



**WORK SESSION MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
SEPTEMBER 25, 2017
6:00 PM**

CALL TO ORDER

ROLL CALL

DISCUSSION ITEMS

1. Police Building Design/Cost Update

Summary: The design team will provide an update of the Police Station design and review the Planning & Zoning comments. Council feedback will be sought on proposed changes to the building elevations. An update on budget and schedule will also be provided.

Pursuant to Section 610.022 RSMo., the City Council 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: _____ posted 09/21/2017
Deborah Ryan, MPCC
City Clerk



City Council
300 North New Ballas Rd
Creve-Coeur, MO 63141

SCHEDULED

Meeting: 09/25/17 06:00 PM
Department: Public Works Department
Category: Presentation
Prepared By: Jim Heines
Department Head: Jim Heines

STAFF REPORT

Police Building Design/Cost Update

The design team will provide an update of the Police Station design and review the Planning & Zoning comments. Council feedback will be sought on proposed changes to the building elevations. An update on budget and schedule will also be provided.



DEPARTMENT OF PUBLIC WORKS OFFICE MEMO

DATE: September 20, 2017

TO: Mark Perkins, City Administrator

FROM: Jim Heines, Director of Public Works

SUBJECT: New Police Building Project Update

Background Information

The Design Team and City Staff have been working together on the design of the new Police Building and the site improvements associated with the development of this new facility. We have had four meetings with the Facility Task Force to obtain guidance on critical elements of the design while adhering to the budget. We have also had three meetings with Council during Work Sessions to provide updates on the project design and receive direction regarding design/budget.

Planning & Zoning Review

The design team and city staff presented the project to the Planning and Zoning Commission at their meeting on Monday, August 21, 2017. The review was conducted as required in Section 400.030 - Approval of Public Facilities of the Municipal Code. The commission evaluated the exterior appearance, site layout and circulation, and landscaping. The project received approval (P&Z letter attached) with the following recommendations:

1. The city is to submit for a Building Permit with the exterior elevations substantially conforming to the reviewed plans.
2. The city is to submit for a Site Improvement Permit and Grading Plan with the exterior improvements substantially conforming to the reviewed plan.
3. Revise brick colors to coordinate with Government Center Building and review other options for window awnings.
4. Coordinate the placement of Public Art with the Arts Committee.
5. Landscaping shall meet regulations in Section 405.540. Place additional plantings along the base of walls and generator enclosure.
6. Install an underground irrigation system.
7. All site lighting shall conform with Section 405.680 and section 405.810. Parking lot lighting post shall be a maximum of 16 ft. tall.
8. Any mechanical equipment shall be screened.
9. A detached sidewalk along Magna Carta is required as well as cross walks between the proposed Police building and the existing Government Center building.
10. Trash and generator enclosures shall be constructed of the same brick as the Police building.

Recent Developments

After receiving approval from the Planning and Zoning Commission, the Design Team began working with city staff to address the conditions set forth in the P&Z approval. Most of the items were already incorporated in to the design, however, we explored the use of new brick colors and stone panels in place of the ceramic tiles.

The designers met with the Mayor, Councilman Faron (Council Liaison to the Facility Task Force), Beth Kistner (P&Z Chair) Mark Perkins and City staff on Wednesday, September 20, 2017 to view the revisions to the design. They included a revised brick color which compliments the existing Government Center. The use of architectural concrete panels has been used to replace the ceramic tiles. The entryway has been revised to improve the appearance. Several architectural elements on both the front and back of the building have been introduced to create interesting lines and reach out to the Government Center building to the south.

