



**JOINT WORK SESSION MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL AND PLANNING AND ZONING COMMISSION
300 NORTH NEW BALLAS RD
OCTOBER 22, 2018
6:00 PM**

CALL TO ORDER

ROLL CALL

DISCUSSION ITEMS

1. 39 North Old Olive Redesign

Summary: The consultant team along with representatives from the St. Louis Economic Development Partnership and city staff will present preliminary designs for the Old Olive Street Road corridor for review by the City Council and the Planning and Zoning Commission.

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 10/19/2018
Deborah Ryan, MPCC
City Clerk



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

Debbie Ryan
City Clerk
(314) 872-2517
www.creve-coeur.org/

Meeting: 10/22/18 06:00 PM

DOC ID: 3186

DISCUSSION ITEM (ID # 3186)

39 North Old Olive Redesign



39° North AgTech District – Old Olive Street Road
City of Creve Coeur
Design Review – City Council/Planning & Zoning Commission
October 22, 2018

- Provide **connectivity** for residents, businesses, employees, and visitors to safely access amenities throughout the District
- Create a sense of place within the corridor by developing physical improvements create a **recognizable district** and a unique aesthetic
- Design **safe and efficient infrastructure** improvements that allows all forms of transportation to access the District
- Develop a **mixed-use corridor** that attracts residents, employees, and visitors to experience the District as an 18-hour destination
- **Plan for the future** by leveraging the interchange transportation advantages, connector road access, and district-wide redevelopment opportunities
- Provide a **multi-modal crossing** at Old Olive and Lindbergh that improves accessibility for users and provides a **vital linkage** between the east and west portions of the corridor

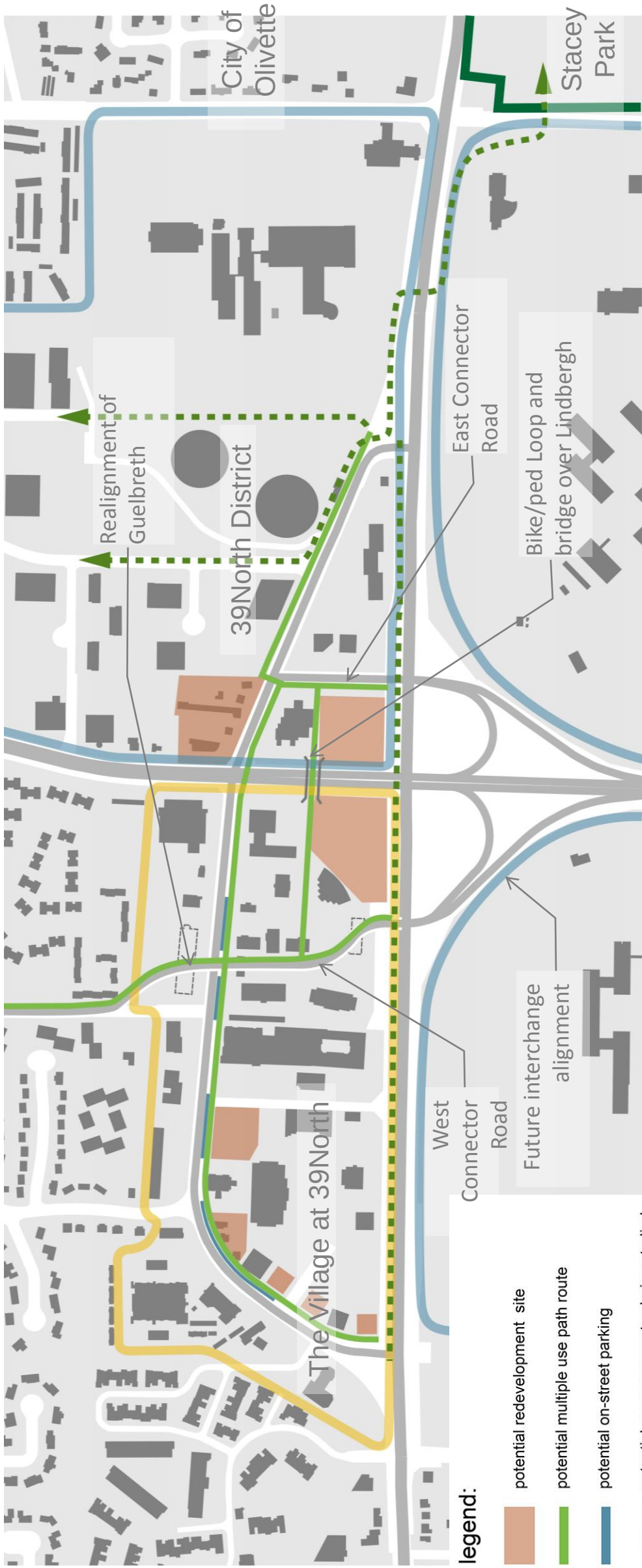


legend:

- existing sidewalk
- physical elements in right of way
- landscape buffers
- utility pole obstruction
- cross slope issue
- physical barrier

Ameren will not allow lighting to be taller than 8' under the utility poles on the north side of the right of way

UTILITIES



The framework plan documents initiatives from the master plan and other opportunities in order for the Old Olive concepts to be developed to facilitate a coordinated future.

