



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, AUGUST 5, 2019

6:30 PM

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.

Reports, documents, plans, and related materials are available for examination at the Creve Coeur Government Center, 300 North New Ballas Road, prior to the meeting.

Special disabled service may be arranged by contacting the Office of the City Administrator in advance.

CALL TO ORDER

ROLL CALL

Ms. Beth Kistner (Chair)
Mr. Tim Carney
Ms. Muriel Hall
Mr. James Myers
Mr. Gene Rovak
Mr. Matthew Schuh
Mr. Larry Potashnick
Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, Director of Community Development
Ms. Whitney Kelly, City Planner
Ms. Jessica Stutte, Planning Assistant/Recording Secretary

ACCEPTANCE OF THE AGENDA

APPROVAL OF MINUTES

- 1. July 15, 2019 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

None

NEW BUSINESS

1. PUBLIC HEARING. Application #19-024: Resolution To Adopt The 39 North- Old Olive Street Road Great Street Plan

Jason Jaggi, Director of Community Development for the City of Creve Coeur, has filed an application for review and adoption by the Planning and Zoning Commission of the 39N Old Olive Street Road Great Street Plan, as an amendment to the 39 North Master Plan in anticipation of the redesign of the Olive Boulevard and Lindbergh Boulevard interchange. The Old Olive plan provides preliminary design for the reconfiguration of the Old Olive and Lindbergh intersection to allow full access, as well as recommendations on the market potential of the corridor, zoning and land use, preliminary roadway re-design section drawings to foster connectivity improvements; and, public realm design enhancements such as landscaping, lighting, street furniture, and district signage. The redevelopment of the Old Olive Street Road corridor is a key project in the new innovative AgTech district 39°North.

2. PUBLIC HEARING. Application #19-021: Boundary Adjustment Between Missouri American Water Company And Danforth Plant Science Center And #19-027: Conditional Use Permit And Site Development Plan For Missouri-American Water Company, For A New Pump Station, Located At 9989 Old Olive Street Road

Matt Jaspering, on behalf of the Missouri-American Water Company, has submitted an application for a conditional use permit for the construction of a new pump station to replace the existing Stratmann Pump Station, located at 9989 Old Olive Street Road, Creve Coeur, MO 63141. The request has been submitted in order to replace an aging pump station which maintains water pressure to large portions of St. Louis County. The application also involves the purchase of a small tract of land, 14,094 sq. ft. or 0.32 acres in size, from the Donald Danforth Plant Science Center. The property is zoned GC-General Commercial, where the pending text amendment before the City is to allow for Water Supply and Irrigation Systems (NAICS 221310) as a conditional use in the GC-General Commercial District.

3. Application #19-029: Minor Site Plan Amendment For Athletic Field Scoreboards For Missouri Baptist University

Rick Keisker, of Wm. B. Ittner, Inc, on behalf of Missouri Baptist University, has submitted a request for a minor site plan amendment for the scoreboards as a component for the football/soccer/lacrosse athletic field and softball field. The scoreboards include digital displays. The Athletic Field board is approximately 530.25 square feet, and 31.25 feet high. The scoreboard for the softball field will be replacing an existing scoreboard, and is 170 square feet with an overall height of 18 feet. Both scoreboards will be directed away from residential developments.

WORK AGENDA

None

DEPARTMENT REPORTS

Director of Community Development

ADJOURNMENT

Posted: _____
Jason W. Jaggi
Director of Community Development



DRAFT MINUTES
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
MONDAY, JULY 15, 2019
6:30 PM

CALL TO ORDER

Ms. Kistner, Chair, called the meeting to order at 6:30pm.

ROLL CALL

Larry Potashnick	Commission Member
Beth Kistner	Commission Chair
Tim Carney	Commission Member
Gene Rovak	Commission Member
Muriel Hall	Commission Member
James Myers	Commission Member
Matthew Schuh	Commission Member

The following staff were also present: Carl Lumley, City Attorney; Jason Jaggi, Director of Community Development; Whitney Kelly, City Planner; and, Jessica Stutte, Planning Assistant/ Recording Secretary.

ACCEPTANCE OF THE AGENDA

Mr. Potashnik made a motion to accept the agenda. Mr. Carney seconded. All in favor.

APPROVAL OF MINUTES

1. June 17, 2019 Planning and Zoning Commission Draft Meeting Minutes

Mr. Myers made a motion to accept the minutes for June 17, 2019. Mr. Potashnik seconded. All in favor.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

None

NEW BUSINESS

- 1. Application #19-022: Conditional Use Permit for the Cultivation, Manufacturing and Dispensary of Medical Marijuana, for Green Farms Missouri, LLC Located at 1160 Research Boulevard. Withdrawn**

RESULT:	WITHDRAWN
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- 2. Application #19-023: Revised Master Sign Plan for Barnes Jewish West County Hospital Campus Pursuant to Section 405.955 Master Sign Plans. Request to Postpone.**

RESULT:	CONTINUED [UNANIMOUS]
MOVER:	Gene Rovak, Commission Member
SECONDER:	Tim Carney, Commission Member
AYES:	Potashnick, Kistner, Carney, Rovak, Myers
ABSENT:	Hall, Schuh

- 3. PUBLIC HEARING. Application #19-026 Text Amendments to Include Water Supply and Irrigation Systems (NAICS 221310) as a Conditional Use in the GC-General Commercial District and Revise Minimum Acreage of Section 405.470 Conditional Uses for Such Uses**

Those speaking to the request were sworn in.

Mr. Derek Linam, representative for Missouri American Water, explained the request to be zoned General Commercial. He said they currently have storage tanks and a pump station. He said they want to improve their site and are unable to do so as they aren't in conformance. He said this was the first step to conformance.

Mr. Schuh arrived at 6:33.

Ms. Hall arrived at 6:34.

Mr. Jaggi showed the existing zoning. He pointed out the distinction between General Commercial and the Light Industrial Districts in the area of the request. He said the current site is non-conforming and the text amendment was before them to make it a conforming as well as a legal use. He spoke to the Comprehensive Plan and the direction of the area.

Mr. Jaggi said staff did not see changing the zoning to Light Industrial to be the best choice as it would create a Light Industrial District with frontage along Old Olive which is not consistent with plans for the area. Mr. Jaggi explained why he thought keeping the zoning as General Commercial and making the use allowable with a Conditional Use Permit(CUP) was the best option. He said this would minimize any chance of something similar with the site size requirements of 8 acres. He went over how staff came up with that number and what the CUP would allow.

Mr. Potashnick asked why the site requirements couldn't be restricted to a minimum of 12 acres.

Mr. Jaggi said he thought the minimum acreage required to run the plant was 8 acres.

Ms. Kelly added that Helix, a neighbor could potentially buy some of the lot further down the road.

Mr. Rovak asked where the irrigation system would be.

Mr. Jaggi said they referenced the NAICS code for irrigation purposes.

Planning and Zoning Commission – MINUTES

Monday, July 15, 2019

Mr. Myers asked if they could propose another tank and would they have to come back for a new CUP.

Mr. Jaggi confirmed that would be correct.

Ms. Kistner said she thought the acreage should be what is best for the area not for the site.

Mr. Jaggi responded that the GC district is not intended to be pro-liferated with these types of sites. He said these types of facilities are rare. He said the recommended site size is the minimum it can be, while still allowing this existing site to be in conformance.

Mr. Myers said he agreed with staff in this particular case. He said it would be hard for other GC properties to have enough acreage.

There was some discussion regarding a strip on the property and how it could be developed.

Mr. Lumley offered the items to the record and the public hearing was closed.

Mr. Carney made a motion to approve, Mr. Rovak seconded. All in favor.

RESULT:	ITEM DISCUSSED [UNANIMOUS]
MOVER:	Tim Carney, Commission Member
SECONDER:	Gene Rovak, Commission Member
AYES:	Potashnick, Kistner, Carney, Rovak, Hall, Myers, Schuh

WORK AGENDA

Mr. Jaggi spoke about the upcoming joint session with City Council.

DEPARTMENT REPORTS

Mr. Jaggi gave a short update on the upcoming projects coming before the Commission.

ADJOURNMENT

Mr. Myers made a motion to adjourn. All in favor. 6:55pm.



city of

CREVE COEUR

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www.creve-coeur.org

APPLICATION TO PLANNING AND ZONING COMMISSION #19-024 FOR THE REVIEW AND ADOPTION OF THE 39 NORTH OLD OLIVE STREET ROAD GREAT STREET PLAN

FOR THE MEETING OF: August 5, 2019

LOCATION: Generally along Old Olive Street Road, north of Olive Boulevard.

REQUEST: Jason Jaggi, Director of Community Development for the City of Creve Coeur, has filed an application for review and adoption by the Planning and Zoning Commission of the 39N Old Olive Street Road Great Street Plan, as an amendment to the 39 North Master Plan in anticipation of the redesign of the Olive Boulevard and Lindbergh Boulevard interchange. The Old Olive plan provides preliminary design for the reconfiguration of the Old Olive and Lindbergh intersection to allow full access, as well as recommendations on the market potential of the corridor, zoning and land use, preliminary roadway re-design section drawings to foster connectivity improvements; and, public realm design enhancements such as landscaping, lighting, street furniture, and district signage.

ADDITIONAL INFORMATION: The Planning and Zoning Commission will conduct a public hearing on this amendment for adoption on Monday, August 5, 2019, at 6:30 P.M., in the Council Chambers of the Creve Coeur Government Center located at 300 North New Ballas Road. If adopted by P&Z, the Old Olive Street Road Great Street Plan will be included as an addendum to the City's comprehensive plan, *Creve Coeur 2030*, which was adopted in March 2017 by the Planning and Zoning Commission, and the 39 N Master Plan that was adopted in June of 2017. A draft resolution for adoption has been prepared after review by the Commission upon conclusion of the public hearing. City Council action is not required.

APPLICANT: Jason W. Jaggi, AICP
Director of Community Development
City of Creve Coeur
300 North New Ballas Road
Creve Coeur, MO 63141

REPORT PREPARED BY:

Jason W. Jaggi, AICP, Director of Community Development	8-1-19
	Date

ATTACHMENTS: Draft 39N-Old Olive Great Street Plan, prepared by Christner
Draft Resolution to Adopt Plan
Public Comment

State Regulations:

- The comprehensive plan is a critical basis for local zoning regulations. It is exclusively developed and adopted by the planning commission. (89.340-89.370)
- Zoning regulations must be made in accordance with a comprehensive plan. (89.040). The plan is considered to only be a guide and not enforceable independent of the zoning ordinance.

Zoning Code References

- Section 405.1030:
Planning and Zoning
Commission

BACKGROUND

The formulation of the 39 North Innovation District began in 2015 when St. Louis County was awarded a competitive federal grant in the amount of \$500,000 from the U.S. Department of Commerce, Economic Development Administration (EDA). The grant funded the development of a master plan to create a plant science and innovation hub in the St. Louis area located within the city limits of Creve Coeur. The outcome of the planning process resulted in the establishment of the 39 North District consisting of approximately 575 acres in the northeast quadrant of Creve Coeur. The comprehensive plan, adopted by the Commission in March 2017, encourages the continued development of this area of Creve Coeur into a mixed-use campus innovation district. The 39 North Master Plan was adopted in June 2017 by the Planning and Zoning Commission as an element of the City's comprehensive plan, *Creve Coeur 2030*.

The 39 North Old Olive Great Street Plan has been prepared to further develop a key recommendation of the 39 North Master Plan which calls for the Old Olive corridor to be reimaged as an asset to the new district. The successful transformation of Old Olive would change the function and character of the corridor to provide a strong sense of place through improved connectivity, an enhanced streetscape, bike-ped access, district identity and redevelopment of select properties.

The development of the plan utilizes the framework from East-West Gateway Council of Government's *Great Streets Initiatives*. The Great Streets Principles address sense of place, land use, transportation modes, economic development, sustainability, best practices, and collaboration. This staff report will summarize the preparation of the plan, including stakeholder engagement, and provide an overview of the primary elements of the plan.

PREPARATION OF THE DRAFT PLAN

The process to prepare the Old Olive Great Street Plan began in March 2018 when the City entered into a participation agreement with St. Louis County and the St. Louis Economic Development Partnership as authorized by resolution of the City Council. The City provided \$50,000 toward the development of the plan with St. Louis County providing \$450,000 for a total budget of \$500,000. A Core Working Group was established with representatives of the City of Creve Coeur, the Danforth Plant Science Center, the St. Louis Economic Partnership, the City of Olivette, and Trailnet, to select a consultant to develop the plan. An RFQ was developed and interviews with consultant teams were conducted. The chosen consultant team was Christner, Inc. as the lead with civil engineering assistance from Access Engineering; transportation engineering from CBB; FPA Group for public engagement; Horner & Shifrin for lighting; and, HR&A for the economic/market study component.

Below is a summary of the public involvement efforts and the development of the plan. In addition to Christner's team and the St. Louis Economic Development Partnership's outreach, information for the public meetings have been posted on the City's website, newsletter, and various social media outlets.

- Efforts for public outreach regarding the redevelopment of the roadway and development potential along the corridor began in March of 2018, with a Stakeholder Kick-off Meeting on April 6th 2018.
- Presentations on the designs for public input began with presentations at the Venture Café meetings. Held every third Tuesday of the month, the Venture Café is hosted in partnership with the St. Louis Economic Development Partnership and Donald Danforth Plant Sciences. It is free event that offers attendees the opportunity to make new connections while learning about a wide range of new technology related topics. The Old Olive redesign ideas were presented on April 17, 2018 and again in February 19, 2019. On these two separate occasions, the team provided maps, renderings, email list sign-up sheets and comment cards and met with attendees to answer questions and talk through the design concepts

- A public open house “Street Design Party” was held on October 11, 2018 in a vacant retail space in the Pavilion Development just south of Old Olive Street Road. Over 60 attendees took part in reviewing the project’s history and learned about the draft design concept for the area. Attendees were given the opportunity to weigh in on the design concepts and to leave their comments for the team to review and integrate into the design.
- The design team attended the joint session of City Council and the Planning and Zoning Commission as a work session meeting on October 22, 2018, to present a summary of finding and key aspects of the developing design.
- Final Presentation Public Meeting – April 30, 2019 was held at the Donald Danforth Plant Science Center. The design team provided a display of project boards and a large plan of the corridor for review by participants before a presentation of the design and question/comment session. Representatives from the design team, SLEDP, the City of Creve Coeur, and City of Olivette were available for questions. Over 75 attendees took part in the event. Attendees were given the opportunity to weigh in on the design concepts and to leave their comments.

In addition, the design team conducted several organizational outreach efforts, which included:

- Bike to Work Day – May 18, 2018 at the Donald Danforth Plant Science Center. This event included group facilitated discussion on multi-modal transportation, existing bike route, safety, and bike route needs in the area
- The Jewish Federation Millstone Campus – June 12, 2018. Although outside the City of Creve Coeur, the Jewish Federation’s Millstone Campus (The J) is home to several institutions that serve the community and draw users of their facilities from neighborhoods adjacent to the 39°N district and beyond. The design team met with over a dozen officers and leaders that represented the different services offered within the Jewish Federation. This productive work session allowed the design team to learn about the issues and opportunities on the Millstone Campus, traffic flow in and around the campus, possible campus changes and observations about the multi-modal accessibility of the surrounding community.
- Willow Brook Neighborhood Meeting – February 27, 2019. The design team presented the 39°N Master Plan context and the proposed design for Old Olive to the Willow Brook Subdivision Annual Meeting and obtained resident feedback about the proposed design.

A joint session of the Planning and Zoning Commission, City Council, and Economic Development Committee was held on April 17, 2019, where the three groups heard a presentation from representatives of the SLEDP on the draft plan and answered questions.

The final draft was presented by the consultant team at the June 3, 2019, Planning and Zoning Commission for initial review and comments. At the conclusion of the presentation and discussion, the Commission directed staff to prepare the public hearing notices for review and possible adoption of the plan at the August 5, 2019 meeting.

The Draft Old Olive Great Street Plan was posted for review by the public on the City’s website on June 10, 2019 and a copy has been available at the Government Center. The public hearing notice was published in the St. Louis Countian on July 18th. In addition, the July and August newsletters featured information on where the draft plan can be viewed and the public hearing date for review by the Commission.

An additional City Council Work Session with the Planning and Zoning Commission and Economic Development Committee, to review the final draft was held on July 8th with a presentation by the consultant team and discussion by attendees. The primary topic of discussion was the traffic impacts resulting from the proposed elimination of the center turn lane on Old Olive. Also discussed was whether

a signal at the Old Olive and Guelbreth intersection was needed due to the removal of the center turn lane. The consultants responded that traffic counts did not warrant a dedicated turn lane and that the objective of the design was to slow traffic down. The consultants also reminded the attendees that the roadway was purposefully designed so that changes can be made such as to incorporate additional turn lanes or provide on-street parking if needed in the future. The Council also suggested that it would be beneficial for the City's Horticultural, Environmental and Beautification Committee (HEB) to review the proposed streetscape planting plan and provide their recommendations for consideration by the Planning and Zoning Commission.

OVERVIEW OF THE 39N-OLD OLIVE STREET ROAD GREAT STREET PLAN

The Draft Great Streets Plan is structured into 11 sections as follows:

- Introduction—Page 4
- Planning Framework—Page 7
- Utility and Stormwater Assessment—Page 15
- Transportation Assessment—Page 20
- Corridor Design—Page 29
- Public Realm Design—Page 38
- Phasing and Costs—Page 87
- Community Engagement—Page 89
- Implementation Recommendations—Page 93
- Acknowledgements—Page 96
- Appendices (Economic Development Analyses, Technical Engineering documents)—Page 97
- Approximate Locations of future easements in the area, provided by Christner on July 30, 2019

Introduction and Planning Framework

The Great Street plan carries out the objectives of the 39 North Master Plan which calls for Old Olive Street Road to be transformed from its current function as a component of the Olive/Lindbergh interchange to a local street utilizing Great Streets principles. The two phases of the plan are (1) Design and Planning and (2) Technical Documentation to the 30 percent level of design necessary for construction. The plan contains six (6) main goals: provide connectivity, create a recognizable district, design safe and efficient infrastructure, promote a mixed-use corridor, leverage infrastructure and private investment to generate transformation, and provide a multi-modal crossing at Old Olive and Lindbergh.

The scope of the project is the entire Old Olive Street Road Corridor on both sides of Lindbergh Boulevard from “Olive to Olive”.

Utility and Stormwater Assessment

The plan documents all utility services within the corridor and provides a general topographic analysis. A key takeaway is that the Old Olive Corridor contains a significant amount of overhead and underground utilities. Major regional water distribution lines and electric overhead lines are located within the corridor that present significant barriers with relocation impractical.

Transportation Assessment

The plan analyzes existing transportation networks within the corridor including vehicular, mass transit, and bike/ped. Notable findings include the recommendation for a full access, at-grade intersection at Old Olive and Lindbergh which could occur after completion of the reconfigured Olive/Lindbergh intersection. The proposed design for this crossing would provide full signalization and a shared use path for bike-ped movements across the intersection. The plan also provides other signalization adjustments, noting that the Old Olive/Guelbreth intersection could warrant a signalized intersection with left turn lanes, particularly if the west connector road is aligned with Guelbreth. The Willowbrook intersection will have an all-way stop and Pavilion Drive will have demarked crosswalks.

Corridor Design

This section of the plan presents the new roadway design for the corridor. The design is centered around the concept of a Convertible Section. This approach accommodates aspirations for the corridor for an off-road bike/ped facility as well as future-proofing the design to anticipate turn lanes and other needs in the future as the intensity of use and land uses evolve. The design provides the flexibility to incorporate stormwater BMP's and landscaped areas, medians, on-street parking, and dedicated turn lanes, as may be needed, all within a fixed right-of-way width. Small areas for easements from private necessary to implement the design are provided.

The overall design calls for a mostly two lane section with greenspace, a shared use path and a sidewalk on the opposite side of the roadway.

Public Realm Design

This section creates the streetscape design divided into 3 sections. Landscaping recommendations which relate to the plant science anchors of the 39N District, gateway monuments at each end of the corridor, hardscape features, decorative stormwater treatments, lighting, and street furniture recommendations are also proposed. The design emphasizes non-vehicular movement by creating a well-developed bike/ped and transit facilities throughout the corridor. Branding and wayfinding design elements are provided to further emphasize the unique character and sense of place that is desired.

Overall, the plan utilizes the Great Streets principles to incorporate a cohesive streetscape design for the corridor.

Phasing and Costs

The plan outlines three phases and estimated costs for implementation as follows:

- Phase 1 (first priority): Reconstruction and signalization of the Old Olive/Lindbergh Intersection. Cost Opinion: \$2.4 million.
- Phase 2: Old Olive Street, East of Lindbergh. Cost Opinion: \$3.5 million
- Phase 3: Old Olive, West of Lindbergh. Cost Opinion: \$5.9 million.

Community Engagement

Extensive community engagement efforts were made in development of this plan. Please refer to prior section on plan development for further details on community engagement.

Implementation Recommendations

This section provides specific zoning and policy changes to support the transformation along the corridor. Basic zoning updates are suggested to address development standards on properties that are within the corridor. Specifically, the recommendations are:

- Document Old Olive engineering standards
- Revise the zoning ordinance for General Commercial to reflect the needs of the district and/or create an overlay district
- Leverage building setbacks and private landscape buffers for public realm improvements on private property to enhance the pedestrian experience.
- Adapt the Joint Parking Facilities ordinance to benefit redevelopment
- Encourage the development of the east and west connector roads with the redevelopment of the interchange sites
- Develop bike/ped loop and bridge over Lindbergh to activate redevelopment sites
- Work with Missouri American Water and owners of 10015 Corporate Square to develop a shared use path on private property for a logical link to the district greenway

- When requesting Federal Funding, plan for additional city funding beyond the minimum match to pay for non-participating improvements
- Develop Streetscape, Landscape and Environmental Graphic Design standards
- Meet with Metro frequently to update them on the district and lobby for good bus connectivity

Appendices

The remaining sections provide the detailed market and economic development analyses and technical engineering drawings to the 30 percent level using MoDOT standards. This level of design is very useful when applying to government funding agencies to demonstrate a well-thought out project.

Also included are the approximate location of future easements that may be necessary on adjacent private property. These would be negotiated with individual property owners at time of redevelopment proposal, or in the implementation stages of the improvements.

Laurel Harrington of Christner, will present an overview of the draft plan at the meeting and staff will be in attendance to assist with any questions from the Commission or the public.

SUMMARY AND CONCLUSION

The 39 North-Old Olive Street Road Great Street Plan is the result of a 16-month planning process with significant input from a wide variety of stakeholders. Staff believes the plan is ambitious but also realistic and provides the necessary level information and detail at this stage of design to support implementation.

Since the Old Olive Great Street Plan contains land use recommendations, the Planning and Zoning Commission needs to adopt the plan as an amendment to the Creve Coeur 2030 Comprehensive Plan and the 39 North Master Plan.

Staff has received one comment via e-mail from a member of the HEB Committee regarding the recommended tree palette on Page 58. The plan references Ameren's tree planting guidelines which includes non-native trees as well as invasive the Burning Bush. The comment has been included in the meeting packet for review. The HEB has communicated to staff that they intend to review the plant material aspects of the plan at their next committee meeting, currently scheduled for August 14th. Staff suggests that the Commission consider delaying the adoption of the plan until the August 19th meeting to allow time for the HEB to provide any further comments.

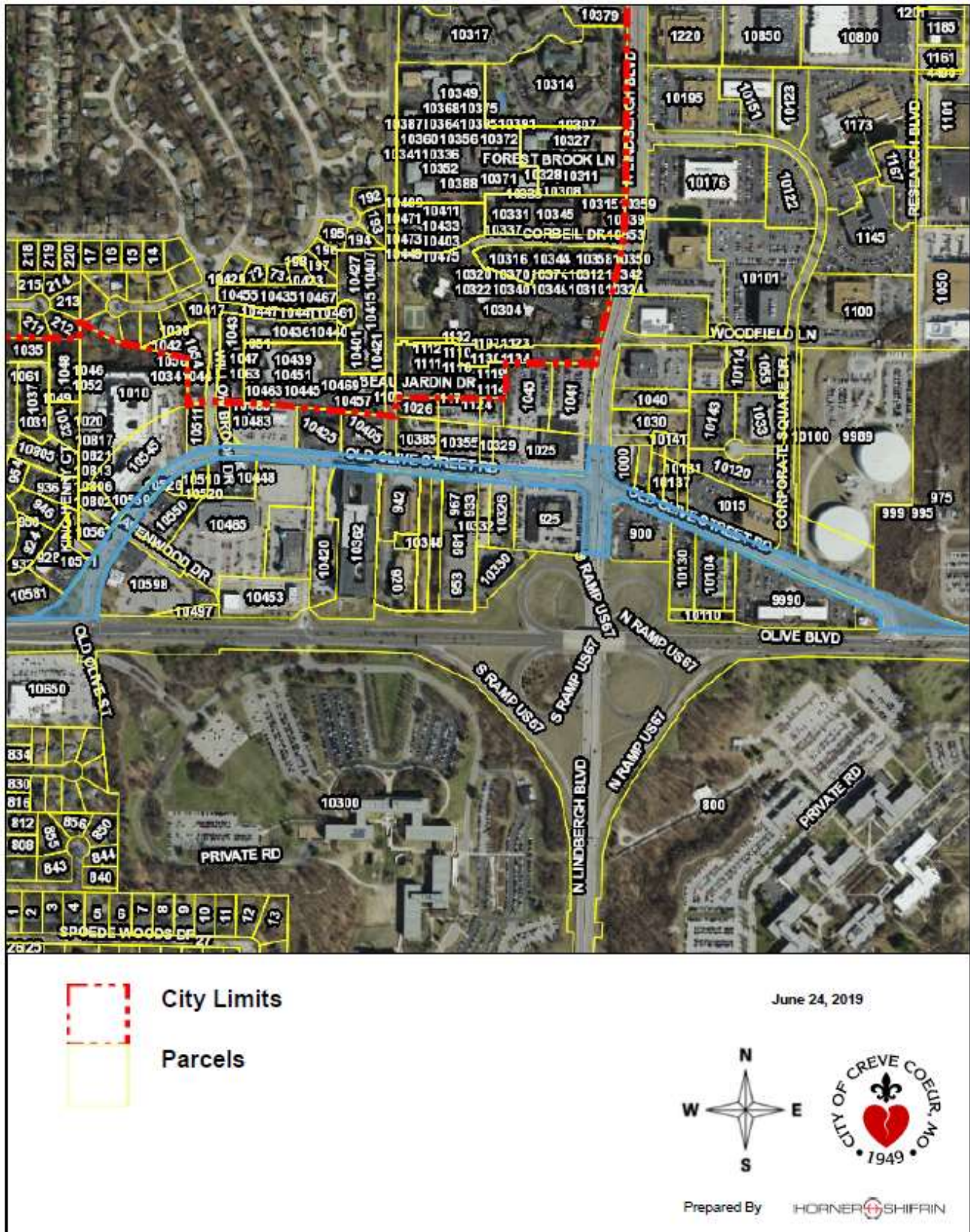
ACTION AND MOTION

A draft resolution for adoption of the plan has been prepared at the conclusion of the public hearing and review by the Commission. The following would be an example motion for this application:

"I move to approve Resolution #19-024 to adopt the Old Olive Street Road Great Streets Plan as an amendment to the 39 North Master Plan and the City's Comprehensive Plan, Creve Coeur 2030, the official land use plan of the City as referenced by Application #19-024."

APPENDIX 1: AERIAL PHOTO

Old Olive Street Road





39°N AgTech District – Old Olive Street Road Great Street

St. Louis Economic Development Partnership | City of Creve Coeur
May 5, 2019 DRAFT

CHRISTNER



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INTRODUCTION

Corridor Transformation - from MoDOT on-off ramps to an AgTech District Gateway

The Master Plan Context

The redevelopment of the Old Olive Street Road corridor is a key project in the new innovative AgTech district — 39°North. St. Louis has already earned international attention with the high concentration and high caliber of plant science PhDs doing research at the Donald Danforth Plant Science Center, Bio Research & Development Growth (BRDG) Park, Bayer-Monsanto, and Helix Center Biotech Incubator that are within the master plan focus area. For the new 39°North district, these institutions are the key existing anchors of a district that will encompass almost 600 acres.

The *39°North Master Plan* envisions new transportation networks woven into the existing framework of the business park, and institutional campuses. It envisions new development patterns and critical redevelopment infill. In response, the Old Olive corridor should be thought of as an 18-hour destination - one that considers commuters and workers within the corridor as well as residents who will enjoy and benefit from the new streetscape experience.

The master plan sets a bold vision for access and circulation in the district. Today, substantial barriers to connectivity exist along the Old Olive corridor. As a Missouri Department of Transportation (MoDOT) right of way, Old Olive primary function is to provide on and off ramps for Lindbergh Boulevard. For businesses in the area, it provides critical access for customers and is a key access point to the business park along Corporate Square Drive. What Old Olive does not do is cross Lindbergh Boulevard, State Route 340, controlled by MoDOT. The two halves of the 39°North district are awkwardly bisected by this limited access state highway. Creating connectivity through the whole district a primary goal of this project.

The master plan has identified Corporate Square Drive as one of the primary north-south connectors to provide multi-modal access to existing businesses and future land uses. In addition, a north-south greenway is currently being designed. The intersection of Old Olive Street Road with Corporate Square Drive, the greenway, Lindbergh and both Olive Boulevard intersections will be important nodes of the project.

With these goals in mind, this project will transform a vehicle-dominated commercial corridor into a Great Street – a street that is the gateway to the 39°N AgTech District, meets the needs of its users, and contributes to the economic and physical health of the community.

The first steps have been taken. A strong partnership between the City of Creve Coeur, City of Olivette, St. Louis Economic Development Partnership (SLEDP), and the Donald Danforth Plant Science Center has been formed with their sights set on transformation of the Old Olive corridor as the gateway to the 39°North AgTech district.

Great Streets Approach

East-West Gateway Council of Government's *Great Streets Initiatives* served as the planning framework for the project. Design and planning dialog was organized around the Great Streets Principles that address sense of place, land use, transportation modes, economic development, sustainability, best practices, and collaboration. For the Old Olive corridor, the plan will...

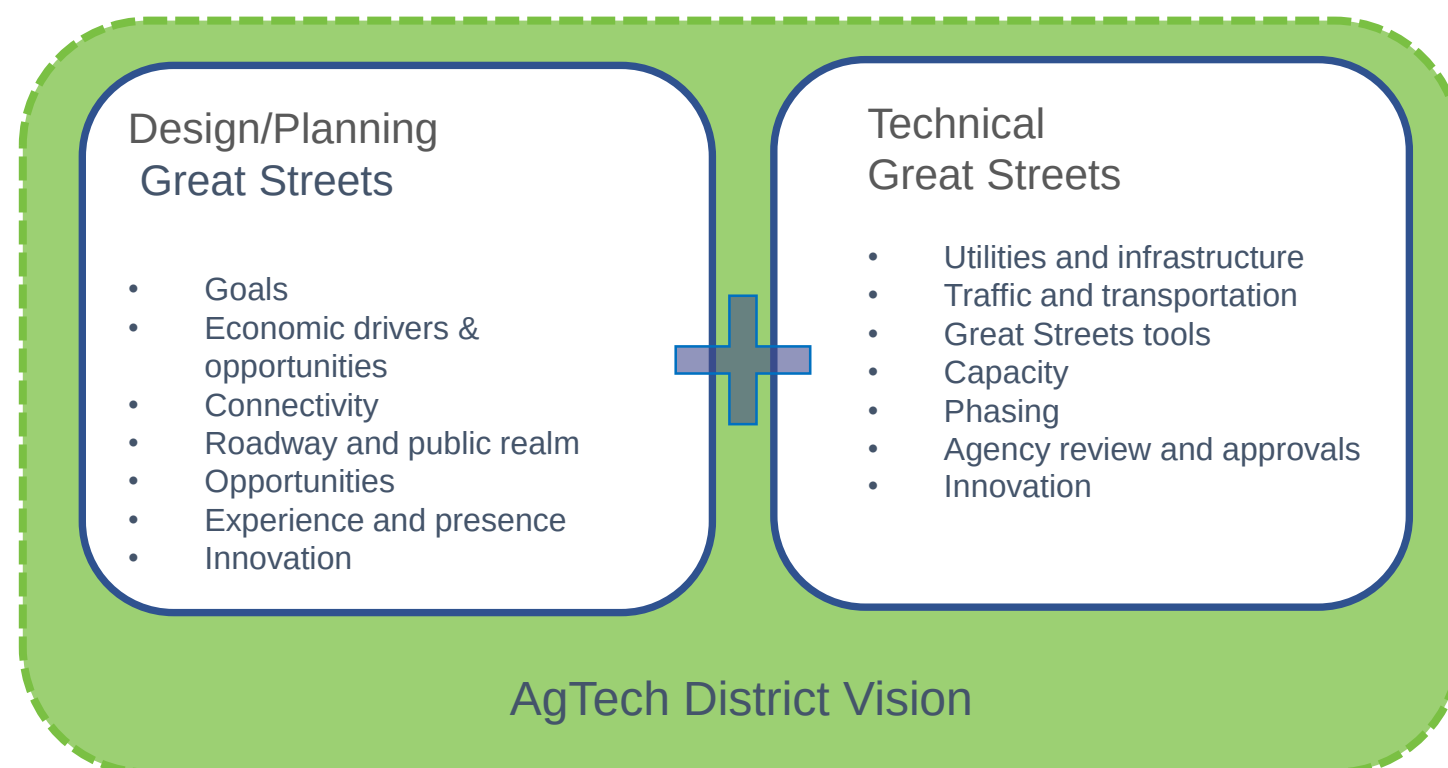
- Build on the recommendations, goals and priorities of the *39°North Master Plan* and *City of Creve Coeur 2030 Comprehensive Plan*
- Integrate Great Streets principles, national best practices and local precedents in the planning outcomes
- Identify the economic development potential and anticipate land use evolution in the design of the corridor

- Transform the transportation environment to integrate and balance all modes
- Plan for future development opportunities of the Olive/Lindbergh interchange redesign including the new connector streets and highly visible redevelopment sites
- Integrate green infrastructure and environmental benchmarking into development concepts
- Create a public realm environment that reflects the dynamic future of this AgTech district

A Core Planning Team comprised of representatives and stakeholders from SLEDP, City of Creve Coeur, City of Olivette, Donald Danforth Plant Science Center, and Trailnet engaged in a Great Streets dialog and were the sounding board for the development of the Old Olive corridor. With an eye towards implementation, the

challenge is the design of recommendations for today's physical conditions and functionality and master plan goals that envisioned substantial land use changes and opportunities. Therefore, the Old Olive corridor was studied with a current lens – the opportunity to physically link existing people, facilities, and community assets together today within the limited 60' wide right of way. And it was studied with a future lens – master plan thinking focused on smart decisions about land use; redevelopment, plans for future corridors and routes; and connectivity beyond the district to leverage regional initiatives. Unlike other Great Streets projects, the Old Olive project has an emphasis on preliminary engineering that would develop the design and technical details to 30% construction documents.

This Old Olive project focused on two phases: 1) Design and Planning and 2) Technical Documentation to 30% drawings. This document outlines the design and planning exploration, outcomes, and recommendations that includes public realm design, transportation and traffic, and economic development focuses of the project. The document also includes the preliminary engineering for civil, electrical, and signalization. A cost opinion was prepared for the full scope of the project and for logical implementation phases.



Project Goals

The Design Team and Core Working Team developed six main goals that guided the development of recommendations for the corridor. These include:

- 1) Provide **connectivity** for residents, businesses, employees, and visitors to safely access amenities throughout the District.
- 2) Create a sense of place within the corridor by developing physical improvements that define a **recognizable district** and a unique aesthetic.
- 3) Design **safe and efficient infrastructure** improvements that allow all forms of transportation to access the District.
- 4) Develop a **mixed-use corridor** that attracts residents, employees, and visitors to experience the District as an 18-hour destination.
- 5) Leverage the interchange transportation advantages, connector road access, and district-wide redevelopment opportunities to **generate transformation**.
- 6) 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.

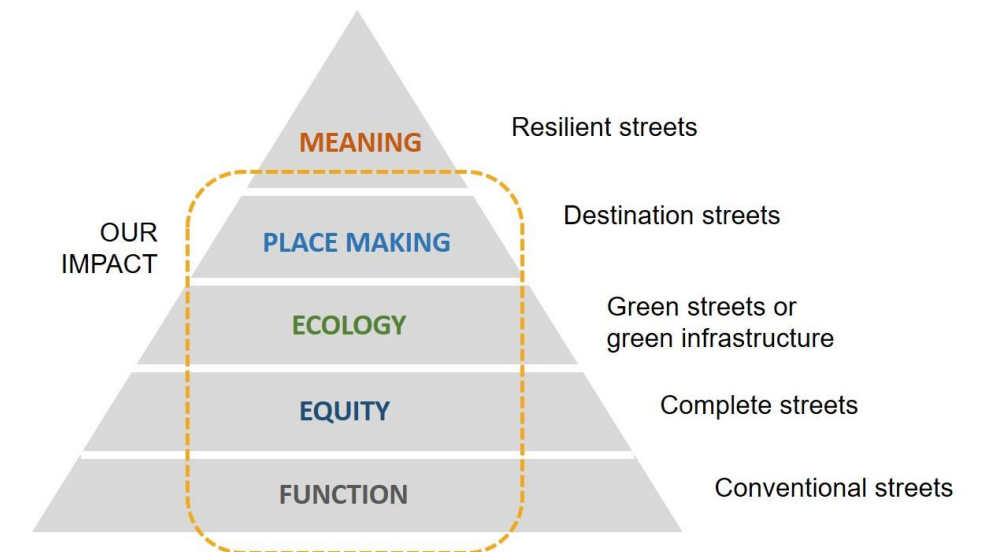
User Typologies

Not only do these goals seek to enhance the corridor for existing businesses and current residents, they look to the future to a set of users that do not currently live or work in the district. Existing and future user typologies of all types will be seeking services, amenities, and experiences that are not currently provided. The Old Olive corridor has the potential to develop into a vibrant mixed use area that users in and out of the district will seek out.

Hierarchy of Design

The physical design of the street and right of way is within the Design Team and Core Working Team's influence in this project. In order to achieve the team's goals, there is a hierarchy of design for public rights of way to achieve various levels of good or negative impact on the human experience. Too often, our public realm fall short on basic needs such as accessibility. In this project, our impact will influence the physical design outcomes of the following:

- 1) Function – provided by conventional streets and should include function and safety.
- 2) Equity – elements of complete streets that include ADA accessibility, multi-modal transportation options, and equitable access for all.
- 3) Ecology – integration of green infrastructure, native plantings, accommodation of wildlife and natural resources conservation.
- 4) Place Making – destination streets that promote quality of life, sense of place, and regional pride.
- 5) Meaning – a personal connection to the place, social interaction, mutual support and sharing of resources that evolve from Great Streets.



Hierarchy of Design for Streets

The ultimate goal in the design of the public realm through function, equity, ecology and placemaking is to reach meaning – resilient streets that strengthen connections between people and help bond a community together.



Typology of Users

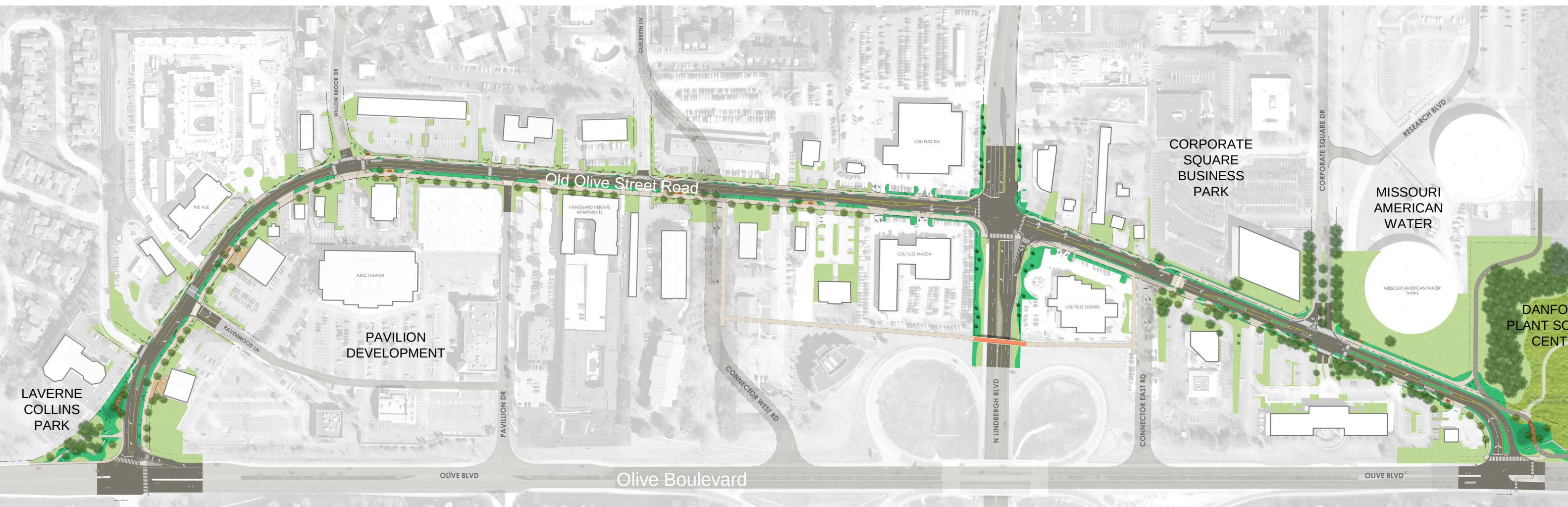
PLANNING FRAMEWORK

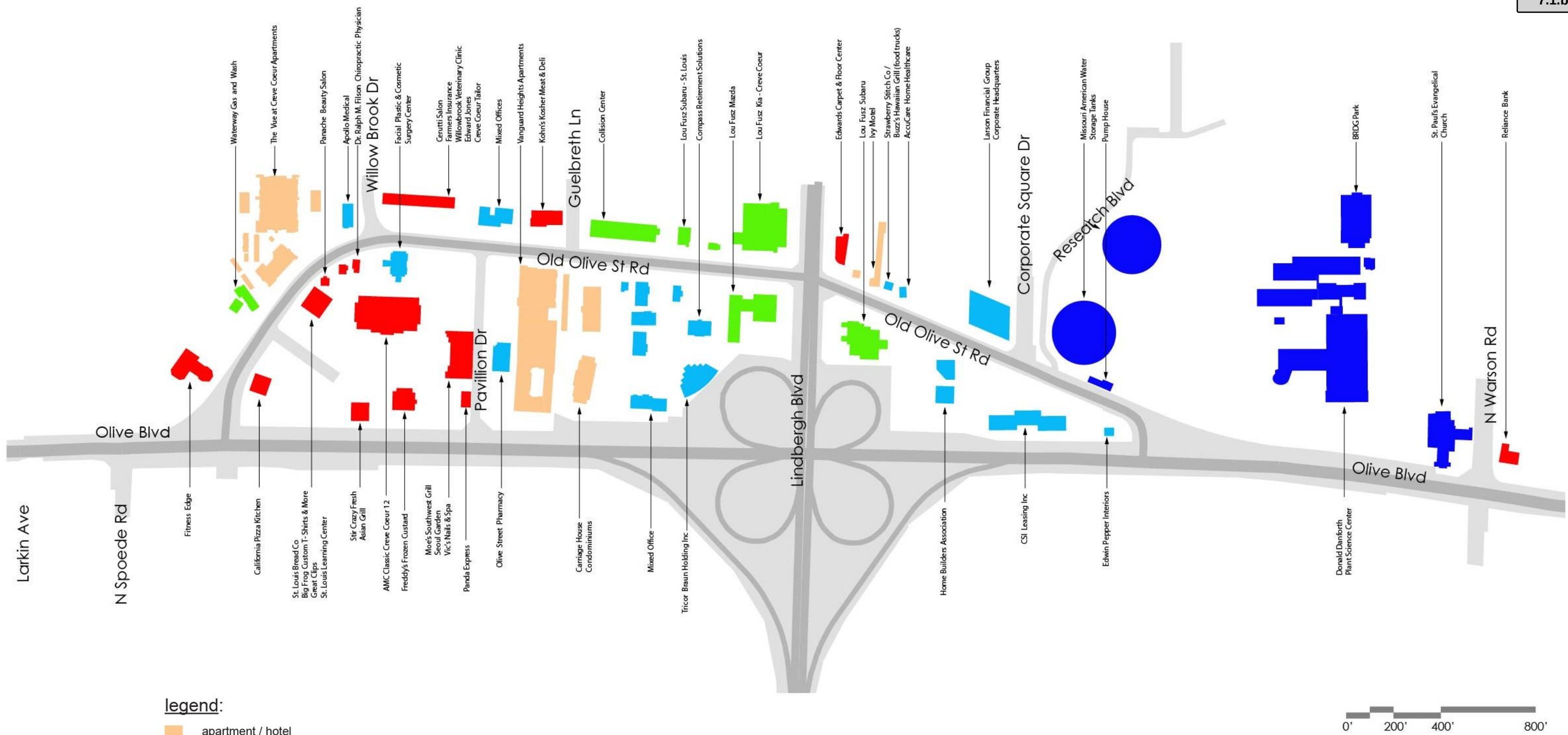
PLANNING CONTEXT

The Project Area

The corridor improvements are planned for Old Olive Street Road from Olive Boulevard on the west, through North Lindbergh Boulevard, and Old Olive Street Road on the east. Potential connector roads, west and east of Lindbergh Boulevard, connect Olive Boulevard through to Old Olive and break up the super block pattern. The west connector road has the potential to connect to Guelbreth Lane with a realignment through the Lou Fusz property.

This project area creates physical links between institutions, neighborhoods, businesses, and a developing bike/ped network of greenway and bike paths. Starting with the Olive/Lindbergh interchange construction in 2020, transformation is underway.





legend:

- apartment / hotel
- restaurant / commercial
- office
- institutions / churches / infrastructure
- auto oriented business
- public realm / MODOT ROW

Business Inventory

The Old Olive corridor has a wide variety of existing uses including recently completed residential condos and apartments. Redevelopment projects that include residential is a trend towards the development patterns and users that is needed to transform the Old Olive corridor and 39° North district into a 18 hour place.



Land Use and Anchors

There are large areas of residential on either side of the 39thN district. With respect to Old Olive, the section west of Lindbergh, is adjacent to residential, both single family and multifamily. Two multifamily residential buildings have recently been developed on this side of the corridor. Commercial development already has a foothold in this part of the district. East of Lindbergh, the corridor is contained within office uses and connects to Corporate Square Drive that provides access to an existing business park. The character of these two sections of the corridor are very different. In addition, institutional anchors such as the Donald Danforth Plant Science Center and Bayer – Monsanto have a strong presence on the east side of the corridor. The logical location for commercial and mixed use development is east of Lindbergh.



COMMERCIAL
FRONTAGE



STRIP COMMERCIAL
FRONTAGE



DEVELOPING
NEW CHARACTER



LOW-DENSITY
COMMERCIAL



AUTO DEALER
FRONTAGE



OLD OLIVE
REMNANTS



SUBURBAN
OFFICE PARK



VISIBLE
INFRASTRUCTURE



OPEN/PUBLIC

Visual Street Character

To understand the existing conditions of the corridor, an analysis of the visual character was completed. Existing land uses and the pattern of development reveal a patchwork of newer and older 1950s development with an auto-oriented focus.

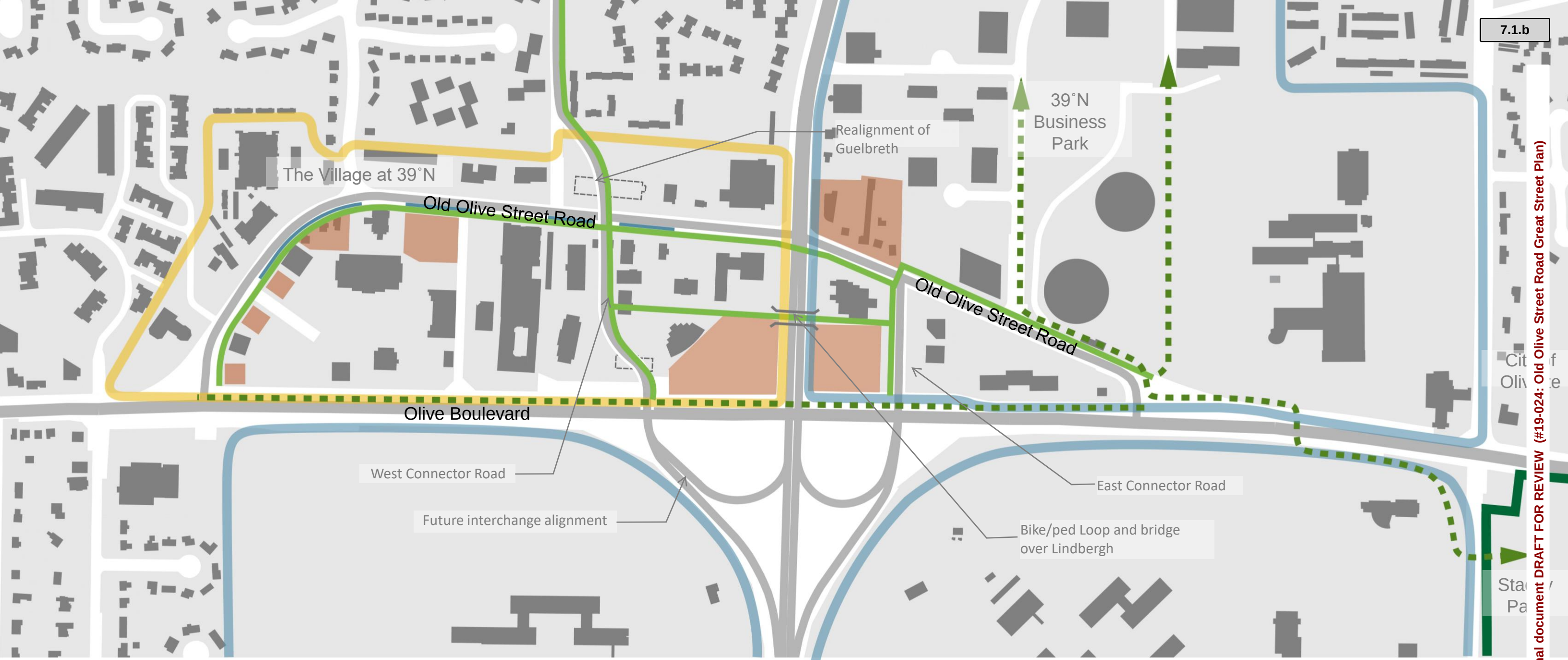


legend:

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

Right of Way Barriers

The right of way for the Old Olive corridor is 60' in width except where it widens out at the Olive Boulevard intersections on the west and east. Within this narrow corridor, a significant overhead electrical service is located on the north side of the corridor. This includes sub-transmission lines and is impractical to bury underground. Ameren will not allow lighting to be taller than 8' under the utility poles. There is no sidewalk on the north side of the corridor. The most significant barrier is the inability to cross Lindbergh due to physical barriers at this MoDOT Intersection.



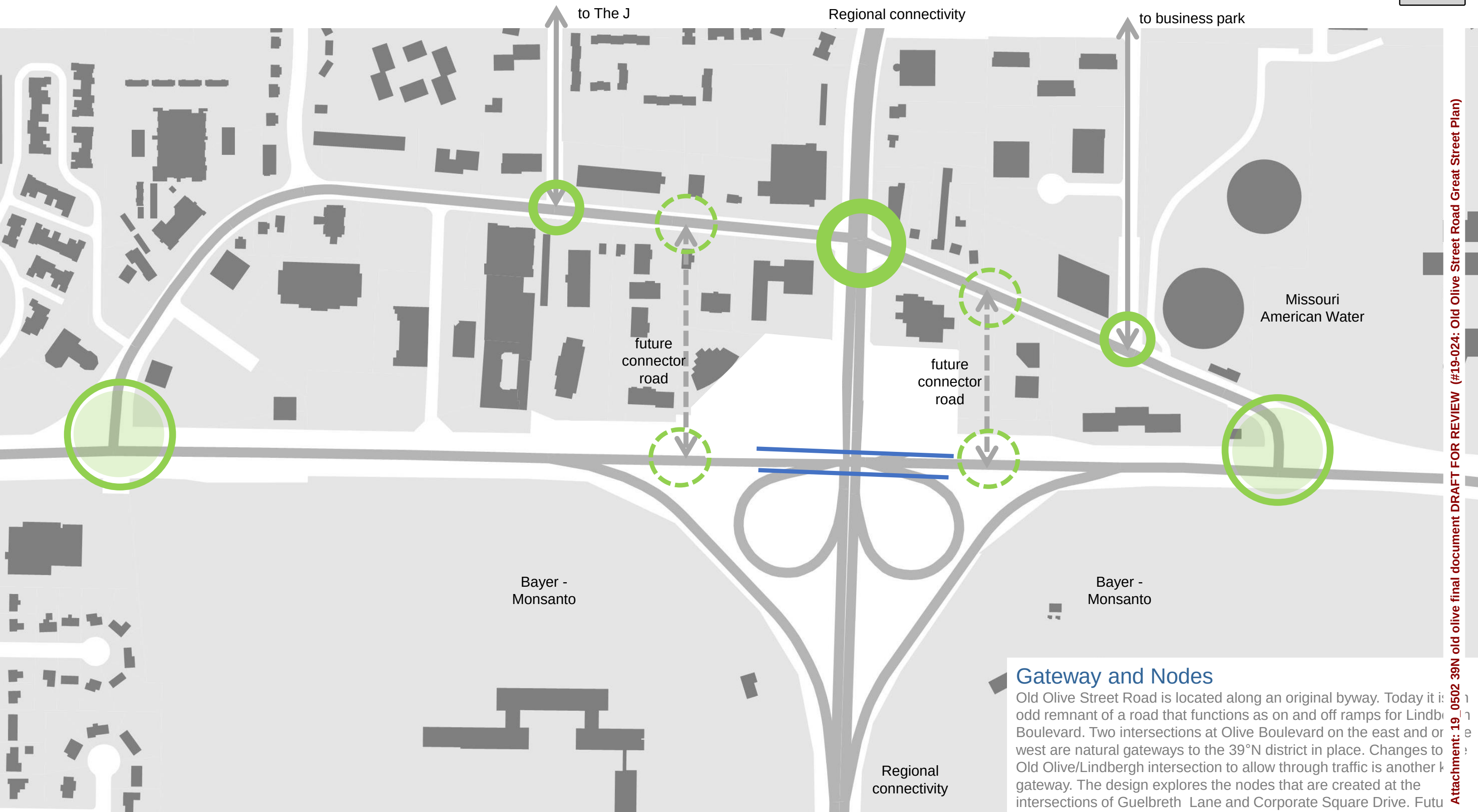
legend:

-  potential redevelopment site
-  potential multiple use path route
-  potential on-street parking
-  potential greenway routes being studied
-  commercial mixed use
-  office/institutional
-  public park



Redevelopment Framework

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 sites as indicated are areas of infill, site assembly, and land use change. Two key sites at the former northeast and northwest lobes of the cloverleaf interchange will be available for redevelopment with the completion of the interchange realignment in 2020.

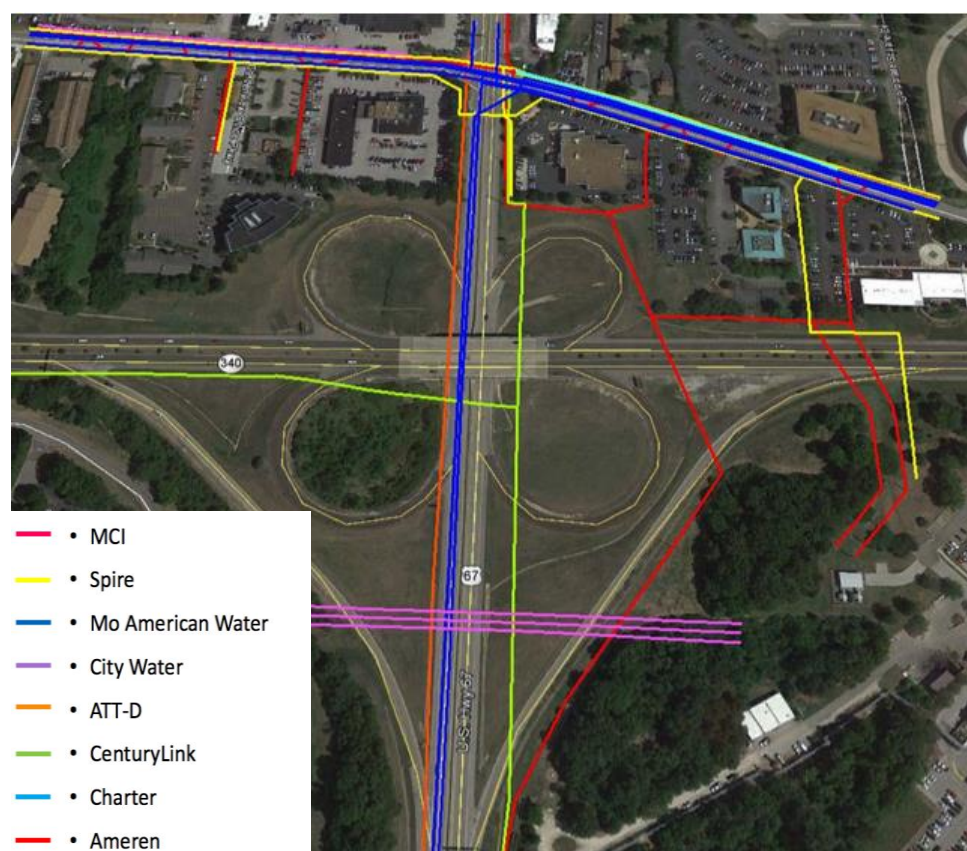


Gateway and Nodes

Old Olive Street Road is located along an original byway. Today it is an odd remnant of a road that functions as on and off ramps for Lindbergh Boulevard. Two intersections at Olive Boulevard on the east and west are natural gateways to the 39°N district in place. Changes to the Old Olive/Lindbergh intersection to allow through traffic is another key gateway. The design explores the nodes that are created at the intersections of Guelbreth Lane and Corporate Square Drive. Future nodes are created by the connector roads. The public realm design anticipates these opportunities.

UTILITY AND STORMWATER ASSESSMENT

UTILITY ASSESSMENT



Existing utilities at Old Olive, Olive and Lindbergh

Understanding Utility Impacts for Future Implementation

There are a significant number of existing buried and overhead utilities in the Old Olive right of way. As a high point in St. Louis County, Missouri American Water has a storage and pumping facility located on the east end of Old Olive. Five large diameter potable water lines ranging between 12" to 36" in diameter parallel the centerline of Old Olive within the right of way. As a result, these utilities and others are design drivers that put limitations on improvements that have deep footings such as light poles or are located in excavated areas such as bioretention and trees. The Design Team decided early to avoid deep excavation and to develop a design that can co-exist with the most of the utilities left undisturbed and in place.

A topographic and utility survey was completed in 2018 for the project area and included the potential corridors for the future connector roads. The known utilities include:

FIBEROPTIC - every major communications entity in the area has fiber optic along Old Olive. Spectrum facilities include 8" and 12" diameter buried ducts with multiple underground and aerial communications company's facilities parallel the Old Olive right of way, primarily on the fringes. Communications include:

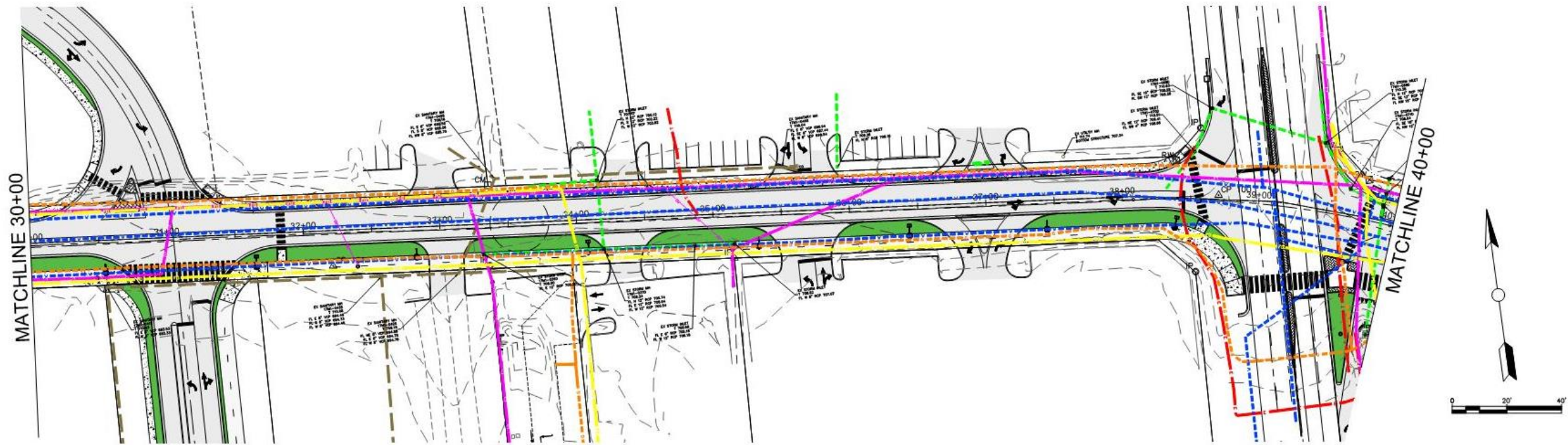
- ATT
- Verizon
- Spectrum
- Blue Bird
- CenturyLink

GAS – Spire gas lines parallel the right of way on the south and north sides of the right of way

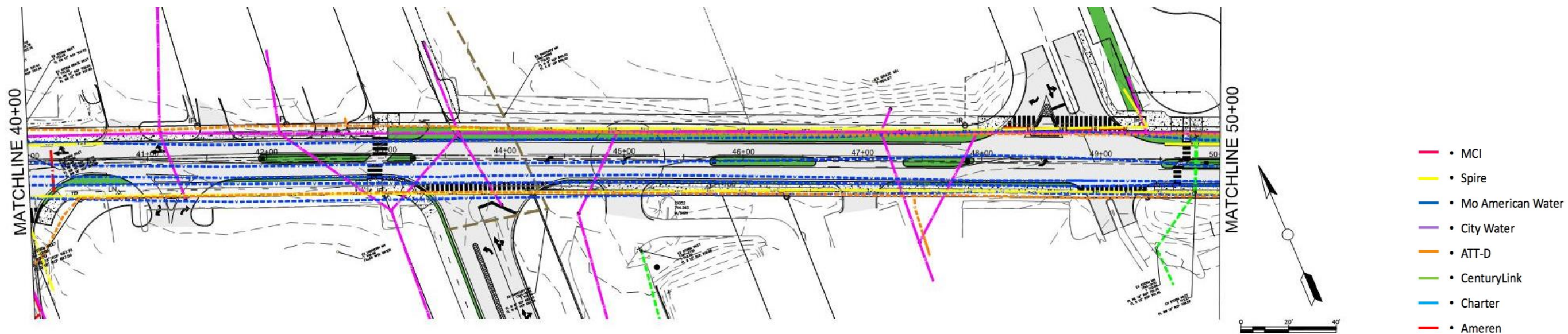
WATER - large water mains 12" to 36" diameter run along the entire corridor with more lines east of Lindbergh. Missouri American Water completed potholes on site to identify the exact location of their facilities that could be in conflict with new storm sewers in the construction document phase. The City of Creve Coeur may want to consider performing CC-TV on existing storm sewers in the final design phase to determine if any point repairs should be included when the road is reconstructed.

ELECTRIC – the majority of Ameren's service is aerial along the entire corridor on the north side of Old Olive with 34kV and 12kV/4kV distribution lines. Burying these facilities would cost upward of \$6 million per mile, therefore the facilities on the north side are anticipated to remain in place with minor adjustments. Many of the service lines that span the right of way and occupy the south side of the R/W may be feasible to place underground when construction is under way. It should be noted that new service taps with underground facilities, as opposed to aerial facilities, will be more expensive for future developers.

Although this survey was comprehensive, the exact locations of underground infrastructure cannot be known without pavement removal called potholing. Additional potholing will be required in implementation phases to determine the locations of all utilities such as gas, storm sewer, sanitary sewer, and communications.



Utilities in Old Olive right of way west of Lindbergh



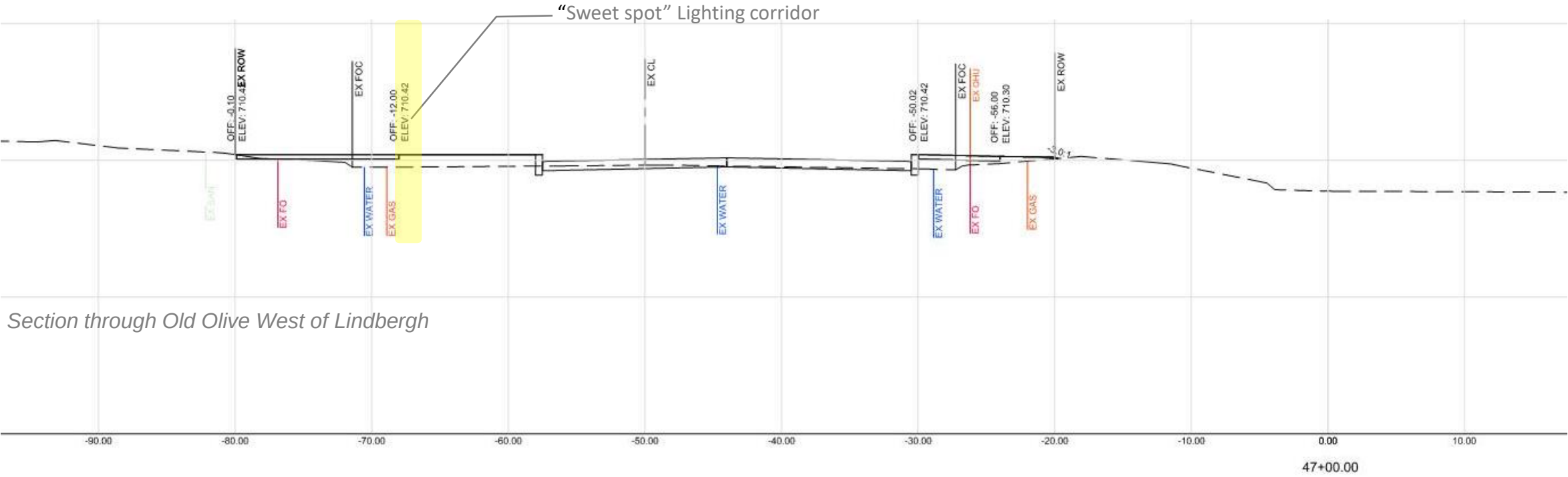
Utilities in Old Olive right of way east of Lindbergh

Utilities West and East of Lindbergh

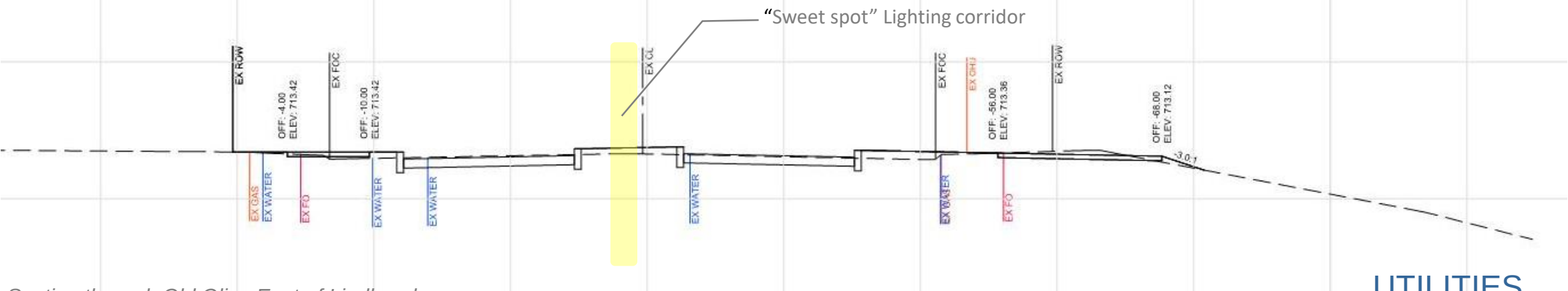
The utility condition is different west and east of Lindbergh. The corridor design has been coordinated to respond.

WEST SIDE: with the new road alignment, many of the utilities fall under the north sidewalk area, the center of the road, and under the south shared use path. The area north of the shared use path and the south curb is less encumbered – providing a place for lighting and trees.

EAST SIDE: with the new road alignment here, the utilities fall under the north sidewalk area, the center of the road, and fill the area between the south curb and south right of way line. The medians are located over large water mains but it is likely that locations for lighting and trees will be able to be determined with additional investigation.



Section through Old Olive West of Lindbergh



Section through Old Olive East of Lindbergh

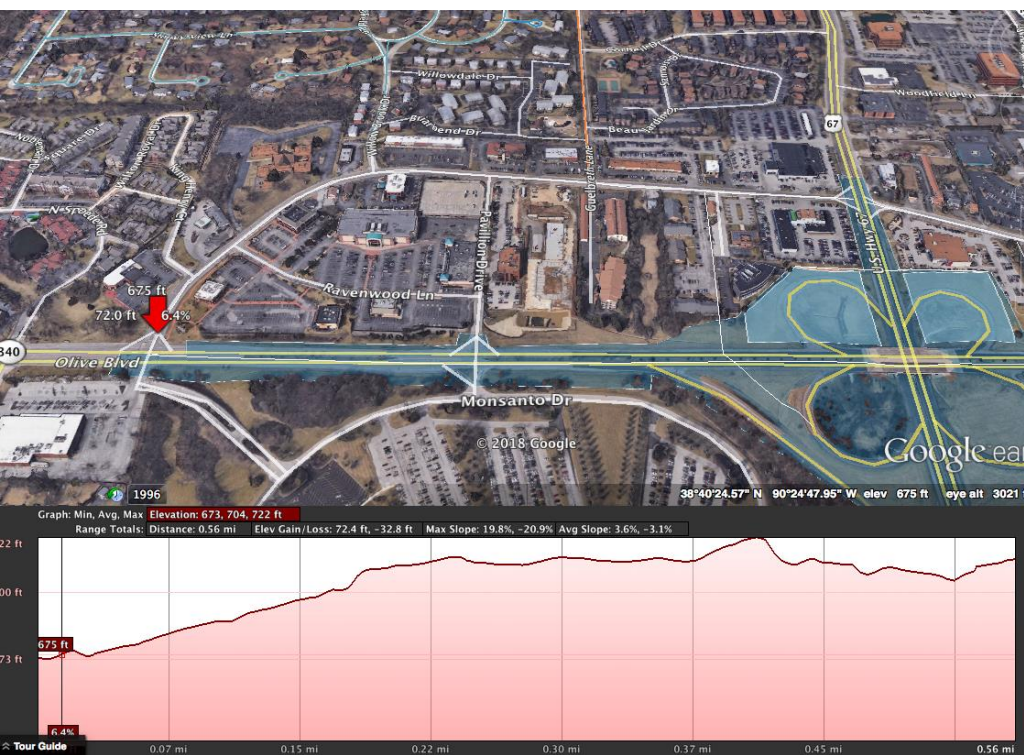
UTILITIES

Representative section cuts along the right of way illustrate the density of utilities. Improvements such as footings, porous paving, bioretention, etc. that require excavation and below-grade capacity are limited along a majority of the corridor.

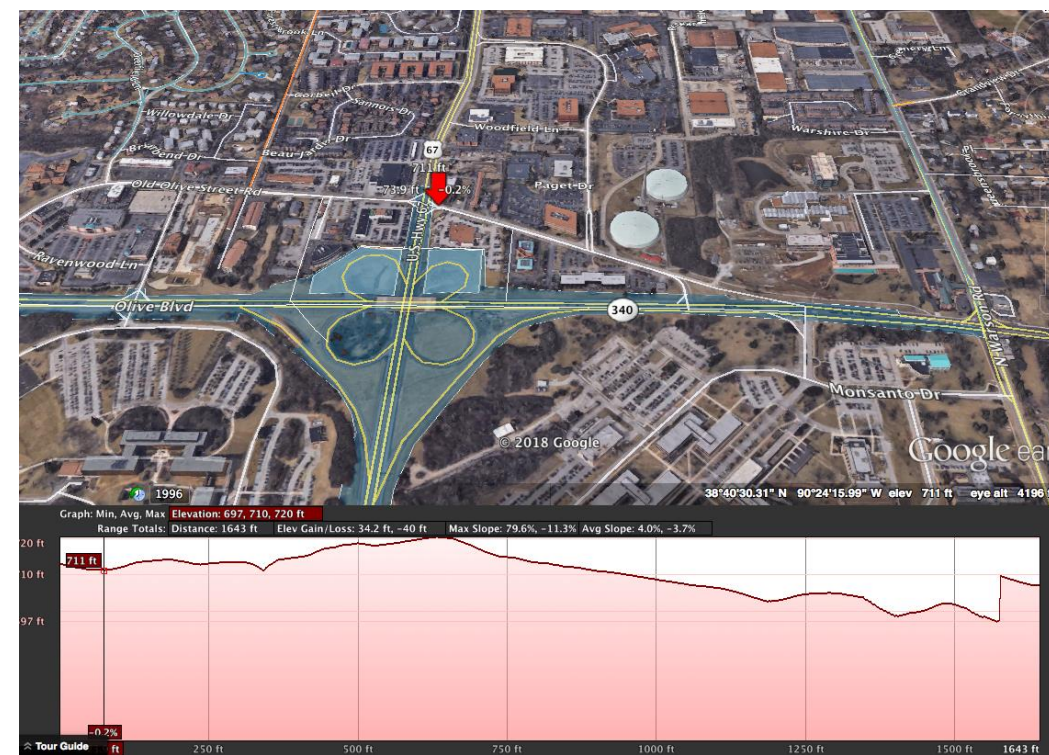
A 4' wide corridor for lighting has been established on the south side of the right of way, west of Lindbergh. East of Lindbergh, the lighting corridor is in a median in the middle of the road.



Impervious area map



Slope of Old Olive west of Lindbergh



Slope of Old Olive east of Lindbergh

Grading and Impervious Area

The majority of the Old Olive right of way runs along a topographic ridge. As a result, little to no off-site water flows on to the road. This is beneficial because the storm sewer network is fairly sparse and cannot be extended easily throughout the majority of the alignment due to the number of large and shallow potable water lines that occupy the right of way. Many of the sections of curb are extremely low in profile, most likely due to overlays over the years. Many of the storm sewer inlets are grate inlets without side intakes.

The majority of the developed area on either side of the Old Olive corridor is comprised of impervious roofs and parking lots as is typical for suburban development. With respect to the lay of the land, there is a plateau on either side of Lindbergh and then the grade slope west or east towards Olive Boulevard. The design of the public realm for the Old Olive corridor seeks to reduce the impervious area and storm water run off.

Drainage areas have been delineated and spread calculations have been performed to assess the efficacy of existing storm sewer network and the potential for its reuse when the road is improved. It appears that existing storm sewers can be used for stormwater management with minor additions and modifications. It may be feasible to expand the network between Ravenwood and Olive where spread calculations indicate additional inlets would be beneficial.

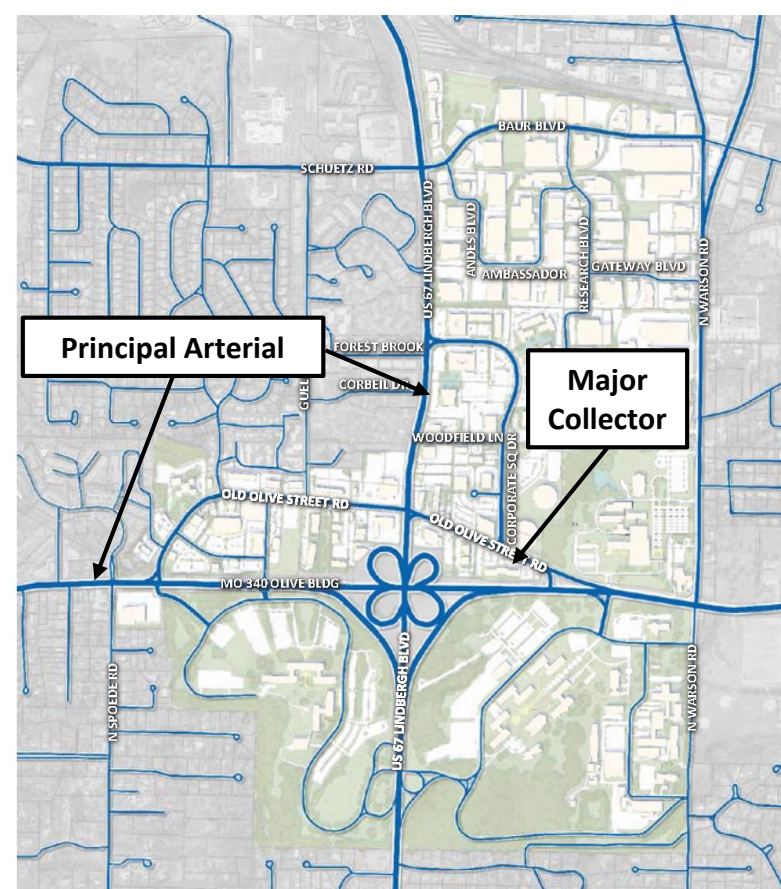
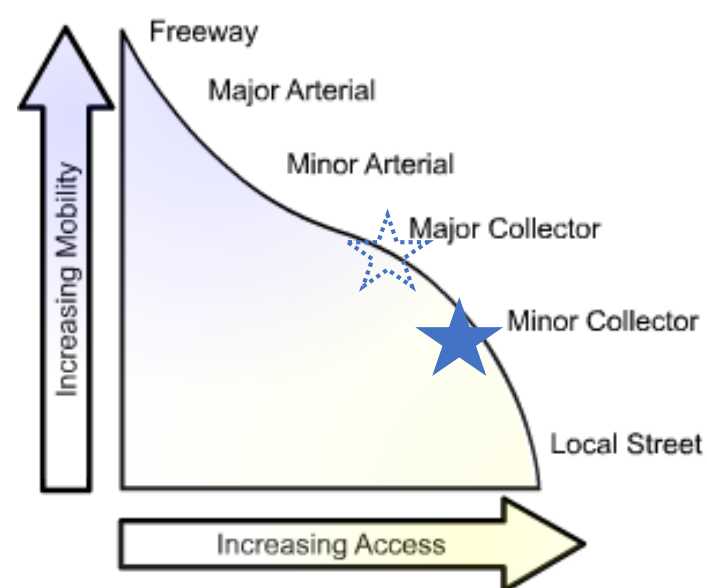
TRANSPORTATION ASSESSMENT

TRANSPORTATION ASSESSMENT

Changing the Function and Character of Old Olive Street Road

Today, Old Olive is a MoDOT owned and maintained road. The classification of this road is “Major Collector.” This means that the road is designed to accommodate low to moderate traffic and move traffic from local streets to arterial roads such as Lindbergh Boulevard and Olive Boulevard. In its current role, Old Olive moves traffic efficiently to other roads, has limited access, and a lack of connectivity through the Old Olive/Lindbergh intersection. This is not the right classification of road for the future of the 39°N district as a bike/ped friendly place and an 18 hour district. The good news is that Old Olive can be reclassified and redesigned as a Minor Collector to serve

the needs of the district in the future when it no longer needs to serve as on and off ramps for Lindbergh Boulevard. With the reconfiguration of the Olive/Lindbergh interchange to be completed in 2020, Old Olive can be vacated and ownership and maintenance assumed by the City of Creve Coeur. The assessment of the future traffic counts and patterns has determined that Old Olive can function as a two-lane road. Therefore, goals for sidewalks, shared use trail, and other bike/ped amenities can be accomplished.



Existing roadway system



Proposed roadway system



Exhibit 3: Average Daily Traffic Volumes - Existing Conditions

Vehicle Movement – Existing Daily Traffic Volumes

Vehicle Origin to Destination for WB Old Olive Street Road West to WB Olive Boulevard

Intersection/Approach	AM Peak Hour	Midday Peak Hour	PM Peak Hour
To WB Olive Boulevard	70%	70%	75%
Not to WB Olive Boulevard	30%	30%	25%

Vehicle Origin to Destination for WB Old Olive Street Road East to NB Lindbergh Boulevard

Intersection/Approach	AM Peak Hour	Midday Peak Hour	PM Peak Hour
To NB Lindbergh Boulevard	10%	25%	80%
Not to NB Lindbergh Boulevard	90%	75%	20%



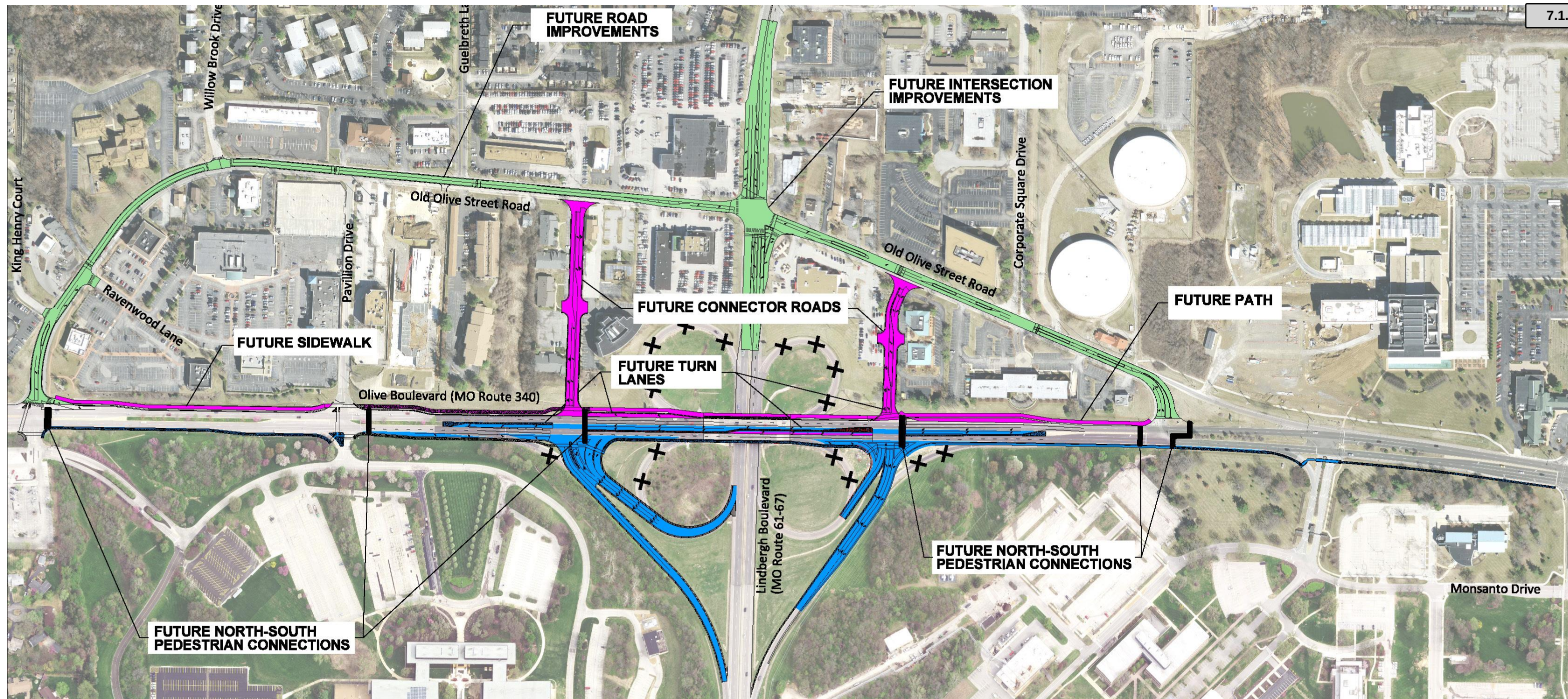
Old Olive east



Old Olive west

Vehicle Movement
Existing Daily Traffic Volumes and
Origin and Destination

The study looks at the existing traffic volumes with the existing function of the road as on and off ramps for Lindbergh. Today, anywhere from 1,500 to 5,000 cars travel Old Olive per day. The study indicates that these numbers drop off as vehicles turn off for Corporate Square Drive, Lindbergh Boulevard, and Guelberth indicating that Old Olive is functioning like the Major Collector road that it is. With removal of that function, the data indicates that the road can be modified to a two-lane road with a 25 mph posted speed limit.



Olive/Lindbergh Interchange project and future phasing

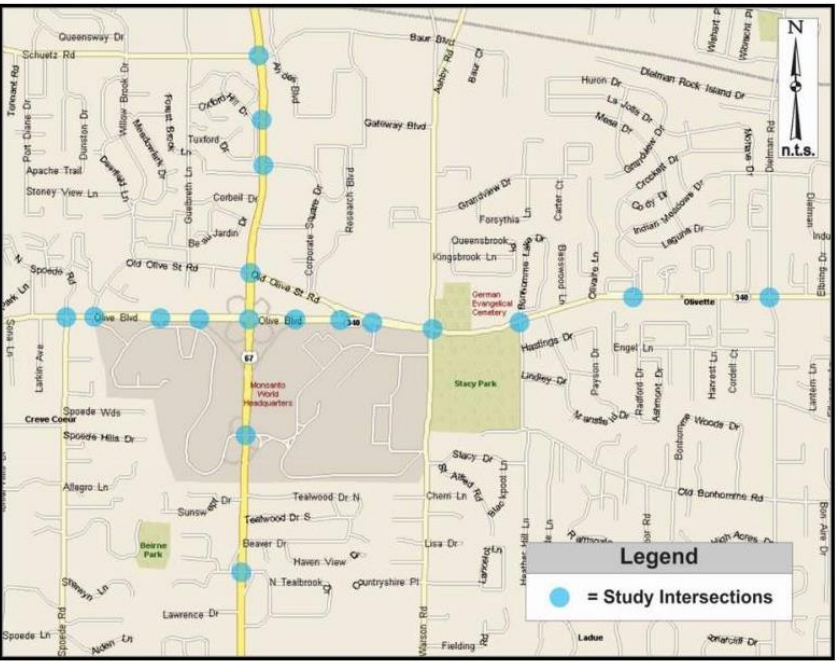
Improvements to the Olive/Lindbergh Interchange Provide Opportunities for Old Olive

The first project to be implemented from the 39°N Master Plan is the reconfiguration of the Olive/Lindbergh interchange. This project involves removing the two north lobes of the existing cloverleaf interchange. The turning movements will be moved to the south side of Olive in a new interchange type called a folded diamond. Two new signalized intersections will be created at each intersection of the on/off ramps and Olive Boulevard. The project will be constructed in 2020 and the scope of the project is indicated by the blue areas.

This project is very important to realizing the goals of the Old Olive corridor by eliminating the function of Old Olive as on/off ramps for Lindbergh. When complete, a full access intersection at Old Olive/Lindbergh can be created, Old Olive can be reconfigured for slower traffic, bike/ped improvements can be integrated, and the area can be reimagined as a mix-use district.

The other future opportunities include the creation of two development sites north of Olive, the development of the

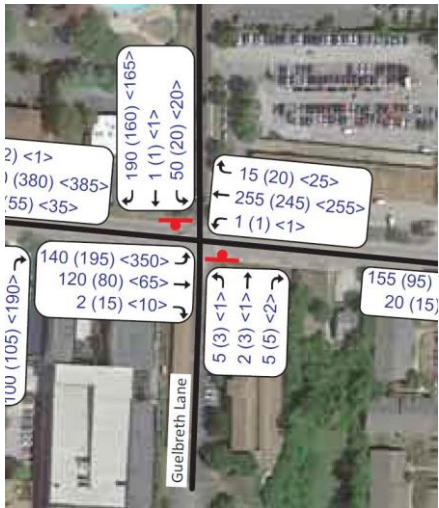
connector roads, and the bike path along Olive shown in pink. The connector roads are positioned at the new signalized intersections and provide access to the development sites. They also provide additional redevelopment frontage and break up the "super block" aspect of the Old Olive corridor. The actual location of the connector roads have not been determined at this time.



Traffic count scope

Exhibit 1: Existing Traffic Volumes

Job# 033-18
06/22/18
CBB
TRANSPORTATION
ENGINEERS-PLANNERS



Guelbreth Lane



Corporate Square Drive

Turning Movement Volumes

This study looks at traffic volumes in the context of turning movement to determine the location of turn lanes in the roadway design even though the convertible section will accommodate turn lanes in the future. In the current design, the space is focused on bike/ped amenities where turn lanes are not warranted. The only turn lane warrant at this time is at the Old Olive/Corporate Square Drive intersection to accommodate existing volumes of office workers and the anticipated increase in traffic volumes with the redevelopment of the office park as an ag-tech district.

In the future, it is anticipated that the Old Olive/Guelbreth intersection could warrant a signalized intersection with left turn lanes particularly if the west connector road is aligned with Guelbreth.

Other key intersections include the Old Olive/Willowbrook and the Old Olive/Pavilion Drive intersections. The Willowbrook intersection will have an all-way stop while the pavilion drive will have demarked crosswalks.

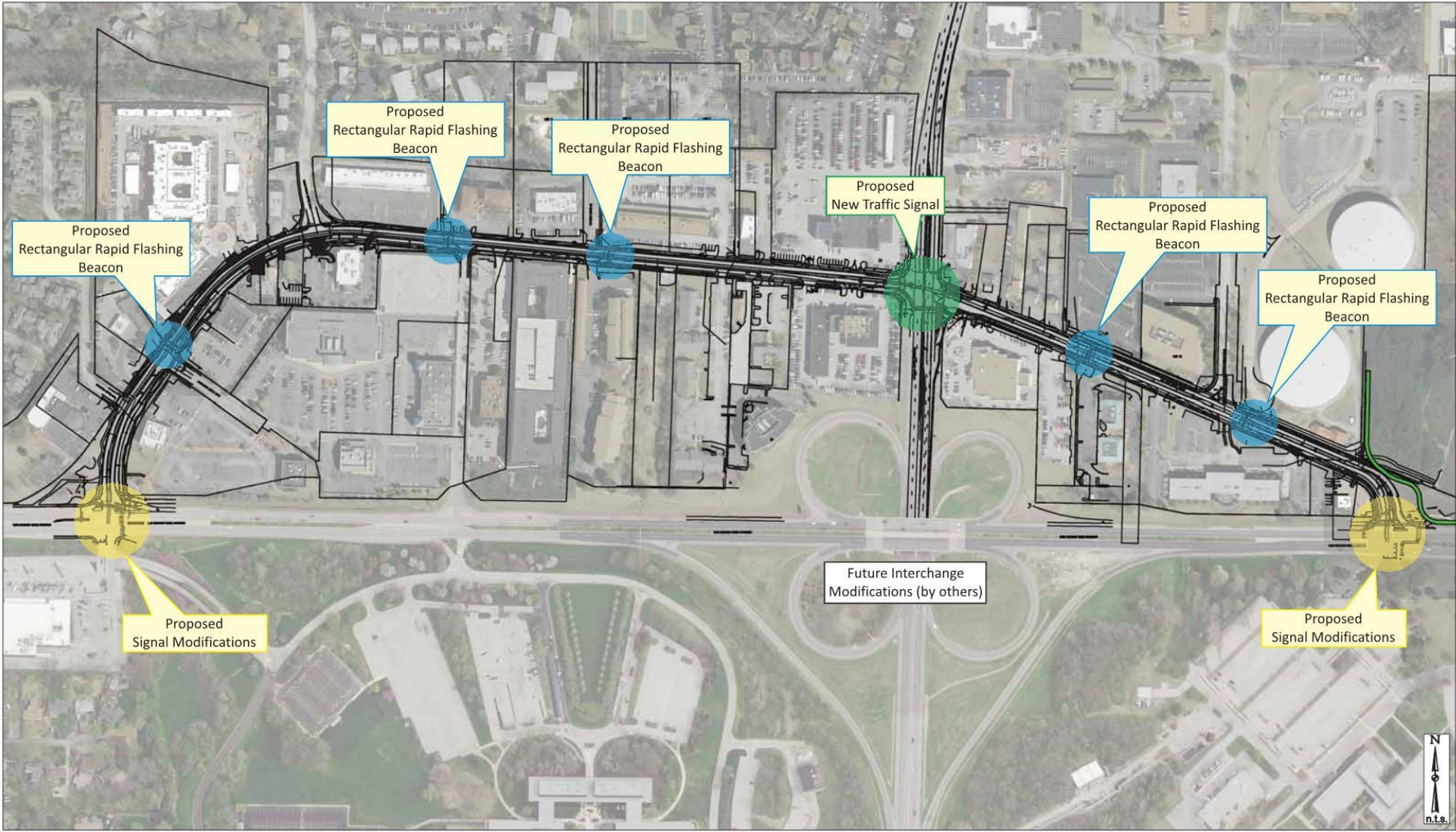
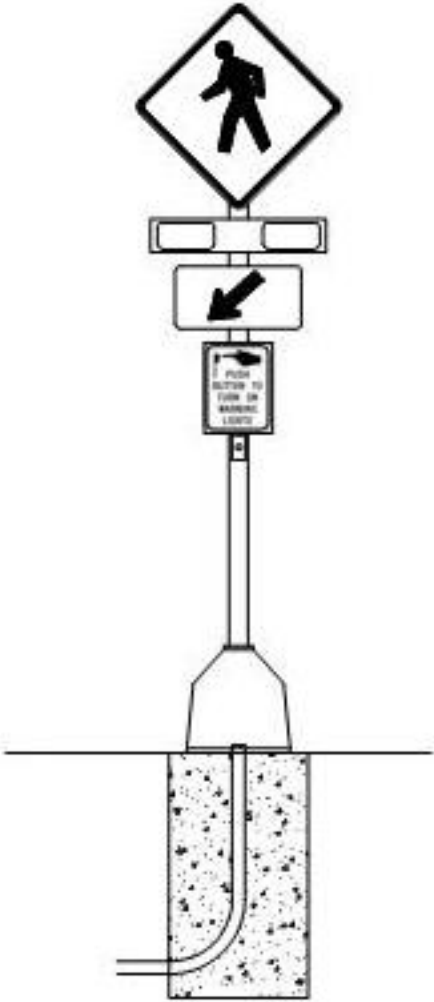


Figure A: Traffic Signal Elements

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01/23/19
CBB
TRANSPORTATION
ENGINEERS-PLANNERS

Traffic Signal Recommendations



Rectangular Rapid Flashing Beacon

Signalization

- The recommendation for signals and crossings is illustrated on the map and include the following:
- 1) Signal Modifications – located at Old Olive west and Old Olive east and indicated by yellow.
 - 2) Unsignalized Bike/Ped Crossing - located at designated bike/ped crossings where crosswalks are shown. Rectangular Rapid Flashing Beacons (RRFB) are proposed in these locations to warn drivers that cyclists and pedestrians are present. Indicated by blue on the drawing.
 - 3) Proposed New Traffic Signal – located at Old Olive and Lindbergh. This will be a full access intersection with left turns at all four corners. Indicated by green on the drawing.



