing Conditions:

A small electrical supply is located on the west side of the pond, slightly north of the #5 green. This electric supply currently powers the fountain in the pond. To add an aerator, the electrical needs to be upgraded. The 2017 dam project removed the built-up silt from the pond, which made the pond deeper, and the pond now has significant algae growth. An aerator will help circulate the water and control algae growth in the pond while reducing the possibility of odors from organic materials.

Justification: *Condition of Existing Facility; Beautification; Availability of Outside Funding*

The aerator will help the City extend its 2017 investment into the pond. Less algae will help make the pond water clearer and more aesthetically pleasing to golfers, enhancing their enjoyment of the course.

Operating Budget Impact:

The cost for the electricity for the aerator is expected to be negligible compared to the overall electricity needs of the Golf Course.

Comments:

This project is located within the Deer Creek watershed, and the City will be eligible for reimbursement of design and construction costs through MSD's Operations, Maintenance, and Construction Improvements (OMCI) reimbursement program.

GOLF COURSE POND AERATION (DEER CREEK OMCI)**CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering (FY2023)	\$ 13,000
Land Acquisition	\$ 0
Construction	\$ 64,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 77,000

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ 64,000
DNR Section 319 Grant	\$ 0
Outside Funding	\$ 0
Total Funding	\$ 64,000

Summary	Amount
Total Expenditures	\$ 77,000
Total Funding	\$ 64,000
City's Contribution	\$ 13,000

HIBLER WOODS DRAIN REPLACEMENT

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$30,000	\$0	\$0	\$0	\$0	\$0

Project Description:

This project will replace the failing trench drain that extends across Hibler Woods Drive. Both the metal grates and the supporting concrete shelf that supports the grates are deteriorating. Additionally, the grade of the asphalt approach is higher than the grate, which causes unsmooth and potentially unsafe driving conditions. When replacing the failing structure, the asphalt road before and after the drain will be milled and overlaid to create a smooth transition and even slope for a smoother, safer driving experience.

Existing Conditions:

A resident in the Mason Forest Subdivision reported that one of the grates of this trench drain was broken in 2020, and City staff welded a repair for this grate as a temporary measure. As has been the case with several other trench drains in Creve Coeur, roadway trench drains are considered part of the street and are not maintained by MSD.

Justification: *Condition of Existing Facility; Public Safety*

The trench drain will need to be replaced to provide a stable, structurally sound structure for vehicle and pedestrian traffic.

Operating Budget Impact:

Replacement of the drain should eliminate the need for additional repairs to the drain for at least ten years.

Comments:

None

HIBLER WOODS DRAIN REPLACEMENT**CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 30,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 30,000

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ 0
DNR Section 319 Grant	\$ 0
Outside Funding	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 30,000
Total Funding	\$ 0
City's Contribution	\$ 30,000

STORMWATER CONCEPTUAL PLANS (DESIGN)

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$150,000	\$0	\$0	\$0	\$0	\$0

Project Description:

The Stormwater Committee identified seven stormwater concerns that will be evaluated before the completion of the Watershed Management Plan. This evaluation will help the City understand the scope, cost, and public support for each potential project. Projects that score high enough on the risk registry and cost/benefit analysis will move into preliminary design and possibly construction in FY2024. Projects that do not move forward to design at this time will be incorporated into the Watershed Management Plan.

The following are the sites the Stormwater Committee recommended for evaluation:

1. **Magna Carta at Runnymede and Templar** – Storm drain improvements
2. **13105 D'Artagnan Ct** – Stream bank erosion along the creek corridor
3. **Ferntop Lane** – Storm channel erosion
4. **Deer Creek in Malcolm Terrace Park** – Creek bank erosion & a possible bridge project
5. **Cuiseaux Court** – Subdivision drainage
6. **Beaver Drive** – Corrugated metal road culvert is past it's useful life
7. **Broadview Farm** – Road drainage and ponding at various locations in the subdivision

Existing Conditions:

Some of the issues that potential projects will work to solve include: stream bank erosion, insufficient or failing stormwater infrastructure, and yard ponding. Many of the above listed sites are within the City's right of way or parks, which reduces the likelihood that easements will be required.

Justification: *Condition of Existing Facility; Community Demand, Protection & Conservation*

The Stormwater Committee has recommended that the City pursue the design and construction of stormwater improvements before the Watershed Management Plan is completed.

Operating Budget Impact:

None

Comments

None

STORMWATER CONCEPTUAL PLANS (DESIGN)**CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 150,000
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 150,000

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ TBD
DNR Section 319 Grant	\$ 0
Outside Funding	\$ 0
Total Funding	\$ TBD

Summary	Amount
Total Expenditures	\$ 150,000
Total Funding	\$ TBD
City's Contribution	\$ 150,000

LAKE DREDGING – CONWAY PARK & GOLF COURSE (DESIGN & CONSTRUCTION)

Estimated Annual Costs						
Prior Years	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$40,000	\$450,000	\$200,000	\$0	\$0	TBD

Project Description:

The lakes at Conway Park and the Golf Courses have received a large volume of sediment, and the depth of the lakes and water quality has greatly decreased. In the design phase, the depth of sediment will be measured, and then the amount of dredging required and the dredging methodology can be determined. The dredging itself will span two years. FY2025 will focus on Conway Park Lake, and in FY2026 the Golf Course lakes will be dredged. A forebay will be added to lake near green 9 to help keep suspended solids from flowing into the other lakes.

Existing Conditions:

Golfers have reported that the lakes at the Golf Course have a strong, unpleasant odor. Dredging the lakes will remove the organic material that is causing the odors. Currently, each of the lakes has a decreased storage capacity and are less effective at stormwater management.

Justification: *Community Demand; Condition of Existing Facility, Protection & Conservation, Beautification*

Dredging the lakes will improve stormwater management performance. Dredging Conway Lake to a suitable depth may make it possible to stock the lake with fish. After the lakes are dredged, fountains and aeration systems can be installed, which will help improve water quality and prevent odors.

Operating Budget Impact:

For the forebay to be effective, deposited sediment will need to be regularly removed. This regular maintenance will help prolong the amount of time until the lakes will need to be dredged again. Delaying the cost of another full dredging effort will be cost-effective in the long-term.

Comments:

None

LAKE DREDGING – CONWAY PARK & GOLF COURSE

(DESIGN & CONSTRUCTION)

CONTINUED

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 40,000
Land Acquisition	\$ 0
Construction	\$ 650,000
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 690,000

Funding Type	Amount
MSD Operation Maintenance Construction Improvement (OMCI) District	\$ TBD
DNR Section 319 Grant	\$ 0
Outside Funding	\$ 0
Total Funding	\$ TBD

Summary	Amount
Total Expenditures	\$ 690,000
Total Funding	\$ TBD
City's Contribution	\$ 690,000

PARKS CAPITAL EQUIPMENT

Estimated Annual Costs						
Prior Year	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$0	\$30,000	\$0	\$0	\$0	\$0	\$0

Project Description:

The Department of Public Works proposes to purchase tractor for operation of the flail mower and various other needs required to maintain the park nature trails and surrounding grounds.

Existing Conditions:

Currently the flail mower is only available to be used with current skid steers are not needed for road work or other associate work. The tractor will be a new addition to the department and will greatly assist in nature trail and park ground maintenance.

Justification: *Condition of Existing Equipment; Operating Efficiency*

The City prides itself on the appearance of its parks, and green spaces of the parks are significant passive amenities. New tractor is needed to adequately and efficiently service these areas.

Operating Budget Impact:**Comments:**

None

PARKS CAPITAL EQUIPMENT**CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 0
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 30,000
Other	\$ 0
Total Expenditures	\$ 30,000

Funding Type	Amount
Outside Funding	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 30,000
Total Funding	\$ 0
City's Contribution	\$ 30,000

PROJECT MANAGEMENT

Estimated Annual Costs						
Prior Year	FY2024	FY2025	FY2026	FY2027	FY2028	Future
\$132,035	\$137,795	\$142,000	\$146,300	\$150,700	\$155,300	TBD

Project Description:

This line item includes the costs associated with the full-time salary and benefits for two Public Works staff members to help oversee the design and construction of projects outlined in the Capital Improvement Program. A project manager will be 100% funded through the Parks and Stormwater Fund, and a civil engineer will be 50% funded through the Capital Fund and 50% funded through the Parks and Stormwater Fund.

Existing Conditions:

The City's Department of Public Works manages the implementation of most of the Capital Improvement Program, and the Public Works staff needs the capacity to responsibly manage the additional projects and programs made possible by the parks and stormwater sales tax.

Justification: *Operating Efficiency*

The responsible and effective administration of the City's capital improvement projects requires significant staff time. Projects often have similar schedules, and multiple projects often require immediate attention at the same time. The project management and engineering staff provided for in this item will be critical for the parks and stormwater projects to be able to be completed successfully and on time.

Operating Budget Impact:

Annual costs for each position include salary and benefits plus ongoing employee training, city equipment, cell phone, and general supplies, which are anticipated to be approximately \$1,000 per employee per year.

Comments:

None

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 732,095
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 0
Other	\$ 0
Total Expenditures (FY2024-FY2028)	\$ 732,095

Funding Type	Amount
Outside Funding	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 732,095
Total Funding	\$ 0
City's Contribution (FY2024-FY2028)	\$ 732,095

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BUILDING PROJECT BOND FUND

In November 2016, Creve Coeur voters approved a ballot measure that authorized the issuance of general obligation bonds of \$10.69 million for the purpose of constructing, furnishing, and equipping a new police station on the existing Government Center property and making safety, security, and accessibility renovations to the existing Government Center.

Building Project Bond Fund Expenses

The expenses for the police building project began in FY2018 and continued through FY2020. This project was completed slightly below budget.

Now that the police building project is complete, the remaining balance of this fund will be allocated to safety, security, and accessibility improvements to the Creve Coeur Government Center and the Police Station. Planning and design for the renovation of the Government Center are identified as a project in the Capital Fund. Renovations of the Government Center are planned for each year FY2024 through FY2028. Future Capital Improvement Programs will program the contribution from the Building Project Bond Fund for the Government Center project.

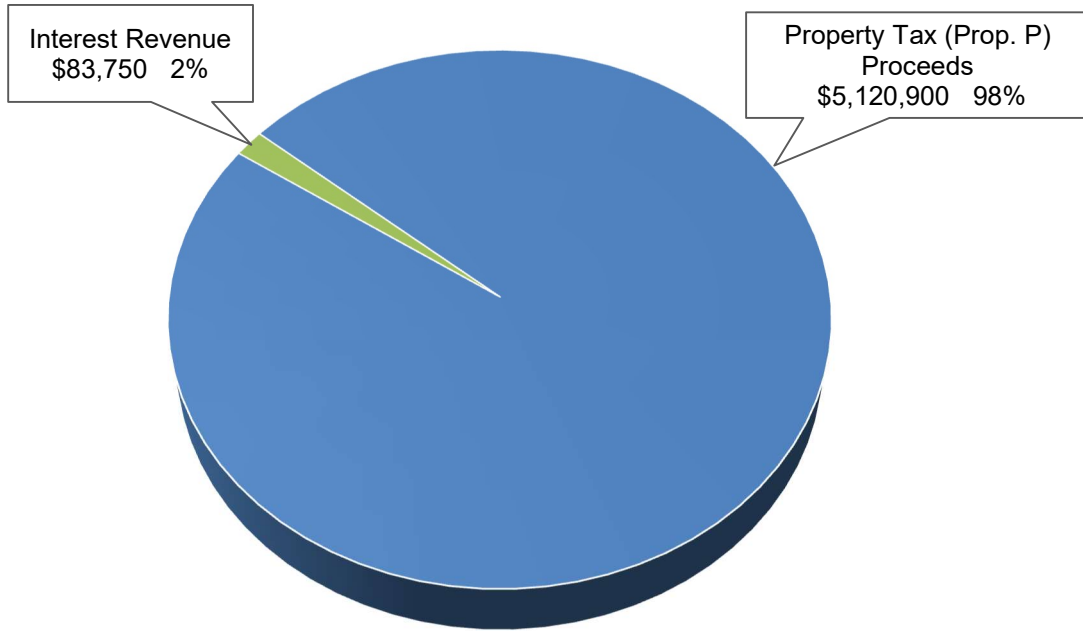
Debt Service

Most of the remaining revenues and expenses for the Building Project Bond Fund involve the debt service for the bonds. The debt service for the Building Project Bond Fund will be paid through a 20-year real estate and personal property tax levy, which is anticipated to sunset in 2037.

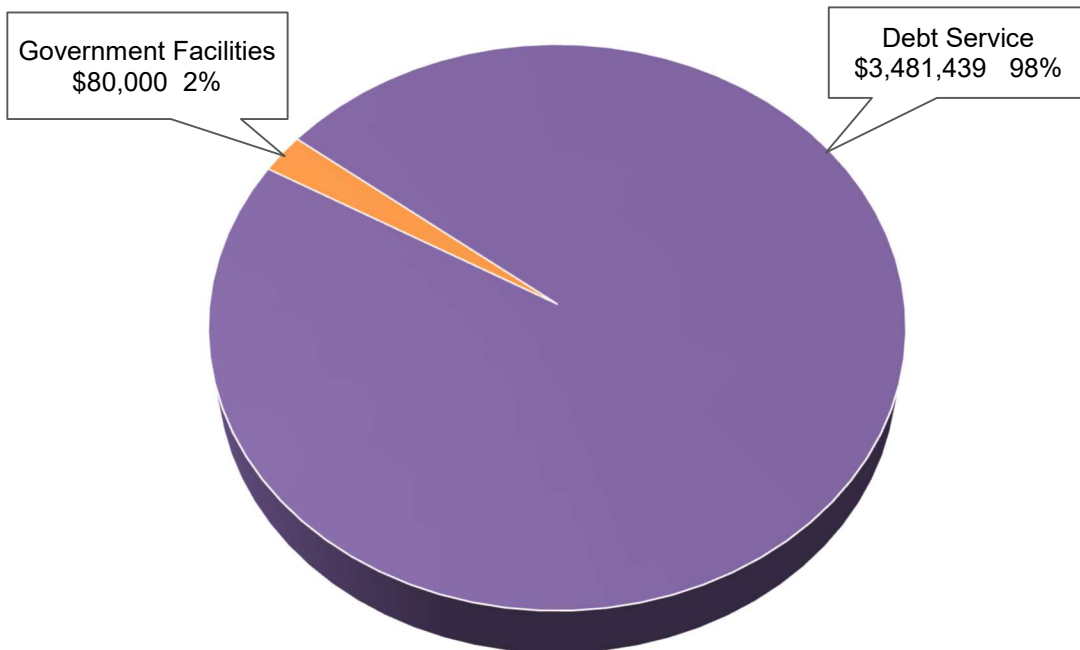
The property tax that funds the debt service was increase by approximately 24% in FY2023 and is proposed to increase through the five-year capital plan.

Summaries of the projected revenues and expenses for the Building Project Bond Fund are included on the next page, and details about the two projects that are proposed to be financed through this fund can be found in the project summary sheets that follow.

**Building Project Bond Fund Revenues
FY2024-FY2028**



**Building Project Bond Fund Expenses
FY2024-FY2028**



POLICE PARKING LOT SECURITY FENCE

Estimated Annual Costs						
Prior Year	FY2023	FY2024	FY2025	FY2026	FY2027	Future
\$0	\$0	\$0	\$80,000	\$0	\$0	\$0

Project Description:

The Police Department's vehicle fleet parking lot is located on the east side of the Police Building. Access to this lot is controlled along the driveways with vehicle security barriers, but the lot is otherwise open for pedestrians to enter. This project would construct a fence and automated gates to secure this parking lot.

Existing Conditions:

The parking lot for the City's police vehicles currently limits vehicular access through the use of vehicle security barriers at both entrances to the area. A pedestrian, however, would have only minimal restrictions from entering this parking lot.

Justification: *Public Safety*

The City's police vehicles need to be located in a secure area so that they are most likely to be available to respond to calls for service and emergencies. Although there are not specific CALEA requirements for the proposed fence, there are generally accepted practices in the field of security and emergency management that fencing, barriers, and other "target hardening" methods should be used to protect critical facilities, including police departments, emergency operation centers, and jails – all of which are functions of the Creve Coeur police building.

Operating Budget Impact:

The proposed gates would require electricity to operate, but the additional cost to the City is expected to be negligible.

Comments:

None.

POLICE PARKING LOT SECURITY FENCE**CONTINUED**

Expenditure Type	Amount
Planning, Design, and Engineering	\$ 80,000
Land Acquisition	\$ 0
Construction	\$ 0
Equipment	\$ 0
Other	\$ 0
Total Expenditures	\$ 80,000

Funding Type	Amount
Outside Funding	\$ 0
Total Funding	\$ 0

Summary	Amount
Total Expenditures	\$ 80,000
Total Funding	\$ 0
City's Contribution	\$ 80,000

CAPITAL FUND

9501 GOVERNMENT FACILITIES	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Accessibility Improvements (CDBG)	-	-	20,000	20,000	-	20,000	20,000	20,000	20,000
02 Government Center Renovations	250,000	56,949	400,000	38,317	30,000	30,000	30,000	30,000	30,000
03 Government Center Parking Lot Repairs	25,000	9,930	-	-	-	-	-	-	-
04 Salt Dome Roof Repairs (Insurance Claim)	60,000	-	-	-	60,000	-	-	-	-
05 Police Department Repair (Insurance Claim)	-	32,826	-	-	-	-	-	-	-
06 Government Center Roof Repairs (Insurance Claim)		-		5,653	250,000				
07 Demo of 1030 N Lindbergh Blvd Building					40,000				
08 Roofing for Public Works Garage					-		500,000		
09 EV Charging Stations at the Police Station and Government Center (Grant Match)					112,500				
Subtotal (Government Facilities)	335,000	99,705	420,000	63,970	492,500	50,000	550,000	50,000	50,000
% of Total Capital Fund Outlay	7%	4%	8%	1%	7%	1%	13%	2%	2%

9506 PARKS AND RECREATIONAL FACILITIES	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
02 Park or Dielmann Complex Improvements (Grant Match)	-	-	30,500	-	-	30,500	-	30,500	-
14 Ice Arena Refrigerant Switchover (Municipal & ARPA Grant)	20,000	20,000	100,000	234,450	1,100,000	1,100,000	-	-	-
15 Malcolm Terrace Parking Lot Improvements (CDBG Grant)	-	73,533	-	-	-	-	-	-	-
16 Dielmann Recreation Complex HVAC Replacement - Phase 2	110,000	-	110,000	110,000	-	-	-	-	-
17 Dielmann Recreation Complex Roof Drainage	50,000	-	30,000	42,355	93,000	-	-	-	-
18 Ice Arena Flooring Replacement	-	-	-	-	200,000	-	-	-	-
20 Park Preliminary Design - Millennium Park (Park Planning Grant)	-	7,000	-	-	-	-	-	-	-
21 Ice Arena Dehumidification System Repair (ARPA)	-	45,729	-	75,000	-	-	-	-	-
22 Ice Arena Evaluation	-	30,960	-	-	-	-	-	-	-
23 Dielmann Complex Concessions Area Renovation (Planning & Design)			30,000	20,000	-	-	-	-	-
24 Dielmann Recreation Complex Fire Alarm Repair (Insurance Claim)	-	19,760	-	4,834	-	-	-	-	-
25 Golf Course Perimeter Fencing Replacement			-	-	40,000	-	70,000	-	-
26 Golf Course Maintenance Bridge			-	-	-	-	-	-	200,000
27 Dielmann Structural Repairs			-	3,600	20,000				
28 Accessibility Improvements (CDBG)					20,000				
29 Roofing for Ice Arena (Insurance Claim)							400,000		
30 Dielmann Compressor Repairs (ARPA)				99,390					
31 Temporary Portable Ice Rink Refrigerant System					120,000				
32 Golf Course Maintenance Building Replacement					30,000				
Subtotal (Parks and Recreational Facilities)	180,000	196,982	300,500	589,629	1,623,000	1,130,500	470,000	30,500	200,000
% of Total Capital Fund Outlay	4%	7%	6%	8%	23%	23%	11%	1%	7%

9510 STREETS AND SIDEWALKS	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Street and Sidewalk Maintenance Program	1,375,000	1,395,564	1,400,000	1,899,992	1,421,000	1,442,300	1,463,900	1,485,900	1,508,200
02 Street Reconstruction/Rehabilitation	-	-	300,000	482,085	300,000	-	300,000	-	300,000
04 Fernview Sidewalk Concept Plan - Phase 1 Olive to Gallagher (Design & Grant Match)	35,000	34,765	-	1,534	50,000	60,000	160,000	-	-
05 New Ballas Median Plantings	-	8,800	-	-	-	-	-	-	-
06 Signal Enhancement Projects	180,000	272,843	-	-	-	-	-	-	-
07 Emerson Road Improvement Project (STP Grant)	-	23,353	-	-	-	-	-	-	-
09 Mosley Road Improvement Project (STP Grant)	1,340,000	203,199	-	1,124,563	-	-	-	-	-
10 N Ballas Road Improvements - Phase 1 - Olive to Craig (STP Grant)	180,000	108,796	1,136,600	1,136,600	-	-	-	-	-

11 N Ballas Sidewalk - Phase 3 (TAP Grant)	-	5,472	210,000	-	-	-	100,000	-	-
12 Lindbergh-Old Olive Intersection (State Cost-Share; STP Grant)	25,000	70,615	460,000	460,000	2,045,500	-	-	-	-
13 Olive-Lindbergh Interchange Enhancements	30,000	-	-	-	30,000	-	-	-	-
14 Pavement Condition Ratings Update	45,000	24,785	-	27,962	-	-	-	-	-
15 Olive Median Enhancement Stock	75,000	22,997	-	59,105	20,000	20,000	20,000	20,000	20,000
16 Craig Road Improvements (STP Grant)	-	-	150,000	225,600	100,000	1,300,000	-	-	-
17 N Ballas Road Improvements - Phase 2 S. New Ballas (Design & Grant Match)	-	-	-	-	150,000	20,000	250,000	-	-
18 N Ballas Road Improvements - Phase 3 - Ladue to Magna C (Design & Grant Match)	-	-	-	-	-	150,000	20,000	250,000	-
19 N Ballas Road Improvements - Phase 4 - Magna C to Olive (Design & Grant Match)	-	-	-	-	-	-	125,000	25,000	250,000
20 Ladue Road Improvements - Phase 1 (Design & Grant Match)	-	-	-	-	-	-	-	150,000	-
21 Olive-270 Overpass Cleaning & Painting	-	-	-	-	80,000	-	-	-	-
22 Old Olive Sidewalk Extension (Design)					25,000	60,000			
23 Fernview Sidewalk - Phase 2 Gallagher to LeHavre (Design & Grant Match)							80,000		
Subtotal (Streets and Sidewalks)	3,285,000	2,171,189	3,656,600	5,417,441	4,221,500	3,052,300	2,518,900	1,930,900	2,078,200
% of Total Capital Fund Outlay	71%	77%	74%	77%	59%	63%	61%	73%	70%

9516 CAPITAL EQUIPMENT	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Public Works Capital Equipment **	532,690	186,035	331,000	408,355	619,000	401,800	398,800	408,500	428,000
02 Golf Course Capital Equipment	25,000	23,486	-	-	55,000	65,000	-	65,000	40,000
04 Phone System Replacement	52,000	42,434	-	-	-	-	-	-	-
05 Public Works Facility Gasoline System Replacement	-	-	-	-	-	-	-	-	-
06 Permitting Software	70,000	-	70,000	156,649	-	-	-	-	-
07 Meeting Management Software	-	-	20,000	13,128	-	-	-	-	-
08 Active Net Software		16,027							
09 Capital Equipment Back Order				241,520					
Subtotal (Capital Equipment)	721,690	267,982	421,000	819,652	674,000	466,800	398,800	473,500	468,000
% of Total Capital Fund Outlay	16%	9%	9%	12%	9%	10%	10%	18%	16%

**** Current projections show that equipment may take up to two years between ordering and delivery. Payment for equipment occurs upon delivery, so the actual amounts shown may misleadingly suggest that no equipment was ordered.**

CAPITAL PROJECT ADMINISTRATION	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Project Management	93,082	93,634	145,258	138,542	153,104	157,700	162,500	167,400	172,500
Subtotal (Administration)	93,082	93,634	145,258	138,542	153,104	157,700	162,500	167,400	172,500
% of Total Capital Fund Outlay	2%	3%	3%	2%	2%	3%	4%	6%	6%

TOTAL CAPITAL FUND OUTLAY	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
	4,614,772	2,829,492	4,943,358	7,029,234	7,164,104	4,857,300	4,100,200	2,652,300	2,968,700

9514 DEBT SERVICE	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
N/A	-	-	-	-	-	-	-	-	-
Subtotal	-	-	-	-	-	-	-	-	-
% of Total Year End Figures	0%	0%	0%	0%	0%	0%	0%	0%	0%

TOTAL YEAR END FIGURES (Capital Outlay & Debt Service)	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
	4,614,772	2,829,492	4,943,358	7,029,234	7,164,104	4,857,300	4,100,200	2,652,300	2,968,700

CAPITAL FUND REVENUES	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
Beginning Fund Balance (estimated Cash Basis as of July 1)	2,062,368	2,052,949	2,546,596	2,546,596	1,687,756	1,267,487	260,762	43,604	423,571
Estimated Capital Improvement Sales Tax Revenue (Half-Cent Sales Tax)	1,911,932	2,195,653	2,206,608	2,422,402	2,470,850	2,520,267	2,545,470	2,570,924	2,596,634
Estimated Interest Revenue	4,000	6,166	2,150	28,468	17,575	9,773	7,572	11,342	12,214
Estimated Additional Revenue (Grants, Reimbursement, and Other)	839,000	718,220	1,448,346	3,302,524	3,845,410	910,535	920,000	40,000	40,000
Proceeds from Equipment Sales	10,000	3,100	10,000	17,000	10,000	10,000	10,000	10,000	10,000
General Fund Transfers In	650,000	400,000	800,000	400,000	400,000	400,000	400,000	400,000	400,000
Total Revenues & General Fund Transfers In - Capital Fund	3,414,932	3,323,139	4,467,104	6,170,394	6,743,835	3,850,575	3,883,042	3,032,267	3,058,848
Total Anticipated Year End Expenditures	4,614,772	2,829,492	4,943,358	7,029,234	7,164,104	4,857,300	4,100,200	2,652,300	2,968,700
Ending Fund Balance (Cash Basis) - Capital Fund	862,528	2,546,596	2,070,342	1,687,756	1,267,487	260,762	43,604	423,571	513,718

ESTIMATED ADDITIONAL REVENUE (FUNDING SOURCES)	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
ADA Improvements (Community Development Block Grant)	-	-	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Insurance Proceeds - Public Works Gate	-	177,802	-	6,345	-	-	-	-	-
Emerson Road Improvement Project (STP Grant)	-	444,000	-	-	-	-	-	-	-
Mosley Road Improvements - North Phase (STP Grant)	676,000	54,694	705,306	680,014	-	-	-	-	-
New Ballas Improvements - Phase 1 (STP Grant)	144,000	-	144,000	144,000	816,000	-	-	-	-
Park Path Improvements (Municipal Park Grant)	-	-	-	-	-	-	-	-	-
Lindbergh-Old Olive Intersection (State Cost-Share Program)	15,000	-	95,200	50,000	875,050	-	-	-	-
Lindbergh-Old Olive Intersection (STP Grant)	-	-	229,840	229,840	934,360	-	-	-	-
New Ballas Sidewalk - Phase 3 (TAP Grant)	4,000	-	4,000	4,000	-	-	-	-	-
Signal Enhancement Reimbursement (MoDOT)	-	-	-	-	-	-	-	-	-
Ice Arena Refrigerant Switchover (Municipal Park Grant)	-	-	-	-	-	525,000	-	-	-
Millennium Park Preliminary Design (Municipal Park Planning Grant)	-	-	-	-	-	-	-	-	-
Craig Road Improvements (STP Grant)	-	-	-	-	80,000	-	880,000	-	-
Olive TDD Closeout	-	-	250,000	250,000	-	-	-	-	-
Misc.	-	41,724	-	-	-	-	-	-	-
Olive Median Enhancement Stock (Insurance Proceeds)				20,000	20,000	20,000	20,000	20,000	20,000
Ice Arena Refrigerant Switchover (ARPA)				234,450	1,100,000	345,535			
Ice Arena Dehumidification System Repair (ARPA)				75,000					
Dielmann Compressor Repairs (ARPA)				99,390					
Street and Sidewalk Maintenance Program (ARPA)				1,489,485					
Subtotal	839,000	718,220	1,448,346	3,302,524	3,845,410	910,535	920,000	40,000	40,000

PARKS AND STORMWATER FUND

9501 GOVERNMENT FACILITIES	FY2020 BUDGETED	FY2020 ACTUAL	FY2021 BUDGETED	FY2021 ACTUAL	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal (Government Facilities) % of Total Parks-Stormwater Tax Fund Outlay	N/A	-	N/A	-	N/A	-	0%	-	0%	-	0%	-	0%

9506 PARKS AND RECREATIONAL FACILITIES	FY2020 BUDGETED	FY2020 ACTUAL	FY2021 BUDGETED	FY2021 ACTUAL	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Park Preliminary Designs	-	-	-	-	50,000	-	-	-	-	-	-	-	-
02 Implementation of Park Master Plan	-	-	-	-	500,000	-	-	-	-	-	-	-	-
03 Historic Building Rehabilitation and Preservation	-	-	-	-	25,000	-	25,000	25,000	100,000	25,000	25,000	25,000	25,000
04 Conway Park Cabins Relocation	-	-	-	-	-	-	75,000	65,012	-	-	-	-	-
05 Park Restroom Renovations	-	-	-	-	110,000	26,588	40,000	23,500	120,000	60,000	60,000	-	-
06 Park Path Improvements (Municipal Park Grant)	-	-	-	-	680,000	481,532	-	163,952	-	-	-	-	-
07 Malcolm Terrace Parking Lot Improvements (CDBG Grant)	-	-	-	-	50,000	74,584	-	-	-	-	-	-	-
08 Park Identification Signage Master Plan	-	-	-	-	20,000	-	-	-	-	20,000	-	-	-
09 Park Parking Lot Sealing	-	-	-	-	50,000	15,570	-	-	-	-	-	25,000	-
10 Park Furniture Replacement	-	-	-	-	80,000	-	-	-	20,000	20,000	20,000	20,000	20,000
11 Malcolm Terrace Park Trail Improvements	-	-	-	-	150,000	66,179	-	22,044	-	-	25,000	-	-
12 Repaint & Restripe Conway Park and Lake School Park Tennis Courts	-	-	-	-	75,000	115,170	-	-	-	-	-	-	-
13 Remove Small Playground at Millennium Park	-	-	-	-	20,000	-	-	-	-	-	-	-	-
14 Millennium Park Improvements - Phase 1	-	-	-	-	-	66,901	1,590,000	61,630	2,300,000	-	-	-	-
15 Millennium Park Improvements - Phase 2 - Trails & Ridgemoor Forest Connection	-	-	-	-	-	-	100,000	-	-	-	100,000	850,000	-
17 Venable Park Improvements - Phase 1 - Trail, Bridge, Tennis Courts & Splash pad	-	-	-	-	-	-	-	-	125,000	2,000,000	-	-	-
19 Playground Safety Surface Replacement (Venable 2023 & Conway 2026)	-	-	-	-	-	-	-	131,270	-	-	125,000	-	-
20 Lake School Park - Phase 1 - Master Plan, Grading & Playground	-	-	-	-	-	-	-	39,100	-	75,000	350,000	-	-
21 Millennium Park - Phase 3 - Park Entrance & Parking Lot Improvements	-	-	-	-	-	-	-	-	-	-	-	70,000	400,000
22 Lake School Park - Phase 2 - Tennis Court Complex	-	-	-	-	-	-	-	-	-	-	-	-	1,000,000
23 39N Greenway Connection to Centennial Trail	-	-	-	-	-	-	-	-	33,750	-	-	-	-
24 Venable Park Memorial (HDR Foundation Grant)	-	-	-	-	-	-	-	11,500	288,500	-	-	-	-
Subtotal (Parks and Recreational Facilities) % of Total Parks and Stormwater Fund Outlay	N/A	-	N/A	-	1,810,000	846,524	1,830,000	543,008	2,987,250	2,200,000	705,000	990,000	1,445,000

9509 STORMWATER	FY2020 BUDGETED	FY2020 ACTUAL	FY2021 BUDGETED	FY2021 ACTUAL	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Watershed Management Plan	-	-	-	-	15,000	-	200,000	448,026	50,000	-	-	-	-
02 Implementation of the Watershed Management Plan	-	-	-	-	-	-	-	-	-	500,000	500,000	600,000	600,000
03 Stormwater Improvements (Deer Creek - Deer Creek OMCI)	-	-	-	-	-	-	-	-	-	224,000	224,000	224,000	224,000
04 Hibler Roadside Drainage	-	-	-	-	50,000	-	25,000	70,673	339,000	-	-	-	-
05 Alden Lane Drain Replacement (Deer Creek OMCI)	-	-	-	-	35,000	9,700	20,000	39,533	67,000	-	-	-	-
06 Ballas Culvert Erosion Rehabilitation (Deer Creek OMCI)	-	-	-	-	75,000	4,940	50,000	84,947	380,000	-	-	-	-
07 Golf Course Pond Aeration (Deer Creek OMCI)	-	-	-	-	25,000	-	25,000	13,000	64,000	-	-	-	-
08 Hibler Woods Drain Replacement	-	-	-	-	-	-	20,000	-	30,000	-	-	-	-
09 Stormwater Concept Plans (Design)	-	-	-	-	-	-	175,000	-	150,000	-	-	-	-
10 Middlebrook Stormwater Restoration - Tree Plantings	-	-	-	-	-	13,400	-	-	-	-	-	-	-
11 Lake Dredging - Conway Park & Golf Course (Design & Construction)	-	-	-	-	-	-	-	-	40,000	450,000	200,000	-	-
12 Millennium Park Detention Emergency Repair	-	-	-	-	-	-	-	241,200	-	-	-	-	-
Subtotal (Stormwater) % of Total Parks and Stormwater Fund Outlay	N/A	-	N/A	-	200,000	28,040	515,000	897,379	1,120,000	1,174,000	924,000	824,000	824,000

9510 STREETS AND SIDEWALKS	FY2020 BUDGETED	FY2020 ACTUAL	FY2021 BUDGETED	FY2021 ACTUAL	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal (Streets and Sidewalks) % Total Parks-Stormwater Tax Fund Outlay	N/A	-	N/A	-	0%	-	0%	-	0%	-	0%	-	0%

9516 CAPITAL EQUIPMENT	FY2020 BUDGETED	FY2020 ACTUAL	FY2021 BUDGETED	FY2021 ACTUAL	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Parks Capital Equipment	-	-	-	-	-	-	30,000	-	30,000	-	-	-	-

	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal (Capital Equipment)	-	-	-	-	-	-	-	-	-	-	-	-	-
% of Total Parks and Stormwater Fund Outlay	N/A	N/A	N/A	N/A	0%	0%	1%	0%	1%	0%	0%	0%	0%
CAPITAL PROJECT ADMINISTRATION	FY2020 BUDGETED	FY2020 ACTUAL	FY2021 BUDGETED	FY2021 ACTUAL	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Project Management	-	-	-	-	104,364	42,002	120,896	132,035	137,795	142,000	146,300	150,700	155,300
Subtotal (Administration)	-	-	-	-	104,364	42,002	120,896	132,035	137,795	142,000	146,300	150,700	155,300
% of Total Parks and Stormwater Fund Outlay	N/A	N/A	N/A	N/A	5%	5%	5%	8%	3%	4%	8%	8%	6%
CAPITAL OUTLAY SUMMARY	FY2020 BUDGETED	FY2020 ACTUAL	FY2021 BUDGETED	FY2021 ACTUAL	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
Total Parks-Stormwater Tax Fund Outlay	-	-	-	-	2,114,364	916,566	2,495,896	1,572,422	4,275,045	3,516,000	1,775,300	1,964,700	2,424,300
% of Total Annual Expenses	N/A	N/A	N/A	N/A	85%	71%	84%	76%	88%	86%	75%	76%	80%
OPERATIONS AND MAINTENANCE	FY2020 BUDGETED	FY2020 ACTUAL	FY2021 BUDGETED	FY2021 ACTUAL	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
Transfer Out - General Fund (Parks and Stormwater Operations and Maintenance)	-	-	-	-	380,000	380,000	492,198	492,198	582,434	594,082	605,964	612,023	618,144
Subtotal	-	-	-	-	380,000	380,000	492,198	492,198	582,434	594,082	605,964	612,023	618,144
% of Total Annual Expenses	N/A	N/A	N/A	N/A	15%	29%	16%	24%	12%	14%	25%	24%	20%
9514 DEBT SERVICE	FY2020 BUDGETED	FY2020 ACTUAL	FY2021 BUDGETED	FY2021 ACTUAL	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
N/A	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	-	-	-	-	-	-	-	-	-	-	-	-	-
% of Total Annual Expenses	N/A	N/A	N/A	N/A	0%	0%	0%	0%	0%	0%	0%	0%	0%
TOTAL ANNUAL EXPENSES (Capital Outlay, Transfers Out, and Debt Service)	FY2020 BUDGETED	FY2020 ACTUAL	FY2021 BUDGETED	FY2021 ACTUAL	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
	-	-	-	-	2,494,364	1,296,566	2,988,094	2,064,620	4,857,479	4,110,082	2,381,264	2,576,723	3,042,444
PARKS AND STORMWATER FUND REVENUES	FY2020 BUDGETED	FY2020 ACTUAL	FY2021 BUDGETED	FY2021 ACTUAL	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
Beginning Fund Balance (estimated Cash Basis as of July 1)	-	-	-	-	485,907	485,907	2,988,692	2,988,692	4,106,102	2,644,083	1,803,728	2,731,010	3,500,368
Estimated Parks-Stormwater Tax Revenue (Half-Cent Sales Tax)	-	-	-	485,907	1,900,000	2,564,852	2,485,601	2,912,168	2,970,411	3,029,819	3,060,117	3,090,718	3,121,625
Estimated Interest Revenue	-	-	-	-	100	4,466	100	52,862	25,049	15,908	24,429	31,363	31,705
Estimated Additional Revenue (Grants, Reimbursement, and Other)	-	-	-	-	595,500	480,500	140,000	217,000	400,000	224,000	224,000	224,000	-
Capital Fund Transfers In	-	-	-	-	-	-	-	-	-	-	-	-	-
General Fund Transfers In	-	-	-	-	-	749,533	-	-	-	-	-	-	-
Proceeds from Equipment Sales	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues & Transfers In - Parks and Stormwater Fund	-	-	-	485,907	2,495,600	3,799,351	2,625,701	3,182,030	3,395,460	3,269,727	3,308,546	3,346,081	3,153,330
Total Anticipated Year End Expenditures	-	-	-	-	2,494,364	1,296,566	2,988,094	2,064,620	4,857,479	4,110,082	2,381,264	2,576,723	3,042,444
Ending Fund Balance (Cash Basis) - Parks and Stormwater Fund	-	-	-	485,907	487,143	2,988,692	2,626,299	4,106,102	2,644,083	1,803,728	2,731,010	3,500,368	3,611,254
ESTIMATED ADDITIONAL REVENUE (FUNDING SOURCES)	FY2020 BUDGETED	FY2020 ACTUAL	FY2021 BUDGETED	FY2021 ACTUAL	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
ADA Improvements (Community Development Block Grant)	-	-	-	-	20,000	40,000	-	-	-	-	-	-	-
Stormwater Improvements (Deer Creek OMCI)	-	-	-	-	-	-	-	-	-	224,000	224,000	224,000	-
Alden Lane Drain Replacement (Deer Creek OMCI)	-	-	-	-	35,000	-	40,000	40,000	-	-	-	-	-
Ballas Culvert Erosion Rehabilitation (Deer Creek OMCI)	-	-	-	-	75,000	-	75,000	75,000	250,000	-	-	-	-
Golf Course Pond Aeration (Deer Creek OMCI)	-	-	-	-	25,000	-	25,000	25,000	-	-	-	-	-
Park Path Improvements (Municipal Park Grant)	-	-	-	-	440,500	440,500	-	77,000	-	-	-	-	-
Venable Park Memorial (HDR Foundation Grant)	-	-	-	-	-	-	-	-	100,000	-	-	-	-
Venable Park Memorial (Private Donations)	-	-	-	-	-	-	-	-	50,000	-	-	-	-
Annual Total	-	-	-	-	595,500	480,500	140,000	217,000	400,000	224,000	224,000	224,000	-

BUILDING PROJECT BOND FUND (PROP P)

BUILDING PROJECT BOND FUND REVENUES	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
Beginning Fund Balance (estimated Cash Basis as of July 1)	1,125,799	1,125,799	1,127,099	1,127,099	1,153,099	1,093,099	1,113,099	1,133,099	1,153,099
Estimated Bond Proceeds	-	-	-	-	-	-	-	-	-
Estimated Interest Revenue	2,000	1,300	2,000	26,000	20,000	20,000	20,000	20,000	-
Reimbursement from Smoke Evacuation System Settlement	-	-	-	-	-	-	-	-	-
Transfers In	-	-	-	-	-	-	-	-	-
Total Revenues & Transfers In	2,000	1,300	2,000	26,000	20,000	20,000	20,000	20,000	-
9501 BUILDING DESIGN AND CONSTRUCTION	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Police Building Professional Services	-	-	-	-	-	-	-	-	-
02 Police Building Site Work and Building Construction	-	-	-	-	-	-	-	-	-
03 Government Center Accessibility & Security Improvements	-	-	-	-	-	-	-	-	-
04 Government Center Electrical Switchgear Replacement	-	-	-	-	-	-	-	-	-
05 Government Center Renovations	50,000	-	-	-	-	-	-	-	-
06 Police Parking Lot Security Fence	-	-	-	-	80,000	-	-	-	-
Transfers Out	-	-	-	-	-	-	-	-	-
Total Anticipated Year End Expenditures & Transfers	50,000	-	-	-	80,000	-	-	-	-
Ending Fund Balance (Cash Basis) - Building Project Bond Fund	1,077,799	1,127,099	1,129,099	1,153,099	1,093,099	1,113,099	1,133,099	1,153,099	1,153,099

9514 DEBT SERVICE	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
DEBT SERVICE (PROP P) REVENUES									
Beginning Fund Balance (estimated Cash Basis as of July 1)	752,787	752,787	817,964	817,964	484,260	789,102	1,093,544	1,427,686	1,763,191
Estimated Property Tax Collection Revenue	657,232	779,721	657,232	970,000	1,000,000	1,000,000	1,030,000	1,030,000	1,060,900
Estimated Interest Revenue	750	2,082	750	4,000	750	750	750	750	750
Total Anticipated Revenues	657,982	781,803	657,982	974,000	1,000,750	1,000,750	1,030,750	1,030,750	1,061,650
DEBT SERVICE (PROP P) EXPENSES									
Estimated Expenditures	320	320	320	599,032	320	320	320	320	320
Estimated Interest Expenses	261,306	261,306	247,656	238,672	215,588	205,988	191,288	179,925	167,050
Estimated Principal Expenses	455,000	455,000	470,000	470,000	480,000	490,000	505,000	515,000	530,000
Total Anticipated Expenditures	716,626	716,626	717,976	1,307,704	695,908	696,308	696,608	695,245	697,370
Ending Cash Balance - Debt Service	694,143	817,964	757,970	484,260	789,102	1,093,544	1,427,686	1,763,191	2,127,471

9501 GOVERNMENT FACILITIES ACCOUNT SUMMARY

CAPITAL FUND	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Accessibility Improvements (CDBG)	-	-	20,000	20,000	-	20,000	20,000	20,000	20,000
02 Government Center Renovations	250,000	56,949	400,000	38,317	30,000	30,000	30,000	30,000	30,000
03 Government Center Parking Lot Repairs	25,000	9,930	-	-	-	-	-	-	-
04 Salt Dome Roof Repairs (Insurance Claim)	60,000	-	-	-	60,000	-	-	-	-
05 Police Department Repair (Insurance Claim)	-	32,826	-	-	-	-	-	-	-
06 Government Center Roof Repairs (Insurance Claim)		-		5,653	250,000				
07 Demo of 1030 N Lindbergh Blvd Building					40,000				
08 Roofing for Public Works Garage					-		500,000		
09 EV Charging Stations at the Police Station and Government Center (Grant Match)					112,500				
Subtotal - Government Facilities Expenses - Capital Fund	335,000	99,705	420,000	63,970	492,500	50,000	550,000	50,000	50,000

PARKS AND STORMWATER FUND	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
	-	-		-	-	-	-	-	-
	-	-		-	-	-	-	-	-
	-	-		-	-	-	-	-	-
Subtotal - Government Facilities Expenses - Parks and Stormwater Fund	-	-	-	-	-	-	-	-	-

BUILDING PROJECT BOND FUND	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Police Building Professional Services	-	-	-	-	-	-	-	-	-
02 Police Building Site Work and Building Construction	-	-	-	-	-	-	-	-	-
03 Government Center Accessibility & Security Improvements	-	-	-	-	-	-	-	-	-
04 Government Center Electrical Switchgear Replacement	-	-	-	-	-	-	-	-	-
05 Government Center Renovations	50,000	-	-	-	-	-	-	-	-
06 Police Parking Lot Security Fence	-	-	-	-	80,000	-	-	-	-
Transfers Out	-	-	-	-	-	-	-	-	-
Subtotal - Government Facilities Expenses - Building Project Bond Fund	50,000	-	-	-	80,000	-	-	-	-

TOTAL CAPITAL EXPENSES (ALL FUNDS) GOVERNMENT FACILITIES	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
Total Capital Expenses - Government Facilities	\$ 385,000	\$ 99,705	\$ 420,000	\$ 63,970	\$ 572,500	\$ 50,000	\$ 550,000	\$ 50,000	\$ 50,000

9506 PARKS AND RECREATIONAL FACILITIES ACCOUNT SUMMARY

CAPITAL FUND	FY2022 ACTUAL	FY2022 PROJECTED	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
02 Park or Dielmann Complex Improvements (Grant Match)	-	-	30,500	-	-	30,500	-	30,500	-
14 Ice Arena Refrigerant Switchover (Municipal & ARPA Grant)	20,000	20,000	100,000	234,450	1,100,000	1,100,000	-	-	-
15 Malcolm Terrace Parking Lot Improvements (CDBG Grant)	-	73,533	-	-	-	-	-	-	-
16 Dielmann Recreation Complex HVAC Replacement - Phase 2	110,000	-	110,000	110,000	-	-	-	-	-
17 Dielmann Recreation Complex Roof Drainage	50,000	-	30,000	42,355	93,000	-	-	-	-
18 Ice Arena Flooring Replacement	-	-	-	-	200,000	-	-	-	-
20 Park Preliminary Design - Millennium Park (Park Planning Grant)	-	7,000	-	-	-	-	-	-	-
21 Ice Arena Dehumidification System Repair (ARPA)	-	45,729	-	75,000	-	-	-	-	-
22 Ice Arena Evaluation	-	30,960	-	-	-	-	-	-	-
23 Dielmann Complex Concessions Area Renovation (Planning & Design)	-	-	30,000	20,000	-	-	-	-	-
24 Dielmann Recreation Complex Fire Alarm Repair (Insurance Claim)	-	19,760	-	4,834	-	-	-	-	-
25 Golf Course Perimeter Fencing Replacement	-	-	-	-	40,000	-	70,000	-	-
26 Golf Course Maintenance Bridge	-	-	-	-	-	-	-	-	200,000
27 Dielmann Structural Repairs	-	-	-	3,600	20,000	-	-	-	-
28 Accessibility Improvements (CDBG)	-	-	-	-	20,000	-	-	-	-
29 Roofing for Ice Arena (Insurance Claim)	-	-	-	-	-	-	400,000	-	-
30 Dielmann Compressor Repairs (ARPA)	-	-	-	99,390	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
Subtotal - Parks and Recreational Facilities Expenses - Capital Fund	180,000	196,982	300,500	589,629	1,473,000	1,130,500	470,000	30,500	200,000

PARKS AND STORMWATER FUND	FY2022 ACTUAL	FY2022 PROJECTED	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Park Preliminary Designs	50,000	-	-	-	-	-	-	-	-
02 Implementation of Park Master Plan	500,000	-	-	-	-	-	-	-	-
03 Historic Building Rehabilitation and Preservation	25,000	-	25,000	25,000	100,000	25,000	25,000	25,000	25,000
04 Conway Park Cabins Relocation	-	-	75,000	65,012	-	-	-	-	-
05 Park Restroom Renovations	110,000	26,588	40,000	23,500	120,000	60,000	60,000	-	-
06 Park Path Improvements (Municipal Park Grant)	680,000	481,532	-	163,952	-	-	-	-	-
07 Malcolm Terrace Parking Lot Improvements (CDBG Grant)	50,000	74,584	-	-	-	-	-	-	-
08 Park Identification Signage Master Plan	20,000	-	-	-	-	20,000	-	-	-
09 Park Parking Lot Sealing	50,000	15,570	-	-	-	-	-	25,000	-
10 Park Furniture Replacement	80,000	-	-	-	20,000	20,000	20,000	20,000	20,000
11 Malcolm Terrace Park Trail Improvements	150,000	66,179	-	22,044	-	-	25,000	-	-
12 Repaint & Restripe Conway Park and Lake School Park Tennis Courts	75,000	115,170	-	-	-	-	-	-	-
13 Remove Small Playground at Millennium Park	20,000	-	-	-	-	-	-	-	-
14 Millennium Park Improvements - Phase 1	-	66,901	1,590,000	61,630	2,300,000	-	-	-	-
15 Millennium Park Improvements - Phase 2 - Trails & Ridgemoor Forest Connection	-	-	100,000	-	-	-	100,000	850,000	-
17 Venable Park Improvements - Phase 1 - Trail, Bridge, Tennis Courts & Splash pad	-	-	-	-	125,000	2,000,000	-	-	-
19 Playground Safety Surface Replacement (Venable 2023 & Conway 2026)	-	-	-	131,270	-	-	125,000	-	-
20 Lake School Park - Phase 1 - Master Plan, Grading & Playground	-	-	-	39,100	-	75,000	350,000	-	-
21 Millennium Park - Phase 3 - Park Entrance & Parking Lot Improvements	-	-	-	-	-	-	-	70,000	400,000
22 Lake School Park - Phase 2 - Tennis Court Complex	-	-	-	-	-	-	-	-	1,000,000
23 39N Greenway Connection to Centennial Trail	-	-	-	-	33,750	-	-	-	-
24 Venable Park Memorial (HDR Foundation Grant)	-	-	-	11,500	288,500	-	-	-	-
	-	-	-	-	-	-	-	-	-
Subtotal - Parks and Rec. Facilities Expenses - Parks and Stormwater Fund	1,810,000	846,524	1,830,000	543,008	2,987,250	2,200,000	705,000	990,000	1,445,000

BUILDING PROJECT BOND FUND	FY2022 ACTUAL	FY2022 PROJECTED	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-

Subtotal - Parks and Rec. Facilities Expenses - Building Project Bond Fund	-	-	-	-	-	-	-	-	-
TOTAL CAPITAL EXPENSES (ALL FUNDS) PARKS AND RECREATIONAL FACILITIES	FY2022 ACTUAL	FY2022 PROJECTED	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
Total Capital Expenses - Parks and Recreational Facilities	\$ 1,990,000	\$ 1,043,506	\$ 2,130,500	\$ 1,132,637	\$ 4,460,250	\$ 3,330,500	\$ 1,175,000	\$ 1,020,500	\$ 1,645,000

