



AGENDA
CITY OF CREVE COEUR
PLANNING AND ZONING COMMISSION
300 NORTH NEW BALLAS RD
FEBRUARY 2, 2026
6:00 PM

CALL TO ORDER

ROLL CALL

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

Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, AICP, Director of Community Development
Ms. Bethany L. Moore, AICP, City Planner
Ms. Claralyn Bollinger, Recording Secretary, Administrative Services Supervisor

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

- 1. January 20, 2026 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

WORK AGENDA

- 1. Draft Comprehensive Plan Update for the Bayer East Campus**

The City's consultants, PGAV Planners, will be presenting the draft Comprehensive Plan Update for the Bayer East Campus for discussion with the Commission and Staff. Once feedback is received, the revisions will be made, and a formal application for the Comprehensive Plan Amendment will be submitted for public



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review.

PENDING APPLICATIONS

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

A regular meeting of the Planning and Zoning Commission of the City of Creve Coeur was called to order by Chair Julie LaBonte at the City Council Chamber, 300 North New Ballas Rd, City of Creve Coeur Government Center, Creve Coeur, MO 63141 on Tuesday, January 20, 2026, at 6:00 PM.

ROLL CALL

**Ms. Julie LaBonte (Chair)
Mr. Thomas Buelter
Ms. Rhonda O'Brien
Mr. Larry Potashnick – via Zoom
Ms. Marjorie Richter
Mr. Stephan Tomlinson
Mr. AJ Wang – absent**

**Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, AICP, Director of Community Development
Ms. Bethany L. Moore, AICP, City Planner
Ms. Claralyn Bollinger, Recording Secretary, Administrative Services
Supervisor**

ACCEPTANCE OF THE AGENDA

<p>RESULT: APPROVED (UNANIMOUS) MOVER: Ms. O'Brien SECONDER: Mr. Tomlinson AYES: Mr. Buelter, Ms. LaBonte, Ms. O'Brien, Mr. Potashnick, Ms. Richter, Mr. Tomlinson NAYS: None</p>
--

The vote on the motion being 6 ayes and 0 nays, motion carried.

APPROVAL OF MINUTES



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**1. December 15, 2025 Planning and Zoning Commission Draft Meeting
Minutes**

<p>RESULT: APPROVED (UNANIMOUS) MOVER: Ms. O'Brien SECONDER: Mr. Tomlinson AYES: Mr. Buelter, Ms. LaBonte, Ms. O'Brien, Mr. Potashnick, Ms. Richter, Mr. Tomlinson NAYS: None</p>
--

The vote on the motion being 6 ayes and 0 nays, motion carried.

PUBLIC COMMENT

There were no public comments.

UNFINISHED BUSINESS

- 1. Public Hearing. #25-028 and #25-039: Applications for a Site Development Plan and Preliminary Plat on Lot 16 for a 67-unit Townhome Development, Along with an Amendment to the Olia Village Planned Mixed-Use Zoning District Site Concept Plan and Development Regulations for the Property at 10300 Olive Boulevard**

Those wishing to speak were sworn.

Kate Stock Gitto, Civil Engineer with Stock and Associates, gave a presentation about The Vale at Olia Village. Plan updates have been made since the last meeting. There are site constraints including elevation changes and stream buffers. There will be sidewalks along the east and west side of the street in The Vale. The retaining wall was altered, and it is now 30 feet longer and three feet taller than in the previous presentation.

Mr. Buelter asked about the crosswalk distance from Olia Village street. Ms. Stock Gitto said it is about 90 feet.

Ms. Stock Gitto continued her presentation. The street is 24 feet wide from curb to curb, a five-foot sidewalk on either side and a 20-foot driveway. High impact elevations are end cap units with masonry returns along the entire end. Examples of monument sign and mail kiosk were shown. The color package was shown, and the lower level of the Meridian and Logan buildings have different colors of brick.



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Mr. Potashnick asked for a recap of the reason for the dedicated private street. Ms. Stock Gitto said that the homeowners' association would manage the street and snow removal. Mr. Jaggi said the City's preference is for the internal streets to be private streets. The plan represents what the City is comfortable with. Mr. Potashnick asked for an explanation of the minimum horizontal radius. Ms. Stock Gitto said that they are seeking relief from a 150-foot horizontal curve to tie into the existing Bayer Drive. They are requesting an 80-foot curve. Mr. Jaggi said the fire district has approved this radius and they will be able to get fire trucks around it. Ms. Stock Gitto said the island makes for a nice entry and compliments that area. Mr. Potashnick asked about the number of community parking spots. Ms. Stock Gitto said there are 14 parking spots and two cars can be parked next to each other on the driveways. Mr. Potashnick expressed concern about the parking spots being consumed if there are multiple parties. Ms. Stock Gitto said that there will be no street parking at this time, and they can look to see where they can add more parking. Ms. O'Brien asked about the middle area. Ms. Stock Gitto said that it is a creek with a 100-foot buffer on either side of it.

Mr. Jaggi gave the City's presentation. The application has been refined, and the staff is comfortable with it. There are a proposed 67-attached, single-family townhouses. Development standards that have already been adopted must be followed. There are two parking spaces provided per unit. Parking will be an inherent restriction that homeowners will need to understand and is normal for this type of development. Parking may be available on adjacent lots within Olia Village for parties.

No questions from the public.

Mr. Lumley entered the exhibits into the record.

Site concept plan and site development plan motion to recommend approval subject to staff recommended conditions

<p>RESULT: APPROVED (UNANIMOUS) MOVER: Ms. O'Brien SECONDER: Mr. Tomlinson AYES: Mr. Buelter, Ms. LaBonte, Ms. O'Brien, Mr. Potashnick, Ms. Richter, Mr. Tomlinson NAYS: None</p>
--

The vote on the motion being 6 ayes and 0 nays, motion carried.

Preliminary plat motion to approve subject to staff recommended



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conditions.

RESULT: APPROVED (UNANIMOUS)

MOVER: Ms. O'Brien

SECONDER: Mr. Tomlinson

AYES: Mr. Buelter, Ms. LaBonte, Ms. O'Brien, Mr. Potashnick, Ms. Richter, Mr. Tomlinson

NAYS: None

The vote on the motion being 6 ayes and 0 nays, motion carried.

2. Public Hearing. Applications #25-034 and 25-035: Applications for a Rezoning From "GC" General Commercial District to the Graeser Station "PMD" Planned Mixed-Use Development District With a Site Concept Plan and Site Development Plan for 11004, 11026, 11032 and 11056 Olive Boulevard and 825 and 827 Graeser Road

Thos wishing to speak were sworn.

Ms. Moore gave the City's presentation. This is a proposed mixed-use development on 4.42 acres called Graeser Station with 157 residential units and mixed-use commercial spaces. There will be 250 parking spaces on site. Amenities on site include a fenced dog park and a pool. The Traffic impact Study was revised following a meeting with the Missouri Dept. of Transportation (MODOT). Mr. Dan Shane with HR Green, the City's traffic consultant, spoke about the protected and permissive left turn phasing. Mr. Tomlinson asked how left turns could be prohibited from the project. Mr. Shane said it would have to be by signage. Ms. Moore shared a summary of comments from the December 15, 2025 meeting. Feedback needs to be given to the applicant. Mr. Buelter asked about a page in the traffic study about the future year 2036 build. There are still some reds on 2036 in the AM and PM.

Mr. Tomlinson asked about Planned Mixed-Use Development (PMD) zoning. Ms. Moore explained that they do meet a majority of the requirements for PMD zoning. Mr. Tomlinson asked about pools at other apartment complexes. Ms. O'Brien asked about a comparison of parking at other apartment complexes. Ms. Moore said that she can bring that information to a future meeting. Mr. Tomlinson questioned the necessity of a pool and dog park given the parking, noise and safety concerns expressed. Ms. Moore said she can provide that information at a future meeting. Ms. Richter asked about the rezoning. Ms. Moore said it would need to be rezoned to PMD.



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Mr. Jaggi said to rezone a property to other districts it needs to be at least five acres. Core Business District (CB) is another type of zoning, and some apartment complexes are in that zoning type. Only option available for this site is PMD. Mr. Shane addressed Mr. Buelter's question about the 2036 build condition. There will be degradation of intersection performance and vehicle capacity on Olive Blvd. whether build or no build.

Ms. Cecelia Dvorak with Steadfast City Economic and Community Partners gave the applicant's presentation. Graeser Station is designed to be a walkable, corridor-oriented project. They are comfortable with removal of the left turn out of the site as long as there is a protected left turn from Graeser onto Olive. Ms. Dvorak spoke about the parking. The adjacent credit union will not make parking available to the development. The project isn't dependent on off-site parking. Both traffic studies have determined that the on-site parking is adequate to meet the anticipated demand. A high-quality redevelopment is the goal of the project.

Mr. Gary Hassenflu of Garrison Companies spoke about the project. What is important is to get direction from the Commission. Tax dollars will be provided to the City by this development. Young residents will be residing in this development. Mr. Tomlinson asked about the dog park and pool considerations. Mr. Hassenflu said that all his properties allow pets. Generally, pets must be 40 pounds or less by lease restrictions. Pools are very important. They commonly get used. Ms. O'Brien stated she likes the dog park and pool as amenities, and she is concerned about parking, particularly early evening. Ms.

LaBonte asked about retail and restaurant considerations. Mr. Hassenflu said the restaurant would be 3,000-3,500 square feet and have an outdoor patio for additional seating. The site is valuable since it's infill. Developers want to build near where people work. Ms. O'Brien asked about the retaining wall. Ms. Dvorak said the retaining wall has not changed, but it could be changed. Mr. Buelter asked about the mix of units and how that was developed. Mr. Hassenflu said that his renters are singles, couples or empty nesters.

Public Comments

Ms. Lynn Berry of 626 Graeser Rd. said the project doesn't meet the criteria for this area. There's supposed to be low to medium-use development no greater than 20 units per acre and 2-3 1/2 stories, not the 35.6 units per acre and enormous 4 story development. She is concerned about the high density of the project, 38 foot retaining wall and precedent set for the East Olive Corridor area.

Ms. Cheryl Richards of 842 Mary Meadows said Vanguard Heights, Kings Landing and the Oliver have parking garages. A lot of these developments do have pools and dog



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parcs. She is concerned that the pricing of the apartments is unrealistic. There are apartment developments close by that have the same amenities or better for lower rent. This will be very parking lot centric and it's hard to see how this will be appealing.

Wayne Drewes of 525 Graeser Road has many questions about the project. Why approve a project like this? Why change the zoning from General Commercial District to Planned Mixed-Use Development District? How does the City of Creve Coeur benefit from this? The Graeser neighborhood consists of 1/3 acre single family homes with 45-foot front yard setbacks. The comparable multifamily units are surrounded by GC General Commercial or CB Core Business district. He is concerned about parking and additional traffic. Would you want this four-story building in your neighborhood? Why change the zoning from GC to PMD?

Gordon Dong of 848 Mary Meadows spoke about the issue of trash cans at the development. They would be closest to his home. He is concerned about the odor and flies attracted to the trash cans. The dog park would be right beside his backyard, and he is concerned about potential dog attacks. Dog park is not a must-have amenity for apartments. The majority of apartments do not have dog parks.

Mark Rothstein of 10912 Little Creek Lane said he is opposed to the project. The parking study assumptions fall apart on weekends and evenings. There's not adequate parking, and it's going to spill over into the neighborhoods. This project isn't integrated well with the single-family neighborhoods. If the project is cut by 2/3 or 3/4, you've addressed the problems. The building is way oversized.

Linda Rezny of 104 Graser Acres said if there isn't a dog park, there will be a lot of dogs walking through the neighborhood. The project is too big, and the parking is inadequate.

Mark Huck of 906 Woodshire Lane said that traffic coming out of his street is bad. There will be more traffic and headaches with this project.

Brett Berger of 10 Winfield Pointe Lane said the proposal is just too big, too dense, too tall. I'd like to see something that's not such high density. Most likely they will ask for incentives. I'd like to see something less dense.

Ms. LaBonte said at the neighborhood meeting, there were concerns about the traffic on Graeser.



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The Commissioners commented on the list of concerns stated in the staff report.

Density: Mr. Potashnick, Ms. Richter and Mr. Buelter don't have problems with the density. Ms. LaBonte and Ms. O'Brien have problems with the density. Ms. O'Brien thinks there is not enough parking at night. Mr. Tomlinson said density is an issue. Ms. Dvorak said they are responding to the Comprehensive Plan, and it calls for mixed-use development.

Height of retaining wall: Ms. O'Brien asked for the retaining wall to be explained more clearly and how it will be attractive.

Difficulty turning left onto Olive from Graeser due to the permissive left turn arrow: Ms. LaBonte is concerned about the traffic filtering through the parking lot. Ms. Richter asked about the intersection turn signal. Mr. Shane spoke about the protected left turn phasing being better for people turning left. MODOT is concerned about turning left out of the project. Mr. Jaggi spoke about the property at Mary Meadows and Olive and future cross access easement.

Explanation of proposed uses for retail component and how they relate to parking demand: Ms. O'Brien brought up concern about restaurant being open in the evening and parking.

Replace sidewalk on Olive Blvd. with detached sidewalk instead of maintaining existing sidewalk back of curb: Ms. O'Brien said the sidewalk should be all new.

Request to provide additional rendering of views from Olive showing building and landscaping concept: Ms. LaBonte said we haven't seen head-on from Olive views of the project.

Clarify existing crosswalk striping across Olive and Graeser are in good condition in association with recent MODOT repaving work: Mr. Jaggi said these areas have been restriped.

Explain market demand for smaller units/density needs: Ms. LaBonte said this has been covered tonight.

Stormwater concerns associated with new development from adjacent residents: Ms. Dvorak said they would follow all of MSD's standards. Mr. Buelter said that the



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impervious ground won't absorb the stormwater.

Trash enclosure: Ms. Dvorak said the trash enclosure would be only for businesses. The residential trash would be in a trash room within the building.

Ms. LaBonte asked about the height of the dog park fence. Mr. Jaggi said that we can get the height of the City's dog park fences. We don't have regulations about that.

Mr. Jaggi asked if the applicant has enough direction? Ms. Dvorak said yes, they will evaluate the feedback.

Motion to continue

<p>RESULT: APPROVED (UNANIMOUS) MOVER: Ms. O'Brien SECONDER: Mr. Tomlinson AYES: Mr. Buelter, Ms. LaBonte, Ms. O'Brien, Mr. Potashnick, Ms. Richter, Mr. Tomlinson NAYS: None</p>
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The vote on the motion being 6 ayes and 0 nays, motion carried.

NEW BUSINESS

No new business items.

WORK AGENDA

1. Bayer East Comprehensive Plan Update Schedule Discussion

Mr. Jaggi said that PGAV Planners has submitted a second draft plan. The March 2 meeting would be the formal presentation of the plan to the Commission and adoption. The draft plan will be emailed by Friday, January 23.

The Commission had no concerns with the proposed schedule.

PENDING APPLICATIONS

No pending applications.

DEPARTMENT REPORTS

No department reports.



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ADJOURNMENT

Meeting adjourned at 8:37 PM.

Submitted by:

Recording Secretary

Chair

An aerial photograph of a city, likely Creve Coeur, Missouri, is shown with a semi-transparent red overlay. The image captures various buildings, streets, and green spaces from a high-angle perspective.

COMPREHENSIVE PLAN UPDATE for the City of Creve Coeur, Missouri

DRAFT - January 2026

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Acknowledgments

Planning & Zoning Commission

Julie LaBonte, Chair

Rhonda O'Brien, Vice Chair

Thomas Buelter, Commission Member

Larry Potashnick, Commission Member

Marjorie Richter, Commission Member

Stephan Tomlinson, Commission Member

A.J. Wang, Commission Member

City Council

Robert Hoffman - Mayor

Donna Spence - Ward 1

Mark Manlin - Ward 1

Kim Norwood - Ward 2

Nicole Greer - Ward 2

Drew Newman - Ward 3

David Hoffman - Ward 3

Scott Saunders - Ward 4

Mara Berry - Ward 4

City Staff

Jason Jaggi, Director of Community Development

Bethany Moore, City Planner

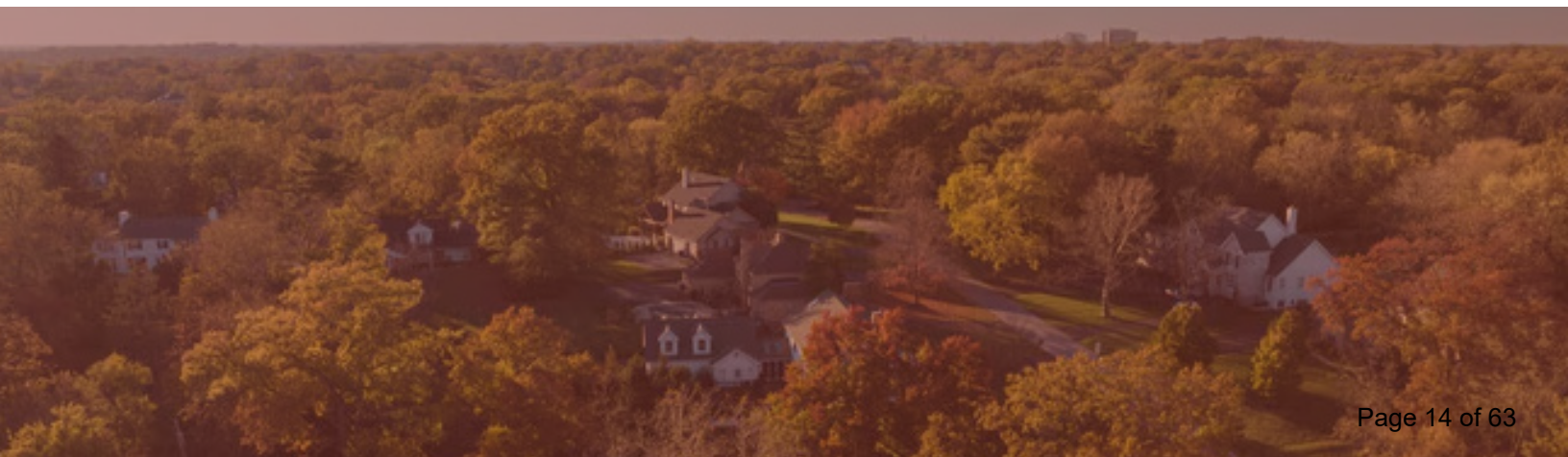
Claralyn Bollinger, Administrative Services Supervisor

Sharon Stott, Intirim City Administrator

Carl Lumley, City Attorney

Consultant Team

PGAV Planners



The City of Creve Coeur's Community Vision

*Creve Coeur will continue to prosper as a **premiere livable and sustainable community** by preserving and capitalizing on new opportunities for the City's key residential, business, environmental, and civic assets.*

Utilizing comprehensive place-making**, Creve Coeur will enhance its unique and recognizable physical identity; its healthy and vibrant neighborhoods; and remain **a regional leader as a green and environmentally-friendly community.