Exhibit 5: Existing Bus Routes

Job# 033-18
06/22/18
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TRANSPORTATION



Existing artist-designed bus shelter on Old Olive

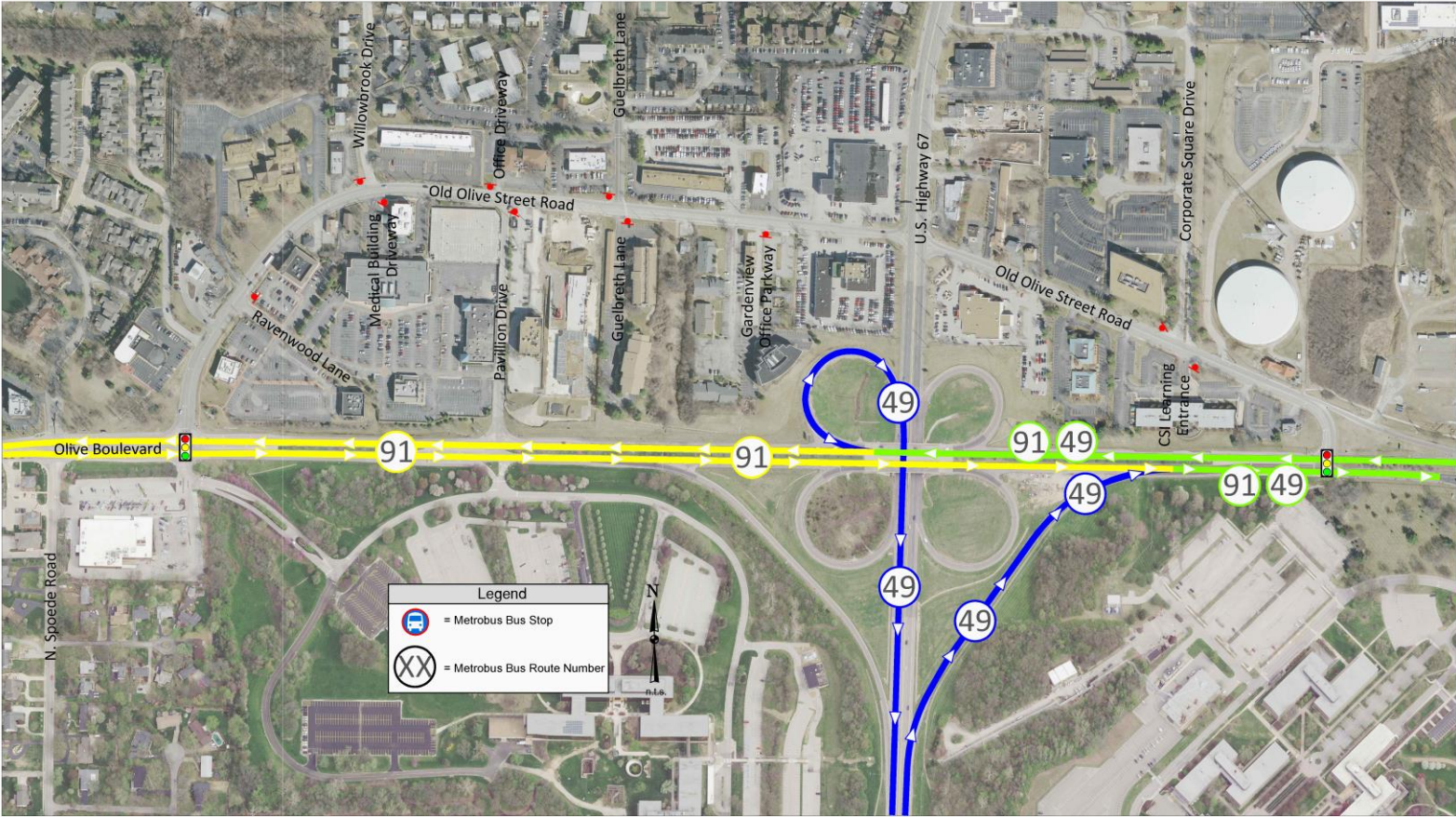


Exhibit 6: Metro Reimagined Bus Routes

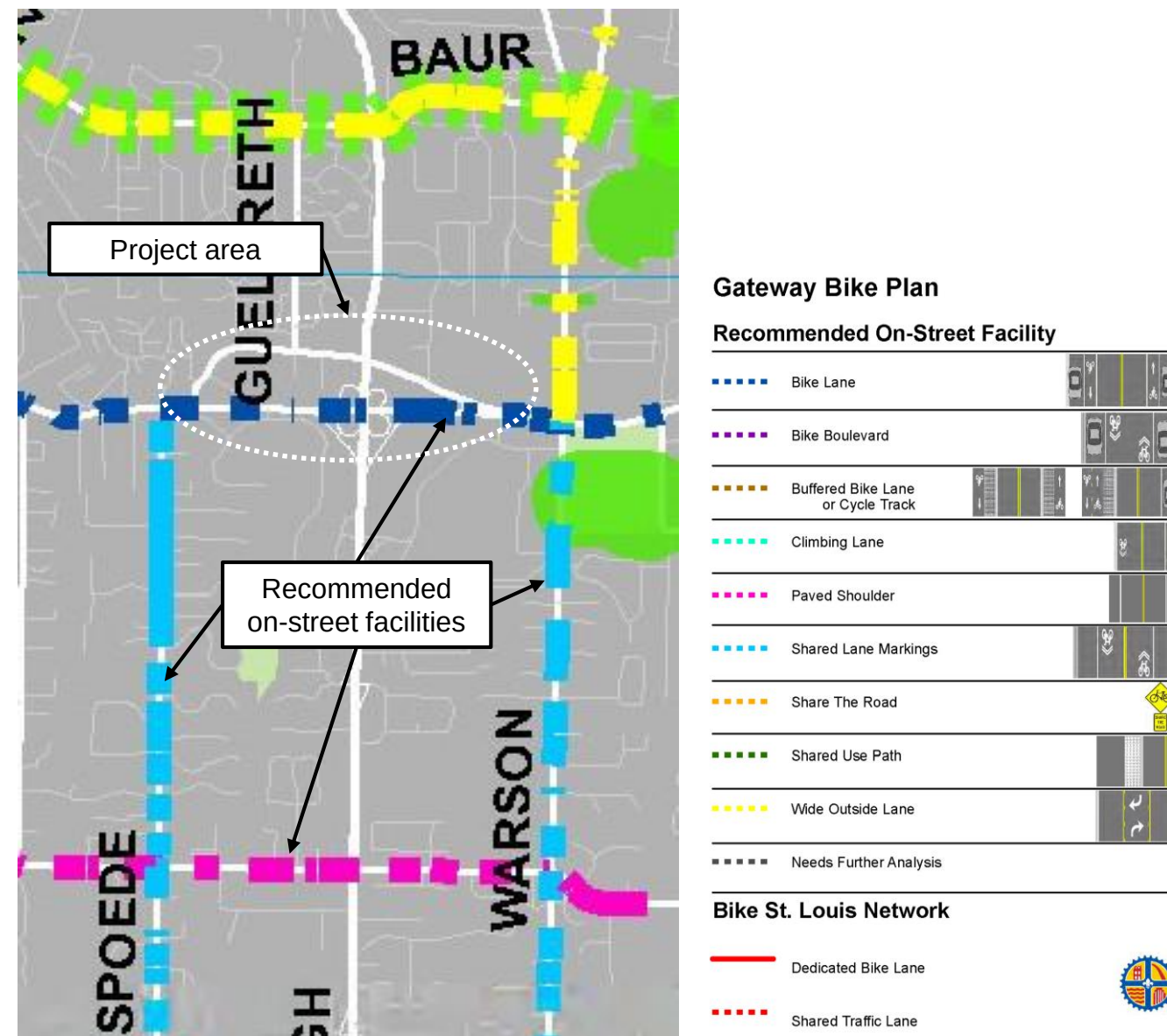
Job# 033-18
06/22/18
CBB
TRANSPORTATION

Existing and Future Bus Transit

Today, two Metro bus routes, Bus 91 and Bus 49, serve the district and travel on Old Olive directly. Due to the lack of access across Lindbergh, the buses take circuitous routes to go north on Guelbreth to The J and back. Metro continues to change their routing and is proposing to eliminate the Old Olive and Guelbreth routes. As the district develops it will be important for the City of Creve Coeur and stakeholders like The J to advocate for direct bus access in the district.



Great Rivers Greenway Map of greenways near project site

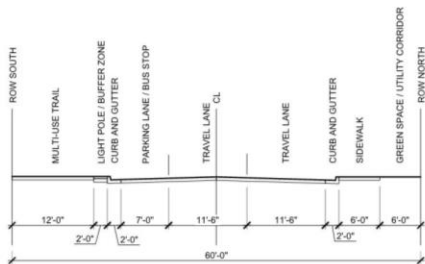


Bike St. Louis Map

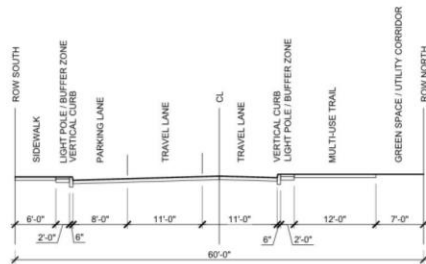
Regional Bike/Ped Initiatives

Two types of bicycle facilities will serve the district in the future. These include:

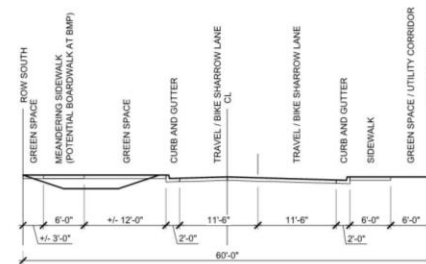
- 1) Greenways – off road facilities for cyclists and pedestrians. A greenway is being studies by SLEDP to travel north in the 39°N district. Centennial Greenway is being developed by Great Rivers Greenway and will travel east west from Forest Park to Creve Coeur Lake Park.
- 2) On-street Facilities – are documented in the Bike St. Louis plan. They include on-street bike lanes and shared lane markings. Great Rivers Greenway is also involved in implementation of these facilities.



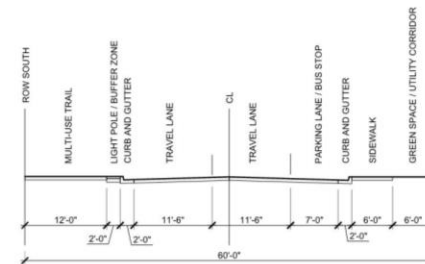
TEMPLATE 1a - MULTI-USE TRAIL ON SOUTH SIDE



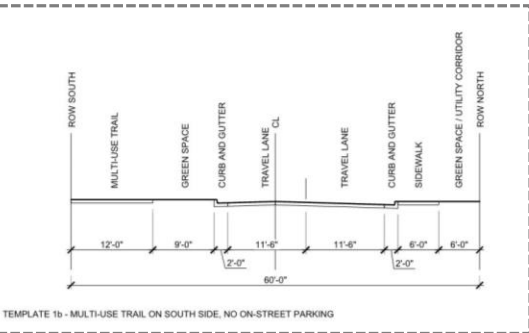
TEMPLATE 4b - MULTI-USE TRAIL ON NORTH SIDE, ON-STREET PARKING ON SOUTH SIDE



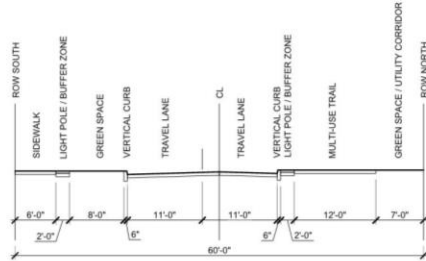
TEMPLATE 5a - LINEAR PARK ON SOUTH SIDE



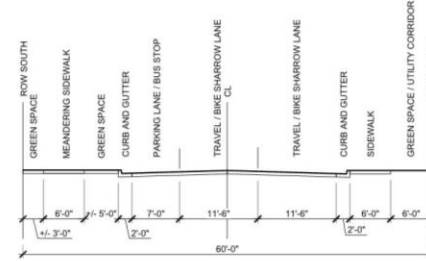
TEMPLATE 6c - MULTI-USE TRAIL ON SOUTH SIDE WITH PARKING ON NORTH SIDE



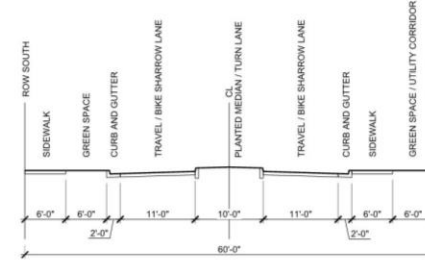
TEMPLATE 1b - MULTI-USE TRAIL ON SOUTH SIDE, NO ON-STREET PARKING



TEMPLATE 4c - MULTI-USE TRAIL ON NORTH SIDE, GREEN SPACE ON SOUTH SIDE

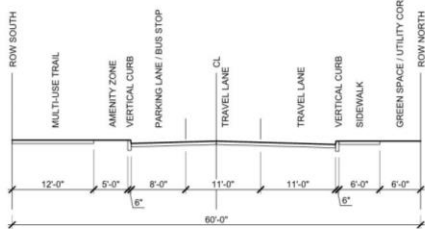


TEMPLATE 5b - LINEAR PARK ON SOUTH SIDE AT ON-STREET PARKING / BUS STOP

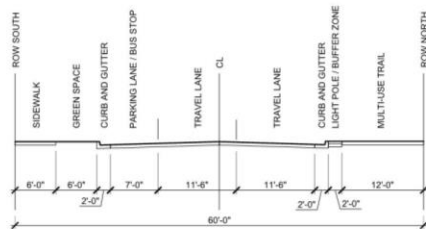


TEMPLATE 7 - PLANTED MEDIAN

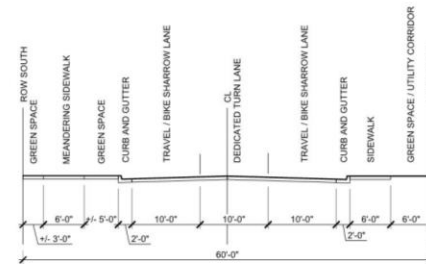
Basis of design for the Convertible Section



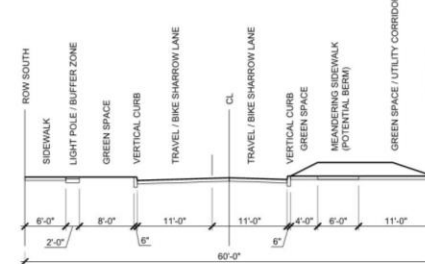
TEMPLATE 2 - MULTI-USE TRAIL AND AMENITY ZONE ON SOUTH SIDE



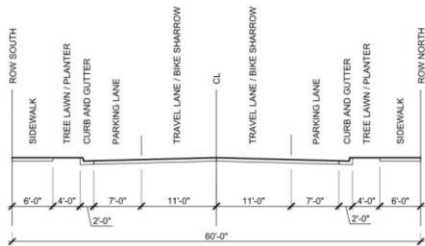
TEMPLATE 4d - MULTI-USE TRAIL ON NORTH SIDE (TIGHT), ON-STREET PARKING ON SOUTH SIDE



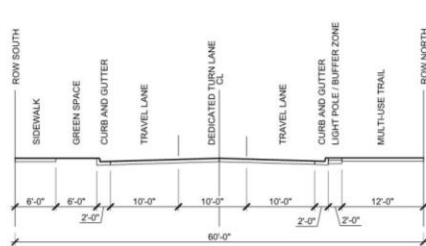
TEMPLATE 5c - LINEAR PARK ON SOUTH SIDE WITH DEDICATED TURN LANE



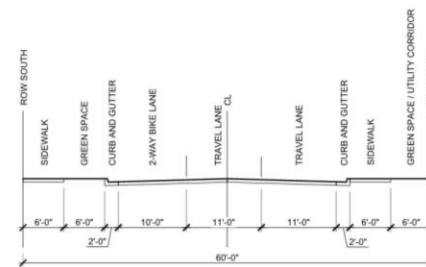
TEMPLATE 8a - LINEAR PARK ON NORTH SIDE



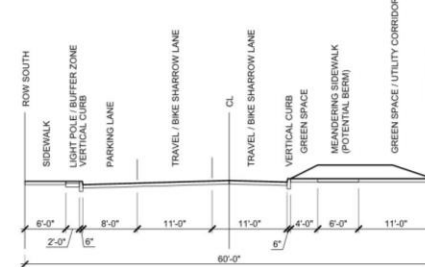
TEMPLATE 3 - MASTER PLAN / CITY 2030 PLAN



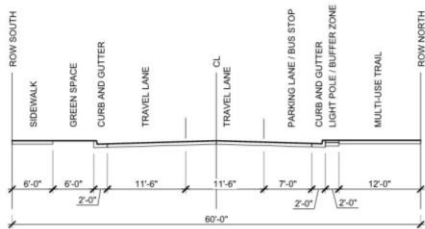
TEMPLATE 4e - MULTI-USE TRAIL ON NORTH SIDE (TIGHT) WITH DEDICATED TURN LANE



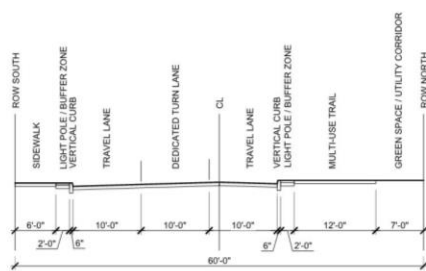
TEMPLATE 6a - SEPARATED ZONES



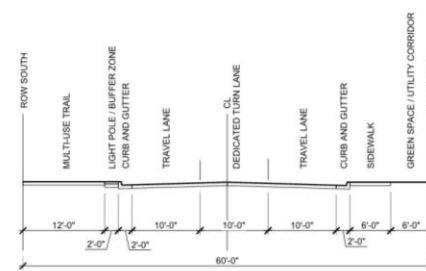
TEMPLATE 8b - LINEAR PARK ON NORTH SIDE, ON-STREET PARKING ON SOUTH SIDE



TEMPLATE 4a - MULTI-USE TRAIL ON NORTH SIDE (TIGHT)



TEMPLATE 4f - MULTI-USE TRAIL ON NORTH SIDE WITH DEDICATED TURN LANE



TEMPLATE 6b - MULTI-USE TRAIL ON SOUTH SIDE WITH DEDICATED TURN LANE

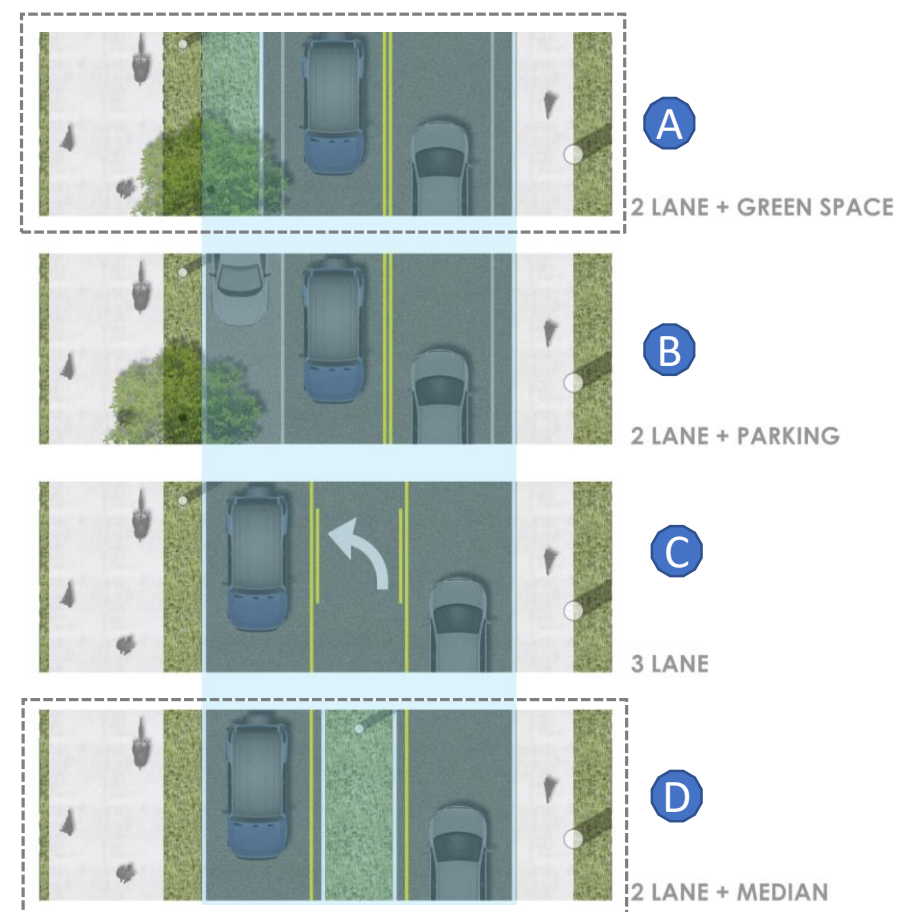
Old Olive Section Studies

Many sections for the proposed corridor were studied to determine the optimal configuration. The potential for on-street parking was considered at this time. The selected section needed to address the following criteria:

- 1) Two-lane road with ability to accommodate turn lanes in the future
- 2) Work around the utility poles on the north side
- 3) Integrate a great off-road bike/ped facility
- 4) Core improvements fit in the 60' right of way
- 5) Minimize need for additional right of way
- 6) Major water and electrical utilities remain in place
- 7) Federal funding eligible

CORRIDOR DESIGN

CORRIDOR DESIGN



The Convertible Section

When planning the corridor, many factors had to be considered including the immovable utility poles on the north side of the corridor and an extensive network of underground utilities. The Convertible Section was developed to accommodate aspirations for the corridor for an off-road bike/ped facility as well as future-proofing the design to anticipate turn lanes and other needs in the future as the intensity of use and land uses evolve.

The Convertible Section is made up of a 33' wide design section that provides for travel lanes, turn lanes, on-street parking, and pedestrian/landscape amenities at its full potential. It also creates corridors for existing and new infrastructure such as light poles and storm sewer. Within the tight constraints of the 60' right of way, it strikes a good balance between vehicular, pedestrian and cycling needs.

Convertible options accommodated:

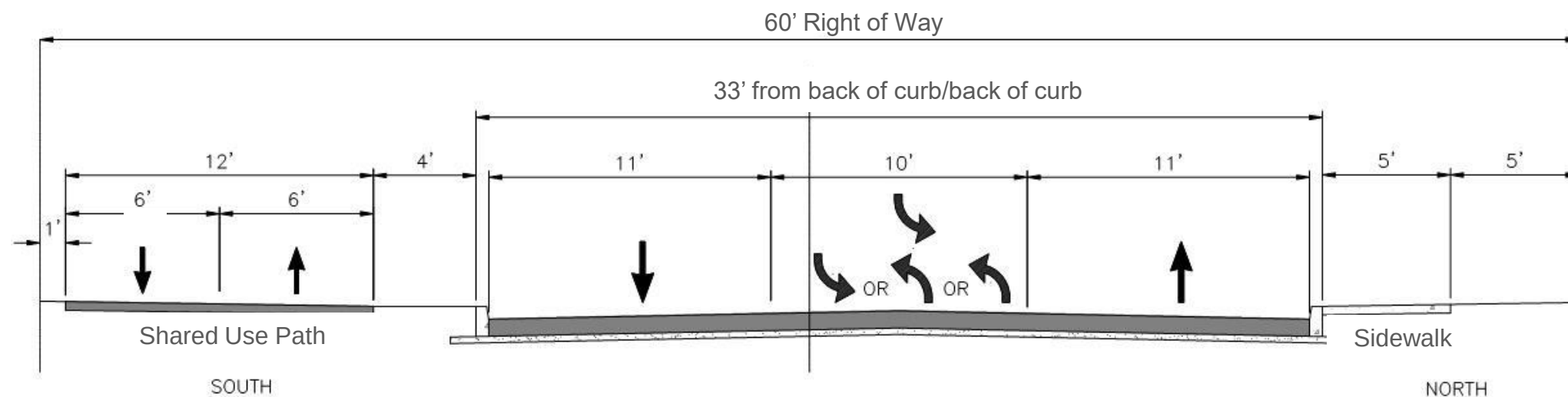
- On-street parking for current or future demand
- Left turn lanes for current or future demand
- Center medians for bike/ped refuge
- Water quality BMP – amended soils in landscape areas in green space
- Flexibility to meet a variety of different needs with the same physical footprint.

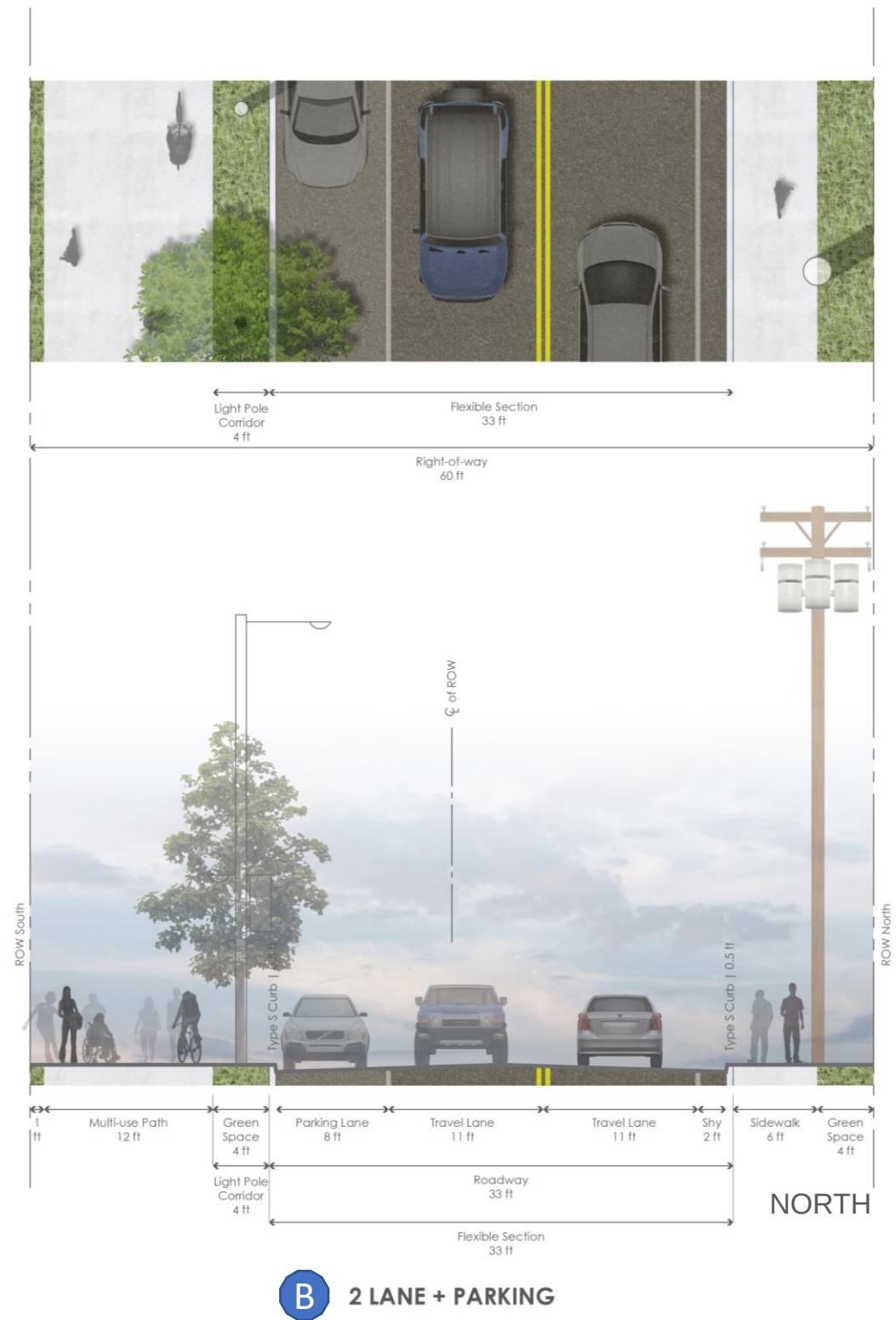
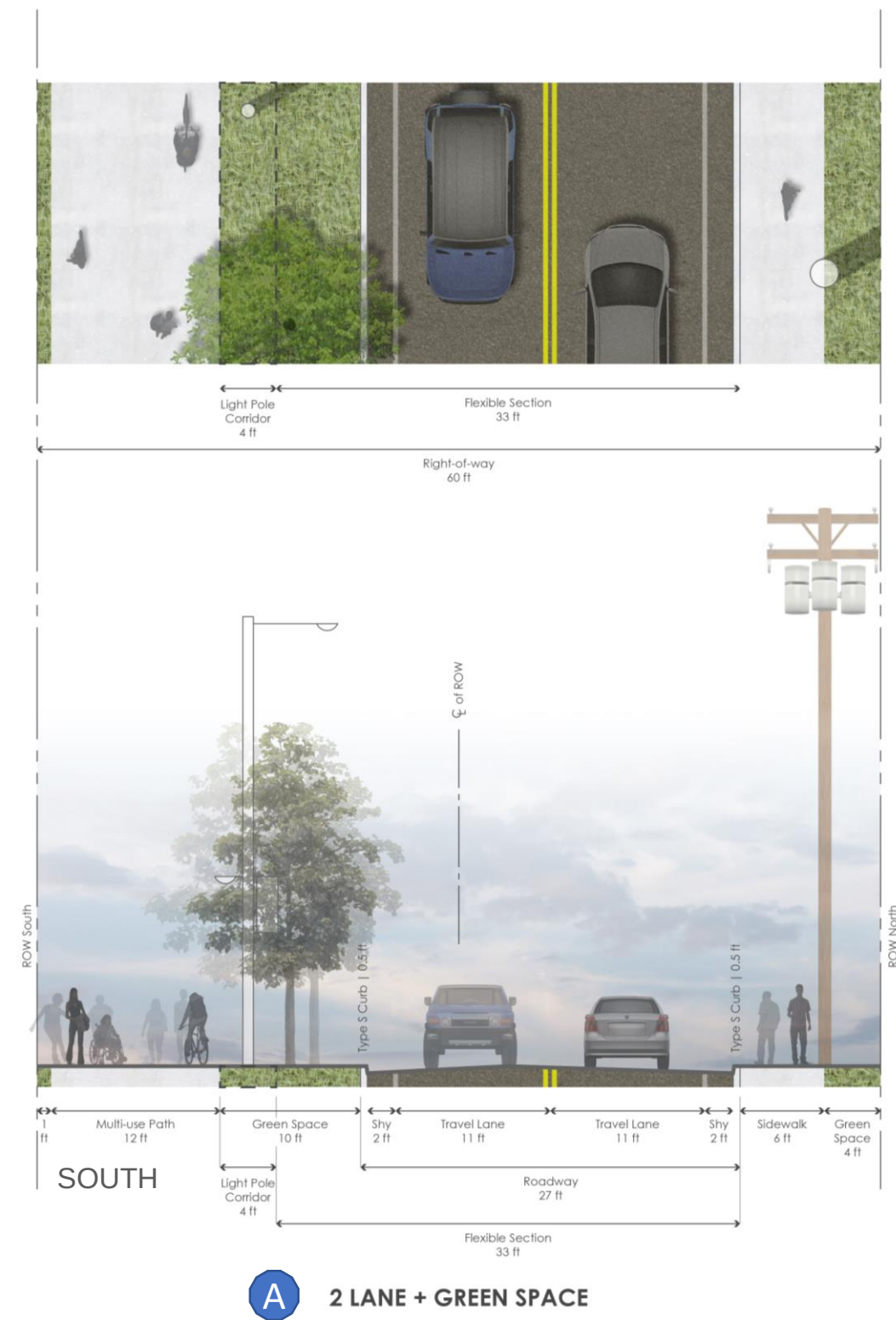
The four configurations for the corridor are shown in plan view to the left. The convertible section works with the following parameters:

- 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 to add turn lanes and/or a signalized intersection

With the projected volumes of traffic on Old Olive and when the off and on-ramp function is removed, the corridor can function as a two-lane road. West of Lindbergh Boulevard, Configuration A is planned. East of Lindbergh, Configuration D is planned.

This corridor design gives the City of Creve Coeur the flexibility in the future to address future needs through the transformation of the 39°N district.

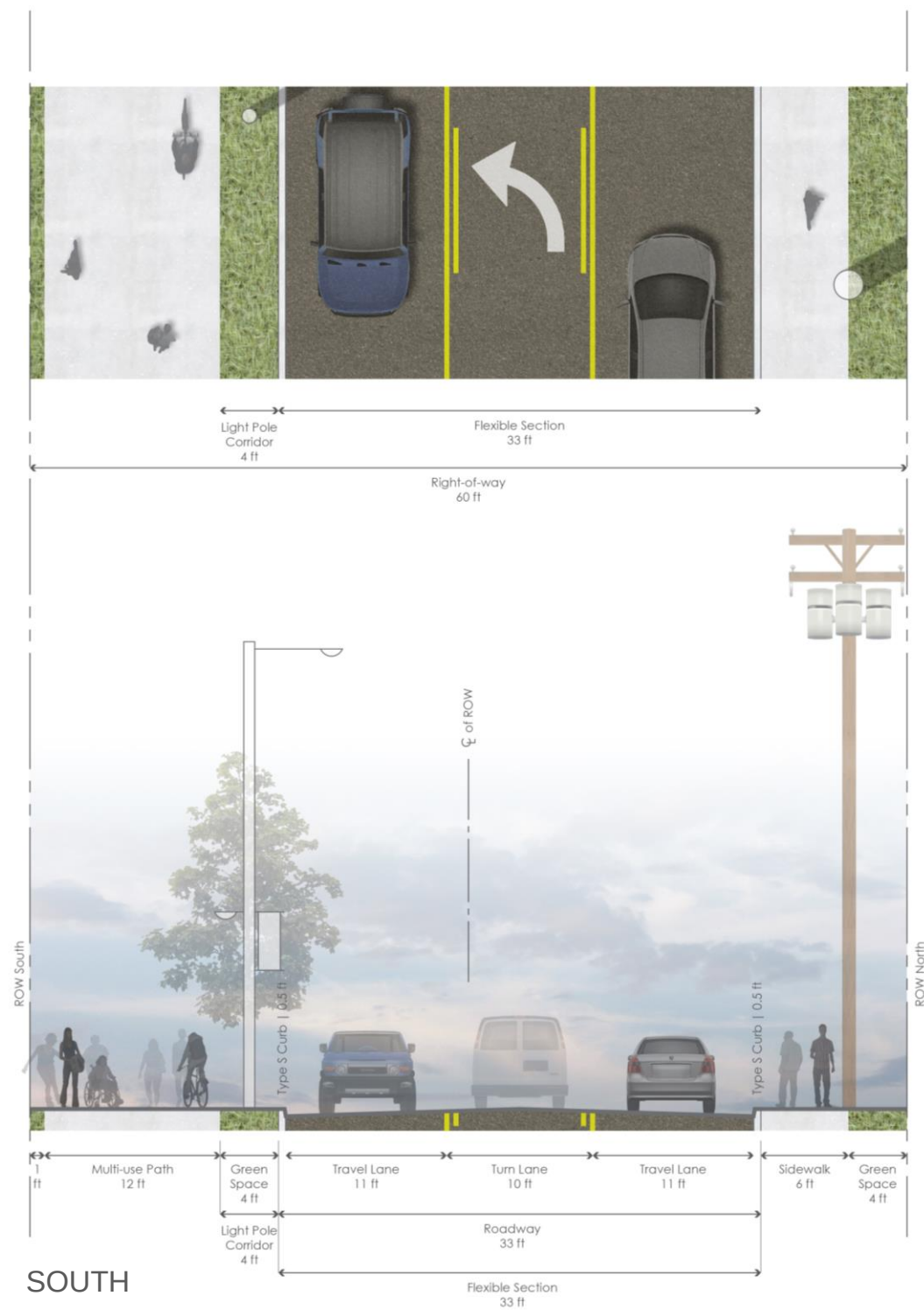




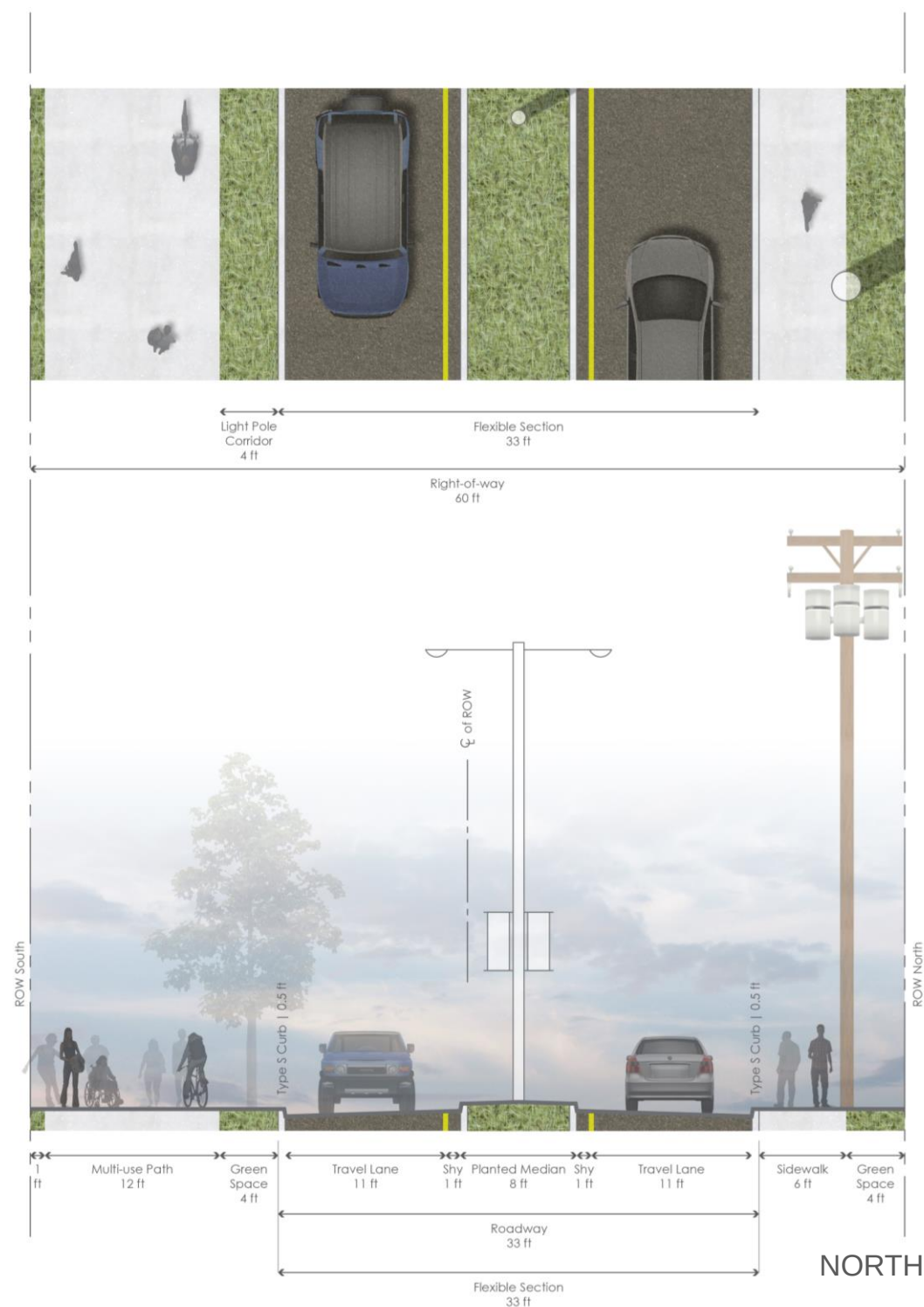
The Convertible Section

For configurations A and B, the only difference is the potential for on-street parking to be accommodated in the green space on the south side of the corridor. On-street parking is not currently desired or practical due to the lack of businesses fronting the street. This space is better used for pedestrian amenities. Features of A and B include:

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



C 3 LANE

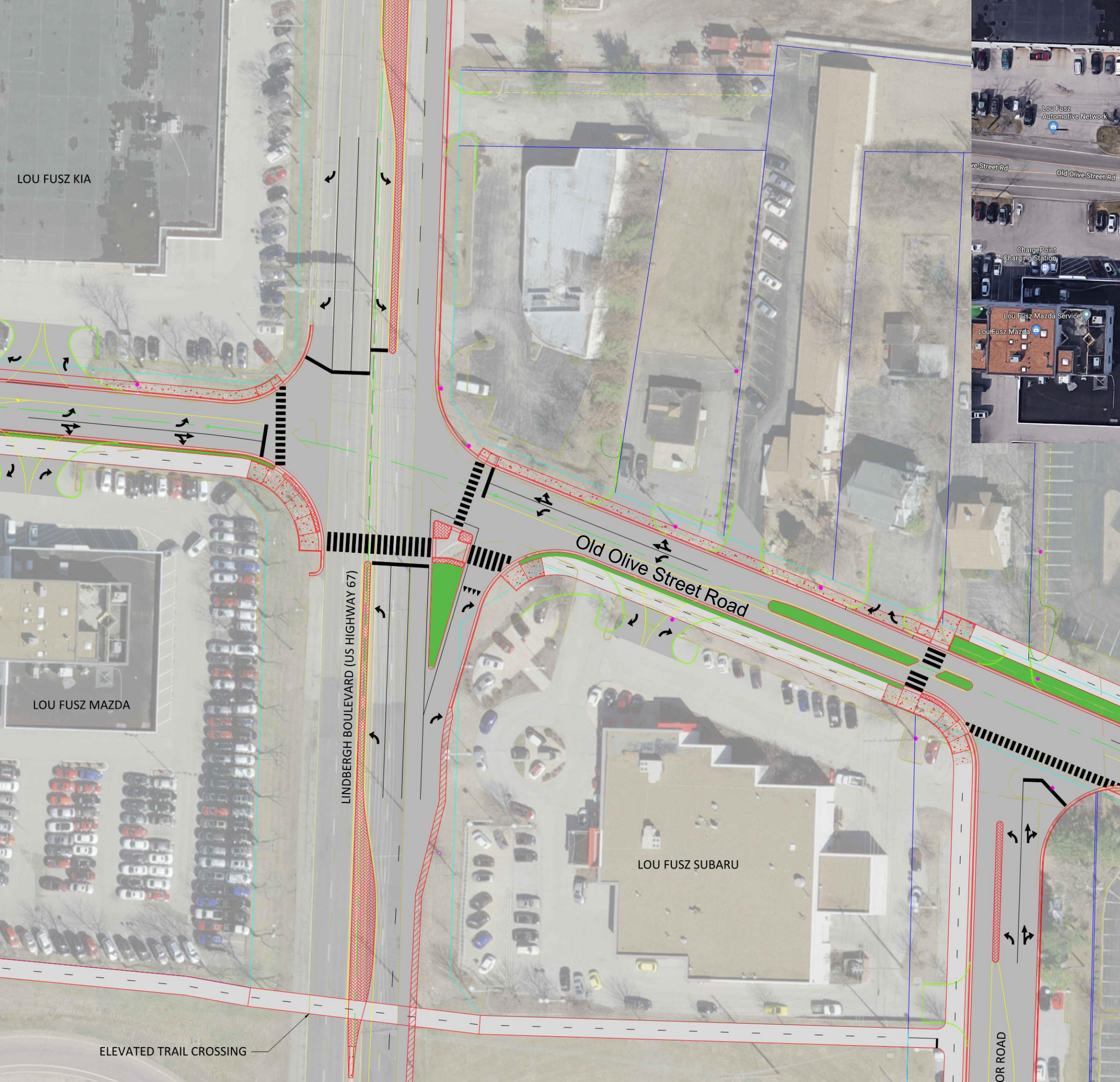


D 2 LANE + MEDIAN

The Convertible Section

For configurations C and D, a landscaped median has been provided to allow for turn lanes along the corridor and acknowledge the locations of many utilities on the south side of the right of way. The landscape median will provide a place for lighting to be accommodated in the middle of the street. Features of C and D include:

- 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



Existing Conditions

Old Olive/Lindbergh Intersection

The existing intersection of Olive and Lindbergh is designed to facilitate on and off ramp movements and has no east – west connection. There are jersey barriers in the middle of Lindbergh to prohibit east-west movements, vehicular and pedestrian, across the intersection. The intersection is not currently signalized.

The proposed intersection design provides full access with left-turn lanes and bike/ped crossing at a new signalized intersection. This design has been reviewed by MoDOT in a preliminary review. Final engineering and review/ approval will need to be obtained by MoDOT. This project is a priority project for the City of Creve Coeur.

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 existing MoDOT/Lindbergh rights of way with minor right of way acquisition required.



Old Olive/Lindbergh Intersection Transformation

This future view of the intersection looking west along Old Olive illustrates a full access intersection where vehicular, bike, and pedestrian connections are all designed to safely co-exist. The 12' wide shared use path crosses the intersection on the south and has a generous pedestrian refuge area at the signalized intersection. Decorative pavement accents, native

plantings, and graphic branding elements enhance the area while concentrating the aesthetic improvements in key locations. This intersection is contained within the MoDOT right of way. Aesthetic elements that are within the right of way will require MoDOT approval. The illustrated design integrates elements that have precedents in our area.



legend

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

Bike and Pedestrian Connectivity

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 a planned greenway within the 39°N district. Ultimately, it will connect to the Centennial Greenway, one of Great Rivers Greenway’s network of bike and pedestrian trails. Centennial Greenway is planned to connect Forest Park in the City of St. Louis to Creve Coeur Lake Park in St. Louis County.

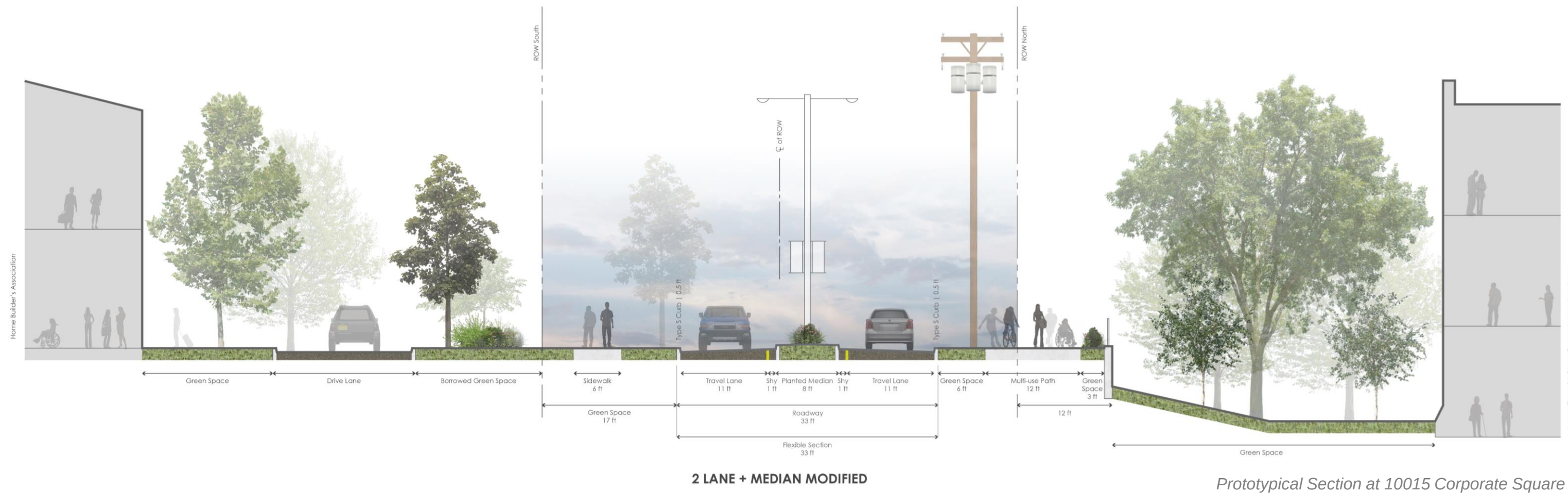
The shared use path shifts to the north side of the corridor after the Old Olive/Lindbergh intersection and at the Old Olive/Connector Road intersection. This is a safe place to transition. Acquisition of private property from two property owners is necessary to position the shared use path on the north side. If the share use path cannot be located on the north side, the space is available within the right of way on the south side of corridor.



Bike and Pedestrian Connectivity East of Lindbergh

East of Lindbergh, the character of Old Olive is very different in both land use and private property frontage character. This side of Old Olive around Corporate Square Drive primarily has a business park character with established office buildings and surface parking lots. The design of a median for this area is purposeful. The

additional space in the middle of the road anticipates the need for future turn lanes at Corporate Square Drive and or the connector road intersections. Until that time, a landscape median filled with native plants provides an attractive setting.



Corridor Design East of Lindbergh

This section is located near the intersection of Old Olive and Corporate Square Drive. The office building at 10015 Corporate Square is illustrated on the right or north side of the section. It is proposed that the shared use path be located on the north side of Old Olive in this area to create a direct connection to the proposed north-south greenway.

Due to the location and large number of utility poles, it will be necessary to obtain 12' of private property along the frontage of the 10015 Corporate Square building and from

Missouri American Water to the east. This proposal is thought to be reasonable for two reasons: 1) only two property owners are involved and 2) the frontage of both properties is underutilized space. A retaining wall will be required at the office building. Fence relocation will be required at Missouri American Water between the water tanks and the shared use path.

PUBLIC REALM DESIGN

PUBLIC REALM

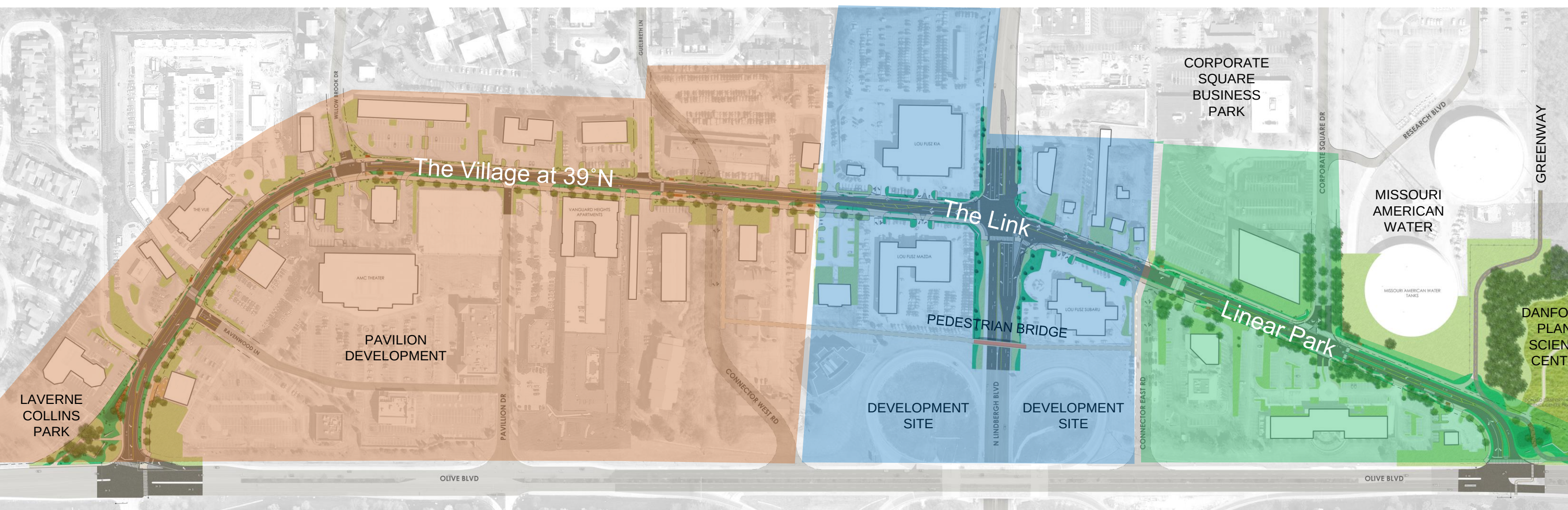
Old Olive Corridor Improvement Zones

The corridor and its land uses naturally separate the improvement treatment into three zones:

- The Village at 39°N
- The Link
- Linear Park

The existing characteristics of each of these zones along with the potential for improvement create unique opportunities that are designed into the corridor plan. The Village is characterized by existing and emerging mixed use and the presence of typical suburban

development. The Link is dominated by the auto-oriented influence of Lindbergh Boulevard as a MoDOT state route. In addition, three of the four corners are occupied by Lou Fusz auto dealerships. The Linear Park zone has been given this name because of the visual presence of existing trees and wide, well-maintained lawn areas. In the future, the park-like quality can be enhanced by the public realm improvements.



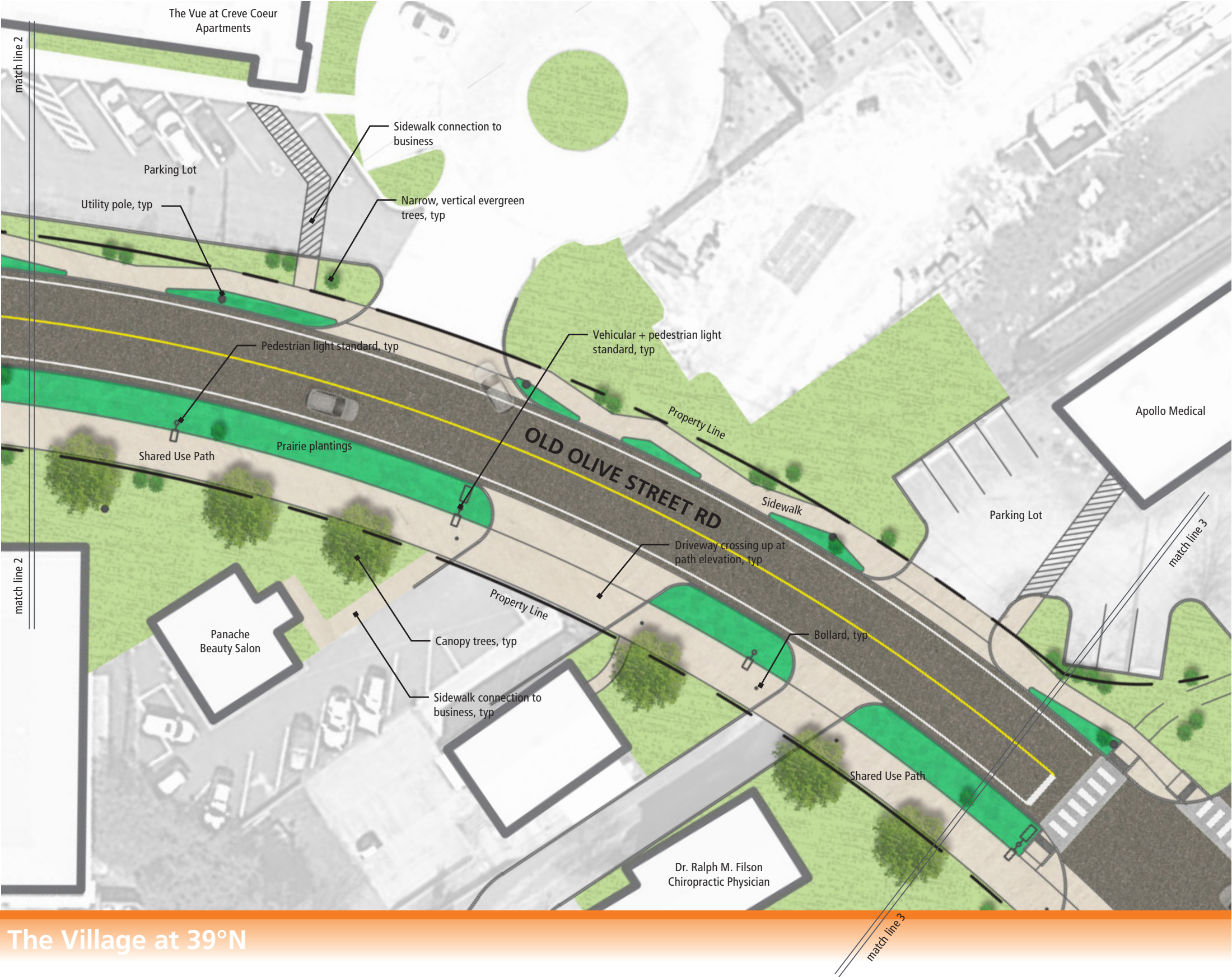


The Village at 39°N





The Village at 39°N



The Village at 39°N





The Village at 39°N

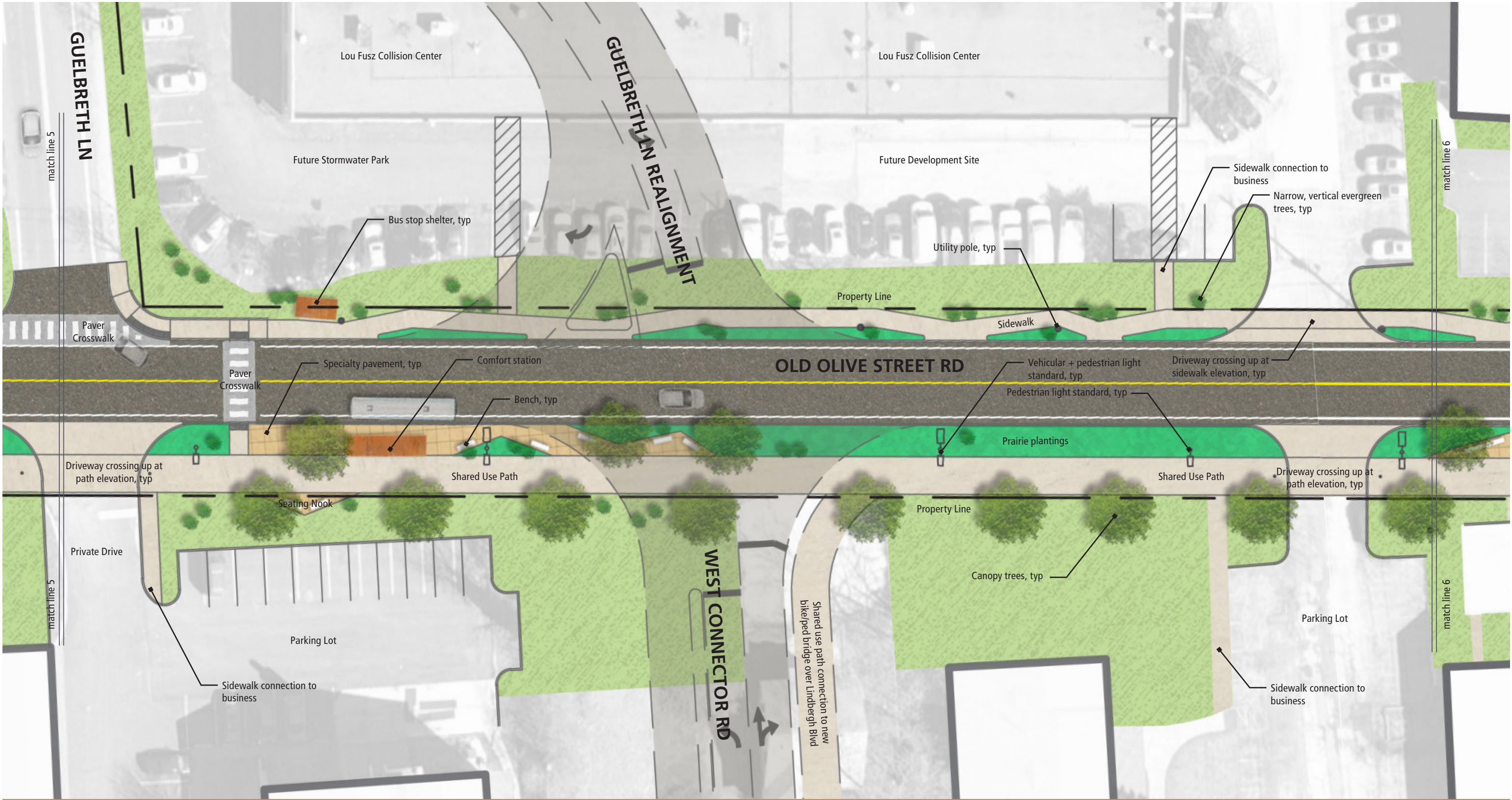


0' 7.5' 15' 30' 60'



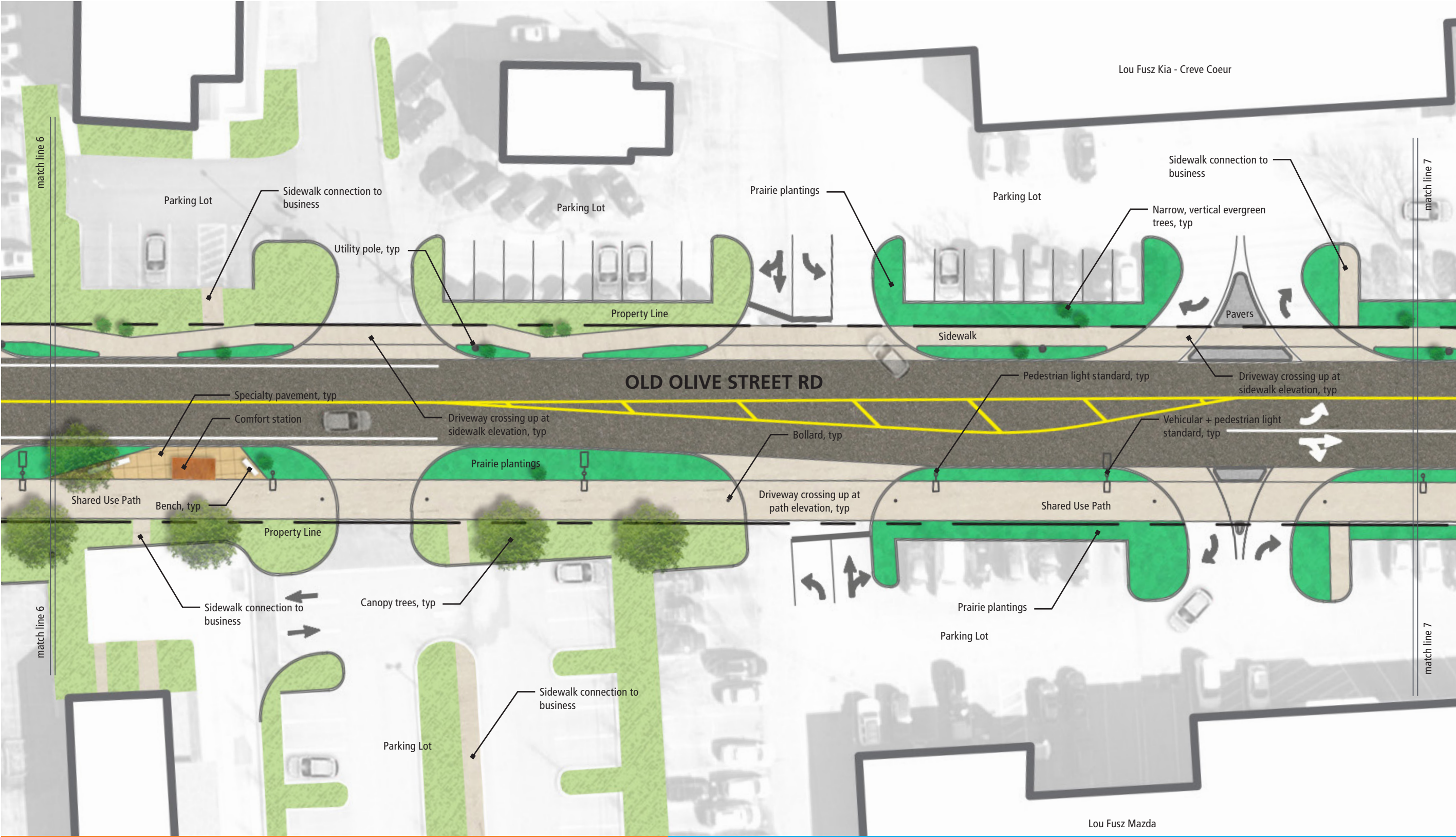
The Village at 39°N





The Village at 39°N



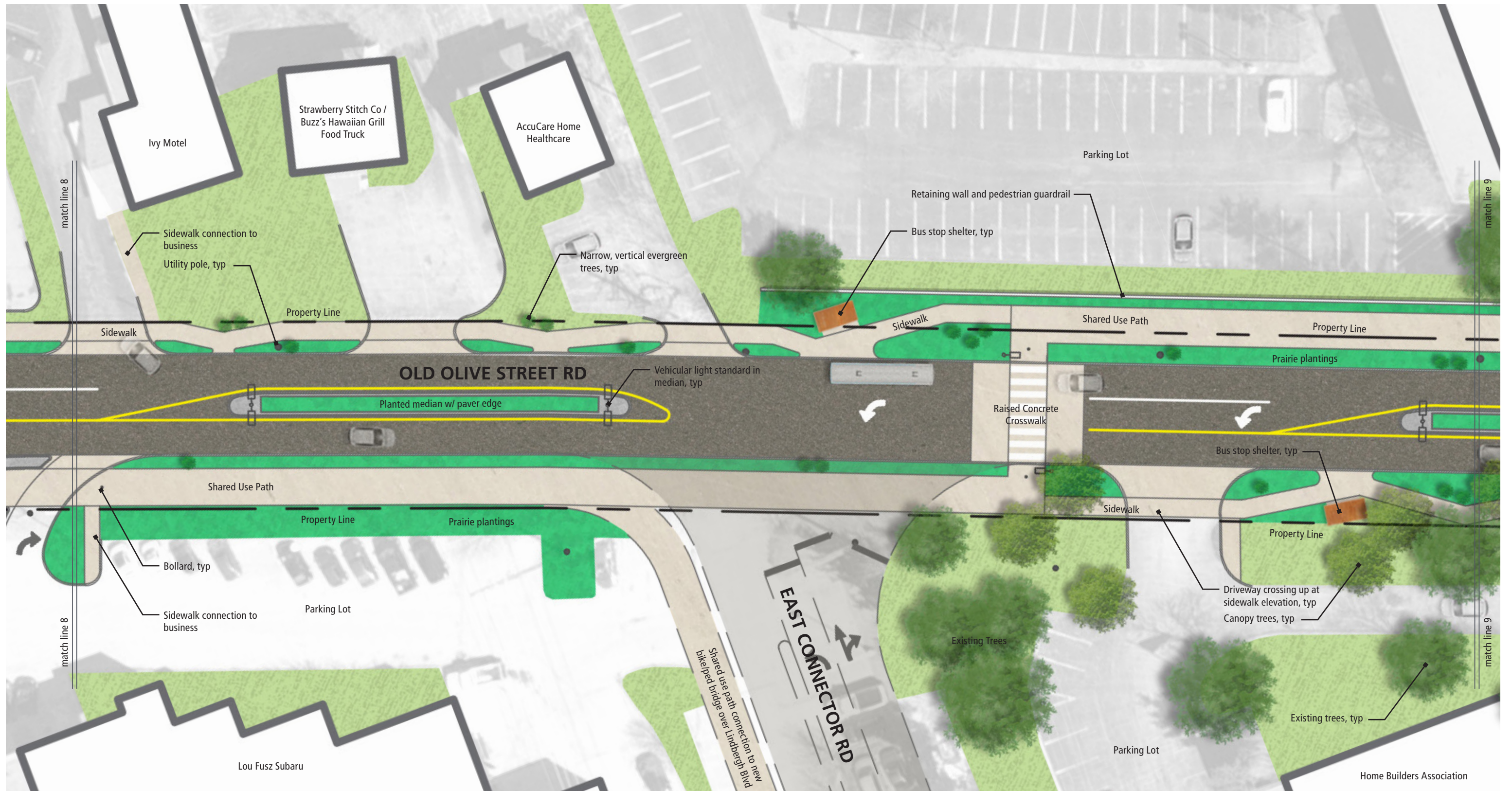


The Village at 39°N

The Link



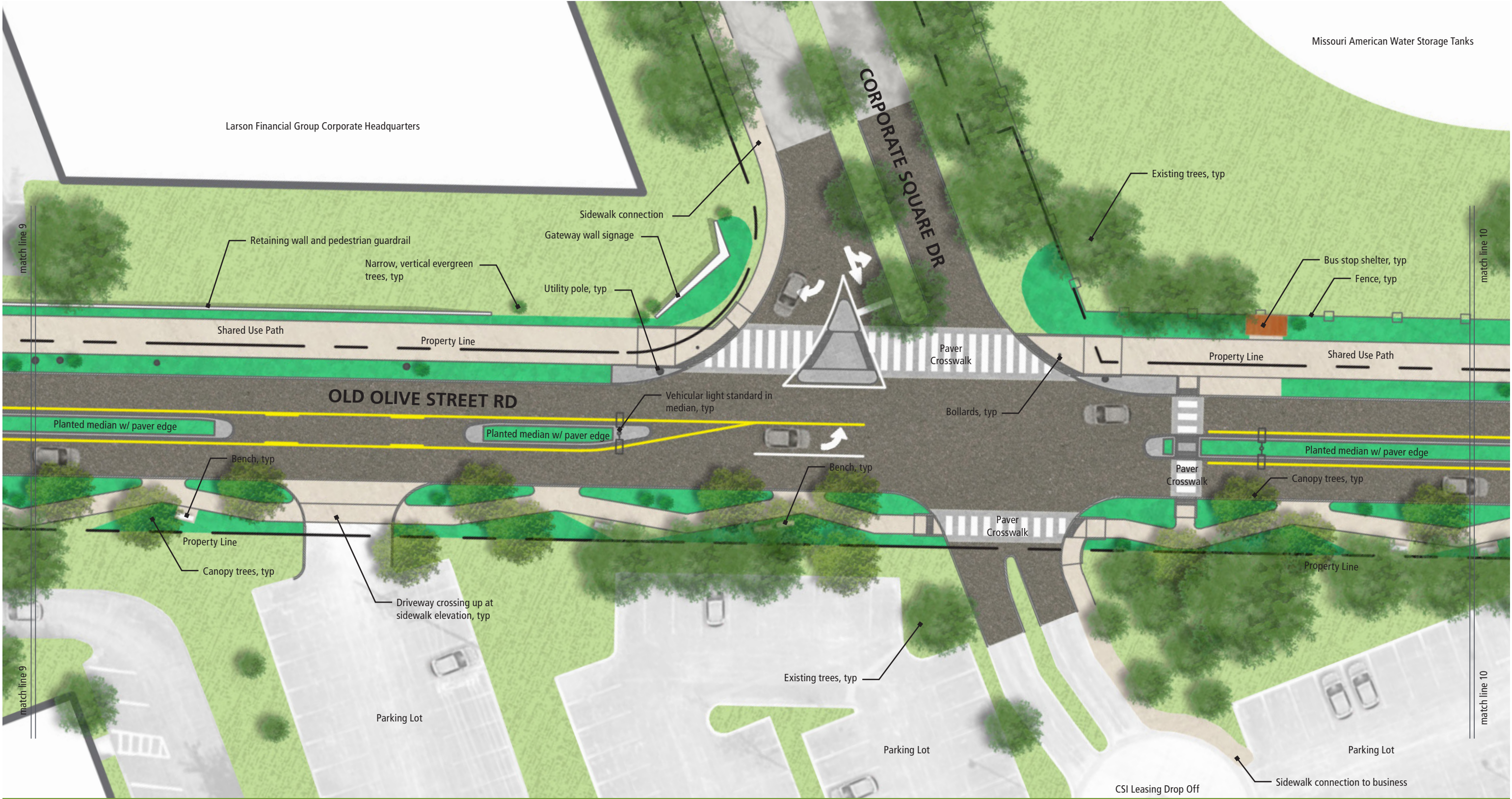




The Link

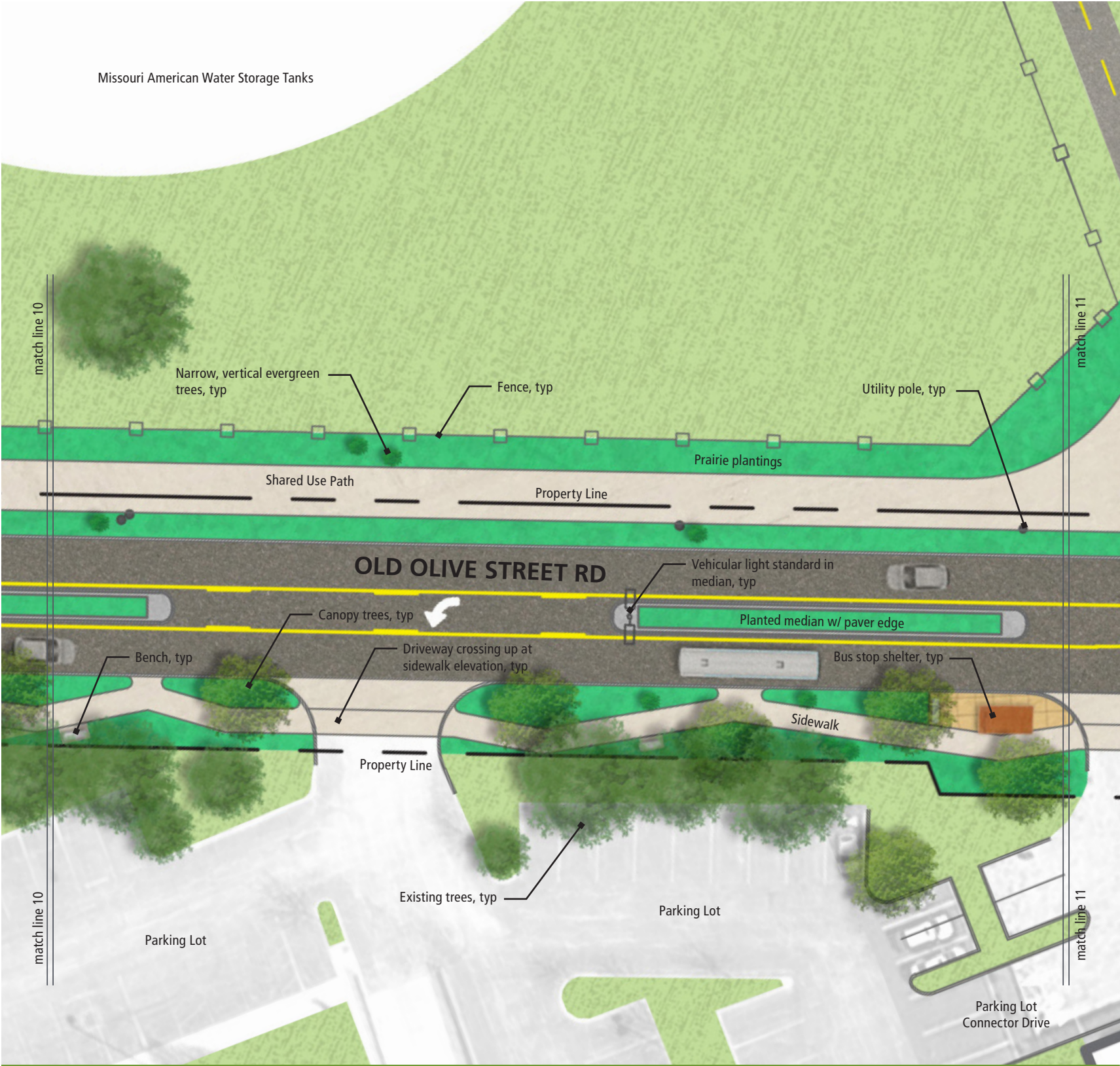
Linear Park





Linear Park





Linear Park



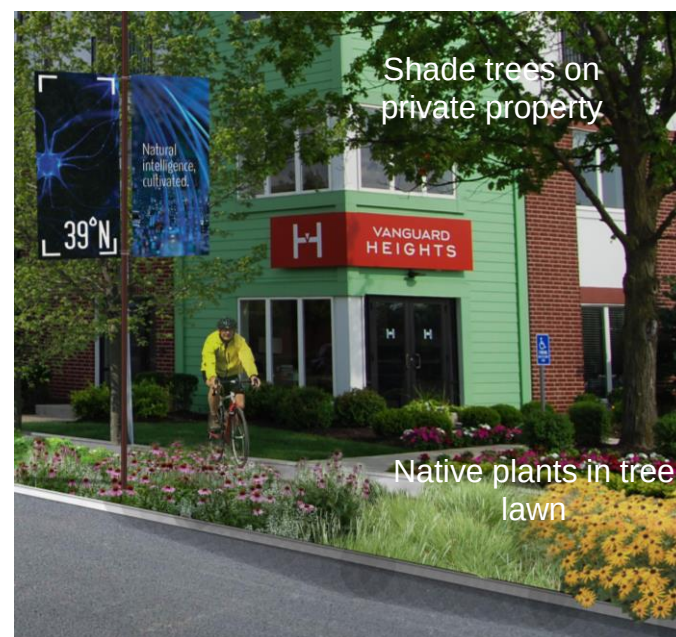


Linear Park





North Side



North Side

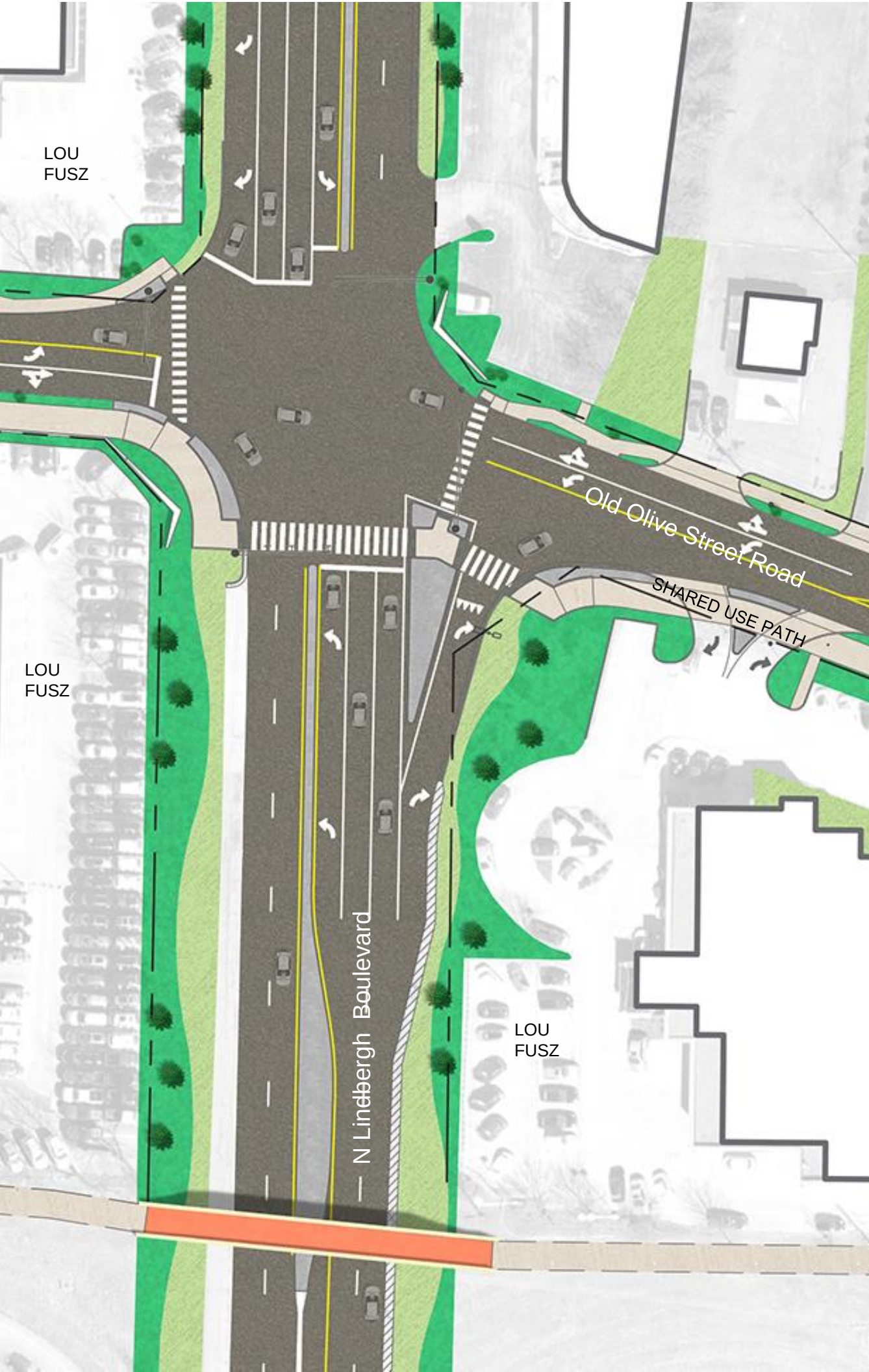


South Side

Landscape Character Village at 39°N

The Village at 39°N is currently a mixed use zone. Reconfiguration of the Old Olive corridor, to include a shared use path and sidewalks, is designed to work with new development opportunities to enhance the mixed use district. It is envisioned that this district will include retail, restaurants, services, and residential to create a village destination.

The landscape character of this district includes native and prairie plants arranged to highlight building entrances and areas of pedestrian focus. On the south side, new trees for shade and scale are located in both the tree lawn and beyond the right of way in the building setbacks to make the right of way appear bigger. On the north side ornamental trees and small evergreen trees punctuate the landscape and coexist with the utility poles.

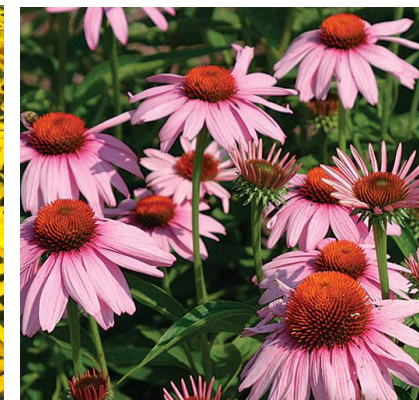


Native grasses and forbs in MoDOT right of way



Narrow vertical evergreens

7.1.b



Landscape Character Link

The Link area includes the Lou Fusz auto dealerships at three corners of the Old Olive/Lindbergh intersection. The Lou Fusz corners in addition to a variety of land uses on the northeast corner of the intersection, make up the Link that connects the Village at 39°N and the 39°N Corporate Square Business Park. The right of way on Lindbergh is owned by MoDOT and is generous in size. The proposed landscape is illustrated in large drifts of a low native understory of grasses and forbs with punctuating narrow evergreens. The low plants and narrow trees will maintain views to the auto dealerships while creating a highway-scaled landscape effect.



Existing trees

Landscaped medians



Native plants in tree lawn

Landscape Character Linear Park

Existing office uses dominate the frontage of Old Olive east of Lindbergh. The entrance to the Corporate Square Business Park is located on the north side. There are existing mature trees around existing office buildings and with the addition of the proposed landscape medians this area has a park-like quality. Here, the shared use path is on the north side of the road and the meandering sidewalk on the south side of the road with pockets of native plantings serves to enhance the Linear Park quality of the space.

LANDSCAPE PALETTE



Tallgrass Prairie



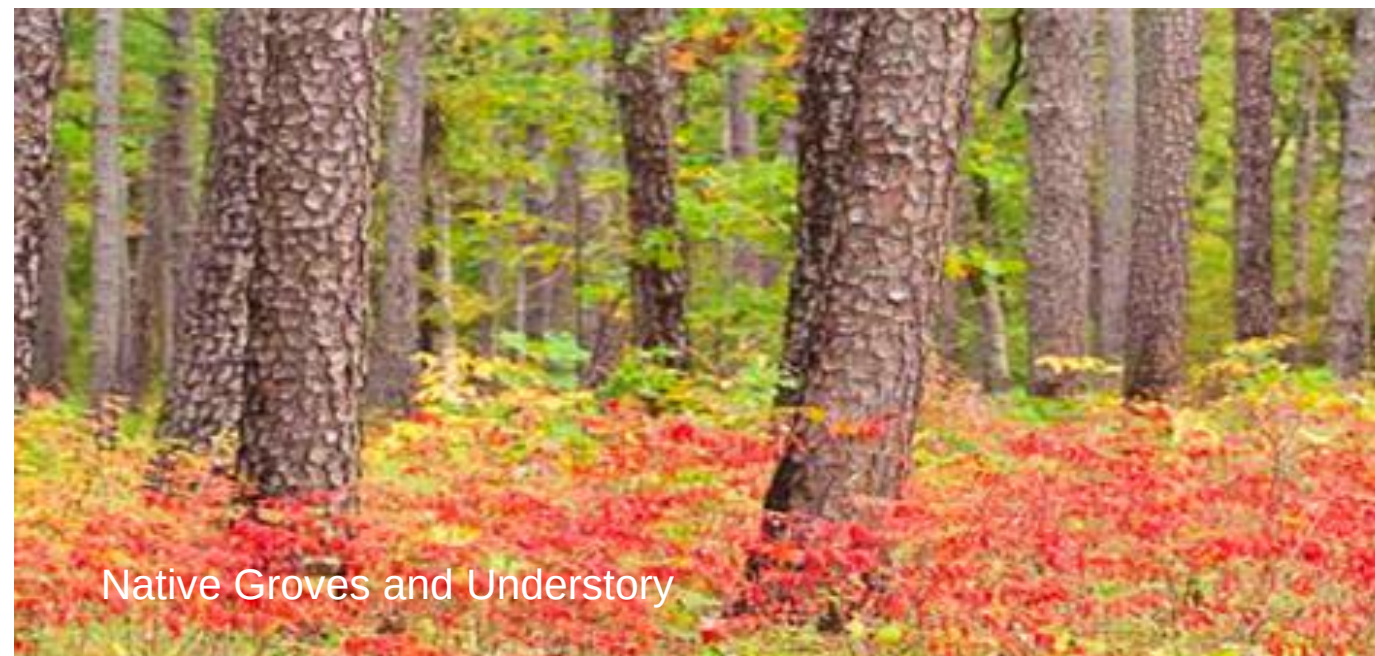
Meadow and Cedars



Agriculture



Prairie Forbs



Native Groves and Understory



Prairie Grasses

Landscape Design Inspiration

The inspiration for the landscape design originates at the Donald Danforth Plant Science Center. Six acres of Missouri Tallgrass Prairie have been restored at the site. The Danforth Center is located east of Old Olive and the project area. The Old Olive corridor can be a direct extension of the prairie and Missouri native landscapes. This will be a non-traditional streetscape planting with areas for six landscape ecotypes. They provide the context for the landscape design:

- 1) Tallgrass Prairie – a natural mix of flowering plants, grasses, and shrubby plants that grow together in a harmonious landscape
- 2) Meadow and Cedars – a short native grass environment where the occasional native evergreen punctuates the landscape
- 3) Agriculture – a monoculture of food crop plants representing an aspect of the AgTech District
- 4) Prairie Forbs – the flowering plants of the prairie that can be used individually in commercial landscapes to bring color and create emphasis
- 5) Native Groves and Understory – trees growing close together, creating a shady place for native understory plants
- 6) Prairie Grasses – like forbs they can be used individually in commercial landscapes for a soft effect.



London Planetree



Trident Maple



Bald Cypress



Autumn Brilliance Serviceberry



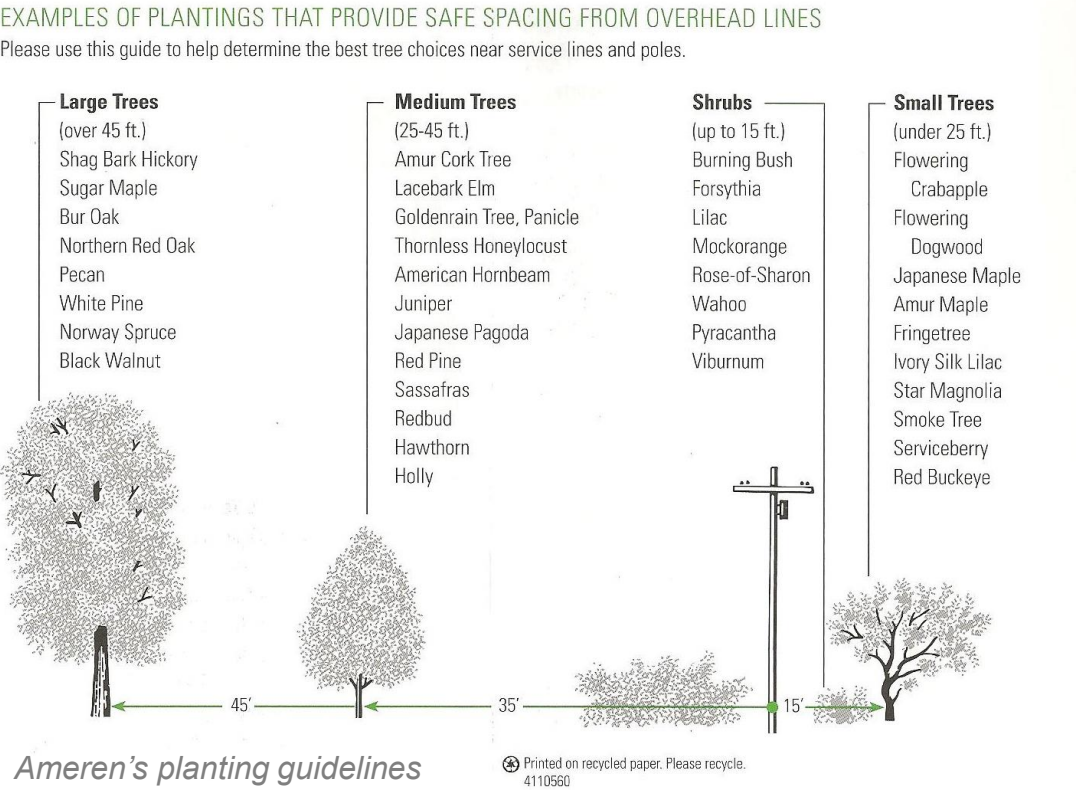
Prairiefire Crabapple



Canaeriti Juniper



Spartan Juniper



Landscape Palette - Trees

Trees are selected for their beauty, function, and size to be compatible with the overhead utility lines and the City of Creve Coeur tree lists. Refer to the Ameren guidelines to the left. Three categories of trees will be used:

Canopy Trees - there are specific areas along the corridor where large canopy trees can be planted. The limitations include underground and overhead utilities as well as planting bed size and soil mass. Canopy trees can be clustered in groves to provide shady respites for cyclists and pedestrians.

Evergreen Trees – narrow, vertical evergreens remind us of the native Missouri Eastern Red Cedar. They will be used to soften unsightly areas or act as a vertical accent in the landscape.

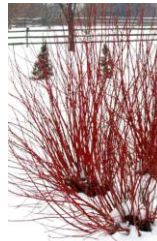
Ornamental Trees – these trees are the most flexible as they can be planted under the overheard electrical lines. They can be used in clusters for buffering, as single ascents against an evergreen mass, or as an understory tree.



Mount Airy Fothergilla



Arctic Fire Redtwig Dogwood



Yellowtwig Dogwood



Sea Green Juniper



Gro-Low Fragrant Sumac



Prairie Dropseed



Northwind Switch Grass



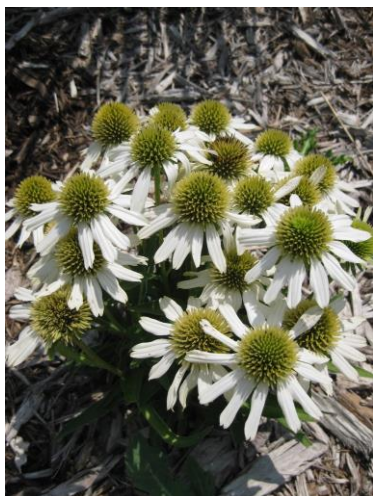
Blue Heaven Little Blue Stem



Landscape Palette – Shrubs and Large Grasses

The landscape palette includes native deciduous shrubs and grasses with the addition of a non-native evergreen shrub for winter interest and structure. These plants were all selected for their change in color and texture during the seasons that include flowers, foliage color, and branching color. All of these plants have a presence during the winter

months. It is desirable to allow the grasses to remain in a dry state during the winter for winter interest. This shrub and large grass category of plants will be used in landscape buffers and in large planting beds.



Snow Cone Coneflower



Black-eyed Susan



Autumn Fire Sedum



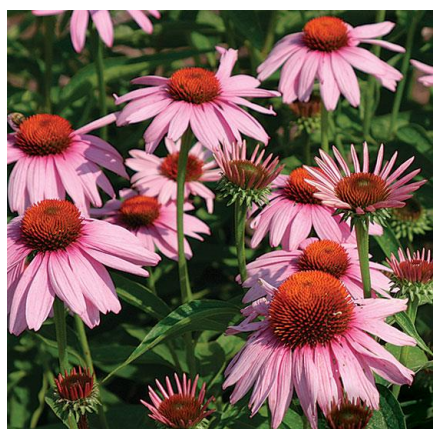
Butterfly Milkweed



Kobold Liatris



Rose Mallow



Purple Coneflower



Aromatic Aster



Cardinal Flower



Swamp Milkweed



Rose Turtlehead



Iris



Palm Sedge



Oak Sedge



Decorative River Rock for BMPs



Landscape Palette – Forbs and Small Grasses

The landscape palette also includes native forbs and small grasses. Most of these plants, with a few exceptions, are natives found in the prairie. The plants have been selected for their showy characteristics and durability in commercial landscapes. To complement and simulate the Danforth Center prairie, the plants will be used in drifts and

arrangements that mimic the prairie environment. Other large areas of the site can be seeded with prairie seed. But the smaller planting areas of the public realm will be designed.

MATERIALS PALETTE

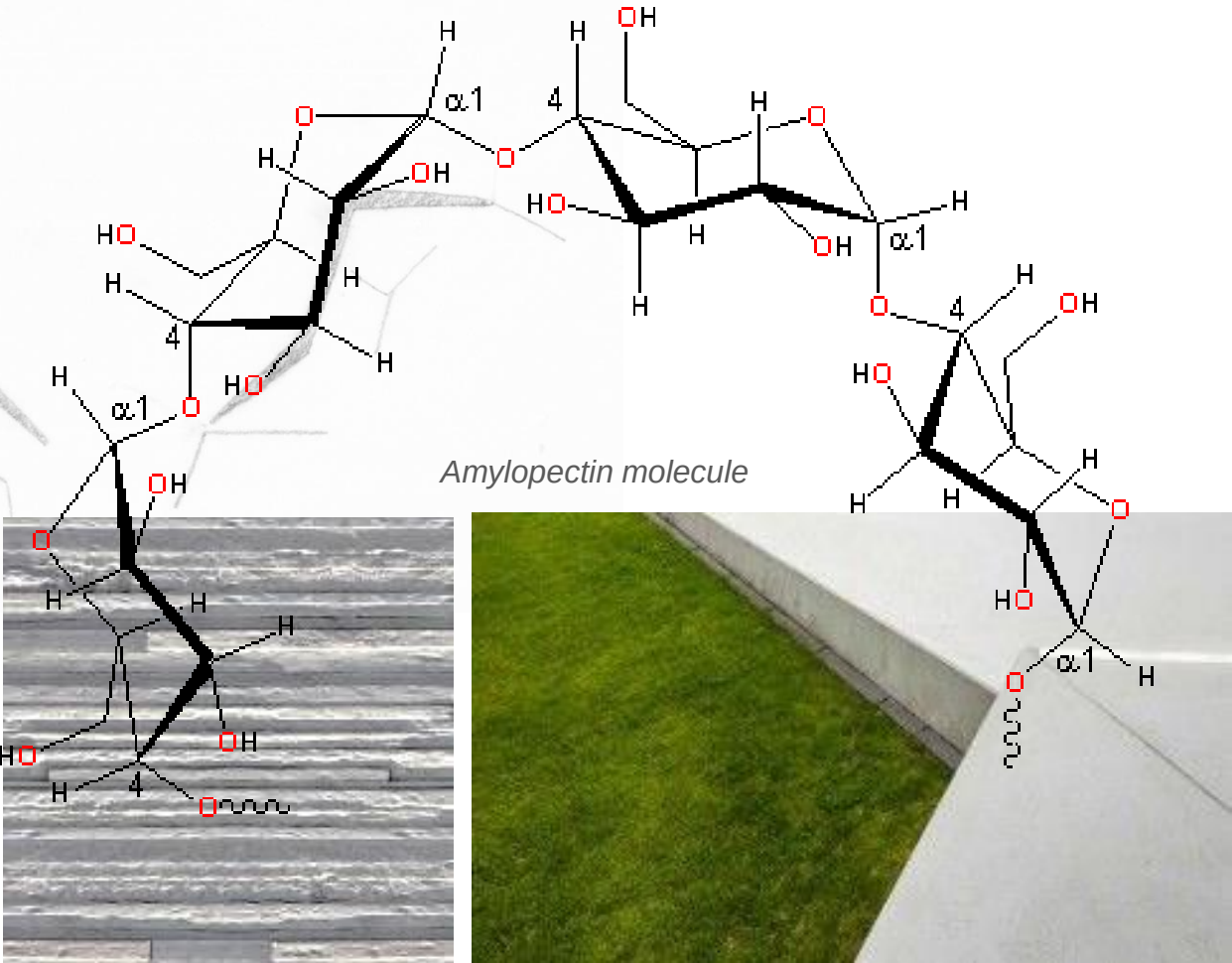
Design - Materials Inspired by Plants

The form of the sidewalk and wall elements are inspired by a glucose polymer found in plants – Amylopectin. This is one component of plant starch that provides energy when consumed by mammals.

The interesting shapes and branching of the of the chemical structure was our inspiration.

Long angled sidewalk sections allow the alignment to navigate between and around utility poles.

Precast concrete walls mimic this tapered form in plan and elevation.



Precast concrete examples



Design - East Gateway

This gateway is at the intersection of Olive Boulevard and the Donald Danforth Plant Science Center. Six acres of Missouri Tallgrass prairie were reconstructed on the Danforth Center site in 2013. Inspired by earth elements and the prairie, this gateway includes sculptural precast concrete retaining and free-standing walls that hold back the earth. The prairie will roll up to the top of the main wall and be visible from Olive Boulevard. Individual prairie plants are used along the front of the wall to highlight

their beautiful features. The proposed greenway connection along Olive Boulevard weaves through the walls to connect to the greenway section going north and to the shared use path along Old Olive. What cannot be seen in this view is the Storm Water Park behind the wall. The greenway will cross over the bioretention and go through a native emergent plant environment.



Design - West Gateway

This gateway is at the intersection of Olive Boulevard, Old Olive, and LaVerne Collins Park. It is also across the road from the Pavilion Development and the Schnuck's grocery store - two key retail/commercial destinations for Creve Coeur. This gateway is integrated into the park and creates a renewed focus on this small, passive park. Freestanding and sculptural precast concrete walls weave between the existing trees. New sidewalks behind the walls accommodate the pedestrian cut-through traffic from the

bus stop on Olive Boulevard to Old Olive going north. Now the walkways, landscape, and wayfinding elements are part of the pedestrian experience. What cannot be seen in this image is the potential to activate the park with active and passive park components such as seating, a play area, and other neighborhood amenities.



Edwin Pepper Interiors



10425 Old Olive



Kohn's Deli



10330 Old Olive



10448 Old Olive



Creve Coeur Pavilion



1015 Corporate Square



11921 Old Olive



10451 Old Olive

Design - Architectural Context

To understand the materials palette for the district, the architectural context was analyzed. These buildings represent the past aesthetic. They are from the 50s, 60s, and 70s with predominant brown and red brick, wood, bronze or black window frames, and beige IFIS/stucco. A couple exceptions include mid-century and curtain wall expressions.



Donald Danforth Plant Science Center



The Vanguard Heights Apartments



Bus stop



The Vue Apartments



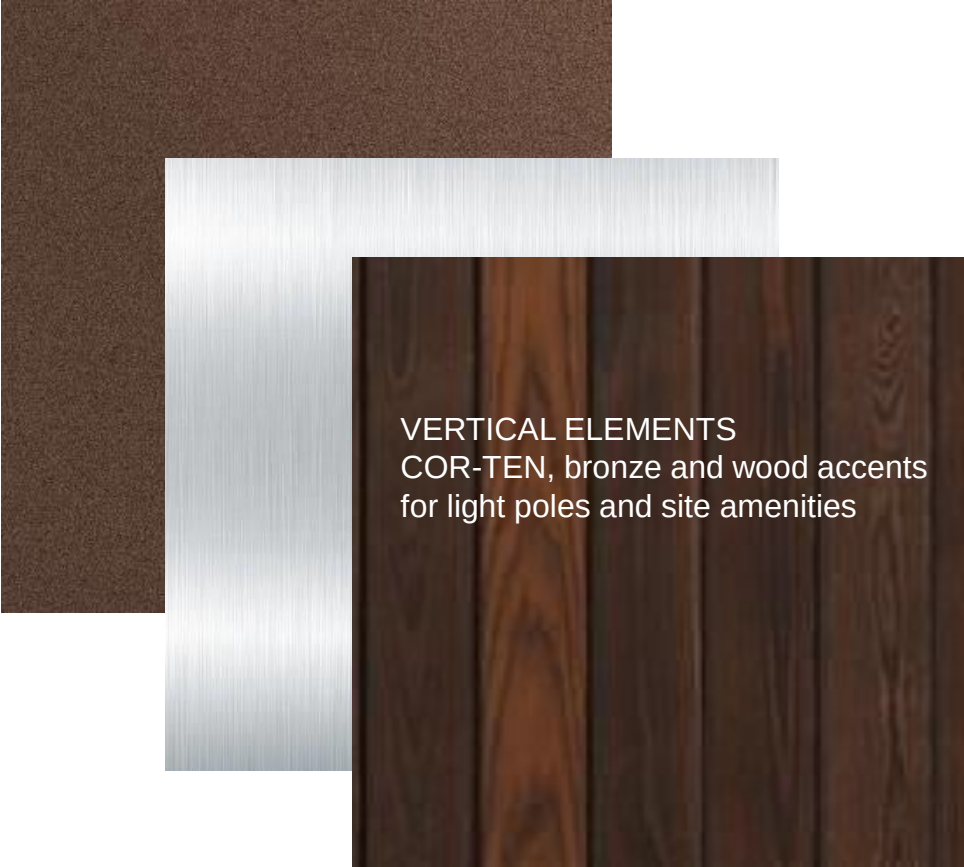
BRDG Park



Lou Fusz Mazda (future)

Design - Architectural Context

To understand the materials palette for the district, the architectural context was analyzed. These buildings represent the current aesthetic. Materials include terracotta/warm-tone brick, cream IFIS/stucco, white metals, wood accents, dark grey, COR-TEN steel, and bronze tones.