9509 STORMWATER ACCOUNT SUMMARY

CAPITAL FUND	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
Subtotal - Stormwater Expenses - Capital Fund	-	-	-	-	-	-	-	-	-

PARKS AND STORMWATER FUND	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Watershed Management Plan	15,000	-	200,000	448,026	50,000	-	-	-	-
02 Implementation of the Watershed Management Plan	-	-	-	-	-	500,000	500,000	600,000	600,000
03 Stormwater Improvements (Deer Creek - Deer Creek OMCI)	-	-	-	-	-	224,000	224,000	224,000	224,000
04 Hibler Roadside Drainage	50,000	-	25,000	70,673	339,000	-	-	-	-
05 Alden Lane Drain Replacement (Deer Creek OMCI)	35,000	9,700	20,000	39,533	67,000	-	-	-	-
06 Ballas Culvert Erosion Rehabilitation (Deer Creek OMCI)	75,000	4,940	50,000	84,947	380,000	-	-	-	-
07 Golf Course Pond Aeration (Deer Creek OMCI)	25,000	-	25,000	13,000	64,000	-	-	-	-
08 Hibler Woods Drain Replacement	-	-	20,000		30,000	-	-	-	-
09 Stormwater Concept Plans (Design)			175,000	-	150,000				
10 Middlebrook Stormwater Restoration - Tree Plantings	-	13,400	-	-		-	-	-	-
11 Lake Dredging - Conway Park & Golf Course (Design & Construction)					40,000	450,000	200,000		
12 Millennium Park Detention Emergency Repair				241,200	-				
Subtotal - Stormwater Expenses - Parks and Stormwater Fund	200,000	28,040	515,000	897,379	1,120,000	1,174,000	924,000	824,000	824,000

BUILDING PROJECT BOND FUND	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
Subtotal - Stormwater Expenses - Building Project Bond Fund	-	-	-	-	-	-	-	-	-

TOTAL CAPITAL EXPENSES (ALL FUNDS) STORMWATER	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
Total Capital Expenses - Stormwater	\$ 200,000	\$ 28,040	\$ 515,000	\$ 897,379	\$ 1,120,000	\$ 1,174,000	\$ 924,000	\$ 824,000	\$ 824,000

9510 STREETS AND SIDEWALKS ACCOUNT SUMMARY

CAPITAL FUND	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 PROJECTED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Street and Sidewalk Maintenance Program	1,375,000	1,395,564	1,400,000	1,899,992	1,421,000	1,442,300	1,463,900	1,485,900	1,508,200
02 Street Reconstruction/Rehabilitation	-	-	300,000	482,085	300,000	-	300,000	-	300,000
04 Fernview Sidewalk Concept Plan - Phase 1 Olive to Galagher (Design & Grant Match)	35,000	34,765	-	1,534	50,000	60,000	160,000	-	-
05 New Ballas Median Plantings	-	8,800	-	-	-	-	-	-	-
06 Signal Enhancement Projects	180,000	272,843	-	-	-	-	-	-	-
07 Emerson Road Improvement Project (STP Grant)	-	23,353	-	-	-	-	-	-	-
09 Mosley Road Improvement Project (STP Grant)	1,340,000	203,199	-	1,124,563	-	-	-	-	-
10 N Ballas Road Improvements - Phase 1 - Olive to Craig (STP Grant)	180,000	108,796	1,136,600	1,136,600	-	-	-	-	-
11 N Ballas Sidewalk - Phase 3 (TAP Grant)	-	5,472	210,000	-	-	-	100,000	-	-
12 Lindbergh-Old Olive Intersection (State Cost-Share; STP Grant)	25,000	70,615	460,000	460,000	2,045,500	-	-	-	-
13 Olive-Lindbergh Interchange Enhancements	30,000	-	-	-	30,000	-	-	-	-
14 Pavement Condition Ratings Update	45,000	24,785	-	27,962	-	-	-	-	-
15 Olive Median Enhancement Stock	75,000	22,997	-	59,105	20,000	20,000	20,000	20,000	20,000
16 Craig Road Improvements (STP Grant)	-	-	150,000	225,600	100,000	1,300,000	-	-	-
17 N Ballas Road Improvements - Phase 2 S. New Ballas (Design & Grant Match)	-	-	-	-	150,000	20,000	250,000	-	-
18 N Ballas Road Improvements - Phase 3 - Ladue to Magna C (Design & Grant Match)	-	-	-	-	-	150,000	20,000	250,000	-
19 N Ballas Road Improvements - Phase 4 - Magna C to Olive (Design & Grant Match)	-	-	-	-	-	-	125,000	25,000	250,000
20 Ladue Road Improvements - Phase 1 (Design & Grant Match)	-	-	-	-	-	-	-	150,000	-
21 Olive-270 Overpass Cleaning & Painting	-	-	-	-	80,000	-	-	-	-
22 Old Olive Sidewalk Extension (Design)					25,000	60,000			
23 Fernview Sidewalk - Phase 2 Gallagher to LeHavre (Design & Grant Match)							80,000		
Subtotal - Streets and Sidewalks - Capital Fund	3,285,000	2,171,189	3,656,600	5,417,441	4,221,500	3,052,300	2,518,900	1,930,900	2,078,200

PARKS AND STORMWATER FUND	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
Subtotal - Streets and Sidewalks - Parks and Stormwater Fund	-	-	-	-	-	-	-	-

BUILDING PROJECT BOND FUND	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
Subtotal - Streets and Sidewalks - Building Project Bond Fund	-	-	-	-	-	-	-	-

TOTAL CAPITAL EXPENSES (ALL FUNDS)	FY2022	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	
STREETS AND SIDEWALKS	BUDGETED	ACTUAL	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED	PROJECTED	
Total Capital Expenses - Streets and Sidewalks	\$ 3,285,000	\$ 2,171,189	\$ 3,656,600	\$ 5,417,441	\$ 4,221,500	\$ 3,052,300	\$ 2,518,900	\$ 1,930,900	\$ 2,078,200

9516 CAPITAL EQUIPMENT ACCOUNT SUMMARY

CAPITAL FUND	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Public Works Capital Equipment **	532,690	186,035	331,000	408,355	619,000	401,800	398,800	408,500	428,000
02 Golf Course Capital Equipment	25,000	23,486	-	-	55,000	65,000	-	65,000	40,000
03 Police Department Capital Equipment	42,000	-							
04 Phone System Replacement	52,000	42,434	-	-	-	-	-	-	-
05 Public Works Facility Gasoline System Replacement	-	-	-	-	-	-	-	-	-
06 Permitting Software	70,000	-	70,000	156,649	-	-	-	-	-
07 Meeting Management Software	-		20,000	13,128	-	-	-	-	-
08 Active Net Software		16,027							
09 Capital Equipment Back Order				241,520					
Subtotal - Capital Equipment - Capital Fund	721,690	267,982	421,000	819,652	674,000	466,800	398,800	473,500	468,000

PARKS AND STORMWATER FUND	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Parks Capital Equipment	-	-	30,000	-	30,000	-	-	-	-
	-	-		-	-	-	-	-	-
	-	-		-	-	-	-	-	-
Subtotal - Capital Equipment - Parks and Stormwater Fund	-	-	30,000	-	30,000	-	-	-	-

BUILDING PROJECT BOND FUND	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
Subtotal - Capital Equipment - Building Project Bond Fund	-	-	-	-	-	-	-	-	-

TOTAL CAPITAL EXPENSES (ALL FUNDS) CAPITAL EQUIPMENT	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
Total Capital Expenses - Capital Equipment	\$ 721,690	\$ 267,982	\$ 451,000	\$ 819,652	\$ 704,000	\$ 466,800	\$ 398,800	\$ 473,500	\$ 468,000

CAPITAL PROJECT ADMINISTRATION ACCOUNT SUMMARY

CAPITAL FUND	FY2022 PROJECTED	FY2023 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Project Management	93,082	93,634	145,258	138,542	153,104	157,700	162,500	167,400	172,500
Subtotal - Capital Project Administration - Capital Fund	93,082	93,634	145,258	138,542	153,104	157,700	162,500	167,400	172,500

PARKS AND STORMWATER FUND	FY2022 PROJECTED	FY2023 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
01 Project Management	104,364	42,002	120,896	132,035	137,795	142,000	146,300	150,700	155,300
Subtotal - Capital Project Administration - Parks and Stormwater Fund	104,364	42,002	120,896	132,035	137,795	142,000	146,300	150,700	155,300

BUILDING PROJECT BOND FUND	FY2022 PROJECTED	FY2023 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
Subtotal - Capital Project Administration - Building Project Bond Fund	-	-	-	-	-	-	-	-	-

TOTAL CAPITAL EXPENSES (ALL FUNDS) CAPITAL PROJECT ADMINISTRATION	FY2022 PROJECTED	FY2023 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
Total Capital Expenses - Capital Project Administration	\$ 197,446	\$ 135,636	\$ 266,154	\$ 270,577	\$ 290,899	\$ 299,700	\$ 308,800	\$ 318,100	\$ 327,800

CAPITAL IMPROVEMENT PROGRAM SUMMARY

CAPITAL FUND	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
Beginning Fund Balance (Estimated Cash Basis as of July 1)	2,062,368	2,052,949	2,546,596	2,546,596	1,687,756	1,267,487	260,762	43,604	423,571
Total Anticipated Annual Revenues	3,414,932	3,323,139	4,467,104	6,170,394	6,743,835	3,850,575	3,883,042	3,032,267	3,058,848
Total Anticipated Annual Expenses	(4,614,772)	(2,829,492)	(4,943,358)	(7,029,234)	(7,164,104)	(4,857,300)	(4,100,200)	(2,652,300)	(2,968,700)
Total Anticipated Debt Service Revenues	-	-	-	-	-	-	-	-	-
Total Anticipated Debt Service Expenses	-	-	-	-	-	-	-	-	-
Ending Cash Balance - Capital Fund	862,528	2,546,596	2,070,342	1,687,756	1,267,487	260,762	43,604	423,571	513,718

PARKS-STORMWATER TAX FUND	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
Beginning Fund Balance (Estimated Cash Basis as of July 1)	485,907	485,907	2,988,692	2,988,692	4,106,102	2,644,083	1,803,728	2,731,010	3,500,368
Total Anticipated Annual Revenues	2,495,600	3,799,351	2,625,701	3,182,030	3,395,460	3,269,727	3,308,546	3,346,081	3,153,330
Total Anticipated Annual Expenses	(2,494,364)	(1,296,566)	(2,988,094)	(2,064,620)	(4,857,479)	(4,110,082)	(2,381,264)	(2,576,723)	(3,042,444)
Total Anticipated Debt Service Revenues	-	-	-	-	-	-	-	-	-
Total Anticipated Debt Service Expenses	-	-	-	-	-	-	-	-	-
Ending Cash Balance - Parks-Stormwater Tax Fund	487,143	2,988,692	2,626,299	4,106,102	2,644,083	1,803,728	2,731,010	3,500,368	3,611,254

BUILDING PROJECT BOND FUND	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
Beginning Fund Balance (estimated Cash Basis as of July 1)	1,878,586	1,878,586	1,945,063	1,945,063	1,637,359	1,882,201	2,206,643	2,560,785	2,916,290
Total Anticipated Annual Revenues	2,000	1,300	2,000	26,000	20,000	20,000	20,000	20,000	-
Total Anticipated Annual Expenses	(50,000)	-	-	-	(80,000)	-	-	-	-
Total Anticipated Debt Service (Prop P) Revenues	657,982	781,803	657,982	974,000	1,000,750	1,000,750	1,030,750	1,030,750	1,061,650
Total Anticipated Debt Service (Prop P) Expenses	(716,626)	(716,626)	(717,976)	(1,307,704)	(695,908)	(696,308)	(696,608)	(695,245)	(697,370)
Ending Cash Balance - Building Project Bond Fund	1,771,942	1,945,063	1,887,069	1,637,359	1,882,201	2,206,643	2,560,785	2,916,290	3,280,570

TOTAL COMBINED CAPITAL IMPROVEMENT PROGRAM (CAPITAL, PARKS-STORMWATER, AND BUILDING PROJECT BOND FUNDS)	FY2022 BUDGETED	FY2022 ACTUAL	FY2023 BUDGETED	FY2023 PROJECTED	FY2024 PROJECTED	FY2025 PROJECTED	FY2026 PROJECTED	FY2027 PROJECTED	FY2028 PROJECTED
Total Combined Beginning Fund Balance	4,426,862	4,417,442	7,480,351	7,480,351	7,431,217	5,793,771	4,271,133	5,335,399	6,840,228
Total Combined Revenues & Transfers In	6,570,514	7,905,593	7,752,787	10,352,424	11,160,045	8,141,052	8,242,338	7,429,098	7,273,828
Total Combined Anticipated Year End Expenditures & Transfers	(7,875,762)	(4,842,684)	(8,649,428)	(10,401,558)	(12,797,491)	(9,663,690)	(7,178,072)	(5,924,268)	(6,708,514)
Ending Fund Balance (Cash Basis) - All Capital Funds	3,121,614	7,480,351	6,583,710	7,431,217	5,793,771	4,271,133	5,335,399	6,840,228	7,405,542

APPENDIX B
TEN-YEAR CAPITAL IMPROVEMENT PROGRAM
(COMBINED CAPITAL FUND, PARKS AND STORMWATER FUND, AND BUILDING PROJECTS BOND FUND)
SUMMARY OF REVENUES AND EXPENDITURES
FY2019- FY2028

	Actual FY2019	Actual FY2020	Actual FY2021	Actual FY2022	Projected FY2023	Projected FY2024	Projected FY2025	Projected FY2026	Projected FY2027	Projected FY2028
BEGINNING FUND BALANCE										
Cash Basis (as of July 1)	\$ 10,885,185	\$ 5,289,205	\$ 3,919,027	\$ 4,417,442	\$ 7,480,351	\$ 7,431,217	\$ 5,793,771	\$ 4,271,133	\$ 5,335,399	\$ 6,840,228

	Actual FY2019	Actual FY2020	Actual FY2021	Actual FY2022	Projected FY2023	Projected FY2024	Projected FY2025	Projected FY2026	Projected FY2027	Projected FY2028
REVENUES										
City Capital Improvement Sales Tax	\$ 2,167,326	\$ 2,025,908	\$ 1,950,326	\$ 2,195,653	\$ 2,422,402	\$ 2,470,850	\$ 2,520,267	\$ 2,545,470	\$ 2,570,924	\$ 2,596,634
Building Project Bond Fund (Prop P)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Building Project Property Tax Collection	\$ 815,260	\$ 934,040	\$ 875,714	\$ 779,721	\$ 970,000	\$ 1,000,000	\$ 1,000,000	\$ 1,030,000	\$ 1,030,000	\$ 1,060,900
Parks-Stormwater Sales Tax	\$ -	\$ -	\$ 485,907	\$ 2,564,852	\$ 2,912,168	\$ 2,970,411	\$ 3,029,819	\$ 3,060,117	\$ 3,090,718	\$ 3,121,625
Interest on Investments	\$ 139,564	\$ 64,375	\$ 9,277	\$ 14,014	\$ 111,330	\$ 63,374	\$ 46,431	\$ 52,751	\$ 63,455	\$ 44,669
Other Agency Funding	\$ 422,276	\$ 460,692	\$ 198,490	\$ 1,198,720	\$ 3,519,524	\$ 4,245,410	\$ 1,134,535	\$ 1,144,000	\$ 264,000	\$ 40,000
Proceeds from Equipment Sales	\$ -	\$ -	\$ 16,100	\$ 3,100	\$ 17,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Transfers In from Other Funds	\$ 400,000	\$ 593,826	\$ 400,000	\$ 1,149,533	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000
TOTAL REVENUES	\$ 3,944,426	\$ 4,078,841	\$ 3,935,814	\$ 7,905,593	\$ 10,352,424	\$ 11,160,045	\$ 8,141,052	\$ 8,242,338	\$ 7,429,098	\$ 7,273,828

	Actual FY2019	Actual FY2020	Actual FY2021	Actual FY2022	Projected FY2023	Projected FY2024	Projected FY2025	Projected FY2026	Projected FY2027	Projected FY2028
EXPENDITURES										
Government Facilities	\$ 6,022,472	\$ 2,016,979	\$ 69,820	\$ 99,705	\$ 63,970	\$ 572,500	\$ 50,000	\$ 550,000	\$ 50,000	\$ 50,000
Parks and Recreational Facilities	\$ 367,850	\$ 158,169	\$ 254,338	\$ 1,043,506	\$ 1,132,637	\$ 4,610,250	\$ 3,330,500	\$ 1,175,000	\$ 1,020,500	\$ 1,645,000
Stormwater	\$ 3,174	\$ 11,587	\$ 287,721	\$ 28,040	\$ 897,379	\$ 1,120,000	\$ 1,174,000	\$ 924,000	\$ 824,000	\$ 824,000
Streets and Sidewalks	\$ 2,034,781	\$ 2,268,246	\$ 1,994,743	\$ 2,171,189	\$ 5,417,441	\$ 4,221,500	\$ 3,052,300	\$ 2,518,900	\$ 1,930,900	\$ 2,078,200
Capital Equipment	\$ 316,864	\$ 210,895	\$ 18,433	\$ 267,982	\$ 819,652	\$ 704,000	\$ 466,800	\$ 398,800	\$ 473,500	\$ 468,000
Capital Project Administration	\$ 83,612	\$ 90,283	\$ 92,183	\$ 135,636	\$ 270,577	\$ 290,899	\$ 299,700	\$ 308,800	\$ 318,100	\$ 327,800
Debt Service	\$ 711,656	\$ 713,006	\$ 710,742	\$ 716,626	\$ 1,307,704	\$ 695,908	\$ 696,308	\$ 696,608	\$ 695,245	\$ 697,370
Transfers Out	\$ -	\$ -	\$ -	\$ 380,000	\$ 492,198	\$ 582,434	\$ 594,082	\$ 605,964	\$ 612,023	\$ 618,144
TOTAL CAPITAL EXPENDITURES	\$ 9,540,409	\$ 5,469,165	\$ 3,427,980	\$ 4,842,684	\$ 10,401,558	\$ 12,797,491	\$ 9,663,690	\$ 7,178,072	\$ 5,924,268	\$ 6,708,514

ENDING FUND BALANCE (CASH BASIS)	\$ 5,289,202	\$ 3,898,881	\$ 4,426,862	\$ 7,480,351	\$ 7,431,217	\$ 5,793,771	\$ 4,271,133	\$ 5,335,399	\$ 6,840,228	\$ 7,405,542
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APPENDIX C
COMMUNITY RECOMMENDATIONS AND STAFF RESPONSES
CAPITAL IMPROVEMENT PROGRAM
FISCAL YEARS 2024-2028

Each recommendation is summarized below, generally in the order that the request was received. Each recommendation and the corresponding response from City staff are attached.

	Page
1. Michael Meredith (526 Sarah Lane, #31)	2
• <i>Removal of Asian Bush Honeysuckle along Old Ballas Road</i>	
2. Jeannie Jacobs (434 Meadow Green Place)	3
• <i>Adding sidewalks in the County Forest subdivision along Falaise Drive</i>	
3. John McMahon (16 Chaminade Drive)	4
• <i>Road and curb restoration in Chaminade Park</i>	
4. Peter Cohen (No address given)	5
• <i>Repairs and maintenance along Hibler Road</i>	
5. Mike Glodeck (No address given)	6
• <i>Improvements to exits off Lindbergh Boulevard</i>	
6. Ralph and Margie Wasielewski (13105 D'Artagnan Court)	7
• <i>Fernridge Creek streambank restoration</i>	
7. Nancy Dostie (1175 Mill Crossing Drive)	8
• <i>Improve the condition of roadways</i>	
8. Karen Bryan (12351 Woodline Drive)	9
• <i>Suggestions for helping homeowners with stormwater management</i>	
9. Jessica Conick (488 Runnymede Drive)	10
• <i>Replace sections of the Creve Coeur Golf Course fence</i>	

Suggestion

My suggestion for inclusion among the Capital Improvements Projects is to remove the Asian Bush Honeysuckle that grows along the sidewalk beside Old Ballas Road, from its intersection with Emerson going east. Then replacing that growth with a short fence or guardrail, with a mixture of Missouri native plants such as white-tinged sedge (*Carex albicans*), American beautyberry (*Callicarpa americana*), and Flowering Dogwood (*Cornus florida*). The result would be a far more attractive streetscape that would also be more effective against erosion.

Asian Bush Honeysuckle was originally introduced for landscaping and erosion control. I'm sure that many residents probably see it as a barrier and erosion control. Unfortunately, this non-native plant not only enables erosion, but also leaves a wake of ecological destruction in its path. The honeysuckle creates a problem for soil erosion because the ground beneath it becomes bare and its open branching habit under the canopy exposes songbirds' nests to predators. It's only a matter of time before erosion starts eating its way under the sidewalk and collapsing it. Replacing it with a low barrier and native plants would make the sidewalk far more attractive and safer, as the honeysuckle branches are intruding upon the sidewalk space, making it unpleasant to walk through.

Staff Response

Unfortunately, Public Works Staff does not have the resources to manage honeysuckle removals throughout the City. There are, however, volunteer groups in Creve Coeur that focus on honeysuckle removal. Should you choose to volunteer to remove honeysuckle, please contact Public Works, and we will get you in touch with one of the groups.

Jeannie Jacobs (434 Meadow Green Place)
--

Suggestion

We live in the Country Forest subdivision. Falaise Drive is the thoroughfare, and the speed limit is 20 mph. We have no sidewalks. I, like many, walk for exercise most days, and I walk my dogs.

It is very dangerous to walk on Falaise Drive because the speed limit is not observed and the two stop signs are often ignored or rolled through. There are many young families and walkers trying to enjoy our neighborhood. Traffic calming is desperately needed. Sidewalks on one side would be ideal but the residents would be most grateful with any means of slowing traffic.

Staff Response

Thank you for your suggestion. Adding a sidewalk and traffic calming along Falaise Drive is currently not in the City's Sidewalk Program five-year planning window. If funding for pedestrian walkways and traffic calming becomes available, this project will be among those considered.

John McMahon (16 Chaminade Drive)
--

Suggestion

I would like to see the road and curbs in Chaminade Park be addressed. I live at 16 Chaminade Drive and the water is constantly flowing downhill into our yard and driveway. I believe the neighborhood has not had the road worked on in more than 10 years.

Is Creve Coeur responsible for the Emaill park in our neighborhood? If so, it would be nice if the city could level the lot for kids to use.

Staff Response

Thank you for reaching out and sharing your concerns. City Staff checked into pavement records and confirmed that the Chaminade Subdivision received extensive repairs and a microsurface application in September of 2018. In addition to the asphalt pavement repairs, the City replaced and added large amounts of curbing in the subdivision to help direct stormwater to the inlets including the one near your driveway.

Microsurface is a thick sealcoat which has a service life of 8-10 years. This being said, the next scheduled treatment will likely be in 2026-2028.

If the park area is the grass lawn island in the roadway, the city does not maintain islands in the subdivisions. Islands in the subdivision are maintained by the subdivision's HOA. You may want to reach out to your trustees who may be able to address your interest regarding the island.

Peter Cohen (No address given)

Suggestion

Hibler Road is in poor condition with many potholes and tree/bush growth overlapping the drivable area. Many people use this as a secluded walking area, the hills and trees already provide a low visibility area, dodging brush overhang and potholes only increases an already dangerous situation.

Staff Response

Thank you for your suggestion. The City is pleased to inform you that construction of a stormwater management project is planned for Hibler Road in FY2024. This project will improve the drainage on and along the road and help prevent ponding. The project includes reestablishing the drainage ditch along some sections of the roadway, and this will involve removing some trees and bushes along Hibler Road.

Hibler Road will also be included soon in the Pavement Maintenance Program. Work under this program will improve the road's condition.

Mike Glodeck (No address given)
--

Suggestion

I live off of Lindbergh on the eastern edge of Creve Coeur. The CIP I'd like to see is an improvement to the U-turn/exits off Lindbergh Road at the North Tealbrook Drive cross street and large blank areas inside of the exits. One to the east of Lindbergh and one to the west. As a resident that is forced to take these exits constantly, I'd love to see these areas beautified. In the summer the weeds get tall and are cut down. I'd love to see flowering trees or native flowering plants or something to make the area more appealing. This may be an idea for the Beautification Committee, but I also may be thinking too small.

Staff Response

Thank you for your suggestion. The roadway, islands, and exit are owned and maintained by the State of Missouri, so we would need to look to the State to make these improvements. We have had several discussions with the Missouri Department of Transportation about various roadway concerns in Creve Coeur. Unfortunately, we do not know of any plans to make improvements in this area.

Ralph and Margie Wasielewski (13105 D'Artagnan Court)
--

Suggestion

My wife and I noticed the December Creve Coeur newsletter article "Submit Your Ideas for Capital Improvement Projects" that included erosion control along banks. It shouldn't be a surprise given our pleas at City Council sessions and the Stormwater Committee meetings that we are sending this email to get confirmation that the city is working on a solution as soon as possible for the extreme erosion and dangerous situation that is happening in our backyard.

And that would need to include funding! When my wife and I addressed the City Council almost a year ago, the City Council expressed their desire to address our problem and this would be the time to get it approved.

Staff Response

Thank you for submitting your CIP idea. Fernridge Creek near D'Artagnan Court was one of seven locations identified as a priority by the Stormwater Committee to be evaluated through the Watershed Management Plan.

As the Watershed Management Plan is developed, projects will be ranked and prioritized based on a risk and cost/benefit scoring system. Projects that score highest are the most likely to move into the engineering design phase and then go on to construction.

Nancy Dostie (1175 Mill Crossing Drive)
--

Suggestion

I have lived in six different states and have never seen roads in such disrepair. Crumbling islands, potholes and worn away surfaces, etc. Please use whatever money you have available to save us all from having to buy new tires and shocks. Creve Coeur is a lovely place to live with great shopping, beautiful parks, and access to world class health care, but the roadways are an embarrassment to the community.

Staff Response

Thank you for your suggestions. Mill Crossing Drive is a private street, and you may want to share your roadway conditions concerns with your subdivision's HOA.

For City-owned roads, Creve Coeur has a Pavement Maintenance Program. You can learn more about this program on the City's website, under Government, Public Works.

The Pavement Maintenance Program uses a priority system that considers safety, pavement condition, traffic volume, ongoing programs, and future projects to determine which roads will be addressed with asphalt pavement resurfacing, concrete pavement replacement, microsurfacing, or reconstruction.

To evaluate pavement condition, the City uses a pavement condition index (PCI) that ranks streets on a scale from 0 to 100. Zero represents a failing street, and 100 represents a perfect street. The average PCI the City of Creve Coeur streets is 75, which is considered "very good."

Not all streets within Creve Coeur are owned and maintained by the City. Some streets are owned and maintained by the State of Missouri (MoDOT) or St. Louis County. If you have a concern about a specific roadway, please contact a member of the Public Work's staff to find out who owns the road and if the road is scheduled for maintenance or repair work.

Suggestion

I am writing in response to the recent newsletter to offer two CIP suggestions, both related to stormwater:

1. Provide interested residents/HOA's with the option to obtain specific near-term erosion mitigation steps we can take that would be consistent with and not negatively impact the ultimate design solutions provided by the newly hired storm water consultants. This would be helpful to those of us who need to take action sooner rather than later and are willing to spend some of our own funds to do so. For example, in my case, I feel the urgent need to take a next step prior to the spring rains to slow the ever-worsening erosion situation behind my house but have received inconsistent advice from the multiple companies I have engaged for bids. If steps I take now or in the future could coincide with the end game solution, it seems that would help us all.
2. I favor allocating more of the special sales tax dollars to address stormwater problems/erosion issues. I believe it is more important to address these problems than implement non-essential park improvements (if those are being included in budget planning). I also favor implementing the stormwater cost sharing program under consideration.

Staff Response

Thank you for your suggestions. The Stormwater Committee has a subcommittee dedicated to developing a potential cost-share program to help both HOAs maintain existing stormwater management installations and individual homeowners who are interested in managing stormwater on their sites. After the subcommittee and Stormwater Committee have developed the framework for a potential cost-sharing plan, the idea will be presented to the City Council for approval.

Your suggestion about finding ways to help homeowners decide among alternative erosion control proposals will be shared with the engineering firm developing the Watershed Management Plan. City Staff will also look at possible ways to help educate homeowners about stormwater management strategies.

Jessica Conick (488 Runnymede Drive)

Suggestion

I've been in contact with multiple different people at the Creve Coeur City Hall since about 2018 about the replacement of the fence along the back of the Creve Coeur Golf Course that backs up into the yards of a few homes in the Runnymede neighborhood including my own. Our house borders the Creve Coeur Golf Course at the 3rd green/4th tee. The golf course fence that runs along the back of our yard and our neighbor's yard is old, rusty, has broken barbed wire posts, is full of dents from branches falling, and has holes cut in it that people can crawl through to sneak into our yard.

Our home was broken into a few years ago from someone getting in through our backyard fence and we were told then that the fence would be replaced with the new black wire fence that was replaced along the other parts of the Golf Course. Our neighbors were also told that a few years ago. We often see and hear people sneaking around the Golf Course at night, and I know there have been other break-ins in homes along the Golf Course so this could definitely help deter that.

Staff Response

Thank you for your suggestion. We are pleased to share with you that replacing the fence between the Creve Coeur Golf Course and the Runnymede Neighborhood is in this version of the Capital Improvement Plan.



APPLICATION TO PLANNING AND ZONING COMMISSION
#23-006: SUBDIVISION IMPROVEMENT PLANS FOR THE SUBDIVISION OF A
8.45 ACRE LOT AT 871 NORTH MASON ROAD INTO TWELVE LOTS
WITHIN THE D SINGLE FAMILY RESIDENTIAL ZONING DISTRICT

FOR THE MEETING OF: Monday, March 20, 2023

LOCATION: 871 North Mason Road. Zoned D Single-Family Residential District.

REQUEST: James Piper, Sr., of McKelvey Homes, has submitted a request for the subdivision improvement plans approval for the subdivision of the property at 871 North Mason Road into twelve lots for twelve new homes. The subdivision improvement plans consist of the technical documents upon which consideration of the subdivision improvements shall be based and construction contracts shall be let by the applicant. The Planning and Zoning Commission reviews the subdivision improvement plans and if approved, the applicant may submit the final subdivision plat for review.

ADDITIONAL INFORMATION: The property is located on N. Mason Road between the Mason Meadows subdivision to the north and the Creekside at Mason subdivision to the South. Fernridge Creek runs along the southern portion of the parcel and a variance for work in the stream bank buffer was granted in 2022 in order to construct the retention basin, and remove an existing barn and pond. The preliminary plat was approved on January 17, 2023.

APPLICANT: James Piper Sr.
McKelvey Homes
218 Chesterfield Towne Centre
Drive
Chesterfield, MO 63005

**APPLICANT'S
REPRESENTATIVE:**

Timothy Meyer
Volz Inc.
10849 Indian Head Industrial
Boulevard
St. Louis, MO 63132

Key Issues:

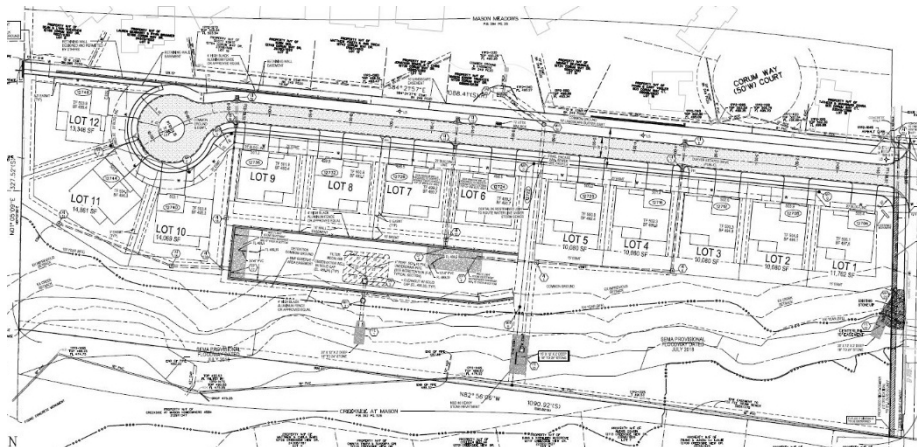
- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Subdivision Regulations?
- Does the subdivision meet the zoning district requirement?

**Creve Coeur 2030
Comprehensive Plan
References**

- SR-2 Suburban
Neighborhood 2 Type
District
- Design Guidelines

Zoning Code References

- Section 405.280: D-Single
Family Residential District
- Chapter 410: Subdivision
and Development of Land



REPORT PREPARED BY: BETHANY L. MOORE, CITY PLANNER

DATE: March 15, 2023

ATTACHMENTS: Improvement Plans submitted on March 10, 2023

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Single Family Residences	D-Single Family Residential	N/A
South	Single Family Residences	B-RDD Single Family Residential	NA
East	Andrews Academy	C-Single Family Residential	North Mason Road
West	Single Family Residences	D-Single Family Residential	N/A

PROJECT BACKGROUND

The applicant is seeking subdivision improvement plans approval for a 12-lot subdivision, known as Duever Estates, on a previously unsubdivided 8.45 acre lot in the “D” single-family residential zoning district. The lot is impacted by Fernridge Creek running through the southern portion of the property that effects the location of the proposed lots and stormwater detention basin. The applicant received preliminary plat approval for an alternate site layout at the September 6, 2022 Planning and Zoning Commission meeting. The applicant also received a variance from the stream bank buffer requirements of Section 430.050 from the Board of Adjustment based on the previous site layout. The applicant had to adjust the layout of the subdivision to address access concerns from the St. Louis County Department of Transportation and Public Works due to the location of the proposed subdivision entrance point proximate to an existing roadway bridge over Fernridge Creek. The applicant has provided documentation confirming the previously approved variance area will not be altered or effected due to the revised lot layout. A new variance will not be required.

The preliminary plat was reviewed and approved by the Planning and Zoning Commission on January 17, 2023. The subdivision improvement drawings have been submitted for review and approval by the Planning and Zoning Commission pursuant to Sections 410.130 of the city’s subdivision code. If approved, the applicant may apply for final plat review by the Planning and Zoning Commission with final approval from City Council. The applicant is applying for subdivision improvement plans approval and final plat approval separately due to the Federal Emergency Management Agency’s (FEMA) timeline for a Letter of Map Revision (LOMR) stating that the subject property lots have been raised out of the floodplain. The applicant has received and submitted a Conditional Letter of Map Revision based on Fill (CLOMR-F) but will have to grade the site and submit documentation to FEMA confirming the work has been done according to the approved CLOMR before the LOMR can be issued. After approval of the subdivision improvement plans, the applicant intends to apply for building permits to grade the site. Once the LOMR has been issued for the site, the applicants will apply for final plat review by the Planning and Zoning Commission and final approval from City Council. After approval by the City, the final plat is recorded at the County which creates the legal lots for the builder to offer for sale and to apply for permits to construct the houses.

ANALYSIS

Subdivision Improvements

As shown on the preliminary plat, this is a request for a 12-lot subdivision on an existing 8.45 acre lot between two existing subdivisions. The development has several areas of common ground. The common ground is located around the proposed monument sign, along the southern portion of the development which includes the stream bank buffer and the storm water detention basin, and a 10-foot landscape buffer along the northern border with Mason Meadows subdivision. The northern strip of common ground contains the sidewalk connection linking the city’s network of pedestrian access sidewalks though the development to N. Mason Road in order to provide access to Millennium Park. The review of the monument sign will come before the Planning and Zoning Commission under a separate application per Sections 405.940(B) and 405.1080.

The existing lot is currently in the Zone A flood plain. The applicant has prepared a flood study demonstrating that the proposed development will have no adverse impact on the base flood elevation on Fernridge Creek. This study was submitted to FEMA to support the CLOMR-F request which was approved. The FEMA-approved CLOMR-F is attached for reference. In order to build in the flood plain, the lots must be graded to raise them up out of the flood plain. This is done through the CLOMR-F process discussed above. Staff requested a separate sheet be added to the improvement plans that shows the existing flood plain limits and the proposed flood plain limits after the grading is completed. This is shown in Figure 1. This plan shows that the limits for the flood plain that extend onto the lots for the subdivision will be reduced to below the detention basin as shown with the green line. It also shows that the existing flood plain that effects Creekside at Mason will not be exaggerated.

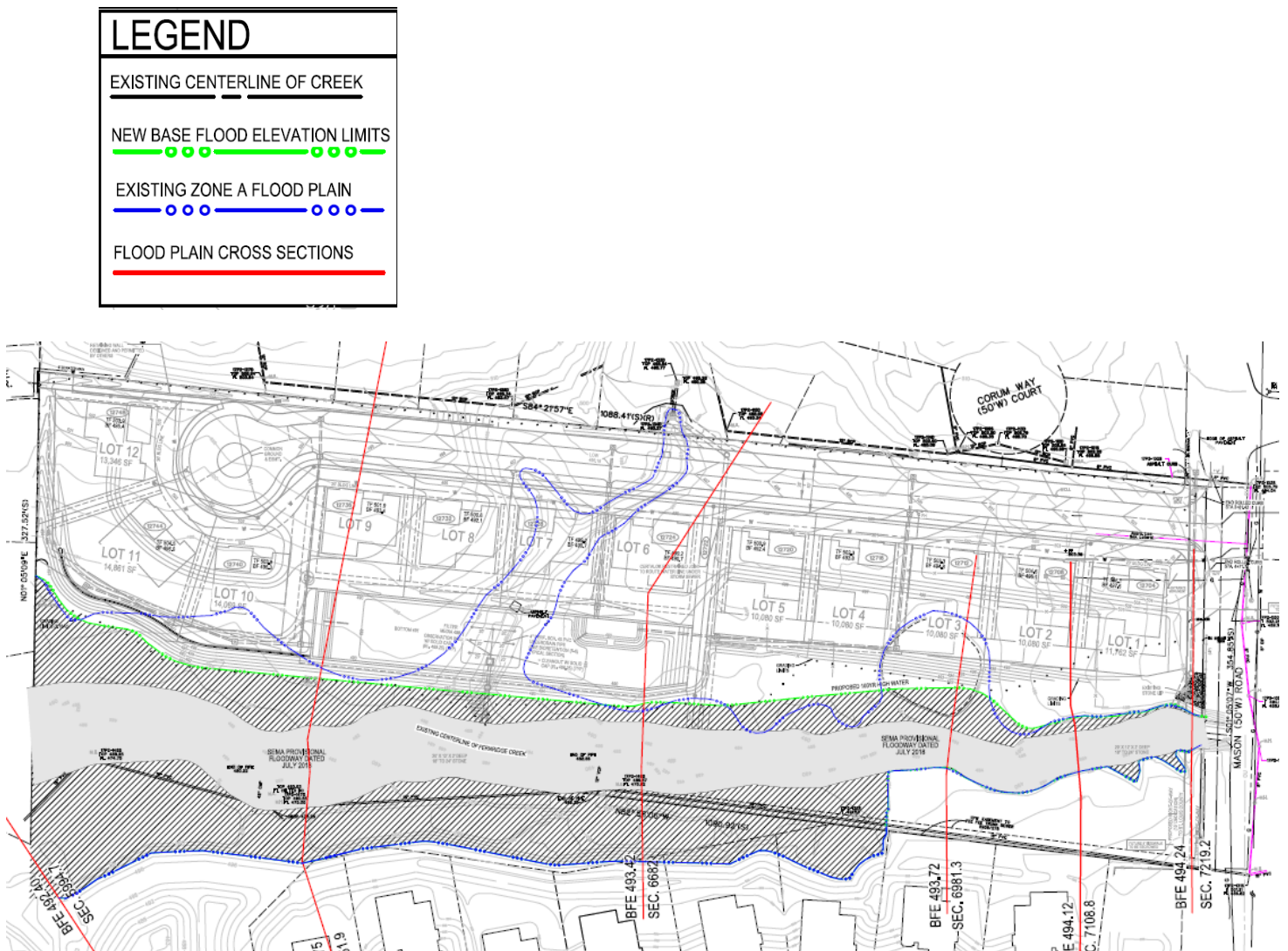


Figure 1. Flood Plain Study.

Sidewalks

Per Section 410.250, the minimum width of sidewalks in residential subdivisions is 5 feet. The applicant has provided a 5-foot-wide detached sidewalk along the south side of the cul-de-sac though the common ground that will be dedicated to the city that will also serve as a pedestrian access route for the developing network of sidewalk connections in the Bellerive/Fernview subdivisions to the west with the Millennium Park trails to the east across North Mason Road. The applicant has provided the sidewalk connection beginning at La Havre Drive in Bellerive Estates near the northwestern corner of Lot 12 along the

northern property line of Lot 12 to connect to the sidewalk along the subdivision cul-de-sac to North Mason Road. This fulfills the purpose of Sections 410.250 which is to improve the pedestrian network over time. There is also a 5-foot-wide dedication to St. Louis County to allow for a future sidewalk along N. Mason Road.

Subdivision Layout

Section 410.220 provides direction regarding lot layout where the lots must be in accordance with the provisions of the zoning district in which the property is located, with the individual lots having a width and depth adequate to provide the necessary front, side and rear yard requirements of the Creve Coeur Zoning Ordinance. The proposed lots comply with the minimum district requirements for the D Single Family Residential District. Staff has reviewed the Subdivision Improvement drawings and find that they are in conformity with the preliminary plat, including the tree preservation requirement, and they contain adequate and appropriate provisions for stormwater management. All staff comments have been addressed and reflected on the plans.

Stormwater Management

The City's Stormwater Ordinance provided in Chapter 425 of city code, requires stormwater to be detained on site based upon the amount of additional runoff generated by the development per the MSD design storm event on a per lot basis and that no additional runoff is sent to adjacent properties based on the proposed improvements. The stormwater management plans show that there will be no additional runoff to the subdivision to the south, Creekside at Mason, based on the pre-development condition. The proposed detention basin will be built to handle the onsite storm water runoff for the development. Department of Public Works staff have reviewed the stormwater management plan and concurs that all stormwater runoff for the development will be contained on site in the detention basin and no additional runoff will impact Creekside at Mason more than what is already occurring per the existing conditions.

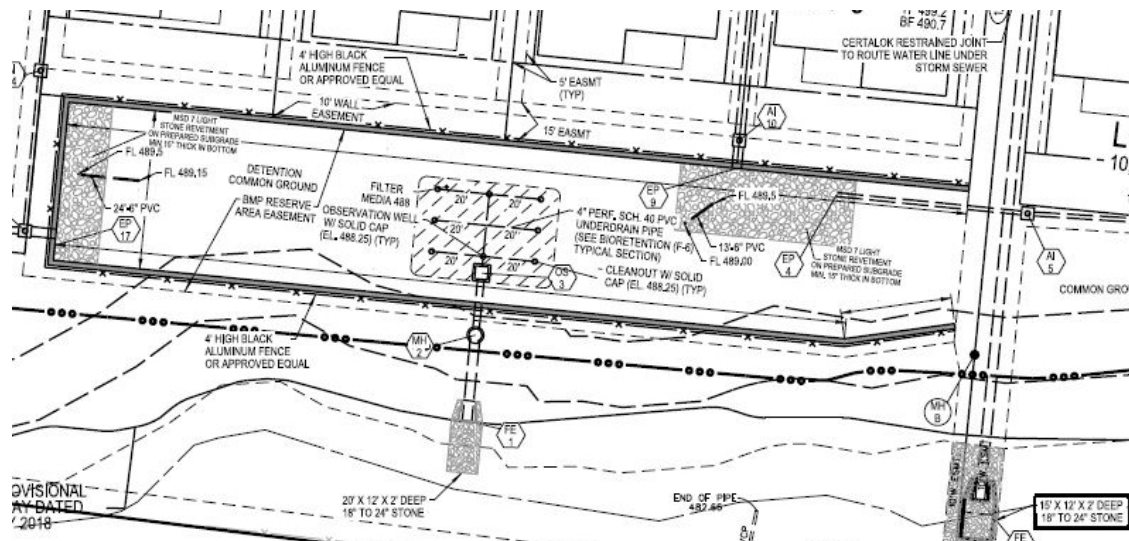


Figure 2. Proposed detention basin in common ground.

Street Tree and Common Area Landscape Plan

A landscape plan providing the proposed street trees and landscaping for all common areas is required as part of the subdivision improvement plan submission. Section 410.300 requires street trees be provided at a ratio of 1 per 30 feet of street frontage. The length of the proposed street frontage is roughly 1,160 feet and would require approximately 39 street trees. The applicant has provided street trees based on a calculation of plant-able lot street frontage of 677.7 lineal feet which would require 23 street trees. The driveway areas of the lots would not be able to accommodate the placement of street trees. Based on the placement of the trees laid out by the landscape architect, staff concurs with this calculation.

The landscape plan also provides the proposed landscaping for the common ground. The common ground at the southern portion of the lot containing Fernridge Creek and the stream bank buffer will retain the majority of trees remaining on the lot. No additional landscaping is proposed for this area. A 10 foot wide landscaping buffer has been provided along the northern border of the subdivision between the proposed Duever Estates Drive and the Mason Meadows subdivision. The applicant has worked with the Mason Meadows subdivision in order to screen this area and the applicant has told staff that Mason Meadows have given their consent to the proposed landscape plan. The majority of the landscape buffer will be planted with the same species of trees as the street trees, evergreens and a mix of shrubs and grasses while the plantings along the retaining wall will be a mix of Blackhaw Viburnum, Spicebush and Bottlebrush Buckeye. The common ground around the subdivision monument sign will also be landscaped and covered under a separate application to the Planning and Zoning Commission per Section 405.940(B).

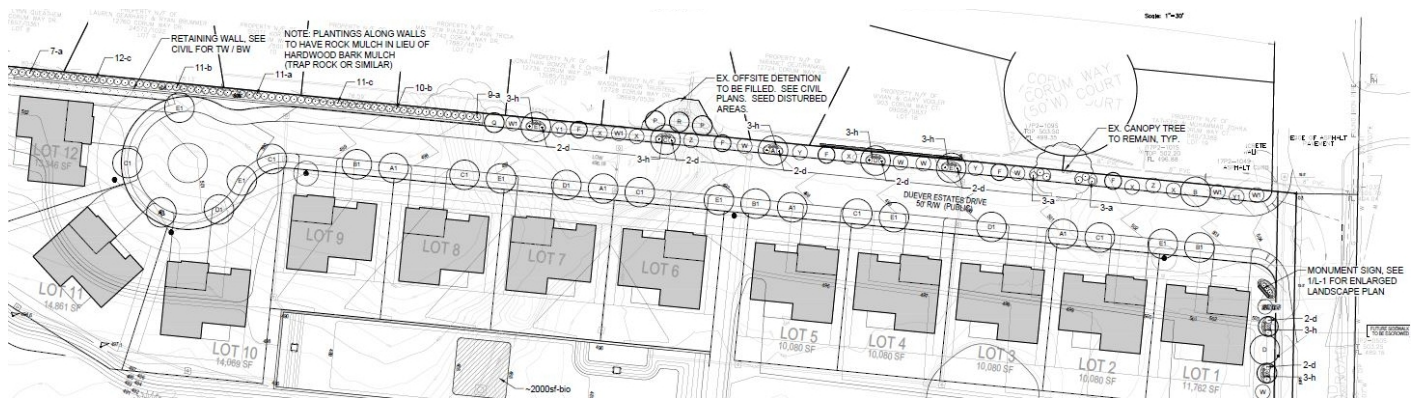


Figure 3. Applicant's submitted landscape plan.

CONCLUSION AND ACTION

Subdivision Improvement Plan

After approval of the subdivision improvement plans, the applicant will apply for permits to grade the site and install the detention basin walls that serve as part of the grading structure with the associated storm sewers in that location. Once the grading work is done according to the CLOMR-F, the applicant will provide FEMA with the as-builts for the site in order to receive the final LOMR. Once the LOMR is received, the applicant will apply for final plat review by the Planning and Zoning Commission and final approval from City Council. After approval by the City, the final plat will be recorded at the County to create the legal lots for the applicant to sell and to apply for permits to construct the houses.

Review and approval of the subdivision improvement drawings is within the purview of the Planning and Zoning Commission and must be complete to the Commission's satisfaction prior to a recommendation of approval for the final plat. If the Commission is satisfied that the drawings are suitable for approval, staff recommends the following conditions be placed on the approval of this request:

1. The Residential Development Permit for each new home shall be in substantial compliance with the improvement plans dated March 8, 2023 by Volz Engineering, as may be revised to incorporate conditions, and with the tree conservation plan with a prepared date of 1/27/23 and landscape plan with prepared date of 12/8/22.
2. Any additional tree removal shall be approved by the Zoning Administrator and replaced as required by Section 410.310 of the Subdivision Ordinance.

Assuming agreement with the Staff Report and the above conditions, the following is an example motion for this item:

"I move to approve the subdivision improvement plans for the twelve-lot subdivision at 871 North Mason Road as shown in the "Duever Estates Subdivision" drawings prepared by Volz, Inc, and dated March 8, 2023 by Timothy John Meyer with the conditions recommended by staff

as provided in the staff report for the meeting of March 20, 2023” (Other conditions may be added, eliminated, altered, and modified by prior motion).

APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE (CHAPTER 405 OF THE CREVE COEUR MUNICIPAL CODE)

Included and attached by reference. See body of report for specific excerpts.

**APPENDIX 3: CREVE COEUR SUBDIVISION AND LAND DEVELOPMENT REGULATIONS
(CHAPTER 410 OF THE CREVE COEUR MUNICIPAL CODE)**

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 4: AERIAL MAP



APPENDIX 4: SITE PHOTOGRAPHS

Photo Date: 8/31/2022



Description: Aerial photo of the subject property existing conditions taken from the listing.



Description: Aerial photo of the subject property existing conditions taken from the listing.

PROJECT NOTES:

AREA OF SITE:

8.45 ACRES

368,082 SF

LOCATOR NO:

17P610059

SITE ADDRESS:

871 NORTH MASON ROAD
SAINT LOUIS, MISSOURI 63141

OWNER ON RECORD:

DUEVER JOSEPH J JR & MARY M H/W TRUSTEES

PREPARED FOR:

MCKELVEY

HOMES

Building A Tradition Of Excellence Since 1898

218 CHESTERFIELD TOWNE CENTRE
CHESTERFIELD, MO 63005
(636) 530-6900

PREPARED BY:

VOLZ

Incorporated

10849 INDIAN HEAD INDL. BLVD.
ST. LOUIS, MO 63132
314.426.6212 MAIN
314.890.1250 FAX

EXISTING ZONING:

D – SINGLE FAMILY RESIDENTIAL DISTRICT

LOTS PROPOSED:

12 SINGLE FAMILY LOTS

DEDICATED TO THE CITY OF CREVE COEUR

966 LIN FT OF PAVEMENT PER CITY STANDARDS
26' PAVEMENT ROLLED LIP CURB 50' RIGHT-OF-WAY 5' SIDEWALK, 1.36 Ac. OF RIGHT OF WAY DECISION INCLUDING THE MASON ROAD DEDICATION.