INTRODUCTION & BACKGROUND

Introduction

The City of Creve Coeur adopted the Creve Coeur 2030 Comprehensive Plan in March of 2017 after 1.5 year-long planning and engagement process. As part of this process, a robust existing conditions analysis was completed to understand the current conditions in the community. Significant public engagement took place during the process to get a sense of community priorities and concerns. This plan provides long-term guidance for the community about a variety of community place types, residential neighborhoods, commercial corridors, and institutional areas. Other planning processes have taken place in the eastern section of Creve Coeur including the Old Olive Great Streets Plan, 39 North Master Plan, and 39 North Greenway Plan.

While much of the planning work done during these processes is still applicable, significant changes have occurred on the Bayer Campus. When the 39 North Master Plan and the 2030 Comprehensive Plan were adopted, none of these changes were predicted or planned and thus necessitated the city reconsider the long-term priorities for this location.

BAYER HISTORY IN THE COMMUNITY

Founded in 1901, Monsanto initially operated as a chemical company, but shifted to agricultural products in the mid 1900's. In 1957, the Creve Coeur campus was built, serving as the Monsanto headquarters for more than 60-years. It was at this campus that the company grew into an agricultural and bioscience empire, with significant campus and employee growth in the community.

In 2016, Bayer announced their intention to acquire Monsanto, with the deal completed in mid 2018. After the acquisition, the Monsanto name was discontinued and the campus in Creve Coeur was rebranded in the Bayer name. At the time, the company committed to maintaining a significant presence in St. Louis, integrating the longtime Monsanto Crop Science division into the broader business structure.

Dating back to the 1950's, the company has represented a significant economic engine and employment base

in Creve Coeur, leading to the development of many neighborhoods and nearby amenities for workers on campus.

BAYER TODAY

In 2022, Bayer sold their West Campus property at the southwest corner of Olive and Lindbergh. This sale prompted the city to undergo a significant planning process to update their Comprehensive Plan and get the regulatory environment in place to facilitate future development on site. What came out of that process was a several year long engagement with Jack Matthews Development and Fireside Financial, the group who acquired the site from Bayer. The 96-acre site was the topic of much discussion in the community with residents and elected officials engaging with the group to negotiate the details of a significant mixed-use project on the site, now known as Olia Village. The Olia Village rezoning and Site Concept Plan was approved by the City in November 2023 and the City is continuing to facilitate a development that is consistent with the updated 2030 Comprehensive Plan.

BAYER EAST CAMPUS

In 2025, Bayer announced the intent to sell off an additional 90-acres of property on the southeast corner of Olive and Lindbergh, known as the East Campus. The company put the property on the market and began offering the opportunity to interested buyers.

Similar to the West Campus property, the East Campus is located within the 39 North AgTech District at an important intersection in the community. Accessible off major roadways and central in the St. Louis region, the Bayer East Campus provides an important opportunity for the city to reimagine a large piece of property in the community. Adjacent to the under-construction Olia Village, the East Campus directly abuts neighborhoods to the south and residential areas in the City of Olivette to the east. It is directly south of the Danforth Plant Science Center.

Bayer is retaining the northwest portion of this site to continue in person operations for the Bayer Crop Science Corporate Headquarters. The portion to remain includes corporate offices, parking, a childcare center, and significant open space.

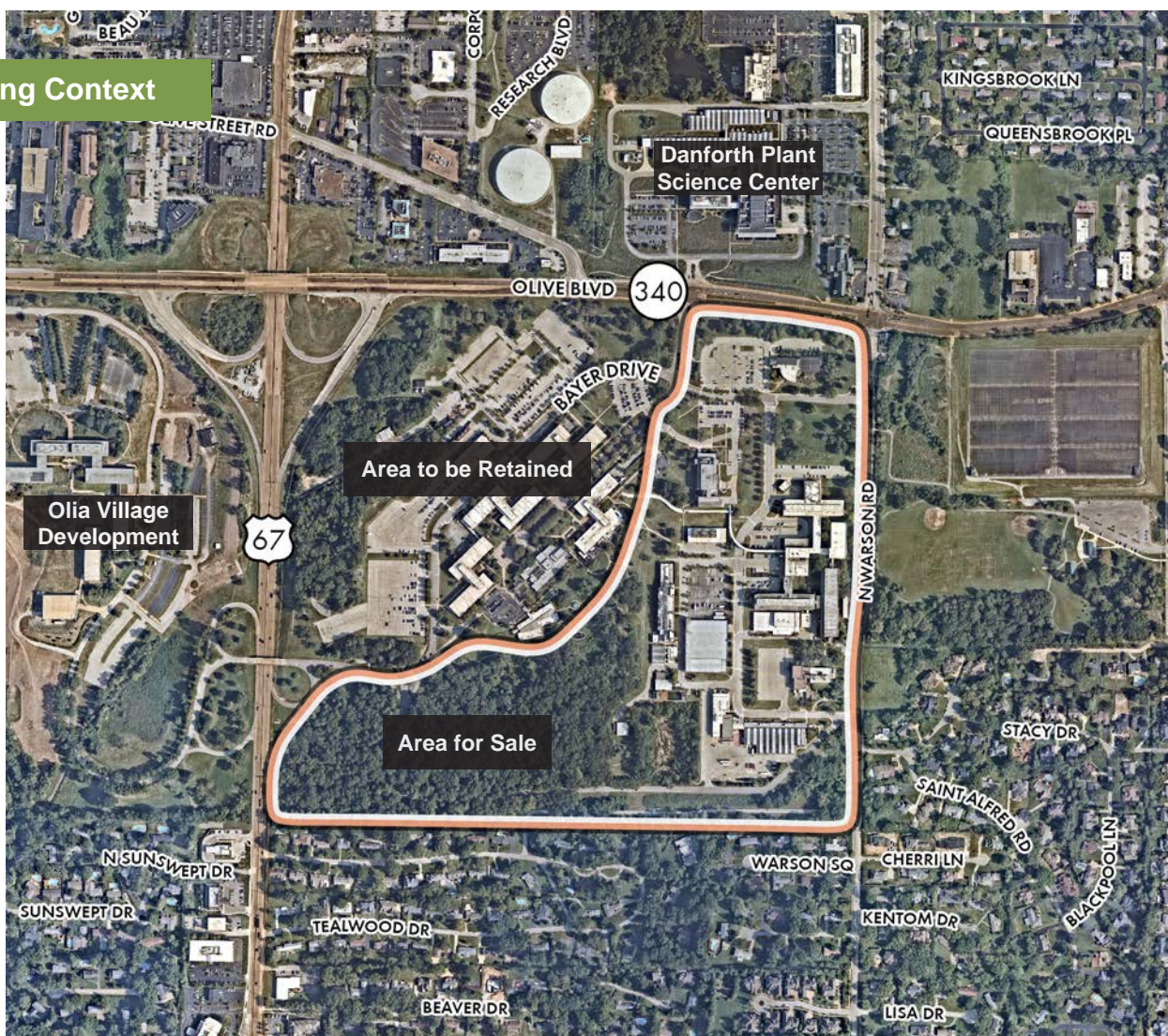
Purpose

Given the upcoming changes on the site associated with the upcoming sale, the City of Creve Coeur initiated a process to update the Comprehensive Plan and 39 North Master Plan to reflect the updated future for this part of the community. The intent of the update for the Bayer East Campus is to understand how this site fits within the 39 North AgTech District and the City's overall vision for the future. The primary goals of the planning process are to reflect the community's vision for the site, given new ownership and retention of the existing Corporate Headquarters on a portion of the site, and identify the principles and attributes important to retain with any future development.

The process began in June of 2025 and included several public meetings and opportunities for online engagement. Through this, the City worked with a consultant to understand the site's potential and craft objectives and recommendations that depict the community's vision for this 90-acres in the future.

The purpose of the planning process was primarily to provide updated parameters and guidance for the site's future development when it comes to future land use, density, open space, and connectivity. Significant regulatory processes will occur with any future development on the site, though they will be viewed in light of the adopted 2030 Comprehensive Plan and Bayer East Campus Update. Should any proposed uses on the retained campus change, this plan should be revisited.

Existing Context





EXISTING CONDITIONS

Community Profile

The City of Creve Coeur is located in St. Louis County and part of the Greater St. Louis Region. Home to over 18,000 residents on about 10 square miles, the community borders Unincorporated St. Louis County to the north, Olivette and Ladue to the east, Frontenac and Westwood to the South, Town and Country to the southwest, and Chesterfield to the northwest. Creve Coeur was incorporated in 1949 and grew primarily off Olive Boulevard, with development moving west over time.

CURRENT DEMOGRAPHICS

A wealthy community, Creve Coeur ranked third in highest assessed value in St. Louis County with the median income for a household in the city nearly \$100,000. Less than 3% of residents are below the poverty line.

According to the 2020 Census, the community is 70% White, 9% Black, and 12.5% Asian, with other minorities making up the remaining percentage. Overtime, the City has grown more diverse, with the percentage of White residents decreasing and the number of Black and Asian residents more than doubling since 2000.

The western portion of Creve Coeur is part of the Parkway School District, while the eastern portion is served by the Ladue School District. The Pattonville District covers a small portion of the community in the northeast corner of the city. The quality, high-ranking public schools in the community are a significant driver for the residential strength seen throughout the community. They also drive much of the character of the community, where married households with or without children make up the largest demographic.

There have been no significant demographic shifts shown in the data since the 2017 Comprehensive Plan was adopted.

MAJOR EMPLOYERS

The community has maintained its economic base through significant growth in the St. Louis region. As residential has moved west throughout St. Louis County and into adjacent St. Charles County in recent years, Creve Coeur has maintained its strong economy. Barnes-Jewish West County Hospital, Mercy Hospital, the Bayer Crop Science Division Headquarters, and the Donald Danforth Plant Science Center all maintain a significant presence in the community, providing jobs for residents in the region.

Site Characteristics

EXISTING SITE

The Bayer East Campus is a large 151-acre site at the southeast corner of Olive and Lindbergh in the City of Creve Coeur. Serving as the headquarters for Monsanto (now Bayer) since 1957, the property has seen no significant change or construction in recent years.

As part of a real estate restructuring plan, Bayer is selling the 90 acres outlined below. This includes 14 buildings comprising 877,000 square feet of office, research, and development space. The company is retaining the Bayer Crop Science Office Campus

at the northwest corner of the site which will house approximately 3,000 remaining employees. This shift reflects both the company's internal changes due to acquisition, research needs, and litigation, but is also part of a larger trend. Many corporations are shifting away from large, traditional office campuses, consolidating uses and offering more flexible work-from-home arrangements for employees.

Developed as one site, the 151-acres share one utility and drainage system. It is anticipated that an arrangement will be made with the future buyer of the 90-acres for sale to disentangle the utilities and separate the two into separate systems.

Existing Site



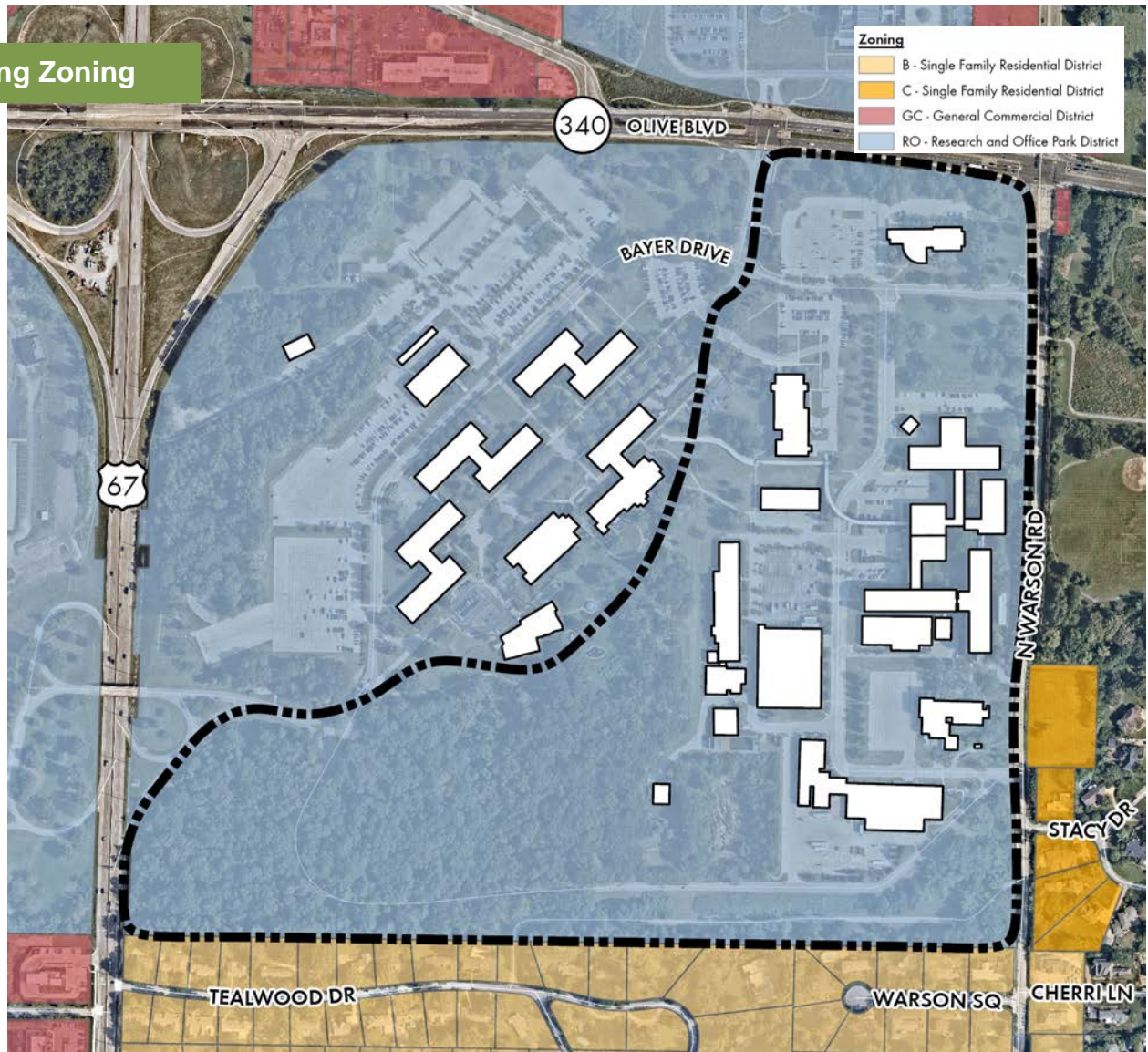
CURRENT ZONING

Today, the entire site is within the City's RO - Research and Office Park District zoning designation. This zoning district is intended to provide for the planned development of large-scale office parks which include extensive laboratories and other similar scientific research facilities. Given the long history of the company in Creve Coeur, and the recent growth of the 39 North District, this zoning designation has captured much of the activity on site in recent years. The designation only exists in this part of the community, where research and office users are part of a larger campus context.

Given broader trends in office consolidation, it is unlikely that a single office or research user will occupy this large site and zoning updates will be required for any use change.

Currently, properties to the south are zoned Residential B, allowing single family homes on lots less than 1-acre. Those to the north are a mix of Research and Office and General Commercial. To the west, the Olia Village development is zoned Planned Mixed-Use Development, adopted by the City to serve as the regulatory framework for the future build out of this property. The site was similarly zoned Research & Office prior to development.

Existing Zoning



CURRENT ACCESS & CONNECTIVITY

As the map below displays, current access and connectivity within the site is relatively limited. Typical of a suburban office campus, entry and exit is restricted to controlled entrances. In this case, these exist off Olive Boulevard to the north and Lindbergh Boulevard to the west. Additional secondary entrances are provided off Warson Road to the east.

Circulation throughout the site is primarily for automobiles, getting employees and visitors between parking lots and buildings. Due to a system of underground and skywalk connections between campus buildings, there are limited on-street sidewalks or connections for cyclists within the site. Similarly, connections for pedestrians and bicyclists to the

surrounding area are limited.

A private bridge on Bayer Drive over Lindbergh Boulevard currently provides automobile access to the west side of Lindbergh. This bridge was previously owned and maintained by Bayer, though an agreement is currently in place for shared responsibilities with Olia Village.

On the south, a Tealwood access road known as Tealwood Drive provides a private easement through the site for the exclusive use by residents of the Tealwood subdivision. This easement was granted by Monsanto, while today, the roadway itself is maintained by subdivision residents through the homeowners association.



CONNECTIVITY

An additional potential connection in the area is planned, which could increase the pedestrian and bike connectivity of this project to the broader region. The 39 North Greenway has been proposed by Great Rivers Greenway, the public agency created to develop a park and greenway system in the St. Louis Region. This project, shown on the map below, is currently in the planning stages, but seeks to connect Stacy Park in Olivette, immediately east of the site, up through the 39 North District to the broader Centennial Greenway system stretching from Forest Park to St. Charles County. This connection would go through the northern portion of site, increasing the importance of its potential in facilitating broader regional connections.

The 39 North Master Plan, Creve Coeur 2030 Comprehensive Plan, and continued resident engagement have identified increasing bicycle and pedestrian connectivity as goals, so ensuring support for these types of connections is important and provide an additional opportunity for network connectivity.

Long term, other potential connections include a bridge with pedestrian and bicyclist accommodations over Lindbergh to the west, improved facilities on Olive and Warson, and additional internal site connectivity and access for a variety of users.