Work Session Presentation

The Design Team plans to present the latest information to council at the Work Session on Monday, September 25, 2017. The presentation will include the elevations and site plans which were presented to P&Z for review. They will also show the revised elevations and site plans which address the P&Z conditions of approval. We will also discuss how these recent revisions have affected the estimated cost of construction.



city
of

CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141

(314) 872-2500/872-2501 • Fax (314) 872-2505 • Relay MO 1-800-735-2966

August 23, 2017

Jim Heines
Director of Public Works
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141

Application #17-026: A Public Facilities Site Development Plan For The New Police Station Building At The Creve Coeur Government Center, 300 North New Ballas Road

Dear Mr. Heines:

The Planning and Zoning Commission, at its meeting of August 21, 2017, reviewed your request for approval for a public facilities Site Development Plan for the new police station building at the Creve Coeur Government Center, 300 N New Ballas Road.

By unanimous vote, the Planning Commission recommended approval of the application to the City Council subject to the conditions as shown below:

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code. Exterior elevations shall be in substantial conformance with the "Exterior Elevations" received August 15, 2017 as bound together and submitted in conjunction with Application #17-026 by the Director of Public Works, except as amended below
2. The applicant is required to submit Site Improvement Permit and Grading Plans, showing all exterior improvements, for all new construction to the Division of Planning for review, as required by Section 410.380 of the Subdivision and Land Development Regulations (Subdivision Code). The Grading Plans shall be in substantial conformance with the "Site Development Plans," and the "Landscape Plans" submitted on August 15, 2017 as bound together and submitted in conjunction with Application #17-026 by the Director of Public Works, except as amended below.
3. The exterior building elevations shall be revised to provide a variation in brick color to coordinate with the Government Center building; a more predominate building entrance; accent panel colors are to be more in keeping with the revised brick color; and, to review other options for window awnings that would allow more consistent application.
4. Placement of public art shall be coordinated with the Arts Committee and approved by the Planning and Zoning Commission as a Minor Site Plan. The review of the public art shall provide for complimentary landscape design and seating for the public.
5. Landscaping shall meet with regulations of Section 405.540 Landscaping of the Zoning Ordinance except additional plantings shall be provided along the base of the building along the North and West Elevations to provide sufficient screening of retaining walls and generator enclosure.

6. An underground irrigation system shall be installed and maintained to serve all new landscaped areas. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed and
7. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code, and Section 405.810 of the Parking Ordinance. Light fixtures shall not exceed 16 feet in height to be consistent with Section 405.680(B)(2) of the Zoning Ordinance
8. Any mechanical equipment installed for the site shall be properly screened with approved materials.
9. The detached pedestrian sidewalk along Magna Carta Drive shall be provided as part of the public works project for the reconstruction of Magna Carta Drive, scheduled after completion of the new Police Station, and internal crosswalk connections between the Police Station and the Government Center shall be provided as part of the renovation of the Government Center.
10. The trash and generator enclosure shall be of the same brick material as the building for approval by the Zoning Administrator.

The application is scheduled for review by the City Council on September 11, 2017. You or a representative should plan to be in attendance to present the project and answer any questions.

If you have any questions about your application, please contact the Planning Division staff (872-2501) as soon as possible. Note that significant changes to the approved plan may require that the matter be returned to the Planning and Zoning Commission.

Sincerely,

CITY OF CREVE COEUR



Beth Kistner, Chair

Planning & Zoning Commission

BK: jjs





Exterior Perspective Views [Option 02]
Creve Coeur Police Department

Creve Coeur, Missouri

11 SEPT. 2017

143 W. Clinton Place
St. Louis, MO 63122
(314) 965-7445



Budget Analysis

Current Program Funding

Available Bond Proceeds	\$10,690,000
Prop P Funding for FFE/Tech/AV	\$ 325,000
<u>CIP Funding for Access Road</u>	<u>\$ 96,000</u>
Total Project Funds	\$11,111,000

Current Program Costs (DD Estimate with P&Z Recommended Changes)

Building	\$ 6,052,109
Site	\$ 1,144,180
Contractor GC & OH	\$ 1,007,480
Design/Construction Contingency	\$ 942,619
Soft Costs	\$ 1,517,668
<u>Gov. Center Security/Safety</u>	<u>\$ 521,059</u>
Sub-total Program Costs	\$11,185,116

Current Budget Overage (\$ 74,116)