PARKING

2 PARKING SPACES PER LOT
12 LOTS X 2 PARKING SPACES = 24 PARKING SPACES REQUIRED

COMMON GROUND OPEN SPACE:

177,597 SF

4.07 ACRES

FIRM #

29189C0186K

2/4/2015

SETBACKS

20' BUILDING LINE SETBACK
8' SIDE YARD SETBACK
15' REAR YARD SETBACK

MISSOURI AMERICAN WATER COMPANY
METROPOLITAN ST. LOUIS SEWER DISTRICT
SPIRE GAS
CHARTER COMMUNICATION
AMEREN
AT&T
MONARCH FIRE PROTECTION DISTRICT
PARKWAY SCHOOL DISTRICT

THE PROPOSED ENTRANCE MONUMENT SIGN WILL REQUIRE SEPARATE REVIEW AND APPROVAL BY THE PLANNING AND ZONING COMMISSION PER SECTION 405.940.B. OF THE ZONING ORDINANCE. NOTE: ANY MONUMENT SIGN WILL REQUIRE A SEPARATE EASEMENT FOR THIS PURPOSE IF NOT LOCATED ON COMMON GROUND TO BE MAINTAINED BY THE HOA.

MISSOURI

AMERICAN WATER

727 CRAIG ROAD
CREVE COEUR, MISSOURI 63141
(1 866) 430-0820
www.amwater.com

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clear

wastewater + stormwater

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www.msdpjclear.org

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www.ameren.com/missouri

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www.monarchfpd.org

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SCHOOLS

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(314) 415-8100
www.parkwayschools.net

VERTICAL CONTROL WAS ESTABLISHED USING TRIMBLE R10 GPS EQUIPMENT AND THE MODOT GPS RTK NETWORK. VERTICAL CONTROL IS REPORTED IN NAVD 88 USING GEOID 12A.

SITE BENCHMARKS:

• "A" - ELEV. 505.52 – IRON ROD FOUND AT THE NORTHEAST CORNER OF 871 N. MASON ROAD.

• "B" - ELEV. 502.31 – CONCRETE MONUMENT FOUND ON A 5' OFFSET WESTERLY FROM THE SOUTHEAST CORNER OF 871 N. MASON RD, AS MEASURED ALONG THE SOUTH PROPERTY LINE.

CUT: 9,500 CUBIC YARDS
FILL: 14,020 CUBIC YARDS
BALANCE: 4,520 CUBIC YARDS

SEWER AND STREET
ADDITIONAL CUT : 4,500 CUBIC YARDS

SITE BALANCES NO HAUL ROUTE REQUIRED

CALL MISSOURI ONE CALL SYSTEMS INC.
TWO FULL WORKING DAYS IN ADVANCE
OF STARTING WORK.

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND FIELD MARKINGS PROVIDED BY THE MEMBER UTILITIES OF THE MISSOURI ONE CALL SYSTEM (1-800-DIG-RITE), AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, CAPACITY, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES, NOR THE ABILITY TO SERVE THE EXISTING OR INTENDED USES OF THIS OR ADJACENT SITES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

MISSOURI ONE-CALL 1-800-344-7493

DUEVER ESTATES

IMPROVEMENT PLANS

LOCATION MAP - NTS

INDEX	12/28/2023 LAYOUT CLIMATE	2/1/2023	2/17/2023	2/22/2023 STCO	2/28/2023 MSD	3/6/2023 MSD	3/6/2023 COEUR	3/6/2023 CREVE
C01- COVER SHEET		X	X	X	X	X	X	X
C02- EXISTING CONDITIONS / DEMOLITION PLAN / NATURAL RESOURCE PLAN		X	X	X				X
C03-SITE PLAN					X	X	X	X
C03A- SITE PLAN		X	X	X	X	X	X	X
C04- FINISHED GRADING PLAN		X	X	X	X	X	X	X
C04A- ROUGH GRADING PLAN				X	X	X	X	X
C05- EXISTING DRAINAGE AREA MAP		X	X	X				X
C06- PROPOSED DRAINAGE AREA MAP		X	X	X	X	X	X	X
C06A- PROPOSED BMP DRAINAGE AREA MAP		X	X	X	X	X	X	X
C06B- OVERLAND FLOW SECTIONS				X	X	X	X	X
C07- STREET PROFILE		X	X	X	X	X	X	X
C08- WARPPINGS		X	X	X	X	X	X	X
C09- STORM SEWER PROFILES		X	X	X	X	X	X	X
C10- SANITARY SEWER PROFILES / HYDRAULICS		X	X	X	X	X	X	X
C11- BASIN SECTIONS		X	X	X	X	X	X	X
C11A- BASIN SECTIONS				X	X	X	X	X
C12- OUTFALL STRUCTURE BASIN DETAILS		X	X	X	X	X	X	X
C13- SWPPP		X	X	X				X
C14- SWPPP DETAILS & CONSTRUCTION DETAILS		X	X	X				X
C15- CONSTRUCTION DETAILS		X	X	X				X
C16- WALL DETAILS		X	X	X				X
C17- SIGHT DISTANCE STUDY		X	X	X				X
FA03 FLOOD PLAIN STUDY								X

GEOTECHNICAL ENGINEER'S NOTE

NEITHER SCI ENGINEERING, INC. (SCI) NOR THE UNDERSIGNED HAS PREPARED ANY PART OF THESE PLANS. THE SIGNATURE AND SEAL ARE INTENDED TO CONFIRM OUR REVIEW AND PROFESSIONAL OPINION THAT THESE PLANS AND REVISIONS, THROUGH THE DATE GIVEN BELOW, COMPLY WITH THE FOLLOWING REPORTS AND LETTERS FOR THE PROJECT, AND ARE COMPATIBLE WITH THE SOIL AND GEOLOGIC CONDITIONS AT THE SITE, AS ANTICIPATED FROM THE EXPLORATION DATA. THE FOLLOWING REPORTS AND LETTERS WERE COMPLETED FOR THE PROJECT: GEOTECHNICAL REPORT DATED JANUARY 26 2023.

CONDITIONS MAY VARY FROM THOSE ENCOUNTERED DURING THE EXPLORATION OR CAN CHANGE DUE TO CONSTRUCTION ACTIVITIES, WEATHER, OR OTHER CONDITIONS. THEREFORE, SCI MUST BE INVOLVED DURING THE CONSTRUCTION OF THIS PROJECT TO OBSERVE THE ACTUAL SUBSURFACE CONDITIONS AND IMPLEMENTATION OF OUR RECOMMENDATIONS RELATIVE TO CONSTRUCTION. CONSTRUCTION MEANS AND METHODS SHALL BE LEFT TO THE CONTRACTOR.

SCI ENGINEERING, INC.

Timothy J. Barrett, P.E.

Benchmarks:

St. Louis County Benchmark 13144 - NAVD88(SLC2011a) Elev = 551.94 FUS (or) 168.233 Meter: NGVD29 Elev = 552.25 FUS

"L" on southwest corner of northern footing for pillar in 23'X3' stone and granite wall on northwest corner of Hiram Cemetery along Mason Road, 0.8 mile south of Olive Street Road; 45' east of center of Mason Road and 243' south of Mason Manor Drive (road produced).

Site benchmarks are based on the NAVD88 Datum:

Site Benchmarks:

- "A" - Elev. 505.52 – Iron Rod found at the Northeast corner of 871 N. Mason Road.
- "B" - Elev. 502.31 – Concrete Monument found on a 5' offset Westerly from the Southeast corner of 871 N. Mason Rd, as measured along the South property line.

The site benchmarks were set using Real Time Kinematic Survey methods and the MODOT GNSS Real Time Network. St. Louis county benchmarks 13144 and 13288 were located. The elevation measured was within the estimated positional tolerance of published NAVD88(SLC2011a) elevation. No correction was made. The estimated positional tolerance of the site benchmark is ±0.08.

To convert the site to NGVD29 datum, add 0.31 feet to the elevations, according to the published values in the St. Louis County Benchmark Book for Benchmark 13144.

CONSTRUCTION NOTES:

1. ALL UTILITY RELOCATIONS WILL BE DETERMINED BY THE INDIVIDUAL UTILITY COMPANY.
2. THE OWNER IS ADVISED THAT ALL UTILITY COMPANIES WILL REQUIRE COMPENSATION FOR RELOCATION OF THEIR FACILITIES WITHIN THE PUBLIC ROAD RIGHT-OF-WAY. UTILITY RELOCATION COST SHALL BE CONSIDERED THE RESPONSIBILITY. THE OWNER SHOULD BE AWARE OF EXTENSIVE DELAYS IN UTILITY COMPANY RELOCATION AND ADJUSTMENTS. SUCH DELAYS WILL NOT CONSTITUTE A CAUSE TO ALLOW OCCUPANCY PRIOR TO COMPLETION OF ROAD IMPROVEMENTS.
3. THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, OR NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.
4. VOLZ INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONTRACTOR'S MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. VOLZ INC. HAS NO RESPONSIBILITY TO VERIFY THE FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.
5. PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE "RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITY", SECTION 10.090 (ADDENDUM)
6. NO AREA SHALL BE CLEARED WITHOUT PERMISSION OF THE OWNER.
7. CONTRACTOR TO BE RESPONSIBLE FOR TRAFFIC CONTROL AND STREET RESTORATION.
8. ALL GRADES SHALL BE WITHIN 0.2 FEET, PLUS OR MINUS OF THOSE SHOWN ON THE GRADING PLAN.
9. ALL SLOPES SHALL BE 3 HORIZONTAL TO ONE VERTICAL OR FLATTER UNLESS SUPPORTED BY A GEOTECHNICAL REPORT.
10. GRADING AND SOIL COMPACTION SHALL COMPLY WITH RECOMMENDATIONS IN THE SOILS REPORT.
11. ALL SWALES SHALL BE SODDED, UNLESS OTHERWISE NOTED ON THE PLANS.
12. EROSION AND SILTATION CONTROL SHALL BE INSTALLED, AS NEEDED, PRIOR TO ANY GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER AND/OR CONTROLLING REGULATORY AGENCY AND ADEQUATE VEGETATIVE GROWTH INSURES NO FURTHER EROSION OF SOIL.
13. PARKING ON NON-SURFACED AREAS IS PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVING CONDITIONS. CONTRACTOR SHALL KEEP ROAD CLEAR OF MUD AND DEBRIS.
14. THE STREETS SURROUNDING THIS DEVELOPMENT AND ANY STREET USED FOR CONSTRUCTION ACCESS THERETO SHALL BE KEPT FREE FROM MUD AND CONSTRUCTION DEBRIS AND SHALL BE CLEARED THROUGHOUT THE DAY.
15. ALL TRASH AND DEBRIS ON-SITE, EITHER EXISTING OR FROM CONSTRUCTION, MUST BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE.
16. CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL SILTATION CONTROL DEVICES SHOWN, AND TO PROVIDE ADDITIONAL SILTATION CONTROL DEVICES AS DEEMED NECESSARY DUE TO FIELD CONDITIONS.
17. STORM WATER PIPES, OUTLETS AND CHANNELS SHALL BE PROTECTED BY SILT BARRIER AND KEPT FREE OF WASTE AND DEBRIS THROUGHOUT THE PROJECT.
18. NO EXCAVATION SHALL BE MADE SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PROPERTY OF ANY PUBLIC OR PRIVATE STREET WITHOUT SUPPORTING AND PROTECTING SUCH PUBLIC OR PRIVATE STREET OR PROPERTY FROM SETTLING, CRACKING, OR OTHER DAMAGE.
19. IF CUT AND FILL OPERATIONS OCCUR DURING A SEASON NOT FAVORABLE FOR IMMEDIATE ESTABLISHMENT OF A PERMANENT GROUND COVER, A FAST GERMINATING ANNUAL SUCH AS RYE GRASSES OR OTHER GRASSES SHALL BE UTILIZED TO RETARD EROSION.
20. ALL OFF-SITE AFFECTED PROPERTY OWNERS SHALL BE GIVEN NOTICE 48 HOURS IN ADVANCE OF ANY WORK.
21. ANY DISTURBED OFFSITE PROPERTY (I.E. BUSHES, FENCES, MAILBOXES, ETC.) SHALL BE REPLACED, IN KIND, AT THE DEVELOPER'S EXPENSE.
22. PROVIDE ADEQUATE OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVEWAY CONDITIONS.
23. ALL STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
24. INTERIM STORMWATER CONTROL IN THE FORM OF SILTATION CONTROL MEASURES ARE REQUIRED.
25. ADDITIONAL SILTATION CONTROL SHALL BE INSTALLED AS REQUIRED BY THE CITY OF CREVE COEUR.

ST LOUIS COUNTY CONSTRUCTION NOTES

1. ALL WORK WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL BE CONSTRUCTED TO COUNTY STANDARDS.
2. ALL STRIPING WITHIN COUNTY RIGHT-OF-WAY SHALL BE INSTALLED BY COUNTY FORCES.
3. RIGHT-OF-WAY DEDICATION SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF A SPECIAL USE PERMIT. ROAD IMPROVEMENTS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT. IF DEVELOPMENT PHASING IS ANTICIPATED, THE DEVELOPER SHALL COMPLETE ROAD IMPROVEMENTS, RIGHT-OF-WAY DEDICATION, AND ACCESS REQUIREMENTS OF EACH PHASE OF DEVELOPMENT AS DIRECTED BY THE DEPARTMENT OF TRANSPORTATION.
4. THE DELAYS DUE TO UTILITY RELOCATION AND ADJUSTMENTS WILL NOT CONSTITUTE A CAUSE TO ALLOW OCCUPANCY PRIOR TO COMPLETION OF ROAD IMPROVEMENTS.
5. PROVIDE ADEQUATE OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVEWAY CONDITIONS.
6. ALL SEDIMENT SHALL BE WASHED FROM ALL VEHICLES AT WASH-DOWN STATION PRIOR TO LEAVING THE SITE SO THAT NO SEDIMENT IS TRACKED ONTO COUNTY ROADS.
7. PRIOR TO SPECIAL USE PERMIT ISSUANCE BY ST. LOUIS COUNTY, A SPECIAL CASH ESCROW OR A SPECIAL ESCROW SUPPORTED BY AN IRREVOCABLE LETTER OF CREDIT SHALL BE ESTABLISHED WITH ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION TO GUARANTEE COMPLETION OF REQUIRED ROAD IMPROVEMENTS. ROAD IMPROVEMENTS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS.
8. THE DEVELOPER SHALL PROVIDE ADEQUATE STORM WATER SYSTEMS IN ACCORDANCE WITH ST. LOUIS COUNTY AND M.S.D. STANDARDS.
9. ALL DISTURBED EARTH AREAS WITHIN ST. LOUIS COUNTY RIGHT-OF-WAY SHALL BE SODDED.
10. ADDITIONAL SILTATION CONTROL MAY BE REQUIRED BY ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION.
11. APPLICANT SHALL USE EXTREME CAUTION IN AREAS WHERE TRAFFIC SIGNAL FACILITIES ARE EXISTING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER TO CONTACT THE ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION AT (314) 615-6215 AT A MINIMUM OF 48 HOURS IN ADVANCE OF CONSTRUCTION WORK FOR LOCATING AND SPOTTING EXISTING TRAFFIC SIGNAL CONDUIT. IN THE EVENT THE CONTRACTOR DAMAGES ANY TRAFFIC SIGNAL FACILITIES, REPAIRS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE BY AN ELECTRICAL CONTRACTOR AS DIRECTED BY ST. LOUIS COUNTY.
12. ALL AFFECTED OFFSITE PROPERTY OWNERS SHALL BE GIVEN NOTICE 48 HOURS IN ADVANCE OF ANY WORK.
13. ANY DISTURBED OFFSITE PROPERTY (I.E. BUSHES, FENCES, MAILBOXES, ETC.) SHALL BE REPLACED IN KIND AT THE DEVELOPER'S EXPENSE.
14. INSTALLATION OF LANDSCAPING AND ORNAMENTAL ENTRANCE MONUMENT OR IDENTIFICATION SIGNAGE CONSTRUCTION, IF PROPOSED, SHALL BE REVIEWED BY THE DEPARTMENT OF TRANSPORTATION FOR SIGHT DISTANCE CONSIDERATIONS AND APPROVED PRIOR TO INSTALLATION OR CONSTRUCTION.
15. THE CONTRACTOR SHALL NOTIFY THE ST. LOUIS COUNTY DIVISION OF OPERATIONS STRIPING PERSONNEL AT (314) 615-0233, 24 HOURS IN ADVANCE OF ANY STRIPING RELATED WORK, ALL GRINDING OF EXISTING STRIPING AND INSTALLATION OF TEMPORARY STRIPING AS REQUIRED BY ST. LOUIS COUNTY SHALL BE PERFORMED BY THE CONTRACTOR. ALL PERMANENT STRIPING WILL BE INSTALLED BY THE ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION.
16. ALL CONSTRUCTION DETAILS LOCATED IN THE ST. LOUIS COUNTY DESIGN CRITERIA MANUAL AND/OR THE SEDIMENT AND EROSION CONTROL MANUAL.
17. A PERMIT SHALL BE OBTAINED FROM THE ST. LOUIS COUNTY DEPARTMENT OF PUBLIC WORKS FOR CONSTRUCTION OF RETAINING WALLS.
18. A DRAINLAYER PERMIT SHALL BE OBTAINED FROM THE ST. LOUIS COUNTY DEPARTMENT OF PUBLIC WORKS FOR INTERNAL (PRIVATE) STORM SEWERS.
19. ALL ABOVE-GROUND UTILITIES OR OTHER POTENTIAL OBSTRUCTIONS WITHIN THE ST. LOUIS COUNTY ROAD RIGHT-OF-WAY, SHALL HAVE A MINIMUM SETBACK, AS DIRECTED BY THE ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION, AS PRESCRIBED IN SECTION 5.10 OF THE ST. LOUIS COUNTY DESIGN CRITERIA MANUAL "ROADSIDE DESIGN REQUIREMENTS".
20. ANY ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNTS SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE "ST. LOUIS COUNTY" AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE FOR A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNTS FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.
21. ALL SIDEWALKS AND ASSOCIATED ACCESSIBILITY IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
22. SIDEWALK TERMINATIONS IN COMPLIANCE WITH ST. LOUIS COUNTY ADA STANDARDS SHALL BE PROVIDED.
23. ACCESS TO ALL PROPERTIES SHALL BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION PROCESS.
24. MAXIMUM LEGAL LENGTHS IN THE COUNTY ARE FORTY (40) FEET FOR ANY SINGLE UNIT TRUCK AND FIFTY-FIVE (55) FEET FOR ANY COMBINATION OF VEHICLES, INCLUDING THE LOAD. MAXIMUM LEGAL WIDTH IS EIGHT (8) FEET AND MAXIMUM HEIGHT IS THIRTEEN AND ONE-HALF (13½) FEET. LEGAL WEIGHT LIMITS IN THE COUNTY ARE THE SAME AS THOSE REQUIRED BY MISSOURI STATE LAWS, EXCEPT IN CASES WHEN THE COUNTY COUNCIL HAS ESTABLISHED A COUNTY WEIGHT LIMITS BY ORDINANCE OR WHEN BRIDGES ARE POSTED UNDER STATE REGULATIONS. ANY VEHICLES EXCEEDING THESE LIMITS SHALL REQUIRE A SPECIAL USE PERMIT FOR OVERWEIGHT AND/OR OVER-DIMENSION VEHICLES PRIOR TO DRIVING ON ST. LOUIS COUNTY ROADWAYS. CONTACT TONY BARNETT AT (314) 615-8515 FOR PERMITS.

STANDARD CONSTRUCTION NOTE:

ALL STORM AND SANITARY SEWER STRUCTURES AND APPURTENANCES TO BE DEDICATED TO MSD, OR TO BE PRIVATE UNDER MSD INSPECTION, SHALL CONFORM TO THE METROPOLITAN ST. LOUIS SEWER DISTRICT, STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES, 2009, THAT WILL INCLUDE STANDARD DETAILS SHOWN THEREIN, AND SHALL INCLUDE ALL SUBSEQUENT CHANGES MADE THERETO.

SOME RECENT CHANGES CONCERN PIPE FIELD TESTING AND PERFORMANCE, AND INCLUDE THE FOLLOWING:

PART 2 – MATERIALS OF CONSTRUCTION

HIGH DENSITY POLYETHYLENE (HDPE) PIPE IS NOT ALLOWED FOR GRAVITY SEWERS FOR STORM, COMBINED, OR SANITARY SEWERS THAT ARE "PUBLIC" OR "PRIVATE UNDER MSD INSPECTION".

CORRUGATED POLYPROPYLENE (PP) PIPE IS ALLOWED AS FOLLOWS FOR GRAVITY SEWERS THAT ARE "PUBLIC" OR "PRIVATE UNDER MSD INSPECTION":

- A. FOR USE IN SANITARY AND COMBINED SEWERS 12 TO 60 INCHES IN DIAMETER IT SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2764 "STANDARD SPECIFICATION FOR 6 TO 60 IN. POLYPROPYLENE (PP) CORRUGATED DOUBLE AND TRIPLE WALL PIPE AND FITTINGS FOR NON-PRESSURE SANITARY SEWER APPLICATIONS;" PIPE SHALL HAVE A MINIMUM STIFFNESS OF 46 PSI WHEN TESTED IN ACCORDANCE WITH ASTM D2412.
- B. FOR USE IN STORM SEWERS 12 TO 30 INCHES IN DIAMETER IT SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2381 "STANDARD SPECIFICATION FOR 12 TO 60 IN. POLYPROPYLENE (PP) DUAL WALL PIPE AND FITTINGS FOR NON-PRESSURE STORM SEWER APPLICATIONS;" OR ASTM F2764 "STANDARD SPECIFICATION FOR 6 TO 60 IN. POLYPROPYLENE (PP) CORRUGATED DOUBLE AND TRIPLE WALL PIPE AND FITTINGS FOR NON-PRESSURE SANITARY SEWER APPLICATIONS;" OR FOR USE IN STORM SEWERS 36 TO 60 INCHES IN DIAMETER IT SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2764 "STANDARD SPECIFICATION FOR 6 TO 60 IN. POLYPROPYLENE (PP) CORRUGATED DOUBLE AND TRIPLE WALL PIPE AND FITTINGS FOR NON-PRESSURE SANITARY SEWER APPLICATIONS;" PIPE SHALL HAVE A MINIMUM STIFFNESS OF 46 PSI WHEN TESTED IN ACCORDANCE WITH ASTM D2412.
- C. PIPE FOR GRAVITY SEWER INSTALLATIONS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321 WITH THE EXCEPTION THAT INITIAL BACKFILL SHALL BE A MINIMUM OF 6 INCHES ABOVE THE TOP OF PIPE AS SHOWN IN THE STANDARD DETAILS OF SEWER CONSTRUCTION. CONSOLIDATION BY WATER (JETTING OR PULDING) SHALL NOT BE USED. CONSOLIDATION SHALL BE IN ACCORDANCE WITH MSD STANDARD CONSTRUCTION SPECIFICATIONS FOR TRENCH BACKFILL. PRICE FOR COMPACTED BACKFILL SHALL BE INCLUDED IN PIPE UNIT COST.
1. A REPRESENTATIVE FROM THE PIPE MANUFACTURER SHALL VISIT THE SITE WITHIN THE FIRST 100 FEET OF PIPE INSTALLATION. COORDINATION OF THIS SITE VISIT SHALL BE ARRANGED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE THE MSD INSPECTOR AT LEAST 24 HOURS' NOTICE OF THE PLANNED DATE AND TIME OF THE MANUFACTURER'S SITE VISIT.
2. FOLLOWING THE SITE VISIT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A LETTER FROM THE PIPING MANUFACTURER SUMMARIZING THEIR OBSERVATIONS. AT A MINIMUM, THE LETTER SHALL:
 - A) INDICATE THE DATE THE INITIAL SECTION OF PIPE WAS INSTALLED; AND
 - B) VERIFY THAT THE INSTALLATION OCCURRED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED PROCEDURES.
 - C. TRENCH WIDTH SHALL BE IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION RECOMMENDATIONS. DISTRICT STANDARD PAYLINE WIDTHS BASED ON THE NOMINAL INSIDE PIPE DIAMETER SHALL APPLY.

PART 4 - PIPE SEWER CONSTRUCTION

SECTION B, PIPE FIELD TESTS, PARAGRAPH 2, REACH INTEGRITY TESTING - DELETE THE FIRST SENTENCE AND THE FOLLOWING REPLACEMENT APPLIES:

ALL SANITARY AND COMBINED SEWERS SHALL SUSTAIN A MAXIMUM LEAKAGE LIMIT OF 100 GALLONS/INCH OF PIPE DIAMETER/MILE OF LINE/DAY, AS REQUIRED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES SPECIFICATIONS

SECTION B, PIPE FIELD TESTS, PARAGRAPH 2, REACH INTEGRITY TESTING, SUBPARAGRAPH C, INFILTRATION/EXFILTRATION TESTING - DELETE THE SIXTH SENTENCE, CONCERNING LEAKAGE LIMITS, AND THE FOLLOWING REPLACEMENT APPLIES:

THE MEASUREMENT OF LEAKAGE SHALL NOT EXCEED 100 GALLONS/INCH OF PIPE DIAMETER/MILE OF LINE/DAY, AS REQUIRED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES SPECIFICATIONS.

SECTION B, PIPE FIELD TESTS, PARAGRAPH 4, MANHOLE TESTING, SUBPARAGRAPH A, VACUUM TESTING - AFTER THE FIRST SENTENCE, THE FOLLOWING ADDITION APPLIES:

THE VACUUM TEST MUST BE PERFORMED PRIOR TO BACKFILLING AROUND THE MANHOLE UNLESS THE CONTRACTOR PROVIDES DOCUMENTATION FROM THE PRECAST MANHOLE MANUFACTURER STATING THAT THE MANHOLE MAY BE VACUUM TESTED AFTER BACKFILLING HAS TAKEN PLACE. THE CONTRACTOR MUST SUBMIT THIS DOCUMENTATION PRIOR TO BACKFILLING AROUND ANY MANHOLE.

SECTION B, PIPE FIELD TESTS, PARAGRAPH 4, MANHOLE TESTING, SUBPARAGRAPH B, EXFILTRATION TESTING - DELETE THE SECOND SENTENCE, CONCERNING LEAKAGE LIMITS, AND THE FOLLOWING ADDITION APPLIES:

FOR EXFILTRATION TESTING, THE ALLOWABLE LEAKAGE LIMIT IS 100 GALLONS/INCH OF PIPE DIAMETER/MILE OF LINE/DAY WHEN THE AVERAGE HEAD ON THE TEST SECTION IS THREE FEET (3') OR LESS.

IF REINFORCED CONCRETE PIPE IS USED FOR SANITARY OR COMBINED SEWERS LARGER THAN 27", ALL PIPE SHALL CONFORM TO ASTM C 361. IN ADDITION, IF THE DIAMETER IS LARGER THAN 48", THE JOINT TYPE MUST INCLUDE A GASKET THAT IS CONFINED IN A GROOVE IN THE SPIGOT OF THE PIPE.

SILTATION BMP NOTE:

1. ALL EXCAVATION SHALL OCCUR IN DRY WEATHER AND NO LESS THAN 48 HOURS AFTER ANY PRECIPITATION.

SHOP DRAWING REVIEW NOTE:

THE PROJECT ENGINEER SHALL PROVIDE SIGNED AND SEALED SHOP DRAWINGS FOR APPROVAL TO MSD PRIOR TO CONSTRUCTION OF THIS STRUCTURE. THE MSD CONTACT PHONE NUMBER IS 314-768-6387.

COMPACTED FILL REQUIREMENTS:

A REGISTERED PROFESSIONAL GEOTECHNICAL ENGINEER WILL VERIFY THAT ALL COMPRESSIBLE MATERIAL HAS BEEN REMOVED PRIOR TO FILL PLACEMENT AND THAT ALL FILL, AND FILLED AREAS, INCLUDING TRENCH BACKFILLS, UNDER BUILDINGS AND UNDER SANITARY AND STORM SEWER LINES CONSTRUCTED ABOVE THE ORIGINAL GROUND SURFACE, HAS BEEN COMPACTED TO 90% MODIFIED PROCTOR. FILL IS TO BE PLACED IN A MAXIMUM OF NINE-INCH (9") LIFTS. TESTS SHALL BE TAKEN AT A MAXIMUM OF FIFTY-FEET (50') WIDE INTERVALS ALONG THE ROUTE OF THE PIPE, AT A MAXIMUM INTERVAL, OF TWO FEET (2'), VERTICALLY AND Laterally ON EACH SIDE OF THE PIPE, AT A DISTANCE EQUAL TO THE DEPTH OF FILL OVER THE PIPE. A COPY OF THESE RESULTS WILL BE SUBMITTED TO MSD PRIOR TO PLACEMENT OF THE SEWER PIPE.

CONTRACTOR'S INSURANCE (OFFSITE):

PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITIES, SECTION 10.090, (ADDENDUM)

REMOVE, REPLACE, OR REHABILITATE STRUCTURE (TBR&R)

THE REMOVAL, AND REPLACEMENT, OR REHABILITATION OF THE EXISTING PUBLIC STRUCTURE(S) WILL BE DETERMINED BY THE MSD FIELD INSPECTOR IF THE STRUCTURE IS DETERMINED TO REMAIN IN PLACE, THEN THE TOP SHALL BE ADJUSTED TO GRADE, IF NEEDED.

PUBLIC SEWER MAINTENANCE:

MAINTENANCE OF THE SEWERS DESIGNATED "PUBLIC" SHALL BE THE RESPONSIBILITY OF THE METROPOLITAN ST. LOUIS SEWER DISTRICT UPON DEDICATION OF THE SEWERS TO THE DISTRICT.

STORMWATER MANAGEMENT FUTURE DISTURBANCE NOTE:

LAND AREA DISTURBED = 5.78 Ac (251,926 SF)
PROJECT RUNOFF DIFFERENTIAL = 3.27 CFS

ANY FUTURE LAND DISTURBANCE AND/OR INCREASE IN IMPERVIOUS AREA ON THIS SITE MAY REQUIRE ADDITIONAL STORMWATER MANAGEMENT PER MSD REGULATIONS IN PLACE THAT TIME (INCLUDING TOTAL LAND DISTURBANCE AND/OR IMPERVIOUSNESS ADDED ON THIS PLAN)

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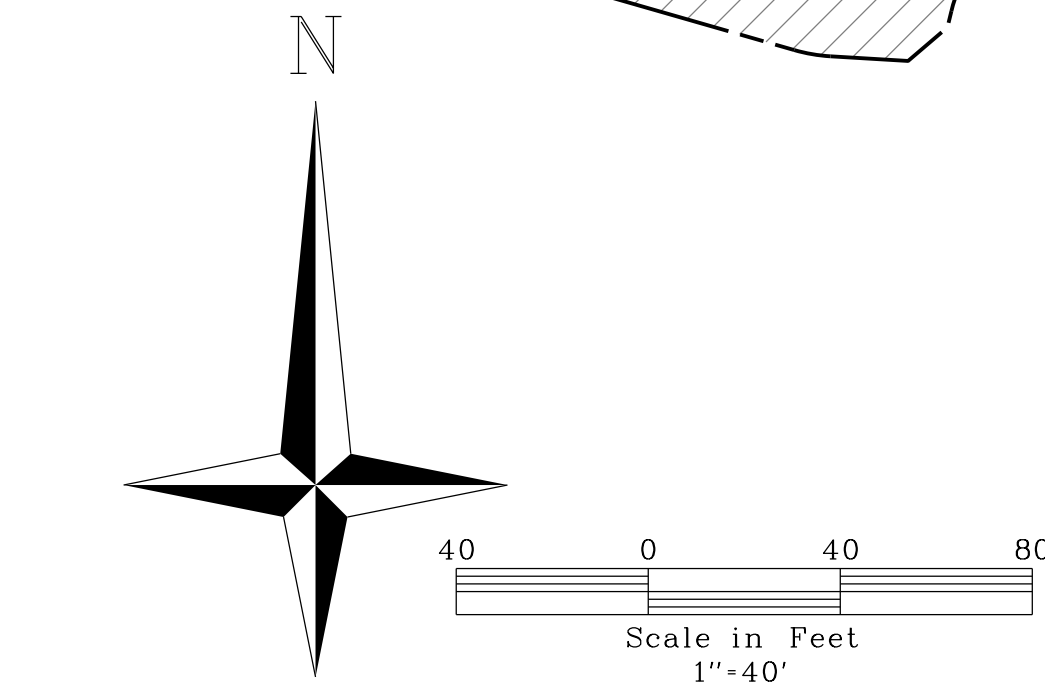
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H:\CAD\22800-22899\22802\mplan\122602 - C02 Existing Conditions and Demo Plan.dgn 1 Master Model 3/9/2023 10:26:37 AM Plotted by: jpkms Plot Scale: 40.000000 7' = 1" Plot Driver: Vastis PDF.pcplg Pen Table: Vastis PDF.tbl



THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND FIELD MARKINGS PROVIDED BY THE MEMBER UTILITIES OF THE MISSOURI ONE CALL SYSTEM (1-800-DIG-RITE), AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, CAPACITY, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES, NOR THE ABILITY TO SERVE THE EXISTING OR INTENDED USES OF THIS OR ADJACENT SITES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

LEGEND	
	TO BE REMOVED
	TO BE REMOVED

NATURAL RESOURCE	LEGEND	DESCRIPTION
WETLAND		NONE ON THIS SITE
FLOODPLAIN		SEE SITE
KARST		NONE ON THIS SITE
DRAINAGE AREA		SEE EXISTING DRAINAGE AREA MAP
EXISTING TOPOGRAPHY		2' CONTOURS USGS DATUM
PONDS		SEE PLAN
VEGETATED COVER		AREAS OF VEGETATIVE COVER TO BE REMOVED
TREES TO REMAIN IN THE CREEK		
EXISTING PROPERTY USE	VACANT - SINGLE FAMILY	
SURROUNDING PROPERTY USE	WEST - SINGLE FAMILY HOMES EAST - MASON ROAD NORTH - SINGLE FAMILY HOMES SOUTH - SINGLE FAMILY HOMES	
TEST HOLES	NONE ON THIS SITE	

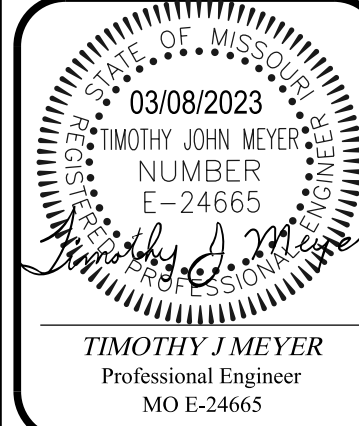
HT-7743
MSD BASEMAP 17P MSD RECORD # 22MSD-00383

EXISTING CONDITIONS /
DEMOLITION PLAN /
NATURAL RESOURCE PLAN

Base Map No. 17P
MSD Record # 22MSD-00383
Project # 22802

10-21-2022
C2

DUEVER ESTATES

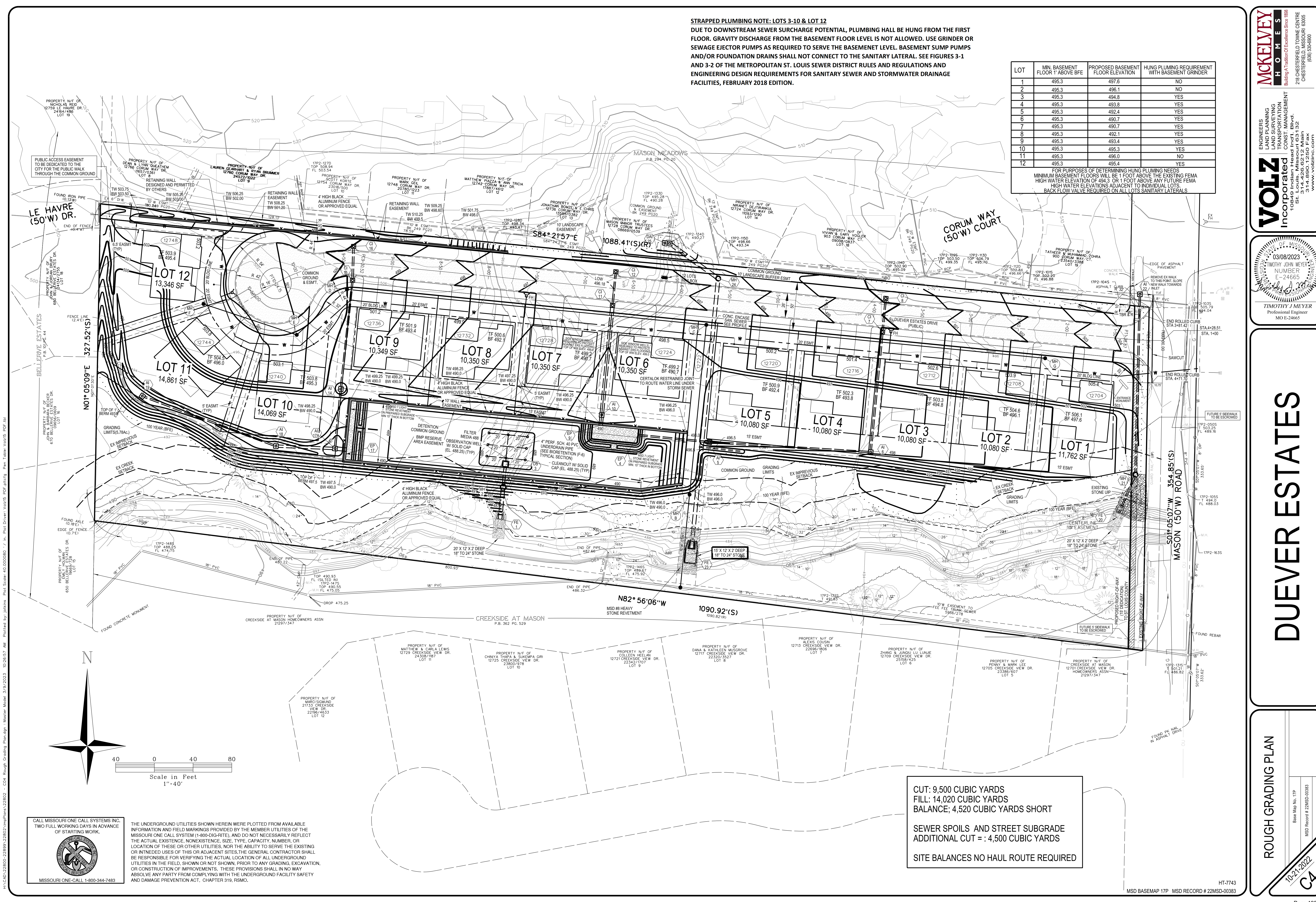


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Professional Engineer
MO E-24665

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STRAPPED PLUMBING NOTE: LOTS 3-10 & LOT 12
DUE TO DOWNSTREAM SEWER SURCHARGE POTENTIAL, PLUMBING SHALL BE HUNG FROM THE FIRST FLOOR. GRAVITY DISCHARGE FROM THE BASEMENT FLOOR LEVEL IS NOT ALLOWED. USE GRINDER OR SEWAGE EJECTOR PUMPS AS REQUIRED TO SERVE THE BASEMENT LEVEL. BASEMENT SUMP PUMPS AND/OR FOUNDATION DRAINS SHALL NOT CONNECT TO THE SANITARY LATERAL. SEE FIGURES 3-1 AND 3-2 OF THE METROPOLITAN ST. LOUIS SEWER DISTRICT RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY SEWER AND STORMWATER DRAINAGE FACILITIES, FEBRUARY 2018 EDITION.

LOT	MIN. BASEMENT FLOOR 1' ABOVE BFE	PROPOSED BASEMENT FLOOR ELEVATION	HUNG PLUMBING REQUIREMENT WITH BASEMENT GRINDER
1	495.3	497.6	NO
2	495.3	496.1	NO
3	495.3	494.8	YES
4	495.3	493.8	YES
5	495.3	492.4	YES
6	495.3	490.7	YES
7	495.3	490.7	YES
8	495.3	492.1	YES
9	495.3	493.4	YES
10	495.3	495.3	YES
11	495.3	496.0	NO
12	495.3	495.4	YES

FOR PURPOSES OF DETERMINING HUNG PLUMBING NEEDS
MINIMUM BASEMENT FLOORS WILL BE 1 FOOT ABOVE THE EXISTING FEMA
HIGH WATER ELEVATION OF 494.3 OR 1 FOOT ABOVE ANY FUTURE FEMA
HIGH WATER ELEVATIONS ADJACENT TO INDIVIDUAL LOTS.
BACK FLOW VALVE REQUIRED ON ALL LOTS SANITARY LATERALS

CUT: 9,500 CUBIC YARDS
FILL: 14,020 CUBIC YARDS
BALANCE; 4,520 CUBIC YARDS SHORT

SEWER SPOILS AND STREET SUBGRADE
ADDITIONAL CUT = : 4,500 CUBIC YARDS

SITE BALANCES NO HAUL ROUTE REQUIRED

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MO E-24665

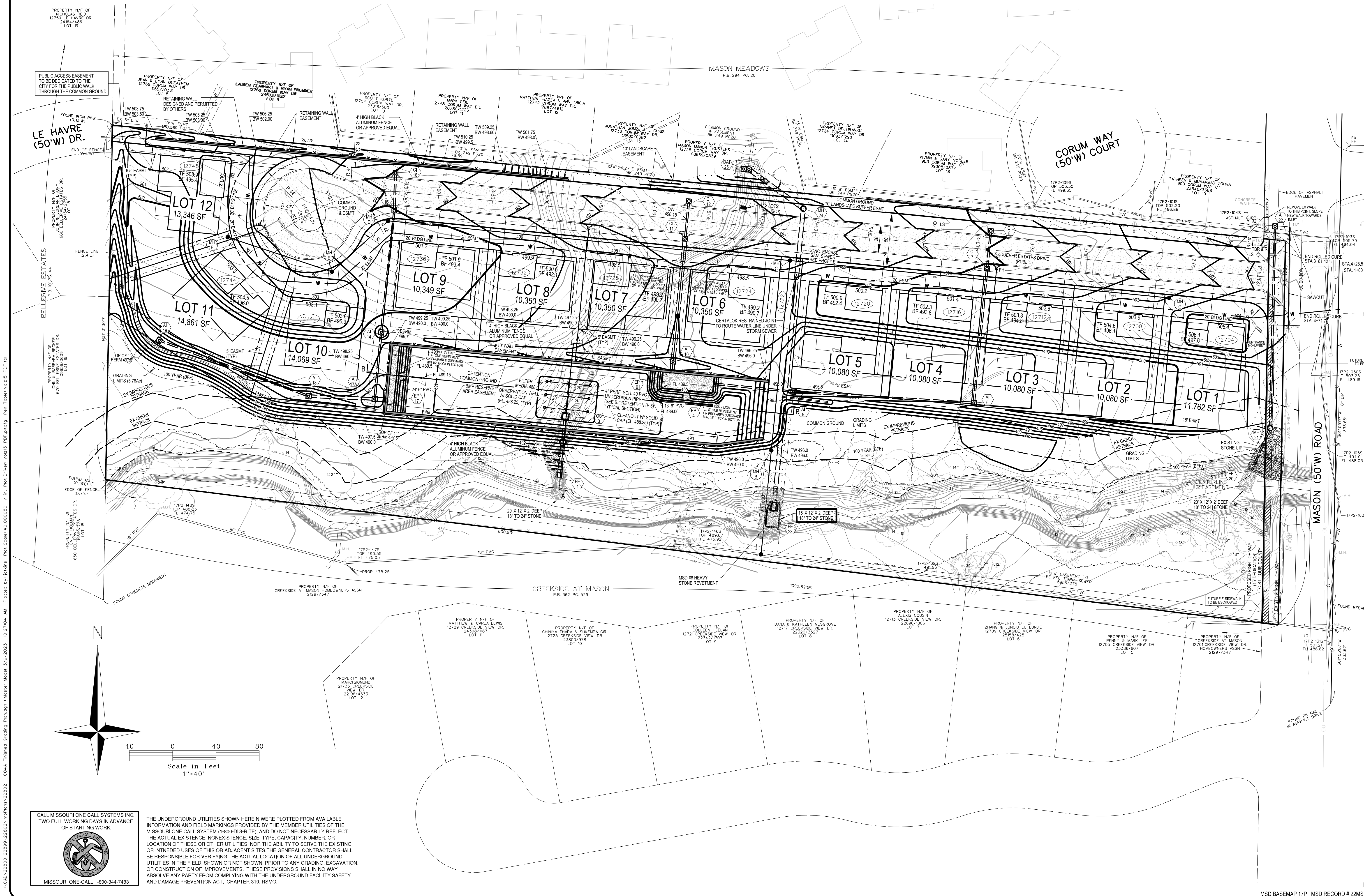
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ROUGH GRADING PLAN
Base Map No. 17P
MSD Record # 22MSD-00383
Project # 22802
10-21-2022
C4

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AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

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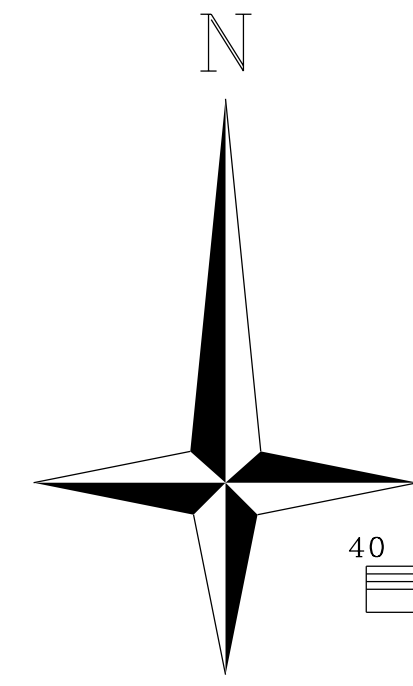


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TO BE DEDICATED TO THE
CITY FOR THE PUBLIC WALK
THROUGH THE COMMON GROUND

LE HAVRE
(50' W) DR.