SLOPE & TOPOGRAPHY

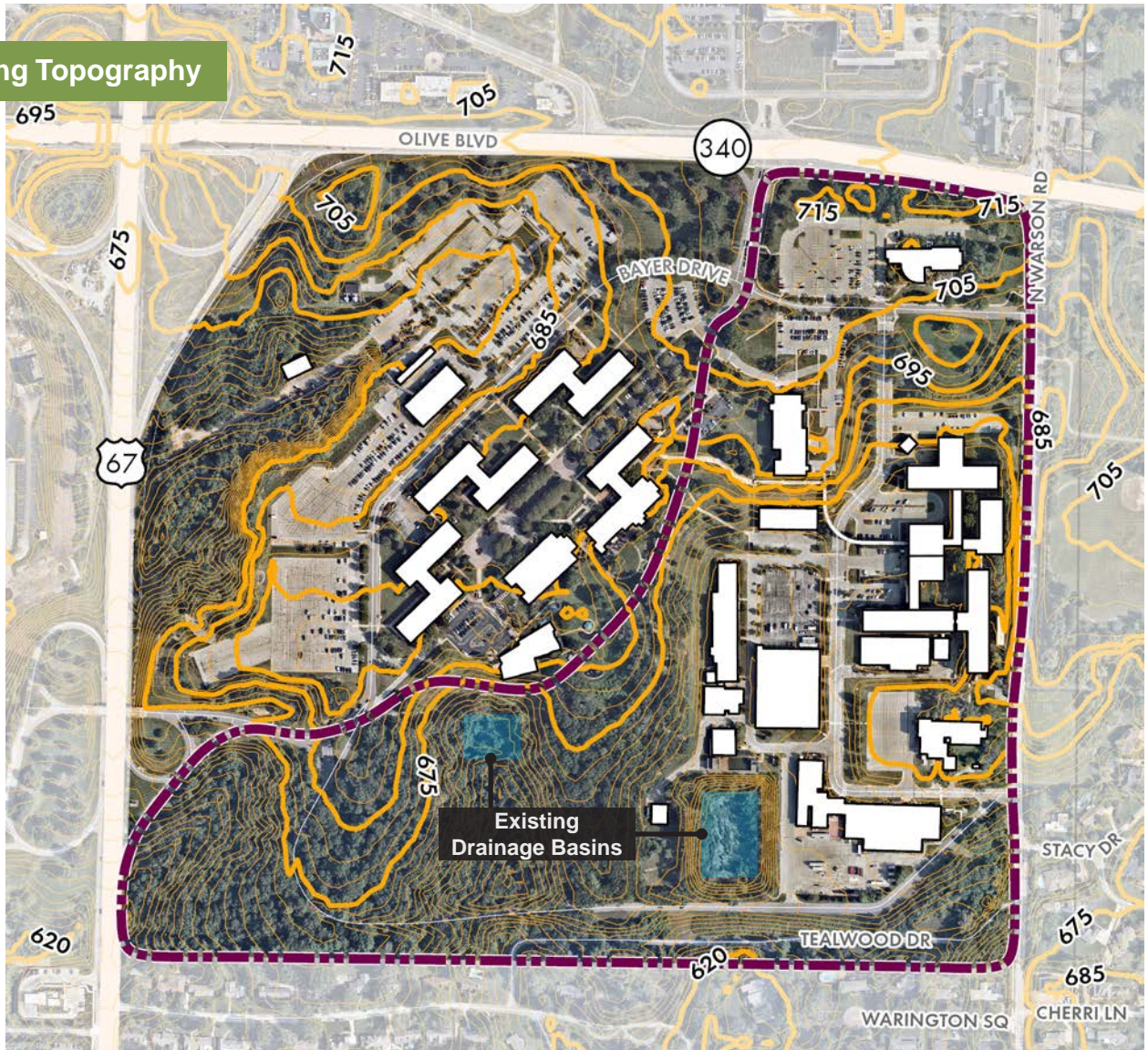
As the map below displays, slope and topography varies across the site. In general, the northwest corner of the site is higher than the southern edge of the site, with topography generally sloping to the south. Ridges, significant tree lines, and other natural features are also present on the site, creating unique topography, much of which was acknowledged with the placement of existing buildings on site.

A large drainage basin exists on the south, directly west of the greenhouse structure, north of Tealwood Drive. An additional drainage basin exists within the forested area just south of the daycare building. The slope of the

site is oriented thus that each building drains to these existing basins through a network of integrated sewers.

The existing slope and topography were considered when development first began in this area, dictating much of the development pattern. It is anticipated that significant site work may be needed in several locations to accommodate future redevelopment. Site work will include grading, stormwater detention areas, the addition and/or movement of utilities, and site clearance.

Existing Topography



EXISTING FLORA & FAUNA

An analysis of the existing flora and fauna on site was conducted in the summer of 2025 to understand existing assets on the site. This on-site analysis found that the 90-acre portion of the campus that is for-sale features a Developed Zone and an Undeveloped Zone.

The Developed Zone, shown in orange below, is home to the buildings on site and features trees and landscape typical of commercial office campuses. A buffer of mature trees is located along the north and east edges of the property. Both native and ornamental tree species were observed within this buffer. Among the existing buildings, planting beds containing both

native ornamentals and non-native ornamentals were observed, providing small pockets of pollinator and wildlife habitat on a localized basis.

The Undeveloped Zone, shown in red below, is home to over 30 species of native trees. The forest area is a typical dry-mesic upland hardwood forest, with oak and hickory being the dominant species. The bulk of forest canopy is estimated to be on average 60' to 80'+ tall, with occasional specimens exceeding this height. Based on the height of certain specimens, in conjunction with observed DBHs of 24"+ and past aerial imagery, it is estimated some tree specimens may substantially exceed 100 years of age. The presence of native tree

Existing Topography



saplings and seedlings within the understory indicates successful recruitment of younger plant generations and canopy rejuvenation. The forest understory also contained dense stands of invasive honeysuckle, with some areas containing little to no honeysuckle. Based on signage, the absence of honeysuckle in spots is a direct result of past invasive plant management efforts. The forest floor, where not dominated by honeysuckle, indicated the presence of native woodland wildflowers and spring ephemerals, in addition to other native herbaceous species.

Throughout the forested area, occasional dead trees and snags were observed, in addition to fallen trees and tree-throws. These features are typical of a healthy forest and create valuable wildlife habitat, supporting, among other species, woodpeckers, wild turkeys, owls, bats, small mammals, reptiles & amphibians, in addition to a broad range of native pollinator, insect, and fungi communities. The presence of fallen trees also creates small clearings, providing beneficial forest ecotones which further enhance the site's ability to support diverse biological communities.

A strip of land on the south side of the site between the Private Road and Tealwood Drive contains a restored tallgrass prairie community. Along with its standalone habitat and aesthetic values, its location in proximity to the undeveloped forest zone further elevates the wildlife habitat and ecological value.

During the on-site assessment, ample evidence of a large range of wildlife activity was observed, including deer and small mammal tracks, as well as small mammal scat. Numerous native pollinators, insects, and invertebrates were observed. Over 15 species of bird were visually spotted, with additional species being detected by ear. It is the opinion of the assessor that the species identified, both bird and otherwise, represent only a small fraction of those that utilize the site throughout the year – whether as a permanent home for year-round residents or a food and shelter source for migratory species.

Currently, a road partially bisects the forest. The road was added between 1965 and 1968 for campus access. An examination of topographical maps shows an elevation change of 90 feet across the site, with the highest point being approximately 720', on the north developed zone and the lowest portion being approximately 630' within the southeast undeveloped zone.

The site contains two man-made water bodies used as detention basins, which, despite their absence from the National Wetland Inventory website, both currently exhibit vegetation and hydrological characteristics typical of wetlands. Both contain dense cattail stands, and while these features were not-naturally occurring prior to the development of the site into a commercial campus, they represent additional wildlife habitat based on their hydrology, plant communities, and proximity to the undeveloped forested zone.

Stacy Park, located immediately east of the site in Olivette is home to a 3-acre reconstructed prairie, offering a diverse community of native grasses and wildflowers, providing an important food source and habitat for native species. Many animal species likely migrate between the Stacy Park habitat and that of the undeveloped forested area on the Bayer East site, continuing north to the area Bayer is retaining at the northwest portion of the site, which includes a heavily forested area.

There are very few forested areas in this part of St. Louis County. As development has occurred, these areas have been replaced, with very few large concentrations remaining. The ecosystem and biodiversity value of these locations is inherently greater in large concentrations, allowing for a biodiverse environment home to a variety of plants and animals.

Building Evaluation

The Bayer East Campus portion for sale includes 14 buildings and 877,000 square feet of building space. The buildings include a wide variety of uses including office, research, greenhouse, and parking. In addition, the property includes substantial open space and right-of-way, as well as several accessory buildings.

As the map below displays, buildings M, N, O, Q, R, S, T, U, V, V-Annex, W, W-Annex, and X are within the portion of the property for sale. Several water retention and treatment facilities are also located on site. Bayer is retaining the northwest portion of the site which includes buildings A, B, C, D, E, PP, GMB, and the childcare center (CDC).

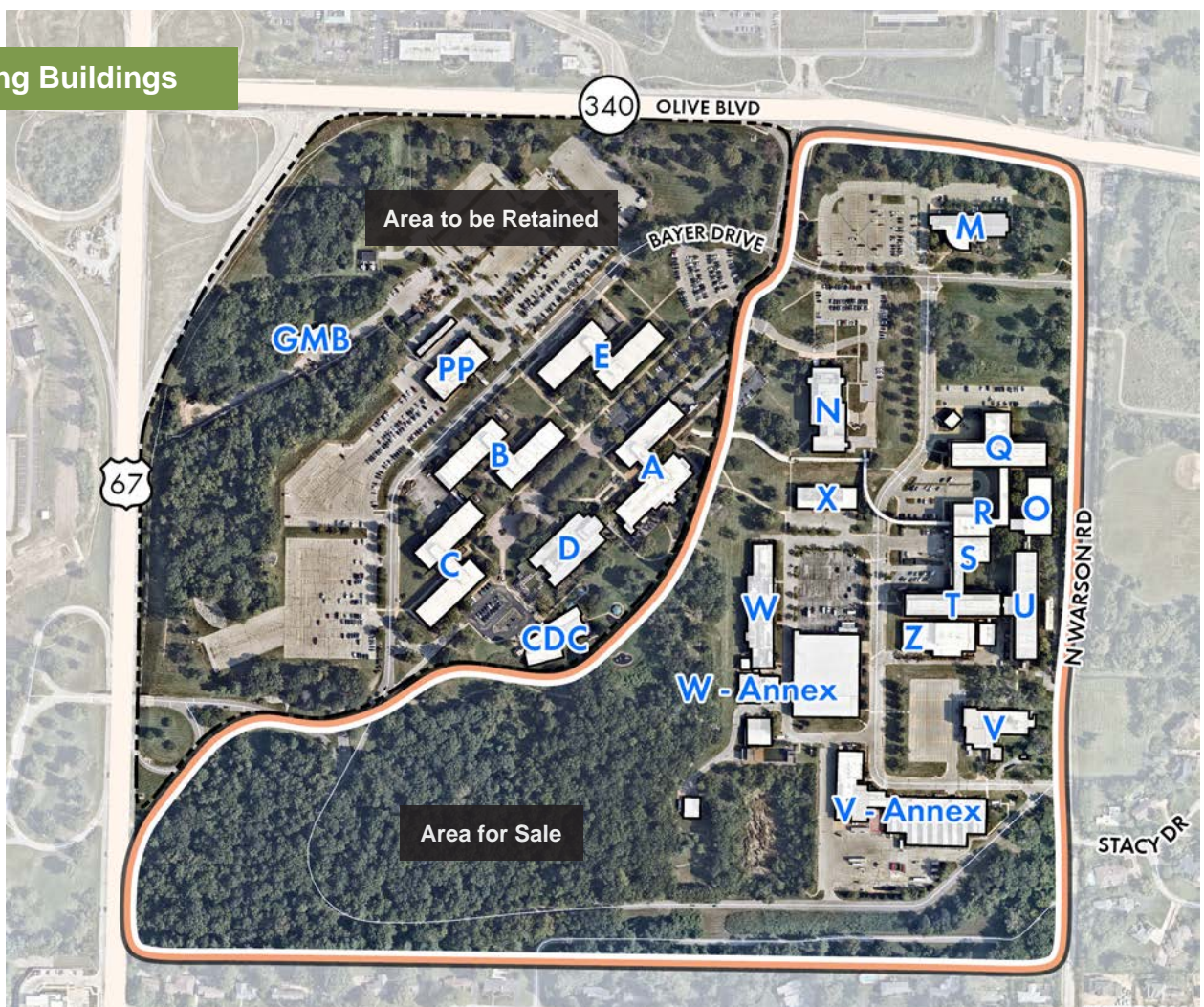
As part of the planning process, an evaluation of the

existing building stock was conducted. This included on-site, interior review of several buildings, as well as an exterior inventory of all buildings. The reuse potential of each building was evaluated based on existing condition of facilities, recent renovations, and current use, and have been categorized based on that review as having easy, moderate, or difficult reuse potential.

The review of the buildings found the following:

- Building M is a standalone, 2 story structure built in 1999. Currently used as office, the building is isolated to the north and would be relatively easy to reuse.
- Building N is a standalone, 3 story structure built in 1955. This building is currently used as both office and research, making its reuse potential moderate, as some modifications will likely be required.
- Building O is a 4 story structure built in 1981. This

Existing Buildings

























building is connected via underground tunnel and/or skywalk with buildings Q, R, S, T, and U. Currently used as office space, the reuse potential is high.

- Building Q is a 4 story structure with basement built in 1961 as part of the original campus. This building is connected to buildings O, R, S, T, and U and is currently used as office and research space. The reuse potential of this building is moderate.
- Building R is a 2 story structure built in 1961 as part of the original campus. This building is connected to buildings O, Q, S, T, and U and is currently being used for office and conference space. This building was recently renovated and has significant reuse potential for the same type of use.
- Building S is a 4 story structure with basement built in 1961 as part of the original campus. This building is connected to buildings O, Q, R, T, and U and is currently used as research space.
- Building T is a 4 story structure with basement built in 1961 as part of the original campus. This building is connected to buildings O, Q, R, S, and U and is currently used as research space.
- Building U is a 4 story structure with basement built in 1980. This building is connected to buildings O,

Q, R, S, and T and is currently used as research space.

- Buildings V and V-Annex were built in 1961 and 1980 respectively and are standalone buildings. Building V is used for office and research while the Annex is used for small office space and as a greenhouse. The existing value of these buildings to Bayer is high, and there is interest in a lease-back arrangement for research purposes, but the reuse potential by another user is limited due to facility age.
- Buildings W and W-Annex were built in 1961 and 1974 respectively and include research and greenhouse space. These standalone structures are located immediately west of the parking garage, making their location on the site difficult for reuse.
- Building X was built in 1961 and is a one-story utility structure.
- Building Z was built in 1991 and is a one story research and greenhouse building.
- The 2 story parking garage on site is in good condition and is likely to be reused.

BUILDING LABEL	YEAR BUILT	STORIES	USE	CONNECTIVITY	SPECIALITY RATING	REUSE RATING
building M	1999	2+B		stand alone	●○○○○○	EASY
building N	1955	3	 	stand alone	●●●●○○	MODERATE
building O	1981	4		Q, R, S, T, U	●○○○○○	EASY
building Q	1961	4+B	 	O, R, S, T, U	●●●●○○	MODERATE
building R	1961	2	 	O, Q, S, T, U	●○○○○○	MODERATE
building S	1961	4+B		O, Q, R, T, U	●○○○○○	MODERATE
building T	1961	4+B		O, Q, R, S, U	●●●●○○	MODERATE
building U	1980	4+B		O, Q, R, S, T	●●●●○○	EASY
building V	1961	2	 	stand alone	●●●●○○	MODERATE
building V - annex	1980	1	 	stand alone	●●●●○○	MODERATE
building W	1961	2		stand alone	●●●●○○	DIFFICULT
building W - annex	1974	1	 	stand alone	●●●●○○	MODERATE
building X	1961	1		stand alone	●●●●●●	DIFFICULT
building Z	1991	1	 	stand alone	●●●●○○	MODERATE
Parking Garage		2+		stand alone	●●●●○○	EASY



Office Park Trends

The sale of this property and reuse potential of the existing buildings is impacted by broader trends in office development. While the office market has shifted significantly after the pandemic, the trends have been changing over the past several decades to reflect new and different needs of office users.

1960's: THE BIRTH OF OFFICE PARKS

The 1960's brought suburbanization and car culture to the U.S., allowing new demand for sprawling campuses. Lots of office parks were built during this area, providing a clean, safe, and modern alternative to the Downtown office of the past. Zoning of the time aligns with this development optimism and the postwar economic boom.

1970's: EXPANSIONISM ON THE RISE

In the 1970's, the rise of research-driven industry began, pharmaceutical, agri-science, and aerospace research began and offices responded. At the same time, highways continued to fuel suburban growth.

1980's: PEAK CORPORATE INFLUENCE

The 1980's brought the development of "big box" retail and large "mega campuses". Reagan-era trickle-down-policies reinforced corporate centrality and helped ensure that corporate investments were supported.

1990's: GOLDEN ERA OF CORPORATE CAMPUSES

The 1990's saw continued growth as the biotech and agri-tech industries thrived. Major campus expansion continued, with additional amenities provided for employees on site.

2000's: EARLY CRACKS APPEAR

In the early 2000's, globalization and the growth of digital work began to challenge the centralized office concept. Offices begin to shift priorities and the first office re-use projects are considered.

2010's: MISMATCH & VACANCY

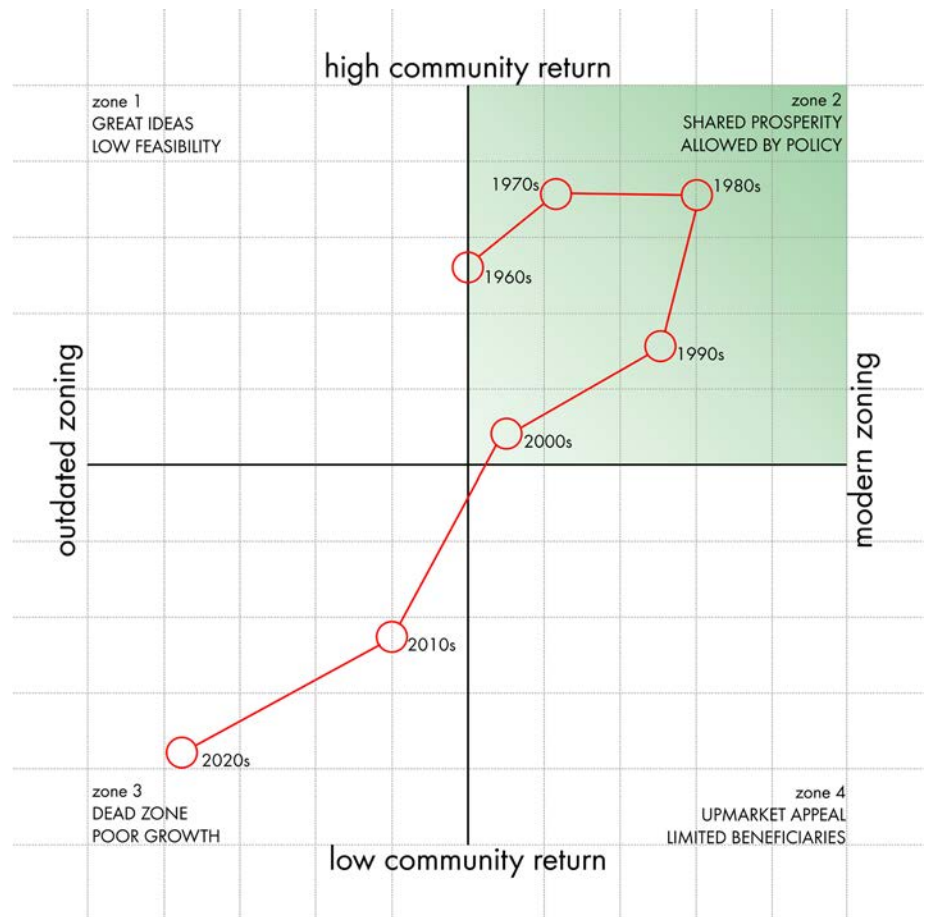
The 2010's brought the interest in mixed-use, walkable neighborhoods from a new generation of the workforce. Work-life balance desires continue to grow, driving new needs for office campuses. Corporate footprints begin to shrink, with remote and global work gaining traction. In some places, antiquated zoning causes stagnation and prevents cities from adapting with community needs.