REDEVELOPMENT FRAMEWORK



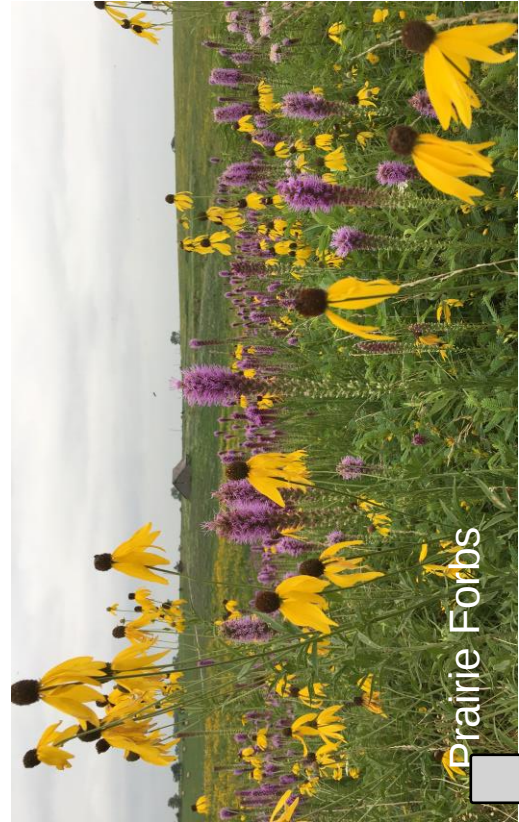
Tallgrass Prairie



Meadow



Agriculture



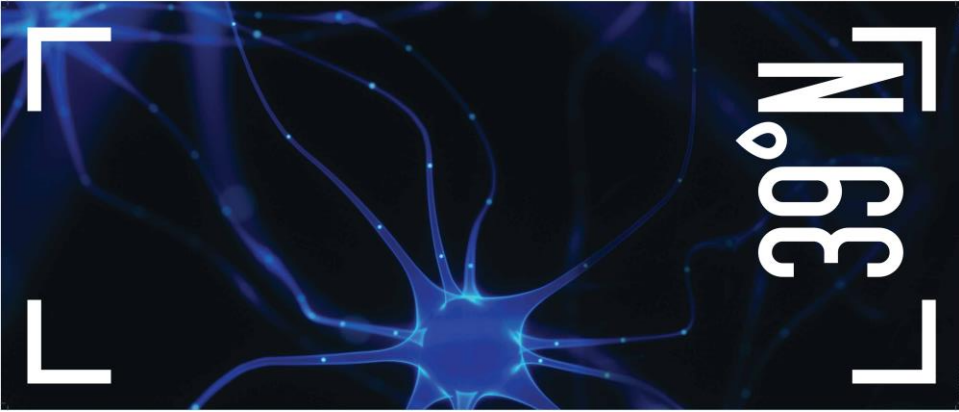
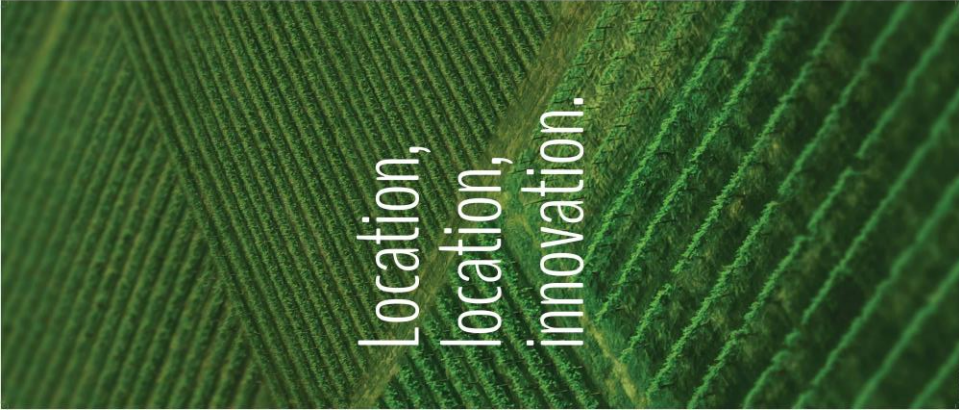
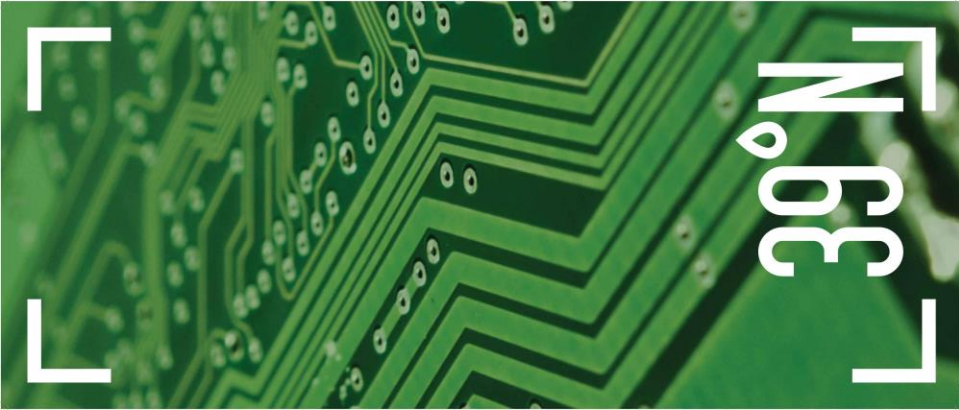
Prairie Forbs



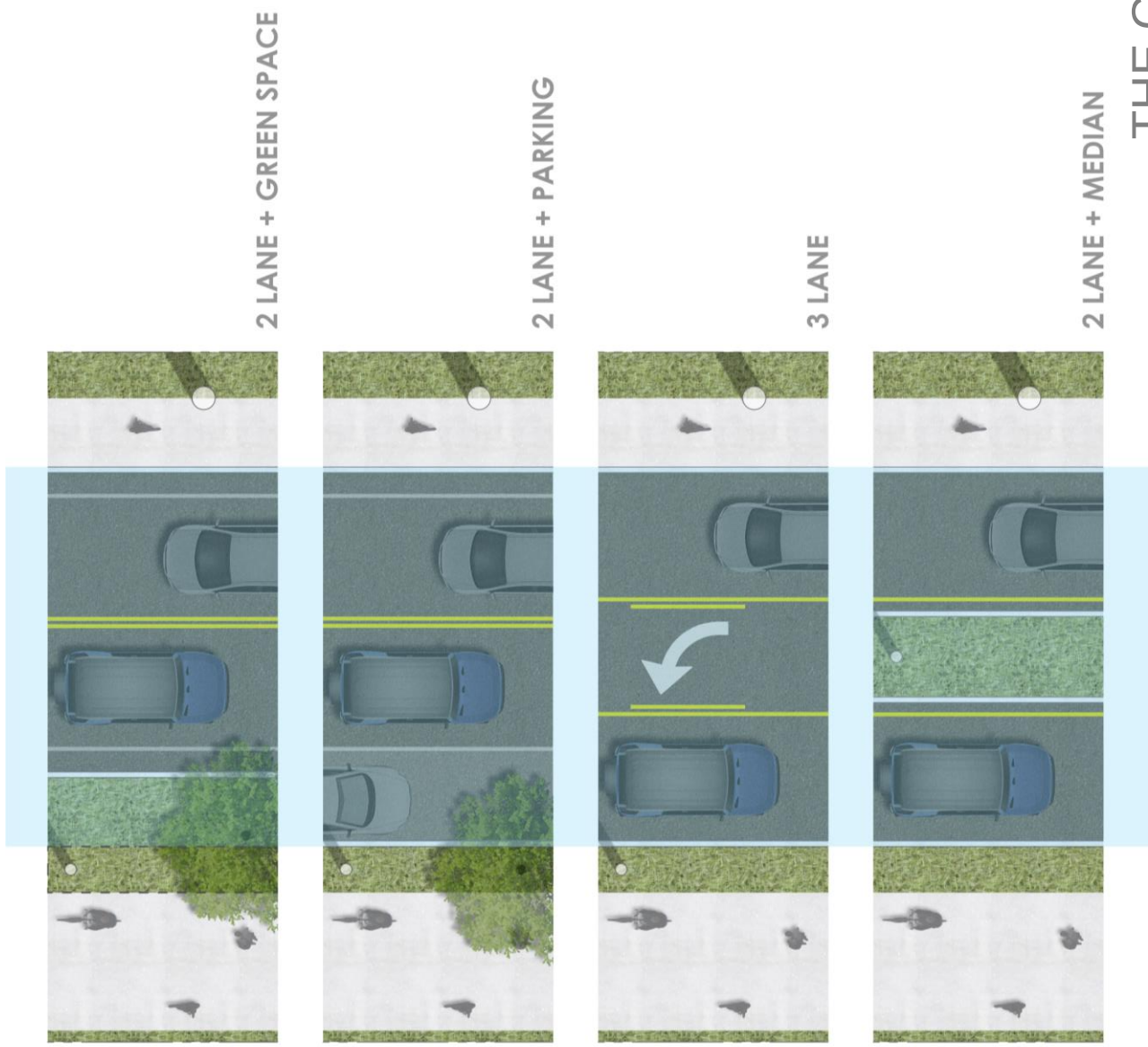
Native Groves and Understory



Prairie Grasses



The logo and banners designed for 39North by Rogers Townsend pair high tech images with images of agriculture and our natural world. The physical design inspiration of the district creates a similar contrast – High Tech and AgTech.



2 LANE + GREEN SPACE

2 LANE + PARKING

3 LANE

2 LANE + MEDIAN

- The 4 types of sections are shown in plan view
- The north curb line is in the same location in all of the sections
- The south curb line is in the same location for all but the 2-lane + green space
- This road design allows for future flexibility and current conditions

THE CONVERTIBLE SECTION

- Old Olive will function as a two-lane road
- A multi-use path is located on the south side
- Pedestrian sidewalk is located on the north side
- Green space on the south side is a lighting and landscape corridor
- Section converts to accommodate on-street parking in desirable areas

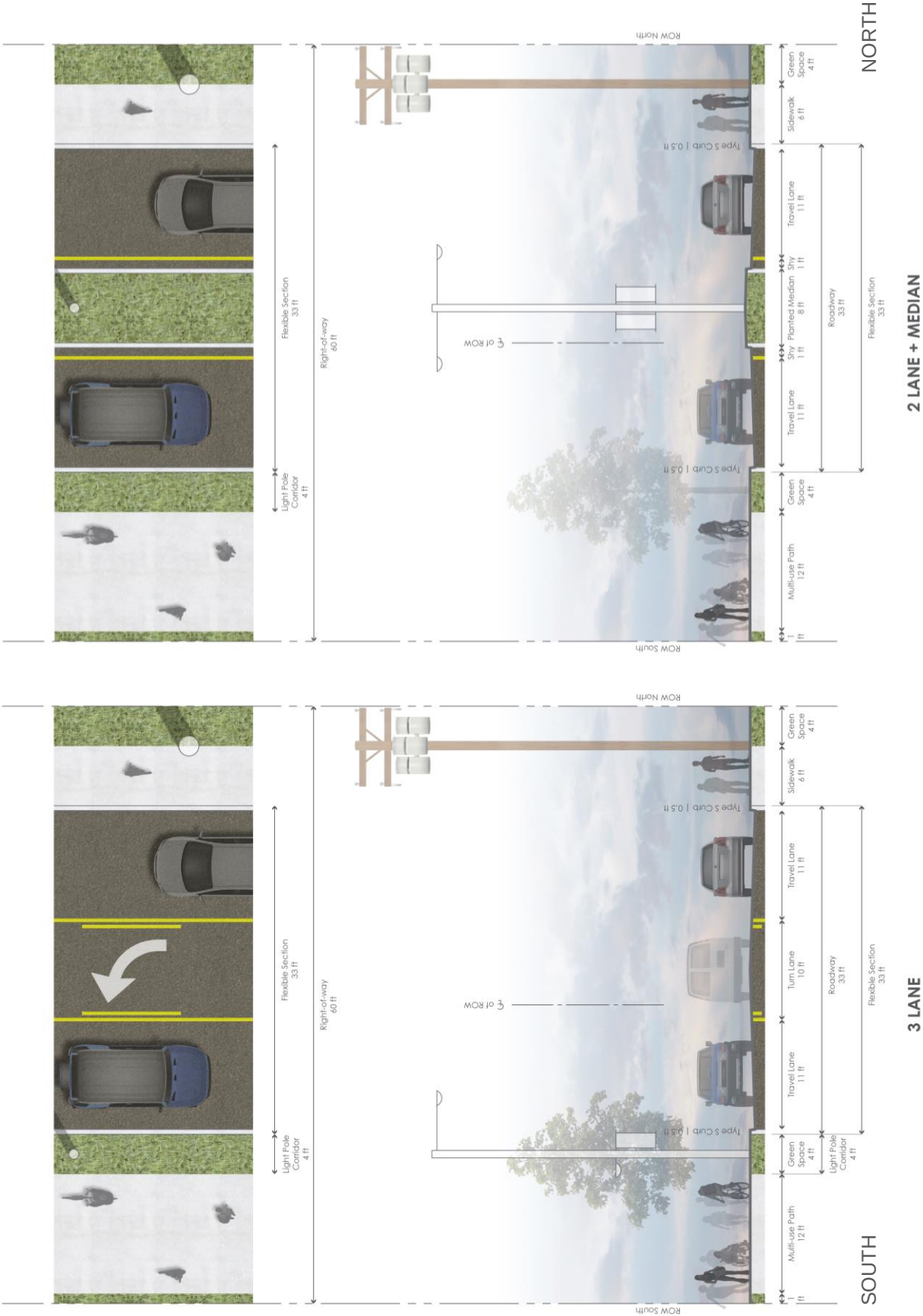


2 LANE + PARKING

2 LANE + GREEN SPACE

THE CONVERTIBLE SECTION

- Section plans for the future by allowing for two travel lanes and a turn lane
- West of Lindbergh, a center median coordinates with current turn lane needs
- Center median provides a corridor for lights and landscaping



THE CONVERTIBLE SECTION

Old Olive/Lindbergh
Intersection – refer to options



DESIGN - PLAN

10



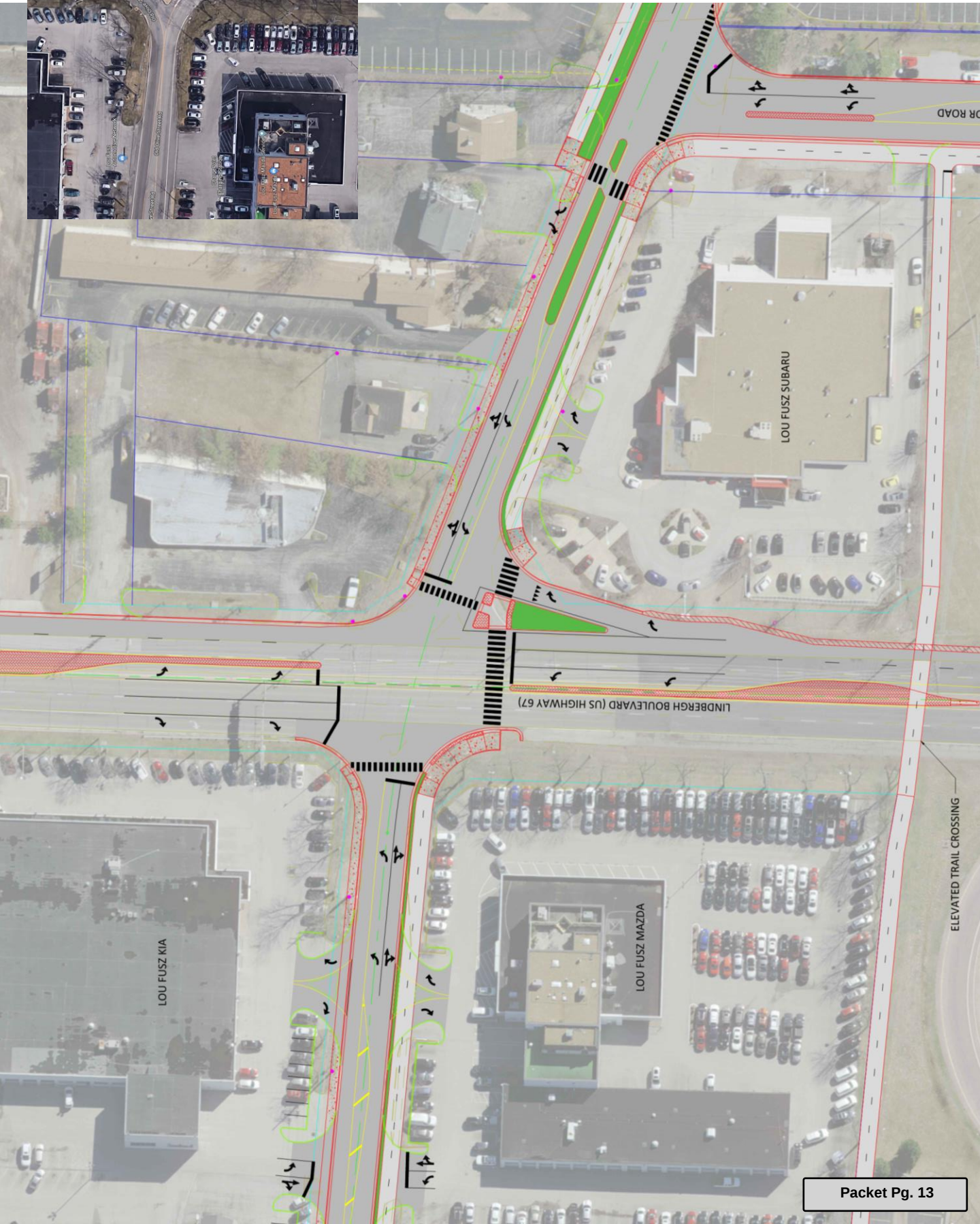
Existing Conditions

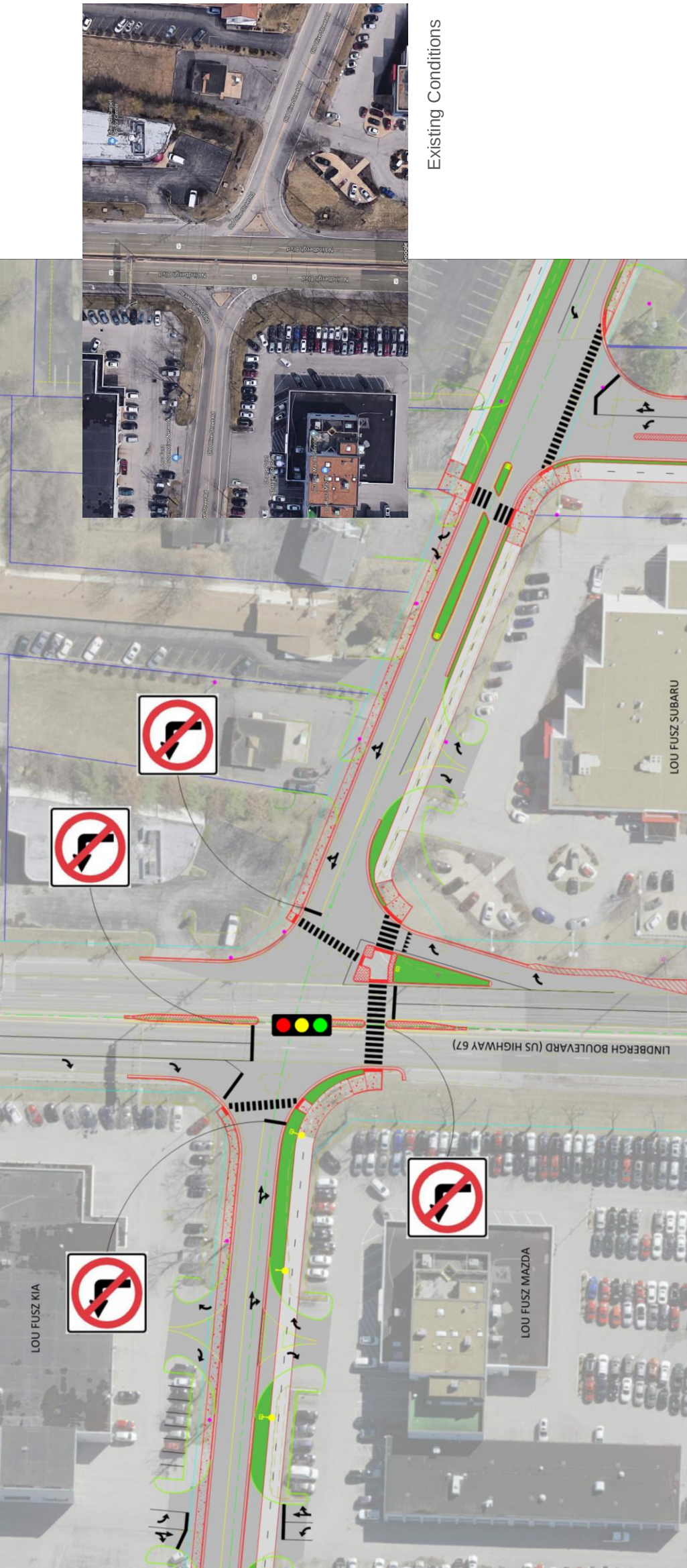
Intersection Option 1 – this intersection design provides full access. The features include:

- North-south and east-west through traffic and left turns
- Bike/ped crossing on the south side of Old Olive with a generous refuge area
- Most improvements within the MoDOT/Lindbergh rights of way

DESIGN – OLD OLIVE/LINDBERGH INTERSECTION

11





Existing Conditions

Intersection Option 2 – this option is designed to provide Old Olive east-west connectivity for multi-modal users and bike/ped priority through the intersection with The features include:

- Through traffic and right turns for vehicles on Old Olive
- Bike/ped crossing on the south side of Old Olive with a generous refuge area
- Improvements within the MoDOT/Lindbergh rights of way
- Traffic dispersion to the future connector roads

DESIGN – OLD OLIVE/LINDBERGH INTERSECTION



legend

- potential multiple use path route
- crosswalk
- public flow
- potential greenway route

RECOMMENDED OPTION – a shared use path is located on the south side of Old Olive west of Lindbergh in order to engage existing and future mixed use/commercial and avoid high voltage utility pole conflicts. East of Lindbergh, it transitions to the north side of Old Olive to connect directly to the Centennial Greenway.

BIKE/PED CONNECTIVITY



ALTERNATIVE OPTION – a shared use path is located on the south side of Old Olive west of Lindbergh in order to engage existing and future mixed use/commercial and avoid high voltage utility pole conflicts. East of Lindbergh, it remains on the south side of Old Olive to connect to the Centennial Greenway at the signalized intersection.

BIKE/PED CONNECTIVITY



DESIGN – WEST OF LINDBERGH



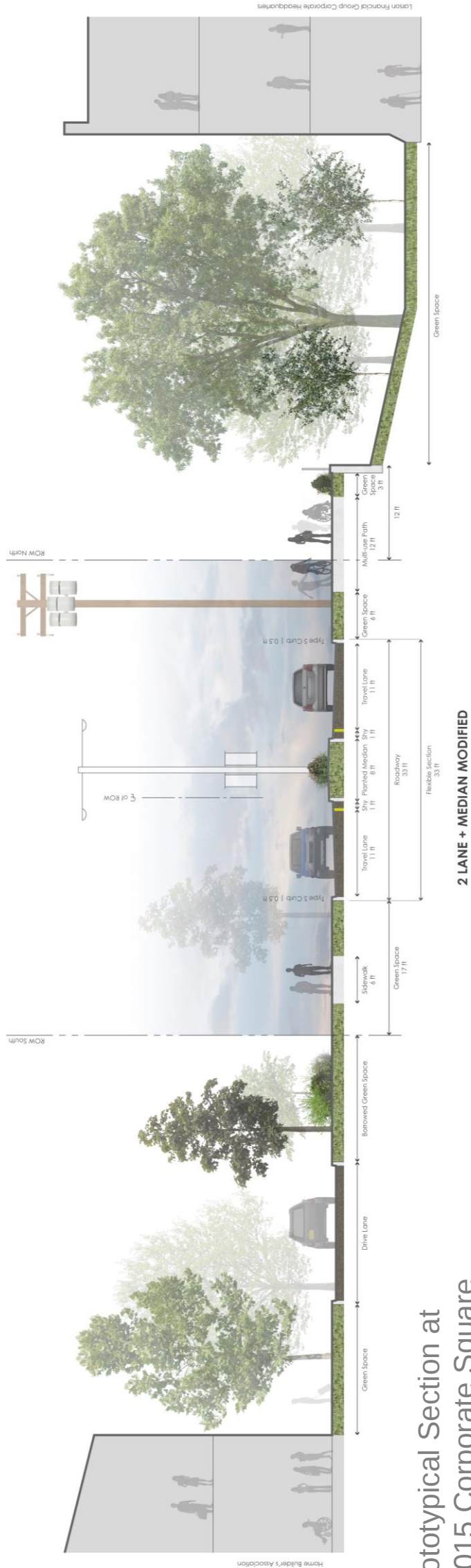


DESIGN – EAST OF LINDBERGH

DESIGN – SECTION WEST OF LINDBERGH



DESIGN – SECTION EAST OF LINDBERGH





London Planetree



Trident Maple



Bald Cypress



Autumn Brilliance Serviceberry



Prairiefire Crabapple



Canaeriti Juniper



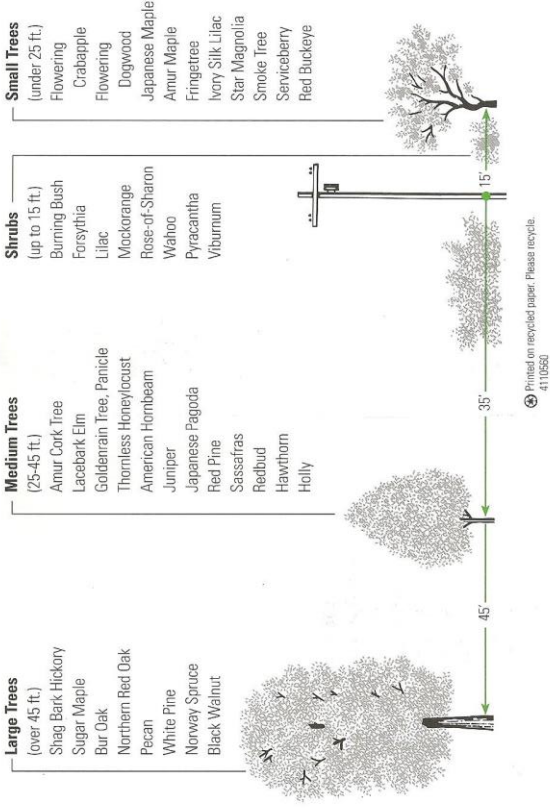
Spartan Juniper

Trees are selected for their beauty, function and size to be compatible with the overhead utility lines. Refer to the Ameren guidelines to the right.

Vertical evergreens remind us of the native Missouri Eastern Red Cedar, soften unsightly areas or act as an accent in the landscape.

The tree selection is compatible with the City of Creve Coeur tree lists.

EXAMPLES OF PLANTINGS THAT PROVIDE SAFE SPACING FROM OVERHEAD LINES
Please use this guide to help determine the best tree choices near service lines and poles.

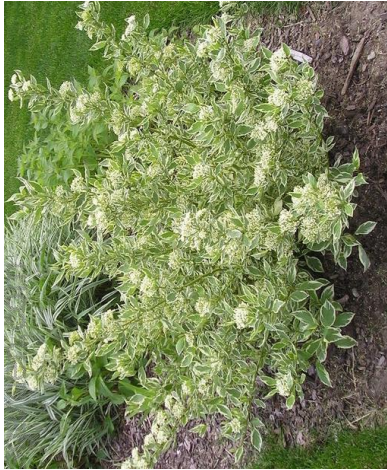
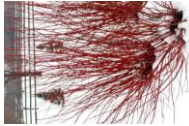




Mount Airy Fothergilla



Arctic Fire Redtwig Dogwood



Yellowtwig Dogwood



Sea Green Juniper



Gro-Low Fragrant Sumac



Prairie Dropseed



Northwind Switch Grass



Blue Heaven Little Blue Stem



DESIGN – LANDSCAPE PALETTE



Snow Cone Coneflower



Black-eyed Susan



Autumn Fire Sedum



Butterfly Milkweed



Kobold Liatris



Rose Mallow



Purple Coneflower



Aromatic Aster



Cardinal Flower



Swamp Milkweed



Rose Turtlehead



Iris



Palm Sedge



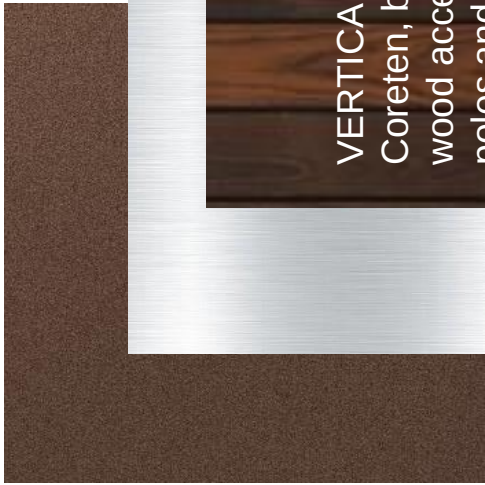
Oak Sedge



Decorative River Rock for BMPs



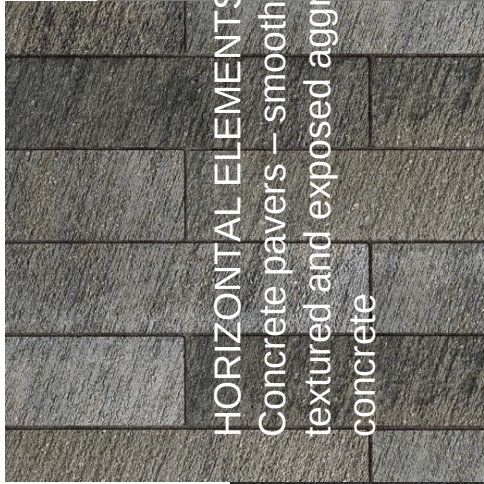
DESIGN – LANDSCAPE PALETTE



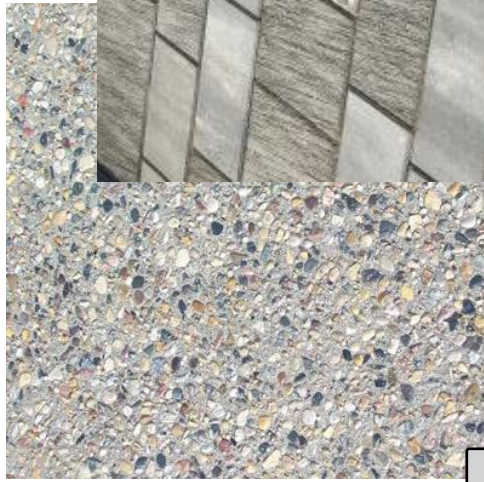
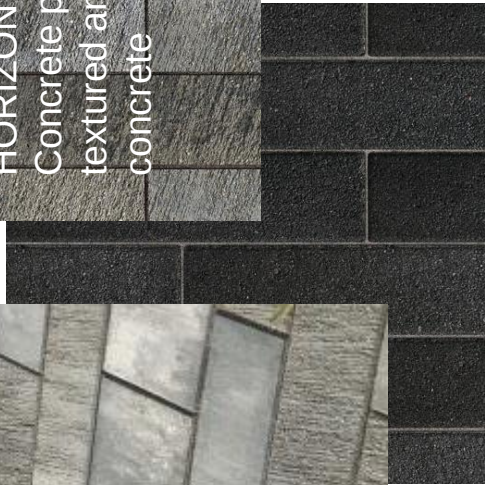
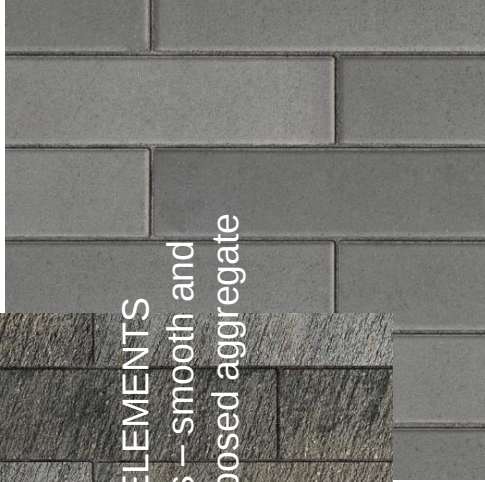
VERTICAL ELEMENTS
Coreten, bronze and
wood accents for light
poles and site amenities



WALL ELEMENTS
Precast concrete with
cast logo and texture



HORIZONTAL ELEMENTS
Concrete pavers – smooth and
textured and exposed aggregate
concrete



BRANDING
Colorful metal
components

The hardscape palette has been developed to pair earthy materials such as concrete, brown metals and wood accents with sophisticated greys and white metals. The physical design of the district creates a contrast – High Tech and AgTech.

DESIGN – HARDSCAPE PALETTE



DESIGN – GATEWAY



DESIGN – WEST GATEWAY

September 25, 2018 | Christner Inc.
39° NORTH OLD OLIVE STREET ROAD

Sidewalk

Standard Concrete
with Broom Finish

Exposed Aggregate
Concrete

Textured Concrete
Pavers

Shared-use Path

Standard Concrete
with Broom Finish

Asphalt and Striping

Center Line Markings

Buffer

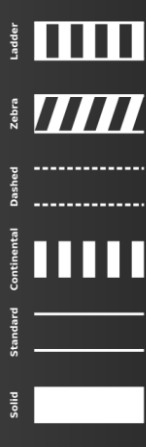
Exposed Aggregate
Concrete

Textured Concrete
Pavers

Precast Curb Wall

Initial preferences,
typical

Crosswalks



Standard Striping



Artful Striping



Paver over Concrete



McGraw-Edison Galleon \$

September 25, 2018 | Christner Inc.
39* NORTH OLD OLIVE STREET ROAD



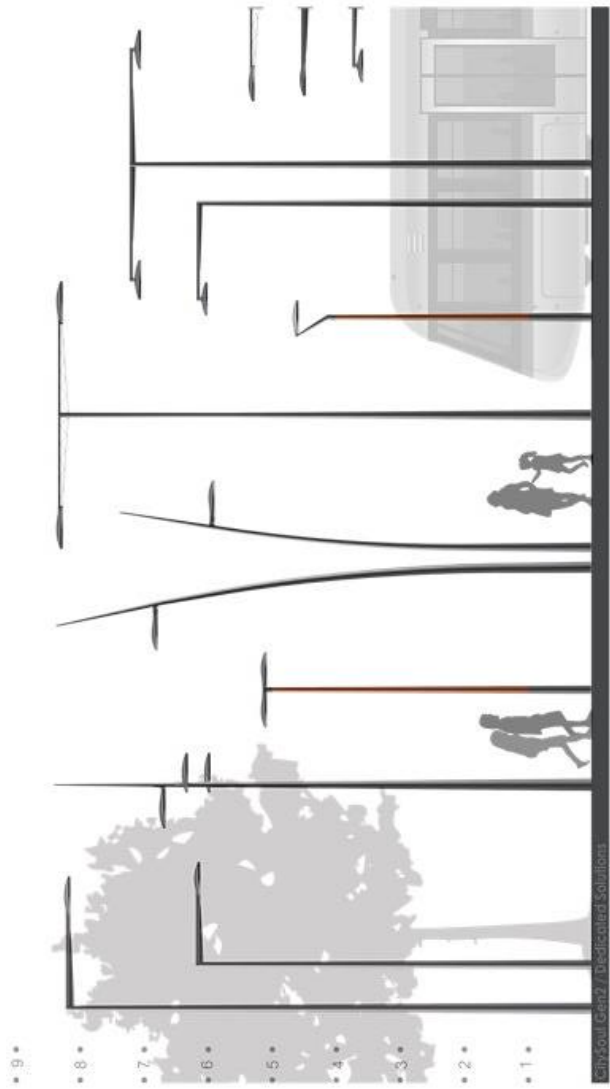
Philips Gardco Gullwing \$



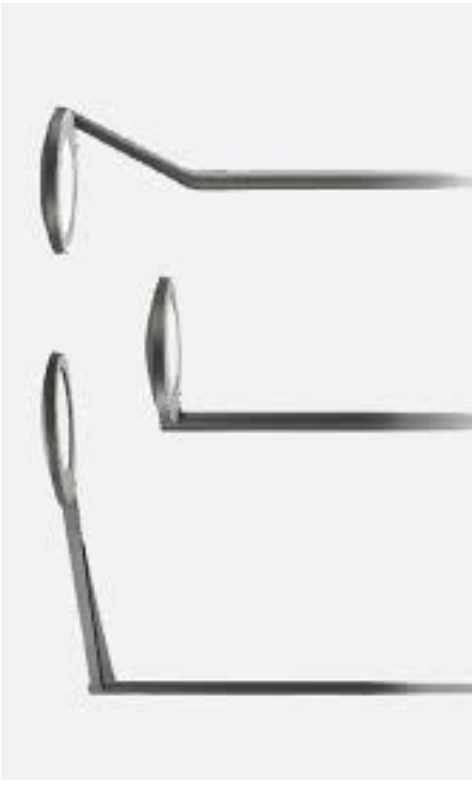
McGraw-Edison Galleon \$



Philips Gardco Gullwing \$



Philips City Soul \$\$

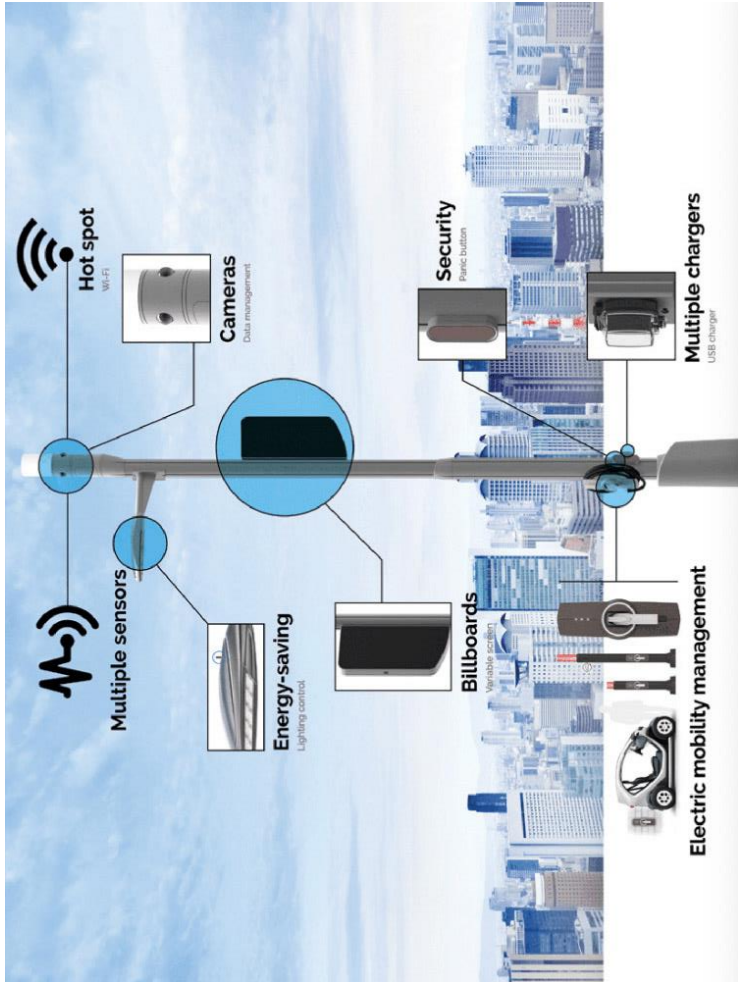


DESIGN – LIGHTING OPTIONS



Lumca Lumfix Rail Pole and Smart Pole \$\$\$

Lumca offers a rail pole system and integrated WIFI and other components with a clean look



RAIL POLE

LumFIX RAIL POLE

INGENIOUS!

Supports any light and a whole lot more.

With easy-to-install rail sections, you can add a wide variety of accessories, including cameras, benches, banners, speakers, electric chargers, garbage cans, and much more!

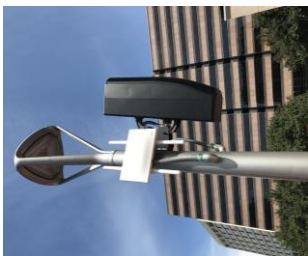
CAMERAS
 DISPLAY
 MUSIC
 USB AND USB CONNECTORS
 CHARGERS FOR ELECTRIC VEHICLES

Main
 Mute
 Light

Lumca LIGHTING LIFE
lumca.com



Retrofit for WIFI and other equipment

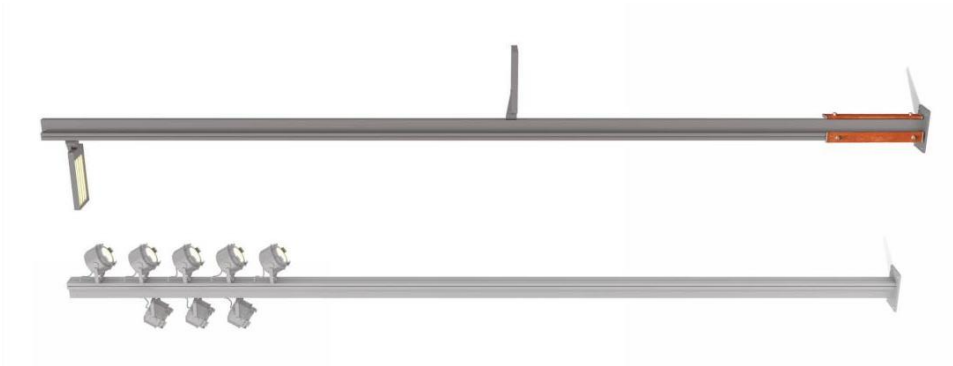


DESIGN – LIGHTING OPTIONS



Structura Rail Pole \$\$\$

Structura offers a rail pole system and wood accent



Eshine Power Station + we-ef fixture

\$\$\$

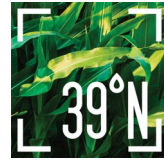


Eshine has a partnership with we-ef. The solar panel powers a we-ef fixture. Solar is likely to require two times as many poles but does not require electrical infrastructure.

DESIGN – LIGHTING OPTIONS

Old Olive

Street Design Party Event 10/11/18



Event Summary

Event Details: October 11, 2018
3:30 PM – 7:00 PM

Event Location: The Old Sweet Tomatoes Location

Attendance: A total of 60 people signed in.

Advertisement Methodologies:

- 3 - Sandwich boards
- 10 Custom lawn signs
- 2 large vinyl banners located at the corner of Pavilion and Old Olive St. Road
- Creve Coeur E-newsletters
- Splat “Today” signs as well as 30 balloons and other directional signage were hung the day of the event.

STATION ONE: Welcome & Sign-In

STATION TWO: Project Background – 39 North

This station consisted of four separate boards that provided attendees with an overview of the 39 North District and planned projects within the district, including the Great Streets Project.

STATION THREE: Old Olive Background

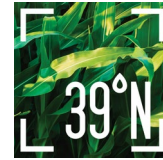
Background information was provided on the general area surrounding 39 N as well as information on the regional bike plan, connectivity as well as some of the overall challenges of the area. Attendees were asked to notate on area maps how they currently use the space and preferred connections and amenities.

Notes:

- Currently ride my bike on Warson Rd to Warson Park and Stacy Park. Never ride west on Olive – hate the bike / car interaction. Ride east on Olive only on weekends. Wish could ride to Creve Coeur Park from Olivette.
- Connect Danforth with Corporate Square.
- Maintain the bus lines. There are three bus lines that stop by the JCC. Maintain transit options in the area.
- Attendee identified the intersections of Pavilion and Olive, Guelbreth and Old Olive and the Lou Fusz lot access points just west of Lindbergh as high accident areas.
- Improve streets for bicycles.
- Open up access between West and East Old Olive.

Old Olive

Street Design Party Event 10/11/18



Event Summary

Attendees were then shown the Goals that were originally drafted by the Stakeholder Group and were given small dots to identify their **top 2 Goals**.

Responses	Goal Number	Goal
8	Goal 1	Provide easier and safe connectivity to amenities within and outside the area.
13	Goal 2	Use consistent physical amenities like benches, streetlights, etc., to create a sense of place to define the district.
16	Goal 3	Infrastructure improvements for automobiles, pedestrians and bicycles.
22	Goal 4	Encourage development of a mix of uses to attract area residents, employees and visitors to make Old Olive a destination.
2	Goal 5	Consider future additions of connector roads to help improve access
10	Goal 6	Create multiple methods of crossing Old Olive and Lindbergh to improve access east and west of Lindbergh and improve access for all users.

STATION FOUR: Old Olive Design Concepts.

This station provided attendees with information regarding the convertible section, as well as displaying 5 different area vignettes/perspectives as well as giving them an opportunity to learn about and weigh in on the elements of the design concept.



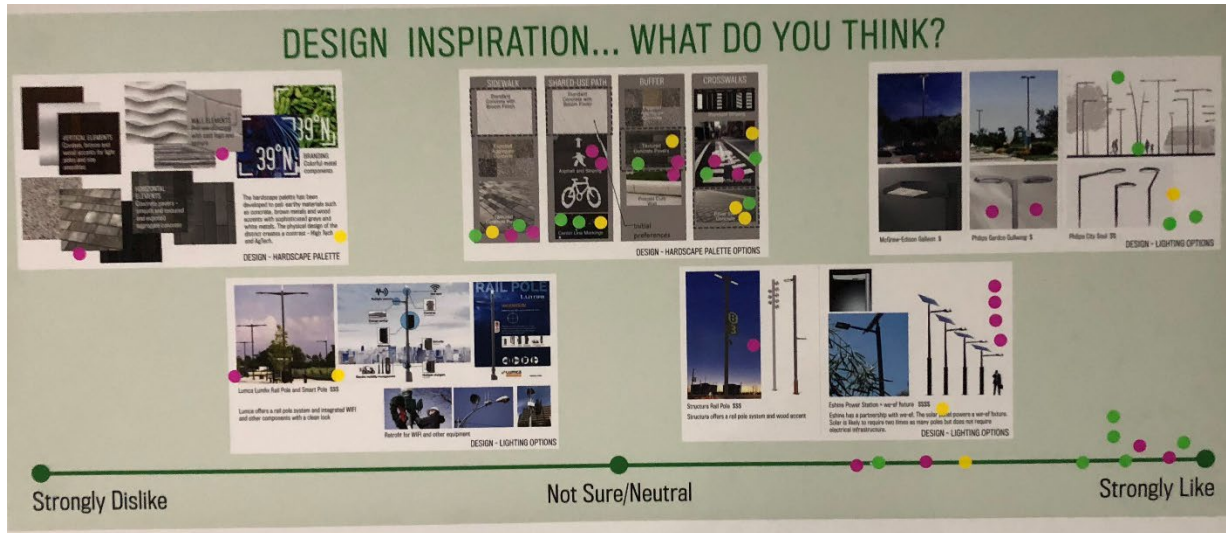
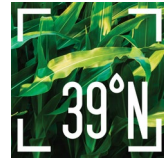
Strongly Dislike		Neutral / Not Sure		Strongly Like
0		3	1	13

A number of participants also used dots to identify preferred plantings.

Old Olive

Street Design Party Event 10/11/18

Event Summary

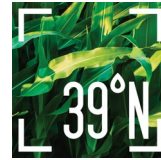


Strongly Dislike		Neutral / Not Sure		Strongly Like
0		0	4	7

A number of participants also used dots to identify preferred materials, the crosswalk and pavers, bike lane markings and pedestrian crosswalk striping were all heavily noted.

Old Olive Street Design Party Event 10/11/18

Event Summary



STATION FIVE: Old Olive Design Large Scale Map & Comment Board.



Map Comments:

Comment Board:

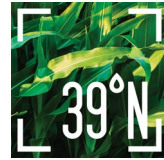
Xxxx = notates a word that could not be read.

Notes are written as closely to how the attendee wrote them.

1. The plan looks great and safer for drivers. The intersection on Lindburgh would be a great project going forward.
2. Thank you for seeking input! I love (drawn heart) the use of native plants – xxxx, grasses. Design elements, lighting are wonderful!
3. Please put Shagbark Hickory Trees and Hackberry
4. The wave design element is not good XXX a different element would look better.
5. Please reconsider heavy use of traffic lights as this will impede flow of traffic on already clogged main thoroughfares.
6. If adding more housing to the area, PLEASE emphasize a variety of incomes and cost of living. Vue and Vanguard are prohibitively expensive!!
7. More trees! 😊
8. This project could be a huge improvement of this local environment
9. I would like a walkway to go south of Olive, and to continue walking south on Lindbergh.
10. Hope to attract restaurants for outdoor eating and music, gathering spaces.
(Someone added to this note:) I second this motion!
11. (One Note:)
Questions & Comments
Please make Old Olive (East Bound) and Lindbergh (South bound) a right on red allowed light.
Please consider gravely what types of land use business can buy the vacated cloverleaf's land that will be sold.

Old Olive

Street Design Party Event 10/11/18



Event Summary

Please do a traffic study to see if a 4-way stop or a traffic light at the Willowbrook and Old Olive would be better.

12. Sounds Great!! I own a building on Old Olive East of Lindbergh Love the project
13. Need anchor development west of Lindbergh on Old Olive to get it started. Great if done well.
14. Link West and East side of Lindbergh is great!
I live at Old Olive and Guelbreth Lane, it is so hard to make a L turn on Old Olive now. This would make it worse. We'll **NEED** a STOP LIGHT here.
15. Attached list of Ideas for 39 N by Jim Winnerman



Old Olive Street Design Party, October 11, 2018

Attendee Sign-In Sheet

Name	Address	Email	Resident of Creve Coeur?	If not, where do you live?	Can we contact you about our next meeting?
Bill Budde	7733 Forsyth	wbudde@stlpartnership.com	no	clayton	yes
Tim Carney	527 Fairways	tcarni@yahoo.com	yes		yes
Amanuel Alerna	893 Congoere	amanuel@u.northwestern.edu	no	university city	yes
Daniela Hoffman	10465 Olive Blvd.	daniela_kist@hotmail.com	No	university city	Yes
Andrew Jasper	10465 Old Olive Street Road	andrew@jasperagencystl.com	no	Webser Groves	Yes
Kathleen McClure	942 Guelbreth Lane #311	kajrms@att.net	yes		yes
Dan Dwyer	10815 Olive Blvd.	cclanders@att.net	no	chesterfield	yes
Larry Heyman	970 N. Spoede #2G	larry.heyman@att.net	yes		yes
Jay Erglander	97 Pebblebrook Lane	jaye@aol.com	no	st. louis county	yes
Jacque Phillips	10131 Old Olive Street Road	jphillips@accucare.com	no	st. louis county	yes
Meredith Bales	1169 Rue la Ville Walk	meredithbales@gmail.com	yes		yes
Missy Waldman	City of Olivette		no	Olivette	yes
Laurel Jones	36 Deerfield Lane	mrandsjones36@msn.com	no	st. louis county	yes
Bob Jones	36 Deerfield Lane	mrandsjones36@msn.com	no	st. louis county	yes
Libby Fennwald	201 Stoneyview Lane	libbyfennwald@gmail.com	yes		yes
Beth Kistne	3 Spoede Ridge	bethkistne@gmail.com	yes		yes
Naftali Kadosh	751 Graese Road	nkadosh1dds@gmail.com	yes		yes
Jane Kadosh	751 Graese Road	nkadosh1dds@gmail.com	yes		yes
Michael Wheeler	1631 Rishon Hild Drive	mwheeler@reitzjens.com	yes		yes
Daaria Wheeler	1631 Rishon Hild Drive	daaria.wheeler@gmail.com	yes		yes
Robert Binek	11106 Apache Trail	binek@sbcglobal.net	no	st. louis county	yes
Trish Binek	11106 Apache Trail	binek@sbcglobal.net	no	st. louis county	yes
Carlos Trejo	1140 Dielman Road	ctrejo@olivettemo.com	no	Olivette	yes
John Hancock	7723 Forsyth	jhancock@stlpartnership.com	no	Rock Hill	Yes
Tom Power		tpowers@altusproperties.com	no	kirkwood	yes
Thomas Moore	10137 Old Olive Street Road	buzz@buzzshawaiiangrill.com	yes		yes
Lou Fusz	925 N. Lindbergh	lfusz@fusz.com	yes		yes
Darren Mann	1140 Dielman Road	dmann@olivettemo.com	no	Olivette	yes
Lee Cannon	CBB				
Jonathan Roper	1140 Dielman Road	jroper@olivettemo.com	no	Olivette	yes
Rick Dirks	161 Kennabrooke Court	desertdirks@msn.com	no	st. louis county	yes
Shelley Dirks	161 Kennabrooke Court	desertdirks@msn.com	no	st. louis county	yes
Ralph Pfremmer	Trailnet				
Scott Clark	1546 Kennabrooke Court	clarkscott2037@gmail.com	no	st. louis county	yes
Janet Wilding	STLEDP				
Colby Reed	10465 Old Olive Street Road	colby.ajasper@farmersagency.com	yes		yes
Joel Barbarick	10465 Old Olive Street Road	joel.ajasper@farmersagency.com	no	fenton	yes
Carol Waggoner	7 Forsythia Lane	carol.waggoner@att.net	no	Olivette	yes
LaVerne Wells	10554 Old Olive Street Road	cocochocolate19.lw@gmail.com	no	Maryland	
Matt Plumer	1100 Corporate Square Drive #2:	matt@theyieldlab.com	no	Heights	yes
Marie Dennis	Access Engineering			ladue	yes
John Tucker	942 Guelbreth Lane #212	tuckerman@prodigy.ent	yes		yes
Jonathan Andrews	10459 Old Olive Street Road	jandrews@andrewsolutions.com	no	st. peters	yes
John Lee	1017 Nobleman Drive	johnlee@midjohnny.com			
Steph kulculjan	St. Louis Biz Journal	skulculjan@bizjournals.com	no	st. louis county	yes
Heather Silverman	11007	hsilverman@crevecoeurmo.gov	yes		yes
Tom Muenks	10425 Old Olive Street Road	muenksman@aol.com	yes		yes
Connie Bowen	5510 Pershing	connie@theyieldlab.com	no	st. louis city	yes
Steve Birenbaum	10337 Corbeil Drive Unit A	steven.birenbaum@yahoo.com	yes		yes
Melissa Orscheln	8903 Shawnee Lane	morscheln@crevecoeurmo.gov	no	overland town and	yes
Kelly Diehl		kdiehl@altusproperties.com	no	country	yes
Harsha Paul	7733 Forsyth Suite 2200	hpaul@stlpartnership.com	no	kirkwood	yes



Old Olive Street Design Party, October 11, 2018

Attendee Sign-In Sheet

Name	Address	Email	Resident of Creve Coeur?	If not, where do you live?	Can we contact you about our next meeting?
Joe Fennewald	201 Stoneyview Lane	j.c.fennewald@sbcglobal.net	yes		yes
Adam Fennewald					
Jim Winnerman	416 Conway	bawinnie@earthlink.net	yes		yes
Alan Rudolph	84 Pebblebrook	funnyguy2004@sbcglobal.net	no	st. louis county	yes
Chris McClay	942 Guelbreth Lane Unit 102	christophermcclay88@gmail.com	yes		yes
Beverly Tucker Knight	9723 Grandview	btuckerknight@olivettemo.com	no	ladue	yes
Barry Glantz		bglantz@crevecoeurmo.gov	yes		yes