CORUM WAY
(50' W) COURT

MASON (50' W) ROAD



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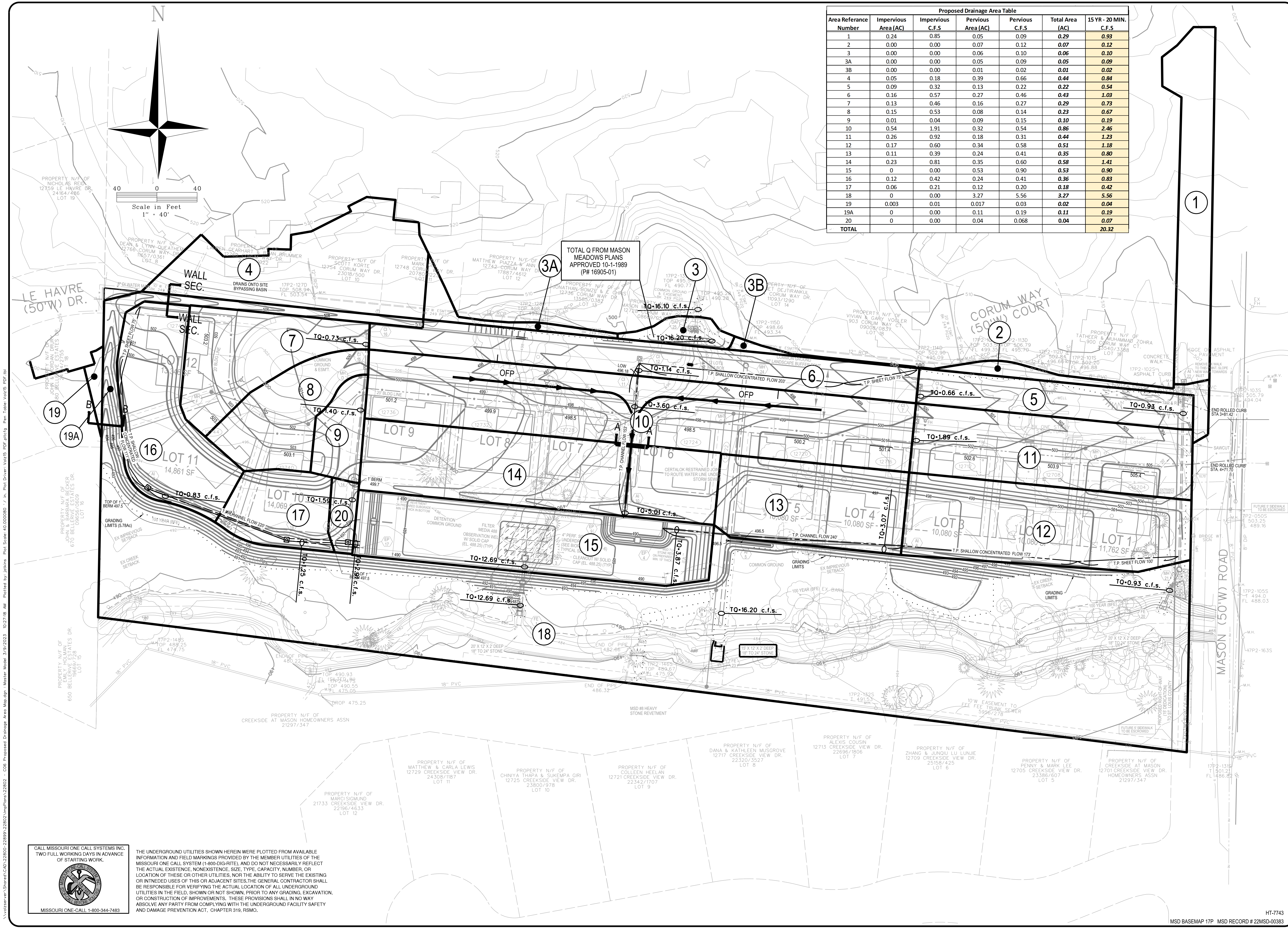
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TIMOTHY J. MEYER
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MO E-24665

DUEVER ESTATES

FINISHED GRADING PLAN
Base Map No. 117
MSD Record # 22MSD-00383
Project # 22802
10-21-2022
C4A



Proposed Drainage Area Table						
Area Reference Number	Impervious Area (AC)	Impervious C.F.S.	Pervious Area (AC)	Pervious C.F.S.	Total Area (AC)	15 YR - 20 MIN. C.F.S.
1	0.24	0.85	0.05	0.09	0.29	0.93
2	0.00	0.00	0.07	0.12	0.07	0.12
3	0.00	0.00	0.06	0.10	0.06	0.10
3A	0.00	0.00	0.05	0.09	0.05	0.09
3B	0.00	0.00	0.01	0.02	0.01	0.02
4	0.05	0.18	0.39	0.66	0.44	0.84
5	0.09	0.32	0.13	0.22	0.22	0.54
6	0.16	0.57	0.27	0.46	0.43	1.03
7	0.13	0.46	0.16	0.27	0.29	0.73
8	0.15	0.53	0.08	0.14	0.23	0.67
9	0.01	0.04	0.09	0.15	0.10	0.19
10	0.54	1.91	0.32	0.54	0.86	2.46
11	0.26	0.92	0.18	0.31	0.44	1.23
12	0.17	0.60	0.34	0.58	0.51	1.18
13	0.11	0.39	0.24	0.41	0.35	0.80
14	0.23	0.81	0.35	0.60	0.58	1.41
15	0	0.00	0.53	0.90	0.53	0.90
16	0.12	0.42	0.24	0.41	0.36	0.83
17	0.06	0.21	0.12	0.20	0.18	0.42
18	0	0.00	3.27	5.56	3.27	5.56
19	0.003	0.01	0.017	0.03	0.02	0.04
19A	0	0.00	0.11	0.19	0.11	0.19
20	0	0.00	0.04	0.068	0.04	0.07
TOTAL						20.32

TOTAL Q FROM MASON MEADOWS PLANS APPROVED 10-1-1989 (P# 16905-01)

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PROPOSED DRAINAGE AREA MAP

Base Map No. 17P
MSD Record # 22MSD-00383
Project # 22802

10-21-2022
C6

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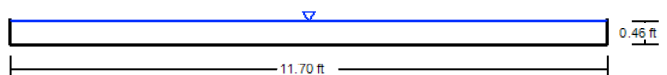
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\\nbsing\Shared\CAD\22800-22899\22802\mfp\Plans\22802 - C068 Overland Flow Sections.dgn - Master Model 3/17/2023 10:27:14 AM Plotted by jpkene Plot Scale: 40.00000000 1/4"=1' Plot Driver: VOIS5 PDF.plt cty Pen: 100lb V0215 PDF.tbl

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Cross Section for AI 10 Ponding		
Project Description		
Solve For	Headwater Elevation	
Input Data		
Discharge	11.00	cfs
Headwater Elevation	495.87	ft
Crest Elevation	495.41	ft
Tailwater Elevation	0.00	ft
Weir Coefficient	3.00	US
Crest Length	11.70	ft
Number Of Contractions	1	
Cross Section Image		
		

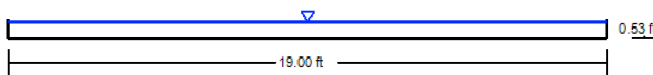
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Detail Report AI 10 Ponding		
Project Description		
Solve For	Headwater Elevation	
Input Data		
Discharge	11.00	ft³/s
Crest Elevation	495.87	ft
Tailwater Elevation	0.00	ft
Weir Coefficient	3.00	US
Crest Length	11.70	ft
Number Of Contractions	1	
Results		
Headwater Elevation	495.87	ft
Headwater Height Above Crest	0.46	ft
Tailwater Height Above Crest	-495.87	ft
Flow Area	5.41	ft²
Velocity	2.03	ft/s
Wetted Perimeter	12.63	ft
Top Width	11.70	ft

Bentley Systems, Inc. Hatched Methods SubModel/PlanMaster V9 (SELECT)Series 11 (08/11/01) 1/21/2023 1:36:23 PM 27 Siemens Company Drive Suite 200 W. Watertown, CT 06795 USA +1-203-755-1666 Page 1 of 1

DAI 25 Ponding		
Project Description		
Solve For	Headwater Elevation	
Input Data		
Discharge	21.80	cfs
Crest Elevation	495.98	ft
Tailwater Elevation	493.00	ft
Weir Coefficient	3.00	US
Crest Length	19.00	ft
Number Of Contractions	0	
Results		
Headwater Elevation	495.91	ft
Headwater Height Above Crest	0.93	ft
Tailwater Height Above Crest	-2.98	ft
Flow Area	10.01	sf
Velocity	2.18	ft/s
Wetted Perimeter	20.05	ft
Top Width	19.00	ft

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Cross Section DAI 25		
Project Description		
Solve For	Headwater Elevation	
Input Data		
Discharge	21.80	cfs
Headwater Elevation	495.91	ft
Crest Elevation	495.00	ft
Tailwater Elevation	493.00	ft
Weir Coefficient	3.00	US
Crest Length	19.00	ft
Number Of Contractions	0	
Cross Section Image		
		

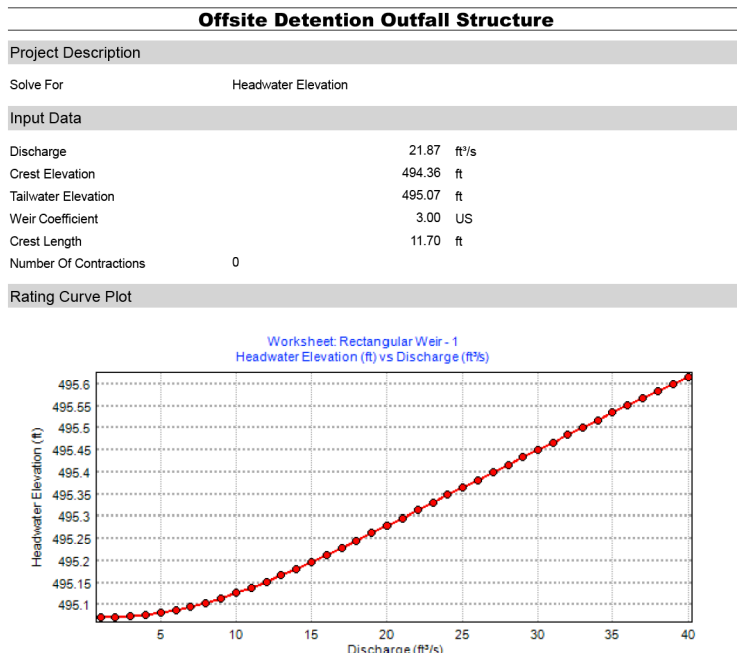
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Section A A Weir Calculation		
Project Description		
Solve For	Headwater Elevation	
Input Data		
Discharge	9.10	cfs
Crest Elevation	497.00	ft
Tailwater Elevation	496.00	ft
Weir Coefficient	3.00	US
Crest Length	11.00	ft
Number Of Contractions	0	
Results		
Headwater Elevation	497.02	ft
Headwater Height Above Crest	0.02	ft
Tailwater Height Above Crest	-1.00	ft
Flow Area	4.88	sf
Velocity	1.85	ft/s
Wetted Perimeter	11.85	ft
Top Width	11.00	ft

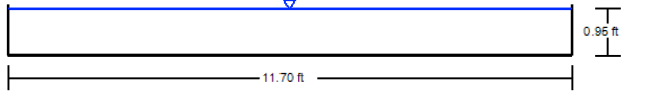
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Offsite Detention Structure		
Project Description		
Solve For	Headwater Elevation	
Input Data		
Discharge	21.87	cfs
Crest Elevation	495.06	ft
Tailwater Elevation	495.07	ft
Weir Coefficient	3.00	US
Crest Length	11.70	ft
Number Of Contractions	0	
Results		
Headwater Elevation	495.31	ft
Headwater Height Above Crest	0.95	ft
Tailwater Height Above Crest	0.71	ft
Flow Area	11.13	sf
Velocity	1.96	ft/s
Wetted Perimeter	13.60	ft
Top Width	11.70	ft

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Offsite Detention Structure		
Project Description		
Solve For	Headwater Elevation	
Input Data		
Discharge	21.87	cfs
Headwater Elevation	495.31	ft
Crest Elevation	494.36	ft
Tailwater Elevation	495.07	ft
Weir Coefficient	3.00	US
Crest Length	11.70	ft
Number Of Contractions	0	
Cross Section Image		
		

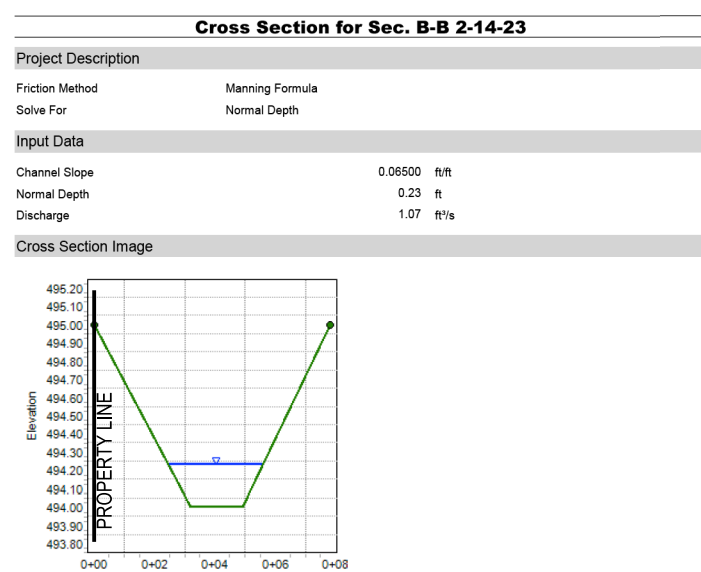
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Worksheet for Sec. B-B 2-14-23		
Project Description		
Friction Method	Manning Formula	
Solve For	Normal Depth	
Input Data		
Channel Slope	0.0050	ft/ft
Discharge	1.07	cfs
Section Definitions		
Station (ft)	Elevation (ft)	
	0+00	495.00
	0+25	494.00
	0+50	494.00
	0+75	495.00
Roughness Segment Definitions		
Start Station	Ending Station	Roughness Coefficient
	(ft=0.0, 495.00)	(ft=0.0, 495.00)
		0.06
Options		
Current roughness Weighting Method	Pantolova's Method	
Open Channel Weighting Method	Pantolova's Method	
Closed Channel Weighting Method	Pantolova's Method	
Results		
Normal Depth	0.23	ft
Elevation Range	494.00 to 495.00	ft
Flow Area	0.55	sf
Wetted Perimeter	3.18	ft
Hydraulic Radius	3.09	ft
Top Width	3.09	ft
Normal Depth	0.23	ft
Critical Depth	0.20	ft
Channel Slope	0.0050	ft/ft

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Worksheet for Sec. B-B 2-14-23		
Results		
Friction Method	Manning Formula	
Solve For	Normal Depth	
Input Data		
Channel Slope	0.0050	ft/ft
Discharge	1.07	cfs
Section Definitions		
GVF Input Data		
Downstream Depth	0.00	ft
Length	0.00	ft
Number Of Steps	0	
GVF Output Data		
Upstream Depth	0.00	ft
Profile Description		
Downstream Velocity	999.99	ft/s
Upstream Velocity	0.23	ft/s
Normal Depth	0.23	ft
Critical Depth	0.23	ft
Channel Slope	0.0050	ft/ft
Critical Slope	0.0050	ft/ft

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OVERLAND FLOW
SECTIONS

Base Map No. 117
MSD Record # 22MSD-00383
Project # 22802

10-21-2022
C6B

HT-7743

MSD BASEMAP 17P MSD RECORD # 22MSD-00383

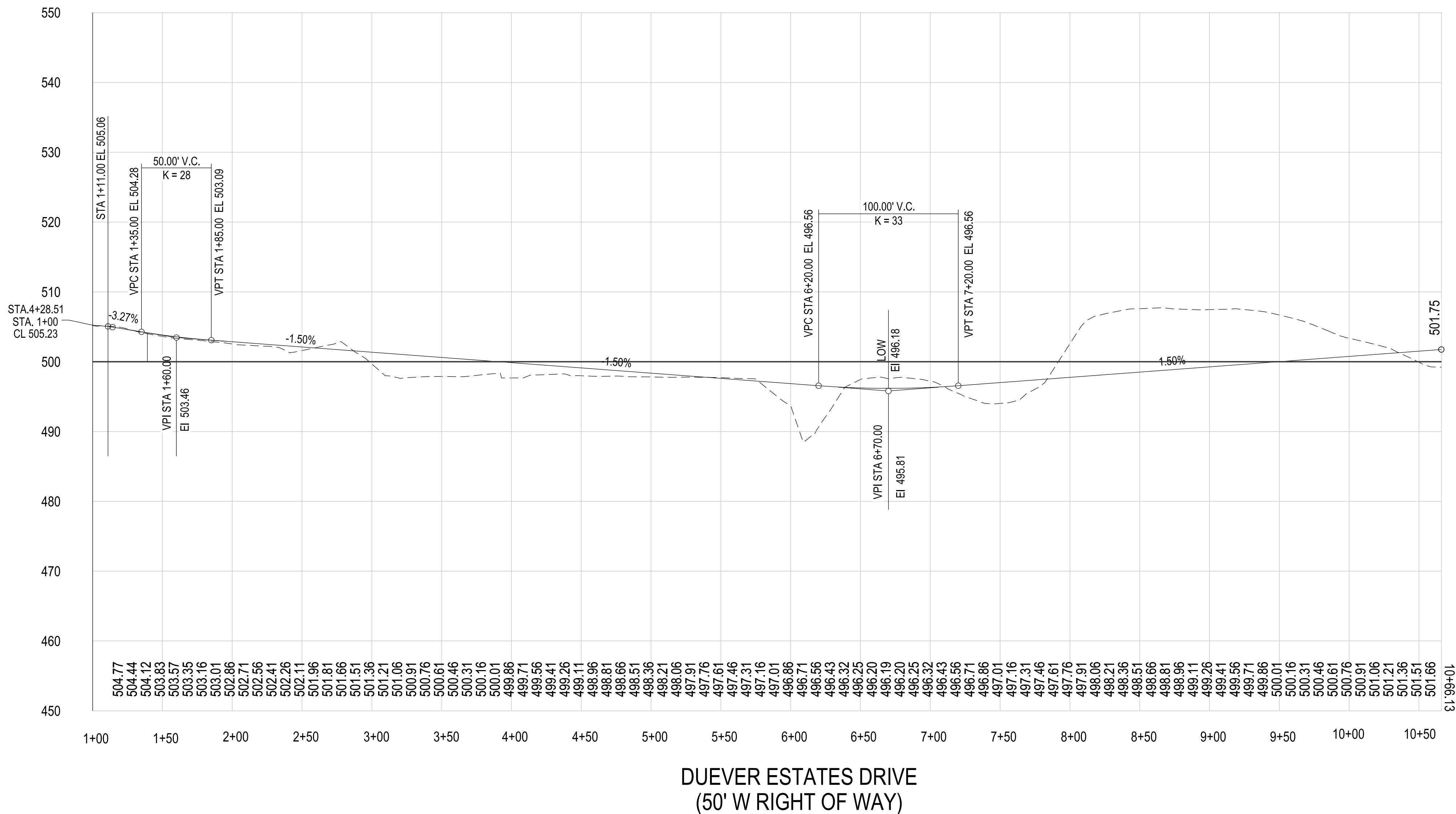
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TIMOTHY JOHN MEYER
NUMBER
E-24665
TIMOTHY J MEYER
Professional Engineer
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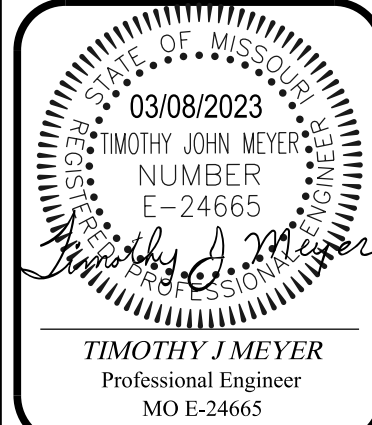


STREET PROFILE

Base Map No. 17P
MSD Record # 22MSD-00383
Project # 22802

10-21-2022
C7

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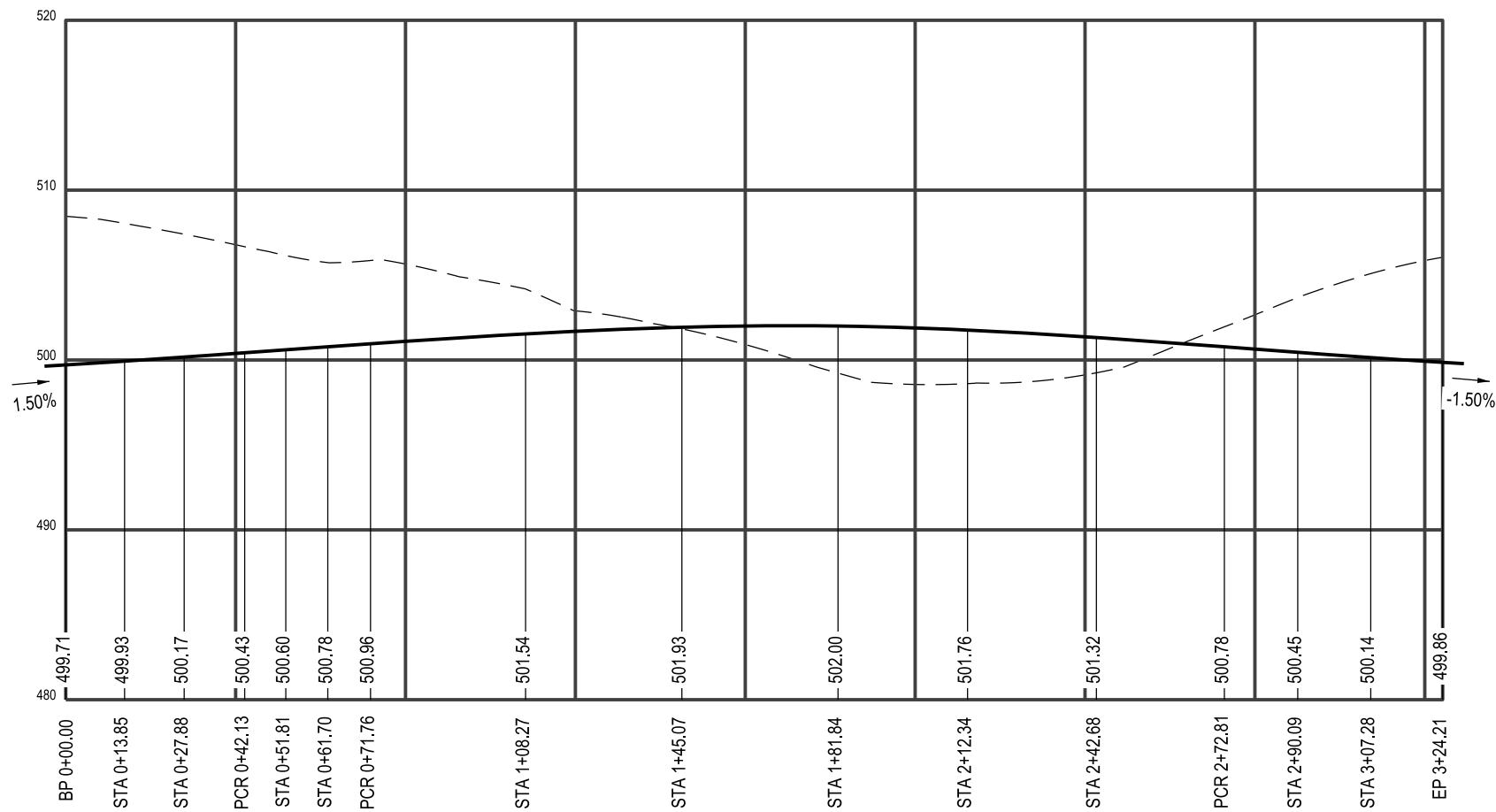
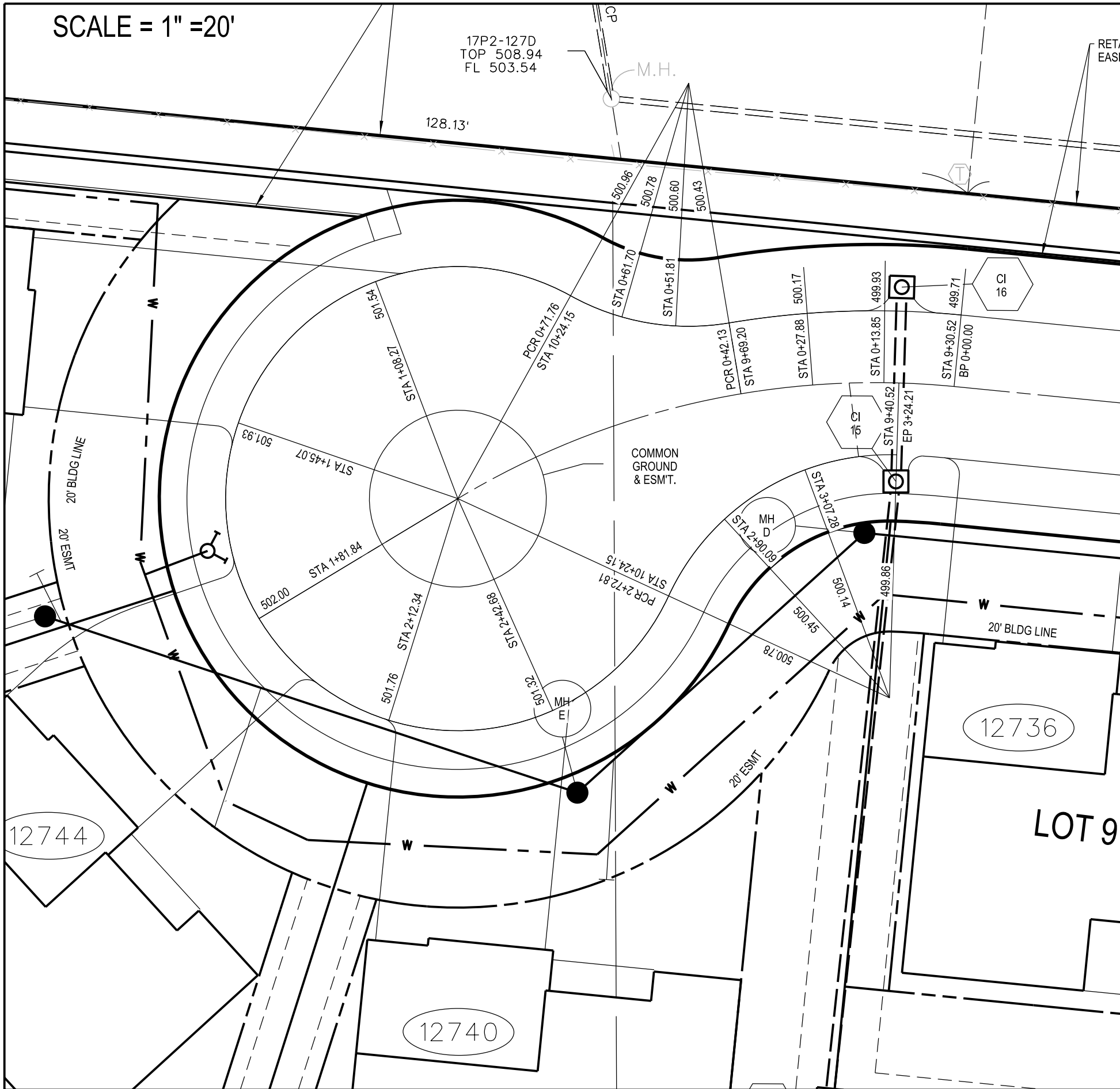
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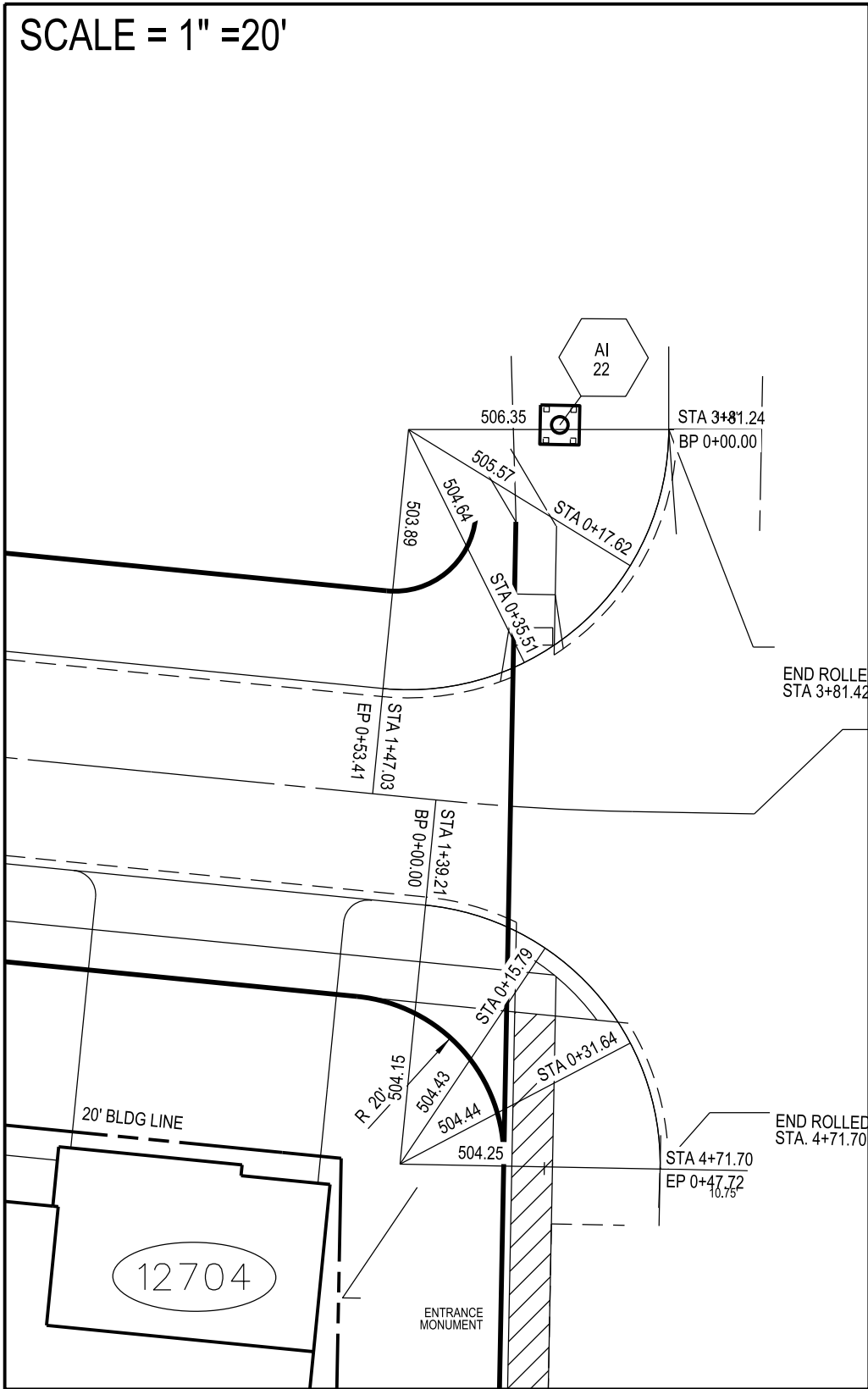
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OF STARTING WORK.


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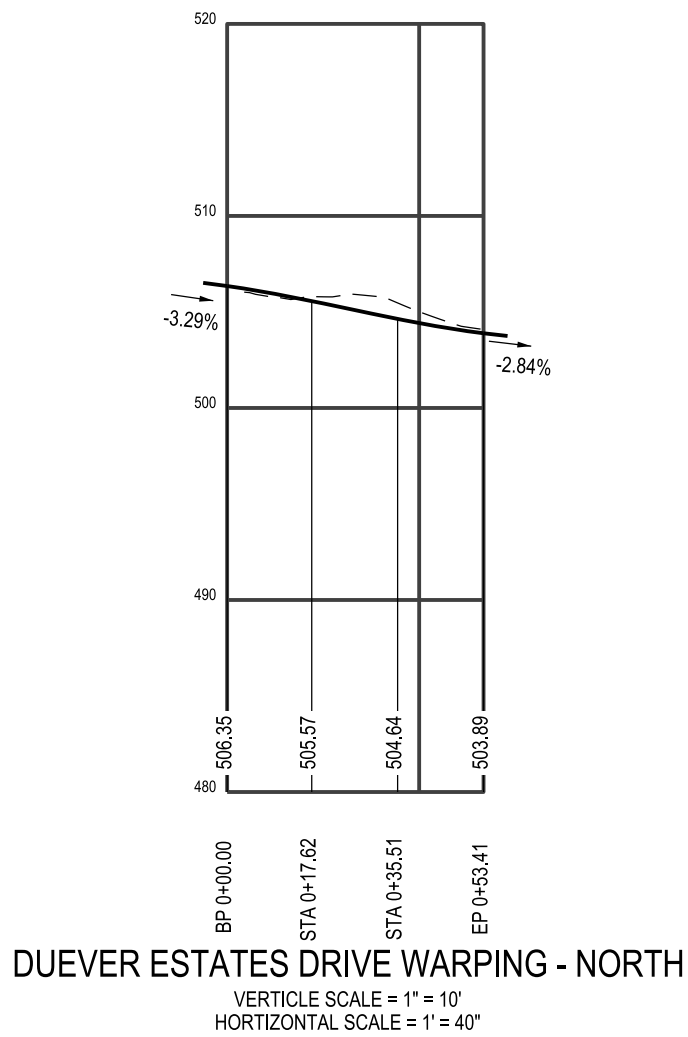
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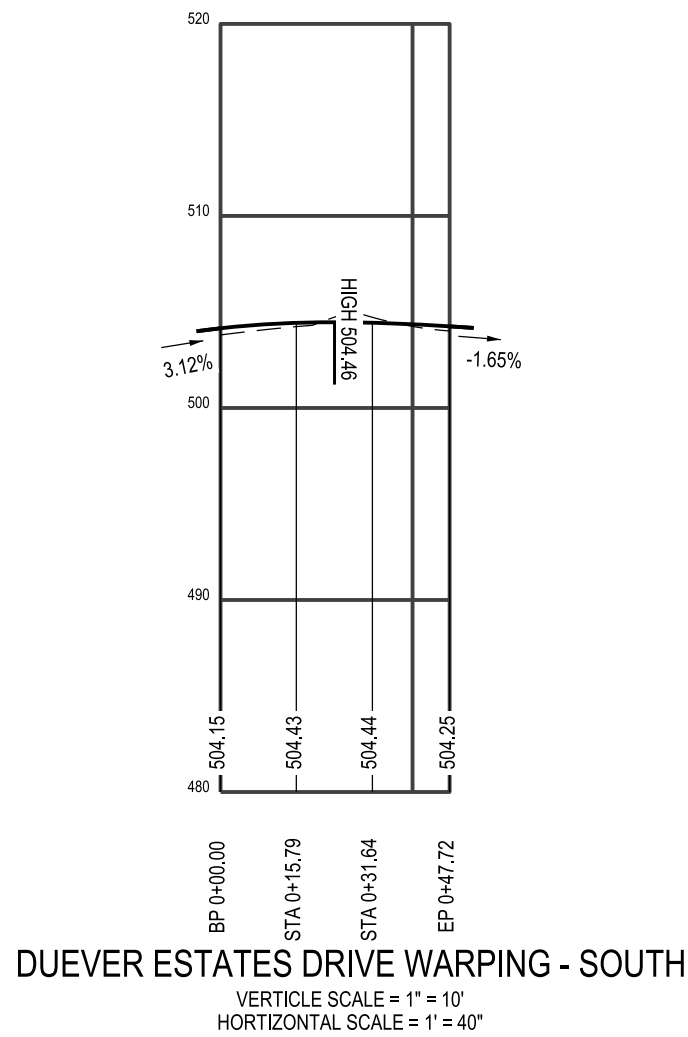
DUEVER ESTATES DRIVE WARPING - NORTH
VERTICAL SCALE = 1" = 10'
HORIZONTAL SCALE = 1" = 40'



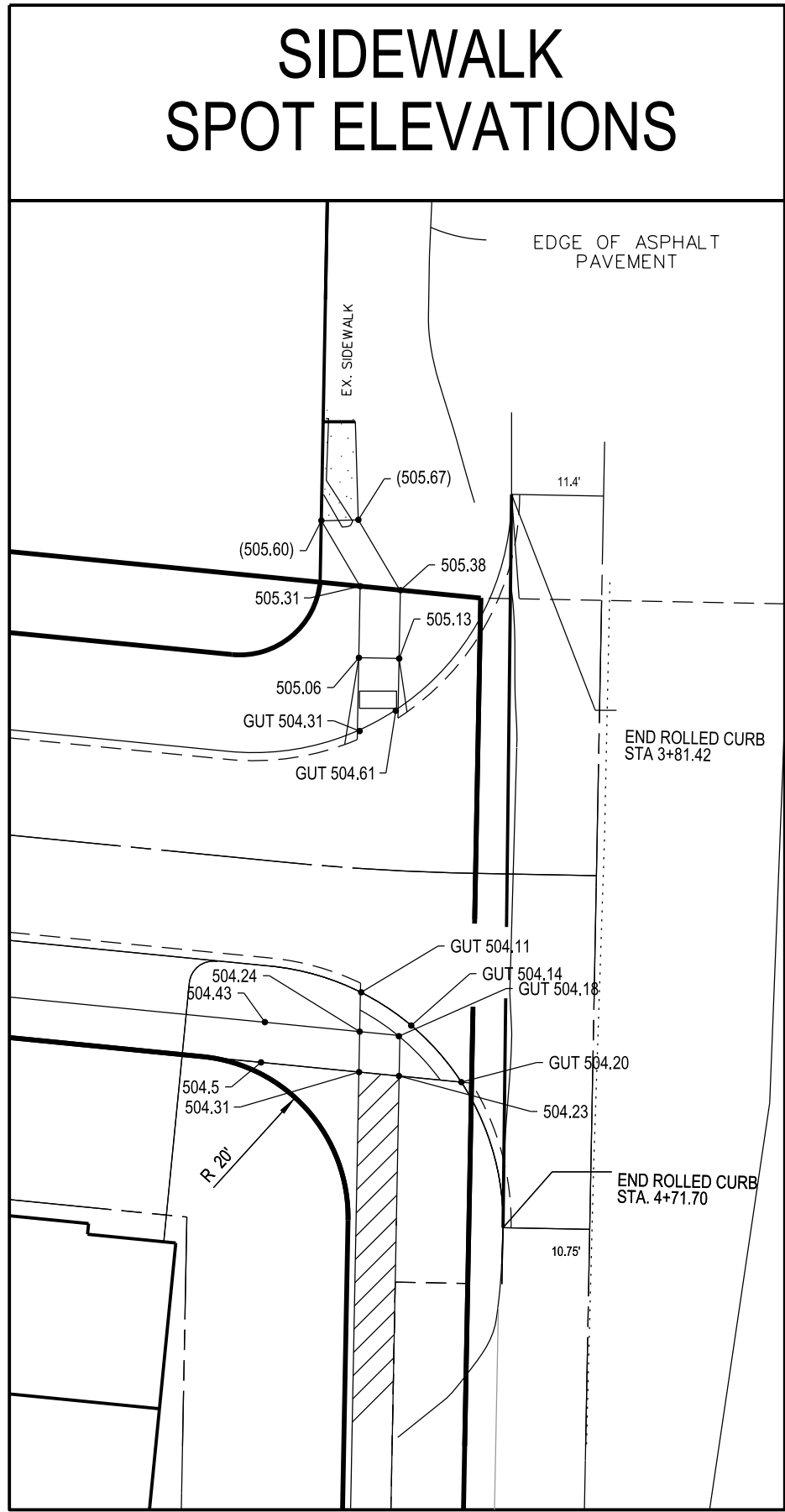
ALL WARPING ELEVATION
ARE TOP OF CURB



DUEVER ESTATES DRIVE WARPING - NORTH
VERTICAL SCALE = 1" = 10'
HORIZONTAL SCALE = 1" = 40'



DUEVER ESTATES DRIVE WARPING - SOUTH
VERTICAL SCALE = 1" = 10'
HORIZONTAL SCALE = 1" = 40'



HT-7743

MSD BASEMAP 17P MSD RECORD # 22MSD-00383

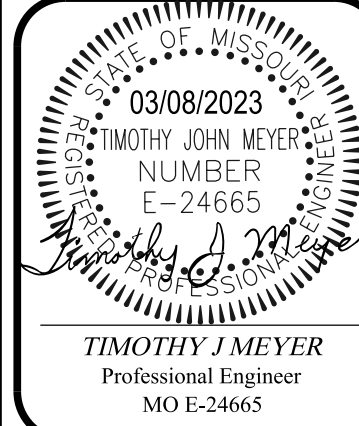
WARPINGS

Base Map No. 17P
MSD Record # 22MSD-00383
Project # 22802

10/21/2022
C8

DUEVER ESTATES

03/08/2023
TIMOTHY JOHN MEYER
NUMBER
E-24665


TIMOTHY J MEYER
Professional Engineer
MO E-24665

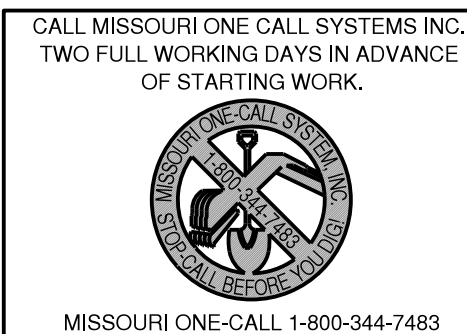
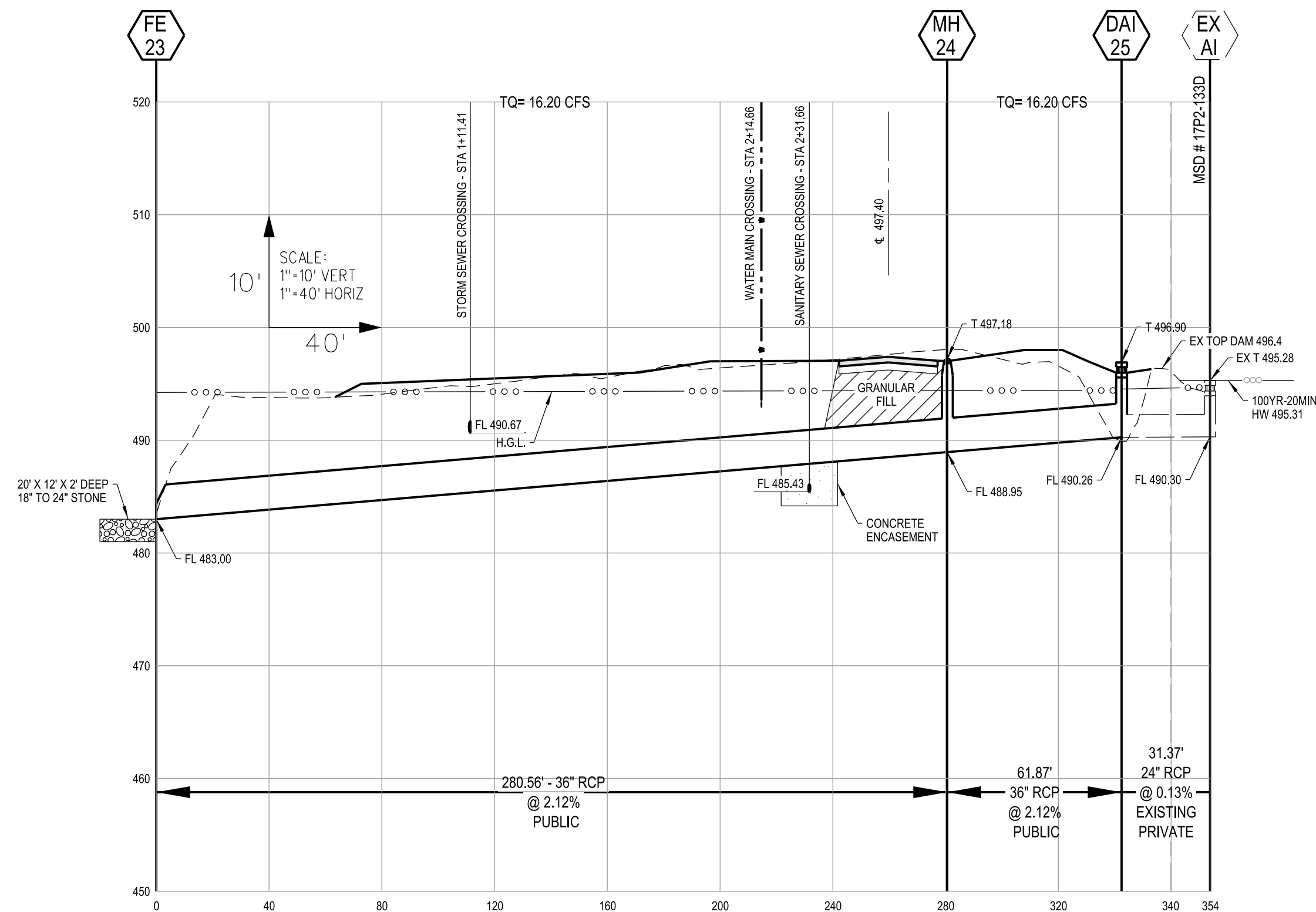
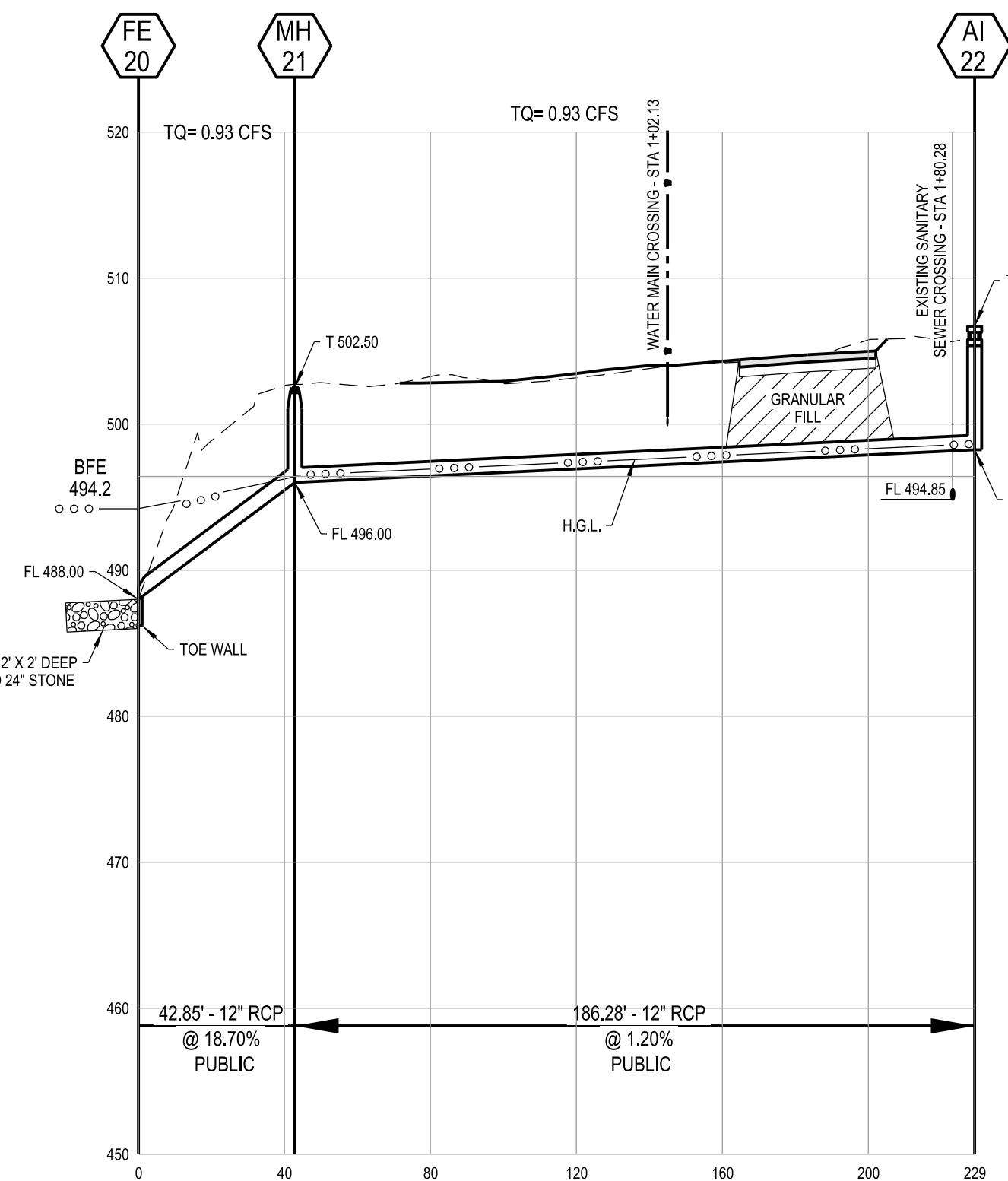
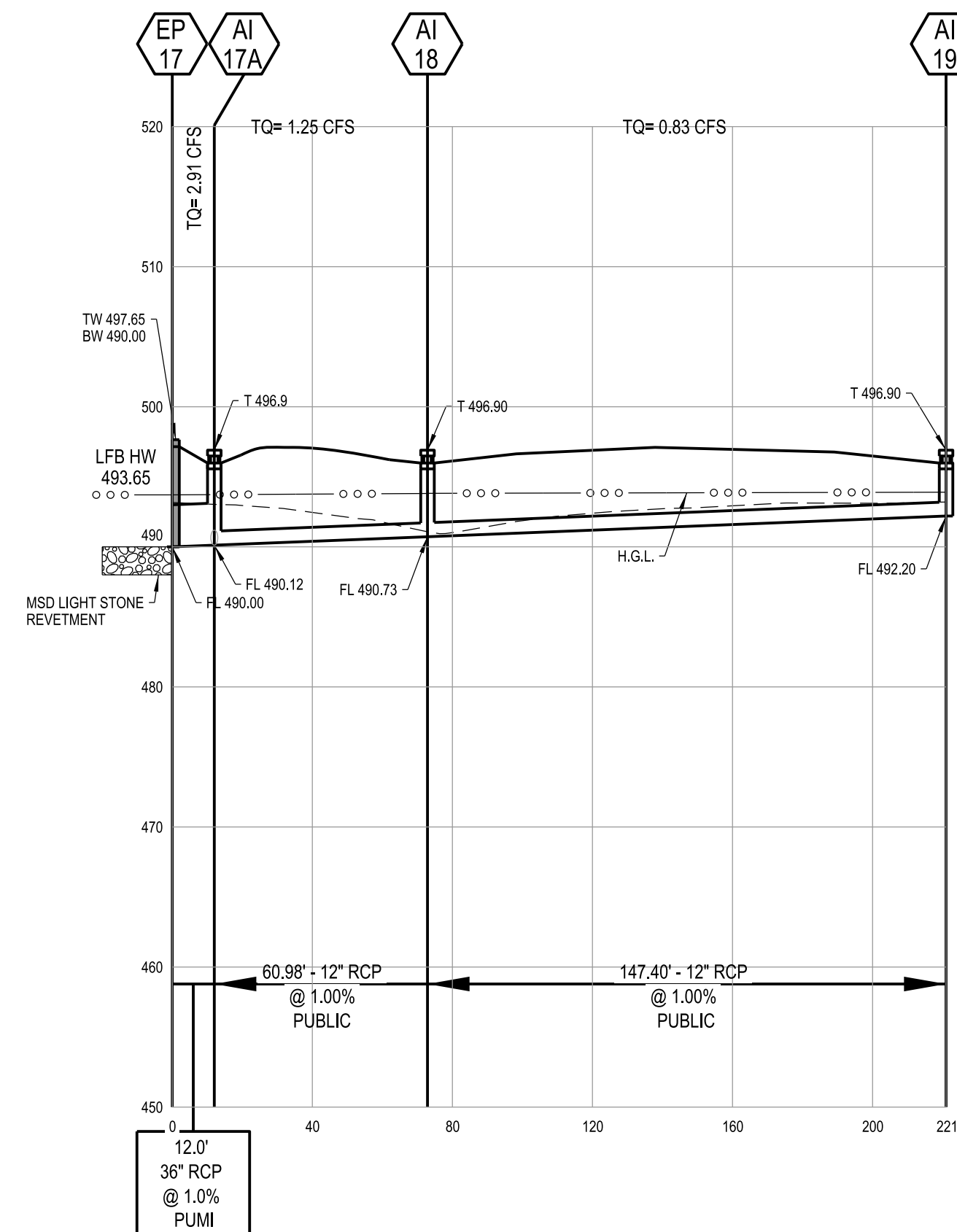
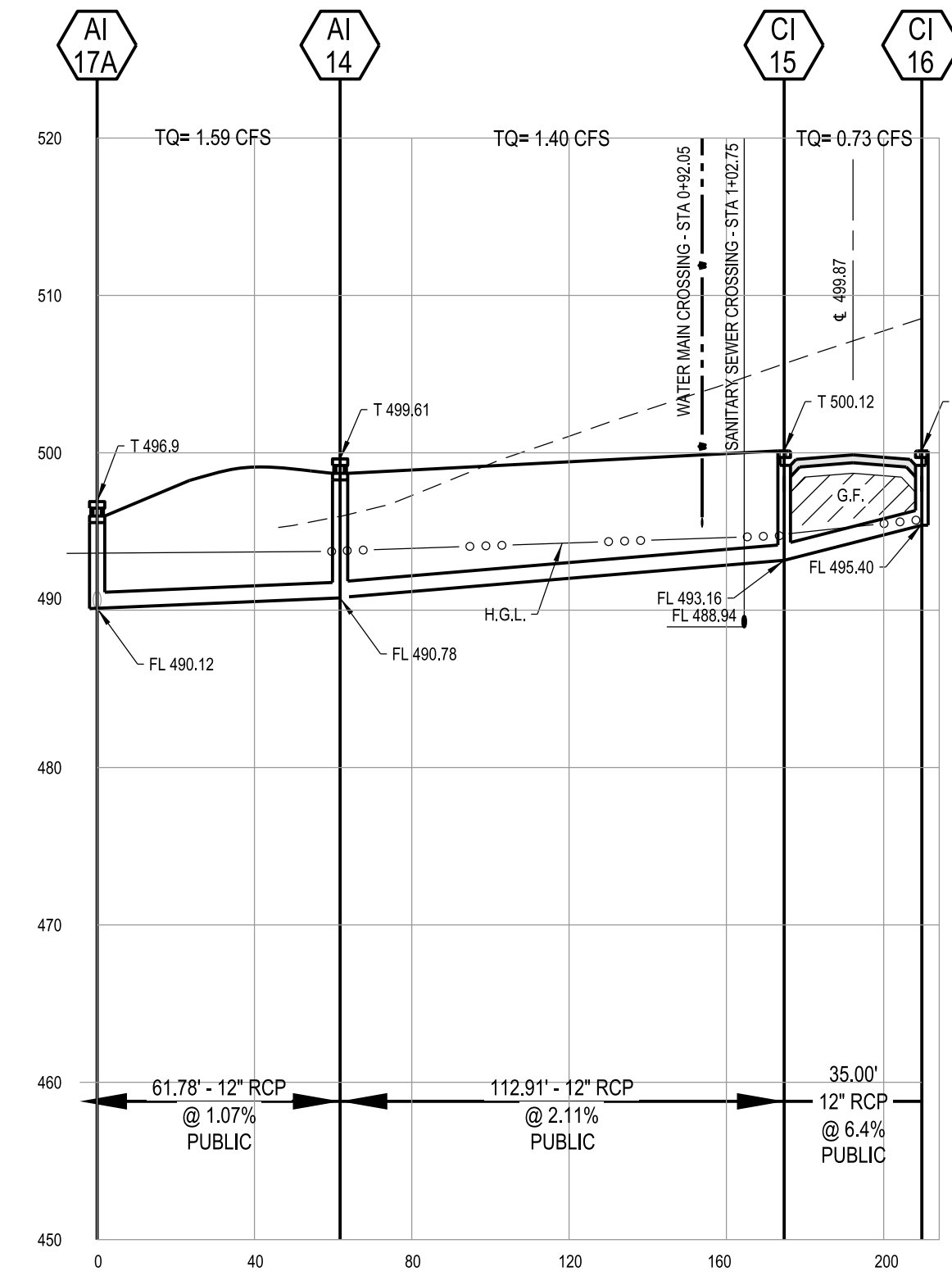
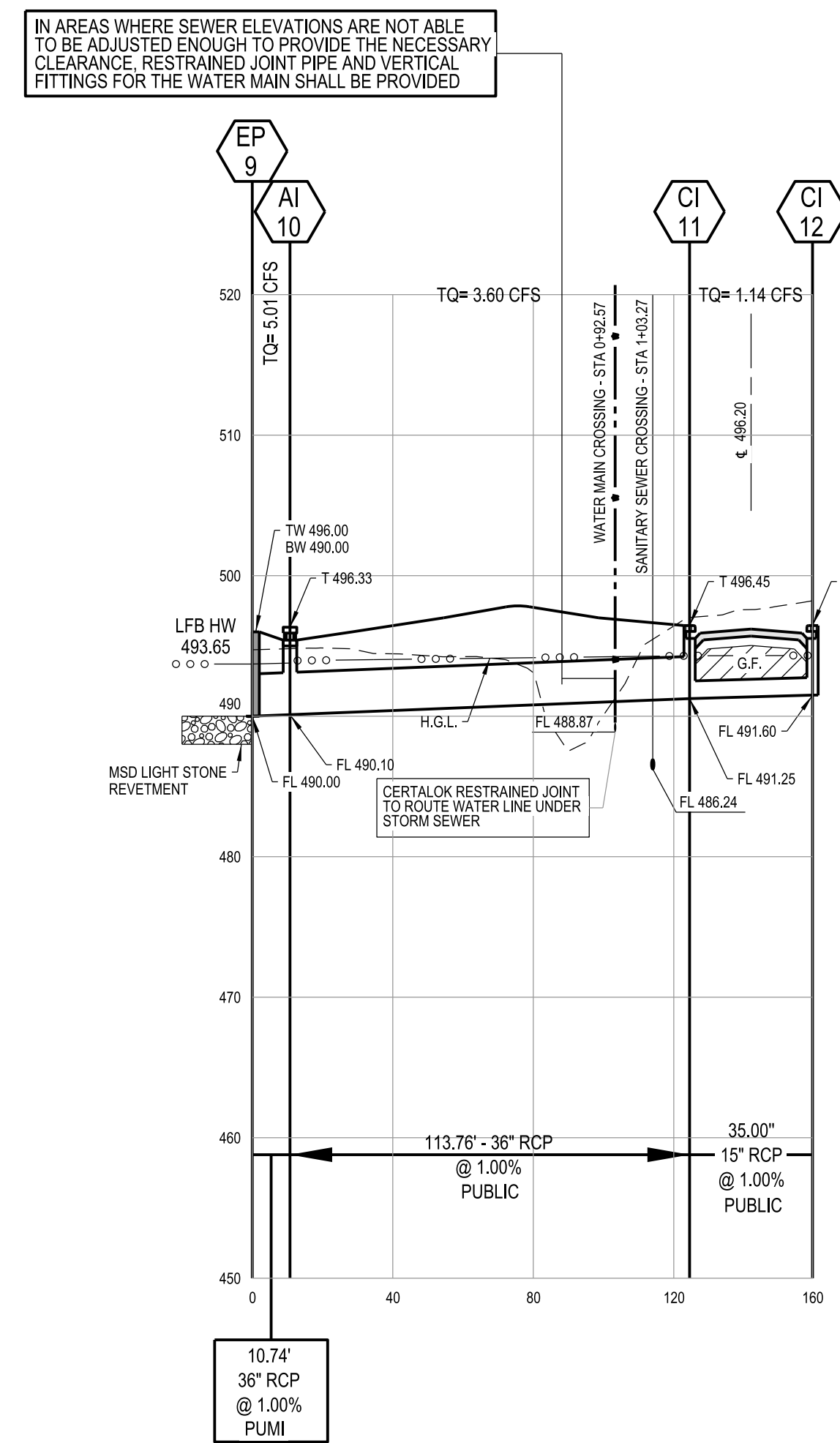
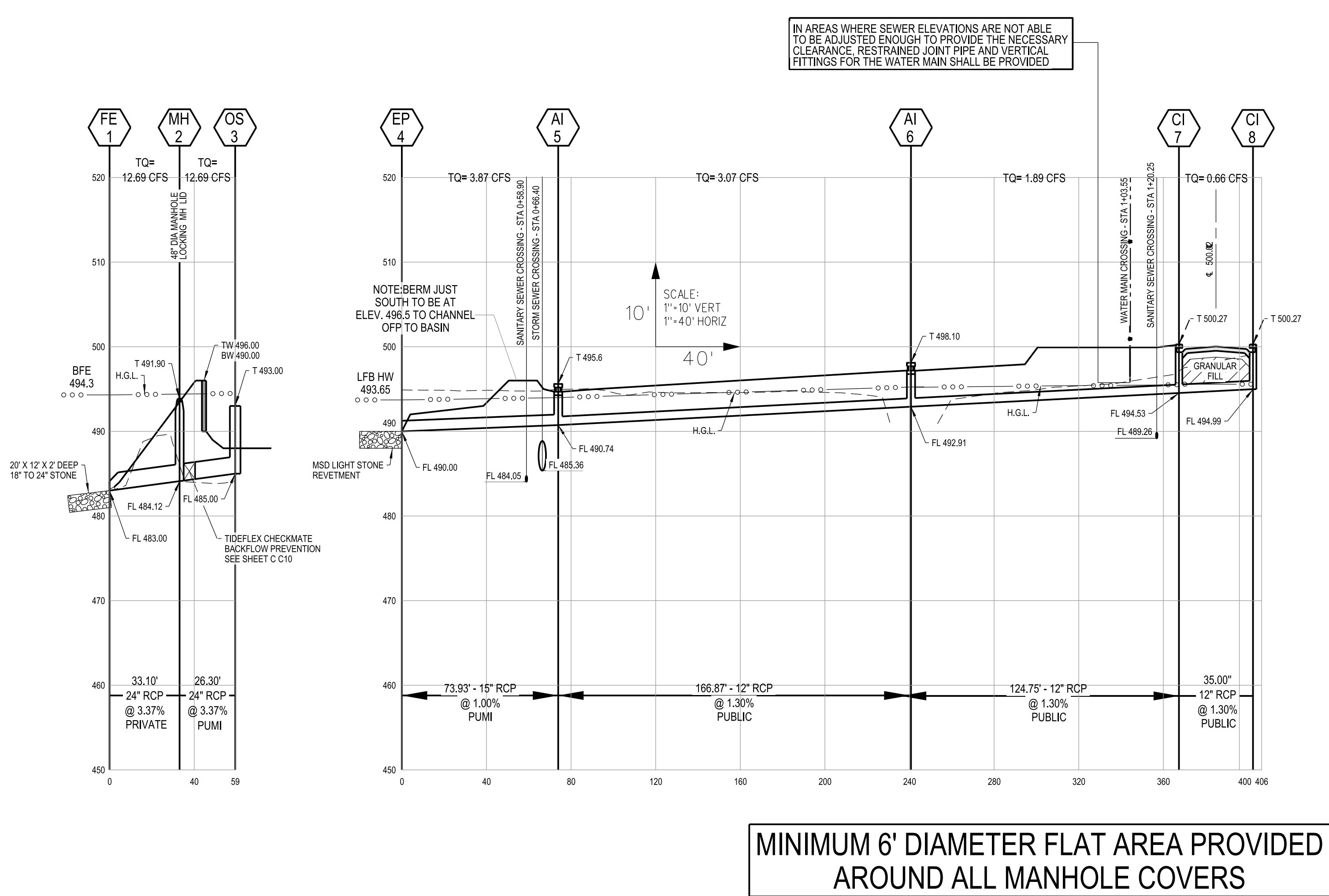
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\\msbserver\Shared\CAD\22800-22899\22802\mshp\Profiles\22802 - C09 Storm Sewer Profiles.dgn | Master Model 3/9/2023 10:27:47 AM Plotted by jdkies Plot Scale: 4.0000000 1/4" = 1'-0" Plot Driver: Vsoft5 PDF.plt; C19 Pen Table: Volz.ctb