2020's: MODEL COLLAPSE

The 2020's reflect the most significant shift in the office market to date. Post-pandemic, office needs look nothing like the past. Major employers have announced scale downs, mergers, or closing of entire campuses. No major corporations are opening office campuses.

FUTURE

As the office market looks to the future, cities look to mixed use communities that offer tax resilience and social benefits. Housing, innovation, and open-space-integration are key to property reuse. Continued zoning reform unlocks long-term success for the redevelopment of campuses and further integration with the community.



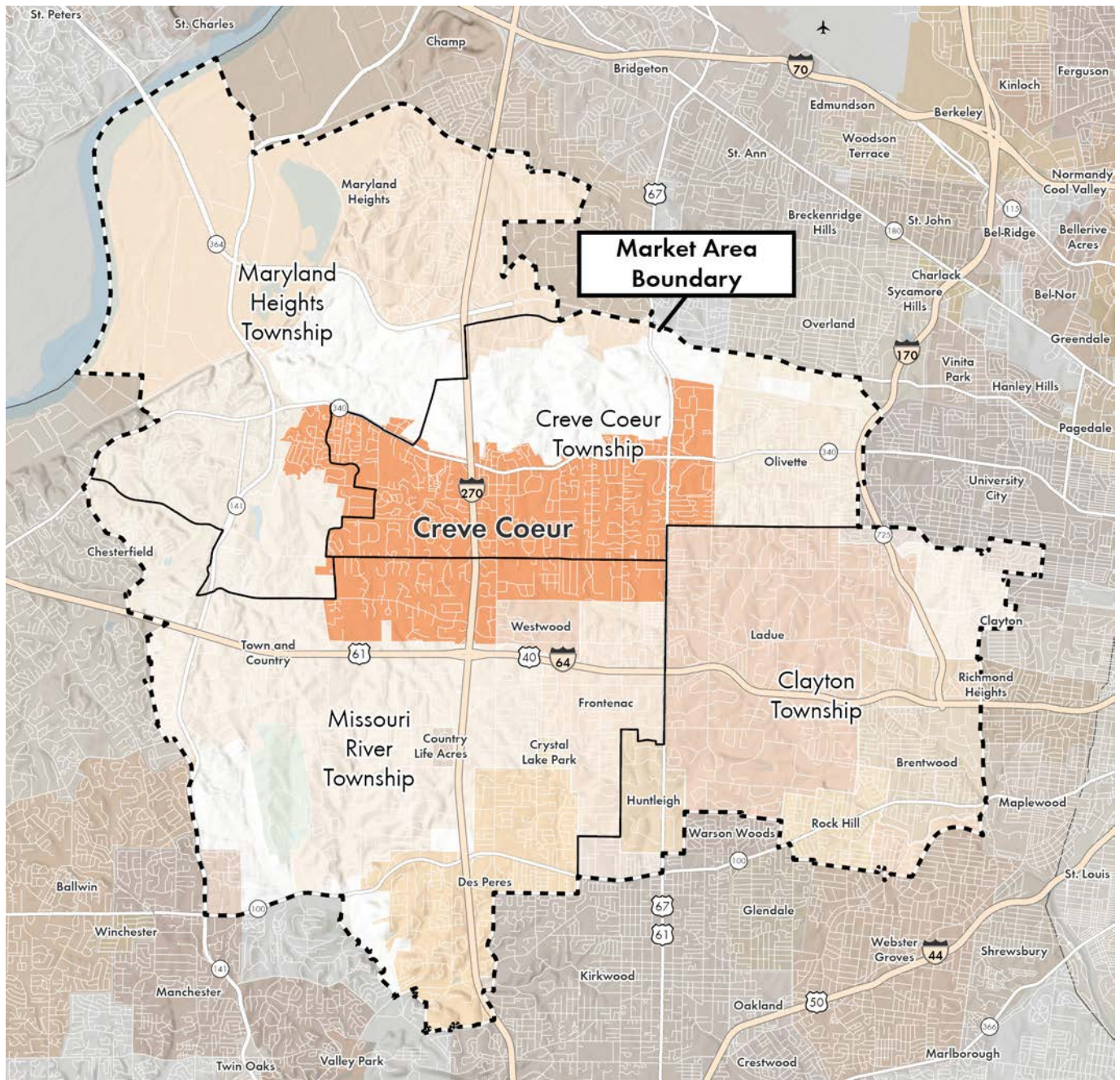


MARKET ANALYSIS

Housing Market Area

The housing market area used in this analysis is based on Census Townships - areas smaller than the county but larger than individual cities. The Census surveys these areas annually as part of the American Community Survey, which provides valuable data about demographics and trends that affect the housing market in Creve Coeur and the surrounding communities.

Parts of Creve Coeur fall into three townships - Creve Coeur Township, Missouri River Township, and a very small sliver in the Maryland Heights Township. The Clayton Township is immediately adjacent to the city and was also included in this analysis.



Housing

Types in Creve Coeur

Creve Coeur was home to approximately 8,754 housing units in 2025. Creve Coeur residents live in a mix of single family homes, condos, and apartments. The most common type of housing is single family housing, which makes up 55% of all housing units. Though the majority of these homes are occupied by owner occupants (53% of housing units), 2% of housing units are single family homes occupied by renters.

Creve Coeur is unique in the market area and metro due to the large percentage of condos in the city. These units make up 14% of housing units. Like single family homes, most condos (12% of housing units) are occupied by owner occupants, while a smaller percentage (about 2% of housing units) are occupied by renters.

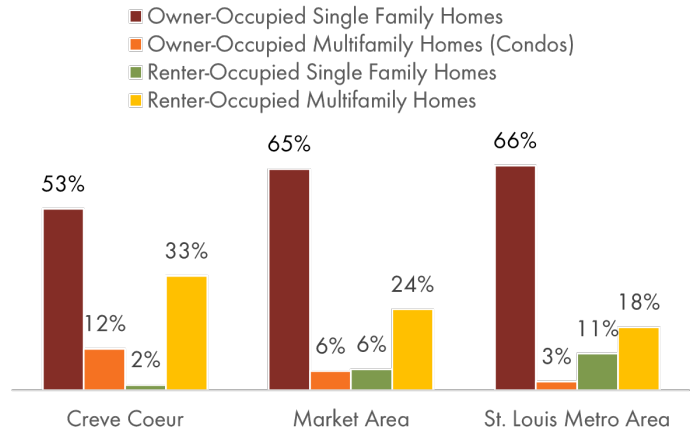
About 32% of housing units are located within apartment properties. These units are occupied by renters.

Overall, about 65% percent of Creve Coeur residents live in owner-occupied housing, in a mix of single family and condo residences. The remaining 35% live in rental housing, consisting mostly of apartment units, but with a smaller number renting single family homes or condos.

As shown in the map on the following page, most rental housing, consisting of apartments and condos, is located along Olive Boulevard, while the southern part of the city consists almost entirely of detached single family housing.

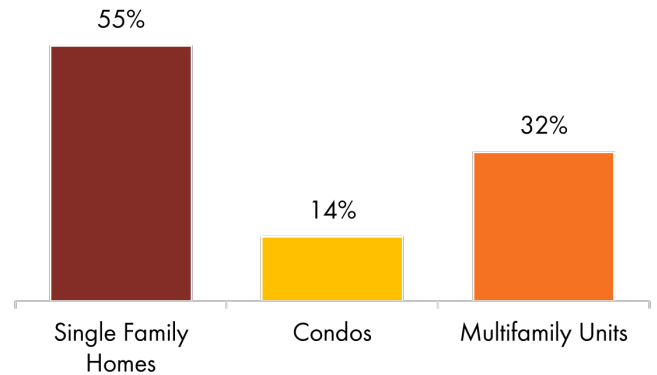
Households per Housing Type

U.S. Census ACS 5-Yr Data, 2020-2023



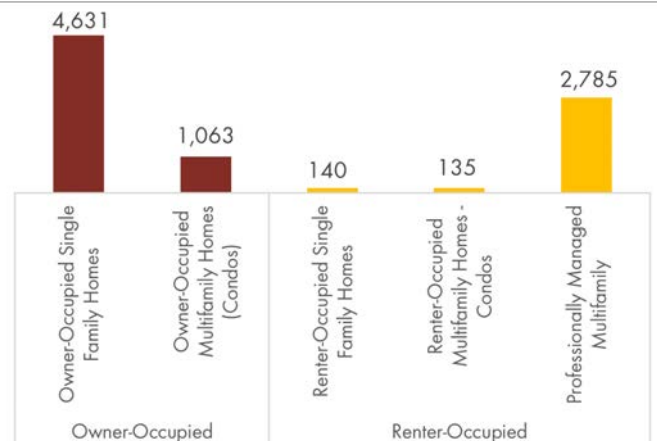
Housing Units by Type 2025

St. Louis County Parcel Data, 2025



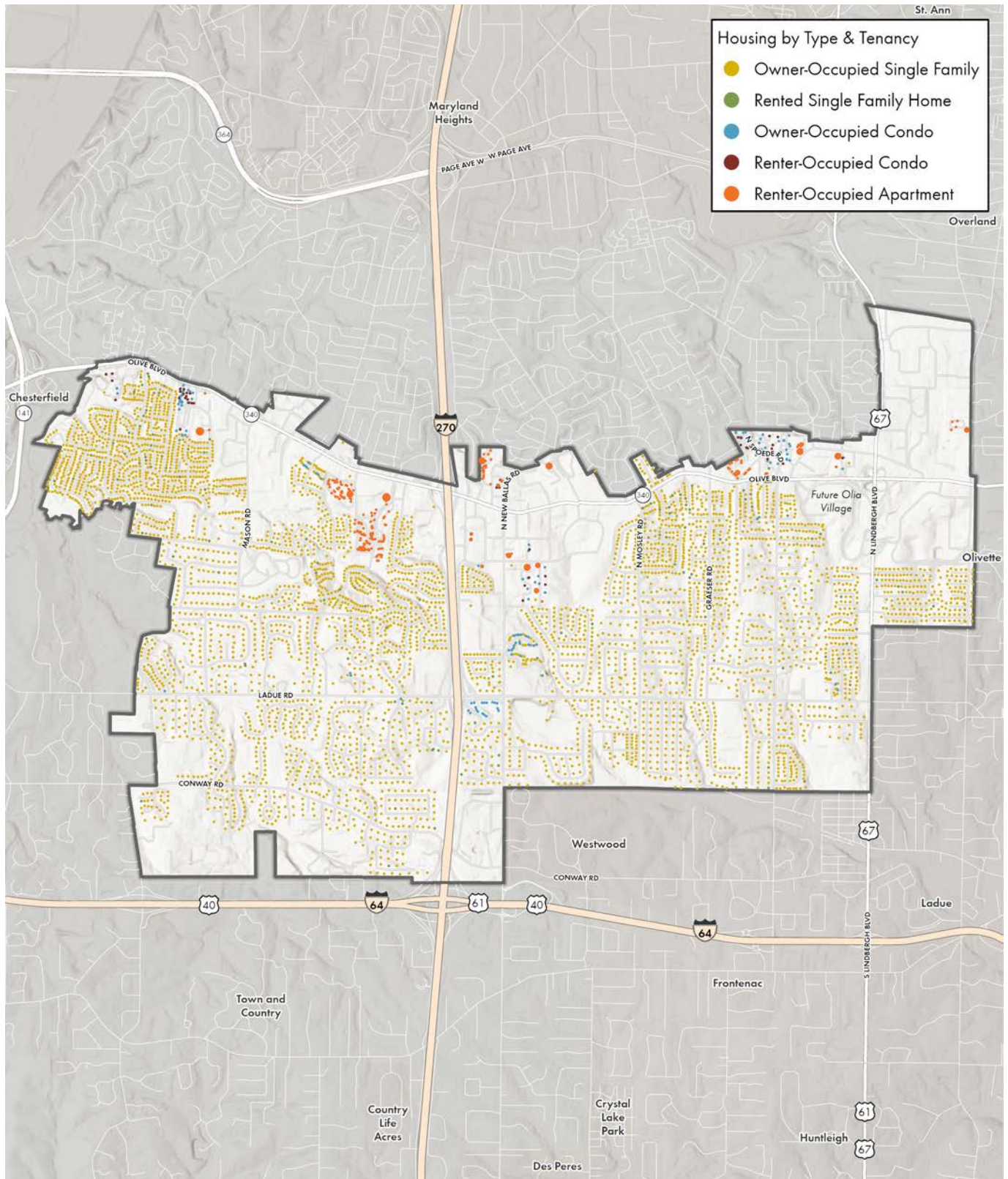
Estimated Total Units by Unit & Tenant Type

St. Louis County Parcel Data, 2025; Zillow, 2025, PGAV, 2025



Housing

Housing Type Locations



For Sale Housing

Existing Supply

The predominant era of homebuilding in Creve Coeur was the 1960s and 1980s, accounting for half of all housing units of all types in the City. Over 57% of single family homes were built during this time period. During the 1970s and especially the 1980s, condo building was at its peak. Seventy percent of condos date from this two-decade period. Since the 1980s, homebuilding has slowed considerably, although units are still being added to the market. Twenty-five percent of all housing units have been built since 1990.

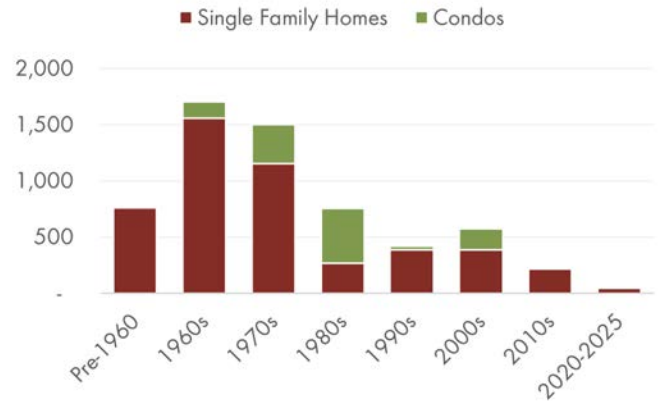
Compared to the market area and metro area, there are more smaller housing units (studio or one bedroom). These units account for 22% of all units, compared to 12% in the market and metro areas. At the other end of the spectrum, larger homes are also more common in Creve Coeur than in the other geographies. Thirty eight percent of units in Creve Coeur have four or more bedrooms, compared to 35% of units in the market area, and 22% in the metro area.

It's important to note that the smaller housing units are predominantly condos or, in some cases, smaller homes built in the 1950s and 1960s, while the larger homes are detached single family units. This difference has grown more exaggerated over time. The chart at bottom right shows the average size of a detached home or condo built in different decades. Since the 1960s, single family homes have grown larger, with the average single family home built after 2000 over double the size of one built in the 1960s. Condos have also grown larger, though this trend is not as pronounced. The average condo grew 600 square feet in size from 1960 to 1980, and has remained fairly stable since.

This trend in housing construction means that homebuyers seeking smaller homes are restricted to older homes or condos within Creve Coeur, while newer homes tend to be larger.

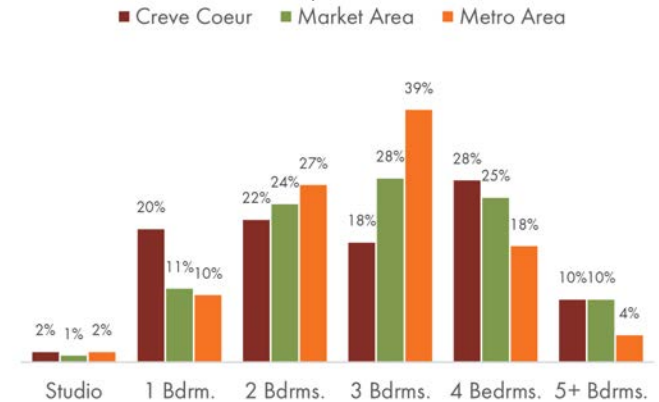
Housing by Type & Decade of Construction

St. Louis County Parcel Data, 2025



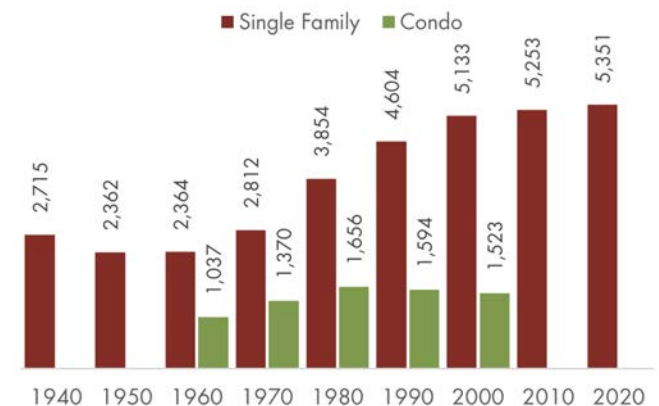
Housing by Size

St. Louis County Parcel Data, 2025



Housing by Square Foot, Type, and Era

St. Louis County Parcel Data, 2025



For-Sale Housing Demand

Average price per square foot can reveal market preferences for different housing types. Detached single family housing is valued more on average per square foot than housing within the larger market area. Condos are valued at a lower value per square foot than detached single family homes, though this difference has decreased over time. In some cases, condos also have HOA costs that factor into the overall ownership cost, and put downward pressure on the sale price as a result.

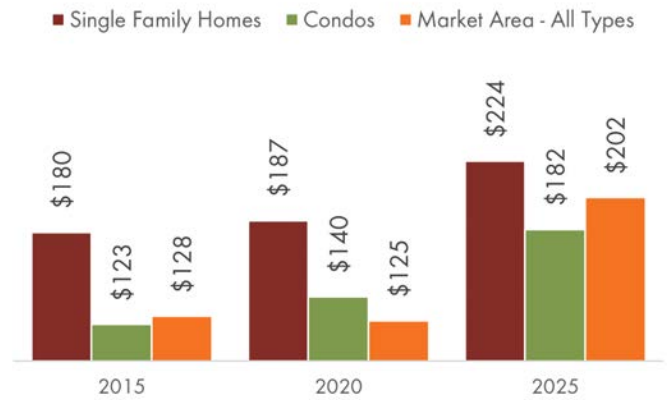
School district also plays a large role in the housing market within Creve Coeur. Potential single family homebuyers are willing to pay over \$50 per square foot more, on average, to buy a home located within the Ladue school district. This difference is not noted for condo owners, though this might also reflect differences in the quality of condo housing stock between both areas.

The table at below right compares the rate of housing price inflation from 2020 to 2025 for both housing types in Creve Coeur, all homes in the market area, all homes in the metro area, and the national housing price index. Though prices for homes have increased at a rapid rate since 2020, growing by between 3.9% and 5.1% annually in the City, this rate of growth is lower than that of the market area (+10.1% on average annually) and the metro area (+9.1% on average annually). It's important to note that in 2020, housing prices per square foot were \$60 higher for single family homes in Creve Coeur (\$187) than within the market area (\$125), meaning that despite a faster rate of growth for homes in the market area, homes in Creve Coeur were and are still valued higher in the market.

These demand indicators show that Creve Coeur is perceived as a desirable community to live in, and that potential residents are willing to pay a premium to live in the city, and particularly within the Ladue school district.