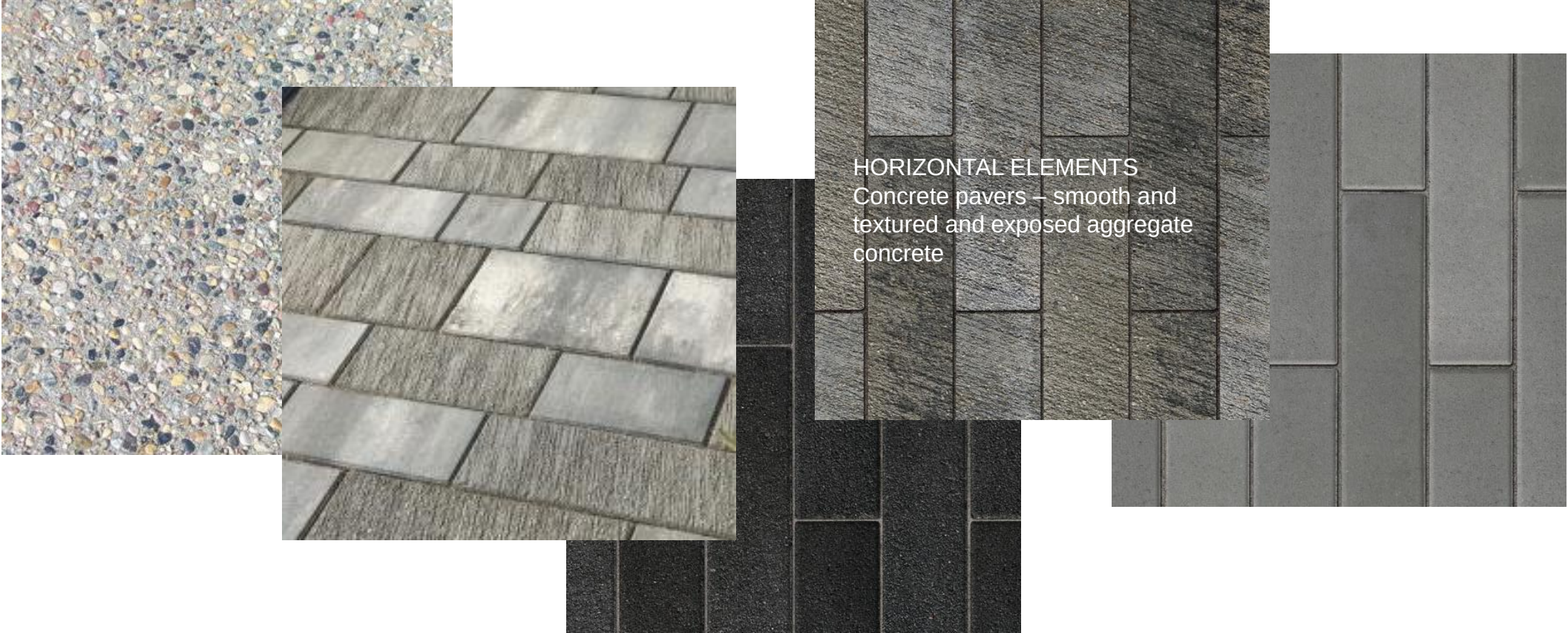
VERTICAL ELEMENTS
COR-TEN, bronze and wood accents
for light poles and site amenities



WALL ELEMENTS
Precast concrete with cast
logo and texture



BRANDING
Colorful metal
components



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

Design – Hardscape Materials

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.

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

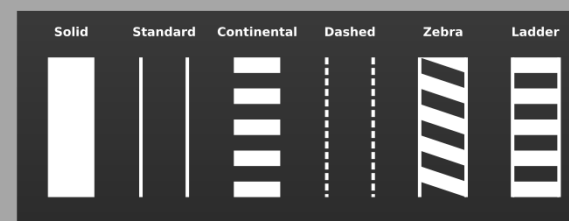
Buffer

Exposed Aggregate
Concrete

Textured Concrete
Pavers

Precast Curb Wall

Crosswalks



Standard Striping



Artful Striping



Paver over Concrete

Design – Hardscape Materials

The City of Creve Coeur made an initial selection of materials for the public realm. These materials and their costs are reflected in the cost estimate.



Indicates initial city preferences

BIKE/PED AMENITIES



Design – Old Olive West of Lindbergh

A rendering looking north east along the new Old Olive corridor and the shared use path illustrates how the new improvements activate the street frontage. The existing St. Louis Bread Company has the potential to engage the street and provide outdoor dining and other amenities. Private property in the building set back, approximately 20'

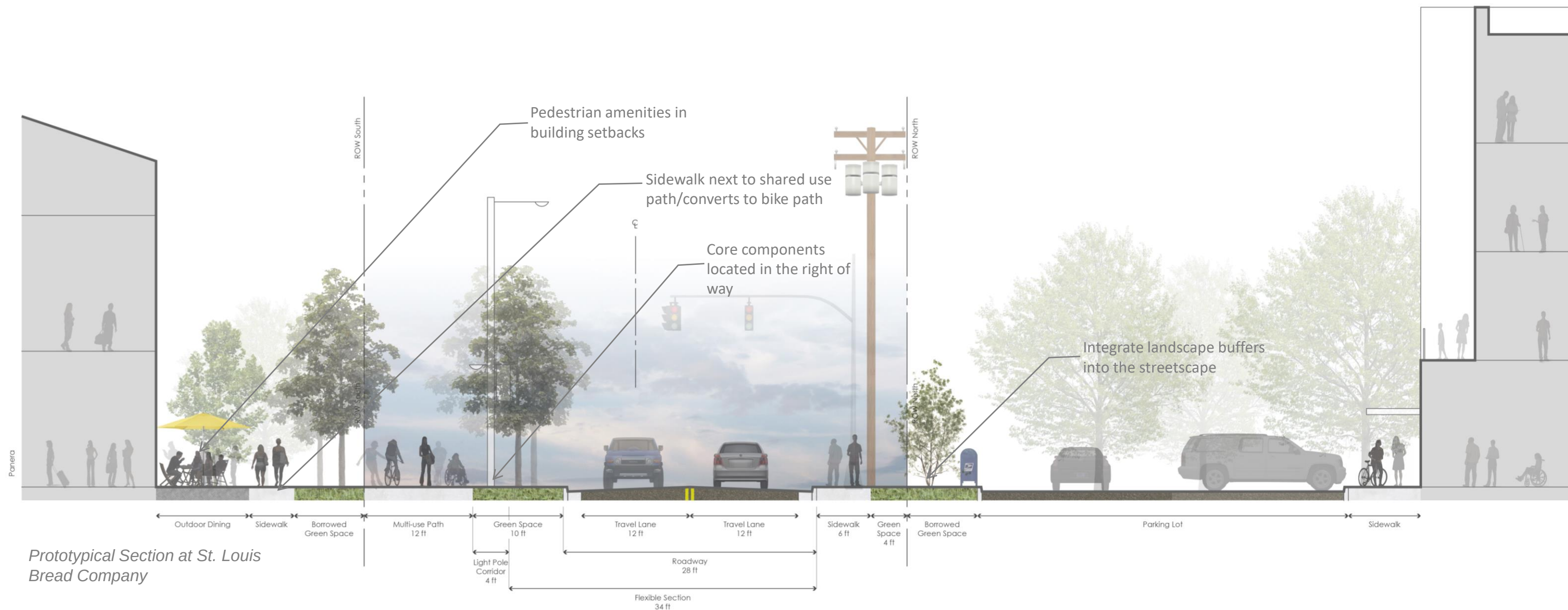
wide, can be leveraged for public/private use and become a physical and visual extension of the public realm. The shared use path is a 12' wide concrete path for bikes and pedestrians. Between the curb and the path, native plantings are proposed.



Design – Old Olive West of Lindbergh

A rendering looking east along the new Old Olive corridor illustrates the sidewalk concept. Today, there are short segments of sidewalk due to conflicts with the utility poles and other barriers. In the future, a 4'-5' wide sidewalk is designed to work around the utility poles. A softened angular design creates a flow in and around the existing pole locations. This design creates planting pockets

between the curb and sidewalk and adjacent to private landscape buffers. The planting pockets are filled with native perennials, grasses and shrubs.



2 LANE + GREEN SPACE

Design - Section East of Lindbergh

This typical section illustrates how the 2-lane road, shared use path on the south and sidewalk on the north fit within the existing 60' right of way. But it also illustrates how the building and parking lot setback areas can be leveraged for public/private use and amenities to expand the public realm both visually and physically. On the south side of the corridor a generous building set back allows for outdoor dining spaces, sidewalks and green space. Through redevelopment of sites, it is recommended that a sidewalk

parallel to the shared use path be developed to eventually separate the pedestrians from cyclists. In the future, the shared use path could become bike only.

On the north side of the corridor, parking lot landscape buffers can incorporate the landscape palette of the project thereby appearing a seamless part of the public realm.



legend:

- A** bus stop, Panera, and entrance to Pavilion theater, shops, and restaurants
- B** intersection of Old Olive and Guelbreth with bus stop, and potential mixed-use development
- C** intersection of Old Olive and future connector road with bus stop, potential mixed use, and crossing of shared use path
- D** intersection of shared use path and the greenway with park spaces, greenway network map and other amenities

Design - Comfort Stations

At key locations along the shared use path, comfort stations are integrated in the design. These are areas that provide amenities for pedestrians, cyclists, and riders of transit. Amenities include bus stop/shade structures, seating, water bottle fillers, bike repair/air station, wayfinding kiosk, bike/scooter marshalling, among other features. These areas have decorative pavements and enhanced hardscapes and landscapes. Four locations have been identified.

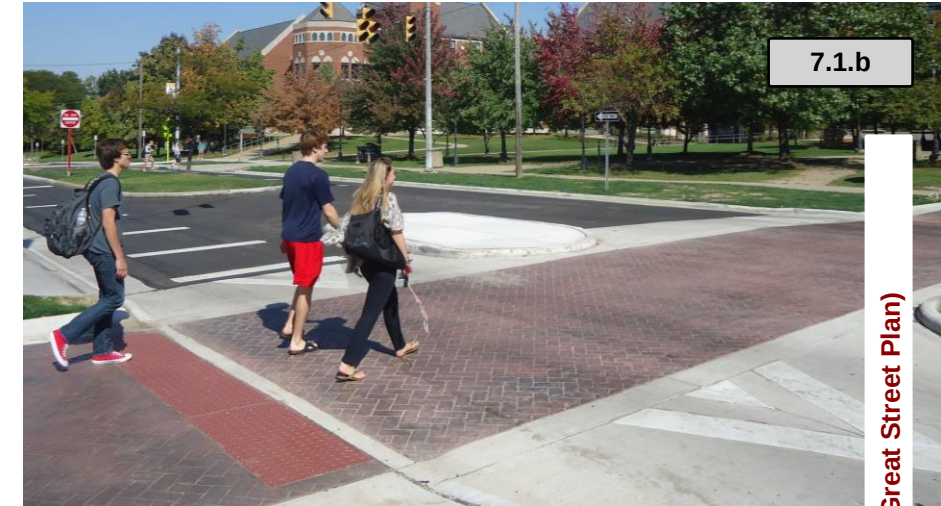


legend:

- A** Custom bus shelter and shade structure with seating, wayfinding kiosk
- B** Decorative paver plaza area
- C** Seat walls and benches
- D** Landscape planters and shade trees
- E** Potential mixed-use redevelopment
- F** Potential shared use path on Guelbreth and connector road
- G** Raised paver crosswalk

Design - Comfort Station Example Old Olive and Guelbreth

One of the comfort stations is proposed at the intersection of Old Olive and Guelbreth. There is potential for a shared use path on Guelbreth in the future to provide connections from The J and the residential neighborhoods north of Old Olive. This intersection also has the potential for redevelopment at the Lou Fusz property and alignment of Guelbreth with the future connector road to Olive Boulevard.

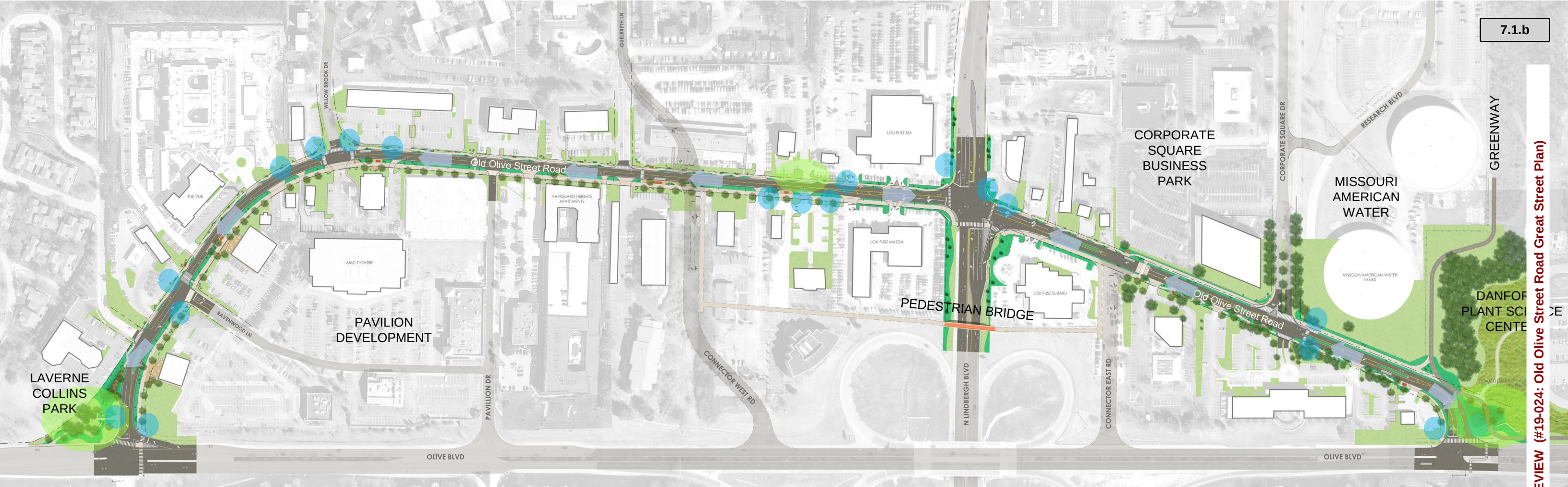


Examples of raised crosswalks

Design - Raised Crosswalks

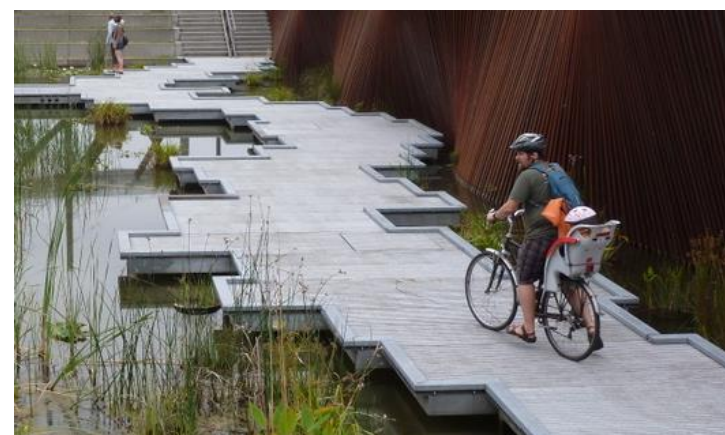
Bike and pedestrian crossings occur at key locations along the corridor to move people across the street to access destinations, the shared use path, and other bike/ped network linkages. A few crosswalks that traverse Old Olive are proposed to be raised. This means that the crosswalk walking surface is at the same elevation of the curb and sidewalk. This signals to vehicular traffic that pedestrians have the priority when present and serves to slow vehicular traffic down. Crosswalks that would impede drainage if raised will be at the road elevation.

DRAINAGE AND STORMWATER



legend:

- locations of existing storm inlets
- ← drainage direction
- potential stormwater parks



Tanner Springs Park – Portland, OR



Bioretention – Danforth Center



Kemper Water Garden – Danforth Center

Drainage, Stormwater and Stormwater Parks

The proposed design of the Old Olive roadway as a two-lane road on the west and a two-lane road with medians on the east will require a complete reconstruction of curbs and storm water infrastructure. The existing drainage areas and locations of storm inlets have been evaluated. Due to the extensive number, large size, and shallow depth of water mains in the roadway, new shallow storm sewers will be needed. Also due to the utilities, the opportunity for deep-section stormwater BMPs are limited. Amended soils will be used to provide water infiltration instead of bioretention.

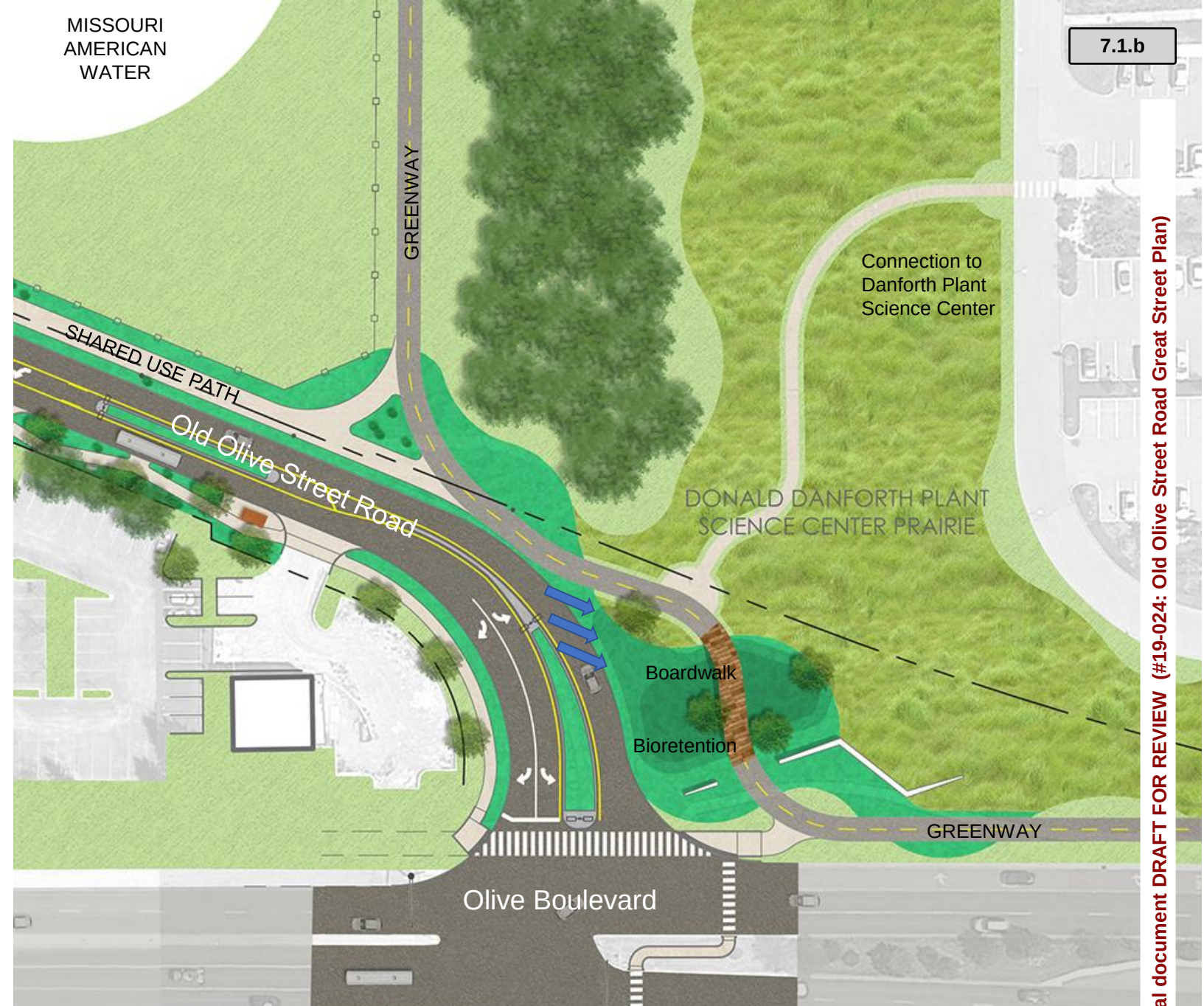
There is an opportunity to create three areas for stormwater management and provide district features. These are Storm Water Parks. The parks are located at gateways at each end of the corridor and in the middle of the district where there is a low point. Water can be directed off the road to stormwater BMPs such as bioretention. Examples of storm water environments are shown in the example images. Allowing people to engage in the environment creates an appreciation for these functional and beautiful spaces and provides opportunities

to educate the public about their role. The Storm Water Parks proposed include:

- 1) West Park - enhancement of LaVerne Collins Park
- 2) East Park - at the greenway trailhead and adjacent to the Danforth Center Prairie
- 3) Center Park – potential for a storm water facility on private property to be designed with the redevelopment of the Lou Fusz property or others in the area



West Gateway and West Storm Water Park



East Gateway, East Storm Water Park, and Greenway Trailhead

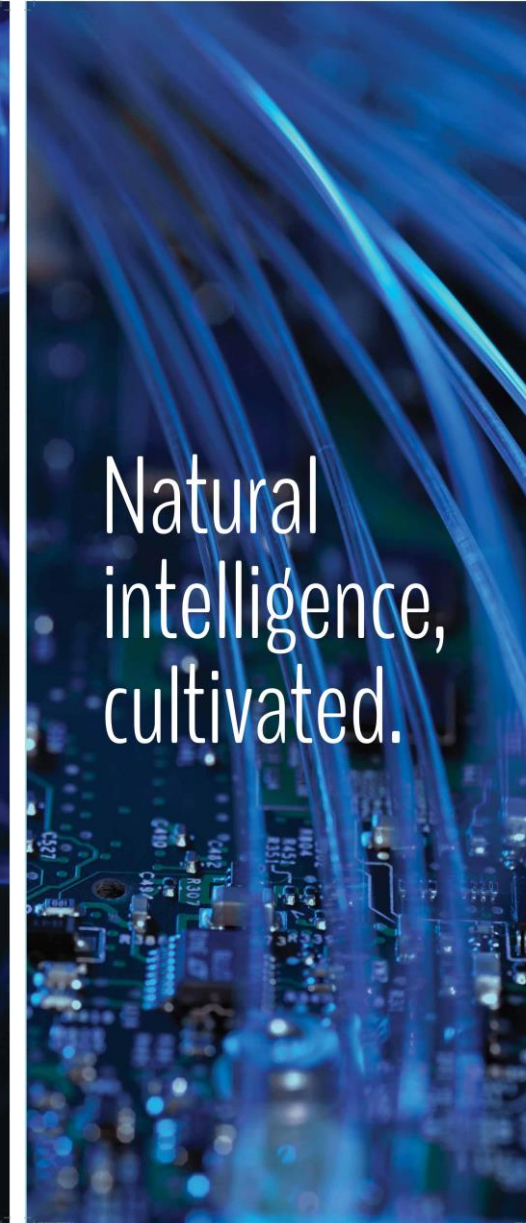
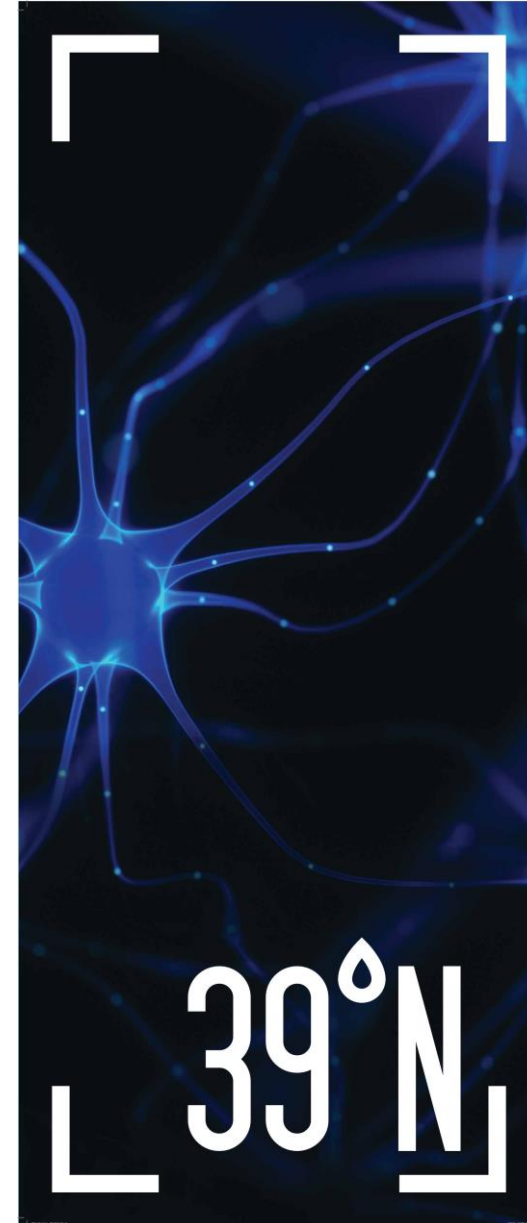
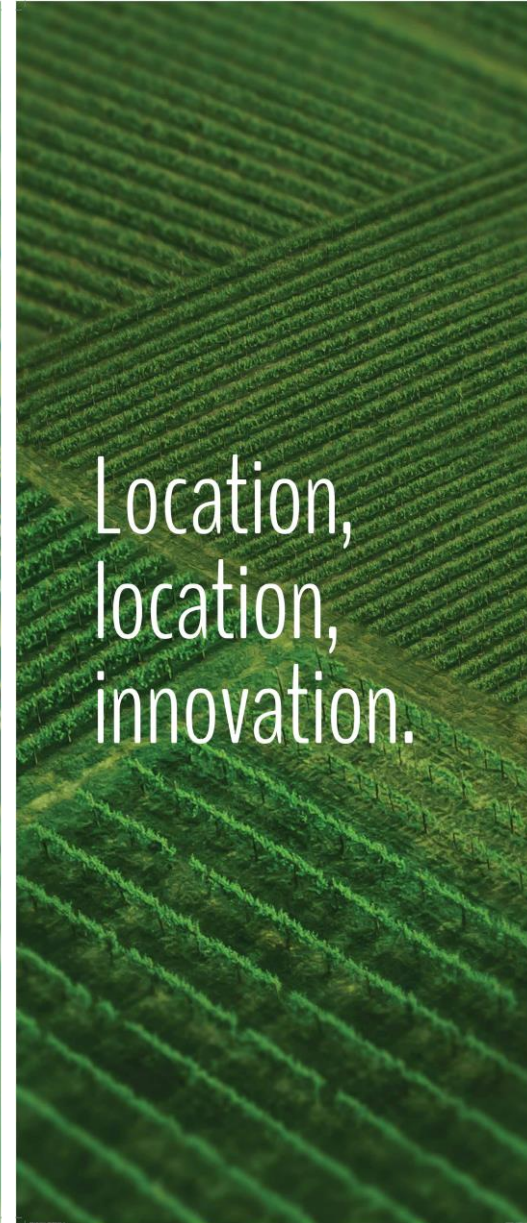
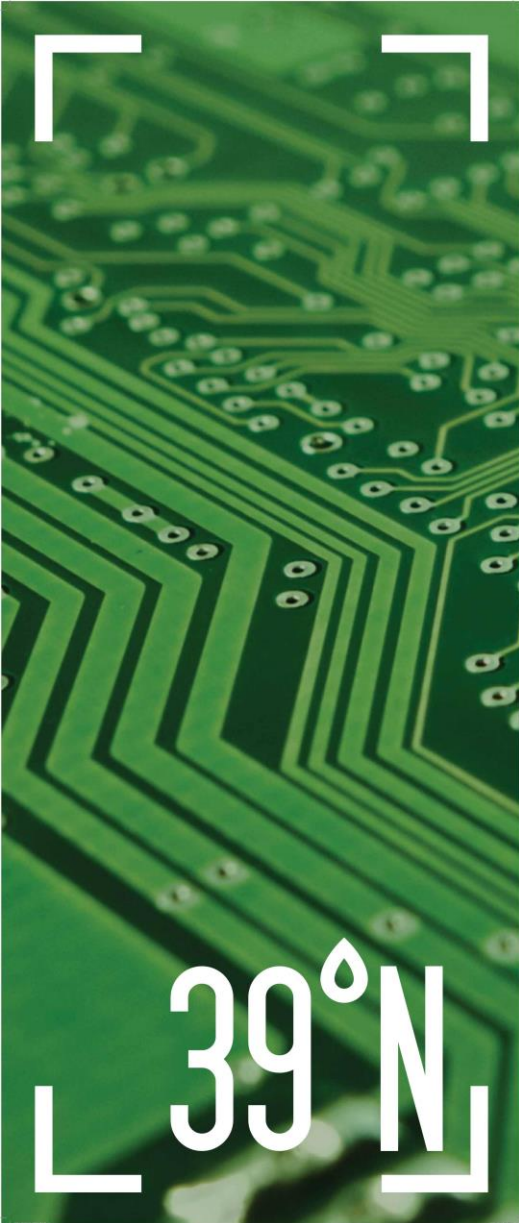
Stormwater Parks

The enlargement plans illustrate the relationships of the Storm Water Parks to the gateway at each end of the Old Olive corridor. Both of these areas can be developed to meet functional needs for stormwater management and provide cyclist and pedestrian amenities. Stormwater from the ends of corridor can be directed into stormwater BMPs before it would normally enter stormwater inlets. Development of planted bioretention areas become opportunities to engage bike/ped circulation in the design.

The features of the Storm Water Parks include:

- 1) West Park – enhanced park circulation and connections to the Village at 39°N, seating, play area, boardwalk, native landscapes
- 2) East Park - greenway trailhead, integration of greenway, boardwalk, native landscapes, prairie, connections to Danforth Center

BRANDING AND WAYFINDING



Design Inspiration District Branding

A logo and banners were designed for 39° N by Rogers Townsend. The designs shown here for banners pair high tech images with images of agriculture and our natural world. Currently, these banners are located on utility poles throughout the district and along Warson and Olive in Olivette.

The physical design inspiration for the district's public realm creates a similar contrast – High Tech and AgTech.



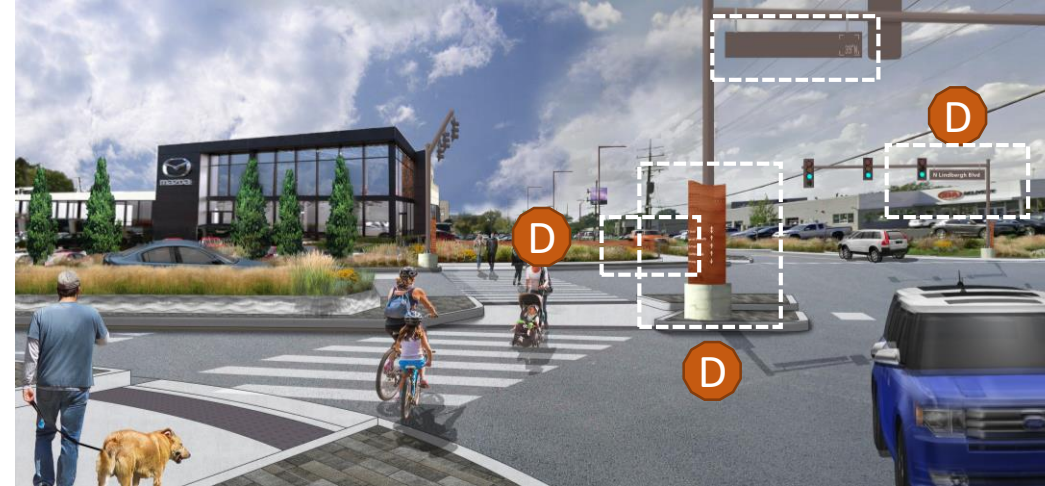
legend:

- A** gateway and branding – at the three main intersections of Old Olive and Olive West, Olive East and at Lindbergh. These include branding integrated into wall and decorative panel features
- B** destination monument sign – located at the entrances to Corporate Square business park, the Pavilion development, and the future redevelopment sites
- C** bike/ped network map and information kiosk – located at the comfort stations to communicate the 39North bike/ped facilities connect to local destinations and the regional bike/ped network
- D** intersection wayfinding – vehicular directional signage

*Banners (located on light poles)

Wayfinding and Branding

Wayfinding for the 39°N District is integrated into the design elements of the site such as on the district gateway walls and environmental graphic elements. Wayfinding signage and branding is proposed to be at both vehicular and pedestrian scale to direct users in cars to destinations. It will also assist cyclists and pedestrians to navigation the trail network. District banners are positioned on new light poles through out the district to reinforce the boundaries of the district.



West Gateway

Old Olive/Lindbergh Intersection Gateway

East Gateway

- A gateway and branding
- D intersection wayfinding
- banners on light poles

Wayfinding and Branding

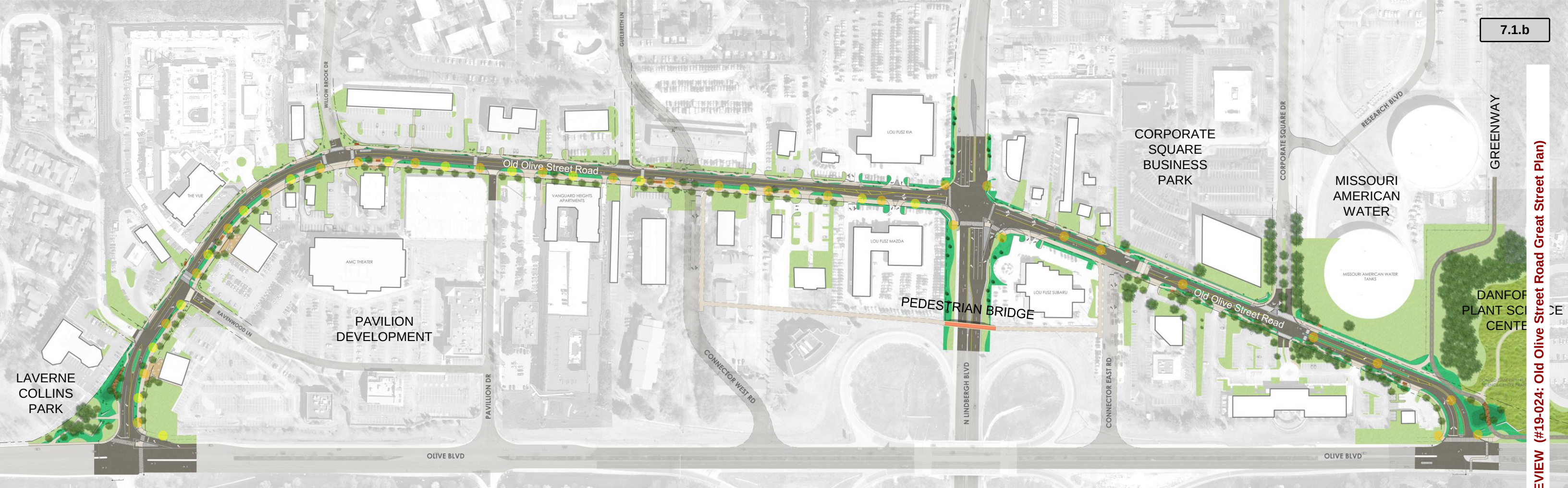
The renderings illustrate how some of the wayfinding and branding applications are integrated into the site elements. Other key locations for wayfinding and branding include the Old Olive Corporate Square intersection, intersections at future connector roads, and with redevelopment projects. Refer to previous map. The examples shown in the renderings include:

- 1) West Gateway - integrated 39°N logos on sculptural precast walls, logo banners on light poles

- 2) Old Olive/Lindbergh Intersection Gateway – pedestrian scale wayfinding signage, integrated 39°N logos on intersection street signs, custom railing at Lou Fusz, logo banners
- 3) East Gateway - integrated 39°N logos on sculptural precast walls, logo banners on light poles

LIGHTING

CHRISTNER



legend:

- roadway light – 30' tall pole with one LED fixtures facing roadway east of Lindbergh. Two LED fixtures on pole in median.
- pedestrian Light – 14' tall pole with one LED fixture facing the shared use path

Lighting Strategy

The lighting strategy for the corridor responds to the practical limitations of extensive utilities, both overhead and underground. In response, the location of the lighting standards is different for the east and west sides of the Lindbergh intersection. On both sides of Lindbergh, large water main infrastructure determines where light poles can be located. Potholing has been done to determine the depths of the water mains which is about 48" below pavement grade.

West of Lindbergh, overhead electrical lines located on the north side of the road determined that the road will need to be lighted from the south side only. Tall roadway lights alternate with shorter pedestrian lights to light the road, shared use path, and the sidewalk. East of Lindbergh, overhead electrical lines continue on the north side of the road. On this section, the roadway design includes landscape medians. Lighting standards in the medians with two LED fixtures are proposed.



McGraw-Edison Galleon \$



Philips Gardco Gullwing \$



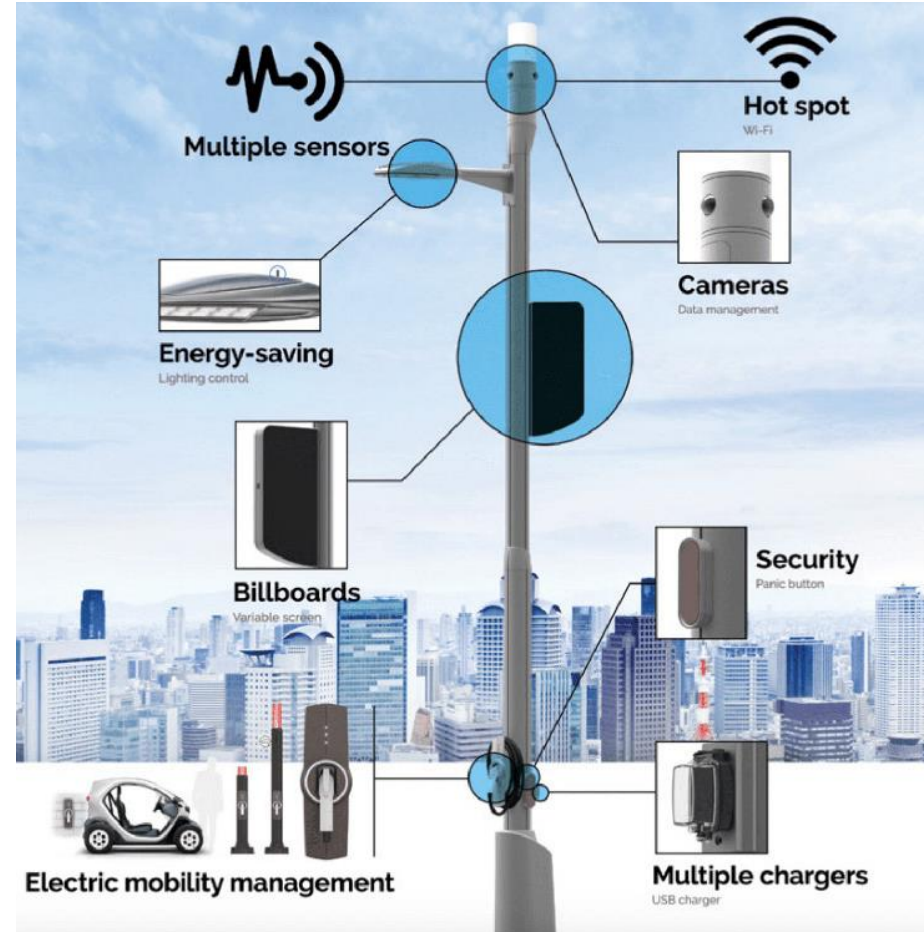
Philips City Soul \$\$

Design - Lighting Options

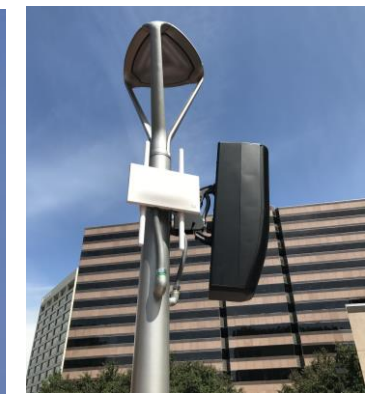
A new light pole standard will be determined for the corridor. A variety of pole and fixture types were explored that include a range of costs. From the left to the right, the costs increase. The desired aesthetic is clean lines and contemporary. The light poles should blend into the environment and not become another visual dominant element like the utility poles.



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



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



The Smart Pole avoids unsightly retrofit for WIFI and other equipment

Design – Lighting Preferred Option

It is desirable to integrate current and future technology, such as WIFI cameras, etc., in the infrastructure of the district. The Smart pole and rail pole type systems are an attractive option. They provides flexibility to add infrastructure and features as well as signage as needs arise. This rail pole and the Galleon light fixture are in the cost estimate. WIFI infrastructure has not been factored in the cost.

7.1.b

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

PANIC BUTTON

GFCI AND USB CONNECTORS

CHARGER FOR ELECTRIC VEHICLES

NO PARKING

Main

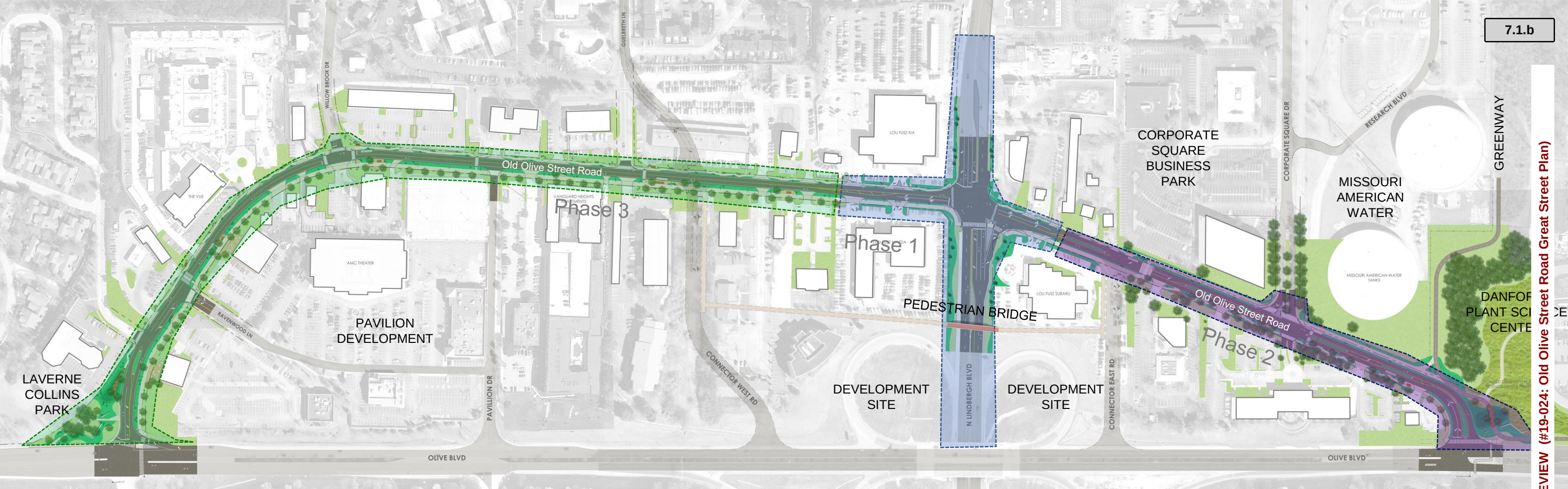
TRAFFIC LIGHT

POLE

Lumca
LIGHTING LIFE

lumca.com

PHASING AND COSTS



legend:



Phase 1: Old Olive/Lindbergh Intersection – includes reconstruction of the intersection to add a left turn lanes and new signalization. The scope of the Lindbergh improvements extends to the Olive bridge on the south and beyond the intersection on the north
\$2.4 million



Phase 2: Old Olive east – includes shared use path on the north side of Old Olive, the greenway trailhead, medians, and storm water park at the intersection of Old Olive and Olive
\$3.5 million



Phase 3: Old Olive west – includes the shared use path on the south side, 2 comfort stations, and a storm water park at the intersection of Old Olive and Olive
\$5.9 million

TOTAL \$11.9 million

Implementation Phasing and Cost

The corridor improvements are planned for Old Olive Street Road from Olive Boulevard on the west, through North Lindbergh Boulevard, and Old Olive Street Road on the east. Potential connector roads are illustrated by dashed lines on the plan. Three phases of implementation have been identified. The first priority is the Phase 1 - Old Olive/Lindbergh intersection project.

A cost opinion has been developed for the three phases of the project. These cost include comprehensive categories of improvement to include:

- Removals
- Earthwork
- Utilities
- Pavements
- Drainage
- Curbs and walls
- Shared use path and sidewalks

- Decorative pavements
- Pavement markings and traffic signage
- Landscaping and irrigation
- Lighting and signals
- Right of way costs
- Gateways and branding

Due to the need to do comprehensive street construction to reconfigure the right of way for the new road section and shared use path, phased construction on one side of the road is not possible. Sections of the new road section can be constructed but the scope should be determined by stormwater design parameters. Ultimately the phasing and construction of the project is flexible and should be opportunistic when redevelopment of properties along the corridor occurs.

COMMUNITY ENGAGEMENT

COMMUNITY ENGAGEMENT SUMMARY

Engagement Activities

Ensuring the public was engaged in the design process and given opportunities to provide input was a critical factor for the design of Old Olive Street Road. We worked to engage businesses, property owners, area residents, area institutions, and the cities of Creve Coeur and Olivette in our outreach efforts. We also worked to make sure our efforts were well publicized and the community has had the opportunity to weigh in on the proposed improvements. Our efforts included the following outreach:

Property Owner Outreach – March 2018

In March of 2018, area property owners were sent a letter introducing them to the 39°N district and inviting them to the April Venture Café to learn more about the greenway, Olive/Lindbergh interchange, and Old Olive projects being planned.

Stakeholder Kick-off Meeting – April 2018

At the beginning of the project, a stakeholder meeting was held to coordinate the goals and desired outcomes for the greenway and Old Olive projects. Stakeholder representatives were from the cities of Creve Coeur and Olivette, SLEDP, Trailnet, Bayer – Monsanto, and Donald Danforth Plant Sciences Center.

Core Working Team Meetings – June, August and September 2018

Held at the beginning and mid-point in the project, two stakeholder meetings were held to guide the Design Team for the greenway and Old Olive projects to bring them up to date on the project progress, coordinate the outcomes and goals of the two projects, and build buy-in among the stakeholders of the district. Stakeholder representatives were from the cities of Creve Coeur and Olivette, SLEDP, Trailnet, Bayer – Monsanto, and Donald Danforth Plant Science Center.

Venture Café Outreach – April 2018 and February 2019

Held every third Tuesday of the month, the Venture Café is hosted in partnership with the St. Louis Economic Development Partnership and Donald Danforth Plant Sciences. It is a free event that offers attendees the opportunity to make new connections while learning about a wide range of new technology related topics.

The design team worked with the St. Louis Economic Development Partnership and Danforth Center to build on this established event by attending three different Venture Café events to provide information and collect feedback. On two separate occasions, the team provided maps, renderings, email list sign-up sheets and comment cards and met with attendees to answer questions and talk through the design concepts.

Street Design Party – October 2018

A public open house was held at a vacant retail space in the Pavilion Development just south of Old Olive Street Road. The design team provided a station-based informational open house. Over 60 attendees took part in reviewing the project's historical information and learned about the draft design concept for the area. Attendees were given the opportunity to weigh in on the design concepts and to leave their comments for the team to review and integrate into the design.

City of Creve Coeur Council/Planning and Zoning Meeting – October 2018

After the public meeting, the design team attended the City Council meeting to present a summary of findings and key aspects of the developing design to city leaders. This was an important step towards future approval of the plan by the City Council at the end of the project.



Attendees of the Street Design Party in October 2018

Engagement Activities

Organizational Outreach

Bike to Work Day – May 2018

This event held at the Donald Danforth Plant Science Center included Group Facilitated Discussion and a break-out activity with a large aerial photographic map of the area. The topics of multi-modal transportation, existing bike route, safety, and bike route needs were the focus of the event.

The Jewish Federation Millstone Campus – June 2018

Although outside the City of Creve Coeur, the Jewish Federation's Millstone Campus (The J) is home to several institutions that serve the community and draw users of their facilities from neighborhoods adjacent to the 39°N district and beyond. The design team met with over a dozen officers and leaders that represented the different services offered within the Jewish Federation. This productive work session allowed the design team to learn about the issues and opportunities on the Millstone Campus, traffic flow in and around the campus, possible campus changes and observations about the multi-modal accessibility of the surrounding community.

Willow Brook Neighborhood Meeting – March 2019

The design team presented the 39°N Master Plan context and the proposed design for Old Olive to the Willow Brook Subdivision Annual Meeting. The Design Team answered questions and listened to resident's feedback about the proposed design.



Signage in the community

Final Presentation

Public Meeting – April 2019

A public meeting was held at the Donald Danforth Plant Science Center in the evening. The design team provided a display of project boards and a large plan of the corridor for review by participants before a presentation of the design and question/comment session. Representatives from the design team, SLEDP, the City of Creve Coeur, and City of Olivette were available for questions. Over 75 attendees took part in the event. Attendees were given the opportunity to weigh in on the design concepts and to leave their comments. The attendees filled in the blank to this question

I AM MOST EXCITED ABOUT ...

- Mixed use/greenway, walking area
- Better sidewalks to walk my dogs that is not right next to the road. New/better aesthetics
- Bike and pedestrian availability. Bringing the area together with a thoughtful plan for the community.
- The redesign of Old Olive with greater access, native landscaping
- Access across Lindbergh
- Face-lift for eastern Olive St. Rd.
- Worried about funding and taxes. May need to get budget down?
- The link that provides more efficient and reasonable access
- The reduced traffic on Old Olive
- Reduction of traffic on west bound Old Olive
- Old Olive being used and coming alive with fun venues
- The potential creation of a unique community that has the ability to walk/ride to eating establishments and interact more as a pedestrian community
- The greenway path
- Safe bike paths
- Mixed use
- Shared use path
- Connecting Old Olive on both sides of Lindbergh.
- Opportunity to create shared use path similar to 5th Street in St. Charles
- Improved traffic flow and shared use paths. Proposed north-south Greenway connection is great

- Looks great! Renewed area. Hopefully the next cortex. I do have concern with possible noise if Guelbreth is extended to Olive.
- Safe pedestrian traffic through Lindbergh
- NOT excited about putting any connecting road behind Carriage House Condominiums
- The overall vision of creating an urban village and identity for 39N



Boards and large plan at the Public Meeting in April 2019

Engagement Activities

Public Meeting Continued

Attendees were also asked an open-ended question to obtain feedback on their thoughts and concerns after reviewing the boards, talking to the design team, and hearing the presentation. Comments were received on the engagement form with names optional.

WHAT DO YOU THINK?

- Pragmatic vision, ties area together well, pedestrian friendly, urban space with comfort.
- I think the proposed connection roads between Old Olive and Olive are necessary. Make sure new traffic signals are synchronized with existing signals. Use native plants in planted areas, bury utility lines. Will service bikes use the shared-use path or would the money be better spent on a bike lane? Incorporate solar panels for some of lights, etc. Integrate permeable surfaces into shared-use path.
- Is there a plan for new stop lights entering and exiting Lindbergh & Olive Street Road? It appears that this would add to the congestion on Olive Street Road. – Lota Moore
- Concerned about getting out of our subdivision. Concerns – still need a dedicated right turn only lane at Old Olive and Lindbergh for sure going east on Old Olive turning south on Lindbergh and also probably on Old Olive West turning North on Lindbergh. Otherwise you are going to have a traffic backup on Old Olive. Concerned about what the rebuilding of Lindbergh/Olive interchange will do to traffic as the construction takes place. Concerned that you do not have the “purple” connectors funded. – Laurel Jones
- We currently own 10137 Old Olive Street Road (Strawberry Stitch Co.) We operate a food truck out of this location that must back in to our parking. The center island displayed in the proposal will prevent us from doing this. I like the greenway plan but the island at this location dividing Old Olive will cause us hardship. I suspect the fiat dealer will have issue as well because they have trucks that must back into their side. – Thomas
- I’m still concerned about traffic congestion through the Village Section.

Engagement form

- Very excited about the overall project. Equally concerned about the eastbound left turn lane off of Olive onto Old Olive. I feel like if I am in last car in line waiting to turn left, I am subject to rear ending or side swiping by the through traffic on Olive. – Colleen Kashif
- I love the idea of creating a more cohesive community. I have great hope that non-chain, higher end restaurants and bars. - Hugves Belanger
- Looking forward to the proposed changes.
- Beautiful ideas. Worry about costs and who pays. How will people get to the JCCA? Will they go on Guelbreth? From Old Olive? – Rose Malt
- This is definitely an area that is in transition. I like your proposals. Always a concern about traffic flow. I hope future traffic studies can help assuage these concerns. – Mary Lynn B.
- LOTS OF STOP LIGHTS! Anyway to fix that? There are already so many traffic issues in that area – cannot see how even more stop lights cannot be a good thing. Love the concept – dislike the roadway concepts.
- As a City Creve Coeur has remained out of site (from Lindbergh). The Danforth Science Center should become an anchor of our communities. – David Thorpe

- I am glad that Old Olive Street can be connected with both sides of Lindbergh. Currently I cannot go south Lindbergh when I use Old Olive St from East of Lindbergh. The new plan will solve the problem.
- Promising, consider turn radius where there are “in street” medium dividers. – Lise
- Very excited about the overall project. Equally concerned about the eastbound left turn lane off of Olive onto Old Olive. I feel like if I am in last car in line waiting to turn left, I am subject to rear ending or side swiping by the through traffic on Olive. – Colleen Kashif
- I love the idea of creating a more cohesive community. I have great hope that non-chain, higher end restaurants and bars. - Hugves Belanger
- Looking forward to the proposed changes.
- GREAT PRESENTATION! THANK YOU!

This feedback is important for the implementation phase of the project. A check list of common themes such as traffic and congestion concerns, individual property issues, and stated priorities will be maintained and referenced for each phase.



Presentation at the Public Meeting in April 2019

IMPLEMENTATION RECOMMENDATIONS

IMPLEMENTATION RECOMMENDATIONS

Zoning and Policy Changes to Support Transformation

Document Old Olive engineering standards

The traffic assessment indicated that Old Olive can function at an appropriate level as a two-lane road. The Convertible Section provides the flexibility in the future to expand the roadway for turn lanes, etc. The key to maintaining the Convertible Section's flexibility is to be consistent in its implementation and avoid locating infrastructure or important aesthetic improvements in the flexible green space at intersections. Planning for future phases during engineering and design of a current phase is prudent.

Revise the zoning ordinance for General Commercial to reflect the needs of the district and/or create an overlay district

The current code for General Commercial is geared around convenience retail shopping and services. The structures can be freestanding or part of a small scale commercial development. Setbacks are 10' minimum, site coverage is 63% (70% max) and a floor area ratio of 0.4. In order to change the character of development and to encourage street-front mixed use, revisions to the ordinance may include incentives such as: increase site coverage if setback amenities are provided, shared parking options, etc.

Leverage building setbacks and private landscape buffers for public realm improvements on private property to enhance the pedestrian experience.

The building setbacks are a visual and physical resource for public realm improvements due to the fact that they cannot be used for structures. There are options to leverage this space for private and public benefit during private improvements that require a permit. Options include:

- 1) Require right of way dedication of the building setback on each side of Old Olive
- 2) Require plantings on the north side of Old Olive
- 3) Require a sidewalk adjacent to the shared-use path on the south side
- 4) Coordinate pedestrian amenities such as plazas, art, outdoor dining, etc. in building set backs

Adapt the Joint Parking Facilities ordinance to benefit redevelopment

Redevelopment goals focus on multi-family residential and mixed-use development. It is desirable for new development to be dense and have a street-focused presence without front parking lots. The Vue and Vanguard Heights apartment developments are examples of this. Parking is provided in dedicated parking garages. The Pavilion development is considered overparked by the City of Creve Coeur. Coordinated parking is a potential strategy for the district coupled with other multimodal transportation options to right-size parking numbers.

Encourage the development of the east and west connector roads with the redevelopment of the interchange sites

The redevelopment sites at the northwest and northeast quadrants of the interchange play a pivotal role in the transformation of the Old Olive corridor and Olive Boulevard frontage. The connector roads are not only access points to the redevelopment sites, they are vehicular, bike, and pedestrian connections into the district that are blocked today. These sites are well positioned to potentially benefit the site development needs of Lou Fusz. Coordinate interchange redevelopment sites with Lou Fusz parking needs. To enhance through-district connectivity, connect Guelbreth to west connector road.

Develop bike/ped loop and bridge over Lindbergh to activate redevelopment sites

The proposed bike/ped bridge over Lindbergh is a route that is parallel to the shared use path with a bridge that crosses over Lindbergh. By locating the loop at the northern boundary of the redevelopment sites, it activates this frontage, provides bike/ped amenities, and makes these sites more attractive for development. This project is not dependent upon implementation of the streetscape if agreements with current property owners can be reached.

Zoning and Policy Changes to Support Transformation

Work with Missouri American Water and owners of 10015 Corporate Square to develop a shared use path on private property for a logical link to the district greenway

East of Lindbergh, the shared use path moves from the south side of Old Olive to the north side of Old Olive for alignment with the district greenway and will require additional right of way. There is underutilized private frontage at these two properties.

Develop Streetscape, Landscape and Environmental Graphic Design standards

Building off this document, design guidelines for the corridor should be created to guide the incremental implementation of the project. As development occurs in the district, this document will also set the expectation for level of finish, function, and aesthetics. The guideline document should document the native landscape palette, hardscape materials palette, and graphic design elements and applications.

When requesting Federal Funding, plan for additional city funding beyond the minimum match to pay for non-participating improvements

The Old Olive design locates all the core components of the project - roadway, shared use path, sidewalk, lighting, bus stops, and landscaping - in the 60' right of way to allow these critical components to be implemented with minimal additional right of way. Most of these element are participating costs in Federal funding programs. However, to achieve an optimized project, additional public funds should be allocated to pay for non-participating components such as decorative pavements, art, improvements on private property, irrigation, etc.

Meet with Metro frequently to update them on the district and lobby for good bus connectivity

Bus transit currently travels on Old Olive and has a connection to the north on Guelbreth. Future changes may move the bus routes to Olive Boulevard only. It is beneficial to preserve the bus stops on Old Olive, provide bus service to the residents along Guelbreth, and provide a direct connection to The J in the future.

ACKNOWLEDGEMENTS

CORE WORKING GROUP

Janet Wilding	Vice President of Major Projects, St. Louis Economic Development Partnership
John Hancock	Project Coordinator Major Projects, St. Louis Economic Development Partnership
Karla Roeber	Vice President of Public and Government Affairs, Donald Danforth Plant Science Center
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Jason Jaggi	Director of Community Development, City of Creve Coeur
Whitney Kelly	City Planner, City of Creve Coeur
Barbara Sondag	City Manager, City of Olivette
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Ralph Pfremmer	Executive Director, Trailnet

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Lee Cannon	CBB
Joe Buehler	Horner & Shifrin
Julie Padberg–White	FPA Group
Kate Collignon	HR&A Advisors
Conor Muldoon	HR&A Advisors

APPENDICIES

ECONOMIC DEVELOPMENT

TECHNICAL

- Civil engineering
- Electrical and lighting
- Traffic model and signalization

ECONOMIC DEVELOPMENT

Market Analysis and Development Principals for District Transformation

Market Analysis Summary

The successful execution of a Great Streets place making investment requires that plans and development concepts are rooted in a robust understanding of market conditions and economic feasibility. The market analysis builds from the robust understanding of market conditions and economic feasibility developed during the 39°North Master Plan. This work provides updates to the current trajectory of rents, occupancy, and absorption for the potential future land uses that could be introduced to the corridor, including multifamily residential, retail, office, and hotel, with the goal of understanding opportunities for near- and long-term development potential.

Development Potential and Implementation Roadmap Summary

A critical goal of the Great Streets Initiative is to encourage place-based investments that catalyze private investment to drive increases in property values and generate funding streams to support additional capital investments, operations, and maintenance. The Development Feasibility Assessment advances the understanding of the financial feasibility of acquisitions and development for identified soft sites. The Implementation Roadmap incorporates the team's market and development feasibility understanding with the goals of the Great Streets Initiative to consider how project feasibility at individual sites will be influenced by catalytic infrastructure investments. The Roadmap provides a set of actionable recommendations on a ten-year time horizon that prioritize the execution of near-term achievable activities.

Old Olive Development Principles

Multifamily Residential

- Multifamily residential has the strongest near-term development potential as it requires the least subsidy to achieve positive development economics
- Multifamily residential uses are most appropriate to the west of Lindbergh, and should be concentrated near existing multifamily-family developments where the market has already shown strength
- Preferable sites for first moves should be located farther away from the Lindbergh intersection to allow for potential room for commercial offices as the market expands

Commercial Office

- Commercial Office uses should be prioritized to east of Lindbergh in fulfillment of 39°N Master Plan vision for a Mixed-Use Center
- As the market evolves, offices uses could potential expand west from Corporate Square along Old Olive and to the Old Olive/Lindbergh intersection

Retail

- Wherever feasible, retail should be incorporated into the ground floor along Old Olive and should prioritize frontages on Old Olive instead of side streets in order to take advantage of emerging pedestrian and vehicle visibility and to not disperse the market
- Infill opportunities for restaurant uses should concentrate in The Village at 39°N – west of the Old Olive/Lindbergh intersection

Attachments

- Market Scan
- Development Potential Analysis
- Implementation Roadmap



OLD OLIVE GREAT STREETS

Implementation Roadmap

December 17, 2018

STLPARTNERSHIP

CHRISTNER

HR&A
Analyze. Advise. Act.

7.1.b

Attachment: 19_0502 39N old olive final document DRAFT FOR REVIEW (#19-024: Old Olive Street Road Great Street

1 GREAT STREETS INITIATIVE GOALS

2 Soft Site Analysis Overview

3 Infrastructure Overview

4 Implementation & Phasing Principles & Scenarios

With Connector Roads

Without Connector Roads

5 Appendix: Prior HR&A Analysis (Market Scan and Development Potential)

Great Streets Initiative Goals

1. Connectivity

Provide connectivity for residents, businesses, employees, and visitors to safely access amenities throughout the District

2. Sense of Place

Create a recognizable district by developing physical improvements and a unique aesthetic

3. Mixed Use

Develop a mixed-use corridor that attracts residents, employees, and visitors to experience the District as an 18-hour destination

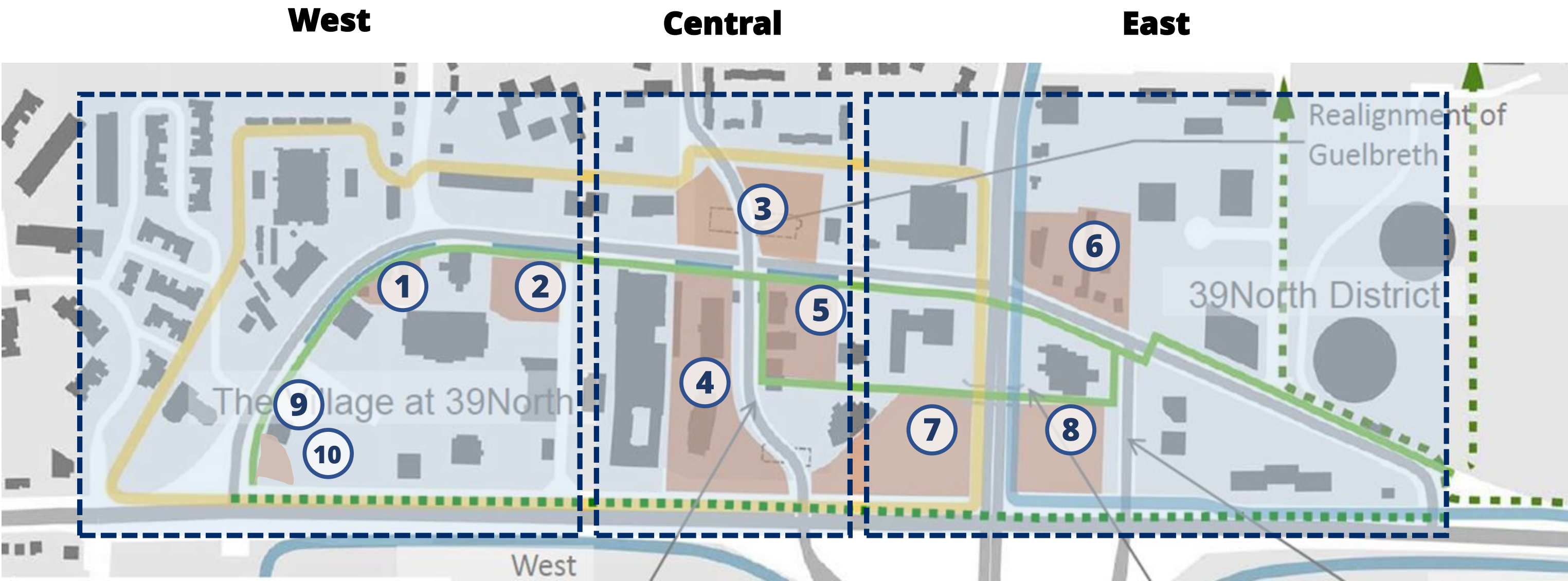
4. Future-Minded

Plan for the future by leveraging interchange transportation advantages, connector road access, and district-wide redevelopment opportunities

5. Accessibility

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 segments of the corridor

Great Streets Initiative Goals | Applying these goals, infrastructure and soft sites have been identified in three districts.



- 1 Great Streets Initiative Goals
- 2 SOFT SITE ANALYSIS OVERVIEW**
- 3 Infrastructure Overview
- 4 Implementation & Phasing Principles & Scenarios
 - With Connector Roads
 - Without Connector Roads
- 5 Appendix: Prior HR&A Analysis (Market Scan and Development Potential)

Soft Site Analysis Overview | HR&A conducted a development feasibility analysis to identify and prioritize opportunities for redevelopment.

1. HR&A examined market feasibility for different product types along the Old Olive Corridor.

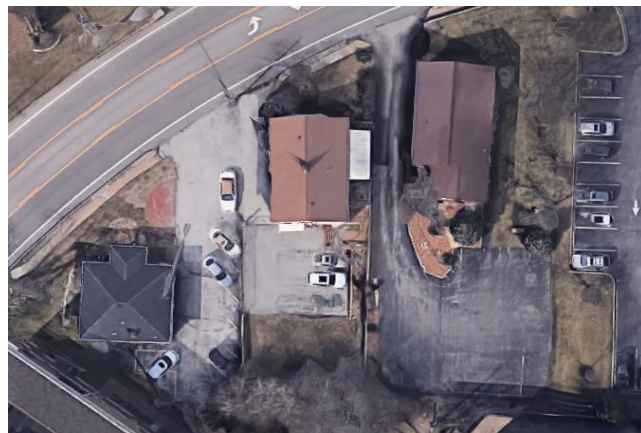
- Residential generates the greatest value, and is likely to be the nearest term mover within the market.
- All other uses are likely to require subsidy.
- There are a large number of identified soft sites along Old Olive. Many are occupied by tenanted buildings that provide an ongoing revenue stream for property owners, and are unlikely to generate enough redevelopment value to incentivize development under current market conditions.
- Neighborhood infrastructure improvements will generate value, and increase development feasibility.

2. HR&A tested the market value of income-generating property, to understand acquisition costs associated with identified soft sites.

- Using district-wide market scan inputs, HR&A estimated the capitalized value of existing uses for each site
- Existing uses increase site acquisition costs from ~\$15/sf of land (vacant) to up to ~\$35/sf of land.

3. HR&A compared the estimated future value of a mixed-use development program to site acquisition and construction costs to identify the order-of-magnitude funding gap

- Residential development on green field sites should pencil in the near term. Sites with existing uses, and/or mixed-use development programs, require subsidy. Where subsidy is needed, total need grows with development size.
- Prioritizing infrastructure investments proximate to sites that are closest to being **feasible for assemblage** and have the smallest financial gap for development can attract private investment faster – especially if these are at **catalytic** locations.



1

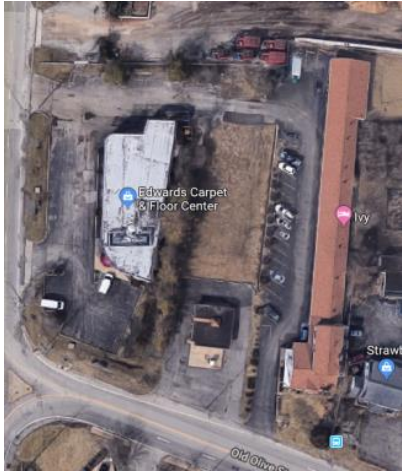


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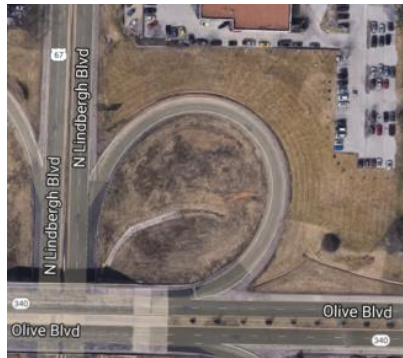


3

Use	Retail & Office	Structured Parking	Collision Center
Acreage	0.5 Acre	1 Acre	3 Acres
Challenges	Three different owners and small individual lots	Requires replacement parking	N/A
Opportunities	Direct access to Old Olive, located at the Western gateway of the district	Could reposition for district parking, could add retail along the front wall	Owned by Lou Fusz, has expressed interest in repositioning properties
Impact	● Update aging building stock	● Fill in empty street wall – connecting strong residential nodes	● Existing use is blighting and not in line with vibrant district
Assemblage Feasibility	● Fragmented ownership	● High, pending district parking needs	● Lou Fusz use and ownership
Funding Gap (Per Future Built SF)	●	●	●



	4	5	6
Use	Multifamily Residential Condo	Office	Retail
Acreage	3 Acres	1 Acre	1.5 Acres
Challenges	Existing multifamily with 40+ individual owners	Access road running between parcels would require additional assemblage or new access; multi-tenant buildings	Fragmented ownership
Opportunities	Streetfront open space	Two properties already for sale	Visible and accessible corner, single tenant occupancy
Impact	Existing buildings are low quality but provide residential density	Small street wall with limited visibility	Corner site, closest to Innovation District
Assemblage Feasibility	Difficult acquisition with many owners	2 of 4 parcels are currently for sale	5 single use owners/tenants
Funding Gap (Per Future Built SF)			



7 / 8

9

10

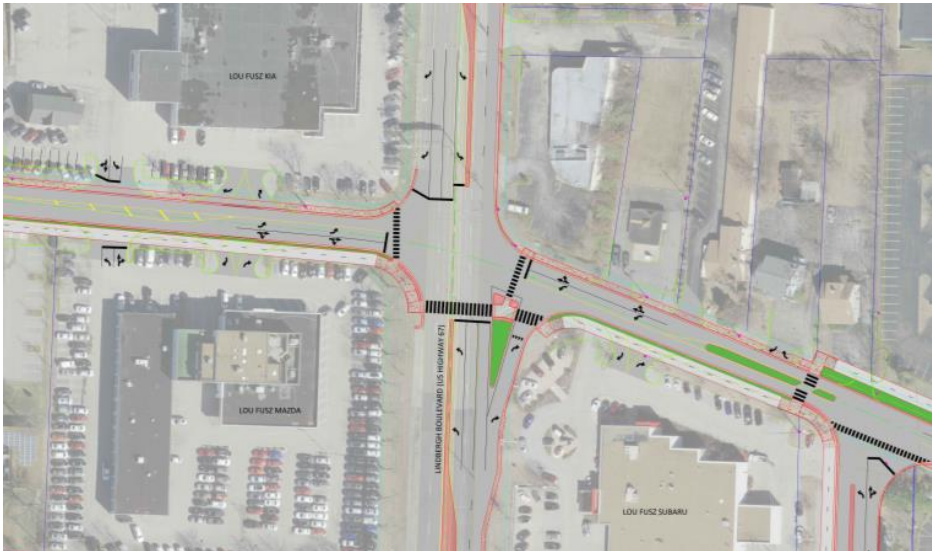
Use	Road	Surface Parking Lots	Lawn/Open Space
Acreage	3.5 Acres	0.3 Acres (each, total 0.6 Acres)	0.2 Acres
Challenges	Site accessibility	Parking requirements Small parcel size may impact development potential	Removal of green space Small parcel size may impact development potential
Opportunities	Large-scale greenfield development	Reinforce street wall and anchor entrance to the retail node	Reinforce street wall and anchor entrance to the retail node
Impact	● Potential for district-defining new development	● Add vibrancy to retail node	● Attractive gateway to western end of district
Assemblage Feasibility	● Pending ownership and infrastructure	● Surface parking, dependent on parking requirements	● Surface parking, dependent on parking requirements
Funding Gap (Per Future Built SF)	●	●	●



	1	2	3	4	5	6	7/8	9	10
Impact	●	●	●	●	●	●	●	●	●
Acquisition Feasibility	●	●	●	●	●	●	●	●	●
Funding Gap (Per Future Built SF)	●	●	●	●	●	●	●	●	●

- 1 Great Streets Initiative Goals
- 2 Soft Site Analysis Overview
- 3 INFRASTRUCTURE OVERVIEW**
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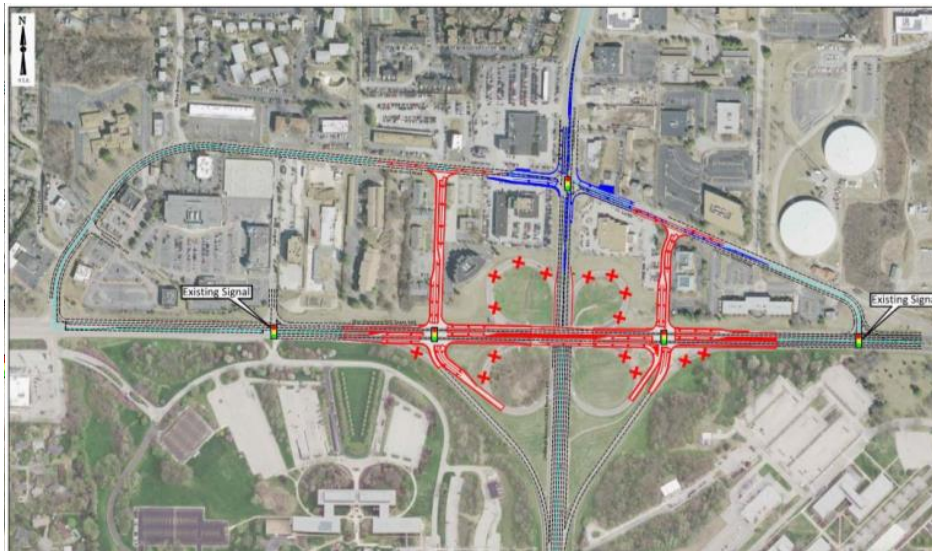
Infrastructure Overview



Full Access Intersection



Comprehensive Roadway



Connector Streets



Bike & Pedestrian Bridge

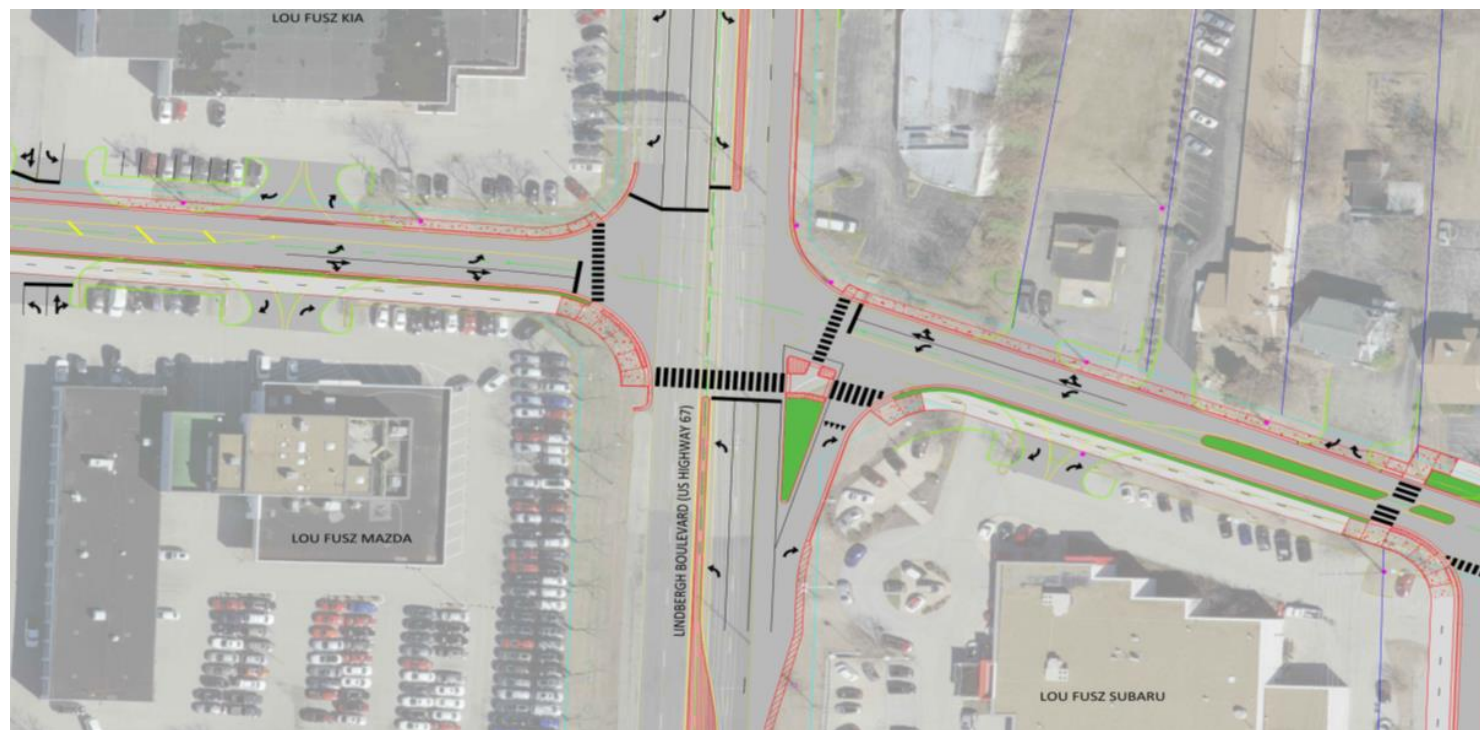


Parks & Green Infrastructure



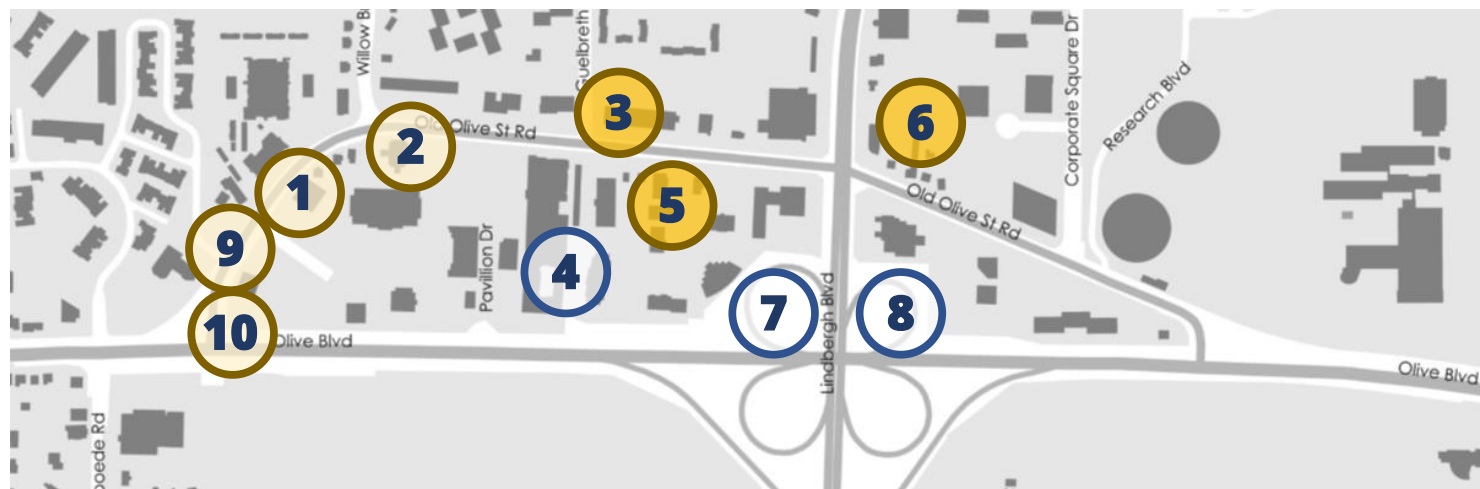
Gateways

Full Access Intersection at Lindbergh & Old Olive



Most Impacted Soft Sites

● High
 ● Med.
 ○ Limited



Lead: SLEDP (with local sponsor - either St. Louis Transportation Dept. or City of Creve Coeur)

Support: City of Creve Coeur and/or SLEDP and MoDOT

Construction Cost: \$2.5M

Development Opportunities and Impacts

- Addresses primary physical barrier and significantly increases district connectivity and multimodal access
- Enhances access to development sites

Implementation Challenges and Dependencies

- Opportunity for cost-sharing agreement with MoDOT
- Requires ROW donation and MoDOT cooperation

Roadway, Shared Use Path, Storm water, Landscape, Hardscape, Lighting

Comprehensive Road & Bike/Ped Investments



Lead: SLEDP (with local sponsor - either St. Louis Transportation Dept. or City of Creve Coeur)

Support: City of Creve Coeur and/or SLEDP

Construction Cost: \$5.6M

Development Opportunities and Impacts

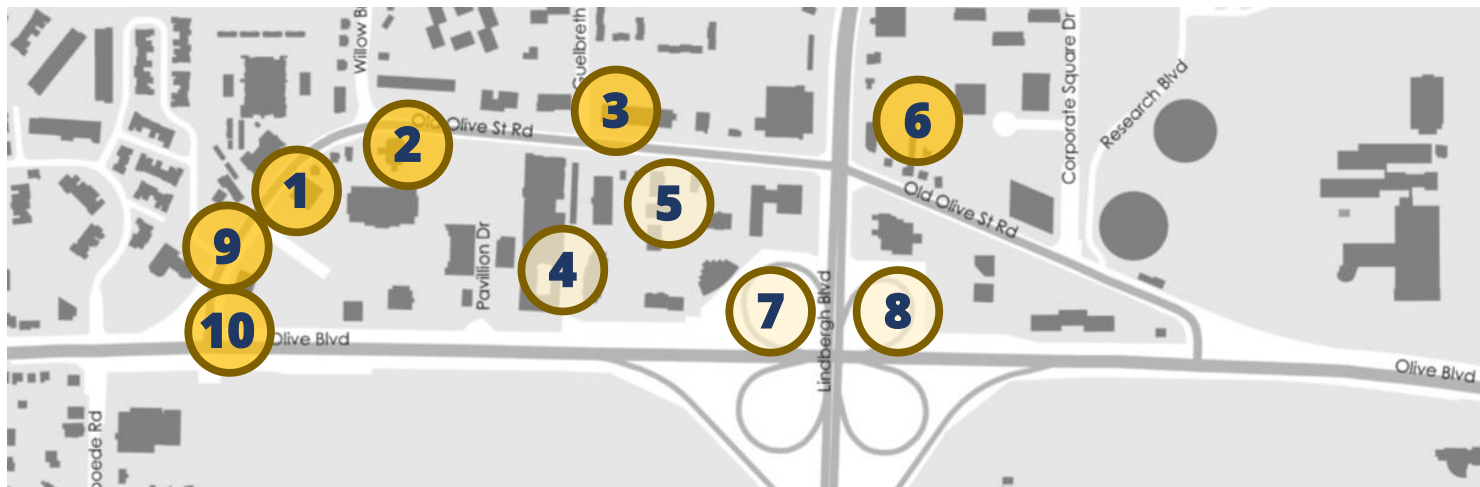
- Activates the entirety of Old Olive, increasing the attractiveness and overall competitiveness of the district

Implementation Challenges and Dependencies

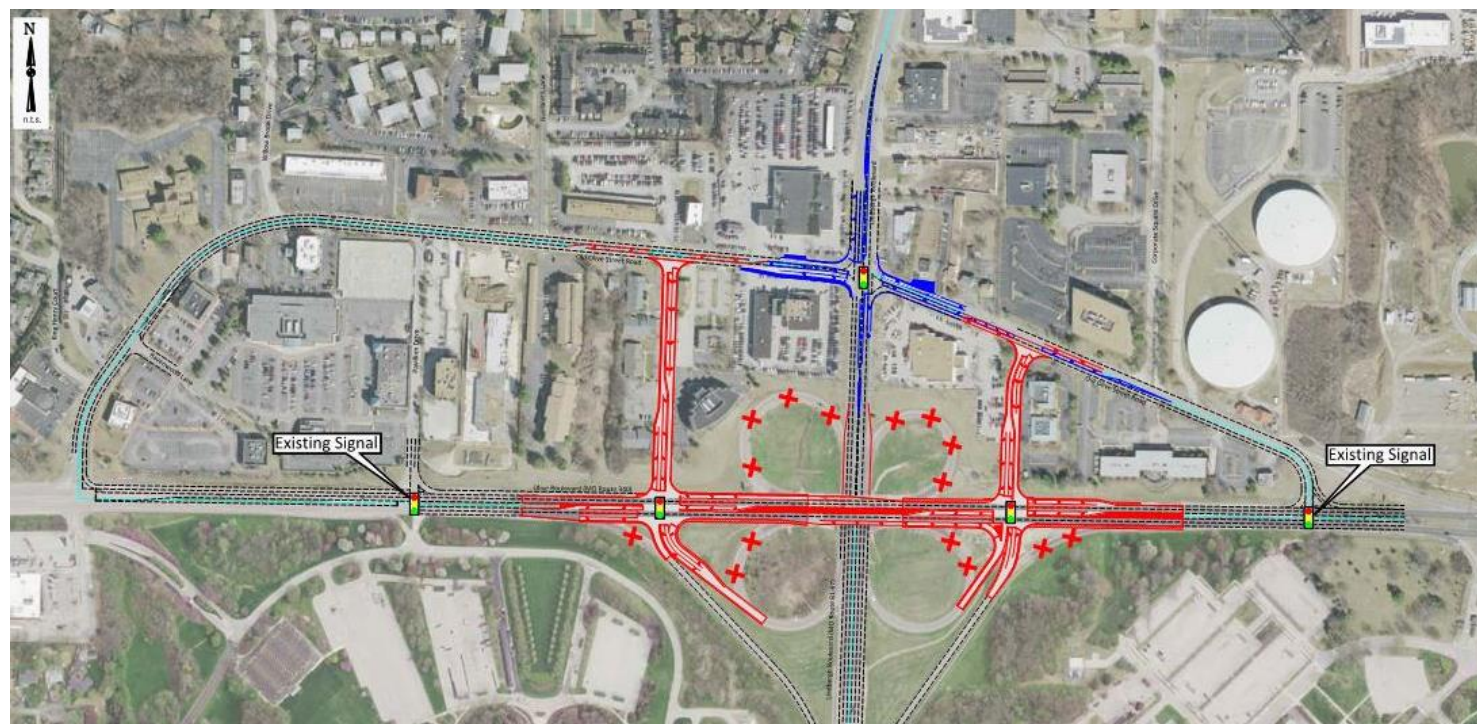
- Requires minor dedication of ROW
- East path requires easement on Missouri American Water and 015 Corporate Square properties
- Requires relocation of electrical utilities

Most Impacted Soft Sites

● High ● Med. ○ Limited

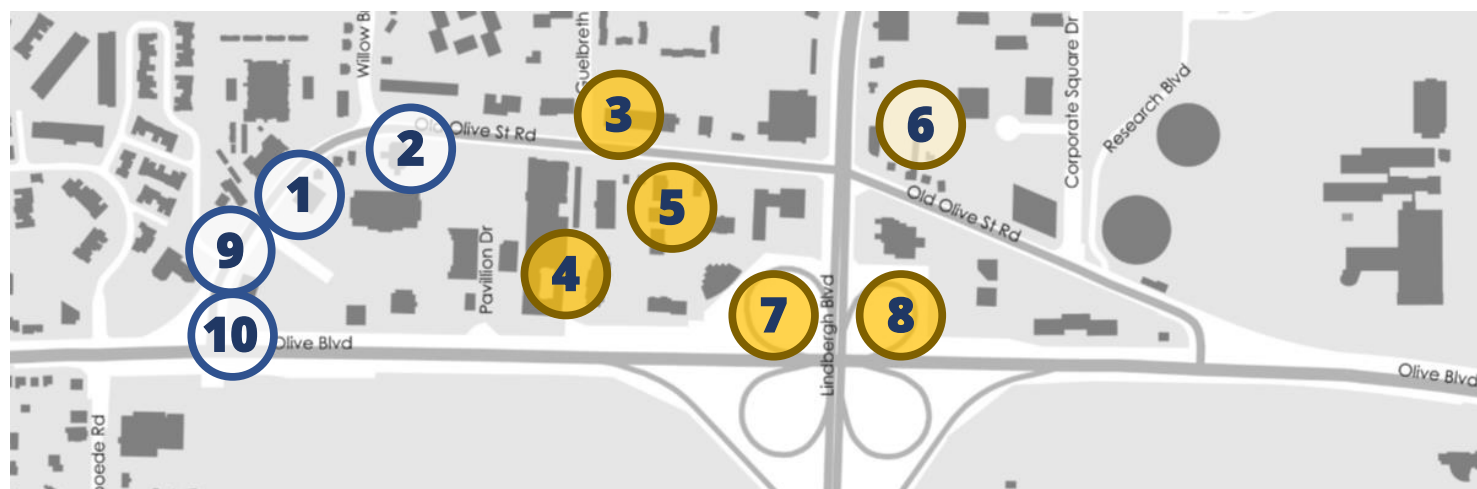


Connector Streets



Most Impacted Soft Sites

● High
 ● Med.
 ○ Limited



Lead: City of Creve Coeur

Support: Private developer of “clover leaf” sites (Soft Sites 7 and 8)

Construction Cost: TBD

Development Opportunities and Impacts

- Breaks up super blocks and increases development frontage on desirable infill parcels
- Greatly enhances accessibility to large greenfield development opportunities

Implementation Challenges and Dependencies

- Requires site acquisition with condo ownership and associated approvals to convert privately-held land for public use
- Contingent upon determined acquisition strategy and/or cooperation with existing owners

Bike & Pedestrian Bridge over Lindbergh



Lead: City of Creve Coeur

Support: Developer of “clover leaf” sites/ other private property owners

Construction Cost: TBD

Development Opportunities and Impacts

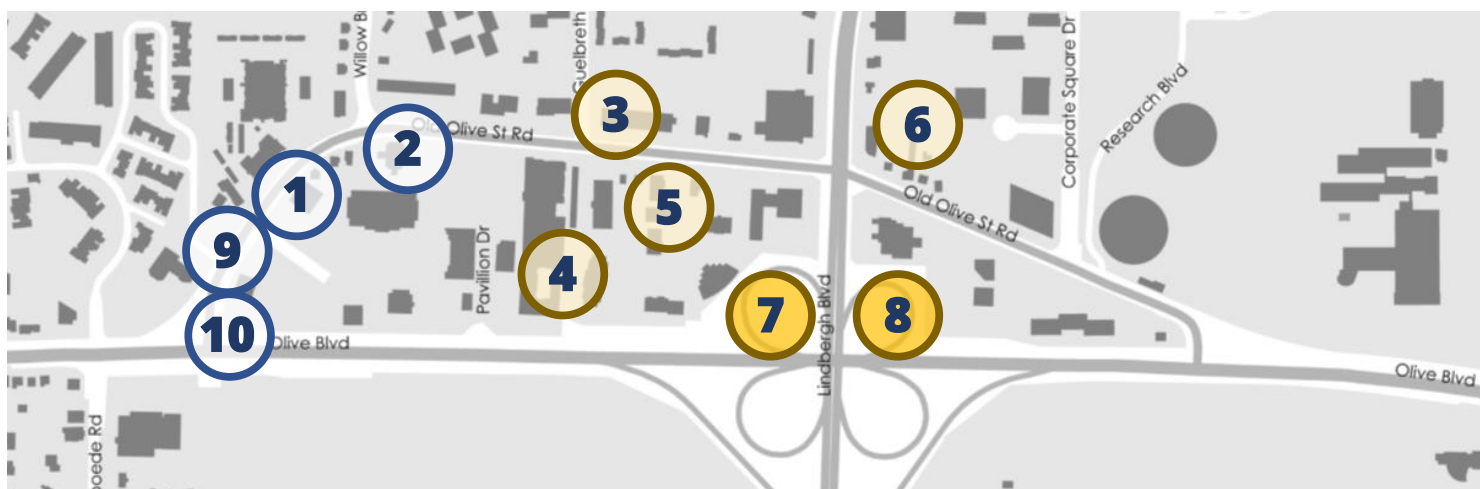
- Provides additional access for Soft Sites 7 and 8
- Enhances connectivity to Great Rivers Greenway, attracting a regional bike audience

Implementation Challenges and Dependencies

- Contingent upon development schedules of Soft Sites 7 and 8
- Requires cooperation with existing private property owners

Most Impacted Soft Sites

● High ● Med. ○ Limited

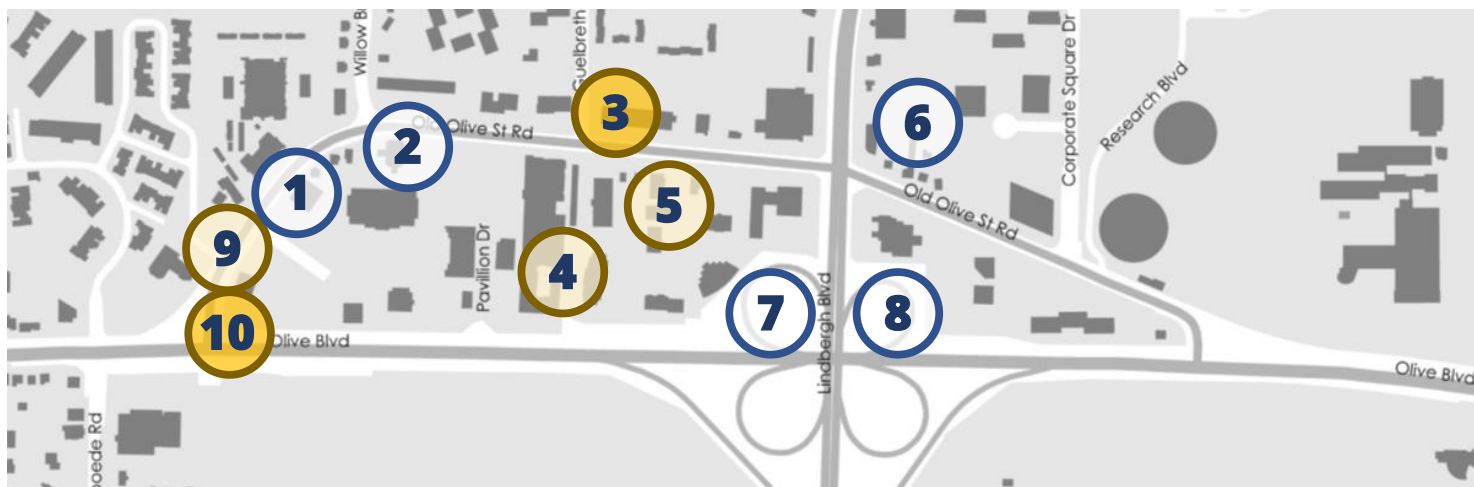


Parks & Green Infrastructure



Most Impacted Soft Sites

● High
 ● Med.
 ○ Limited



Lead: City of Creve Coeur

Support: SLEDP

Construction Cost: TBD

Development Opportunities and Impacts

- Enhances amenities and property values of adjacent parcels
- Increase health benefits to residents and shoppers

Implementation Challenges and Dependencies

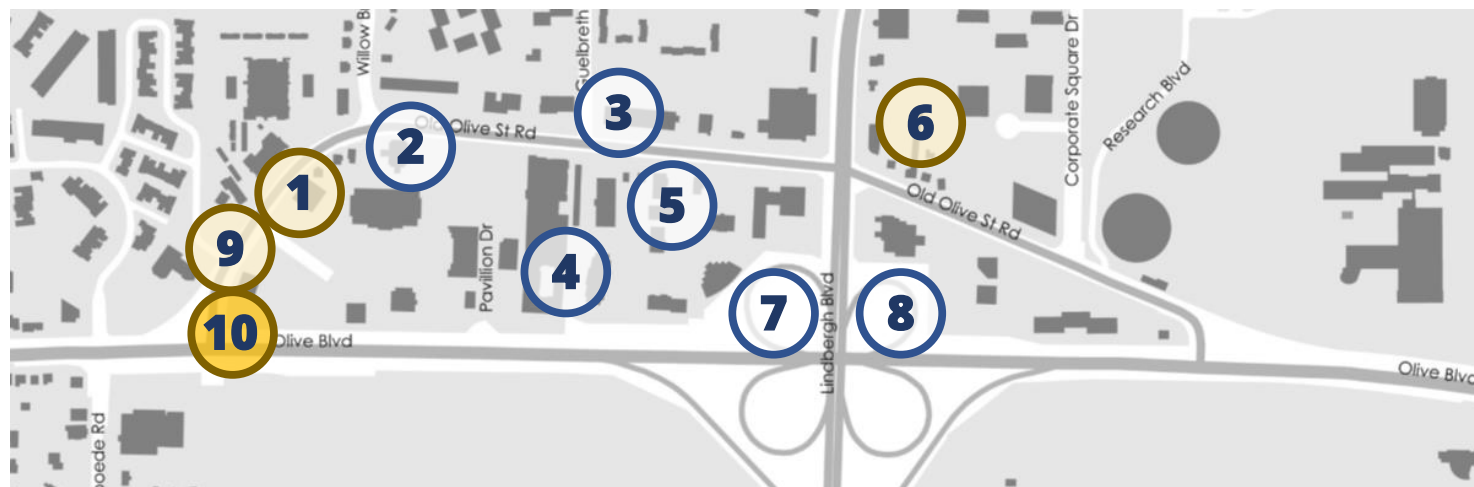
- Contingent upon sewer investments included in Comprehensive Roadway Investments
- Requires maintenance agreement with Metropolitan St. Louis Sewer District
- Design depends on stormwater analysis associated with Comprehensive Roadway investments

Gateways



Most Impacted Soft Sites

● High
 ● Med.
 ○ Limited



Lead: 39 North Cooperative – City of Creve Coeur, City of Olivette, Danforth Plan Science Center, The J

Support: SLEDP

Construction Cost: \$660k

Development Opportunities and Impacts

- Markets the district to Olive Blvd automobile traffic and development community
- Strengthens district cohesion
- Enhances wayfinding

Implementation Challenges and Dependencies

- Requires strong, attractive, activating tenants
- Requires a cohesive community brand

- 1 Great Streets Initiative Goals
- 2 Soft Site Analysis Overview
- 3 Infrastructure Overview
- 4 IMPLEMENTATION & PHASING PRINCIPLES & SCENARIOS**
 - With Connector Roads
 - Without Connector Roads
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Implementation & Phasing Principles

1. Target Infrastructure Investments to Catalyze Near Term Development

- Strategically deploy infrastructure in a geographically concentrated manner to amenitize individual parcels and influence development feasibility

2. Address Physical Barriers of N Lindbergh Blvd to Draw Energy from Danforth

- Improve traffic flow through Four Way Left Turn Intersection
- Enhance connectivity through Multiple Use Path and Bike/Pedestrian Bridge

3. Leverage Existing Retail/Commercial Strengths

- Prioritize infill parcels with desirable frontage opportunities to address street wall gaps
- Advance necessary acquisitions prior to the capital investments in value generating improvements
- Time incentivization of new development to reap value from new infrastructure

4. Minimize Parcel Acquisition Costs and Delays, and Leverage Value from Infrastructure

- Focus on publicly-owned land from MoDOT Folded Clover Interchange and/or aligned property owners
- Avoid parcels with condo ownership structure

Scenarios | HR&A developed two scenarios pending the implementation of the connector roads.