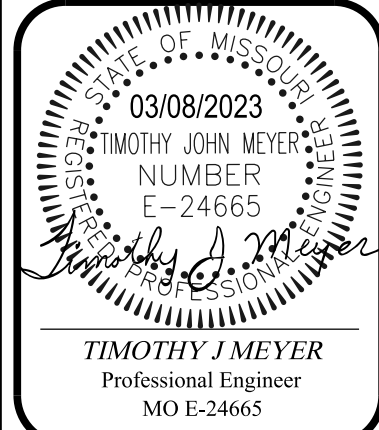


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STORM SEWER PROFILES

Base Map No. 17P
MSD Record # 22MSD-00383
Project # 22802
10/21/2022
C9

DUEVER ESTATES



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MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SEWER MAINS TO BE 18 INCHES. IF CLARENCE CANNOT BE ACHIEVED, MODIFICATIONS IN ACCORDANCE WITH MSD REGULATIONS ARE REQUIRED.



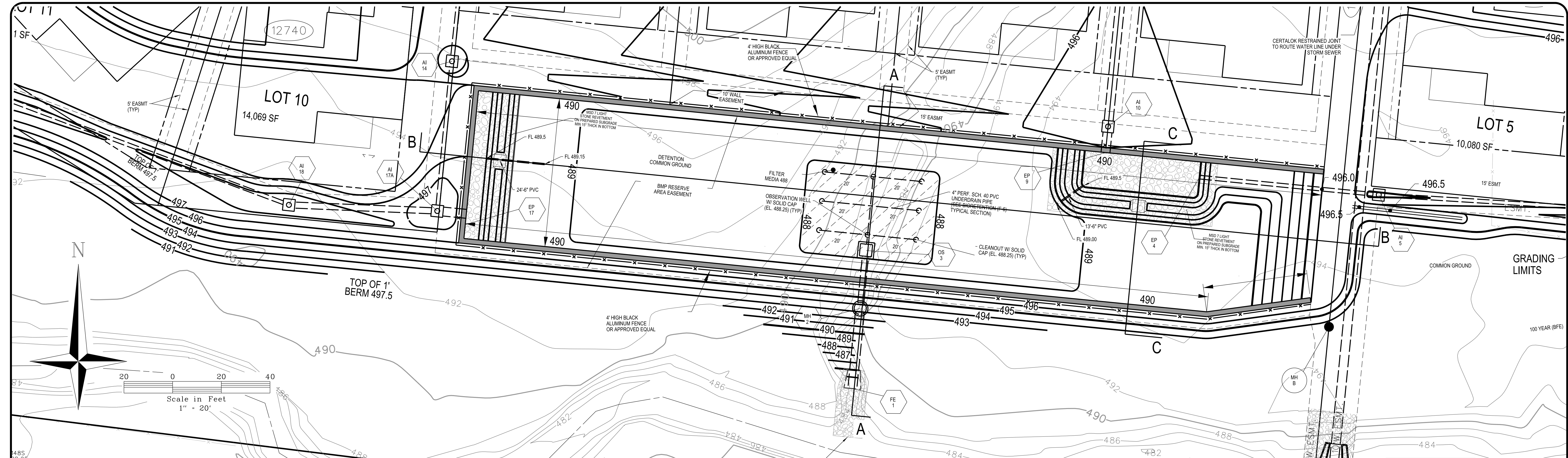
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Duever Estates 15 Year-20 Minute Storm Calculations 3-3-2023Duever Estates 100 Year-20 Minute Storm Calculations 3-3-23

*Shorter lengths available. **Back pressure measured from pipe invert. Higher back pressure ratings available. Consult factory.

4 | www.bdflex.com/checkmate

2 | www.kidofex.com/zh-tw/more



BASIN WILL BE SODDED TO THE 100YR LFB ELEVATION

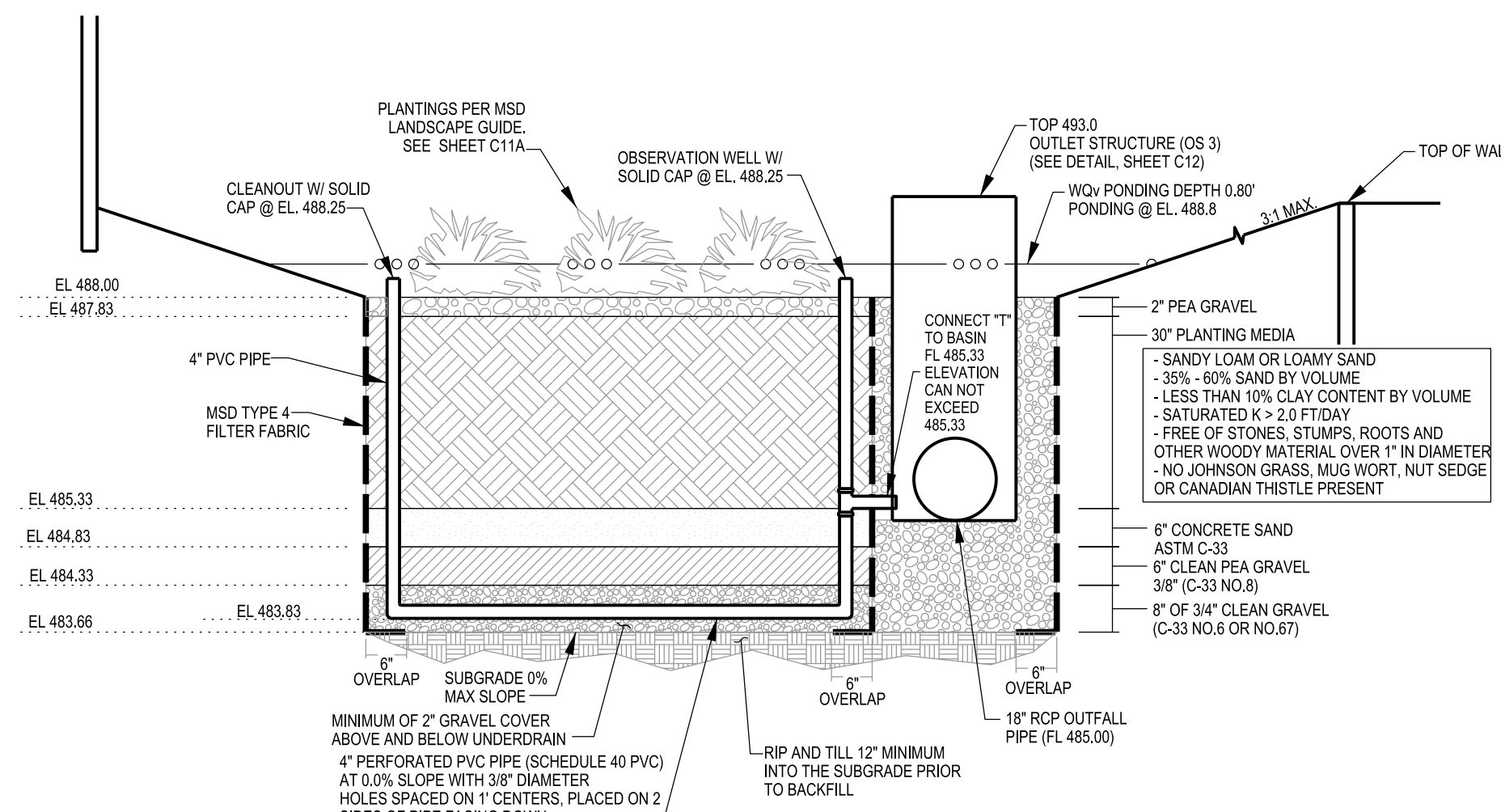
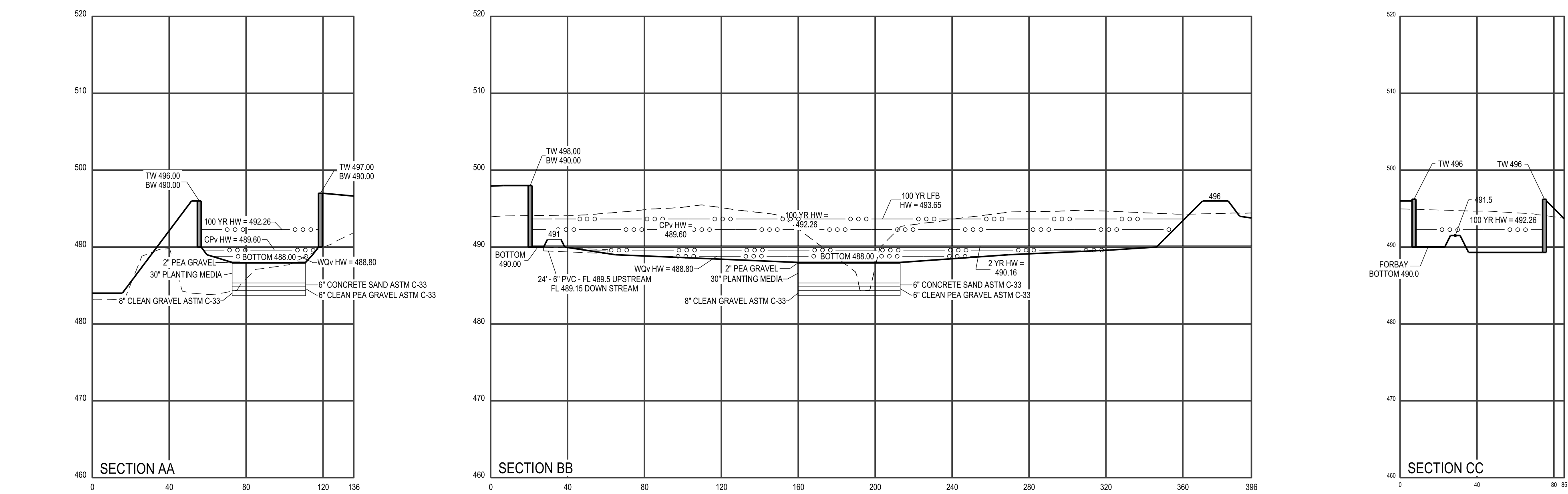
CONSTRUCTION SITE RUNOFF:
CONSTRUCTION SITE RUNOFF SHALL NOT FLOW INTO BMP AREAS. ALL STORMWATER FLOW TO BMP AREAS SHALL BE DIVERTED, PLUGGED OR DISCONNECTED UNTIL THE CONSTRUCTION SITE IS STABLE AND THE MSD INSPECTOR PROVIDES APPROVAL TO PLACE THE BMP ON-LINE.

INFILTRATION BED:
TO PREVENT CONSTRUCTION SEDIMENT FROM CLOGGING INFILTRATION BED, AT NO TIME MAY CONSTRUCTION SEDIMENT ENTER THESE FACILITIES. ADDITIONALLY, THESE FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL SURROUNDING AREA THAT DRAINS TO THEM IS FULLY STABLE/ESTABLISHED.

INFILTRATION TESTING – FOR WHEN UTILIZING ONSITE SOILS AND/OR MIXING ONSITE FOR PLANTING SOIL:
THE IN-PLACE PERMEABILITY OF THE PLANTING SOIL SHALL BE 2.0 TO 3.5 FT/DAY, AND VERIFIED BY AND INFILTRATION TEST PERFORMED PER THE MARYLAND STORMWATER MANUAL, APENDEX D.1, "INFILTRATION TESTING REQUIREMENTS (FIELD TESTING REQUIRED)". A MINIMUM OF ONE PERCOLATION TEST SHALL BE PERFORMED PER FACILITY. THE MSD FIELD INSPECTOR SHALL BE ALLOWED TO SELECT THE LOCATION OF PERCOLATION TESTS. THE MSD FIELD INSPECTOR SHALL BE PROVIDED A COPY OF ALL TEST RESULTS, SIGNED AND SEALED BY A MISSOURI PROFESSIONAL ENGINEER. TEST RESULTS SHALL REPORT IN UNITS OF FT/DAY. RESULTS SHALL DEMONSTRATE ACCEPTABLE PERMEABILITY PRIOR TO CONSTRUCTION APPROVAL. NOTE THESE TESTS ARE NOT REQUIRED IF UTILIZING PREMIXED PLANTING SOIL SUPPLIED BY A LOCAL MSD APPROVED SOILS SUPPLIER.

SEDIMENTATION BASIN – TEMPORARY:
DURING CONSTRUCTION; IF SITE RUNOFF FLOWS INTO A TEMPORARY SEDIMENT BASIN THAT WILL BE CONVERTED TO A PERMANENT BMP AREA, THEN AFTER THE TRIBUTARY AREA IS COMPLETELY STABLE THE SEDIMENT BASIN WILL NEED TO BE CLEANED OF ALL SILT, SEDIMENT, AND TRASH THAT HAS ACCUMULATED WITHIN IT. OVER EXCAVATE AS NEED TO ALLOW FULL DEPTH OF THE BMP SECTION. BMP PLANTING, IF APPLICABLE, CAN BE INSTALLED ONLY AFTER THIS HAS BEEN DONE AND THE MSD INSPECTOR PROVIDES APPROVAL TO PLACE THE PLANTINGS.

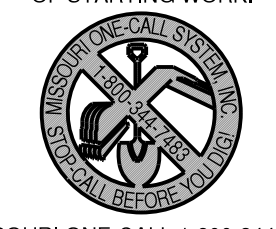
SHOP DRAWINGS FOR BMPS:
MSD SHOP DRAWING SUBMITTAL REQUIRED FOR BMP AND ITS COMPONENTS PRIOR TO CONSTRUCTION. MSD CONTACT: PLEASE CONTACT THE DISTRICT'S CONSTRUCTION MANAGEMENT AT (314) 335-2072 FOR QUESTIONS.



Bioretention Basin Design and As-built Verification Information Table									
Basin ID	Design Filter Surface Area (ft2)	As-built Filter Surface Area (ft2)	Design Filter Surface Elev. (ft)	As-built Filter Surface Elev. (ft)	Design Overflow Sill Elev. (ft)	As-built Overflow Sill Elev. (ft)	Design Bypass/Spill Point Elev. (ft)**	As-built Bypass/Spill Point Elev. (ft)**	Proposed WO Volume (ft3)
F-6 BIORETENTION BASIN	2000		488		493		496		6494

** Bypass/Spill Point Elevation = Lowest adjacent elevation on the basin perimeter where overland flow would be directed.
As-built portion of table to be certified by a Professional Engineer or Professional Land Surveyor licensed in Missouri

CALL MISSOURI ONE-CALL SYSTEMS INC. TWO FULL WORKING DAYS IN ADVANCE OF STARTING WORK.



MISSOURI ONE-CALL 1-800-344-7483

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RAIN GARDEN (F-6) TYPICAL SECTION: BIORETENTION BASIN N.T.S.

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Authority #203

VOLZ Incorporated

03/08/2023
TIMOTHY JOHN MEYER
NUMBER E-24665
TIMOTHY J MEYER
Professional Engineer
MO E-24665

STORM WATER
BASIN SECTIONS

Base Map No. 17P
MSD Record # 22MSD-00383
Project # 22802

10-21-2022
C17

DUEVER ESTATES

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OF STARTING WORK.



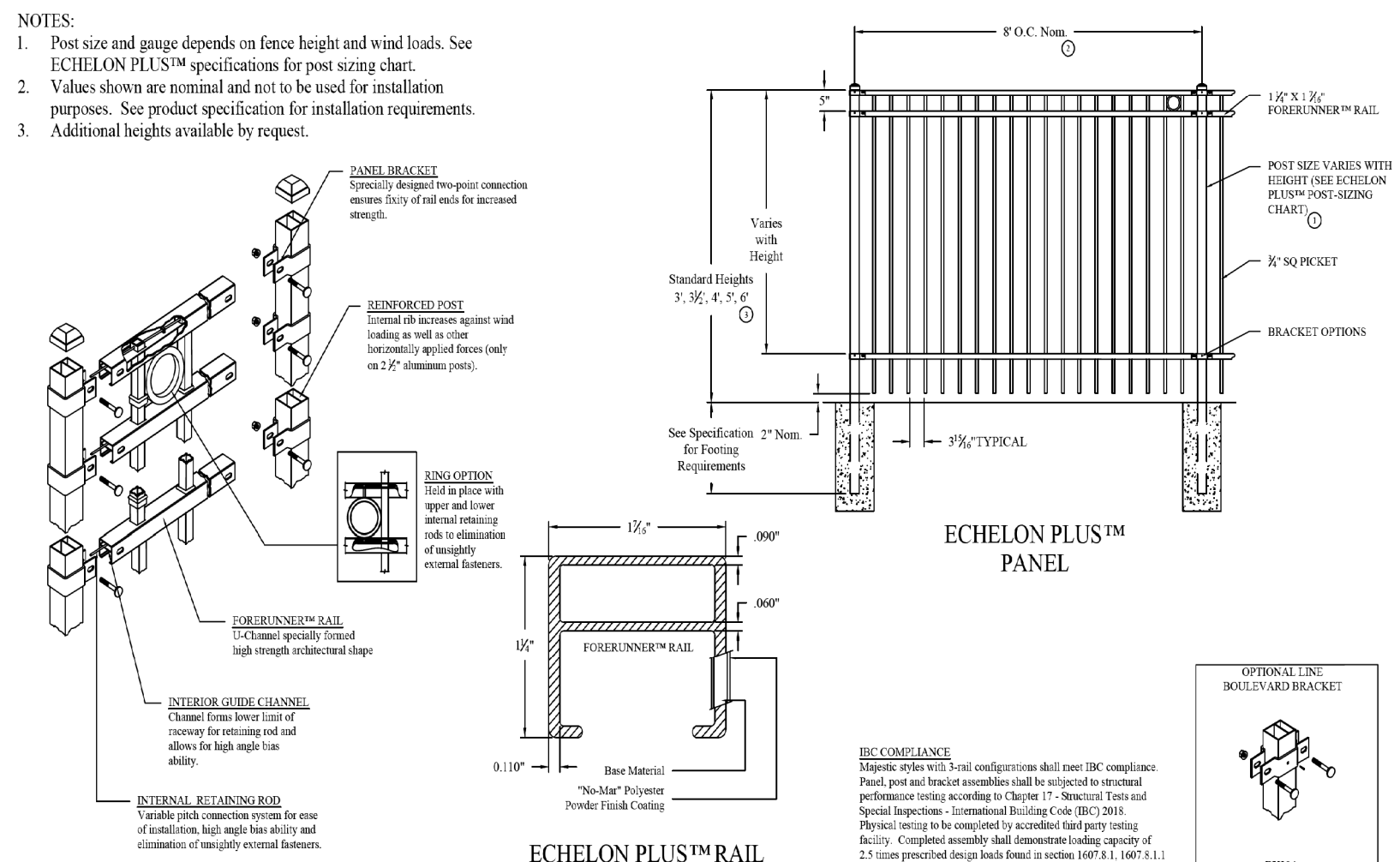
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OR INTENDED USE OF THOSE OR ADJACENT SITES. THE USER
BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF
UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, PRIOR TO
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AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.

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Water Availability	Required Planting Period	Minimum Container Size	Water Requirement First 3 Weeks*	Water Requirement After 3 Weeks*	Maximum Mulch Depth****
No ability to water after initial planting	Late Feb. - April only	2.25" x 3.75" or larger (plug)	Water each plug immediately after planting**		1.5 for plugs
Manual watering with standard sprinkler	Late Feb. - Early June Sept. - October	4.5" x 5" (quart) or larger in summer & fall	1" (60 min) every 4 days	1" (60 min) every 7 days until plants established***	1.5" for plugs 2.5" for quarts
Automatic irrigation (set to water more frequently than normal during first two months after planting)	Late Feb. - Early Oct.	2.25" x 3.75" (plug) or larger in spring 4.5" x 5" (quart) or larger in summer & fall	1" (60 min) every 4 days in spring & fall 1" (60 min) every 3 days in summer	1" (60min) every 7 days until plants established***	1.5" for plugs 2.5" for quarts

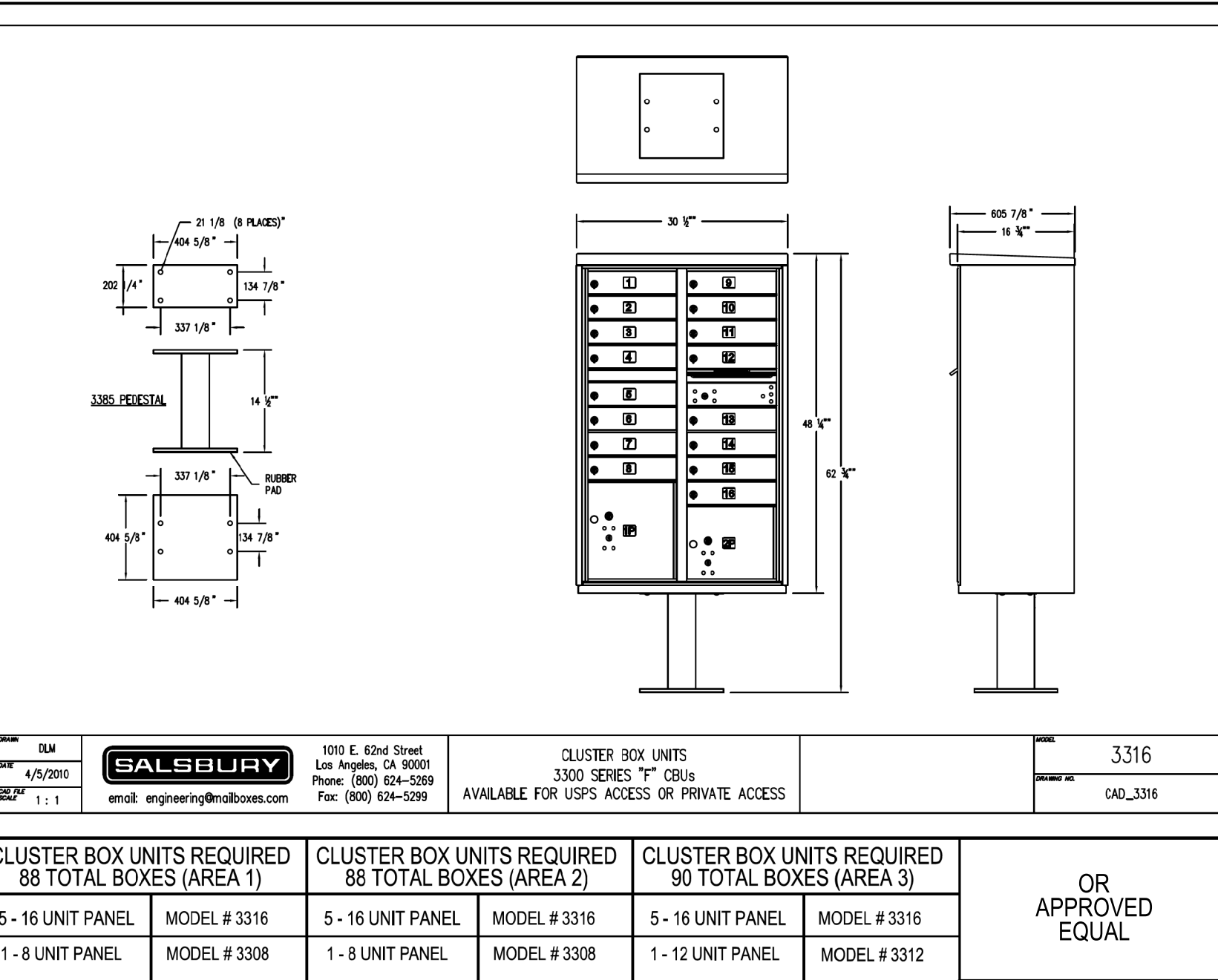
****Shredded leaf compost is recommended for use with perennials and grasses. Shredded bark mulch is recommended for tree and shrub plantings at a depth of 3 inches.*



OR
APPROVED
EQUAL

AMERISTAR®

ASSA ABLOY



Bioretention areas and organic filters are full of water during storms and dry out during dry weather. The plants recommended in this guide generally tolerate both extremes. Species suitable for planting in bioretention areas and organic filters are included in Section 7, Plant Lists, of this document.

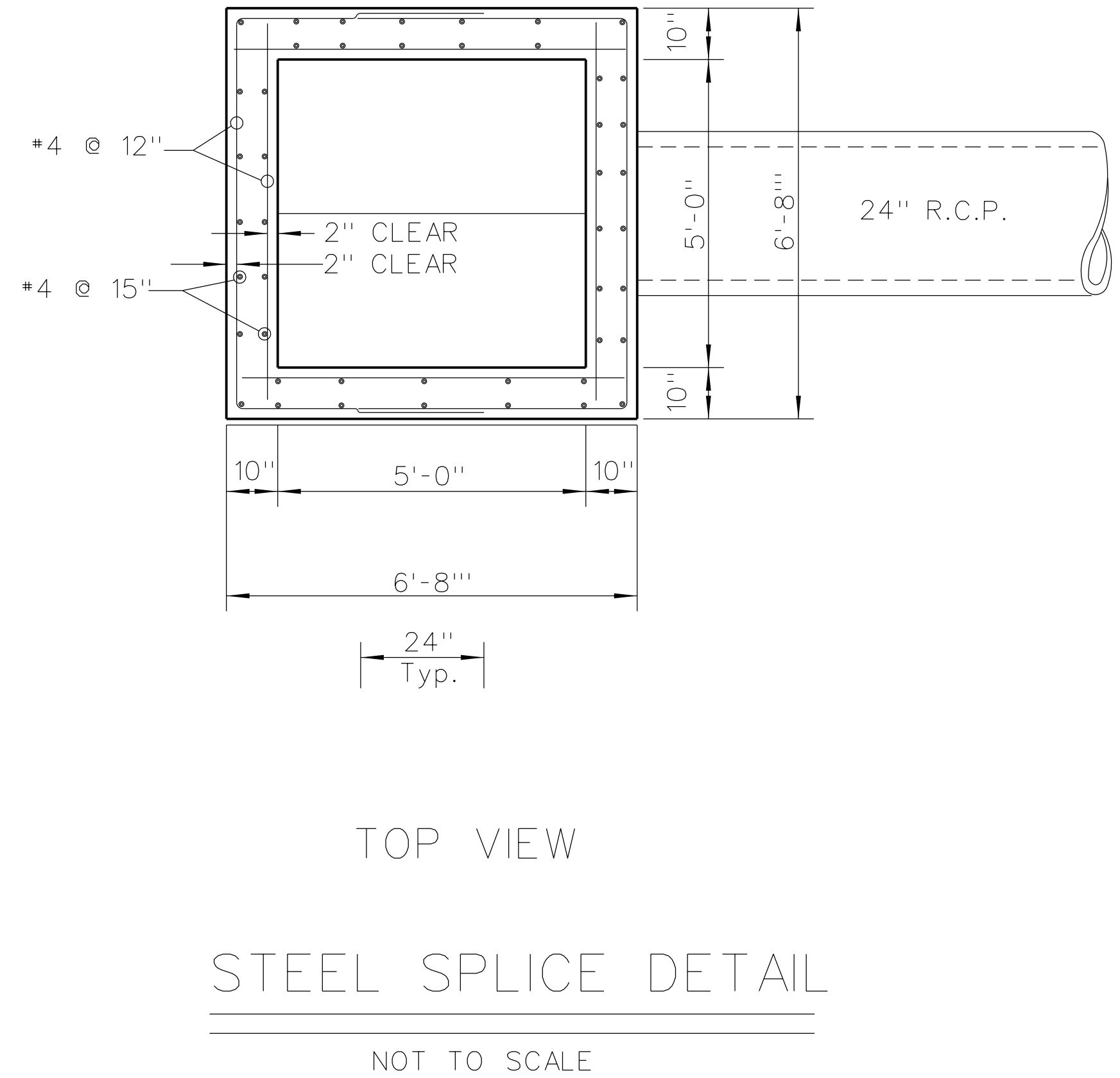
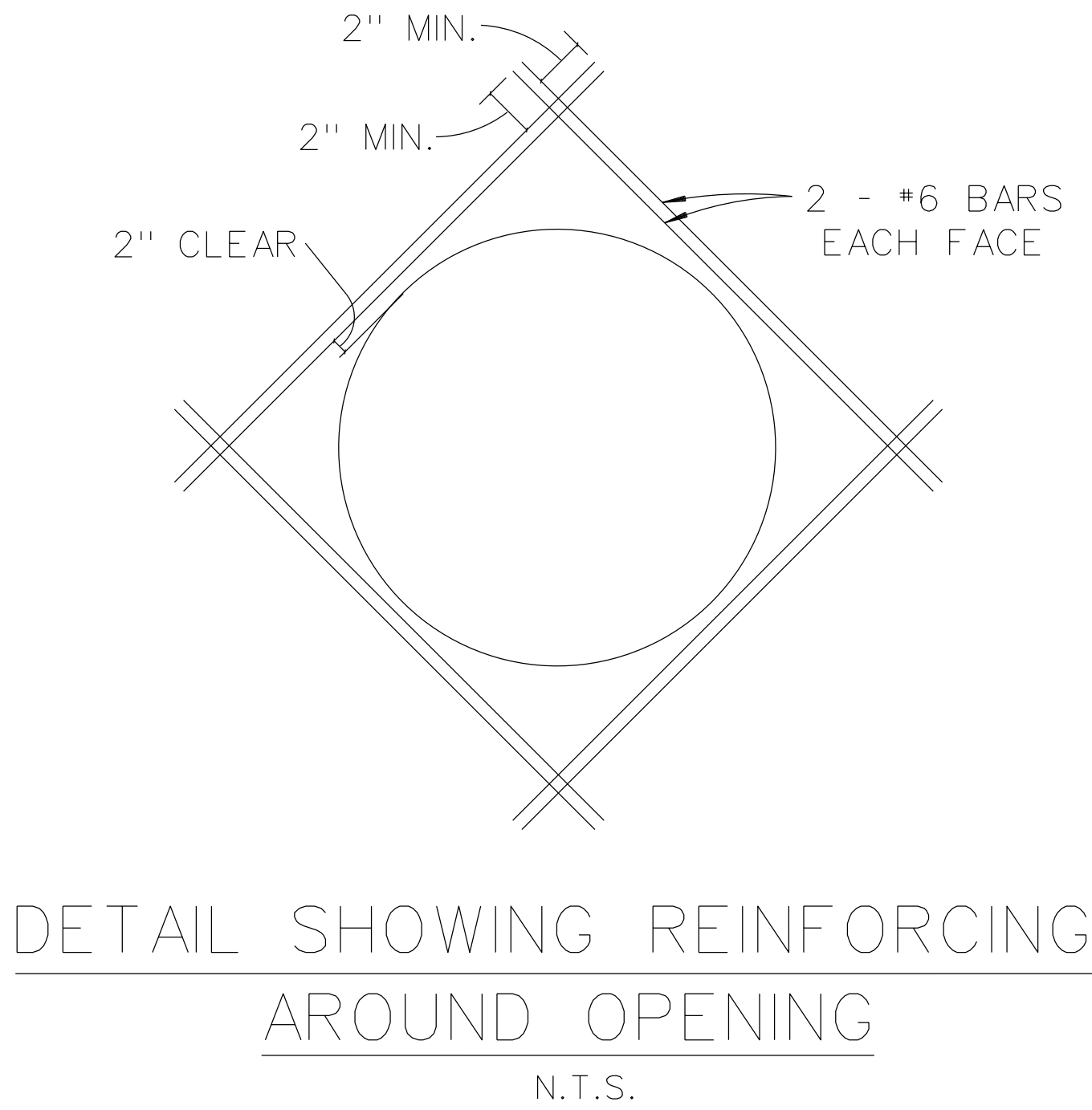
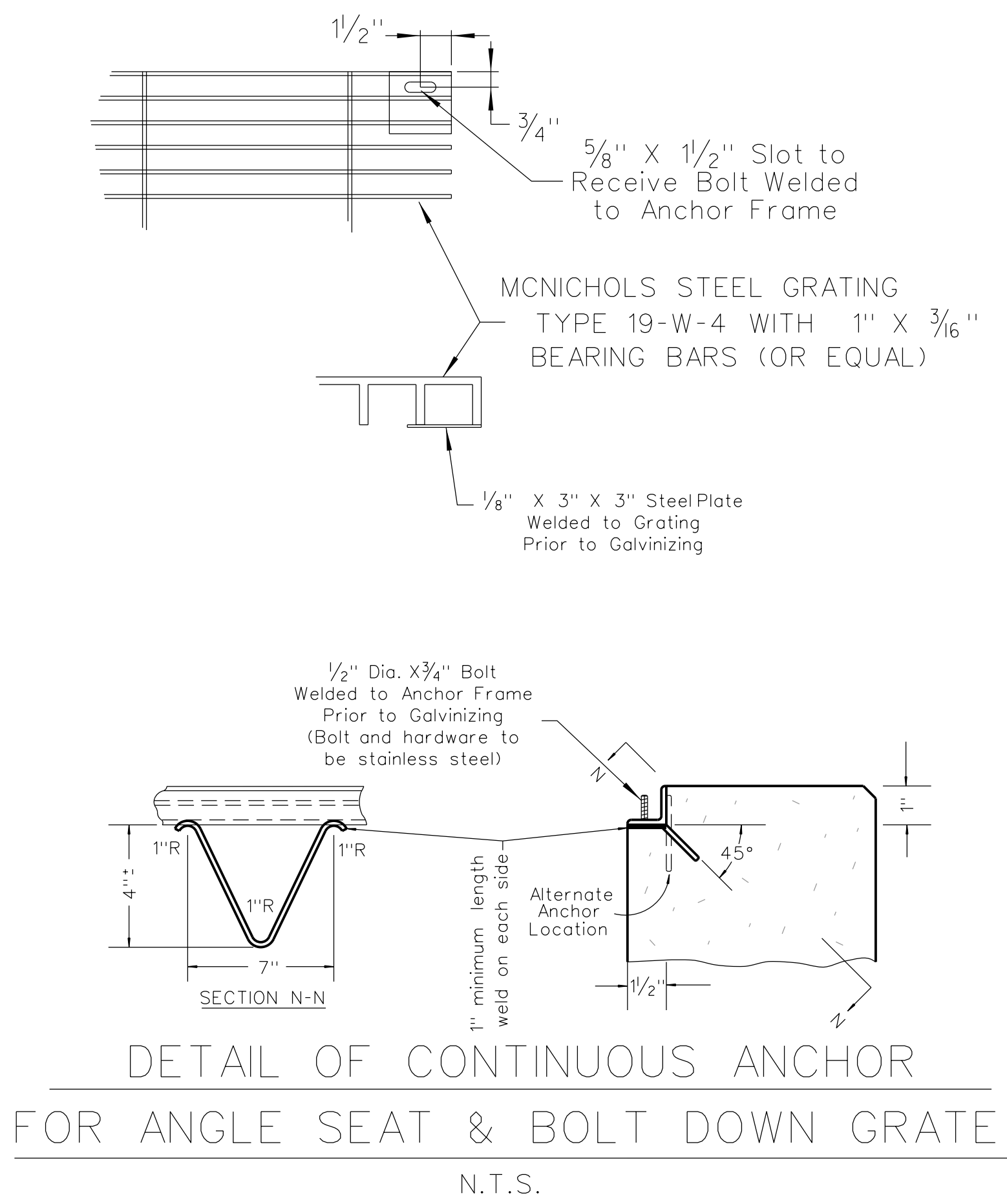
Base Map No. 17P
MSD Record # 22MSD-00383
Project # 22802

10-21-2022

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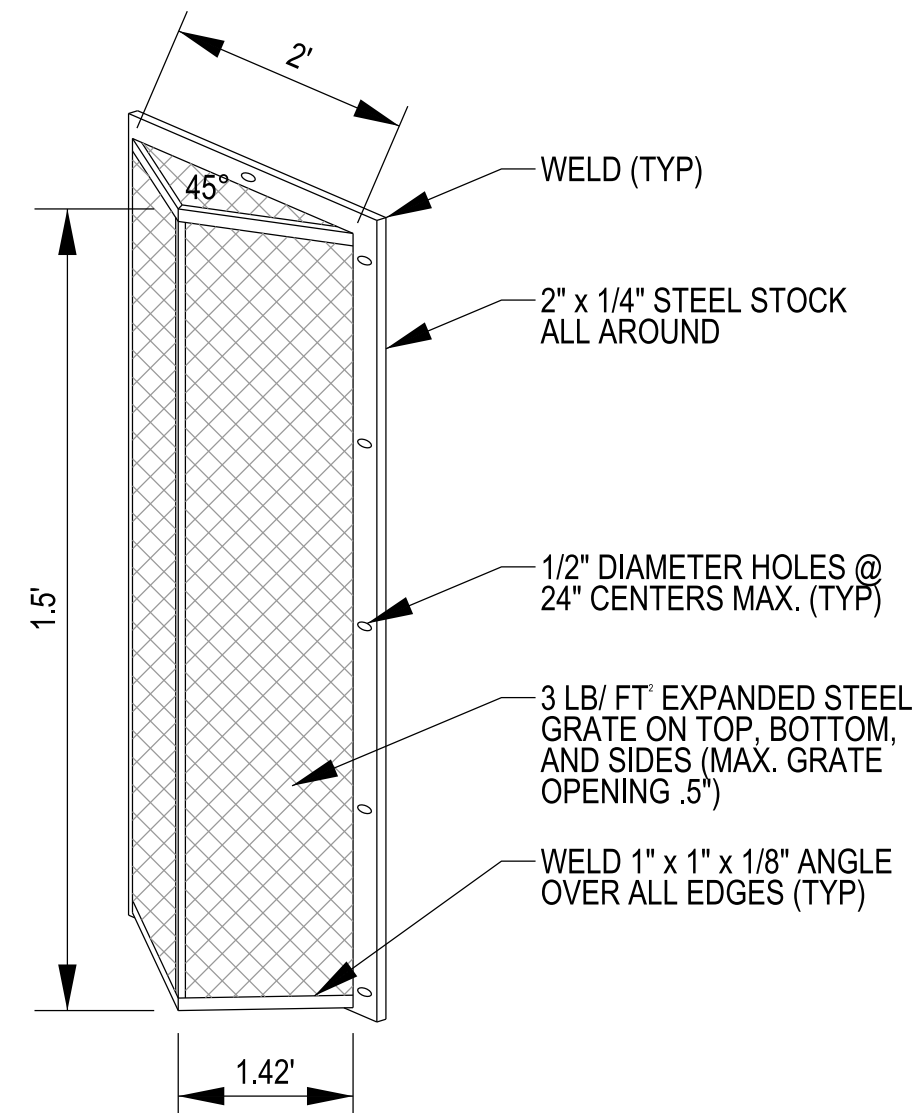
HT-7743

\\waterkeeper-shred\cadd\22800-22899\22802\mshp\22802 - C12 Outfall Structure Basin 3.dgn: Default 3/9/2023 10:28:35 AM Plotted by jpkms Plot Scale: 2.0000 / in. Plot Driver: Vortis PDF plots Pen Table: Vortis PDF.tbl



CONSTRUCTION NOTES:

- Concrete for the structure shall be "air entrained" and contain at least 6 sacks Class "A" Portland Cement per cubic yard. The concrete shall be placed at a slump of 4 inches +/- 1/2 inch. The concrete shall be proportioned and transported in accordance with ASTM C-94.
- Reinforcing steel shall conform to ASTM C-615-60 with deformations conforming to ASTM A-305 and shall have a minimum cover of 2 inches except for 3 inches where concrete is poured against earth.
- Laps and/or splices in reinforcing steel shall be a minimum of 30 bar diameters.
- Keyed joints shown are to be 2-inch x 2-inch keyed construction joints.
- $f_s = 24,000$ psi.
- $f_c = 3,750$ psi.
- All exposed edges to have a 3/4-inch chamfer.
- Contractor to provide for bypass of stormwater during construction of structure.
- All soil specifications shall be directed by soils engineer.



NOTES FOR TRASH RACK:

- TRASH RACK SHALL BE CENTERED OVER OPENING.
- STEEL TO CONFORM TO ASTM-36.
- ALL SURFACES SHALL BE COATED WITH ZRC COLD GALVANIZING COMPOUND AFTER WELDING.
- TRASH RACK SHALL BE FASTENED TO THE WALL WITH 1/2" MASONRY ANCHORS. TRASH RACK SHALL BE REMOVEABLE.

TRASH RACK DETAIL
(OR APPROVED EQUAL)

N.T.S.