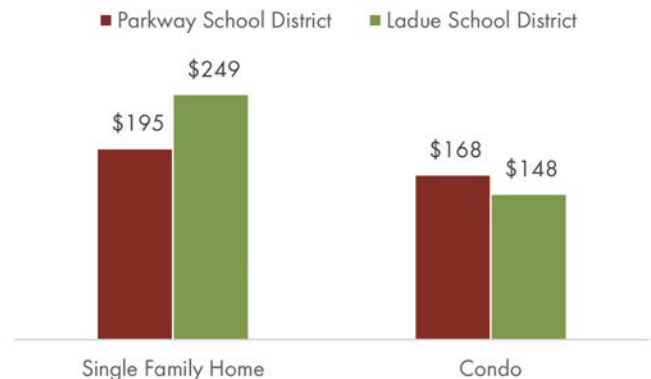
Average Sale Price per Square Foot

Zillow, 2025; PGAV, 2025



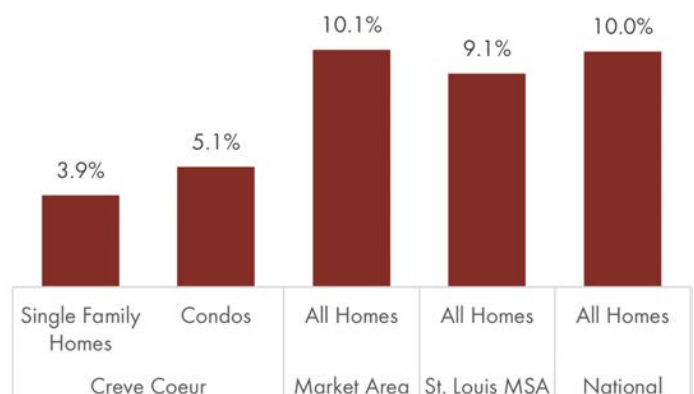
Average Sale Price per Square Foot by School District (2020-2025 Sales)

St. Louis County Parcel Data, 2025



Housing Price Inflation 2020 - 2025

St. Louis County Parcel Data, 2025



Rental Housing

Existing Supply

The two main types of rental housing in Creve Coeur are professionally-managed multifamily properties and individually-rented single- and multifamily properties. By far, managed apartment properties make up the largest share of rental housing (90%). Of these properties, garden apartments (2-3 story buildings without elevators and with surface parking) are the most common type of rental property. Units in these types of buildings make up 60% of rental housing units in the City.

Overall, rental units tend to be smaller than single family homes. Forty-six percent of rental units have one bedroom and 43% have two bedrooms. Larger units with three or more bedrooms are more scarce in the rental market, accounting for only 9% of units. Renters looking for properties with four or more bedrooms are limited to the single-family home rental market.

Rental units reflect Creve Coeur’s overall development, with a large number added from 1960 through 1970, coinciding with the period of greatest housing development. Nearly 70% of rental units date from this era. A secondary spike in 2010 also added nearly 360 multifamily units to the market, accounting for 13% of all units.

Unlike purpose-built multifamily rental apartments, rental single-family homes and condos can enter and leave the market over time, so their supply is not fixed and unit characteristics can vary over time. However, based on current and historic rental listings in summer 2025, it was more likely that older homes from the 1950s to 1970s were available for rent in the Creve Coeur housing market.

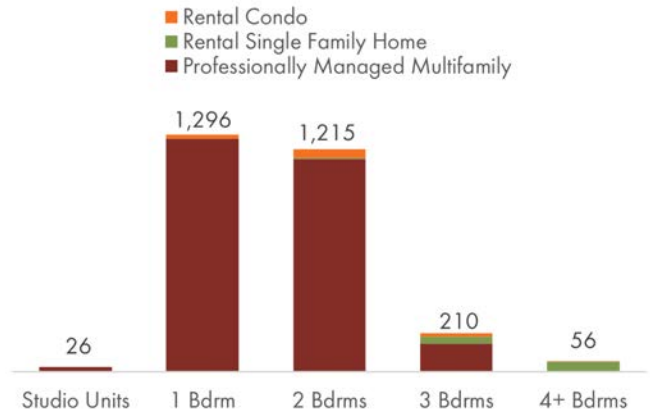
Rental Housing Units by Type

Zillow, 2025; PGAV, 2025; Costar, 2025;
St. Louis County Parcel Data, 2025



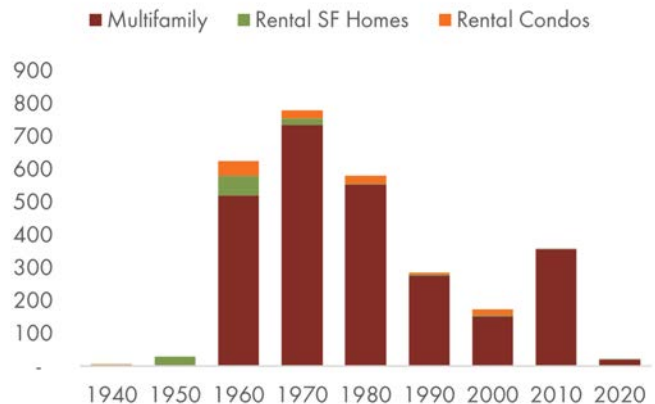
Rental Units by Number of Bedrooms

Zillow, 2025; PGAV 2025; St. Louis County Parcel Data, 2025



Rental Units by Era of Construction

St. Louis County Parcel Data, 2025



Rental Housing

Demand

Rental occupancy numbers in Creve Coeur indicate high demand for rentals, with occupancy for all unit sizes at or exceeding 95%, which is considered “full occupancy.”

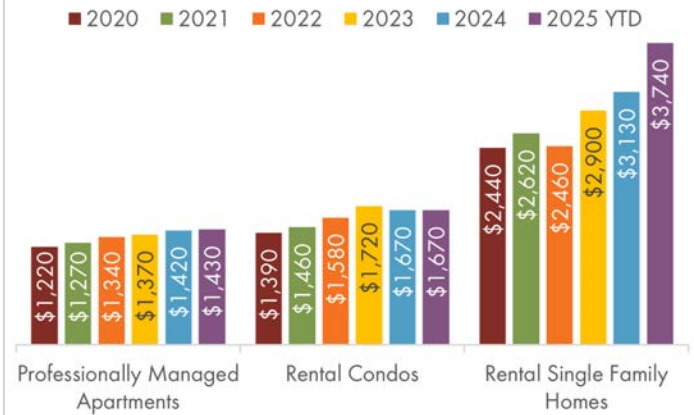
The table at right shows average rent by unit type over time. In 2025, the average apartment unit in a professionally-managed complex rented for \$1,430 monthly, condos rented for \$1,670 monthly, and single family homes rented for \$3,740 monthly. Overall, average rental price per square foot was consistent across all unit types, with apartments and single family homes renting for an average of \$1.46 per square foot and condos renting for \$1.51 per square foot. Therefore, the differences shown here reflect the difference in average size for each of these rental housing types.

Overall, there also isn't much difference between the median rent per square foot for apartment units in Creve Coeur versus units in the St. Louis metro area (\$1.46 in both cases), but again, size differences lead to a greater average monthly rent cost in Creve Coeur (\$1,430) than in the metro area (\$1,260). Average monthly rent cost per square foot in the market area is actually about 12% higher than it is in Creve Coeur (\$1.64 per square foot in the market area versus \$1.46 per square foot in Creve Coeur), but overall average monthly rental costs are comparable in both geographies (\$1,430 in Creve Coeur versus \$1,485 in the market area).

Comparing increase in rent cost across types of rentals and geographies shows that professionally-managed apartments in Creve Coeur were the most “inflation-proof,” increasing in cost at a rate below general rental housing inflation from 2020-2025. Monthly rents per square foot at rental condos and rental single family homes actually increased at a rate slightly higher than inflation during that same time period.

Average Rent Cost 2020-2025

Zillow, 2025; PGAV, 2025; Costar, 2025



Rental Occupancy by Number of Bedrooms

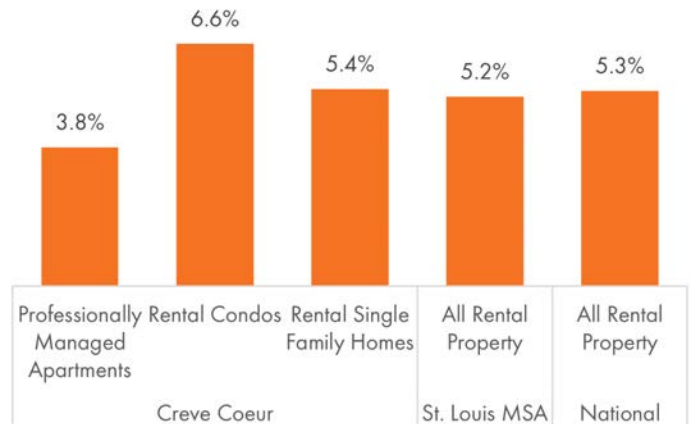
Costar, 2025



Avg. Annual Increase in Rent Cost by Type & Geography 2020 - 2025 YTD

Costar, 2025; Zillow, 2025; PGAV, 2025; Federal Reserve

Bank of St. Louis, 2025



Housing

Key Takeaways

Price and occupancy data indicates that homes in Creve Coeur are in demand, and that opportunities to build new housing are more constrained by a lack of developable sites than market factors. In the price analysis, certain types of homes appeared to be more in demand than others:

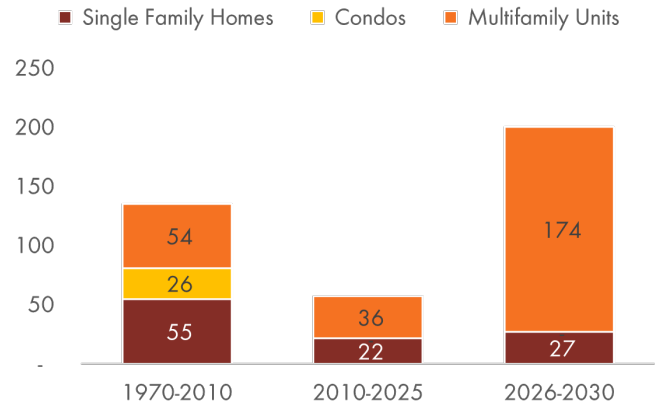
- Homes in the Ladue School District
- Smaller single family homes
- New homes and condos
- Homes in attractive, amenitized locations

Looking at these market preferences, it is clear that Creve Coeur residents (and potential residents) come from various income brackets and life stages. Families with children are looking for homes in highly-rated school districts. Smaller households, particularly those with older residents or with income restrictions, are looking for smaller and potentially more affordable homes, and, in some cases, low-maintenance homes such as condos or villas. Households with more resources are more likely to prefer new construction, more square footage, and attractive community amenities such as landscaping. Essentially, any type of housing is likely to find an audience in Creve Coeur, so decisions made about the types of housing to develop should also consider factors such as maximizing available sites, desired density, affordability, and also broader demographic trends toward smaller household sizes, a greater number of single-occupant households, and a greater number of seniors living alone.

Over the next five years, the 135 townhomes planned for Olia Village should substantially meet demand, particularly for newer and smaller housing. To date, 67 of these townhomes have been approved for development. Beyond this development, there is likely demand for additional, newer condos, since this is a popular housing type in Creve Coeur but one that has seen little recent development. In addition to the traditional, multifamily-style condos that are common in the City, additional types of development where common area maintenance is included, such as villas or townhome-style condo developments, are also typologies that capture market demand for this type of housing.

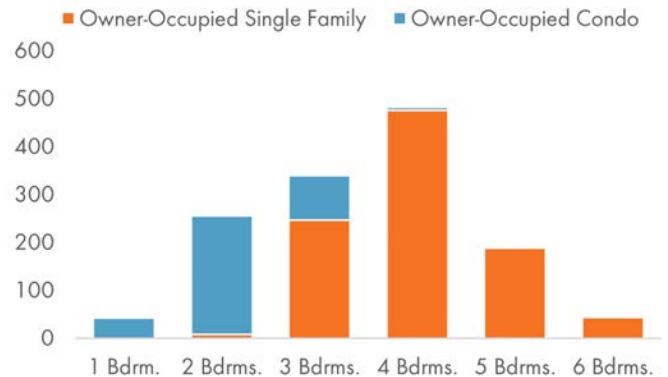
Average Units per Type Added per Year

St. Louis County Parcel Data, 2025



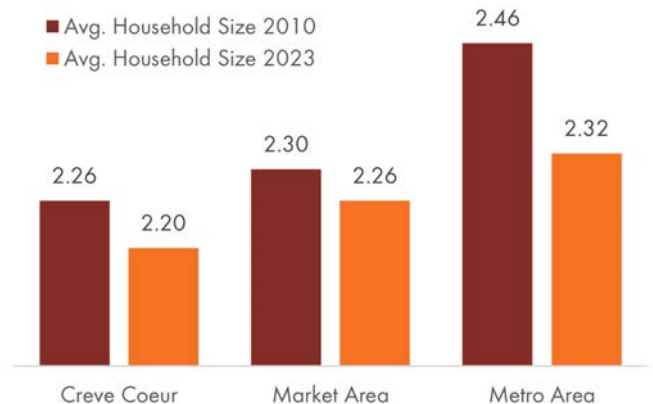
Total Sales by Number of Bedrooms 2020-2025

St. Louis County Parcel Data, 2025



Average Household Size Over Time

U.S. Census Bureau, 2025



Commercial Market Overview

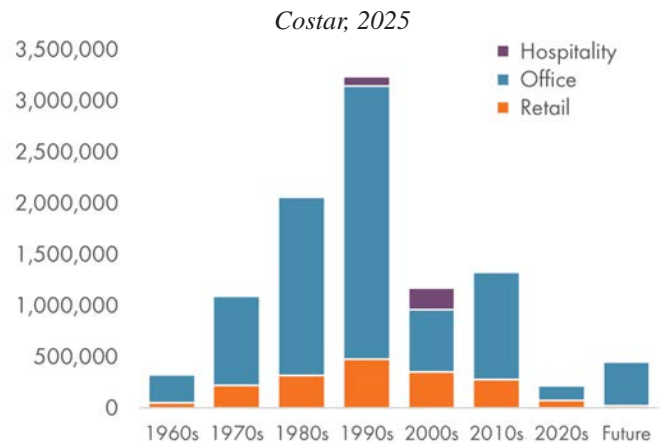
As shown in the map on the following page, there are three main commercial development nodes in Creve Coeur. Olive Boulevard is the main commercial corridor of Creve Coeur and the adjacent community of Olivette, and extends the length of the city on an east-west axis. The commercial uses along Olive Boulevard date from the mid-century or later, and consist of low-to-mid-rise office buildings and retail strips that are set back from the main road, often with parking in front.

To the southeast of Olive Boulevard's intersection with Interstate 270, there are a cluster of businesses around the intersection of North New Ballas Road and Old Ballas Road, southeast of the I-270 and Olive Boulevard interchange. Commercial buildings here largely consist of 1 or 2 story buildings with parking in front, though newer development, such as Kings Landing, is built up to the curb with three stories of apartments over ground floor retail, with structured parking behind. The third and smallest commercial cluster is located along North Lindbergh in the eastern part of the City, and is characterized by larger, single-story buildings accessed from side roads.

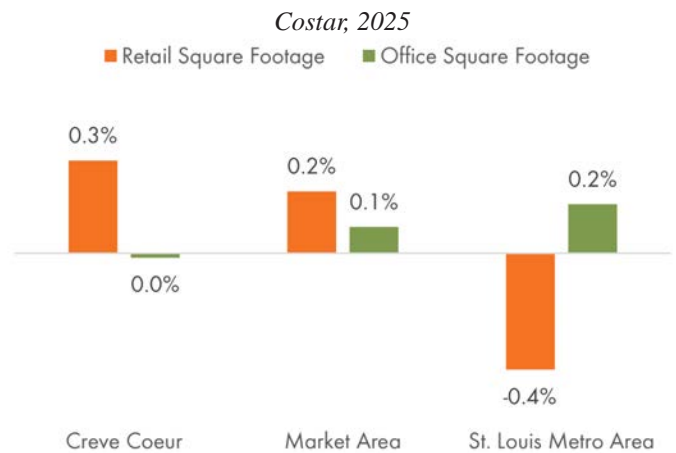
Office development is the predominant type of commercial development in Creve Coeur, accounting for 74% of the City's retail, office, and hospitality square footage. As seen in the chart at upper right, the 1970s and 1980s were characterized by large additions in commercial space, but particularly office space. While this trend slowed in the 1990s and onward, office space makes up the greatest percentage of development since then as well. The planned Olia Village development also contains nearly 500,000 square feet of planned office development.

Office concentrations also exist in the 39 North District where AgTech and research focused companies have found a home. While this node is in transition as a result of the downsizing of the Bayer presence and larger office-market trends occurring as a result of the COVID-19 pandemic, it is unique to Creve Coeur and reflects a

Commercial Space in Creve Coeur by Category & Decade of Construction



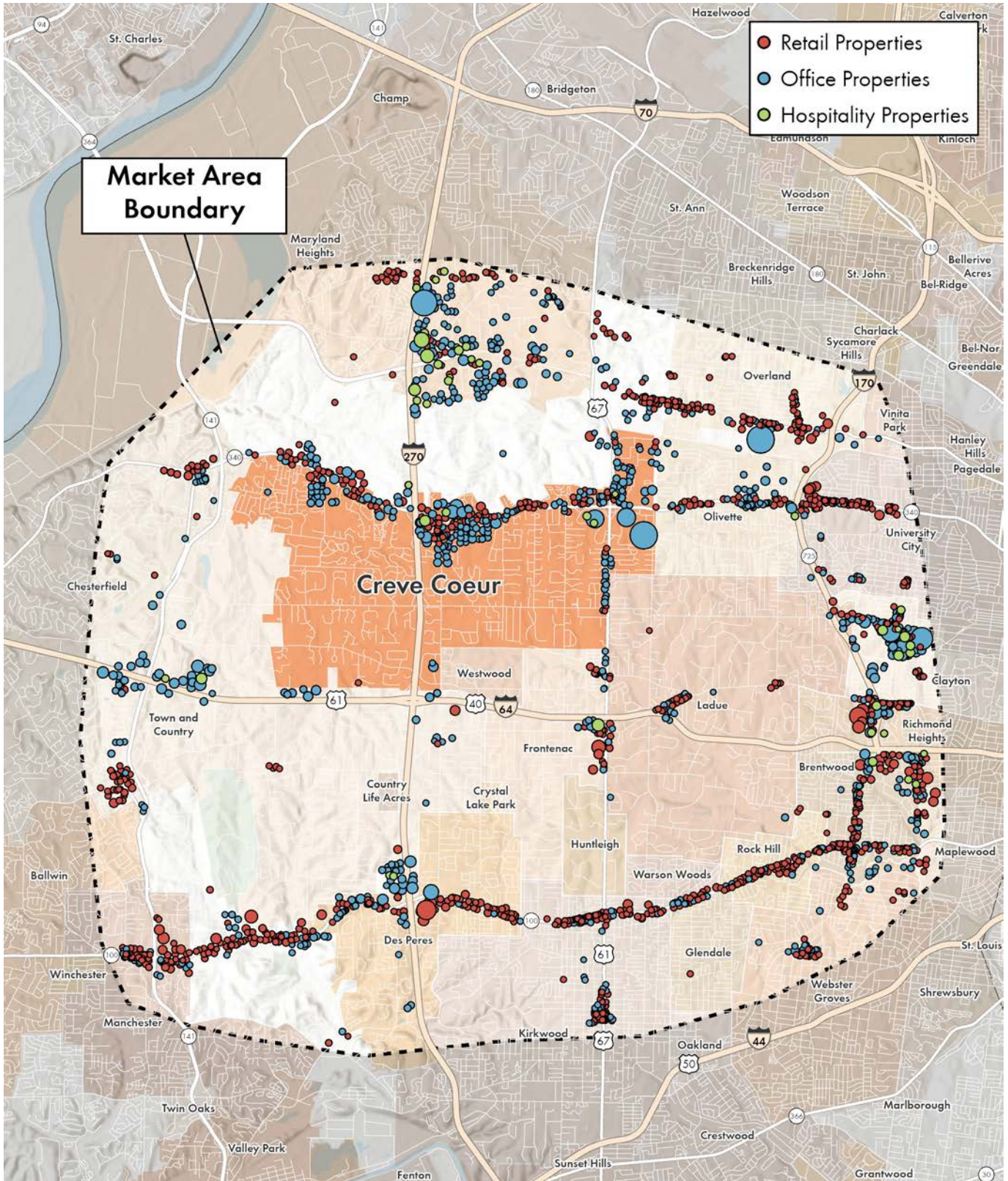
Office & Retail Inventory Rate of Growth 2010-2025 YTD



specific market. Because Research and AgTech uses often require an in-person component, they continue to have potential outside of the more traditional office market.

The map on the following page shows the commercial market area and the location of different types of development. The City's concentration of office and retail development along Olive Boulevard and near the I-270 interchange stands out for the number and size of commercial locations in the corridor.

Commercial Market Market Area



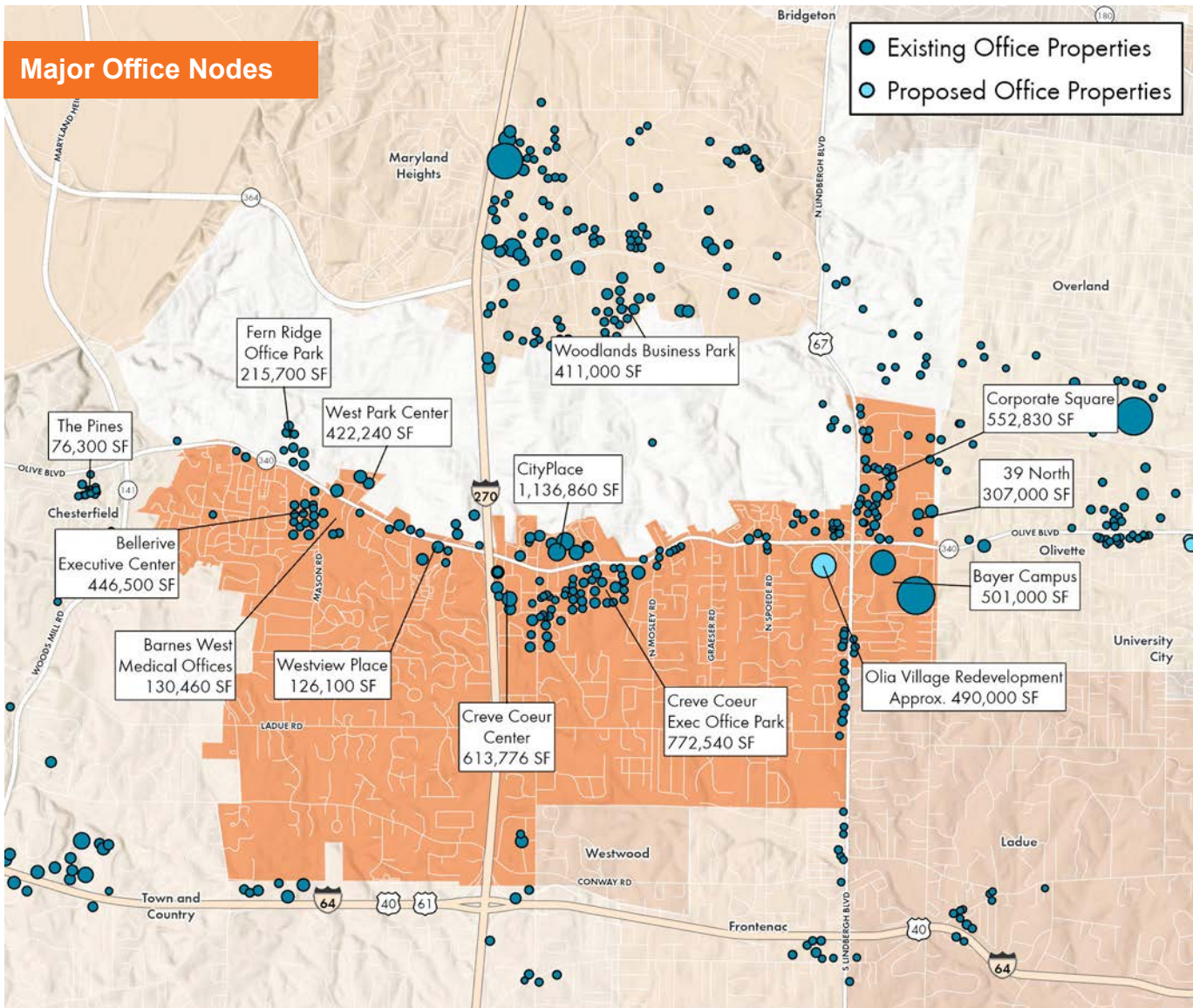
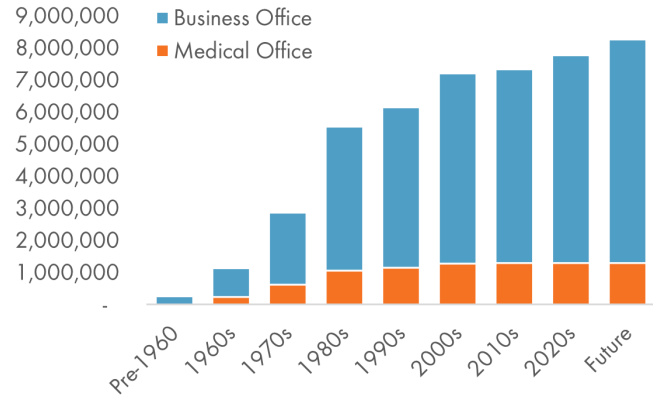
Commercial Market

Office Supply & Demand

Office development is largely located along Olive Boulevard in a number of master-planned multi-building office park or mixed use developments. CityPlace is the largest office development, incorporating over one million square feet of class A office space and medical office space within a mixed-use campus setting. Other notable office concentrations include Creve Coeur Executive Office Park (772,540 square feet), Creve Coeur Center (614,000 square feet), the Bayer Campus (501,000 square feet), and Corporate Square (552,800 square feet).

Cumulative Office Space by Decade

Costar, 2025



Commercial Market

Office Supply & Demand

From 2010 to 2025, Creve Coeur added an average of nearly 40,000 square feet of office space annually, with occupancy ranging from 85% to 93% during that time frame. This represented about 21% of the market area’s new office space during that time period, and 16% of the entire metro area’s new office supply. In general, the market area represents one of the strongest markets for office space in the region.

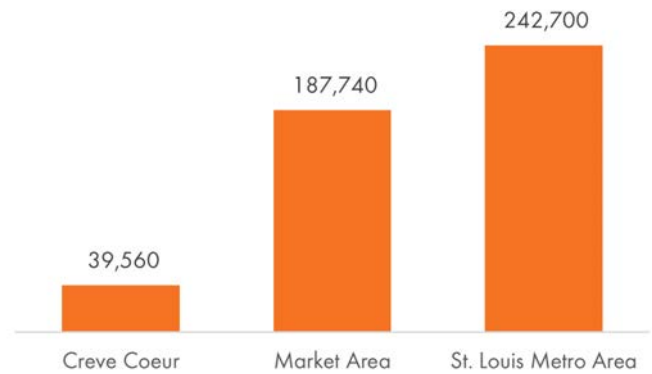
The market for office space, particularly traditional white-collar sector office space, underwent significant disruption due to the impacts of the COVID-19 pandemic and the resulting shift to hybrid and remote work. This trend impacted the market for office space across the nation and metro area, and was most impactful in cities with a major office presence, such as Creve Coeur.

Office occupancy in Creve Coeur decreased from 91% in 2019 to 84% in 2025. Bayer’s partial relocation had a major impact on citywide occupancy, as did the downsizing of firms located in various office properties. Occupancy is stronger for medical office space, which is approaching full occupancy (93%) within Creve Coeur and is at full occupancy (95%) in the market area, while more “traditional” office space is 85% occupied in Creve Coeur in 2025. Moving forward, demand will first be absorbed by reoccupying these vacant spaces before putting pressure on the market to deliver additional new construction office space.

An estimated 600,000 square feet of office space would need to be reoccupied to return to full occupancy within the city. If the city remains at historic demand levels of 40,000 new square feet per year, currently-vacant space represents enough space to meet demand for over 15 years. If this surplus of office space persists, some of the sites that currently house older or less competitive office buildings may become good candidates for redevelopment.

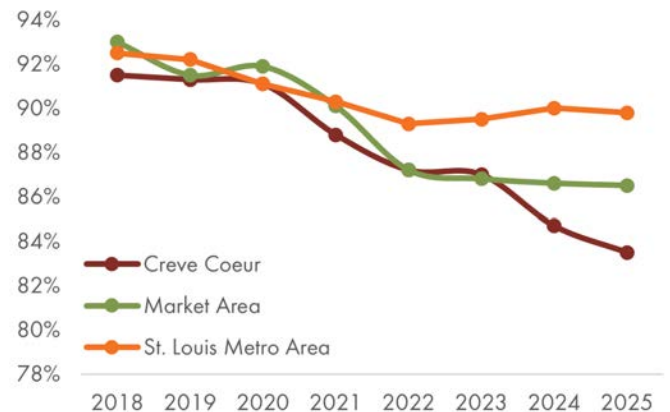
Avg. Net New Supply Added per Year 2010-2025

Costar, 2025



Office Occupancy 2010-2025 YTD

Costar, 2025



Occupancy by Office Type & Geography

U.S. Census Bureau, 2025

Creve Coeur Market Area



Commercial Market

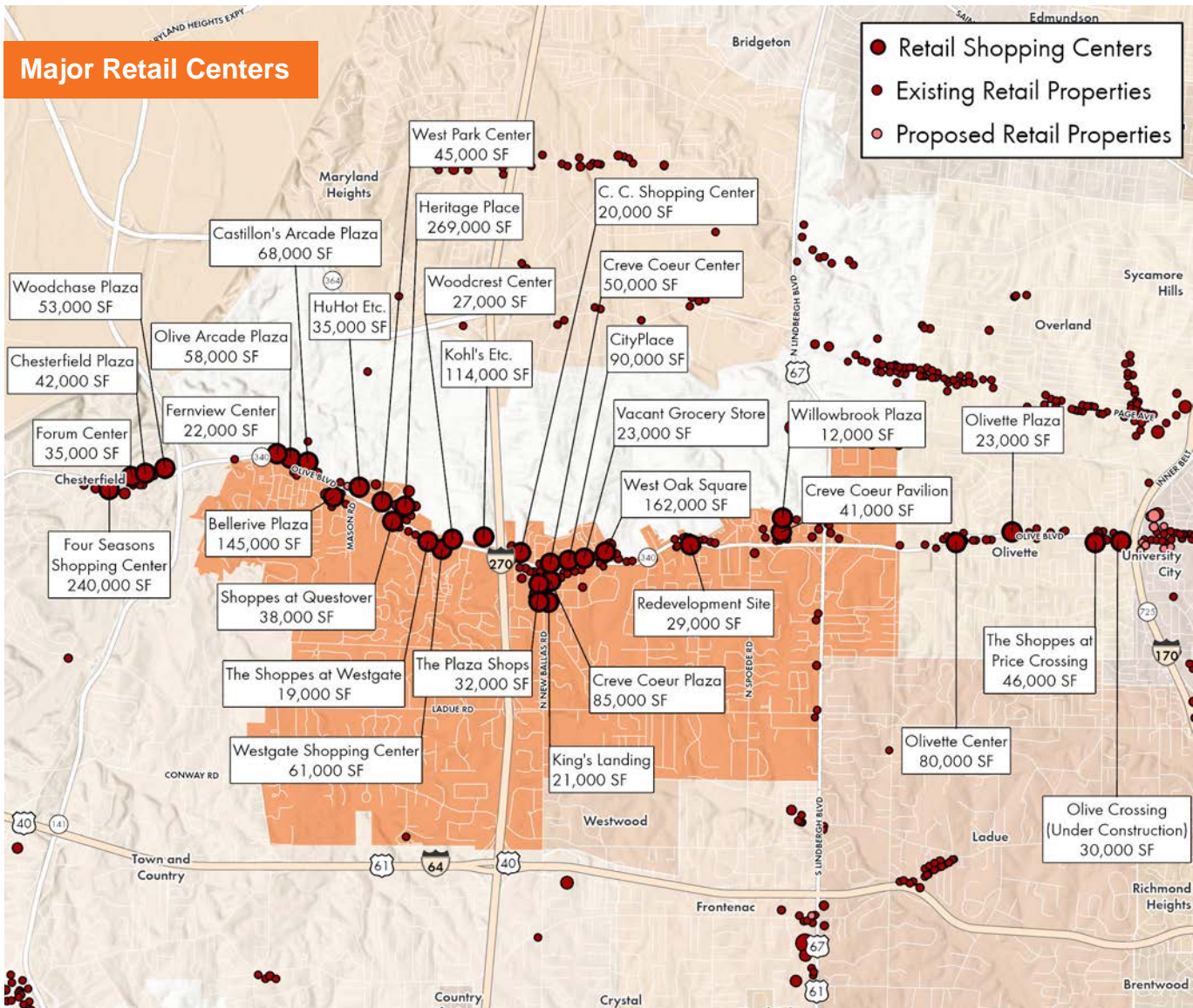
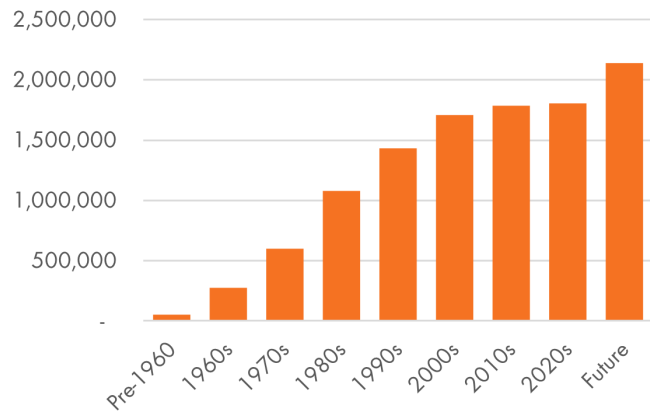
Retail Supply & Demand

Like office space, retail is also clustered linearly along the high-volume and high-visibility Olive Boulevard corridor, which serves as a major shopping location for market area residents. The dominant retail format along Olive is the anchored or unanchored retail strip, and these locations host a wide variety of both national retailers and independent local businesses.

Over half of Creve Coeur's retail space was developed before 1990, and retail spaces vary based on age and format, with some enjoying greater vacancy than others.

Cumulative Retail Space by Decade

Costar, 2025



Commercial Market

Retail Supply & Demand

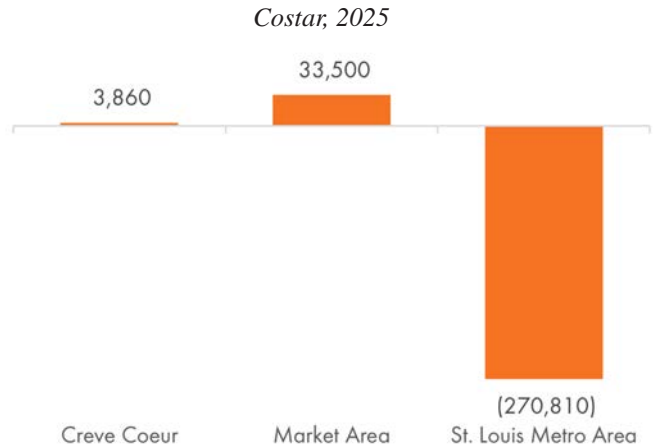
The abundance of retail space benefits residents of Creve Coeur, who have very good access to grocery stores, restaurants, banks, and personal care services. The wide availability of smaller retail spaces also benefits businesses, who have very good access to small storefront spaces at a variety of price points per square foot.

The two largest shopping centers in Creve Coeur are West Oak Square, a 162,000 square foot center anchored by a Dierbergs and home to a mix of retail and medical tenants, and Bellerive Plaza, also anchored by a grocery store, Schnucks, and a number of smaller tenants.

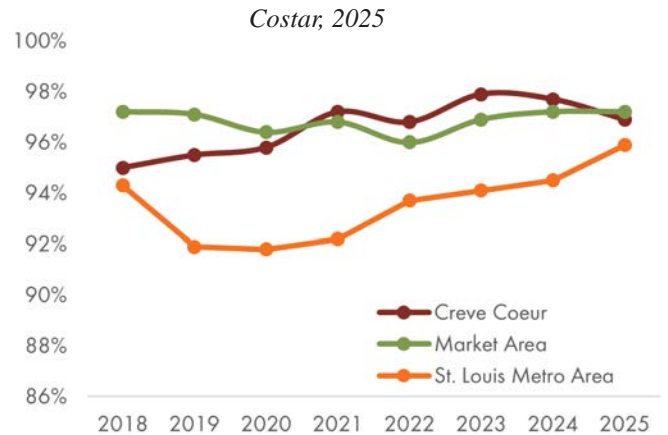
Since 2010, the net amount of retail square footage in Creve Coeur has increased by an average of 0.3% annually, or roughly 3,800 square feet per year. This represents about 12% of the market area's net new retail during this time. Existing retail spaces enjoy high occupancy, at or above 95%. Though some segments of retail, such as big box stores, have faced competition from online sales, there are few of these types of stores in Creve Coeur. Elsewhere in the region, the amount of retail space has actually decreased from 2010 to 2025.

Moving forward, it is likely that any additional smaller retail developments along Olive Boulevard will be successful, while under-performing older sites where vacancy is a challenge may be redeveloped into more attractive developments. There is also the opportunity to continue redeveloping existing sites with new developments that use strategies such as shared parking, structured parking, or mixed use developments combining apartments with ground floor retail to make more efficient use of Creve Coeur's existing land area while providing additional retail space.