Scenario 1 With Connector Roads

Development Impacts

- Breaks up super blocks and increases development frontage on desirable infill parcels (Soft Sites 4, 5, and 6)
- Significantly enhances accessibility to large greenfield development opportunities (Soft Sites 7 & 8)
- Concentrates investment and activates central node of district

Phasing Impacts

- Focus initial infrastructure and vertical development efforts on **East** and **Central** nodes

Acquisition Impacts

- Requires acquisition of multiple parcels (Soft Sites (3 and 5)

Scenario 2 Without Connector Roads

Development Impacts

- Reduces development frontage and site connectivity in **Central** node

Phasing Impacts

- Increases importance of Western node
- Employ a **district-wide** infrastructure phasing
- First vertical development occurs in **Western** node (smaller sites)

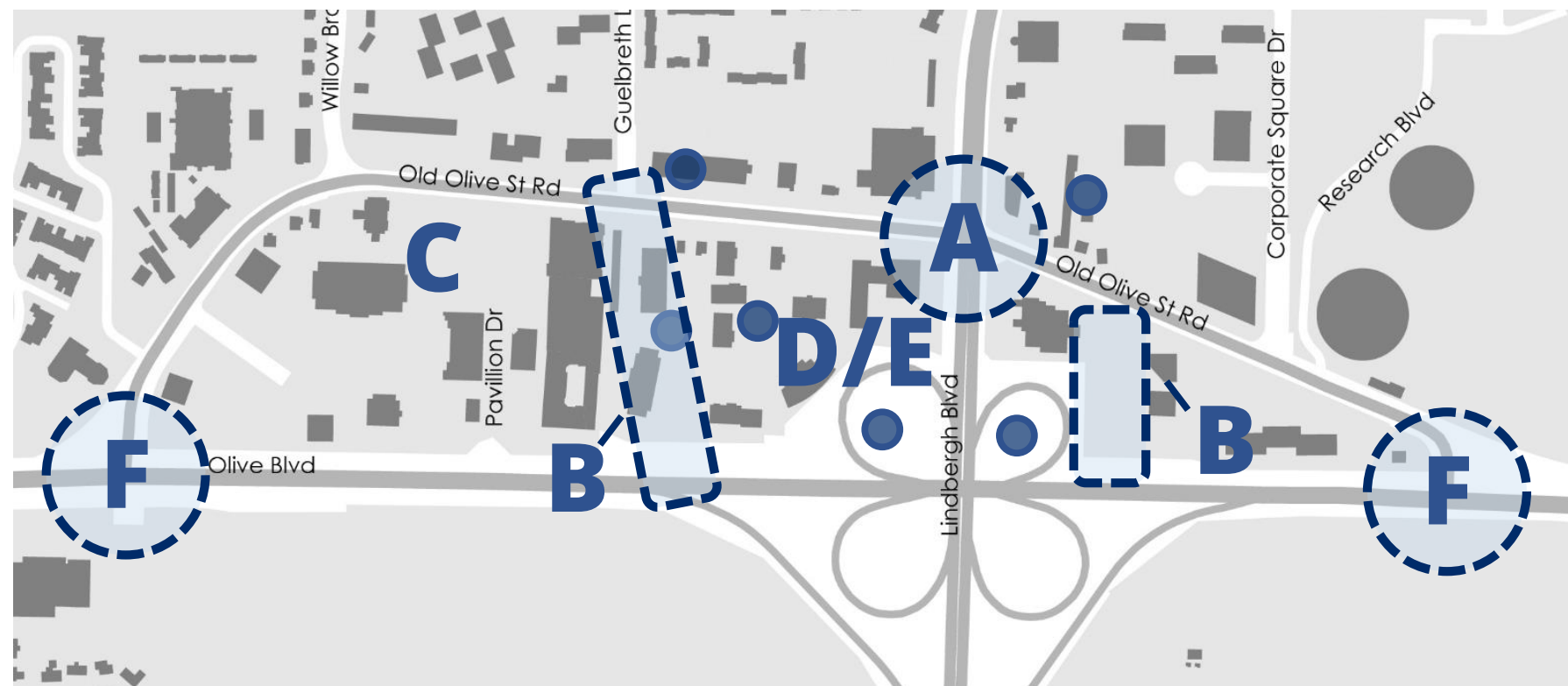
Acquisition Impacts

- Reduces need to acquire parcels, if any

Scenario I | Prioritize East & Central Districts (with Connector Road)

Legend

-  Infrastructure
-  Site Acquisition
-  Vertical Development



PHASE 1

- A. Reconstruct Old Olive/Lindbergh intersection
- B. Advance connector roads
- C. Determine district parking strategy
- D. Determine acquisition / incentives strategy
- E. Advance **East** & **Central** acquisitions
- F. Develop Gateways

Scenario I | Prioritize East & Central Districts (with Connector Road)

Legend

-  Infrastructure
-  Site Acquisition
-  Vertical Development



PHASE 1

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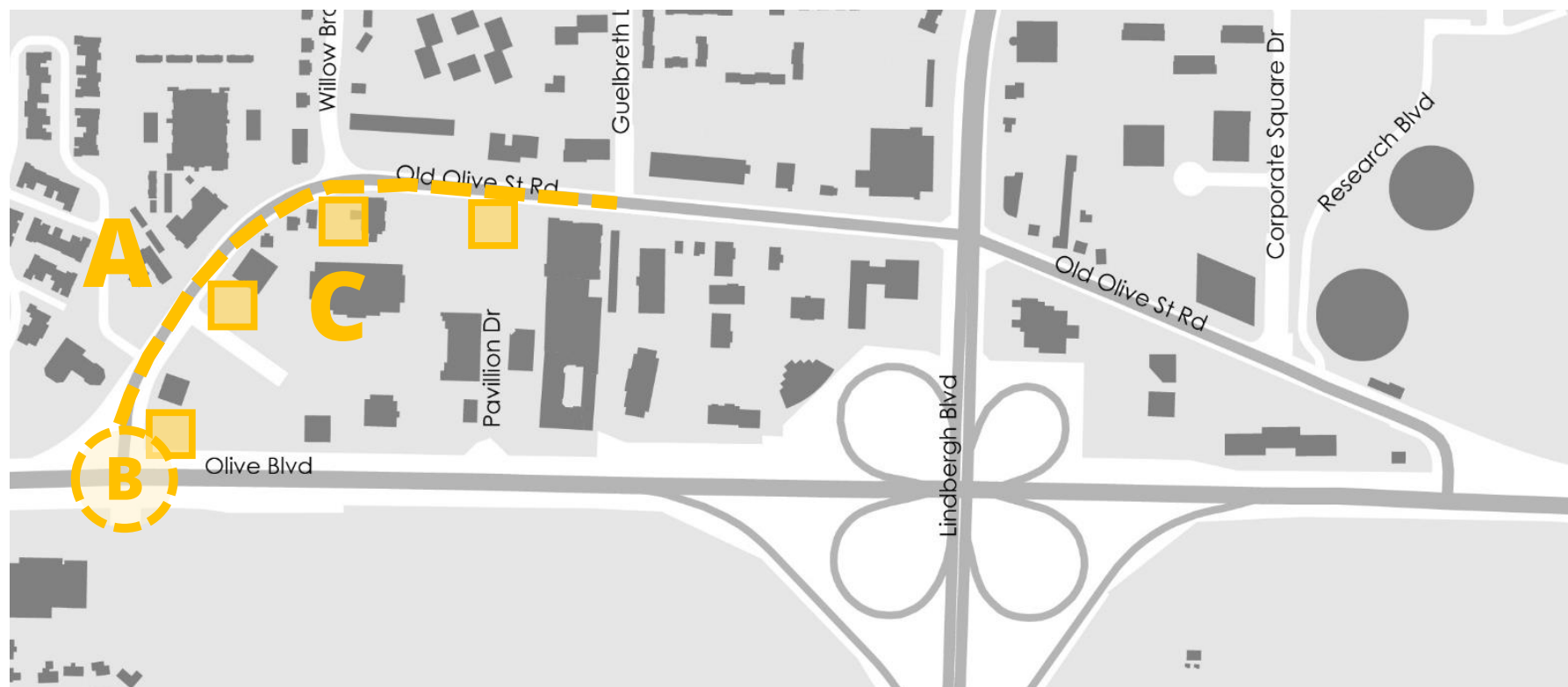
PHASE 2

- A. Construct roadway & shared use path (including landscape/hardscape/lighting) and storm water infrastructure in **East & Central**
- B. Develop **East & Central** soft sites in conjunction with roadway investments
- C. Build **East & Central** stormwater parks
- D. Advance **West** acquisitions (if any)
- E. Construct bike and pedestrian bridge

Scenario I | Prioritize East & Central Districts (with Connector Road)

Legend

-  Infrastructure
-  Site Acquisition
-  Vertical Development



PHASE 1

- A. Reconstruct Old Olive/Lindbergh intersection
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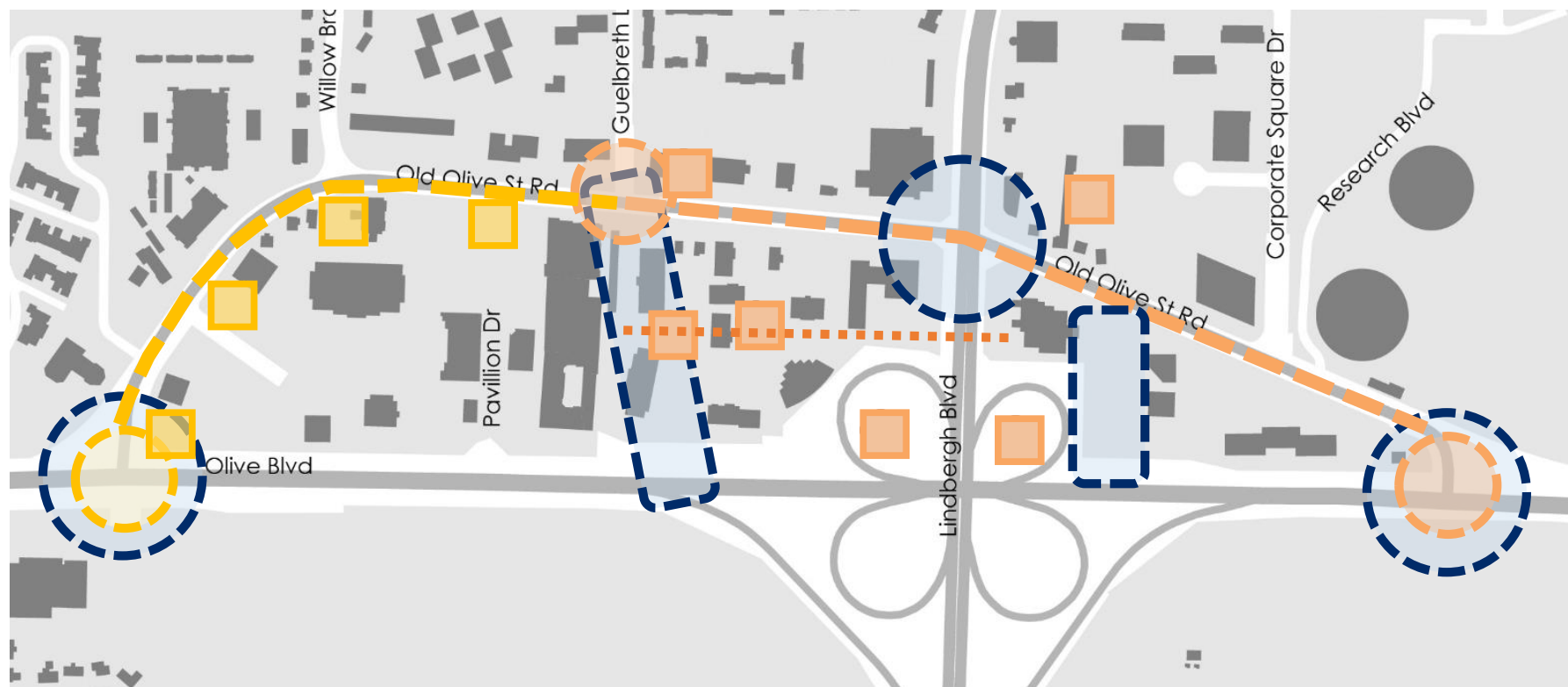
PHASE 3

- A. Construct roadway & shared use path (including landscape/hardscape/lighting) and storm water infrastructure in **West**
- B. Build **West** stormwater parks
- C. Develop **West** soft sites

Scenario I | Prioritize East & Central Districts (with Connector Road)

Legend

-  Infrastructure
-  Site Acquisition
-  Vertical Development



PHASE 1

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- C. Determine district parking strategy
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- A. Construct roadway & shared use path (including landscape/hardscape/lighting) and storm water infrastructure in **East & Central**
- B. Develop **East & Central** soft sites in conjunction with roadway investments
- C. Build **East & Central** stormwater parks
- D. Advance **West** acquisitions (if any)
- E. Construct bike and pedestrian bridge

PHASE 3

- A. Construct roadway & shared use path (including landscape/hardscape/lighting) and storm water infrastructure in **West**
- B. Build **West** stormwater parks
- C. Develop **West** soft sites

Scenario I | Prioritize East & Central Districts (with Connector Road)

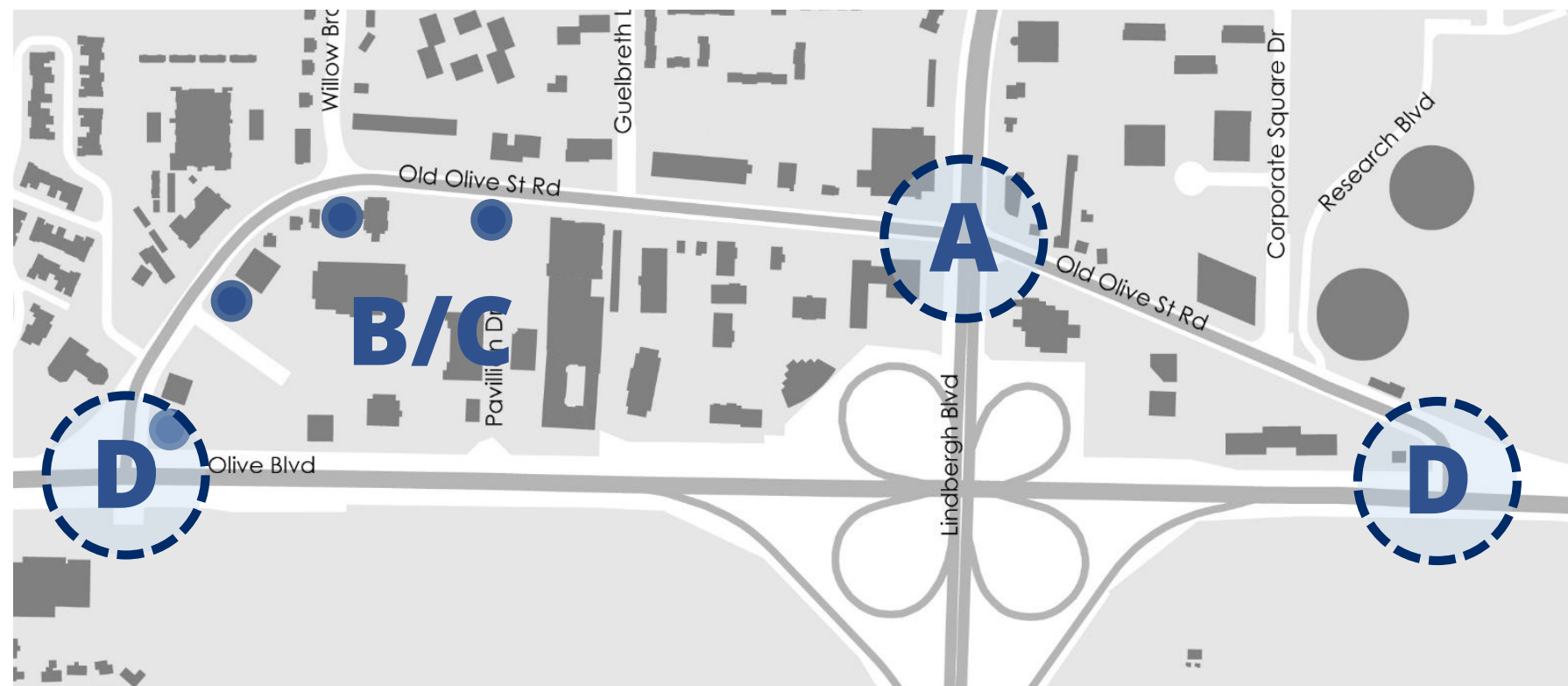


Category	Lead	Support	1	2	3	4	5	6	7	8	9	10
Infrastructure												
Gateways	City of Creve Coeur	SLEDP										
Full Access Turns at Old Olive and Lindbergh	SLEDP	City/MoDOT										
Connector Roads	City of Creve Coeur	Site Owners										
East Road and Bike/Ped Investments	SLEDP	City of CC										
Bike and Pedestrian Bridge over Lindbergh	City of Creve Coeur	Site Owners										
West Road and Bike/Ped Investment	SLEDP	City of CC										
Parks and Green Infrastructure (E/C, then W)	City of Creve Coeur	SLEDP										
Vertical Development												
Determine Acquisitions / Incentives Strategy	SLEDP	City of CC										
East and Central Acquisitions (if any)	City of Creve Coeur	SLEDP										
East and Central Site Development	Devel. Partners	City/SLEDP										
West Acquisitions (if any)	City of Creve Coeur	SLEDP										
West Site Development	Devel. Partners	City/SLEDP										

Scenario II | Prioritize West District (without Connector Road)

Legend

-  Infrastructure
-  Site Acquisition
-  Vertical Development



PHASE 1

- A. Reconstruct Old Olive/Lindbergh intersection
- B. Determine district parking strategy
- C. Determine acquisition incentives strategy
- D. Advance **East** & **West** acquisitions (if any, no acquisitions in **Central**)
- E. Develop Gateways

Scenario II | Prioritize West District (without Connector Road)

Legend

-  Infrastructure
-  Site Acquisition
-  Vertical Development



PHASE 1

- A. Reconstruct Old Olive/Lindbergh intersection
- B. Determine district parking strategy
- C. Determine acquisition incentives strategy
- D. Advance East & West acquisitions (no acquisitions on Central)
- E. Develop Gateways

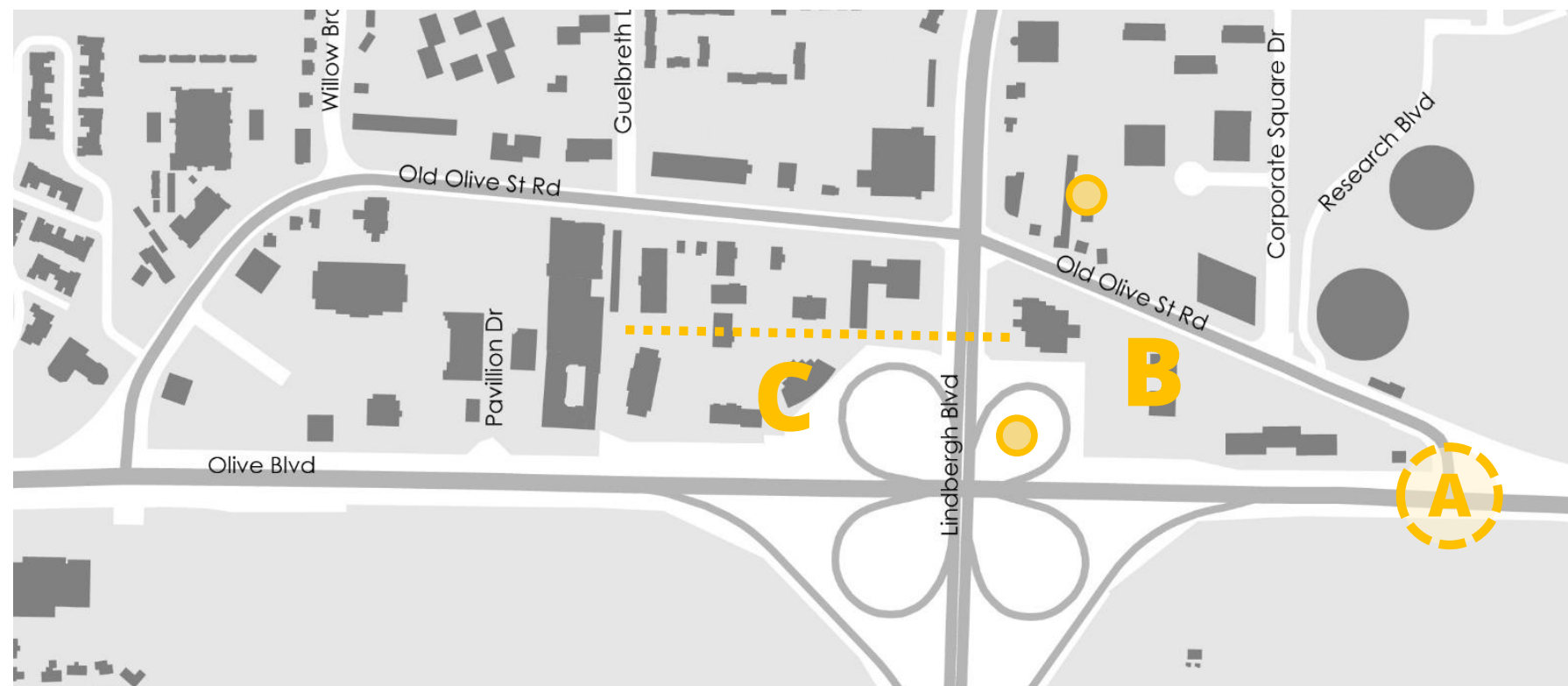
PHASE 2

- A. Construct roadway & shared use path (including landscape/hardscape/lighting) and storm water infrastructure **district-wide**
- B. Develop **West** soft sites in conjunction with roadway investments (Allow market to guide **Central**)
- C. Build **West** stormwater parks

Scenario II | Prioritize West District (without Connector Road)

Legend

-  Infrastructure
-  Site Acquisition
-  Vertical Development



PHASE 1

- A. Reconstruct Old Olive/Lindbergh intersection
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- C. Determine acquisition incentives strategy
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- E. Develop Gateways

PHASE 2

- A. Construct roadway & shared use path (including landscape/hardscape/lighting) and storm water infrastructure district-wide
- B. Develop West soft sites in conjunction with roadway investments (Allow market to guide Central)
- C. Build West stormwater parks

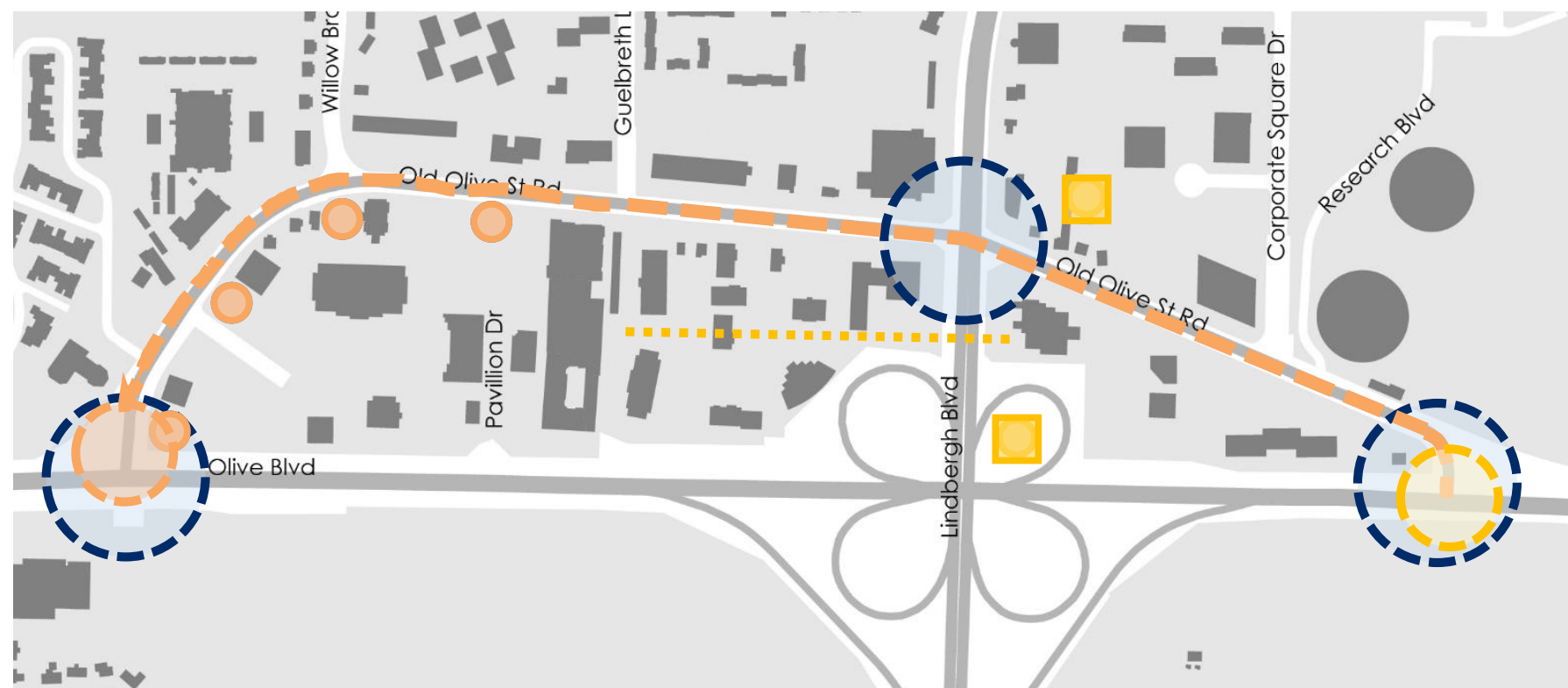
PHASE 3

- A. Build **East** stormwater parks
- B. Develop **East** soft sites
- C. Construct bike and pedestrian bridge

Scenario II | Prioritize West District (without Connector Road)

Legend

-  Infrastructure
-  Site Acquisition
-  Vertical Development



PHASE 1

- A. Reconstruct Old Olive/Lindbergh intersection
- B. Determine district parking strategy
- C. Determine acquisition incentives strategy
- D. Advance **East** & **West** acquisitions (no acquisitions on **Central**)
- E. Develop Gateways

PHASE 2

- A. Construct roadway & shared use path (including landscape/hardscape/lighting) and storm water infrastructure **district-wide**
- B. Develop **West** soft sites in conjunction with roadway investments (Allow market to guide **Central**)
- C. Build **West** stormwater parks

PHASE 3

- A. Build **East** stormwater parks
- B. Develop **East** soft sites
- C. Construct bike and pedestrian bridge

Scenario II | Prioritize West District (without Connector Road)



Category	Lead	Support	1	2	3	4	5	6	7	8	9	10
Infrastructure												
Gateways	City of Creve Coeur	SLEDP										
Full Access Turns at Old Olive and Lindbergh	SLEDP	City/MoDOT										
District-Wide Road and Bike/Ped Investments	SLEDP	City of CC										
Bike and Pedestrian Bridge over Lindbergh	City of Creve Coeur	Site Owners										
Parks and Green Infrastructure (W, then E)	City of Creve Coeur	SLEDP										
Vertical Development												
Determine Acquisitions / Incentives Strategy	SLEDP	City of CC										
West and East Acquisitions (if any)	City of Creve Coeur	SLEDP										
West Site Development	Devel. Partners	City/SLEDP										
East & Central Site Development	Devel. Partners	City/SLEDP										

Attachment: 19_0502 39N old olive final document DRAFT FOR REVIEW (#19-024: Old Olive Street Road Great Street



OLD OLIVE GREAT STREETS

Implementation Roadmap

December 17, 2018

STLPARTNERSHIP

CHRISTNER

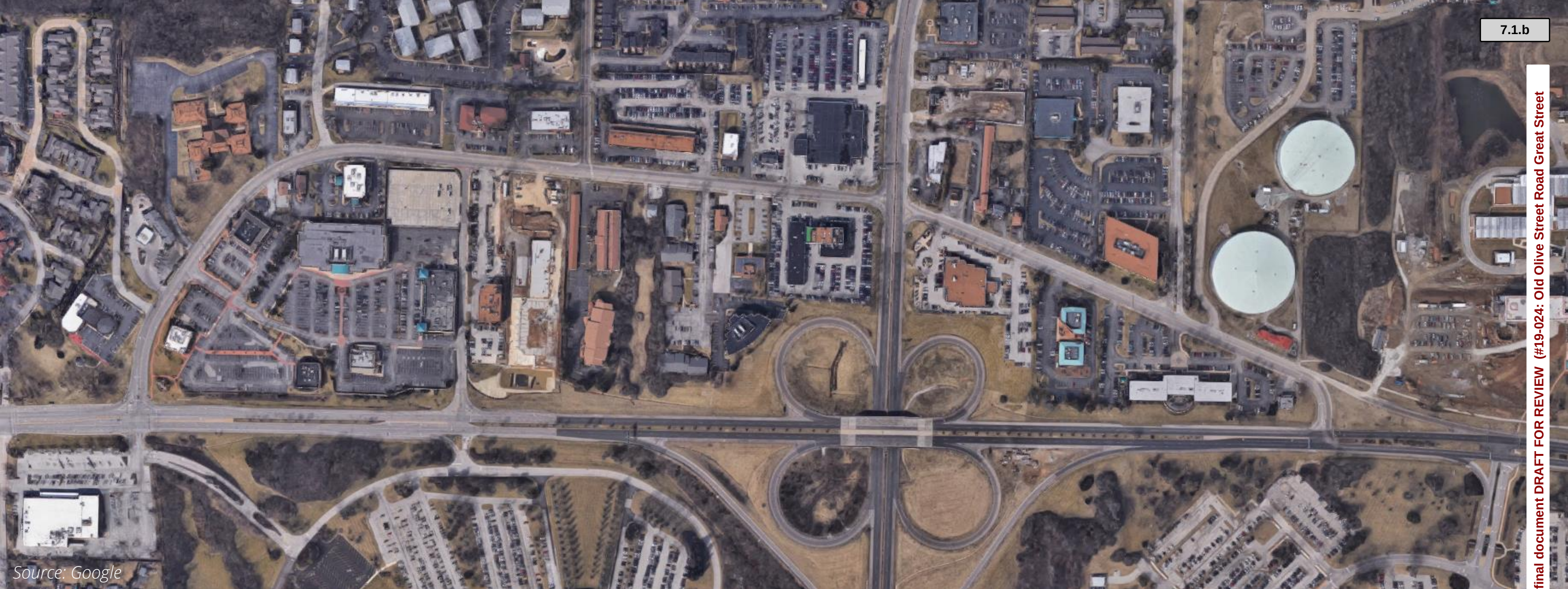
HR&A
Analyze. Advise. Act.

7.1.b

Attachment: 19_0502 39N old olive final document DRAFT FOR REVIEW (#19-024: Old Olive Street Road Great Street

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5 APPENDIX: PRIOR HR&A ANALYSIS (MARKET SCAN AND DEVELOPMENT POTENTIAL)



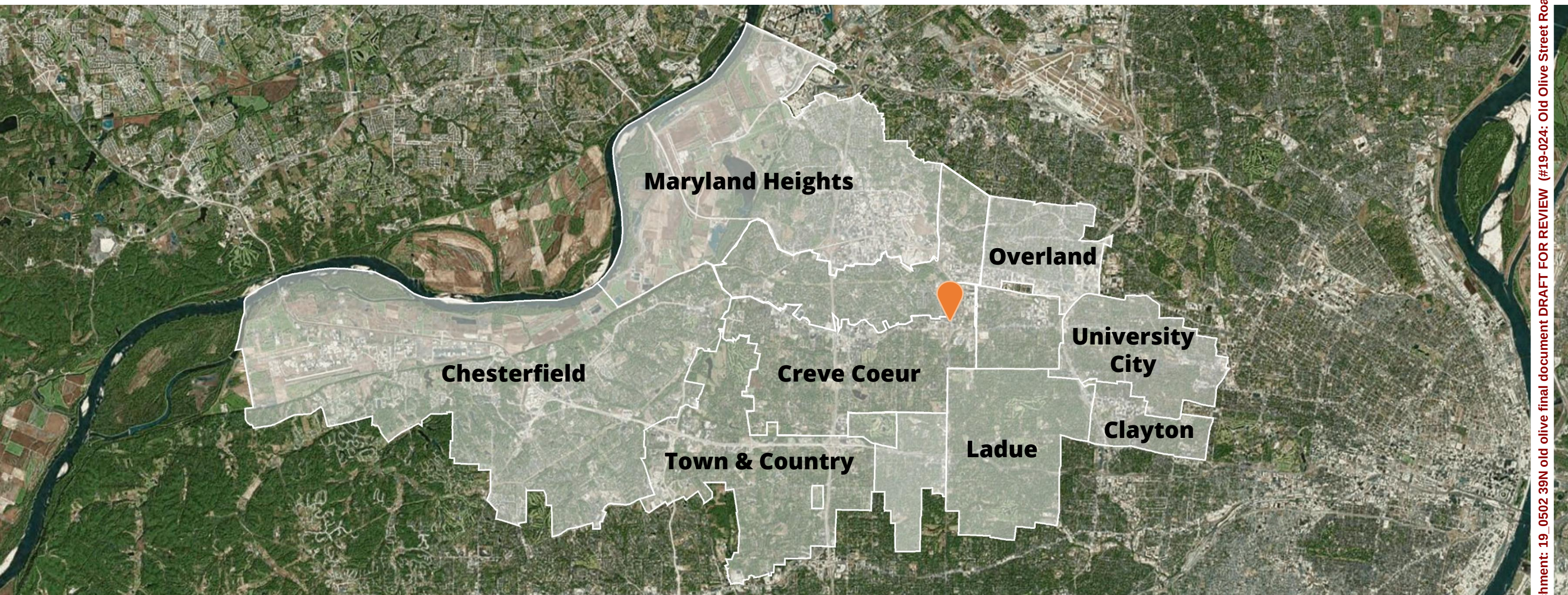
OLD OLIVE GREAT STREETS

Market Scan Update

June 26, 2018



HR&A's market scan update will inform the development potential for the study area, considering local trends within the broader Western Suburbs.



Planning Context | Released in 2017, Creve Coeur 2030 envisions Old Olive to be a critical component of the Mixed-Use Innovation Campus District.



MIX OF USES

Active ground floor
uses

Outdoor dining and
on-site retail
amenities



PUBLIC REALM

Enhanced pedestrian
environment

A consistent street-
wall & building
setbacks



ACCESS

Improved
connectivity for
active users

Relocated parking
away from the street
front



OPEN SPACE

Preservation of
green & open space

Tree coverage
requirements for
surface parking lots

Planning Context | The Great Streets program will directly address a number of these planning and development issues – some more challenging than others.



MIX OF USES

Active ground floor
uses

Outdoor dining and
on-site retail
amenities



PUBLIC REALM

Enhanced pedestrian
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A consistent street-
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ACCESS

Improved
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Relocated parking
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OPEN SPACE

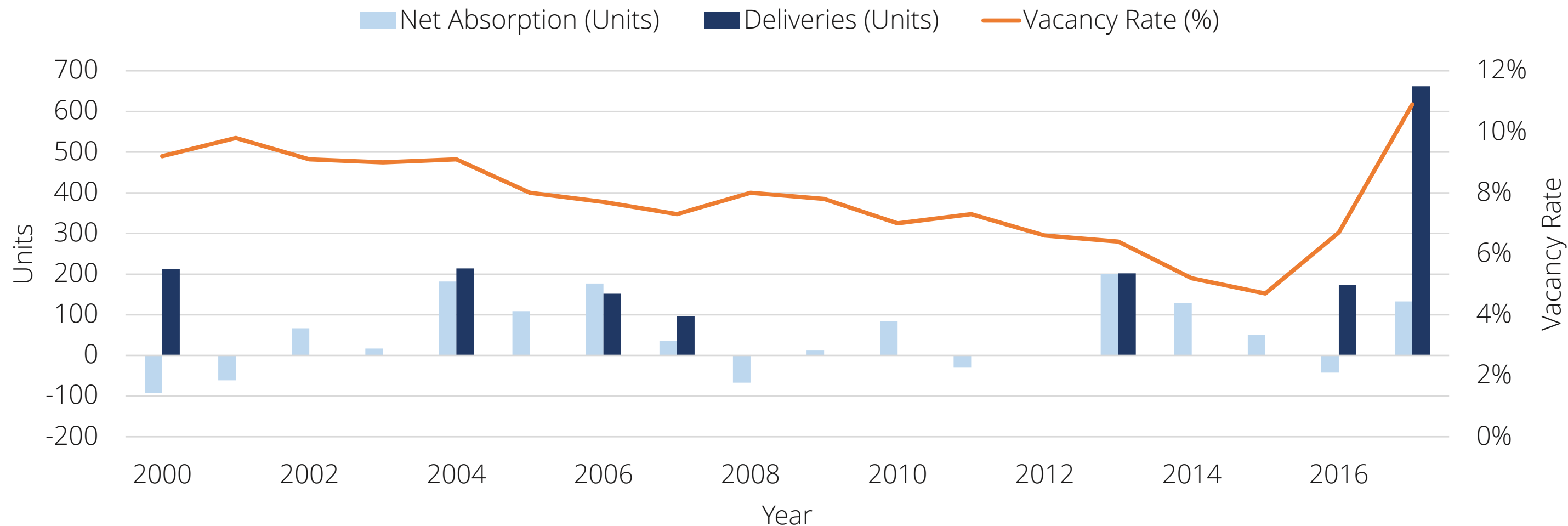
Preservation of
green & open space

Tree coverage
requirements for
surface parking lots

Residential | As regional vacancy steadily declined over the past 15 years, the market has responded with significant deliveries in the last two years.

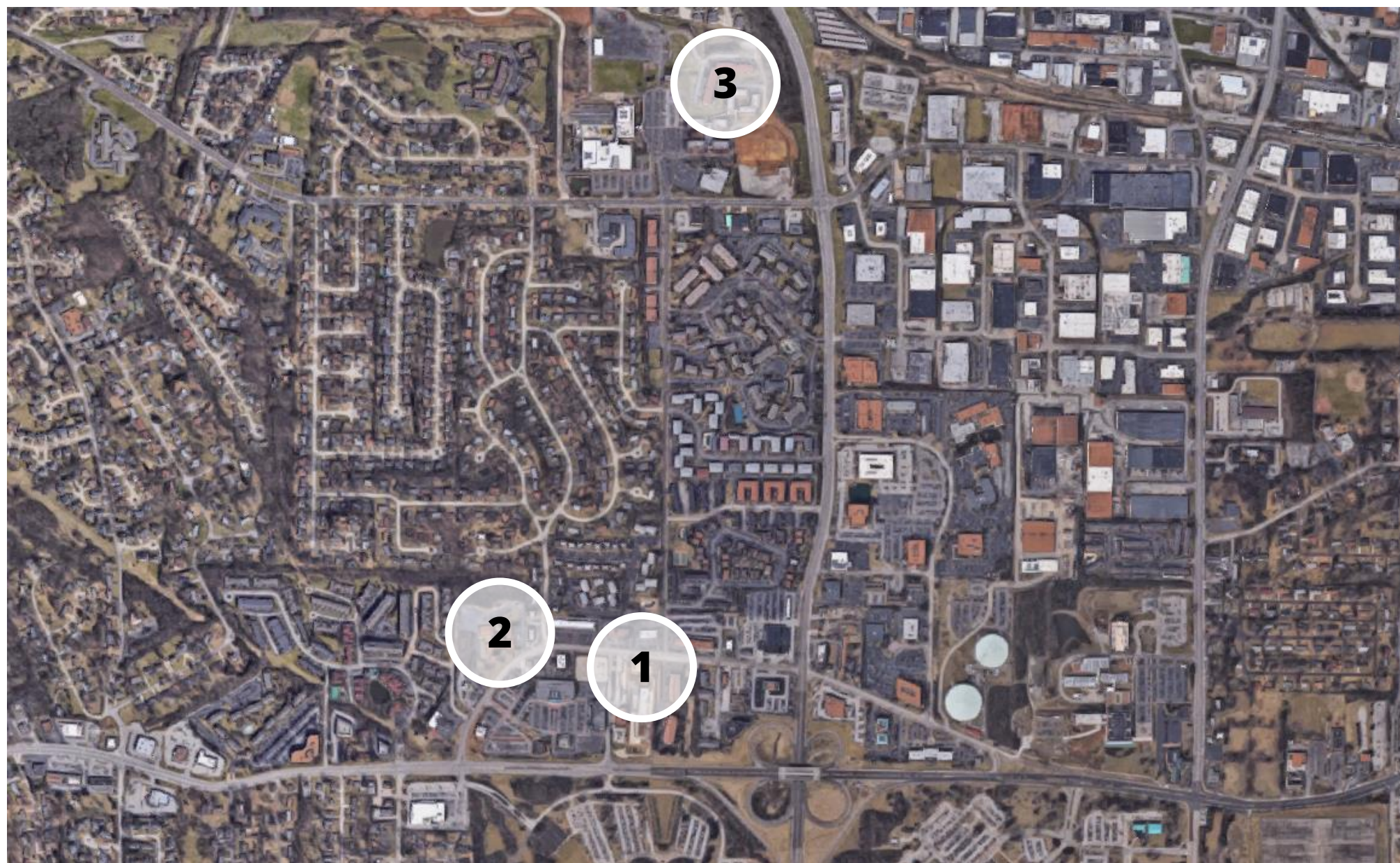
Multifamily Residential

Western Suburbs



Source: CoStar
HR&A Advisors, Inc.

Residential | Since 2016, there have been three new multifamily properties delivered near Old Olive.



1

Vanguard Heights

Covington Realty Partners

Year Built: 2016

Units: 174

Rent/SF: \$2.01

In first 8 months, leased 55%

2

The Vue

BCC Partners

Year Built: 2017 (Phase 2, 2018)

Units: 364

Rent/SF: \$1.85

3

Covenant Place

Community Housing Management Corp.

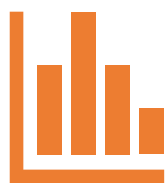
Year Built: 2016 (Phase 2, 2018)

Units: 353

Rent/SF: N/A (Age Restricted)

Source: CoStar
HR&A Advisors, Inc.

Residential | Recently delivered multifamily developments are leasing-up more slowly and attracting fewer families than anticipated.



ABSORPTION

Lease-up is taking longer than expected – potentially due to regional competition.

Larger units (3 bedrooms) are slowest to be absorbed.



DEMOGRAPHICS

Developers are targeting young professionals, empty nesters, young families.

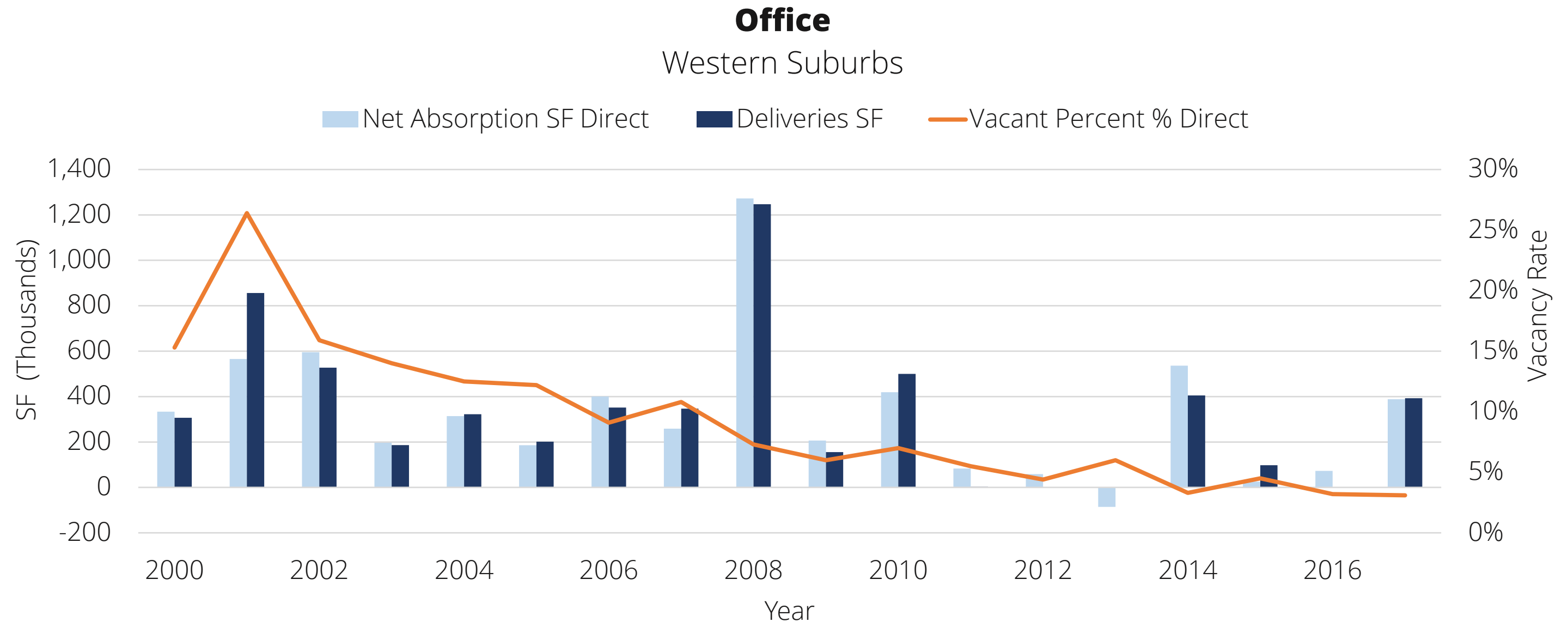
Despite good schools, new projects have received limited interest from families.



AMENITIES

Existing retail and grocery are viewed as positive amenities to residential units.

Office | In the region, annual deliveries have been quickly absorbed, causing vacancy to continuously decline and remain low.



Source: CoStar
HR&A Advisors, Inc.

Office | Low vacancy demonstrates a potential opportunity for additional office development.

Within 1-mile of Creve Coeur, Old Olive, and Olivette there is 8.2M SF of office, equal to 31% of the overall Western Suburbs stock.



Creve Coeur

4.2M SF Total
24K SF built since 2010
12.1% Total Vacancy

Old Olive

2.2M SF Total
110K SF built since 2010
0.5% Total Vacancy

Olivette

1.8M SF Total
140K SF built since 2010
2.6% Total Vacancy

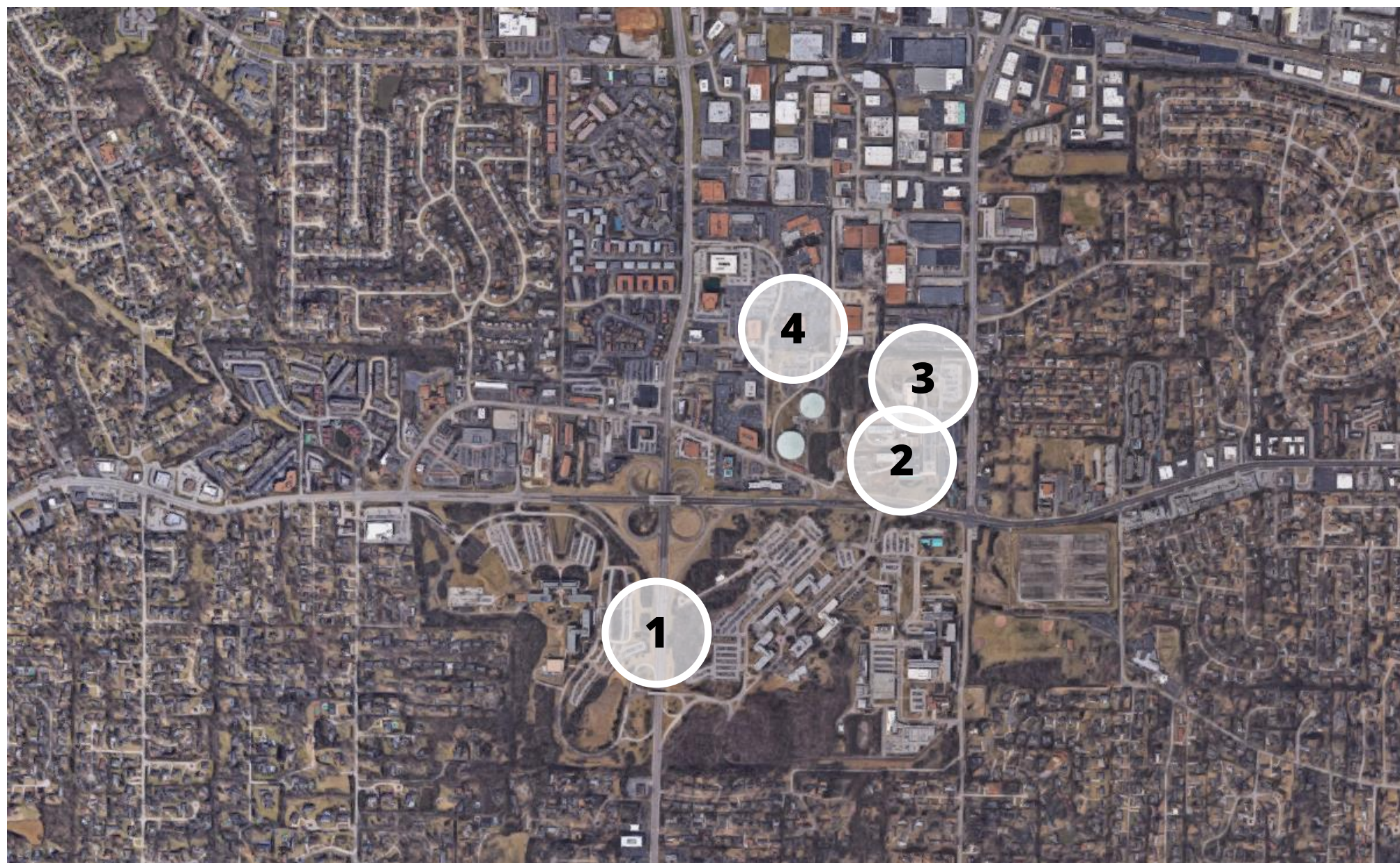
Source: CoStar

Note: For comparison, total vacancy within 1 mile in Chesterfield is 6.1% and 4.6% in Clayton.

HR&A Advisors, Inc.

Old Olive Great Streets | 42

Office | At least 40% of the 2.2-million square of office space located within 1-mile of Old Olive is dedicated to plant science uses, concentrated within four properties.



1

Monsanto Headquarters

Owner: Monsanto Company

Rentable Area: 685,000 SF

Vacancy: 0%

2

Donald Danforth Plant Science Center

Owner: D. Danforth Plant Science Center

Rentable Area: 45,000 SF

Vacancy: 0%

3

BRDG Growth Park

Owner: Wexford Equities, LLC

Rentable Area: 110,000 SF

Vacancy: 0%

4

Helix Center Biotech Incubator

Owner: SLEDP

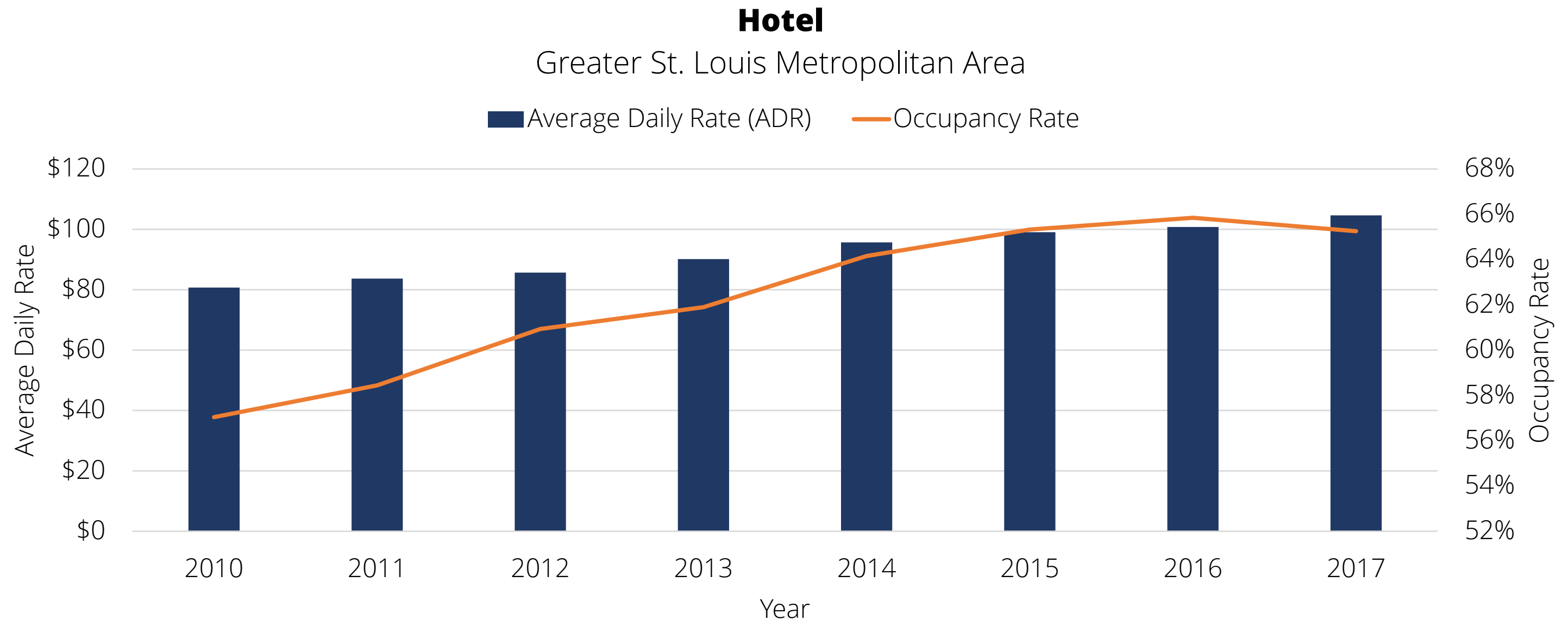
Rentable Area: 45,000 SF

Vacancy: 0%

Office | Within 1-mile of Old Olive, most office space is class B, yet the majority of current vacancies are in class A properties.

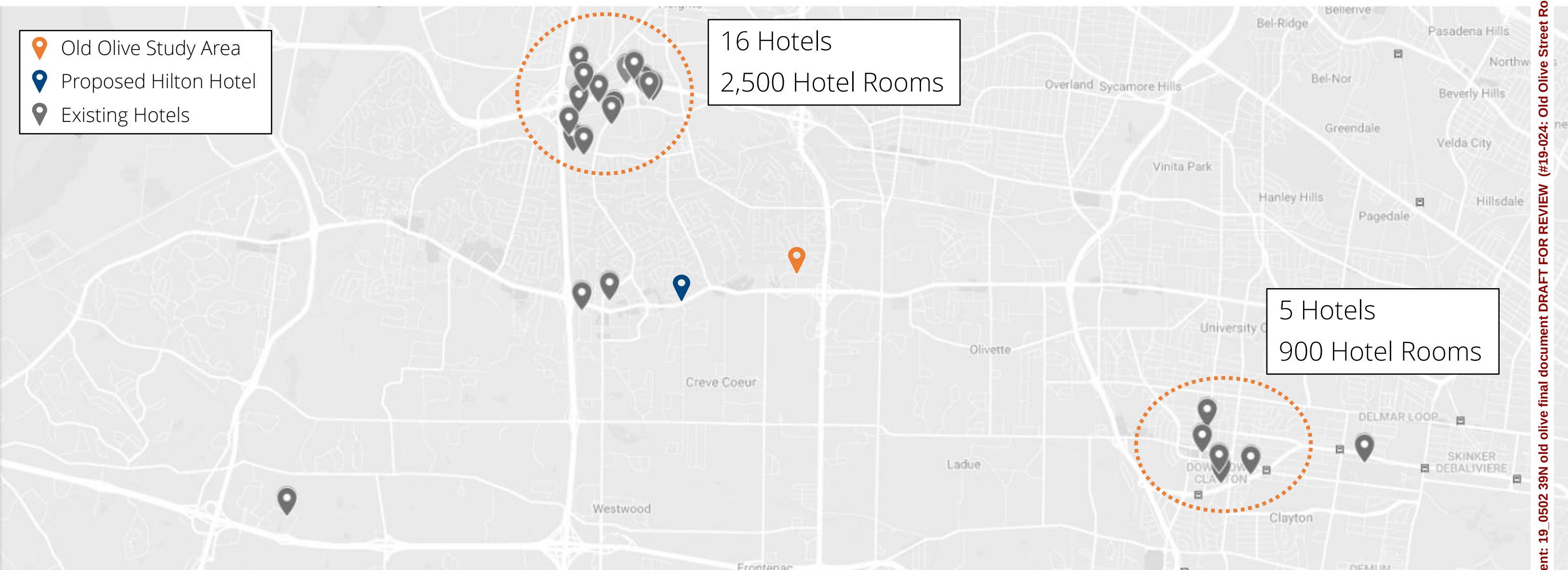
Class	Buildings	%	Total SF	%	Vacant SF	%
A	3	4%	175,000	8%	11,000	83%
B	29	37%	1,690,000	77%	1,500	13%
C	47	59%	340,000	15%	500	4%
Total	79		2,205,000		13,000	

Hotel | In the metro area, hotel occupancy has remained stable despite a steady increase in average daily rate.



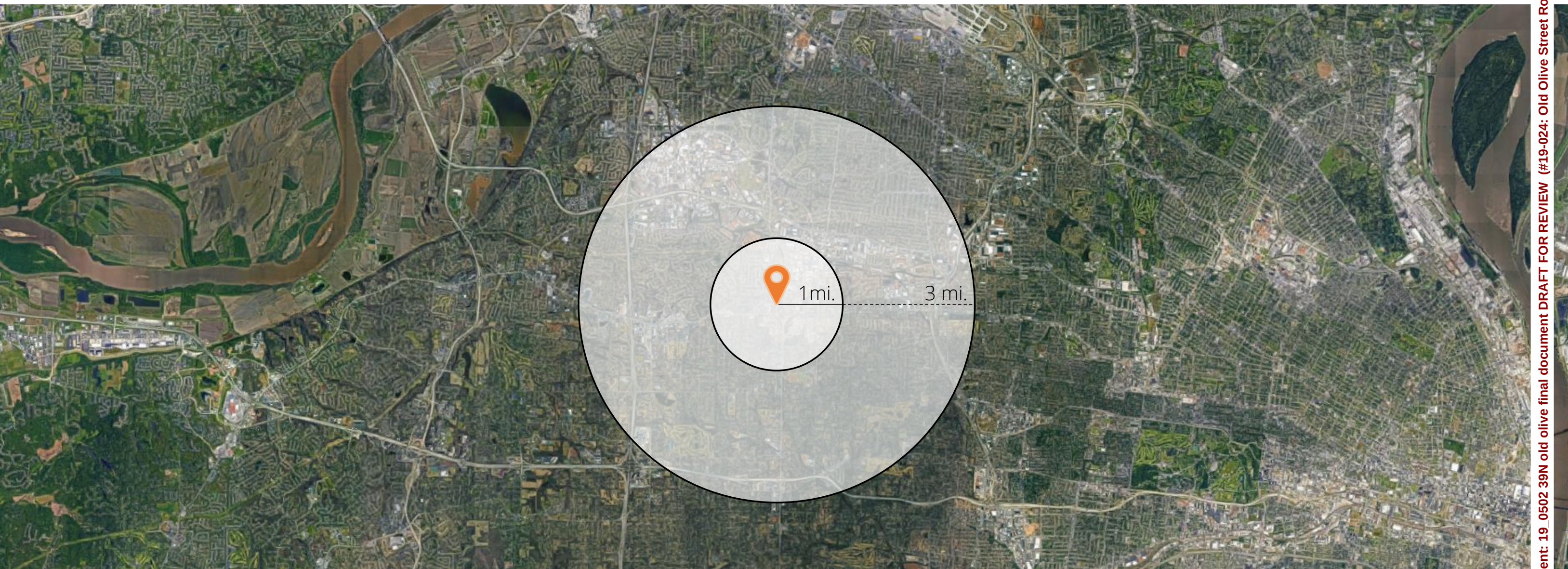
Note: In April 2018, Creve Coeur City Council voted against rezoning a 10-acre site for a 260-key Hilton Hotel.

Hotel | In nearby communities, there are 24 hotels offering approximately 4,000 rooms, 90% of which were built before 2002.



Source: STR
HR&A Advisors, Inc.

Retail | Old Olive can support two distinct types of retail: destination and neighborhood, which draw customers from varying distances.



Note: Assumes a capture rate of 20%.

HR&A Advisors, Inc.

Old Olive Great Streets | 47

Packet Pg. 157

Retail | When considering a broad, **three mile** catchment area – there is a sizeable demand for general merchandise (department stores and big box stores).

Retail Category	Total Demand	Total Existing Sales	Unmet Spending Potential	Capturable Spending Potential	Capturable Square Feet
Retail	\$1,060 M	\$805 M	\$260 M	\$50 M	280K SF
General Merch.	\$395 M	\$65 M	\$330 M	\$65 M	220K SF
Restaurant	\$275 M	\$160 M	\$115 M	\$25 M	40K SF
Grocery	\$305 M	\$410 M	\$0 M	\$0 M	0 SF
Total	\$1.6 B	\$1.4 B	\$375 M	\$75 M	320K SF

Note: Assumes a capture rate of 20%.

Retail | Neighborhood-oriented retail along Old Olive can be positioned to serve a diverse set of user groups at many different times of day.



FAMILIES & SENIORS

- Current uses do not serve families and empty nesters well.
- Convenience uses and neighborhood services, such as a bank, laundromat, and family friendly restaurants would allow patrons to run errands and spend time along Old Olive.



DAYTIME WORKERS

- While there are many fast casual lunch options along Old Olive, the majority are located on the western half of the street.
- To serve the large and growing worker base anchored by the Danforth Center, it may be prudent to encourage new food & beverage uses along the eastern edge to pull patrons into the district.



HAPPY HOUR

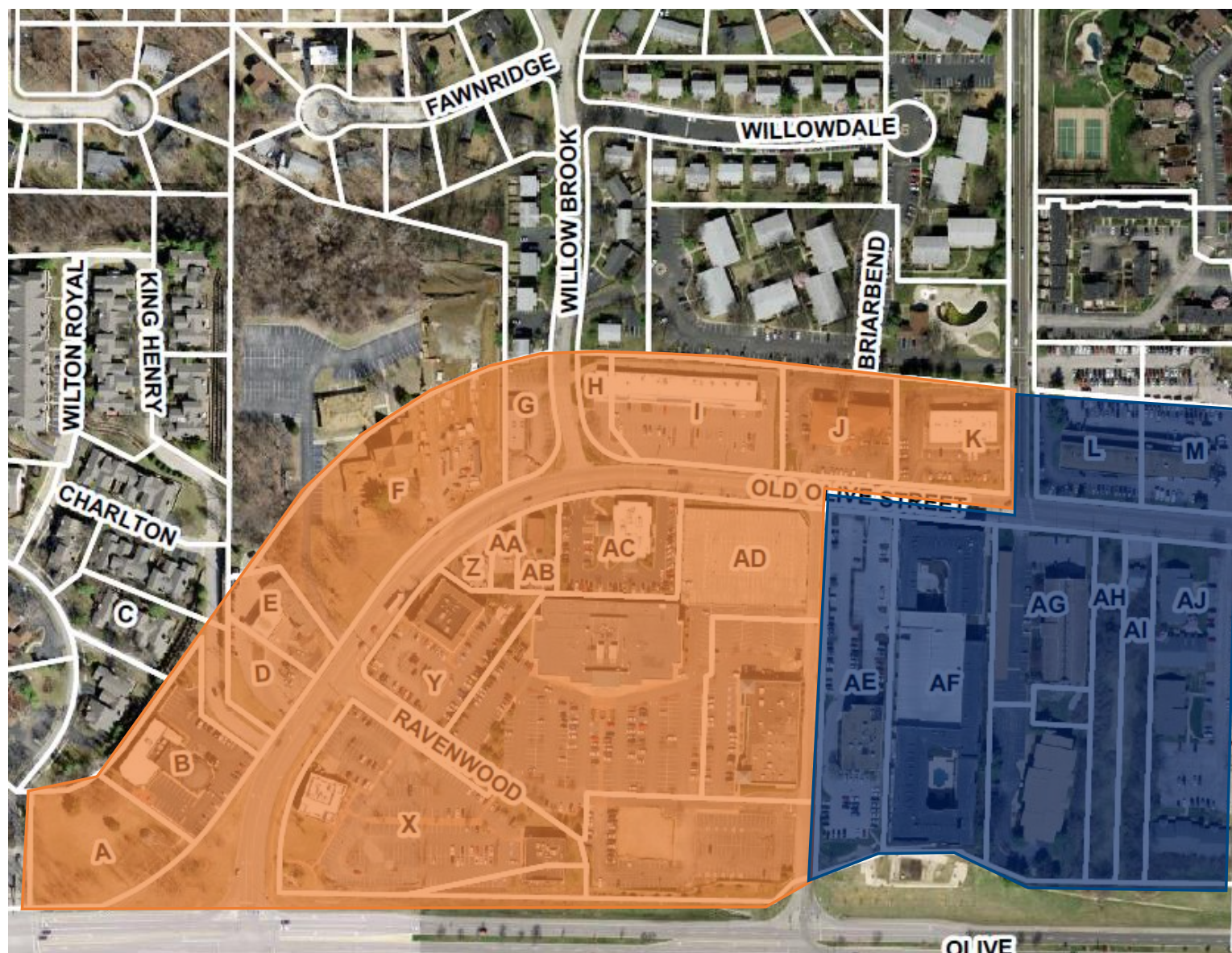
- Current food & beverage uses are geared toward the daytime population.
- To capture evening spending, uses including a wine bar, sports bar, and restaurants with patio seating would enliven the street and provide a place for people to linger.

Retail | Residents and workers within **one mile** of Old Olive Street can support additional new retail and a small amount of food and beverage uses.

Retail Category	Total Demand	Total Existing Sales	Unmet Spending Potential	Capturable Spending Potential	Capturable Square Feet
Retail	\$160 M	\$100 M	\$60 M	\$10 M	55K SF
Clothing	\$20 M	\$10 M	\$10M	\$2 M	5K SF
Home/Garden	\$15 M	\$5 M	\$10M	\$2 M	5K SF
Misc. Retailers	\$20 M	\$10M	\$10M	\$2 M	10K SF
General Merch.	\$60 M	\$5 M	\$55 M	\$10 M	35K SF
Restaurant	\$40 M	\$15 M	\$30 M	\$5 M	10K SF
Grocery	\$45 M	\$50 M	\$0 M	\$0 M	0 SF
Total	\$245 M	\$165 M	\$90 M	\$15 M	65K SF

Note: Assumes a capture rate of 20%.

Site Analysis | Anchored by name tenants, the western end of Old Olive is well positioned for continued growth.



As the most significantly retailed area along Old Olive, the western portion is the strongest performing and most vibrant segment of the study area. New multifamily to the northwest and southeast sides of the area will help grow the customer base.

- AMC Classic
- St. Louis Bread Co.
- California Pizza Kitchen
- Stir Crazy Fresh Asian Grill
- Panda Express

Multifamily development and a series of skinny lots will make street-front activation challenging in this area.

- Olive Street Pharmacy
- Greenways Academy
- Star International

Site Analysis | Recent renovations and concentrated ownership may be barriers to redevelopment at the North Lindbergh intersection.



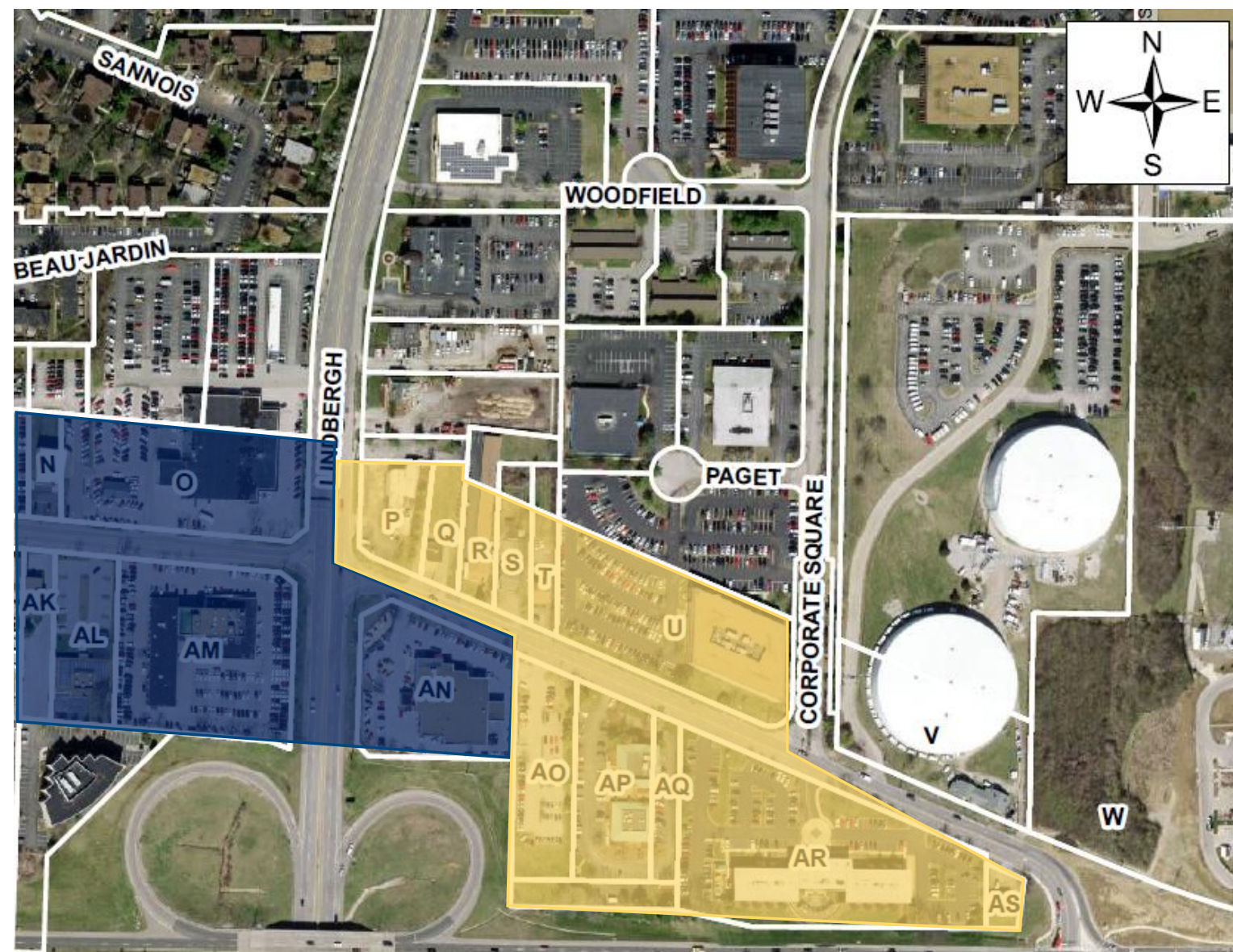
Recent renovations of the auto-centric uses that dominate the corner of North Lindbergh and Old Olive Street will make redevelopment unlikely.

- Lou Fusz Mazda dealership
- Lou Fusz Subaru dealership
- Lou Fusz Kia dealership
- Collision Center



Small and large sites, street-facing surface parking, and non-activating uses do not foster the encouraging retail environment needed to anchor connections with the Danforth Center and innovation district.

- Ivy Motel
- Strawberry Stitch
- AccuCare Home Healthcare
- Larson Financial Group
- Builders Association of Greater St. Louis



Key Findings

1 Residential

- Significant recent multifamily development in St. Louis may be causing lease-up to take longer than expected
- While families are slower to be attracted to new multifamily offerings, strong potential is seen for single adults, empty nesters, and new/transitory district employees.

3 Hotel

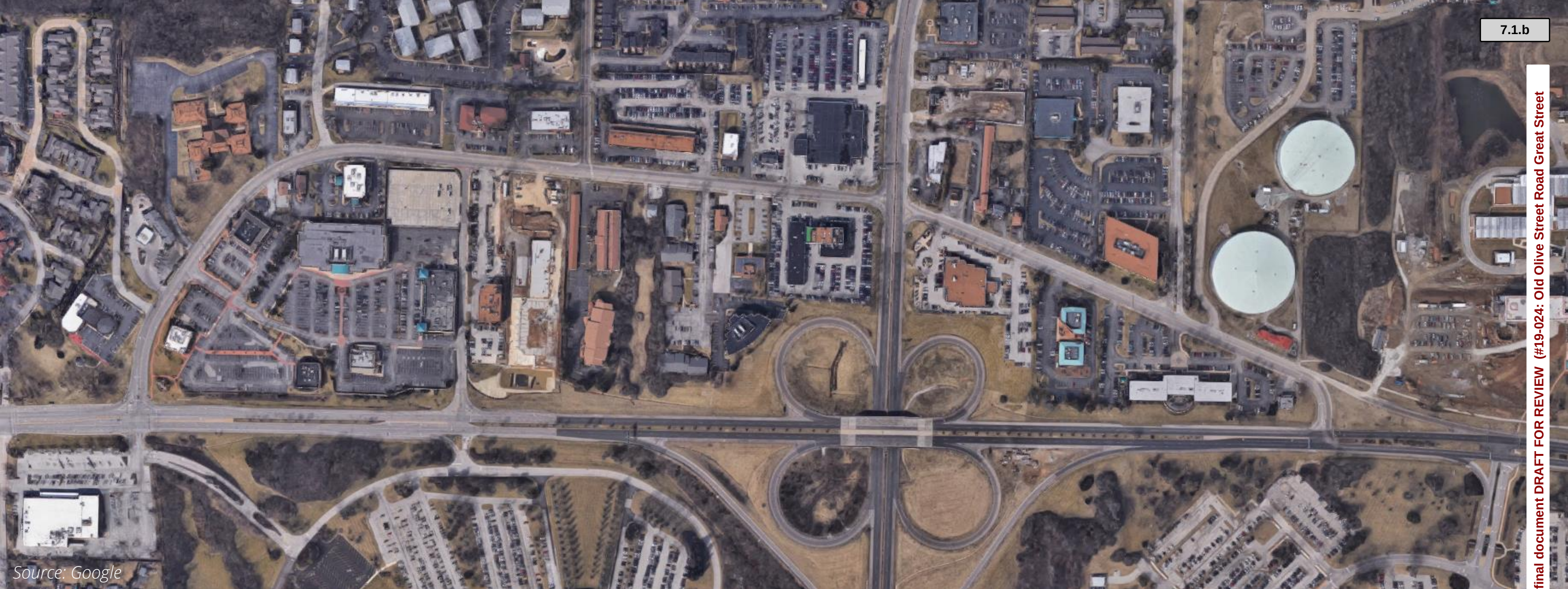
- St. Louis' hotel market is overall stable, but new products will have to compete with existing nodes of nearby hotels.

2 Office

- Strong market and limited ground up development sites
- Economics of new development can still be challenging on occupied acquisition sites

4 Retail

- Retail needs to serve a diverse set of user groups and during all times of day
- There is an opportunity for Old Olive to fill an existing need for additional food & beverage uses

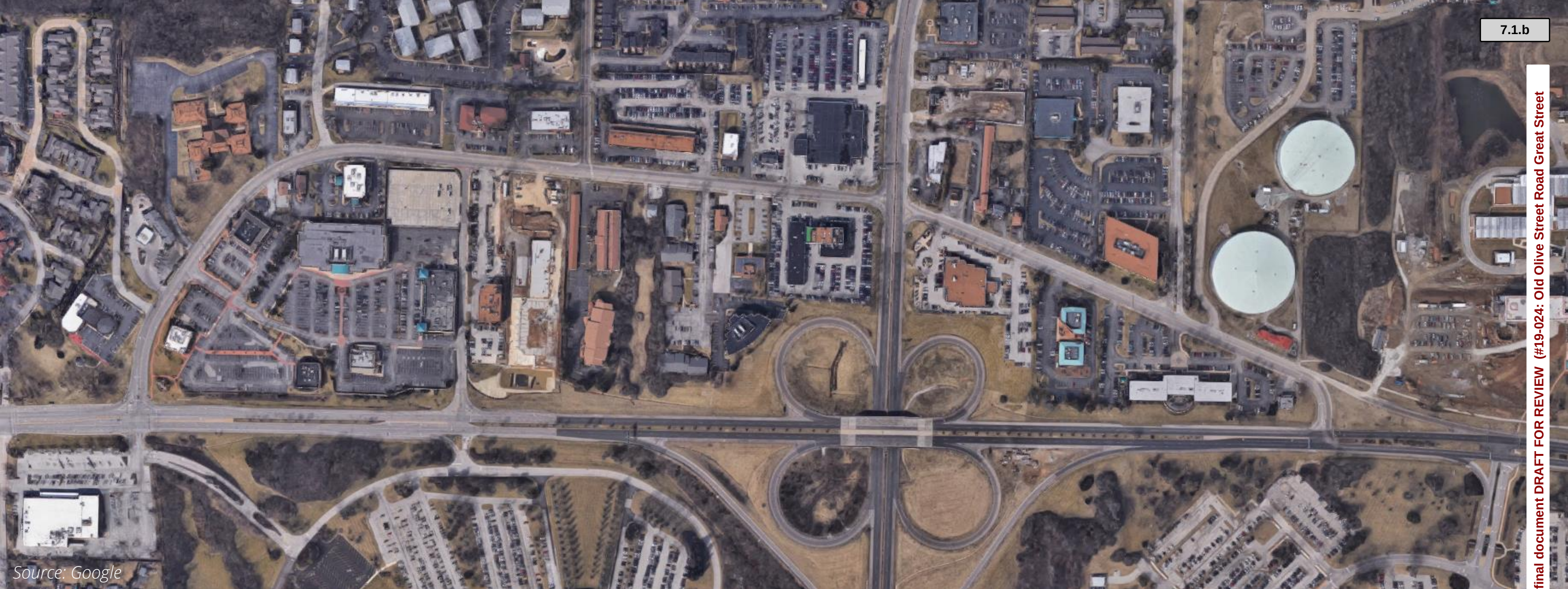


OLD OLIVE GREAT STREETS

Market Scan Update

June 26, 2018





OLD OLIVE GREAT STREETS

Development Potential Analysis Update

September 2018





	1	2	3	4	5	6	7/8	9	10
Impact	●	●	●	●	●	●	●	●	●
Acquisition Feasibility	●	●	●	●	●	●	●	●	●
Funding Gap (Per Future Built SF)	●	●	●	●	●	●	●	●	●
Est. Acquisition Cost	\$0.7M	\$0.6M	\$2.8M	\$3.8M	\$3.0M	\$3.7M	\$4.2M	\$0.4M	\$0.1M
Total Vertical Dev. Cost	\$5.5M	\$11.0M	\$32.9M	\$32.9M	\$21.9M	\$28.5M	\$75.5M	\$7.6M	\$2.2M
Estimated Future Value	\$5.3M	\$10.7M	\$32.0M	\$32.0M	\$21.4M	\$27.8M	\$73.5M	\$7.3M	\$2.1M
Funding Gap	\$0.8M	\$0.9M	\$3.7M	\$4.7M	\$3.7M	\$4.4M	\$6.2M	\$0.6M	\$0.2M
Funding Gap (Per Future Built SF)	\$35	\$19	\$26	\$33	\$39	\$36	\$19	\$19	\$19

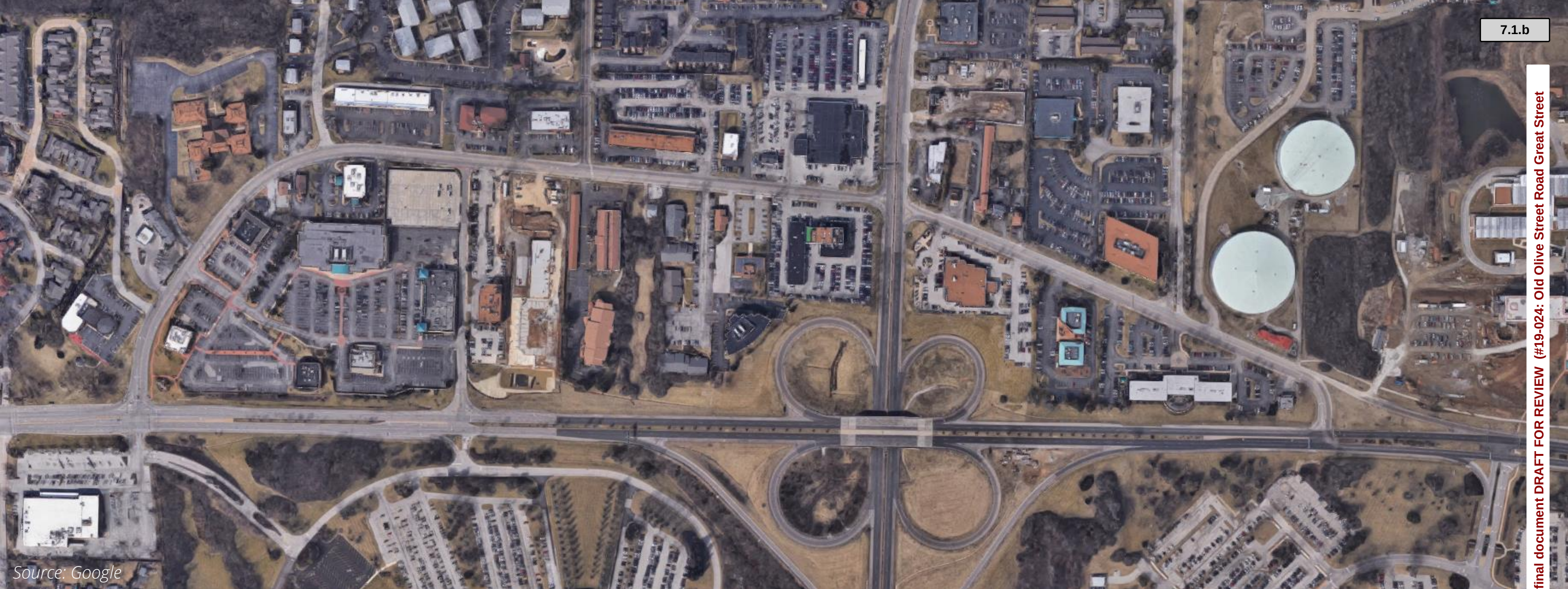
Development Potential Analysis | Key Considerations

1. The funding gap is a function of acquisition costs and program

- Acquisition costs
 - For green field development, acquisition costs assumed to be ~\$15/sf of land (vacant), based on market comps
 - For redevelopment of in-use sites, acquisition costs are based on estimated capitalized value of existing uses, totaling up to ~\$35/sf of land
- Development program
 - Residential development has greatest market feasibility, and generates positive value at site acquisition costs for vacant land
 - Mixed-use development requires subsidy

2. Where subsidy is required, need grows with project size

- Large sites (e.g. sites 7 & 8) developed for residential generate the greatest potential value
 - The same sites developed for mixed-use require significant subsidy
- Prioritization should factor in scale of impact associated with development, not only total subsidy needs



OLD OLIVE GREAT STREETS

Development Potential Analysis Update

September 2018



TECHNICAL

Civil Engineering

The civil engineering scope for the project involved the preparation of 30% drawings using MoDOT standards. It is anticipated that local and Federal transportation funds will be requested for the phases of the project. The civil engineering documents provided are considered preliminary. However, detailed investigation was performed to provide the recommendations:

- Utility meetings and confirmation with Missouri American Water, Ameren and Spectrum
- Right of way research
- Section studies
- Plans and profiles
- Drainage plans
- Cost estimate

Implementation Due Diligence

Existing Roadway Condition

The City of Creve Coeur will consider taking over ownership and maintenance of Old Olive when the interchange project is complete. The existing pavement appears to be asphalt in good condition with over 14" thickness. The pavement section could vary considerably throughout the alignment due to the history of the road's evolution from the Central Plank Road to its current use as slip ramps between Olive and Lindbergh.

Stormwater BMPs

Stormwater Best Management Practices (BMP's) have been considered throughout the design development phase. Water quantity management will not be a requirement because impervious areas will be significantly reduced with the addition of green space throughout the majority of the alignment, therefore runoff will inherently be

reduced. Water quality management will be incorporated into two (2) potential basin areas on the east and west sides of the alignment where Old Olive intersects Olive. In addition, amended soils could be incorporated into the green spaces throughout the alignment. These elements will be fully defined in the construction document development phase.

Water Utility

Potential conflicts and resolution of conflicts with potable water lines should continue to be a primary parameter as construction documents are developed. Missouri American Water indicated that hydro excavation techniques should be specified for excavation near their facilities. In addition, 2' minimum clearance should be provided between outside of their pipe and outside of lighting upright foundations.

Five (5) large diameter potable water lines ranging between 12" and 36" in diameter parallel the centerline of Old Olive within the R/W. Two (2) of the mains appear to split off onto Lindbergh with the remaining three (3) continuing to the west along Old Olive. These water service lines were constructed between 1908 and 1930, therefore record plans are not available. Missouri American indicated that they will provide GIS coordinate data for the locations where their facilities were found.

Storm Sewer

The City of Creve Coeur may want to consider performing CC-TV on existing storm sewers in the final design phase to determine if any point repairs should be included when the road is reconstructed.

Attachments

- Cover Sheet
- Typical Sections
- Preliminary Plan and Profile
- Preliminary Utility and Drainage Plans
- Preliminary Flow Calculation

OLD OLIVE IMPROVEMENTS

CREVE COEUR, MISSOURI

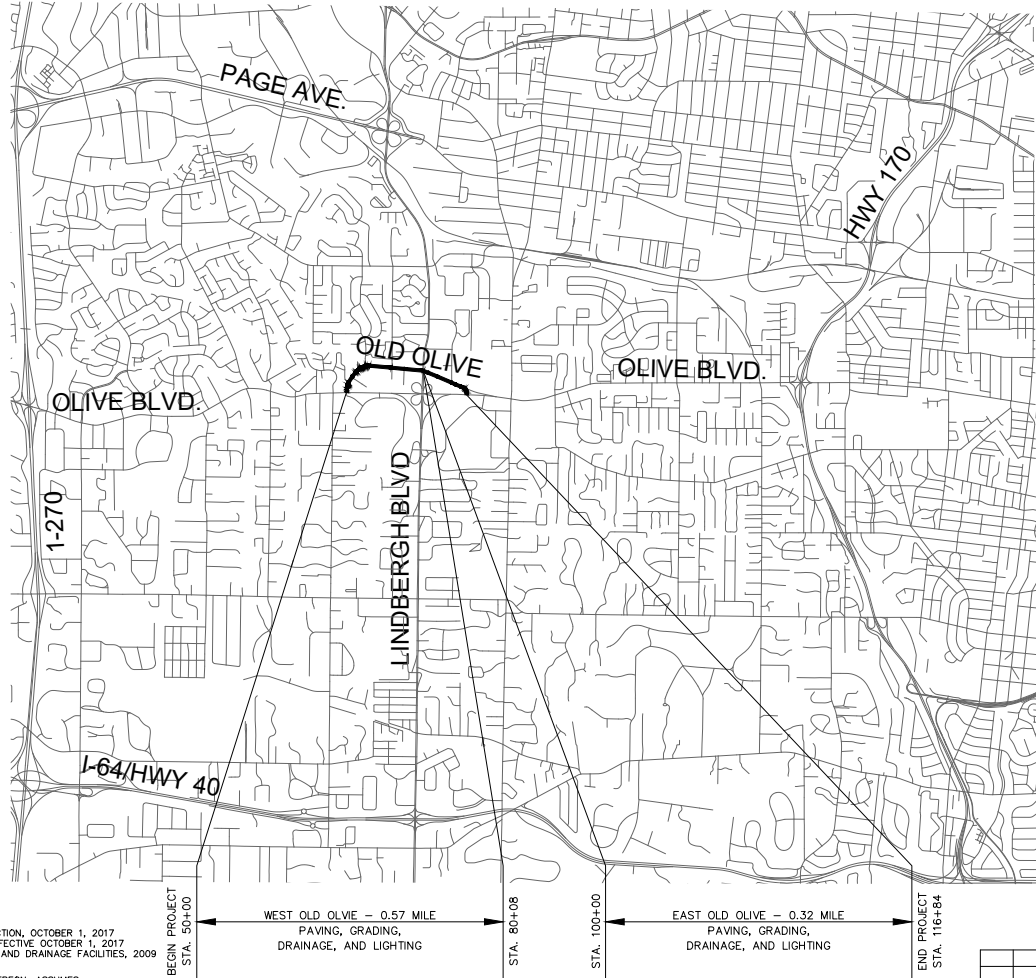
FEDERAL PROJECT

DESIGN DESIGNATIONS

ADT - 2018 = XXXX
ADT - 2028 = XXXX
DESIGN SPEED (CURRENT) = 30 MPH
DESIGN SPEED (PROPOSED) = XX MPH
FUNCTIONAL CLASSIFICATION = MAJOR COLLECTOR

LEGEND

SYMBOL	DESCRIPTION
● PP	POWER POLE
— W	GUY WIRE
— S	SIGN
▲ GV	GAS VALVE
▲ GM	GAS METER
▲ WV	WATER VALVE
▲ WM	WATER METER
○ WF/WS	WATER FAUCET OR SPRINKLER
○ CO	CLEAN OUT
○ YD	YARD DRAIN
●	POST
□ E/M	ELECTRIC BOX OR METER
□ ICV	IRRIGATION CONTROL VALVE
□ MB	MAIL BOX
□ TFB	TELEPHONE/FIBER BOX
□ LS	LIGHT STANDARD
— FH	FIRE HYDRANT
○ TS	TRAFFIC SIGNAL
○ EYL	ELECTRIC YARD LIGHT
○ P	PHONE/FIBER MANHOLE
○ E	ELECTRIC MANHOLE
△	BENCHMARK
△	SURVEY CONTROL POINT
×	FOUND CUT CROSS
○	FOUND MONUMENT AS NOTED
■	AREA/GRATE INLET
□	CURB/DROP INLET
○	MANHOLE
(S)	SURVEY/CALCULATED
(R)	RECORD
— OU	OVERHEAD UTILITY LINE
— G	UNDERGROUND GAS LINE
— T	UNDERGROUND TELEPHONE LINE
— E	UNDERGROUND ELECTRIC LINE
— FO	UNDERGROUND FIBER OPTIC LINE
— SS	SANITARY SEWER
— SW	STORM SEWER
— TL	TREE LINE
— F	FENCE LINE
10" +	TREE W/ SIZE
48" +	BUSH W/ SIZE



INDEX

SHEET #	DESCRIPTION
1	COVER SHEET
2	TYPICAL SECTIONS
3-11	DEMO PLAN
12-16	PLAN & PROFILE SHEETS
17-25	UTILITY PLAN

ABBREVIATIONS

ATG	ADJUST TO GRADE
BO	BY OTHERS
CO	CLEAR OUT
CONC	CONCRETE
CI	CURB INLET
DB	DEED BOOK
DND	DO NOT DISTURB
EL	EAST
EL	ELEVATION
EMH	ELECTRIC MANHOLE
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
FC	FACE OF CURB
FES	FLARED END SECTION
FI	FIRE HYDRANT
FL	FLOW LINE
GI	GRATE INLET
GV	GAS VALVE
LF	LINEAL FEET
LS	LIGHT STANDARD
MH	MANHOLE
N	NORTH
NTS	NOT TO SCALE
OFF	OFFSET
OH	OVERHEAD UTILITY
PB	PLAT BOOK
PC	POWER POLE
PP	POLYVINYL CHLORIDE PIPE
PVC	REINFORCED CONCRETE PIPE
RCP	RIGHT OF WAY
ROW	SOUTH
S	SANITARY MANHOLE
SMH	TO BE ABANDONED
TBA	TO BE REMOVED
TBR	TO BE REMOVED AND REPLACED
TBR&R	TO BE REMOVED AND RELOCATED
TBR&REL	TYPICAL
TC	TOP OF CURB
TYP	VITRIFIED CLAY PIPE
VCP	WEST
W	WATER VALVE
WV	WATER SHUT OFF
WSO	

THE FOLLOWING SPECIFICATIONS AND STANDARDS SHALL GOVERN:

2017 MISSOURI STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, OCTOBER 1, 2017
2017 MISSOURI STANDARD PLANS FOR HIGHWAY CONSTRUCTION, EFFECTIVE OCTOBER 1, 2017
ST. LOUIS SEWER DISTRICT, STANDARD SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES, 2009

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39NORTH - ANALYZE AND REDESIGN
OLD OLIVE STREET ROAD
OFFICE: 39N NORTH - ANALYZE AND REDESIGN

ACCESS ENGINEERING, LLC
11820 TESSON FERRY ROAD
SUITE 203
ST. LOUIS, MO 63126

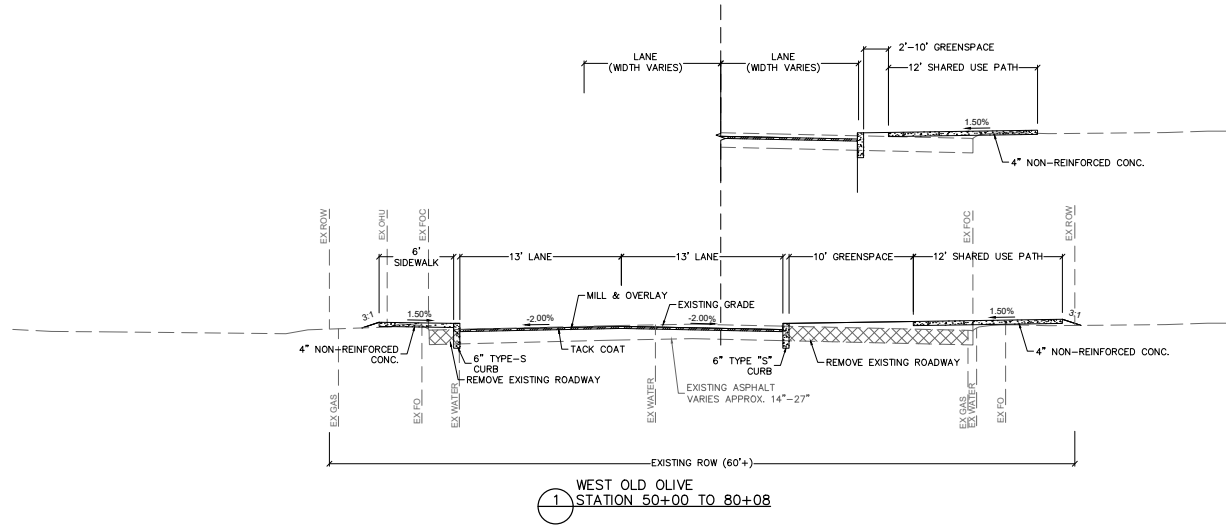
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EJR
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DATE:
JAN 20

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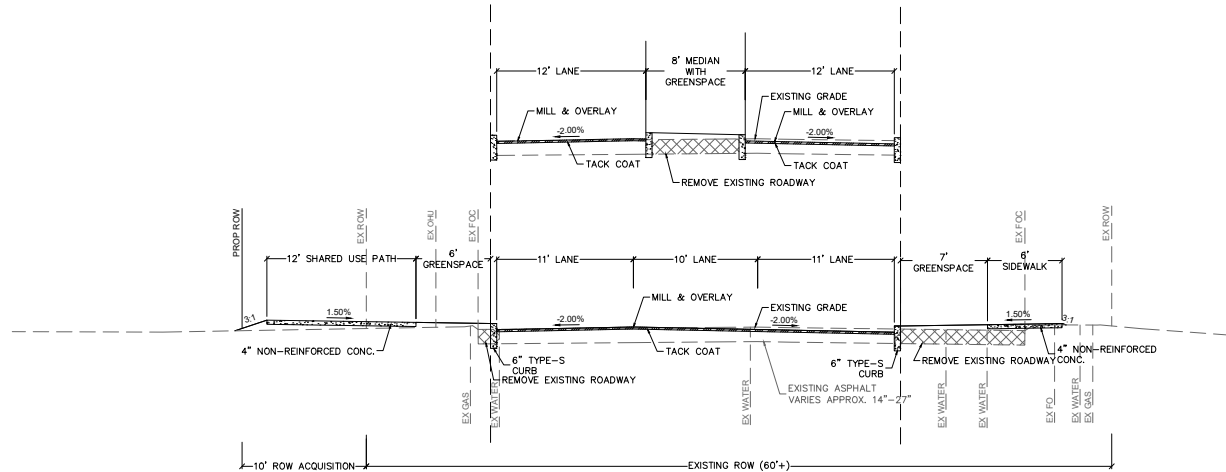
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Attachment: 19_0502 39N old olive final document DRAFT FOR REVIEW (#19-024:)

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1 WEST OLD OLIVE
STATION 50+00 TO 80+08



2 EAST OLD OLIVE
STATION 100+00 TO 116+84

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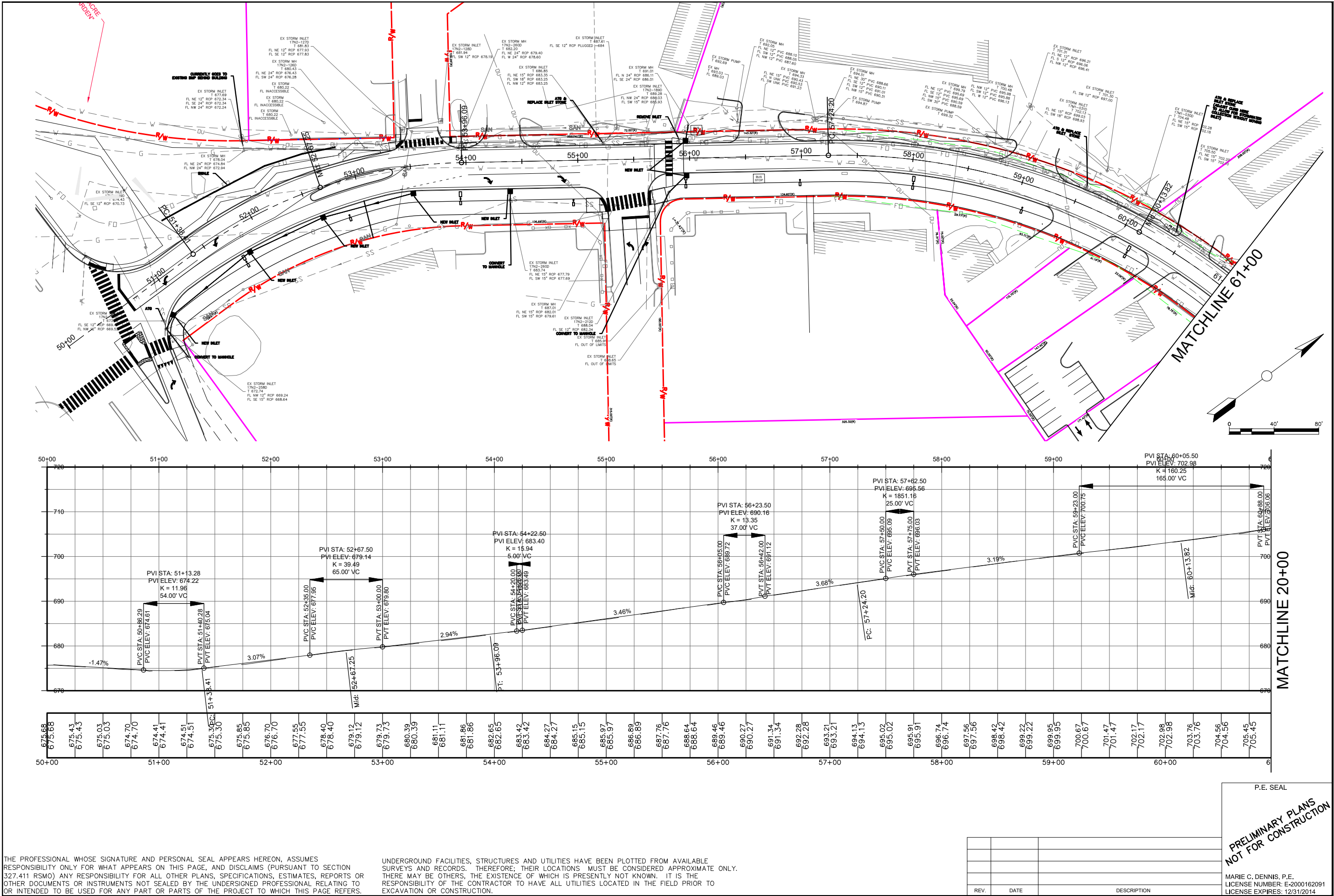
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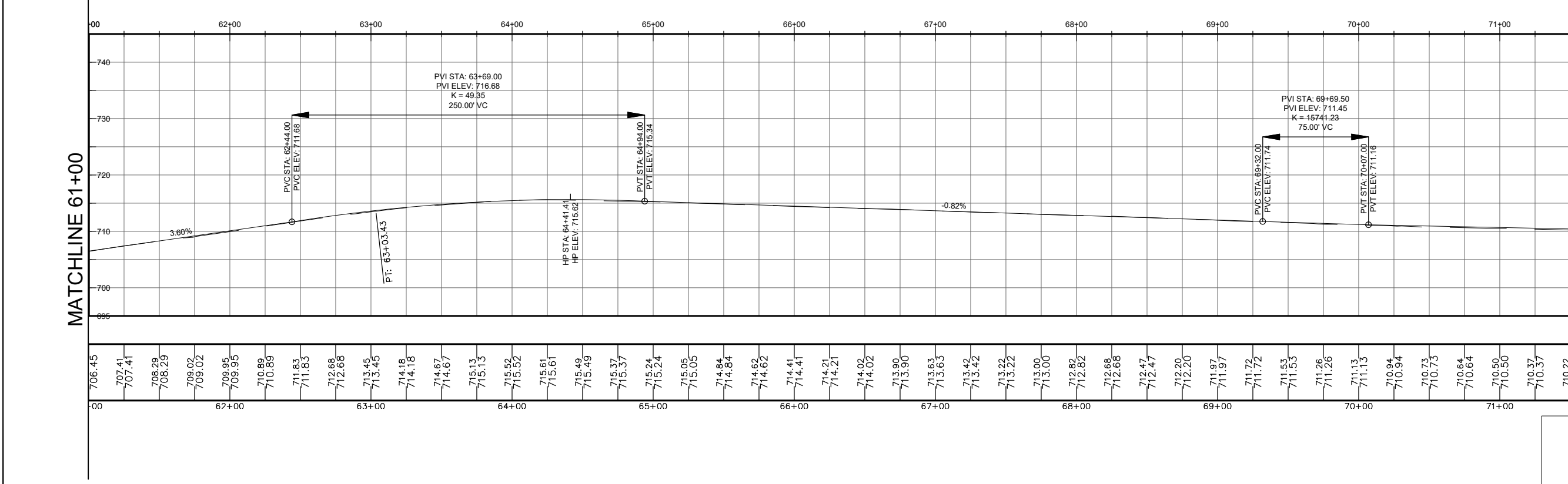
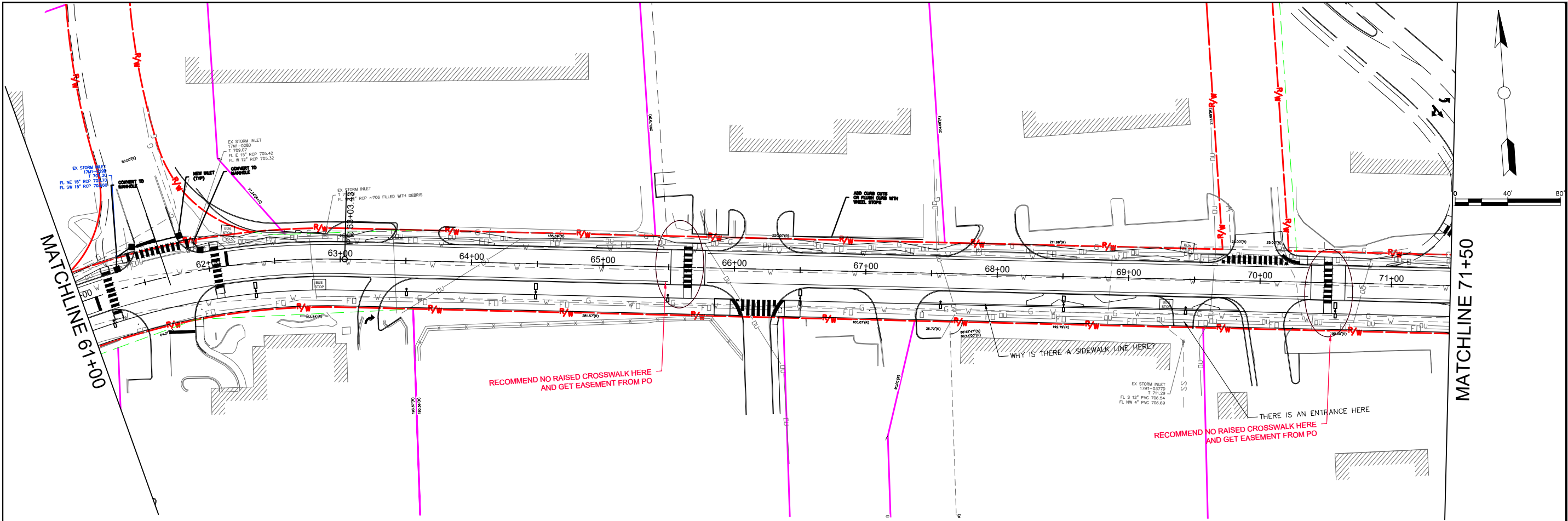
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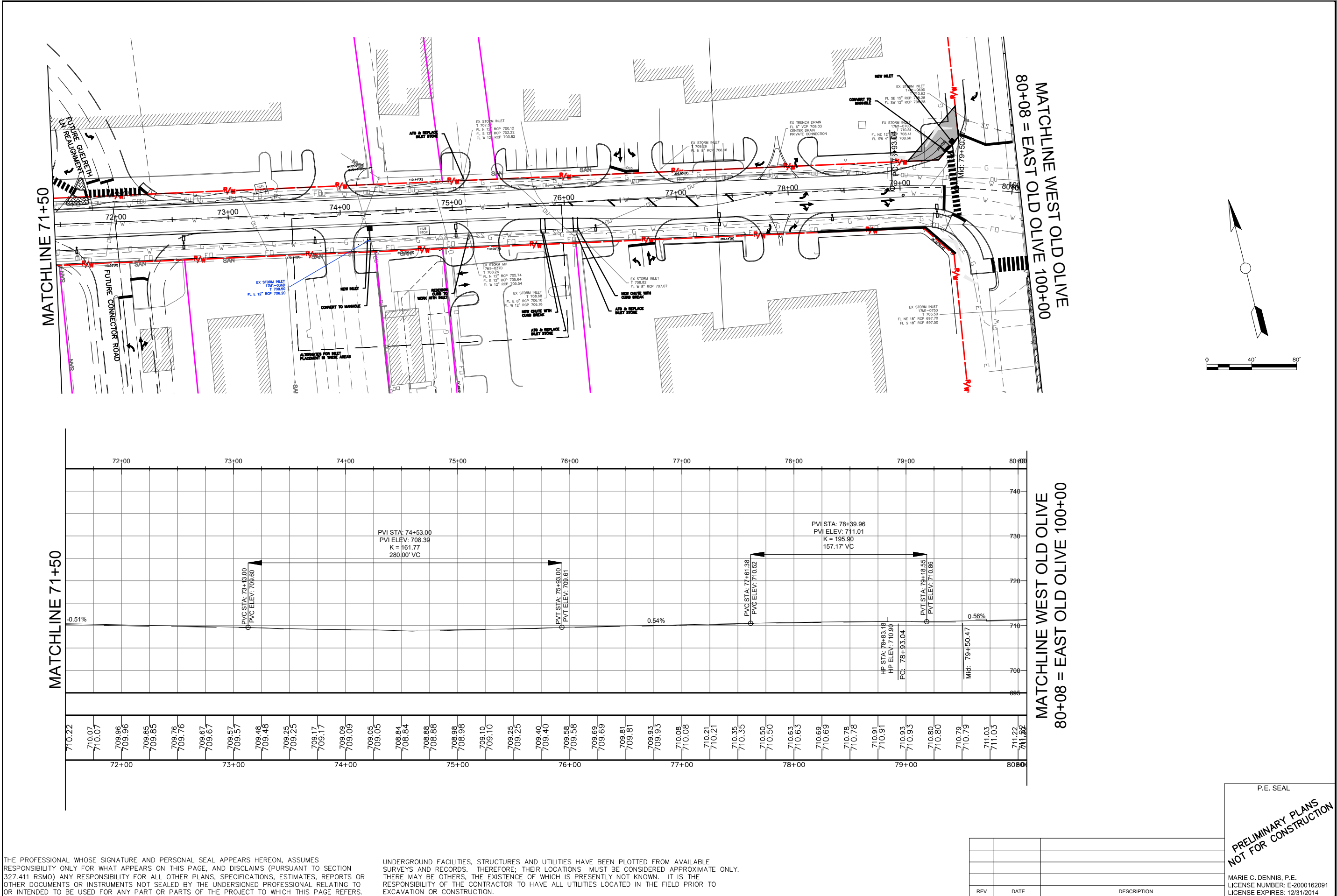
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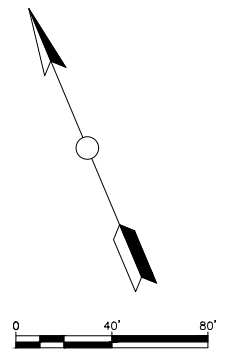
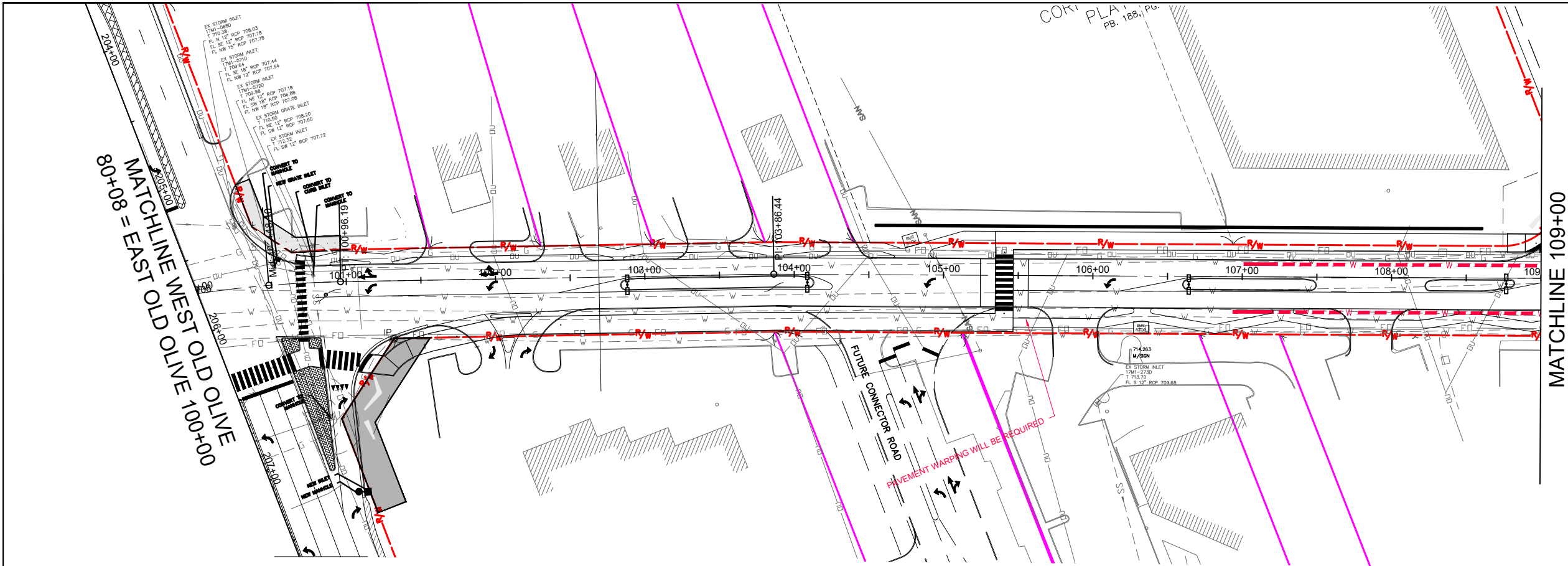
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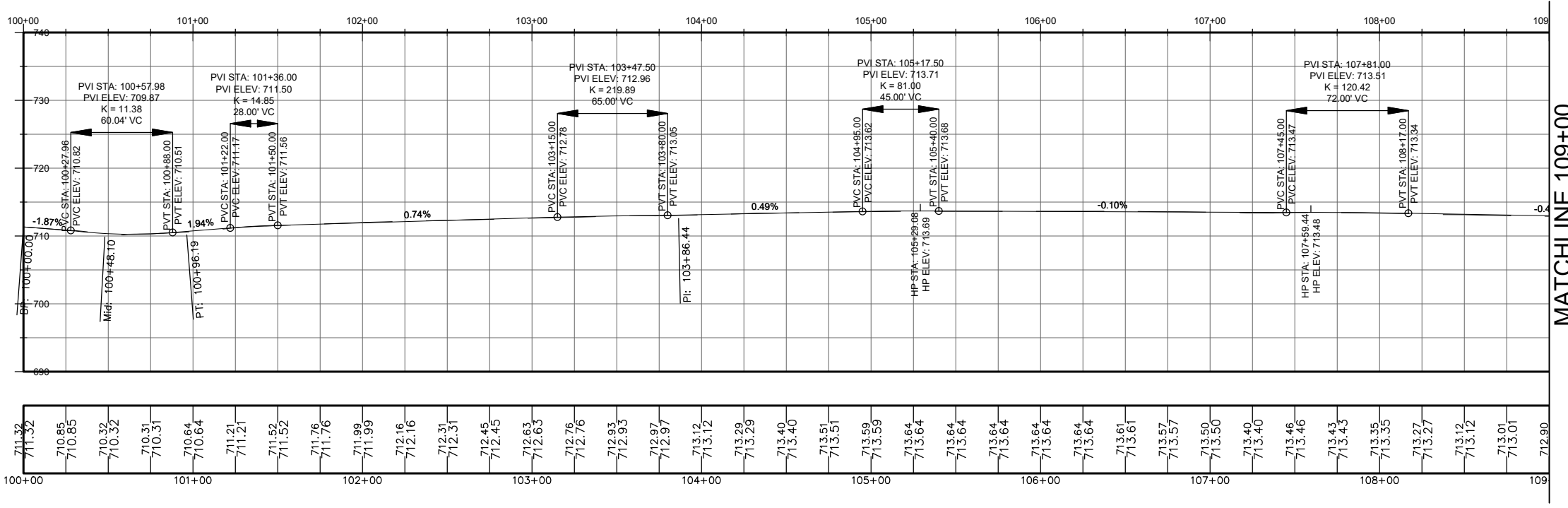
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OF

Packet Pg. 174



MATCHLINE WEST OLD OLIVE
80+08 = EAST OLD OLIVE 100+00



MATCHLINE 109+00

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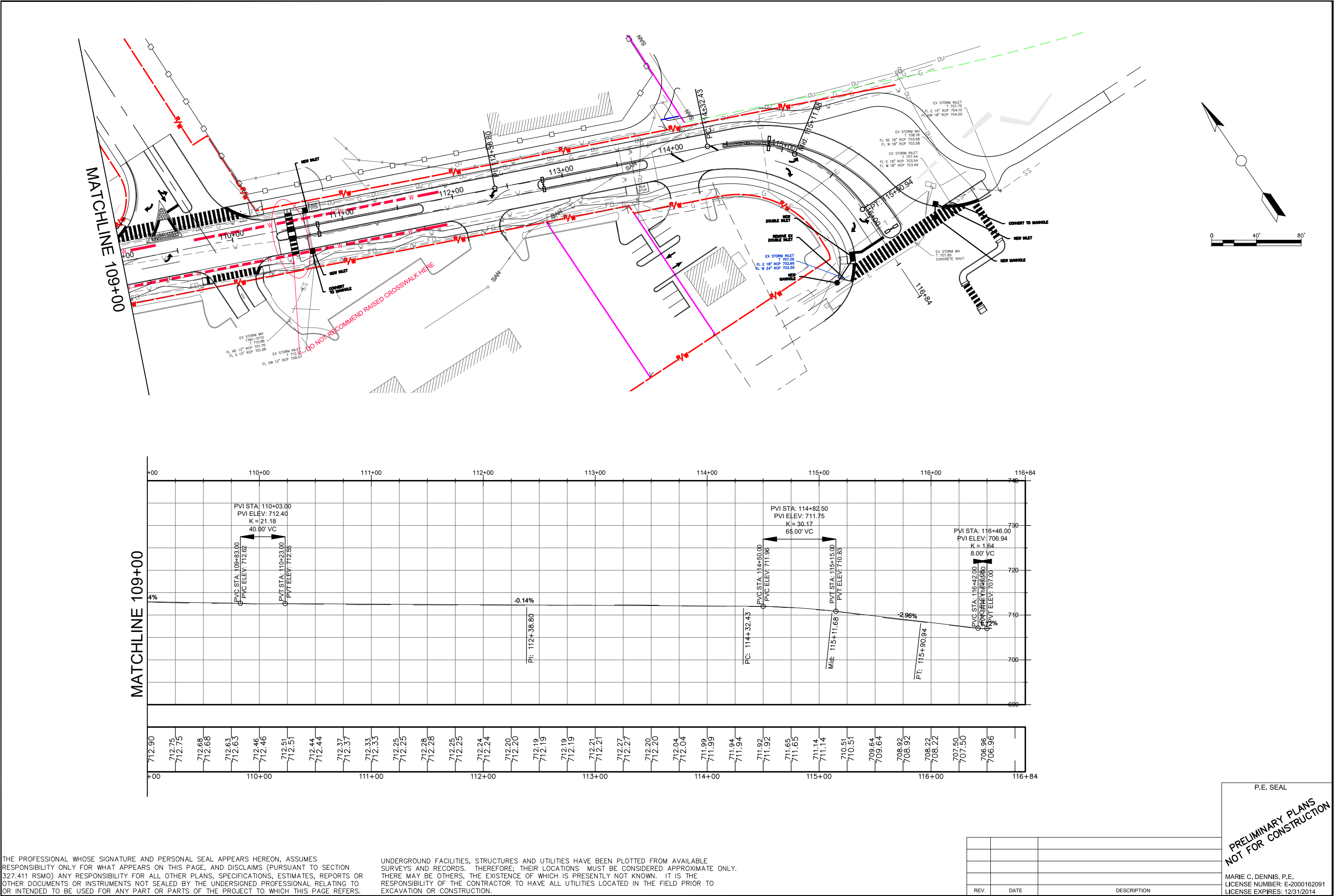


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EJR

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SUITE 203
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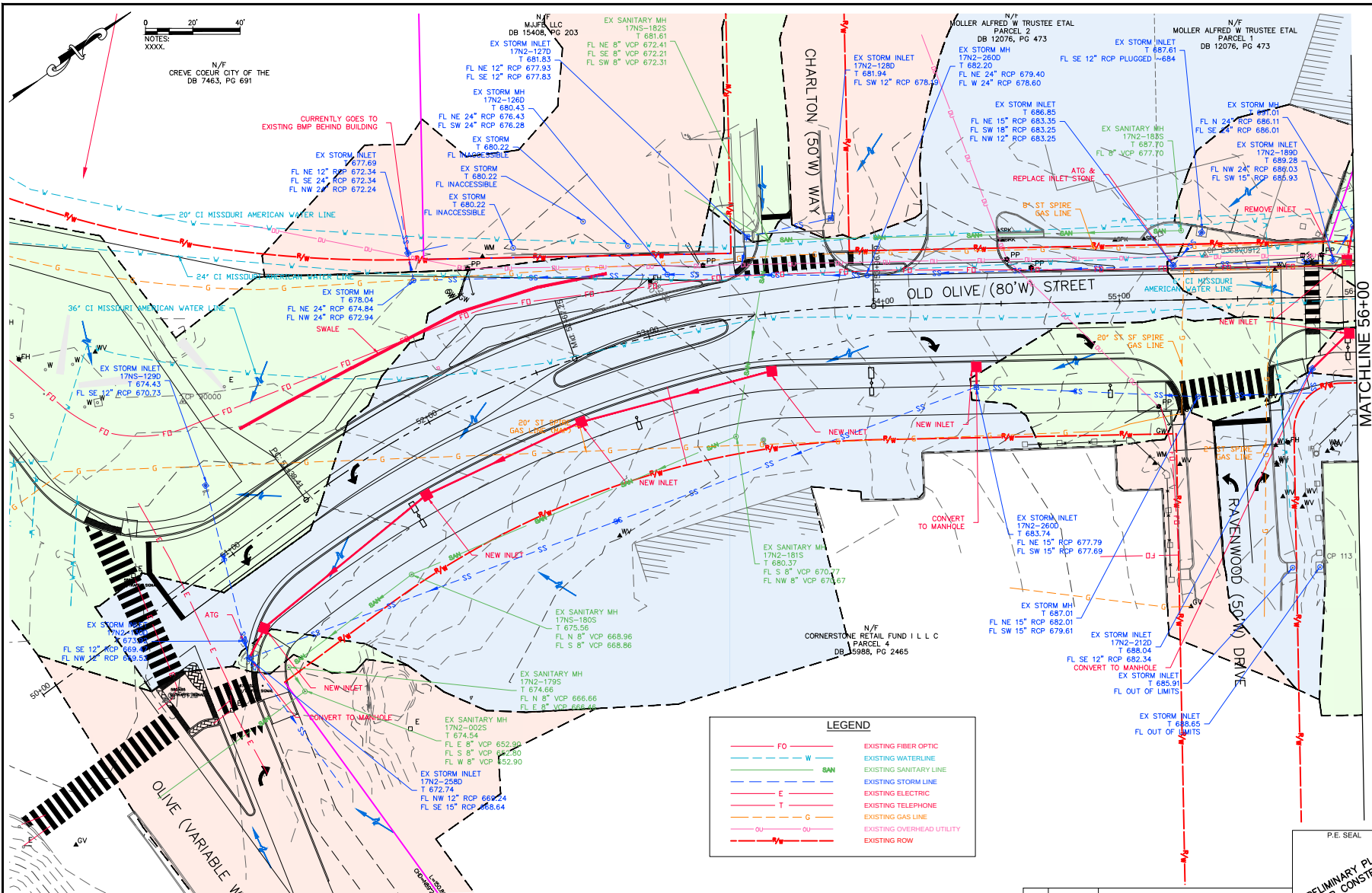
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39NORTH - ANALYZE AND REDESIGN
OLD OLIVE STREET ROAD
CREVE COEUR, MISSOURI

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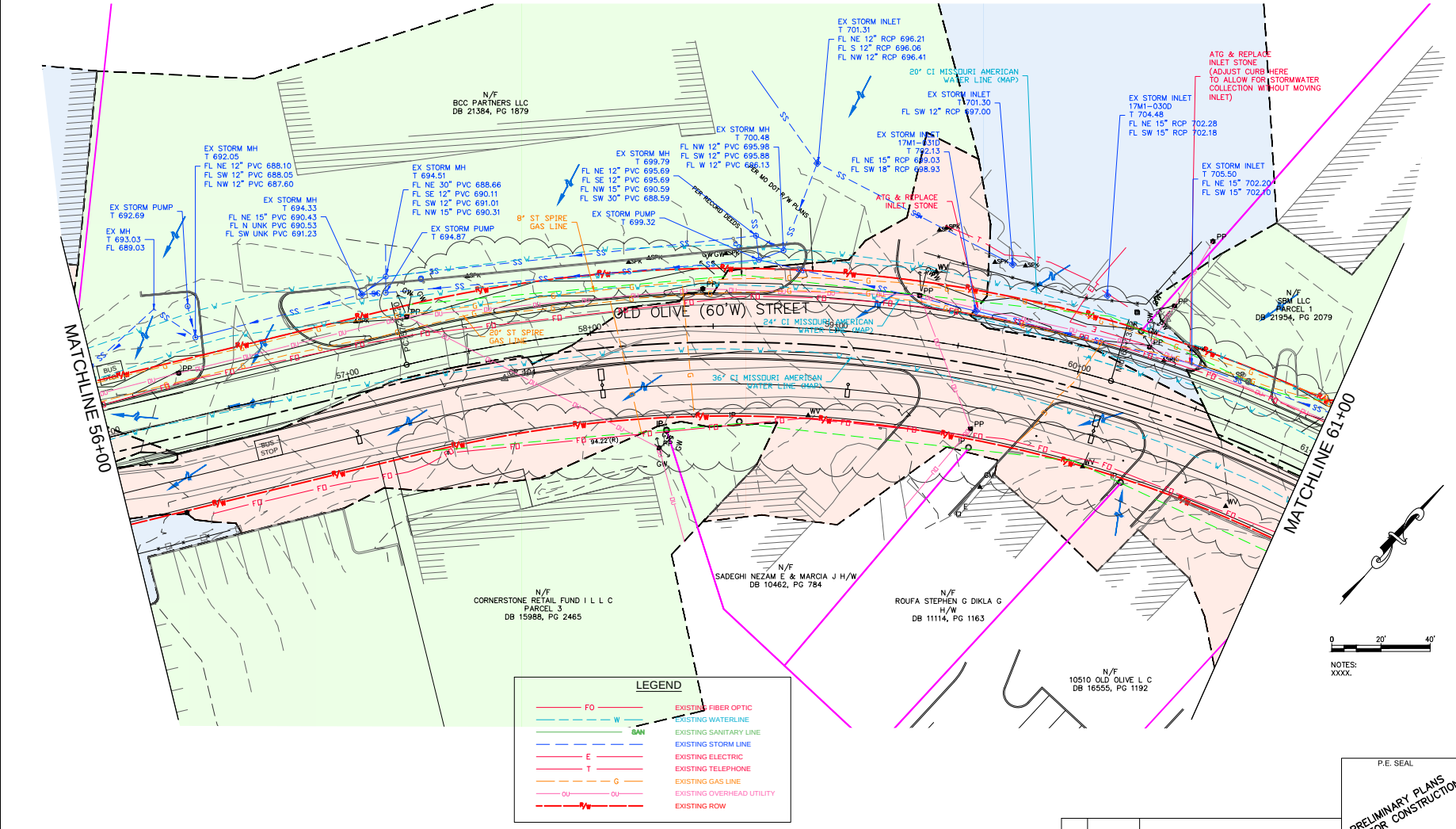
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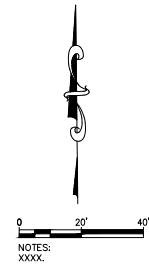
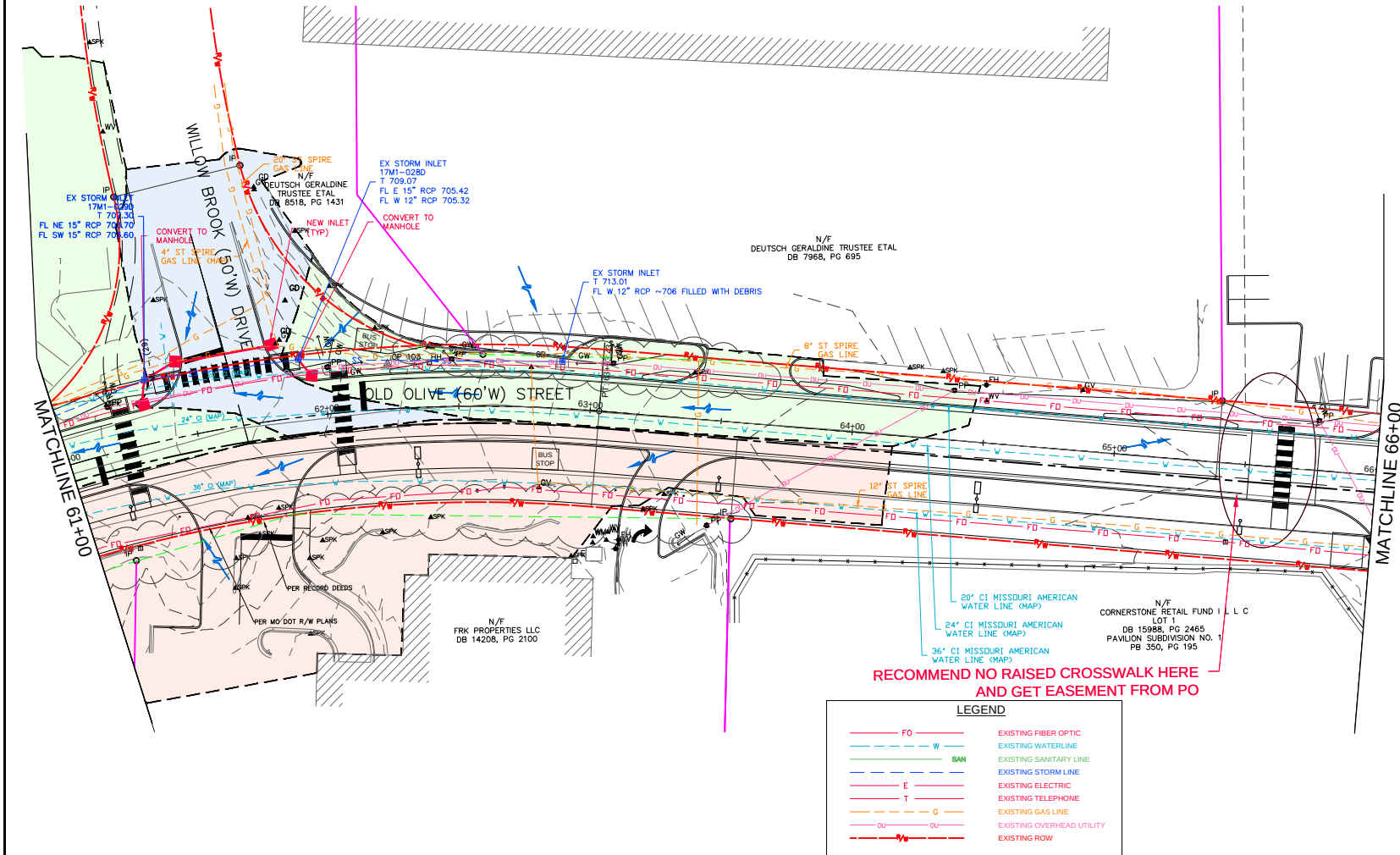
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T	EXISTING ELECTRIC
G	EXISTING TELEPHONE
OU-OU	EXISTING GAS LINE
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NUMBER

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39 NORTH - ANALYZE AND REDESIGN
OLD OLIVE STREET ROAD
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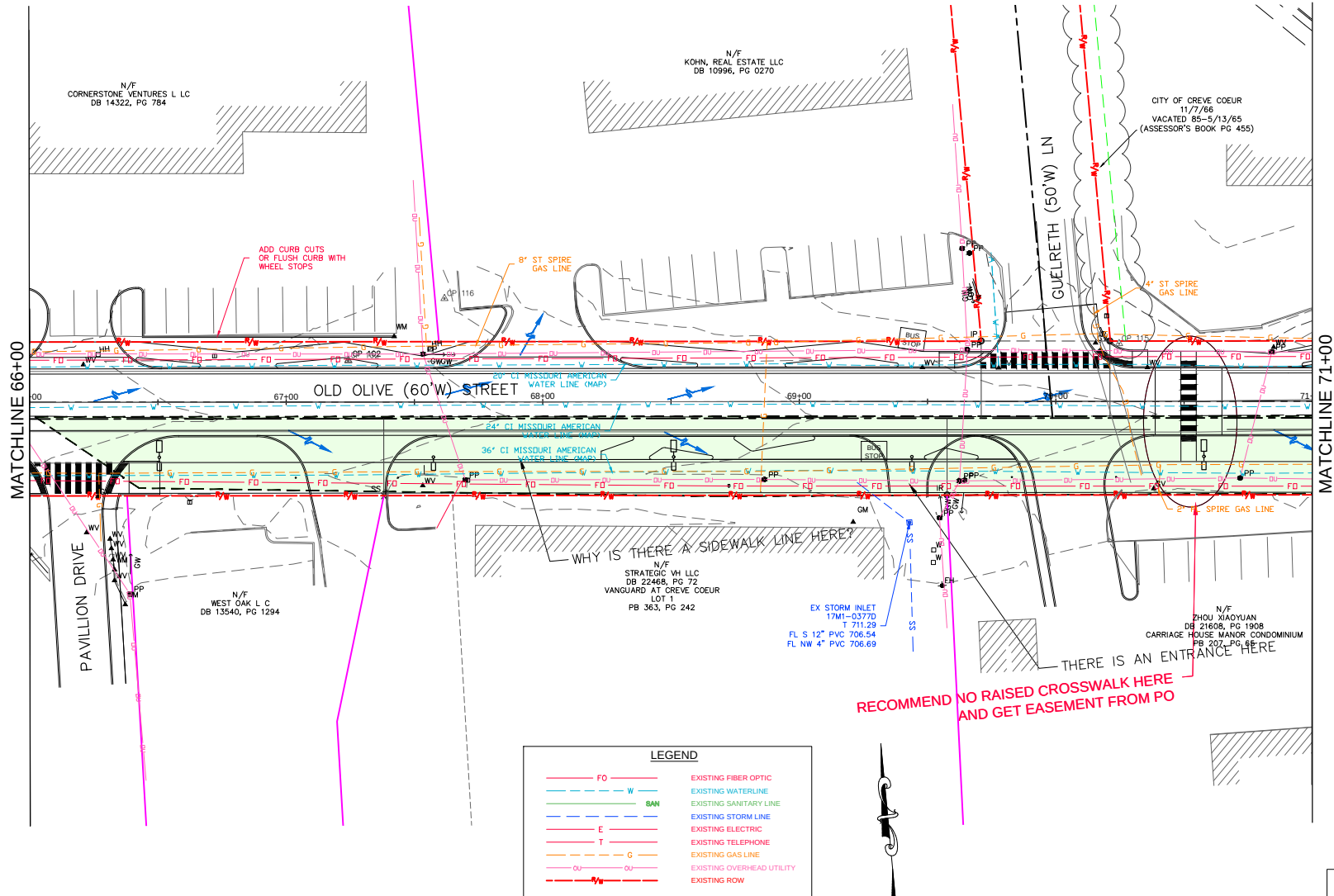
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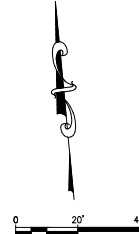
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OLD OLIVE STREET ROAD
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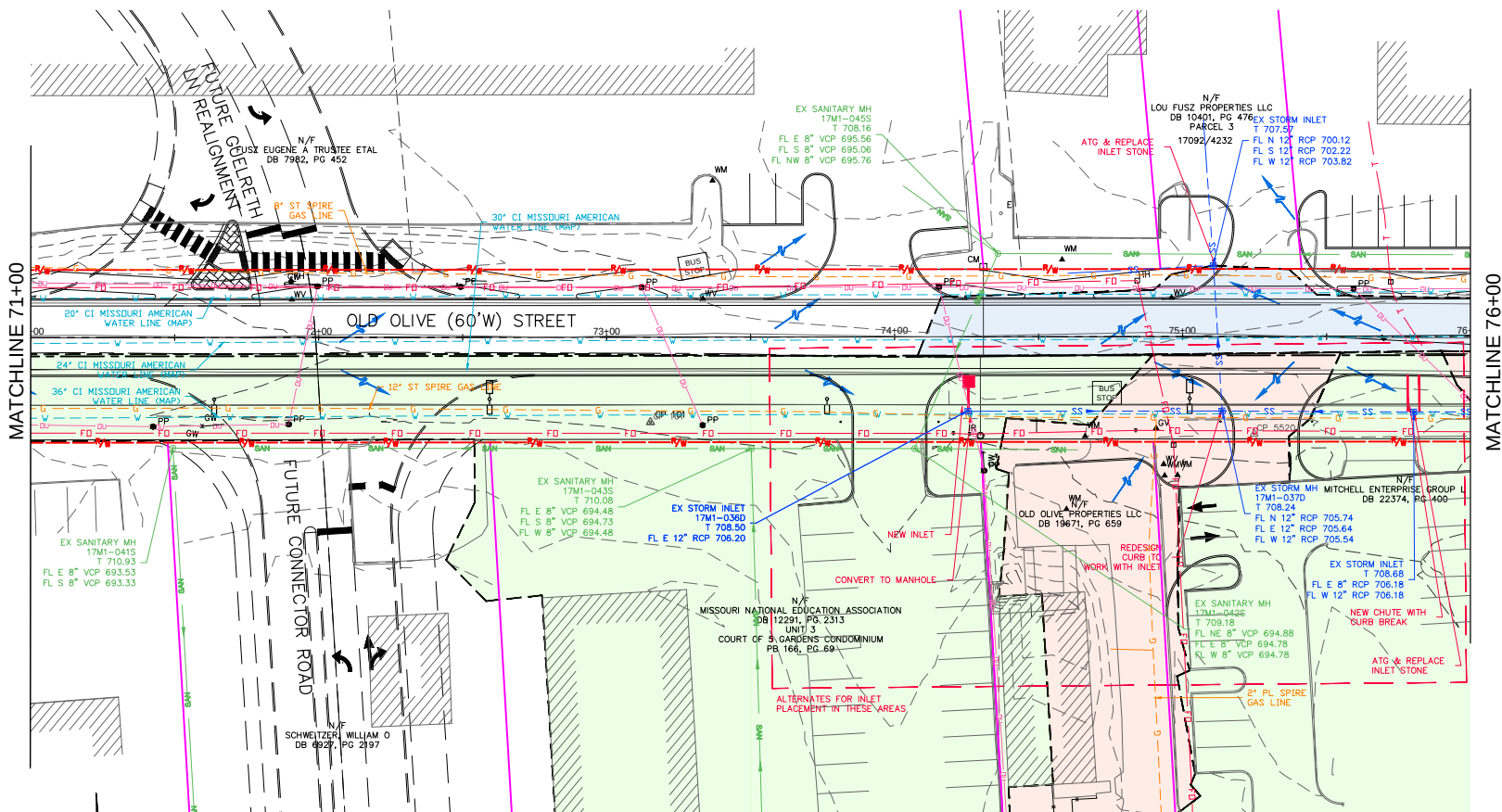
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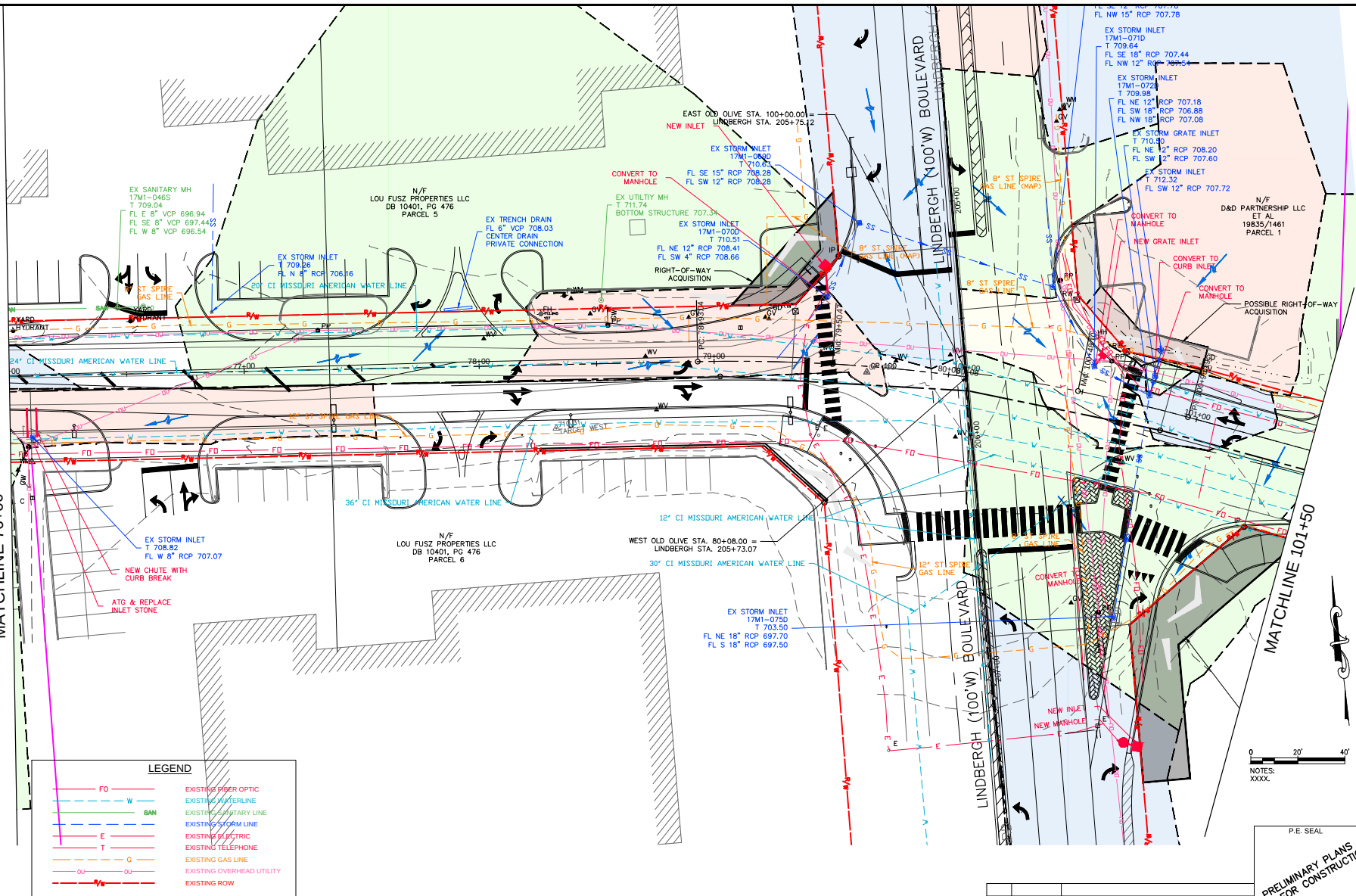
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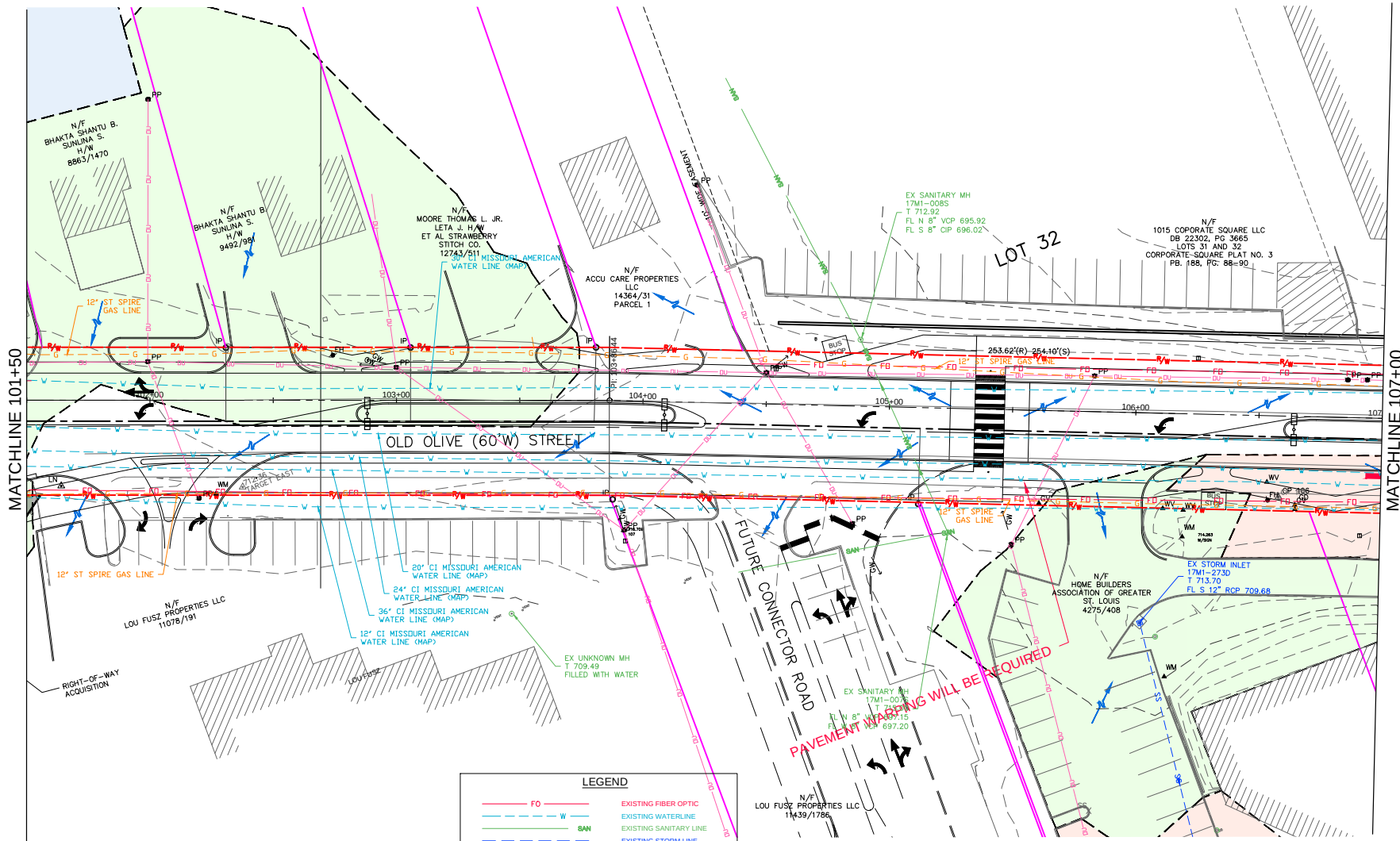
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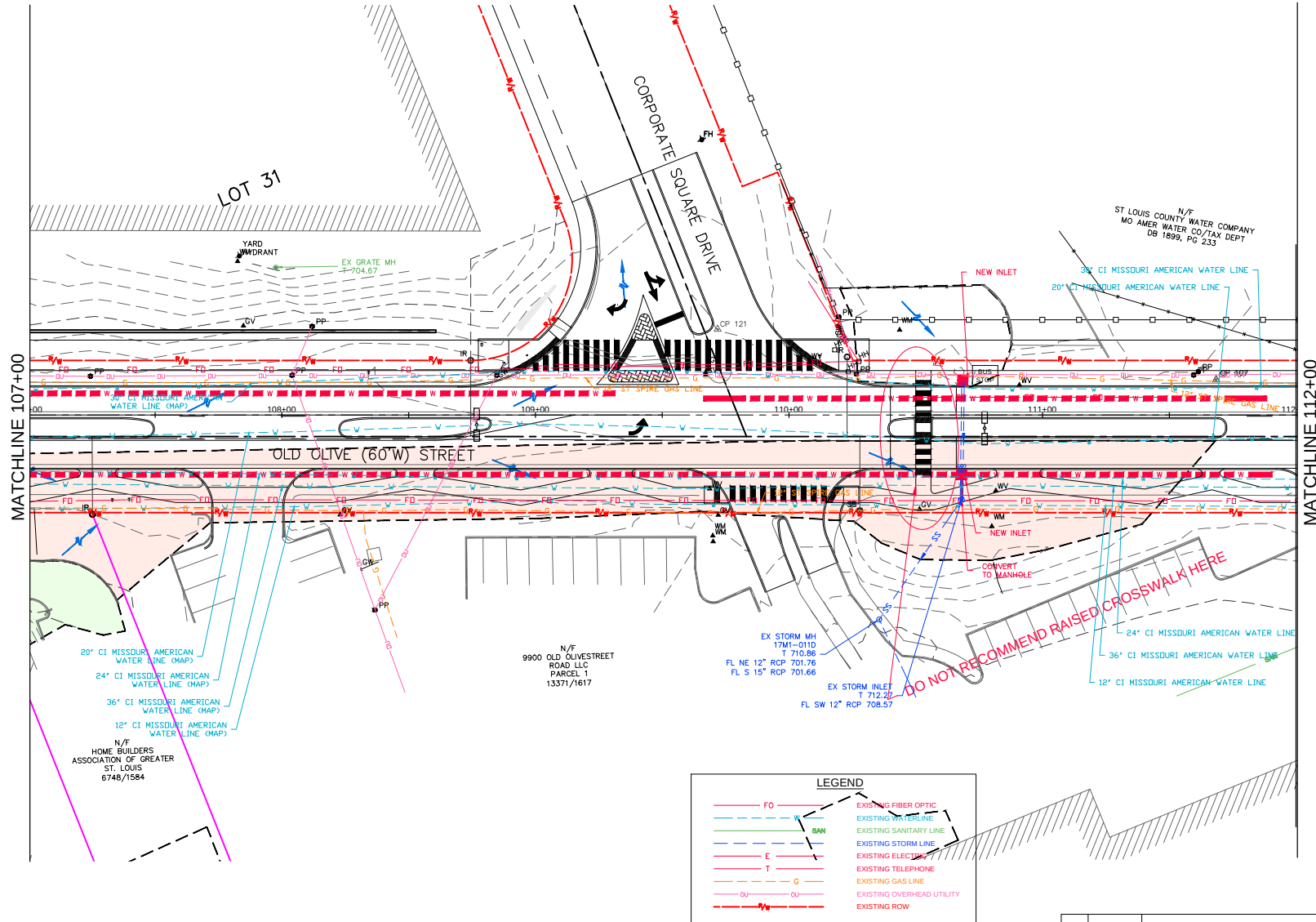
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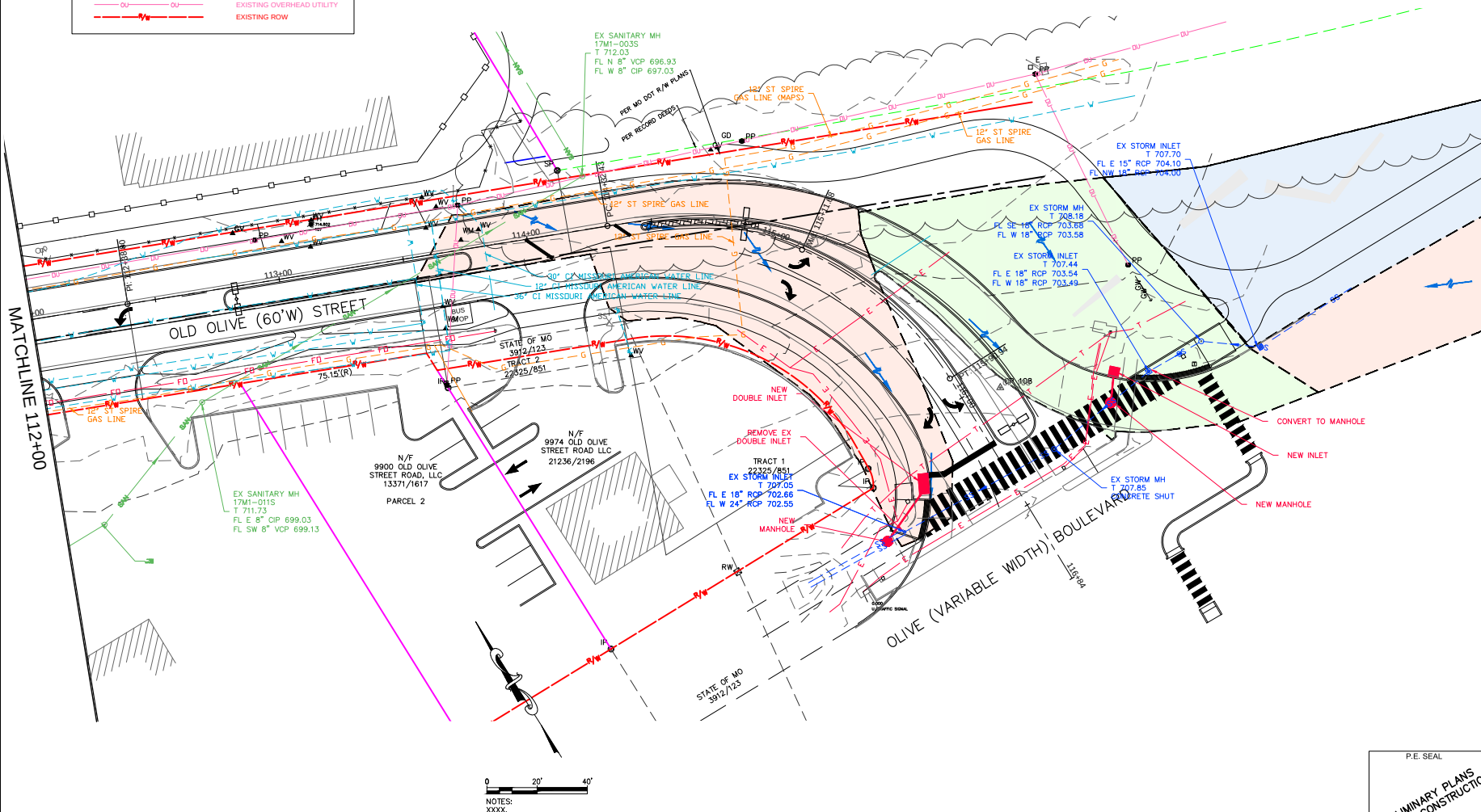
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S	EXISTING STORM LINE
E	EXISTING ELECTRIC
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G	EXISTING GAS LINE
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TECHNICAL

Electrical and Lighting

Lighting Basis of Design

Many questions were considered and answered when determining the lighting strategy of the shared use path and roadway.

- What would be the style of the light and pole?*
- What level of lighting would be appropriate?*
- Where can we install the pole?*
- What would be the height of the pole?*
- Should there be capability for wireless access?*
- Is Solar an option?*

One of the main challenges of the project was determining locations for the light poles where utilities where not a conflict. There are many underground utilities in the area and Ameren has overhead transmission lines on the north side of the road which limits the locations of the light poles. Relocating the utility lines to underground was investigated however due to cost this was abandoned. In review of the many questions and obstructions The Design Team considered the following six lighting design options:

Lighting Design Options

Option 1: 30’ tall poles with fixtures on south side of Olive Road (Modeled Cooper Galleon “AF-05-LED-E1-SL2” 4000K, 29,000 lm fixtures): Spaced 200’ apart provides an average of 1.7 fc. This would produce a maximum of 2.6 fc (under fixtures) and minimum of 1.2 fc (between fixtures on the south side of road). Spacing would allow for wireless access points at each pole.
Advantages: Minimizes number of poles (one every 200 feet). Provides excellent lighting distribution for roadway and sidewalk/bike path (regardless of which side of the road sidewalk/bike path is placed). 2.16 Max/Min ratio is remarkable. Cost is at a minimum.
Disadvantages: This is only roadway lighting. Decorative/ /welcoming lighting is not present.

Option 2: Only 15’ tall fixtures on south side of road (Modeled Sternberg “1527LED-8ARC45T2-MDL03-FSG” 4000K, 10,000 lm fixtures): Spaced 50’ apart provides an average of 2.4 fc. Maximum of 6fc (under fixtures) and minimum of .5 fc (on north side of roadway). Area under lighting on south side (sidewalk) varies from 3 fc to 6 fc. Spacing allows for wireless access points on every fourth pole.
Advantages: Provides one side of the road very well lit and welcoming. Cost is somewhat reduced by only providing lighting on one side of the road.
Disadvantages: Lighting is significantly brighter on south side of road, thus noticeably darker on north side of road. This option uses the most quantity of light poles and thus is expensive (quantity of pole is equal to the number of poles in option 4).

Option 3: Only 15’ tall fixtures on south side of road (Modeled Sternberg “1527LED-8ARC45T2-MDL03-FSG” 4000K, 10,000 lm fixtures): Spaced 66’ apart provides an average of 1.8 fc. Maximum of 6 fc (under fixtures) and minimum of .3 fc (on north side of roadway). Area under lighting on south side (sidewalk) varies from 1.6 fc to 6 fc. Spacing allows for wireless access points on every third pole.
Advantages: Provides one side of the road very well lit and welcoming. Cost is reduced by only providing lighting on one side of the road. More spacing than option 2 reduces the number of fixtures.
Disadvantages: Lighting is significantly brighter on south side of road, thus noticeably darker on north side of road.

Option 4: Only 15’ tall fixtures on both sides of the road (Modeled Sternberg “1527LED-8ARC45T2-MDL03-FSG” 4000K, 10,000 lm fixtures): Spaced 100’ apart and staggered (zigzag pattern from south to north fixtures). Average of 2.4 fc. Maximum of 6 fc (under fixtures) and minimum of .7 (between fixtures). Roadway is lit to 1.5 fc at its minimum (middle of roadway in-between fixtures on the diagonal). Spacing allows for wireless access points on every fourth pole.
Advantages: Evenly lit and welcoming lighting on both sides of the road.
Disadvantages: This option has the most light fixtures and poles (same quantity as option 2). Light poles are also on both sides of the road and therefore this would be to most expensive option.

Option 5: Only 15’ tall fixtures on both sides of the road (Modeled Sternberg “1527LED-8ARC45T2-MDL03-FSG” 4000K, 10,000 lm fixtures): Spaced 133’ apart and staggered (zigzag pattern from south to north fixtures). Average of 1.8 fc. Maximum of 6 fc (under fixtures) and minimum of .4 (between fixtures). Roadway is lit to 1.0 fc at its minimum (middle of roadway in-between fixtures on the diagonal). Spacing allows for wireless access points on every third pole.
Advantages: Evenly lit and welcoming lighting on both sides of the road. Less expensive than option 4 due to fewer fixtures/poles.
Disadvantages: This option losses some light compared to option 4. Light poles are also on both sides of the road and therefore this would be fairly pricey compared to options 1-3.
Note: A brighter fixture - 12,500 lm could be used to increase the light lost from option 4. This would however make the bright spots brighter, about 7.5 fc under the fixtures.

Lighting Design Options Continued

Option 6: 30' tall 29,000 lm fixtures spaced every 200' and 15' tall 10,000 lm fixtures spaced every 100' all on south side of road. 40' tall poles hold both types of fixtures (Modeled Cooper Galleon "AF-05-LED-E1-SL2" 4000K, 29,000 lm fixtures and Galleon AF LED SL2 4000K, 10,000 lm fixtures). Average of 2.8 fc. Maximum of 7.5 fc (under fixtures) and minimum of 1.5 fc (between fixtures on south side of road). Spacing allows for wireless access points at each 40' pole.

Advantages: Evenly lit roadway with welcoming lighting on the south side of the road. Max/Min lighting ratio of 5 is very good. Lighting on only the south side of the road reduces construction cost. Light poles located every 100' reduces the number of poles compared to options 2, 3, 4 and 5 which also reduces cost.

Disadvantages: Welcoming/decorative lighting is not present on the north side of the road. Average of 2.8 fc may be more than is desired. Lower lumen fixtures could be used to bring this value down.

All Options: WIFI cabinet will be installed in the middle of the project extents on the south side of the road. Fiber Optic wiring for connections to Wireless Access Points. Lighting pedestals are also located in the middle of project extents on the south side of the road fed from a single phase pole mounted utility transformer.

City of Creve Coeur Lighting Ordinance

Creve Coeur county ordinance on site/roadway lighting does not list maximum or minimum lighting levels or allowable max/min ratios. Maximum pole height for non-residential zoning districts is stated to be 24'. MODOT lighting on Olive Rd. throughout Creve Coeur uses 40' tall poles. The ordinance may need to be addressed to allow the use of 30' height poles. The lighting has been reviewed with the City of Creve Coeur during the Core Working Team meetings and city staff meetings.

Smart Pole Technology

A company called Lumca located, in Quebec makes a variety of rail poles with smart pole integration. These are poles that are designed to accommodate features such as WIFI, electric car charging, signage, cameras, etc. They are also designed to accommodate infrastructure for Smart City technology that includes sensors, data collection, safety monitoring, etc. The unique aspect of the pole is that it is a rail pole that allow components to hang on the pole or hide infrastructure or technology inside the pole. Components are available through Lumca, creating a clean look and a pole that is flexible for future changes in the corridor needs. The pole assembly can have built in wireless hotspot, 120V receptacle, USB charger, and signage as a start. A company called NEPSA located in Northern Illinois makes smart poles similar to LUMCA.

Recommendation

The Design Team is recommending Option 6 with a fixture similar to the Cooper Galleon photometrics. The recommended pole is the Lumca Lumafix Rail pole with integrated WIFI and signage. The cost estimate reflects this recommendation but does not provide a cost for the WIFI integration.

With Option 6, light poles will be installed on the south side of Old Olive Road west of Lindbergh and installed in the median east of Lindbergh. At the new proposed intersection of Lindbergh and Old Olive lighting would be added to supplement the fixtures mounted on the traffic signal poles if clearance from the overhead electrical can be achieved. If not, free-standing light poles will be positioned in the intersection.



Recommended light pole – Lumca Lumafix

Implementation Due Diligence

During implementation phases, the final light pole and fixture will be determined and if WIFI is going to be installed. There is a cost to install a WIFI system with additional cost to pole structures, maintenance and installation.

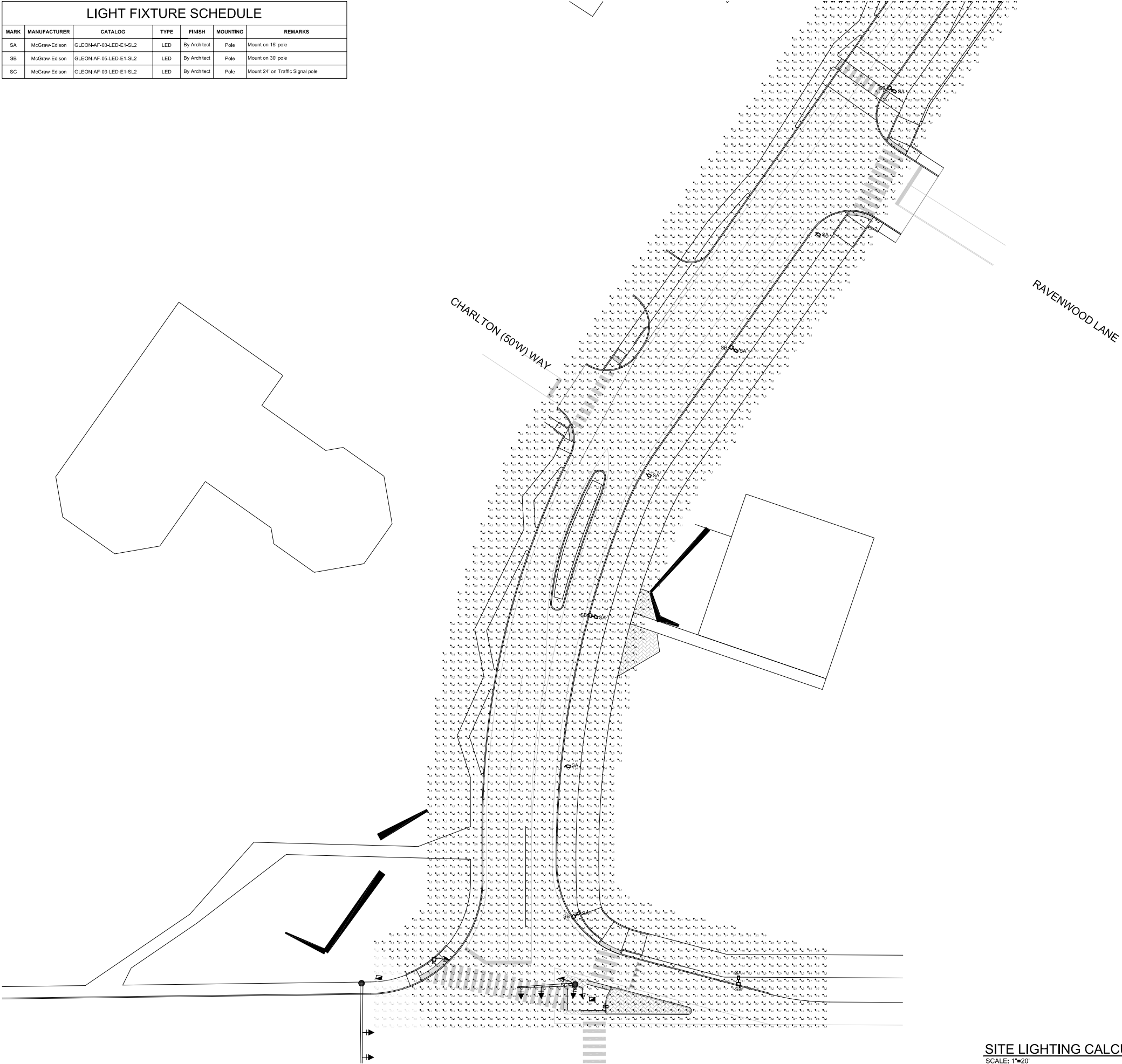
Attachments

The following drawing and cutsheets document the recommendations of the Design Team.

- Photometrics
- Light Fixture Catalog Cutsheets
- Smart Pole Catalog Cutsheets

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PLOT DATE: 1/27/2019 12:49:06 PM
OPERATOR: JACOB

LIGHT FIXTURE SCHEDULE						
MARK	MANUFACTURER	CATALOG	TYPE	FINISH	MOUNTING	REMARKS
SA	McGraw-Edison	GLEON-AF-03-LED-E-1-SL2	LED	By Architect	Pole	Mount on 15' pole
SB	McGraw-Edison	GLEON-AF-05-LED-E-1-SL2	LED	By Architect	Pole	Mount on 30' pole
SC	McGraw-Edison	GLEON-AF-03-LED-E-1-SL2	LED	By Architect	Pole	Mount 24' on Traffic Signal pole



SITE LIGHTING CALCULATIONS - 1 OF 7
SCALE: 1"=20'



39 NORTH OLD OLIVE STREET LIGHTING

DATE: 12/12/2018
DESIGNED: JACOB
DRAWN: JACOB
CHECKED: JACOB
JOB NO. 1809600
SHEET 01 OF 07

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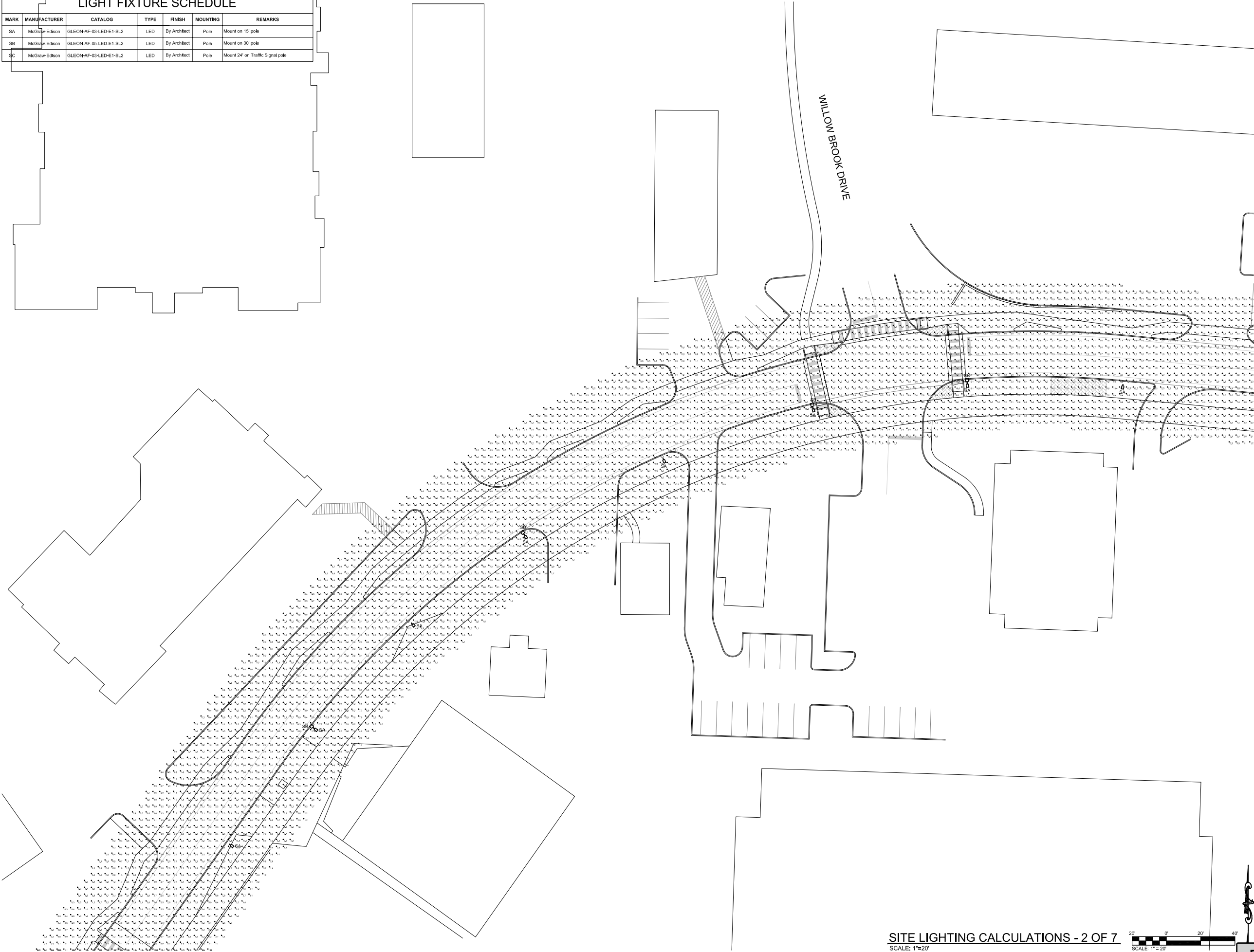
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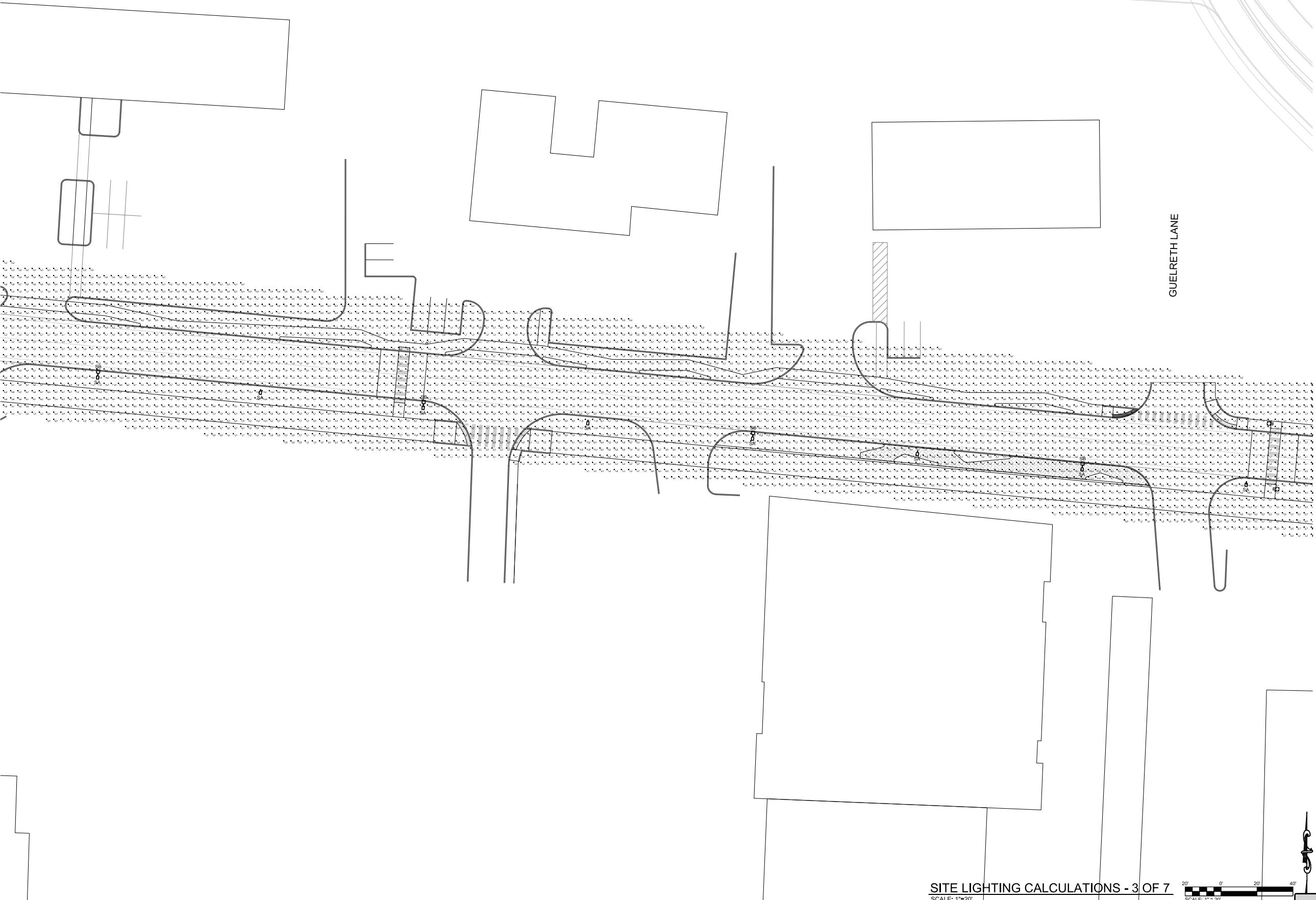
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PLOT DATE: 1/27/2019 12:48:12 PM
OPERATOR: JACOB

LIGHT FIXTURE SCHEDULE						
MARK	MANUFACTURER	CATALOG	TYPE	FINISH	MOUNTING	REMARKS
SA	McGraw-Edison	GLEON-AF-03-LED-E-1-SL2	LED	By Architect	Pole	Mount on 15' pole
SB	McGraw-Edison	GLEON-AF-05-LED-E-1-SL2	LED	By Architect	Pole	Mount on 30' pole
SC	McGraw-Edison	GLEON-AF-03-LED-E-1-SL2	LED	By Architect	Pole	Mount 24' on Traffic Signal pole



LIGHT FIXTURE SCHEDULE						
MARK	MANUFACTURER	CATALOG	TYPE	FINISH	MOUNTING	REMARKS
SA	McGraw-Edison	GLEON-AF-03-LED-E-1-SL2	LED	By Architect	Pole	Mount on 15' pole
SB	McGraw-Edison	GLEON-AF-03-LED-E-1-SL2	LED	By Architect	Pole	Mount on 30' pole
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SC	McGraw-Edison	GLEON-AF-03-LED-E-1-SL2	LED	By Architect	Pole	Mount 24" on Traffic Signal pole



SITE LIGHTING CALCULATIONS - 3 OF 7
SCALE: 1"=20'



39 NORTH OLD OLIVE STREET LIGHTING

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JOB NO.	1809600
SHEET	03 OF 07

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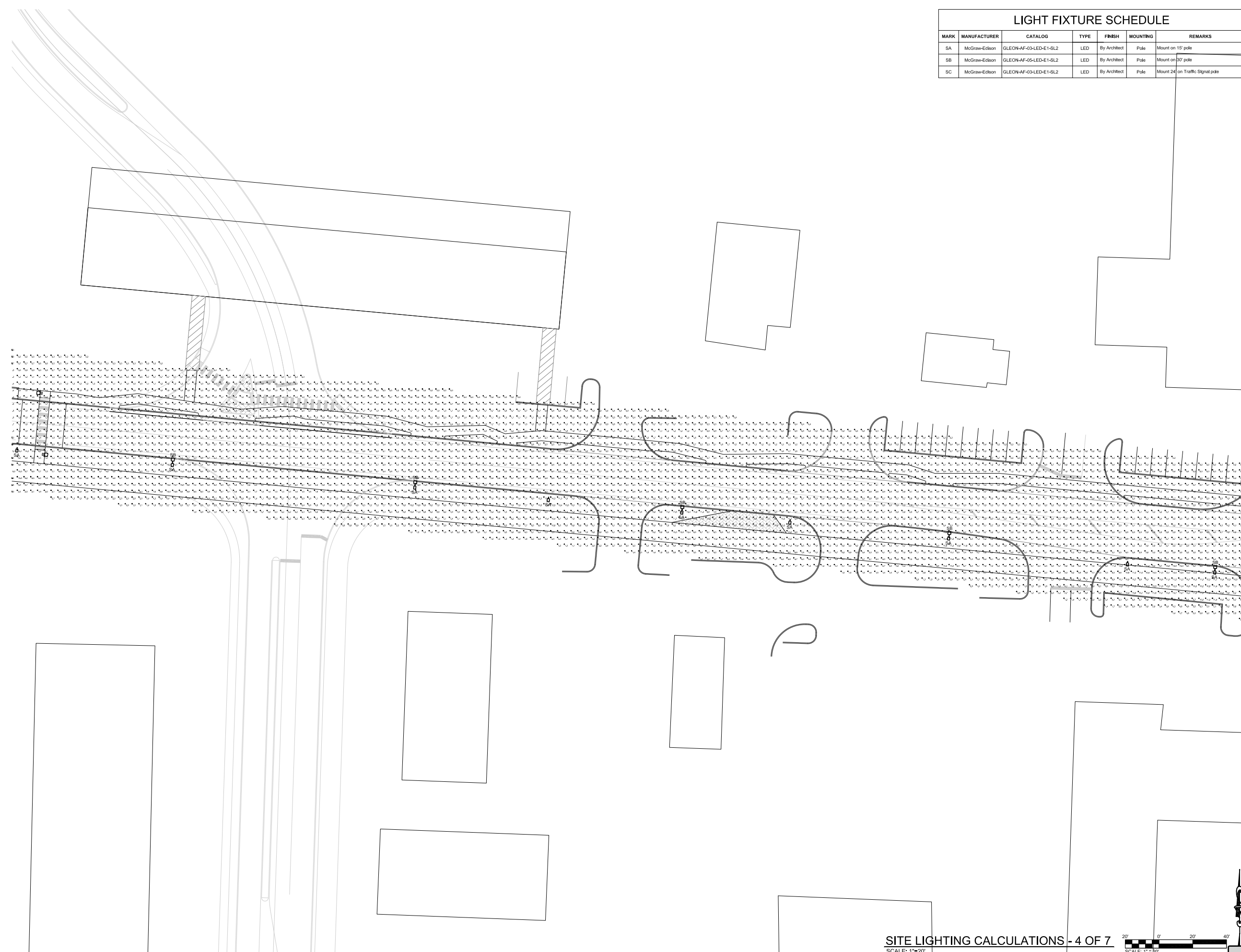
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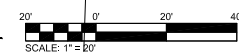
Attachment: 19_0502 39N old olive final document DRAFT FOR REVIEW (#19-024: Old Olive Street Road Great Street Plan)

LIGHT FIXTURE SCHEDULE						
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SC	McGraw-Edison	GLEON-AF-03-LED-E1-SL2	LED	By Architect	Pole	Mount 24" on Traffic Signal pole

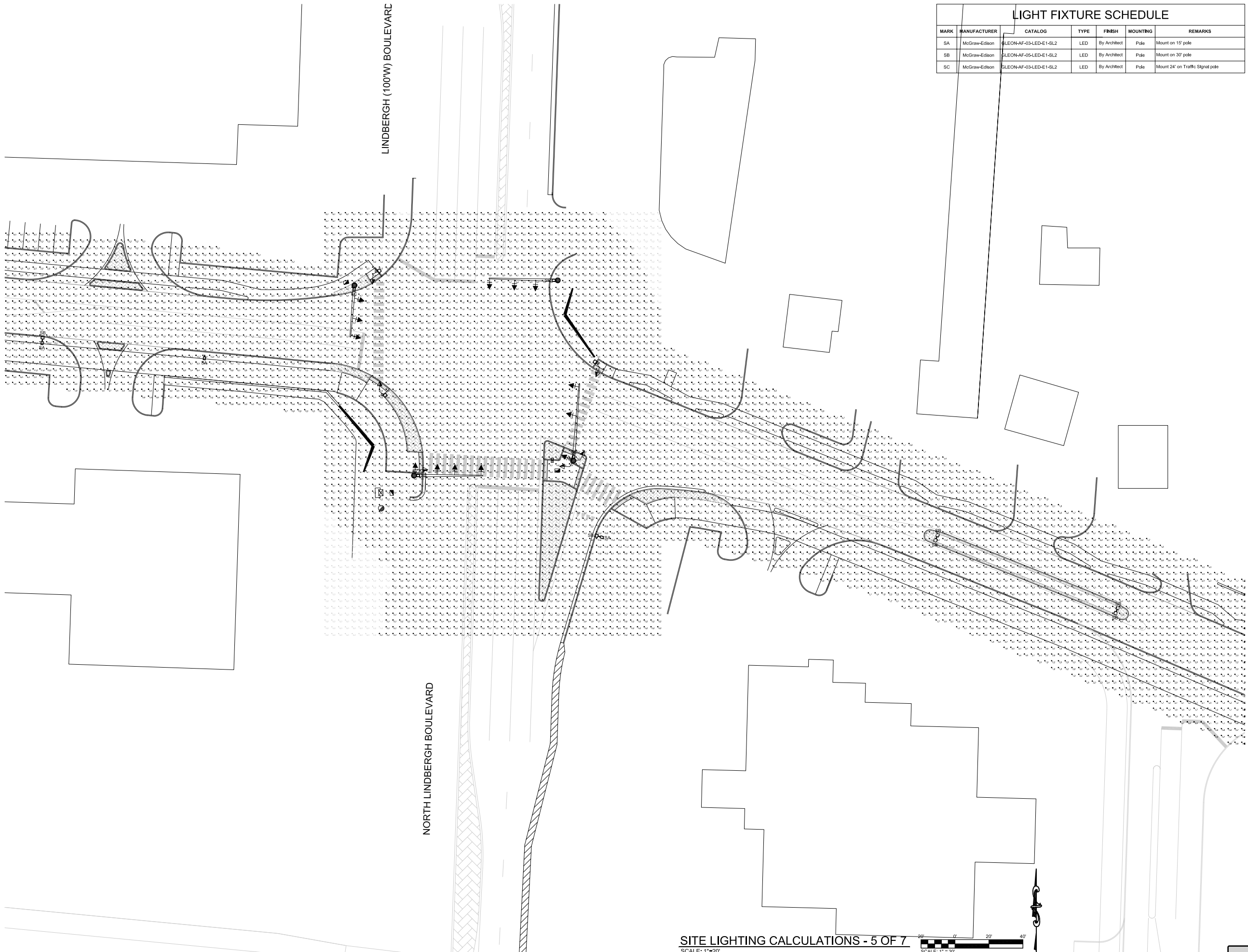
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SC	McGraw-Edison	GLEON-AF-03-LED-E1-SL2	LED	By Architect	Pole	Mount 24" on Traffic Signal pole



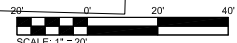
SITE LIGHTING CALCULATIONS - 4 OF 7
SCALE: 1"=20'



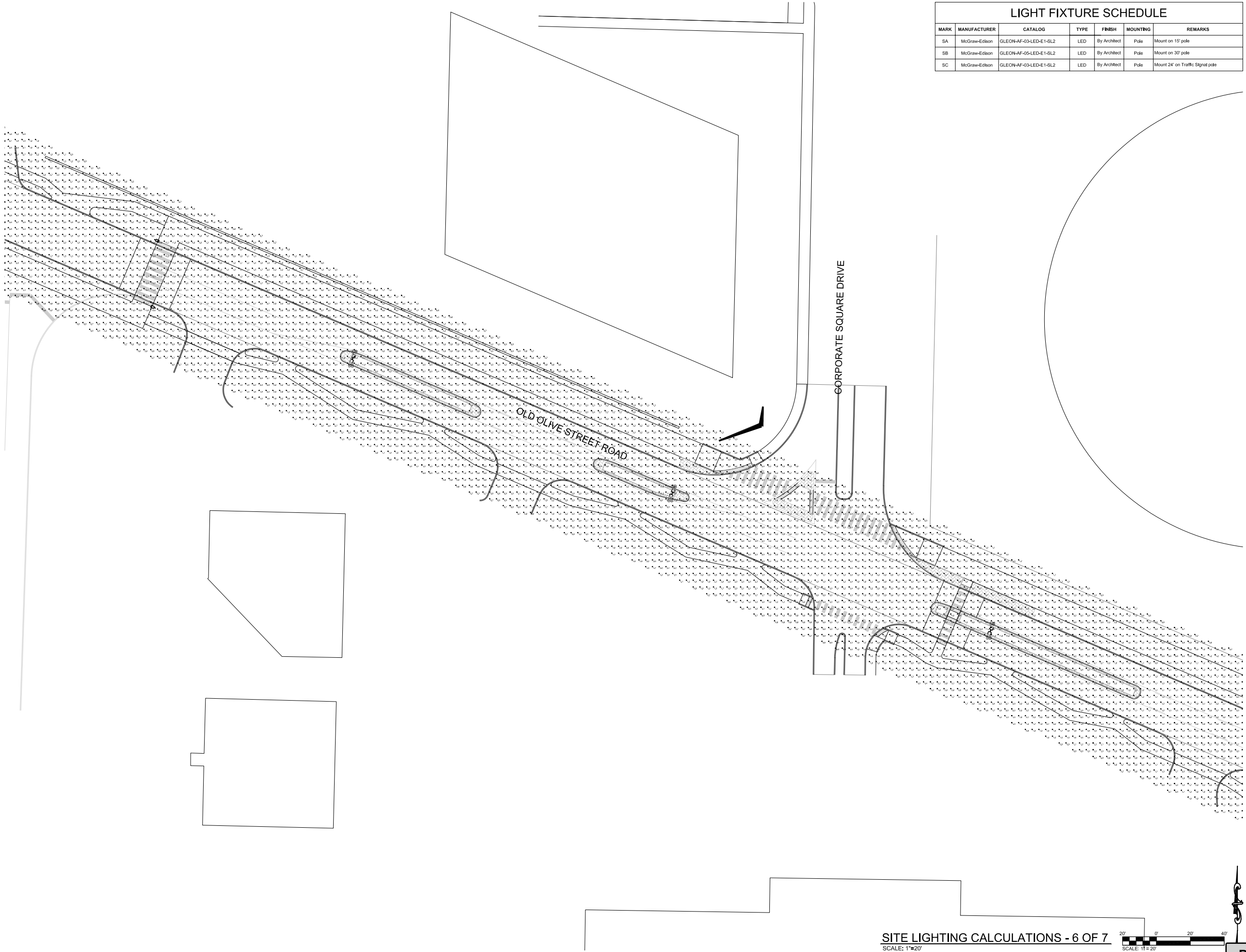
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SITE LIGHTING CALCULATIONS - 5 OF 7
SCALE: 1"=20'



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OPERATOR: JACOB



LIGHT FIXTURE SCHEDULE						
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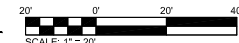
39 NORTH OLD OLIVE STREET LIGHTING

**HORNER
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JOB NO.	1809600
SHEET	06 OF 07

SITE LIGHTING CALCULATIONS - 7 OF 7
SCALE: 1"=20'



Date

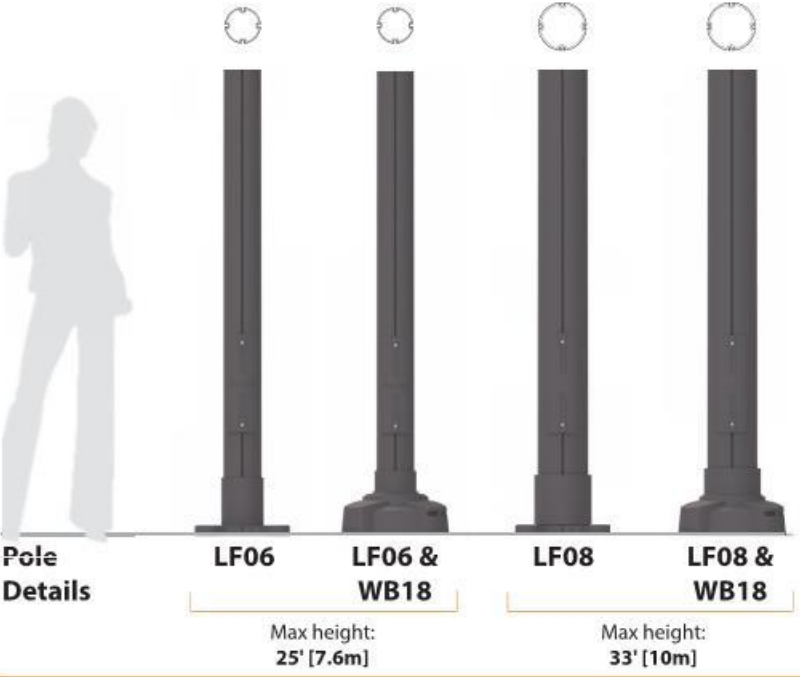
City / Location

Project name

Type

QTY

Aluminium rail poles c/w two-piece base covers.

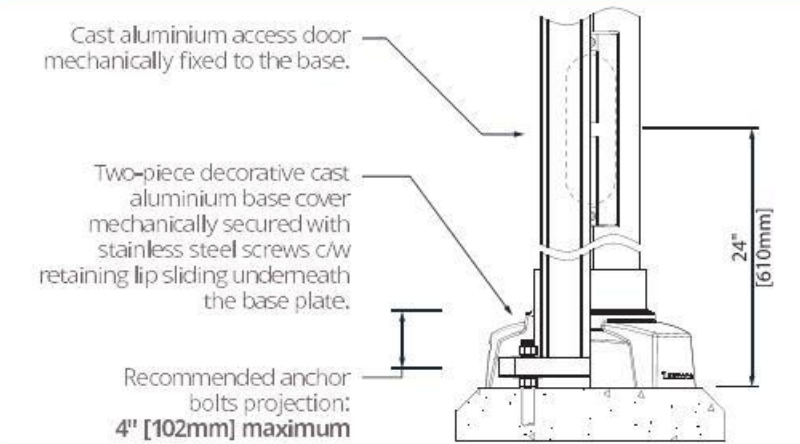


DESCRIPTION

The rail system of the LumFix allows adjustable height for multiple accessories. It eliminates primitive straps that can damage the surfaces and restores the aesthetic appearance of a decorative urban pole. Using standard hardware, this unique versatile system has been design to install accessories quickly and securely.

CONSTRUCTION

- Cast aluminium: 356.1
- Extruded aluminium: 6061-T6 alloy.
- Ø6" [152mm] or Ø8" [203mm] extruded aluminium tube.
- Access door: 17.70" [450mm] × 4.75" [121mm] sealed cast aluminium access door with anti theft screws.
- Anchor base plate welded inside and outside the perimeter of the tube.
- Two-piece injection molded aluminium base cover (optional) held captive by the anchor base plate.
- Copper ground lug.
- Stainless steel hardware.
- All metallic parts are pretreated using an environmentally friendly organic phosphating technology (PLAFORIZATION) before a polyester powder coating is electrostatically applied.
- Four (4) galvanized steel 3/4-10×15" (LF06 - 20' and lower) or 1-8×30" (LF06 - 21' and higher / LF08) anchor bolts with eight (8) washers and nuts (9.95 lb [4.52 kg]).



DPV
Vibration damper

Included with LumFix poles of 25' and over (installed at 55% of the pole's height).