THIS SHEET IS NOT INCLUDED IN ST. LOUIS COUNTY APPROVAL

MSD BASEMAP 17P MSD RECORD # 22MSD-00383

SHOP DRAWINGS:

THE PROJECT ENGINEER SHALL PROVIDE SHOP DRAWINGS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN MISSOURI FOR APPROVAL TO MSD PRIOR TO CONSTRUCTION OF THESE STRUCTURES. PLEASE CONTACT THE DISTRICT'S CONSTRUCTION MANAGEMENT DIVISION AT (314) 335-2072 FOR QUESTION

OUTFALL STRUCTURE DETAILS

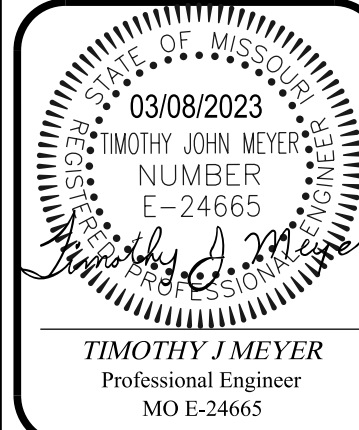
Base Map No. 17P

MSD Record # 22MSD-00383

Project # 22802

10-21-2022
C12

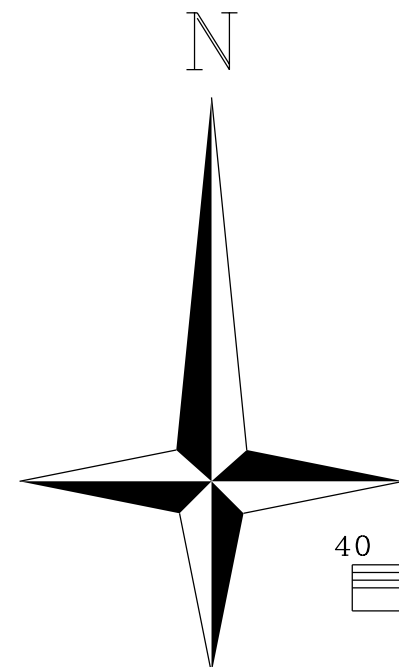
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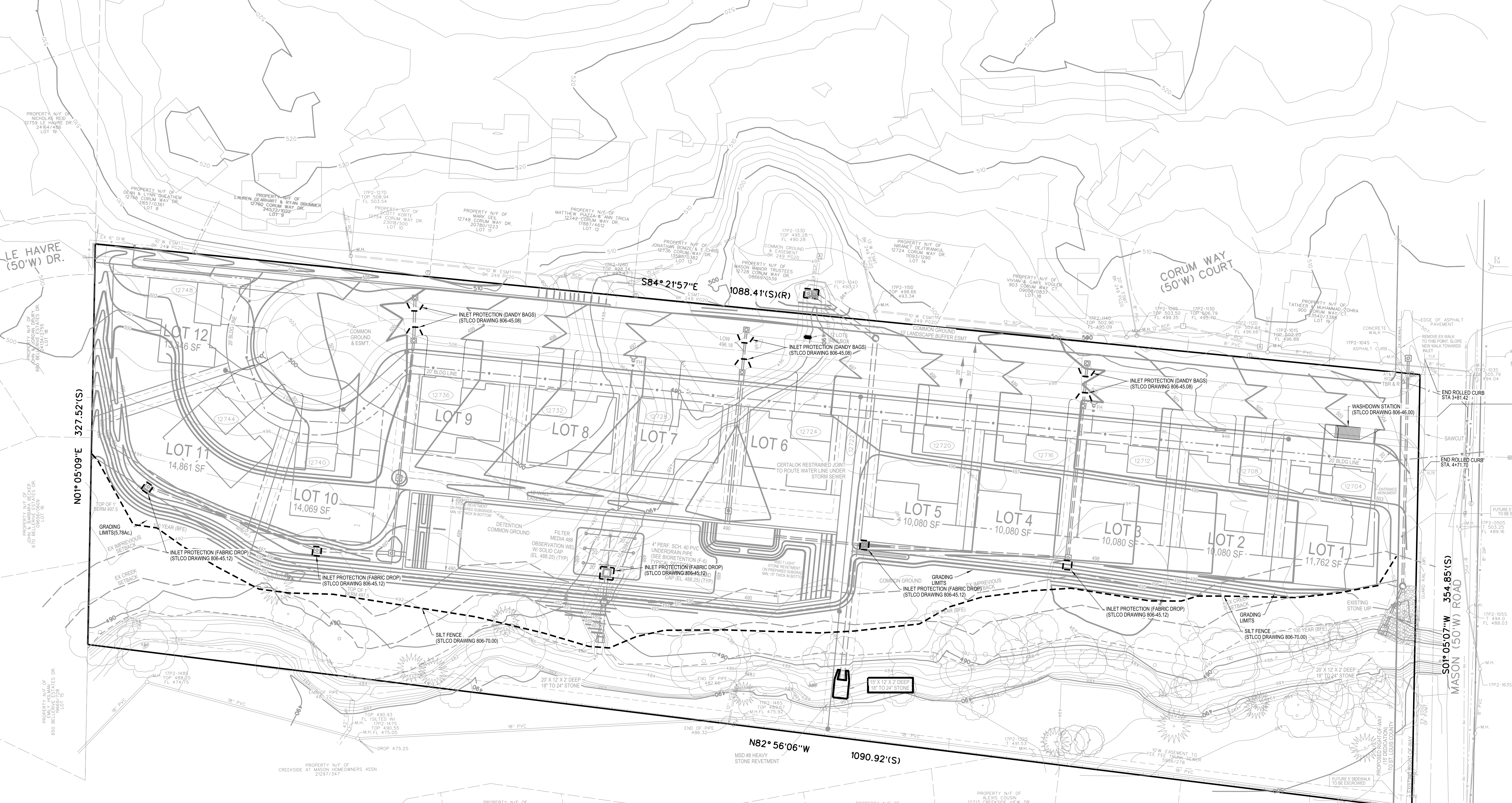
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STORM WATER POLLUTION PROTECTION PLAN

Base Map No. 117
MSD Record # 22MSD-00383
Project # 22802

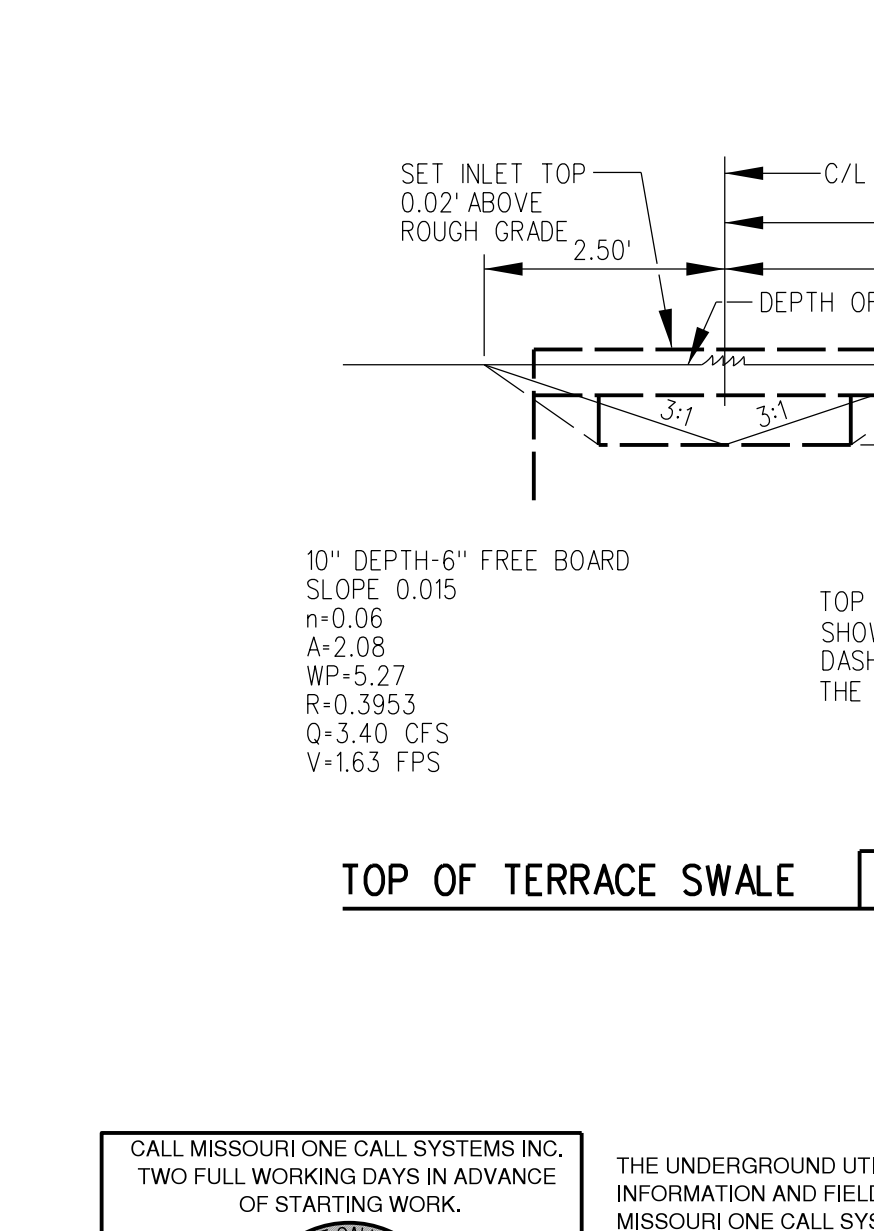
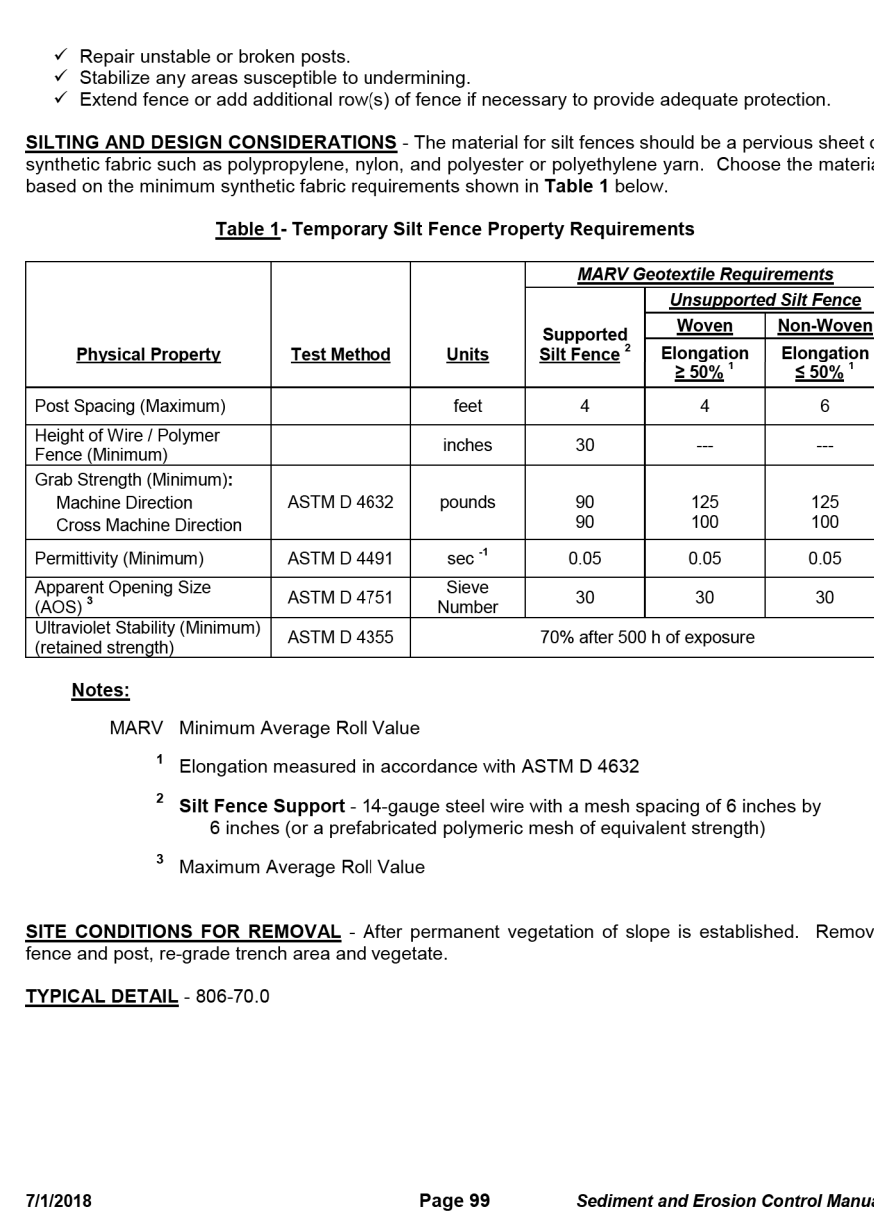
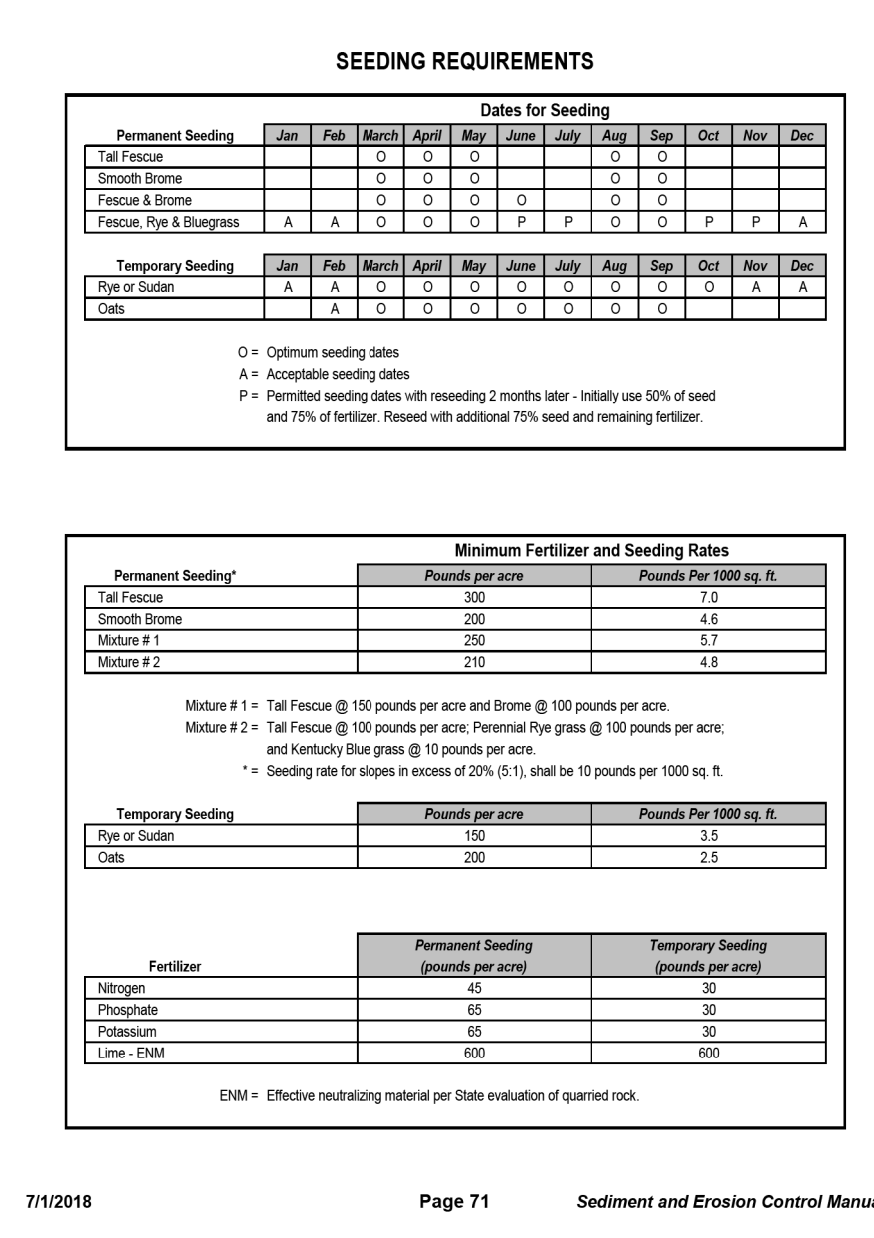
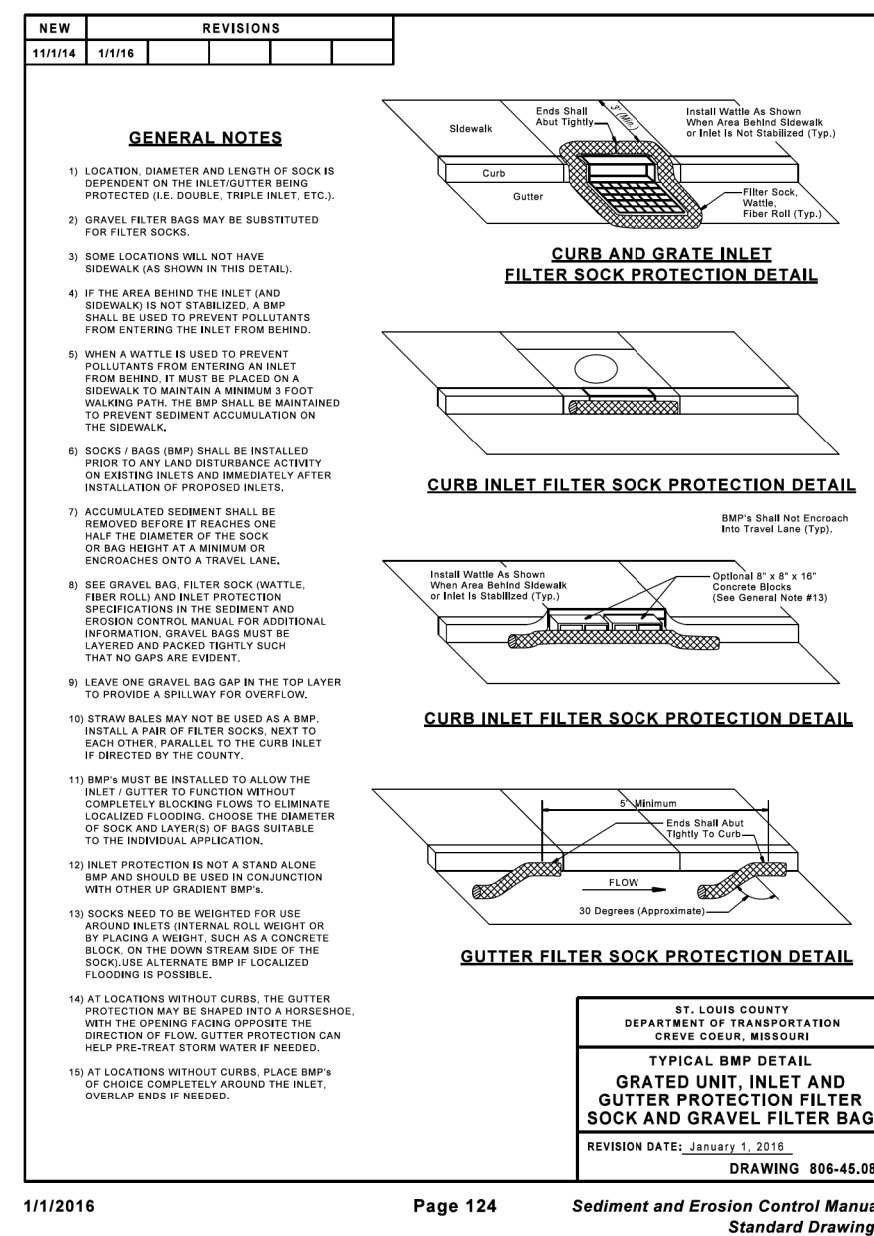
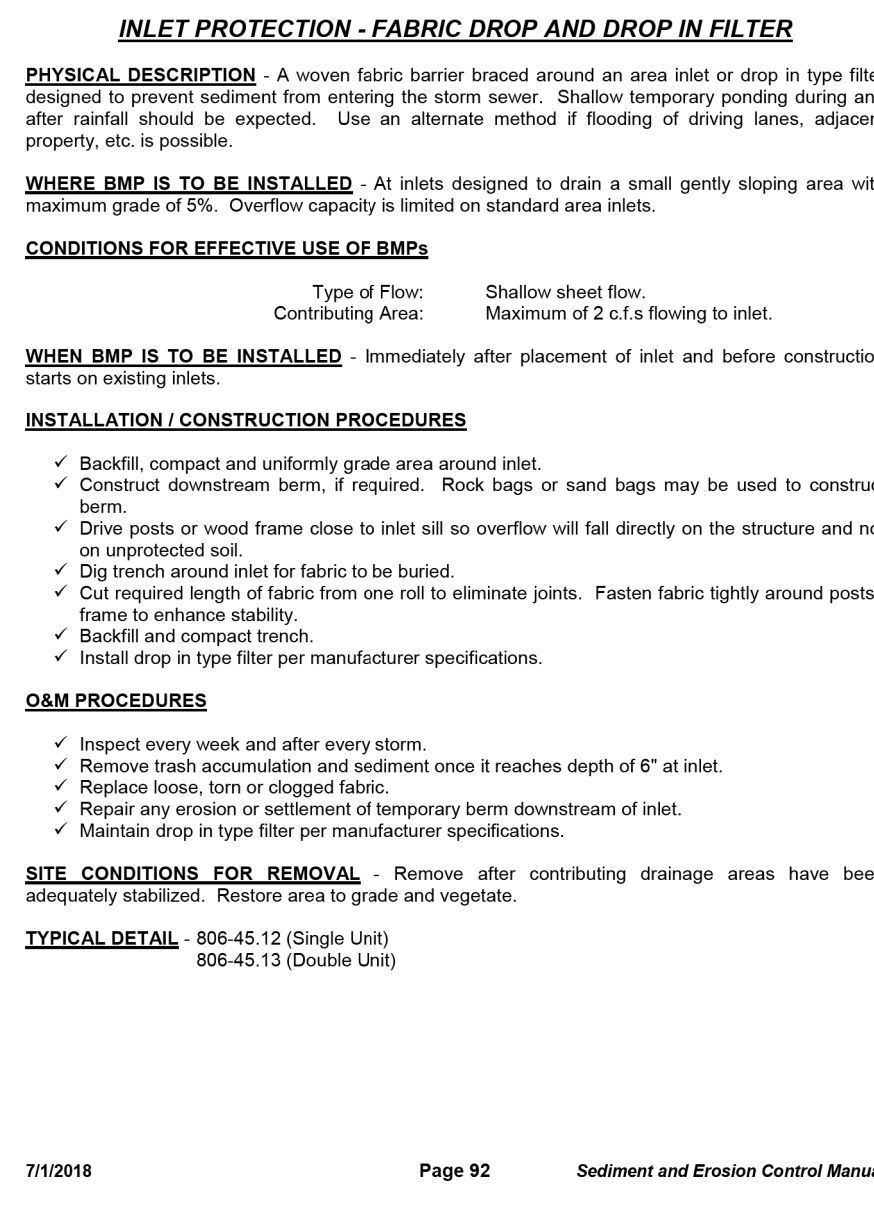
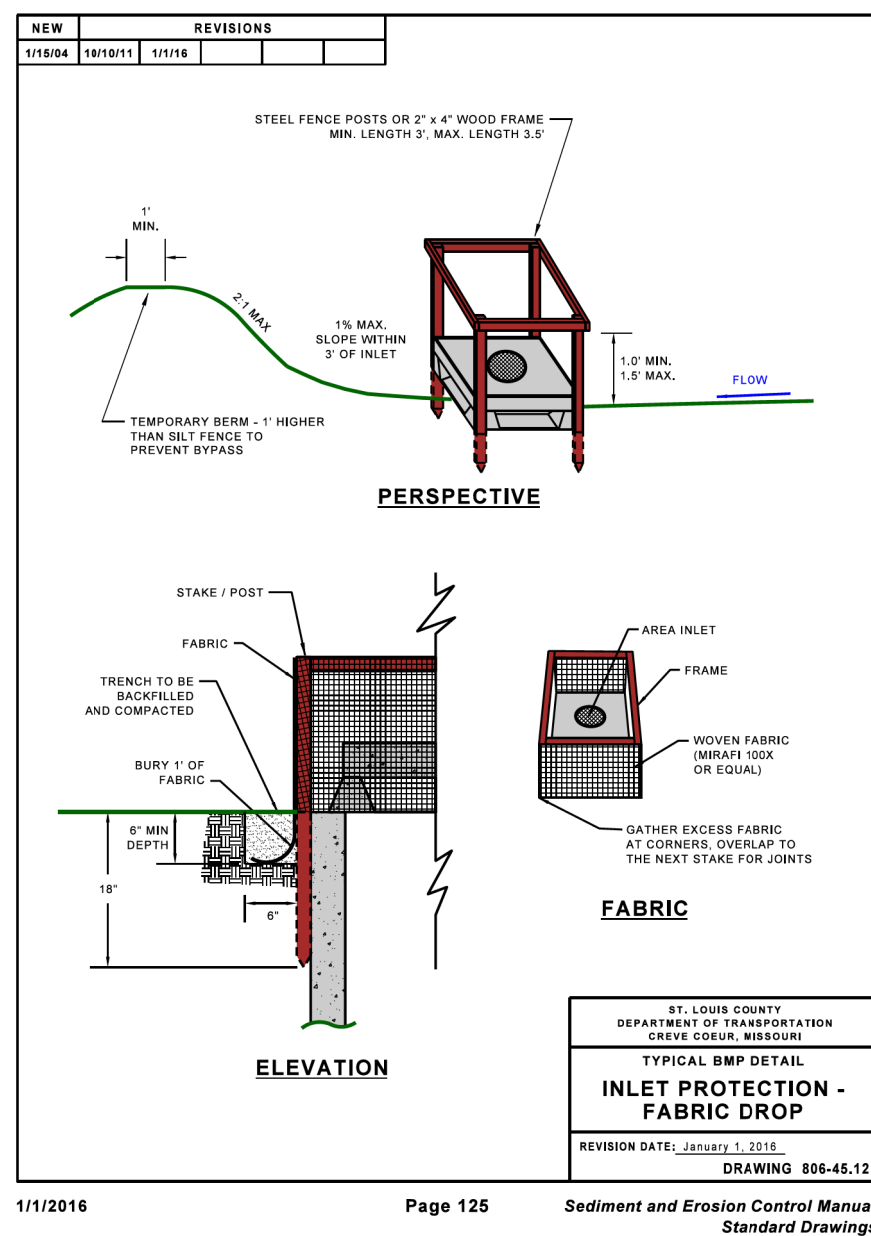
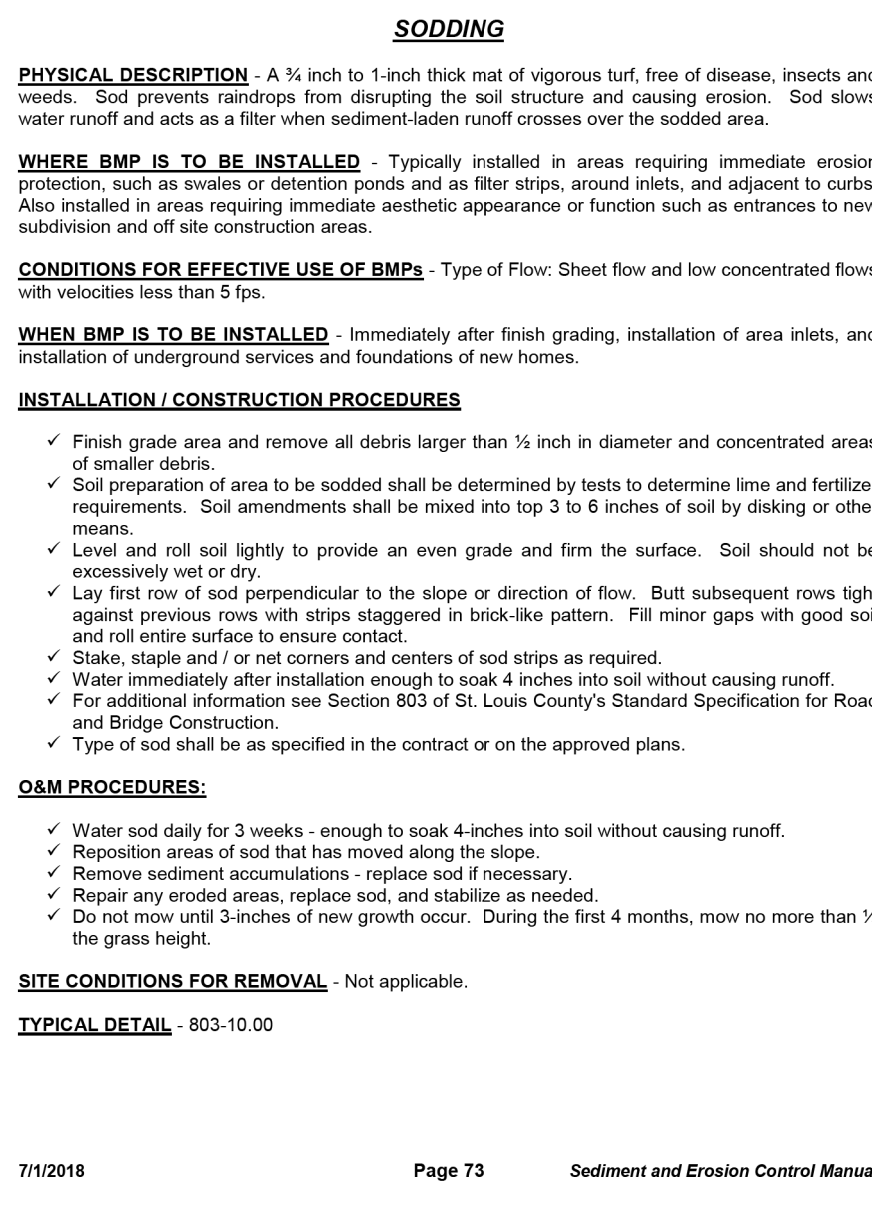
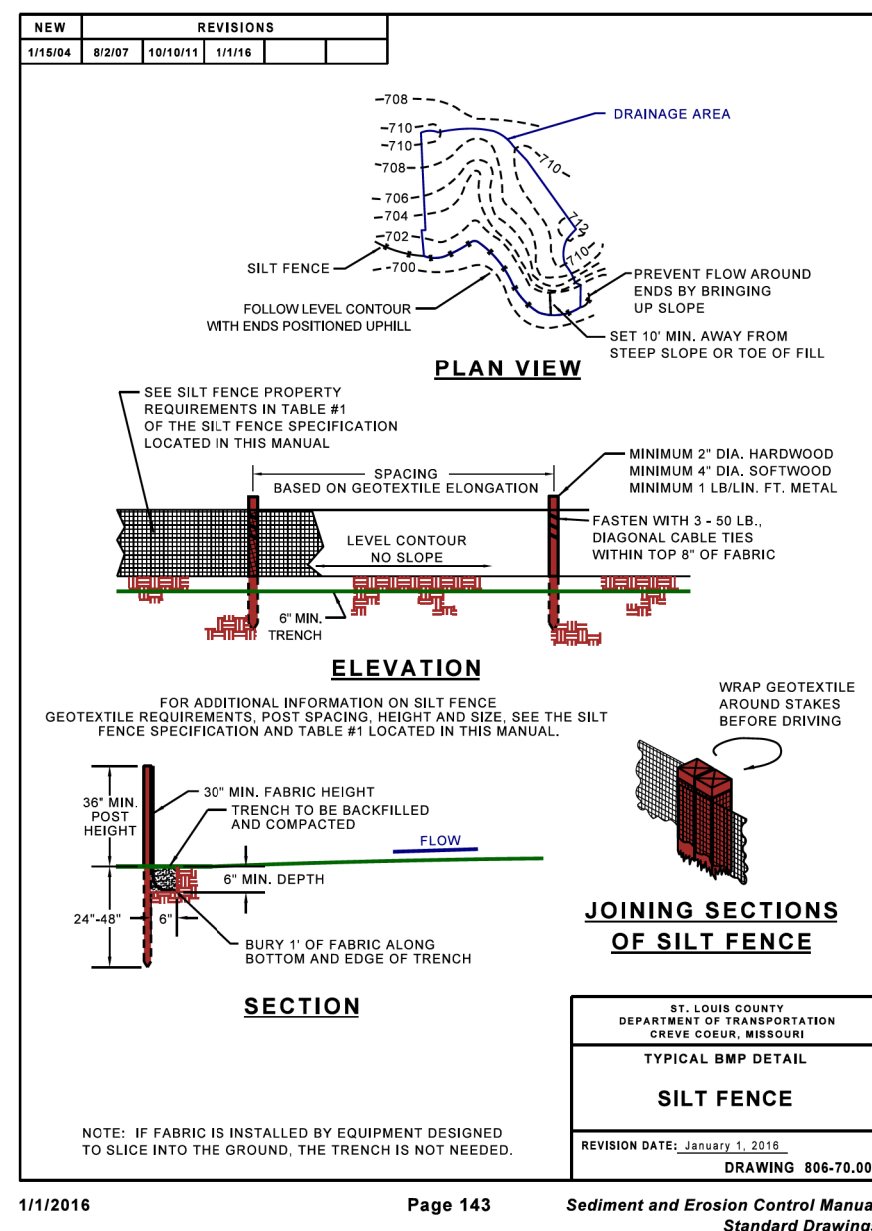
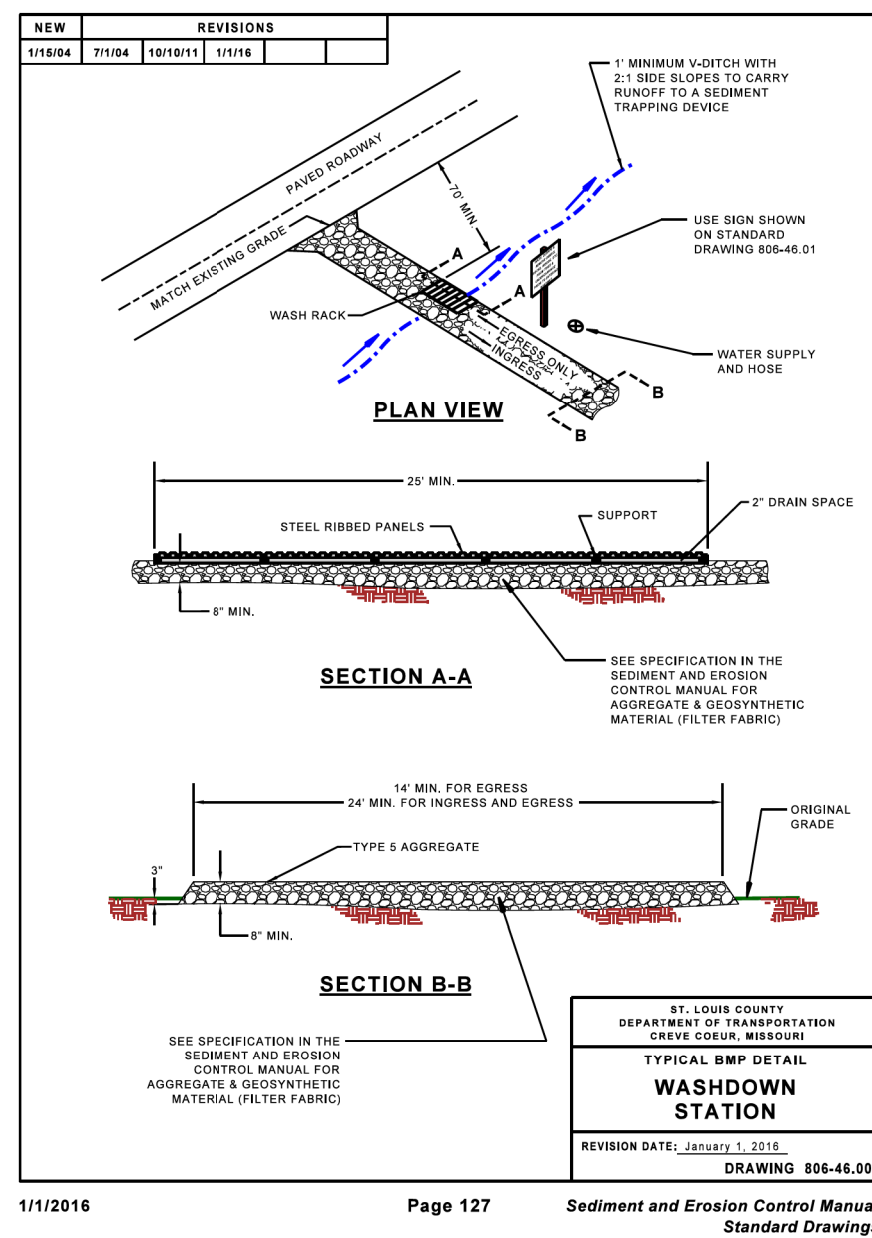
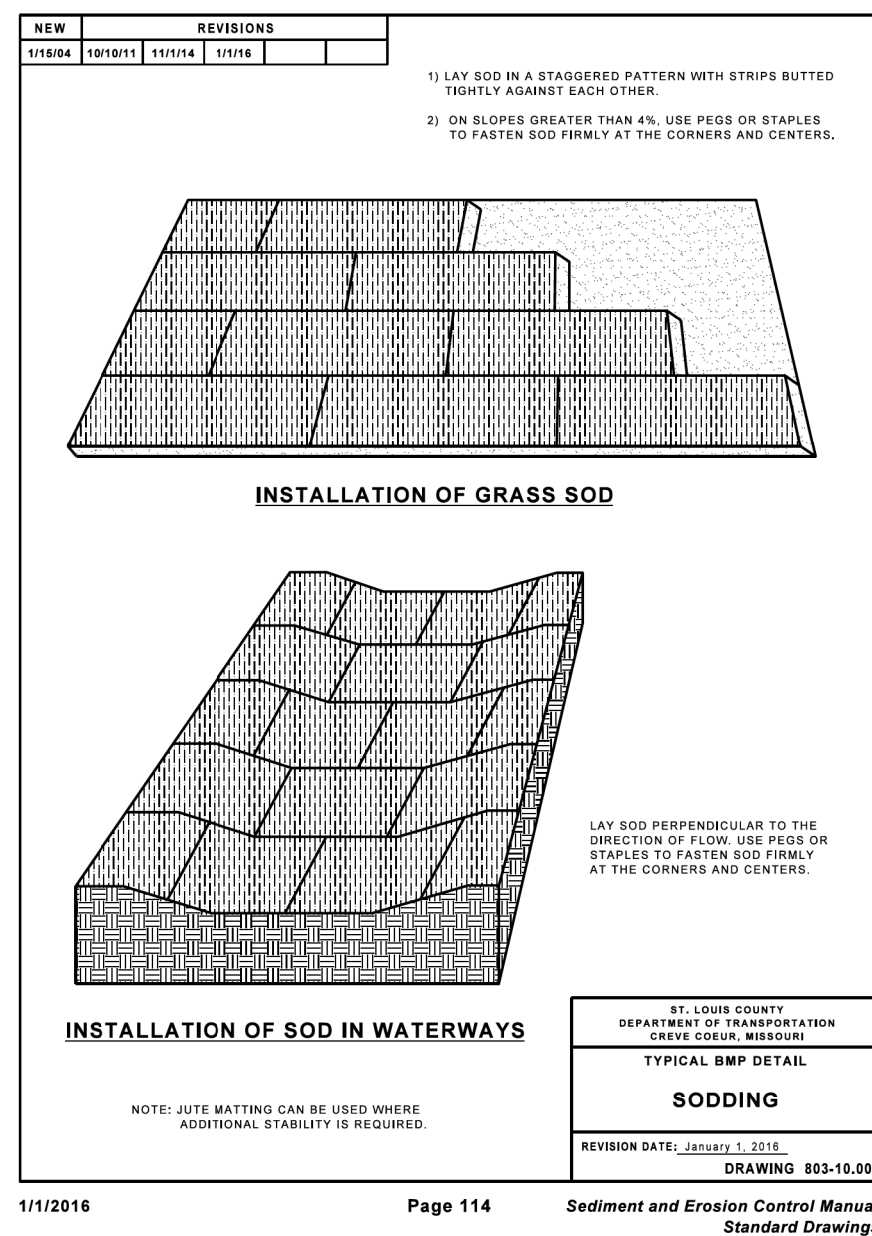
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C13

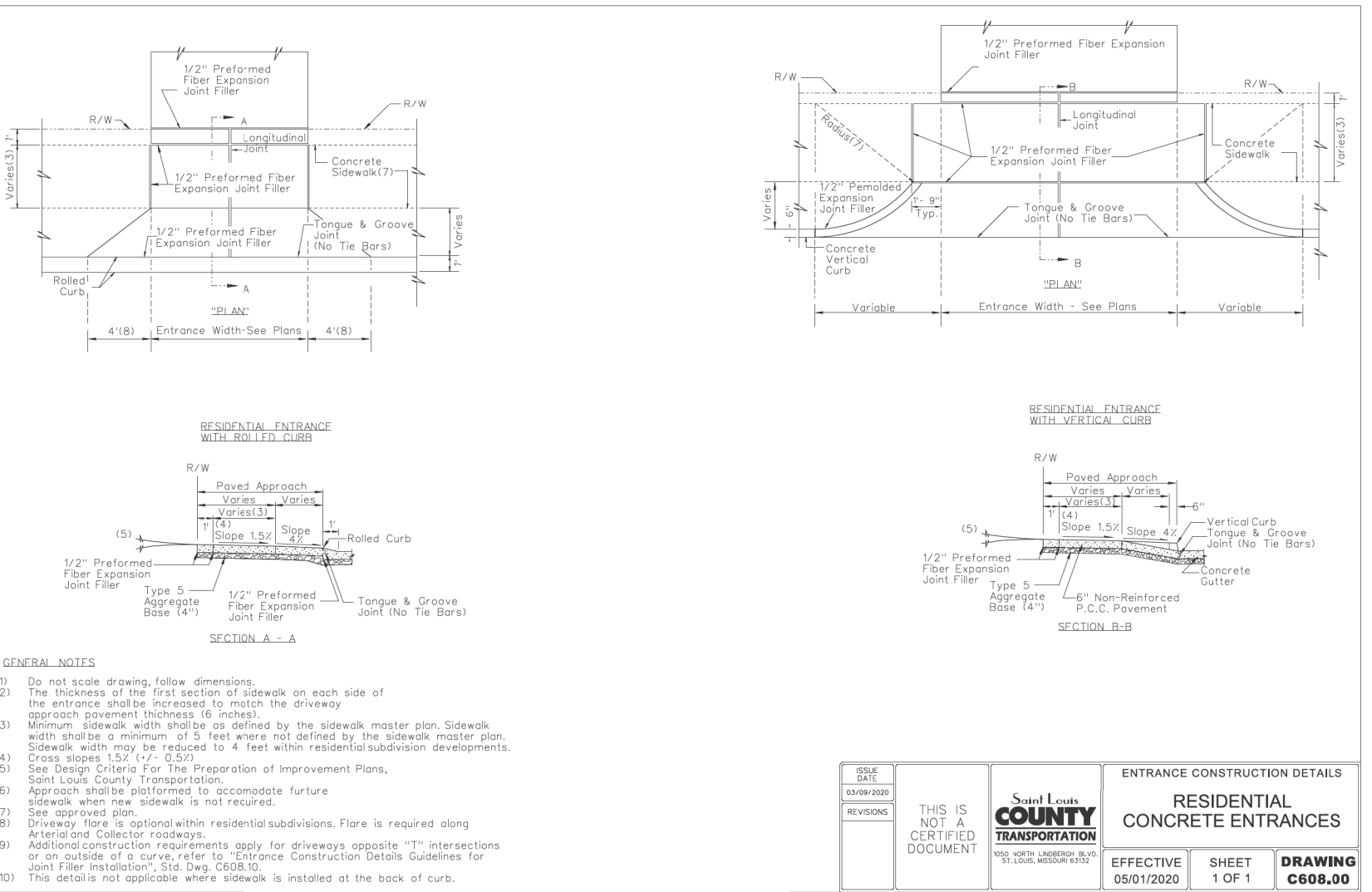
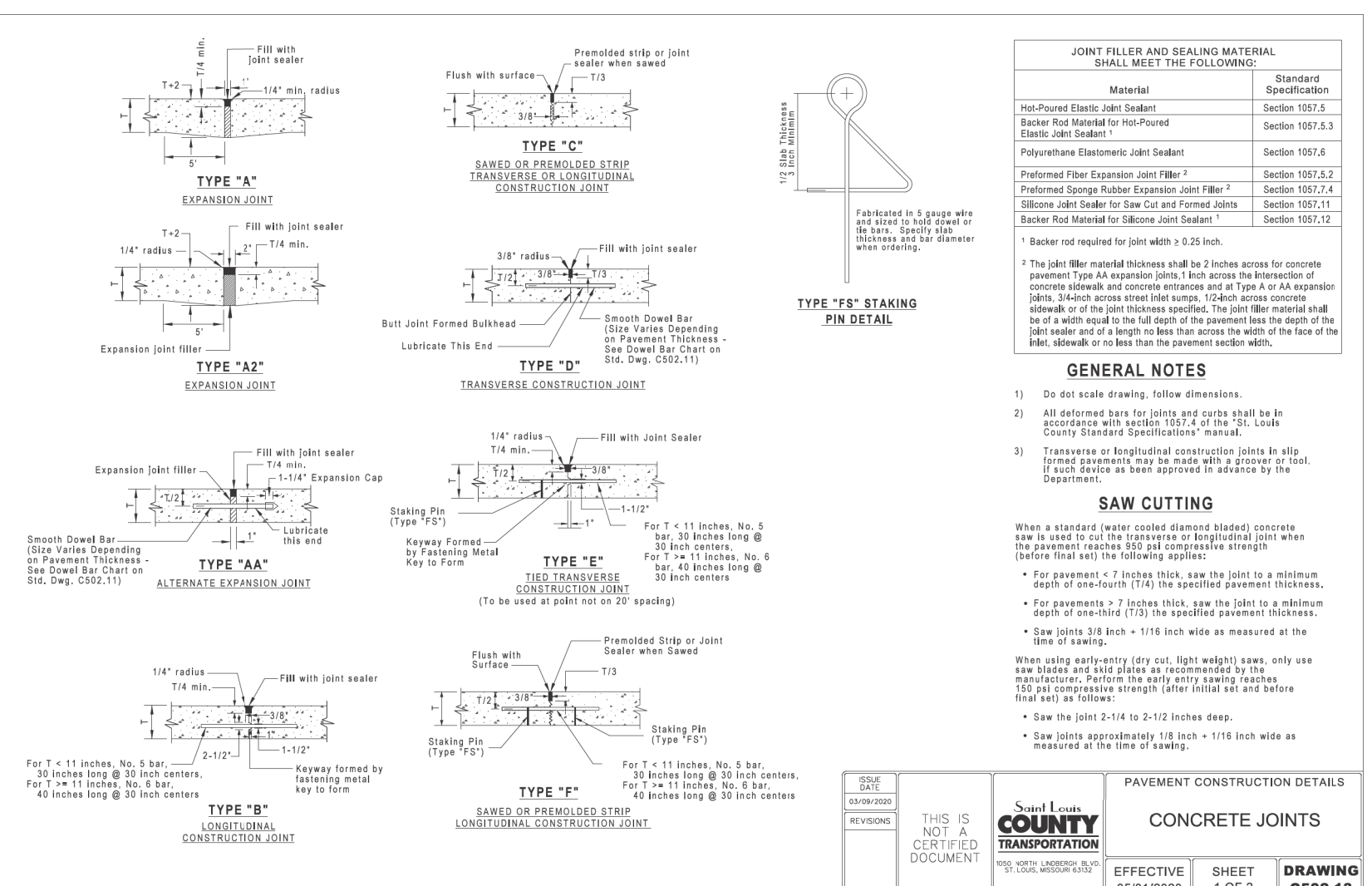
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03/08/2023
TIMOTHY J MEYER
NUMBER
E-24665
TIMOTHY J MEYER
Professional Engineer
MO E-24665

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Open	Enclosed	Directional

Post Top Lantern

Lamp Wattage	Lumen Output	Monthly Rate*
100 H.P.S.	9,500	\$18.81

Overall height is approximately 16 feet on a tapered pole.
 *Plus municipal tax where applicable

All post top luminaires require underground wiring
 (cost of which is not included in the above).

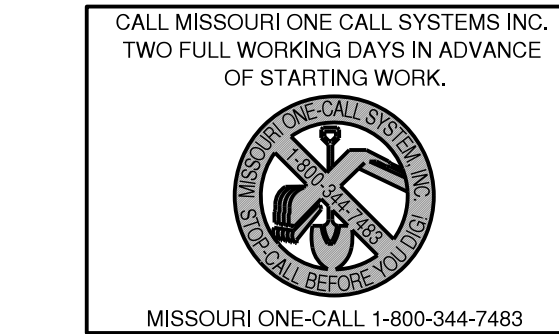
Monthly rate includes fiberglass pole, luminaire, lamp electricity
 and maintenance.