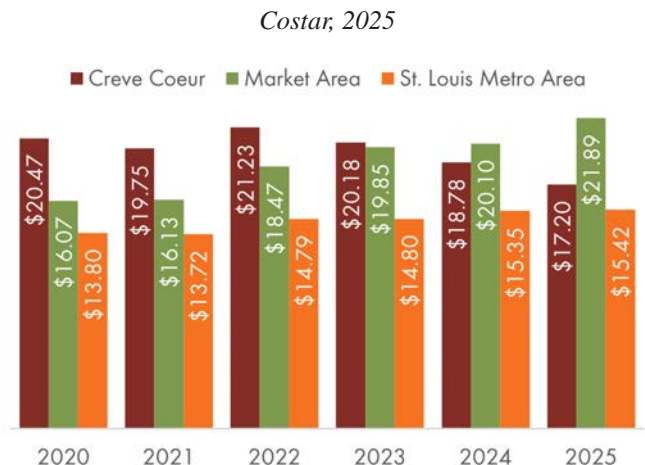
Retail Average Annual Growth Rate (SF)
2010-2025 YTD



Retail Occupancy 2018-2025 YTD



Retail Rent per Square Foot 2020 - 2025



Commercial Market

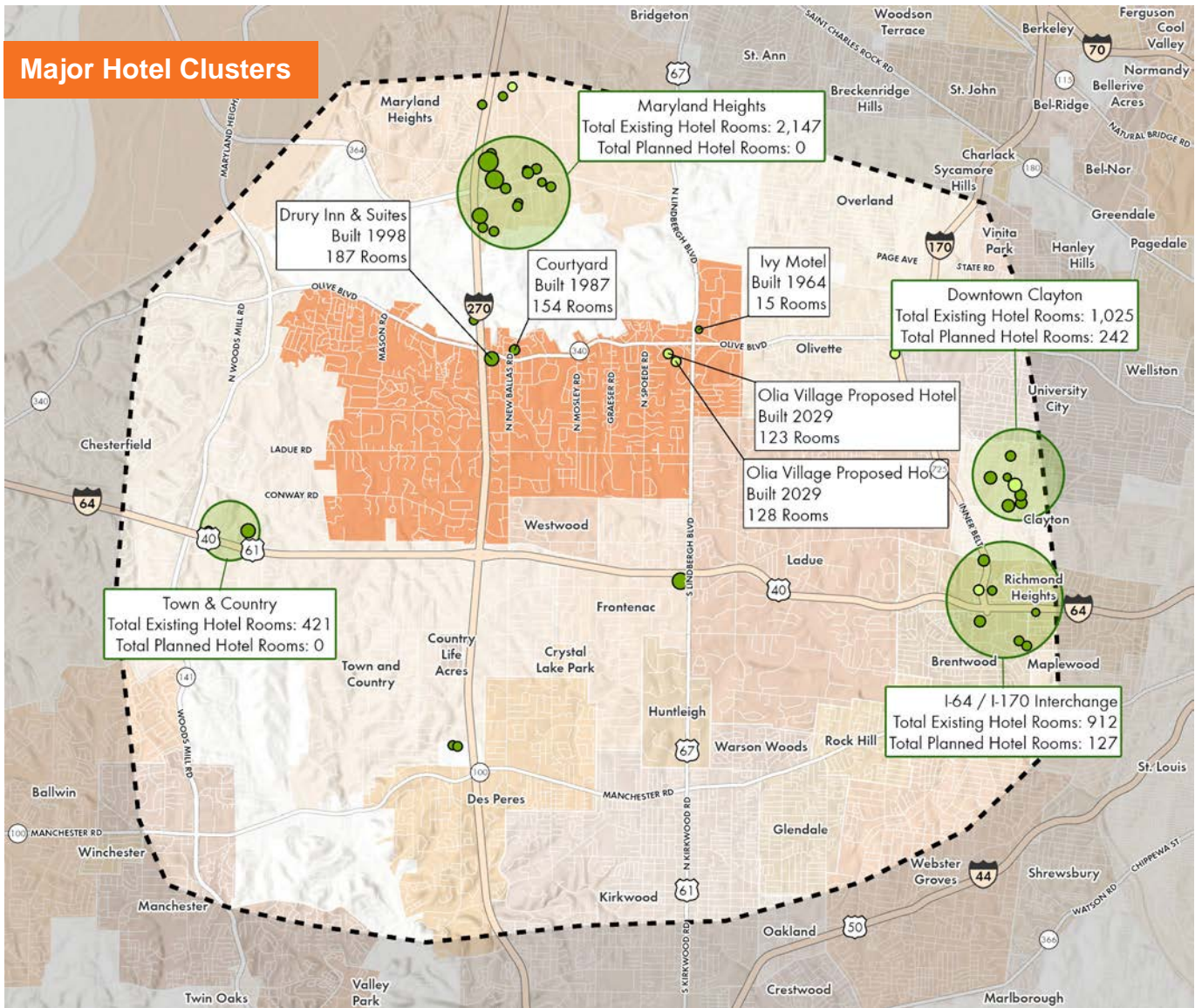
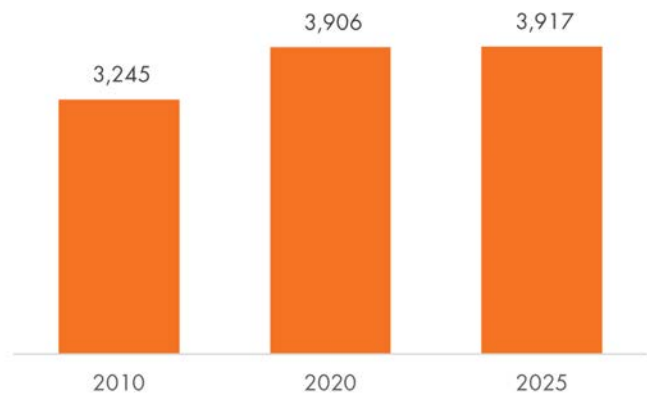
Hotel Supply & Demand

Hotel demand is generated regionally, mostly by visitors who live elsewhere. Hotels tend to cluster near major demand generators, such as interstate interchanges, airports, near conference facilities, tourist attractions, or within downtowns.

There are two hotels in Creve Coeur and one motel, totaling 356 rooms. The small Ivy Motel dates from Creve Coeur's early days and was built in the 1960s. The Courtyard was built in 1987 and the Drury Inn was built in 1998. These two hotels are located near the I-270 interchange.

Hotel Rooms in Market Area by Year

Costar, 2025



Commercial Market

Hotel Supply & Demand

Since 2010, the market area has added hotel rooms more rapidly than the metro area, growing from nearly 3,250 hotel rooms in 2010 to just over 3,900 in 2025. This represents an average annual growth rate of 1.3%, compared to 0.5% in the broader metro area. The largest hotel added during that time was the 210 room Drury Inn & Suites added in Brentwood, while the newest is the combined Courtyard and Residence Inn at 270 and Manchester.

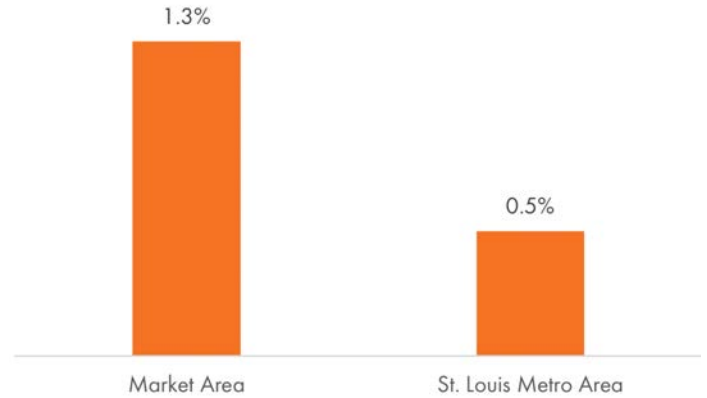
Since 2010, the market area has absorbed an average of 45 hotel rooms annually. As seen in the graph at the right, occupancy has remained stable and is considered good (>60%) despite adding new rooms, indicating that the hotel market has been growing. The impacts of the COVID-19 pandemic on travel are also visible in the graph, and indicate that occupancy hasn't quite returned to pre-pandemic levels as of 2025.

Overall, average revenue per room night is on par with the region, and has increased slightly in recent years, though this is likely a result of general price inflation and not rising demand.

It is likely that Creve Coeur could support an additional hotel around the I-270 interchange, where it could take advantage of interstate proximity and the existing variety of restaurants. Adding a conference facility serving 39 North, Bayer, and other nearby users could make a hotel or hospitality property in this location more successful, though planned development at Olia Village should be considered.

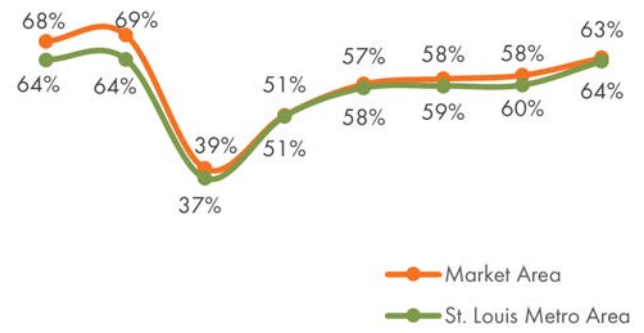
Average Annual Growth in the Number of Hotel Rooms 2010-2025 YTD

Costar, 2025



Average Nightly Occupancy 2020 - 2025 YTD

Costar, 2025



Average Revenue per Room Night 2018-2025 YTD

Costar, 2025





COMMUNITY FEEDBACK

Community Feedback Summary

Community feedback was solicited in several ways during the Comprehensive Plan process. This included two in-person open houses, an online comment portal, and individual stakeholder interviews. Residents, business owners, the real estate community, and potential purchasers of the Bayer site all participated in the process. Themes from this engagement are described below.

OPEN HOUSE #1

Held at the Creve Coeur Government Center, the first open house allowed community members to learn about the planning process, understand existing site conditions, and provide initial feedback on future development. Following a presentation from the Creve Coeur Director of Community Development and a representative from PGAV, participants provided feedback through conversations with consultants and City Staff, on sticky notes, on comment cards, and through several handouts. Communication prior to the event was conducted via website, newsletter, and postcards to nearby households. More than 70 people attended this event and provided their feedback.

Themes from the open house included:

- Strong desire for green and open space - Residents consistently showed support for parks, open green areas, preserved woodlands, walking and biking trails, and integration with Stacy Park.
- Clear opposition to certain residential development - While some residents were in strong support of single-family residential development, the vast majority were consistent in their opposition to dense multi-family uses or those that could exacerbate existing concerns about traffic, school capacity, and over-development.
- Environmental and infrastructure concerns - Attendees expressed a desire for environmentally responsible development including flood management and stormwater maintenance, preservation of trees and buffers, safe remediation

on site, and pollution controls during and after construction.

- Traffic and connectivity desires - Participants cited the need for traffic impact studies for Warson, Olive, and Lindbergh prior to any development projects. They also wanted a strong bike and pedestrian connectivity component to any future development.
- Desired land use and amenities - Residents expressed support for research and innovation uses, civic and cultural amenities, some interest in entertainment uses, and residential development.
- Focus on community character - Attendees saw this redevelopment as an important opportunity to maintain community character through the use of buffers, design quality, and community-scaled development.



OPEN HOUSE #2

The second open house was held in the lower-level of the Creve Coeur Government Center to allow for additional community participation. More than 80 attendees stopped by the event, listening to a presentation by PGAV regarding the background and emerging Objectives and Recommendations. PGAV also reviewed the purpose of the three development concepts, providing context for their use. Attendees completed worksheets and comment cards in response to the materials and presentation.

Themes from this engagement included:

- Concern about Tealwood access road - Several residents reiterated the need to maintain a separate Tealwood access road and followed up with background regarding the current agreement.
- Continued importance of retaining the forested area - Attendees continued to speak to their desire to retain the undeveloped area, keeping the forested area untouched where possible.
- Desire for a mix of uses - Residents spoke about a desire for a mix of uses on the site, with more intensive uses located on the northern portion, near Olive, and less intensive residential options to the south.

Overall, the feedback received at Open House #2 was positive and supported the current direction of the objectives and recommendations.

ONLINE COMMENT PORTAL

Throughout the process, the City of Creve Coeur provided an online comment portal to receive comments about the project on their website. This portal was utilized by residents and others concerned about the future of the property. Many residents also utilized this portal to stay up to date on any upcoming events and news related to the project.

Most feedback received through this mechanism urged caution when it comes to future development. The desire for some level of open space, retained trees, and connectivity was consistently expressed. Comments supported a variety of different land use types.

Concerns about traffic congestion, impact on the city's revenue base, and schools were also noted.

Significant feedback from Tealwood residents was also received through this portal regarding the existing easement and access road. Residents felt strongly that the existing access road remain in place, providing feedback and documents to support their perspective.

Overall, more than 50 individual comments were received through the feedback portal, allowing for significant ongoing engagement throughout the process.

STAKEHOLDER INTERVIEWS

In addition to broad public engagement, targeted stakeholder engagement was conducted with Bayer leadership to understand the existing constraints on the site, current sale process, and any desired land uses for the future. Because Bayer will continue to occupy the northwest portion of the site, they remain an important neighbor for any future development. Overall, leadership spoke to the desirability for complementary uses and services for their remaining workers. Additional engagement was conducted with 39 North leadership to ensure this property's future are consistent with future plans for the District.



DEVELOPMENT ANALYSIS

Development Analysis

The development analysis brings together the plan components, positioning this site to contribute to the broader goals of the City and 39 North District. Considering the market information, community feedback, and site constraints, the concept development component of this planning process helps to visualize potential site configurations. This exercise was conducted during the planning process and sought to consider several options and help stakeholders think through pros and cons.

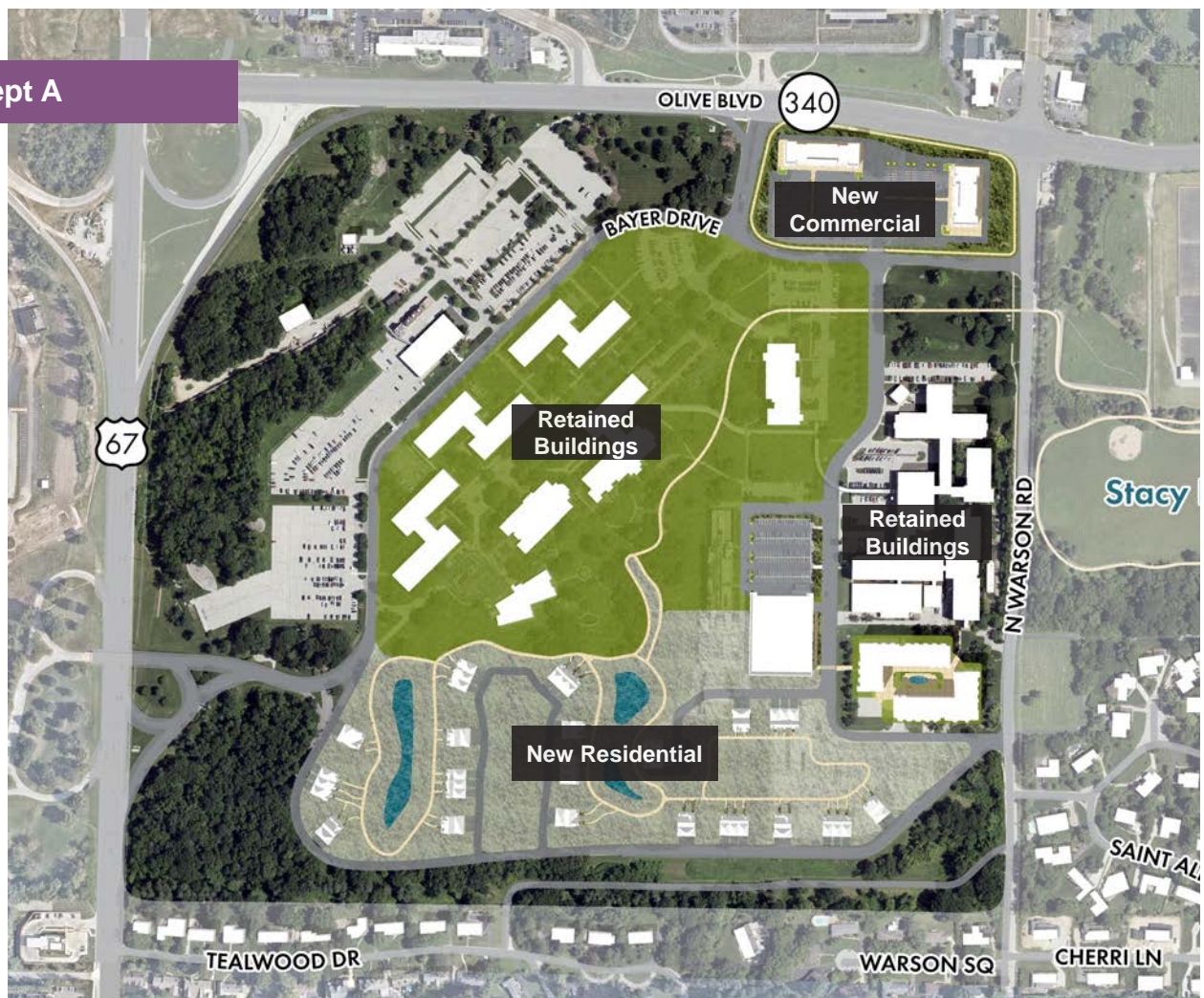
This site presents a significant opportunity for the City. Land use and market changes have forced the transition of this site from a single-user to a more mixed land use environment, creating an opportunity to reconsider what this part of Creve Coeur could look like in the long-term.

The site provides the opportunity for the city to add residential inventory, consider compatible retail, and add new uses. Site constraints such as topography, existing Tealwood access road, and valuable forested land create some restrictions on the site that will impact future development. All of this has helped to inform concept development.

Future development will need to balance the desire for future development with the existing site constraints. For example, new development will bring changes to the site such as the construction of new roads, stormwater detention areas, and additional utility infrastructure. These necessary components of development will require clearing, including tree removal, and grading which will require changes to the site.

The objectives and recommendations that follow

Concept A



represent policy guidance for future development on the site and these concept plans help to visualize some of those ideas in a way that help residents think through long-term potential. While any future development on the site will require significant regulatory oversight by the City, these concepts provide guidance on the type and scale of development that could make sense in this location given constraints and community desires.

CONCEPT A

Concept A depicts retail to the north fronting Olive. In addition, an apartment building is shown south of buildings N, Q, O, R, S, T, U, Z. The existing garage is to remain. The concept shows several one-story townhomes and two-story duplexes or villas at the southern end, utilizing existing access points off Lindbergh and Warson. In total, this concept adds residential units, retains forested buffer, leaves many of

the research buildings for reutilization, leaves Tealwood drive as-is, and expands the existing walking paths.

CONCEPT B

Concept B depicts retail to the north fronting Olive. In addition, a series of one or two-story apartment buildings are shown south of buildings N, Q, O, R, and S. The existing garage is to remain. The concept shows single-family homes utilizing existing access points off Lindbergh and Warson. In total, this concept adds residential units, retains forested buffer, leaves many of the research buildings for reutilization, leaves Tealwood drive as-is, and expands the existing walking paths.

CONCEPT C

Concept C depicts retail to the north fronting Olive. In addition, several two-story townhomes are tucked just west of the existing garage to remain. Buildings N, Q,



O, R, S, T, U, Z, and V-Annex remain. The concept shows an apartment building, one-story townhomes, and several two-story duplexes at the southern end, utilizing existing access points off Lindbergh and Warson and leaving the existing retention area in place.

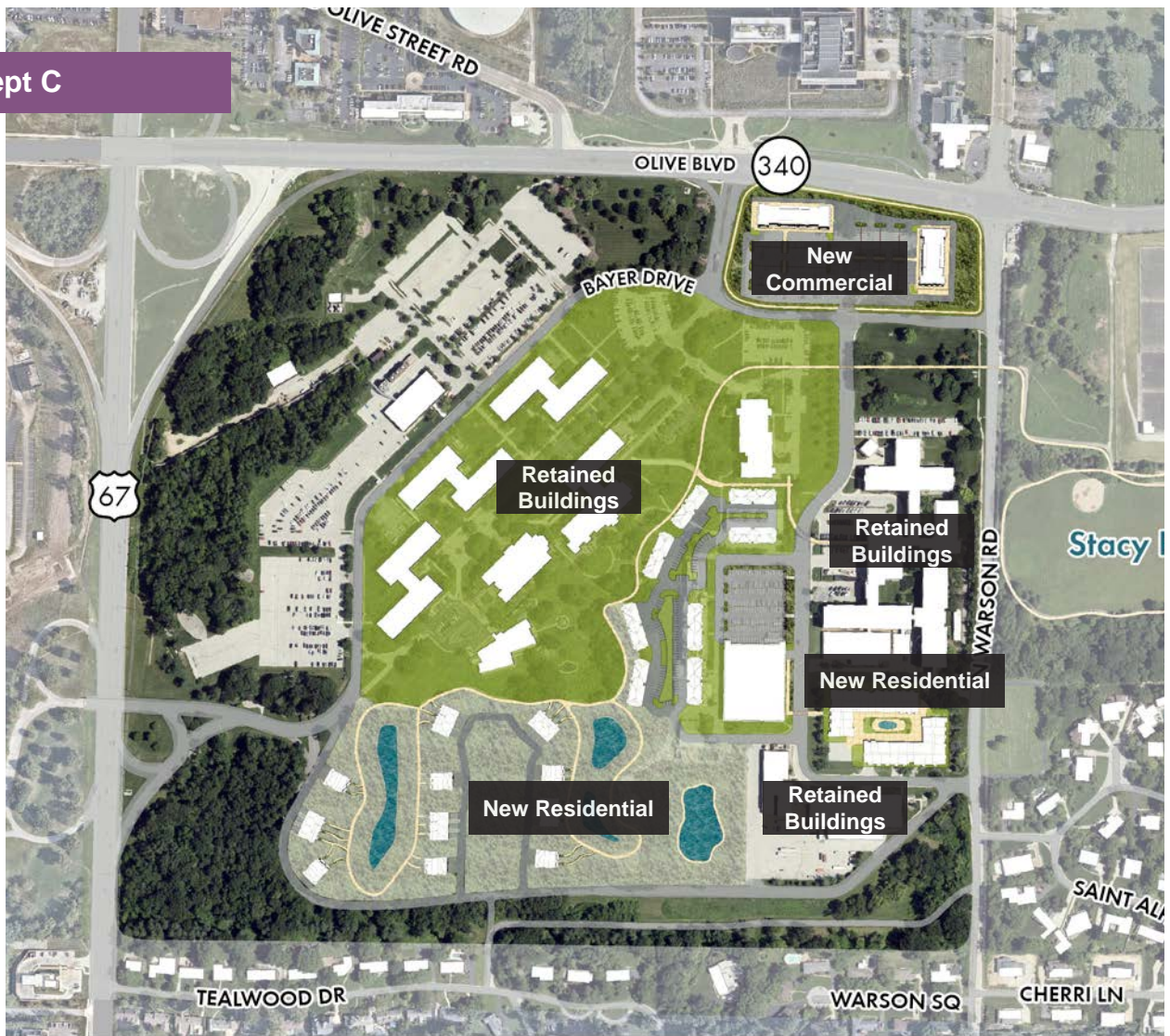
In total, this concept adds residential units, retains forested buffer, leaves many of the research buildings and greenhouses for reutilization, leaves Tealwood drive as-is, and expands the existing walking paths.

The three concepts shown are presented to help illustrate development objectives such as areas for new development, types of land uses, pedestrian and vehicular connectivity, parking and buffering and other recommendations of the plan. They are intended to

help visualize plan concepts and are not engineered site plans taking into account typography nor do they convey specific dimensional or regulatory requirements. Guidance from each concept should be considered, particularly related to:

- Retaining a concentration of forested area
- Keeping a buffer between development and residential to the south
- Density to be concentrated on the northern portion of the site
- A focus on creating a mix of uses
- Encouraging new pedestrian connections throughout the site

Concept C





PLAN RECOMMENDATIONS

Open Space & the Environment Recommendations

The Open Space & the Environment Recommendations address the desire for open greenspace to remain on the site, encouraging connections within and to surrounding areas.

OBJECTIVES

- Balance the needs of future development with a desire for a tree-rich environment.
- Where possible, incorporate the existing topography, and wooded areas to support the natural habitat within new development.
- Prioritize open space in a way that allows for development while maintaining a concentration of forested areas in the southern and western portions of the site.
- Ensure a suitable buffer is provided between this site and the residential neighborhoods to the south.

RECOMMENDATIONS

Avoid extensive tree removal. Preserve connected forested areas, guided by existing southern roadways as natural boundaries and buffers.

Tree removal will be necessary to support future development. Future development should focus on retaining forested areas on the southern and western boundaries that serve as a natural buffer. Forested areas interior to the site may be more difficult to preserve to due development requirements, however any retention is encouraged. Replanting of trees in the appropriate areas in association with new development is strongly encouraged.

Require a tree inventory as part of the development review process.

Many municipalities require a tree inventory as part of a development package. The City of Creve Coeur should require an inventory of trees on site in order to make recommendations regarding removal or preservation. Attention should be paid to the size, species, and age of trees to ensure habitat diversity remains.

Retain existing, healthy mature trees on Warson Road that provide shade and a pleasant aesthetic for drivers and pedestrians.

The Warson Road side of the site includes a variety of healthy, mature trees that provide shade, screen the development from nearby residential and park uses, and provide a pleasant aesthetic for drivers and pedestrians. Where possible, these trees should be retained to encourage compatibility with nearby character.

Encourage the removal of invasive vegetation throughout the site.

A significant amount of invasive honeysuckle is present in several areas on site. As part of any redevelopment and habitat maintenance, the removal of invasive vegetation should be encouraged. This work has been started by Bayer in certain areas of the site, but should be prioritized in the future.

Retain or replace a tall-grass prairie component on the southern end of the site in proximity to wooded areas to support bio-diversity.

The existing tall grass prairie is part of a larger effort to restore prairies as environments for native pollinators in the St. Louis Region. Stacy Park, immediately east of the site, includes another restored prairie which creates a larger, connected habitat. Ensuring the existing habitat on site is considered during redevelopment is important.

All site components should be designed such that the proposed conditions will not create an adverse effect on adjacent properties through an increase in the volume or intensity of stormwater runoff.

With significant slope and topography across the site, it is important that any redevelopment is designed in a way that will not create adverse effects on adjacent properties. This could include things like permeability requirements, rain gardens, and drainage basins. Stormwater is a consistent concern from nearby residents and the city should seek to mitigate any impacts by working with the developer to understand and measure potential downstream effects.

Transportation & Connectivity Recommendations

The Transportation & Connectivity Recommendations address the desire to better connect parts of Creve Coeur, both within the community and across the St. Louis Region. They focus on the growth of pedestrian and cyclist connectivity throughout the community.

OBJECTIVES

- Preserve existing site access to the surrounding roadway network while establishing new streets within the site that appropriately connect the various land use components, including the remaining Bayer corporate headquarters.
- Encourage pedestrian access throughout the site and connections to adjacent areas.

RECOMMENDATIONS

Ensure private roadway access to the Tealwood Subdivision is provided in accordance with the current easement agreement or a new mutually beneficial agreement between all parties.

The existing private roadway access to the Tealwood subdivision provides both a natural buffer and controlled access to the neighborhood immediately south. The connection is important to residents and should be maintained moving forward.

Require a traffic impact study for any future development on the site to understand the current traffic generation and future traffic demands based on proposed uses.

It is standard to require a traffic impact study for a significant development in the community and thus the City of Creve Coeur should require one for any development on this site. The traffic study should understand existing traffic flow and any potential impacts on Lindbergh, Olive, and Warson Road. It is likely that traffic will increase with new development on the site as much of the current space has been underutilized in

recent years, but impacts should be well understood and considered prior to any development approval.

Ensure there is a long-term ownership and maintenance plan for bridge over Lindbergh Boulevard to provide necessary access to Olia Village, Bayer campus and development in the area.

The bridge over Lindbergh Boulevard provides an important connection east and west in the community. Currently, the bridge is being maintained through an agreement with several parties. Moving forward, a long-term ownership and maintenance plan should be established to ensure this access remains in the future. The bridge is currently too narrow to accommodate bike and pedestrian access, though future consideration should be given to expanding access where possible.

Maintain the pedestrian connection from Bayer Drive to Stacy Park and enhance internal site connectivity while supporting implementation of the planned 39 North Greenway in this area.

There is an existing connection between Bayer Drive and Stacy Park including a RRFB (Rectangular Rapid Flashing Beacon) allowing for safe pedestrian crossing over Warson. This connection currently provides a consistent sidewalk path between the Bayer East Campus and Stacy Park entrance. This connection should be maintained and additional pedestrian connectivity should be expanded throughout the site to allow for the planned 39 North Greenway segment and to the surrounding areas where possible.

Include walking paths and allow for public use.

The forested areas throughout the site do not currently have walking paths for public access. Community members repeatedly cited their interest in more pedestrian connections in the community and a desire to enjoy the forested areas and open space. Including walking paths would provide a passive way for these areas to be enjoyed by residents while also leaving the ecosystem undisturbed.

Consider the long-term potential of new pedestrian and bike connectivity between the east and west sides of Lindbergh Boulevard connecting the Bayer campus with the Olia Village development.

Lindbergh Boulevard is a restricted access roadway which provides limited pedestrian connectivity to the east and west. To the south of the Bayer East Campus, a signalized intersection at Tealbrook Drive and Quailways Drive where it intersects with Lindbergh Boulevard provides a marked crosswalk with pedestrian signals. Moving north, the next connection across Lindbergh Boulevard is not available until the Schuetz Road and Baur Boulevard intersection, more than 1.5 miles to the north. Olive Boulevard, which goes over Lindbergh includes pedestrian accommodations but there is currently no pedestrian route to get to Olive from Lindbergh.

Because of this restricted access, the potential of a new pedestrian and bike connection between the east and west sides of Lindbergh, connecting the Bayer East Campus with the Olia Village development should be considered. The existing automobile connection via the Bayer Drive bridge does not currently have the capacity to expand to include pedestrian or cyclist facilities.

Future Land Use Recommendations

The Future Land Use Recommendations address the desire for a mixed land use environment that is consistent with surrounding land uses and provides new offerings for existing and future residents of Creve Coeur.

OBJECTIVES

- Encourage a variety of new uses that are compatible with Bayer Crop Science's headquarters operations, advances the growth of the 39 North District and the City as a whole, and complements surrounding development. Consider reuse of existing research facilities by other users while remaining open to alternate land uses based on market demand.
- Locate new uses on the site in the appropriate locations that are compatible with adjacent uses

RECOMMENDATIONS

Appropriate uses on the site include retail, recreational, service, government, commercial, various forms of housing types, offices, research and development facilities, and hotel with conference center.

Today, this site includes a variety of land uses all owned by a single company. Moving forward, uses on this site should maintain a mix of uses and could include uses such as retail, recreational, service, government, commercial, housing, office, research, or hospitality. These uses can be situated on the site to maintain a consistency with surrounding uses while also offering new development types and services in the community.

Prioritize commercial and service retail on Olive Boulevard frontage. Discourage auto-oriented uses in this area.

The Olive Boulevard frontage is an important commercial opportunity for the City of Creve Coeur and should be prioritized for commercial and service retail uses. Auto-oriented uses such as gas stations,

car dealerships, car sales, and auto-repair shops should be discouraged, in favor of uses that are more compatible with a mixed land use environment. Potential developments should seek to provide new offerings in this area, rather than duplicate other businesses on the Olive corridor.

Encourage commercial uses that are complimentary with the nearby Bayer campus and broader 39 North District such as a quick service restaurant or daily needs retail.

The remaining Bayer Campus and other office and research uses in the 39 North District provide a significant day-time population that desires adjacent uses that are compatible with the audience. Offering quick service restaurants or daily needs retail that cater to this population will add a compatible land use while also creating opportunities for local offerings.

Due to the size and location of the site adjoining two major roadways, greater density is appropriate; however, taller buildings and the most intense activity should be located toward the central and northern portions of the site to minimize impacts to adjoining residential neighborhoods.

Given surrounding land uses, the more intensive and dense uses of land should be located on the northern portion of the site. Where less dense single-family home development is located, just south of the site, any future development should be compatible in size and scale. In general, the height of existing buildings should not be exceeded where possible.

Work with the 39 North District, Bayer, and other partners to encourage building reuse with office and research & development users to support the growth of the 39 North AgTech District.

The 39 North District has seen significant strength in recent years, with new development and businesses entering the area. To maintain this strength and capitalize on the area's identity, any future development

on this site should seek to work with the 39 North District, Bayer, and others to encourage building reuse where possible. Additional research and development users would be compatible with the surrounding district and residential uses and, where there is market interest, should be supported.

Retention of the existing Bayer conference center (Building R) with a possible hotel component should be considered.

The existing Bayer Conference Center, known as Building R, has high potential for reuse. The building was renovated in the last five years and sees regular use by Bayer. There is interest from Bayer in continuing to utilize this building through a lease-back or rental arrangement. There is also support in the market for this type of use in this area. As a result, the retention of Building R should be considered, providing a needed and compatible use in the area.

Consider a mix of housing types to encourage residential diversity. The following housing types are appropriate:

- ***Single-Family Homes.*** Single-family detached and attached residential uses are favored on the southern portion of the site adjacent to the existing single-family residential neighborhoods. Buffering from the adjacent office and R&D uses to minimize conflicts should be incorporated.
- ***Multi-Family Housing.*** Multi-family residential uses including apartments and condos can be integrated within office or commercial uses. In the southern portion of the site, new multi-family residential development can be considered when appropriately buffered and designed for compatibility with adjacent land uses.
- ***Senior Housing.*** Support a variety of senior housing including, apartments, condos, and villas.

This site provides a significant opportunity for the City of Creve Coeur to add residential inventory to a community that has high demand. With a strong school district, central location, and high level of community desirability, adding residential housing options is an ideal use of this site. To encourage residential diversity and new housing options in the community, future development in this

location should consider the inclusion of single-family homes, multi-family housing, and senior housing.

Ensuring compatibility with surrounding residential uses and existing and future research and development uses will be important for any development. In addition, new housing should be designed in a way that allows for significant open space and incorporates forested areas into the design as much as possible.



IMPLEMENTATION

Development Procedures

Because this site is significant in both size and importance, the City should pursue a special procedure known as a Planned Development to regulate future development on this site.

A Planned Development Ordinance is a zoning regulation that allows for a more flexible system of land use and design regulation within a specific geography. Instead of using a single zoning district, a Planned Development allows for the approval of an overall development plan and then the ability to flexibly use zoning and regulation procedures to approve development on a single site. In the case of the City of Creve Coeur, this approach is referred to as Planned Zoning Districts.

Section 405.390 - Planned Zoning Districts.

A. Purpose. The purpose of the Planned Zoning District is to allow a development project that is proposed on a single lot or multiple lots to be constructed in one (1) or more phases that is unable to meet the established zoning criteria due to project size, phasing, configuration, site conditions, or particular design features. The Planned Zoning District provides a mechanism to facilitate innovative design, solve problems on difficult sites, meet market niches, encourage housing in different forms and price ranges, promote well-designed developments, and encourage infill and redevelopment within the City.

B. Objectives. Through the flexibility of the Planned Zoning District, the City seeks to achieve the following objectives:

1. Fulfillment of the goals and objectives of the Comprehensive Plan;
2. Creation of a more desirable environment than would be possible through application of conventional City land use regulations;
3. Promotion of a creative approach to the use

of land and related physical facilities resulting in better design and development including aesthetic amenities;

4. Combination and coordination of architectural styles, building forms and building relationships;
5. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, preferably by means of natural erosion control and stormwater control best management practices;
6. Use of design, landscape or architectural features consistent with the City's design guidelines; and
7. Mutually desired elimination of obsolete or deteriorated structures or incompatible uses through redevelopment.

A planned development style regulatory environment would be most suitable for the Bayer East Campus due to the likely mix of uses, large acreage available, and potentially complicated development plan required due to site constraints.

To implement this type of zoning, the City should pursue a Planned Mixed-Use Development (PMD) for this site as it is likely to utilize a mix of uses including residential, commercial, and other uses. This will require both a Site Concept Plan and a Site Development Plan be submitted by the developer and significant review procedures going into effect. This provides the City with the highest level of review of development on the site while also allowing for the flexibility needed to develop a site of this complexity.

Incentive Guidance

OBJECTIVES

- Responsibly consider targeted incentives to encourage investment on this site and facilitate desirable re-use.
- Work collaboratively with the School District to find a solution that meets their needs.
- Ensure collaboration with the City and the Fire District, to ensure new development considers service needs and budgetary constraints.

Significant engagement has been conducted with the Creve Coeur City Council to date about the potential use of incentives on this site. The Objectives and Recommendations are a result of those conversations.

It will be important that any development on this site continue these discussions, including the City Council and City Administrator are involved from the start.

RECOMMENDATIONS

Require a public safety assessment to understand potential impacts on police and municipal services and the fire district.

A baseline requirement of a public safety assessment should be asked of any future development on the site to understand the potential impacts on police and municipal services and the fire district. An internal review can be conducted by the City, but documentation of impacts should also be provided by the developer.

The City will need to consider how any potential increase in service needs will impact their annual budget and current levels of service and balance that with an incentive request from the developer.

Refer to the Incentive Review Criteria document as a guide when considering public financing incentive requests.

The Incentive Review Criteria document published by the City should be utilized in any incentive discussion going forward, consider the impacts and benefits of development and how that relates to a potential incentive request.

While this criteria should be used as a guide for the developer and City Council, additional scrutiny should be placed on any development on the site to ensure the vision is compatible with the City's goals for the future.