WB18
base cover

16.875" [429mm]
6.25" [159mm]

Ordering example: LF08-20 WB18 BK GFR

Pole

Height

Base Cover

Color

Options

Anchor Bolts

Bolt circle Ø

11" [280mm] to 15.5" [394mm]

(Ø1" Bolt only)

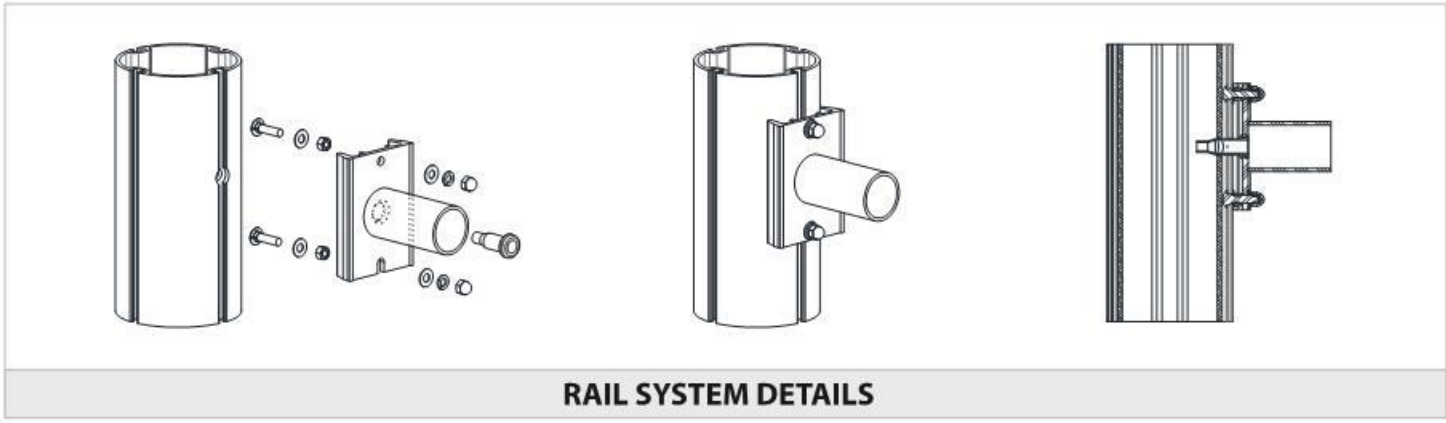
Supplied by LUMCA

Supplied by others

Existing

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Click on for more information



LF06 round aluminium pole

Wall 0.2" [5.1mm]	catalogue #	HEIGHT		WALL		WEIGHT		MAX EPA (ft²)*									
		ft	M	in	mm	lb	kg	Wind (mph)									
								70	80	90	100	110	120	130	140	150	
	LF06-16	16	4.9	0.2	5.1	88	40	49.9	36.7	31.8	23.8	19.1	14.6	11.8	9.1	7.3	
	LF06-18	18	5.5	0.2	5.1	98	45	39.2	28.3	24.0	17.5	13.7	10.0	7.7	5.5	4.0	
	LF06-20	20	6.1	0.2	5.1	109	50	33.8	24.0	20.1	14.3	10.8	7.5	5.5	3.5	-	
	LF06-25	25	7.6	0.2	5.1	137	62	19.6	14.2	11.3	6.9	4.3	-	-	-	-	

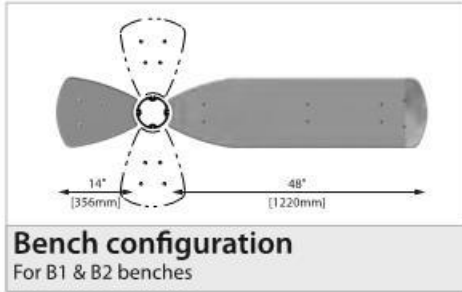
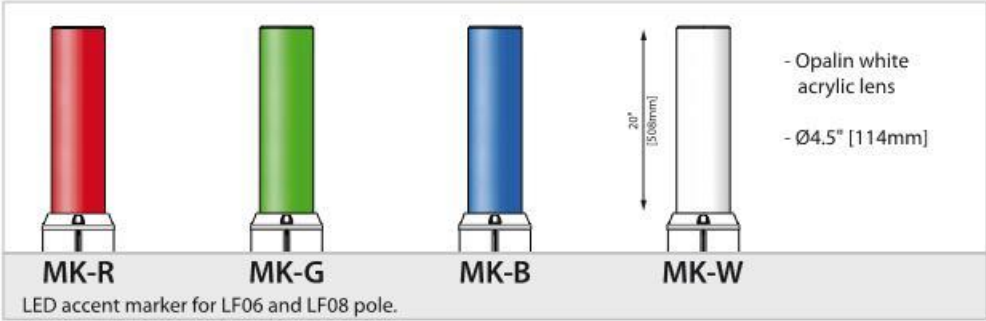
*Including a gust factor of 1.3

LF08 round aluminium pole

Wall 0.3" [7.6mm]	catalogue #	HEIGHT		WALL		WEIGHT		MAX EPA (ft²)*									
		ft	M	in	mm	lb	kg	Wind (mph)									
								80	90	100	120	130	140	150	160	170	
	LF08-20	20	6	0.3	7.6	220	100	-	63.7	51.4	-	29.1	-	21.0	-	8.3	
	LF08-23	23	7	0.3	7.6	254	115	-	53.4	43.0	-	23.9	-	17.0	-	6.8	
	LF08-26	26	8	0.3	7.6	287	130	-	44.2	35.5	-	19.7	-	13.9	-	5.6	
	LF08-30	30	9	0.3	7.6	320	145	-	33.4	26.8	-	14.5	-	9.9	-	4.0	
	LF08-33	33	10	0.3	7.6	353	160	-	25.5	20.3	-	10.6	-	6.9	-	-	

*Including a gust factor of 1.3

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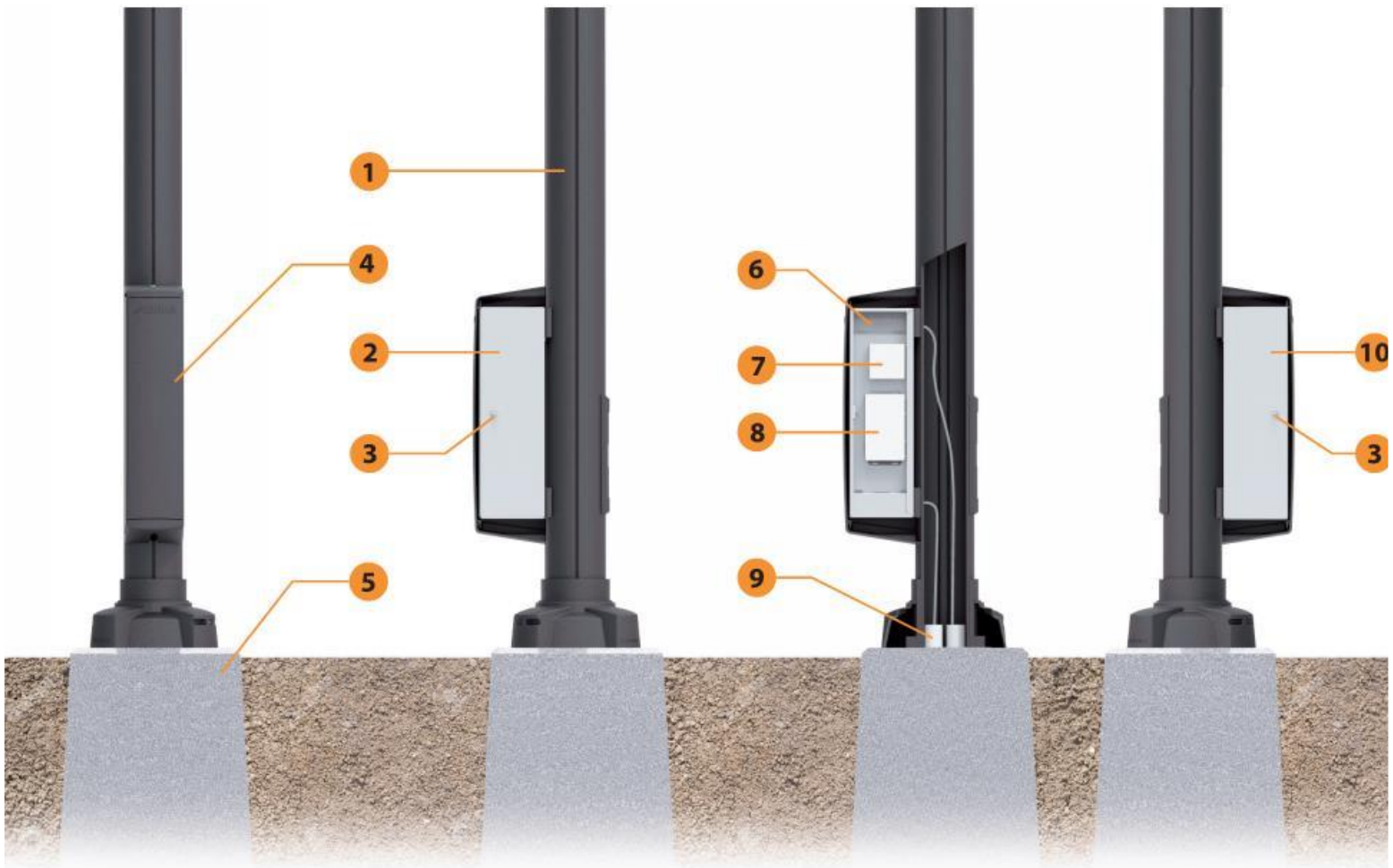
Electrical box (ESB-S)

Lumca ESB is an aesthetical base designed to receive various components. It is divided in 2 separate sections, one for network components and the second one serve as an electrical box.

Overall dimensions (W×H×D):
8"x34½"x9½" [203x876x241mm]

Mounting at variable height.

- 1 LUMFIX pole c/w Access door and WB18 base cover
- 2 Low voltage side
- 3 Weather-Resistant Keyed Cam Locks
- 4 Decorative cover (WBS)
- 5 New or existing concrete base (by others)
- 6 ESB (Sealed cabinet c/w 2 lockable doors and separator)
- 7 Communication device (Camera, Panic Button, etc.)
- 8 Control module (CM)
- 9 New or existing conduits in concrete base (by others)
- 10 High voltage side (Driver, Power supply, etc.)



This is a reference/schematic drawing, the look may be different than reality.
Lumca reserves the right to modify the elements on this technical data sheet without prior notice.

TECHNICAL

Traffic and Transportation

Project Overview

Currently, Old Olive functions as a de facto highway ramp under MoDOT's jurisdiction since the Olive and Lindbergh interchange does not include ramps for the westbound to northbound and southbound to westbound movements. A separate project is underway to reconfigure the interchange to a folded diamond interchange which would accommodate all traffic movements at the interchange and eliminate the need for interchange traffic to use Old Olive East and Old Olive West for those trips. While the basic configuration of that interchange was considered and included in the analysis for this project, the detailed design of the interchange will be deferred to the other project.

Functional Classification

The existing segments of Old Olive East and West mix local traffic with interchange trips, but the focus is maintaining efficient through traffic. The Great Streets project would not be possible without the proposed interchange project, and it is expected that these recommendations would not be implemented until the interchange comes on line and the Old Olive right of way is jurisdictionally transferred to the City of Creve Coeur. With the transition, CBB recommends that the functional classification of Old Olive be shifted to a minor commercial collector road with a focus on accommodating all travel modes and less vehicle-centric. Additional priority will be given to non-motorized travel. Where possible, the reconfiguration should attempt to reduce through traffic, reduce travel speeds and accommodate all users.

A change in the character of the roadway is proposed by rethinking the priorities of the corridor to less auto-centric. CBB recommends changing to a minor collector functional classification (City commercial street) with a posted speed limit of 25 mph or 30 mph and a design speed of 30 mph or 35 mph.

Convertible Section

The project team envisions a Convertible Section based on 33' of pavement which would allow one through lane in each direction plus other various elements as appropriate along the corridor. Those elements include: bonus landscape area, left-turn lane, center medians and on-street parking. The Convertible Section concept sets the location of the infrastructure elements in the corridor such as sidewalks, shared use path, roadway lighting, drainage facilities, etc., while allowing flexibility for left turn lanes that are needed in the future. These elements allow the corridor to provide a better balance with non-motorized users. As a result, sub-standard travel lane widths are proposed to accommodate additional features in the available right of way and also as an intentional traffic calming measure to reduce average travel speeds.

There is an ability to accommodate some on-street parking, where appropriate, within the 33' section. In addition, there may also be opportunities for private developers to widen the pavement for an on-street parking lane in front of their property, with street-fronted redevelopment projects in the future.

Bicycle and Pedestrian Accommodation

Pedestrian and bicycle accommodations are a key component of the proposed reconfiguration of Old Olive. CBB recommends that facilities be provided along both sides of the entire corridor. Multiple safe crossings will also be necessary to create a District where pedestrians can freely travel. Several different options for those facilities were vetted through this process including separate bike/ped facilities, on-road bike lanes, cycle tracks, etc. Ultimately, CBB recommended an off-street, two-way,

mixed-use trail on one side of the roadway with a typical sidewalk on the other. All facilities must be upgraded to current ADA compliance using PROWAG standards including properly designed ramps and marked crossings.

Transit

Transit is another key component of a vibrant economic District. Meetings were held with Bi-State/Metro Transit early in the planning process to identify their issues of concern, needs, and future plans. Metro relies on local agencies to provide and maintain the bus stops. The new interchange will allow changes to the current transit routes which have not yet been identified by Metro. CBB recommends that all current and proposed transit stops along Old Olive be enhanced. Metro specifically noted that very few of their bus stops were ADA accessible. CBB recommends that all current and proposed bus stops in the corridor be upgraded to ADA compliant facilities using PROWAG standards. Where bus routes cross along the corridor, CBB recommends marked crosswalks nearby to accommodate users that will inevitably cross the street from one stop to another adjacent stop.

Traffic Analysis

Old Olive/Lindbergh Intersection

CBB prepared the traffic analysis Technical Memorandum for the Old Olive/Lindbergh intersection that was submitted to MoDOT for review. This memorandum documented two concepts for the intersection:

- 1) Limited access intersection – no left turn lanes from Old Olive to Lindbergh
- 2) Full access intersection – left turn lanes from Old Olive and Lindbergh

MoDOT issued an acceptance letter, requiring the full-access traffic signal on Lindbergh Boulevard. MoDOT included additional comments more relevant to the Olive Boulevard/Lindbergh Boulevard Interchange project that will be addressed further in that separate study.

The new full-access intersection on Lindbergh Boulevard at Old Olive will require additional turn lanes on Lindbergh Boulevard which will require significant widening of that roadway. Those turn lanes include new northbound and southbound left-turn lanes and a new northbound right-turn lane. Additionally, CBB recommends a three-lane cross section for both approaches of Old Olive to Lindbergh to provide separate left-turn and shared through/right-turn lanes.

Connector Roads

It became apparent that, with the selection of a full-access traffic signal on Lindbergh Boulevard for Old Olive Street, the use of the proposed future east and west connector roads would be significantly diminished. In fact, they become redundant connections with respect to the Old Olive corridor. They may, or may not, be beneficial to the District with respect to access depending on how the ground around their proposed alignments is ultimately developed. CBB recommends that these roads be considered as three-lane facilities with one lane in each direction plus a center left-turn lane, at this time.

Intersection Analysis

Additional detailed analyses were completed for ten key intersections:

- 1) Olive Boulevard and Old Olive West
- 2) Old Olive and Ravenwood Lane
- 3) Old Olive and Willow Brook
- 4) Old Olive and Pavilion
- 5) Old Olive and Guelbreth
- 6) Old Olive and Potential Future West Connector Road
- 7) Old Olive and Lindbergh Boulevard
- 8) Old Olive and Potential Future West Connector Road
- 9) Old Olive and Corporate Square
- 10) Olive Boulevard and Old Olive East

After meeting with Lou Fusz dealership representatives, it was indicated that the body shop site will possibly be available in the future for redevelopment. The potential to realign Guelbreth with the proposed west connector road intersection could be considered with this project. It creates new intersection with increased developable frontage.

Preliminary Traffic Signal Design Plans (30% Plans)

Preliminary design plans were prepared for modification of the traffic signals at the following intersections:

- Olive Boulevard with Old Olive West - modification
- Olive Boulevard with Old Olive East - modification
- Lindbergh at Old Olive Street Road – new signals
- Typical installation for pedestrian midblock warning signs.

These plans were developed to the 30% level, so additional design and coordination will be required as part of a future project to prepare permit-level (100%) drawings. One specific issue of concern was conflicts with existing overhead power lines at the Old Olive/Lindbergh intersection. While best efforts were made at this stage of design to avoid conflicts, additional coordination with Ameren will be required to address conflicts which cannot be avoided by relocating or raising the overhead utility lines.

As part of the aesthetic enhancements proposed for the project, CBB recommends that the two existing and one proposed traffic signals match the City of Creve Coeur's standards with black powder coated hardware and internally illuminated street name signs. Painting equipment in the field is not feasible, so the current budget estimates include replacement of the existing signal posts and mast arms at the two existing signalized intersections.

Since all three traffic signals will be owned by MoDOT, these locations will need to be added to the current agreements between the City and MoDOT whereby the City is responsible for the operations and maintenance costs for the upgraded items, beyond the typical MoDOT standard items.

As requested by the project team, CBB included a typical design detail for a Rectangular Rapid Flashing Beacon (RRFB) installation which could be used at midblock locations along the corridor. Each location would include two posts on appropriate foundations (one on each side of the roadway), four signs (one on each side of both posts), and four RRFB's (one below each sign). Hardwired or solar powered installation options are available from various manufacturers. If the hardwired installations are selected, a power drop with meter and disconnect will be needed for each location. Additional coordination with Ameren would be required to provide hardwired power.

Implementation Due Diligence

- Preparation of 2019 EW Gateway funding application and/or other opportunities
- Jurisdictional transfer of Old Olive right-of-way, after interchange completion
- Completion of Traffic Signal Item Permit Design Plans

Traffic Model and Signalization

Traffic Analysis Technical Memorandum

CBB completed the Traffic Analysis Technical Memorandum dated September 21, 2019 to vet the basic elements of the roadway system including: the need for auxiliary left and right turn lanes at key intersections, MUTCD warrants for a new traffic signal on Lindbergh Boulevard, and levels of service for the key intersections. Traffic counts from the previous studies in the 39°N District were supplemented with additional counts of certain driveways along the Old Olive corridor. Projections for future traffic levels were reconsidered based on the proposed changes in access and the build-out of the 39°N Master Plan development. Operational level of service calculations were made using Synchro software to determine the ability of the proposed improvements to accommodate vehicular traffic. The Technical Memorandum is a 100% complete document which was accepted by MoDOT regarding basic design elements on their right of way. The study portion of this project is now complete.

MoDOT provided an Approval Letter dated November 2, 2018 for the project concept based on the Technical Memorandum. MoDOT required the full access, signalized alternative for the intersection of Old Olive and Lindbergh. MoDOT included additional comments related to the Olive and Lindbergh interchange which will be addressed in a separate project related specifically to the interchange. The next step in MoDOT's approval process will be development of design plans for review which will, when completed and accepted by MoDOT, allow for construction on their right of way under permit.

Preliminary Design Strip Map

CBB completed the Preliminary Design Strip Map for Roadway Alignment and Preliminary Typical Sections for Proposed 33-Foot Convertible Cross Section to illustrate the basic physical configuration of the proposed changes in the surface elements within the right of way. The purpose of the strip map was to illustrate use and width of proposed travel lanes, curbs, sidewalks, two-way shared use path, intersection configurations, locations of marked pedestrian crossing locations, medians, islands, landscaped areas, current and potential future driveway locations, potential connector road locations, potential realignment of Guelbreth, etc. The purpose of the typical sections was to illustrate the various cross section configurations available currently and in the future within the 33-Foot paved footprint and also illustrate how the project elements fit (or don't) within the existing 60-Foot right of way. These elements were developed to a 30% design level. Future steps will be required to complete the design for review and permit by the City of Creve Coeur, MoDOT, MSD and the various affected utility companies. Coordination with some property owners will also be required for acquisition of right of way and or temporary/permanent easements which may also include reconstruction of private driveway approached to tie into the modified Old Olive pavement.

Traffic Signal Item Locations Map

The Traffic Signal Item Locations Map illustrate the proposed locations for new and modified electrified traffic control devices, traffic signals and flashing pedestrian warning beacons. This map is for summary illustrative purposes, so this deliverable is 100% complete.

Preliminary Design Plan for Traffic Signals

The Preliminary Design Plan for Traffic Signals include 30% designs for three intersection locations on MoDOT right of way. The existing traffic signals on Olive at Old Olive West and Old Olive East will be modified to match the proposed design changes at those two intersections including lane use and alignment changes and proposed pedestrian crossings. A new traffic signal installation was designed for the intersection of Lindbergh and Old Olive. Future steps will be required to complete the design for review and permit by MoDOT. Coordination with some property owners may also be required for acquisition of right of way and or temporary/permanent easements related to the signal equipment, but the current phase of work was completed with the intent to avoid right of way impacts. It is highly likely that there will be overhead utility conflicts/clearance issues between the signal mast arms to be resolved with Ameren. Initial meetings with Ameren were held as part of this effort to minimize those conflicts where possible.

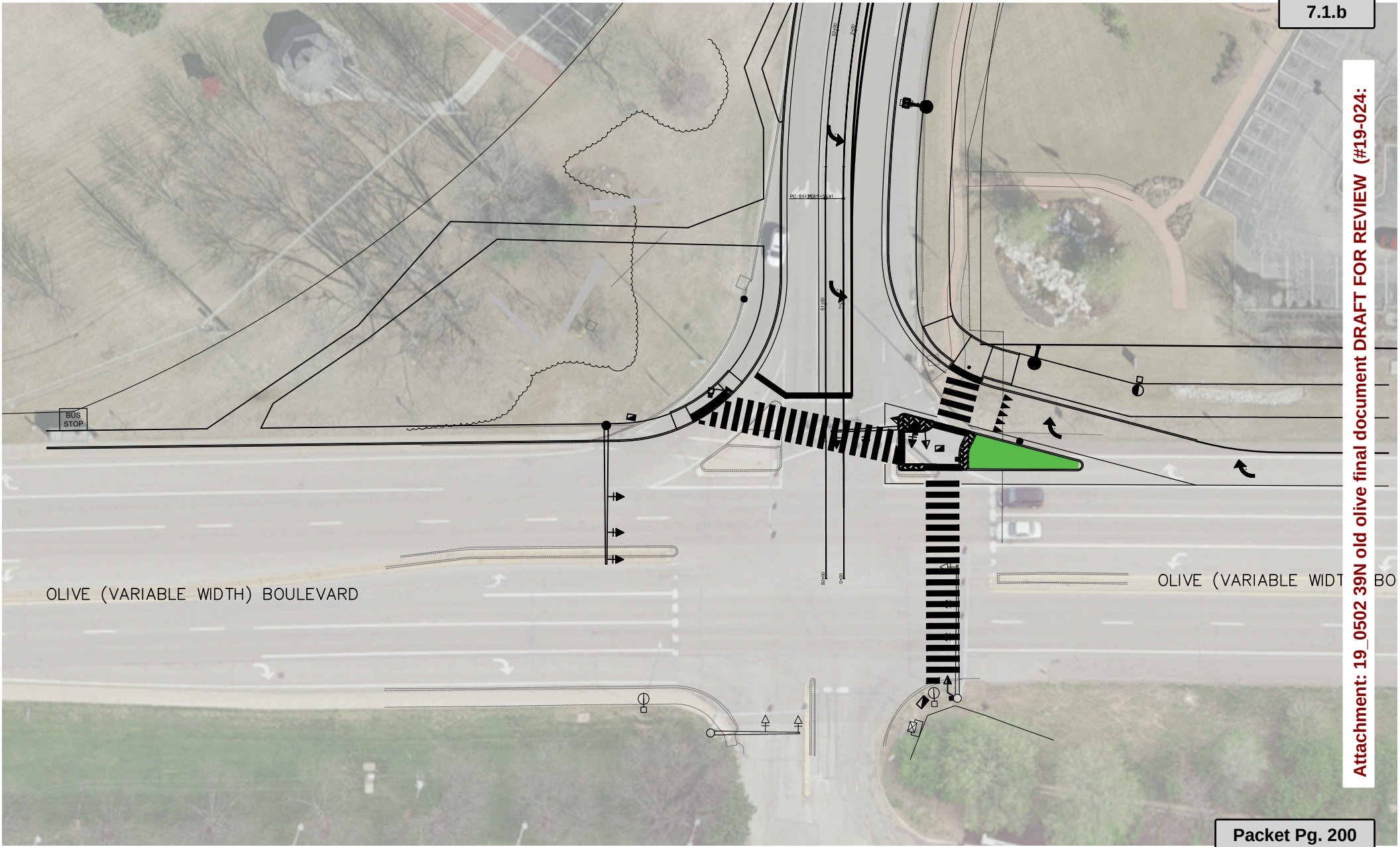
Cost Opinion

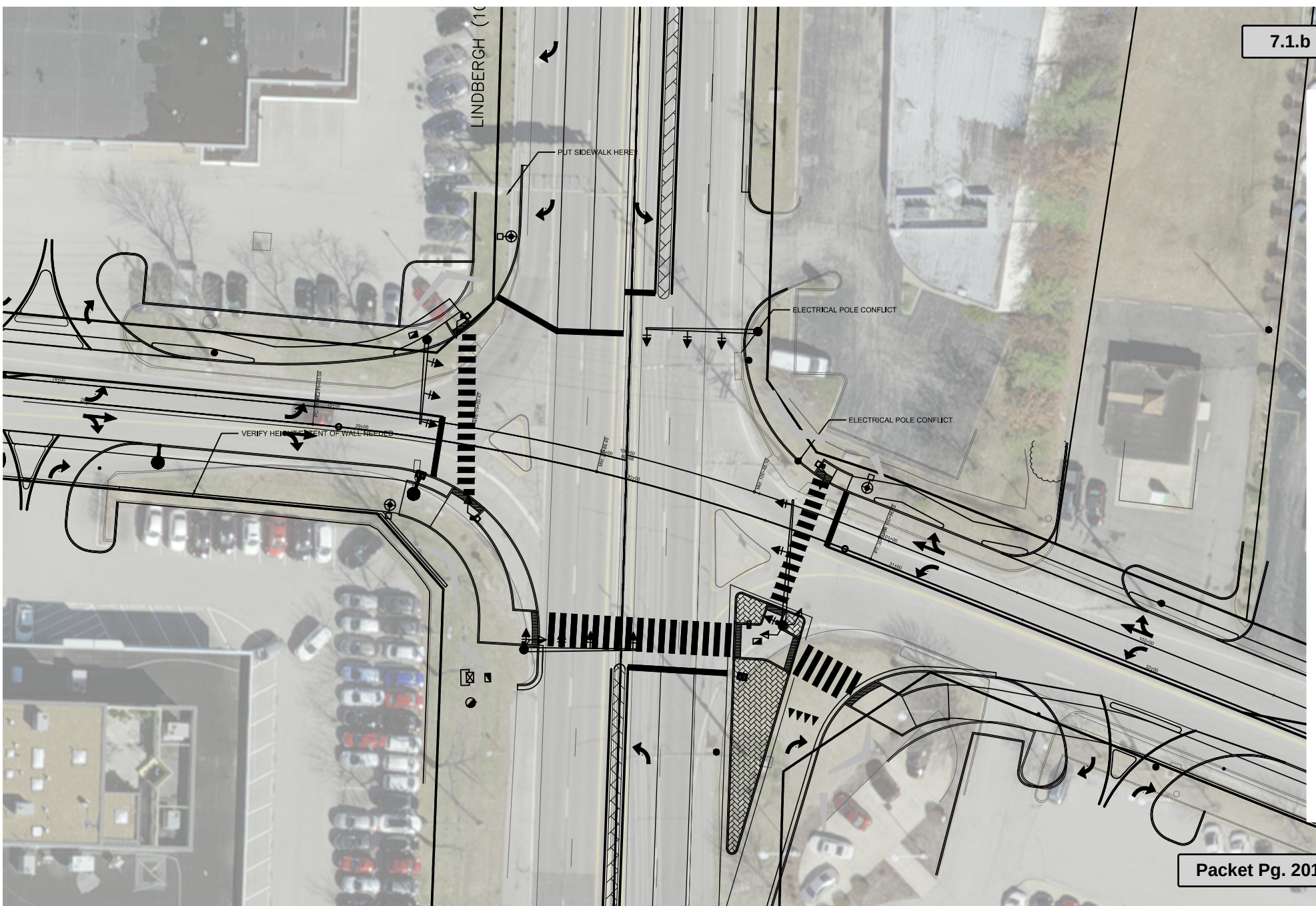
The Rough Engineers' Opinion of Cost for Traffic Signal Items reflects the level of detail known from the Preliminary Design Plan for Traffic Signals. The purpose was to inform the project budget on these elements. While the cost opinion is 100% complete for the 30% preliminary plan level, ongoing future adjustments will be necessary as the design is advanced to permit plan 100% level.

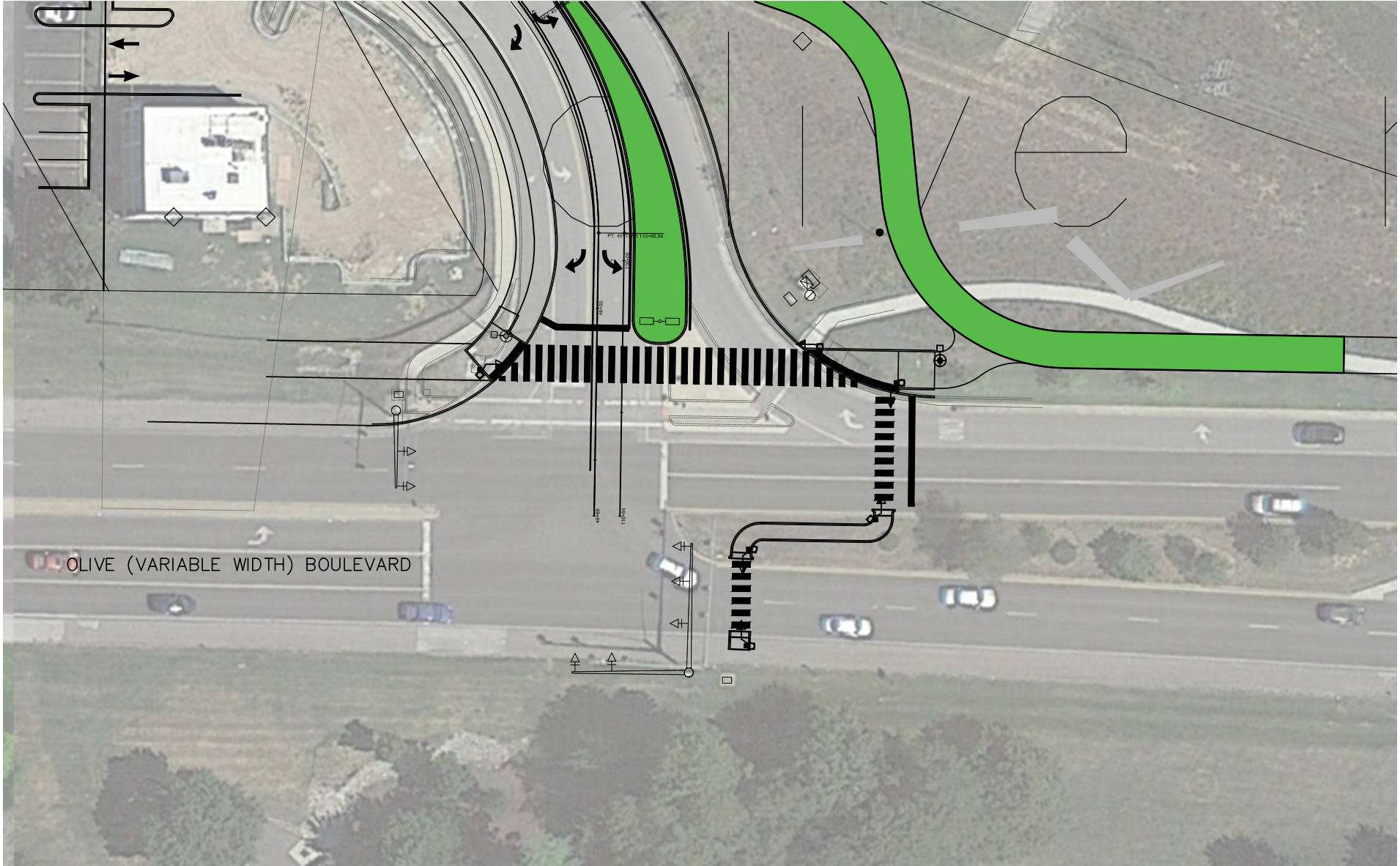
Attachments

The reports and drawings document the recommendations of the Design Team.:

- Traffic Analysis Technical Memorandum
- MoDOT Approval Letter for Traffic Analysis Technical Memorandum
- Traffic Signal Item Locations Map
- Preliminary Design Plan for Traffic Signals (30% Plans for Three Intersection Locations)







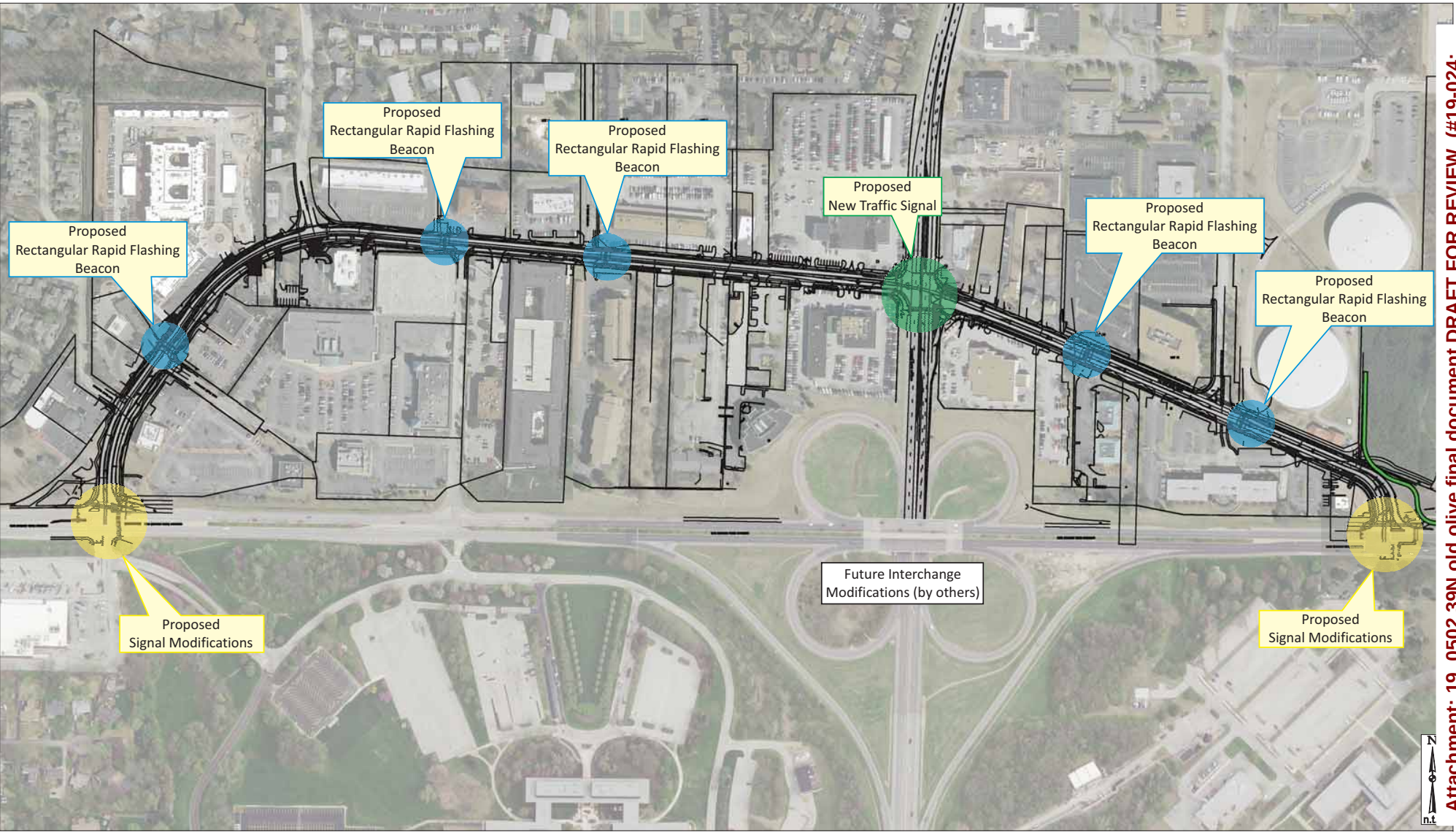
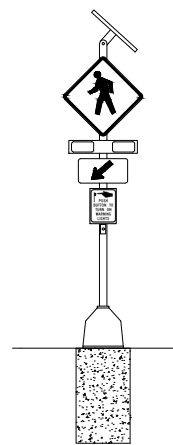
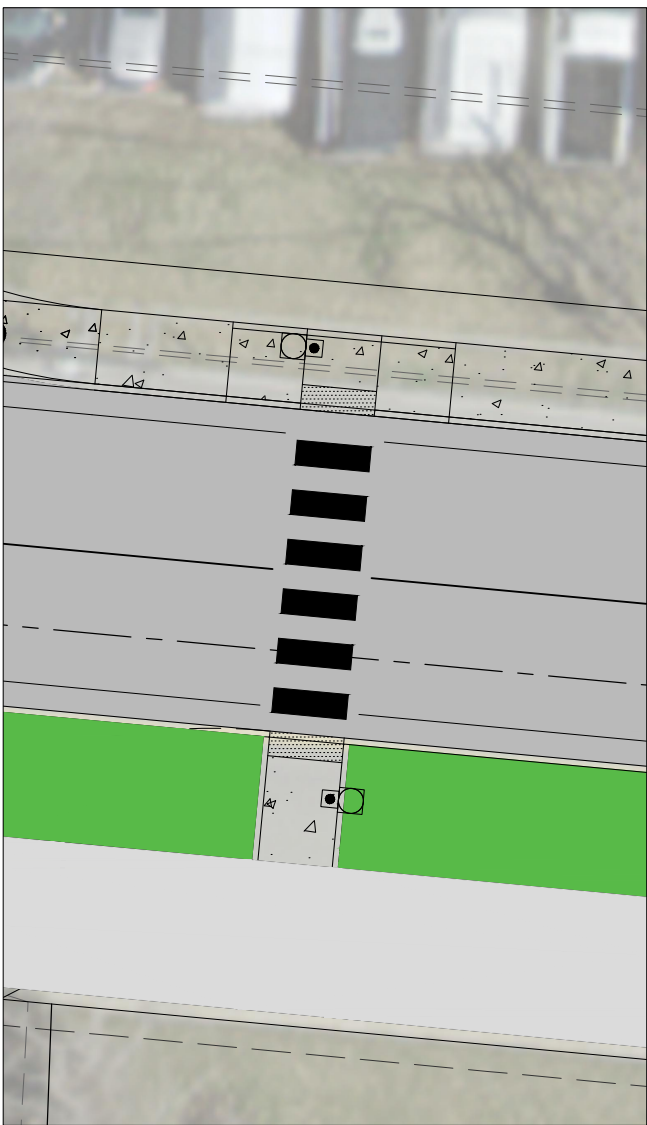
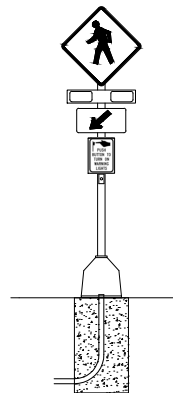


Figure A: Traffic Signal Elements

Attachment: 19_0502 39N old olive final document DRAFT FOR REVIEW (#19-024:



SOLAR POWERED
RECTANGULAR RAPID FLASH BEACON
(RRFB) PEDESTRIAN WARNING SIGNAL
ASSEMBLY DETAIL
(N.T.S.)



UTILITY POWERED
RECTANGULAR RAPID FLASH BEACON
(RRFB) PEDESTRIAN WARNING SIGNAL
ASSEMBLY DETAIL
(N.T.S.)

7.1.b

NOT APPROVED FOR CONSTRUCTION

DATE PREPARED

ROUTE

DISTRICT

COUNTY

JOB NO.

CONTRACT

PROJECT N°

BRIDGE N°

DESCRIPTION

DATE

DATE

DATE

DATE

DATE

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TRANSPORTATION
ENGINEERS+PLANNERS



12400 OLIVE BLVD. SUITE 430
DALLAS, TX 75244
(214) 871-9644

TYPICAL RRFB LOCATION &
DETAILS

Attachment: 19_0502 39N old olive final document DRAFT FOR REVIEW (#19-024):

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND WATER

RESOLUTION 19-024

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CREVE COEUR, MISSOURI, ADOPTING THE OLD OLIVE STREET ROAD GREAT STREETS PLAN AS AN AMENDMENT TO THE 39 NORTH MASTER PLAN AND THEREBY UPDATE THE OFFICIAL LAND USE PLAN OF THE CITY

WHEREAS, Sections 89.340 et seq. direct the Creve Coeur Planning and Zoning Commission to make and adopt a plan for the physical development of the City; and

WHEREAS, the Commission adopted such a plan, the Creve Coeur 2030 Comprehensive Plan, in March 2017 and thereafter amended that plan by appending pertinent portions of the 39 North Master Plan in June 2017; and

WHEREAS, the adopted plan includes provisions regarding the Mixed-Use Innovation Campus District, acknowledges the efforts of the St. Louis Economic Development Partnership master planning initiative, and recommends adoption of the results of that initiative as an amendment to the 39 North Master Plan and thereby the 2030 Comprehensive Plan, and

WHEREAS, the St. Louis Economic Development Partnership, in partnership with the City of Creve Coeur and others has completed the Old Olive Great Streets Plan in anticipation of the redesign of the Olive Boulevard and Lindbergh Boulevard interchange, and

WHEREAS, in developing the Old Olive Street Road Great Streets Plan the planning team completed careful and comprehensive studies and outreach as described in the proposed plan; and

WHEREAS, application #19-024 was submitted by the City of Creve Coeur Director of Community Development to make such an update to the City's comprehensive plan; and,

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on August 5, 2019; and,

WHEREAS, notice of said public hearing had previously been published at least 15 days prior to the hearing in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur and otherwise posted and published in accordance with City Ordinances; and,

WHEREAS, all persons who presented themselves at said hearing and desiring to be heard were given an opportunity to be heard and a copy of the proposed amendment to comprehensive plan has been made available for public inspection prior to its consideration by the Commission; and,

WHEREAS, the Commission has determined that it is fully and sufficiently informed on the matter and that the proposed amendment to the plan has the general purpose of guiding and accomplishing a coordinated development of the City in the affected area which will, in accordance with existing and future needs, best promote the general welfare as well as efficiency and economy in the process of development;

NOW, THEREFORE, be it resolved by the Planning and Zoning Commission of the City of Creve Coeur, Missouri, as follows:

Section 1: The Old Olive Street Road Great Street Plan included in **Exhibit A** attached hereto, is hereby adopted to amend and update the 39 North Master Plan and the 2030 Comprehensive Plan.

Section 2: The Commission shall continue on with the task of implementing the 39 North Master Plan and the 2030 Comprehensive Plan as hereby amended to the full extent of its authority.

Section 3: This Resolution shall become effective immediately upon adoption.

Section 4: The adopted amendment shall be kept on file in the Department of Community Development, which serves as the office of the Commission, and the Director shall cause a copy thereof to be certified to the City Council and City Clerk to be available in the Clerk's office for public inspection during normal office hours, and further the Director shall cause a certified copy thereof to be available in the office of the St. Louis County Recorder of Deeds, all in compliance with Section 89.360 RSMo.

ADOPTED BY THE COMMISSION THIS 5th DAY OF August, 2019.

ELIZABETH KISTNER
CHAIR PERSON

SECRETARY

ATTEST:

DEBORAH RYAN, CITY CLERK, MPCC



Attachment: 39N Old Olive Easements (#19-024: Old Olive Street Road Great Street Plan)

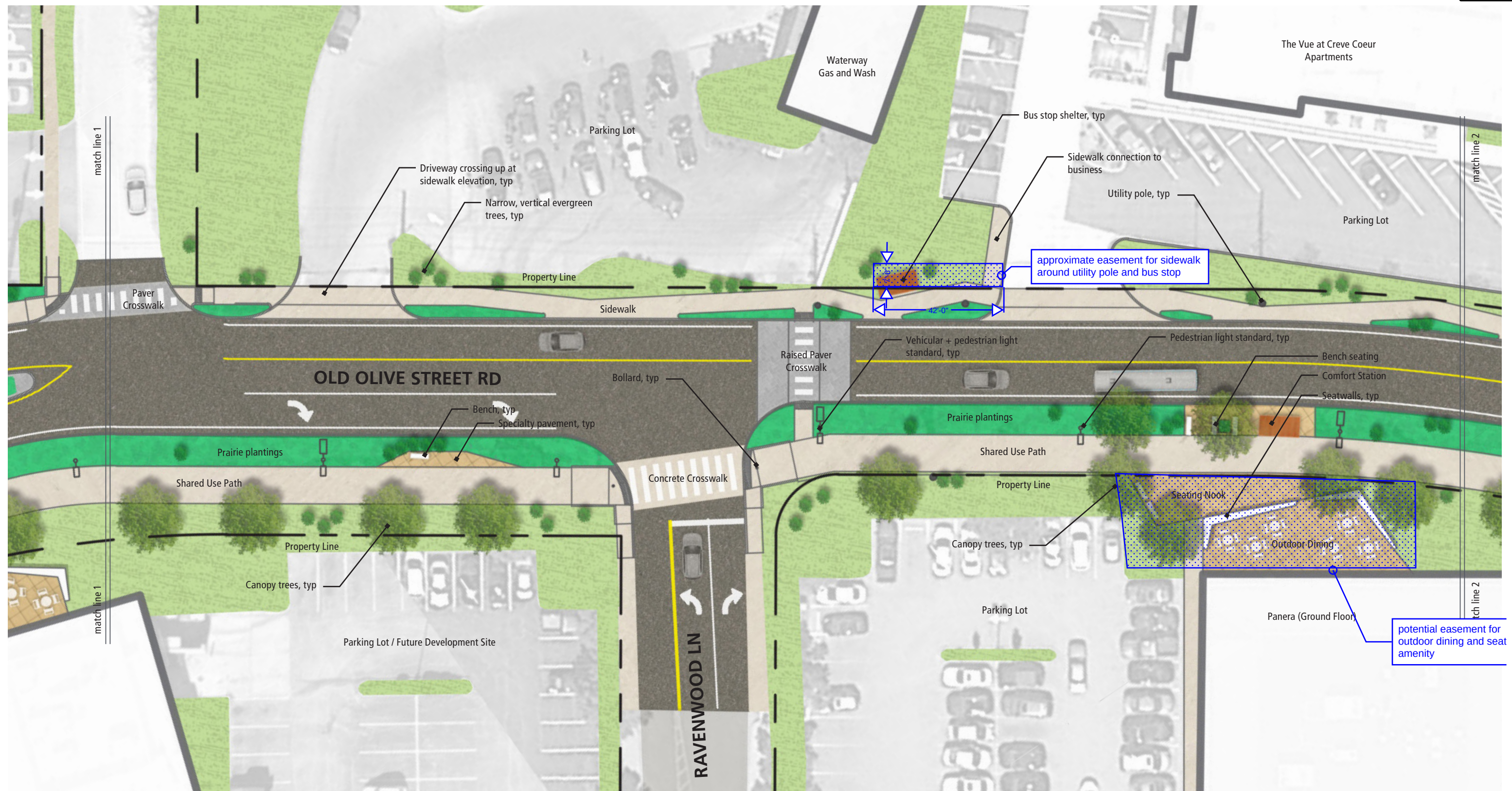
The Village at 39°N

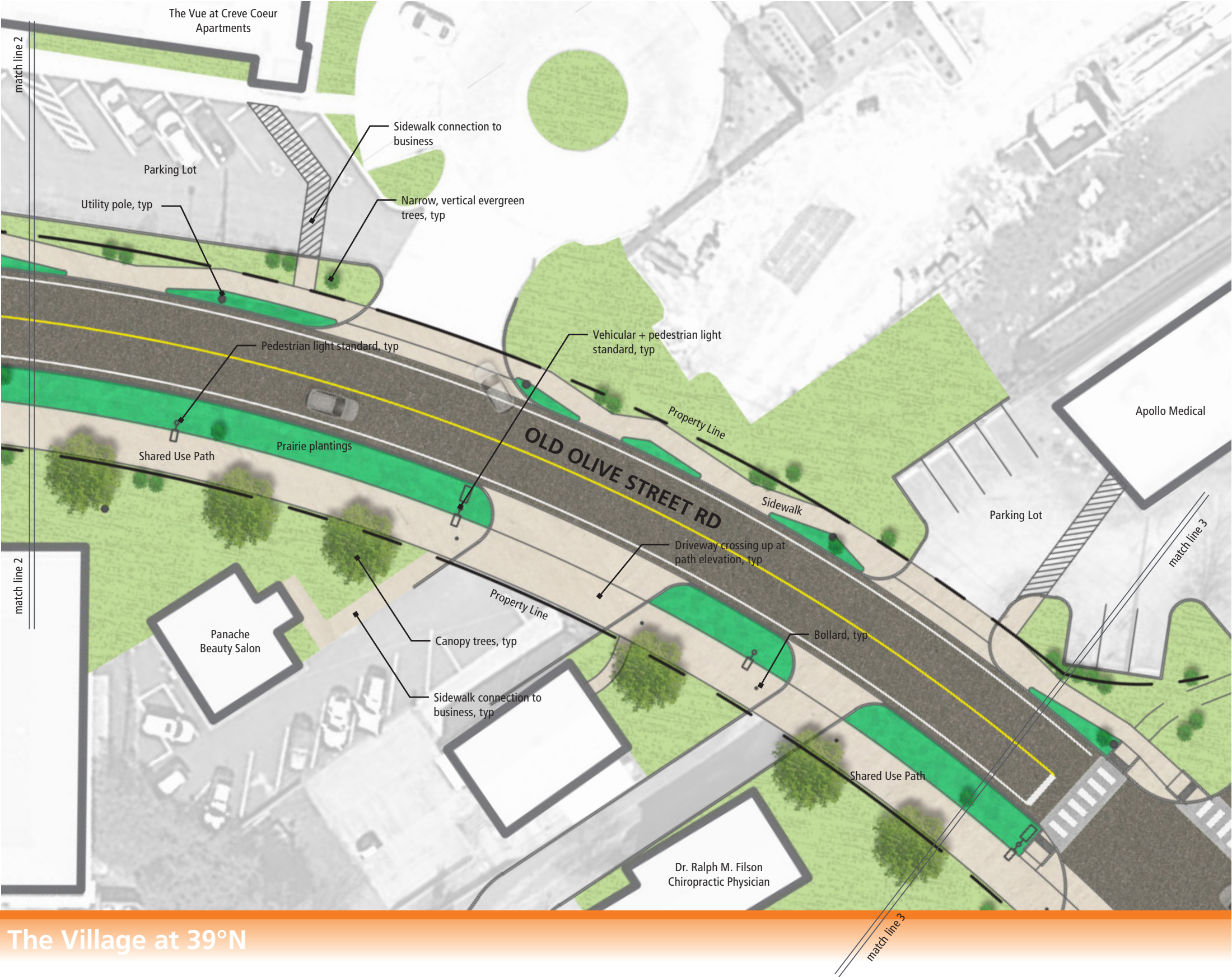
Approximate Locations of Easements
July 30, 2019

CHRISTNER

Note: final locations of easements and dimensions to be determined after title searches are completed

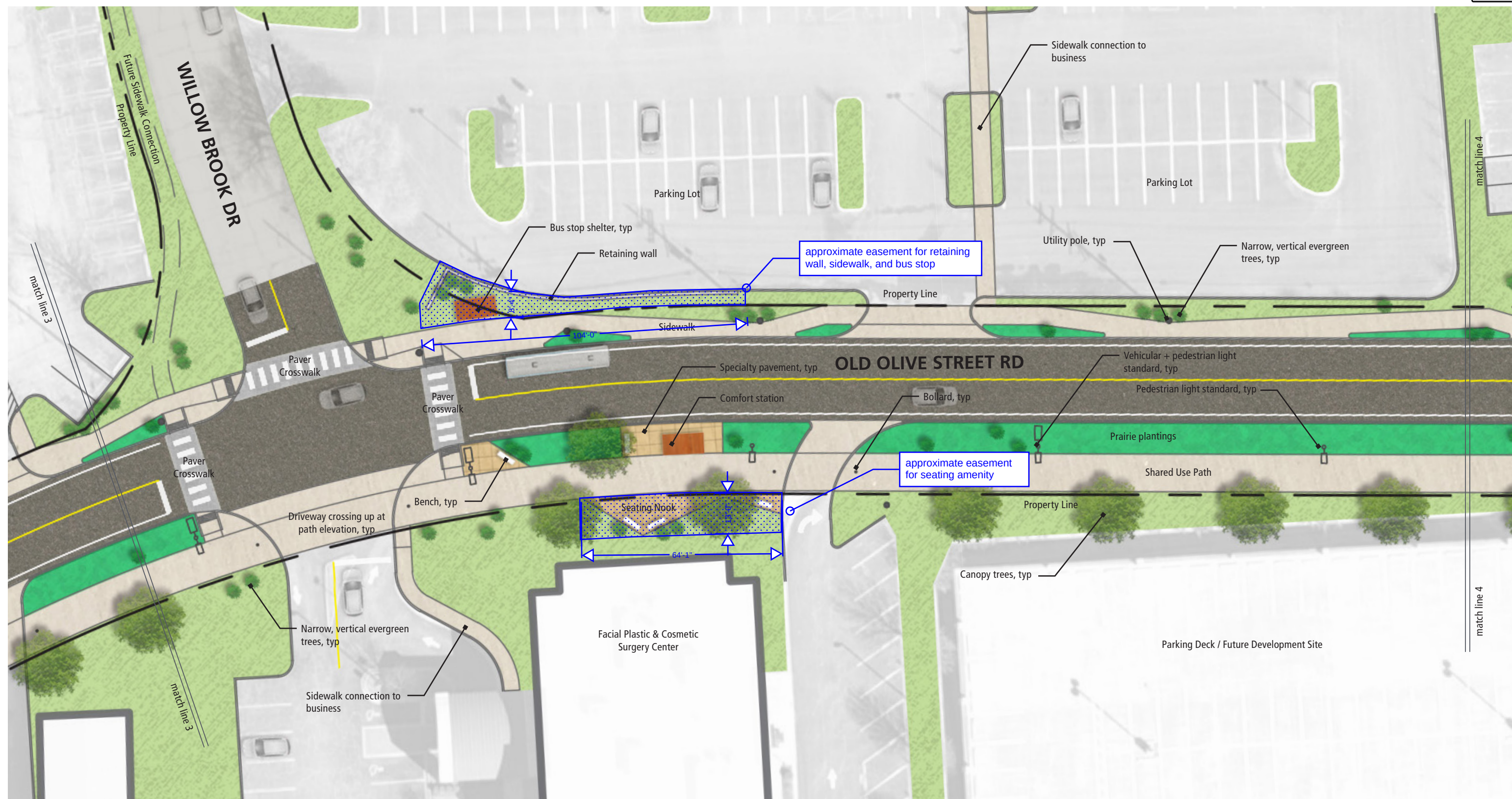






The Village at 39°N





The Village at 39°N



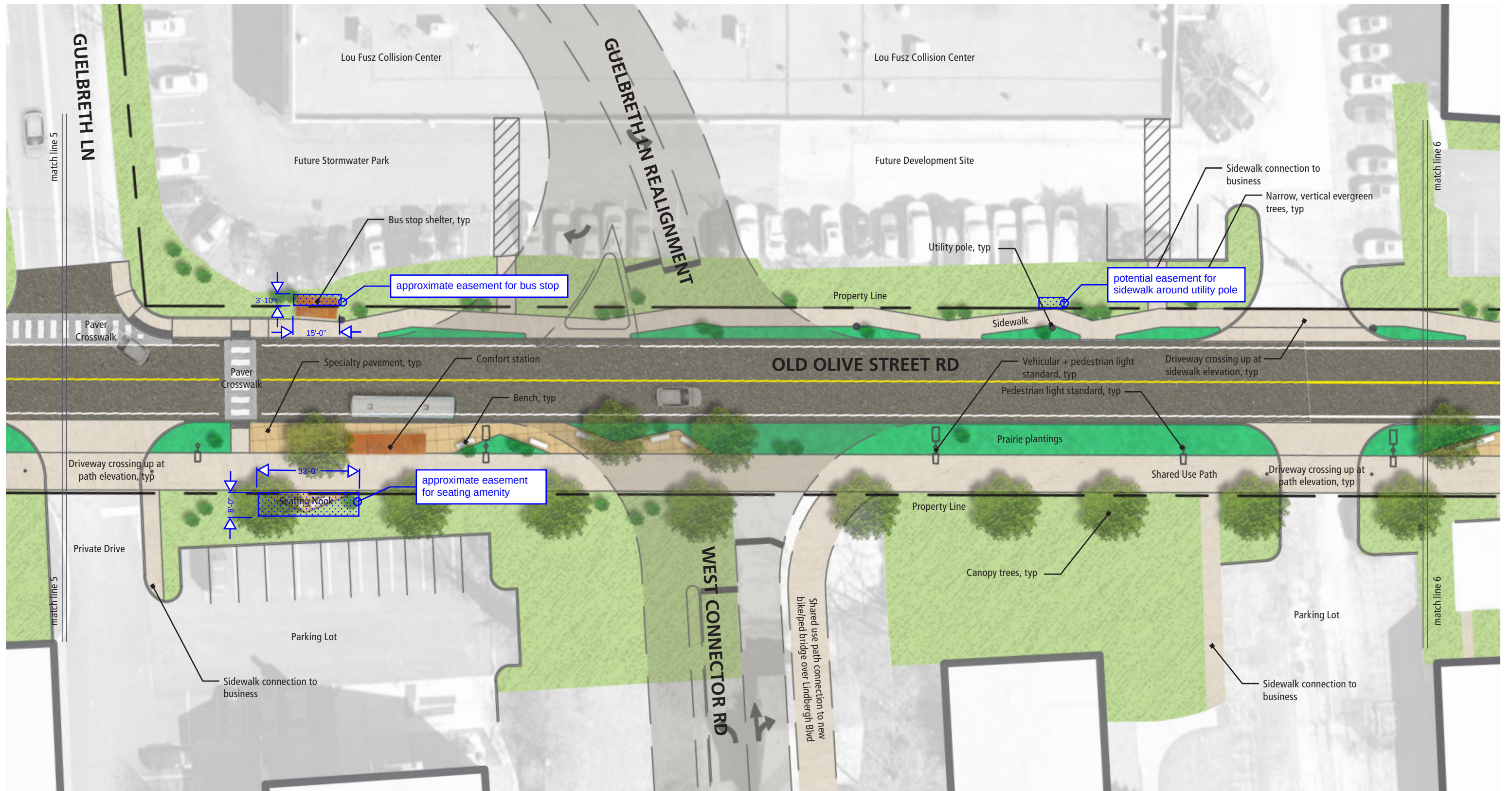
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The Village at 39°N



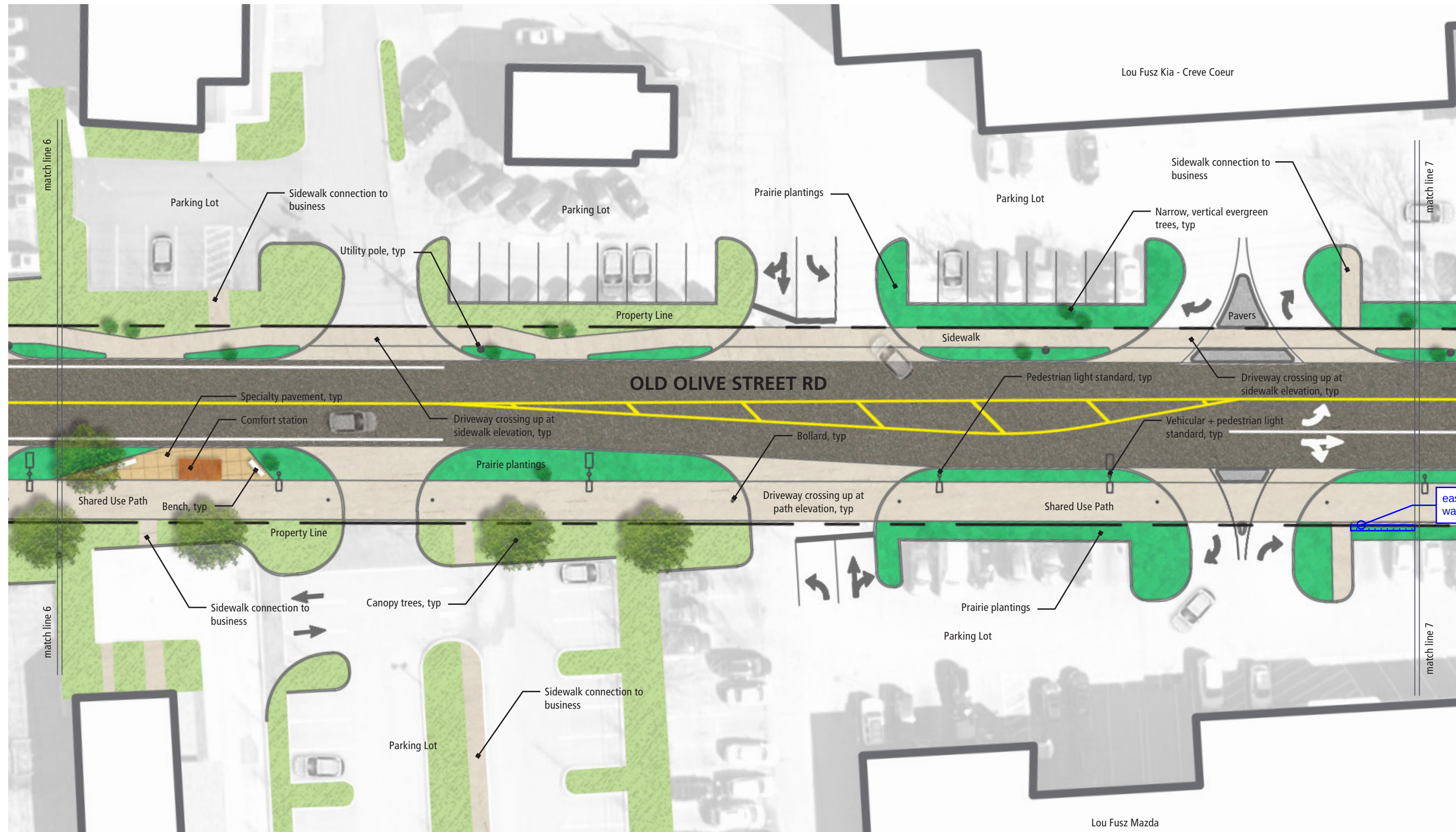
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Attachment: 39N Old Olive Easements (#19-024: Old Olive Street Road Great Street Plan)

The Village at 39°N

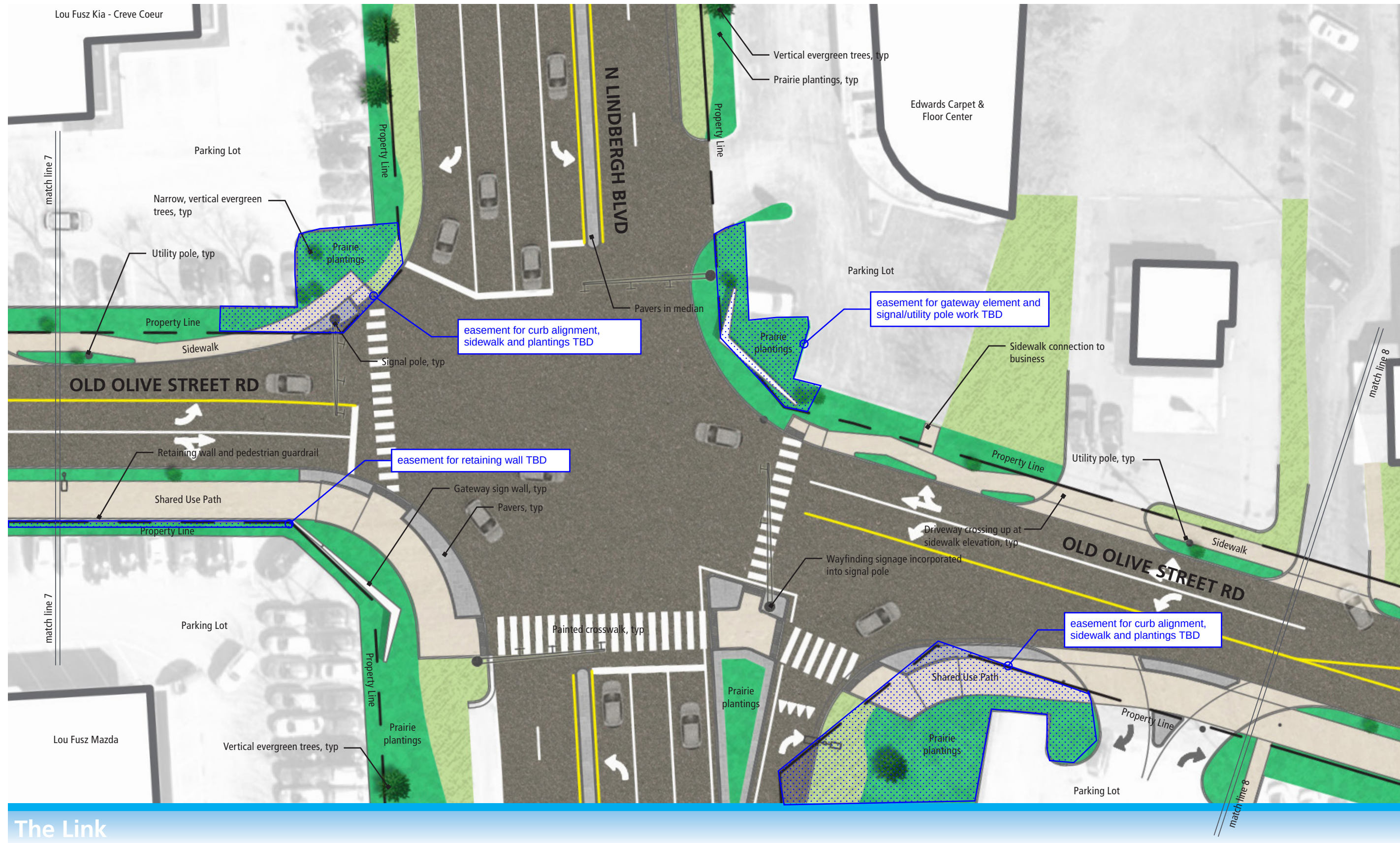




The Village at 39°N

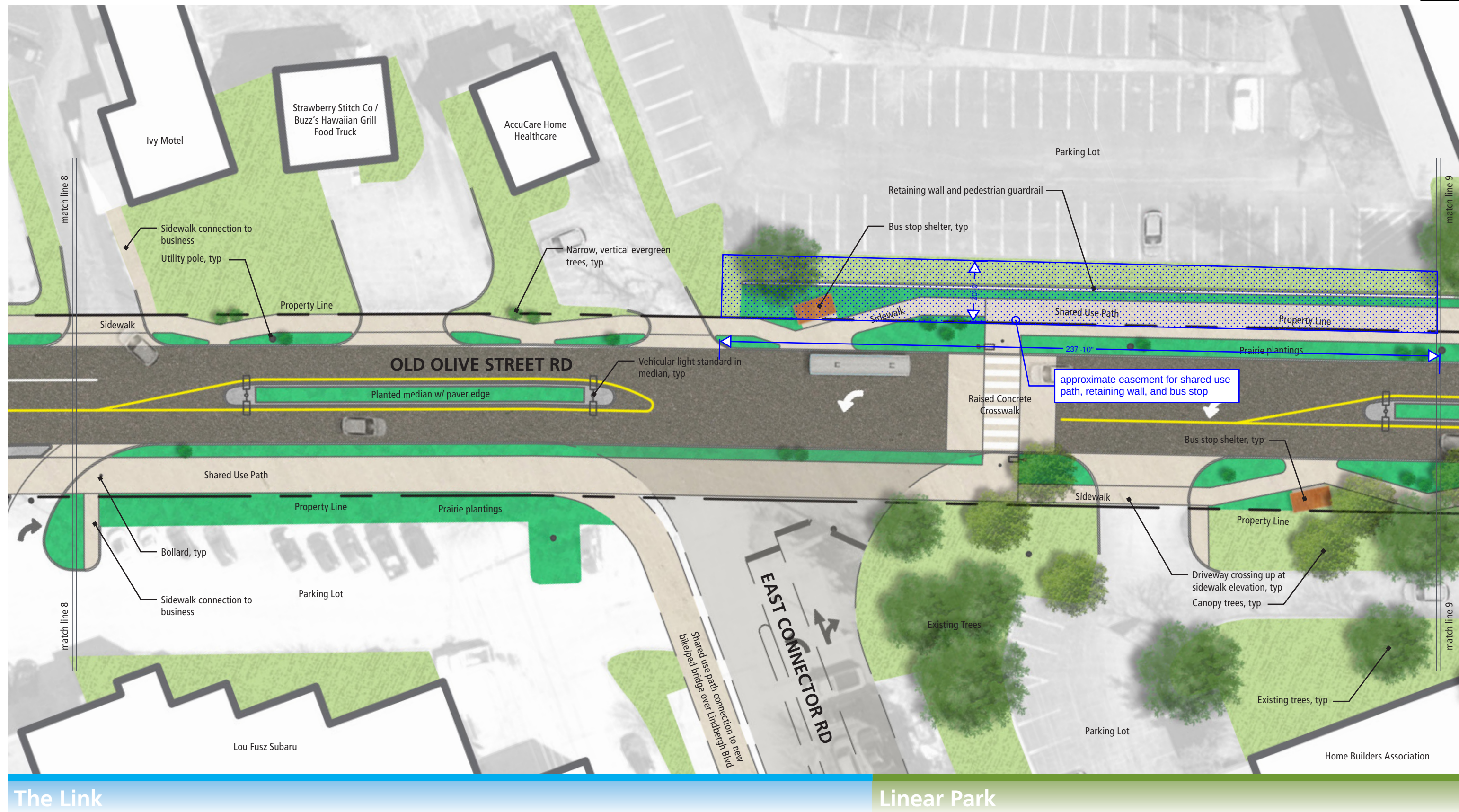
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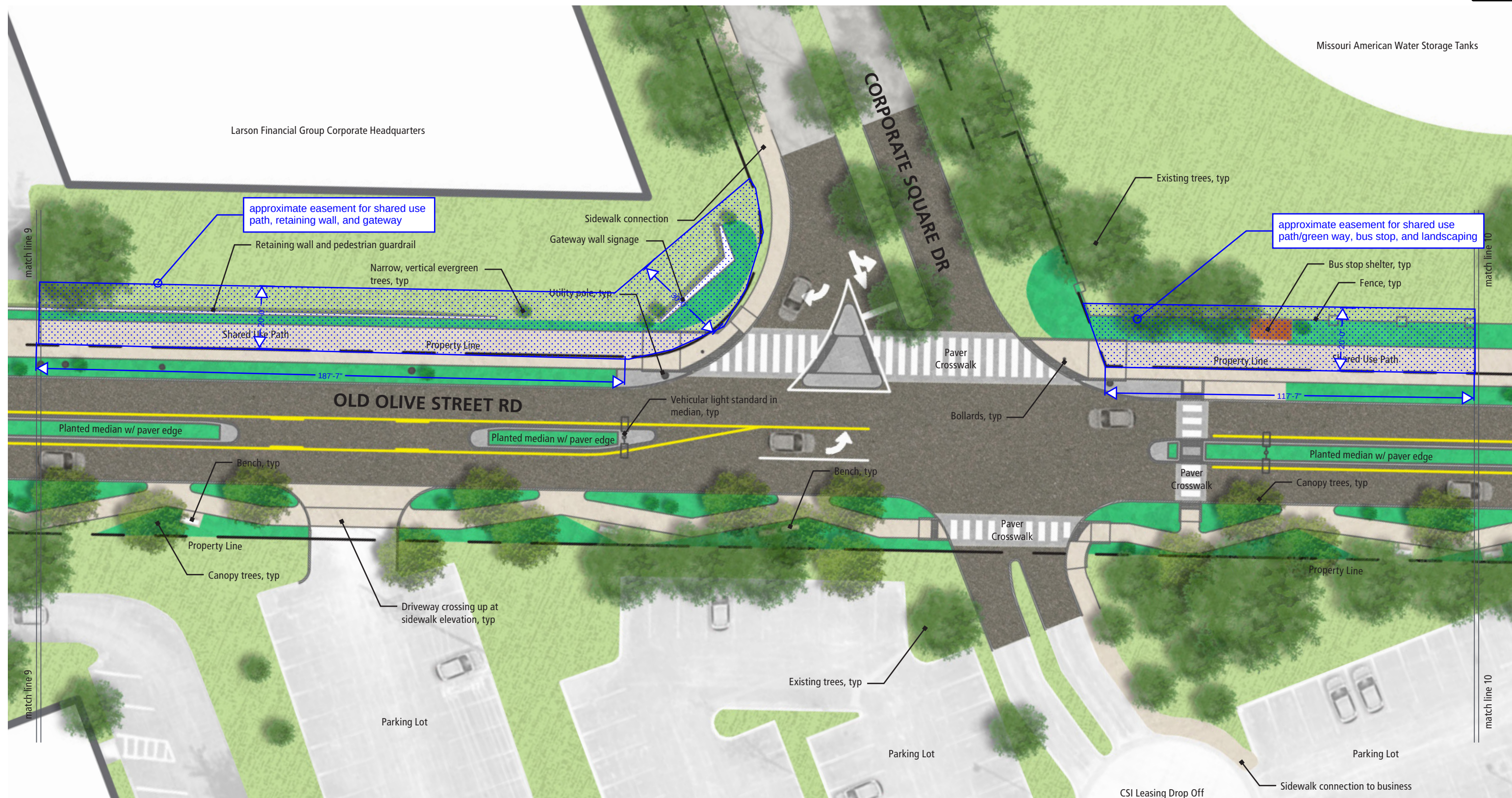


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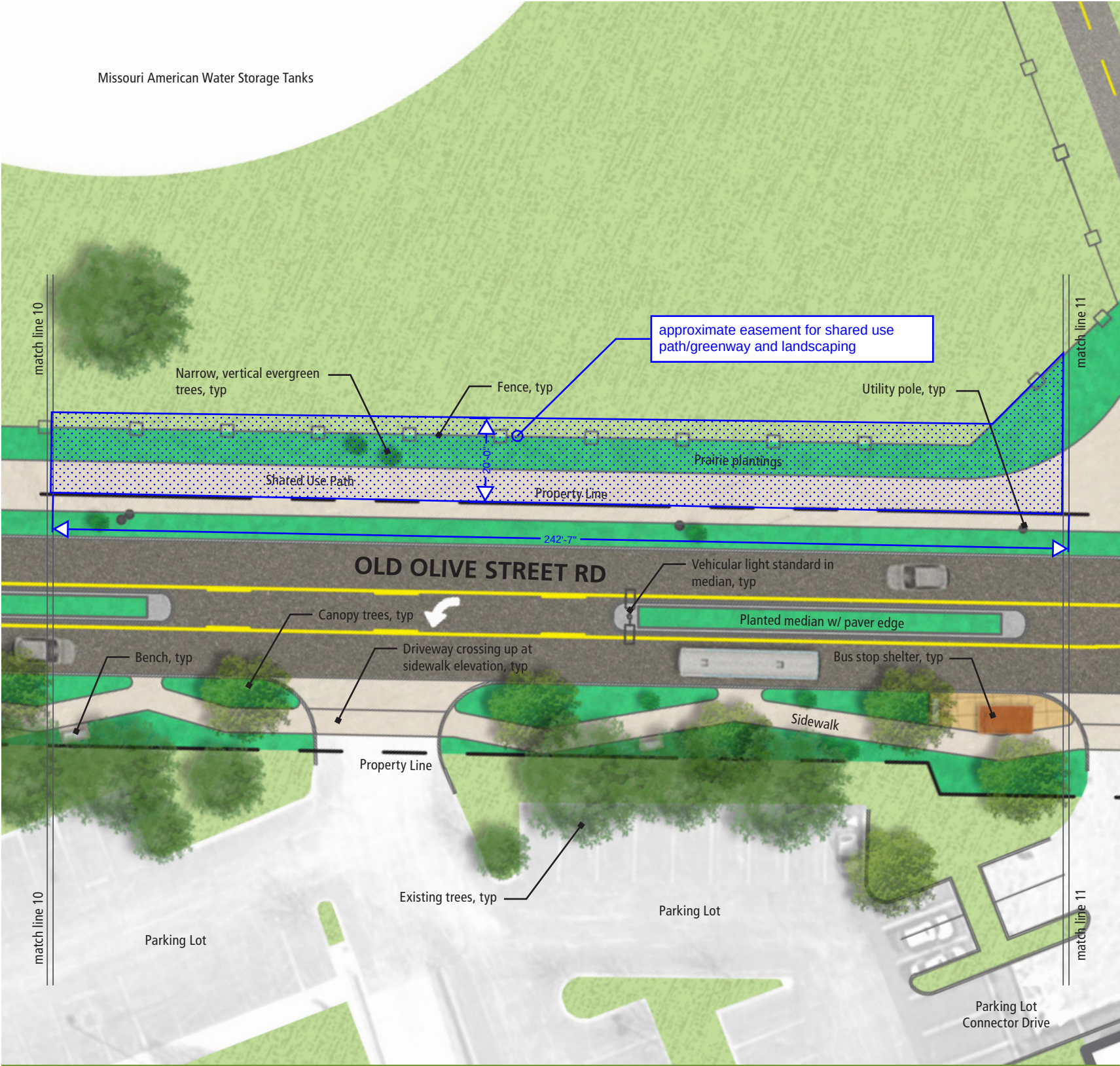
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Linear Park

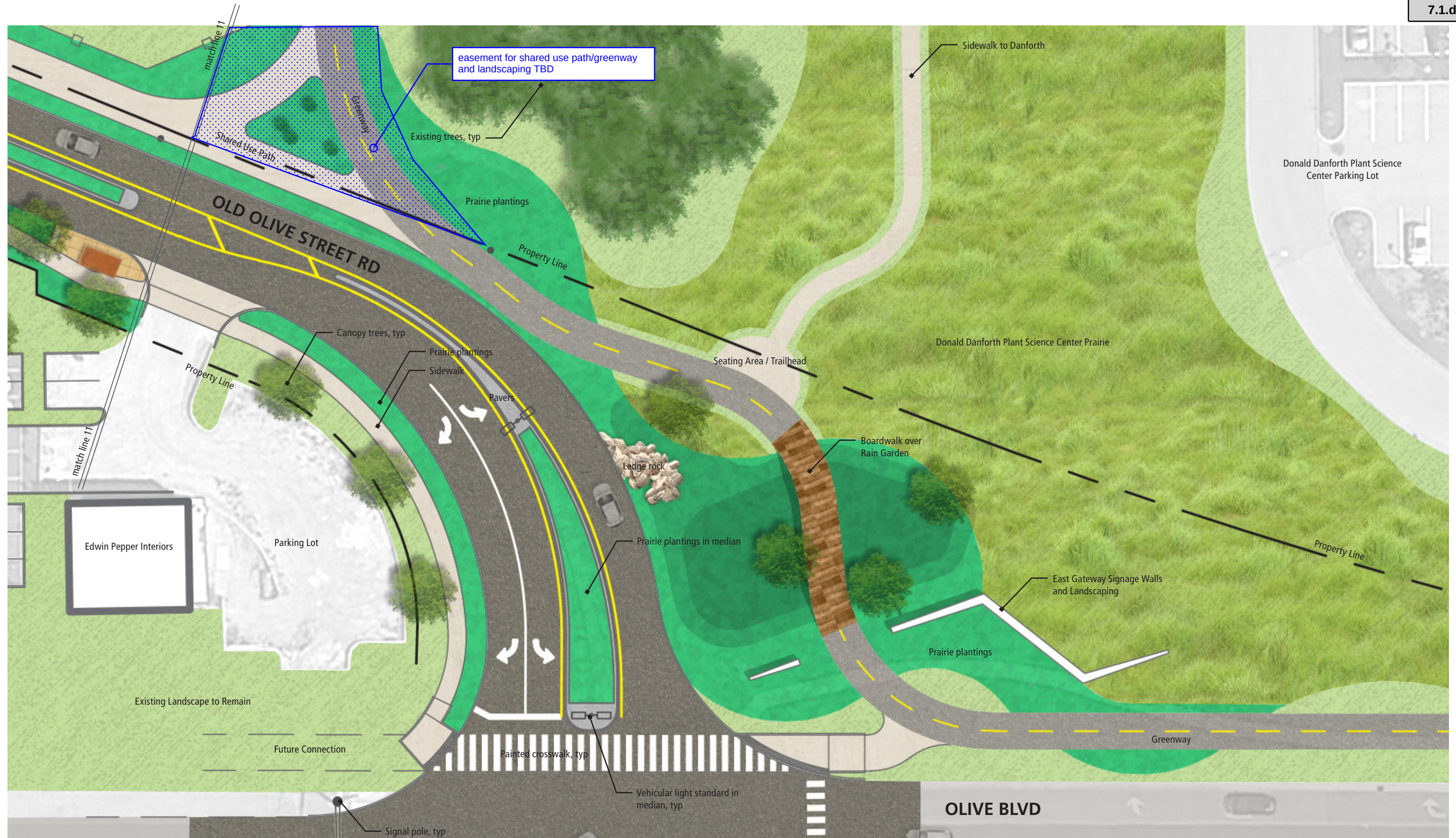


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Linear Park





Linear Park





Jason Jaggi <jjaggi@crevecoeurmo.gov>

HEB Comments regarding 39 N Great Streets Plan

1 message

Janet Rueschhoff <jrueschhoff@crevecoeurmo.gov>

Wed, Jul 31, 2019 at 1:33 PM

To: Jason Jaggi <jjaggi@crevecoeurmo.gov>

Cc: Jim Graham <jcgrah@charter.net>

Hi, Jason!

Below are the only comments I have received so far from the HEB Committee since sending the initial email on July 16th. Thank you again for sharing this with the committee. I have included Jim Graham, Chair person for the HEB, in case some feedback was sent directly to him.

I just got the chance to look at Old Olive 39 North Streets plan. The included plant list looks very good. The only caveat is the Ameren tree list. It includes non-native trees, such as the Amur Cork tree, Golden Rain tree, Japanese Pagoda, Japanese Maple and the Amur Maple. It also includes the invasive Burning Bush.

Another member mentioned the same concerns as listed above.

Jim -

These are all the comments I have been included on. Jason Jaggi would like to have all comments gathered and put together for next week's meeting. If you have other feedback regarding this, please let me know so they may be included in the discussion.

Thank you,
Janet Rueschhoff
HR Generalist
City of Creve Coeur

Attachment: Public Comment-HEB (#19-024: Old Olive Street Road Great Street Plan)



MEMO TO PLANNING AND ZONING COMMISSION

Meeting Date: June 3, 2019

Subject: Old Olive Street Road Great Street Plan

Memo Prepared by: Whitney Kelly AICP, City Planner and Jason Jaggi, AICP, Director of Community Development

Attachments: 39N AgTech District – Old Olive Street Road Great Street

In furtherance of the 39N Master Plan, the City of Creve Coeur, and the St. Louis Economic Development Partnership, entered into a contract with Christner, Inc. to further study the redesign of the Old Olive Street Road, in anticipation of the redesign of the Olive Boulevard and Lindbergh Boulevard interchange. The redevelopment of the Old Olive Street Road corridor is a key project in the new innovative AgTech district 39°North. Laurel Harrington, Project Manager with Christner, will be presenting the final draft of the redesign plan during the meeting of June 3rd. This document is a component of the Comprehensive Plan and the 39N Master Plan that was adopted by the Planning and Zoning Commission. As such, following the presentation and any edits or comments from the Commission that should be included, Staff will proceed with scheduling the Public Hearing and noticing for the official adoption of the Great Streets Plan as a component of the Comprehensive Plan and 39N Master Plan, at the August 5th Planning and Zoning Commission. The team will also be presenting the design before the City Council during a work session on July 8th.

Below is a summary of the public involvement efforts and the development of the plan thus far. In addition to Christner's team and the St. Louis Economic Development Partnership's outreach, information of the public meetings have been posted on the City's website, newsletter, and various social media outlets.

- Efforts for public outreach regarding the redevelopment of the roadway and development potential along the corridor began in March of 2018, with a Stakeholder Kick-off Meeting on April 6th 2018.
- Presentations on the designs for public input began with presentations at the Venture Café meetings. Held every third Tuesday of the month, the Venture Café is hosted in partnership with the St. Louis Economic Development Partnership and Donald Danforth Plant Sciences. It is free event that offers attendees the opportunity to make new connections while learning about a wide range of new technology related topics. The Old Olive redesign ideas were presented on **April 17, 2018** and **again in February 19, 2019**. On these two separate occasions, the team provided maps, renderings, email list sign-up sheets and comment cards and met with attendees to answer questions and talk through the design concepts
- A public open house "Street Design Party" was held on **October 11, 2018** was held in a vacant retail space in the Pavilion Development just south of Old Olive Street Road. Over 60 attendees took part in reviewing the projects historical information and learned about the draft design concept for the area. Attendees were given the opportunity to weigh in on the design concepts and to leave their comments for the team to review and integrate into the design.

- The design team attended the joint session of City Council and the Planning and Zoning Commission as a work session meeting on **October 22, 2018**, to present a summary of finding and key aspects of the developing design.
- **Final Presentation Public Meeting – April 30, 2019** was held at the Donald Danforth Plant Science Center. The design team provided a display of project boards and a large plan of the corridor for review by participants before a presentation of the design and question/comment session. Representatives from the design team, SLEDP, the City of Creve Coeur, and City of Olivette were available for questions. Over 75 attendees took part in the event. Attendees were given the opportunity to weigh in on the design concepts and to leave their comments.

In addition, the design team conducted several organizational outreach efforts, which included:

- **Bike to Work Day – May 18, 2018** at the Donald Danforth Plant Science Center, that included Group Facilitated Discussion on multi-modal transportation, existing bike route, safety, and bike route needs in the area
- **The Jewish Federation Millstone Campus – June 12, 2018**
Although outside the City of Creve Coeur, the Jewish Federation's Millstone Campus (The J) is home to several institutions that serve the community and draw users of their facilities from neighborhoods adjacent to the 39°N district and beyond. The design team met with over a dozen officers and leaders that represented the different services offered within the Jewish Federation. This productive work session allowed the design team to learn about the issues and opportunities on the Millstone Campus, traffic flow in and around the campus, possible campus changes and observations about the multi-modal accessibility of the surrounding community.
- **Willow Brook Neighborhood Meeting – February 27, 2019**
The design team presented the 39°N Master Plan context and the proposed design for Old Olive to the Willow Brook Subdivision Annual Meeting, and obtained resident's feedback about the proposed design.

Recommendations:

This presentation is an opportunity for the Commission to ask questions and provide comments regarding the draft Great Streets Plan and provide direction to Staff to schedule to public hearing for the August 5th, 2019 Planning and Zoning Commission meeting for adoption as a component of the Comprehensive Plan and the 39N Master Plan.



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

APPLICATION TO PLANNING AND ZONING COMMISSION

**#19-021: BOUNDARY ADJUSTMENT BETWEEN MISSOURI AMERICAN WATER COMPANY AND DANFORTH PLANT SCIENCE CENTER AND
#19-027: CONDITIONAL USE PERMIT AND SITE DEVELOPMENT PLAN FOR MISSOURI-AMERICAN WATER COMPANY, FOR A NEW PUMP STATION, LOCATED AT 9989 OLD OLIVE STREET ROAD**

FOR THE MEETING OF: Monday, August 5, 2019

LOCATION: GC-General Commercial District, 9989 Old Olive Street Road

REQUEST: Matt Jaspering, on behalf of the Missouri-American Water Company, has submitted an application for a conditional use permit for the construction of a new pump station to replace the existing Stratmann Pump Station, located at 9989 Old Olive Street Road, Creve Coeur, MO 63141. The request has been submitted in order to replace an aging pump station which maintains water pressure to large portions of St. Louis County. The application also involves the purchase of a small tract of land, 14,094 sq. ft. or 0.32 acres in size, from the Donald Danforth Plant Science Center. The property is zoned GC-General Commercial, where the pending text amendment before the City is to allow for Water Supply and Irrigation Systems (NAICS 221310) as a conditional use in the GC-General Commercial District.

ADDITIONAL INFORMATION: The Stratmann Pump Station, located at 9989 Old Olive Street Road, was constructed in 1926 and expanded in 1954. According to the Applicant there are difficulties maintaining the existing station due to its age and lack of spare parts for outdated equipment. MAWC is under contract to purchase a small tract of land, 14,094 sq. ft. or 0.32 acres in size, from the Donald Danforth Plant Science Center in order to construct a new pump station building to meet the demands for potable water service to approximately 340,000 customers in St. Louis County.

APPLICANT: Matt Jaspering
Missouri-American Water Company
727 Craig Road
Creve Coeur, MO 63141

Key Issues:

- Are the changes consistent with the purposes of the Zoning Code?
- Are the changes consistent with the purposes of the Comprehensive Plan?
- Is the request consistent with the required findings for a conditional use permit?

Creve Coeur 2030 References

- Mixed-Use Innovation Campus District (MUIC)
- 39N Master Plan
- Old Olive Street Road Great Street Plan (draft)
- Design Guidelines

Zoning Code References

- Section 405.210: Regulation of Uses
- Section 405.360: GC-General Commercial District
- Section 405.470: Conditional Uses
- Section 405.640: Fences and Walls
- Section 405.690: Utility Facilities
- Section 405.730: Sidewalks



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner

DATE: 8/02/2019

ATTACHMENTS: Boundary Adjustment Plat
Applicant's Materials received 7/26/2019
Draft Ordinance

PROPOSAL

The property is located at 9989 Old Olive Street Road and is zoned GC-General Commercial. Currently the property is a legal pre-existing non-conforming Water Supply and Irrigation System, pending the text amendment before City Council to allow the use in the GC District as a conditional use. The MAWC is seeking to replace the existing pump station with a new pump station to meet the water needs of St. Louis County. MAWC is purchasing approximately 14,094 square feet from Danforth Plant Science Center to facilitate the relocation of the new pump.

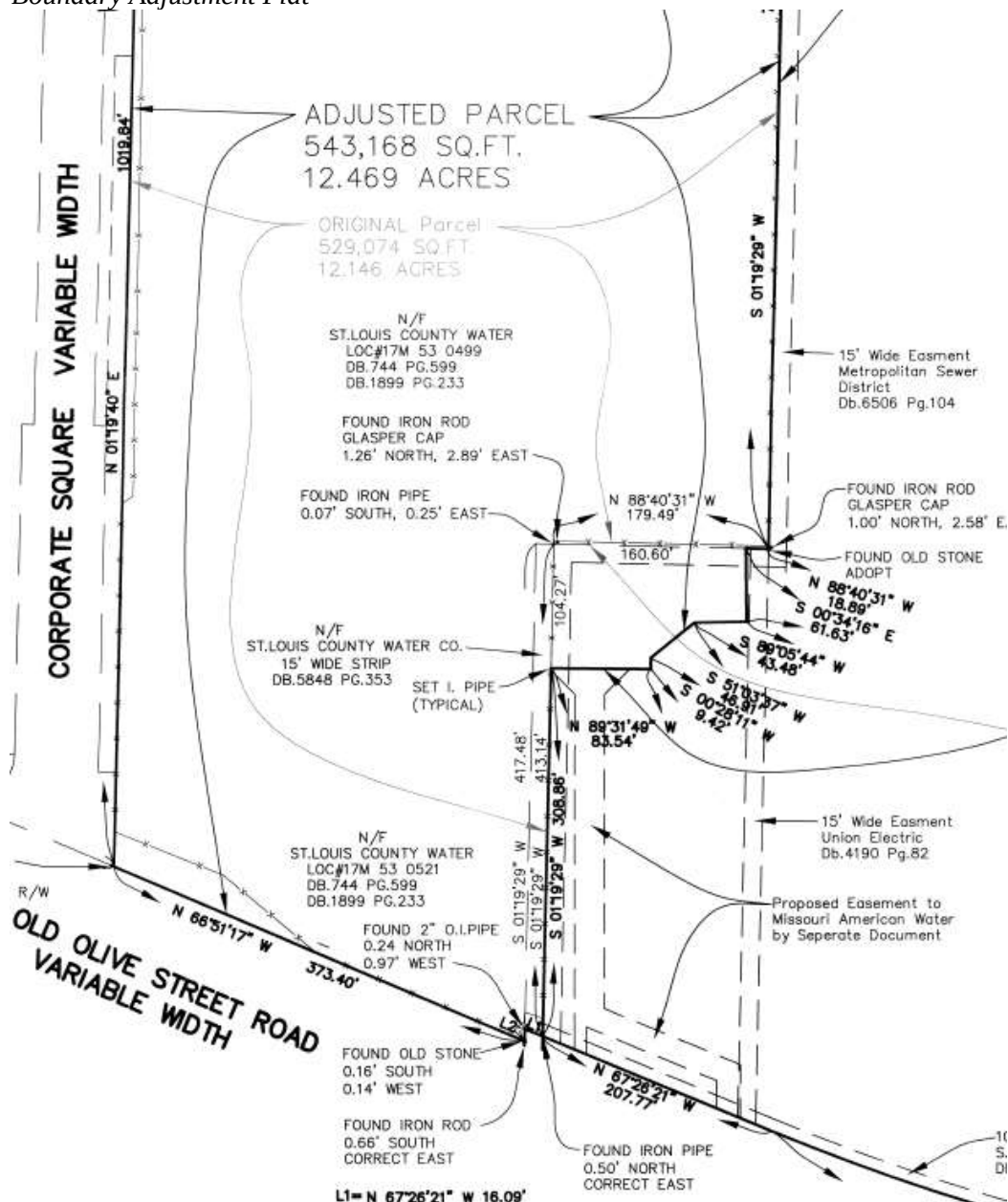
Boundary Adjustment Plat

Figure 1: Close-up of the Boundary Adjustment between the MAWC and Danforth Plant Science Center.

The proposed boundary adjustment will increase the lot for the MAWC from 12.146 acres to 12.469 acres, zoned GC-General Commercial. The Danforth property will be reduced from 40.394 to 40.138 acres and it is zoned RO-Research Office, where the minimum lot size is 5 acres. The pending application regarding the text amendment to allow for Water Supply and Irrigation Systems - NAICS 221310 as a conditional use in the GC District with a minimum lot size of 8 acres.

New Pump Station Building

The new building is a single story brick building located between the two existing tanks, and is approximately 8,970 square feet. The new pump station building will be located further from Old Olive Street Road, between the two existing tanks.

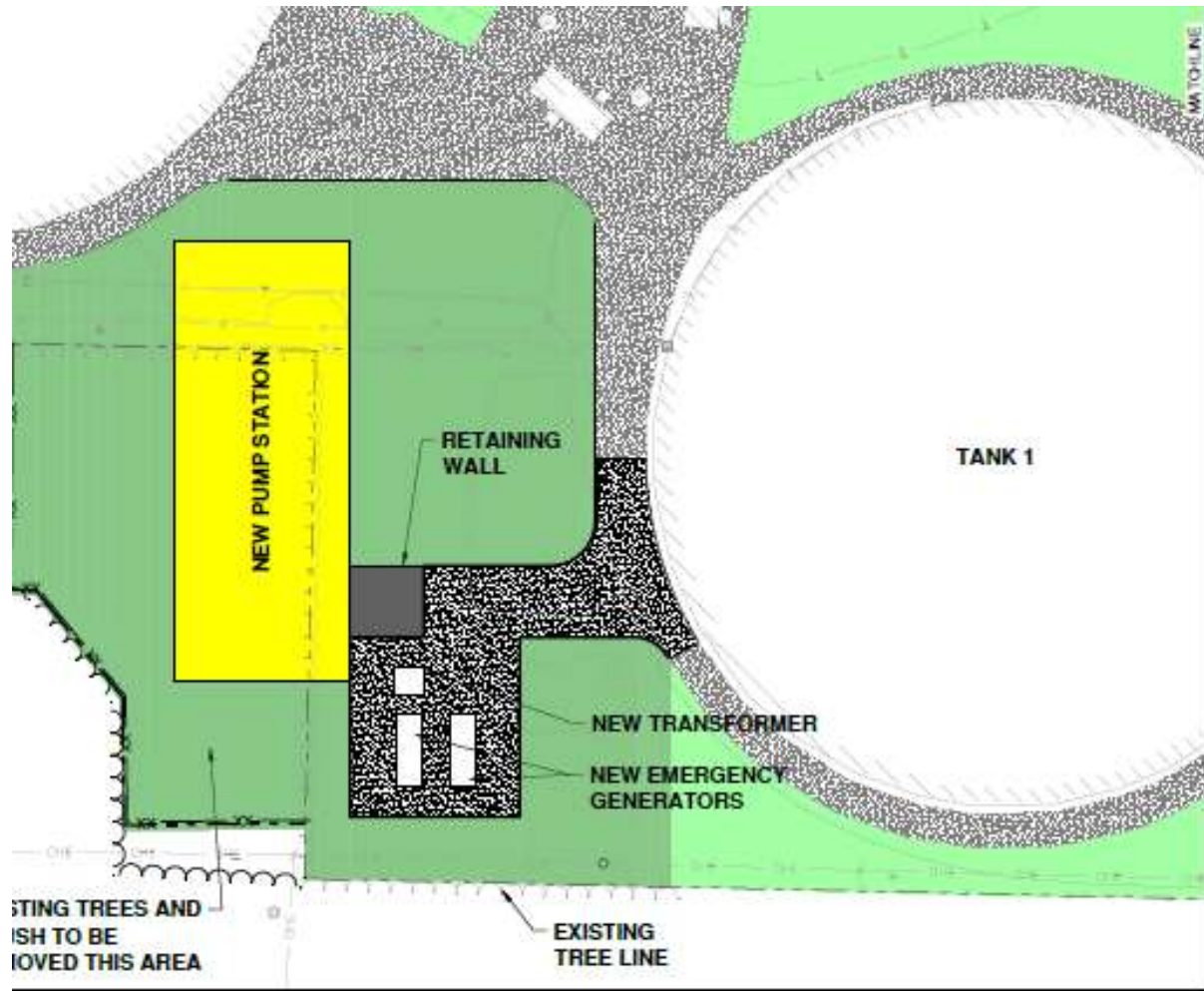


Figure 2: Close-up of the site plan showing the location of the new pump station building.

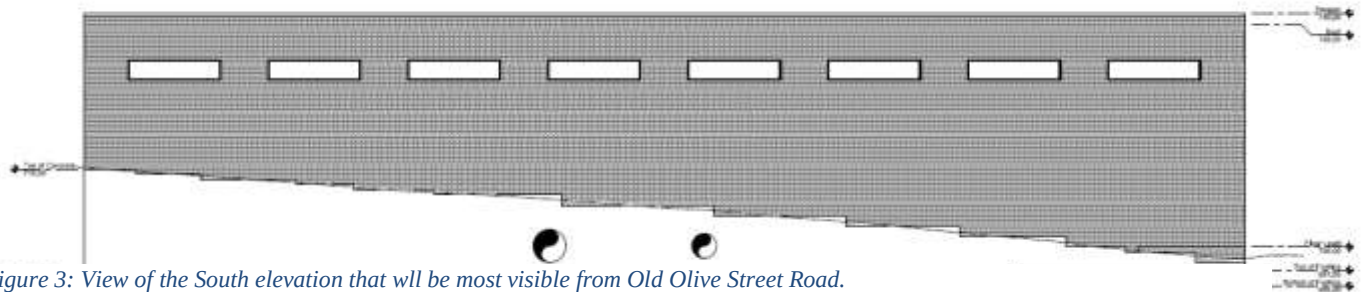


Figure 3: View of the South elevation that will be most visible from Old Olive Street Road.



Figure 4: Applicants rendering of the proposed building.

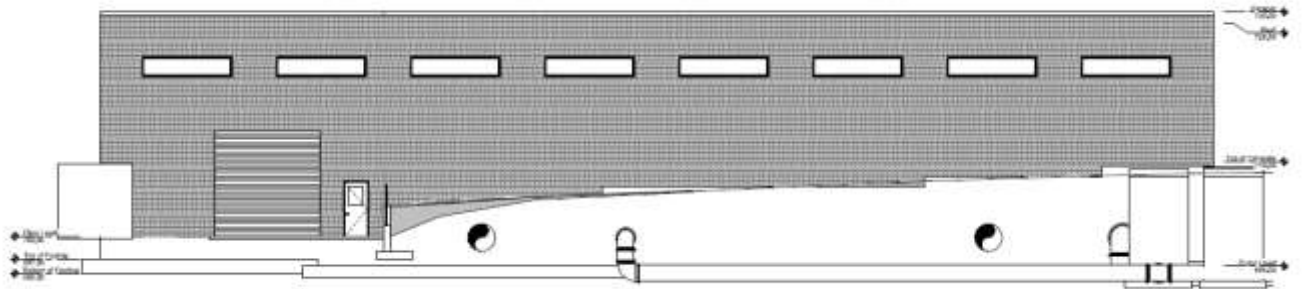


Figure 5: North elevation

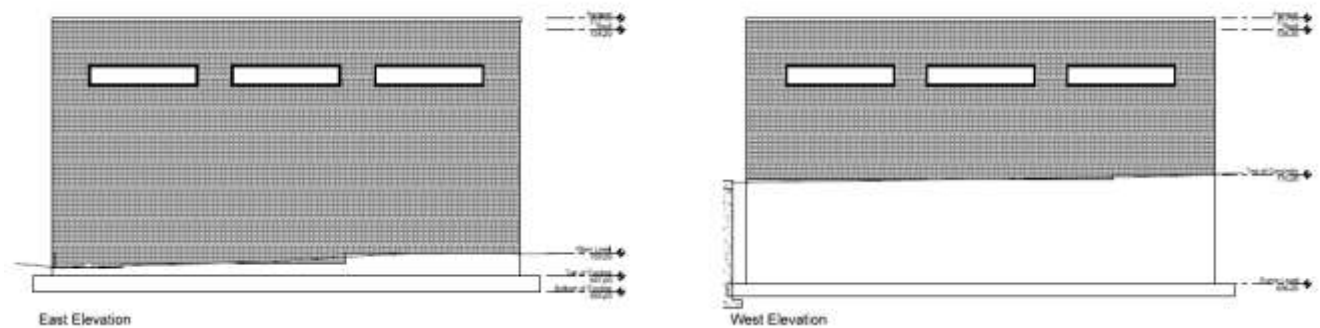


Figure 6: East and West Elevations

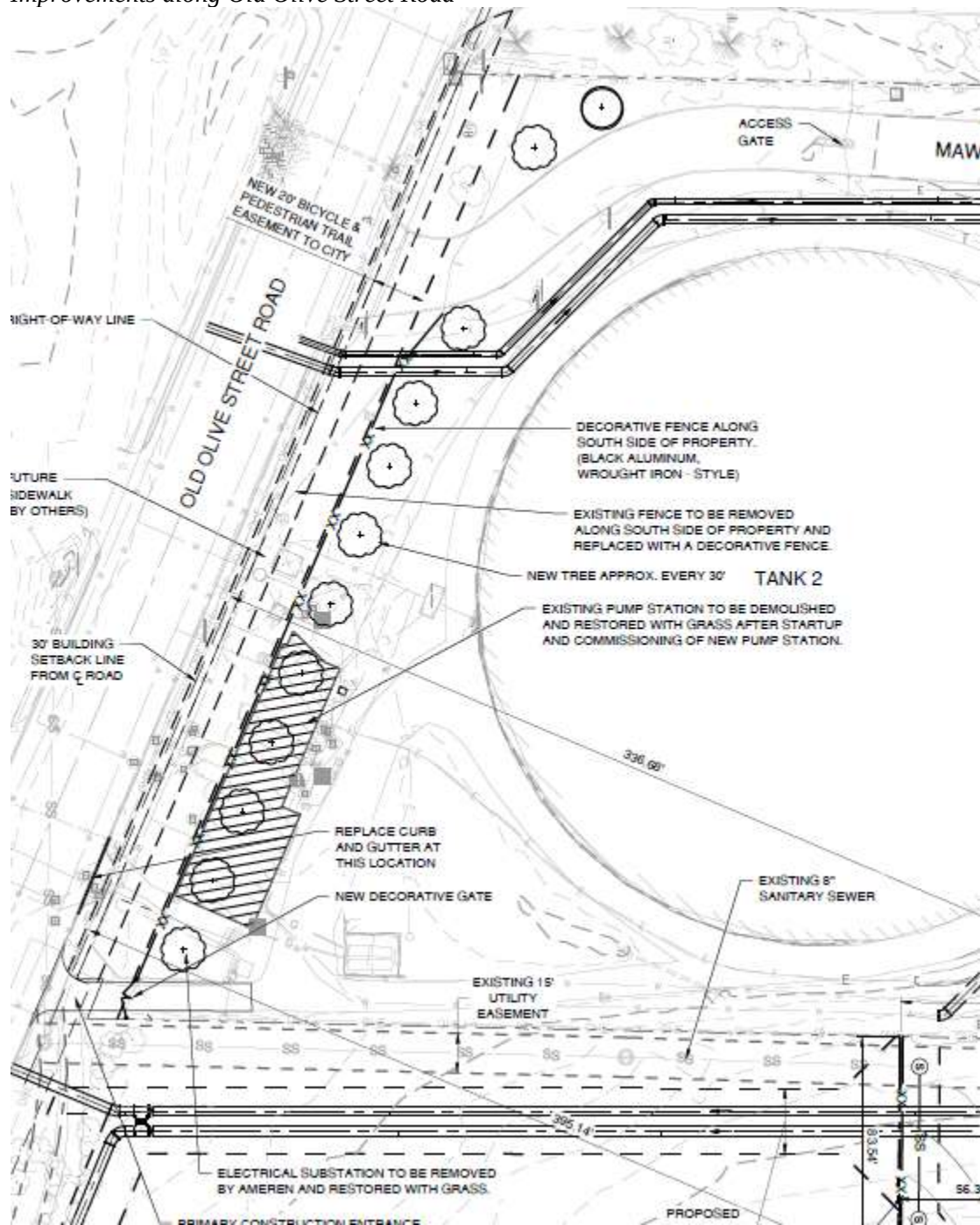
Improvements along Old Olive Street Road

Figure 7: Close up of the Site Plan

Once the new station is operational, the existing pump station and electrical substation will be removed, and the area restored with landscaping. MAWC has agreed to provide a 20 foot easement to allow for the future development of the shared use path/greenway connection along Old Olive Street Road as shown in the draft Old Olive Street Road Great Street Plan. With the removal of the old pump station, MAWC, will place a new decorative black aluminum style fence along Old Olive Street Road, however details for such has not been included. The St. Louis Economic Development Partnership is in the process of purchasing the sliver lot between the MAWC property and Corporate Square Drive. Should the Partnership obtain ownership by the time that MAWC will be starting construction and the appropriate easements can be provided, MAWC has agreed to relocated the entrance from Old Olive Street Road to Corporate Square Drive, in furtherance of the Great Street Plan. However, timing for the acquisition of

that lot by the Partnership is not certain at this time, and if such agreements can't be reached the existing entrance will remain. In either case, the small gravel drive at the south east corner of the lot will remain as it is necessary for maintenance of the communications tower on the site. The proposal does include cleaning up the entrance and paving this area for approximately 50 feet and providing a new decorative gate, as well as replacing the old broken curbs along Old Olive Street Road.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Helix Center Biotech Incubator	LI- Light Industrial	NA
South	Office Development	GC-General Commercial District	Old Olive Street Road
East	Danforth Plant Science Center	RO-Research and Office Park District respectively	NA
West	Office Development	GC-General Commercial District	Corporate Square Drive

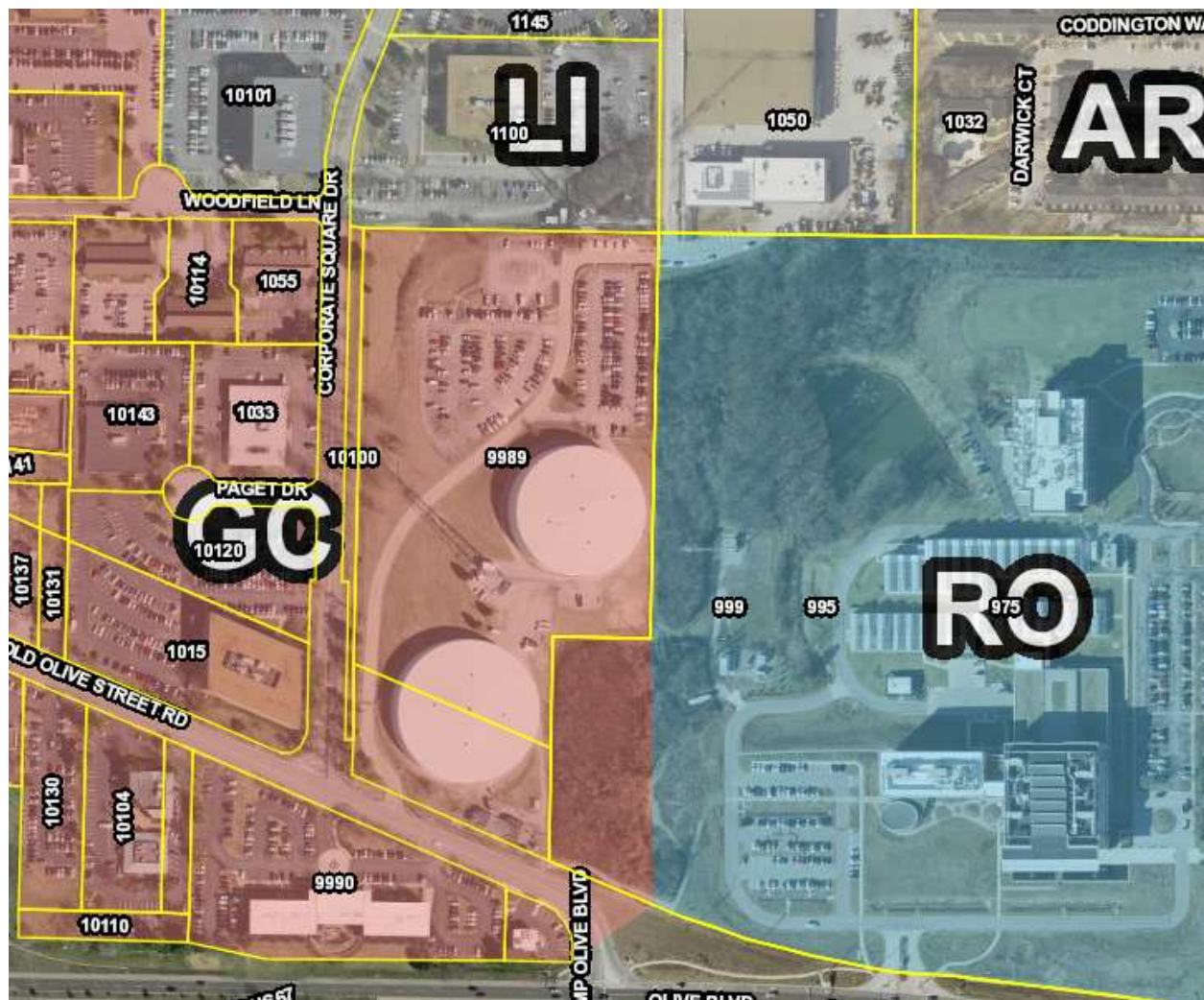


Figure 8: Image from the City's GIS

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Mixed-Use Innovation Campus District (MUIC) of the Creve Coeur 2030 Plan that envisions a sustainable hub for cutting-edge research, job opportunities and community amenities that encourages innovation, collaboration, and entrepreneurship in vibrant, mixed-use environment, and includes a variety of active, office, and residential ground floor uses. The 39N and Old Olive Great Street Plan both acknowledge the MAWC's continued existence and do not envision a change in use to this site, while Old Olive Street Road is viewed as a key corridor for the 39N District. The redevelopment of the Old Olive Street Corridor includes native planting and a wide shared use path/greenway connection along the front of the subject property. Moving the utility station further from Old Olive Street Road allows for the development of the pathway with the prairie grass plantings. The MAWC has agreed to provide the 20 foot easement along Old Olive Street Road in anticipation of the development of these features (as shown in the images below from the draft Old Olive Great Streets Plan, the easement will angle to 30 feet at the southwest corner to coincide with the drawings. A condition of approval includes providing the easements per these drawings for the City Attorney's review and approval prior to issuance of permits. A decorative wrought-iron style fence will also be provided in this area. They have also indicated that should The St. Louis Economic Development Partnership obtain ownership of the long sliver of land between it and the Corporate Square Drive, they are open to relocating their main entrance from Old Olive to Corporate Square, in furtherance of the goals for the Old Olive Great Streets Plan. The existing gravel driveway at the very southeast corner will need to remain to allow for maintenance of the tanks, as well as the access for the cell towers on site. However they have agreed to paved with asphalt or concrete to a point approximately 50 feet behind the fence line to improve the appearance of the area. Therefore in as much as this project meets with the goals and objectives of the Comprehensive Plan, as well as furthers the site towards the draft Old Olive Great Streets Plan and the 39N Master Plan.

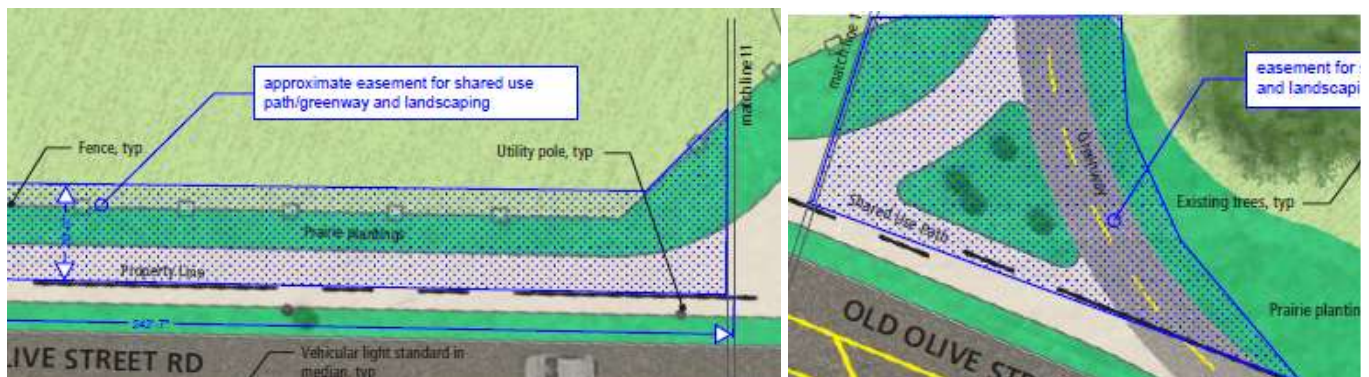


Figure 9: Images of the shared use path along the subject property frontage of Old Olive Street Road.

DESIGN GUIDELINES REVIEW

The City's Design Guidelines recommend encourages high quality architectural design, and that all elevations should receive equal design consideration, where natural materials such as stone and brick are preferred. Because the entire building is brick and also in consideration of the location and the use as a utility facility/pump house, the proposal meets with the recommendations of the Design Guidelines. The Applicants have also indicated that they are willing to work with the City to develop a color change or decorative treatment to the exterior of the existing ground storage tanks in an effort to facilitate desirable integration into the surrounding development, when the tanks are scheduled for repainting in 5-10 years.

The Design Guidelines also recommend that in highly visible areas where fencing is needed, decorative fencing is encouraged. The proposal includes replacing the chain link fence with a new decorative wrought-iron style fence and gates along Old Olive Street Road. Details of this fence have not been provided as the Applicant is working with the MAWC security office to determine the appropriate fence. Therefore, Staff has included a condition of approval that the fence along Old Olive Street Road shall be a decorative wrought-iron style fence in compliance with the recommendations of the Design Guidelines.

While transition to the existing chain link fence along Corporate Square Drive is unclear, Staff has also included in the condition that the decorative fence shall be carried around the southwest corner of the site and continue northward along Corporate Square Drive, to at least the main access gate per the image below. If the main entrance is relocated, to Corporate Square, the MAWC should work with Staff in determining an appropriate transition of the new fence versus the pre-existing non-conforming chain link fencing.

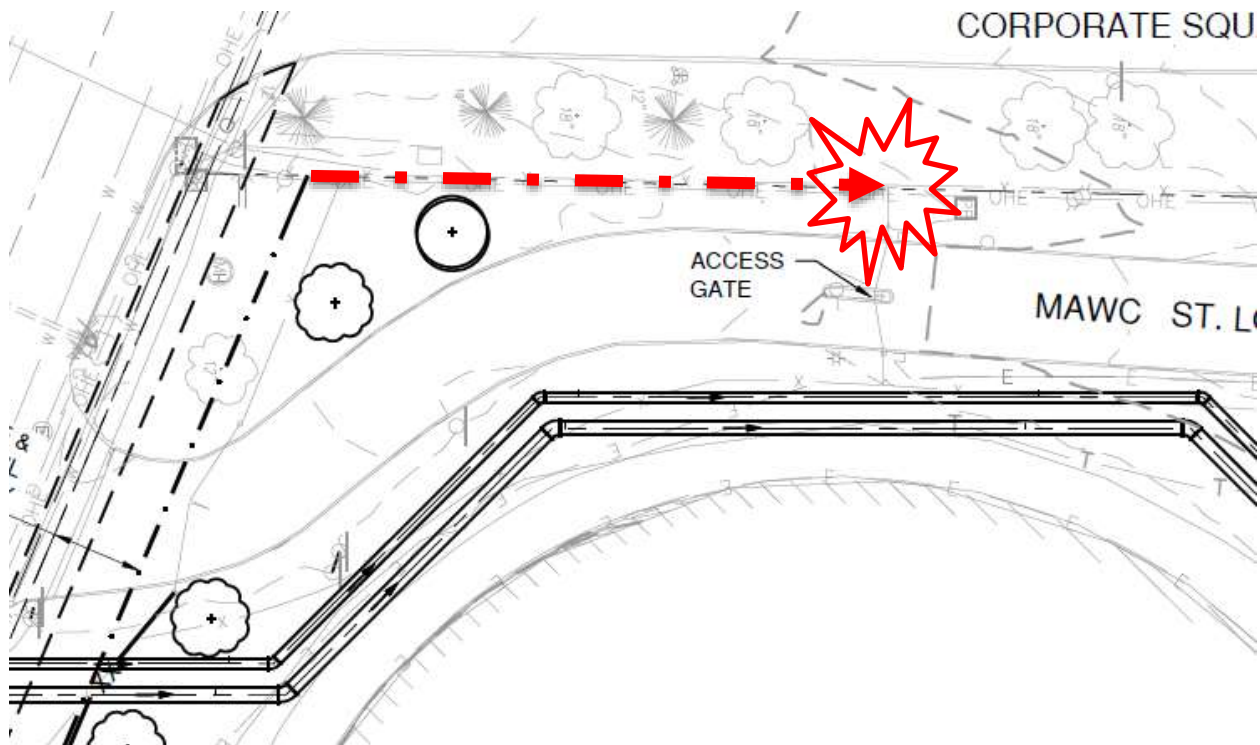


Figure 10: The new wrought-iron style fence should be carried northward along Corporate Square Drive to at least the access gate.

ZONING REVIEW

As discussed above, the MAWC has a pending application before Council to include the use in the GC-General Commercial as a conditional use with a minimum size of 8 acres, under Section 405.470 Conditional Uses. The proposal includes a boundary adjustment to increase the lot to 12.469 acres.

The GC District has a maximum site coverage of 63%, where the site plan indicates that the site coverage is 47%. The new pump station will be located between the two existing tanks, and at the closet point to the revised property line is 17.35 feet, where the minimum side yard setback is 12 feet. Tank 1 is approximately 383.21 feet from the rear property line, and 29.76 feet from the east property line. Tank 2 is 33 feet from the east property line, 74.9 feet from the south property line and 63.79 feet from the west property line. Maximum structure height is three floors or 45 feet, and the proposed building is 30 feet in height. Therefore, the proposal meets with the Zoning District Regulations subject to passage of the proposed amendment.

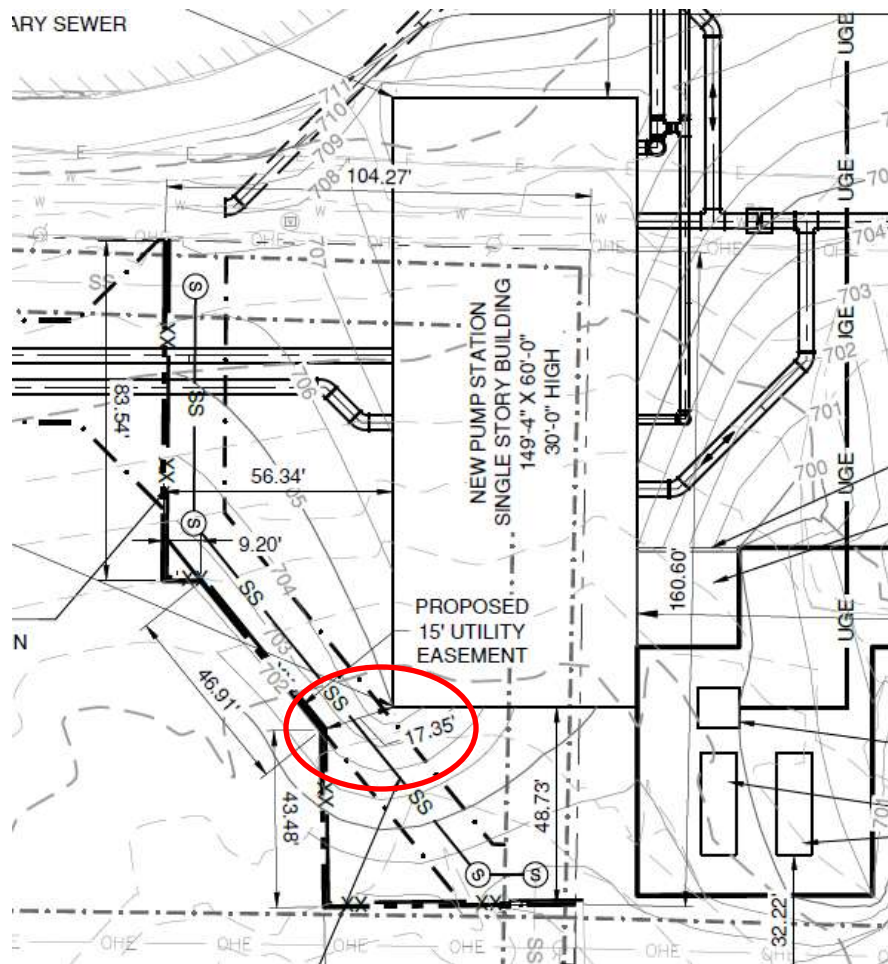


Figure 11: Close up of the site plan showing the new pump station.

Fences

Section 405.640 Fences and Walls requires Planning and Zoning Commission approval for fences within the front yard setback, as well as any fence over 6 feet in height. As discussed above the MAWC will replace the existing chain-link fence with a new decorative wrought-iron style fence along Old Olive Street Road. Details of the fence have not been provided at this time, as they are still working with the security team on the specifics including if the fence needs to be 8 feet in height. Therefore, Staff has included a condition of approval that the fence shall have a maximum height of 8 feet, be a decorative wrought-iron style, and be carried around northward along the west property line to the main access gate as discussed above. The remaining chain link fence may remain in all other areas. However any new chain-link fencing should be a black or dark coated. Should the access drive be relocated to Corporate Square, the MAWC shall work with Staff to provide for the appropriate transition point between the new fencing and existing chain link fencing.

Landscaping

Section 405.540(F)(1) requires a minimum on one street tree for every thirty lineal feet as well, as internal landscaping of a minimum of two (2) deciduous shade trees, within and up to, every one hundred (100) linear feet of parking for each parking row. Such trees shall be spaced evenly around the perimeter. The ends of parking rows abutting a circulation aisle shall be defined by interior landscaped areas whenever feasible. The Applicant's Landscape Plan provides for the appropriate number of trees along Old Olive Street Road, inside of the new decorative fence provided. Staff would recommend that these trees are to be placed on the outside (street side) of the fence. Additional trees should be provided within the parking lot to meet with the minimum standards of the landscape plan. Therefore, a condition of approval includes a revised final landscape plan that includes additional planting within the parking lot as required by

Section 405.540(F)(4). New underground irrigation has not been requested at this time due to the pre-existing, non-conforming nature of the site.

Utility Facilities

The Zoning Regulations provide for specific regulations regarding any utility facilities, that include Facilities shall be located in such a manner as to reduce or eliminate their visibility, under Section 405.690(C)(1)(b). Further under subsection (c)

Facilities shall be a neutral color and shall not be bright, reflective or metallic. Black, gray and tan shall be considered neutral colors, as shall any color that blends with the surrounding dominant color and helps to camouflage the facilities. Sight-proof screening, landscape or otherwise, may be required for facilities taller than three (3) feet in height or covering in excess of four (4) square feet in size. Such screening shall be sufficient to reasonably conceal the facility. A landscape plan identifying the size and species of landscaping materials shall be approved by the Director prior to installation of any facility requiring landscape screening. The person responsible for the facilities shall be responsible for the installation, repair or replacement of screening materials. Alternative concealment may be approved by the Director to the extent it meets or exceeds the purposes of these requirements.

Given the overall size and area of the utilities, sight-proof fencing would be more obtrusive in this setting, where decorative fencing and landscaping is preferred.

The Old Olive Street Road Plan and 39N Master Plan does show signage on the water tanks to help identify the district. Section 405.690(C)(1)(e) states that *No person shall place or cause to be placed any sort of signs, advertisements or other extraneous markings on the facilities, except such necessary minimal markings approved by the City as necessary to identify the facilities for service, repair, maintenance or emergency purposes or as may be otherwise required to be affixed by applicable law or regulation.* The MAWC has indicated that the painting of the tanks are not expected for another 5-10 years. At that time they are willing to coordinate with the City regarding a decorative treatment, or color change to better integrate then into the surrounding development and environment.

Sidewalks

Section 405.730 requires that all non-residential developments requiring site concept plan and/or site development plan are required to provide for a 6 foot to 8 foot in width sidewalk from the street to the principal buildings. The City is reviewing the draft Old Olive Street Road Great Streets Plan for adoption, with this area proposed for a shared use/greenway path. Final drawings have not been developed at this time, and given the nature of the use, requiring that a sidewalk be provided is unnecessary at this time. However, the MAWC has agreed to provide for 50% of the cost of a standard 6-foot-wide sidewalk and are providing a 20-foot-wide public easement to the City, for the future development of the Old Olive Street Road Great Street Plan Implementation. Therefore, a condition of approval includes that 50% of the costs as agreed to by the City's Public Works Director shall be provided for the City to implement the Great Street Plan. Should the City not proceed with seeking grant funding/or the completion of the plan the funds will either be used to provide for a new sidewalk or returned to the MAWC after a 10 year period.

BOUNDARY ADJUSTMENT PLAT

As discussed above, the proposal include a boundary adjustment with the Donald Danforth Plant Science Center, for approximately 14,094 sq. ft. or 0.32 acres in size.

A boundary adjustment, which is not a subdivision plat, is possible when the following regulation from the Subdivision Code is satisfied:

410.030(D) Sale or transfer of small parcels of land to or between adjoining property owners, where such sale does not create additional lots, is exempt from the requirement of recording by plat; provided, however, that certification by the Planning and Zoning Commission shall be

required prior to such sale or transfer. This certification shall be recorded with the title of the property by the St. Louis County Recorder of Deeds.

This appears to be the case with the current application. The survey submitted indicates that the property changes do not appear to create any additional non-conformities on the site. However, the drawings will need to be revised. The Planning and Zoning Commission reviewed a revised condo plat on May 20th for the development of the Edge Building at BRDG Park, which has not been recorded at this time. The boundary plat will need to reference the May 20th plat when it is recorded. Therefore a condition of approval includes that the title of the plat will need to be revised and included references to the May 20th plat and the date of its recording.

Parking

Section 405.810(A)(2) requires that all off street parking area shall be constructed of concrete, asphalt or pavers. The proposed new pump station will utilize the existing gravel area for the garage entrance, and new transformers and generators. Given the location and pre-existing conditions, Staff has not included a requirement that this should be paved at this time.

CONCLUSION AND RECOMMENDED CONDITIONS OF APPROVAL FOR THE CONDITIONAL USE PERMIT

Staff finds that with a few minor exceptions the proposal meets with the Comprehensive Plan, Design Guidelines, the 39N Master Plan, and the draft Old Olive Street Road Great Street Plan, as well as with the Zoning Regulations. Staff has provided conditions below that also include the items discussed above as well as the typical language for any conditional use permit. It should be noted that the Conditional Use Permit is subject to the approval of the pending text amendment before City Council to authorize Water Supply and Irrigation Systems as a conditional use in the GC-District:

1. The Conditional Use Permit shall be for the operation of a Water Supply and Irrigation Systems, NAICS 221310, for the Missouri American Water Company located at 9989 Old Olive Street Road, within the GC-General Commercial District, subject to approval of the pending text amendment to allow for such use in the GC-General Commercial District.
2. The Applicant shall submit 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 Plans," and the "Landscape Plans" received July 26, 2019, as bound together and submitted in conjunction with Application #19-027 by the Missouri American Water Company, except as modified below.
3. 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 Elevations received July 26, as bound together and submitted in conjunction with Application #19-027 by Missouri American Water Company, except as modified below.
4. Landscape plans shall be revised to provide the street trees along Old Olive Street Road on the outside, street side of the fence, and outside of the easement area, and the fence moved inward to soften the fence line, and provide for additional trees within the parking lot and along the west property line to provide screening of the existing and fence, as well as additional tree to meet with Section 405.540(F)(4) for the Zoning Administrator's approval.
5. Should the St. Louis Economic Development Partnership obtain ownership of the lot between MAWC and Corporate Square Drive, addressed as 10100 Corporate Square Drive, in a timely manner, the MAWC shall relocate the main entrance from Old Olive Street Road to Corporate Square Drive. The existing access drive area shall be removed and restored in furtherance of the Old Olive Street Road Great Street Plan.
6. A 20 foot wide easement along Old Olive Street Road, with and angle up to 30 feet at the southeast corner shall be provided by MAWC for the implementation of the Old Olive Great Street Plan shared use path/greenway connection, per the drawings for the approximate easement locations provided by Christner, and discussed in the Staff Report for Application 19-027 for the City's Attorney review and approval prior to any permits being issued by the City.

7. The proposed fence along Old Olive Street Road shall be a decorative wrought iron style with a maximum height of 8 feet. Such fence shall be carried around northward along the west property line to the main access gate for the transition to the existing chain-link fence. Should the main entrance be relocated to Corporate Square Drive, MAWC will work with the Director of Community Development to determine the appropriate location for the decorative fence to tie into the pre-existing, non-conforming chain link fence.
8. 50% of the costs as agreed to by the City's Public Works Director shall be provided by MAWC for the City to implement the Great Street Plan, to be deposited prior to issuance of permits. Should the City not proceed with seeking grant funding/or the completion of the plan the funds will either be used to provide for a new sidewalk or returned to the MAWC after a 10 year period.
9. At a future time, when the tanks are to be repainted, MAWC will coordinate with the City regarding paint color, and/or decorative treatment to the tanks to facilitate desirable integration into the surrounding 39N development and environment.
10. Vegetation that is totally or predominantly dead and/or disfigured due to disease or injury shall be replaced as needed, and should the street trees be removed, sufficient landscaping shall be provided on the property to be consistent with the Landscape Plan, as required under Section 505.540 Landscaping
11. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
12. All lighting shall be installed to be in conformance with Section 405.680, Lighting, of the Zoning Ordinance.
13. Any mechanical equipment installed for the site shall be properly screened with approved materials.
14. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
15. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
16. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
17. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Conditional Use Permit/Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

ACTION AND MOTION

The proposal will require two different motions for approval; one for the boundary adjustment and one for the conditional use permit. The following are examples of motions for this application, in the appropriate order:

"I move to approve Application #19-021 for the boundary adjustment plat between the Missouri Missouri American Water Company property at 9989 Old live Street Road and the Bio-Research

& Development Growth Park at the Donald Danforth Plant Science Center, subject to the condition that a final drawing be prepared for review by staff and signature and recording and that the drawing reflect the plat approved on May 20th for the Donald Danforth Plant Science Center once it has been recorded.” (Conditions may be added, eliminated, or modified by preceding motion);

And,

“I move to recommend approval of the conditional use permit, subject to the pending text amendment before City Council to allow for Water and Irrigation Systems as a conditional use, and subject to the conditions listed in the draft ordinance for the Missouri American Water Company and the development of a new pump station at 9989 Old Olive Street Road as discussed with Application #19-027 at the meeting of August 5, 2019.”

APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTO

Missouri American Water Company



City Limits

Parcels

June 24, 2019



Prepared By

HORNER+SHIFRIN

APPENDIX 4: SITE PHOTOGRAPHS

Date: 7/16/2019



Description: View of the existing pump station and Ameren power station, from Old Olive Street Road Looking west.



Description: View of the existing Tank 2 and main entrance from Old Olive Street Road.

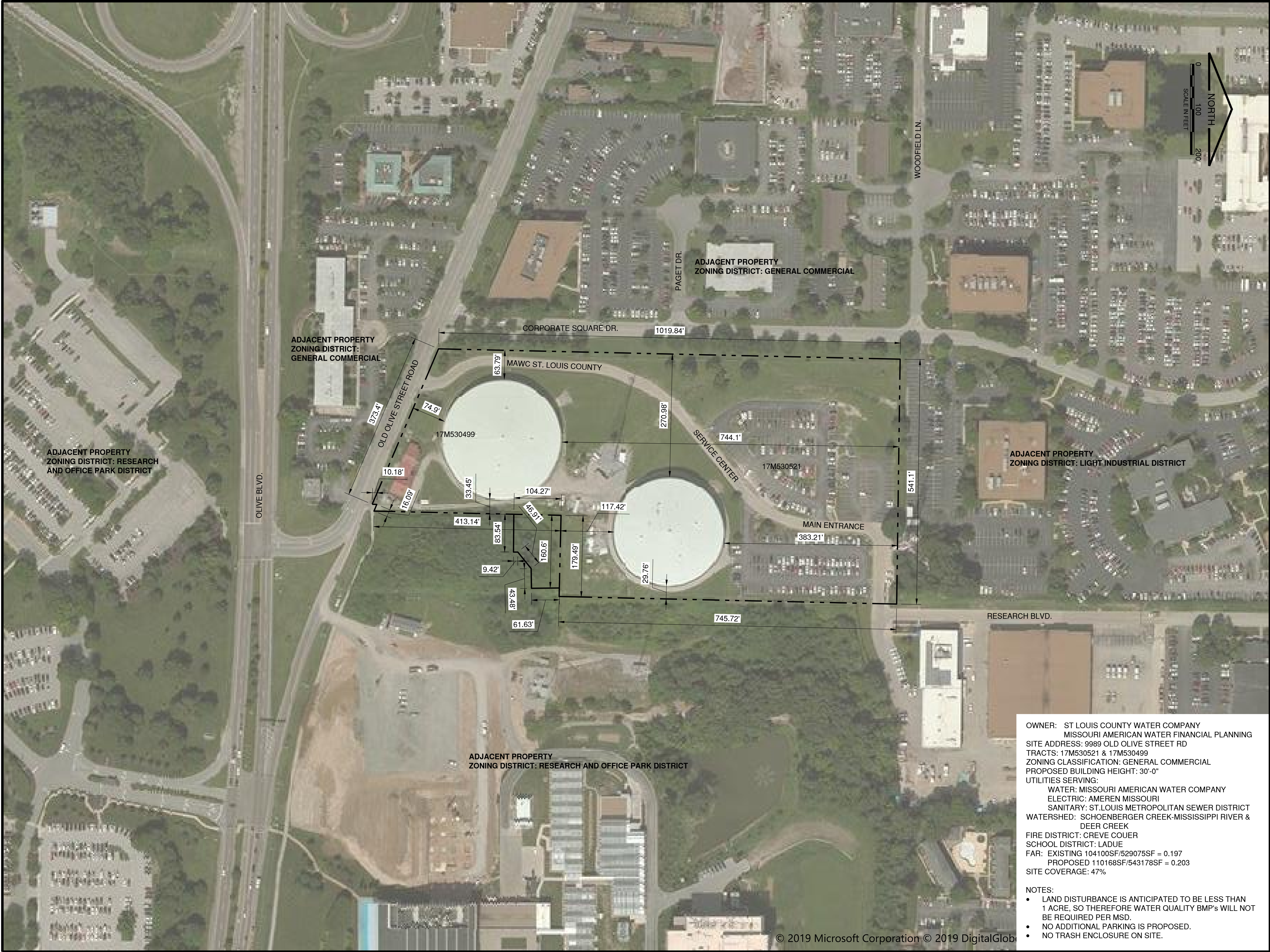


Description: View of the existing northern Tank 1 from Corporate Square Drive looking northeast



Description: View of the existing Tank 2 from the intersection of Paget Drive and Corporate Square Drive looking southeast.

Path: L:\Goodwin\Brothers\19040115-00_StratmannPumpStationDesign\Build\Draw\Streets\Conditional Use Permit\Exhibit C - Site Plan - Sheet 1.dwg
Date: Friday, July 26, 2019 11:37:36 AM



CONSULTANTS



JULY 26 2019

STRATMANN PUMP
STATION IMPROVEMENTS

OWNER



ST. LOUIS METRO
SERVICE AREA
ST. LOUIS MISSOURI

OWNER: ST LOUIS COUNTY WATER COMPANY
MISSOURI AMERICAN WATER FINANCIAL PLANNING
SITE ADDRESS: 9989 OLD OLIVE STREET RD
TRACTS: 17M530521 & 17M530499
ZONING CLASSIFICATION: GENERAL COMMERCIAL
PROPOSED BUILDING HEIGHT: 30'-0"
UTILITIES SERVING:
WATER: MISSOURI AMERICAN WATER COMPANY
ELECTRIC: AMEREN MISSOURI
SANITARY: ST. LOUIS METROPOLITAN SEWER DISTRICT
WATERSHED: SCHOENBERGER CREEK-MISSISSIPPI RIVER & DEER CREEK
FIRE DISTRICT: CREVE COUER
SCHOOL DISTRICT: LADUE
FAR: EXISTING 104100SF/529075SF = 0.197
PROPOSED 110168SF/543178SF = 0.203
SITE COVERAGE: 47%

NOTES:
• LAND DISTURBANCE IS ANTICIPATED TO BE LESS THAN 1 ACRE, SO THEREFORE WATER QUALITY BMP's WILL NOT BE REQUIRED PER MSD.
• NO ADDITIONAL PARKING IS PROPOSED.
• NO TRASH ENCLOSURE ON SITE.

MARK	DATE	DESCRIPTION

PROJECT NO:	190401.15-00
CAD DWG FILE:	EXHIBIT C - SITE PLAN - SHEET 1.DWG
DESIGNED BY:	RTB
DRAWN BY:	DLB
CHECKED BY:	RTB
APPROVED BY:	RTB
COPYRIGHT:	CRAWFORD, MURPHY & TILLY, INC. 2019

SHEET TITLE
SITE PLAN

EXHIBIT C - SHEET 1

SHEET OF



STRATMANN PUMP STATION IMPROVEMENTS



MISSOURI
AMERICAN WATER

ST. LOUIS METRO
SERVICE AREA
ST. LOUIS MISSOURI

MARK	DATE	DESCRIPTION
PROJECT NO:		190401.15-00
CAD DWG FILE:		EXHIBIT C - SITE PLAN - SHEET 2.DWG
DESIGNED BY:		RTB
DRAWN BY:		DLB
CHECKED BY:		RTB
APPROVED BY:		RTB
COPYRIGHT: CRAWFORD, MURPHY & TILLY, INC. 2019		

SHEET TITLE
SITE PLAN

EXHIBIT C - SHEET 2

SHEET 0



JULY 26 2019

STRATMANN PUMP STATION IMPROVEMENTS

OWNER



ST. LOUIS METRO
SERVICE AREA
ST. LOUIS MISSOURI

PROJECT NO:	190401.15-00
CAD DWG FILE:	EXHIBIT - LANDSCAPE PLAN - SHEET 1.DWG
DESIGNED BY:	GTC
DRAWN BY:	DLB
CHECKED BY:	APB
APPROVED BY:	RTB
COPYRIGHT: CRAWFORD, MURPHY & TILLY, INC. 2019	

SHEET TITLE
LANDSCAPE PLAN 1 OF 2

EXHIBIT C - SHEET 3

SHEET OF



MATCHLINE

TANK 1

CORPORATE SQUARE DR.

SERVICE CENTER

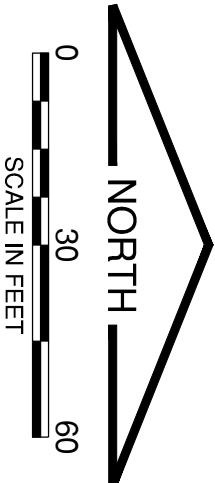
MAIN ENTRANCE

TO SERVICE CENTER

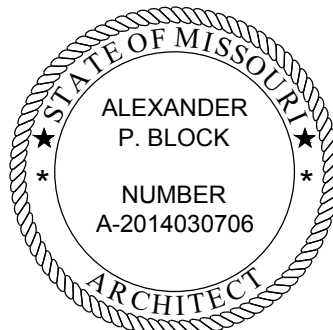
LEGEND

- | | |
|---|---|
|  | NEW COMUS FLORIDA
(FLOWERING DOGWOOD)
2" CALIPER |
|  | NEW ACER SACCHARUM
(SUGAR MAPLE)
3" CALIPER |
|  | NEW ACER RUBRUM
(RED MAPLE)
3" CALIPER |
|  | EXISTING TREE |

**ALL EXISTING TREES TO REMAIN
EXCEPT AS NOTED.**



CONSULTANTS



Alex P. Bhal, AIA

JULY 26 2019

STRATMANN PUMP STATION IMPROVEMENTS

OWNER



ST. LOUIS METRO
SERVICE AREA
ST. LOUIS MISSOURI

MARK	DATE	DESCRIPTION

PROJECT NO:	190401.15-00
CAD DWG FILE:	EXHIBIT - LANDSCAPE PLAN - SHEET 2.DWG
DESIGNED BY:	GTC
DRAWN BY:	DLB
CHECKED BY:	APB
APPROVED BY:	RTB
COPYRIGHT: CRAWFORD, MURPHY & TILLY, INC. 2019	

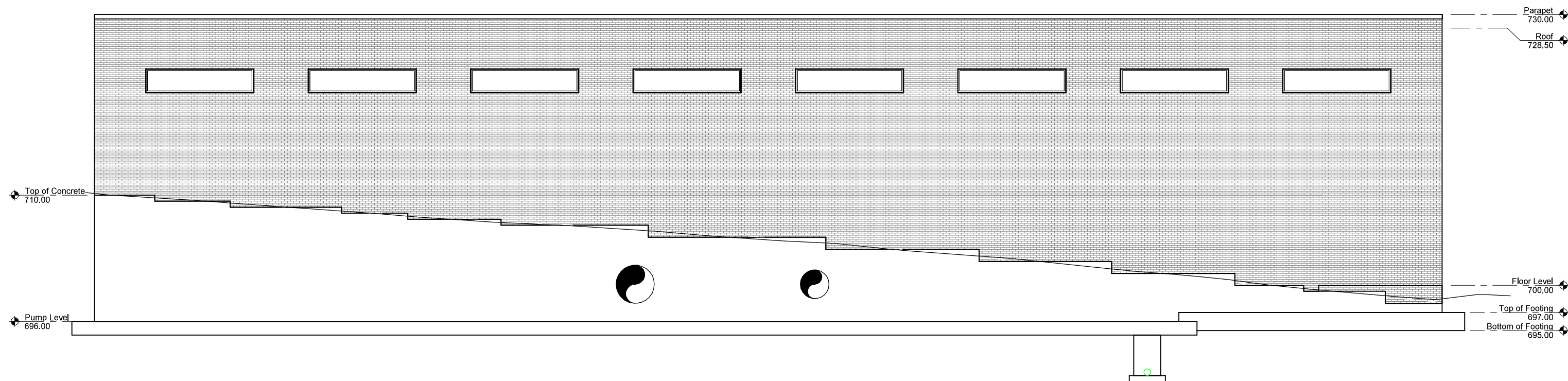
SHEET TITLE

LANDSCAPE PLAN
2 OF 2

EXHIBIT C - SHEET 4

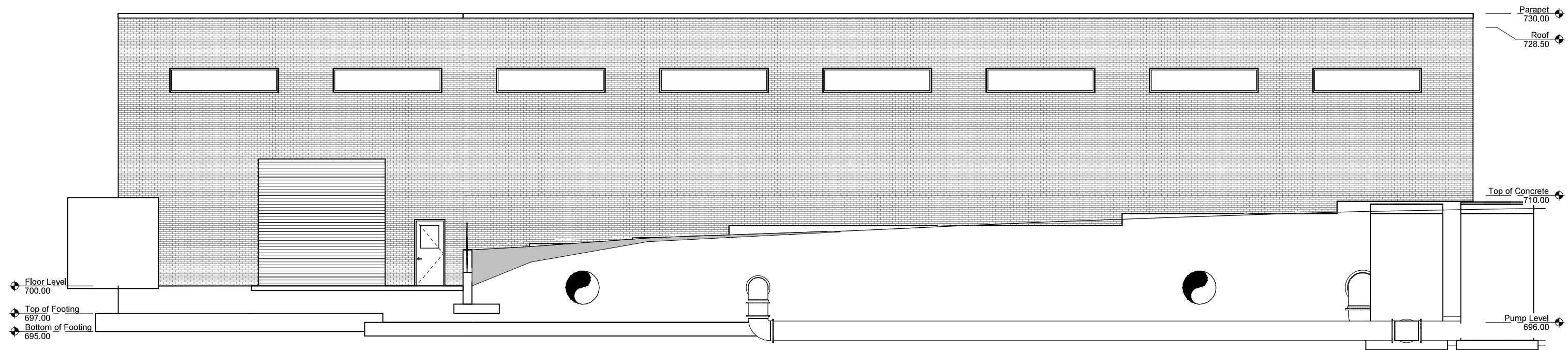
SHEET OF





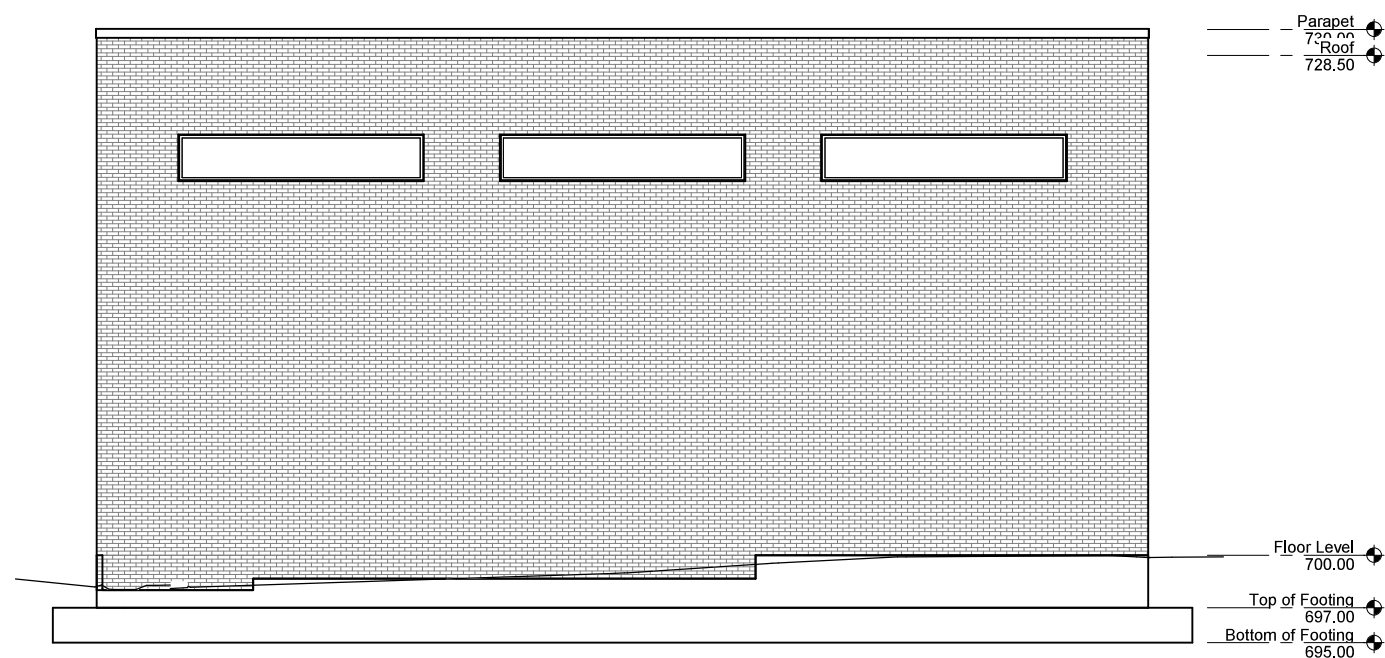
Exterior Elevation - South Side

May 2019

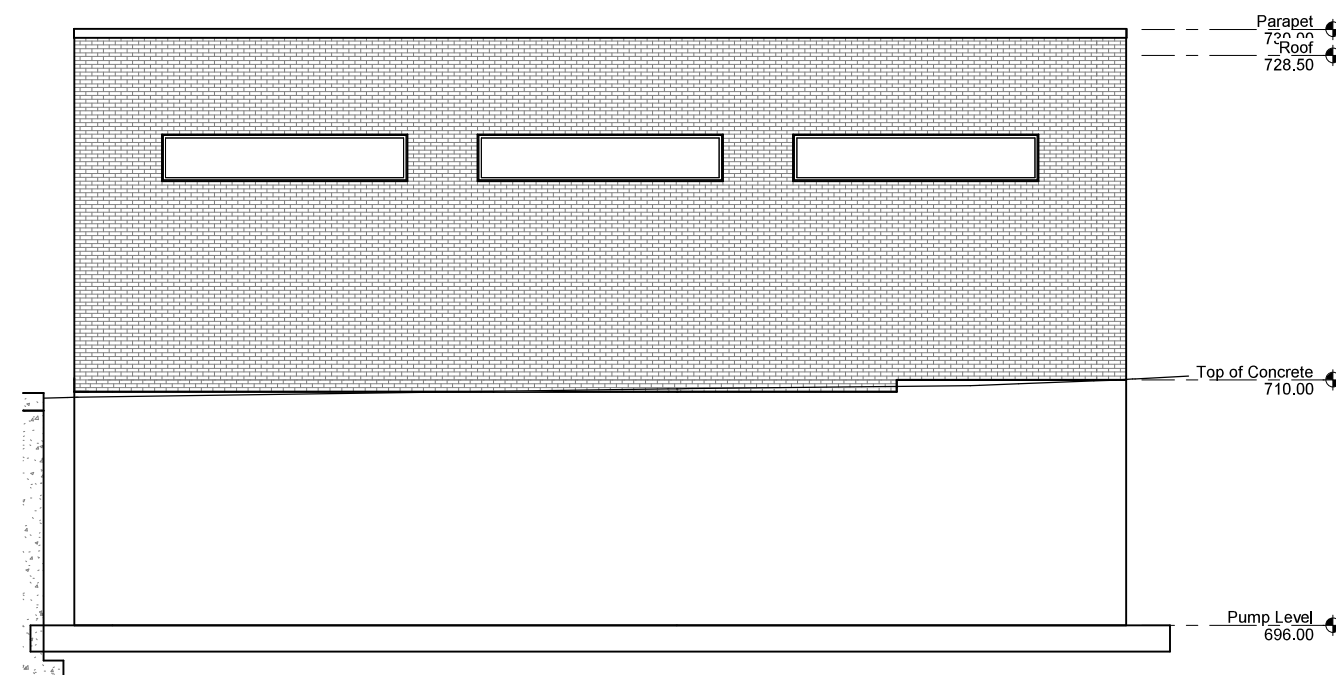


Exterior Elevation - North Side

May 2019



East Elevation



West Elevation

0 4' 8' 12'



Exterior Elevation - East & West Sides

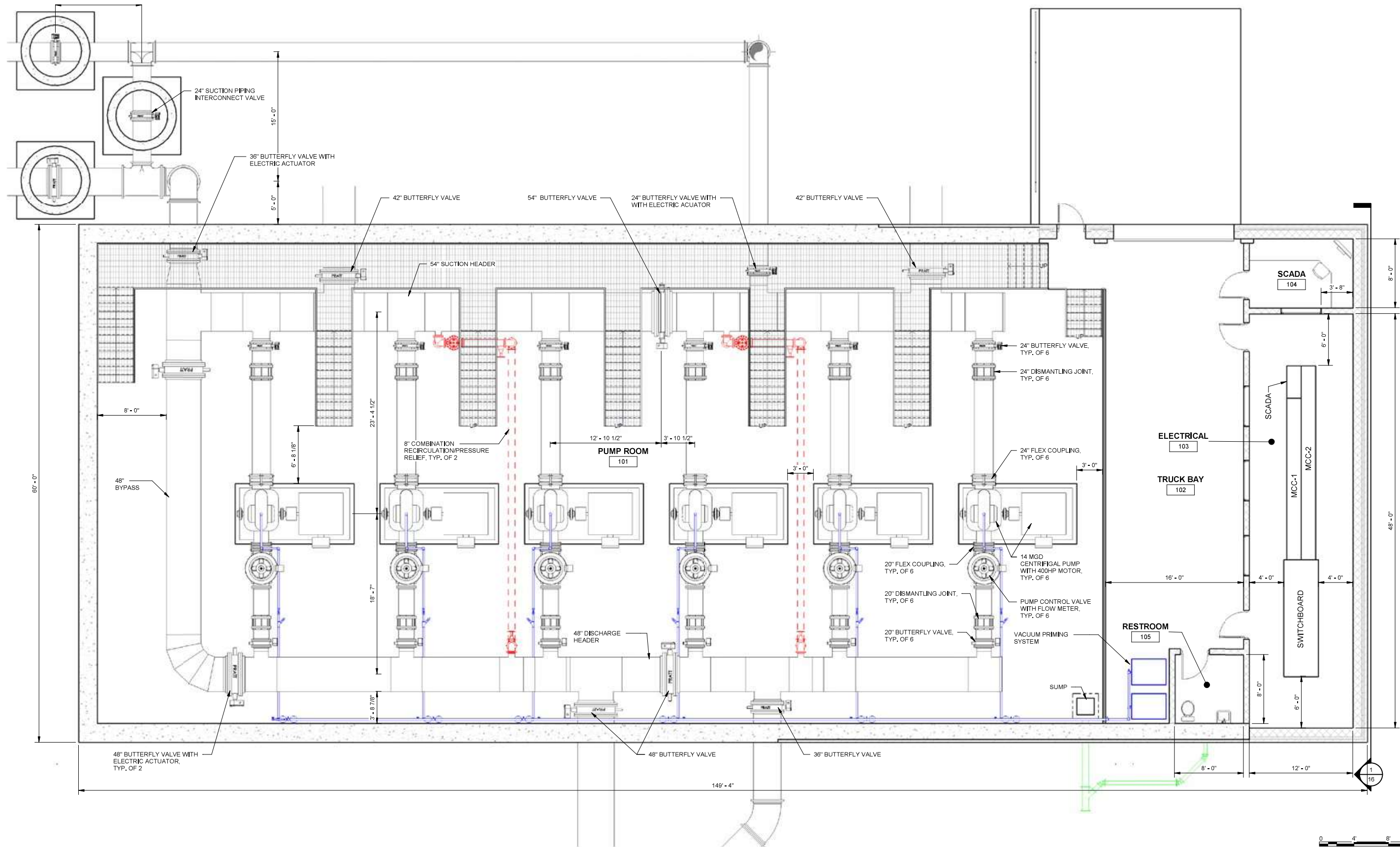
May 2019



Attachment: Applicants Materials submitted July 26, 2019 (#19-021 & #19-027: MAWC BA,SDP,CUP at 9989 Old Olive Street Road)



Attachment: Applicants Materials submitted July 26, 2019 (#19-021 & #19-027: MAWC BA,SDP,CUP at 9989 Old Olive Street Road)



Floor Plan

May 2019

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE ISSUANCE OF A NEW CONDITIONAL USE PERMIT FOR WATER SUPPLY AND IRRIGATION SYSTEMS (NAICS 221310) FOR MISSOURI AMERICAN WATER COMPANY AT 9989 OLD OLIVE STREET ROAD

WHEREAS, there is a pending text amendment to allow for water supply and irrigation systems (NAICS 221310), subject to Section 405.360(C) in the "GC", General Commercial zoning district, as a conditional use permit as provided in Section 405.1070, Conditional Use Permits; and

WHEREAS, the existing Missouri American Water Company facility at 9989 Old Olive Street Road was originally constructed in 1929 and expanded in 1954, and is pre-existing non-conforming; and,

WHEREAS, the Missouri-American Water Company, submitted an application for a conditional use permit for the construction of a new pump station to replace the existing aging pump station which maintains water pressure to large portions of St. Louis County; and,

WHEREAS, a public hearing was held by the Creve Coeur Planning and Zoning Commission on Monday, August 5, 2019, beginning at 6:30 p.m. or immediately following the close of the previous public hearing, on said application for the conditional use permit as provided by Section 405.1070(D)(2); and,

WHEREAS, notice of publication for said public hearing had been previously published at least 15 days prior to the hearing, in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur; and,

WHEREAS, the Planning and Zoning Commission reviewed and, by a ____ vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on August 5, 2019; and,

WHEREAS, all parties desiring to be heard, either for or against said application, were given an opportunity to be heard, and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the Council; and this Bill having been read by title in open meeting two times before final passage by the City Council, and

WHEREAS, the City Council finds that the application and evidence presented clearly indicate that the proposed conditional use, when subject to certain conditions set forth herein:

1. Will contribute to and promote the community welfare and convenience at the specific location.
2. Will not cause substantial injury to the value of neighboring property.
3. Meets the applicable provisions of the City's Comprehensive Plan and any applicable neighborhood or sector plans and complies with other applicable zoning district regulations and provisions of this Chapter, unless good cause exists for deviation therefrom.
4. Will be compatible with the surrounding area and thus will not impose an excessive burden or have a substantial negative impact on surrounding or adjacent users or on community facilities or services.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, St. Louis County, Missouri, as follows:

BILL NO. _____

ORDINANCE NO. _____

Section 1: A Conditional Use Permit is authorized to be issued pursuant to Section 3 hereof for the operation of a water supply and irrigation systems (NAICS 221310) at 9989 Old Olive Street Road, in the "GC" General Commercial zoning district, whose legal description is as follows:

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION ONE, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING PART OF THE DANFORTH PLANT CENTER CONDOMINIUM FIRST AMENDMENT RECORDED IN PLAT BOOK 359 PAGE 99 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERN LINE OF SAID SECTION ONE, AT THE NORTHEAST CORNER OF A TRACT OF LAND NOW OR FORMERLY CONVEYED TO ST. LOUIS COUNTY WATER COMPANY, BY INSTRUMENT RECORDED IN DEED BOOK 744, PAGE 599 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE, SAID POINT IS ALSO THE NORTHWEST CORNER OF THE BIO RESEARCH DEVELOPMENT & GROWTH PARK AT THE DANFORTH PLANT CENTER CONDOMINIUM, FIRST AMENDMENT RECORDED IN PLAT BOOK 359 PAGE 99 OF THE ST. LOUIS COUNTY RECORDER'S OFFICE; THENCE SOUTH 01 DEGREES 19 MINUTES 29 SECONDS WEST, ALONG THE COMMON PROPERTY LINE OF THE PREVIOUSLY STATED OWNERS, A DISTANCE OF 745.67 FEET TO AN OLD STONE; THENCE NORTH 88 DEGREES 40 MINUTES 31 SECONDS WEST, A DISTANCE OF 18.89 FEET TO A POINT; THENCE SOUTH 00 DEGREES 34 MINUTES 16 SECONDS EAST, A DISTANCE OF 61.63 FEET TO A POINT; THENCE SOUTH 89 DEGREES 05 MINUTES 44 SECONDS WEST, A DISTANCE OF 43.48 FEET TO A POINT; THENCE SOUTH 51 DEGREES 03 MINUTES 37 SECONDS WEST, A DISTANCE OF 46.91 FEET TO A POINT; THENCE SOUTH 00 DEGREES 28 MINUTES 11 SECONDS WEST, A DISTANCE OF 9.42 FEET TO A POINT; THENCE NORTH 89 DEGREES 31 MINUTES 49 SECONDS WEST, A DISTANCE OF 83.54 FEET TO A POINT ON THE EASTERN LINE OF A 15 FEET WIDE STRIP OF LAND CONVEYED TO ST. LOUIS COUNTY WATER COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 5848, PAGE 353 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTH 01 DEGREE 19 MINUTES 29 SECONDS WEST, ALONG SAID EASTERN LINE, A DISTANCE OF 308.86 FEET TO THE SOUTHWESTERN CORNER OF SAID BIO RESEARCH DEVELOPMENT & GROWTH PARK AT THE DANFORTH PLANT CENTER CONDOMINIUM FIRST AMENDMENT, SAID POINT BEING LOCATED ON THE NORTHERN LINE OF A WIDENING STRIP TO THE STATE OF MISSOURI BY CAUSE#222918 OF THE CIRCUIT COURT OF ST. LOUIS COUNTY, RECORDED IN DEED BOOK 3955, PAGE 431 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 67 DEGREES 26 MINUTES 21 SECONDS WEST, ALONG THE NORTHERN LINE OF SAID WIDENING STRIP, A DISTANCE OF 16.09 FEET TO THE NORTHWEST CORNER OF SAID WIDENING STRIP TO THE STATE OF MISSOURI, SAID POINT ALSO BEING LOCATED ON THE WESTERN LINE OF SAID 15 FEET WIDE STRIP TO ST. LOUIS COUNTY WATER COMPANY; THENCE SOUTH 01 DEGREE 19 MINUTES 29 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 10.18 FEET TO THE SOUTHWEST CORNER OF SAID 15 FEET WIDE STRIP TO ST. LOUIS COUNTY WATER COMPANY TO THE NORTHERN RIGHT OF WAY LINE OF OLD OLIVE STREET ROAD, 60 FEET WIDE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ST. LOUIS COUNTY WATER COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 3955 PAGE 431 OF SAID COUNTY RECORDS; THENCE NORTH 66 DEGREES 51 MINUTES 17 SECONDS WEST, ALONG THE NORTHERN LINE OF SAID OLD OLIVE STREET ROAD, A DISTANCE OF 373.40 FEET TO THE SOUTHWEST CORNER OF THE PREVIOUSLY MENTIONED ST. LOUIS COUNTY WATER COMPANY TRACT; THENCE

Attachment: 19-027.MAWC CUP.Draft Ordinance.8-05-2019 (#19-021 & #19-027: MAWC BA,SDP,CUP at 9989 Old Olive Street Road)

BILL NO. _____

ORDINANCE NO. _____

DEPARTING OLD OLIVE STREET ROAD, NORTH 01 DEGREES 19 MINUTES 40 SECONDS EAST, ALONG THE WESTERN LINE OF SAID ST. LOUIS COUNTY WATER COMPANY TRACT, A DISTANCE OF 1019.84 FEET TO THE NORTHWEST CORNER OF SAID TRACT AND THE NORTH LINE OF SAID SECTION 1 ; THENCE SOUTH 89 DEGREES 09 MINUTES 14 SECONDS EAST, ALONG SAID SECTION LINE AND THE NORTHERN LINE OF SAID ST. LOUIS COUNTY WATER COMPANY TRACT, A DISTANCE OF 541.10 FEET TO THE POINT OF BEGINNING, CONTAINING 529,074 SQUARE FEET OR 12.469 ACRES.

Section 2: The Conditional Use Permit granted shall be subject to all applicable statutes, ordinances, rules and regulations, and the following conditions:

1. The Conditional Use Permit shall be for the operation of a Water Supply and Irrigation Systems, NAICS 221310, for the Missouri American Water Company located at 9989 Old Olive Street Road, within the GC-General Commercial District.
2. The Applicant shall submit 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 Plans," and the "Landscape Plans" received July 26, 2019, as bound together and submitted in conjunction with Application #19-027 by the Missouri American Water Company, except as modified below.
3. 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 Elevations received July 26, as bound together and submitted in conjunction with Application #19-027 by Missouri American Water Company, except as modified below.
4. Landscape plans shall be revised to provide the street trees along Old Olive Street Road on the outside, street side of the fence, and outside of the easement area, and the fence moved inward to soften the fence line, and provide for additional trees within the parking lot and along the west property line to provide screening of the existing and fence, as well as additional tree to meet with Section 405.540(F)(4) for the Zoning Administrator's approval.
5. Should the St. Louis Economic Development Partnership obtain ownership of the lot between MAWC and Corporate Square Drive, addressed as 10100 Corporate Square Drive, in a timely manner, the MAWC shall relocate the main entrance from Old Olive Street Road to Corporate Square Drive. The existing access drive area shall be removed and restored in furtherance of the Old Olive Street Road Great Street Plan.
6. A 20 foot wide easement along Old Olive Street Road, with and angle up to 30 feet at the southeast corner shall be provided by MAWC for the implementation of the Old Olive Great Street Plan shared use path/greenway connection, per the drawings for the approximate easement locations provided by Christner, and discussed in the Staff Report for Application 19-027 for the City's Attorney review and approval prior to any permits being issued by the City.
7. The proposed fence along Old Olive Street Road shall be a decorative wrought iron style with a maximum height of 8 feet. Such fence shall be carried around northward along the west property line to the main access gate for the transition to the existing chain-link fence. Should the main entrance be relocated to Corporate Square Drive, MAWC will work with the Director of Community Development to determine the appropriate location for the decorative fence to tie into the pre-existing, non-conforming chain link fence.
8. 50% of the costs as agreed to by the City's Public Works Director shall be provided by MAWC for the City to implement the Great Street Plan, with funds deposited prior to issuance of permits. Should the City not proceed with seeking grant funding/or the

BILL NO. _____

ORDINANCE NO. _____

- completion of the plan the funds will either be used to provide for a new sidewalk or returned to the MAWC after a 10 year period.
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 11. All signs and banners shall be in conformance with Article VIII, Sign Regulations, of the Zoning Code.
 12. All lighting shall be installed to be in conformance with Section 405.680, Lighting, of the Zoning Ordinance.
 13. Any mechanical equipment installed for the site shall be properly screened with approved materials.
 14. Any future enlargement, extension, expansion or alteration in the use of the structures or site must be approved by the City Council upon receipt of the recommendation of the Planning and Zoning Commission as an amendment to the Conditional Use Permit before a Building Permit for the enlargement, expansion or alteration may be issued.
 15. Failure to comply with any one or all of the conditions of this permit shall be adequate cause for the revocation of said permit by the City Council, provided, however, no permit shall be revoked without prior notice to the owner of the intention of the City Council to revoke this permit and reasonable time granted to the owner to correct or remedy any such breach of conditions, except for repeated breaches or violations.
 16. No conditional use permit granted by the City Council shall be valid for a period longer than one year from the date it grants the conditional use permit, unless within such period: (1) a building permit is obtained and construction is begun; or (2) if a building permit is not required, an occupancy permit is obtained and the use of the building commenced. The City Council may grant extensions to the one (1) year period of not more than one hundred and eighty (180) days each, without notice or hearing, provided that a written request for such extension is filed by the original applicant and approved by the City Council prior to the date the conditional use permit is scheduled to expire.
 17. Any transfer of ownership or lease of the property shall include in the transfer or lease agreement a provision that the purchaser or lessee agrees to be bound by the approved Conditional Use Permit/Site Development Plan for the property and the conditions herein set forth, and written confirmation thereof signed by the new owner or lessee shall be filed with the City at the time of such transfer or lease. Failure to comply with this provision shall not excuse anyone from these conditions.

Section 3: The City Administrator of the City of Creve Coeur is hereby authorized and directed to issue a Conditional Use Permit in accordance with the provisions of this ordinance, said permit to expressly provide for the conditions and stipulations hereinabove set out in Section 2 of this ordinance. Exercise of the rights granted pursuant to the issued permit shall constitute acceptance of all conditions and stipulations set forth herein.

Section 4: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

BILL NO. _____

ORDINANCE NO. _____

ADOPTED THIS ____ DAY OF _____, 2019.

DR. ELLEN LAWRENCE
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2019.

BARRY GLANTZ
MAYOR

ATTEST:

DEBORAH RYAN
CITY CLERK



300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

**APPLICATION TO PLANNING AND ZONING COMMISSION
#19-029: MINOR SITE PLAN AMENDMENT FOR ATHLETIC FIELD
SCOREBOARDS FOR MISSOURI BAPTIST UNIVERSITY**

FOR THE MEETING OF: Monday, August 5, 2019

LOCATION: 1 College Park Drive. The property is zoned HE-Higher Education.

REQUEST: Rick Keisker, of Wm. B. Ittner, Inc, on behalf of Missouri Baptist University, has submitted a request for a minor site plan amendment for the scoreboards as a component for the football/soccer/lacrosse athletic field and softball field. The scoreboards include digital displays. The Athletic Field board is approximately 530.25 square feet, and 31.25 feet high. The scoreboard for the softball field will be replacing an existing scoreboard, and is 170 square feet with an overall height of 18 feet. Both scoreboards will be directed away from residential developments.

ADDITIONAL INFORMATION: The Missouri Baptist University campus consists of approximately 66.26 acres located between Conway Road and Interstate 64. The original site concept plan for the entire campus was approved in 1994, and has been revised several times. In 2014, a revised Site Concept Plan and Phase III of the student housing complex, the new football facility and locker room received approval. In 2016, the City authorized a new Site Concept Plan that included building additions to the existing locker room, and a site development plan for up to 900 seats for the stadium. In 2018, the Planning and Zoning Commission authorized a new Site Concept Plan and the Site Development Plan for the new parking lots at the northeast corner of the site, and the boundary adjustment with Lucky Lane Nursery School to its current acreage, and approved the conditional use permit for the stadium lighting of the Athletic Field. At that time the location of the scoreboard was shown but no details of the scoreboards were provided. Therefore a minor site plan for the scoreboards is necessary.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Design Guidelines?

Creve Coeur 2030 References

- Campus (CP) District

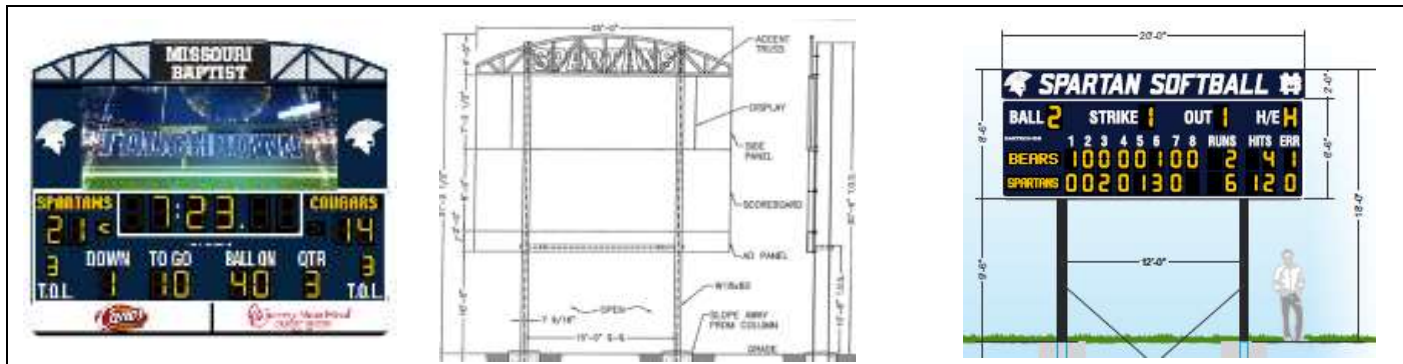
Zoning Code References

- Section 405.300: "HE" Higher Education District
- Section 405.1080, Site Concept, Site Development And Minor Site Plan Approval

APPLICANT: Rick Keisker, AIA, LEED AP
Wm B. Ittner, Inc.
611 N. Tenth Street, Suite 200
St. Louis, MO 63101

**PROPERTY
OWNER:**

Missouri Baptist University
1 College Park Drive
Creve Coeur, MO 63141



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 8/3/2019
ATTACHMENTS: Applicant's Materials submitted July 19, 2019

PROPOSAL SUMMARY

The 2018 site plan indicated a scoreboard for the field, however no other details were provided

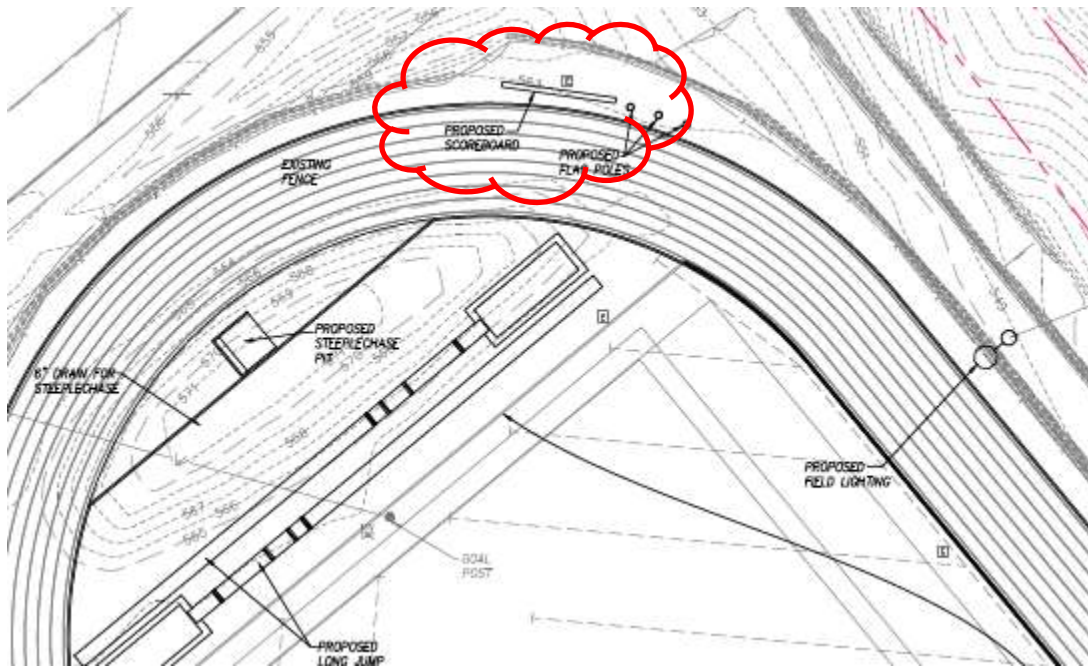


Figure 1: Close-up of the site plan from November 2018

The Applicants have submitted for a new scoreboard at this time for the Football field, as well as to replace the existing Softball scoreboard in the center of the campus.

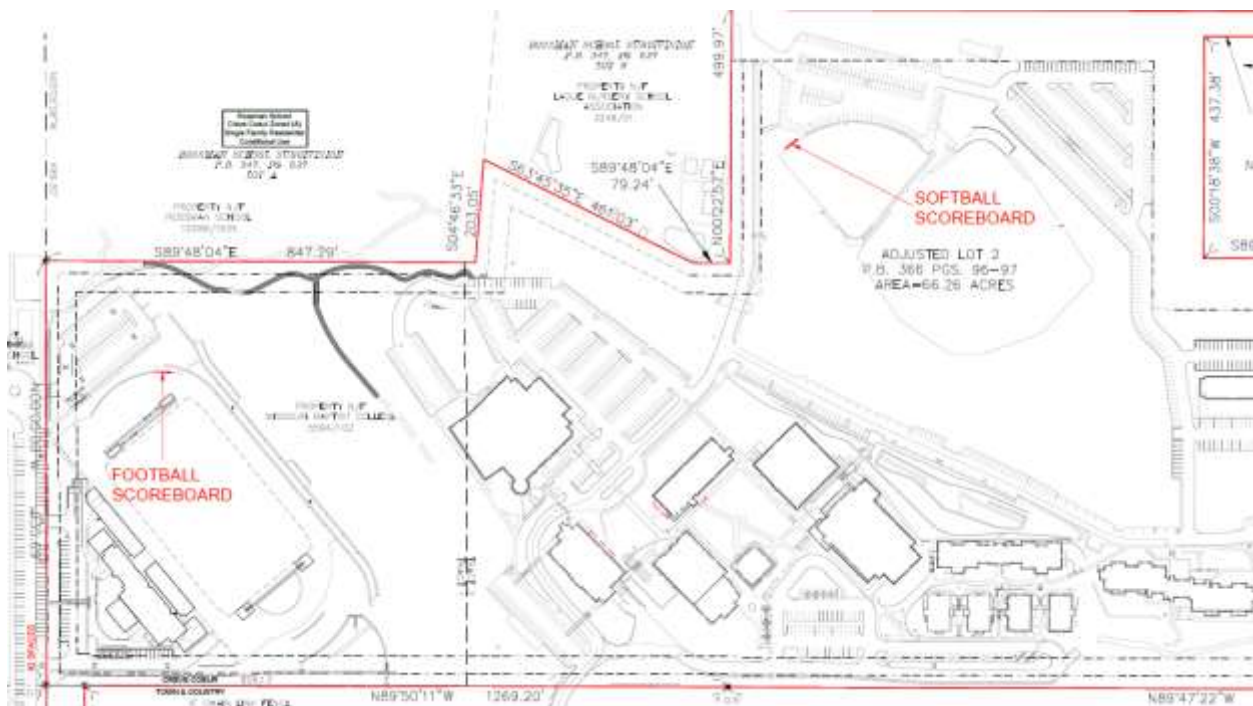
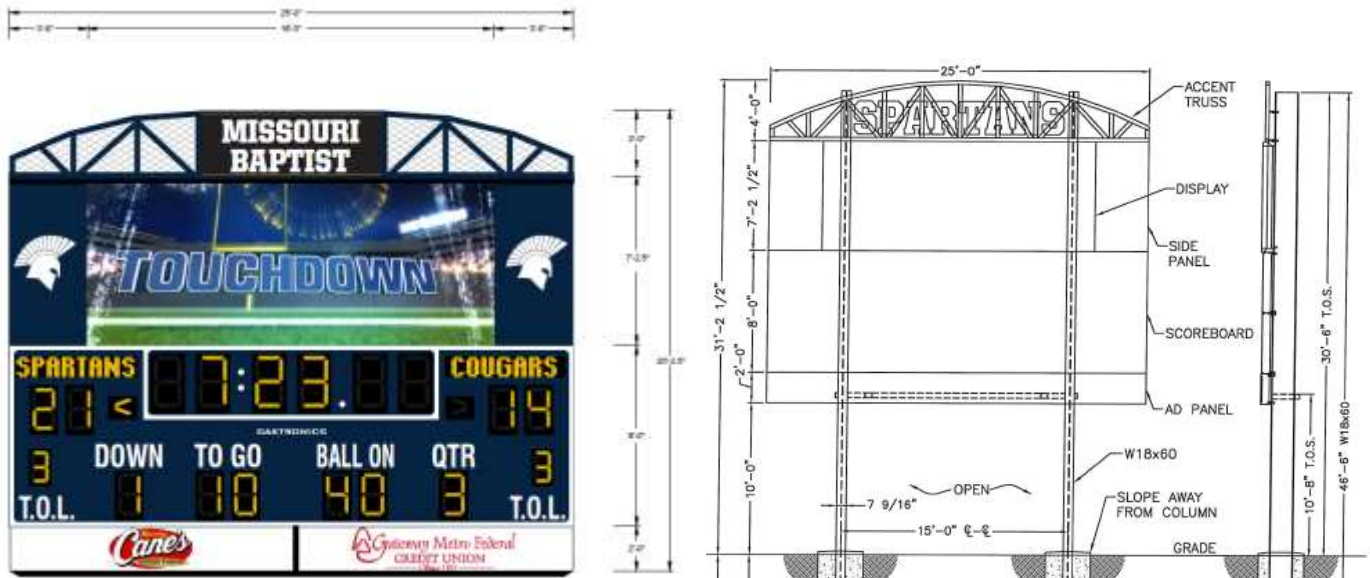


Figure 2: Site plan showing the location of the scoreboards

The football scoreboard is 25 feet by 20 feet-2.5 inches in total. The board consists of an approximately 130 square foot video board, the digital changeable copy portion at 200 square feet, and two panels for future sponsors at 50 square feet and will have a white background, in contrast with the rest of the scoreboard. The overall height is 31 feet 2.5 inches above grade. The Applicant has indicated that the

maximum light output from the proposed Missouri Baptist University football scoreboard / video board will not add any additional light to the adjacent property lines while in use.



The Softball scoreboard is a digital changeable copy, at 170 square feet with an overall height of 18 feet. It is replacing a smaller version at the field.



LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North (partial)	Institutional-Lucky Lane Nursery, Rossman School, Single family residential	A Single Family Residential District	N/A
South	Institutional	MEC District (City of Town & Country)	N/A
East	Single family residential	A Single Family Residential District	N/A
West	Park	P Park District (City of Town & Country)	N/A

COMPREHENSIVE PLAN REVIEW

The subject property is within the Campus (CP) Place Type District that is intended for the development of large, multi-building office structures, institutional facilities, research buildings, educational, and healthcare facilities, deeply set back from site edges and surrounded by beautiful landscape buffers. The site development plan and landscape plan were reviewed with the proposed development in 2018, the addition of the scoreboard is angled away from the residential areas to the north and west. Therefore, in as much as this request can, the proposal meets with the recommendations of the Comprehensive Plan.

The Design Guidelines offer further guidance in reviewing signs, by recommending that sign plans include a consistency of materials, siting, and design. Specifically, all signs are to be architecturally integrated and complement their surroundings in terms of size, shape, color, texture and lighting. Signs are to complement the overall design of the building and are not to be designed to be in visual competition with other signs in the area. New signs proposed for existing buildings should provide a compatible appearance with other building signage. Where no sign program exists there should be an attempt to bring in a unifying element (such as size). (Chapter 5, page 17). While not specifically a sign scoreboards are reviewed against these recommendations as they are similar structures. The scoreboards while large, are in scale given the purpose and setting. The video display is not commonly reviewed with the scoreboards in similar settings for university sports complexes. The Commission should review the placement, lighting levels, size, and overall design. Whether or not the video display is necessary or fitting in this setting is up to the Commission to determine. The white background panels are not consistent with the remaining portion of the scoreboard. Should the Commission find that the sponsorship signs, are appropriate Staff recommends that the background or negative space should be the navy color to match the rest of the board in furtherance of the Design Guidelines.

ZONING REVIEW

While scoreboards are viewed not a sign specifically, as the City has no category for such, it is viewed as a component of the field. However, no specifics were provided in the approval of the conditional use permit for the lighting, or the site development plan for the stadium. Thus, a minor site plan amendment is needed for the review of the scoreboards. The Applicants have indicated that the video board will not have a sound component, and that the positioning of the scoreboard and the field lighting that was approved with the conditional use permit have a greater capacity of the sign at full capacity and would not increase the levels of the field lighting.

Sign Regulations

While the scoreboard is not specifically a sign, in that it is a component of the athletic fields, there are sponsorship signs included. However, the Commission should be aware that under normal circumstances, the Sign Regulations allow for incidental signs to have a maximum sign area of 25 square feet, provided that they are not visible from the public right-of-way. Whereas, the sponsorship panels, while internal to the site, and would not be legible from the public right-of-way, are 50 square feet. If the Commission finds that these are a component of the scoreboard and are satisfied that the proposal, Staff

recommends that the negative space be a navy color to match the rest of the structure to provide for a cohesive design with the overall structure in furtherance of the Design Guidelines.

Lighting

No specific illumination levels for the videoboard have been provided. However, the Applicant's consultant for the scoreboard has indicated that the field lighting that was reviewed as part of the conditional use permit are expected to have lighting levels between 18-29 foot candles and 50 foot candle at the 50 foot yard line, that are greater than the signs capability, and thus with the sign at full capacity, including the video display would not add to the lighting levels. Therefore, with the positioning of the scoreboard away from residents, and the field lighting, there should be no additional impact. Staff has included a condition of approval that the video screen should only be utilized during games, and not for practices.

CONCLUSION

The proposed site development plan appears to meet the goals of the Comprehensive Plan and Design Guidelines, and satisfies the regulations contained in the Zoning Code. If the members of the Planning Commission are satisfied that the proposal meets goals and objectives of the Comprehensive Plan and the applicable requirements of the Zoning Ordinance, it may approve the minor site plan amendment for the athletic field scoreboards. Below are the recommended conditions of approval.

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code, for both scoreboards to be in substantial conformance with the plans received July 19, 2018, as bound together and submitted in conjunction with Application #19-029 by Rick Keisker, of Ittner Architects, except as modified below
2. The sponsorship panels shall have a dark negative space to match the remaining scoreboard structure in furtherance of the Design Guidelines.
3. The video board structure shall only be used during official games, and not for any practices.

MOTION

The following is an example of an appropriate motion for this application:

"I move to approve the minor site plan for the scoreboards for the stadium field and softball field for Missouri Baptist University as discussed with application #19-029, subject to the conditions listed in the Staff Report for the meeting of August 5, 2019" (Conditions may be added, eliminated, altered, and modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTO



APPENDIX 4: SITE PHOTOGRAPHS

Date: 7/31/2019



Description: View of the existing football field house with the light poles from the entrance.



Description: View looking northeast from the building. The proposed scoreboard will be located between the field goal and field lights.



Description: View of the CBC Baseball Field Scoreboard just across the drive aisle from MBU Football Field in Town and Country.



Description: View of the existing softball field scoreboard that is to be replaced.

1818 Old State Rd. M
Bamhart, MO 63012



(636) 464-0200
(636) 464-9990 fax

=====

07-17-2019

City of Creve Coier
Building Dept.
300 North New Ballas
Creve Coeur, MO 63141

In regard to the maximum light output from the proposed Missouri Baptist University football score board / video board: The video portion of this sign will not add any additional light to the adjacent property lines while in use. The site will have 62 external light fixtures mounted to poles ranging from 90' to 100' in height.

The field lights are expected to have lighting levels between 18 to 29 foot candles at the track, directly in front of the score board. The levels decrease even further as you move West on the track to levels as low as 5 foot candles.

The position in which the score board will face, is directly towards the field. The lighting levels, from the lights, on the field will be in the 50 foot candle range at the 50 yard line. These levels are far greater than the signs capability, and thus, with the sign at full capacity, the levels would remain at 50 foot candles.

The lighting levels at the nearest property line are projected to be at .01 foot candles, with all of the field lights in use. Once again, the positioning of the score board and the mere fact that the field lights are of a greater power than the score board, these light levels will not change.

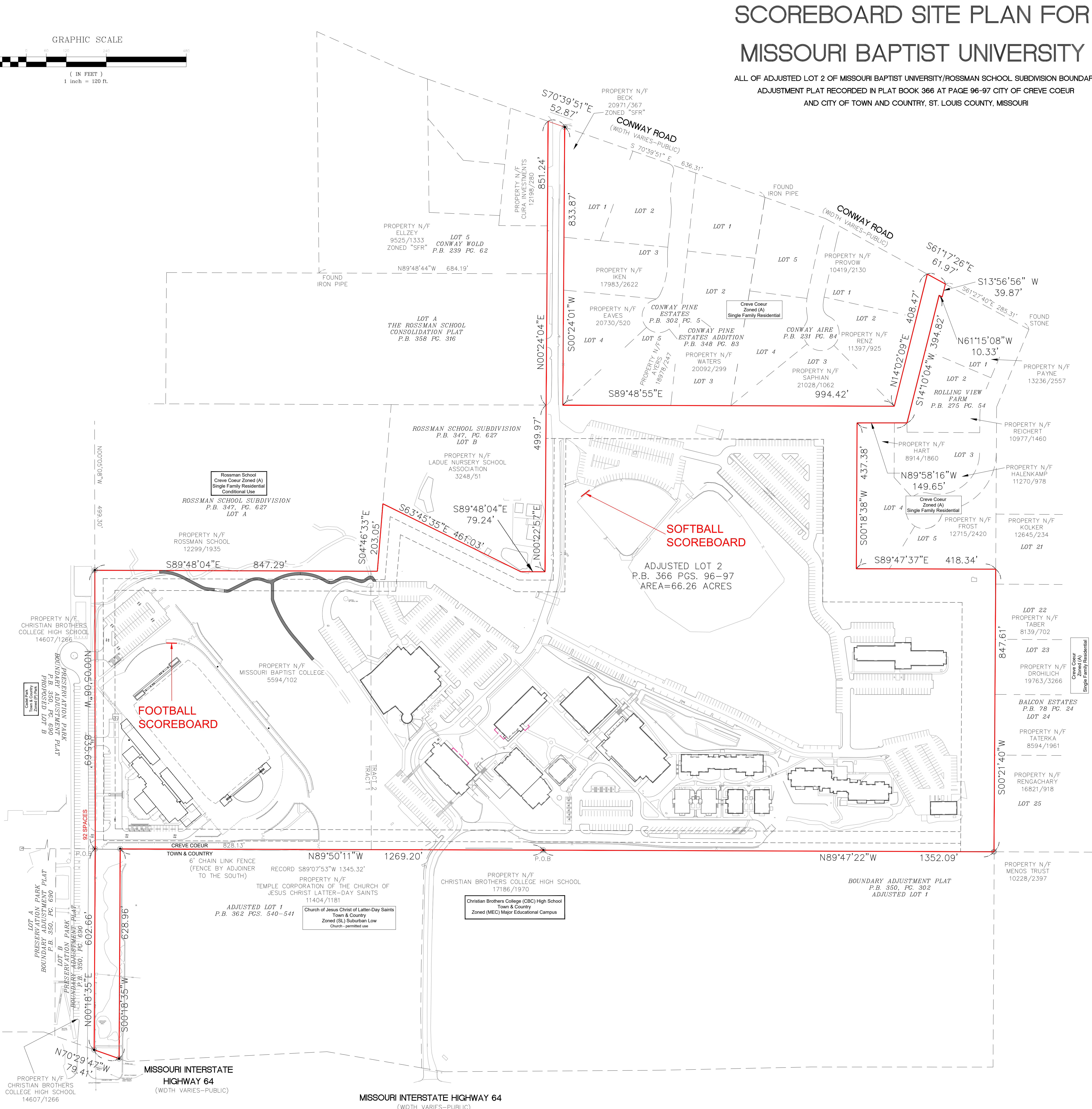
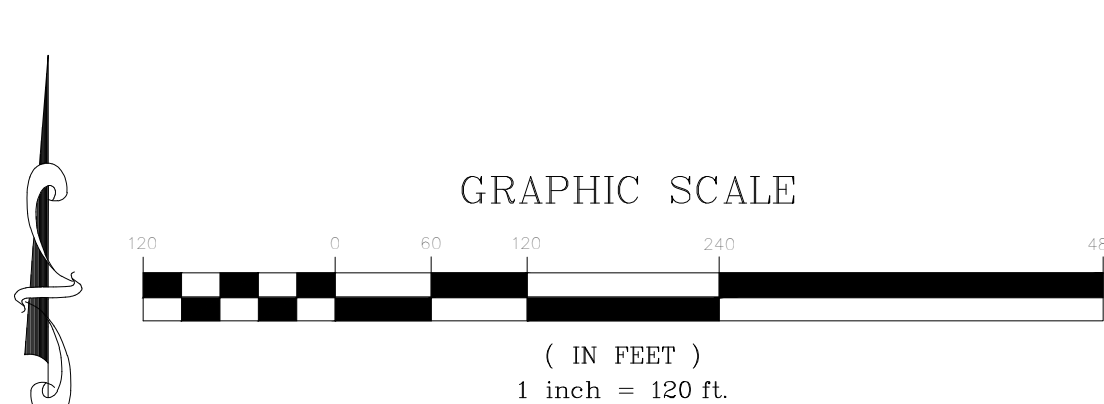
I hope that my explanation of the minimal or non-effect of the score board lighting makes sense. The positioning of the board, compounded with the size and type of field lights, basically nullifies any impact that the score board will have on the surrounding area.

Thank You,
Joe Phillips

RE-ADJUSTED LOT 2

A TRACT OF LAND BEING ALL OF ADJUSTED LOT 2 OF THE "MISSOURI BAPTIST UNIVERSITY BOUNDARY ADJUSTMENT PLAT," ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 298, PAGE 35, AND PART OF LOT "B" OF "ROSSMAN SCHOOL SUBDIVISION," A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 347, PAGE 627 AND PART OF THE NORTH HALF OF SECTION 16, TOWNSHIP 45 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CREVE COEUR AND CITY OF TOWN AND COUNTRY, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF COLLEGE WOODS ESTATES; THENCE ALONG THE EAST LINE OF LOT 9 OF PRESERVATION PARK BOUNDARY ADJUSTMENT PLAT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 360, PAGE 690 OF THE ST. LOUIS COUNTY RECORDS, NORTH 00 DEGREES 05 MINUTES 08 SECONDS WEST 835.69 FEET TO A POINT ON THE SOUTH LINE OF "ROSSMAN SCHOOL SUBDIVISION," A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 347, PAGE 627 OF SAID RECORDS; THENCE ALONG THE SOUTH LINE OF SAID "ROSSMAN SCHOOL SUBDIVISION," SOUTH 89 DEGREES 48 MINUTES 04 SECONDS EAST 847.29 FEET TO THE SOUTHWEST CORNER OF LOT "B" OF SAID "ROSSMAN SCHOOL SUBDIVISION"; THENCE ALONG THE WEST LINE OF SAID LOT "B" NORTH 04 DEGREES 46 MINUTES 33 SECONDS EAST, 203.05 FEET TO A POINT; THENCE LEAVING SAID WEST LINE SOUTH 61 DEGREES 45 MINUTES 35 SECONDS EAST, 461.03 FEET TO A POINT ON THE SOUTH LINE OF THE AFORESAID LOT "B"; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 48 MINUTES 04 SECONDS EAST, 72.94 FEET TO THE SOUTHEAST CORNER OF SAID "ROSSMAN SCHOOL SUBDIVISION"; THENCE ALONG THE EAST LINE OF SAID "ROSSMAN SCHOOL SUBDIVISION," NORTH 00 DEGREES 22 MINUTES 57 SECONDS EAST 499.97 FEET TO A POINT AT THE SOUTHEAST CORNER OF LOT A OF THE ROSSMAN SCHOOL CONSOLIDATION PLAT; A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 358, PAGE 316 OF SAID RECORDS; THENCE ALONG THE EAST LINE OF SAID LOT "A," THE EAST LINE OF LOT 5 OF "CONWAY WOLD", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 239, PAGE 62 OF SAID RECORDS AND THE EAST LINE OF PROPERTY CONVEYED TO CURIA INVESTMENTS ACCORDING TO THE DEED RECORD IN BOOK 12198, PAGE 280 OF SAID RECORDS, NORTH 00 DEGREES 24 MINUTES 04 SECONDS EAST 851.24 FEET TO A POINT ON THE SOUTH LINE OF CONWAY ROAD; THENCE ALONG THE SOUTH LINE OF CONWAY ROAD SOUTH 70 DEGREES 39 MINUTES 51 SECONDS EAST 52.87 FEET TO A POINT ON THE WEST LINE OF "CONWAY PINE ESTATES," A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 302, PAGE 5 OF SAID RECORDS; THENCE ALONG THE WEST LINE OF SAID "CONWAY PINE ESTATES," SOUTH 00 DEGREES 24 MINUTES 01 SECONDS WEST 833.87 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID "CONWAY PINE ESTATES"; THENCE ALONG THE SOUTH LINE OF SAID "CONWAY PINE ESTATES," THE SOUTH LINE OF "CONWAY PINE ESTATES ADDITION," A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 348, PAGE 83 OF SAID RECORDS AND THE SOUTH LINE OF "CONWAY AIRE," A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 231, PAGE 84 OF SAID RECORDS, SOUTH 89 DEGREES 48 MINUTES 55 SECONDS EAST 994.42 FEET TO A POINT; AT THE SOUTHEAST CORNER OF SAID "CONWAY AIRE," THENCE ALONG THE EAST LINE OF SAID "CONWAY AIRE," NORTH 14 DEGREES 02 MINUTES 09 SECONDS EAST 408.47 FEET TO A POINT ON THE SOUTH LINE OF CONWAY ROAD; THENCE ALONG THE SOUTH LINE OF CONWAY ROAD, SOUTH 61 DEGREES 17 MINUTES 26 SECONDS EAST 61.97 FEET TO A POINT ON THE WEST LINE OF ROLLING VIEW FARM; A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 275, PAGE 54 OF SAID RECORDS; THENCE ALONG THE EASTERN LINE OF SAID "ROLLING VIEW FARM" THE FOLLOWING COURSES AND DISTANCES: SOUTH 13 DEGREES 56 MINUTES 56 SECONDS WEST 39.87 FEET TO A POINT; THENCE NORTH 61 DEGREES 15 MINUTES 08 SECONDS WEST 10.33 FEET TO A POINT; THENCE SOUTH 14 DEGREES 10 MINUTES 04 SECONDS EAST 394.82 FEET TO A POINT; THENCE NORTH 89 DEGREES 58 MINUTES 16 SECONDS WEST 149.65 FEET TO A POINT; THENCE SOUTH 00 DEGREES 18 MINUTES 38 SECONDS WEST 437.38 FEET TO A POINT ON THE SOUTH LINE OF SAID "ROLLING VIEW FARM"; THENCE ALONG THE SOUTH LINE OF SAID "ROLLING VIEW FARM," SOUTH 89 DEGREES 47 MINUTES 37 SECONDS EAST 418.34 FEET TO A POINT ON THE WEST LINE OF "BALCON ESTATES," A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 78, PAGE 24 OF SAID RECORDS; THENCE ALONG THE EAST LINE OF SAID "BALCON ESTATES," SOUTH 00 DEGREES 21 MINUTES 40 SECONDS WEST 847.61 FEET TO A POINT ON THE NORTH LINE OF ADJUSTED LOT "A" OF "THE BOUNDARY ADJUSTMENT PLAT," A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 350, PAGE 302 OF SAID RECORDS; THENCE ALONG THE NORTH LINE OF SAID ADJUSTED LOT "A," NORTH 89 DEGREES 47 MINUTES 22 SECONDS WEST 1352.09 FEET TO A POINT; THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89 DEGREES 50 MINUTES 11 SECONDS WEST 1269.20 FEET TO A POINT ON THE EAST LINE OF A 75 FEET WIDE STRIP OF LAND DESCRIBED IN BOOK 8780, PAGE 1743 OF SAID RECORDS; THENCE ALONG THE EAST LINE OF SAID 75 FEET WIDE STRIP OF LAND, SOUTH 00 DEGREES 18 MINUTES 35 SECONDS WEST 628.96 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MISSOURI INTERSTATE HIGHWAY 64; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF MISSOURI INTERSTATE HIGHWAY 64, NORTH 70 DEGREES 29 MINUTES 47 SECONDS WEST 79.41 FEET TO A POINT ON THE EAST LINE OF THE AFORESAID LOT "B" OF "PRESERVATION PARK BOUNDARY ADJUSTMENT PLAT," THENCE ALONG WEST LINE OF SAID LOT "B," NORTH 00 DEGREES 18 MINUTES 35 SECONDS EAST 602.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 66.26 ACRES MORE OR LESS.



PREPARED FOR:
MISSOURI BAPTIST UNIVERSITY
CONTACT:
KEN REVENAUGH -
SR. VICE PRESIDENT, BUSINESS AFFAIRS
PHONE: 314-392-2356
EMAIL: revenaug@mabop.edu

SCOREBOARD SITE PLAN FOR MISSOURI BAPTIST UNIVERSITY

ALL OF ADJUSTED LOT 2 OF MISSOURI BAPTIST UNIVERSITY/ROSSMAN SCHOOL SUBDIVISION BOUNDARY
ADJUSTMENT PLAT RECORDED IN PLAT BOOK 366 AT PAGE 96-97 CITY OF CREVE COEUR
AND CITY OF TOWN AND COUNTRY, ST. LOUIS COUNTY, MISSOURI

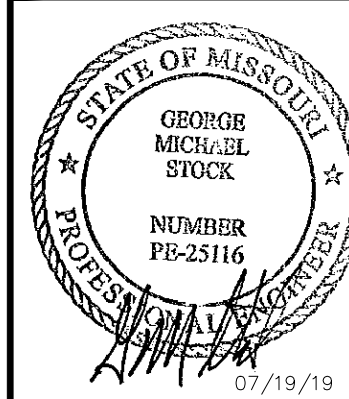
PREPARED BY:

STOCK & ASSOCIATES
Consulting Engineers, Inc.
257 Chesterfield Business Parkway
St. Louis, MO 63105 PH: (636) 530-9300
FAX: (636) 530-9300
e-mail: general@stockassoc.com
Web: www.stockassoc.com

SCOREBOARD SITE PLAN FOR:

MISSOURI BAPTIST UNIVERSITY

ONE COLLEGE PARK DRIVE
CREVE COEUR, MISSOURI



GEORGE W. STOCK E-25116
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 200996

REVISIONS:

DRAWN BY:	CHECKED BY:
J.E.B.	G.M.S.
DATE:	JOB NO.:
10/19/18	215-6317
M.S.D. #:	RACE MAP #:
-	19-0
S.L.C. HAT #:	HAT S.U.P. #:
M.D.N.R. #:	

SHEET TITLE:
SCOREBOARD SITE PLAN

SHEET NO.:
C1

Attachment: Applicant's Submittal 7-18-2019 (#19-028: MBU Athletic Field Scoreboard Minor Site Plan Amendment)

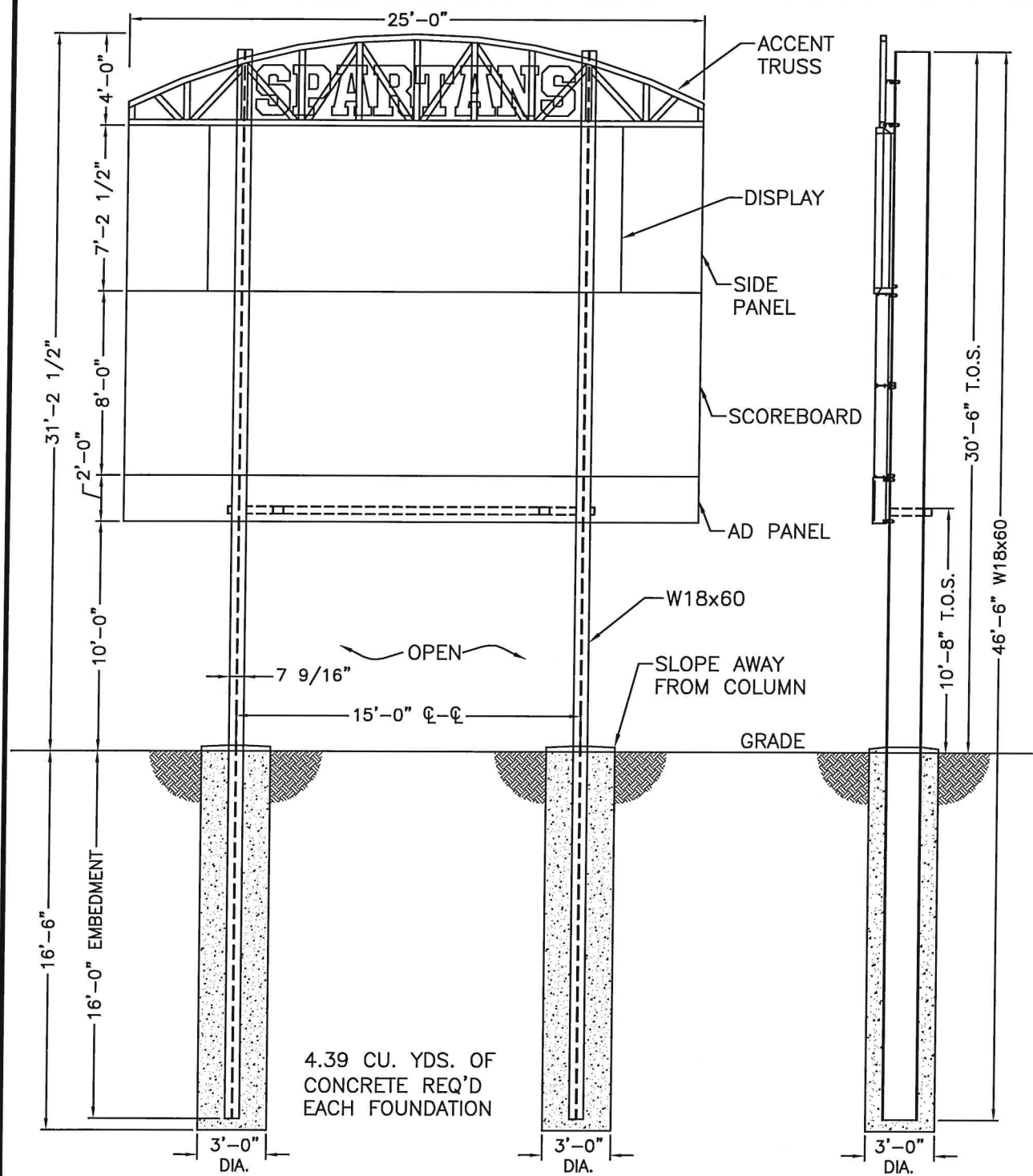


- Overall Dimensions
20'2.5" Tall x 25'0.0" Wide
- Truss Accent
DA-1008-25
- 500HD Series Sound System
- Logo Display @2
Approx Copy Area: 7'2.5" x 3'6"
Finished Aluminum
- 16mm Video Display
132 lines of resolution x
330 columns of resolution
Active Area: 7'2.4" x 18'
- Football Scoreboard
FB-2023
- Sponsor Display
Approx Copy Area: 2' x 25'
Finished Aluminum

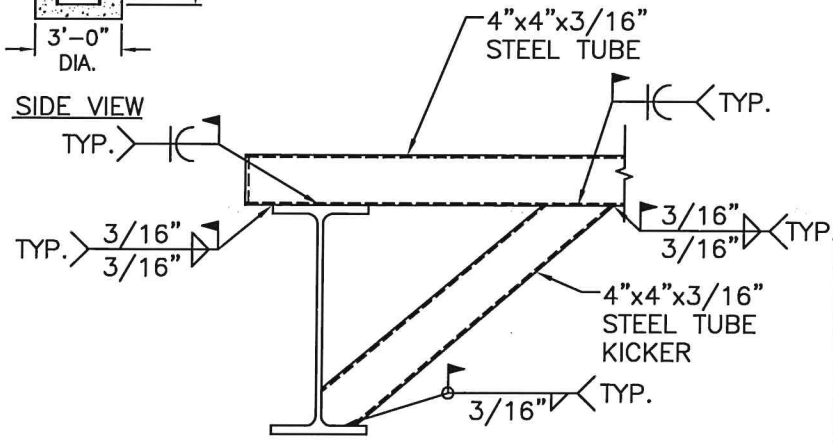
Missouri Baptist University St Louis, MO

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DAKTRONICS



ELEVATION



SECTION @ KICKER

NOTES:
DISPLAY & CONNECTION
DESIGN BY OTHERS.

ELECTRICAL DESIGN
BY OTHERS.

NOTES:

1.0 REFERENCE

- 1.1 REFER TO DAKTRONICS PROPOSAL DRAWING FOR DISPLAY COMPONENT SPECIFICATIONS.
- 1.2 REFER TO DAKTRONICS RISER DIAGRAM FOR ALL ELECTRICAL POWER AND SIGNAL SPECIFICATIONS.
- 1.3 REFER TO INSTALLATION AND MAINTENANCE MANUAL FOR COMPLETE INSTALLATION INSTRUCTIONS.
- 1.4 ALL DIMENSIONS ARE IN FEET AND INCHES.

2.0 PROJECT RESPONSIBILITY

- 2.1 THIS DESIGN IS INTENDED TO BE INSTALLED AT THE ADDRESS SHOWN AND SHOULD NOT BE USED AT ANY OTHER LOCATIONS.
- 2.2 DAKTRONICS IS RESPONSIBLE FOR CERTIFYING ALL NEW STRUCTURE.
- 2.3 FOUNDATION DESIGN COMPLETED BY DAKTRONICS' ENGINEER. SURVEYING COMPLETED BY CUSTOMER'S SUBCONTRACTOR. IF SOIL SAMPLE IS REQUIRED, IT SHALL BE COLLECTED AND ANALYZED BY CUSTOMER'S SUBCONTRACTOR.
- 2.4 DAKTRONICS' AND CUSTOMER'S SUBCONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO INSTALLATION.
- 2.5 ALL SUBCONTRACTORS SHALL PERFORM WORK IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND OR LOCAL REGULATIONS.
- 2.6 ALL ACCESS STRUCTURE MUST MEET ALL APPLICABLE LOCAL, FEDERAL, AND STATE SAFETY REGULATIONS.
- 2.7 EACH SUBCONTRACTOR IS RESPONSIBLE FOR JOBSITE SAFETY.
- 2.8 ERECTION SUBCONTRACTOR IS SOLELY RESPONSIBLE FOR DESIGNING AND PROVIDING TEMPORARY BRACING FOR STABILITY OF UNINSTALLED EQUIPMENT AND STRUCTURE.
- 2.9 EACH SUBCONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF WASTE MATERIALS ON THE JOBSITE.

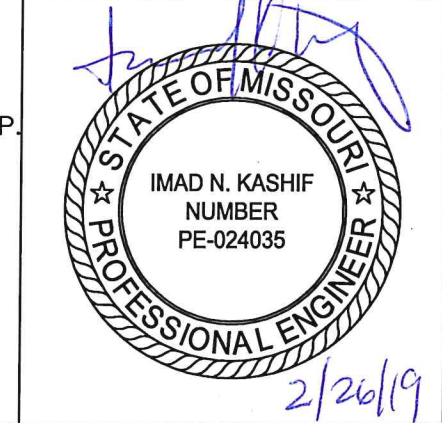
3.0 DISPLAY NOTES

- 3.1 DAKTRONICS DISPLAYS ARE ALL STEEL AND ALUMINUM CONSTRUCTION.
- 3.2 ELECTRICAL COMPONENTS ARE ACCESSED FROM THE FRONT FOR ALL DISPLAYS.
- 3.3 LIFT POINTS ARE PROVIDED BY DAKTRONICS IN EACH SECTION (ALL REMOVABLE LIFT POINTS SHALL BE REMOVED AFTER THE INSTALLATION OF EACH SECTION).
- 3.4 WHEN LIFTING SECTIONS THE PREFERRED METHOD IS TO USE A SPREADER BEAM TO DISTRIBUTE WEIGHT AMONG ALL LIFT POINTS PROVIDED. FOR ALTERNATE METHOD OF RIGGING REFER TO INSTALLATION MANUAL.
- 3.5 DAKTRONICS SCOREBOARD DISPLAYS ARE SUPPLIED WITH ROCKER CLAMPING HARDWARE THAT ATTACHES TO DISPLAY SECTIONS WITH 1/2" GRADE 5 HARDWARE AT ALL PREDETERMINED LOCATIONS.
- 3.6 DAKTRONICS AD PANELS ARE SUPPLIED WITH CLIP ANGLES THAT ATTACHES TO DISPLAY SECTIONS WITH 1/2" GRADE 5 HARDWARE AT ALL PREDETERMINED LOCATIONS.
- 3.7 DAKTRONICS ACCENT TRUSS ARE SUPPLIED WITH ROCKER CLAMP MOUNTING HARDWARE THAT IS ATTACHED TO THE DISPLAY SECTIONS WITH 1/2" GRADE 5 HARDWARE AT ALL PREDETERMINED LOCATIONS.
- 3.8 DEPTH OF CABINET MAY VARY DEPENDING ON DISPLAY TECHNOLOGY.
- 3.9 WHEN INSTALLING DAKTRONICS DISPLAY SECTIONS, DISPLAY JOINTS BETWEEN CONSECUTIVE SECTIONS MUST BE BOLTED TOGETHER.

4.0 STRUCTURAL NOTES

- 4.1 COMPLY WITH THE PROVISIONS OF THE FOLLOWING LATEST EDITIONS BUT NOT LIMITED TO THESE ONLY:
 - ALL FEDERAL, STATE AND LOCAL LAWS THAT GOVERN SAFETY REQUIREMENTS FOR STEEL ERECTION.
 - AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" AND "SPECIFICATIONS FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS"
 - AMERICAN WELDING SOCIETY (AWS) STANDARD CODE D1.1 "STRUCTURAL WELDING CODE"
 - AISC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS" APPROVED BY THE RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS.
 - ACI-318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY"
- 4.2 STRUCTURAL STEEL GRADE:
 - PLATE, ANGLE, AND CHANNEL SHALL BE ASTM A36 (Fy=36 ksi)
 - HOLLOW STRUCTURAL STEEL TUBE SHALL BE ASTM A500-C (Fy=46 ksi)
 - WIDE FLANGE AND WT SHALL BE ASTM A992-50 (Fy=50 ksi)
- 4.3 BOLTS AND NUTS
 - ALL BOLTS SHALL BE HEAVY HEX STRUCTURAL BOLTS ASTM A325 TYPE 1 U.N.O.
 - STRUCTURAL HEX NUTS SHALL BE MINIMUM ASTM A563-DH
 - STRUCTURAL WASHERS SHALL BE MINIMUM ASTM F436
 - GRADE 5 HARDWARE SHALL BE ACCEPTABLE WHERE SPECIFIED ON DRAWINGS
 - ALL HEAVY HEX STRUCTURAL BOLTS, ANCHOR RODS, NUTS & WASHERS SHALL BE GALVANIZED PER THE LATEST EDITION OF ONE OF THE FOLLOWING ASTM STANDARDS: ASTM A153 (CLASS C) OR ASTM B 695 (CLASS 50)
 - ALL BOLTS IN CONTACT WITH ALUMINUM SHALL BE ZINC PLATED GALVANIZED AND SHALL BE MINIMUM ASTM A325
 - ALL BOLTS SHALL BE FULLY PRETENSIONED PER APPROVED METHODS LISTED IN AISC STANDARDS U.N.O.
- 4.4 CONCRETE AND GROUT
 - CONCRETE SHALL BE PLACED TO ACI CODES AND STANDARDS OF PRACTICE. CONSTRUCTION JOINTS ARE NOT ALLOWED. INDIVIDUAL FOUNDATIONS SHALL BE POURED IN A CONTINUOUS POUR.
 - ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 4,000 psi.
 - NON-SHRINK GROUT SHALL CONFORM TO ASTM C-1107.
 - NON-SHRINK GROUT SHALL HAVE A MINIMUM STRENGTH AT 28 DAYS OF 8000 PSI FOR SUPPORTING 4000 PSI CONCRETE AND SHALL BE SLOPED AWAY FROM COLUMNS IN ALL DIRECTIONS AT A MINIMUM 2.0% SLOPE.
 - FOR DIRECT EMBEDDED COLUMNS, EQUIPMENT CAN BE INSTALLED ON STRUCTURE AFTER A MINIMUM CURING TIME OF 7 DAYS, PROVIDED THE CURING PROCESS HAS BEEN PROPERLY MAINTAINED IN ACCORDANCE WITH ACI-318
- 4.5 PAINT
 - ALL STRUCTURE STEEL SHALL BE PREPARED TO MEET CUSTOMERS SPECIFICATIONS OR A MINIMUM OF SSPC-SP2
 - ALL STEEL MUST BE COATED AND PROTECTED BY SPECIFIED PRIMER AND THEN FINISHED PER COLOR INDICATED BY THE CUSTOMER
 - IMMEDIATELY AFTER SURFACE PREPARATION APPLY SPECIFIED PRIMER AT A RATE TO PROVIDE A UNIFORM DRY THICKNESS OF 2 MILS
 - TOUCH UP PAINT AFTER INSTALLATION
- 4.6 IBC 2009, ASCE 7-05, DESIGN CRITERIA:
 - EXPOSURE C
 - CATEGORY II
 - WIND SPEED = 90 MPH
 - ALLOWABLE LATERAL BEARING PRESSURE = 150 PSF/FT
 - DESIGN WIND PRESSURE = 24.50 PSF (ASD)

NOTE: All designs and plans indicated on this drawing are the sole property of LINK Engineering, L.L.C. created specifically for the noted project. Use of these designs or plans for any purpose other than the intended application shall be prohibited without the written consent of LINK Engineering, L.L.C. Disclosure of any of the information enclosed within, without consent of owner, is a violation of intellectual property and shall not be tolerated.



INSTALLATION ADDRESS: MISSOURI BAPTIST 1 COLLEGE PARK DR. CREVE COEUR, MO 63141		
CLIENT:	 331 32nd AVENUE BROOKINGS, SD 57006	
 LINK Engineering, L.L.C. 135 South David Lane • Knoxville, Tennessee 37922 Phone: (865) 539-4001 • Fax: (865) 539-0851 Online: www.linkengr.com		
SHT.	1	BY: GHK
OF	1	DATE: 2/26/19
Project Number:		19-0139
Drawing Number:		B1191220

MISSOURI BAPTIST UNIVERSITY

FOOTBALL/TRACK

SAINT LOUIS, MO 63141
USA

SUBMITTAL APPROVAL

☐ APPROVED ☐ APPROVED AS NOTED ☐ APPROVED AS NOTED & RESUBMI

COMPANY: _____

SIGNED: _____

TITLE: _____ DATE: _____

NOTE: ALL FIBER TERMINATIONS TO BE DESIGNATED BY TEXT IN UPPER RIGHT CORNER OF DEVICES. DAKTRONICS USES ST AND LC TERMINATIONS THROUGHOUT THE SYSTEM. DESIGNATION IS FOR ALL TERMINATIONS LOCATED AT EACH DEVICE.

EXAMPLE:
ST (OR LC)

DEVICE

ELECTRICAL/SYSTEM

SHEET NO.	DRAWING NO.	TITLE
200	4126181	RISER; 200; ELECTRICAL NOTES AND INDEX
201	4126182	RISER; 201; LVX-2160, FB-2023, TI-2031
202	4126183	RISER; 202; DVXMC RACK, AS-5000, R, DAKSTATS

NOTES:

THE FOLLOWING 200 SERIES ARE NOT SCALED DRAWINGS AND SHOULD BE USED FOR POWER AND SIGNAL REQUIREMENTS ONLY.

IT IS THE RESPONSIBILITY OF THE INSTALLER TO ENSURE THAT ALL ELECTRICAL WORK PERFORMED ON SITE MEETS OR EXCEEDS ALL LOCAL AND NATIONAL ELECTRICAL CODES.

ALL SIGNAL CABLE RUNS SHOULD BE LABELED WITH THEIR ORIGIN AND DESTINATION ON EACH END.

FIBER OPTIC CABLE RUNS MUST BE CONTINUOUS WITH A MINIMUM BEND RADIUS OF 15XO.D. OF THE FIBER CABLE.

IF A SHIELDED SIGNAL CABLE IS UTILIZED IN YOUR SYSTEM, ENSURE THAT THE CABLES SHIELD IS GROUNDED ON THE DISPLAY END ONLY, AND TO THE SHIELD TERMINAL AT THE SIGNAL CABLE SURGE ARRESTER CARD WHEN AVAILABLE.

ALL DISPLAYS MUST BE GROUNDED PER ARTICLE 250 AND 800 OF THE NATIONAL ELECTRICAL CODE WITH NO MORE THAN 10 OHMS GROUND RESISTANCE.

THE OVER CURRENT PROTECTION DEVICE MUST BE MATCHED TO THE FAULT CURRENT THAT IS AVAILABLE IN THE POWER DELIVERY CIRCUIT. TO DETERMINE THE AVAILABLE FAULT CURRENT OF A SITE, AN ONSITE FAULT CURRENT SURVEY MAY NEED TO BE PERFORMED BY QUALIFIED PERSONNEL. IF THE AVAILABLE FAULT CURRENT IN THE ELECTRICAL SYSTEM EXCEEDS 10,000 AMPS, A DAKTRONICS REPRESENTATIVE SHOULD BE CONTACTED.

DUE TO THE INRUSH CURRENT (MOMENTARY SURGE) CREATED BY THE DISPLAY EQUIPMENT ON STARTUP, THE OVER CURRENT PROTECTION DEVICE(S) MAY HAVE TO BE OVERSIZED.

DAKTRONICS UTILIZES BOTH STANDARD AND SUPPLEMENTARY CIRCUIT BREAKERS IN THE DISPLAY ASSEMBLY PROCESS. IT IS THE RESPONSIBILITY OF THE INSTALLER TO ENSURE THAT ALL PRIMARY FEEDER CIRCUIT BREAKERS TO EACH DISPLAY/DISPLAY SECTION ARE UL 489 LISTED.

DAKTRONICS IS NOT RESPONSIBLE FOR THE QUALITY OF THE POWER DELIVERY SYSTEM TO THE DISPLAY SYSTEM.

BECAUSE EACH INSTALLATION IS UNIQUE, DAKTRONICS OFFERS THESE INSTRUCTIONS AS GUIDELINES ONLY. DAKTRONICS, INC. ASSUMES NO LIABILITY IF INSTALLATION STEPS HAVE BEEN OMITTED OR OTHER NECESSARY PROCEDURES ARE NOT INCLUDED IN THIS SYSTEM RISER DIAGRAM.

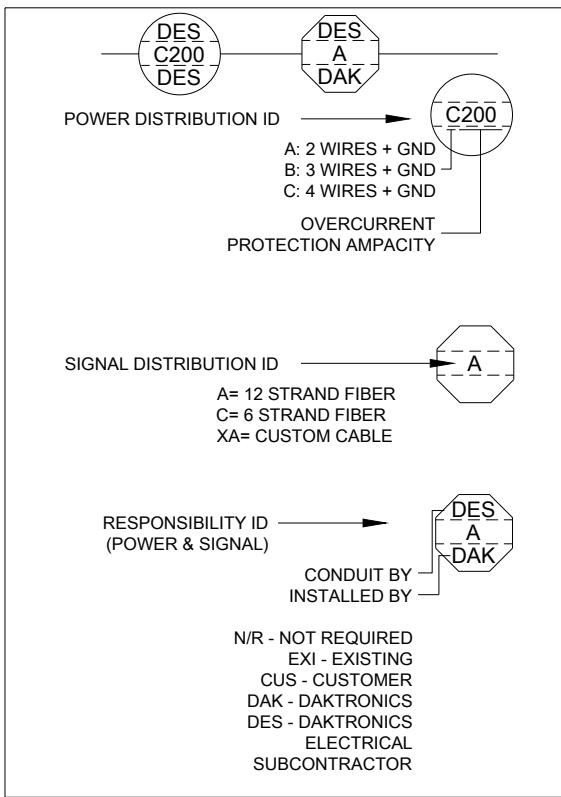
POWER AND SIGNAL REQUIREMENTS ARE SPECIFIED TO THE EQUIPMENT AND SETUP SHOWN. ANY CHANGES MADE TO EQUIPMENT OR THEIR SETUP SHOULD BE DISCUSSED WITH DAKTRONICS DESIGN PERSONNEL AND WILL REQUIRE AN UPDATED RISER DIAGRAM DRAWING.

THE CONTRACTUAL AGREEMENT WILL DETERMINE THE PARTY OR PARTIES RESPONSIBLE FOR ITEMS LISTED AS FIELD INSTALLED. THIS DRAWING IS NOT INTENDED TO DETERMINE RESPONSIBILITIES AND SHOULD BE USED FOR REFERENCES ONLY.

ACTUAL PLACEMENT OF ELECTRICAL COMPONENTS, SUCH AS PANEL BOARDS, A/C'S, AND SPLICE PANELS, MAY VARY. LOCATION OF SUCH EQUIPMENT TO BE FIELD VERIFIED.

----- EXTERNALLY MOUNTED HARDWARE
----- INTERNALLY MOUNTED HARDWARE

SIGNAL DISTRIBUTION SYSTEM LEGEND							
ID TAG	CABLE TYPE	SIZE (O.D.)	DAKTRONICS PART NUMBER	CONDUIT PROVIDED & INSTALLED BY	PROVIDED BY	CABLE INSTALLED BY	TERMINATED BY
A	12 STRAND, MM 50µm DX FIBER	0.23"	W-1490	SEE TAG	DAKTRONICS	SEE TAG	DAKTRONICS
B	NOT USED	-	-	SEE TAG	DAKTRONICS	SEE TAG	DAKTRONICS
C	6 STRAND, MM 50µm DX FIBER	0.20"	W-1489	SEE TAG	DAKTRONICS	SEE TAG	DAKTRONICS
D	6 STRAND, SM DX FIBER	0.25"	W-2515	SEE TAG	DAKTRONICS	SEE TAG	DAKTRONICS
E	4 STRAND, MM 50µm DX FIBER	0.18"	W-2121	SEE TAG	DAKTRONICS	SEE TAG	DAKTRONICS
F	4 STRAND, MM 50µm BX FIBER	0.31"	W-1494	SEE TAG	DAKTRONICS	SEE TAG	DAKTRONICS
G	2 STRAND, MM 50µm DX FIBER	0.17"	W-2120	SEE TAG	DAKTRONICS	SEE TAG	DAKTRONICS
H	6 STRAND, MM 62.5µm DX FIBER	0.22"	W-1456	SEE TAG	DAKTRONICS	SEE TAG	DAKTRONICS
J	6 PAIR, 22 AWG WSHIELD	0.302"	W-1245	SEE TAG	DAKTRONICS	SEE TAG	DAKTRONICS
K	6 PAIR, 22 AWG PLENUM	0.30"	W-2035	SEE TAG	DAKTRONICS	SEE TAG	DAKTRONICS
L	2 PAIR, 22 AWG WSHIELD	0.168"	W-1234	SEE TAG	DAKTRONICS	SEE TAG	DAKTRONICS
M	2 PAIR, 22 AWG PLENUM	0.114"	W-2034	SEE TAG	DAKTRONICS	SEE TAG	DAKTRONICS
N	NOT USED	-	-	SEE TAG	DAKTRONICS	SEE TAG	DAKTRONICS
P	NOT USED	-	-	SEE TAG	DAKTRONICS	SEE TAG	DAKTRONICS
R	2 PAIR, 18 AWG WSHIELD	0.38"	W-1862	SEE TAG	DAKTRONICS	SEE TAG	DAKTRONICS
S	4 PAIR, 24 AWG CAT5E	0.21"	W-1584	SEE TAG	DAKTRONICS	SEE TAG	DAKTRONICS
T	4 PAIR, 24 AWG CAT5	0.26"	W-1467	SEE TAG	DAKTRONICS	SEE TAG	DAKTRONICS
U	1 PAIR 22 AWG WSHIELD	0.138"	W-1077	SEE TAG	DAKTRONICS	SEE TAG	DAKTRONICS
AA-Z	AUDIO W OR PR CABLES	-	W OR PR	SEE TAG	DAKTRONICS	SEE TAG	DAKTRONICS
XA-Z	OTHER W OR PR CABLES	-	W OR PR	SEE TAG	DAKTRONICS	SEE TAG	DAKTRONICS
XA	50FT LC-LC DUPLEX FIBER	-	W-1865	SEE TAG	DAKTRONICS	SEE TAG	DAKTRONICS
XB	50FT ST LC FIBER	-	W-1516	SEE TAG	DAKTRONICS	SEE TAG	DAKTRONICS
XC	50FT CABLE IN 50MM CABINET	-	W-2317	SEE TAG	DAKTRONICS	SEE TAG	DAKTRONICS
XD	50FT DUPLEX FIBER, ST TO LC	-	W-1867	SEE TAG	DAKTRONICS	SEE TAG	DAKTRONICS
XE	75 OHM COAX CABLE	0.274"	W-1491	SEE TAG	DAKTRONICS	SEE TAG	DAKTRONICS

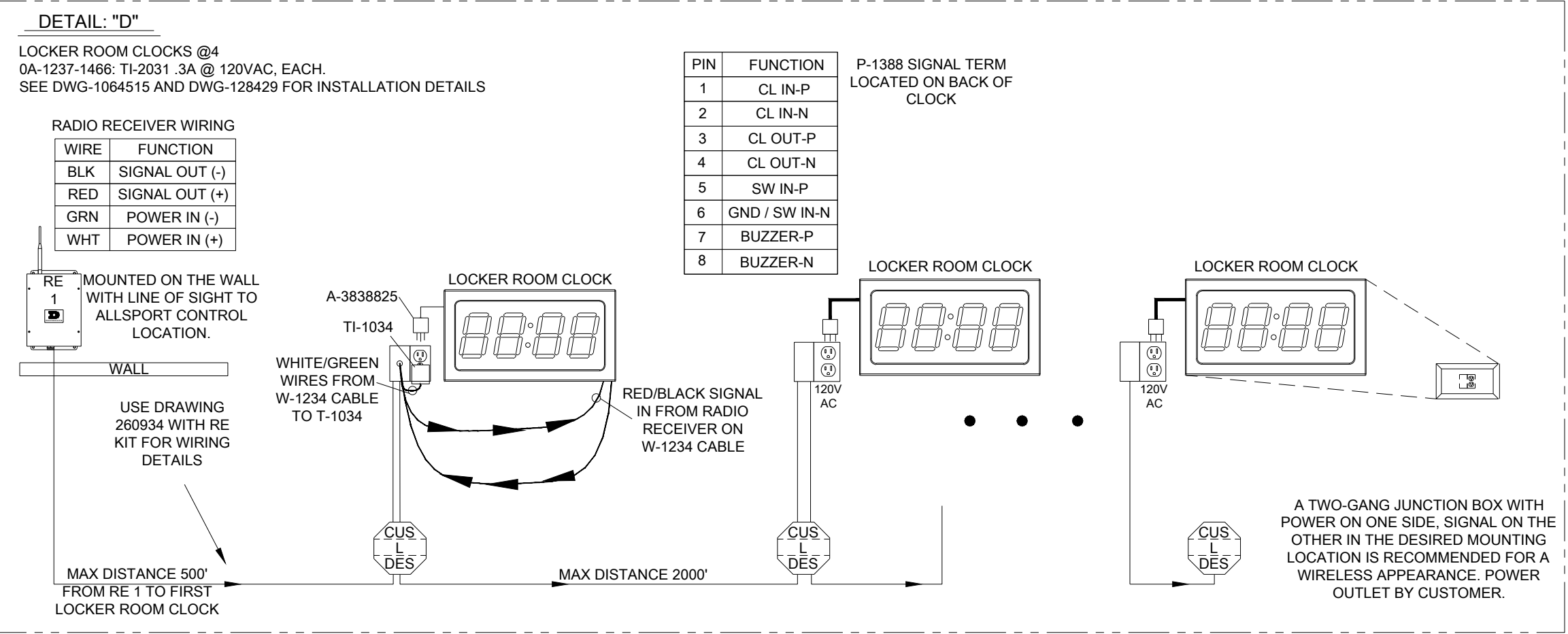
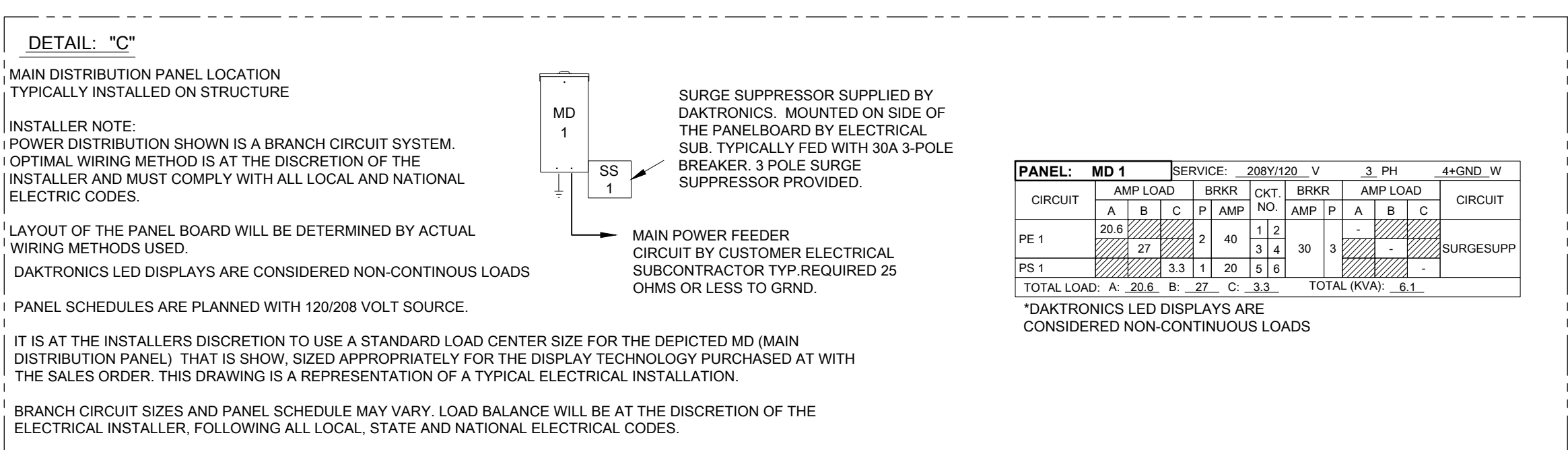
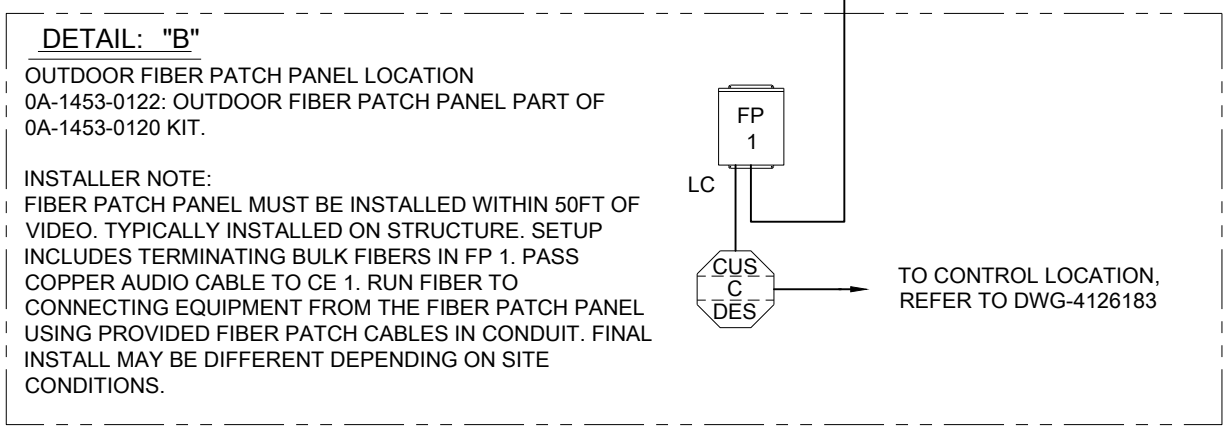
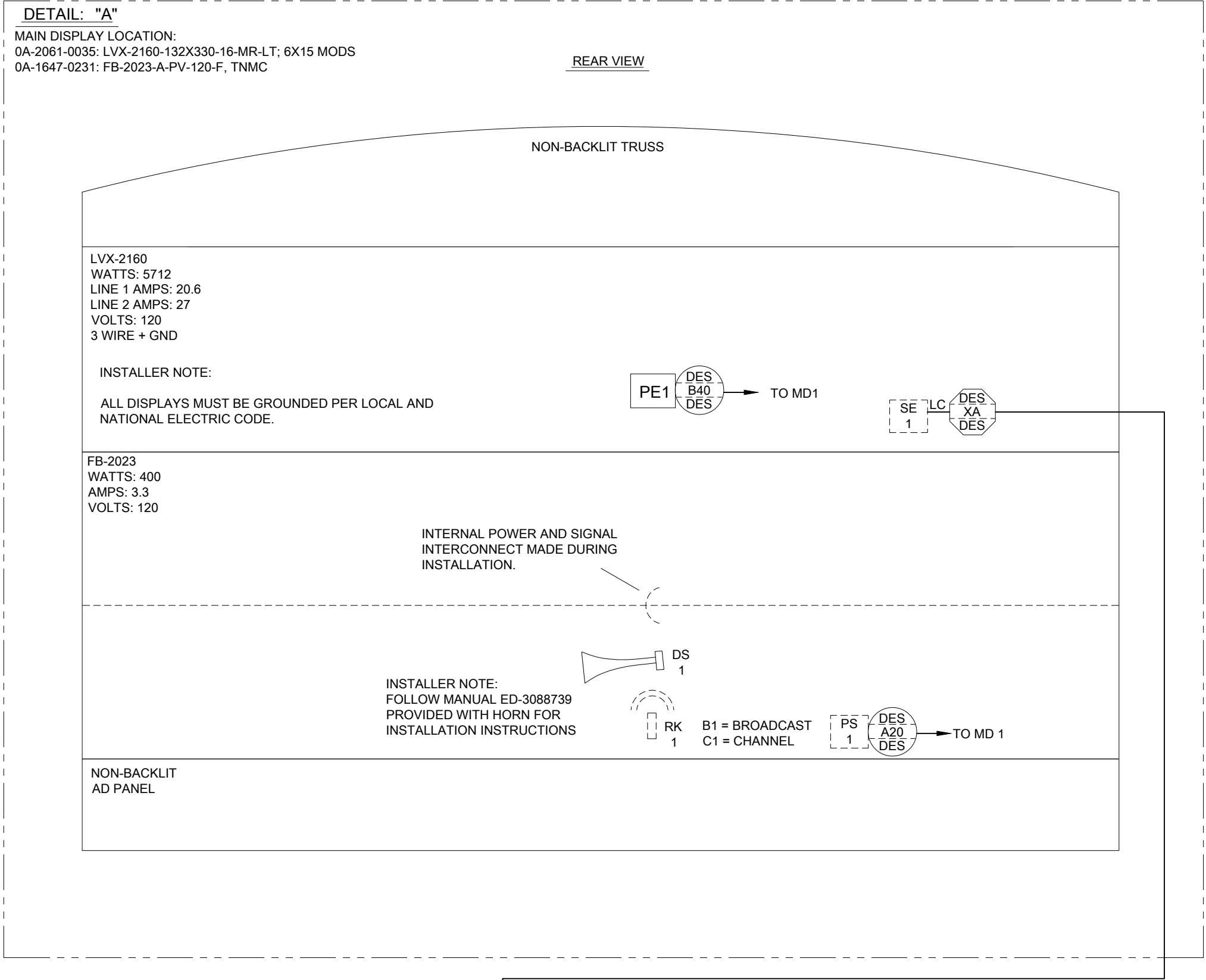


POWER DISTRIBUTION SYSTEM LEGEND														
FEEDER TABLE - 2 CONDUCTORS+GND (SEE SPECIFICATIONS FOR INSULATION TYPE)					FEEDER TABLE - 3 CONDUCTORS+GND (SEE SPECIFICATIONS FOR INSULATION TYPE)					FEEDER TABLE - 4 CONDUCTORS+GND (SEE SPECIFICATIONS FOR INSULATION TYPE)				
OVER CURRENT PROTECTION AMPACITY	2 WIRES				OVER CURRENT PROTECTION AMPACITY	3 WIRES				OVER CURRENT PROTECTION AMPACITY	4 WIRES			
	FDR REF	COPPER WIRE AWG KCMIL	COPPER GND WIRE AWG	MIN. CONDUIT SIZE		FDR REF	COPPER WIRE AWG KCMIL	COPPER GND WIRE AWG	MIN. CONDUIT SIZE		FDR REF	COPPER WIRE AWG KCMIL	COPPER GND WIRE AWG	MIN. CONDUIT SIZE
15	A15	(2)14	14	1/2"	15	B15	(3)14	14	1/2"	15	C15	(4)14	14	1/2"
20	A20	(2)12	12	1/2"	20	B20	(3)12	12	1/2"	20	C20	(4)12	12	1/2"
25	A25	(2)10	10	1/2"	25	B25	(3)10	10	1/2"	25	C25	(4)10	10	1/2"
30	A30	(2)10	10	1/2"	30	B30	(3)10	10	1/2"	30	C30	(4)10	10	1/2"
35	A35	(2)8	10	1/2"	35	B35	(3)8	10	3/4"	35	C35	(4)8	10	3/4"
40	A40	(2)8	10	1/2"	40	B40	(3)8	10	3/4"	40	C40	(4)8	10	3/4"
45	A45	(2)8	10	1/2"	45	B45	(3)8	10	3/4"	45	C45	(4)8	10	3/4"
50	A50	(2)8	10	1/2"	50	B50	(3)8	10	3/4"	50	C50	(4)8	10	3/4"
60	A60	(2)6	10	3/4"	60	B60	(3)6	10	3/4"	60	C60	(4)6	10	1"
70	A70	(2)4	8	3/4"	70	B70	(3)4	8	1"	70	C70	(4)4	8	1 1/4"
80	A80	(2)4	8	3/4"	80	B80	(3)4	8	1"	80	C80	(4)4	8	1 1/4"
90	A90	(2)3	8	1"	90	B90	(3)3	8	1"	90	C90	(4)3	8	1 1/4"
100	A100	(2)3	8	1"	100	B100	(3)3	8	1"	100	C100	(4)3	8	1 1/4"
110	A110	(2)2	6	1"	110	B110	(3)2	6	1 1/4"	110	C110	(4)2	6	1 1/4"
125	A125	(2)1	6	1 1/4"	125	B125	(3)1	6	1 1/4"	125	C125	(4)1	6	1 1/2"
150	A150	(2)1/0	6	1 1/4"	150	B150	(3)1/0	6	1 1/2"	150	C150	(4)1/0	6	1 1/2"
175	A175	(2)2/0	6	1 1/4"	175	B175	(3)2/0	6	1 1/2"	175	C175	(4)2/0	6	2"
200	A200	(2)3/0	6	1 1/2"	200	B200	(3)3/0	6	2"	200	C200	(4)3/0	6	2"
NOTES:					225	B225	(3)4/0	4	2"	225	C225	(4)4/0	4	2 1/2"
A. CONDUIT SIZES ARE MINIMUM. INCREASE FOR LONG OR DIFFICULT RUNS.					250	B250	(3)250	4	2"	250	C250	(4)250	4	2 1/2"
B. ABOVE #8 AMBIENT WIRE SIZE PER NEC.					300	B300	(3)350	4	2 1/2"	300	C300	(4)350	4	3"
C. CONDUIT AND CONDUCTOR SIZES ARE BASED ON 90°					350	B350	(3)400	3	2 1/2"	350	C350	(4)400	3	3"
TYPE THHN COPPER CURRENT CARRYING CONDUCTORS					400	B400	(3)600	3	3"	400	C400	(4)600	3	3 1/2"
IN SCH. 40 PVC CONDUIT, TERMINATING TO 75°C					450	C450	(8)4/0	(2)2	(2) 2 1/2"	450	C500	(8)250	(2)2	(2) 2 1/2"
TERMINALS. CONDUIT AND CONDUCTOR SIZES MAY					500	C500	(8)350	(2)1	(2) 3"	600	C600	(8)350	(2)1	(2) 3"
NEED TO BE INCREASED PER LOCAL AND NATIONAL					800	C800	(8)600	(2)1/0	(2) 3 1/2"	1000	C1000	(16)250	(4)2/0	(4) 3 1/2"
ELECTRIC CODES IF OTHER CONDUCTOR OR CONDUIT					1200	C1200	(12)600	(3)3/0	(3) 3 1/2"	1600	C1600	(16)800	(4)4/0	(4) 3 1/2"
TYPES ARE USED.					2000	C2000	(20)600	(5)250	(5) 3 1/2"	2500	C2500	(40)250	(10)350	(10)3"
IF WIRE OR CONDUIT TYPES OTHER THAN THOSE SHOWN					3000	C3000	(48)250	(12)400	(12)3"	4000	C4000	(40)600	(10)500	(10) 4"
D. IN THESE CHARTS ARE TO BE USED, CONTACT A														
DATACONICS ELECTRICAL ENGINEERING														
REPRESENTATIVE.														

- NOTES:
- A. CONDUIT SIZES ARE MINIMUM, INCREASE FOR LONG OR DIFFICULT RUNS.
- B. ABOVE 86 F AMBIENT INCREASE WIRE SIZE PER NEC.
- C. CONDUIT AND CONDUCTOR SIZES ARE BASED ON 90° TYPE THIN COPPER CURRENT CARRYING CONDUCTORS IN SCH. 40 PVC CONDUIT, TERMINATING TO 75°C TERMINALS. CONDUIT AND CONDUCTOR SIZES MAY NEED TO BE INCREASED PER LOCAL AND NATIONAL ELECTRIC CODES IF OTHER CONDUIT OR CONDUIT TYPES ARE USED.
- D. IF WIRE OR CONDUIT SIZES OTHER THAN THOSE SHOWN IN THESE CHARTS ARE TO BE USED, CONTACT A DAKTRONICS ELECTRICAL ENGINEERING REPRESENTATIVE.

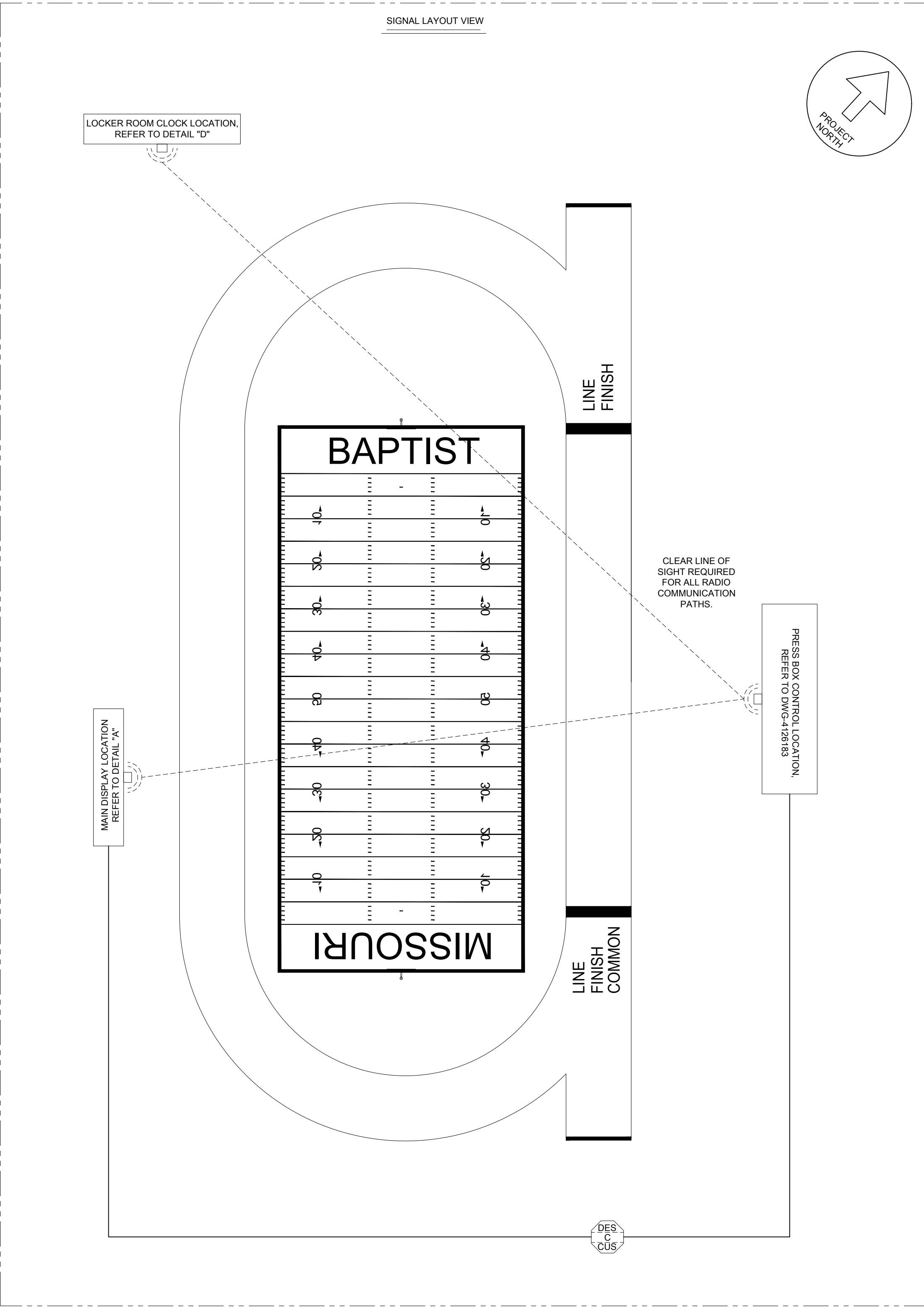
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DISPLAY & SIGNAL LAYOUT



POWER AND SIGNAL DISTRIBUTION SYSTEM LEGEND
REFERENCE DRAWING 4126181, SHEET 200

COMPONENT IDENTIFICATION LEGEND				
ID TAG	COMPONENT DESCRIPTION	MANUFACTURER'S PART NUMBER	COMPONENT PROVIDED BY	COMPONENT INSTALLED BY
SE 1	SIGNAL ENTRANCE		DAKTRONICS	FACTORY
PE1	POWER ENTRANCE		DAKTRONICS	FACTORY
PS 1	INTERNAL POWER & SIGNAL ENTRANCE		DAKTRONICS	FACTORY
MD 1	MAIN DISTRIBUTION PANEL		CUSTOMER	CUS. ELECT. SUB.
FP 1	FIBER PATCH PANEL	0A-1453-0122	DAKTRONICS	DAK. ELECT. SUB.
SS 1	120/208V OUTDOOR SURGE SUPPRESSOR	A-3695	DAKTRONICS	DAK. ELECT. SUB.
RK 1	GEN 6 RADIO RECEIVER	0A-1110-0152	DAKTRONICS	DAK. ELECT. SUB.
RE 1	RADIO ENCLOSURE, GEN VI	0A-1110-0054	DAKTRONICS	DAK. ELECT. SUB.
DS 1	120VAC TRUMPET HORN ASSEMBLY	0A-1647-0072	DAKTRONICS	DAK. ELECT. SUB.



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7.3.b

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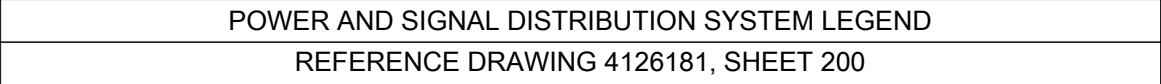
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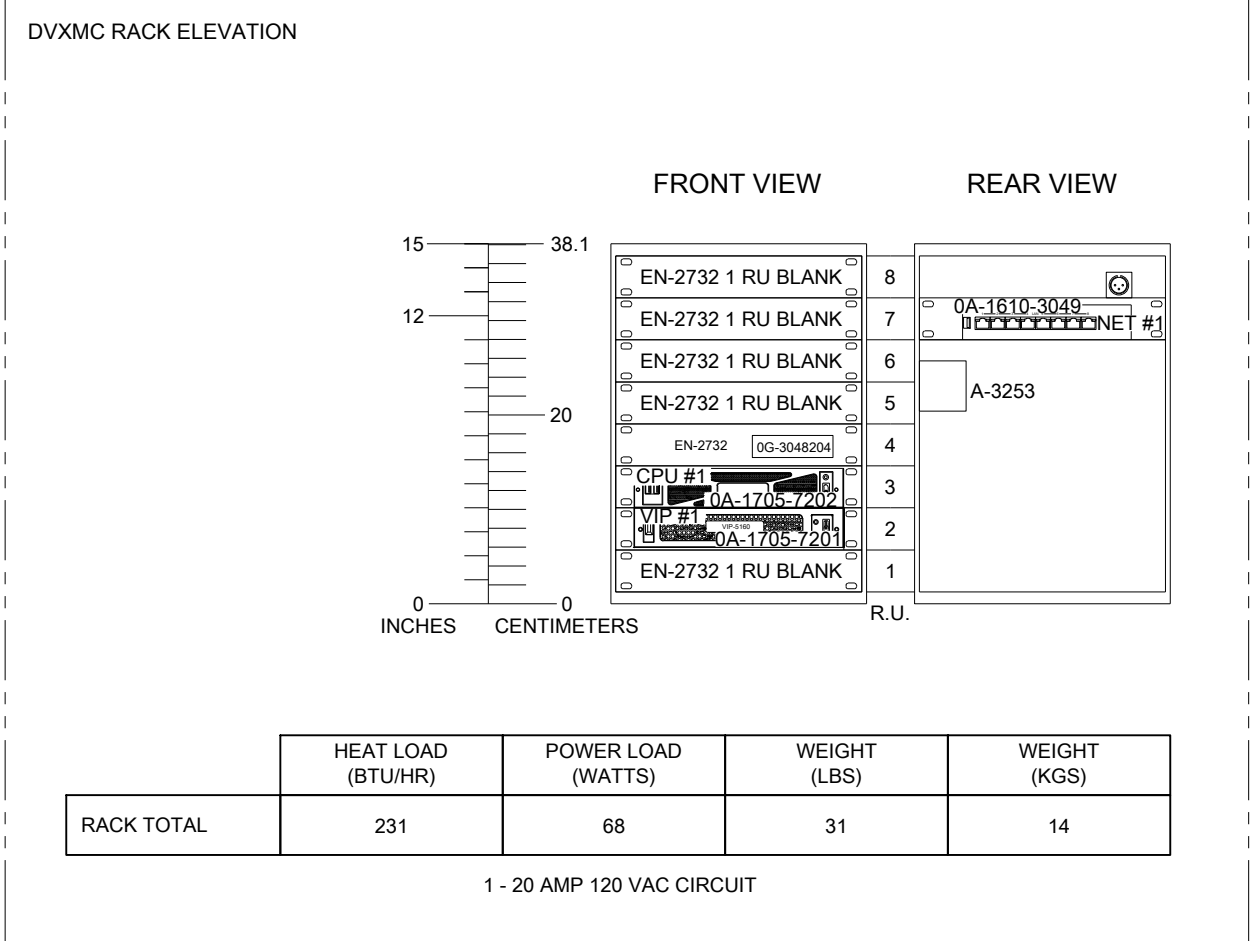
SIGNED: _____

TITLE: _____ DATE: _____

7.3.b



Attachment: Applicant's Submittal 7-19-2019 (#19-029: MBU Athletic Field Scoreboard Minor Site Plan Amendment)



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		THE CONCEPTS EXPRESSED AND DETAILS SHOWN ON THIS DRAWING ARE CONFIDENTIAL AND PROPRIETARY. DO NOT REPRODUCE BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF DAKTRONICS, INC. OR ITS WHOLLY OWNED SUBSIDIARIES. COPYRIGHT 1997 DAKTRONICS, INC. USA		THIRD ANGLE PROJECTION 	
PROJECT: MISSOURI BAPTIST UNIVERSITY					
TITLE: RISER, 202; DVMXC RAK; AS-5000 R. DAKSTATS					
DATE: 19 FEB 98		DRAWN: INCHES (MILLIMETERS)		SHEET 202 OF A	
SCALE: NONE		DO NOT SCALE DRAWING			
DESIGN: BWIPF		JOB NO: P540328		FUNK: TYPE - SIZE: F - 01 - D	
DRAWN: BWIPF		4216182			
Packet Pg. 26					

MISSOURI
BAPTIST
UNIVERSITY

SAINT LOUIS,
MISSOURI,
U.S.A.

NOTES:

1.0 REFERENCE

- 1.1 REFER TO DAKTRONICS PROPOSAL DRAWING FOR DISPLAY COMPONENT SPECIFICATIONS.
- 1.2 REFER TO DAKTRONICS RISER DIAGRAM FOR ALL ELECTRICAL POWER AND SIGNAL SPECIFICATIONS.
- 1.3 REFER TO INSTALLATION AND MAINTENANCE MANUAL FOR COMPLETE INSTALLATION INSTRUCTIONS.
- 1.4 ALL DIMENSIONS ARE IN FEET AND INCHES.

2.0 PROJECT RESPONSIBILITY

- 2.1 ALL DRAWINGS MUST BE APPROVED BY THE CUSTOMER AND IF APPLICABLE BE CERTIFIED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF (MISSOURI) BEFORE THEY CAN BE USED FOR FABRICATION OR ERECTION.
- 2.2 DAKTRONICS IS RESPONSIBLE FOR CERTIFYING ALL NEW STRUCTURE.
- 2.3 IT WILL BE THE UNDERSTANDING OF DAKTRONICS THAT A QUALIFIED ENGINEER HAS REVIEWED THE NEW LOADS TO THE NEW STRUCTURE AND THAT THE NEW STRUCTURE HAS BEEN DEEMED ACCEPTABLE TO SUPPORT THE LOADS AS DETAILED.
- 2.4 FOOTING DESIGN COMPLETED BY DAKTRONICS' ENGINEER. SURVEYING COMPLETED BY CUSTOMER'S SUBCONTRACTOR. SOIL SAMPLE COLLECTED AND ANALYZED BY CUSTOMER'S SUBCONTRACTOR.
- 2.5 DAKTRONICS' AND CUSTOMER'S SUBCONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO INSTALLATION.
- 2.6 ALL SUBCONTRACTORS SHALL PERFORM WORK IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND OR LOCAL REGULATIONS.
- 2.7 ALL ACCESS STRUCTURE MUST MEET ALL APPLICABLE LOCAL, FEDERAL, AND STATE SAFETY REGULATIONS.
- 2.8 EACH SUBCONTRACTOR IS RESPONSIBLE FOR JOBSITE SAFETY.
- 2.9 ERECTION SUBCONTRACTOR IS SOLELY RESPONSIBLE FOR DESIGNING AND PROVIDING TEMPORARY BRACING FOR STABILITY OF UNINSTALLED EQUIPMENT AND STRUCTURE.
- 2.10 EACH SUBCONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF WASTE MATERIALS ON THE JOBSITE.

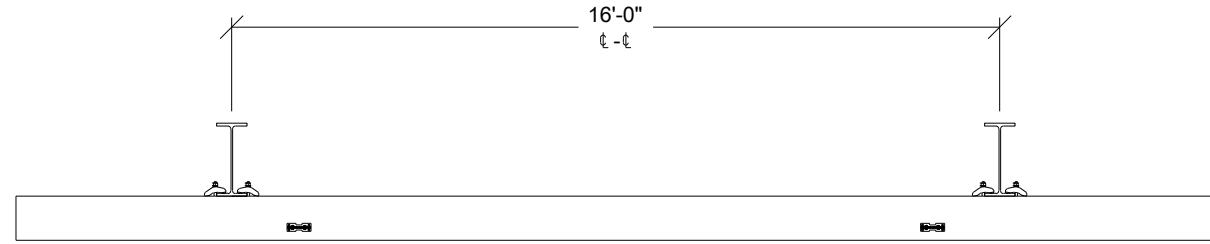
3.0 DISPLAY NOTES

- 3.1 DAKTRONICS DISPLAYS ARE ALUMINUM AND STEEL CONSTRUCTION.
- 3.2 ELECTRICAL COMPONENTS ARE ACCESSED FROM THE (FRONT) FOR THE LVX VIDEO DISPLAY, AND (FRONT) FOR THE SCOREBOARD.
- 3.3 LIFT POINTS ARE PROVIDED BY DAKTRONICS IN EACH SECTION (ALL REMOVABLE LIFT POINTS SHALL BE REMOVED AFTER THE INSTALLATION OF EACH SECTION).
- 3.4 WHEN LIFTING SECTIONS THE PREFERRED METHOD IS TO USE A SPREADER BEAM TO DISTRIBUTE WEIGHT AMONG ALL LIFT POINTS PROVIDED. FOR ALTERNATE METHOD OF RIGGING REFER TO INSTALLATION MANUAL.
- 3.5 DAKTRONICS AD PANELS ARE SUPPLIED WITH ROCKER CLAMP MOUNTING HARDWARE THAT ATTACHES TO DISPLAY SECTIONS WITH 1/2" GRADE 5 HARDWARE AT ALL PREDETERMINED LOCATIONS.
- 3.6 DAKTRONICS SCOREBOARD DISPLAYS ARE SUPPLIED WITH ROCKER CLAMPING HARDWARE THAT ATTACHES TO DISPLAY SECTIONS WITH 1/2" GRADE 5 HARDWARE AT ALL PREDETERMINED LOCATIONS.
- 3.7 DAKTRONICS LVX VIDEO DISPLAYS ARE SUPPLIED WITH ROCKER CLAMP MOUNTING HARDWARE THAT ATTACHES TO DISPLAY SECTIONS WITH 5/8" GRADE A325 HARDWARE AT ALL PREDETERMINED LOCATIONS.
- 3.8 DEPTH OF CABINET MAY VARY DEPENDING ON DISPLAY TECHNOLOGY.

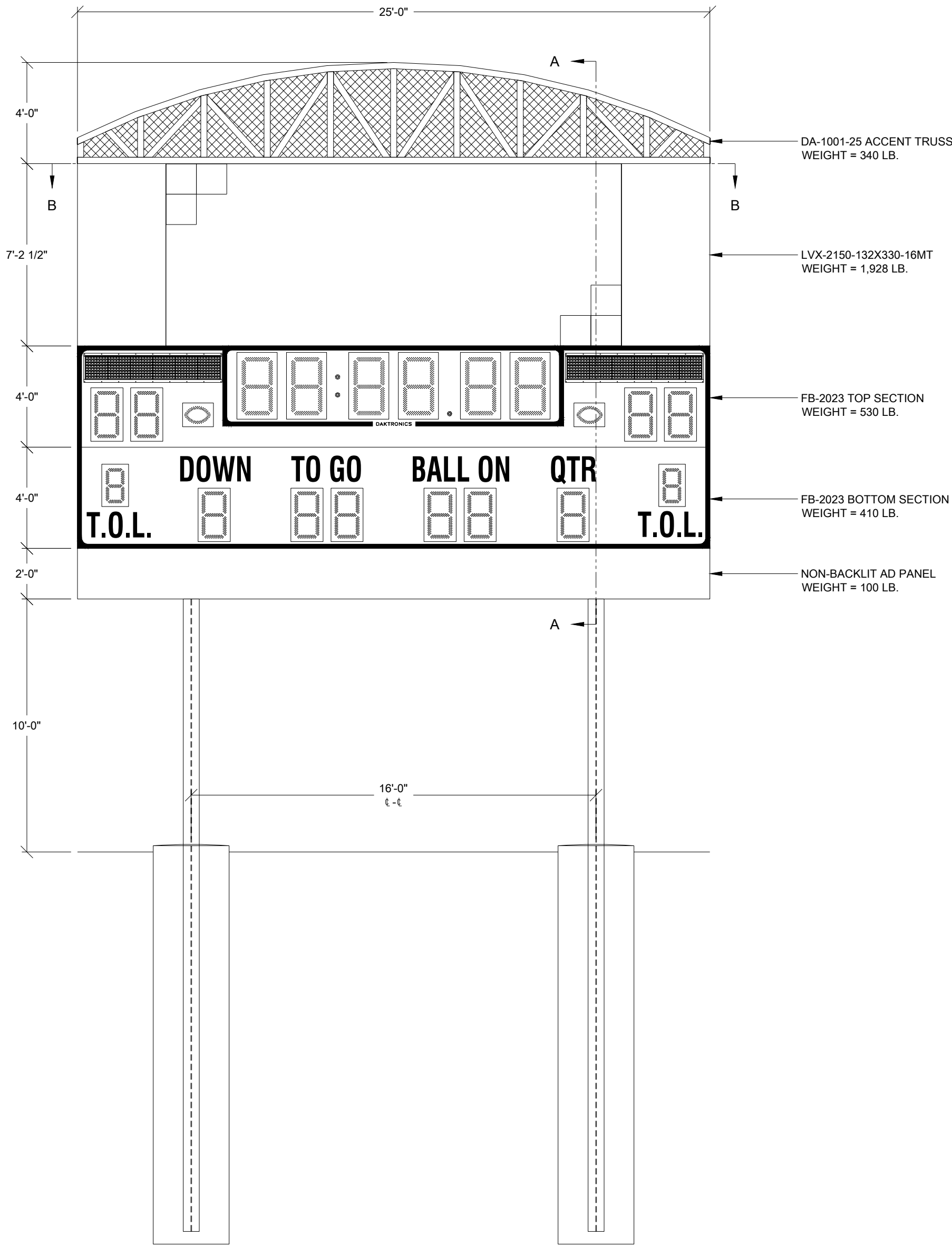
4.0 VENTILATION NOTES (LVX-2160-264X480-15)

- 4.1 OPEN AREA REQUIREMENTS FOR NATURAL CONVECTION: PER DISPLAY = 16.917 FT² [1.572 M²] EACH AT INTAKE AND AT EXHAUST.
- 4.2 FORCED VENTILATION IF OPTION #1 REQUIREMENTS CANNOT BE MET: PER DISPLAY = 5075.000 CFM [143.623 CMM] WITH 16.917 FT² [1.572 M²] AT THE INTAKE.
- 4.3 INTAKES, EXHAUSTS, AND STRUCTURE FANS SHOULD BE EQUALLY SPACED HORIZONTALLY ALONG THE WIDTH OF THE DISPLAY.

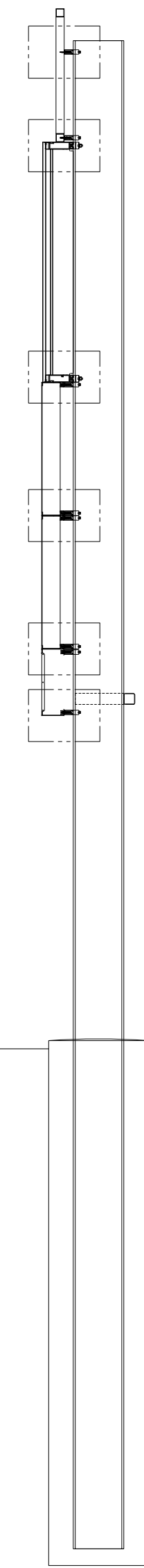
Attachment: Applicant's Submittal 7-19-2019 (#19-029: MBU Athletic Field Scoreboard Minor Site Plan Amendment)



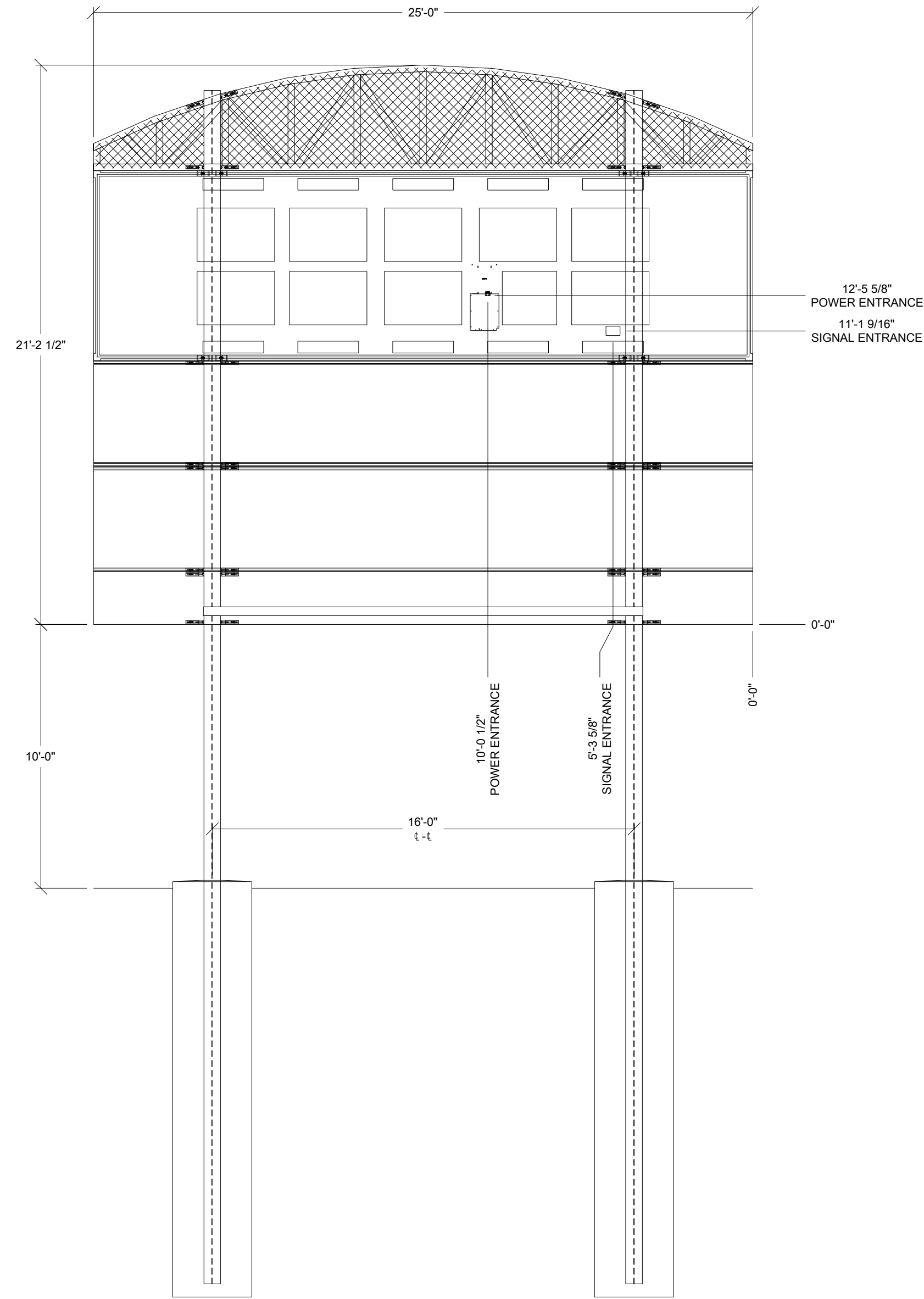
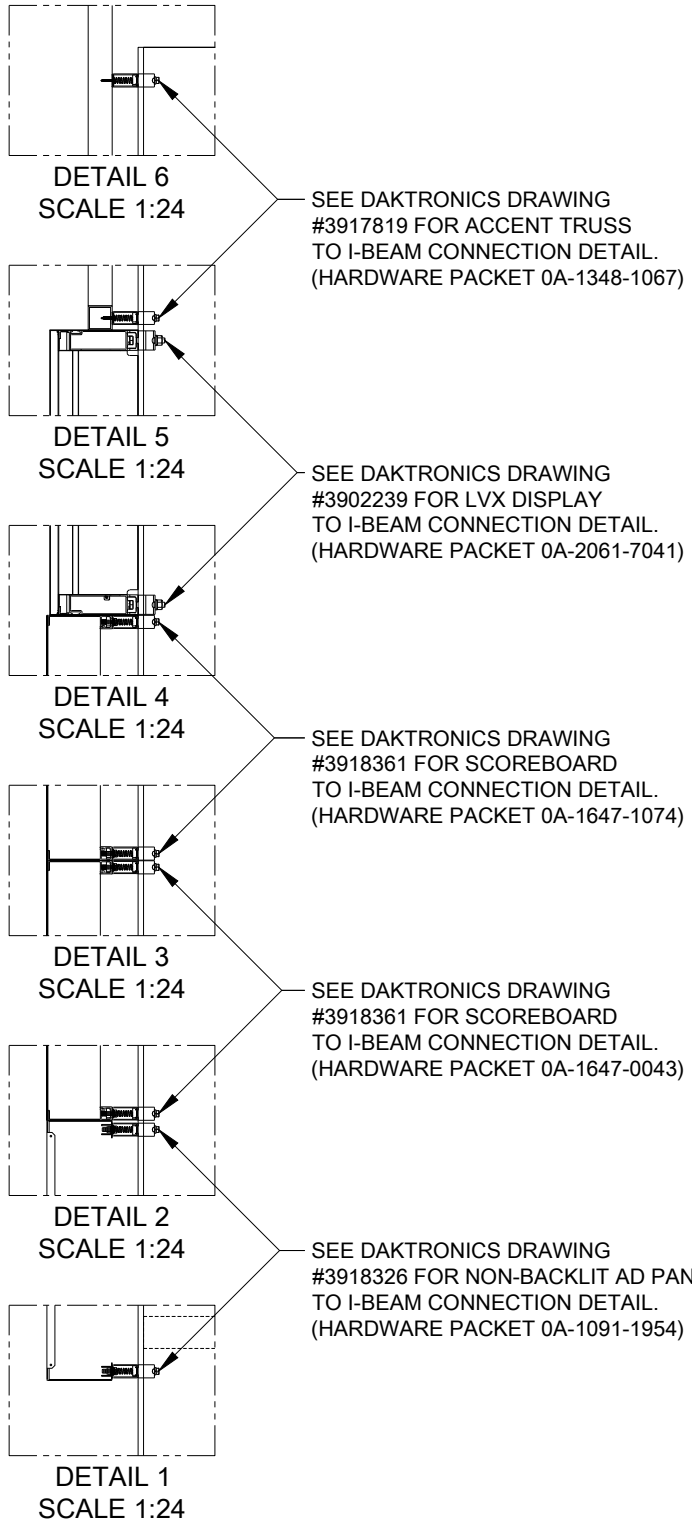
SECTION B-B



FRONT VIEW



SECTION A-A



REAR VIEW

MISSOURI
BAPTIST
UNIVERSITY

SAINT LOUIS,
MISSOURI,
U.S.A.

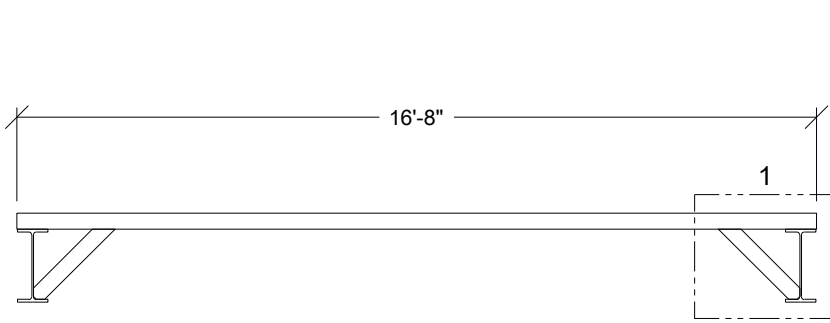
DESIGN IS PRELIMINARY
FOR CONCEPTUAL PURPOSES ONLY

NOTES:

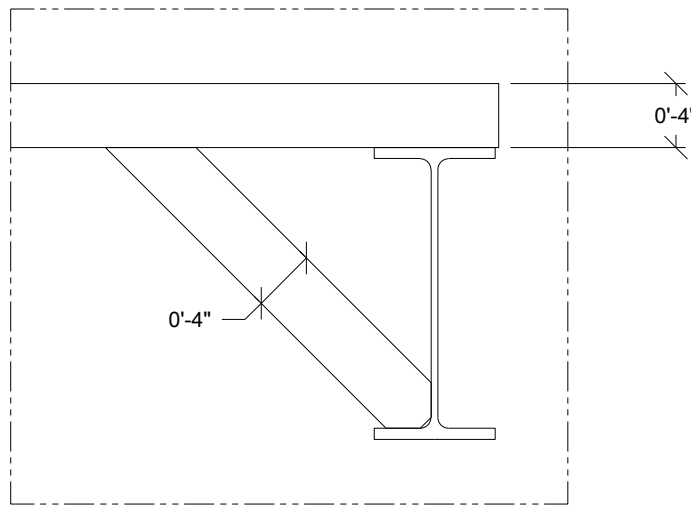
5.0 STRUCTURAL NOTES

- 5.1 COMPLY WITH THE PROVISIONS OF THE FOLLOWING LATEST EDITIONS BUT NOT LIMITED TO THESE ONLY:
- ALL FEDERAL, STATE AND LOCAL LAWS THAT GOVERN SAFETY REQUIREMENTS FOR STEEL ERECTION.
 - AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" AND "SPECIFICATIONS FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS"
 - AMERICAN WELDING SOCIETY (AWS) STANDARD CODE D1.1 "STRUCTURAL WELDING CODE"
 - AISC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM F3125 GR. A325 OR A490 BOLTS" APPROVED BY THE RESEARCH COUNCIL ON STRUCTURAL CONNECTIONS.
 - ACI-318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY"
- 5.2 STRUCTURAL STEEL GRADE:
- HOLLOW STRUCTURAL STEEL TUBE SHALL BE ASTM A500-C (Fy=50 ksi)
 - WIDE FLANGE AND WT SHALL BE ASTM A992-50 (Fy=50 ksi)
- 5.3 BOLTS AND NUTS
- ALL BOLTS SHALL BE HEAVY HEX STRUCTURAL BOLTS ASTM F3125 GR. A325 TYPE 1 U.N.O.
 - STRUCTURAL HEX NUTS SHALL BE MINIMUM ASTM A563-DH.
 - STRUCTURAL WASHERS SHALL BE MINIMUM ASTM F436.
 - GRADE 5 HARDWARE SHALL BE ACCEPTABLE WHERE SPECIFIED ON DRAWINGS.
 - ALL HEAVY HEX STRUCTURAL BOLTS, ANCHOR RODS, NUTS & WASHERS SHALL BE GALVANIZED PER THE LATEST EDITION OF ONE OF THE FOLLOWING ASTM STANDARDS: ASTM A153 (CLASS C) OR ASTM B 695 (CLASS 50).
 - ALL BOLTS IN CONTACT WITH ALUMINUM SHALL BE ZINC PLATED, GALVANIZED, OR STAINLESS STEEL.
 - ALL BOLTS SHALL BE FULLY PRETENSIONED PER APPROVED METHODS LISTED IN AISC STANDARDS U.N.O.
- 5.4 CONCRETE AND GROUT
- CONCRETE SHALL BE PLACED TO ACI CODES AND STANDARDS OF PRACTICE. CONSTRUCTION JOINTS ARE NOT ALLOWED. INDIVIDUAL FOUNDATIONS SHALL BE POURED IN A CONTINUOUS POUR.
 - ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 4,000 psi AND SHALL BE SLOPED AWAY FROM COLUMNS IN ALL DIRECTIONS AT A MINIMUM 2.0% SLOPE.
 - FOR DIRECT EMBEDDED COLUMNS, EQUIPMENT CAN BE INSTALLED ON STRUCTURE AFTER A MINIMUM CURING TIME OF 3 DAYS, PROVIDED THE CURING PROCESS HAS BEEN PROPERLY MAINTAINED IN ACCORDANCE WITH ACI-318.
- 5.5 STRUCTURAL STEEL WELDING
- ALL WELDING (SHOP & FIELD) SHALL BE PERFORMED BY A WELDER CERTIFIED FOR THE SPECIFIED TYPE AND POSITION OF THE REQUIRED WELD.
 - ALL WELDING SHALL BE IN ACCORDANCE WITH AWS D1.1.
 - SHIELDED METAL ARC WELDING PROCESSES SHALL BE USED TO PERFORM WELDS.
 - LOW HYDROGEN E70 SERIES ELECTRODES TO BE USED WITH SMAW PROCESS.
- 5.6 PAINT
- ALL STRUCTURE STEEL SHALL BE PREPARED TO MEET CUSTOMERS SPECIFICATIONS OR A MINIMUM OF SSPC-SP2.
 - ALL STEEL MUST BE COATED AND PROTECTED BY SPECIFIED PRIMER AND THEN FINISHED PER COLOR INDICATED BY THE CUSTOMER.
 - IMMEDIATELY AFTER SURFACE PREPARATION APPLY SPECIFIED PRIMER AT A RATE TO PROVIDE A UNIFORM DRY THICKNESS OF 2 MILS.
 - TOUCH UP PAINT AFTER INSTALLATION.
- 5.7 ALL HOLLOW STRUCTURAL STEEL SECTIONS SHALL BE CAPPED AND WELDED ALL AROUND TO PREVENT WATER FROM ENTERING THE SECTION.
- SELF-DRILLING TEK SCREWS SHALL NOT BE USED FOR ATTACHMENT INTO HOLLOW STRUCTURAL STEEL SECTIONS UNLESS A THREAD SEALANT IS USED TO PREVENT WATER FROM ENTERING SECTION.
 - ANY OTHER PENETRATIONS INTO HOLLOW STRUCTURAL STEEL SECTIONS SHALL BE PROPERLY SEALED TO PREVENT WATER INTRUSION.
- 5.9 SEE CERTIFIED DRAWING FROM THE ENGINEER OF RECORD FOR FINAL PARAMETERS.

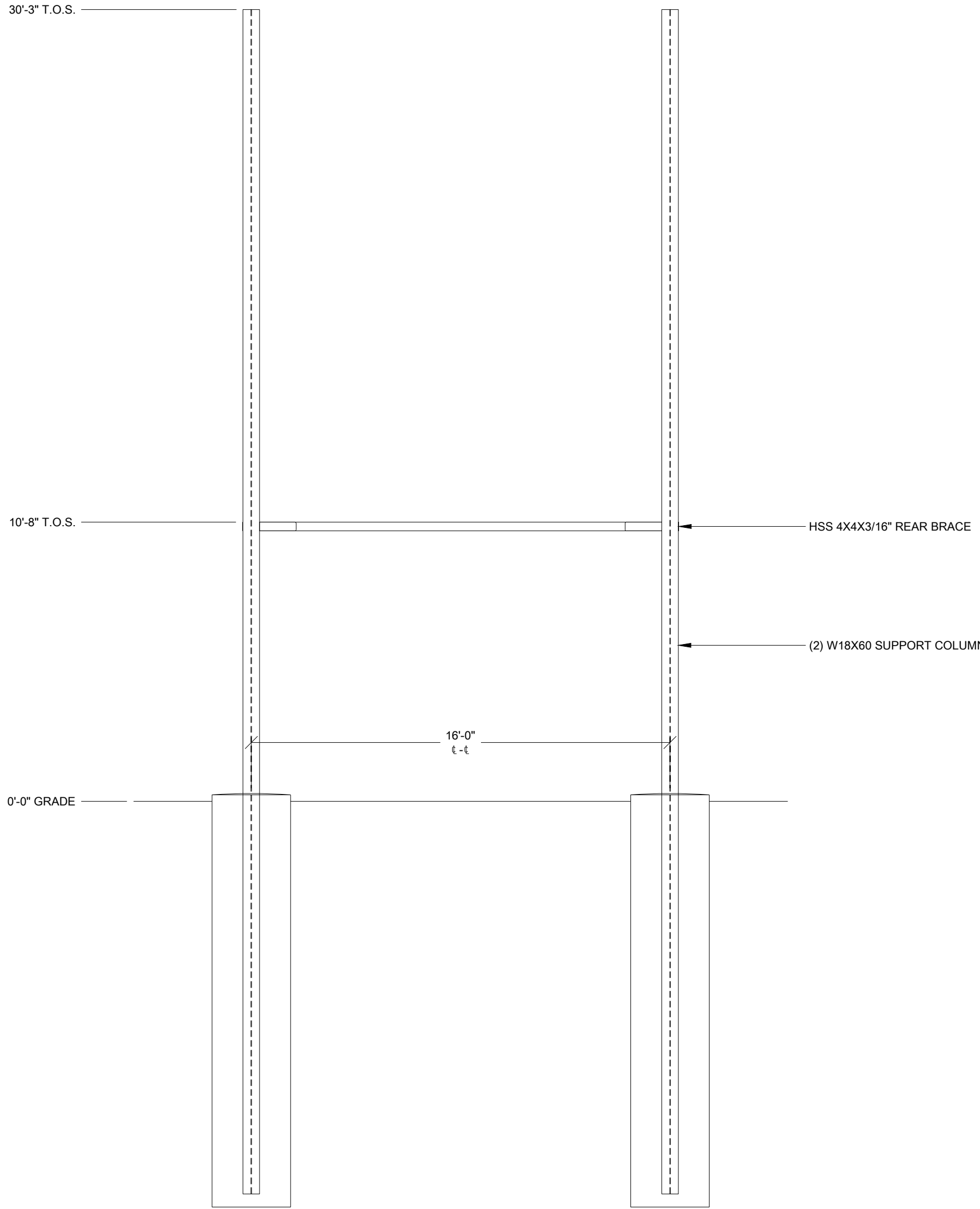
Attachment: Applicant's Submittal 7-19-2019 (#19-029: MBU Athletic Field Scorebaord Minor Site Plan Amendment)



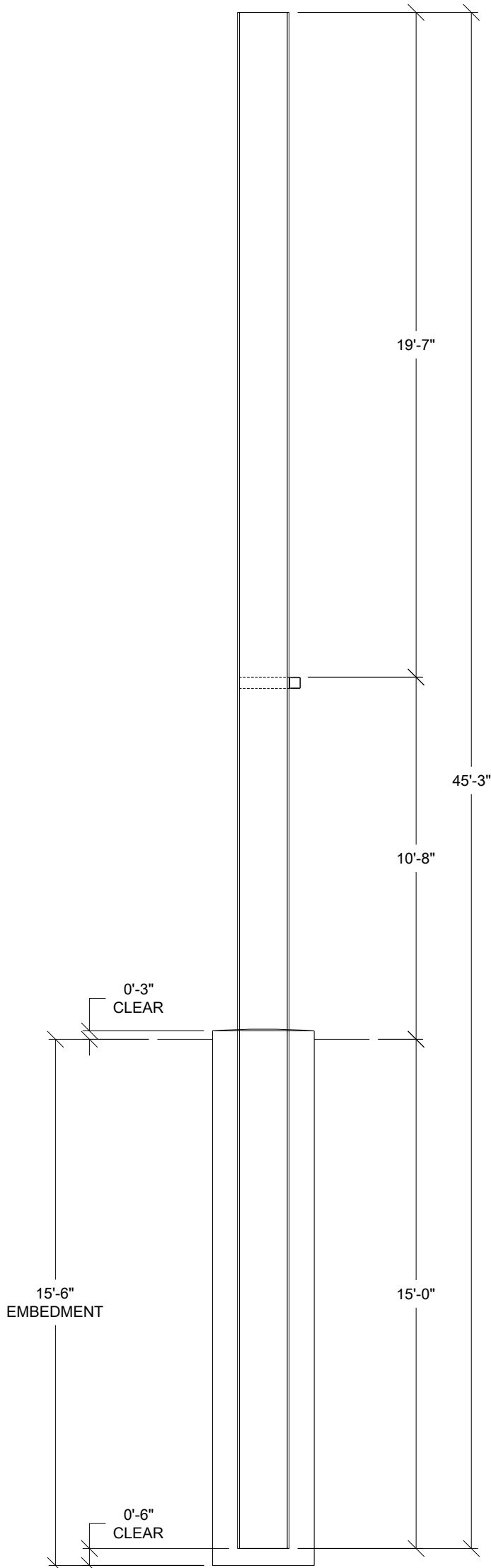
DISPLAY FRAME - TOP VIEW



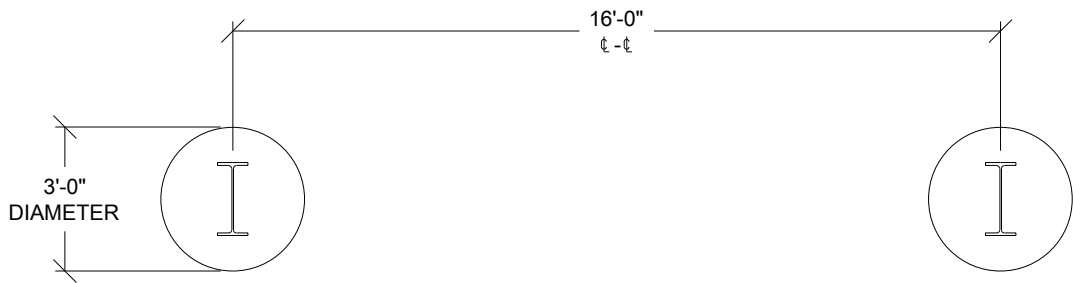
DETAIL 1
SCALE 1:12



DISPLAY FRAME - FRONT ELEVATION VIEW



DISPLAY FRAME - RIGHT SIDE ELEVATION VIEW



FOUNDATION PLAN VIEW



1818 HWY. M
BARNHART, MO 63012
PH: 636-464-0200
FAX: 636-464-9990
WWW.PIROSSIGNS.COM
GRAPHICS@PIROSSIGNS.COM

CUSTOMER
Missouri Baptist College

JOB LOCATION

CONTACT

SALES PERSON
David Brand, Jr.

DATE
7-16-19

DRAWN BY
Eric Irvin

SAVED AS
191206 MoBap Softball
Scoreboard

RENDERING #
191206-01

REVISION(S)
-02:

-03:

-04:

-05:

-06:

-07:

-08:

-09:

-10:

☐ APPROVED AS IS
☐ APPROVED AS NOTED
☐ REVISE & RESUBMIT

INITIALS _____
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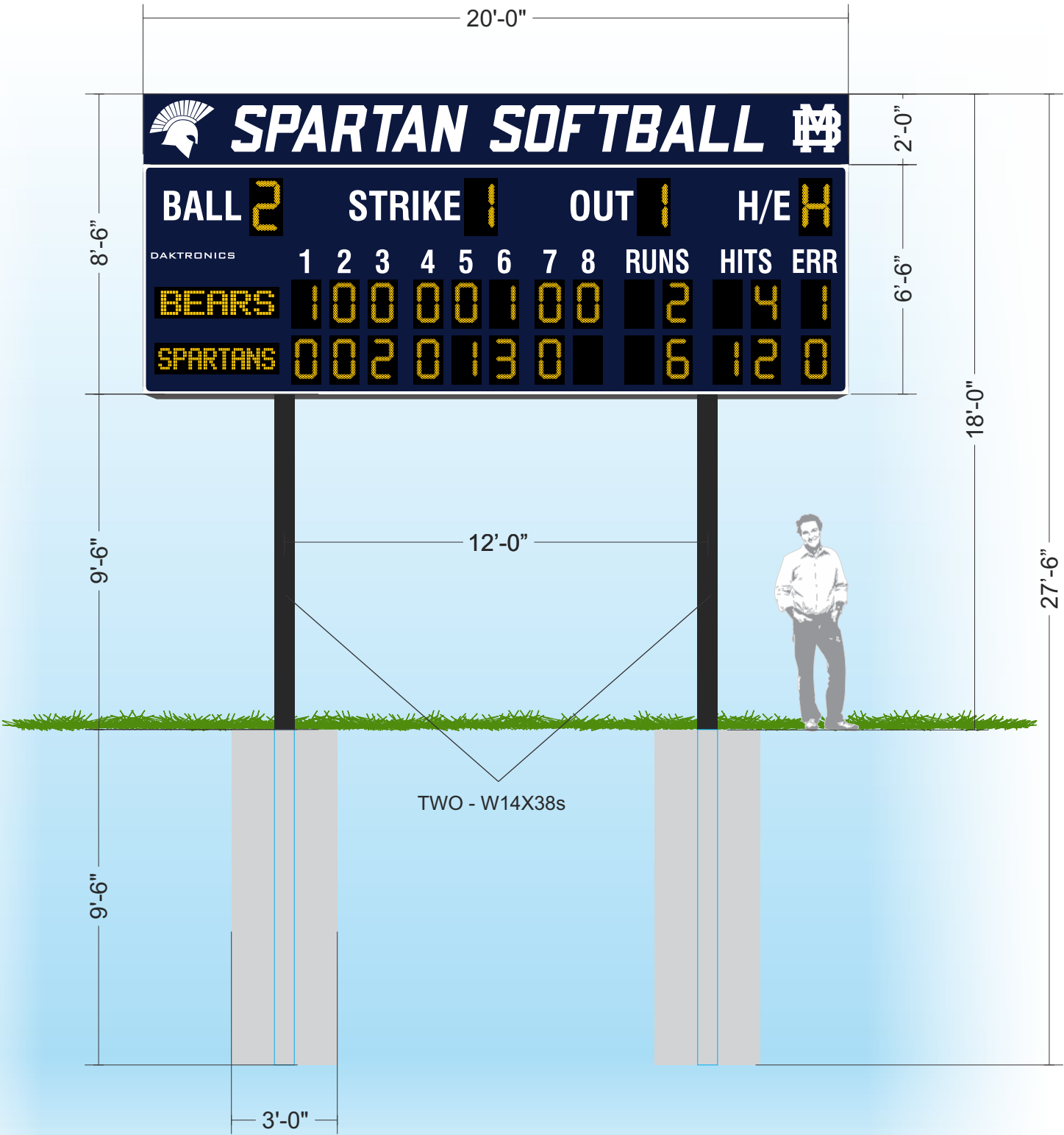
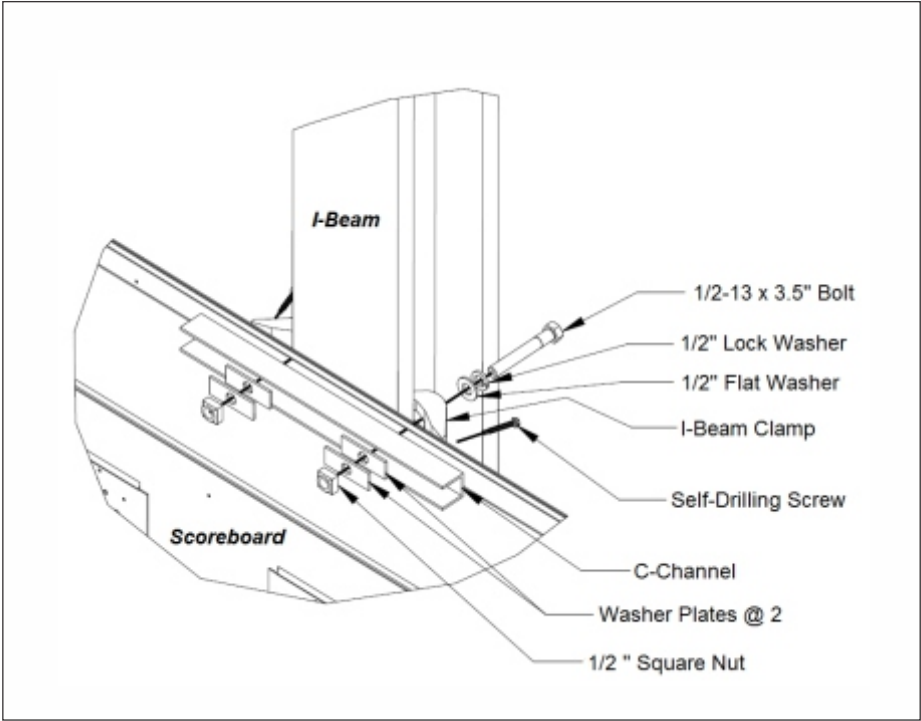
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

A - Scoreboard

SCALE: 1/2" = 1'

- OVERALL DIMENSIONS 8'6" HIGH X 20' WIDE
- ID PANEL 2' HIGH X 20' WIDE (NON-LIT)
- SOFTBALL SCOREBOARD 6'6" HIGH X 20' WIDE - BA-2014-A-PV W/ TNMCs
- TWO - W14X38s @ 27'6" TALL STEEL I-BEAMS
- 12' CENTERS
- TWO- 3'Ø X 9'6" DEEP DRILLED PIER FOOTINGS

I BEAM CLAMP MOUNTING METHOD



A