			
Early American	Colonial	Contemporary**	Aspen**

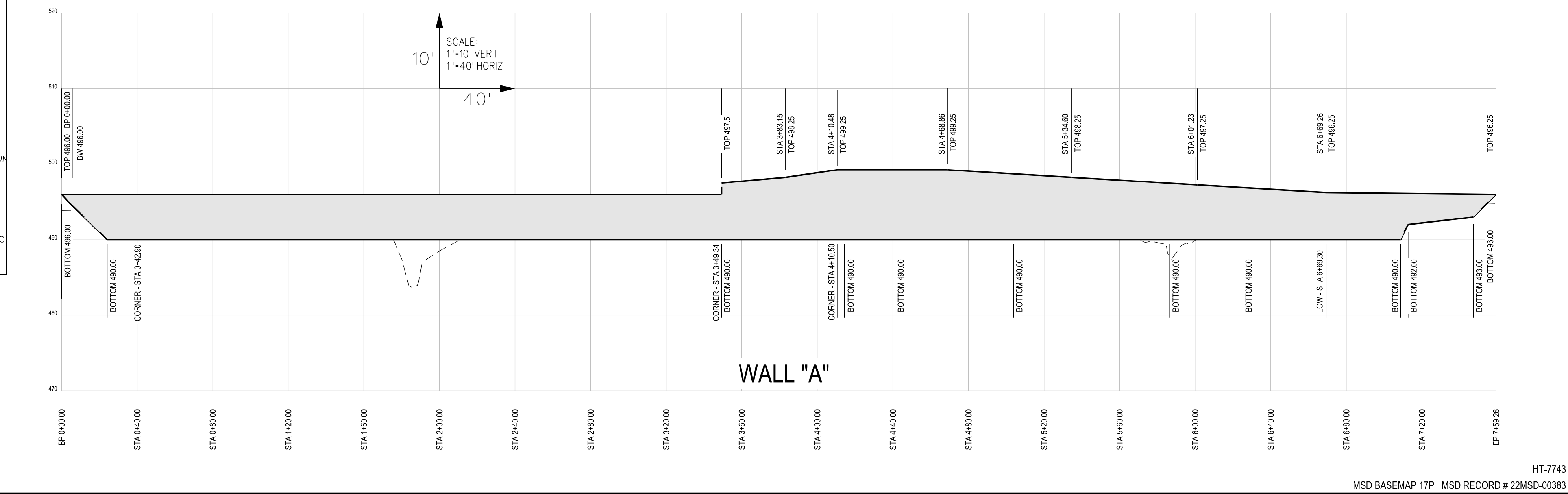
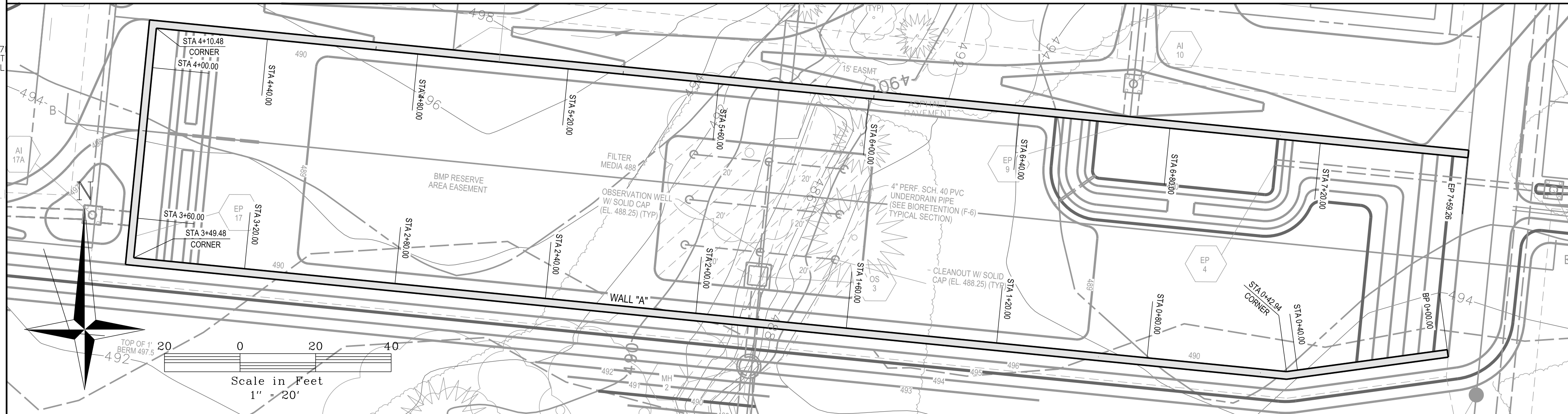
03/08/2023
TIMOTHY JOHN MEYER
NUMBER
E-24665
PROFESSIONAL ENGINEER
STATE OF MISSOURI

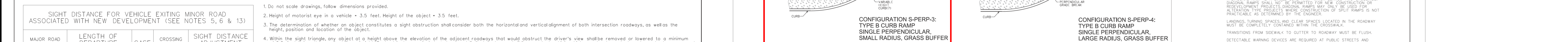
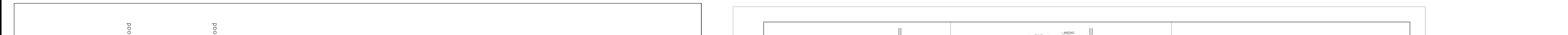
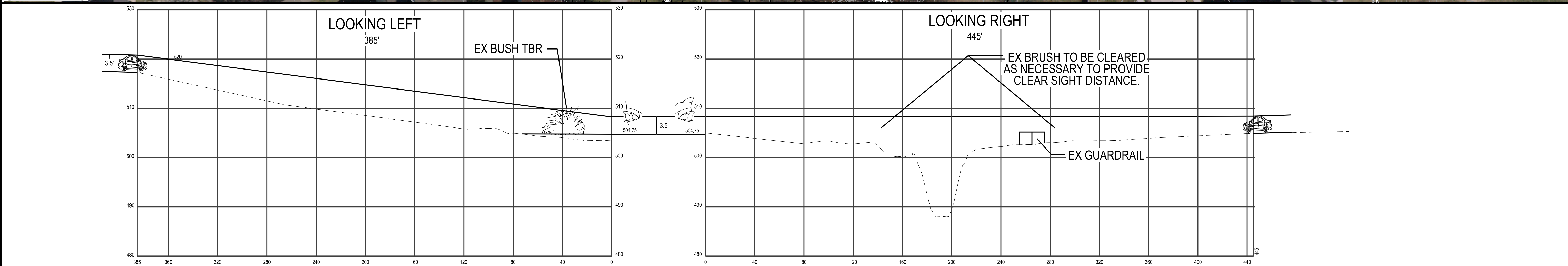
Timothy J. Meyer

TIMOTHY J MEYER
Professional Engineer
MO E-24665



THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND FIELD MARKINGS PROVIDED BY THE MEMBER UTILITIES OF THE MISSOURI ONE CALL SYSTEM (1-800-DIG-RITE), AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, CAPACITY, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES, NOR THE LOCATION TO SERVE THE EXISTING OR PROPOSED UTILITIES. THE USER OF THIS SITE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

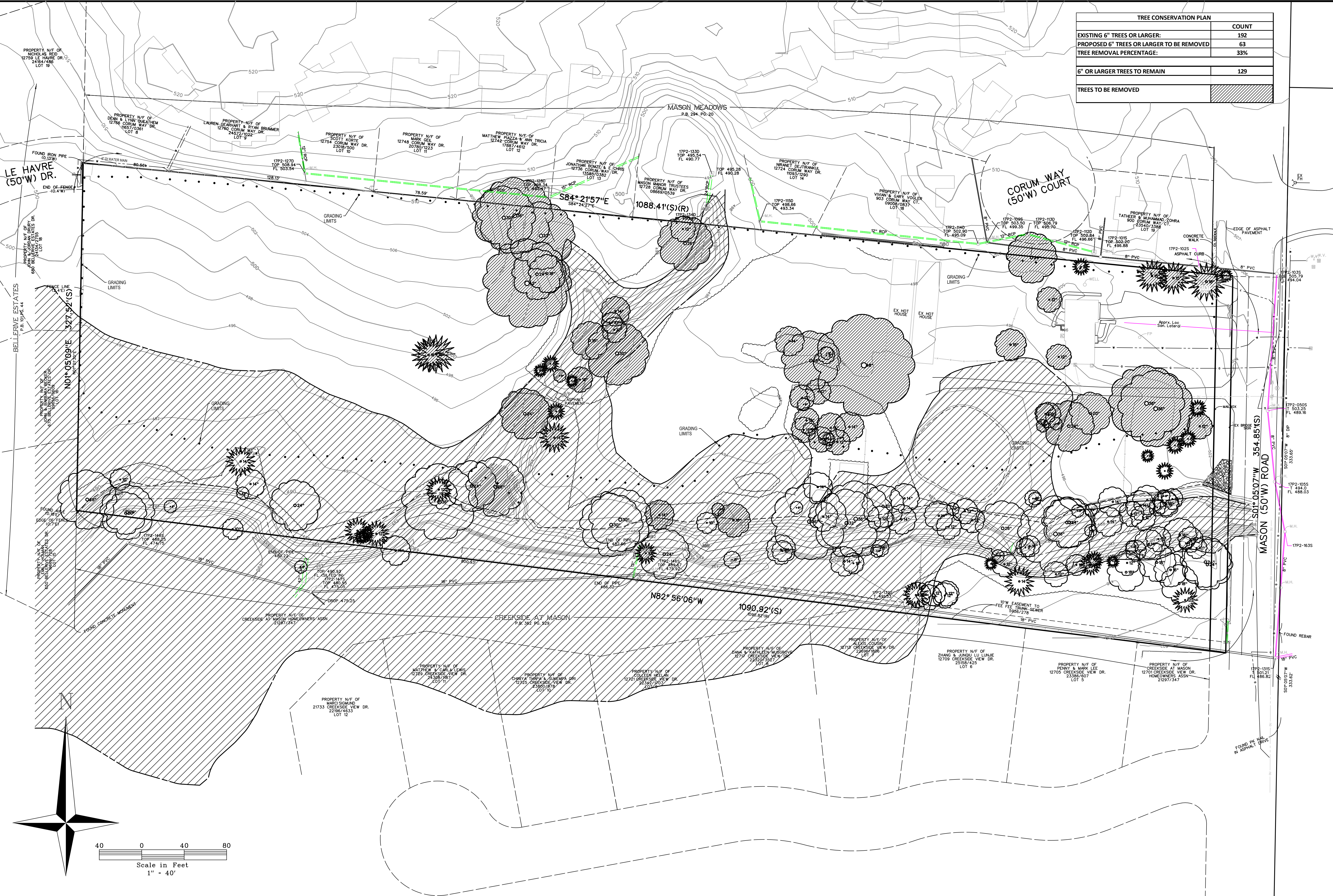




12. Permanent sight distance essments shall be provided at a minimum of 5 feet beyond the sight triangle measured perpendicular from the sight line for all four legs of the intersection. 13. This methodology is based on AKSHTO, A Policy on Geometric Design of Highways and Streets, 2018, 7th Edition for intersections where there is anticipated to be a large volume of single unit trucks or combination trucks, or where two roadways intersect at an angle less than 60 degrees, see "AKSHTO, A Policy on the Geometric Design of Highways and Streets, 2018, 7th Edition" for adjustments to the departure sight triangle leg lengths.	ISSUE DATE 03/09/2020 REVISIONS	THIS IS NOT A CERTIFIED DOCUMENT SAINT LOUIS COUNTY TRANSPORTATION PUBLIC WORKS ST. LOUIS, MISSOURI 63102	DESIGN CRITERIA MANUAL INTERSECTION SIGHT DISTANCE PASSENGER CARS	EFFECTIVE 05/01/2020 SHEET 2 OF 3 DRAWING 5.2	CONFIGURATION BT-1: TYPE E CURB RAMP BLENDED TRANSITION BACK OF CURB	CONFIGURATION BT-COMB-1: TYPE E CURB RAMP BLENDED TRANSITION GRASS BUFFER	ISSUE DATE 03/09/2020 REVISIONS	THIS IS NOT A CERTIFIED DOCUMENT SAINT LOUIS COUNTY TRANSPORTATION PUBLIC WORKS ST. LOUIS, MISSOURI 63102	CURB RAMP CONFIGURATIONS FOR USE WITHIN PUBLIC RIGHT-OF-WAY	EFFECTIVE 05/01/2020 SHEET 1 OF 7 DRAWING C608.41
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H:\CADD\22800\22800\Planning\22802_Preliminary_Plot.dgn Plot Scale: 10.000000 1/4 in. Plot Driver: Survey Plotter.plt gis Per Table: vol-05 plot full.tbl



TREE CONSERVATION PLAN	
EXISTING 6" TREES OR LARGER:	COUNT
192	
PROPOSED 6" TREES OR LARGER TO BE REMOVED	
63	
TREE REMOVAL PERCENTAGE:	
33%	
6" OR LARGER TREES TO REMAIN	129
TREES TO BE REMOVED	

CALL MISSOURI ONE CALL SYSTEMS INC.
TWO FULL WORKING DAYS IN ADVANCE
OF STARTING WORK.

MISSOURI ONE-CALL 1-800-344-7483

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND FIELD MARKINGS PROVIDED BY THE MEMBER UTILITIES OF THE MISSOURI ONE CALL SYSTEM (1-800-DIG-IT), AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, CAPACITY, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES, NOR THE ABILITY TO SERVE THE EXISTING OR INTENDED USES OF THIS OR ADJACENT SITES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

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Missouri Professional Engineer
Authority #203

STATE OF MISSOURI
01-27-2023
TIMOTHY JOHN MEYER
NUMBER
E-24665

TIMOTHY J MEYER
Professional Engineer
MO E-24665

TREE CONSERVATIO PLAN

Base Map No. 17P
MSD Record # XXMSD-00XXXX
Project # 22802

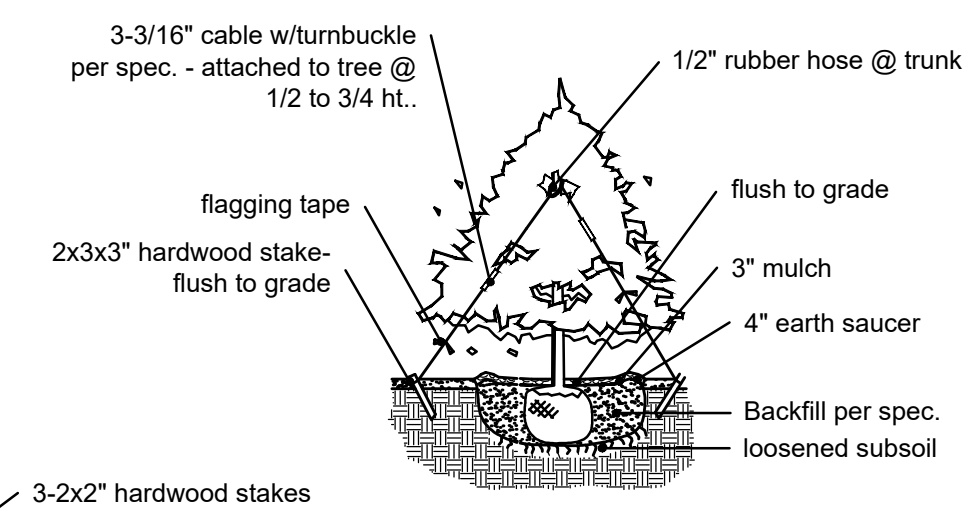
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Duever Estates
871 NORTH MASON ROAD
SAINT LOUIS, MISSOURI 63141

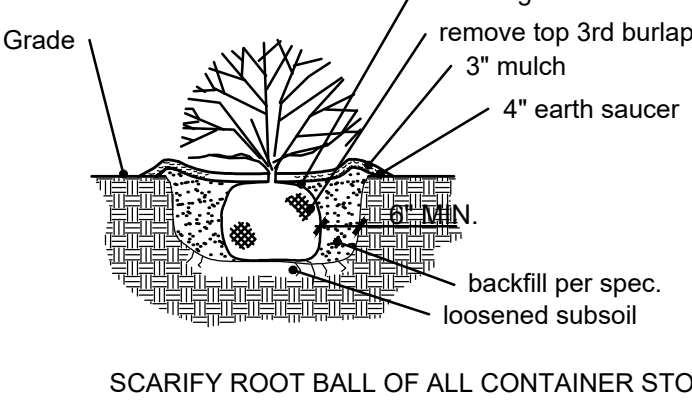
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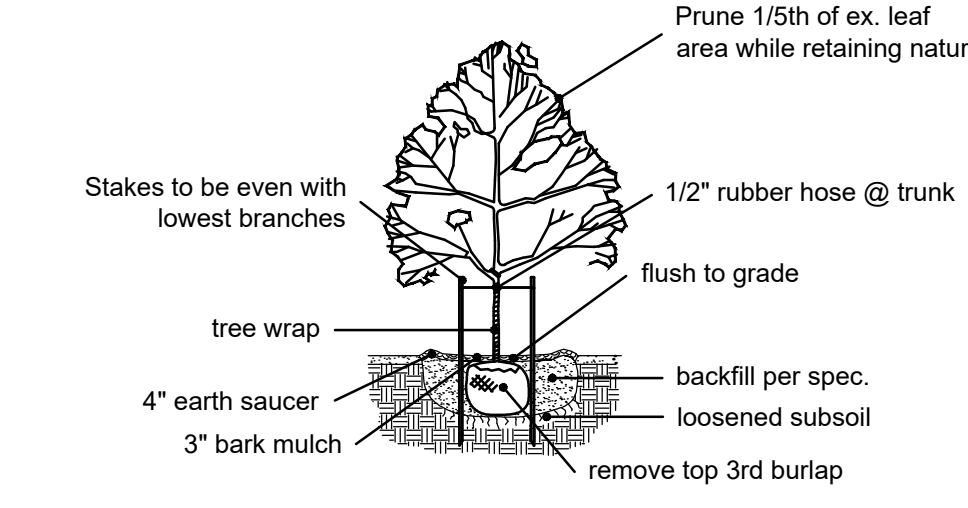
LANDSCAPE PLAN
SCALE 1"=40'



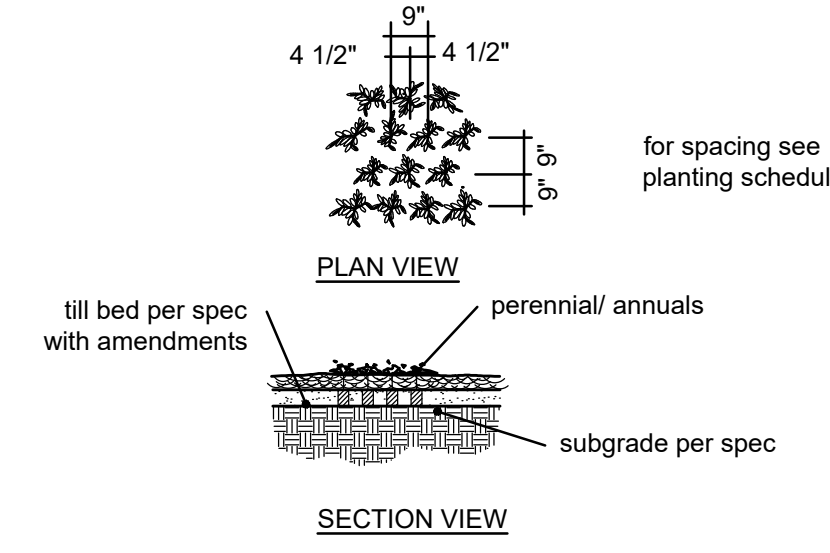
TYPICAL EVERGREEN PLANTING



TYPICAL SHRUB PLANTING

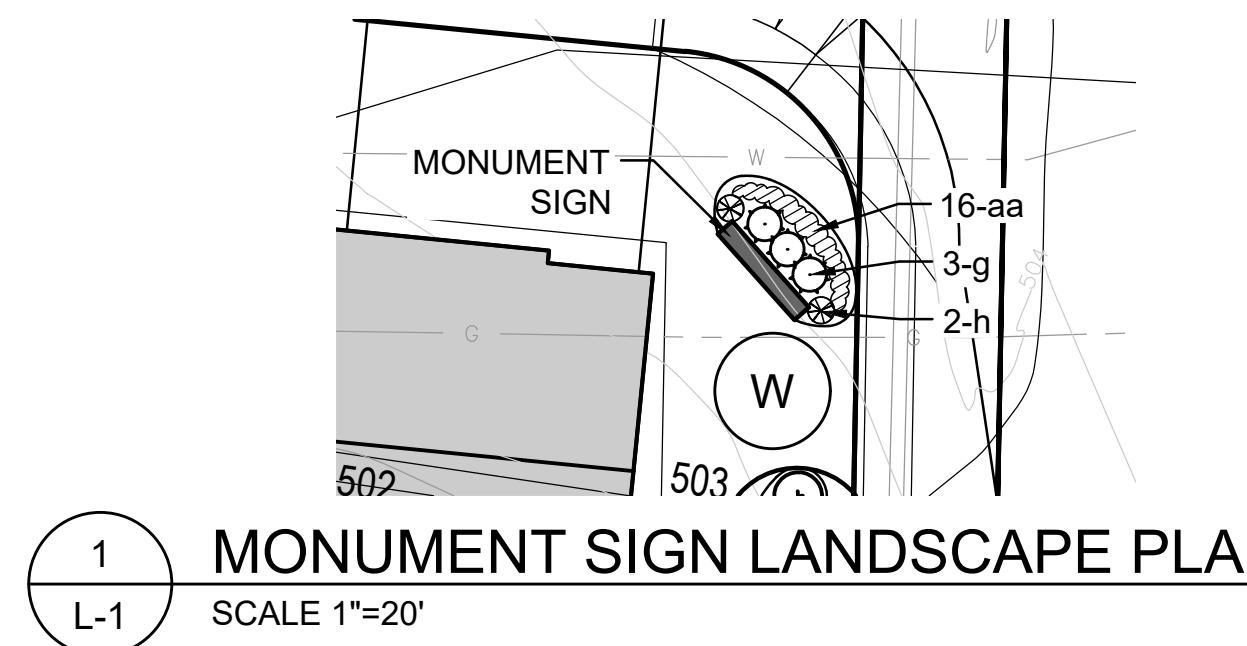


CANOPY TREE PLANTING



TYPICAL PERENNIAL PLANTING

PLANTING SCHEDULE					
CANOPY / STREET TREES					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
A	1	Quercus bicolor	Swamp White Oak	2" cal.	B&B
A1	5	Quercus bicolor	Swamp White Oak	3" cal.	B&B
B	1	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2" cal.	B&B
B1	3	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	3" cal.	B&B
C	1	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	2" cal.	B&B
C1	6	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	3" cal.	B&B
D	2	Platanus x acerifolia 'Bloodgood'	Bloodgood London Planetree	2" cal.	B&B
D1	3	Platanus x acerifolia 'Bloodgood'	Bloodgood London Planetree	3" cal.	B&B
E	2	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" cal.	B&B
E1	6	Zelkova serrata 'Green Vase'	Green Vase Zelkova	3" cal.	B&B
F	5	Taxodium distichum 'Mickelson'	Shawnee Brave Baldcypress	2" cal.	B&B
UNDERSTORY TREES					
P	2	Cercis canadensis	Eastern Redbud	2" cal.	B&B
Q	1	Amelanchier x grandiflora 'Autumn Brilliance' (single-stem)	Autumn Brilliance Serviceberry	2" cal.	B&B
R	1	Carpinus caroliniana	American Hornbeam	2" cal.	B&B
S	2	Malus 'Jardin' (fruitless)	Marilee Crabapple	2" cal.	B&B
EVERGREEN TREES					
W	6	Thuja 'Green Giant'	Green Giant Arborvitae	6' ht	B&B
W1	4	Thuja 'Green Giant'	Green Giant Arborvitae	10' ht	B&B
X	5	Picea abies	Norway Spruce	6' ht	B&B
Y	2	Pinus strobus	Eastern White Pine	6' ht	B&B
Y1	2	Pinus strobus	Eastern White Pine	10' ht	B&B
Z	2	Picea omorika	Serbian Spruce	6' ht	B&B
SHRUBS AND LARGE GRASSES					
a	33	Viburnum prunifolium	Blackhaw Viburnum	24"	Cont.
b	21	Lindera benzoin	Spicebush	24"	Cont.
c	23	Aesculus parviflora	Bottlebrush Buckeye	24"	Cont.
d	14	Juniperus x pfitzeriana 'Saybrook Gold'	Saybrook Gold Juniper	24"	Cont.
g	3	Taxus x media 'Everlow'	Everlow Yew	24"	Cont.
h	23	Panicum virgatum 'Northwind'	Northwind Switchgrass	3 gal.	Cont.
PERENNIALS					
aa	16	Liriope muscari 'Variegata'	Variegated Liriope	1 gal	18" o.c.
bio	2000sf	Bioretention Plantings per MSD Requirements		DCP	18" o.c.



- NOTES:
- MULCH TO BE DOUBLE GROUND BARK MULCH, UNLESS OTHERWISE NOTED ON PLAN.
 - ALL 3:1 OR STEEPER SLOPES SHALL BE SEEDED AND HAVE EROSION CONTROL BLANKET. ALL OTHER AREAS TO BE SODDED WITH TURF-TYPE TALL FESCUE.
 - TOPSOIL IN ALL DISTURBED LAWN AREAS AT 6" DEPTH, UNLESS SITE SOILS ARE DEEMED ACCEPTABLE.
 - SOIL MIX IN ALL SHRUB BEDS AT 8" DEPTH.
 - STREET TREES SHALL BE PLACED EVERY 30 LINEAL FEET OF PLANTABLE LOT STREET FRONTAGE AND SHALL BE LOCATED AT LEAST 30" BUT NOT MORE THAN 12 FEET FROM BACK OF CURB.
- 673.7LF LOT FRONTAGE / 30 = 23 REQ'D STREET TREES (23 PROPOSED)

STATE OF MISSOURI
JERALD D. SAUNDERS
LANDSCAPE ARCHITECT
NUMBER LA-7
12/10/22

Jerald Saunders - Landscape Architect
MO License # LA-007

Consultants:

Duever Estates
871 NORTH MASON ROAD
SAINT LOUIS, MISSOURI 63141

Revisions:

Date	Description	No.
12/8/22	Plan Revision	1

Drawn: LWJH
Checked: JAS

Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000101

Sheet Title: LANDSCAPE PLAN

Sheet No: L-1

Date: 09/15/22
Job #: 971.004

Page 210 of 256



Federal Emergency Management Agency

Washington, D.C. 20472

February 08, 2023

THE HONORABLE ROBERT HOFFMAN
MAYOR, CITY OF CREVE COEUR
300 N. NEW BALLAS RD.
CREVE COEUR, MO 63141

CASE NO.: 23-07-0029C

COMMUNITY: CITY OF CREVE COEUR, ST. LOUIS
COUNTY, MISSOURI

COMMUNITY NO.: 290344

DEAR MR. HOFFMAN:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Conditional Letter of Map Revision based on Fill (CLOMR-F) Comment Document. This comment document provides additional information regarding the effective NFIP map, the legal description of the property and our comments regarding this proposed project.

Additional documents are enclosed which provide information regarding the subject property and CLOMR-Fs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Sincerely,

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

LIST OF ENCLOSURES:

CLOMR-F COMMENT DOCUMENT

cc: Mr. Timothy Meyer



Federal Emergency Management Agency

Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION BASED ON FILL

COMMENT DOCUMENT

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF CREVE COEUR, ST. LOUIS COUNTY, MISSOURI	A portion of US Survey 1923, Township 45 North, Range 5 East, as described in the General Warranty Deed recorded in Book 16518, Pages 26, 27, and 28, in the Office of the Recorder of Deeds, St. Louis County, Missouri The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 290344	
AFFECTED MAP PANEL	NUMBER: 29189C0186K	
	DATE: 2/4/2015	
FLOODING SOURCE: FERNRIDGE CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY:38.671465, -90.471941 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

COMMENT TABLE REGARDING THE PROPOSED PROPERTY (PLEASE NOTE THAT THIS IS NOT A FINAL DETERMINATION. A FINAL DETERMINATION WILL BE MADE UPON RECEIPT OF AS-BUILT INFORMATION REGARDING THIS PROPERTY.)

LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT WOULD BE REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	871 North Mason Road	Portion of Property	X (unshaded)	494.2 feet	--	493.4 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION	ZONE A
PORTIONS REMAIN IN THE SFHA	STATE LOCAL CONSIDERATIONS
CONDITIONAL LOMR-F DETERMINATION	

This document provides the Federal Emergency Management Agency's comment regarding a request for a Conditional Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the proposed described portion(s) of the property(ies) would not be located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood) if built as proposed. Our final determination will be made upon receipt of a copy of this document, as-built elevations, and a completed Community Acknowledgement form. Proper completion of this form certifies the subject property is reasonably safe from flooding in accordance with Part 65.5(a)(4) of our regulations. Further guidance on determining if the subject property is reasonably safe from flooding may be found in FEMA Technical Bulletin 10-01. A copy of this bulletin can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/mit/tb1001.pdf>. This document is not a final determination; it only provides our comment on the proposed project in relation to the SFHA shown on the effective NFIP map.

This comment document is based on the flood data presently available. The enclosed documents provide additional information regarding this request. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.



Patrick "Rick" F. Sacbibit, P.E., Branch Chief
 Engineering Services Branch
 Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION BASED ON FILL COMMENT DOCUMENT

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

COMMENCING at the intersection of the West line of Mason Road, 50 feet wide, with the North line of "Creekside At Mason", a subdivision according to the plat thereof recorded in Plat Book 362 page 529 of the St. Louis County records; thence Northwardly along said West line of Mason Road, 50 feet wide, North 01 degree 05 minutes 07 seconds East 189.81 feet to the ACTUAL POINT OF BEGINNING; thence leaving said West line, South 78 degrees 38 minutes 13 seconds West 52.96 feet to a point; thence North 84 degrees 21 minutes 57 seconds West 404.24 feet to a point; thence North 70 degrees 19 minutes 47 seconds West 20.62 feet to a point; thence North 84 degrees 21 minutes 57 seconds West 360.00 feet to a point; thence South 05 degrees 38 minutes 03 seconds West 61.48 feet to a point; thence North 84 degrees 31 minutes 26 seconds West 124.78 feet to a point; thence North 57 degrees 42 minutes 38 seconds West 143.35 feet to a point in the East line of "Bellerive Estates Plat One", a subdivision according to the plat thereof recorded in Plat Book 101 page 44 of the St. Louis County records; thence Northwardly along said East line of "Bellerive Estates Plat One" and the East line of Le Havre Drive, 50 feet wide, North 01 degree 05 minutes 09 seconds East 173.06 feet to the South line of "Mason Meadows", a subdivision according to the plat thereof recorded in Plat Book 294 page 20 of the St. Louis County records; thence Eastwardly along said South line of "Mason Meadows" and it's Eastward prolongation, South 84 degrees 21 minutes 57 seconds East 1088.41 feet to the aforesaid West line of Mason Road, 50 feet wide; thence Southwardly along said West line of Mason Road, 50 feet wide, South 01 degree 05 minutes 07 seconds West 165.04 feet to the POINT OF BEGINNING

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

CONDITIONAL LOMR-F DETERMINATION (This Additional Consideration applies to the preceding 1 Property.)

Comments regarding this conditional request are based on the flood data presently available. Our final determination will be made upon receipt of this Comment Document, certified as-built elevations and/or certified as-built survey. Since this request is for a Conditional Letter of Map Revision based on Fill, we will also require the applicable processing fee, and the "Community Acknowledgement" form. Please note that additional items may be required before a final as-built determination is issued.

This letter does not relieve Federal agencies of the need to comply with Executive Order 11988 on Floodplain Management in carrying out their responsibilities and providing Federally undertaken, financed, or assisted construction and improvements, or in their regulating or licensing activities.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.


Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency
Washington, D.C. 20472

**CONDITIONAL LETTER OF MAP REVISION BASED ON FILL
COMMENT DOCUMENT**

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

ZONE A (This Additional Consideration applies to the preceding 1 Property.)

The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the CLOMR-F COMMENT DOCUMENT)

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

DUVER ESTATES

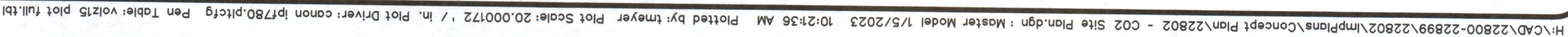
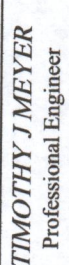
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Re: #23-006 Subdivision Improvement plans 871 North Mason Road

I would like to make some comments on the proposal submitted for the March 20th meeting.

Preservation of Trees

At the January 17th 2023 meeting Volz proposed to cut down two trees (Fig 1) on the either side of the creek close to the common area at the rear of our property (12721 Creekside View Drive). The reason for this was they needed to connect the sanitary sewer to the main sewer that runs along Fernridge Creek close to the 12" VCP drain from Creekside at Mason's common area (Fig 2). However, in the plans submitted for the meeting on March 20th they have moved the connection east, so it is now adjacent to 12717 Creekside View Drive (Fig 3). The two trees now no longer need to be removed, yet they are still cited for removal in the demolition plan (C2). Saving these trees is consistent with Creve Coeur's desire to preserve trees and the best management practices of the [Missouri Department of Conservation](#).

Figure 1. From demolition plan C2 showing removal of trees close to the 12" VCP that drains water from Creekside at Mason.

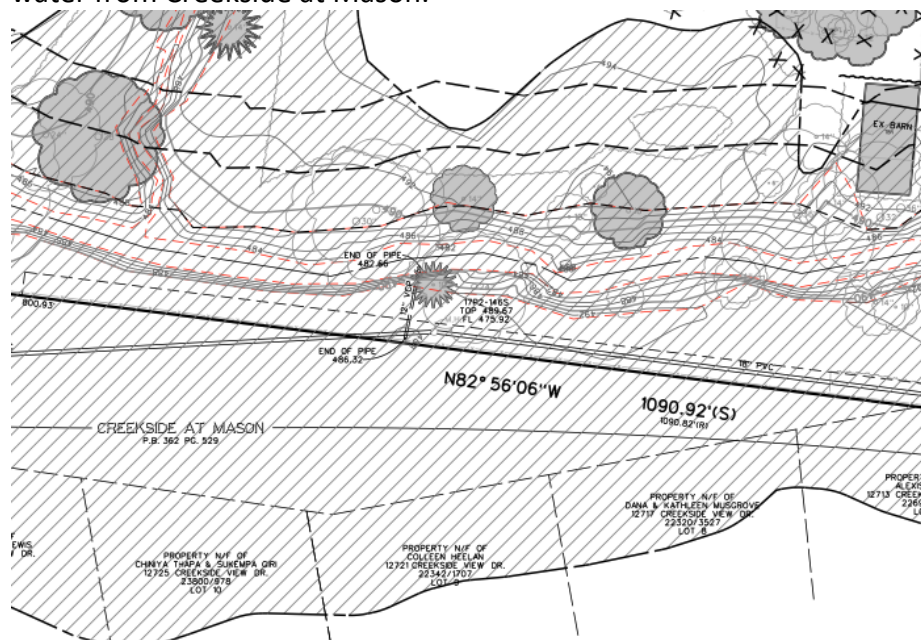


Figure 2. From 1 (12-08-2022) showing plan for sanitary sewer connection proposed at the January 17th meeting. Note the dog-leg connection to the sewer close to the 12" VCP.

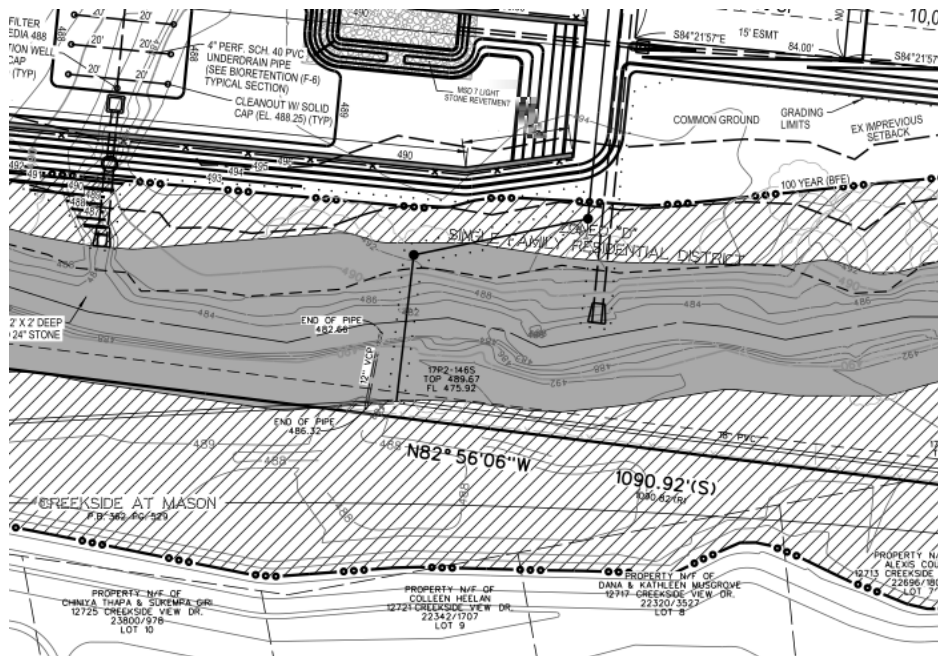
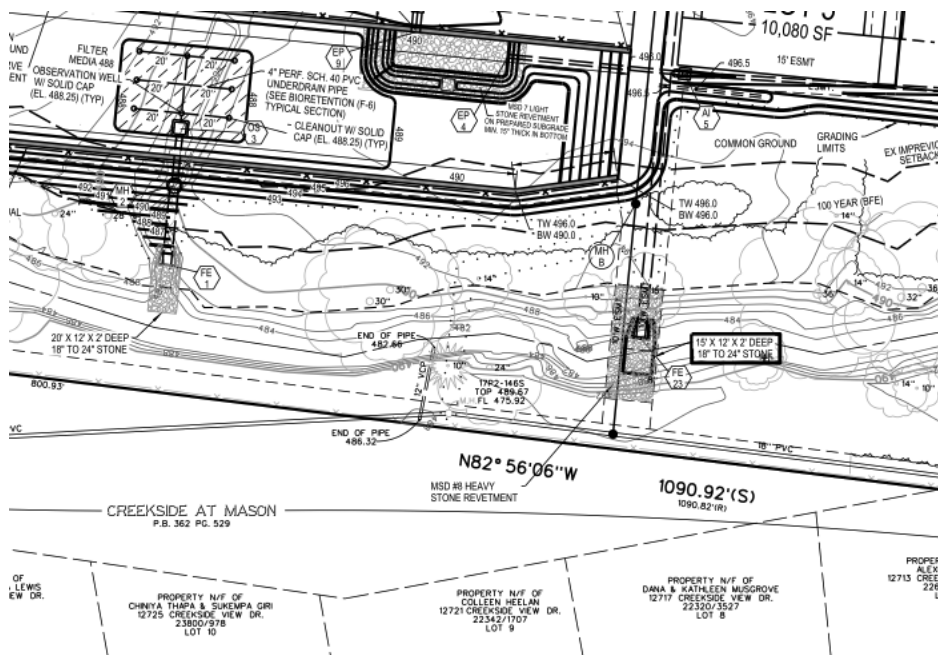


Figure 3. From rough grading plan C4 (10-21-22: current submission) showing sanitary sewer connecting adjacent to 12717 Creekside View Drive which is no longer close to the 12" VCP.



Action Requested – That the two trees in question be removed from the demolition plan as it is no longer necessary to cut them down.

Impervious set back

The current plans have a 25' creek set-back from Fernridge Creek and beyond that 25' impervious set back. City ordinances for the impervious set back state that

- *An additional setback shall be maintained for twenty-five (25) feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling and earthmoving shall be minimized within the setback.*

In the plans (C4) submitted there are several areas where grading and filling are planned within the impervious setback

- grading of lot 1
- grading a 6-foot bank at the rear of lots 2 and 3
- building a detention basin behind lots 6 to 9 and building a 7-foot bank.
- Building a 7-back behind lot 10.

In summary, the plans call for grading and filling in the impervious zone for 8 out of 11 areas south of the proposed lots.

Action Requested – The City Engineer review the proposed alterations to the impervious set back to determine if they are within the spirit of the ordinance (Ord. No. 5069 §5, 11-10-2008) that states that grading and filling should be minimized.

Flooding around Creek

Several times during the P&Z meetings, statements were made that the creek did not flood during heavy rains. A picture (figure 4, left) shows flooding on the Creekside at Mason side of Fernridge Creek. As the creek has overflowed its banks, both sides would have been flooded at this time. The top of the creek bank is 490 ft so the Duever side would be flooded up to 25 feet north of the stream. The 100 year flood plain has been determined to be 494 feet

Figure 4. Photo taken from 12721 Creekside View Drive on July 26th 2022 show flooding caused by overflow from Fernridge Creek (Left). Same area taken on March 14th 2023 (right)



Action Requested – The committee and City recognize the flooding risk in this area when making decisions on this proposal.



**APPLICATION TO PLANNING AND ZONING COMMISSION
#23-005: TEXT AMENDMENT TO MODIFY TABLE A: PERMITTED AND
CONDITIONAL USES OF THE ZONING ORDINANCE TO ALLOW NAICS
USE CODE 621511, MEDICAL LABORATORIES, IN THE “PO” PLANNED
OFFICE DISTRICT**

FOR THE MEETING OF: Monday, March 20, 2023, 6:00 P.M.

LOCATION: PO-Planned Office District, city-wide

REQUEST: Nate Lowis, of Lewis Rice, LLC, on behalf of Abdul Raziq of Midwest Innovation Labs, has submitted a zoning ordinance text amendment application to amend Section 405.210 Table “A” to allow NAICS 621511 Medical Laboratories as a Conditional Use in the “PO” Planned Office zoning district. This use is allowed as a Conditional Use in the “GC” district, and a Permitted Use in the “PH,” “CB”, and “LI” zoning districts. The applicant plans to seek approval of a Conditional Use Permit for their business to be located at 11475 Olde Cabin Road after text amendment approval has been granted by the Planning and Zoning Commission and City Council.

ADDITIONAL INFORMATION: Text Amendments to the Zoning Ordinance require a public hearing and review by the Planning and Zoning Commission with final approval by the City Council.

APPLICANT’S Nate Lowis
REPRESENTATIVE: Lewis Rice LLC
600 Washington Ave, Suite 2500
St. Louis, MO 63101

REPORT PREPARED BY: Bethany L. Moore, City Planner
DATE: March 14, 2023
ATTACHMENTS: Draft Ordinance

Key Issues:

- Are the changes consistent with the purposes of the Zoning Code?
- Are the changes consistent with the objectives and strategies of the Comprehensive Plan?

Zoning Code References

- Section 405.320 “PO” Planned Office District
- Section 405.450 Permitted Uses

BACKGROUND AND REQUEST

NAICS code 621511, Medical Laboratories, comprises establishment primarily engaged in providing analytic or diagnostic services, including body fluid analysis, generally to the medical profession or to the patient on referral from a health practitioner. These establishments provide testing and diagnostics in areas such as bacteriology, blood analysis, biological materials, DNA, forensic and genetic testing, medical pathology, parasitology, toxicology, urinalysis, etc. These types of uses have been allowed in the PO and other districts as accessory uses when they are internal to a permitted or conditional use in the district and only service that entity. When the use is stand alone, it is not specifically allowed in the Planned Office zoning district currently.

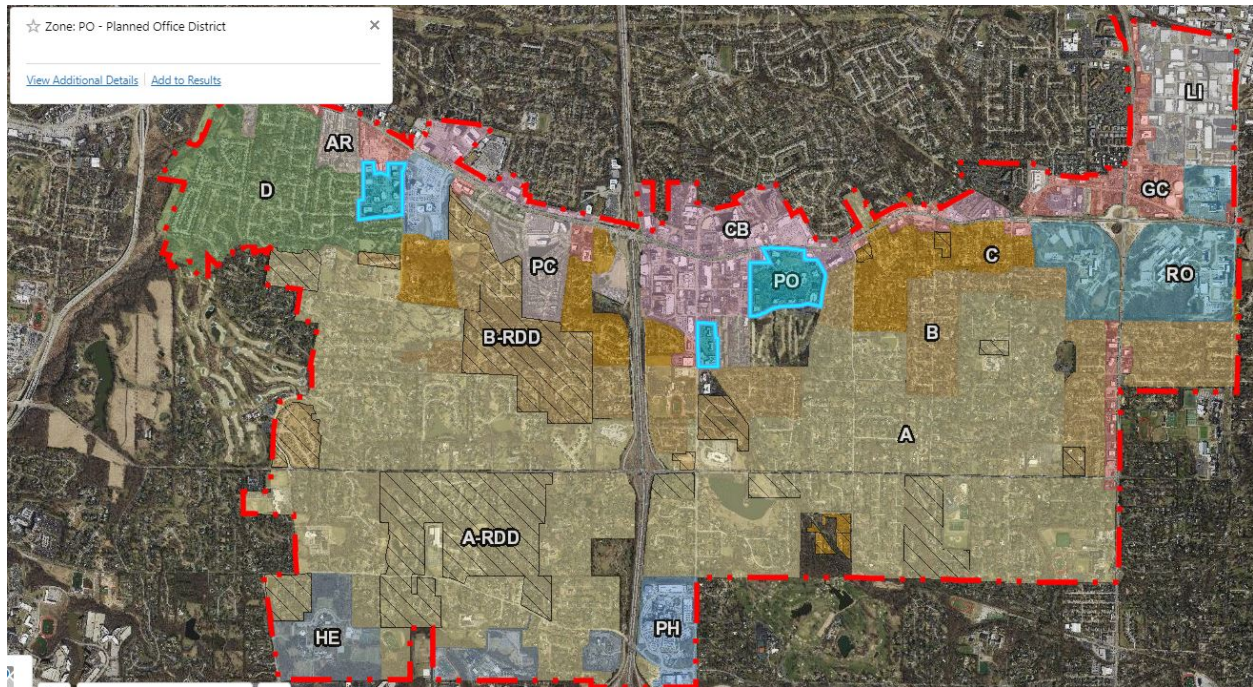


Figure 1: Zoning Map section showing PO-Planned Office District properties, highlighted in light blue.

The Applicant's representative, Nate Lowis of Lewis Rice, is representing Midwest Innovation Laboratory, LLC, who is currently operating at 11475 Olde Cabin Road in the PO-Planned Office zoning district without zoning approval and is seeking a business license. Centerpointe Lab and Clinic applied for the appropriate permits to occupy the space at 11475-11477 Olde Cabin Road and was approved for land use because the lab use was accessory to the clinic use. Since that time, this entity has split into two separate entities, Behavioral Health Services and Midwest Innovation Labs, and has split the existing space into two suites. Both entities are now operating separately and independently. Each entity then had to apply for a separate business license. As Midwest Innovation Labs is now a stand-alone entity, it is not an allowed use in the "PO" zoning district. Midwest Innovation Laboratory facilitates the testing for Behavioral Health Services but does not exclusively serve that entity. Midwest Innovation Laboratory functions as a stand-alone business in terms of location and business practices as it is open for business to other patrons. With respect to operating a business without the necessary City approvals, the applicant has filed the text amendment application seeking approval of the use. If approved, the applicant will continue to seek business license approval for the use at the existing location.

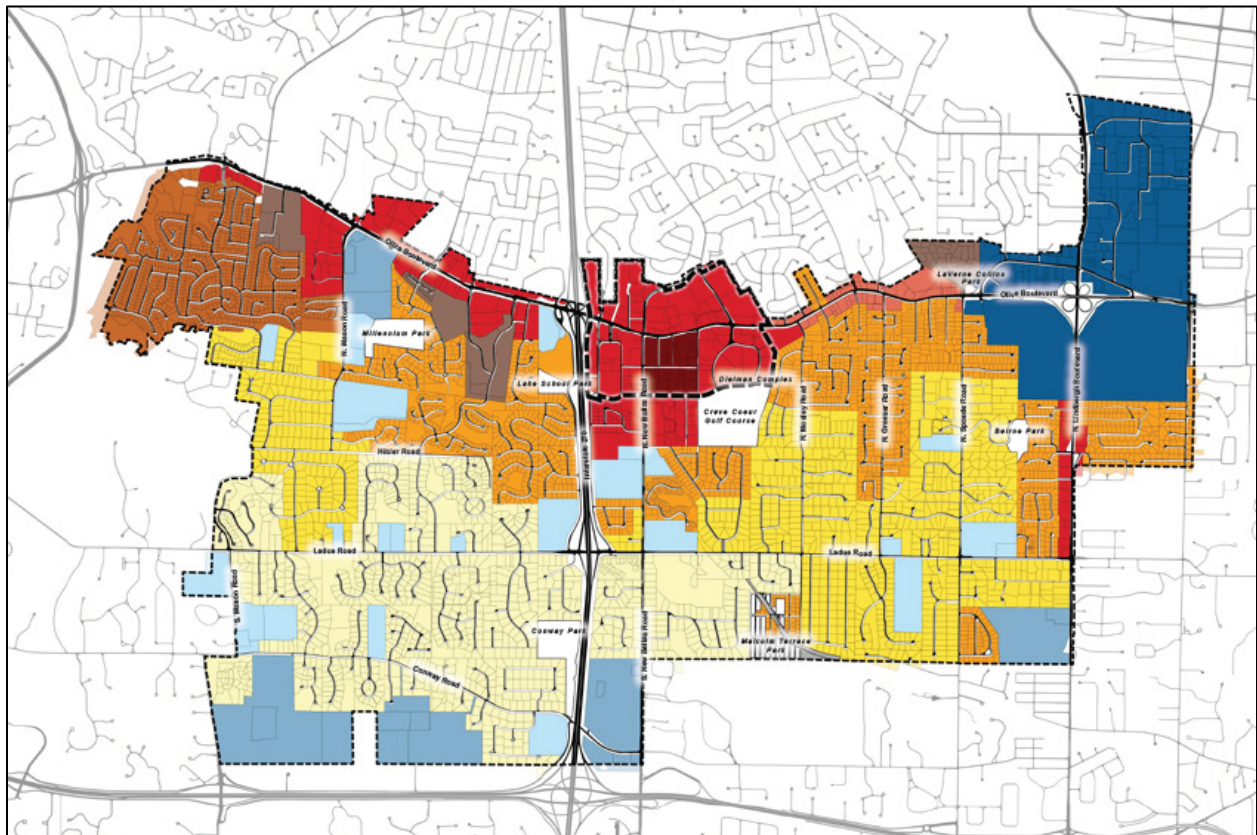
This use is allowed as a permitted use in the PH-Planned Hospital, CB-Core Business, and LI-Light Industrial zoning districts and as a conditional use in the GC-General Commercial zoning district. The PO district is intended to provide, by site development plan approval, for the construction of planned developments comprised of office uses and appropriate accessory retail uses and services. Although the application submitted is to classify this use as a conditional use, staff believes consideration should be

given to classify the use as a permitted use. The addition of the NAICS 621511 Medical Laboratories use does not appear to be incongruous with the stated intent of this district. Allowed uses in the PO include offices for multiple medical providers and practitioners as well as NAICS 621493 Freestanding Ambulatory Surgical and Emergency Centers which would appear to be a more intense use, all of which are permitted not conditional uses. Given the nature of these allowed uses and the similar level of activity, the proposed use would cause to the existing uses, staff is recommending NAICS 621511, Medical Laboratories, be added as a permitted use to Table A for the PO-Planned Office zoning district. If approved, the applicant would then apply for a business license to occupy the space at 11475 Olde Cabin Road.

COMPREHENSIVE PLAN REVIEW

Properties zoned “PO” Planned Office District fall within the Mixed-Use Place Type District as identified in the *Creve Coeur 2030 Comprehensive Plan* and discussed on pages 82-87. Community Place Types represent the geographic framework for the plan to guide the appropriate physical development within specific areas of the City (p.54).

The Mixed-Use District supports the development of a variety of medium-density commercial, retail, office, dining, community services, and multi-family residential on large development sites with centralized parking lots. It is a regionally-recognized commercial corridor that provides access to retail and service businesses for the “day-to-day” use of Creve Coeur’s residents and workers. The current proposal is considered a service business use and, as such, is supported by the Comprehensive Plan recommendations within the Mixed-Use District Place Type.



4.1. COMMUNITY PLACE TYPE DISTRICTS

	I - Countryside Estate (CR)
	II - Estate Neighborhood 2 (ER-2)
	III - Estate Neighborhood 1 (ER-1)
	IV - Suburban Neighborhood 2 (SR-2)
	V - Suburban Multi-Family Neighborhood 1 (SR-1)
	VI - Civic (CV)
	VII - Campus (CP)
	VIII - Neighborhood Commercial District (NC)
	IX - Mixed-Use District (MU)
	IX.A - Central Business District (CBD)
	X - Community Center District (CC)
	XI - Mixed-Use Innovation Campus District (MUIC)

Figure 2: Community Place Type Districts map, Creve Coeur 2030 comprehensive plan.

ZONING REVIEW

The “PO” Planned Office district is intended to accommodate by site development plan approval for the construction of planned developments comprised of office uses and appropriate accessory retail uses and services. Staff reviewed the existing list of permitted uses for “PO,” in Table A, and compared the Permitted and Conditional uses in the district to the proposed use. There are several uses that are permitted uses in “PO” that are a similar use to the proposed Medical Laboratories.

The similar uses of multiple varieties of medical offices, which very likely contain the accessory use of a medical lab, are all Permitted uses in PO while “Medical Laboratories” as a standalone use is not. Given the similarities to the uses, it does not appear that a zoning conflict would arise from allowing Medical Laboratories as a permitted use in “PO” and that it would be a compatible use for the district and will not be dissimilar or disruptive to the existing uses.

If approved, Table A (permitted and conditional uses) would be revised as follows:

Use Code	2012 NAICS Title	ZONING DISTRICTS													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
621511	Medical Laboratories							P	<u>P</u>				C	P	P

CONCLUSION AND ACTION

The proposed use, Medical Laboratories, would be an appropriate addition to the list of Permitted and Conditional uses allowed in the “PO” District based on the currently allowed uses in the district and review of the districts where NAICS 621511 is currently allowed as a permitted use.

MOTION

If the Planning and Zoning Commission believes the proposed change to Table A for the “PO”-Planned Office District is appropriate, the following would be a suitable motion for this application:

“I move to recommend approval of the text amendment to modify the list of Permitted and Conditional Uses in Table A for the “PO”-Planned Office District to allow NAICS 621511, Medical Laboratories as a Permitted Use as shown on the attached draft ordinance as part of Application 23-005 at the meeting of March 20, 2023.”

APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.



city
of

CREVE COEUR

File # 23-005

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 872-2500/872-2501 • Fax (314) 872-2505 • Relay MO 1-800-735-2966
www.creve-coeur.org

TEXT AMENDMENT APPLICATION

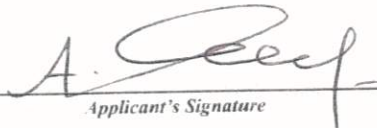
PLEASE COMPLETE FRONT AND BACK PAGES

<i>Applicant:</i>	<i>Applicant's Representative (if applicable):</i>
Abdul Raziq	Nate Lowis
<i>Name</i>	<i>Name</i>
Midwest Innovation Laboratory LLC	Lewis Rice LLC
<i>Company (If Applicable)</i>	<i>Company (If Applicable)</i>
11475 Olde Cabin Rd., Suite 150	600 Washington Ave., Suite 2500
<i>Address</i>	<i>Address</i>
Creve Coeur, MO 63141	St. Louis, MO 63101
<i>Address</i>	<i>Address</i>
Telephone # 314-221-7665	Telephone # 314-444-7697
<i>Telephone #</i>	<i>Telephone #</i>
Fax # 314-942-6800	Fax # 314-612-7697
<i>Fax #</i>	<i>Fax #</i>
Email: ar@midwestinnovationlab.com	Email: nlowis@lewisrice.com
<i>Email:</i>	<i>Email:</i>

Applicant's Status (Indicate one):

- ☐ City Official (Mayor, City Councilor, Planning Commissioner, Zoning Administrator)
- ☒ Private Party (Financial, contractual, or proprietary interest)
- ☐ Other Governmental Interest (Jurisdiction: _____)

The undersigned hereby requests to be placed on the Agenda for the Planning and Zoning Commission meeting at 6:30 P.M. on Monday, March 20, 2023.



Applicant's Signature

February 1, 2023

Date



Applicant's Representative's Signature

February 1, 2023

Date

RECEIVED
FEB 03 2023
PLANNING DEPT.

Description of Request (attach additional sheets as needed): _____

We are respectfully requesting that Table A of the Creve Coeur Zoning Ordinance (Chapter 405) be amended to allow Medical Laboratories (NAICS 621511) as a conditional use within the City's "PO" Planned Office Districts.

Affected Section(s) of the Zoning or Subdivision Code: _____

Table A of the Creve Coeur Zoning Ordinance (Chapter 405).

Proposed Ordinance Language (attach additional sheets as needed): _____

See attached proposed amendment.

Office Use Only

- ☒ Proposed Ordinance Language
- ☒ Fees Paid
- ☒ Written Justification

Received By:

Megan Waller

Date: 2/3/2023

The following individual line item in Table A of the Creve Coeur Zoning Ordinance (Chapter 405) ("Table A") shall be amended as follows, while all other parts of Table A shall remain unchanged:

TABLE A
PERMITTED AND CONDITIONAL USES

P = Permitted Use; C = Conditional Use Permit Required															
Use Code	2012 NAICS Title	Zoning Districts													
		A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
621511	Medical Laboratories							P					C	P	P

RECEIVED
FEB 03 2023
PLANNING DEPT.



Bethany Moore <blmoore@crevecoeurmo.gov>

Midwest Innovation Labs

Lowis, Nathaniel J. <NLowis@lewisrice.com>
To: Bethany Moore <blmoore@crevecoeurmo.gov>

Thu, Mar 16, 2023 at 11:34 AM

Hi Bethany,

Perfect timing as I just heard back from the client. Attached are the following documents concerning what appears to be the building permitting and plan-set for 11475 Olde Cabin Rd.

- Copy of the final plan set for approval by the city (a hard copy of the plans with the municipal and fire district approval stamps are now in the client's possession).
- Copy of building permit.
- Copy of final inspection from the city.
- Copy of final inspection from the fire department.
- Copy of letter requested by city and fire department to complete the building permit.

Per the client, "MIL and BHS originally went in for permit as "Centerpointe Lab & Clinic"; then, they split and changed their entity names to Midwest Innovation Laboratory, LLC and Behavioral Health Services, LLC and changed/split their suite numbers (150 & 100, respectively). The tenant improvement project itself was a bonified permit project with all of the proper municipal, fire district, and County inspections/approvals resulting in a full-use temporary occupancy permit."

Please let me know if you have any follow-up questions after reviewing.

Thanks,

Nate

[Quoted text hidden]

[Quoted text hidden]

2 attachments

 **2023_03_15_12_43_59.pdf**
1095K

 **06132022 - REV 3 LAB AND CLINIC.pdf**
2262K

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING TABLE A: PERMITTED AND CONDITIONAL USES OF THE ZONING CODE OF THE CITY OF CREVE COEUR, MISSOURI TO ALLOW FOR MEDICAL LABORATORIES (NAICS 621511) AS A PERMITTED USE IN THE PO-PLANNED OFFICE DISTRICT

WHEREAS, an application by Nate Lewis, of Lewis Rice, LLC, on behalf of Abdul Raziq of Midwest Innovation Labs, was submitted for a text amendment to the zoning code to allow Medical Laboratories (NAICS 621511) as a permitted use in the PO-Planned Office District; and

WHEREAS, such uses are not currently allowed within the PO Planned Office District; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, March 20, 2023, beginning at 6:00 p.m. or immediately following the close of the previous public hearing, and

WHEREAS, notice of publication for said public hearing had been previously published at least 15 days prior to the hearing, in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a ____ vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on March 20, 2023; and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

WHEREAS, the City Council being fully informed finds that amending the City Code of Ordinances would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest;

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri, as follows:

Section 1: The following individual line items in Section 405.210 Table A Permitted and Conditional Uses shall be amended as follows, while all other parts of Table A shall remain unchanged:

Chapter 405, Table A, Permitted and Conditional Uses

P=Permitted Use; C=Conditional Use Permit Required

		ZONING DISTRICTS													
Use Code	2012 NAICS Title	A	B	C	D	AR	HE	PH	PO	RO	MX	PC	GC	CB	LI
621511	Medical Laboratories							P	P				C	P	P

BILL NO. _____

ORDINANCE NO. _____

Section 2: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2023.

JOSEPH MARTINICH
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2023.

DR. ROBERT
HOFFMAN
MAYOR

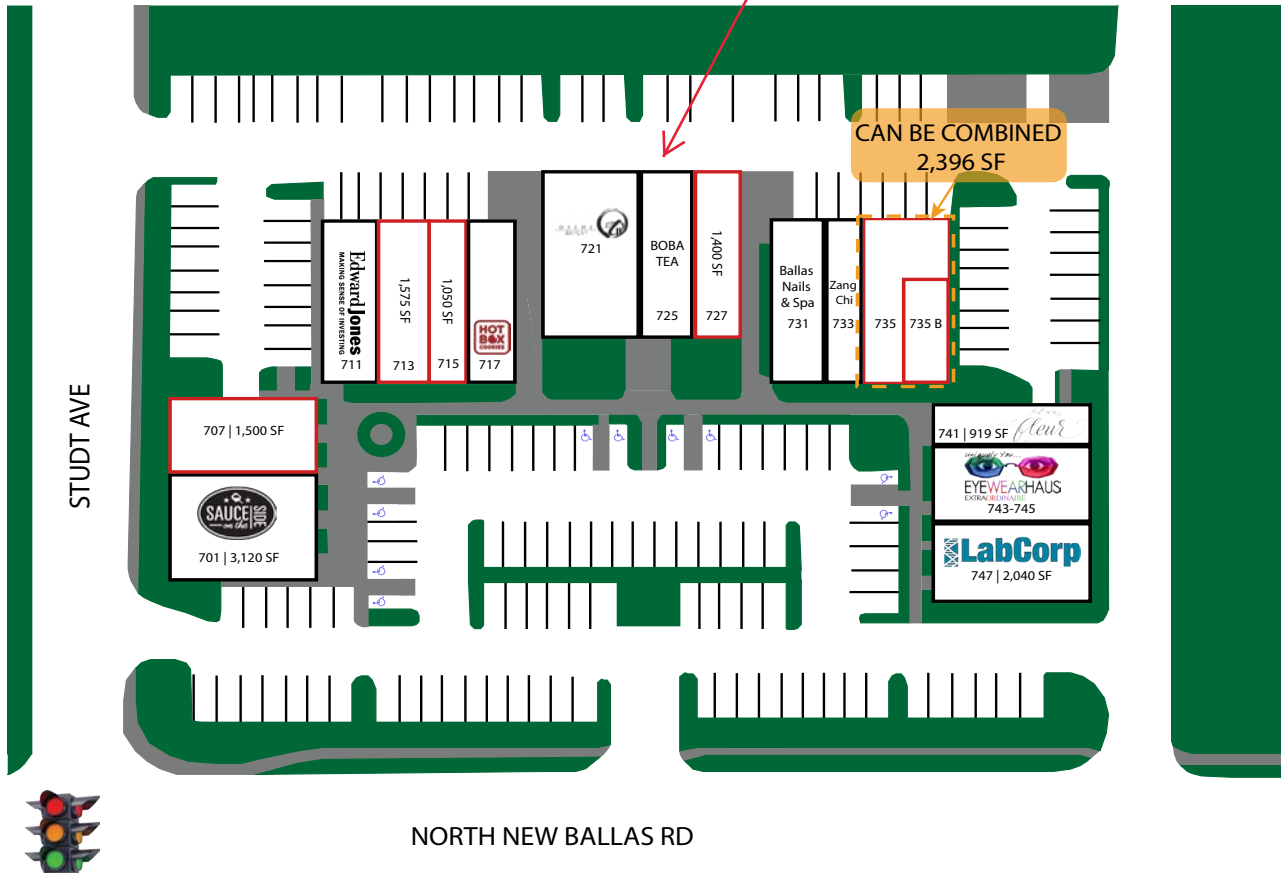
ATTEST:

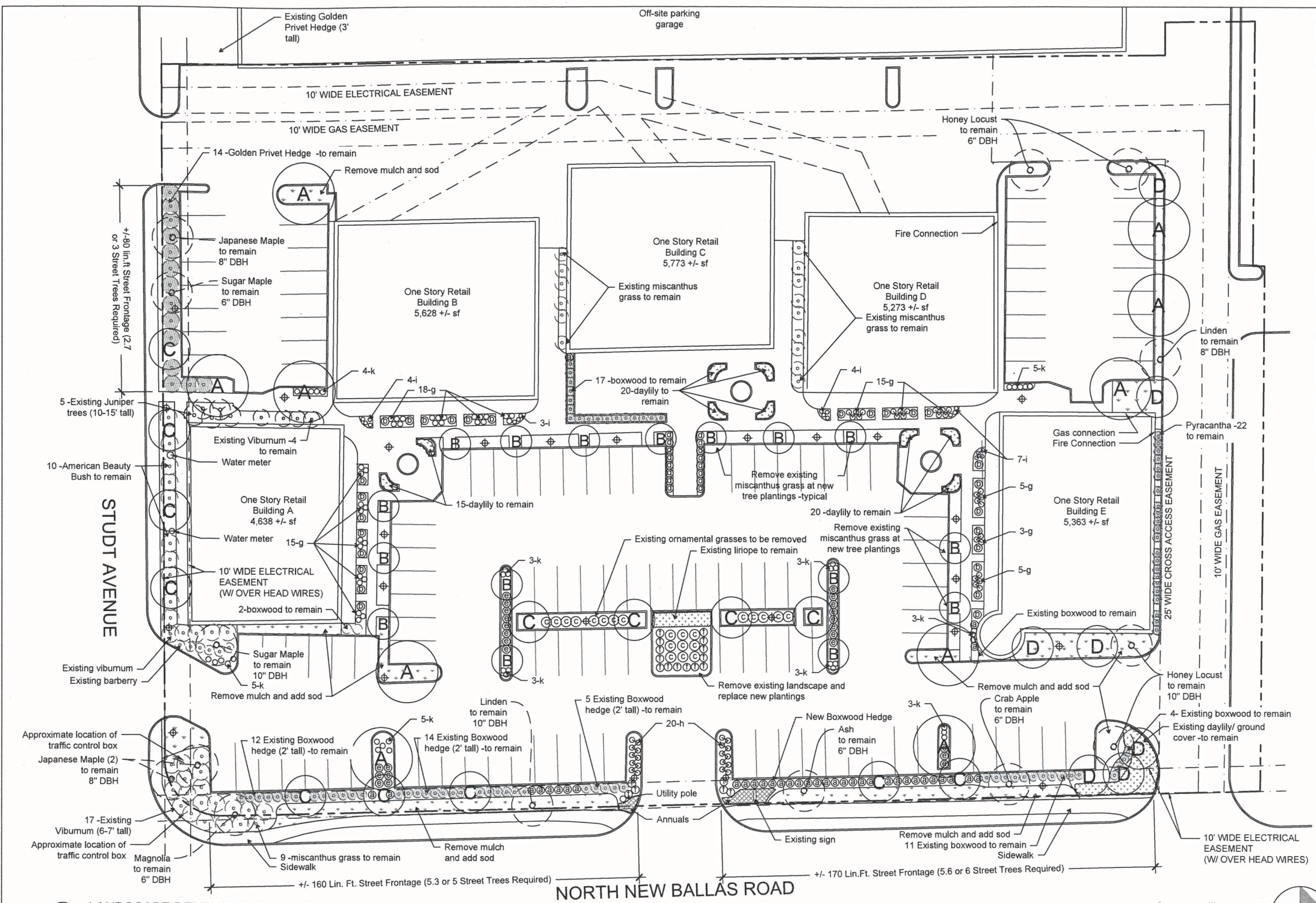
KELLIE HENKE
CITY CLERK

PLAZA SHOPS

SITE PLAN

<u>SPACE</u>	<u>TENANT</u>	<u>SF</u>
701	SAUCE ON THE SIDE	3,120
707	AVAILABLE	1,500
711	EDWARD JONES	1,560
713	AVAILABLE	1,575
715	AVAILABLE	1,050
717	HOT BOX COOKIES	1,400
721	OISHI SUSHI	2,800
725	BOBA TEA	1,319
727	AVAILABLE	1,400
731	BALLAS NAILS & SPA	1,643
733	ZANG CHI	1,190
735	AVAILABLE	1,358
735 B	AVAILABLE	1,038
741	FLEUR BRIDAL	919
743-745	EYEWEARHAUS	2,100
747	LABCORP	2,040





NOTES:
Property name and address: Plaza Shops located at 701 - 747 North New Ballas Road, Creve Coeur, MO 63141.

Site and building information depicted from the following sources:
1. Conceptual Landscape Plan by Architect/ Landscape Architect Kathy Williams & Associates, LLC for Hutkin Plaza Shops LLC, Dieleman Rock Island Investors, LLC and Studt Investors, LLC. Plan dated 6/18/1998 and last revision date 9/10/1998
2. Google Earth Imagery
3. St. Louis County GIS Service Center downloaded GIS map on April 27, 2021

Information depicted is not a real survey and shall not be used to depict real property information including but not limited to property boundary, building setbacks, easements, building location, walks, parking lot stalls, and all other elements on or below grade. Information field verified includes landscape plantings only are subject to change due to conditions beyond the control of Dermody & Associates, LLC.

Existing Landscape was observed on April 22, 2021 and on May 22, 2021 by Dermody & Associates, LLC.

NO SURVEY WAS CONDUCTED OR PROVIDED. INFORMATION DEPICTED FOR LANDSCAPE IMPROVEMENTS ONLY FOR CITY OF CREVE COEUR REVIEW AND APPROVAL. ALL UTILITY LOCATIONS ARE UNKNOWN.

LANDSCAPE PLAN NARRATIVE:
Previous approved landscape plan identifies 64 trees and is dated Fall 1998. Currently 18 trees are found on site; 13 deciduous and 5 evergreen trees. In addition to existing trees, large groupings of shrubs, ornamental grasses and perennials are found throughout the site. Proposed landscape identifies 46 new trees and 37 evergreen shrubs: proposed new tree total is 64 trees or equal to previous plan. Evergreen shrubs are located between parking lot and North New Ballas Road to provide a screen as required by code. Other parking areas along public ROW are screened with existing landscape plantings. (See matrix below.)

Proposed plan removes plantings so that new plantings can be installed.

Planning and Zoning Landscape Tree Matrix

Description	Qty
Landscape Concept Plan dated 6/18/1998	64
Existing trees on site (4/21/2021)	
Shade trees	13
Evergreen Trees	5
Trees to be installed	46

Proposed trees

Canadian Red Choke Cherry	10
Upright Hornbeam	16
Redbud	13
Flowering Crab Apple	7
Total Proposed Trees	46

LEGEND:

Symbol	Description
(Circle with dot)	Existing tree to remain
(Circle with cross-hatch)	Existing evergreen hedge to remain
(Circle with horizontal lines)	Existing ornamental grasses/perennials to remain
(Circle with vertical lines)	Existing shrubs to remain
(Circle with 'A')	New Tree - see Landscape Planting Schedule
(Circle with dots)	New shrubs
(Circle with stars)	New lawn areas
(Circle with cross-hatch)	New annual bed

DERMODY & ASSOCIATES
Uisce beatha
da
LANDSCAPE ARCHITECTS
p h # 3 1 4 . 2 0 5 . 8 8 7 1
Missouri Certificate of Authority
2 0 0 9 0 2 0 2 0 8

Consultants:

Consultants:

Project:
Plaza Shops
701 - 747 North New Ballas Road
Creve Coeur, MO 63141

Drawing Prepared for:
CBRE | Property Management
190 Carondelet Plaza, Suite 1400
St. Louis, MO 63105

Revisions:

No.	Description	Date

Preliminary, not for construction, recording purposes or implementation

This drawing and the details on it are the sole property of the landscape architect and may be used for this specific project only. It shall not be loaned, copied or reproduced, in whole or in part, or for any other purpose or project without the written consent of the Landscape Architect.

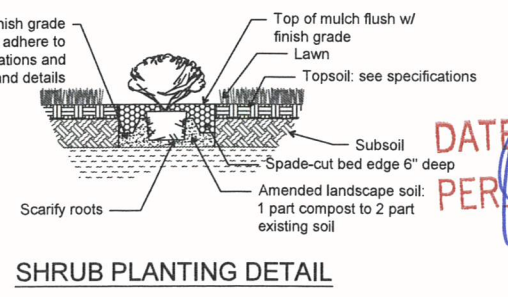
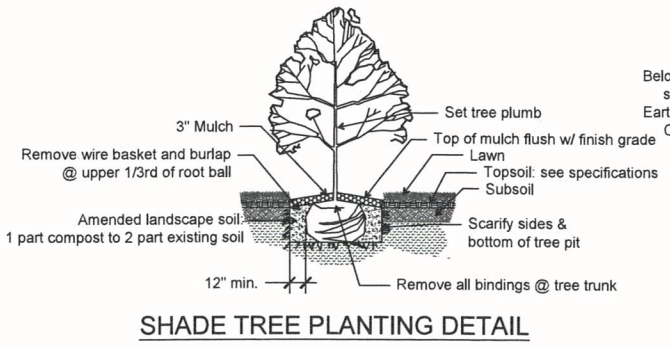
Copyright © by Dermody & Associates, LLC

Issue Date: 4/xx/2021
Drawn by: EMD
Checked By:
Sheet Title: Landscape Development Plan
Project Number: 729.001
Sheet Number: LDP-1

June 8, 2021 -for City of Creve Coeur review and comment

1 LANDSCAPE DEVELOPMENT PLAN

Key	Qty	Common Name	Botanical Name	Size
A	10	Canadian Red Choke Cherry	Prunus virginiana 'Canada Red'	3" Cal.
B	16	Upright Hornbeam	Carpinus betulus 'Fastigiata'	3" Cal.
C	13	Redbud	Cercis canadensis	3" Cal.
D	7	Flowering Crab Apple	Malus x hybrids	3" Cal.
a	37	Boxwood	Buxus sp. to match existing	2' tall
b	27	Pyramidal Boxwood	Buxus sp.	2' tall
c	22	Hydrangea	Hydrangea paniculata 'Little Lamb'	18-24"
d	22	Spiraea	Spiraea 'Magic Carpet'	12-18"
e	25	Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 Gal.
f	20	Rose	Rosa 'Red Drift'	3 Gal.
g	61	Daylily	Hemerocallis -red	1 Gal.
h	20	Daylily	Hemerocallis -yellow	1 Gal.
i	18	Variegated Liriope	Hemerocallis -yellow	1 Gal.
k	37	Catnip	Nepeta racemosa 'Walker's Low'	1 Gal.
110		sf annuals		
3400		sf areas to remove mulch and replace with sod		



APPROVED
DATE 6/1/21
PER [Signature]
CITY OF CREVE COEUR
PLANNING DEPT.

I've chosen to open up a boba shop because i've alway's loved bubble tea since I was introduced to it over 10 years ago. I've tried every boba shop in St. Louis and many others in Texas and found that Feng Cha is the best tasting one. Feng Cha sells some of the best bubble tea drinks with fresh fruits and many options for people with lactose intolerance, non-dairy options, other vegan friendly options for milk to accomadate everyone. I decided to open one up here in St. Louis because there arent many good ones here. I chose that location because it is in a mixed demographic location with many young adults that pass by on olive.



ZONING RESEARCH GROUP

1201 Pacific Avenue, Suite 600

Tacoma, WA 98402

(253) 203-3152 TEL

(253) 203-3101 FAX

info@zrgwest.com EMAIL

www.thezoningresearchgroup.com

Plaza Shoppes 701-747 North New Ballas Road Creve Coeur, Missouri

**PREPARED FOR
CH Retail/Acquisitions, L.L.C.**

STANDARD ZONING REPORT

Prepared: January 9, 2017

Report Number: 2016-CH0080



STANDARD ZONING REPORT SUMMARY

The property, a shopping center known as Plaza Shoppes, is developed with five single-story, multi-tenant retail structures totaling 26,681 square feet with 216 associated parking stalls. Located within the City of Creve Coeur, the entire shopping complex carries a CB, Core Business District zoning designation. The following uses currently active onsite; retail, jewelry store, personal services, testing laboratories, physical therapy office, investment portfolio managers, and education support services, are approved and permitted uses within the CB, Core Business District zone. The full-service restaurants currently onsite; Pieology, Oishi Sushi, Zoya's Cafe and Zang Chinese, are conditionally permitted uses within the CB district that required Planning and Zoning Commission approval. Additionally, the survey provided was utilized to check compliance with the development and parking regulations imposed by various Creve Coeur codes. It is the opinion of ZRG that the site is in compliance with the City's zoning regulations pertaining to allowed uses, development and parking regulations.

1. SITE INFORMATION

Address: 701-747 North New Ballas Road

Jurisdiction/City: Creve Coeur, Missouri

Site Area: 2.830 acres/123,263 sq. ft. (per survey)

Building Area: 26,681 sq. ft. total (per survey)

Current Use(s): Shopping Center

Parcel/Tax ID: 170331221

County: St. Louis County

Parking Stalls: 216 total parking stalls (per survey)

Year Built: 1983

Units: 5 Structures/16 Units

2. SITE RECORDS

Outstanding Code Violations:

- Inquiries with the Chief Building Official at Creve Coeur in November 2016 indicated that “there are no known open code violations to the city's building code or property maintenance code at this shopping center”. Additionally, the official zoning letter from Creve Coeur Planning dated November 22, 2016 noted that “currently, there are no known violations existing on the property”.

Land Use Permit Records:

- Inquiries with City of Creve Coeur Planning did not reveal any open land use permit records.

Certificate of Occupancy:

- All available Certificate of Occupancy records have been obtained from Creve Coeur. Records can be located in the attachments section of this report.

Notes:



3. ZONING INFORMATION

Zoning Designation: CB, Core Business District

Zoning Description: According to the Creve Coeur Zoning Ordinance, the "CB" Core Business District is intended by site concept and site development plan approval to guide and control private development and redevelopment of the major business districts of the City of Creve Coeur in coordination with related public improvements and services.

Zoning Overlay: None

Historic Designation: Not Applicable

Zoning and Uses of Abutting Properties:

- **North** – CB, Core Business District – Commercial/Retail Use
- **South** – CB, Core Business District – Commercial/Retail Use
- **East** – CB, Core Business District – Commercial/Retail Use
- **West** – CB, Core Business District – Commercial/Retail Use

Is the current use(s) allowed and permitted?

Yes, the site is developed with a multi-structure commercial shopping center, whose current tenants include restaurants (conditional use), personal services, investment offices, education support services and labs among others. All current tenants are outright permitted or conditionally approved uses in the CB, Core Business District zone.

Notes:

A copy of the Creve Coeur Zoning Code, which details all of the development regulations for the CB, Core Business District zoning designation is available within the attachments section of this report.



4. DEVELOPMENT STANDARDS

Standard	Requirement	Additional Information	Complies?
Minimum Lot Area	See Add Info	In no event shall any lot or site be developed or improved which has an area of less than one-half (½) acre (twenty-one thousand seven hundred eighty (21,780) square feet) in single ownership.	Yes – 123,263 sf total
Minimum Lot Width	100 Feet		Yes – 388 feet on N. New Ballas Rd
Minimum Lot Depth	100 Feet		Yes – 204 feet
MAX Lot Coverage	63%		Yes – 21%
Height Limit	See Add Info	Site Under 3 Acres – 60 feet/4 Stories Site Over 3 Acres – No Height Limit	Yes – All Single Story Structures
Front Yard	See Add. Info	A minimum of fifty percent (50%) of the building elevation parallel to the street right-of-way shall be located a maximum of fifteen (15) feet from the right-of-way established by the adopted site development plan for the "CB" Core Dist.	Yes – 53.3 feet at closest point to N. New Ballas Rd.
Side Yard Setback	10 Feet		Yes – 10 feet at closest point to Studt Ave & 40 feet to North Line
Rear Yard Setback	10 Feet		Yes – 40.8 feet at closest point to West line
Max Floor Area Ratio	1:1		Yes – Each Structure
Does the site comply with all of the above development standards?			Yes

Notes:

The current development standards, as specified in the Creve Coeur Zoning Code, originally adopted September 2009.

Development standards are included in the attachments section.



5. PARKING REQUIREMENTS

Standard	Requirement	Complies?
Vehicle Stalls	General Retail Establishments: 4 parking spaces per 1,000 SF of floor area Food Services and Drinking Places: 1 parking spaces per every 3 seats of maximum occupancy recorded under the Conditional Use Permit plus 1 space per every 250 SF of total building floor area plus 1 parking space per each 8 seats in an outdoor seating area. Small restaurant facilities that offer only carry out/delivery and/or a seating capacity of 16 or fewer persons shall provide parking spaces at the ratio required for basic retail uses. Finance, Insurance and Real Estate: for buildings up to 15,000 SF in size, 4 parking spaces per 1,000 SF of gross floor area Personal Services: 4 parking spaces per 1,000 SF of floor area Professional, Scientific and Technical Services: 1 space per 250 SF of floor area Other education services: 1 space per 300 SF of floor area **Shopping Centers designed for restaurant, retail uses and personal service establishments shall provide the combined total parking spaces for each use, less a 15% reduction in the total number of parking spaces required	YES – 216 total spaces
Does the site comply with the parking requirements?		YES

Notes:

The parking formula is based on the specific use of the structures. Based on structure sizes and current tenants, the following breakdown applies:

- Food Services and Drinking Places:**

-Pieology (3,120 sf) $65 \text{ seats}/3 = 21.6$ (**22 stalls**) + $3,120 \text{ sf}/250 \text{ sf} = 12.48$ (**12 stalls**) + 8 outdoor seats/8 = (**1 stalls**) – STALLS total (22 + 12 + 1) = **35 STALLS for Pieology**

-Oishi Sushi (2,800 sf) $87 \text{ seats}/3 =$ (**29 stalls**) + $2,800 \text{ sf}/250 \text{ sf} = 11.2$ (**11 stalls**) + 30 outdoor seats/8 = 3.75 (**4 stalls**) = STALLS total (29 + 11 + 4) = **44 STALLS for Oishi Sushi**

-Zoya's Café (1,400 sf) $36 \text{ seats}/3 =$ (**12 stalls**) + $1,400 \text{ sf}/250 \text{ sf} = 5.6$ (**6 stalls**) + 18 outdoor seats/8 = 2.25 (**2 stalls**) = STALLS total (12 + 6 + 2) = **20 STALLS for Zoya's Cafe**

-Zang Chinese (1,190 sf) $34 \text{ seats}/3 = 11.3$ (**11 stalls**) + $1,190 \text{ sf}/250 \text{ sf} = 4.76$ (**5 stalls**) + No outdoor seats = STALLS total (11 + 5) = **16 STALLS for Zang Chinese**

TOTAL for Food Services and Drinking Places – 115 STALLS total

- **General Retail Establishments:**

-Eyewearhaus, Inc (2,100 sf), Christian Science Reading Room (1,020 sf), Vinciguerra Jewlery (2,450 sf), Needlepoint Clubhouse (1,400 sf), and Hi Ho Helium (1,050 sf) = **8,020 SF TOTAL/1,000 SF = 8.02 X 4 stalls = 32 STALLS TOTAL for General Retail**

- **Finance, Insurance and Real Estate:**

-Edward D. Jones (1,560 sf) = **1,560 SF TOTAL/1,000 SF = 1.56 X 4 stalls = 6 STALLS TOTAL for Finance, Insurance and Real Estate**

- **Personal Services:**

-Ballas Nails (1,643 sf) = **1,643 SF TOTAL/1,000 SF = 1.64 X 4 stalls = 6 STALLS TOTAL for Personal Services**

- **Professional, Scientific and Technical:**

-Excel PT (1,575 sf), Lab Corp (2,040 sf), and Prosthetic Design (1,400 sf) = **5,015 SF TOTAL/250 SF = 20.06 x 1 stalls = 20 STALLS TOTAL for Professional, Scientific and Technical**

- **Other Educational Services:**

-Little Medical School (1,500 sf) = **1,500 SF TOTAL/300 SF = 5 X 1 stalls = 5 STALLS TOTAL for Other Educational Services**

TOTAL stalls required all categories =

115 STALLS TOTAL Food Services and Drinking Places

32 STALLS TOTAL for General Retail

6 STALLS TOTAL for Finance, Insurance and Real Estate

6 STALLS TOTAL for Personal Services

20 STALLS TOTAL for Professional, Scientific and Technical

5 STALLS TOTAL for Other Educational Services = **184 TOTAL STALLS REQUIRED**

The survey provided by the applicant was reviewed for consistency with the parking requirements. The site provides 216 total parking stalls onsite, 210 standard spaces and 6 handicap spaces, which exceeds the 184 stalls required by the above current tenant calculation. It should be noted that the Creve Coeur Code notes a reduction for shopping center with mixed-use tenants. This 15% reduction was not necessary as the current calculation was compliant. However, if additional parking was needed in the future, for new tenants, a reduction may be available once the new calculation is complete and the restaurant conditional use approvals are taking into consideration.

****The Creve Coeur Code notes a reduction for shopping centers with mixed-use, the parking requirements may be reduced up to 15%.**

6. REBUILD CLAUSE/NON-CONFORMING CODE

Non-Conforming to Use

The normal maintenance and repair or the replacement, installation or relocation of non-bearing walls, non-bearing partitions, fixtures, wiring or plumbing may be performed on any structure that is devoted in whole or in part to a non-conforming use

A structure or structure devoted in whole or in part to a non-conforming use shall not be extensively renovated, remodeled, rehabilitated or shall the structural system of the building be altered, unless the entire structure and use of the structure shall thereafter conform.

A non-conforming use shall not be extended, expanded or enlarged or increased in intensity.

In the event that any non-conforming structure or any structure devoted in whole or in part to a non-conforming use is damaged by fire, explosion, act of God or public enemy, such structure may be restored or replaced, provided that such restoration or replacement does not exceed the same dimensions or volume as existed before such destruction or damage. The restoration or replacement of the non-conforming structure shall be commenced within 12 months of the date of destruction or damage and shall be completed within 18 months.

No structure that is devoted in whole or in part to a non-conforming use shall be moved in the whole or in part for any distance.

In the event that the non-conforming use of any building or premises is discontinued for a period of 1 year, regardless of any reservations of an intent not to abandon or resume such use, any subsequent use or occupancy of such structures shall comply with provisions of the current code.

Non-Conforming to Development Standard

Any non-conforming structure which is devoted to a use which is permitted in the zoning district in which it is located may be continued, as long as it remains otherwise lawful.

Any such structure may be maintained, repaired or remodeled; provided however, that no such maintenance, repair or remodeling shall either create any additional non-conformity or increase the degree of existing non-conformity.

In the event that any non-conforming structure or any structure devoted in whole or in part to a non-conforming use is damaged by fire, explosion, act of God or public enemy, such structure may be restored or replaced, provided that such restoration or replacement does not exceed the same dimensions or volume as existed before such destruction or damage. The restoration or replacement of the non-conforming structure shall be commenced within 12 months of the date of destruction or damage and shall be completed within 18 months.

No such structure shall be moved in whole or in part for any distance whatever to any other location on the same or any other lot unless the entire structure shall thereafter conform.

Non-conforming Code obtained from the Creve Coeur Code, attached to this report and available online.



7. CONFORMANCE STATUS & CONCLUSIONS

Is the site conforming to use?	YES
Is the site conforming to development standards (setbacks, height, FAR, etc.)?	YES
Is the site conforming to parking?	YES

8. ADDITIONAL COMMENTS

The ALTA survey used to confirm compliance with all standards listed in this report, was prepared by S. Craig Davis, Missouri PLS #2357 of Millman National Land Services and is dated December 28, 2016.

All code sections obtained online at the following website:

<http://ecode360.com/28141825>

9. CONTACT & RESEARCH INFORMATION

Municipal Contact

Jason Jaggi
Director of Community Development
300 New Ballas Road
Creve Coeur, Missouri 63141
Phone (314) 872-2504
Email: jstutte@crevecoeurmo.gov

Zoning Report

Lucas Shadduck
Zoning Research Group
1201 Pacific Avenue, Suite 600
Tacoma, WA 98402
Phone (253) 203-3152 / Fax (253) 203-3101
Email: lucas@zrgwest.com

Surveyor

S. Craig Davis, Missouri PLS #2357
Millman National Land Services
4111 Bradley Circle NW
Canton, Ohio 44718
Phone (800) 520-1010
landsurveyors@millmanland.com

Title Company

None Provided

The above findings were obtained by ZRG from a variety of sources, including but not limited to municipal codes, professional land surveys, title commitments, county assessor records, building and planning department records, and municipal staff interviews.

ATTACHMENT LIST

ATTACHMENT NAME	ATTACHMENT DESCRIPTION
Attachment A Zoning Verification	Zoning Verification & Map from Creve Coeur dated November 22, 2016
Attachment B Certificates of Occupancy	Certificates of Occupancy obtained from City of Creve Coeur
Attachment C Development Standards	Development Standards for Creve Coeur's CB Zoning District. Includes development standards, such as setbacks, height, parking, etc.
Attachment D Parking Standards	Off-Street Parking Standards from Creve Coeur's Zoning Code
Attachment E Non-Conforming Code	Creve Coeur's Non-Conforming Code, outlines rebuild provisions and restrictions on non-conforming uses and development standards.



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141

(314) 432-6000 • Fax (314) 872-2539

APPLICATION TO PLANNING AND ZONING COMMISSION #23-007: A CONDITIONAL USE PERMIT FOR A 1,319 SQUARE FOOT SNACK AND NON-ALCOHOLIC BEVERAGE BAR, FENG CHA, AT THE PLAZA SHOPS LOCATED AT 725 N. NEW BALLAS ROAD

FOR THE MEETING OF: Monday, March 20th, 2023, 6:00 PM

LOCATION: 725 N. New Ballas Road, within Plaza Shops. Zoned "CB" Core Business District

REQUEST: Hameedullah Mohammad, of Feng Cha Creve Coeur LLC, has submitted an application for a Conditional Use Permit for a Snack and Non-Alcoholic Beverage Bar, (NAICS 722515) located at 725 North New Ballas Road, Unit K, in the "CB" Core Business zoning district. The proposed use would occupy a 1,319 square foot space in the existing Plaza Shops shopping center with 3 employees at busiest shift. Hours of operation are 11:30 AM to 9:30 PM Sunday-Thursdays and 11:30 AM to 10:30 PM Friday-Saturday. No exterior alterations are proposed.

ADDITIONAL INFORMATION: Under Section 405.370, Table A of the Zoning Code, NAICS 722515 requires the issuance of a conditional use permit in the "CB" zoning district subject to the recommendation of the Planning and Zoning Commission and approval of the City Council.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Is the request consistent with the required findings for a conditional use permit?

Creve Coeur 2030 Plan References

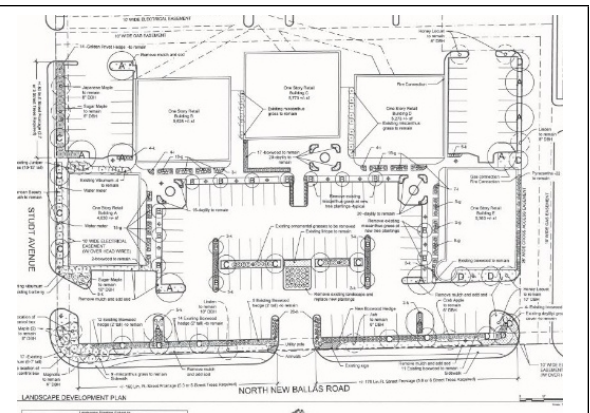
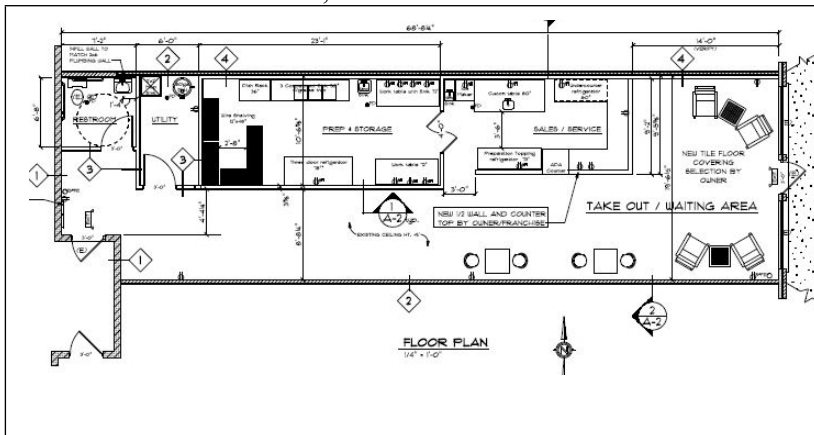
- Central Business District
- Design Guidelines

Zoning Code References

- Section 405.370: CB-Core Business District
- Section 405.470: Conditional Use Permit

APPLICANT: Hameedullah Mohammad
Feng Cha Creve Coeur, LLC
12824 Portulaca Drive
St. Louis, MO 63146

PROPERTY OWNER: CH Retail Fund 1 St Louis Plaza Shops
3819 Maple Ave
Dallas, TX 75219



REPORT PREPARED BY: Bethany Moore, City Planner

DATE: 3/14/2023

ATTACHMENTS: Applicant's Materials received February 17, 2023
Draft Ordinance

The Plaza Shops shopping center, located north of Studt Avenue and west of N. New Ballas Road, was approved and constructed in 1983 in compliance with City of Creve Coeur's zoning regulations in the "CB" Core Business zoning district. This site has pre-existing non-conformities in relation to the current zoning code. The center consists of five buildings, currently housing 16 tenant spaces and totaling approximately 26,000 square feet. The subject property was previously a restaurant use for Zoya's before it became vacant. Plaza Shops currently has 10 tenants and 6 vacancies. Feng Cha will be occupying 1,319 square feet within Building C of the 5-building shopping center.

The Applicants are seeking approval for a new conditional use permit for Feng Cha, a teahouse franchise offering a variety of tea and non-tea specialty beverages, coffees, and desserts. The business is mostly geared toward carry out options but 12 indoor seats will be provided for customers who wish to consume the products on site. The proposed space is 1,319 square feet and no changes to the exterior of the building or the site are proposed in association with this application. The shop will operate from 11:30 AM to 9:30 PM Sunday through Thursday and 11:30 AM to 10:30 PM Friday and Saturday with 3 employees at busiest shift.

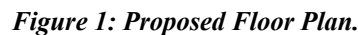




Figure 2: Proposed Location Site Plan. Feng Cha shown in red circle.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Commercial	CB-Core Business	N/A
South	Commercial	CB-Core Business	Studt Road
East	Commercial	CB-Core Business	N. New Ballas Road
West	Commercial	CB-Core Business	Decker Lane

COMPREHENSIVE PLAN REVIEW

Creve Coeur 2030 Plan

The *Creve Coeur 2030 Plan* includes the overall goal for Placemaking & Community Identity by creating mixed-use, walkable districts (p. 45), and the long-term Economic Growth & Community Services goal of providing community services, amenities, and experiences necessary to leverage and capture the changing consumer preferences for more lifestyle centers (p. 47). The subject property is located within the Mixed-Use District (MU) place type that has a vision to create a visually-distinctive and regionally-recognized commercial corridor that improves walkable and bikeable access to retail and service businesses for the “day-to-day” use of Creve Coeur’s residents and workers. The MU Place type supports the development of a variety of medium-density commercial, retail, office, institutional, dining, community services, and multi-family residential within a suburban context. These land uses are supported primarily through vehicular access with improved walkability, pedestrian connections to adjacent neighborhoods, and beautifully landscaped street frontages. (p. 82). The applicant is filling a space within a commercial building at Plaza Shops. No changes to the exterior of the building or site are proposed. Therefore, the use within the Plaza is consistent with the Comprehensive Plan as much as this proposal can be.

ZONING REVIEW

NAICS 722515 Snack and Non-Alcoholic Beverage Bars are permitted as conditional uses with review and approval by the City Council upon the recommendation of the Planning and Zoning Commission in all of the commercial districts of the City. The entire Plaza Shops complex is 2.83 acres with approximately 26,000 square feet of retail space. The proposal is for 1,319 square feet thus representing roughly 5% of the complex's square footage.

Parking:

Parking regulations for eating and drinking establishment with less than 16 seats are discussed under Section 405.820(F)(5)(b) which requires parking spaces to be required at the ratio for basic retail uses, 4/1000 square feet of floor area. The proposed space is 1,319 square feet with 12 indoor seats so 6 parking spaces are required.

Below is the current parking table for the entire center:

Tenant	Use	Size (sq. ft.)	Parking Regulations	# of spaces
701 New Ballas – Vacant (Former Picology)	Proposed Sauce on the Side Restaurant (75 indoor seats and 16 outdoor)	3120	1/3 seats in C.U.P., + 1/8 outdoor seats, + 1/250 sq. ft..	40
707 New Ballas – Vacant (Former Little Medical School)	General Retail	1500	4/1000 sq. ft.	6
711 New Ballas – Edward Jones	Other Financial Services	1560	4/1000 sq. ft.	7
713 New Ballas – Vacant	General Retail	1575	4/1000 sq. ft.	7
715 New Ballas – Vacant	General Retail	1050	4/1000 sq. ft.	5
717 New Ballas – Hot Box Cookies	Restaurant < 16 Seats	1400	4/1000 sq. ft.	6
721 New Ballas – Oishi Sushi	Restaurant (94 indoor seats and 40 outdoor)	2800	1/3 seats in C.U.P., + 1/8 outdoor seats, + 1/250 sq. ft.	48
725 New Ballas – Vacant	Proposed Feng Cha (12 indoor seats)	1319	4/1000 sq. ft.	6
727 New Ballas – Vacant	General Retail	1426	4/1000 sq. ft.	6
731 New Ballas – Nail Salon	Services – Nail Salon	1643	4/1000 sq. ft.	7
733 New Ballas – Zang Chi	Restaurant < 16 seats	1190	4/1000 sq. ft.	5
735 New Ballas – Vacant	General Retail	1358	4/1000 sq. ft.	6
737 New Ballas – Vacant (Former Travel Masters, Inc.)	Services Other Personal Services	1038	4/1000 sq. ft.	5
741 New Ballas –Fleur Bridal	General Retail	919	4/1000 sq. ft.	4
743-745 New Ballas – Eyewearhouse	General Retail	2100	4/1000 sq. ft.	9
747 New Ballas – Lab Corp	Other Health Services	2040	4/1000 sq. ft.	9
Sub-total:				176
Minus 15% Reduction				-26
Total # of Parking Spaces Required:				150
Total Available On-site:				165
Excess Parking:				15

OTHER REVIEW ITEMS

Trash for the restaurant will utilize the existing dumpster located behind the building. The dumpster enclosure is in good repair.

RECOMMENDED CONDITIONS FOR APPROVAL

Based on the above analysis, the request for a conditional use permit appears to meet all of the requirements of the Zoning Ordinances and is not inconsistent with the goals and objectives of the Comprehensive Plan. Should the Planning and Zoning Commission view this request favorable, staff recommends the approval be subject to the conditions below which are included in the draft ordinance:

1. The Conditional Use Permit shall be for the operation of an approximately 1,319 square foot Snack and Non-Alcoholic Beverage Bar, NAICS 722515, establishment at 725 North New Ballas Road, within Plaza Shops.
2. Maximum seating permitted is limited to 12 indoor seats. The Zoning Administrator may authorize additional indoor or outdoor seating, based upon a complete review of the parking for Plaza Shops to ensure zoning code compliance.
3. Hours of operation shall be from 11:30 AM to 9:30 PM Sunday through Thursday and 11:30 AM to 10:30 PM Friday and Saturday. Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, the catering of special events.
4. Employee vehicles, delivery and company vehicles shall be parked behind the buildings.
5. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code and require permit approval.
6. Any future enlargement, extension, expansion, or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
7. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
8. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained, and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
9. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

ACTION

If the Planning and Zoning Commission finds the attached draft conditional use permit ordinance to be in conformance with the purposes and regulations of the Comprehensive Plan and Zoning Code, it may vote on a recommendation to the City Council. Any changes to the draft ordinance should be discussed and made by separate actions.

MOTION

The following is an example of an appropriate motion for this application:

“I move to recommend approval of a Conditional Use Permit for Feng Cha located at 725 N. New Ballas Road, within Plaza Shops, subject to the conditions discussed in the Staff Report and Draft Ordinance for the meeting of March 20, 2023” (conditions may be added, eliminated, or modified by preceding motion).

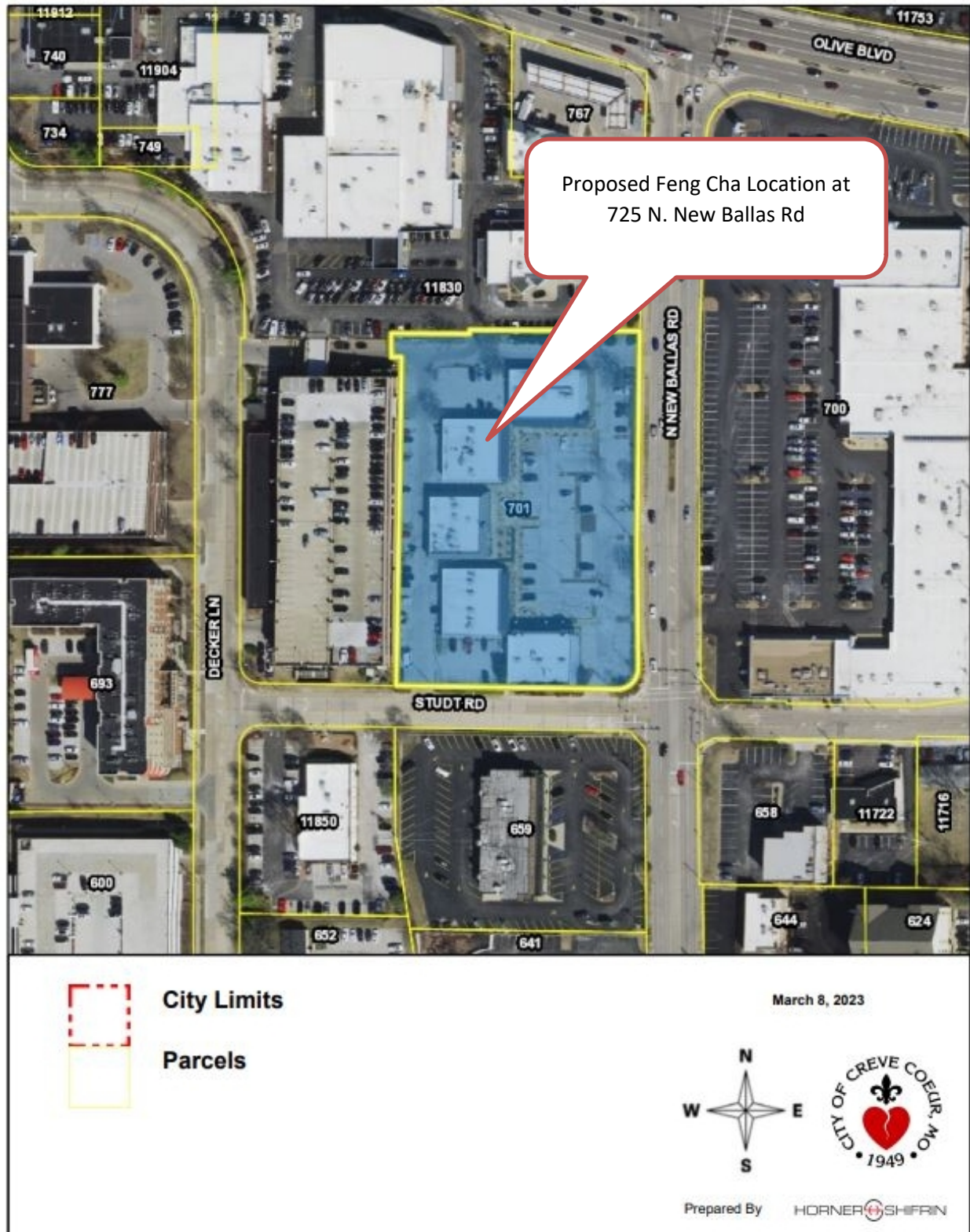
APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTO



BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING THE ISSUANCE OF A CONDITIONAL USE
PERMIT FOR A 1,319 SQUARE-FOOT SNACK AND NON-ALCOHOLIC
BEVERAGE BAR, FENG CHA, LOCATED AT 725 NORTH NEW BALLAS ROAD,
WITHIN THE PLAZA SHOPS**

WHEREAS, under Section 405.360(C), snack and non-alcoholic beverage bars in the “CB”, Core Business zoning district require the issuance of a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, Hameedullah Mohammad, of Feng Cha Creve Coeur, LLC, submitted an application for a conditional use permit for an existing 11,200 square foot snack and non-alcoholic beverage bar, Feng Cha, at 725 N. New Ballas, within the Plaza Shops; and

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, March 20, 2023, beginning at 6:00 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and

WHEREAS, notice of publication for said public hearing had been previously published at least 15 days prior to the hearing, in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a ____ vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on March 20, 2023; and

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

WHEREAS, the City Council finds that the application and evidence presented clearly indicate that the proposed conditional use, when subject to certain conditions set forth herein:

1. Will contribute to and promote the community welfare and convenience at the specific location.
2. Will not cause substantial injury to the value of neighboring property.
3. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.
4. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.
5. Will provide, if applicable, erosion control and on-site stormwater detention in accordance with the standards contained in this Chapter.
6. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

BILL NO. _____

ORDINANCE NO. _____

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for the operation of a snack and non-alcoholic beverage bar located at 725 N. New Ballas Road, in the "CB" Core Business zoning district, within the Plaza Shops, whose legal description is as follows:

Parcel A

A tract of land being Lot "A" of the Boundary Adjustment Plat of a tract of land being part of Lots 3 and 4 of Studt's Home Place and part of Lot 7 of The Lake House Farm Subdivision and part of vacated Decker Lane, according to the Plat thereof recorded in Book 345, page 557 of the St. Louis County Records.

Parcel B

A tract of land being Lot I of Weller Manor, according to the Plat thereof recorded in Book 105, page 1 of the St. Louis County Records and part of Lot 5 of Studt's Home Place according to the plat thereof recorded in Book 7 page 38 of the St. Louis County Records of the St. Louis County Records, situated within Section 3, Township 45 North, Range 5 East, in the City of Creve Coeur, St. Louis County, Missouri, being more particularly described as follows:

Beginning at the point of on the Eastern Right of Way line of Decker Lane forty feet wide, at the Northwestern corner of Lot 2 of Weller Manor, as aforementioned; thence along said Eastern line and the Eastern line of land conveyed to the City of Creve Coeur (for the widening of Decker Lane), by Deed recorded in Book 7505, page 1930 of the St. Louis County Records, North 00 ° 52 minutes 55 seconds West, 200.57 feet to a point of curvature; thence Southwestwardly 39.65 feet, along a curve to the right having a radius of 25.00 feet and a chord bearing North 44 ° 35 minutes 32 seconds East to a point of tangency on the southern Right of Way line of Studt Avenue as widened to fifty feet by the Deed to the City of Creve Coeur, as aforementioned; thence along said Southern line East, 161.61 feet to a point on the Western line of a tract of land conveyed to Rose-Gold Nomen Company, by deed recorded in Book 6486 page 1867 of the St. Louis County Records; thence along Western line, South 00 ° 52 minutes 55 seconds East, 129.61 feet to a point; thence South 09 ° 42 minutes 03 seconds East, 94.59 feet to the Northeastern corner of Lot 2 Weller Manor, as aforementioned, thence along the Northern line of Lot 2, South 89 ° 07 minutes 05 seconds West, 201.38 feet to the point of beginning.

Section 2: The Conditional Use Permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The Conditional Use Permit shall be for the operation of an approximately 1,319 square foot Snack and Non-Alcoholic Beverage Bar, NAICS 722515, establishment at 725 North New Ballas Road, within Plaza Shops.
2. Maximum seating permitted is limited to 12 indoor seats. The Zoning Administrator may authorize additional indoor or outdoor seating, based upon a complete review of the parking for Plaza Shops to ensure zoning code compliance.
3. Hours of operation shall be from 11:30 AM to 9:30 PM Sunday through Thursday and 11:30 AM to 10:30 PM Friday and Saturday. Additional business hours may be permitted with the Zoning Administrator's approval including, but not limited to, the catering of special events.

BILL NO. _____

ORDINANCE NO. _____

4. Employee vehicles, delivery and company vehicles shall be parked behind the buildings.
5. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code and require permit approval.
6. Any future enlargement, extension, expansion, or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
7. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
8. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained, and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
9. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 3: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

Section 4: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2023.

JOSEPH MARTINICH
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2023.

BILL NO. _____

ORDINANCE NO. _____

DR. ROBERT
HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK