



AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
TUESDAY, SEPTEMBER 3, 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. 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. August 19, 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**1. Application #19-023: Master Sign Plan for Barnes Jewish West County Hospital Campus Pursuant to Section 405.955 Master Sign Plans.**

Warren Sign Company on behalf of Barnes Jewish West County Hospital (BJC Healthcare) has submitted an application for a Master Sign Plan pursuant to Section 405.955. Master Sign Plans for the Barnes Jewish West County Hospital campus located at 10 Barnes West Drive and 970 North Mason Road, Creve Coeur, MO 63141. Master sign plans allow the City Council the flexibility to approve additional signs for planned developments and large residentially zoned institutional campus developments of three or more buildings with a minimum of ten acres, subject to certain requirements and conditions. The proposal would allow for replacement monument signs, directory signs and building signs for the medical office buildings along with building signs for the new hospital. Master Sign Plans require a recommendation and public hearing at the Planning and Zoning Commission with final approval by the City Council.

2. Application #19-030: New Led Parking Lot And Building Lighting For The National Council Of Jewish Women At 295 N. Lindbergh Boulevard. Request To Continue

Scott Shelton, of Streib Electric Co., on behalf of the National Council of Jewish Women, has submitted an application to replace the existing lighting on the building with new LED lights and add new LED parking lot lighting for 295 N. Lindbergh Boulevard. Section 405.680 Lighting states that the Planning and Zoning Commission shall review proposed lighting for non-residential building construction or for the replacement or addition of light standards on an existing non-residential development in accordance with Section 405.1080. Section 405.1080 requires minor site plan approval by the Planning and Zoning Commission for any proposed alteration that would significantly affect the exterior of a building or site. The Applicants have requested a continuance to the September 16th meeting to allow time to review changing out the non-conforming lights on the site. A motion will be necessary.

NEW BUSINESS**1. Application #19-034: Utility Easement Vacations and Establishment of New Utility Easement for the Property Addressed 2 Chaminade Drive**

The property owner, Evergreen Properties I Inc., is requesting to vacate two existing 5-foot wide utility easements located in the middle part of the property and to establish a new replacement, 10-foot wide easement along the east property line. The owner intends to construct a new house on the property where the existing utility easements are located.

2. Parks Master Plan

Jason Valvero, Director of Parks and Recreation, will be presenting the Parks Master Plan to the Commission for comments prior to City Council adoption of the Plan. No vote is needed.

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, AUGUST 19, 2019
6:30 PM

CALL TO ORDER

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

ROLL CALL

Larry Potashnick	Commission Member	
Beth Kistner	Commission Chair	
Tim Carney	Commission Member	
Gene Rovak	Commission Member	
Muriel Hall	Commission Member	(Absent)
James Myers	Commission Member	(Absent)
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. Carney made a motion to accept the agenda. Mr. Rovak seconded. All in favor.

APPROVAL OF MINUTES

1. August 5, 2019 Planning and Zoning Commission Draft Meeting Minutes

Mr. Carney made a motion to approve the minutes for August 5, 2019. Mr. Schuh seconded. All in favor.

PUBLIC COMMENT

None

UNFINISHED BUSINESS

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

Those speaking to the request were sworn in.

Mr. Rovak disclosed that he works with a company that provided professional services to develop the materials presented by the City for this project.

Mr. Jaggi said the results of the Horticulture, Ecology, and Beautification Committee had some recommendations to the plant list and for their future involvement. He said the plan had been revised to show those recommendations.

Ms. Kistner suggested that the recommendations be given to Ameren for future plant considerations.

Mr. Lumley offered the exhibits for the record and the public hearing was closed.

Mr. Potashnick said he was interested in potentially postponing the vote until after the Joint Session with City Council.

Mr. Rovak asked if he could give more insight as to why he would like to wait.

Mr. Potashnick said he thought the plan could be expanded further to a larger area.

Mr. Carney said the 39 North area already has a boundary and this resolution is specifically for 39 North.

Mr. Rovak asked if by adopting this resolution prevented any further development in a broader view.

Ms. Kistner said no, she thought this was a way to build further. She said the Joint Session was a way to start discussing further ideas.

Mr. Carney made a motion to approve the plan, Mr. Schuh seconded. All in favor.

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

NEW BUSINESS

1. PUBLIC HEARING. Application #19-023: Master Sign Plan for Barnes Jewish West County Hospital Campus Pursuant to Section 405.955 Master Sign Plans.

Those speaking to the request were sworn in.

Ms. Kelly said the Comprehensive Plan allows for a Master Sign Plan.

Ms. Kistner disclosed that she works for Mercy, a hospital competitor, and asked if the applicant was okay with her continuing to review the application.

Mr. George Stock, speaking the applicant, said she could stay.

Ms. Kelly continued that the majority of signs met staff approval, but the sign listed as "Q building" faced residents and was illuminated. She asked them to consider that sign be eliminated. She said the entrance signs were less consistent than staff preferred. Ms. Kelly said they would like to see

those signs with a similar design. She said they would also like to see the 969 N Mason sign be similar as well in design as it was also part of the campus.

Mr. Schuh asked if the "Q building" sign would be visible from residential areas. He asked if there was anything in the code that would prevent a sign in the rear.

Ms. Kelly said rear signs were typically limited to 2 square ft. She said the Master Sign Plan does allow for deviation, but that they do try to stay in line with the code.

Mr. Schuh asked if there was any signage on Mason.

Ms. Kelly said there were ground signs.

Ms. Trish Lollo, President of BJC, thanked the Commission and staff for their time. She said they were trying to keep things simple and that included signage. She said they were trying to match the architectural elements of the BJC campus on Kingshighway in St. Louis. Ms. Lollo said simplicity and connected architectural elements were extremely important to them to achieve their goal.

Ms. Nancy Coleman, Director of Design for BJC, thanked the staff for their time. She spoke to the ground signs and the stone base of the ground signs. She said the base was the same stone as the foundation of the hospital. She said they had eliminated the logo and made it more readable.

Mr. Jon Krone of Warren Sign showed the median leading into the lot. He said it was about 200 ft long.

Ms. Coleman said they looked at other organizations in Creve Coeur. She said they want all the out-patient and emergency entrances to be clearly marked. She said they currently have 5 internally illuminated signs and are going down to 3. She said there would be an additional traffic signal added on Mason to slow traffic.

Ms. Coleman said staff had recommended they eliminate Sign #15 and said they could comply with that request.

Ms. Lollo said regarding the sign in the rear of the building she would like them to reconsider the sign in the rear of the building. She said 50% of the patients coming to BJC don't know where they are going. She said the directional signage on the smaller signs is an indication of where to turn, but the building signage is an indication patients are heading in the right direction.

Ms. Kistner asked if they would consider not illuminating that sign.

Ms. Coleman said that technology today allowed for the sign to be dimmed and suggested they work at agreeing on a level of dimming or turning the light off in the evening.

Mr. Rovak said most people coming late at night would be going to the Emergency Toom.

Mr. Potashnick asked how many signs there were.

Ms. Kistner said there were many, but only a few were up for discussion due to the staff report.

Ms. Kelly said there are 19 ground signs and A-Q wall signs being requested.

Ms. Kistner asked if the stone base would be on all signs.

Ms. Coleman said the stone base signs would be only on the ends of the main campus. She said she was asking for the two signs across from each other to not have a stone base.

Mr. Carney asked about the scale of the signs on Mason.

Ms. Coleman said the sign on Mason is smaller is because it is a 2-lane road. She said the other sign is larger because there are more lanes.

Ms. Kelly said the entrance sign should be the hospital identifier. She said further into campus should be the directional signs. She said they were asking that the sign at BJC West Drive have the hospital sign identifier be eliminated leaving the directional sign. She said it was out of character and out of scale.

Ms. Lollo said this signage was integral to tie in to the Kingshighway campus. She said the signage was an intentional link for the two campuses.

Mr. George Stock clarified what the applicant was requesting. He said the masonry bases would be at Mason and Olive as well as on BJC West Drive.

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

There was some discussion.

Ms. Kistner said given the traffic flow she doesn't find the signs on Olive redundant.

Mr. Schuh asked about the depth of the sign at Olive and BJC West Drive. He asked if would be seen from east and west.

Mr. Krone said it was about 14 inches deep and it was readable from the east and west.

Ms. Kistner said asking for a base on the flag signs was more in line with the code.

Mr. Schuh asked the applicant to explain why they didn't want the base.

Ms. Coleman said those signs were intended to show that they were out-patient signs.

Mr. Schuh asked if they were willing to considering adding a base and exploring other ways to get their message across.

Ms. Coleman said they were.

The Commission discussed the conditions.

The Commission asked if staff had any input on illuminated signage.

Mr. Jaggi said given the position of the proposed sign they thought the Commission should discuss the sign since it was so visible from residential areas even though further away.

Mr. Rovak said he did not have any issue with it being dimmed at a low level.

Mr. Jaggi said a dimmed level would be more acceptable but he asked if the sign was necessary.

Ms. Kistner suggested they continue the discussion at the next meeting, after the staff and applicant had an opportunity to work together further.

Mr. Rovak made a motion to continue, Mr. Schuh seconded. All in favor.

RESULT:	CONTINUED [UNANIMOUS]	Next: 9/3/2019 6:30 PM
MOVER:	Gene Rovak, Commission Member	
SECONDER:	Matthew Schuh, Commission Member	
AYES:	Potashnick, Kistner, Carney, Rovak, Schuh	
ABSENT:	Hall, Myers	

2. Application #19-028: MINOR SITE DEVELOPMENT PLAN FOR a 6 FOOT-TALL WOOD PRIVACY FENCE WITHIN THE SETBACK ALONG N. MASON ROAD FOR THE PROPERTY AT 811 COULANGE COURT

Mr. Gene Radomyslsky said he was husband to the applicant. He said they were seeking a privacy fence as they were by a busy road.

Ms. Kistner said the majority of the fences in the area were 4 feet tall.

Mr. Radomyslsky said there were a number of homes with the fence like they were requesting. He showed a photo of a nearby home with a 300-foot-long privacy fence nearby. He said they were requesting a shadowbox style fence, not a solid fence. He said the fence would be cedar.

Ms. Kistner asked if there would be any landscaping.

Mr. Radomyslsky said there was a ditch and power lines in the way.

Mr. Kistner asked why they didn't think a 4-foot fence was sufficient.

Mr. Radomyslsky said the additional 2 feet would help with noise and visibility of the house.

Ms. Kelly explained the request. She said the staff recommendation was for it to remain 4 feet. She said the fences that are 6 ft tall do not comply with the current code and are pre-existing non-conforming. They would eventually have to be replaced with shorter fences.

Mr. Rovak said granting the request would cause a sudden change in fence height from the other fences.

Mr. Rovak suggested they move the fence back to create a bigger setback.

Mr. Radomyslsky said the berm prevented them from moving it back.

Mr. Jaggi asked if the applicant would consider placing the fence on the berm and put landscaping in front of the fence.

Mr. Radomyslsky indicated he would not consider it.

Mr. Carney made a motion to approve a four-foot fence subject to the conditions in the staff report. Mr. Potashnick seconded. All in favor.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Potashnick, Kistner, Carney, Rovak, Schuh
ABSENT:	Hall, Myers

3. Application #19-030: NEW LED PARKING LOT AND BUILDING LIGHTING FOR THE NATIONAL COUNCIL OF JEWISH WOMEN AT 295 N. LINDBERGH BOULEVARD. Request to Continue

Ms. Ellen Alport said they had a security audit done recently and lighting was the main concern. She said the current lighting is from Ameren plus and a few on the building. She said their proposal is to add LED lights on the building and add shielded lights in the parking lot.

Ms. Kistner asked if they would consider removing the lights as suggested in the staff report.

Mr. Scott Streib said the lights provided coverage. If the lights were removed, they would need to add in more new lights to make up for the light lost.

Mr. Rovak asked if the photometric study included the existing lights and the proposed lights.

Mr. Shelton confirmed it did include all.

Ms. Kelly said she was unaware of the applicants intentions with the existing lights in the front.

Ms. Alport said they would like to keep those lights because otherwise it would create dead zones.

Ms. Kelly said they could add a condition that the lights be replaced with conforming lights.

Mr. Rovak asked if the existing lights could be configured with conforming shields.

Mr. Streib said he did not think so.

There was some discussion as to whether the applicant could reach out to Ameren about switching out the light poles and meet further with staff.

Mr. Schuh made a motion to continue the item to the next meeting, Mr. Rovak seconded. All in favor.

RESULT:	CONTINUED [UNANIMOUS]	Next: 9/3/2019 6:30 PM
MOVER:	Matthew Schuh, Commission Member	
SECONDER:	Gene Rovak, Commission Member	
AYES:	Potashnick, Kistner, Carney, Rovak, Schuh	
ABSENT:	Hall, Myers	

4. City of Creve Coeur Zoning Map Update

Mr. Jaggi said this was an update of the current zoning map. He said they would like to be able to provide a current map to residents and display them in the building. He said he didn't believe there are any errors, but in the case there are, that can be handled.

Ms. Kistner asked about errors.

Mr. Jaggi said if there was an error it could be handled internally, but a dispute would require different steps. There is no intent to rezone any property by adopting the map.

Mr. Lumley pointed out Mr. Rovak's company was involved in the preparation of the map, but he did not see any conflict.

Mr. Carney moved to recommend approval. Mr. Schuh seconded. All in favor.

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

WORK AGENDA

None

DEPARTMENT REPORTS

Mr. Jaggi reminded the Commission of the Joint Session on August 26th. He said the next meeting would hopefully wrap up the continued items from the meeting today.

ADJOURNMENT

Mr. Potashnick made a motion to adjourn. All in favor. Meeting adjourned at 8:50 pm.



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 #19-023: MASTER SIGN PLAN FOR BARNES JEWISH WEST COUNTY HOSPITAL CAMPUS

FOR THE MEETING OF: Tuesday, September 3, 2019.

LOCATION: 10 Barnes West Drive (aka 12634 Olive Boulevard), 1040 N. Mason Road, 1020 N Mason Road, 970 N Mason Road (see attached map), Zoned PH Planned Hospital District, and 969 N Mason Road, Zoned PO-Planned Office District

REQUEST: Warren Sign Company on behalf of Barnes Jewish West County Hospital (BJC Healthcare) has submitted an application for a Master Sign Plan pursuant to Section 405.955: Master Sign Plans for the Barnes Jewish West County Hospital campus. The proposal would allow for replacement monument signs, directory signs and building signs for the medical office buildings along with building signs for the new hospital. Master Sign Plans require a recommendation and public hearing at the Planning and Zoning Commission with final approval by the City Council. The item was continued from the August 19, 2019 Planning and Zoning Commission for continued discussion.

ADDITIONAL INFORMATION: Section 405.955: Master Sign Plans allow the City Council the flexibility to approve additional signs for planned developments and large campus developments of three or more buildings with a minimum of ten acres not separated by a major thoroughfare, (such as Olive and Lindbergh Boulevard), subject to certain requirements and conditions. Barnes Jewish West County Hospital is located at the southeast corner of N. Mason Road and Olive Boulevard and is 54.36 acres. The property addressed as 969 N. Mason on the west side of N. Mason Road is 5.62 acres. BJWC received approval of a Master Sign Plan in 2008, Ordinance No. 5060, and in 2012, Ordinance 5275. The proposal will repeal the prior approvals and replace with a new ordinance to govern all signs on the campus.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Design Guidelines?
- Does the request meet the requirements for a Master Sign Plan approval?

Creve Coeur 2030 Plan References

- Campus & Institutional Districts
 - Campus (CP)
- West Olive & Large Commercial Property
- Design Guidelines

Zoning Code References

- Section 405.310: PH-Planned Hospital District
- Section 405.320: PO-Planned Office District
- Article VIII Sign Regulations
- Section 405.955: Master Sign Plans

APPLICANT: Barnes Jewish West County
Nancy Coleman
BJC HealthCare
8300 Eager Road, Suite 600C
St. Louis, MO 63144

APPLICANT'S REPRESENTATIVE: Jon Krone
Warren Sign Co.
2955 Arnold Tenbrook Road
Arnold, MO 63010



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner

DATE: 8/16/2019

ATTACHMENTS: Applicants Revised Materials submitted August 28, 2019
Draft Ordinance

August 19th Planning and Zoning Commission Staff Report and Supporting Info.

Packet Pg. 12



Figure 3: Proposed Sign #2 at Mason Road and Olive Boulevard intersection

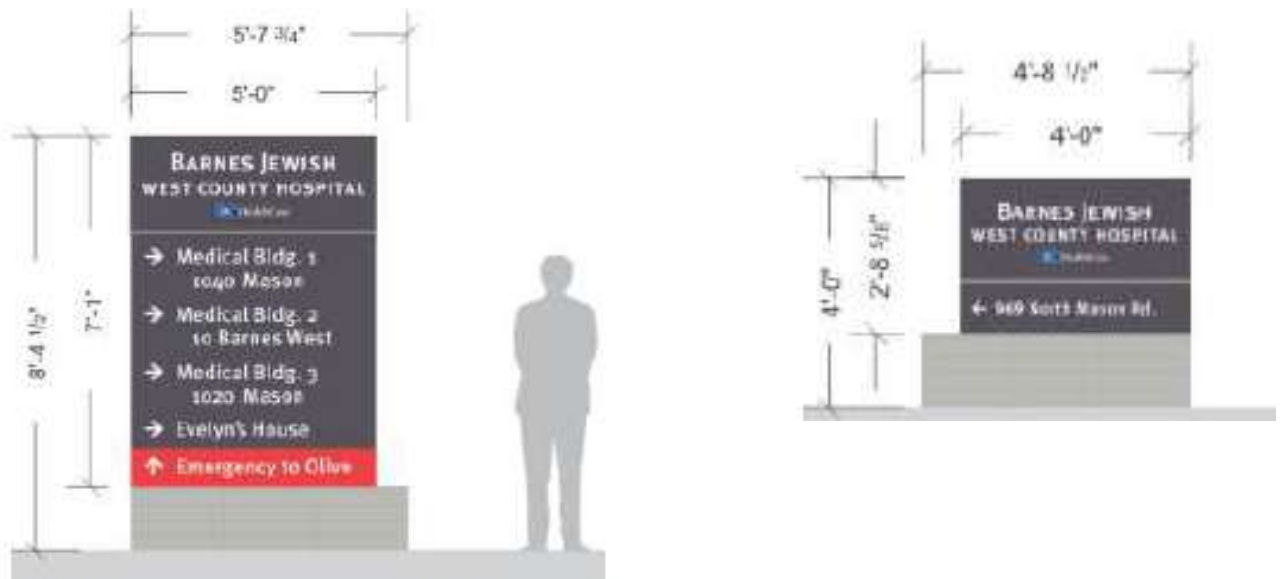
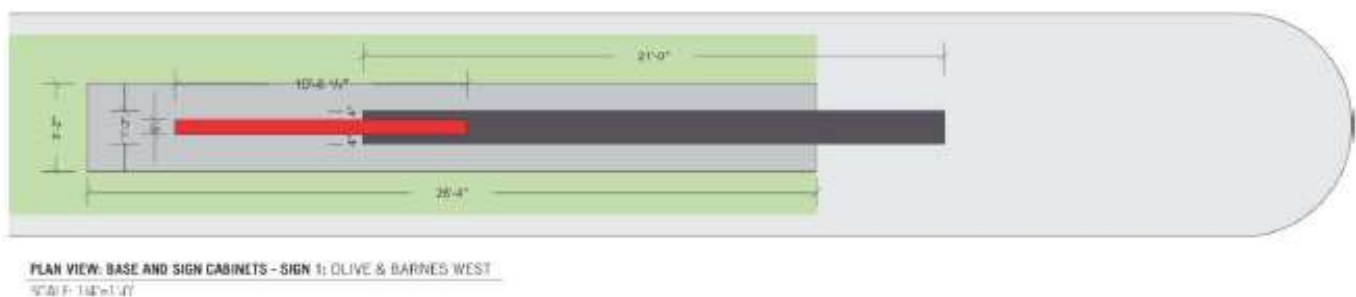


Figure 4: Proposed Sign #3 for the Mason Road Intersection, and Sign #4 for the monument sign at 696 N. Mason Road



ZONING CODE REVIEW

As discussed in the prior staff report all signs within the City are regulated under Article VIII of the Zoning Ordinance. Master Signage Plan allow for flexibility in signage allowed for large campuses, provided that all of the signs consistent with the Sign Regulations, are compatible in theme, visual quality, and overall character of the surrounding area, and are in scale and harmonious with the development and shall be so located and sized as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned unit nature of the development and the purposes of architectural and urban design elements.

Other than modifying signs #3 and #4 to have a granite monument base, no other changes have been made to the ground signs, as the Commission seemed to find these signs acceptable, including the size and location of the monument sign within the median at Olive Boulevard and Barnes West Drive, and the sign on the corner of Olive Boulevard and Mason Road.

The Planning and Zoning Commission should confirm acceptance of Sign Q on the rear of the building. If determined to be acceptable, they should discuss with the Applicant the illumination and timing options of the sign with the Applicant and provide direction. A revised condition has been included may be necessary. If it is determined that Sign Q is acceptable, a condition for Staff to review the brightness levels prior to installation, as well as ongoing control is needed to comply with Section 405.930(F)(1) of Illuminated Signs which requires that the light from any illuminated sign shall be so shaded, shielded and/or directed in such a manner that the light intensity or brightness will not be a substantial nuisance to the residents or occupants of surrounding areas. Staff has also included a condition that the sign shall only be illuminated from dusk to 9PM only to coincide with the proposal.

CONCLUSION AND FORM OF THE DRAFT ORDINANCE

If the Commission finds that the revised plan adequately addresses the comments from the prior meeting, is consistent with the goals and objectives of the Comprehensive Plan and the Design Guidelines, as well as the purpose and requirements of Article VIII, a recommendation to the City Council for approval is necessary. The draft ordinance contains the following customary conditions that primarily ensure adherence to the proposed plan and address the points made above:

1. The Applicant shall follow the Master Sign Plan received August 28, 2019 for all new or altered signage on the campus, as approved by the City of Creve Coeur, except as modified below. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur. Any existing signs not shown on the approved plan shall be promptly removed.
2. The Applicant shall submit sign permits for the proposed new signs referred to in the Master Sign Plan.
3. The monument signs shall be setback at least fifteen (15) feet from adjacent roadway surface and at least one (1) foot from edge of public right-of-way.
4. The Applicant shall provide a more detailed landscape plan for each monument sign that is consistent with the requirements elsewhere in the Sign Regulations of 2.5 times landscaped area for each square foot of sign area, per side, and to include a mix of native plantings consistent with the landscaping design for the Zoning Administrator's approval.
5. Prior to the installation of the sign identified as Sign Q on the rear of the building, illumination levels shall be reviewed by Staff to determine the appropriate level of brightness, and there shall be ongoing control over illumination levels in compliance with Section 405.930(F) Illuminated Signs.
6. Sign Q shall only be illuminated from dusk to 9PM only.
7. Staff may authorize additional incidental signs that are in keeping with the overall character and purpose of the Master Sign Plan, provided that they are internal to the campus, and not visible from the public right-of-way, as provided under Section 405.955(A)(4).
8. Permitted temporary banners attached to a building are allowed as provided under Section 405.950(G)(2).

CONCLUSION AND ACTION

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

"I move to recommend approval of the BJC West County Hospital Campus subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of September 3, 2019" (conditions may be added, eliminated, or 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

Barnes Jewish West County Hospital



City Limits

Parcels

June 3, 2019

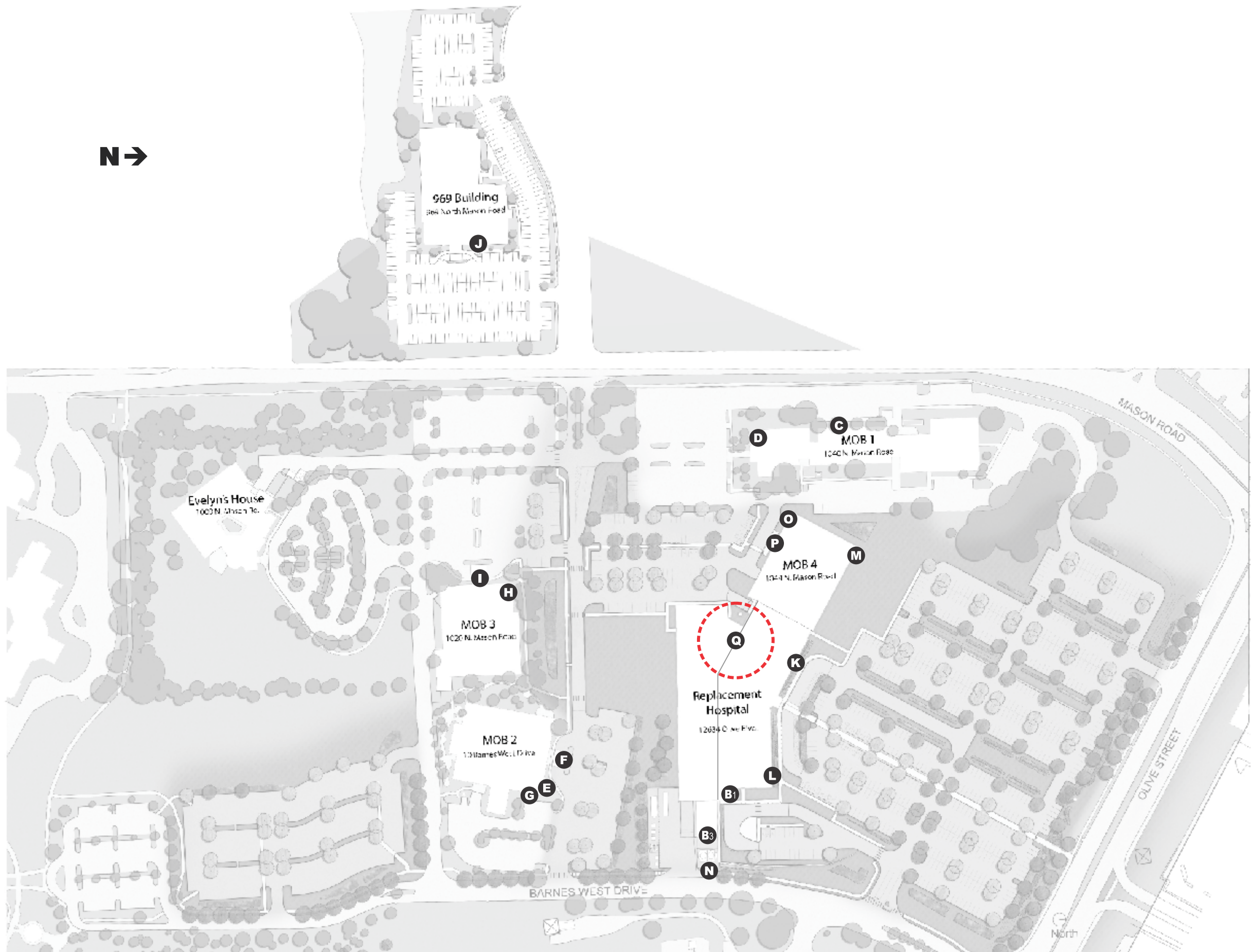


Prepared By

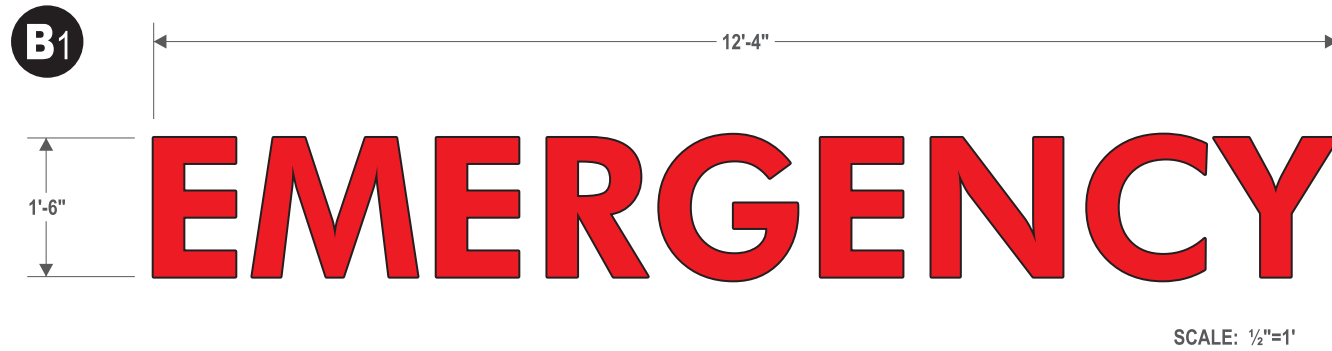


HORNER + SHIFFRIN

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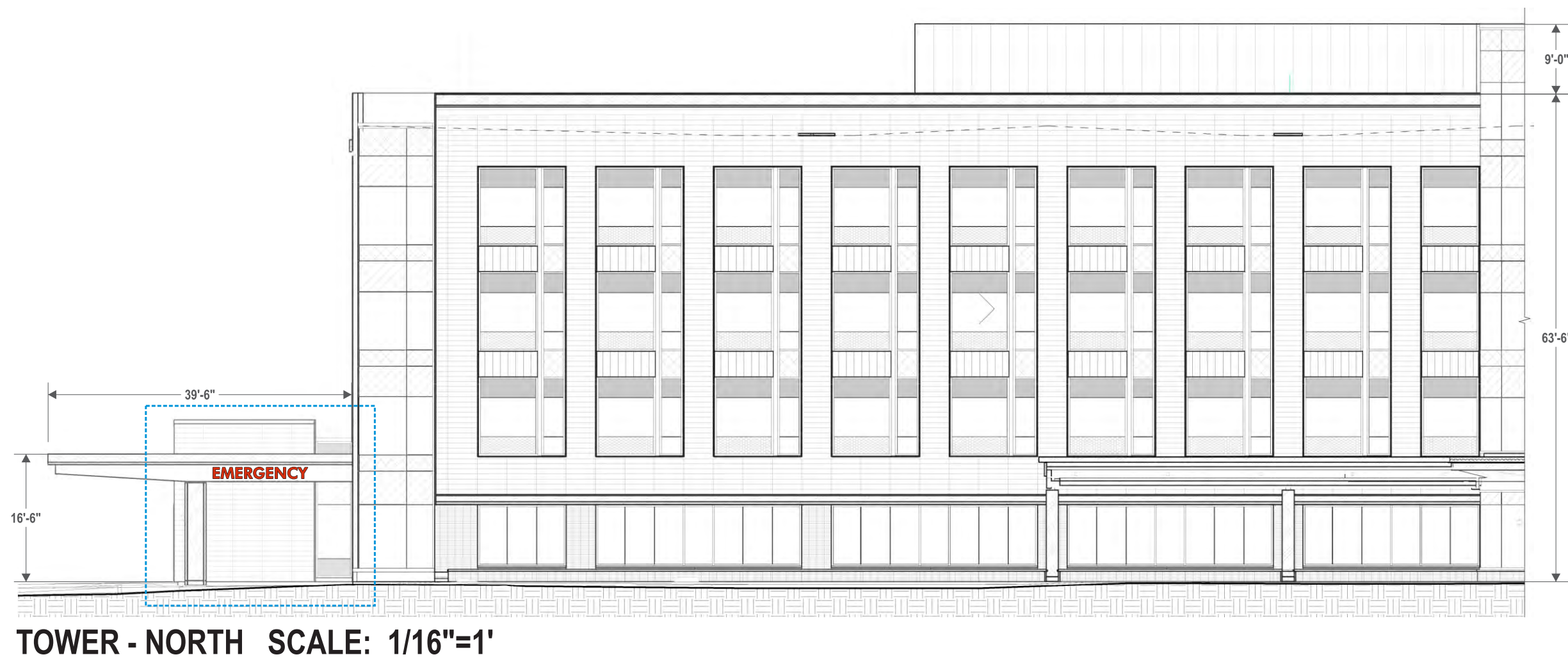
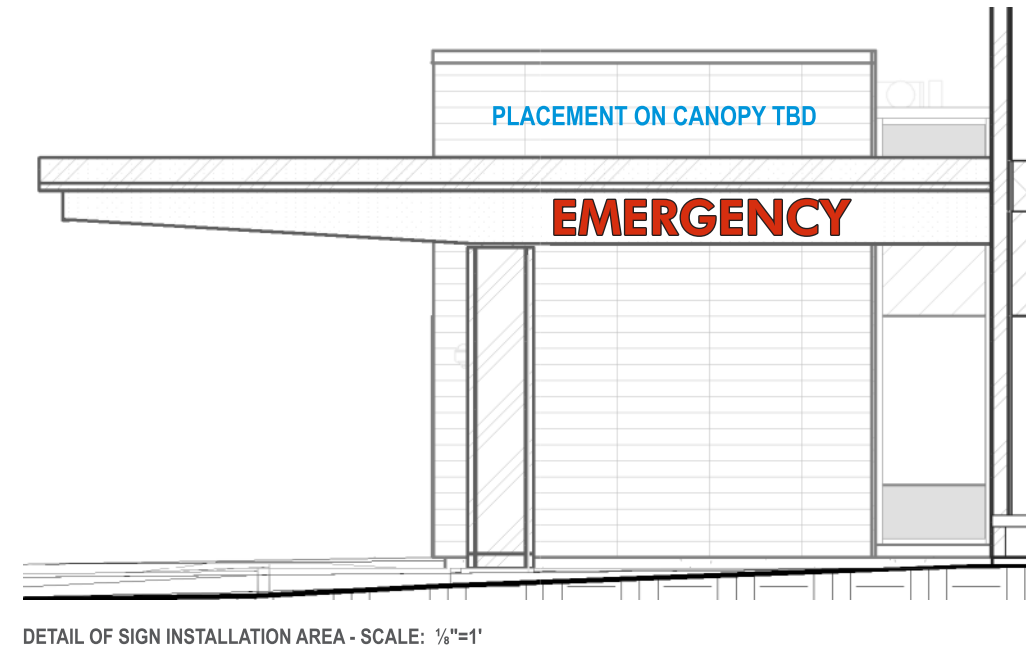
St. Louis' Largest Sign Contractor Delivering Quality Since 1929



Reinstall - Existing 18.5sf Channel Letter Wall Sign

REMOVE INDIVIDUAL CHANNEL LETTERS FROM CURRENT LOCATION & REINSTALL ON NEW BUILDING.
CURRENT LETTERS: RED ACRYLIC FACES. WHITE TRIM CAP. 5" DEEP RETURNS PAINTED WHITE. RED LED ILLUMINATION.
FLUSH MOUNTED - REMOTE TRANSFORMERS.

EXISTING SIGN BY WARREN SIGN.
REFER TO FILE BJC WCO EMERGENCY LETTERS 6.4.12



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



**WARREN
SIGN**

2955 Arnold Tenbrook Rd.
St. Louis, MO 63010
P: 636-282-1300 F: 636-282-3388

CLIENT
BJC - West County Hospital

PROJECT
Wall Signs at Replacement

LOCATION
12634 Olive St.

DATE
05.25.2017

SAVED AS
BJC/WCo/2017/WS/TOWER

DRAWING NO.
JK051517.4

REVISED
051619

REVISED

REVISED

REVISED

DESIGNED BY
SAW



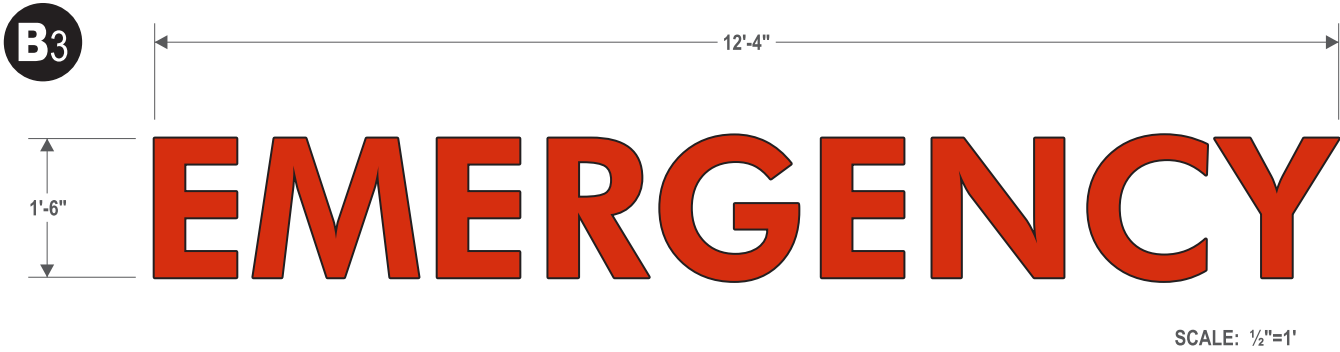
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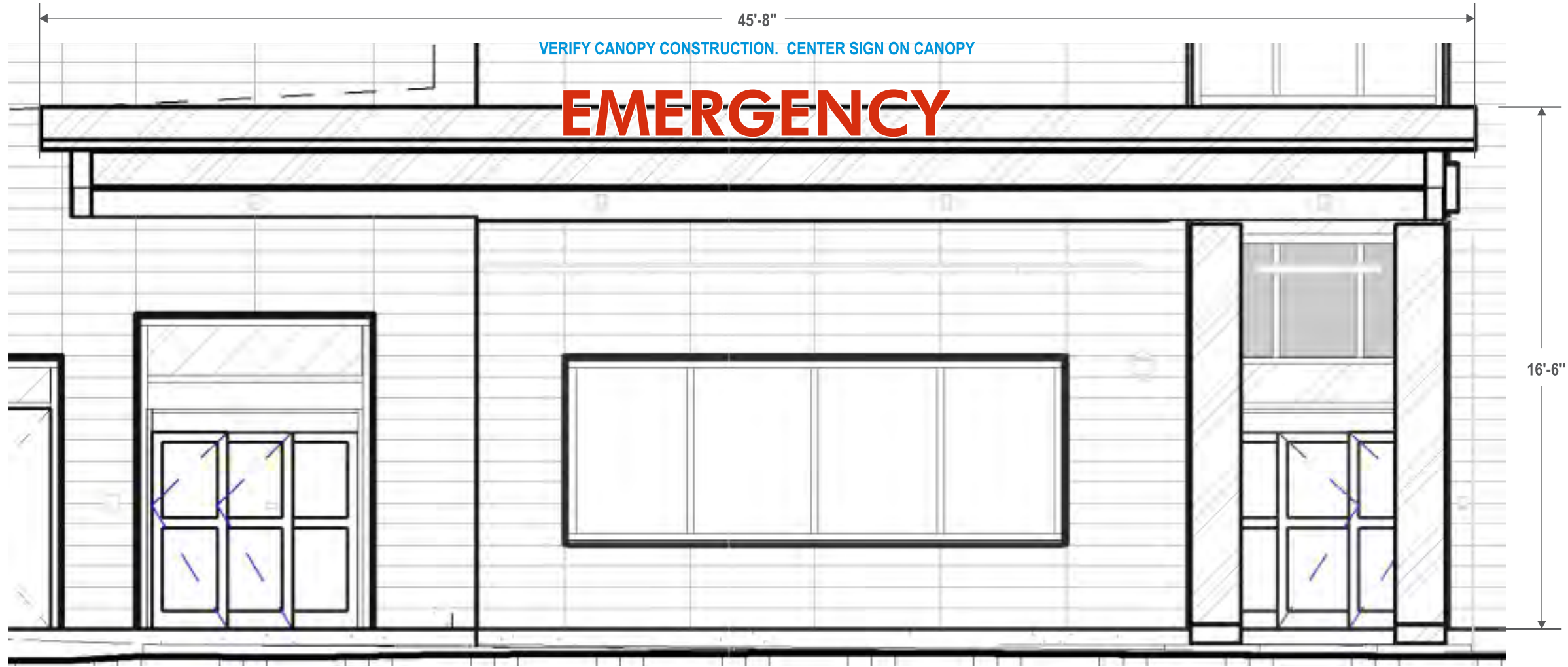
St. Louis' Largest Sign Contractor Delivering Quality Since 1929



Reinstall - Existing 18.5sf Channel Letter Wall Sign

REMOVE INDIVIDUAL CHANNEL LETTERS FROM CURRENT LOCATION & REINSTALL ON NEW BUILDING.
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FLUSH MOUNTED - REMOTE TRANSFORMERS.

EXISTING SIGN BY WARREN SIGN.
REFER TO FILE BJC WCO EMERGENCY LETTERS 12/12/11



TOWER AND PODIUM - EAST / CANOPY DETAIL SCALE: 1/16"=1'

6.1.b

**WARREN
SIGN**

2955 Arnold Tenbrook Rd.
St. Louis, MO 63010
P: 636-282-1300 F: 636-282-3388

CLIENT
BJC - West County Hospital

PROJECT
Wall Signs at Replacement

LOCATION
12634 Olive St.

DATE
05.25.2017

SAVED AS
BJC/WCo/2017/WS/TOWER

DRAWING NO.
JK051517.6

REVISED
051619

REVISED

REVISED

DESIGNED BY
SAW



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



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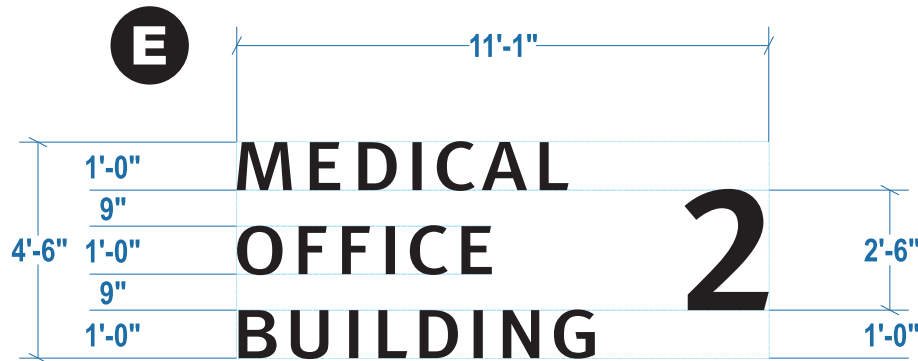
EXISTING - NO CHANGES



D

EXISTING - NO CHANGES

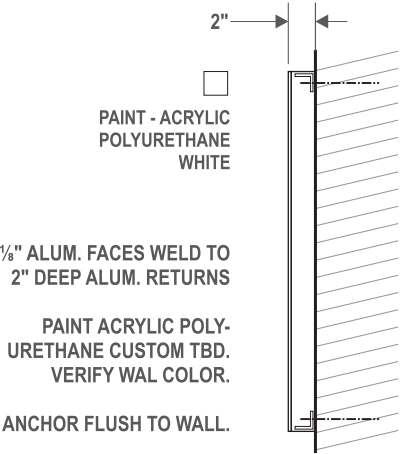
St. Louis’ Largest Sign Contractor Delivering Quality Since 1929



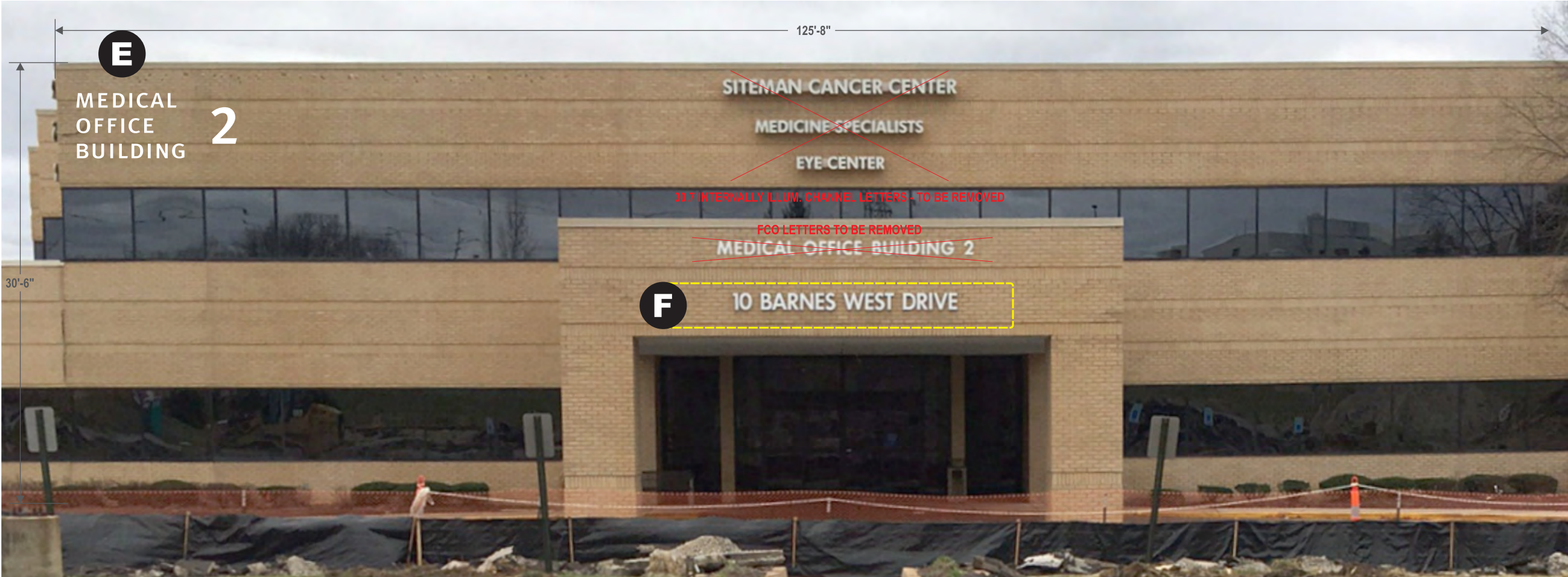
50sf Wall Sign

SCALE: ¼" = 1'

FABRICATE & INSTALL ONE NEW SET OF FORMED LETTERS ON WALL.
LETTERS: 2" DEEP - ALL ALUMINUM CONSTRUCTION. PAINT ACRYLIC POLYURETHANE CUSTOM.
INSTALLATION: ANCHOR FLUSH TO WALL W/ NON-CORROSIVE MECHANICAL FASTENERS.



SIDE VIEW - LETTER CONSTRUCTION



PROPOSED SIGN INSTALLED ON NORTH ELEVATION SCALE: 1/8"=1'



WARREN SIGN

2955 Arnold Tenbrook Rd.
St. Louis, MO 63010
P: 636-282-1300 F: 636-282-3388

CLIENT
BJC - West County Hospital

PROJECT
Wall Sign - MOB 2

LOCATION
10 Barnes West Dr., Creve Coeur, MO

DATE
06.14.2017

SAVED AS
BJC/WCo/MOB2/WU Wall Sign

DRAWING NO.
JK060817.1

REVISED
071917 SIZE REDUCED

REVISED
060818 ILLUM. C-LTRS

REVISED
072418 LAYOUT OPTION

REVISED
051619

DESIGNED BY
SAW

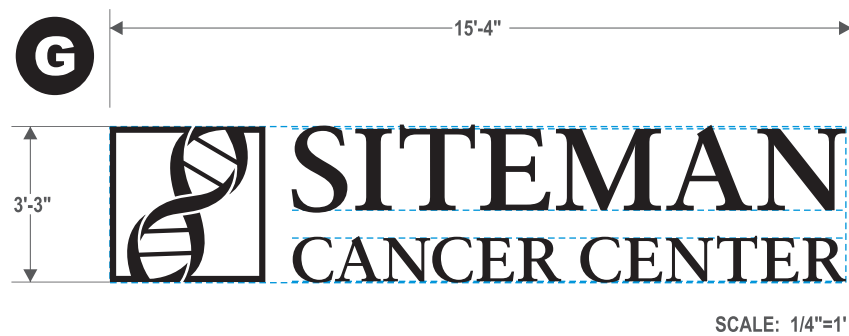


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St. Louis' Largest Sign Contractor Delivering Quality Since 1929



50sf Internally Illuminated Channel Letter Wall Sign

FABRICATE & INSTALL ONE SET OF CHANNEL LETTERS TO REPLACE EXISTING CHANNEL LETTER WALL SIGN.

FACES: 3/16" WHITE ACRYLIC. PAINT SHIELD FACE CUSTOM COLOR TO MATCH BRICK (TBD). 1" TRIM CAP.

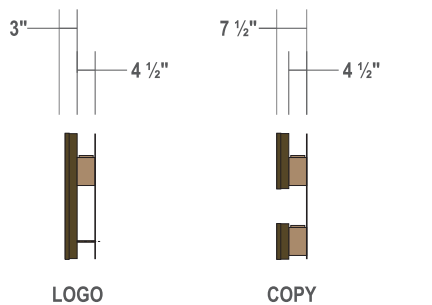
RETURNS: 3" DEEP ALUMINUM. PAINT ACRYLIC POLYURETHANE CUSTOM.

ILLUMINATION: HANLEY P-2072 WHITE LED MODULES AS REQ'D. FOR THIN-STROKE/SALLOW DEPTH SIGNS. OVER-POPULATE PER BJC STANDARDS.

POWER: 120v CIRCUIT TO SIGN BY OTHERS BEFORE INSTALLATION. WARREN SIGN TO MAKE FINAL CONNECTION. SIGN IS UL LISTED.

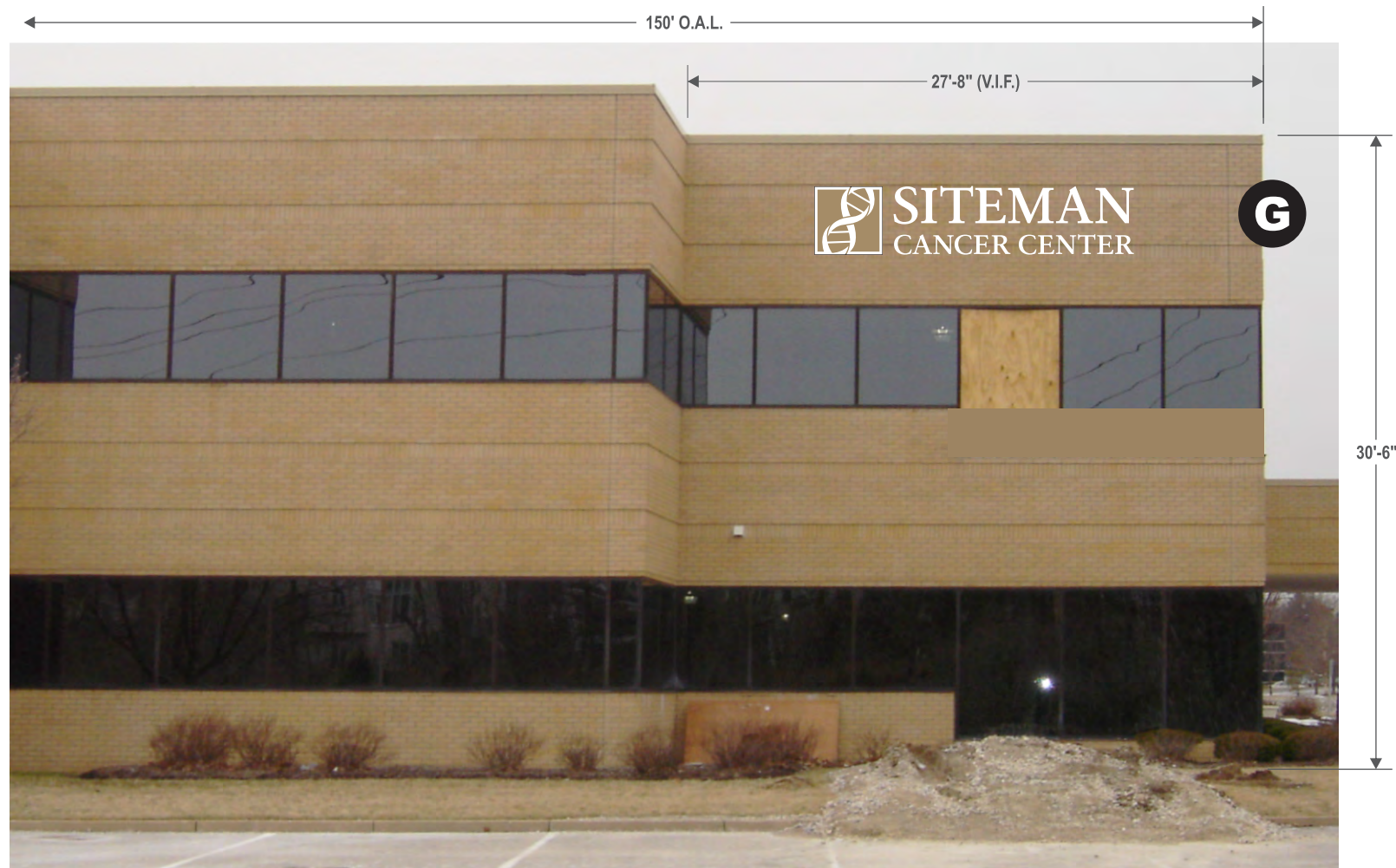
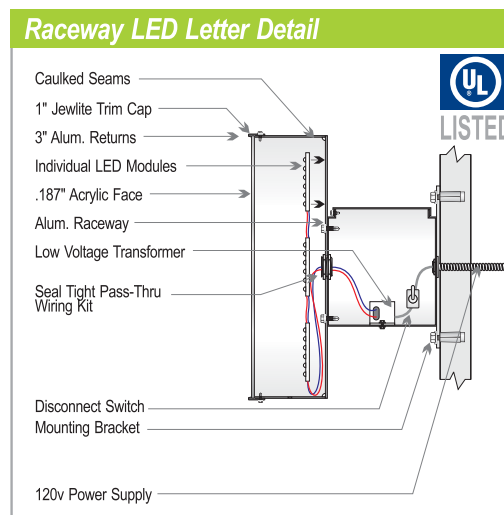
RACEWAY(S): 7x4 EXTRUDED ALUMINUM. PAINT ACRYLIC POLYURETHANE CUSTOM TO MATCH WALL (VERIFY).

INSTALLATION: RACEWAYS ANCHOR FLUSH TO WALL VIA NON-CORROSIVE MECHANICAL FASTENERS.



ALPHA BRONZE MET. MP 20146 (+10%)
ACRYLIC POLYURETHANE W/ SATIN
CLEAR COAT RETURNS - EXTERIOR.
BRONZE TRIM CAP.

SHIELD BACKGROUND & RACEWAYS
- MATCH WALL COLOR (VERIFY)



PROPOSED SIGN INSTALLED ON EAST ELEVATION SCALE: 1/8"=1'



EXISTING CHANNEL LETTER SIGN TO BE REMOVED

6.1.b



**WARREN
SIGN**

2955 Arnold Tenbrook Rd.
St. Louis, MO 63010
P: 636-282-1300 F: 636-282-3388

CLIENT
BJC - West County Hospital
PROJECT
Wall Sign - MOB 2
LOCATION
10 Barnes West Dr., Creve Coeur, MO
DATE
06.14.2017
SAVED AS
BJC/WCo/MOB2/WU Wall Sign
DRAWING NO.
JK060817.1
REVISED
071917 SIZE REDUCED
REVISED
060818 100sf ILLUM. C-LTRS
REVISED
051619
DESIGNED BY
SAW

85
Years
of
EXCELLENCE

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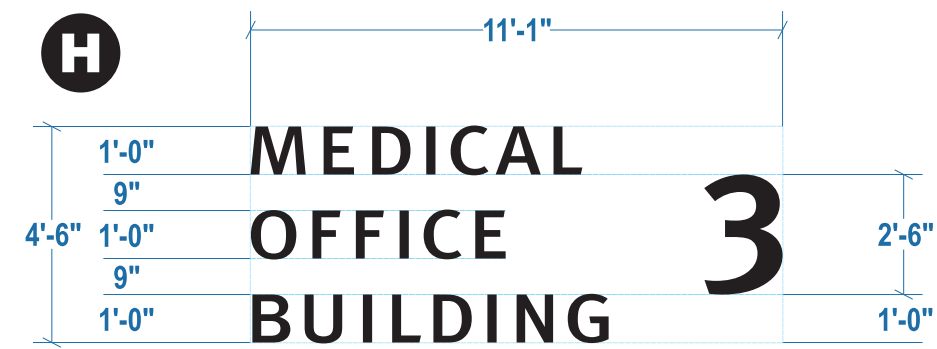
warrensing.com

Packet Pg. 22



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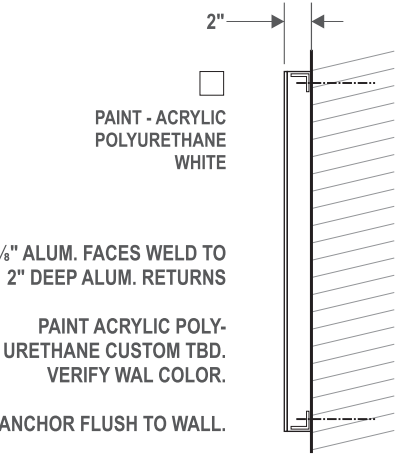
St. Louis' Largest Sign Contractor Delivering Quality Since 1929



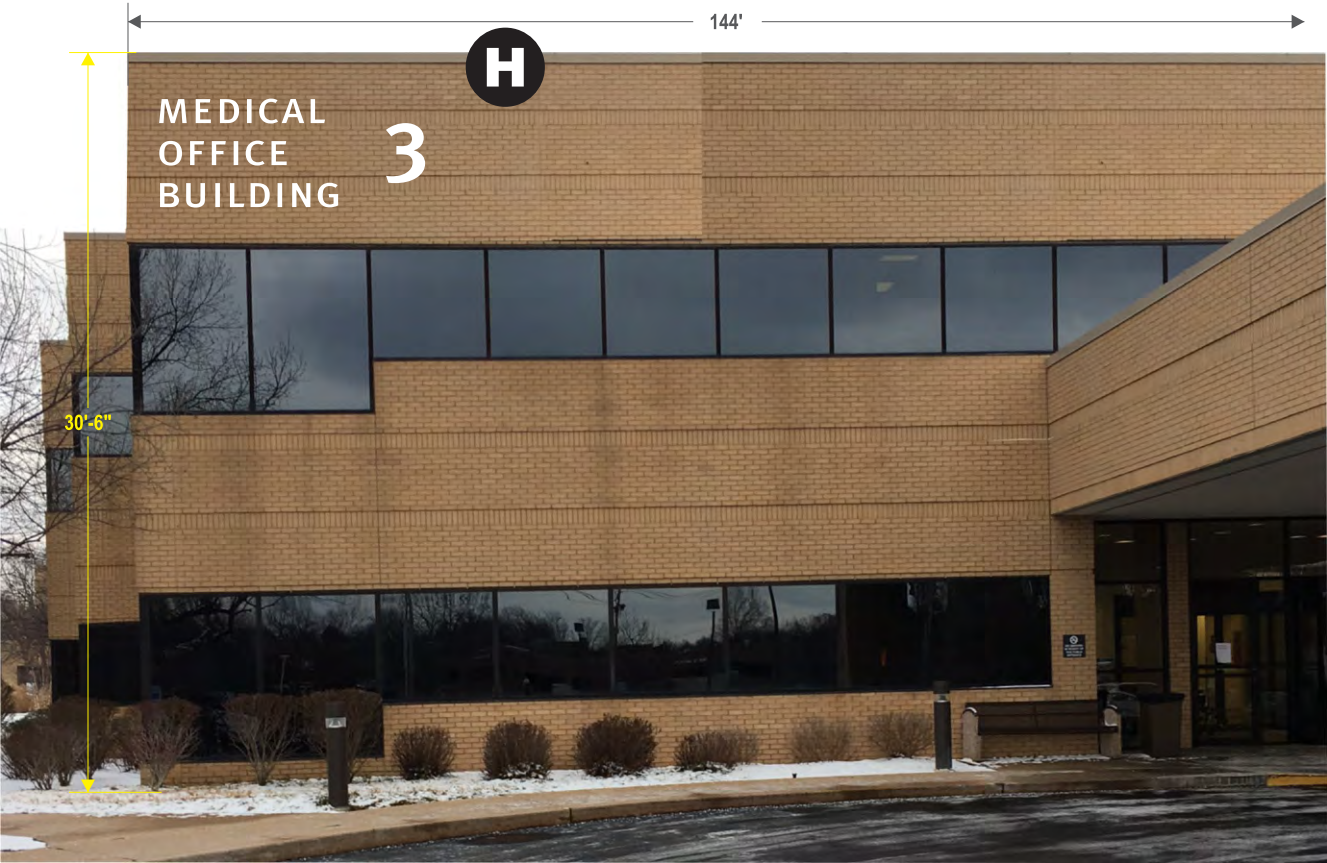
50sf Wall Sign

SCALE: 1/4" = 1'

FABRICATE & INSTALL ONE NEW SET OF FORMED LETTERS ON WALL.
LETTERS: 2" DEEP - ALL ALUMINUM CONSTRUCTION. PAINT ACRYLIC POLYURETHANE CUSTOM.
INSTALLATION: ANCHOR FLUSH TO WALL W/ NON-CORROSIVE MECHANICAL FASTENERS.



SIDE VIEW - LETTER CONSTRUCTION



PROPOSED SIGN INSTALLED ON WEST ELEVATION SCALE: 1/8"=1'



REMOVE & DISPOSE EXISTING CHANNEL LETTER SIGN 1'-0" X 19'-6"
LEAVE NON-ILLUM. MOB 3 LETTERS AT ENTRY



WARREN SIGN

2955 Arnold Tenbrook Rd.
St. Louis, MO 63010
P: 636-282-1300 F: 636-282-3388

CLIENT
BJC - West County Hospital

PROJECT
Wall Sign - MOB 3

LOCATION
1020 N. Mason Rd., Creve Coeur, MO

DATE
06.14.2017

SAVED AS
BJC/WCo/MOB3/WU Wall Sign

DRAWING NO.
JK060817.1

REVISED
071917 REDUCED SIZE

REVISED
060818 ILLUM. C-LTRS / RACEWAYS

REVISED
072418 LAYOUT OPTION

DESIGNED BY
SAW



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J

(LOCATED AT 969 N. MASON) EXISTING CONDITIONS

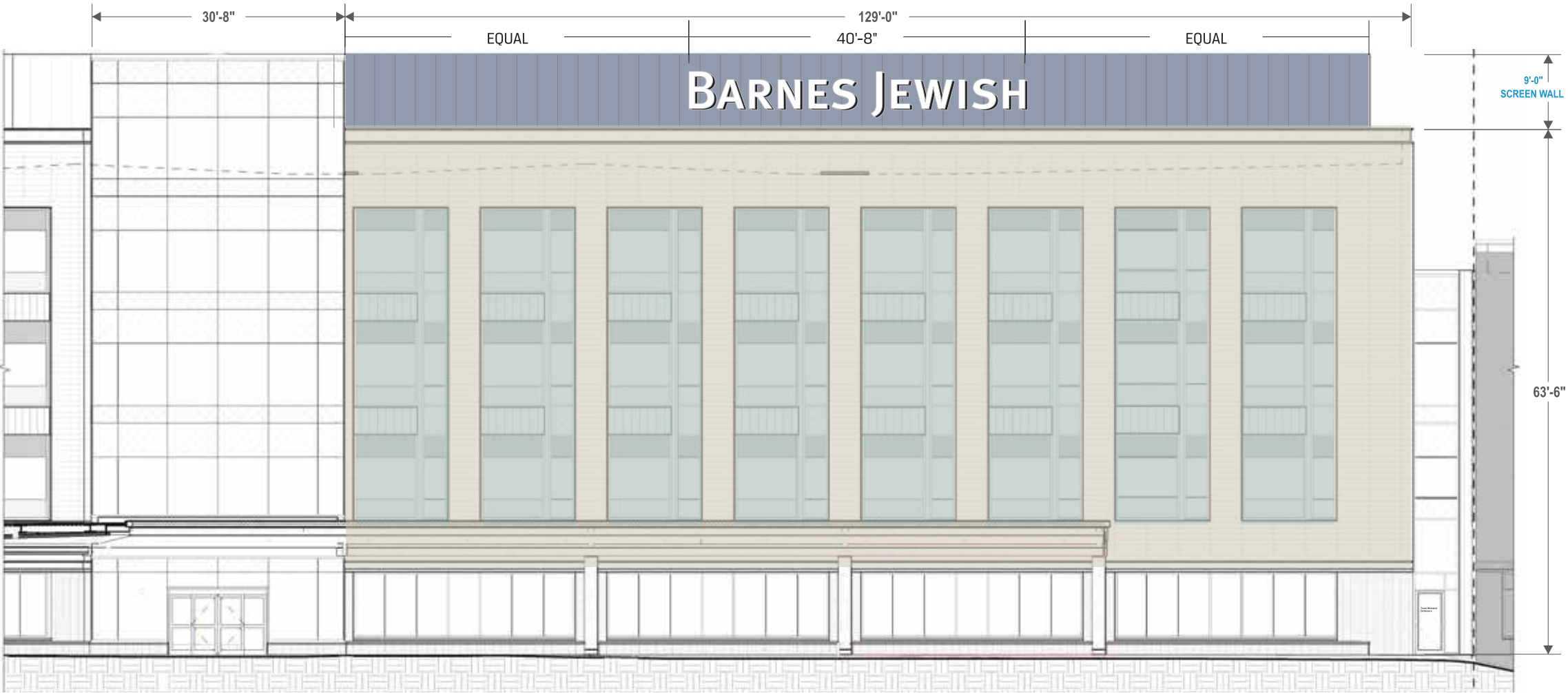
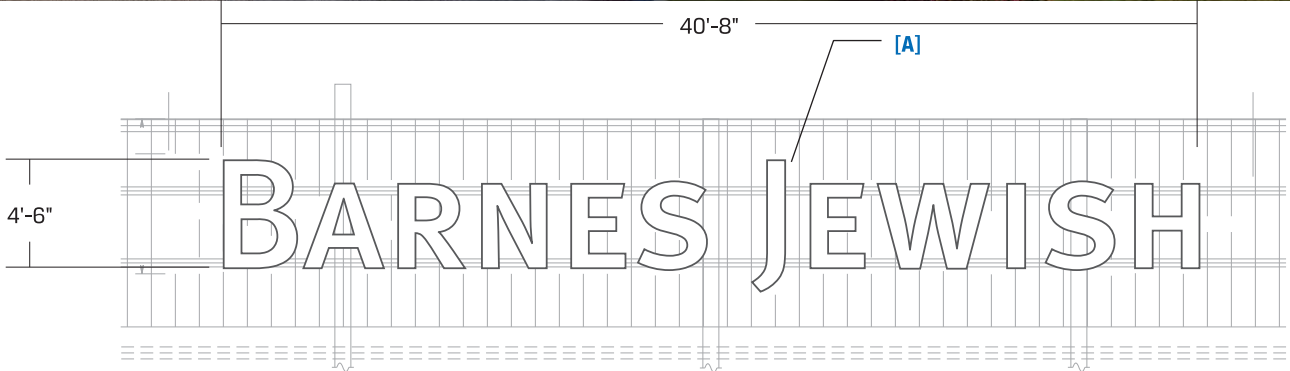
SIGN SPECIFICATIONS

[A] - ILLUMINATED LETTERS

Lighting: LED
Voltage:
Description: Face - Acrylic
Face Color: White
Return and Trimcap Color:
Painted Matthews Low VOC to match Sherwin Williams Westchester Gray SW2849 with satin clear coat
Mounting Color : Painted Matthews Low VOC to match Sherwin Williams Westchester Gray SW2849 with satin clear coat



K



TOWER - NORTHEAST SCALE: 1/16"=1'

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Project
BJC West County Hospital

St. Louis MO

Scale: noted
Original Page Size: 11" x 17"

Notes
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Revisions

REV	DESCRIPTION	BY	D
01	Pre-Prod Update	RJE	08
02	center letters	jeb	08
03	size	jeb	08

Rep.: Chuck Amundsen
Drawn By: J Boos Orig. Date: 04

Sign Loc. No. .

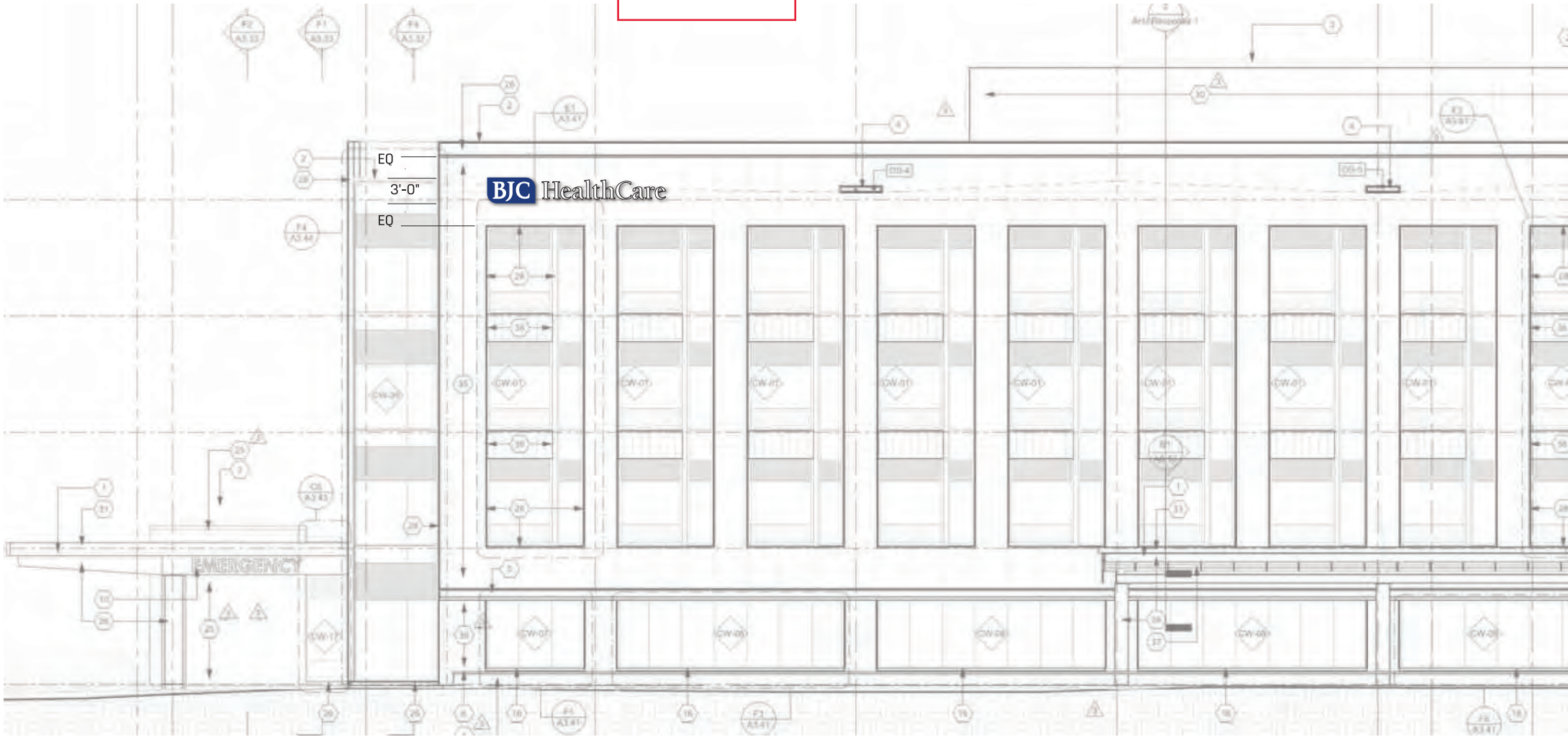
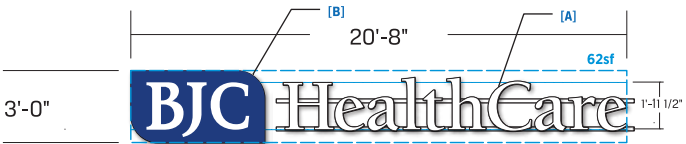
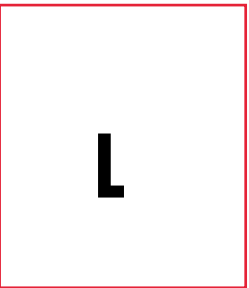
LL-01
Lit Letters
Sign. Type

Attachment: Revised Master Sign Plan received 8-28-2019 (#19-023: BJC West County Master Sign Plan)

SIGN SPECIFICATIONS

[A] - ILLUMINATED LETTERS
Lighting: LED
Voltage:
Description: Face - Lit Acrylic
Face Color: White
Return & Trim Cap Color: Painted Matthews Low VOC to match Sherwin Williams Westchester Gray SW2849 with satin clear coat

[B] - ILLUMINATED LOGO
Lighting: LED
Voltage:
Description: Face - Flex
Face Color: White graphics with blue vinyl background 3M 3630-157 Sultan Blue
Return Color: Painted Matthews Low VOC to match 3M 3630-157 Sultan Blue PMS 287



ELEVATION - SCALE: 1/16"=1'

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Project

BJC West County Hospital

St. Louis MO

Scale: noted

Original Page Size: 11" x 17"

Notes

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Revisions			
REV	DESCRIPTION	BY	DATE
01	Pre-Prod Update	RJE	08/01/
02	MOUNT	jeb	10/12/1

Rep.: Chuck Amundsen

Drawn By: Greg Moerner Orig. Date: 07/09/1

Sign Loc. No. 3' OPTION

LL-02

Lit Letters

Sign. Type



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Project

BJC WEST COUNTY HOSPITAL

12634 OLIVE BLVD.
CREVE COEUR, MO 63141

Scale: **AS NOTED**

Original Page Size: **11" X 17"**

Notes

LINE -05 FABRICATE MOUNTING
BRACKETS ONLY

Revisions

REV	DESCRIPTION	BY	DATE
1	LED'S & POWER	WCC	8.2.18
2	LINE -05 SHOP RELEASE	WCC	10.11.18

Rep.: **CHUCK AMUNDSEN** Orig. Date: **7.17.18**

Drawn By: **WADE CARTER**

Sign Loc. No.

LL-02

LIT LETTERS

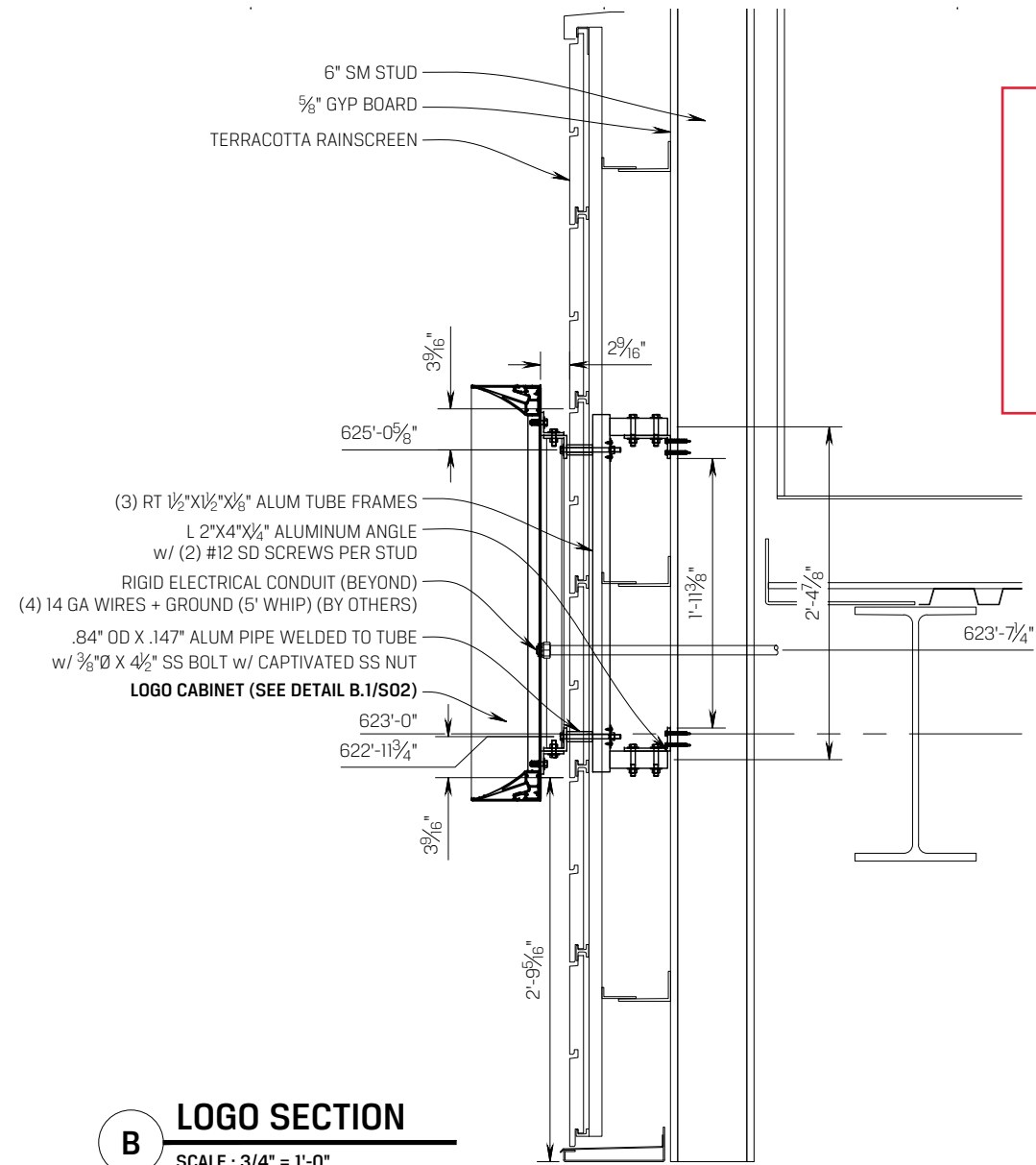
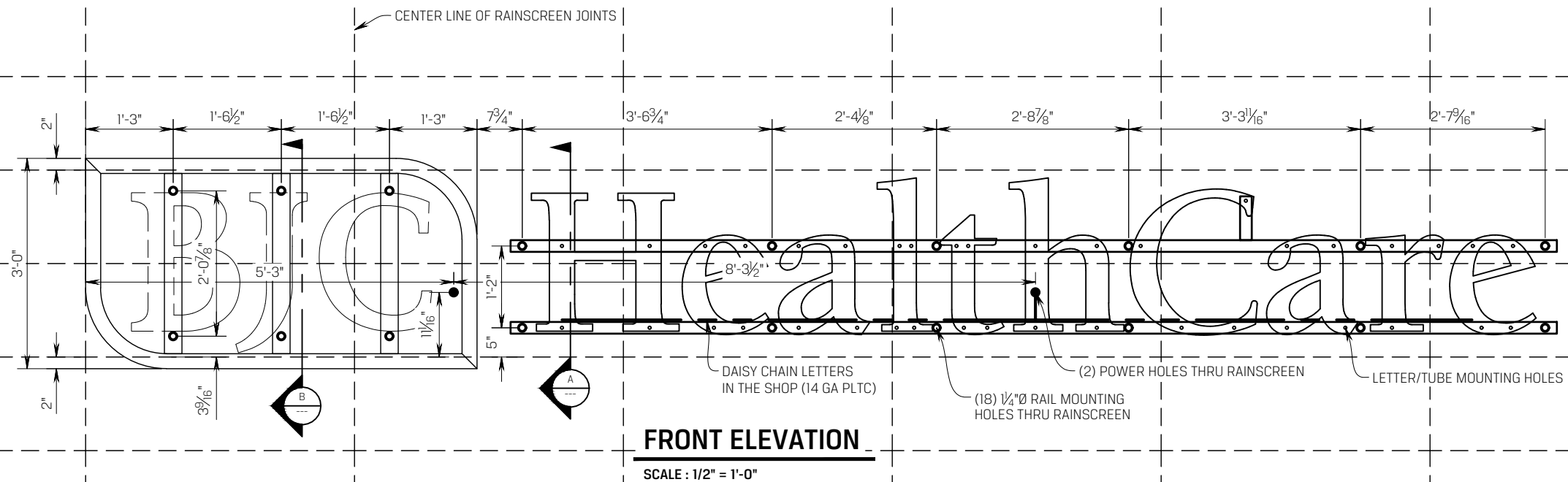
Sign Type

80120

OPP-Project-Job No.

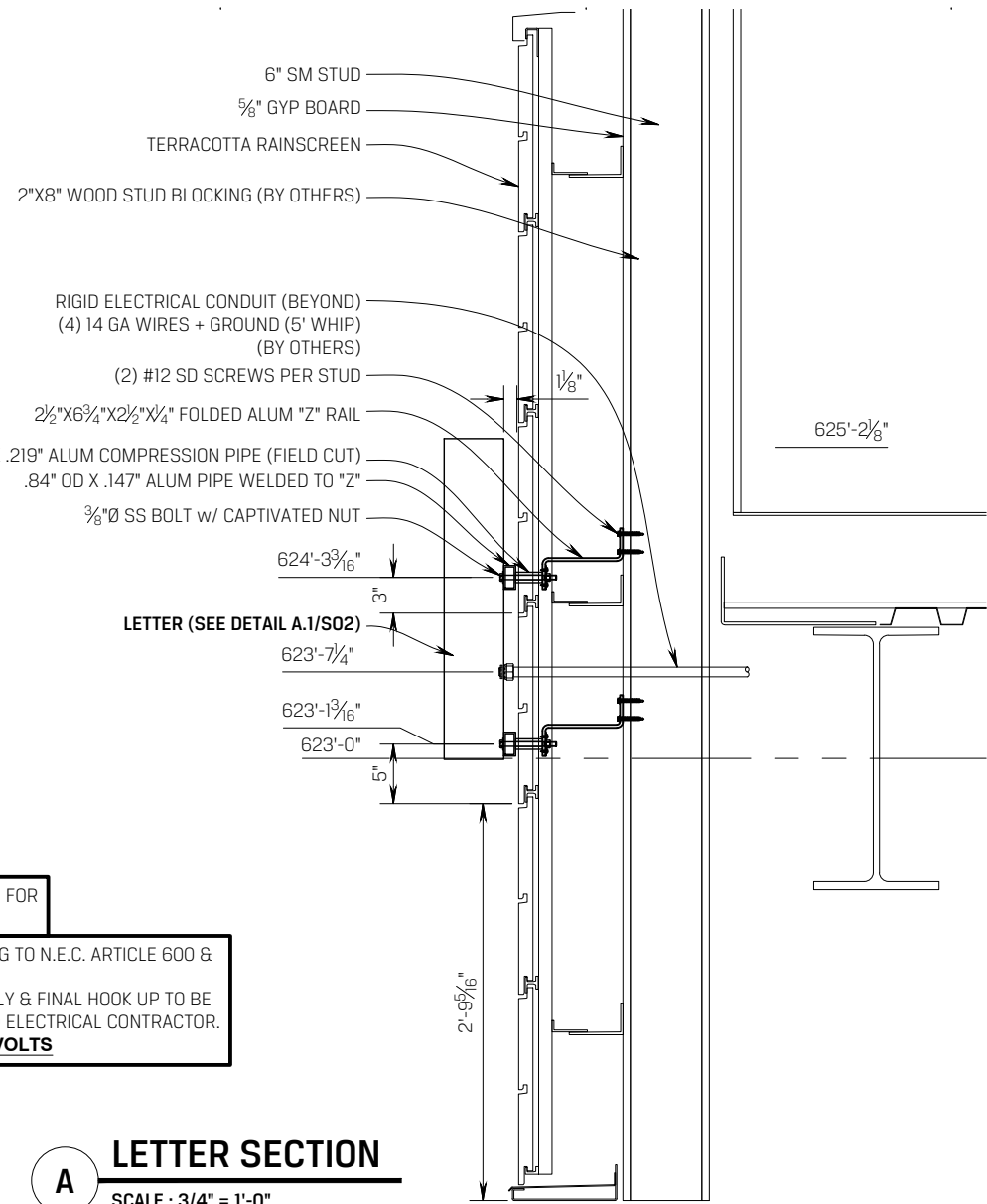
Packet Pg. 27

Attachment: Revised Master Sign Plan received 8-28-2019 (#19-023: BJC West County Master Sign Plan)

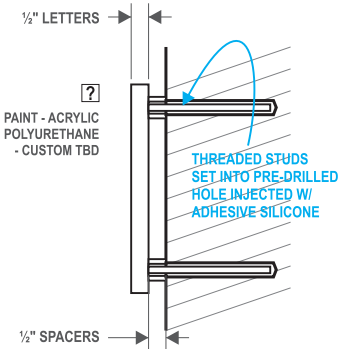


*NOTE: SEE DESIGN SKETCH FOR
COLOR & COPY LAYOUTS

BOND & GROUND ACCORDING TO N.E.C. ARTICLE 600 &
U.L. 48 STANDARDS
PRIMARY ELECTRICAL SUPPLY & FINAL HOOK UP TO BE
DONE BY LOCALLY LICENSED ELECTRICAL CONTRACTOR.
4.4/1.8 AMPS @ 120/277 VOLTS



St. Louis' Largest Sign Contractor Delivering Quality Since 1929

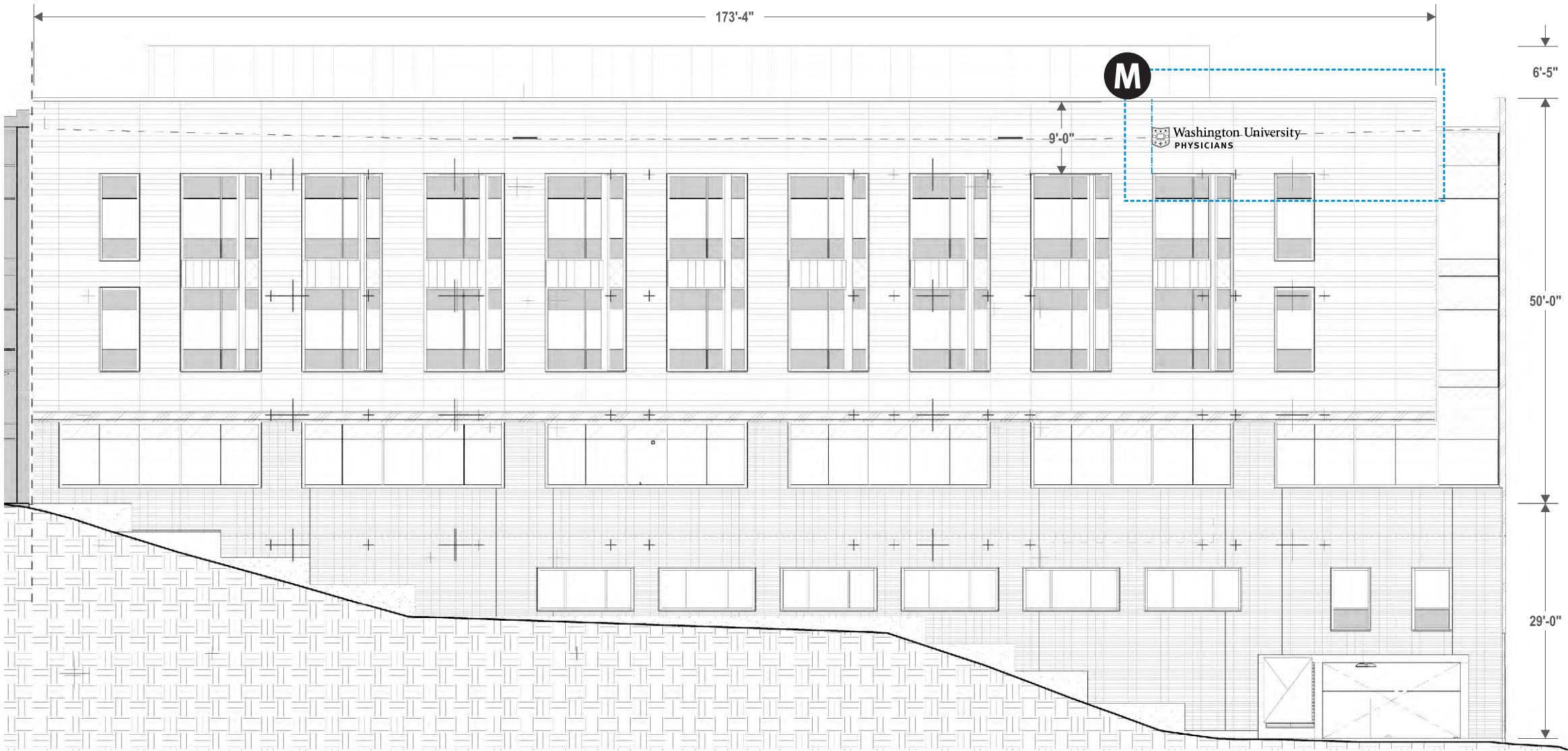


ART FILE: SUPPLIED BY BETH ANGLIN - 053017
FILE: WUPhys Signage guidelines.pdf

? SHIELD BACKGROUND - (MATCH WALL COLOR) TBD ? LETTERS - (WHITE OR BLACK TO CONTRAST WALL) TBD

New Construction - 50sf FCO Letter Wall Sign

FABRICATE & INSTALL ONE NEW SET OF FLAT CUT-OUT LETTERS ON WALL.
LETTERS: 1/2" THICK ALUMINUM. PAINT ACRYLIC POLYURETHANE CUSTOM (VERIFY WALL COLOR). SHIELD BACKGROUND PAINTED TO MATCH WALL COLOR (TBD).
INSTALLATION: ANCHOR FLUSH TO WALL W/ NON-CORROSIVE MECHANICAL FASTENERS.



MOB NORTHEAST ELEVATION SCALE: 1/16"=1'

6.1.b



WARREN SIGN

2955 Arnold Tenbrook Rd.
St. Louis, MO 63010
P: 636-282-1300 F: 636-282-3388

CLIENT
BJC - West County Hospital

PROJECT
Wall Signs at MOB 4

LOCATION
1044 North Mason Rd.

DATE
05.25.2017

SAVED AS
BJC/WCo/2017/WS/M 042618

DRAWING NO.
JK051617.5-A

REVISED
042618 SIZE OPT

REVISED
051619

REVISED
~

REVISED
~

DESIGNED BY
SAW



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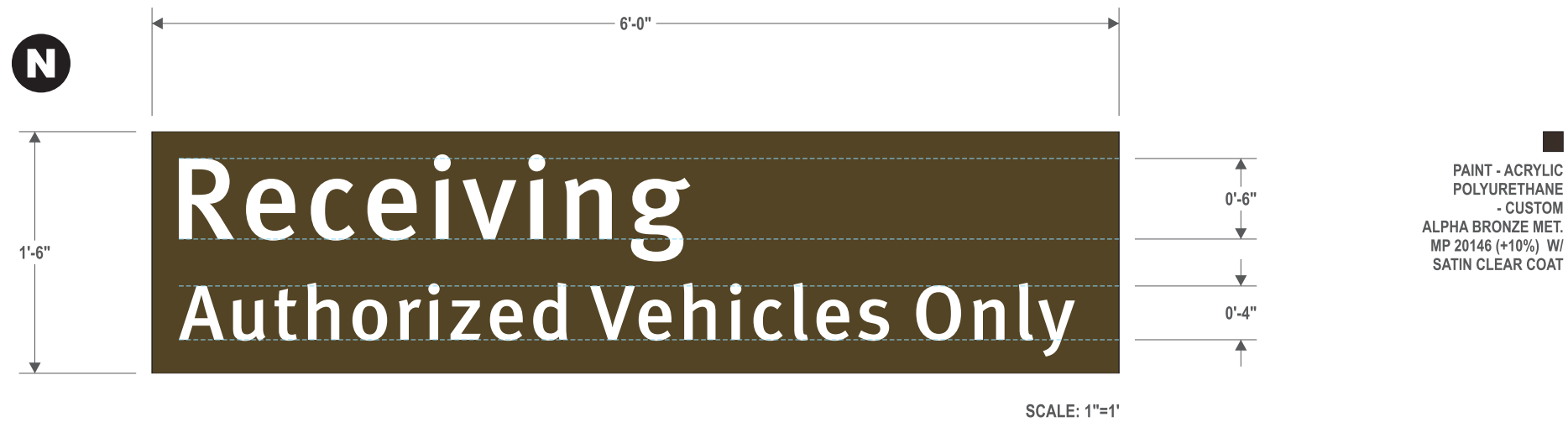
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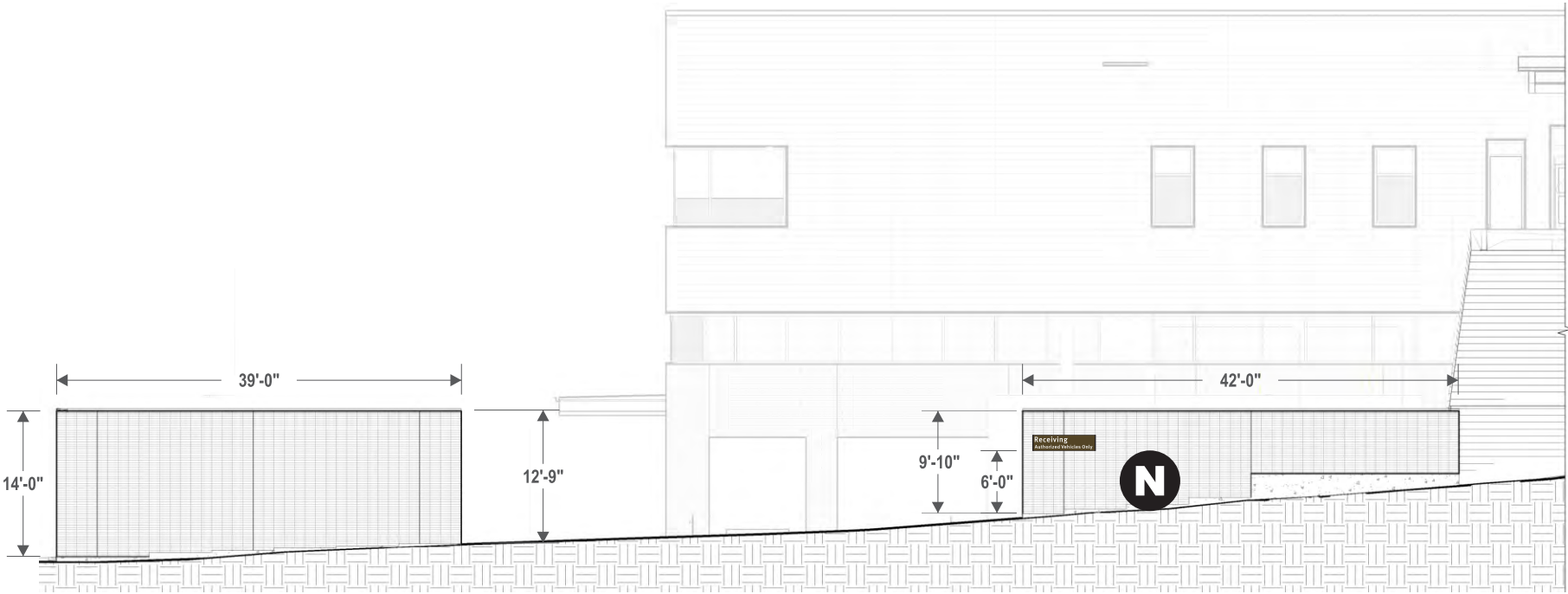
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St. Louis’ Largest Sign Contractor Delivering Quality Since 1929



9sf Panel W/ FCO Copy - QTY: 1

FABRICATE & INSTALL NEW PANEL ON BRICK WALL.
PANEL: 1" DEEP ALUMINUM RETURNS. PAINT ACRYLIC POLYURETHANE CUSTOM.
COPY: 1/4" THICK FLAT CUT-OUT ALUMINUM. PAINT ACRYLIC POLYURETHANE CUSTOM. STUD MOUNT FLUSH TO PANEL.
INSTALLATION: ANCHOR PANEL FLUSH TO WALL VIA NON-CORROSIVE MECHANICAL FASTENERS W/ EXPANDABLE ANCHORS SET INTO PRE-DRILLED HOLES IN BRICK.



EQUIPMENT YARD EAST ELEVATION SCALE: 1/16"=1'



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WARREN SIGN

2955 Arnold Tenbrook Rd.
St. Louis, MO 63010
P: 636-282-1300 F: 636-282-3388

CLIENT
BJC - West County Hospital
PROJECT
Wall Signs at Replacement Hospital
LOCATION
12634 Olive St.
DATE
05.25.2017
SAVED AS
BJC/WCo/2017/WS/EQPT YARD EAST
DRAWING NO.
JK051517.7
REVISED
060917 ADDED 1 SIGN
REVISED
040918
REVISED
051619
DESIGNED BY
SAW



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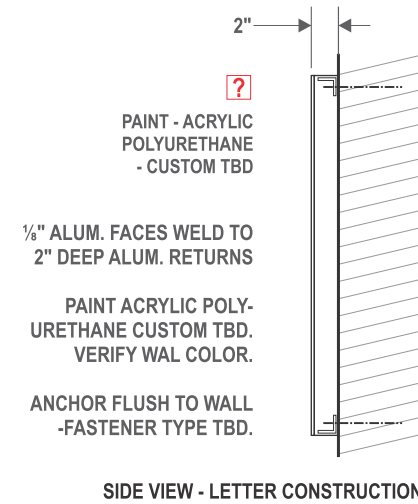
St. Louis' Largest Sign Contractor Delivering Quality Since 1929



SCALE: 1/4"=1'

New Construction - 70sf Formed Letter Wall Sign

FABRICATE & INSTALL ONE NEW SET OF FORMED LETTERS ON WALL.
LETTERS: 2" DEEP - ALL ALUMINUM CONSTRUCTION. PAINT ACRYLIC POLYURETHANE CUSTOM.
INSTALLATION: ANCHOR FLUSH TO WALL W/ NON-CORROSIVE MECHANICAL FASTENERS.



MOB SOUTHWEST ELEVATION SCALE: 1/16"=1'

6.1.b



WARREN SIGN

2955 Arnold Tenbrook Rd.
St. Louis, MO 63010
P: 636-282-1300 F: 636-282-3388

CLIENT
BJC - West County Hospital

PROJECT
Wall Signs at MOB 4

LOCATION
1044 North Mason Rd.

DATE
05.25.2017

SAVED AS
BJC/WCo/2017/WS/ILM/1 04261

DRAWING NO.
JK051617.1-B

REVISED
042618 SIZE OPT

REVISED
051619

REVISED
061119 REDUCED SIZE

DESIGNED BY
SAW



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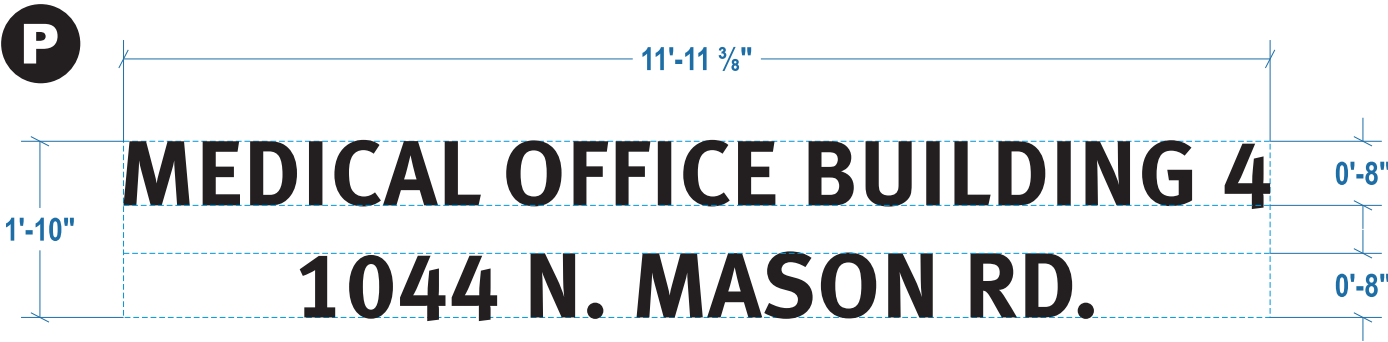
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Packet Pg. 30



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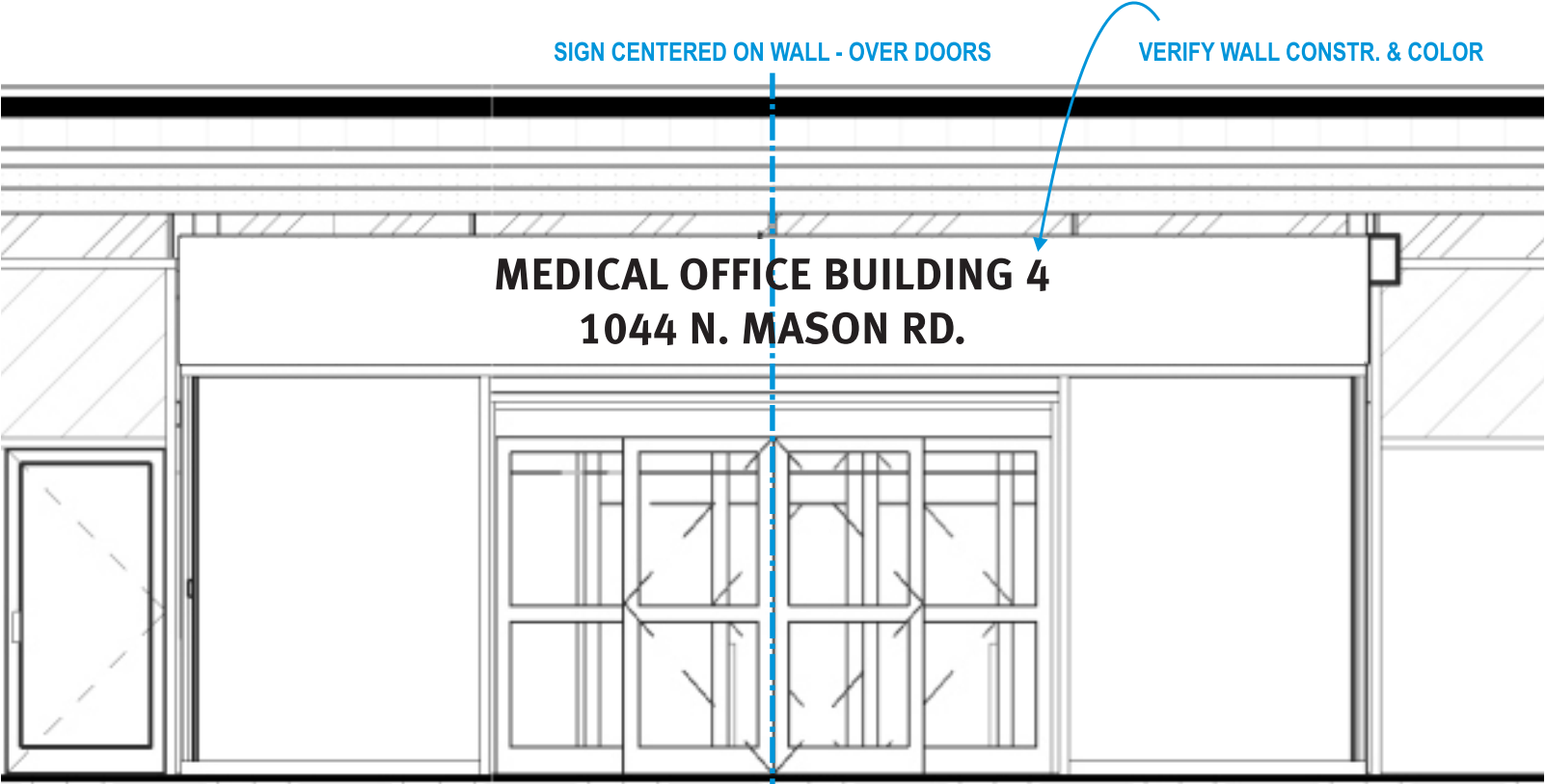
St. Louis' Largest Sign Contractor Delivering Quality Since 1929



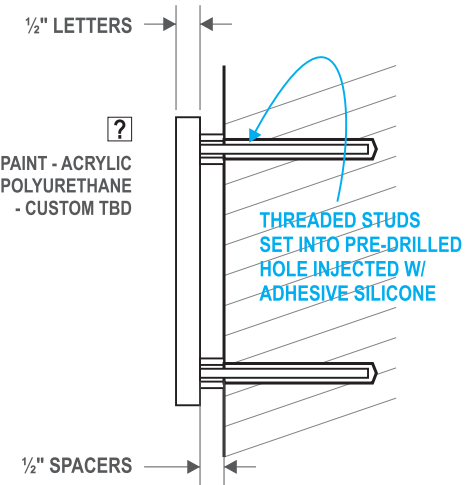
SCALE: 1/2" = 1'

New Construction - FCO Address Numerals

FABRICATE & INSTALL ONE NEW SET OF FLAT CUT-OUT LETTERS/NUMBERS. FIELD VERIFY WALL CONSTRUCTION & COLOR.
NUMBERS: 1/2" ALUMINUM. WELD STUDS ON BACK - 1/2" SPACER EACH STUD. PAINT FACE & RETURNS ACRYLIC POLYURETHANE CUSTOM - TBD.



MOB SOUTHWEST ELEV. - ADDRESS OVER ENTRY DETAIL SCALE: 1/4"=1'



6.1.b

WARREN SIGN

2955 Arnold Tenbrook Rd.
St. Louis, MO 63010
P: 636-282-1300 F: 636-282-3388

CLIENT
BJC - West County Hospital

PROJECT
Wall Signs at MOB 4

LOCATION
1044 North Mason Rd.

DATE
05.25.2017

SAVED AS
BJC/WCo/2017/WS/MOB 4

DRAWING NO.
JK051617.2

REVISED
060818 FULL ADDRESS

REVISED
051719

REVISED
~

REVISED
~

DESIGNED BY
SAW



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Attachment: Revised Master Sign Plan received 8-28-2019 (#19-023: BJC West County Master Sign Plan)

SIGN SPECIFICATIONS

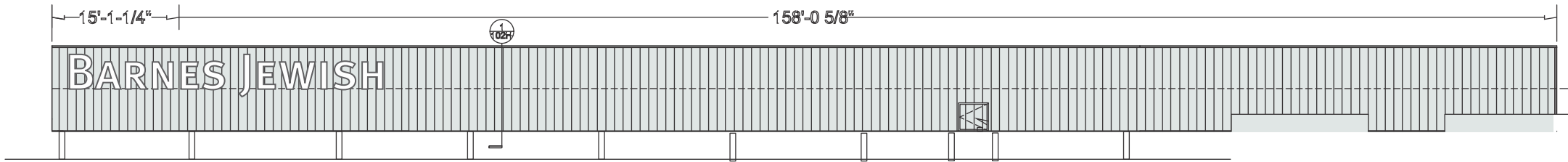
[A] - ILLUMINATED LETTERS

Lighting: LED
Voltage:
Description: Face – Acrylic
Face Color: White
Return and Trimcap Color:
Painted Matthews Low VOC to match Sherwin Williams Westchester Gray SW2849 with satin clear coat
Mounting Color : Painted Matthews Low VOC to match Sherwin Williams Westchester Gray SW2849 with satin clear coat



Lighting Note:

The Barnes Jewish sign will be controlled by the building automation system (BAS) within the hospital such that it turns on/off on a scheduled basis via a time clock that is inherent to the BAS. A relay that acts as an on/off switch will be installed in the power feed to the sign and the BAS will send a signal to the relay to turn the sign on at dusk and off at 9pm each night.



SOUTHWEST

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Project

BJC West County Hospital

St. Louis MO

Scale: 1/9" = 1'-0"
Original Page Size: 11" x 17"

Notes

-

Revisions			
REV	DESCRIPTION	BY	D
01	location	jeb	08

Rep.: Chuck Amundsen
Drawn By: J Boos
Orig. Date: 08

Sign Loc. No.

LL-03
Lit Letters
Sign. Type

80120
OPP - Project

101
Packet Pg. 32

Attachment: Revised Master Sign Plan received 8-28-2019 (#19-023: BJC West County Master Sign Plan)



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Project

**BJC
WEST COUNTY
HOSPITAL**

12634 OLIVE BLVD.
CREVE COEUR, MO 63141

Scale: **AS NOTED**

Original Page Size: **11" X 17"**

Notes

.

Revisions

REV	DESCRIPTION	BY	DATE
1	.	.	.

Rep.: **CHUCK AMUNDSEN** Orig. Date: **2.13.19**
Drawn By: **WADE CARTER**

Sign Loc. No.

LL-03

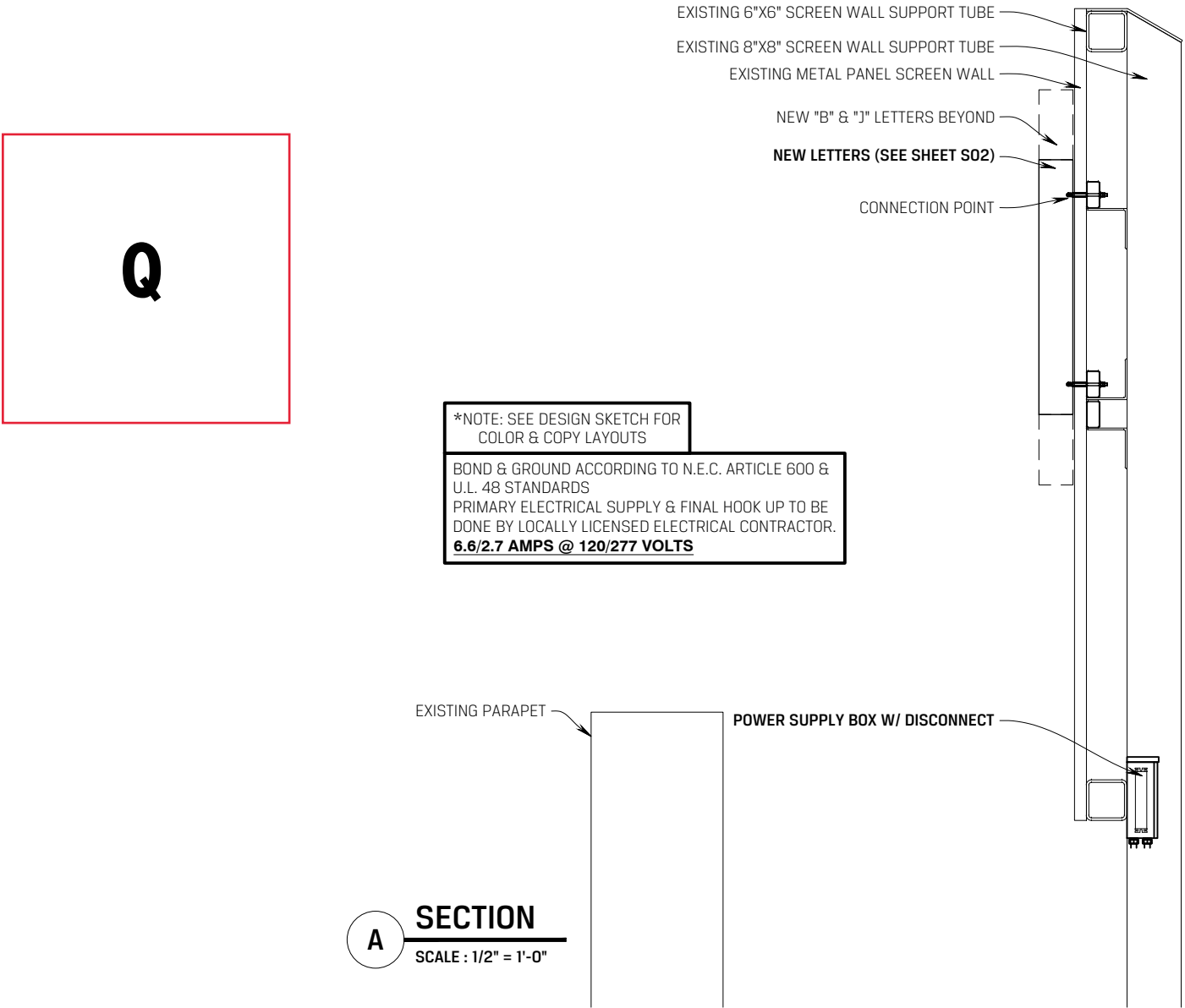
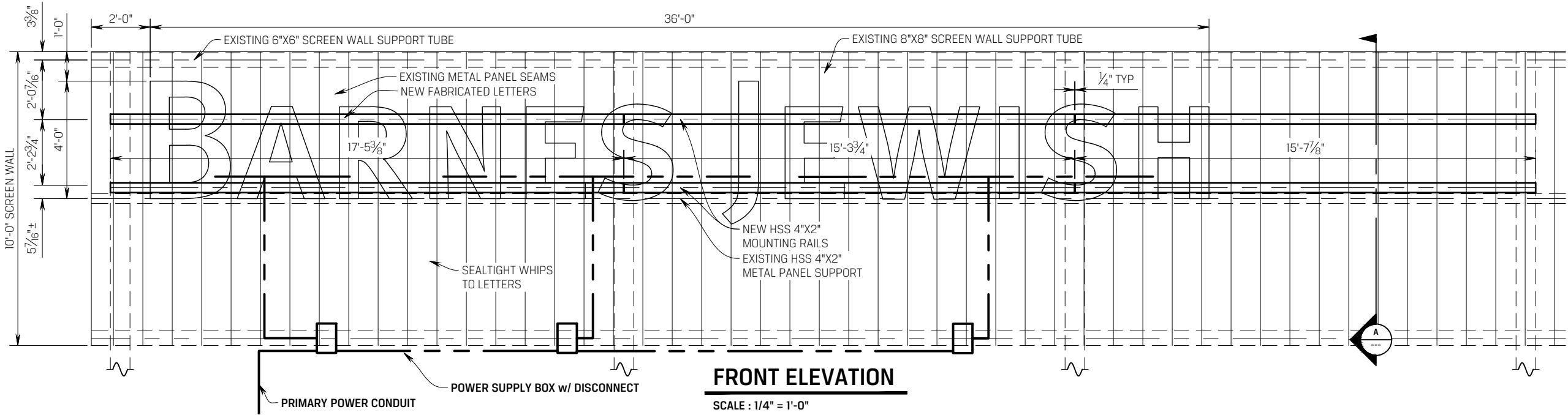
LIT LETTERS
Sign Type

80120

OPP-Project-Job No.

Packet Pg. 33

Attachment: Revised Master Sign Plan received 8-28-2019 (#19-023: BJC West County Master Sign Plan)



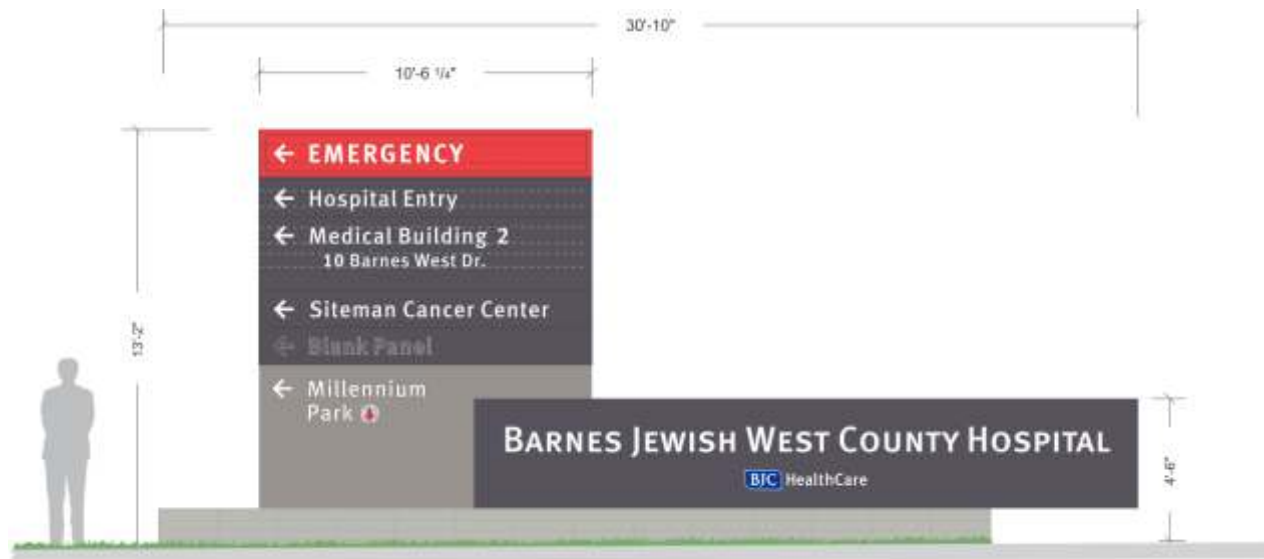


Attachment: Revised Master Sign Plan received 8-28-2019 (#19-023: BJC West County Master Sign Plan)

Barnes Jewish West County Hospital Ground Sign Plan - 2019

REVISED 082719





Sign Features:

Internally Illuminated Double Face Signs With Copy Routed-Out of Aluminum Panels & 1/2" Thick Acrylic Letters Pushed-Through.
All White LED Lighting Installed Inside Sign Cabinet. All Exterior Surfaces Painted With Acrylic Polyurethane Paints.
Sign Installed on Masonry Base.

QTY: 1

Illuminated Campus Entry Pylon Sign (Typ.) - 15'

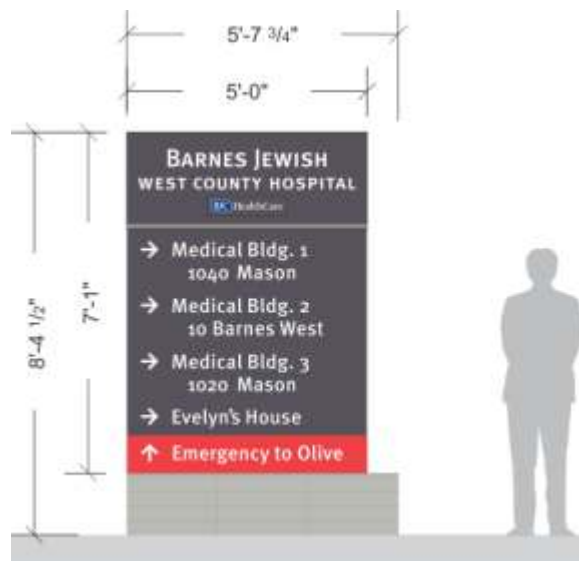
1) OLIVE & BARNES WEST



#2 - QTY: 1

Masonry-Based Campus ID Signs (Typ.) - Architectural Signage

2) OLIVE & MASON



#3 - QTY: 1



#4 - QTY: 1

Masonry-Based Campus Wayfinding Signs - Architectural Signage

3) MASON RD.
4) 969 BLDG.



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



WARREN SIGN

2955 Arnold Tenbrook Rd.
St. Louis, MO 63010
P: 636-282-1300 F: 636-282-3388

CLIENT
BJC - West County Hospital

PROJECT
Ground Signs

LOCATION
West County Hospital

DATE
05.10.2017

SAVED AS
BJC/WCoHosp/2017/GS/SignTypes

DRAWING NO.
JK

REVISED
082719 NEW SIGN TYPES

REVISED

REVISED

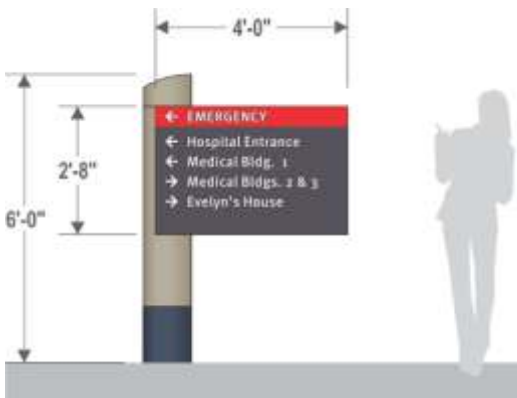
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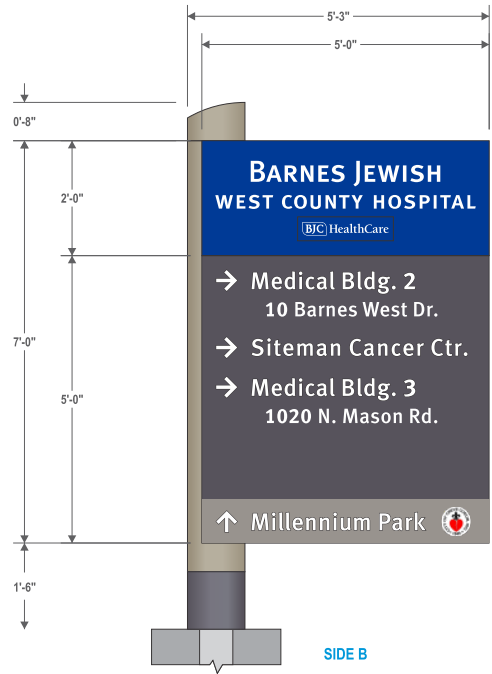
Sign Features:

Non-Illuminated Single & Double Face Signs.
All Aluminum Construction.
All Exterior Surfaces Painted
With Acrylic Polyurethane Paints.
All Lettering to be 3M Premium Vinyl
Die-Cut Graphics.

QTY: 11

Non-Illuminated Campus Pedestrian Directional Signs (Typ.) - 6'

- | | |
|--|--|
| 6) SOUTH END OF BARNES WEST AVE. | 12) INNER CAMPUS OFF MASON (ALONG NEW DRIVE) |
| 8) INNER CAMPUS NORTH SIDE | 13) SOUTH SIDE MOB 1 |
| 9) INNER CAMPUS WEST SIDE | 14) INNER CAMPUS OFF BARNES WEST DR. |
| 10) "L" SHAPE INNER CAMPUS SOUTHWEST | 16) INNER CAMPUS OFF BARNES WEST DR. |
| 11) INNER CAMPUS OFF MASON (ALONG NEW DRIVE) | 18) INNER CAMPUS OFF BARNES WEST DR. |
| | 19) INNER CAMPUS OFF BARNES WEST DR. |



Sign Features:

Internally Illuminated Double Face Signs
With Copy Routed-Out of Aluminum Panels
& 1/2" Thick Acrylic Letters Pushed-Through.
All White LED Lighting Installed Inside
Sign Cabinet. All Exterior Surfaces Painted
With Acrylic Polyurethane Paints.

QTY: 2

Illuminated Campus Entrance Directional Signs (Typ.) - 8'-6"

- 5) BARNES WEST & MOB 2
7) INNER CAMPUS NORTHWEST SIDE



Sign Features:

Non-Illuminated Cabinet on Masonry Base.

QTY: 1 - (EXISTING)



Sign Features:

Non-Illuminated Single Face Signs.
All Aluminum Construction.
All Exterior Surfaces Painted
With Acrylic Polyurethane Paints.
Graphics to be Digitally Printed 3M Vinyl
W/ Clear Matte Finish Protective Laminate.

QTY: 13

Existing Monument Sign for Evelyn's House

- 17) ENTRANCE TO EVELYN'S HOUSE PARKING

Fitness Trail Station Signs (Typ.) - 4'-6"

- 1-13: INDIVIDUAL LOCATIONS AROUND CAMPUS TRAIL TBD

6.1.b



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CLIENT
BJC - West County Hospital

PROJECT
Ground Signs

LOCATION
West County Hospital

DATE
05.10.2017

SAVED AS
BJC/WCoHosp/2017/GS/SignTypes

DRAWING NO.
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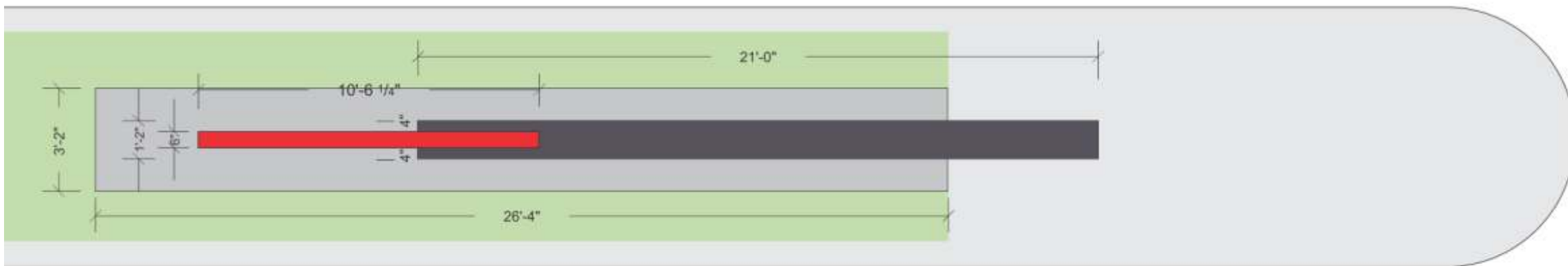
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Packet Pg. 37

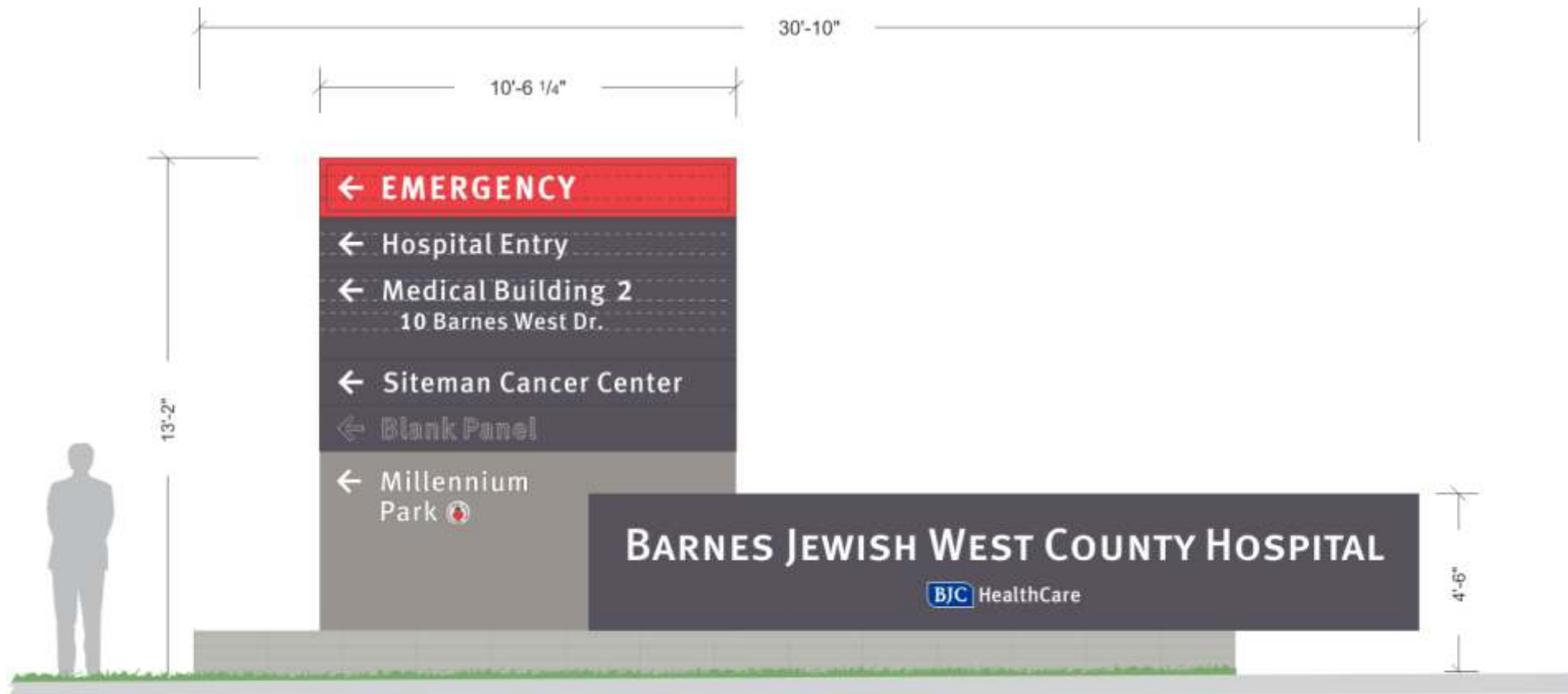


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PLAN VIEW: BASE AND SIGN CABINETS - SIGN 1: OLIVE & BARNES WEST

SCALE: 1/4"=1'-0"



1

ELEVATION: SIGN #1 - OLIVE & BARNES WEST

SCALE: 1/4"=1'-0"

- Gray Violet painted aluminum main sign cabinet, white push-thru illuminated letters
- Wayfinding sign cabinet - painted aluminum faces with white push-thru illuminated letters and painted aluminum Taupe Metallic base above granite
- Illuminated BJC leaf & HealthCare push-thru letters
- Cream color smooth granite veneer monument base
- Grass/landscaping to be added to south of sign



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Signage size comparison



6.1.b



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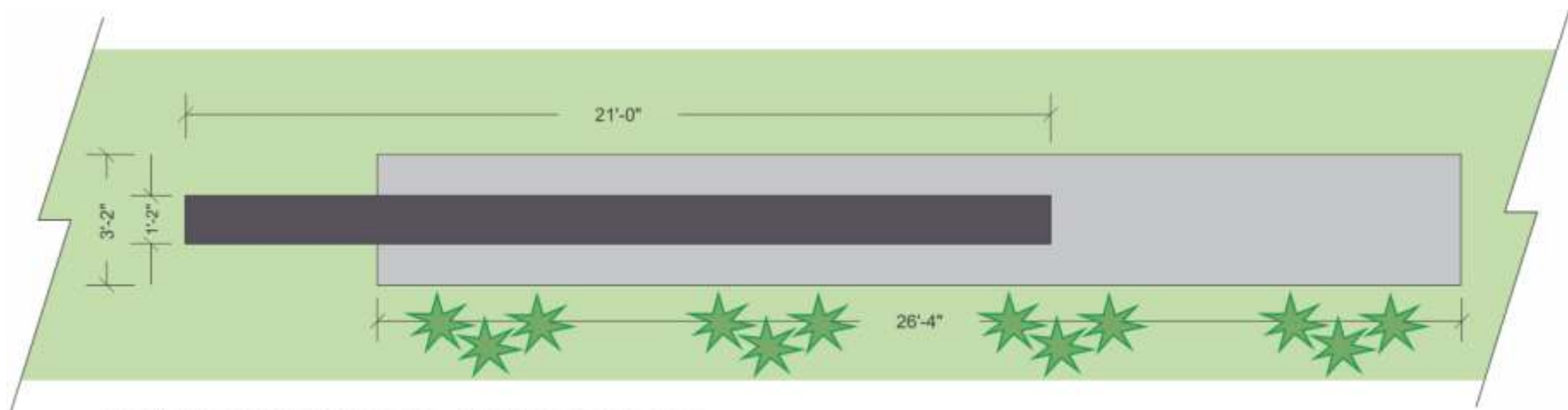
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PLAN VIEW: BASE AND SIGN CABINET - SIGN 2: OLIVE & MASON
SCALE: 1/4"=1'-0"



2 ELEVATION: SIGN #2 - OLIVE & MASON MONUMENT
SCALE: 1/4"=1'-0"

- Gray Violet painted aluminum main sign cabinet, white push-thru illuminated letters
- Wayfinding sign cabinet - painted aluminum faces with white push-thru illuminated letters
- Illuminated BJC leaf & HealthCare push-thru letters
- Cream color smooth granite veneer monument & wayfinding base
- Grass/landscaping to be added to south of sign



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082719 NEW SIGN TYPES

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REVISED

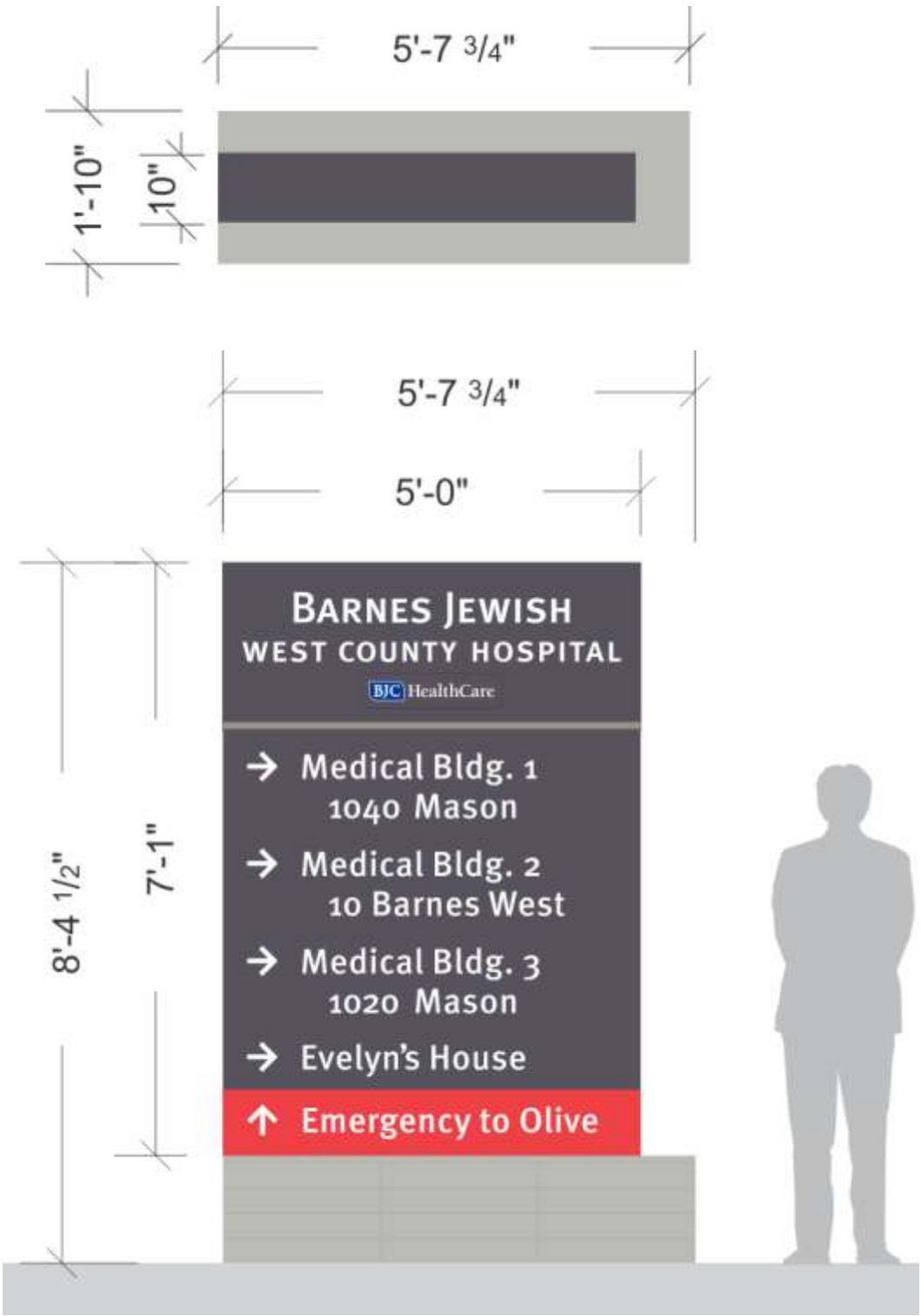
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3 ELEVATION: SIGN #3 - MASON RD WAYFIND
SCALE: 1/2" = 1'
QTY: 1 - DOUBLE FACE DIRECTIONAL SIGN ON MASONRY BASE.



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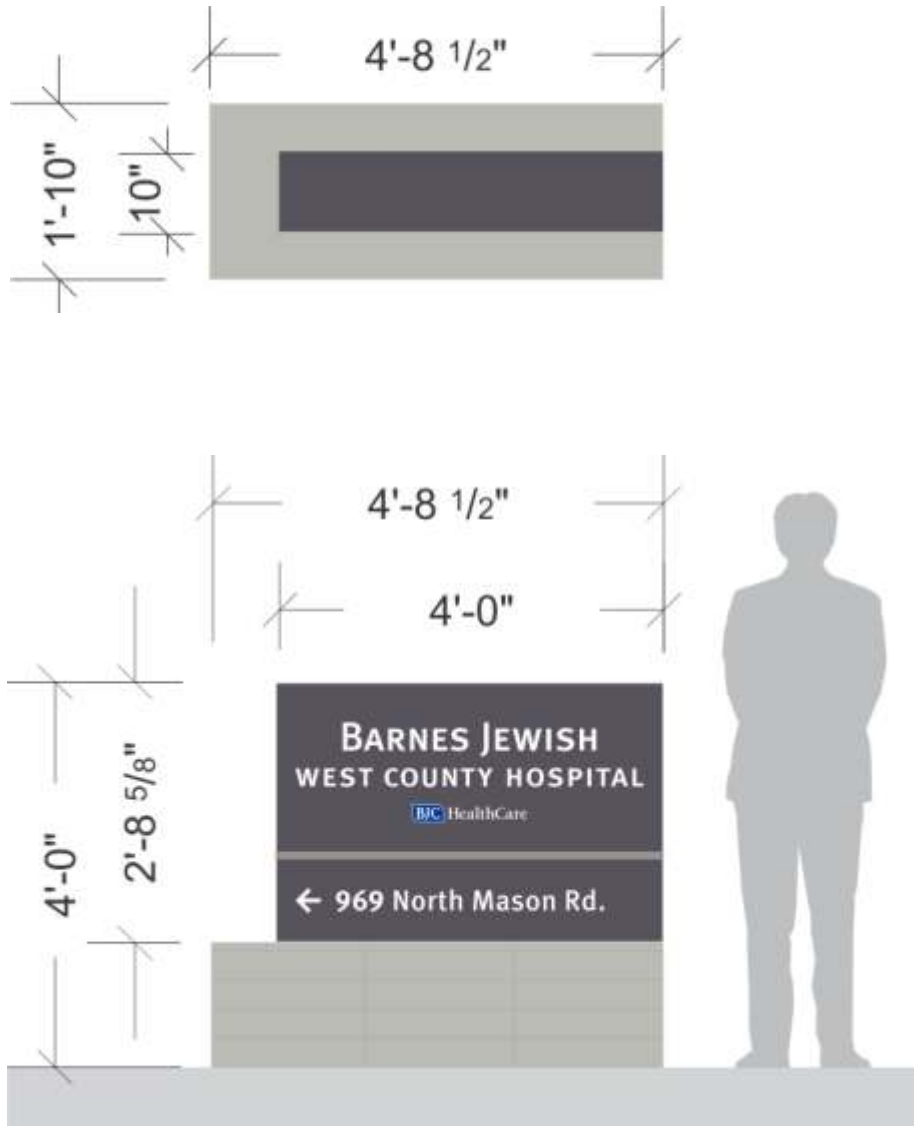
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4 ELEVATION: SIGN #4 - 969 BLDG WAYFIND
SCALE: 1/2" = 1'
QTY: 1 - DOUBLE FACE DIRECTIONAL SIGN ON MASONRY BASE.



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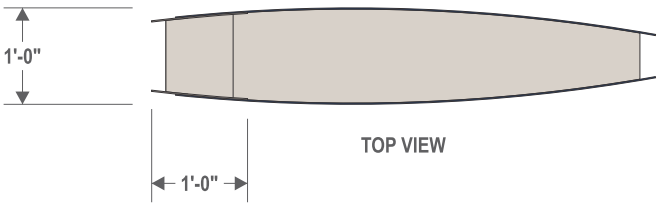
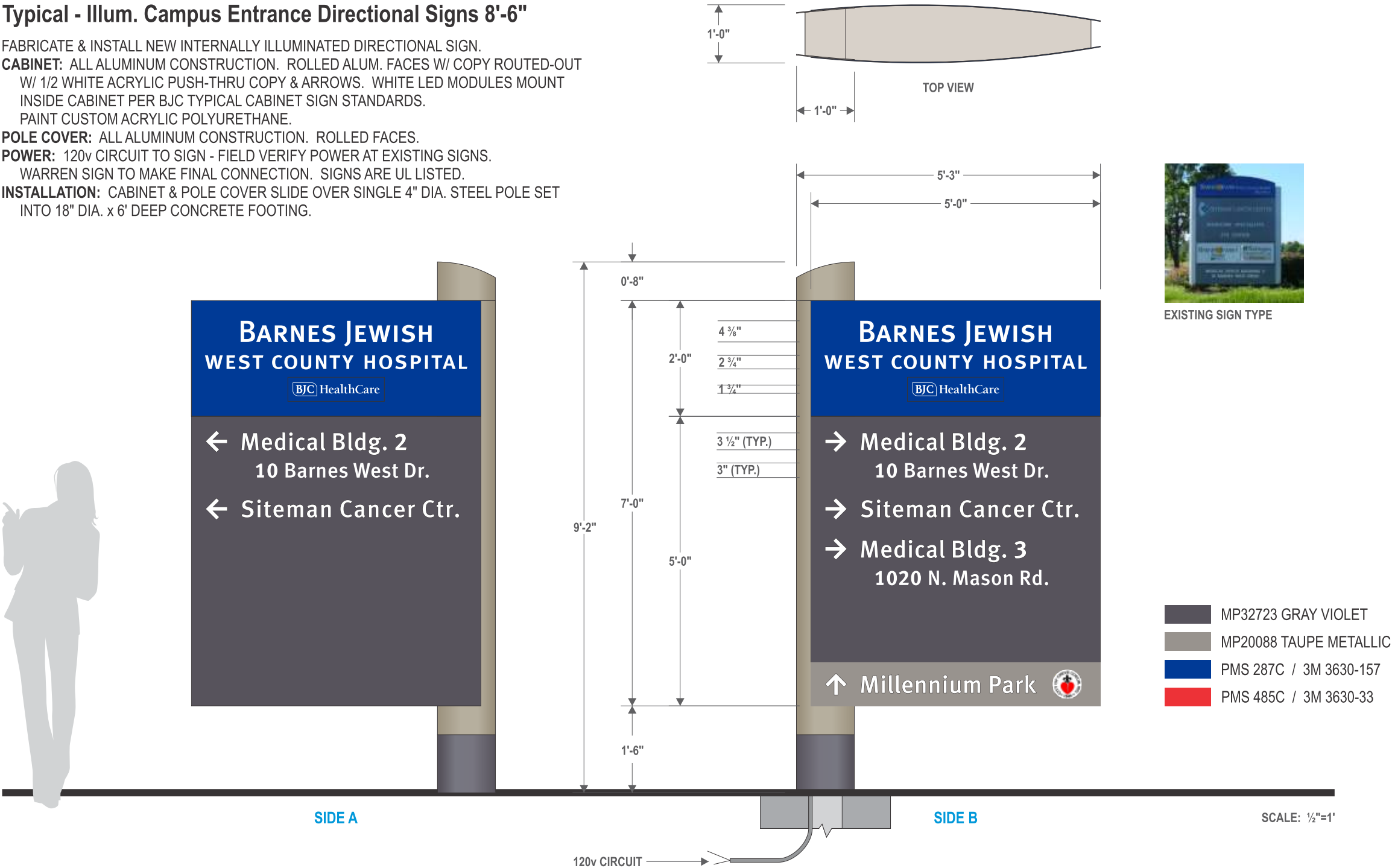


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Typical - Illum. Campus Entrance Directional Signs 8'-6"

FABRICATE & INSTALL NEW INTERNALLY ILLUMINATED DIRECTIONAL SIGN.
CABINET: ALL ALUMINUM CONSTRUCTION. ROLLED ALUM. FACES W/ COPY ROUTED-OUT W/ 1/2 WHITE ACRYLIC PUSH-THRU COPY & ARROWS. WHITE LED MODULES MOUNT INSIDE CABINET PER BJC TYPICAL CABINET SIGN STANDARDS.
PAINT CUSTOM ACRYLIC POLYURETHANE.
POLE COVER: ALL ALUMINUM CONSTRUCTION. ROLLED FACES.
POWER: 120v CIRCUIT TO SIGN - FIELD VERIFY POWER AT EXISTING SIGNS.
WARREN SIGN TO MAKE FINAL CONNECTION. SIGNS ARE UL LISTED.
INSTALLATION: CABINET & POLE COVER SLIDE OVER SINGLE 4" DIA. STEEL POLE SET INTO 18" DIA. x 6' DEEP CONCRETE FOOTING.



EXISTING SIGN TYPE

6.1.b



WARREN SIGN

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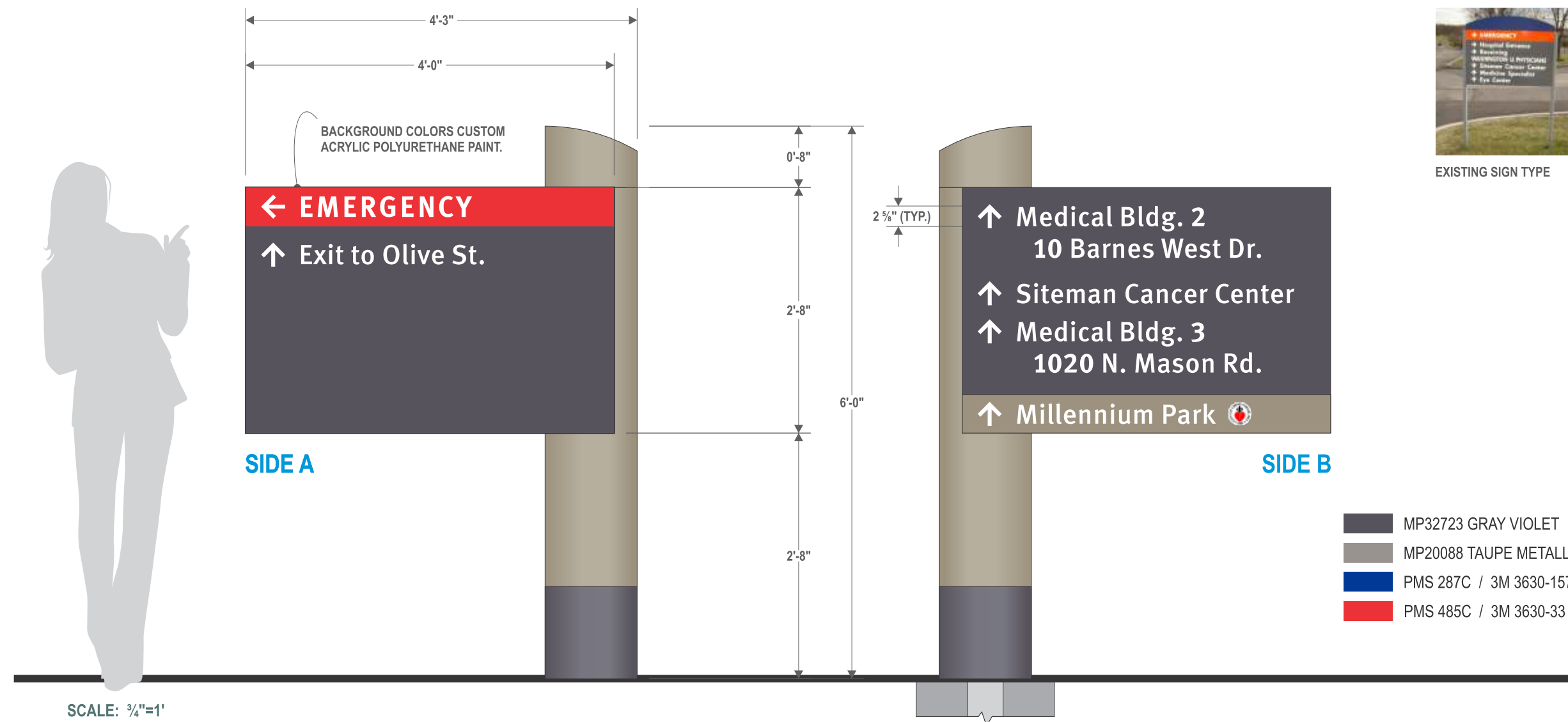
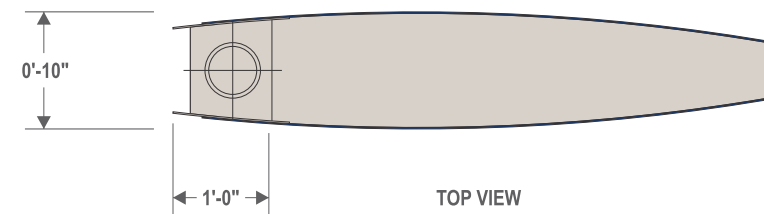
Typical - Non-Illum. Campus Pedestrian Directional Signs (6')

FABRICATE & INSTALL NEW NON-ILLUMINATED DIRECTIONAL SIGN.

CABINET: ALL ALUMINUM CONSTRUCTION. ROLLED ALUM. FACES. PAINT CUSTOM ACRYLIC POLYURETHANE. 3M PREMIUM VINYL DIE-CUT FILM APPLIED TO FACES.

POLE COVER: ALL ALUMINUM CONSTRUCTION. ROLLED FACES.

INSTALLATION: CABINET & POLE COVER SLIDE OVER SINGLE 4" DIA. STEEL POLE SET INTO 18" DIA. x 3' DEEP CONCRETE FOOTING.



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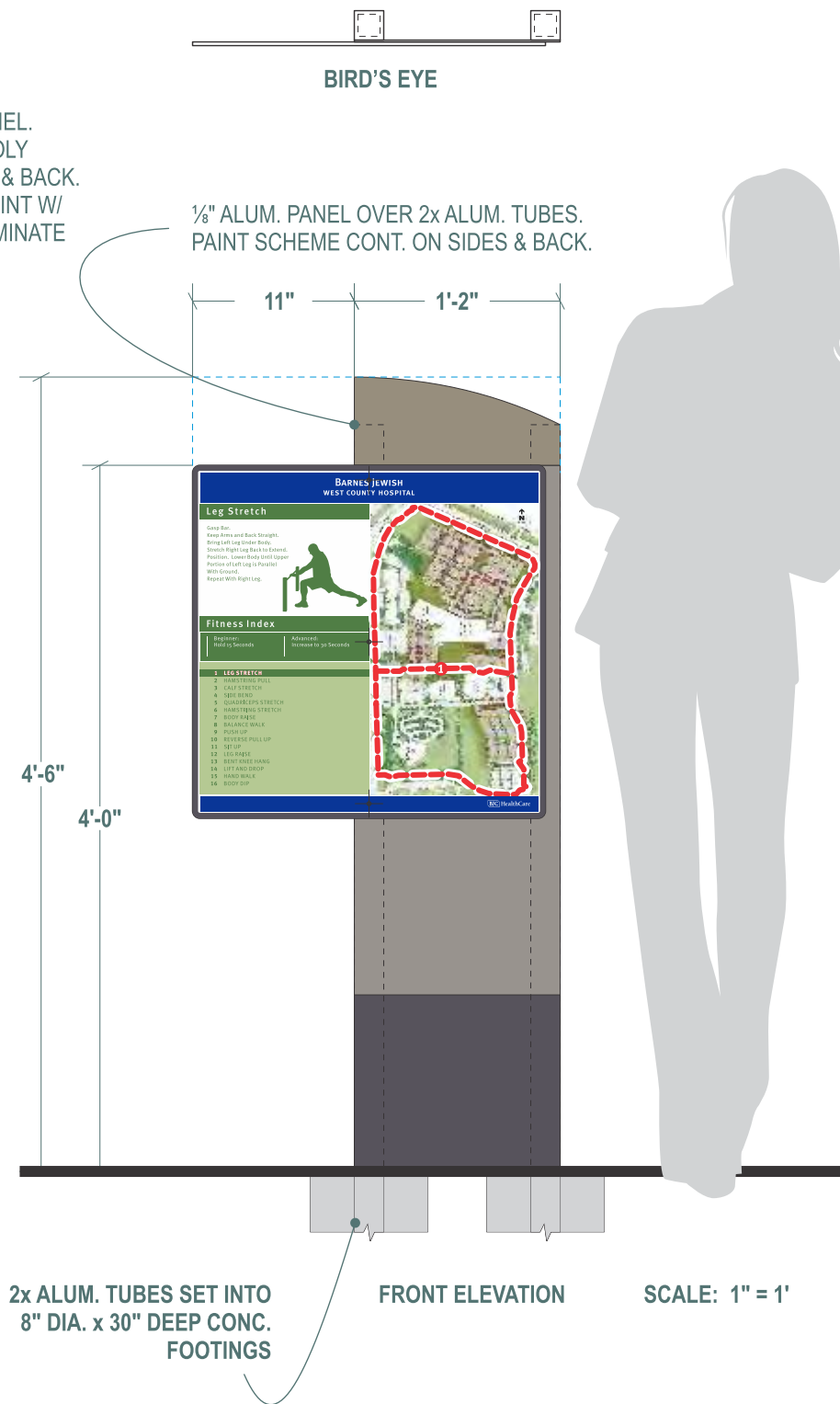


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1/4" ALUMINUM PANEL.
PAINT ACRYLIC POLY
CUSTOM - FRONT & BACK.
APPLY DIGITAL PRINT W/
MATTE CLEAR LAMINATE
TO FACE.



S/F Campus Fitness Walk Stations - Qty: 13

SCALE: 3" = 1'

TYPICAL PANEL DESIGN - EACH LOCATION TO BE UNIQUE.

FABRICATE & INSTALL POST & PANEL SIGNS.
EACH LOCATION HAS CUSTOMIZED PRINT ON PANEL.

MP32723 GRAY VIOLET
MP20088 TAUPE METALLIC
PMS 287C / 3M 3630-157

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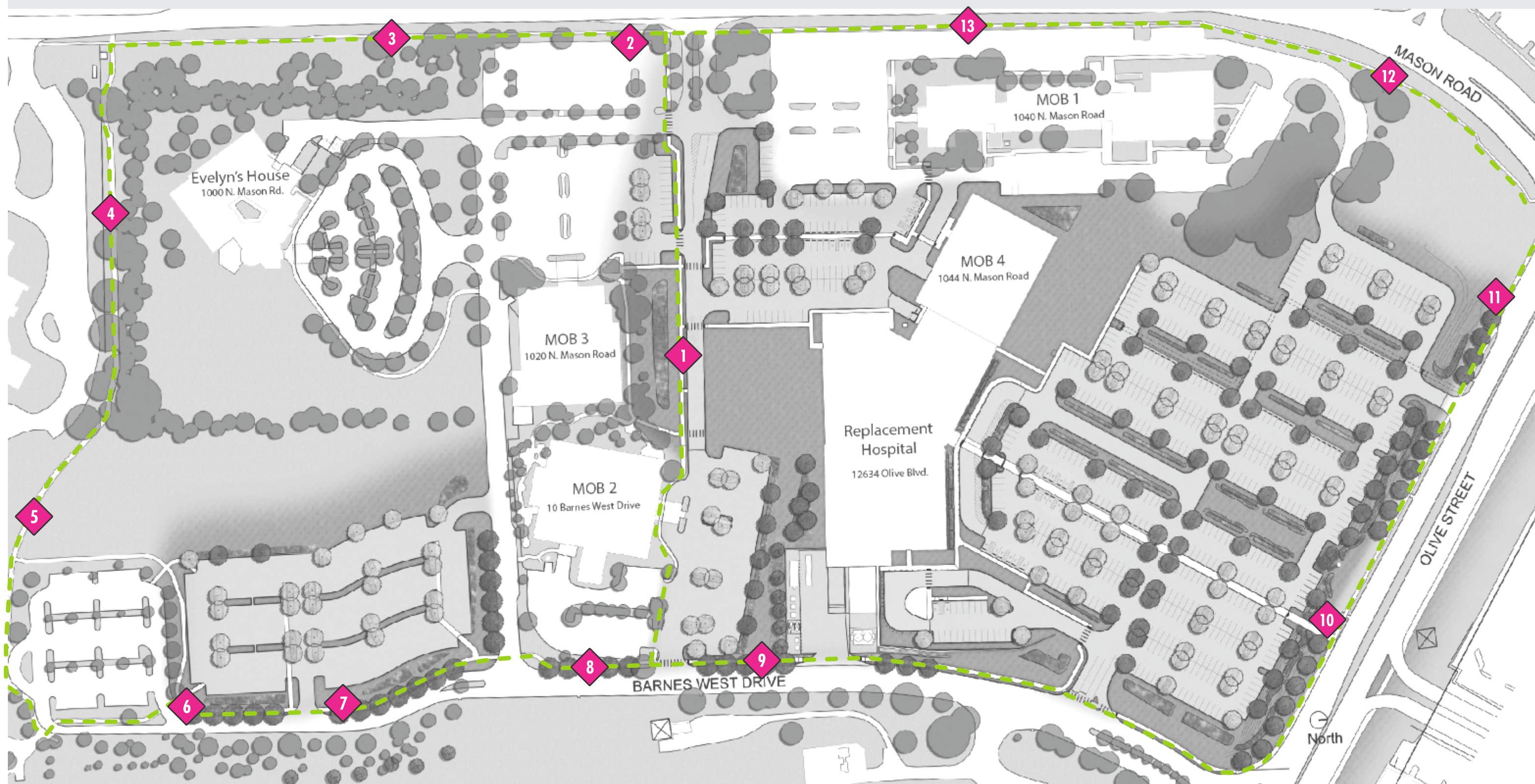
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◆ Fitness Trail - Stations

— Fitness Trail



BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE REPEALING ORDINANCE NUMBER 5275 AND AUTHORIZING A NEW
MASTER SIGN PLAN FOR BARNES JEWISH WEST COUNTY HOSPITAL GENERALLY
LOCATED AT 12634 OLIVE BOULEVARD AND 10 BARNES WEST DRIVE**

WHEREAS, Warren Sign Company on behalf of Barnes Jewish West County Hospital (BJC Healthcare) has submitted an application for a Master Sign Plan pursuant to Section 405.955: Master Sign Plans for the Barnes Jewish West County Hospital at 10 Barnes West Drive (aka 12634 Olive Boulevard), 1040 N. Mason Road, 1020 N Mason Road, 970 N Mason Road, Zoned PH Planned Hospital District, and 969 N Mason Road, Zoned PO-Planned Office District, as well as the internal signs throughout the campus; and

WHEREAS, the boundaries of the Master Sign Plan will be for the entire BJC West County campus, as demonstrated in the Barnes Jewish West County Hospital – Wall Sign Plan and Ground Sign Plan and attached as Exhibit 1; 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 19, 2019, beginning at 6:30 p.m., or immediately following the close of the previous public hearing, and continued discussion to the September 3, 2019 Planning and Zoning Commission Meeting; 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

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard; and

WHEREAS, the Planning and Zoning Commission reviewed and, by _____ vote, recommended approval of the master sign plan, subject to the conditions contained herein, at its meeting on September 3, 2019; and

WHEREAS, the City Council being fully informed finds that approving the Plan, subject to certain conditions, would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and is in the public interest; 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,

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

SECTION 1: Ordinance Number 5275 is hereby repealed.

SECTION 2: A new Master Sign Plan is approved for the Barnes Jewish West County campus, generally located at 10 Barnes West Drive (aka 12634 Olive Boulevard), 1040 N. Mason Road, 1020 N Mason Road, 970 N Mason Road, Zoned PH Planned Hospital District, and 969 N Mason Road, Zoned PO-Planned Office District whose legal description is as follows:

Attachment: 19-023.Draft Ordinance.9-3-2019 (#19-023: BJC West County Master Sign Plan)

BILL NO. _____

ORDINANCE NO. _____

A tract of land being part of Lot 3 of the John Hazel Estate, as conveyed to Barnes Jewish West County Hospital (f.k.a. Barnes West County Hospital) by instrument recorded in Book 8647, Page 11645 and Barnes Jewish West County Hospital by instrument recorded in Book 12367, Page 13 and Lot 2 of Barnes-Jewish West County Hospital according to the plat thereof as recorded in Plat Book 347, Page 751 all of the St. Louis County Records located in U.S. Survey 1923, Township 45 North, Range 5 East of the 5th Principal Meridian, City of Creve Coeur, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the northeastern corner of above said Barnes West County Hospital tract, said point also being located on the southwestern right-of-way line of Olive Boulevard, variable width, said point also being the northwestern corner of a tract of land as conveyed to Moritz, LLC by instrument recorded in Book 16089, page 1992 of above said records; thence along the east line of said Barnes West County Hospital tract, South 29 degrees 45 minutes 38 seconds West, 342.72 feet and South 01 degrees 33 minutes 02 seconds West, 679.43 feet to the northeast corner of above said Lot 2; thence along the east line of Lot 2, South 01 degrees 33 minutes 02 seconds West, (South 01 degrees 23 minutes 00 seconds West), 677.83 feet to the southeast corner of said Lot 2; thence along the southern lines of said Lot 2 the following courses and distances: South 89 degrees 06 minutes 38 seconds West, 439.62 feet (South 88 degrees 49 minutes 29 seconds West, 440.46 feet) to the beginning of a curve to the right having a radius of 333.50 feet; along said curve with an arc length of 180.00 feet and a chord which bears North 59 degrees 15 minutes 35 seconds West, 177.82 feet to a point of reverse curvature to the left having a radius of 181.50 feet; along said curve with an arc length of 143.17 feet, and a chord which bears North 66 degrees 23 minutes 44 seconds West, 139.49 feet to a point of tangency and North 88 degrees 59 minutes 36 seconds West, (North 89 degrees 02 minutes 56 seconds West), 453.60 feet to the eastern right-of-way line of Mason Road, variable width; thence along said right-of-way line the following courses and distances: North 01 degrees 03 minutes 38 seconds East, 315.92 feet; North 88 degrees 53 minutes 50 seconds West, (North 89 degrees 02 minutes 42 seconds West), 19.90 feet; North 01 degrees 03 minutes 30 seconds East, 215.58 feet, (North 01 degrees 01 minutes 26 seconds East, 215.79 feet); South 89 degrees 53 minutes 59 seconds East, 14.70 feet; North 01 degrees 03 minutes 30 seconds East, 456.63 feet; North 88 degrees 55 minutes 58 seconds West, 15.00 feet; North 01 degrees 03 minutes 30 seconds East, 630.57 feet; South 88 degrees 56 minutes 30 seconds East, 15.00 feet; North 15 degrees 35 minutes 37 seconds East, 177.81 feet to the beginning of a curve to the right having a radius of 512.96 feet; along said curve with an arc length of 294.65 feet and a chord which bears North 31 degrees 13 minutes 24 seconds East, 290.62 feet; North 47 degrees 41 minutes 07 seconds East, 70.88 feet and North 76 degrees 46 minutes 06 seconds East, 63.96 feet to the southwestern right-of-way line of above said olive Boulevard; thence along said right-of-way line the following courses and distances: South 60 degrees 18 minutes 35 seconds East, 485.30 feet; South 57 degrees 26 minutes 51 seconds East, 100.12 feet; South 63 degrees 10 minutes 20 seconds East, 200.25 feet; South 60 degrees 18 minutes 36 seconds East, 150.00 feet; South 54 degrees 35 minutes 57 seconds East, 150.75 feet and South 65 degrees 16 minutes 45 seconds East, 115.44 feet to the Point of Beginning and containing 2,367,197 square feet or 54.343 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on September 16, 2014.

Attachment: 19-023.Draft Ordinance.9-3-2019 (#19-023: BJC West County Master Sign Plan)

BILL NO. _____

ORDINANCE NO. _____

969 N. Mason Road Property:

Lots 15 And 16 of the Resubdivision of Lots 3, 4 and 5 of Bellerive Executive Park Plat One, as per plat thereof recorded in Plat Book 165, Pages 62 and 63 of the St. Louis County Records also described as:

A tract of land being Lot 15 and Lot 16 of the "Resubdivision of Lots 3, 4 and 5 of Bellerive Executive Park Plat One", a resubdivision according to the plat thereof recorded in Plat Book 165, Pages 62 and 63 of the St. Louis County Records, in U.S. Survey 1923, Township 45 North-Range 5 East, St. Louis County, Missouri, and being more particularly described as:

Beginning at the southwest corner of said Lot 16 of the "Resubdivision Of Lots 3, 4 and 5 of Bellerive Executive Park Plat One"; thence along the west line of said Lot 16, North 01 Degrees 04 Minutes 15 Seconds East 265.00 feet and North 24 Degrees 44 Minutes 36 Seconds East 87.65 feet to the south line of Executive Parkway, variable widths; thence along said south line of Executive Parkway the following courses and distances: along a curve to the left whose radius point bears North 24 Degrees 44 Minutes 36 Seconds East 183.00 feet from the last mentioned point, a distance of 153.37 feet, North 66 Degrees 43 Minutes 30 Seconds East 126.50 Feet, along a curve to the right whose radius point bears South 23 Degrees 16 Minutes 30 Seconds East 455.00 feet from the last mentioned point, a distance of 51.29 feet, along a curve to the right whose radius point bears South 13 Degrees 48 Minutes 42 Seconds East 455.00 feet from the last mentioned point, a distance of 140.99 Feet, South 86 Degrees 04 Minutes 45 Seconds East 114.14 feet, South 88 Degrees 56 Minutes 30 Seconds East 55.00 Feet, and along a curve to the right whose radius point bears South 01 Degrees 03 Minutes 30 Seconds West 45.00 feet from the last mentioned point, a distance of 40.10 feet to the west line of Mason Road; thence along said west line of Mason Road, South 01 Degrees 03 Minutes 30 Seconds West 337.28 feet to the south line of aforementioned Lot 15 of the "Resubdivision of Lots 3, 4 and 5 of Bellerive Executive Park Plat One"; thence along said south line of Lot 15 and the south line of said Lot 16, South 85 Degrees 08 Minutes 15 Seconds West 694.63 feet to the Point Of Beginning.

This description was retyped from Book 1732, Page 1994 of the St. Louis County records

SECTION 3: Such approval of the Master Signage Plan for the Barnes Jewish West County campus shall be subject to the following conditions:

1. The Applicant shall follow the Master Sign Plan received August 28, 2019 for all new or altered signage on the campus, as approved by the City of Creve Coeur, except as modified below. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur. Any existing signs not shown on the approved plan shall be promptly removed.
2. The Applicant shall submit sign permits for the proposed new signs referred to in the Master Sign Plan.
3. The monument signs shall be setback at least fifteen (15) feet from adjacent roadway surface and at least one (1) foot from edge of public right-of-way.
4. The Applicant shall provide a more detailed landscape plan for each monument sign that is consistent with the requirements elsewhere in the Sign Regulations of 2.5 times landscaped area for each square foot of sign area, per side, and to include a mix of native plantings consistent with the landscaping design for the Zoning Administrator's approval.
5. Prior to the installation of the sign identified as Sign Q on the rear of the building, illumination levels shall be reviewed by Staff to determine the appropriate level of brightness, and there shall be ongoing control over illumination levels in compliance with Section 405.930(F) Illuminated Signs.

BILL NO. _____

ORDINANCE NO. _____

6. Sign Q shall only be illuminated from dusk to 9PM only.
7. Staff may authorize additional incidental signs that are in keeping with the overall character and purpose of the Master Sign Plan, provided that they are internal to the campus, and not visible from the public right-of-way, as provided under Section 405.955(A)(4).
8. Permitted temporary banners attached to a building are allowed as provided under Section 405.950(G)(2).

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

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

Attachment: 19-023.Draft Ordinance.9-3-2019 (#19-023: BJC West County Master Sign Plan)



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 #19-023: MASTER SIGN PLAN FOR BARNES JEWISH WEST COUNTY HOSPITAL CAMPUS

FOR THE MEETING OF: Monday, August 19, 2019.

LOCATION: 10 Barnes West Drive (aka 12634 Olive Boulevard), 1040 N. Mason Road, 1020 N Mason Road, 970 N Mason Road (see attached map), Zoned PH Planned Hospital District, and 969 N Mason Road, Zoned PO-Planned Office District

REQUEST: Warren Sign Company on behalf of Barnes Jewish West County Hospital (BJC Healthcare) has submitted an application for a Master Sign Plan pursuant to Section 405.955: Master Sign Plans for the Barnes Jewish West County Hospital campus. The proposal would allow for replacement monument signs, directory signs and building signs for the medical office buildings along with building signs for the new hospital. Master Sign Plans require a recommendation and public hearing at the Planning and Zoning Commission with final approval by the City Council.

ADDITIONAL INFORMATION: Section 405.955: Master Sign Plans allow the City Council the flexibility to approve additional signs for planned developments and large campus developments of three or more buildings with a minimum of ten acres not separated by a major thoroughfare, (such as Olive and Lindbergh Boulevard), subject to certain requirements and conditions. Barnes Jewish West County Hospital is located at the southeast corner of N. Mason Road and Olive Boulevard and is 54.36 acres. The property addressed as 969 N. Mason on the west side of N. Mason Road is 5.62 acres. BJWC received approval of a Master Sign Plan in 2008, Ordinance No. 5060, and in 2012, Ordinance 5275. The proposal will repeal the prior approvals and replace with a new ordinance to govern all signs on the campus.

Key Issues:

- Does the request further the goals and/or implement the Comprehensive Plan?
- Does the request follow the Design Guidelines?
- Does the request meet the requirements for a Master Sign Plan approval?

Creve Coeur 2030 Plan References

- Campus & Institutional Districts
 - Campus (CP)
- West Olive & Large Commercial Property
- Design Guidelines

Zoning Code References

- Section 405.310: PH-Planned Hospital District
- Section 405.320: PO-Planned Office District
- Article VIII Sign Regulations
- Section 405.955: Master Sign Plans

APPLICANT: Barnes Jewish West County
Nancy Coleman
BJC HealthCare
8300 Eager Road, Suite 600C
St. Louis, MO 63144

APPLICANT'S REPRESENTATIVE: Jon Krone
Warren Sign Co.
2955 Arnold Tenbrook Road
Arnold, MO 63010



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner

DATE: 8/16/2019

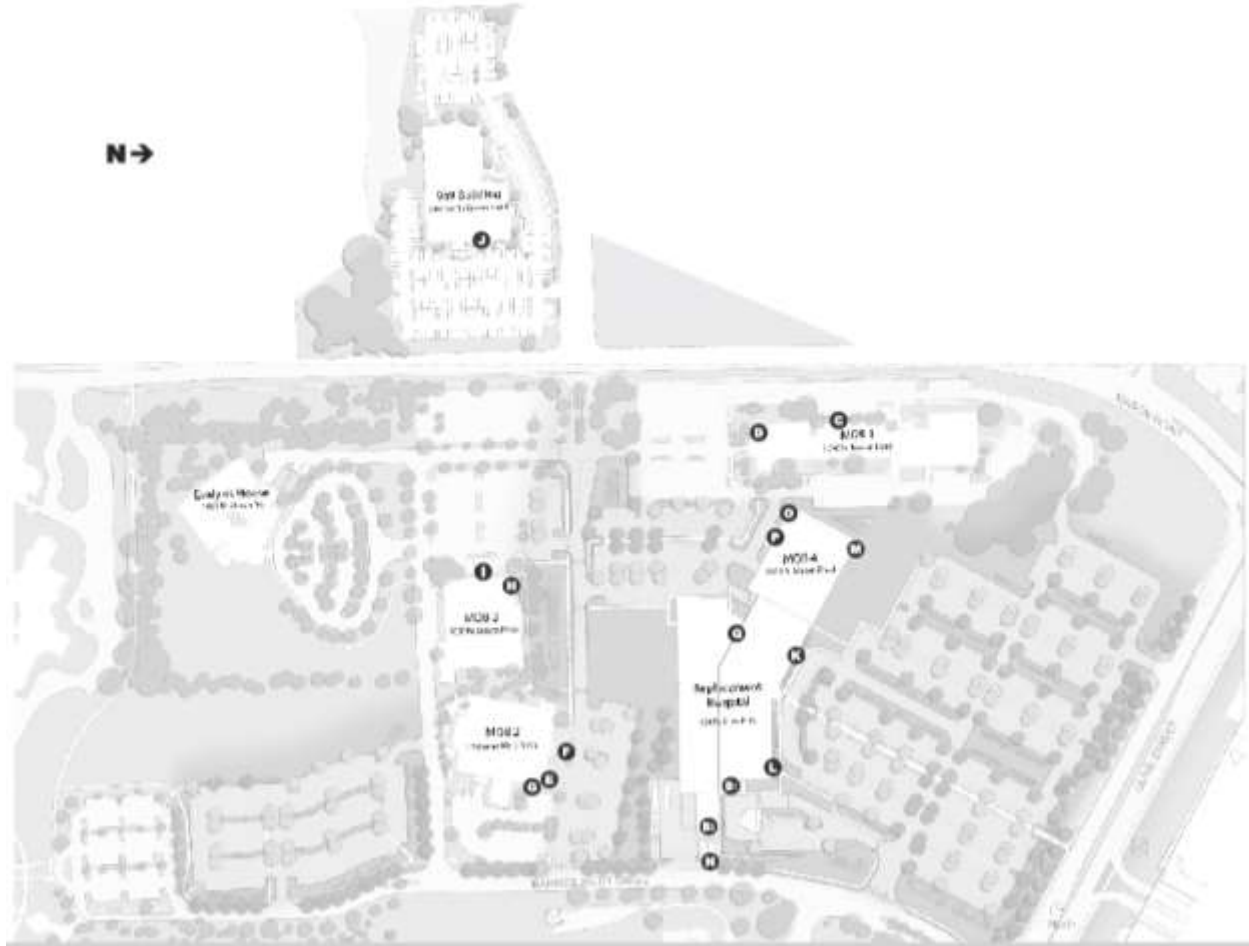
ATTACHMENTS: Applicants materials submitted August 9, 2019
Draft Ordinance
Ordinance No. 5275

MASTER SIGN PLAN PROPOSAL

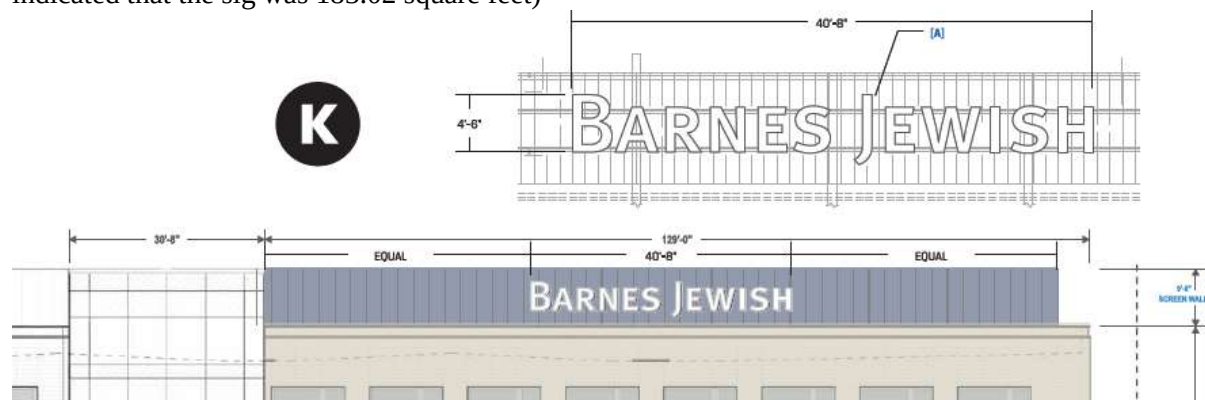
In 2017, BJC Healthcare received approval for the 260,000 square foot new replacement hospital and the attached, 100,000 square foot medical office building (identified as MOB 4) and, associated parking, that are currently under construction. The Applicants are seeking to update the existing signage throughout the campus, and provide for new building signs.

MAIN BUILDING WALL SIGNS

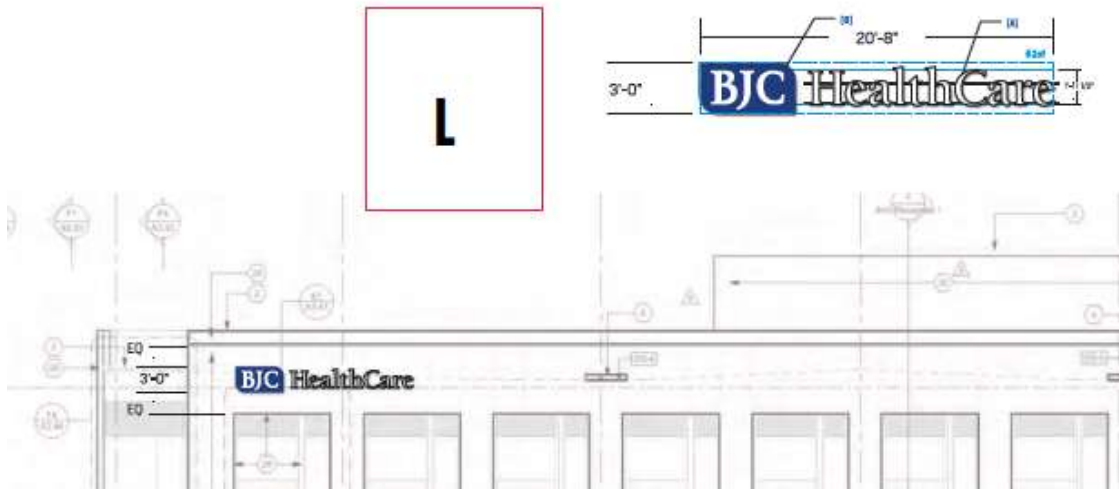
The Applicant's proposed wall sign layouts for the buildings on the Campus:



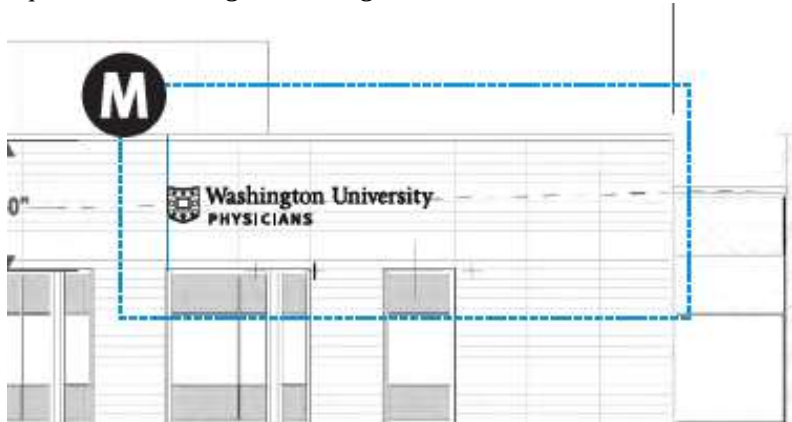
The building signs include a 223.69 square foot main building sign, identified as K (the plan incorrectly indicated that the sig was 183.02 square feet)



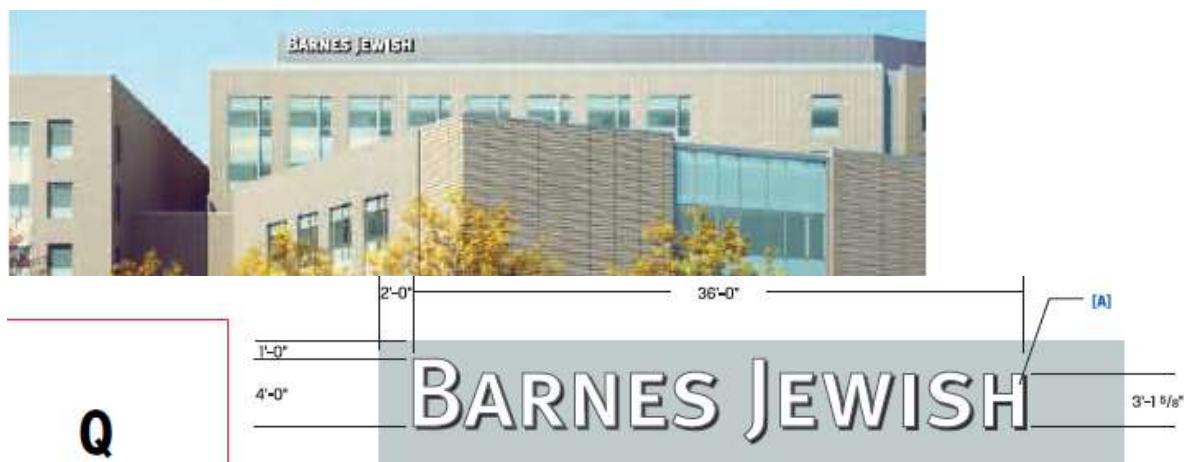
A 62.01 square foot wall sign on the left side of the elevation, identified as L.



A 47.81 square foot wall sign on the right side of the elevation, identified as M.



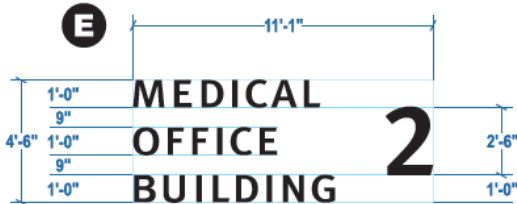
A 144 square foot building sign on the rear of the building, identified as Q (however the sign area was not accurately calculated, as it doesn't account to the extreme limits of the sign, with the "J").



OTHER BUILDING WALL SIGNS:

The other building signs include simplifying signage on the following buildings:

10 Barnes West Drive, includes a new 50 square foot sign and maintaining the existing street address sign, identified as E and F.

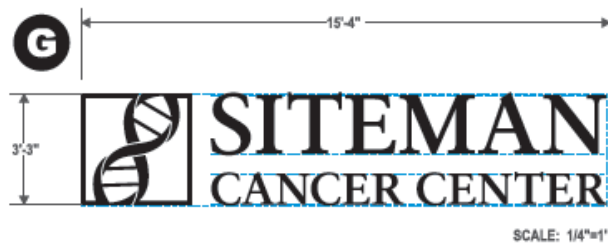


50sf Wall Sign

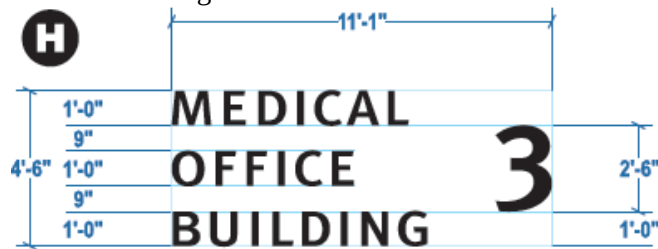
SCALE: 1/4" = 1'



The Siteman Cancer Center, will reduce the existing signs to a single 50 square foot sign, identified as G.



A 50 square foot MOB 3 Building Sign replacing the existing sign, identified as H, and maintaining the street address sign identified as I.



969 N. Mason Road, will have one Street Address sign, the existing Imaging Center will be removed, identified as J.



GROUND MONUMENT SIGNS

The proposal includes illuminated campus entry signs, Campus ID Signs, and a variety of Directional Signs and Pedestrian amenity signs throughout the campus:



The Campus Entry Pylon Sign that is 14.63 feet in height and 30.83 feet in length, with a sign area of 206 square feet, identified as 1, to be located in the median at the Olive and Barnes West Drive entrance to replace the existing directional signs.



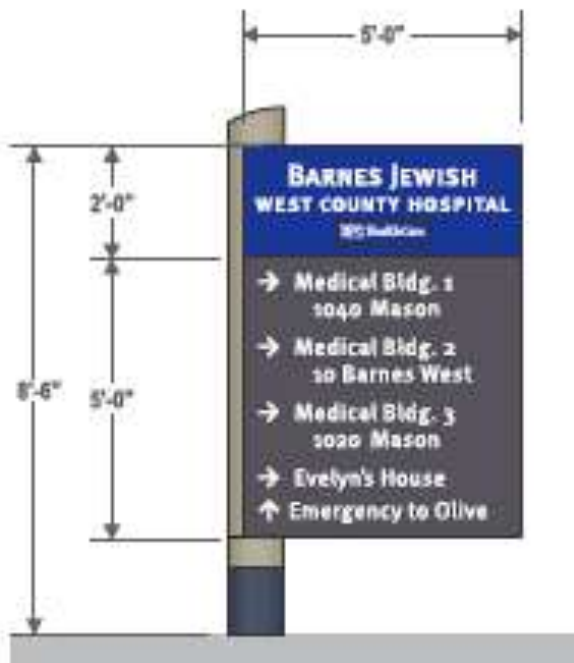
An approximately 80 square foot, masonry-base, Campus ID Sign at the corner of Olive Boulevard and N. Mason Road, identified as 2 on the drawings.



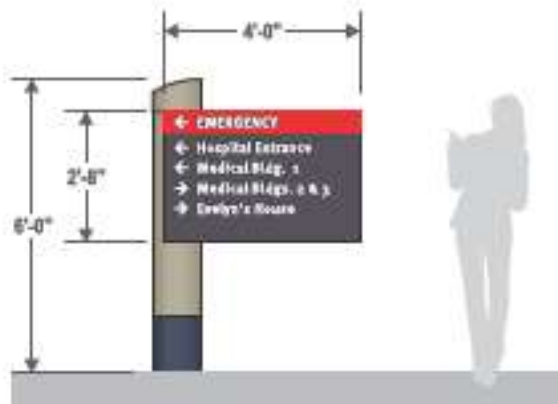
A similar designed 37 square foot monument sign, identified as 15 on the plan



Three illuminated Campus Entrance Directional Signs that are 35 square feet, with an overall height of 8.5 feet, identified as 3, 5, and 7 in yellow:



Twelve Non-illuminated Campus Pedestrian Directional Signs that are 10.68 square feet, and an overall height of 6 feet, identified as 4,6,8,9-14,16, 18 & 19, in blue:

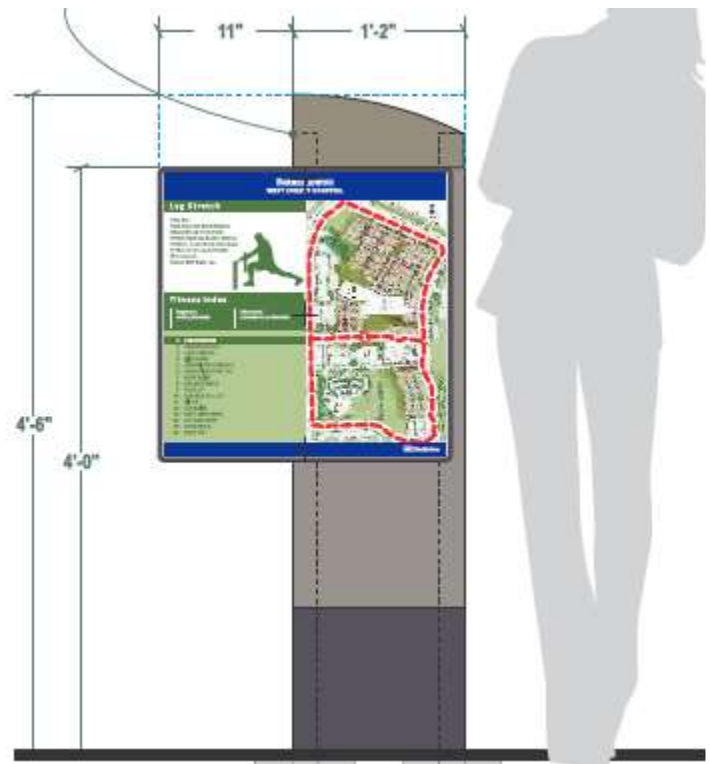


The existing monument sign for Evelyn's House, identified as 17 in red, and 13 pedestrian, fitness trial stations signs that are 4 square feet and have an overall height of 4.5 feet, throughout the Campus identified in bright pink:



Sign Features:
Non-Illuminated Cabinet on Masonry Base

QTY: 1 - (EXISTING)



LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Office, Retail, Restaurant	CB Core Business District	Olive Boulevard
South	School, Park	C Single Family Residential	N/A
East	Office, Retail Residential	GC General Commercial District/AR Attached Single Family & B Single Family Residential Districts	N/A
West	Retail, Restaurant/Office Residential	GC General Commercial District/PO Planned Office District/ D Single Family Residential District	N. Mason Road

CREVE COEUR 2030 COMPREHENSIVE PLAN REVIEW

The subject property is included in the Campus (CP) place type, and the property west of N. Mason Road, 969 N. Mason Road, is within the West Olive and Large Commercial Properties area of the Mixed-Use (MU) Place Type District. The Campus Place Type is intended for the development of large multi-building office structures, institutional facilities, research building, educational, and healthcare facilities, deeply setback from site edges and surrounded by beautiful landscape buffers. Campuses, by definition consist of multiple primary building on a single site. While the Comprehensive Plan does not provide direction regarding signage for such uses, the lot development standards (p. 110) recommends that the Established Primary Street and Secondary Street setbacks are to be compatible with neighboring residential and commercial place type district, and maintain compatibility with surrounding development character.

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).

ZONING CODE REVIEW

All signs within the City are regulated under Article VIII of the Zoning Ordinance. The purpose of the Sign Regulations is to encourage the effective use of signs as a means of communication, to maintain and enhance the aesthetic appearance of the City and to facilitate and improve pedestrian and vehicular traffic safety, and to lessen confusion and visual clutter caused by a proliferation of signs competing for attention.

As discussed above for large campuses, the Sign Regulations allow for flexibility through the approval of a comprehensive sign package that creates an overall identity for the campus, where all signs are compatible in theme, quality, and character with the surrounding area, per the Master Sign Plan provision under Section 405.955 below:

Section 405.955. Master Signage Plans.

- A. *In keeping with the intent to allow flexibility in the design of planned developments and large campus development of contiguous multi-acre areas, not separated by major highways or public right-of-ways (i.e., Olive Boulevard), the following options may be available for signs accessory to uses in non-residential district properties of campus developments of three (3) or more multiple buildings with a minimum of ten (10) acres, HE Higher Education District, and residentially zoned institutions (schools and places of worship with a minimum tract area of twenty (20) acres).*
 1. *As an alternative to what would otherwise be allowed, signs may be permitted in accordance with a Comprehensive Plan of signage subject to the recommendation of the Planning and Zoning Commission and approval of the City Council following a public hearing conducted in accordance with the provisions of Sections 405.1060(D)(3) and 405.1120 of the Zoning Code. The Comprehensive Plan of signage shall show the location, size, height and extent of all proposed signs. In addition, the geographic limits of the area to be covered by the Comprehensive Plan of signage must be shown.*
 2. *Any application submitted pursuant to Subsection (A)(1) above may be made by any property owner, owner of an easement, lessee, contract purchaser or their agent. Such application shall be accompanied by a statement setting forth the names of the record owners of the properties upon which such signs are proposed to be located and the notarized agreement of each record owner to the placement of such signs on their property. When an application requests permission to erect a sign on property owned by someone other than the applicant, then such application shall be accompanied by a written and notarized statement signed by the record owners of such properties which indicates their endorsement of the application.*
 3. *The above-cited signage options shall be exercised in accordance with the standards for all planned developments as set forth in Section 405.1080. All proposed signs shall be reviewed based on the following criteria:*
 - a. *Proposed signs are consistent with the purpose of this Article.*
 - b. *Proposed signs are compatible with the theme, visual quality, and overall character of the surrounding area.*
 - c. *Proposed signs are in scale and harmonious with the development and shall be so located and sized as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from*

the planned unit nature of the development and the purposes of architectural and urban design elements.

4. *The Zoning Administrator may approve minor changes to an approved master sign plan which he determines to be consistent with the scope and intent of such plan.*

Ground Sign Recommendations

While the design of the signs are largely consistent, Staff does have a concern with the scale and number of signs, particularly the three signs along the roadway, and the need for the two large “Barnes Jewish” building signs. The signs along the road should provide for a similar scale and design, where the main campus identification sign is at the corner of N. Mason Road and Olive Boulevard, and directional information, of the same size and design, should be provided at the entrances. The large Illuminated Campus Entry Pylon Sign at the Olive Boulevard entrance seems out of scale within the median, which is overpowering and would not allow for sufficient landscaping. Additionally, this sign serves to compete with the Campus ID Architectural Signs at the corner of Olive and Mason Road (Sign 2).

Staff recommends that Signs #1 and #3 at the entrances of Olive Boulevard and N. Mason Road should be of a masonry base, and the scale should be brought down to be consistent with one another, and serve to provide directional information. The campus identification portion of Sign #1 should be removed with the hospital text incorporated into the pylon sign.

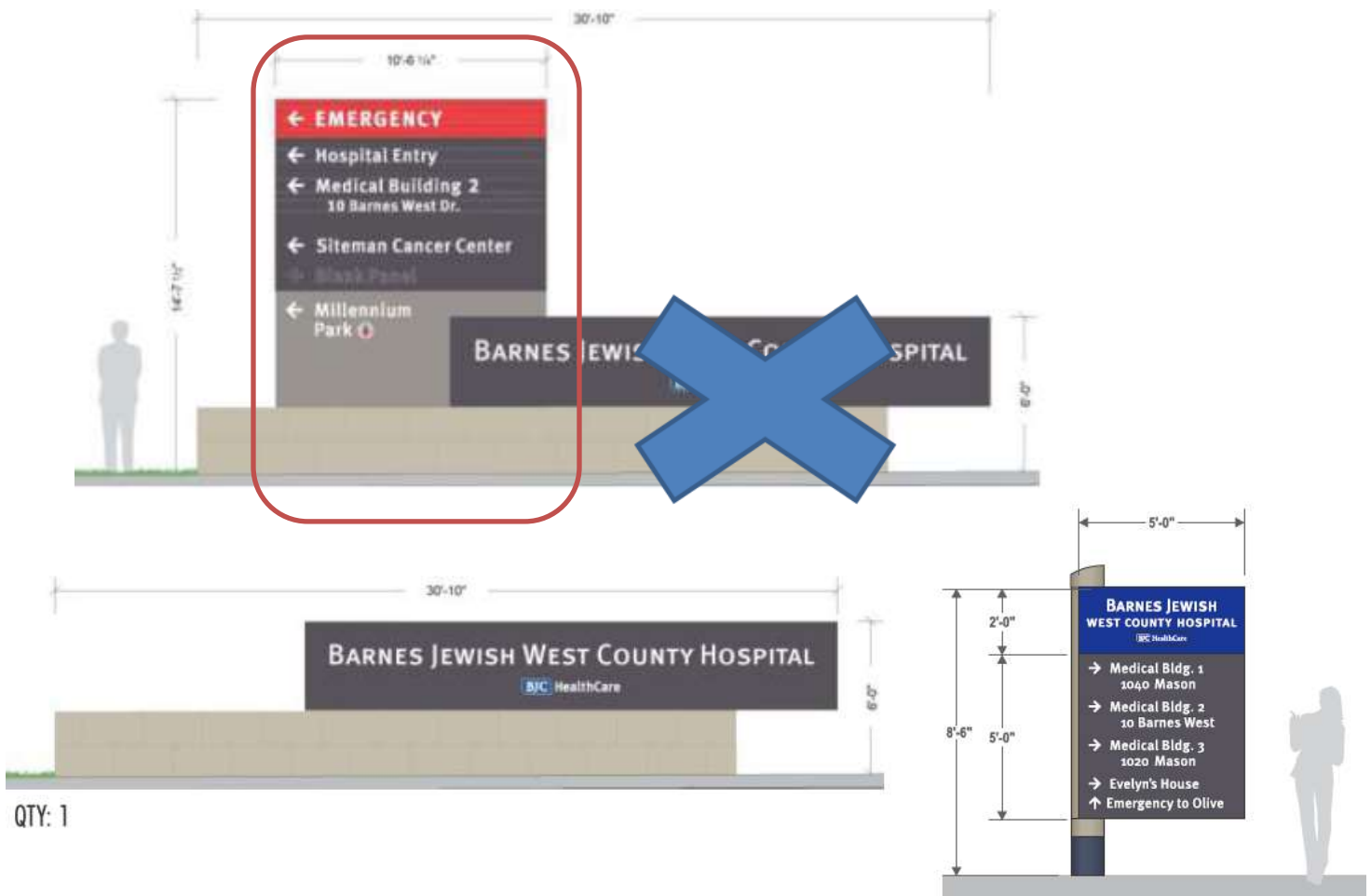


Figure 1: Image of the 3 main signs along N. Mason and Olive Boulevard.

Staff is also concerned of the about the number of signs within the hospital entrance off Barnes Drive that would create clutter in the area. Sign 15 is unnecessary and should be eliminated to lessen the clutter within this area.

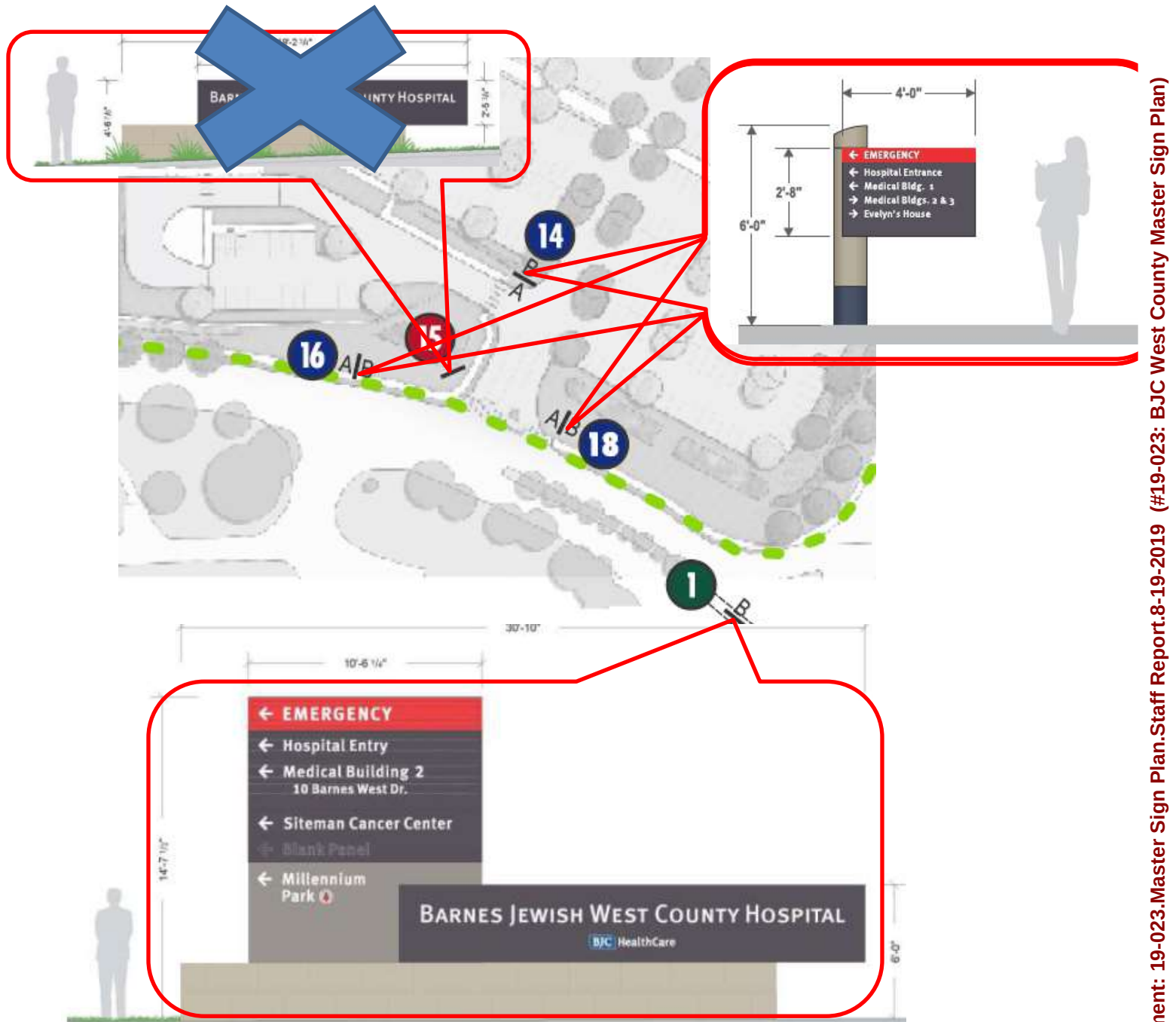


Figure 2: Close-up of the Site Plan showing the number of signs and Type of Signs at the entrance of Olive Boulevard and Barnes West Drive.

Wall Signs Recommendation

Under normal circumstances, building signs for offices are limited to 50 square feet, with an additional 10 square feet for each floor over 3, with a maximum of 150 square feet, per Section 405.950(D)(2) of the City's Sign Regulations. If the building directly abuts two or more public streets, a second sign is allowed for that street frontage. Signs are not permitted to be located on the rear of a building. This location for the additional sign also faces primarily residential areas south of the campus. The new hospital is 6 floors, thus without the Master Sign Plan, the building would only be provided with one 60 square foot sign. The proposal includes an approximately 224 square foot "Barnes Jewish" sign, along with the 62

square foot “BJC Health Care” and logo, the 47.81 square foot “Washington University Physicians” and logo on the front elevation. The approximately 144 square foot “Barnes Jewish” sign on the rear of the building, along with the 70 square foot “Medical Office Building 4” sign on the southwest elevation of the attached office building, seems excessive. Given the nature of a hospital campus, larger signs have been approved for the front elevations. However, such signs have not been approved when facing residential areas. With these considerations in mind, Staff recommends that the 144 square foot wall sign on the rear of the building, identified as Q within the plan, should be eliminated.

CONCLUSION AND FORM OF THE DRAFT ORDINANCE

Should the Commission find the Master Sign Plan proposal for the Barnes Jewish West County Hospital consistent with the goals and objectives of the Comprehensive Plan and the Design Guidelines, as well as the purpose and requirements of Article VIII, a recommendation to the City Council for approval is necessary. The draft ordinance contains the following customary conditions that primarily ensure adherence to proposed plan, as well as the items discussed within the Staff Report including, modifying the two entrance directional signs, identified as #3 and #1, eliminating the Architectural Campus ID Sign, identified as #15 within the plan, as well as eliminating the 144 square foot wall sign on the rear of the building, identified as Q within the plan, as well as repeal the prior ordinance governing all signage for the Campus:

1. The Applicant shall follow the Master Sign Plan received August 9, 2019 for all new or altered signage on the campus, as approved by the City of Creve Coeur, except as modified below. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur. Any existing signs not shown on the approved plan shall be promptly removed.
2. The Applicant shall submit sign permits for the proposed new signs referred to in the Master Sign Plan. The monument signs shall be setback at least fifteen (15) feet from adjacent roadway surface and at least one (1) foot from edge of public right-of-way.
3. The Applicant shall provide a more detailed landscape plan for each monument sign that is consistent with the requirements elsewhere in the Sign Regulations of 2.5 times landscaped area for each square foot of sign area, per side, and to include a mix of native plantings consistent with the landscaping design for the Zoning Administrator’s approval.
4. The signs identified as #1 and #3 shall be modified to serve as more entrance directional signs with a masonry base that is consistent in detail with the architectural sign, and have a scale similar with one another.
5. The Architectural Masonry Based Campus ID Sign identified as #15 shall be eliminated.
6. The 144 square foot “Barnes Jewish” wall sign on the rear elevations shall be eliminated.
7. Staff may authorize additional incidental signs that are in keeping with the overall character and purpose of the Master Sign Plan, provided that they are internal to the campus, and not visible from the public right-of-way, as provided under Section 405.955(A)(4).
8. Permitted temporary banners are allowed as provided under Section 405.950(G)(2).

CONCLUSION AND ACTION

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

“I move to recommend approval of the BJC West County Hospital Campus subject to the conditions contained in the draft ordinance attached to the staff report for the meeting of August 19, 2019” (conditions may be added, eliminated, or 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

Barnes Jewish West County Hospital



City Limits

Parcels

June 3, 2019

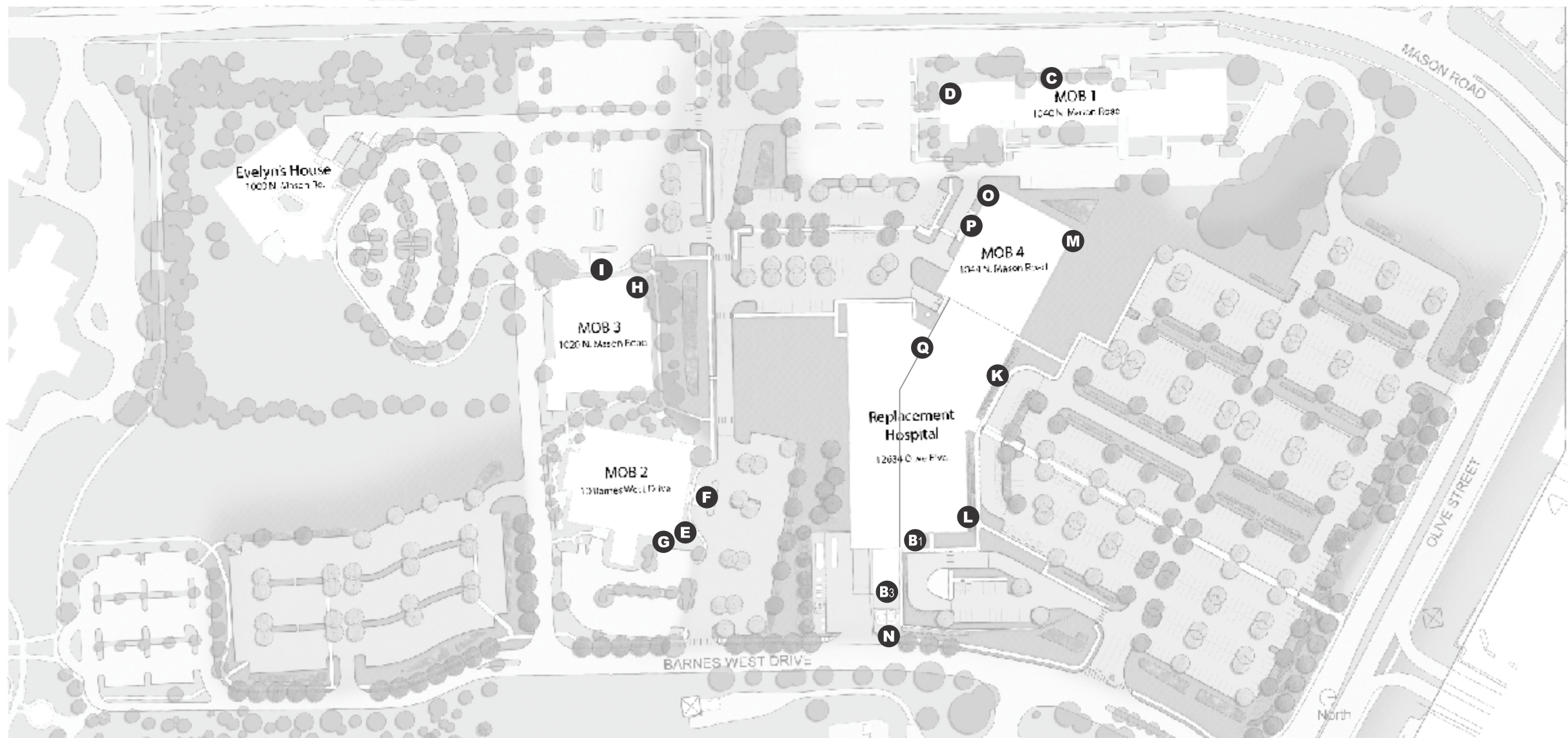


Prepared By

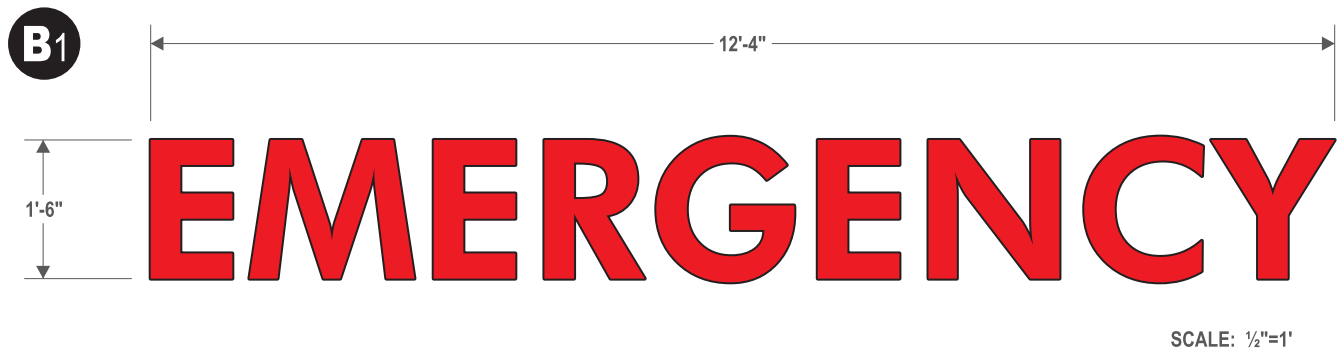


HORNER + SHIFFRIN

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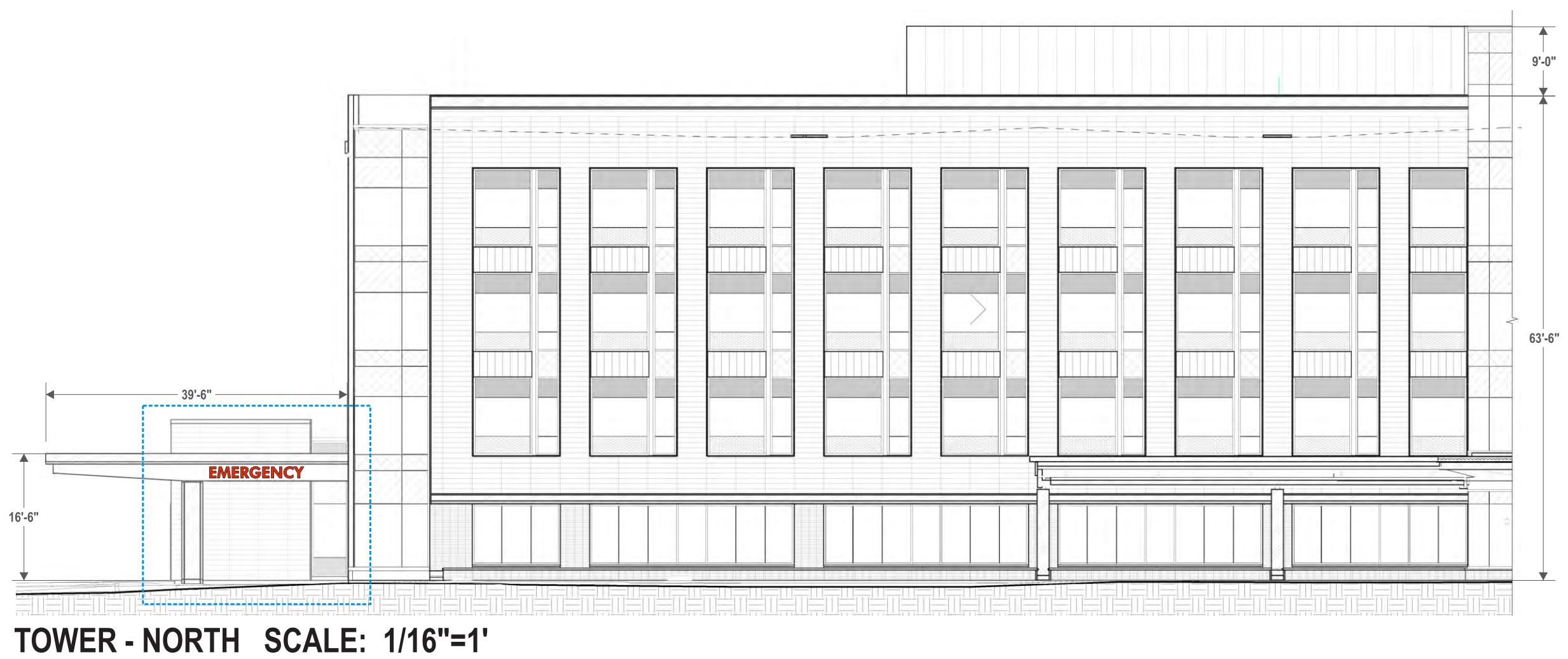
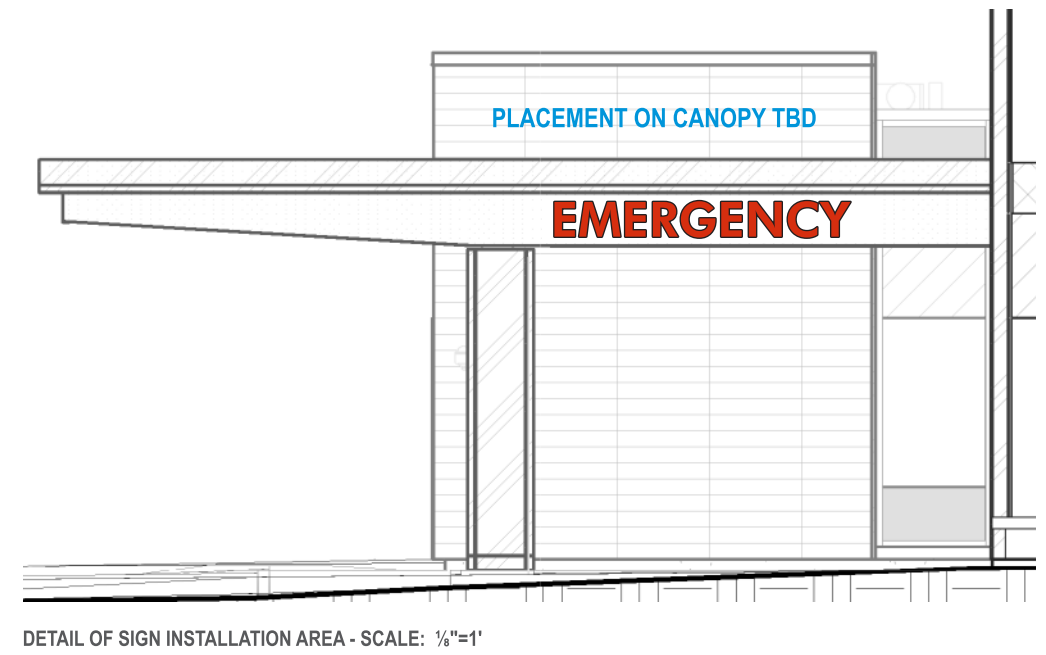
St. Louis' Largest Sign Contractor Delivering Quality Since 1929



Reinstall - Existing 18.5sf Channel Letter Wall Sign

REMOVE INDIVIDUAL CHANNEL LETTERS FROM CURRENT LOCATION & REINSTALL ON NEW BUILDING.
CURRENT LETTERS: RED ACRYLIC FACES. WHITE TRIM CAP. 5" DEEP RETURNS PAINTED WHITE. RED LED ILLUMINATION.
FLUSH MOUNTED - REMOTE TRANSFORMERS.

EXISTING SIGN BY WARREN SIGN.
REFER TO FILE BJC WCO EMERGENCY LETTERS 6.4.12



WARREN SIGN

2955 Arnold Tenbrook Rd.
St. Louis, MO 63010
P: 636-282-1300 F: 636-282-3388

CLIENT
BJC - West County Hospital

PROJECT
Wall Signs at Replacement

LOCATION
12634 Olive St.

DATE
05.25.2017

SAVED AS
BJC/WCo/2017/WS/TOWER

DRAWING NO.
JK051517.4

REVISED
051619

REVISED

REVISED

DESIGNED BY
SAW

85 Years of Excellence

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WORRYFREE WARREN
energy efficient signs built to

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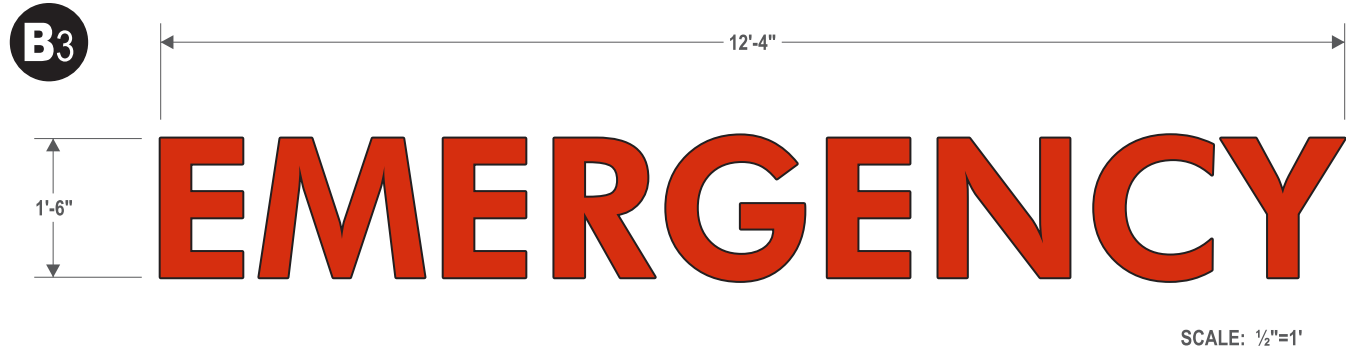
warrensign.com

6.1.e

Attachment: Applicant's Materials submitted 8-9-2019 (#19-023: BJC West County Master Sign Plan)

Packet Pg. 68

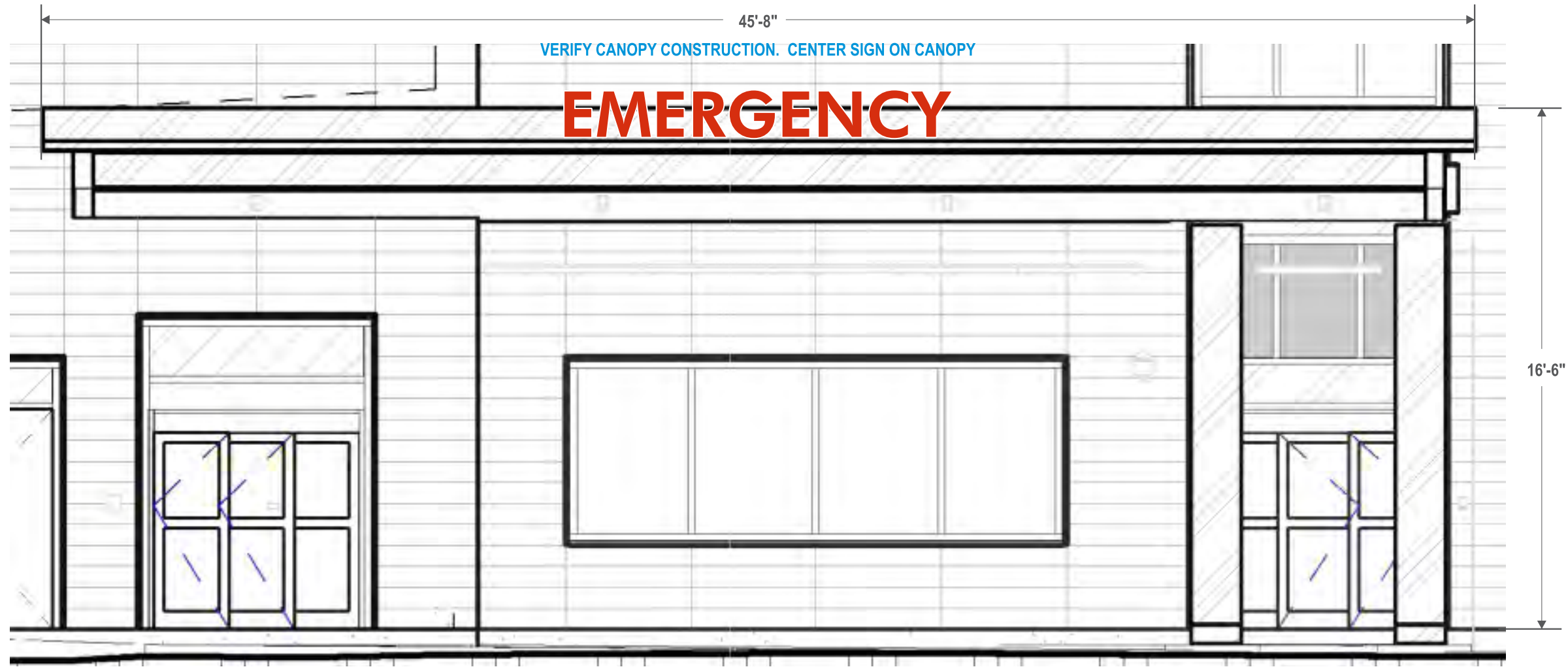
St. Louis' Largest Sign Contractor Delivering Quality Since 1929



Reinstall - Existing 18.5sf Channel Letter Wall Sign

REMOVE INDIVIDUAL CHANNEL LETTERS FROM CURRENT LOCATION & REINSTALL ON NEW BUILDING.
CURRENT LETTERS: RED ACRYLIC FACES. WHITE TRIM CAP. 5" DEEP RETURNS PAINTED WHITE. RED LED ILLUMINATION.
FLUSH MOUNTED - REMOTE TRANSFORMERS.

EXISTING SIGN BY WARREN SIGN.
REFER TO FILE BJC WCO EMERGENCY LETTERS 12/12/11



TOWER AND PODIUM - EAST / CANOPY DETAIL SCALE: 1/16"=1'



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



**WARREN
SIGN**

2955 Arnold Tenbrook Rd.
St. Louis, MO 63010
P: 636-282-1300 F: 636-282-3388

CLIENT
BJC - West County Hospital
PROJECT
Wall Signs at Replacement
LOCATION
12634 Olive St.
DATE
05.25.2017
SAVED AS
BJC/WCo/2017/WS/TOWER
DRAWING NO.
JK051517.6
REVISED
051619
REVISED
REVISED
DESIGNED BY
SAW



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warrensing.com

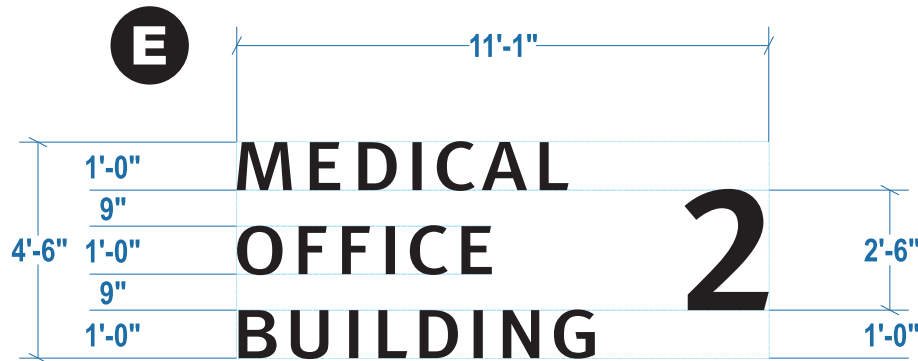


EXISTING - NO CHANGES



EXISTING - NO CHANGES

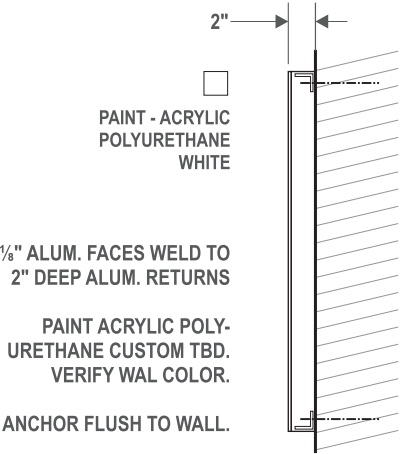
St. Louis’ Largest Sign Contractor Delivering Quality Since 1929



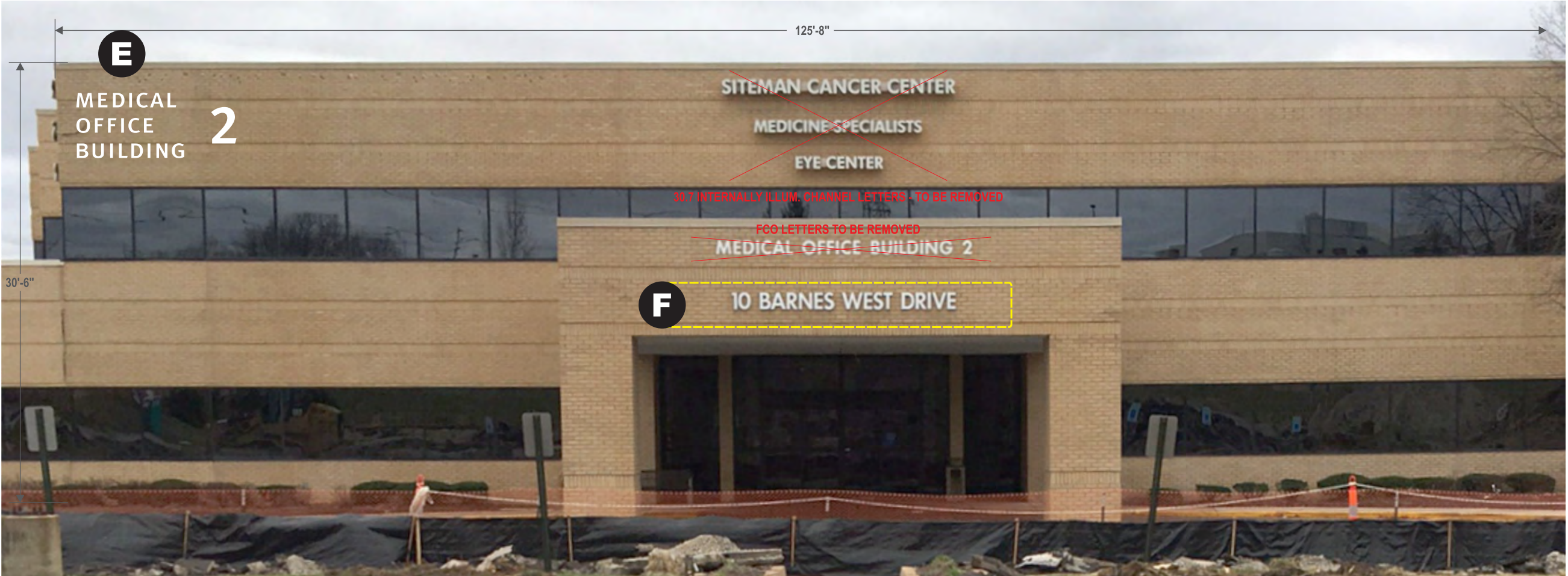
50sf Wall Sign

SCALE: ¼" = 1'

FABRICATE & INSTALL ONE NEW SET OF FORMED LETTERS ON WALL.
LETTERS: 2" DEEP - ALL ALUMINUM CONSTRUCTION. PAINT ACRYLIC POLYURETHANE CUSTOM.
INSTALLATION: ANCHOR FLUSH TO WALL W/ NON-CORROSIVE MECHANICAL FASTENERS.



SIDE VIEW - LETTER CONSTRUCTION



PROPOSED SIGN INSTALLED ON NORTH ELEVATION SCALE: 1/8"=1'

6.1.e



WARREN SIGN

2955 Arnold Tenbrook Rd.
St. Louis, MO 63010
P: 636-282-1300 F: 636-282-3388

CLIENT
BJC - West County Hospital

PROJECT
Wall Sign - MOB 2

LOCATION
10 Barnes West Dr., Creve Coeur, MO

DATE
06.14.2017

SAVED AS
BJC/WCo/MOB2/WU Wall Sign

DRAWING NO.
JK060817.1

REVISED
071917 SIZE REDUCED

REVISED
060818 ILLUM. C-LTRS

REVISED
072418 LAYOUT OPTION

REVISED
051619

DESIGNED BY
SAW



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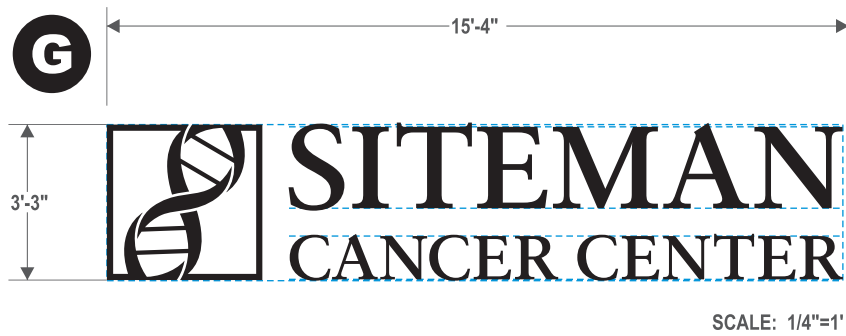


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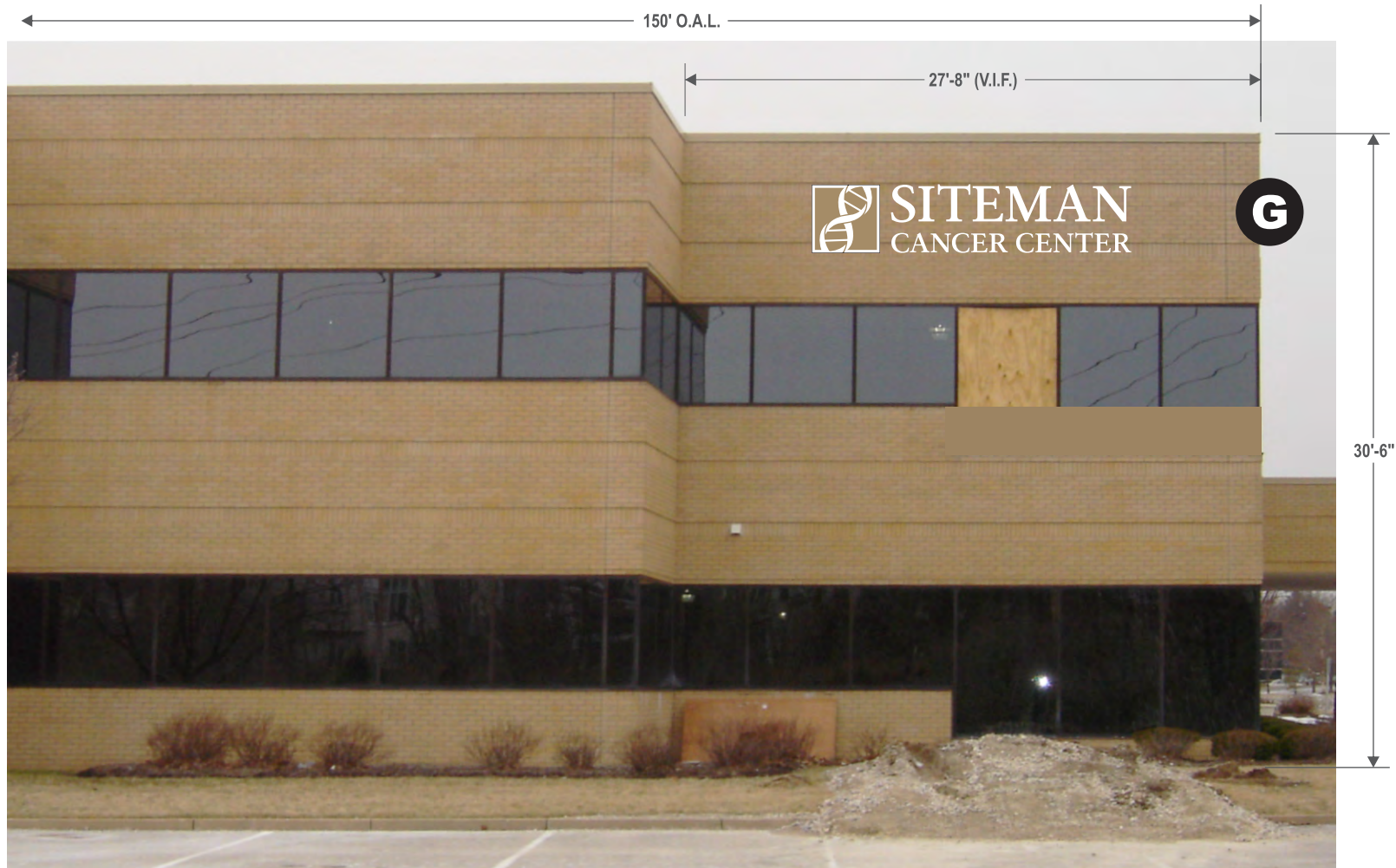
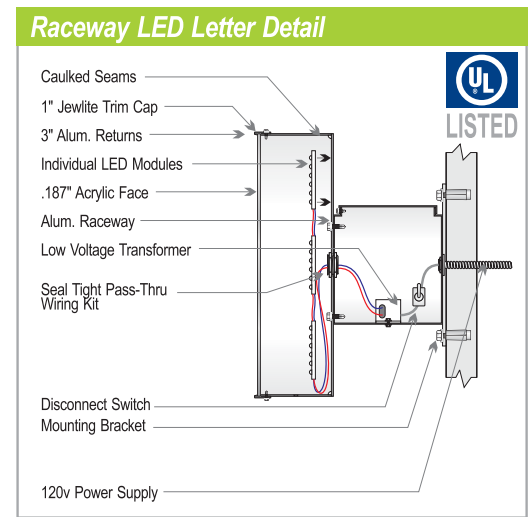
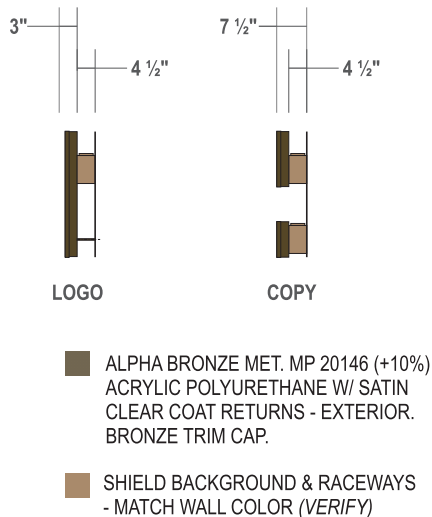
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

St. Louis' Largest Sign Contractor Delivering Quality Since 1929



50sf Internally Illuminated Channel Letter Wall Sign

FABRICATE & INSTALL ONE SET OF CHANNEL LETTERS TO REPLACE EXISTING CHANNEL LETTER WALL SIGN.
FACES: 3/16" WHITE ACRYLIC. PAINT SHIELD FACE CUSTOM COLOR TO MATCH BRICK (TBD). 1" TRIM CAP.
RETURNS: 3" DEEP ALUMINUM. PAINT ACRYLIC POLYURETHANE CUSTOM.
ILLUMINATION: HANLEY P-2072 WHITE LED MODULES AS REQ'D. FOR THIN-STROKE/SALLOW DEPTH SIGNS. OVER-POPULATE PER BJC STANDARDS.
POWER: 120v CIRCUIT TO SIGN BY OTHERS BEFORE INSTALLATION. WARREN SIGN TO MAKE FINAL CONNECTION. SIGN IS UL LISTED.
RACEWAY(S): 7x4 EXTRUDED ALUMINUM. PAINT ACRYLIC POLYURETHANE CUSTOM TO MATCH WALL (VERIFY).
INSTALLATION: RACEWAYS ANCHOR FLUSH TO WALL VIA NON-CORROSIVE MECHANICAL FASTENERS.



PROPOSED SIGN INSTALLED ON EAST ELEVATION SCALE: 1/8"=1'



EXISTING CHANNEL LETTER SIGN TO BE REMOVED

6.1.e



**WARREN
SIGN**

2955 Arnold Tenbrook Rd.
St. Louis, MO 63010
P: 636-282-1300 F: 636-282-3388

CLIENT
BJC - West County Hospital
PROJECT
Wall Sign - MOB 2
LOCATION
10 Barnes West Dr., Creve Coeur, MO

DATE
06.14.2017
SAVED AS
BJC/WCo/MOB2/WU Wall Sign
DRAWING NO.
JK060817.1
REVISED
071917 SIZE REDUCED
REVISED
060818 100sf ILLUM. C-LTRS
REVISED
051619
DESIGNED BY
SAW

85
Years
of
EXCELLENCE

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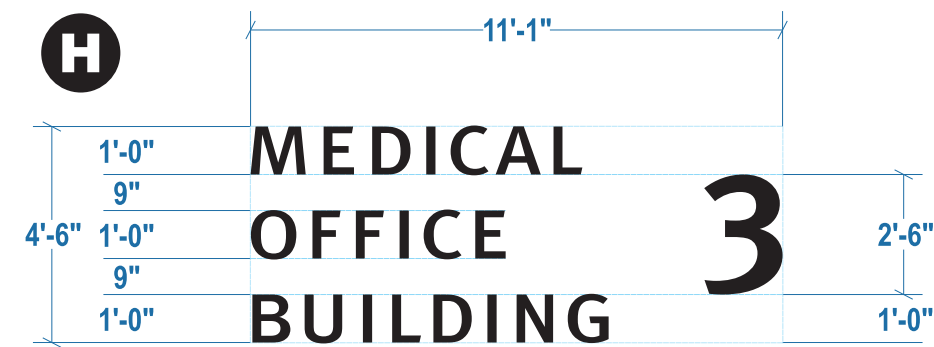
warrensing.com

Packet Pg. 72



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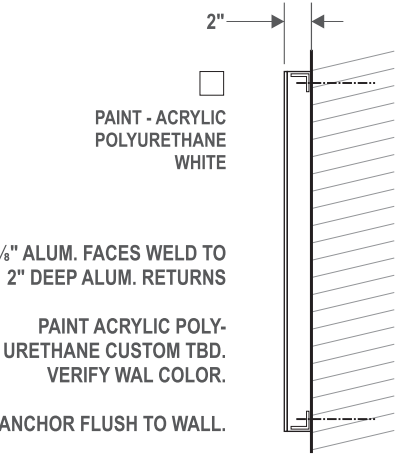
St. Louis' Largest Sign Contractor Delivering Quality Since 1929



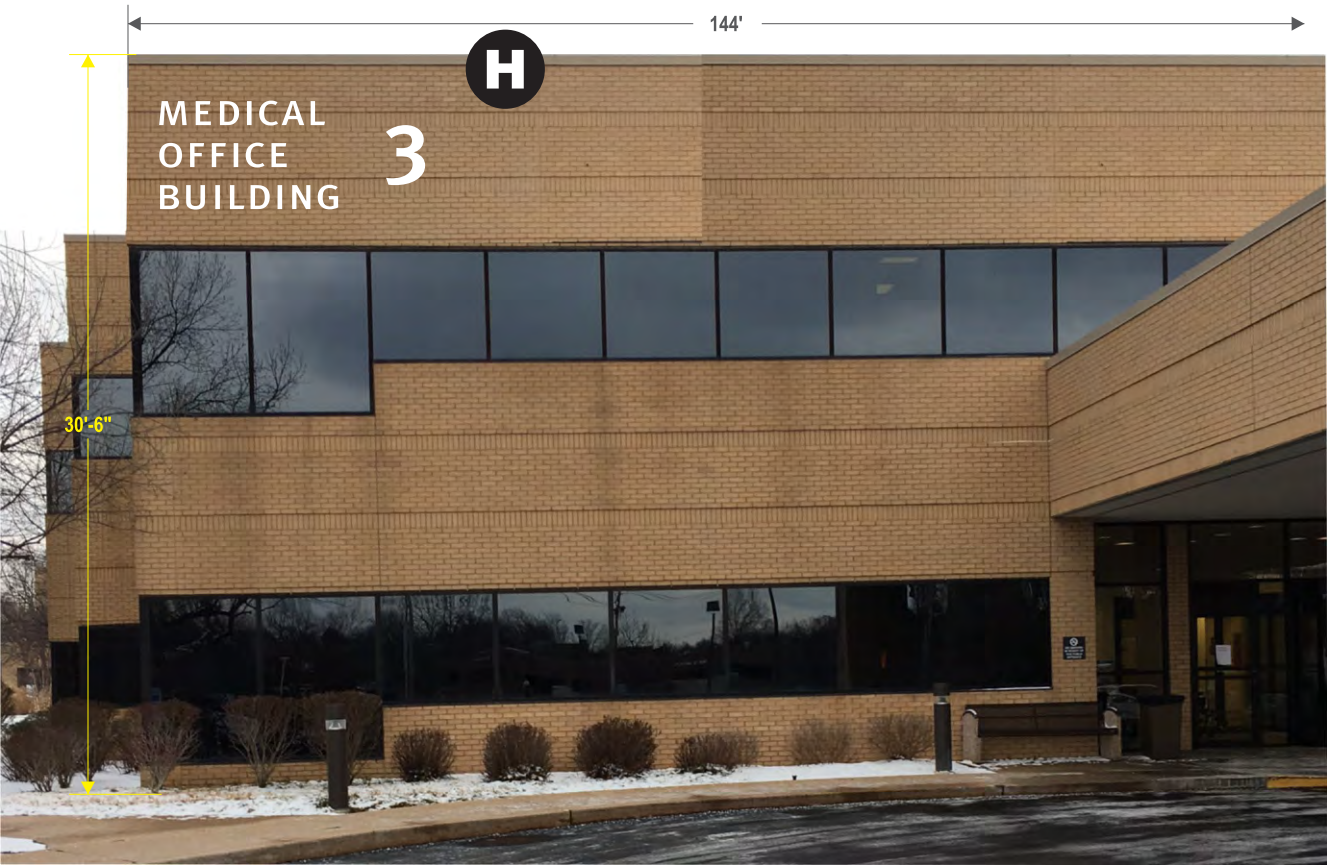
50sf Wall Sign

SCALE: 1/4" = 1'

FABRICATE & INSTALL ONE NEW SET OF FORMED LETTERS ON WALL.
LETTERS: 2" DEEP - ALL ALUMINUM CONSTRUCTION. PAINT ACRYLIC POLYURETHANE CUSTOM.
INSTALLATION: ANCHOR FLUSH TO WALL W/ NON-CORROSIVE MECHANICAL FASTENERS.



SIDE VIEW - LETTER CONSTRUCTION



PROPOSED SIGN INSTALLED ON WEST ELEVATION SCALE: 1/8"=1'



REMOVE & DISPOSE EXISTING CHANNEL LETTER SIGN 1'-0" X 19'-6"
LEAVE NON-ILLUM. MOB 3 LETTERS AT ENTRY



WARREN SIGN

2955 Arnold Tenbrook Rd.
St. Louis, MO 63010
P: 636-282-1300 F: 636-282-3388

CLIENT
BJC - West County Hospital

PROJECT
Wall Sign - MOB 3

LOCATION
1020 N. Mason Rd., Creve Coeur, MO

DATE
06.14.2017

SAVED AS
BJC/WCo/MOB3/WU Wall Sign

DRAWING NO.
JK060817.1

REVISED
071917 REDUCED SIZE

REVISED
060818 ILLUM. C-LTRS / RACEWAYS

REVISED
072418 LAYOUT OPTION

DESIGNED BY
SAW



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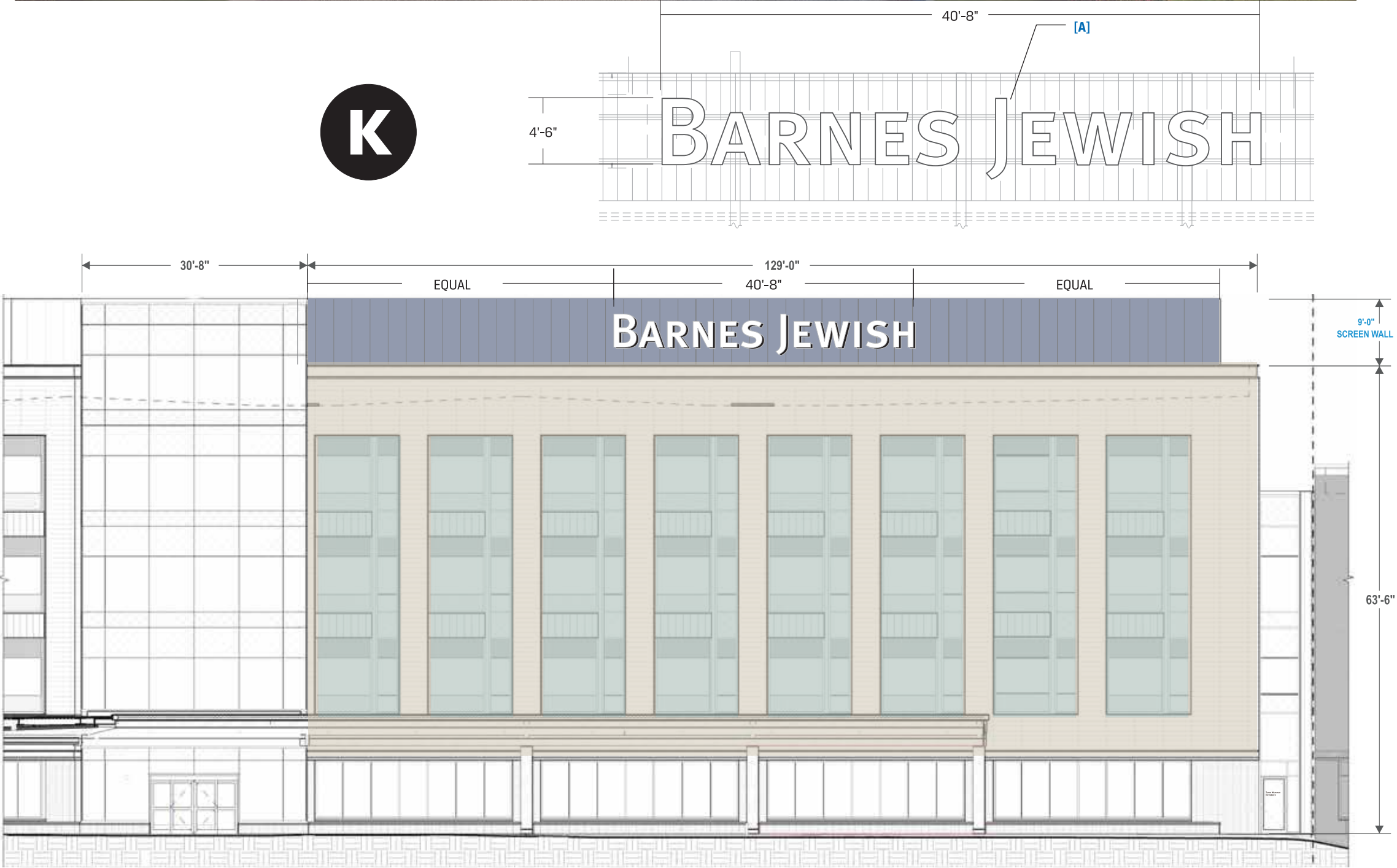


J

(LOCATED AT 969 N. MASON) EXISTING CONDITIONS

SIGN SPECIFICATIONS

[A] - ILLUMINATED LETTERS
Lighting: LED
Voltage:
Description: Face - Acrylic
Face Color: White
Return and Trimcap Color:
Painted Matthews Low VOC to match Sherwin Williams Westchester Gray SW2849 with satin clear coat
Mounting Color : Painted Matthews Low VOC to match Sherwin Williams Westchester Gray SW2849 with satin clear coat



TOWER - NORTHEAST SCALE: 1/16"=1'

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Project

BJC West County Hospital

St. Louis MO

Scale: noted
Original Page Size: 11" x 17"

Notes

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Revisions

REV	DESCRIPTION	BY	D
01	Pre-Prod Update	RJE	08
02	center letters	jeb	08
03	size	jeb	08

Rep.: Chuck Amundsen
Drawn By: J Boos
Orig. Date: 04

Sign Loc. No.

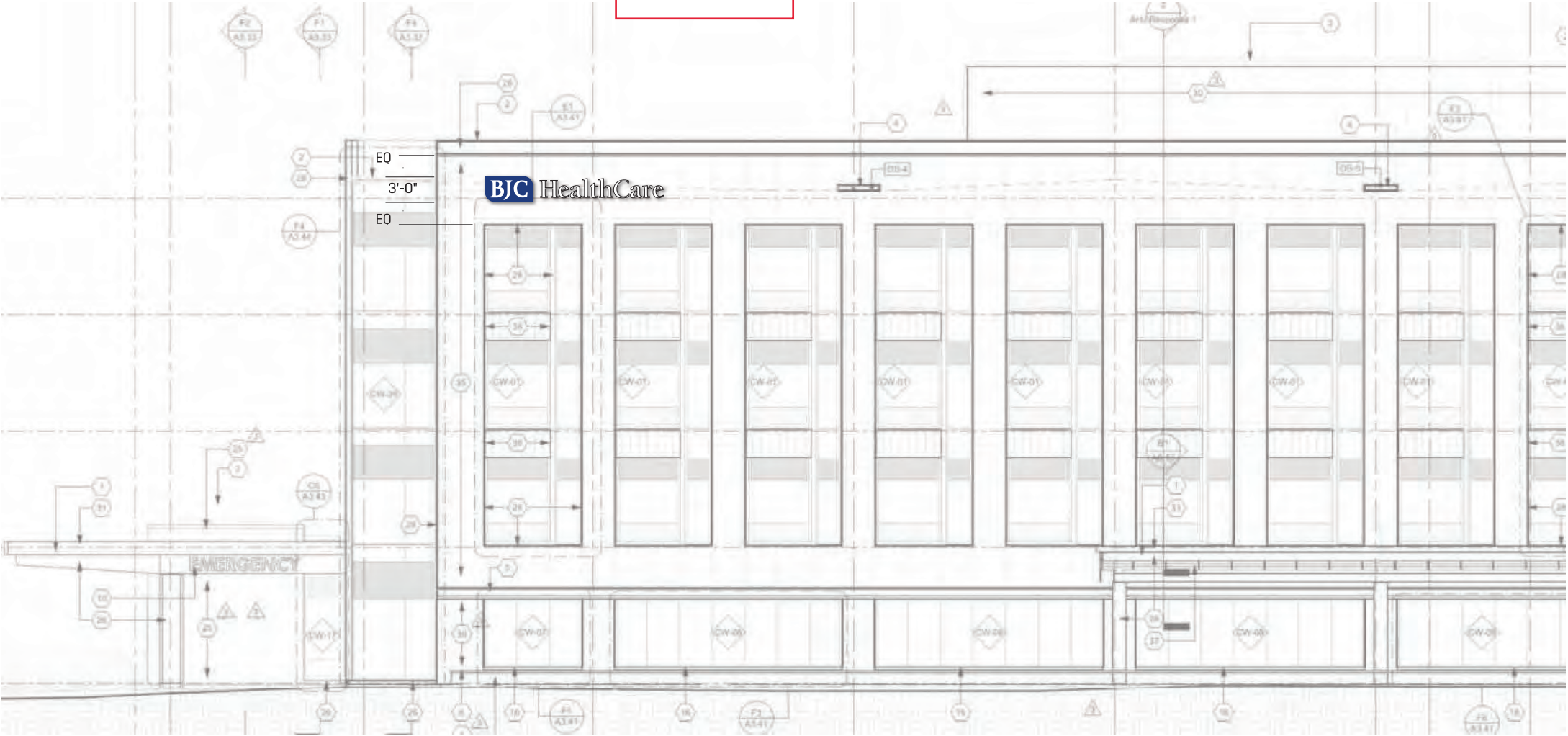
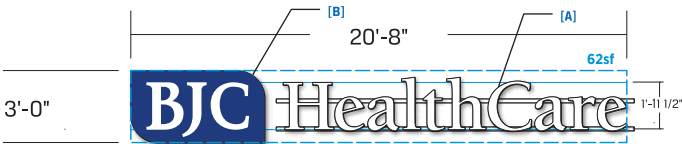
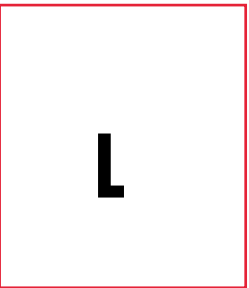
LL-01
Lit Letters
Sign. Type

Attachment: Applicant's Materials submitted 8-9-2019 (#19-023: BJC West County Master Sign Plan)

SIGN SPECIFICATIONS

[A] - ILLUMINATED LETTERS
Lighting: LED
Voltage:
Description: Face - Lit Acrylic
Face Color: White
Return & Trim Cap Color: Painted Matthews Low VOC to match Sherwin Williams Westchester Gray SW2849 with satin clear coat

[B] - ILLUMINATED LOGO
Lighting: LED
Voltage:
Description: Face - Flex
Face Color: White graphics with blue vinyl background 3M 3630-157 Sultan Blue
Return Color: Painted Matthews Low VOC to match 3M 3630-157 Sultan Blue PMS 287



ELEVATION - SCALE: 1/16"=1'



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Project

BJC West County Hospital

St. Louis MO

Scale: noted

Original Page Size: 11" x 17"

Notes

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Revisions

REV	DESCRIPTION	BY	DATE
01	Pre-Prod Update	RJE	08/01/
02	MOUNT	jeb	10/12/1

Rep.: Chuck Amundsen

Drawn By: Greg Moerner Orig. Date: 07/09/1

Sign Loc. No. 3' OPTION

LL-02

Lit Letters

Sign. Type

80120

102

OPP - Project - Job

Packet Pg. 76

Attachment: Applicant's Materials submitted 8-9-2019 (#19-023: BJC West County Master Sign Plan)



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Project

BJC WEST COUNTY HOSPITAL

12634 OLIVE BLVD.
CREVE COEUR, MO 63141

Scale: **AS NOTED**

Original Page Size: **11" X 17"**

Notes

LINE -05 FABRICATE MOUNTING
BRACKETS ONLY

Revisions

REV	DESCRIPTION	BY	DATE
1	LED'S & POWER	WCC	8.2.18
2	LINE -05 SHOP RELEASE	WCC	10.11.18

Rep.: **CHUCK AMUNDSEN** Orig. Date: **7.17.18**

Drawn By: **WADE CARTER**

Sign Loc. No.

LL-02

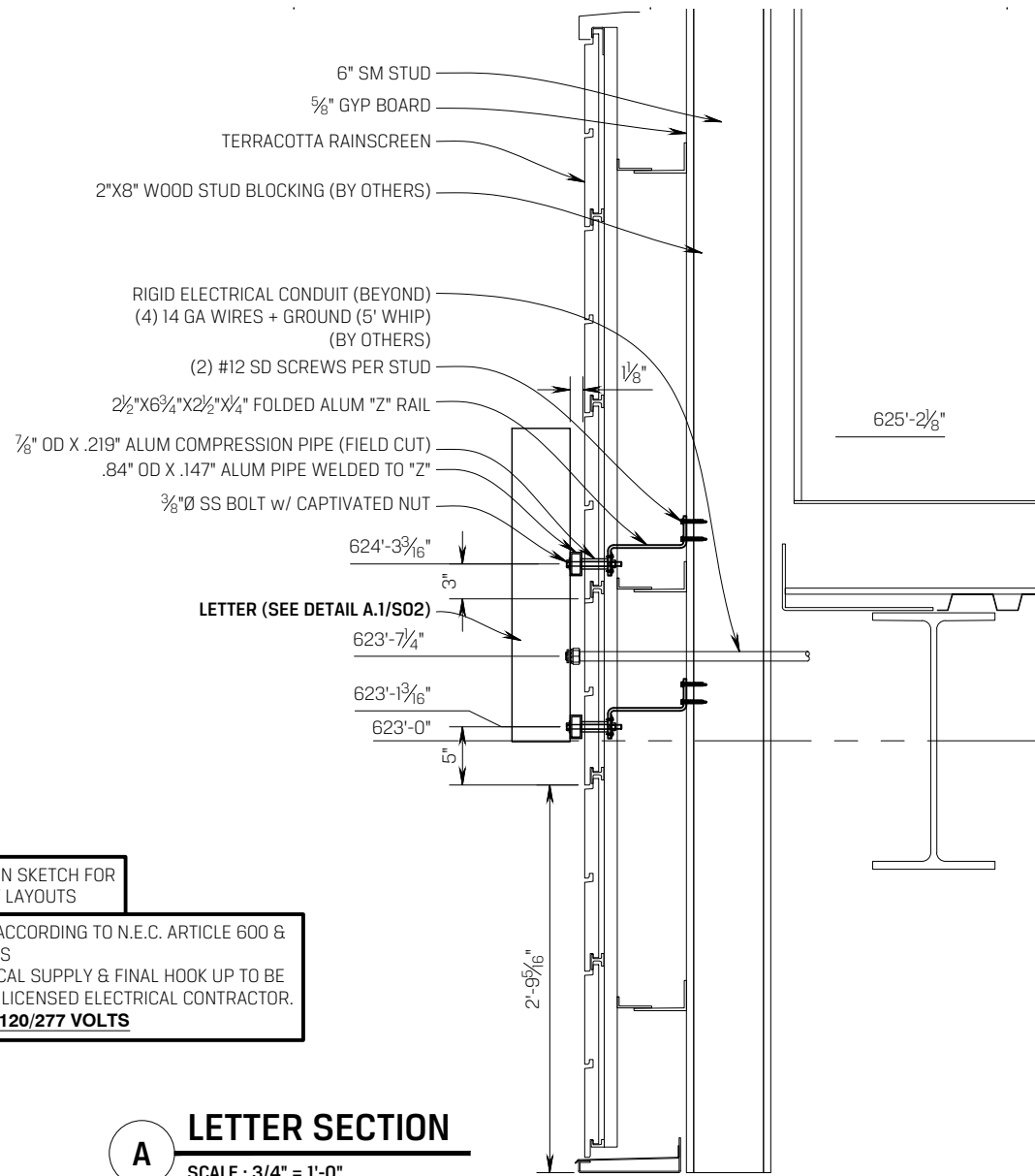
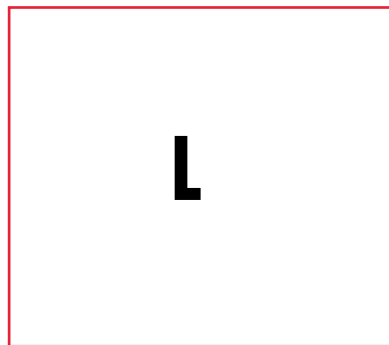
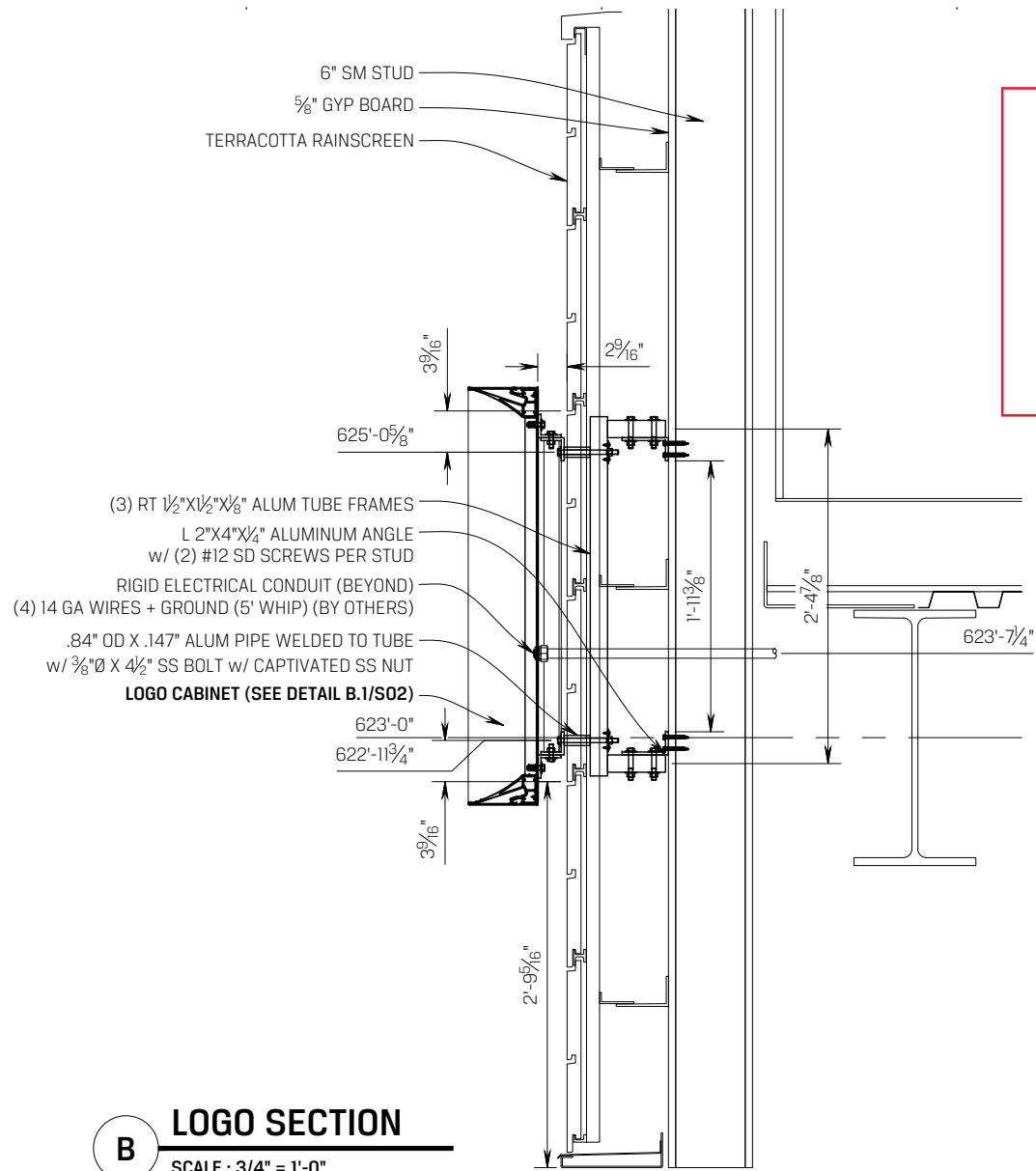
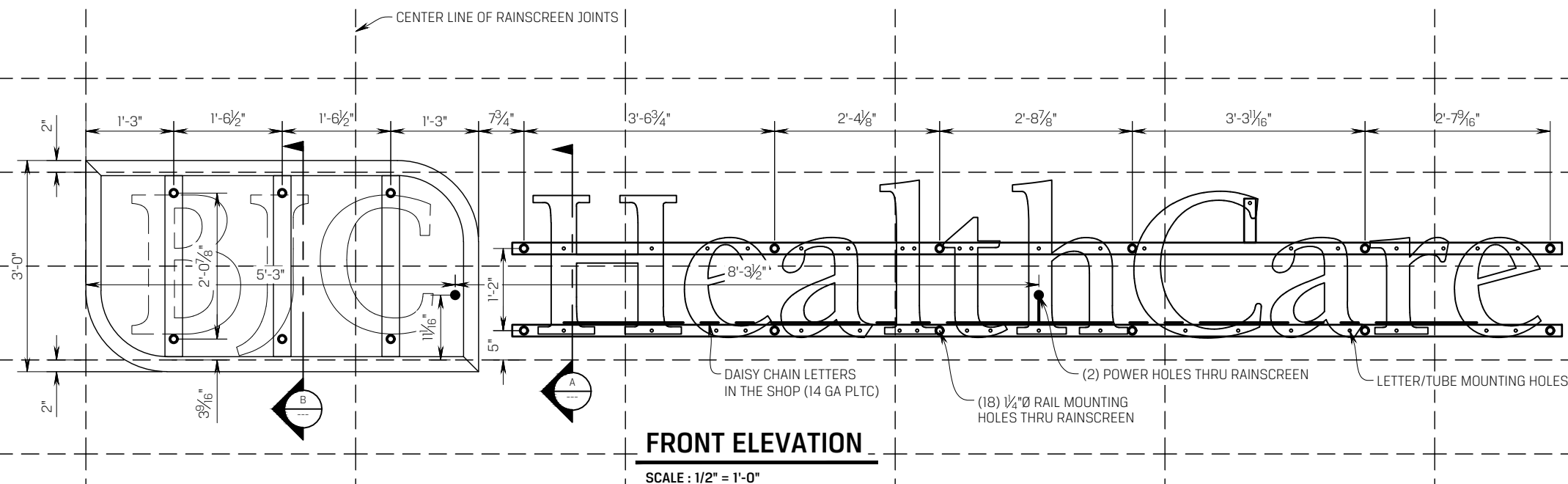
LIT LETTERS

Sign Type

80120

OPP-Project-Job No.

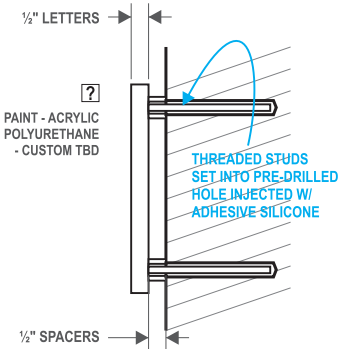
Packet Pg. 77



*NOTE: SEE DESIGN SKETCH FOR
COLOR & COPY LAYOUTS

BOND & GROUND ACCORDING TO N.E.C. ARTICLE 600 &
U.L. 48 STANDARDS
PRIMARY ELECTRICAL SUPPLY & FINAL HOOK UP TO BE
DONE BY LOCALLY LICENSED ELECTRICAL CONTRACTOR.
4.4/1.8 AMPS @ 120/277 VOLTS

St. Louis' Largest Sign Contractor Delivering Quality Since 1929

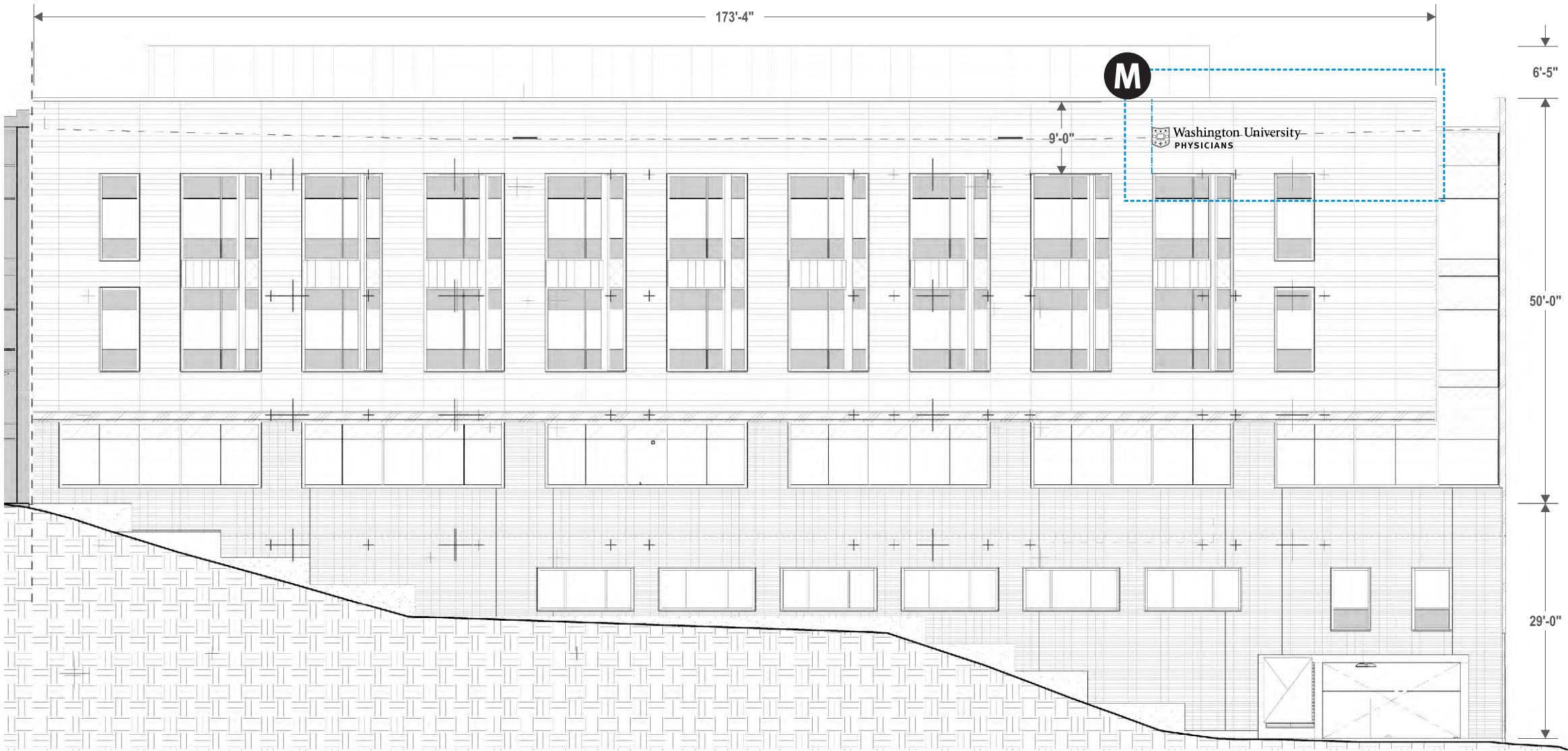


ART FILE: SUPPLIED BY BETH ANGLIN - 053017
FILE: WUPhys Signage guidelines.pdf

? SHIELD BACKGROUND - (MATCH WALL COLOR) TBD ? LETTERS - (WHITE OR BLACK TO CONTRAST WALL) TBD

New Construction - 50sf FCO Letter Wall Sign

FABRICATE & INSTALL ONE NEW SET OF FLAT CUT-OUT LETTERS ON WALL.
LETTERS: 1/2" THICK ALUMINUM. PAINT ACRYLIC POLYURETHANE CUSTOM (VERIFY WALL COLOR). SHIELD BACKGROUND PAINTED TO MATCH WALL COLOR (TBD).
INSTALLATION: ANCHOR FLUSH TO WALL W/ NON-CORROSIVE MECHANICAL FASTENERS.



MOB NORTHEAST ELEVATION SCALE: 1/16"=1'



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WARREN
SIGN

2955 Arnold Tenbrook Rd.
St. Louis, MO 63010
P: 636-282-1300 F: 636-282-3388

CLIENT
BJC - West County Hospital

PROJECT
Wall Signs at MOB 4

LOCATION
1044 North Mason Rd.

DATE
05.25.2017

SAVED AS
BJC/WCo/2017/WS/M 042618

DRAWING NO.
JK051617.5-A

REVISED
042618 SIZE OPT

REVISED
051619

REVISED
~

REVISED
~

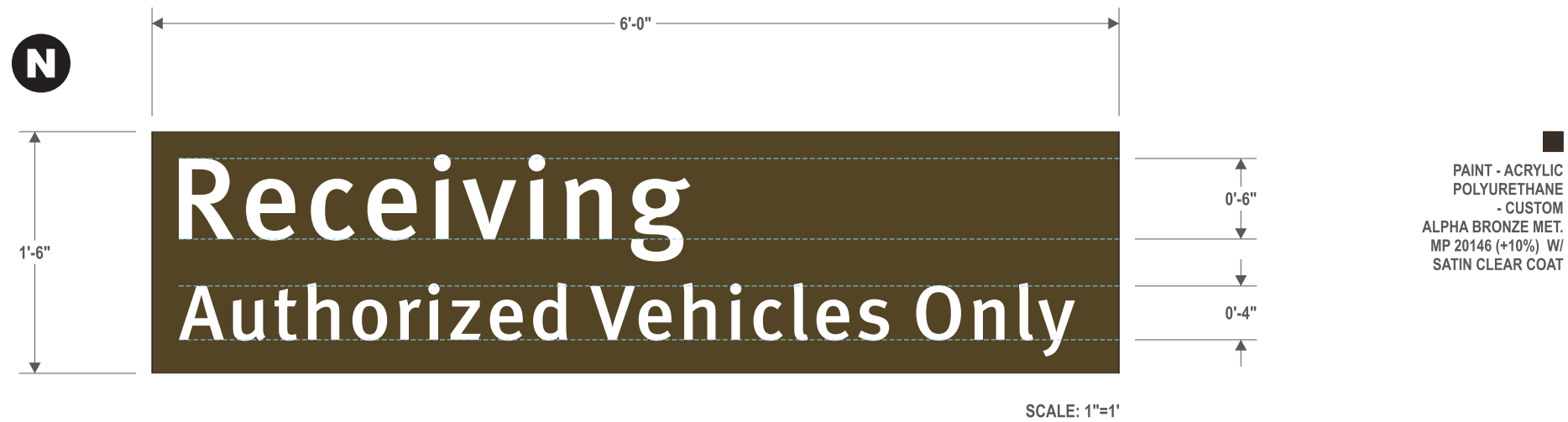
DESIGNED BY
SAW



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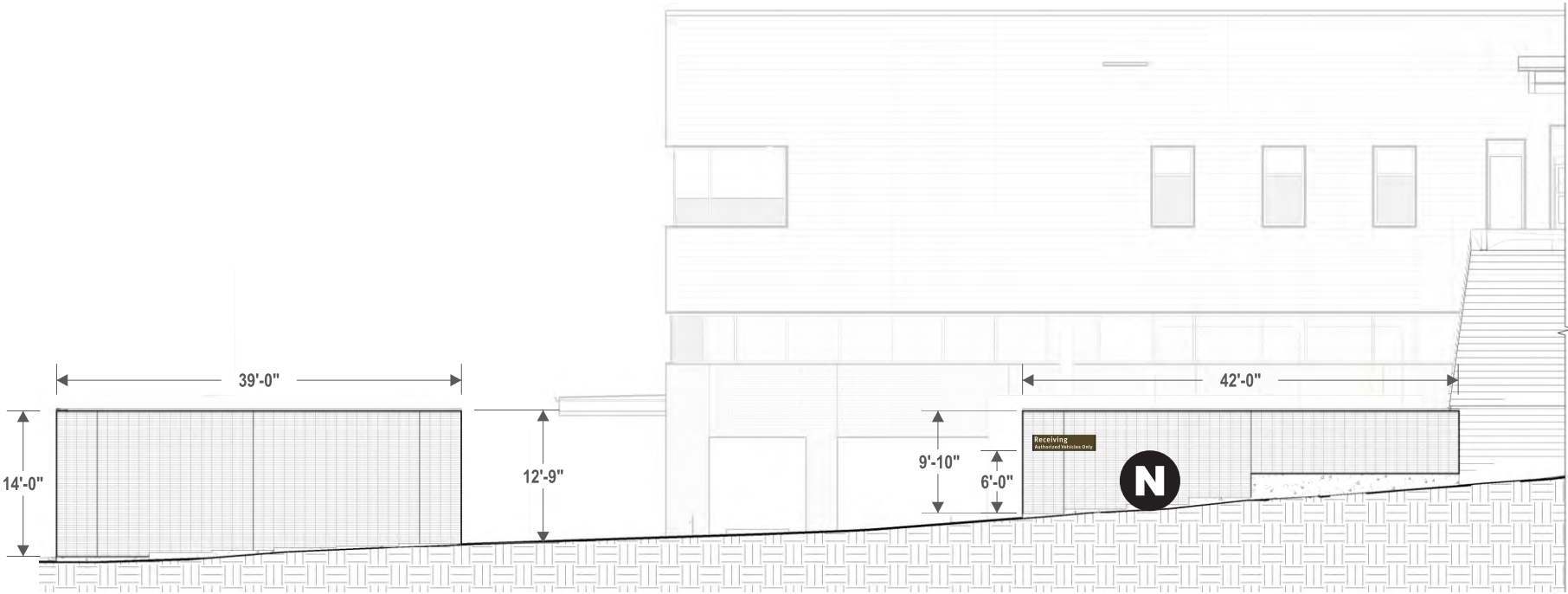


St. Louis’ Largest Sign Contractor Delivering Quality Since 1929



9sf Panel W/ FCO Copy - QTY: 1

FABRICATE & INSTALL NEW PANEL ON BRICK WALL.
PANEL: 1" DEEP ALUMINUM RETURNS. PAINT ACRYLIC POLYURETHANE CUSTOM.
COPY: 1/4" THICK FLAT CUT-OUT ALUMINUM. PAINT ACRYLIC POLYURETHANE CUSTOM. STUD MOUNT FLUSH TO PANEL.
INSTALLATION: ANCHOR PANEL FLUSH TO WALL VIA NON-CORROSIVE MECHANICAL FASTENERS W/ EXPANDABLE ANCHORS SET INTO PRE-DRILLED HOLES IN BRICK.



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**WARREN
SIGN**

2955 Arnold Tenbrook Rd.
St. Louis, MO 63010
P: 636-282-1300 F: 636-282-3388

CLIENT
BJC - West County Hospital
PROJECT
Wall Signs at Replacement Hospital
LOCATION
12634 Olive St.
DATE
05.25.2017
SAVED AS
BJC/WCo/2017/WS/EQPT YARD EAST
DRAWING NO.
JK051517.7
REVISED
060917 ADDED 1 SIGN
REVISED
040918
REVISED
051619
DESIGNED BY
SAW



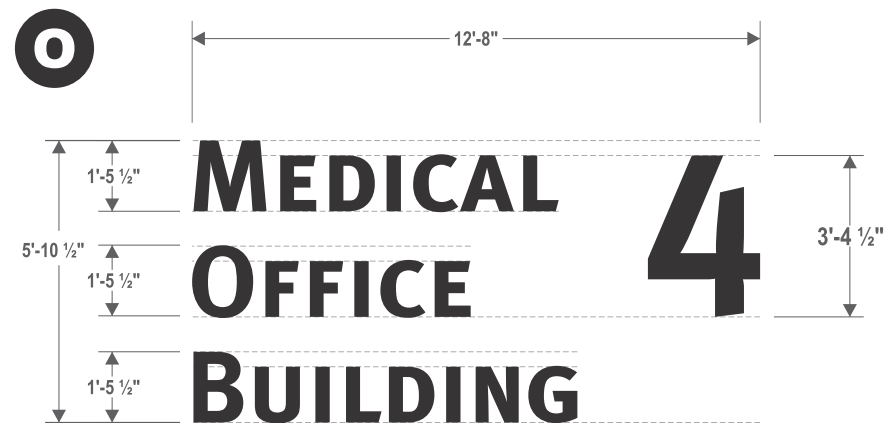
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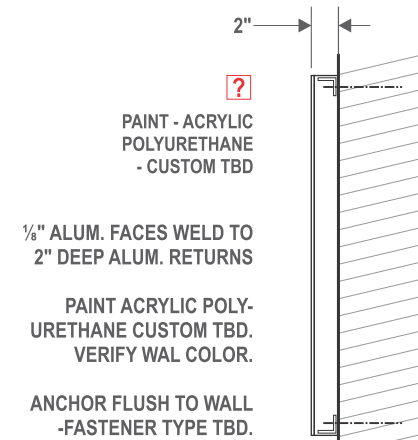
St. Louis' Largest Sign Contractor Delivering Quality Since 1929



SCALE: 1/4"=1'

New Construction - 70sf Formed Letter Wall Sign

FABRICATE & INSTALL ONE NEW SET OF FORMED LETTERS ON WALL.
LETTERS: 2" DEEP - ALL ALUMINUM CONSTRUCTION. PAINT ACRYLIC POLYURETHANE CUSTOM.
INSTALLATION: ANCHOR FLUSH TO WALL W/ NON-CORROSIVE MECHANICAL FASTENERS.



SIDE VIEW - LETTER CONSTRUCTION



MOB SOUTHWEST ELEVATION SCALE: 1/16"=1'

6.1.e



WARREN SIGN

2955 Arnold Tenbrook Rd.
St. Louis, MO 63010
P: 636-282-1300 F: 636-282-3388

CLIENT
BJC - West County Hospital

PROJECT
Wall Signs at MOB 4

LOCATION
1044 North Mason Rd.

DATE
05.25.2017

SAVED AS
BJC/WCo/2017/WS/ILM/1 04261

DRAWING NO.
JK051617.1-B

REVISED
042618 SIZE OPT

REVISED
051619

REVISED
061119 REDUCED SIZE

DESIGNED BY
SAW



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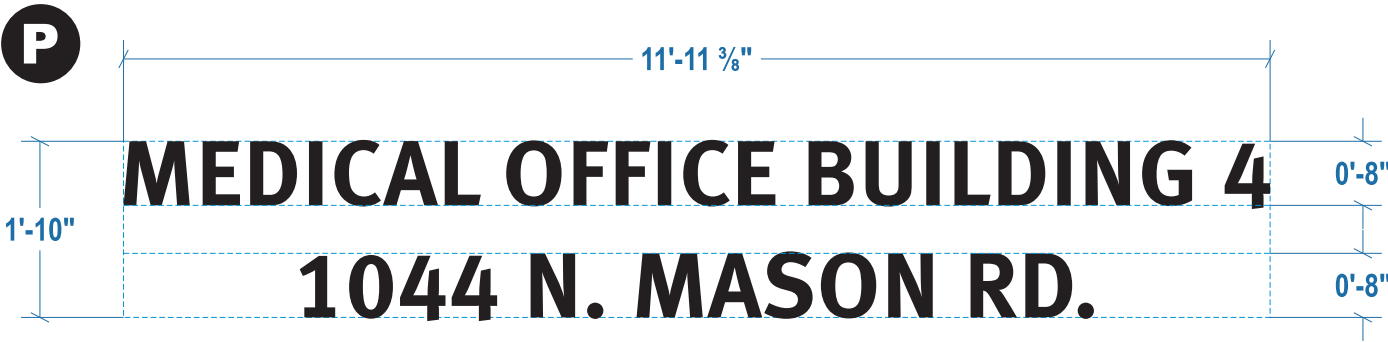
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Packet Pg. 80



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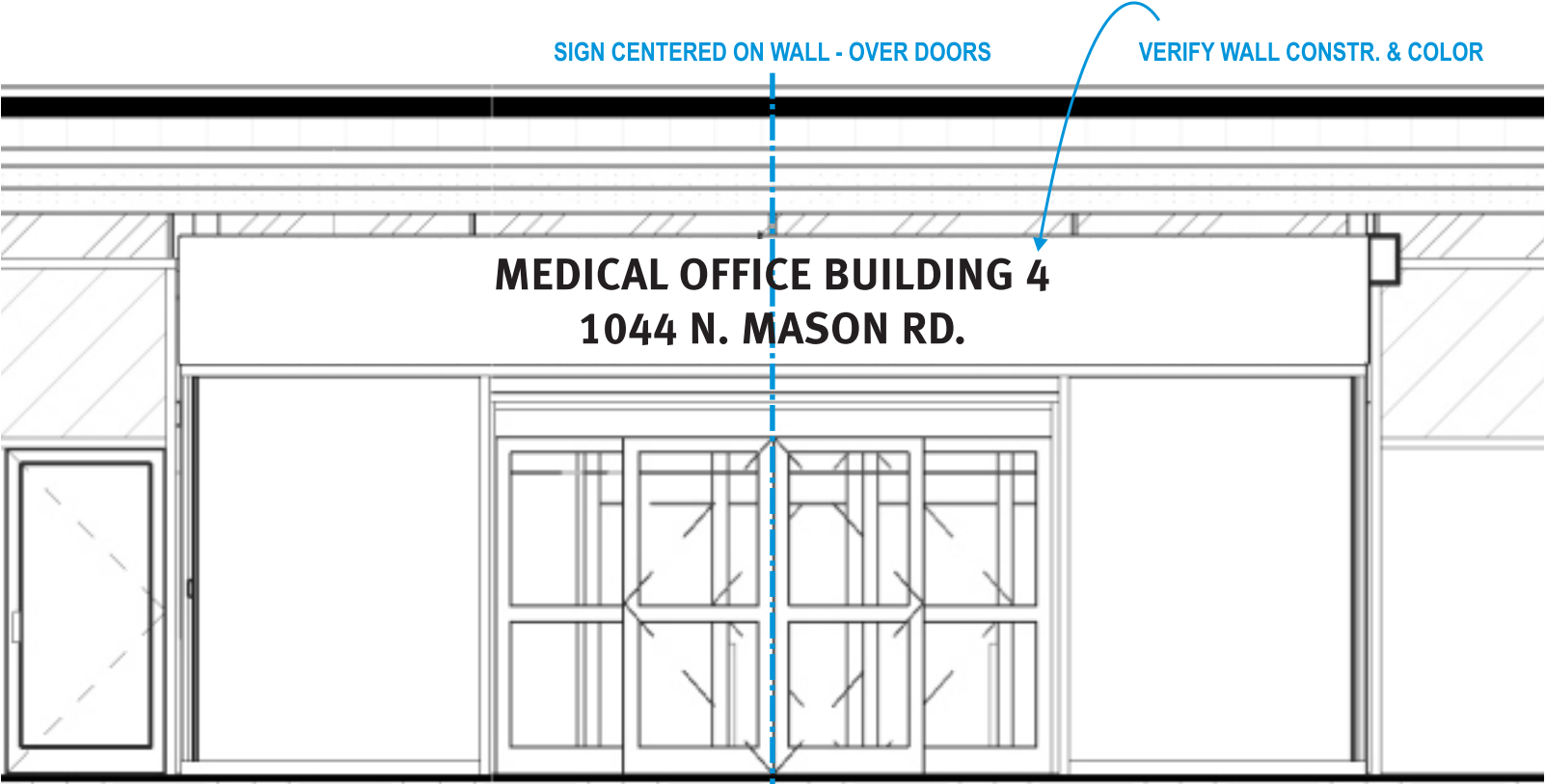
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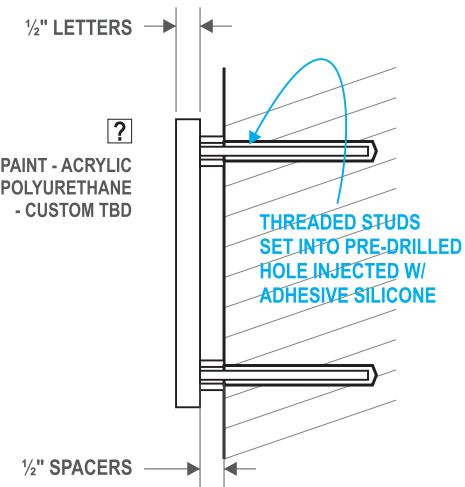
SCALE: 1/2" = 1'

New Construction - FCO Address Numerals

FABRICATE & INSTALL ONE NEW SET OF FLAT CUT-OUT LETTERS/NUMBERS. FIELD VERIFY WALL CONSTRUCTION & COLOR.
NUMBERS: 1/2" ALUMINUM. WELD STUDS ON BACK - 1/2" SPACER EACH STUD. PAINT FACE & RETURNS ACRYLIC POLYURETHANE CUSTOM - TBD.



MOB SOUTHWEST ELEV. - ADDRESS OVER ENTRY DETAIL SCALE: 1/4"=1'



6.1.e



**WARREN
SIGN**

2955 Arnold Tenbrook Rd.
St. Louis, MO 63010
P: 636-282-1300 F: 636-282-3388

CLIENT
BJC - West County Hospital

PROJECT
Wall Signs at MOB 4

LOCATION
1044 North Mason Rd.

DATE
05.25.2017

SAVED AS
BJC/WCo/2017/WS/MOB 4

DRAWING NO.
JK051617.2

REVISED
060818 FULL ADDRESS

REVISED
051719

DESIGNED BY
SAW



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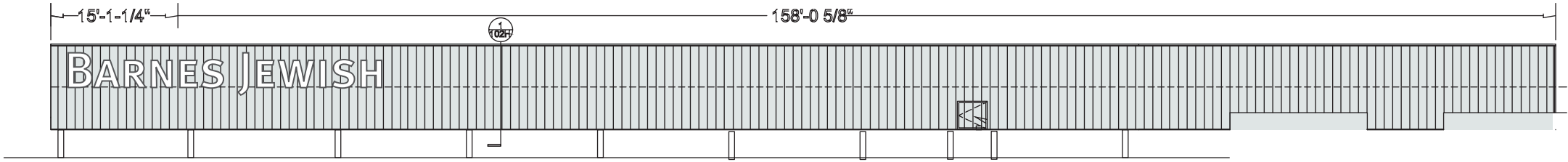
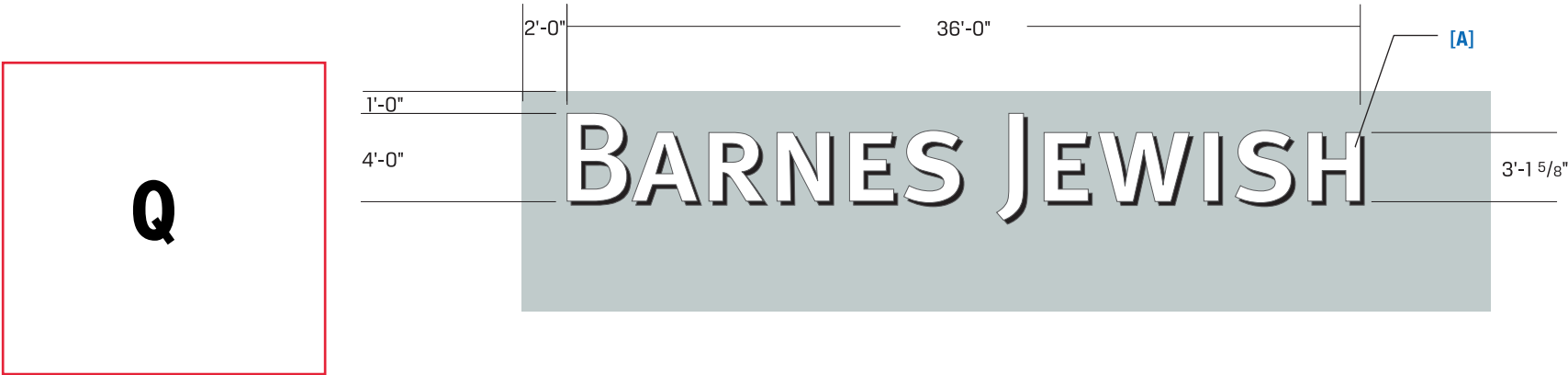


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SIGN SPECIFICATIONS

[A] - ILLUMINATED LETTERS

Lighting: LED
Voltage:
Description: Face - Acrylic
Face Color: White
Return and Trimcap Color:
Painted Matthews Low VOC to match Sherwin Williams Westchester Gray SW2849 with satin clear coat
Mounting Color : Painted Matthews Low VOC to match Sherwin Williams Westchester Gray SW2849 with satin clear coat



SOUTHWEST



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Project

BJC West County Hospital

St. Louis MO

Scale: 1/9" = 1'-0"

Original Page Size: 11" x 17"

Notes

Revisions

REV	DESCRIPTION	BY	DATE
01	location	jeb	08/09/2019

Rep.: Chuck Amundsen

Drawn By: J Boos

Orig. Date: 08/09/2019

Sign Loc. No.

LL-03

Lit Letters

Sign. Type

80120

OPP - Project

101

Packet Pg. 82

Attachment: Applicant's Materials submitted 8-9-2019 (#19-023: BJC West County Master Sign Plan)



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Project

BJC
WEST COUNTY
HOSPITAL

12634 OLIVE BLVD.
CREVE COEUR, MO 63141

Scale: **AS NOTED**

Original Page Size: **11" X 17"**

Notes

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Revisions

REV	DESCRIPTION	BY	DATE
1	.	.	.

Rep.: **CHUCK AMUNDSEN** Orig. Date: **2.13.19**
Drawn By: **WADE CARTER**

Sign Loc. No.

LL-03

LIT LETTERS

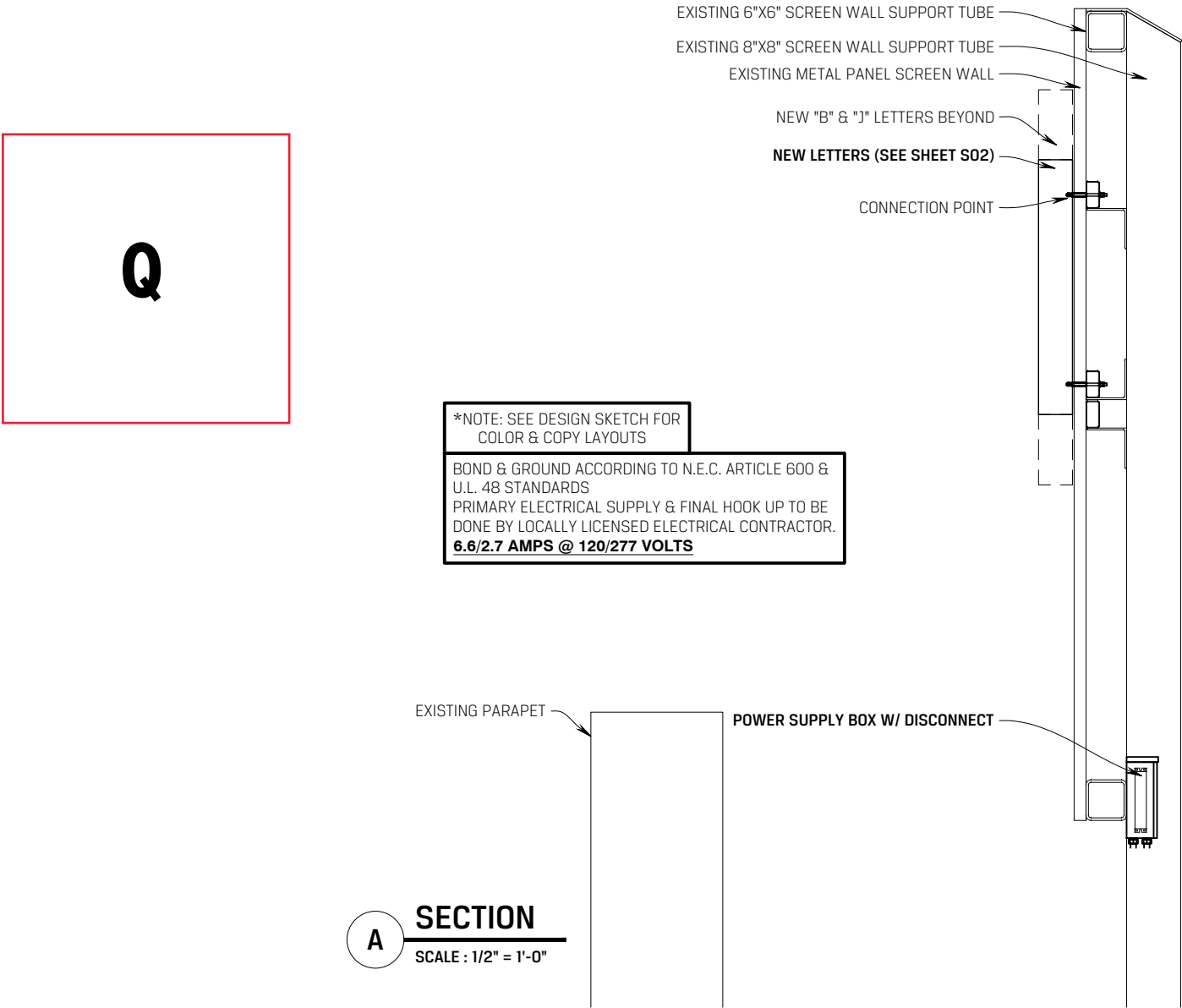
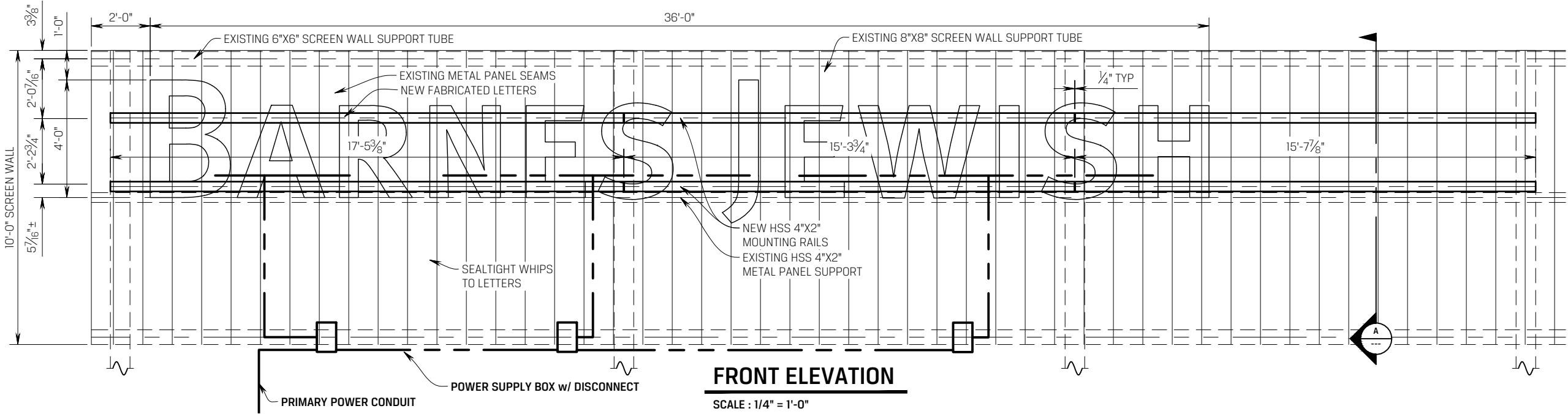
Sign Type

80120

OPP-Project-Job No.

Packet Pg. 83

Attachment: Applicant's Materials submitted 8-9-2019 (#19-023: BJC West County Master Sign Plan)



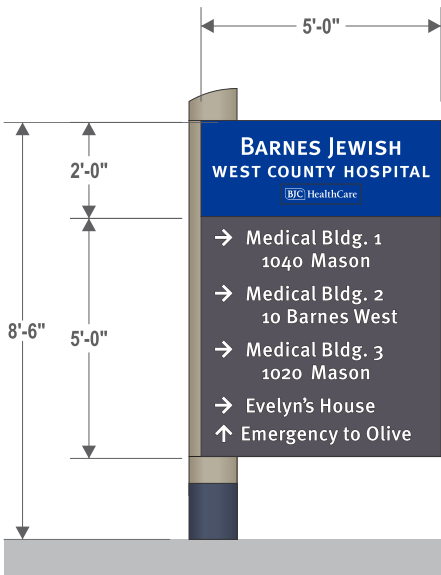




Sign Features:

Internally Illuminated Double Face Signs With Copy Routed-Out of Aluminum Panels & 1/2" Thick Acrylic Letters Pushed-Through.
All White LED Lighting Installed Inside Sign Cabinet. All Exterior Surfaces Painted With Acrylic Polyurethane Paints.
Sign Installed on Masonry Base.

QTY: 1



Sign Features:

Internally Illuminated Double Face Signs
With Copy Routed-Out of Aluminum Panels
& 1/2" Thick Acrylic Letters Pushed-Through.
All White LED Lighting Installed Inside
Sign Cabinet. All Exterior Surfaces Painted
With Acrylic Polyurethane Paints.

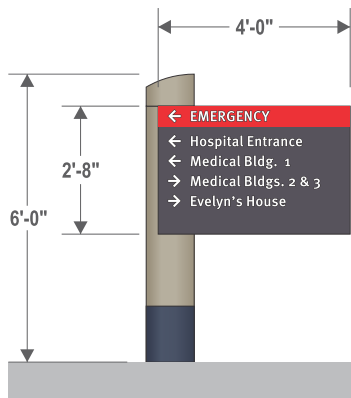
QTY: 3

Illuminated Campus Entry Pylon Sign (Typ.) - 15'

1) OLIVE & BARNES WEST

Illuminated Campus Entrance Directional Signs (Typ.) - 8'-6"

3) MASON ROAD
5) BARNES WEST & MOB 2
7) INNER CAMPUS NORTHWEST SIDE



Sign Features:

Non-Illuminated Single & Double Face Signs.
All Aluminum Construction.
All Exterior Surfaces Painted
With Acrylic Polyurethane Paints.
All Lettering to be 3M Premium Vinyl
Die-Cut Graphics.

QTY: 12

Non-Illuminated Campus Pedestrian Directional Signs (Typ.) - 6'

4) 969 BUILDING
6) SOUTH END OF BARNES WEST AVE.
8) INNER CAMPUS NORTH SIDE
9) INNER CAMPUS WEST SIDE
10) "L" SHAPE INNER CAMPUS SOUTHWEST
11) INNER CAMPUS OFF MASON (ALONG NEW DRIVE)

12) INNER CAMPUS OFF MASON (ALONG NEW DRIVE)
13) SOUTH SIDE MOB 1
14) INNER CAMPUS OFF BARNES WEST DR.
16) INNER CAMPUS OFF BARNES WEST DR.
18) INNER CAMPUS OFF BARNES WEST DR.
19) INNER CAMPUS OFF BARNES WEST DR.



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



WARREN SIGN

2955 Arnold Tenbrook Rd.
St. Louis, MO 63010
P: 636-282-1300 F: 636-282-3388

CLIENT

BJC - West County Hospital

PROJECT

New Campus Sign System

LOCATION

West County Hospital

DATE

05.10.2017

SAVED AS

BJC/WCoHosp/2017New/SignPlanTypes

DRAWING NO.

JK050317.1

REVISED

051017 UPDATED SIZES/QTY

REVISED

052617 NEW #14

REVISED

071817 QTY / STYLES

REVISED

080719 NEW SIGN 1

DESIGNED BY

SAW



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Packet Pg. 85

St. Louis’ Largest Sign Contractor Delivering Quality Since 1929



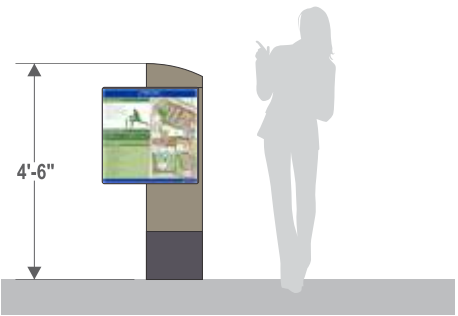
Masonry-Based Campus ID Signs (Typ.) - Architectural Signage

- 2) OLIVE & MASON
- 15) ENTRANCE: BARNES JEWISH WEST COUNTY



Sign Features:
Non-Illuminated Cabinet on Masonry Base.

QTY: 1 - (EXISTING)



Sign Features:
Non-Illuminated Single Face Signs.
All Aluminum Construction.
All Exterior Surfaces Painted
With Acrylic Polyurethane Paints.
Graphics to be Digitally Printed 3M Vinyl
W/ Clear Matte Finish Protective Laminate.

QTY: 13

Existing Monument Sign for Evelyn’s House

- 17) ENTRANCE TO EVELYN'S HOUSE PARKING

Fitness Trail Station Signs (Typ.) - 4'-6"

- 1-13: INDIVIDUAL LOCATIONS AROUND CAMPUS TRAIL TBD

6.1.e



**WARREN
SIGN**

2955 Arnold Tenbrook Rd.
St. Louis, MO 63010
P: 636-282-1300 F: 636-282-3388

CLIENT

BJC - West County Hospital

PROJECT

New Campus Sign System

LOCATION

West County Hospital

DATE

05.10.2017

SAVED AS

BJC/WCoHosp/2017New/SignPlanTypes

DRAWING NO.

JK050317.1

REVISED

051017 UPDATED SIZES/QTY

REVISED

052617 NEW #14

REVISED

071817 QTY / STYLES

REVISED

080719 NEW SIGNS 2 & 15

DESIGNED BY

SAW



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Barnes Jewish West County Hospital Ground Sign Plan - 2019

REVISED 080719

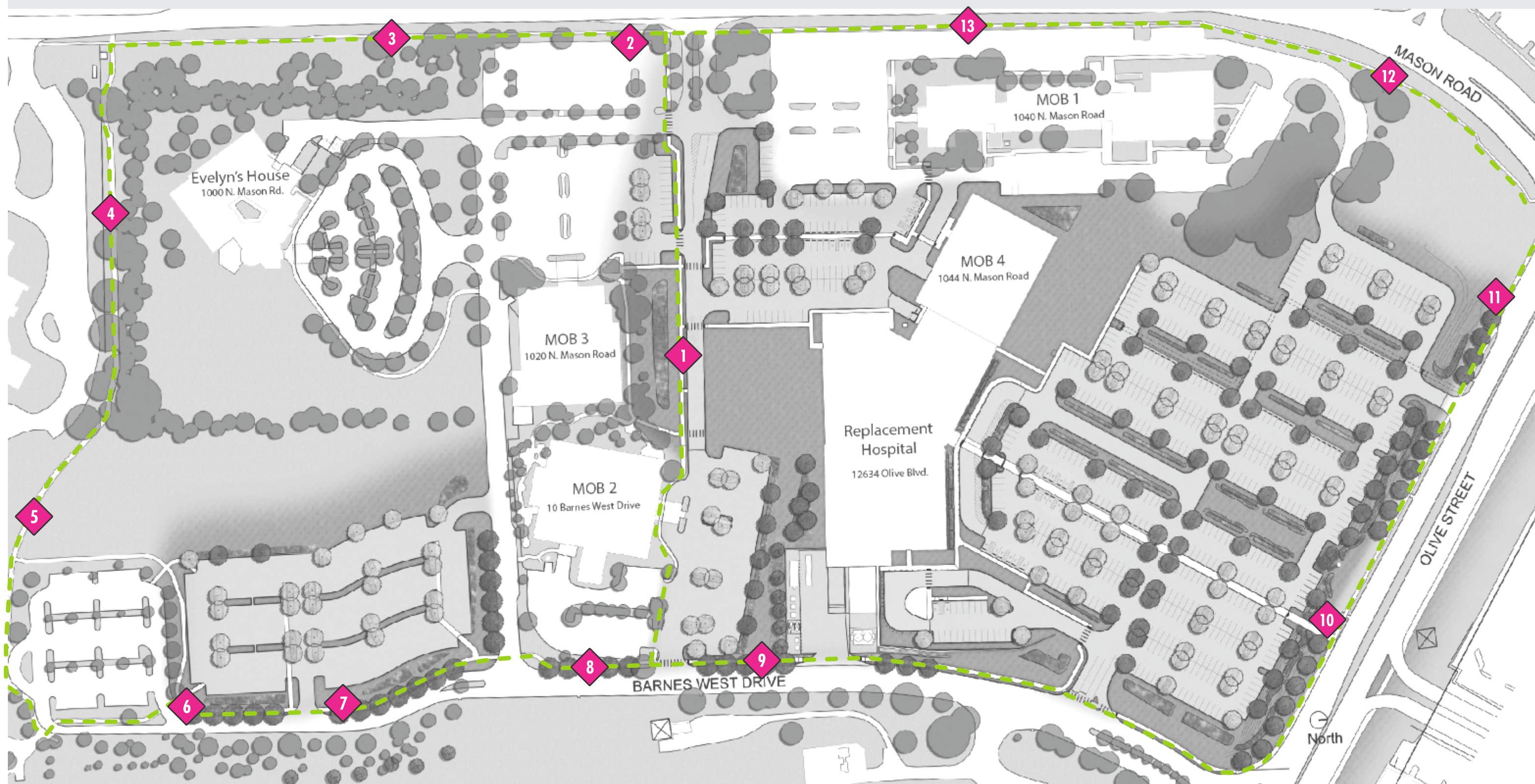
N →

- Illum. Campus Entry Pylon Sign - 15'
- Illum. Campus Entrance Directional Signs - 8'-6"
- Campus Pedestrian Directional Signs - 6'
- Masonry-Based Campus ID Signs - Architectural Signage
- Fitness Trail
- ◆ Fitness Trail - Stations



◆ Fitness Trail - Stations

— Fitness Trail



Attachment: Applicant's Materials submitted 8-9-2019 (#19-023: BJC West County Master Sign Plan)



WARREN SIGN

2955 Arnold Tenbrook Rd.
St. Louis, MO 63010
P: 636-282-1300 F: 636-282-3388

CLIENT
BJC - West County Hospital

PROJECT
Refurbish Large Pylons

LOCATION
West County Hospital

DATE
05.10.2017

SAVED AS
BJC/WCoHosp/2017New/LC

DRAWING NO.
JK050317.1

REVISED
071817 LAYOUT

REVISED
031518 ~

REVISED
040418 CONSTR. DETAILS

REVISED
080719 DESIGN UPDATES

DESIGNED BY
SAW



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Attachment: Applicant's Materials submitted 8-9-2019 (#19-023: BJC West County Master Sign Plan)



1 ELEVATION: BARNES WEST WAYFIND SIGN 8A
SCALE: 1/4"=1'-0"

- Gray Violet painted aluminum main sign cabinet, white push-thru illuminated letters
 - Wayfinding sign cabinet - painted aluminum faces with white push-thru illuminated letters and painted aluminum Taupe Metallic base above granite
 - Illuminated BJC leaf & HealthCare push-thru letters
 - Cream color smooth granite veneer monument base
 - Grass/landscaping to be added to south of sign
- 9 1/2" tall "BJWCH" cap height letters
4 3/8" tall "HealthCare" cap height letters
6" tall Wayfinding cap height letters



2 ELEVATION: BARNES WEST WAYFIND SIGN 8A
SCALE: 1/4"=1'-0"

- Gray Violet painted aluminum main sign cabinet, white push-thru illuminated letters
- Wayfinding sign cabinet - painted aluminum faces with white push-thru illuminated letters
- Illuminated BJC leaf & HealthCare push-thru letters
- Cream color smooth granite veneer monument & wayfinding base
- Grass/landscaping to be added to south of sign



15 ELEVATION: BARNES WEST MONUMENT SIGN 8B
SCALE: 1/4"=1'-0"

- Gray Violet painted sign cabinet, white push-thru illuminated letters
- Illuminated BJC leaf & HealthCare push-thru letters
- Cream color smooth granite veneer monument base + Limestone base at ground
- Landscaping to be added

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

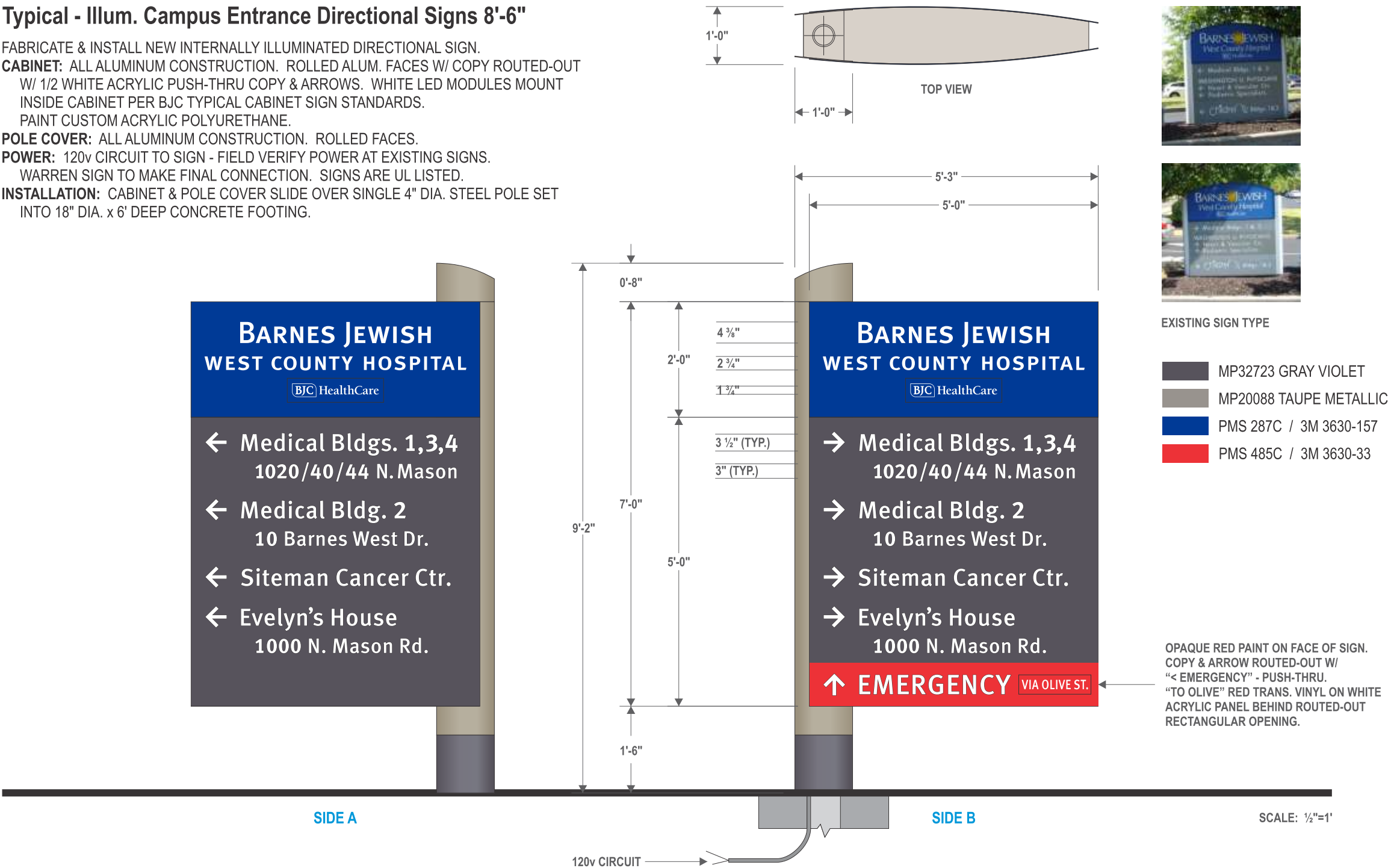
Monument Sign #1



St. Louis' Largest Sign Contractor Delivering Quality Since 1929

Typical - Illum. Campus Entrance Directional Signs 8'-6"

FABRICATE & INSTALL NEW INTERNALLY ILLUMINATED DIRECTIONAL SIGN.
CABINET: ALL ALUMINUM CONSTRUCTION. ROLLED ALUM. FACES W/ COPY ROUTED-OUT W/ 1/2 WHITE ACRYLIC PUSH-THRU COPY & ARROWS. WHITE LED MODULES MOUNT INSIDE CABINET PER BJC TYPICAL CABINET SIGN STANDARDS.
PAINT CUSTOM ACRYLIC POLYURETHANE.
POLE COVER: ALL ALUMINUM CONSTRUCTION. ROLLED FACES.
POWER: 120v CIRCUIT TO SIGN - FIELD VERIFY POWER AT EXISTING SIGNS. WARREN SIGN TO MAKE FINAL CONNECTION. SIGNS ARE UL LISTED.
INSTALLATION: CABINET & POLE COVER SLIDE OVER SINGLE 4" DIA. STEEL POLE SET INTO 18" DIA. x 6' DEEP CONCRETE FOOTING.



6.1.e



WARREN SIGN

2955 Arnold Tenbrook Rd.
St. Louis, MO 63010
P: 636-282-1300 F: 636-282-3388

CLIENT
BJC - West County Hospital

PROJECT
Entrance Directional Signs

LOCATION
West County Hospital

DATE
05.10.2017

SAVED AS
BJC/WCoHosp/2017New/8-

DRAWING NO.
JK050517.1

REVISED
071817 QTY

REVISED
031518 HT / QTY

REVISED
040418 PUSH-THRU COP

REVISED
080719 COLORS

DESIGNED BY
SAW



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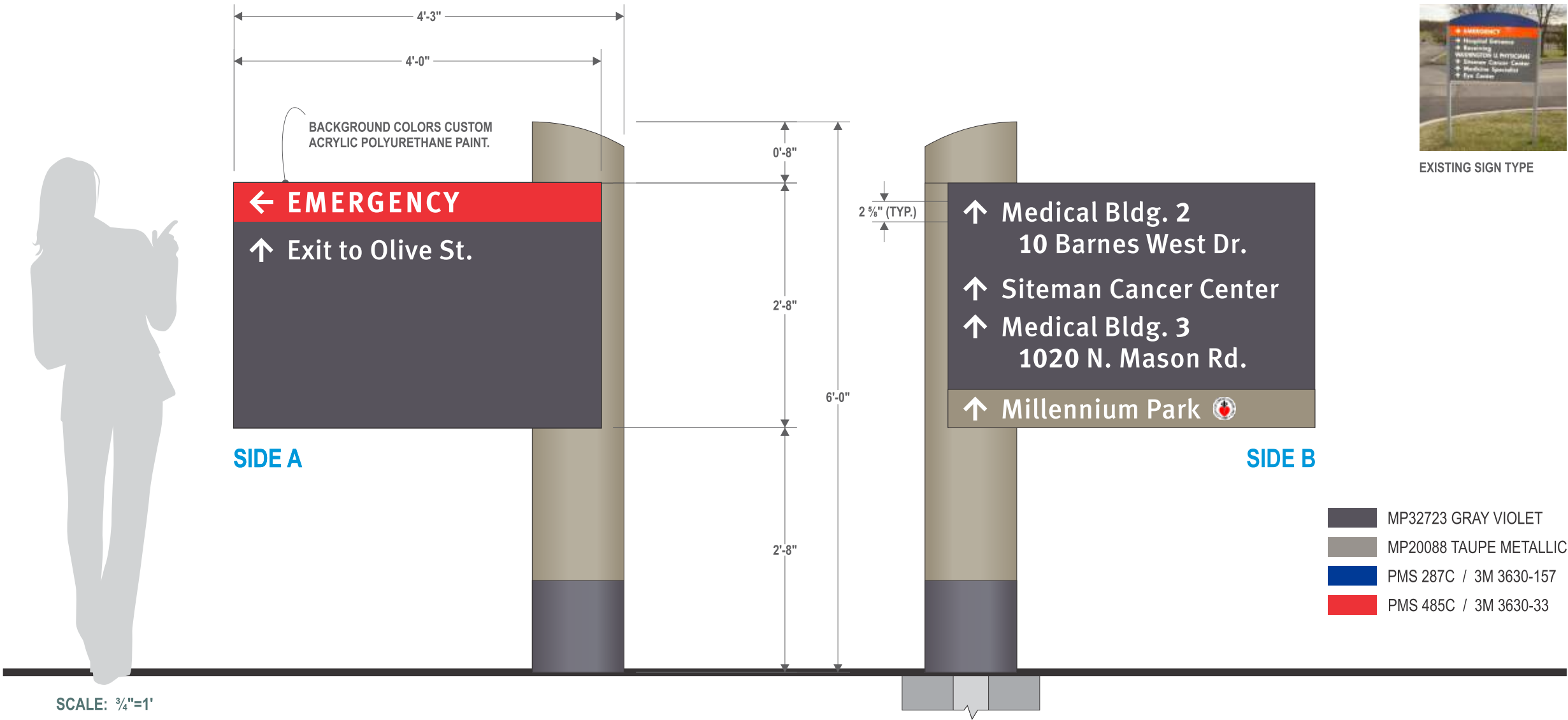
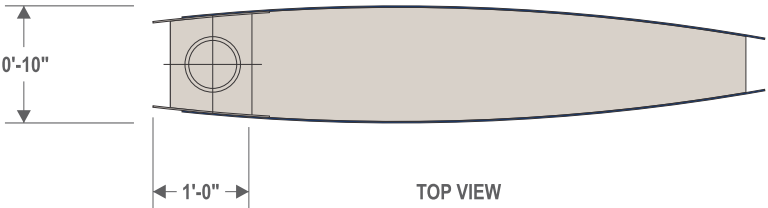
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St. Louis' Largest Sign Contractor Delivering Quality Since 1929

Typical - Non-Illum. Campus Pedestrian Directional Signs (6')

FABRICATE & INSTALL NEW NON-ILLUMINATED DIRECTIONAL SIGN.
CABINET: ALL ALUMINUM CONSTRUCTION. ROLLED ALUM. FACES. PAINT CUSTOM ACRYLIC POLYURETHANE. 3M PREMIUM VINYL DIE-CUT FILM APPLIED TO FACES.
POLE COVER: ALL ALUMINUM CONSTRUCTION. ROLLED FACES.
INSTALLATION: CABINET & POLE COVER SLIDE OVER SINGLE 4" DIA. STEEL POLE SET INTO 18" DIA. x 3' DEEP CONCRETE FOOTING.



EXISTING SIGN TYPE

6.1.e



WARREN SIGN

2955 Arnold Tenbrook Rd.
St. Louis, MO 63010
P: 636-282-1300 F: 636-282-3388

CLIENT
BJC - West County Hospital

PROJECT
Pedestrian Directional Signs

LOCATION
West County Hospital

DATE
05.10.2017

SAVED AS
BJC/WCoHosp/2017New/6'

DRAWING NO.
JK050617.10

REVISED
060718 ADDED NEW SIGN

REVISED
100518

REVISED
110118

REVISED
080719 COLORS

DESIGNED BY
SAW



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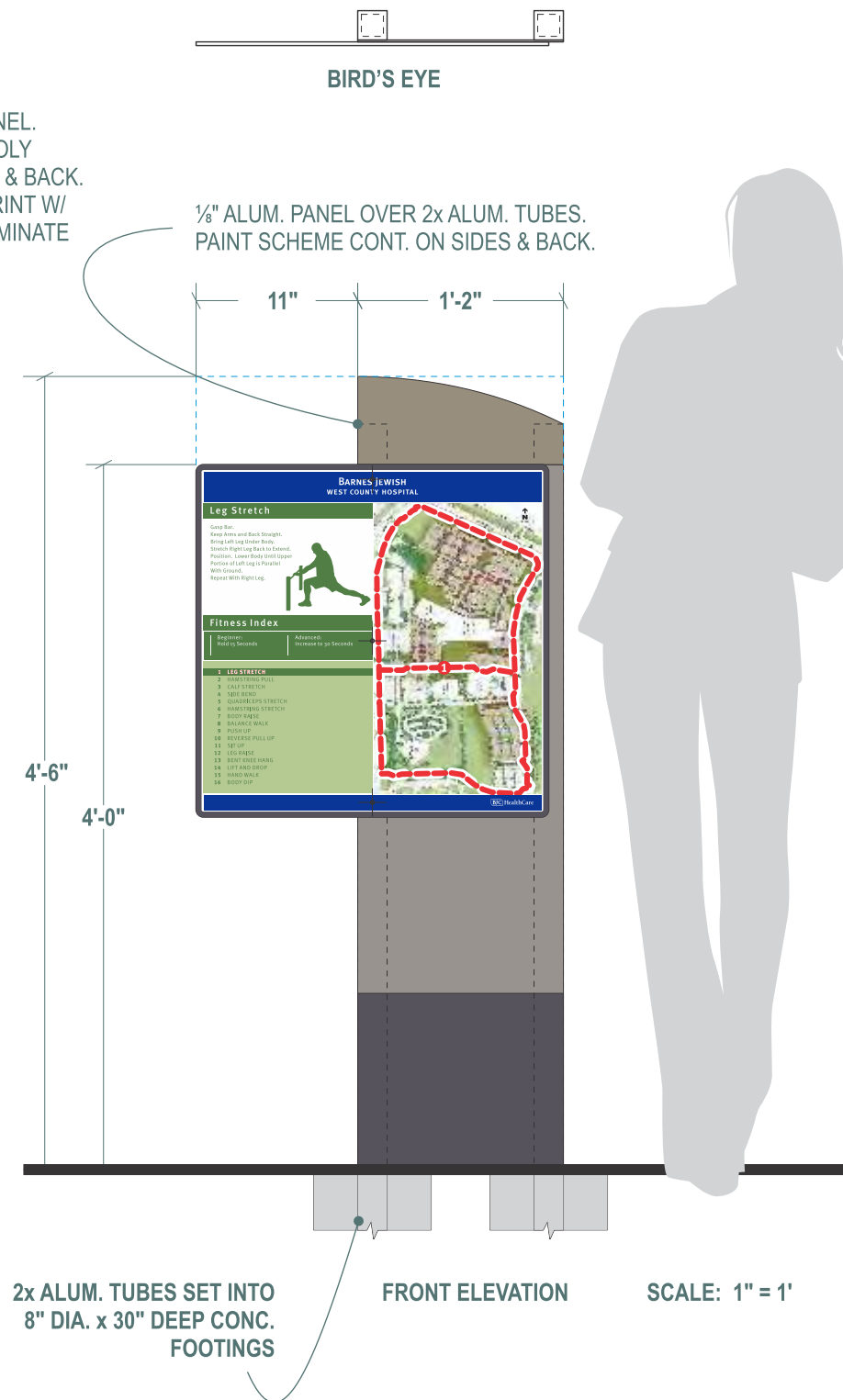
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1/4" ALUMINUM PANEL.
PAINT ACRYLIC POLY
CUSTOM - FRONT & BACK.
APPLY DIGITAL PRINT W/
MATTE CLEAR LAMINATE
TO FACE.



S/F Campus Fitness Walk Stations - Qty: 13

SCALE: 3" = 1'

TYPICAL PANEL DESIGN - EACH LOCATION TO BE UNIQUE.

FABRICATE & INSTALL POST & PANEL SIGNS.
EACH LOCATION HAS CUSTOMIZED PRINT ON PANEL.

MP32723 GRAY VIOLET
MP20088 TAUPE METALLIC
PMS 287C / 3M 3630-157

6.1.e

**WARREN
SIGN**

2955 Arnold Tenbrook Rd.
St. Louis, MO 63010
P: 636-282-1300 F: 636-282-3388

CLIENT
BJC - West County Hospital

PROJECT
Campus Fitness Wall Signs

LOCATION
West County Hospital

DATE
03.16.2018

SAVED AS
BJC/WCoHosp/2017New/C

DRAWING NO.
JK0530418.1

REVISED
041818 RED. HT.

REVISED
041818 PANEL

REVISED
082218 CORRECT OAH

REVISED
080719 COLORS

DESIGNED BY
SAW

85
Years
of
EXCELLENCE

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Packet Pg. 93

Attachment: Applicant's Materials submitted 8-9-2019 (#19-023: BJC West County Master Sign Plan)



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

BJC West County: GROUND SIGNAGE: Comparison between old and New Hospital Campus Ground Signs

8/9/2019

	Current Sign*****	Current SignType	Current Square Footage	New Square Footage	New Sign #	NEW SIGN TYPE AND OVERALL SIZES (as of 5/17/19)	Comment	
***** ALL CURRENT GROUND SIGNS #1-13 WILL BE REMOVED AND REPLACED	1	Directonal / Entry	178.5	206.00	1	Provides directional copy, BJCWC Hospital ID and Millennium Park ID		
	2	Directonal Pylon	178.5	80.00	2	Architectural Monument sign at Olive and Mason, BJCWC Hospital signage copy totals 80 sq feet		
	3	Secondary Ent. Monument	34.5	35.00	3	Illuminated Campus Entrance Double-faced Directional Sign, 8'6 OAH, (5' X 7' faces) off North Mason, at new signal intersection, routed, push thru copy		
	5	MOB 2 Siteman Entrance Monument	88	35.00	5	Illuminated Campus Entrance Directional Sign, double-faced, 8'6 OAH, (5' X 7' faces) Barnes West near MOB 2/Siteman, routed push thru copy		
	6B	Post and Panel	12	35.00	7	Illuminated Campus Entrance Directional Sign, Single-faced, 8'6 OAH, (5' X 7' faces) on lot from Olive street access, routed push thru copy		
	4	Secondary Ent. Monument @ 969	34.5	10.67	4	Non-illuminated Campus Pedestrian Directional, 6' OAH (2'8" X 4') at 969 N Mason		
	6A	Secondary Ent. Monument	34.5	10.67	6	Non-illuminated Campus Pedestrian Directional, 6' OAH (2'8" X 4')		
	7	Lighted Monumnet Sign (ER)	34.5	10.67	8	Non-illuminated Campus Pedestrian Directional, 6' OAH (2'8" X 4')		
	8	Post and Panel	12	10.67	9	Non-illuminated Campus Pedestrian Directional, 6' OAH (2'8" X 4')		
	9	Post and Panel	12	10.67	10	Non-illuminated Campus Pedestrian Directional, 6' OAH (2'8" X 4')		
	10	Post and Panel (L-shape)	24	10.67	11	Non-illuminated Campus Pedestrian Directional, 6' OAH (2'8" X 4')		
	11	Post and Panel	12	10.67	12	Non-illuminated Campus Pedestrian Directional, 6' OAH (2'8" X 4')		
	12	Post and Panel	12	10.67	13	Non-illuminated Campus Pedestrian Directional, 6' OAH (2'8" X 4')		
	13	Post and Panel	12	10.67	14	Non-illuminated Campus Pedestrian Directional, 6' OAH (2'8" X 4')		
				10.67	16	Non-illuminated Campus Pedestrian Directional, 6' OAH (2'8" X 4')		
				10.67	18	Non-illuminated Campus Pedestrian Directional, 6' OAH (2'8" X 4') S/F		
				10.67	19	Non-illuminated Campus Pedestrian Directional, 6' OAH (2'8" X 4') S/F		
				67.00	15	Architectural Monument sign on Barnes West Drive Hospital signage copy totals 67 sq feet		
				30.00	17	Evelyn's House, by others	Exists & Stays	
				52.00	Qty: 13	13 signs for hiking/biking trail	13 signs	
						(9) Concrete pads for 13 hiking/biking trail signs	9 pads	
		Total	Square Footage of Current Signs	679.00	668.04	Total	Square Footage of New Signs	
			Fees			N/A	Permit, variance and engineering fees	
						TOTAL		

BJC West County: WALL SIGNAGE: New Hospital and Medical Office Buildings

8/9/2019

ENTITY/ LOCATION	Current Sign	Current Sq footage	Future Sign	New Square footage	PROJECT/SCOPE OF WORK	Comment
Current Hospital Building	A	45.00		0.00	Remove Exisiting D/F illuminated Hospital Entrance cabinet	Remove
Emergency	B1	18.50	B1	18.50	Remove and re-install existing EMERGENCY letters on North canopy elevation	Re-install
	B2	17.50		0.00	Remove existing EMERGENCY cabinet	Remove
	B3	18.50	B3	18.50	Remove and re-install existing EMERGENCY letters on east canopy elevation	Re-install
MOB 1: 1040 N. Mason	C	<u>9.75</u>	C	<u>9.75</u>	MOB #1 , non-illuminated building signs and address numerals west elevation	No change
	D	<u>9.75</u>	D	<u>9.75</u>	MOB #1 , non-illuminated building signs and address numerals south elevation	No change
MOB 2 / 10 Barnes West	E	35.00	E	50.00	MOB #2: Non-illuminated, fabricated aluminum letters, "MEDICAL OFFICE BUILDING 2"	Replace w/ new
	F	<u>9.75</u>	F	<u>9.75</u>	Non-illuminated Building 2 and address numerals	No change
	G	72.00	G	50.00	MOB #2 East elevation: Remove illuminated Siteman, Med Spec., Eye Center and replace with illuminated Siteman Cancer Center	Replace w/ new
MOB 3 / 1020 N. Mason	H	55.00	H	50.00	MOB #3: Non-illuminated, fabricated aluminum letters, "MEDICAL OFFICE BUILDING 3" (replaces Heart and Vascular)	Replace w/ new
	I	<u>9.75</u>	I	<u>9.75</u>	Non-illuminated Building 3 and address numerals	No change
969 N Mason	J	20.00	J	10.00	Remove Illuminated Imaging Center letters. Address numerals to remain	Remove Sign / address stays
	Total	320.50	Total	236.00	Total Sq foot comparison existing signs	84.5 Less Sq Ft.
					New Signs	
New Hospital Building North Elevation			K	183.00	Illuminated "Barnes Jewish" (4'6" x 40.66 ')front elelvation main ID wall sign	All new
			L	62.00	Illuminated BJC Healthcare Signage	All new
New MOB 4 / 1044 N Mason			M	50.00	Non-Illuminated , 1/2" thick flat cut out letters and logo Wash U Physicians	All new
			N	9.00	1" deep non-illuminated pan "RECEIVING"	All new
New MOB 4 / 1044 N Mason			O	70.00	Non-Illuminated , 2" deep MOB 4 letters	All new
			P	24.50	1/2" FCO, non-illuminated address numerals " Medical Office Building 4 1044 Mason Rd."	All new
			Q	144.00	Illuminated "Barnes Jewish" wall sign	All new
				542.50	Total Sq footage NEW signs	
				778.50	Overall Wall Sign Sqare Footage	

Attachment: Applicant's Materials submitted 8-9-2019 (#19-023: BJC West County Master Sign Plan)

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE REPEALING ORDINANCE NUMBER 5275 AND AUTHORIZING A NEW
MASTER SIGN PLAN FOR BARNES JEWISH WEST COUNTY HOSPITAL GENERALLY
LOCATED AT 12634 OLIVE BOULEVARD AND 10 BARNES WEST DRIVE**

WHEREAS, Warren Sign Company on behalf of Barnes Jewish West County Hospital (BJC Healthcare) has submitted an application for a Master Sign Plan pursuant to Section 405.955: Master Sign Plans for the Barnes Jewish West County Hospital at 10 Barnes West Drive (aka 12634 Olive Boulevard), 1040 N. Mason Road, 1020 N Mason Road, 970 N Mason Road, Zoned PH Planned Hospital District, and 969 N Mason Road, Zoned PO-Planned Office District, as well as the internal signs throughout the campus; and

WHEREAS, the boundaries of the Master Sign Plan will be for the entire BJC West County campus, as demonstrated in the Barnes Jewish West County Hospital – Wall Sign Plan and Ground Sign Plan and attached as Exhibit 1; 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 19, 2019, beginning at 6:30 p.m., or immediately following the close of the previous public hearing; 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

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard; and

WHEREAS, the Planning and Zoning Commission reviewed and, by _____ vote, recommended approval of the master sign plan, subject to the conditions contained herein, at its meeting on August 19, 2019; and

WHEREAS, the City Council being fully informed finds that approving the Plan, subject to certain conditions, would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and is in the public interest; 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,

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

SECTION 1: Ordinance Number 5275 is hereby repealed.

SECTION 2: A new Master Sign Plan is approved for the Barnes Jewish West County campus, generally located at 10 Barnes West Drive (aka 12634 Olive Boulevard), 1040 N. Mason Road, 1020 N Mason Road, 970 N Mason Road, Zoned PH Planned Hospital District, and 969 N Mason Road, Zoned PO-Planned Office District whose legal description is as follows:

Attachment: 19-023.BJCWC Master Sign Plan.Draft Ordinance.8-19-2019 (#19-023: BJC West County Master Sign Plan)

BILL NO. _____

ORDINANCE NO. _____

A tract of land being part of Lot 3 of the John Hazel Estate, as conveyed to Barnes Jewish West County Hospital (f.k.a. Barnes West County Hospital) by instrument recorded in Book 8647, Page 11645 and Barnes Jewish West County Hospital by instrument recorded in Book 12367, Page 13 and Lot 2 of Barnes-Jewish West County Hospital according to the plat thereof as recorded in Plat Book 347, Page 751 all of the St. Louis County Records located in U.S. Survey 1923, Township 45 North, Range 5 East of the 5th Principal Meridian, City of Creve Coeur, St. Louis County, Missouri, and being more particularly described as follows:

Beginning at the northeastern corner of above said Barnes West County Hospital tract, said point also being located on the southwestern right-of-way line of Olive Boulevard, variable width, said point also being the northwestern corner of a tract of land as conveyed to Moritz, LLC by instrument recorded in Book 16089, page 1992 of above said records; thence along the east line of said Barnes West County Hospital tract, South 29 degrees 45 minutes 38 seconds West, 342.72 feet and South 01 degrees 33 minutes 02 seconds West, 679.43 feet to the northeast corner of above said Lot 2; thence along the east line of Lot 2, South 01 degrees 33 minutes 02 seconds West, (South 01 degrees 23 minutes 00 seconds West), 677.83 feet to the southeast corner of said Lot 2; thence along the southern lines of said Lot 2 the following courses and distances: South 89 degrees 06 minutes 38 seconds West, 439.62 feet (South 88 degrees 49 minutes 29 seconds West, 440.46 feet) to the beginning of a curve to the right having a radius of 333.50 feet; along said curve with an arc length of 180.00 feet and a chord which bears North 59 degrees 15 minutes 35 seconds West, 177.82 feet to a point of reverse curvature to the left having a radius of 181.50 feet; along said curve with an arc length of 143.17 feet, and a chord which bears North 66 degrees 23 minutes 44 seconds West, 139.49 feet to a point of tangency and North 88 degrees 59 minutes 36 seconds West, (North 89 degrees 02 minutes 56 seconds West), 453.60 feet to the eastern right-of-way line of Mason Road, variable width; thence along said right-of-way line the following courses and distances: North 01 degrees 03 minutes 38 seconds East, 315.92 feet; North 88 degrees 53 minutes 50 seconds West, (North 89 degrees 02 minutes 42 seconds West), 19.90 feet; North 01 degrees 03 minutes 30 seconds East, 215.58 feet, (North 01 degrees 01 minutes 26 seconds East, 215.79 feet); South 89 degrees 53 minutes 59 seconds East, 14.70 feet; North 01 degrees 03 minutes 30 seconds East, 456.63 feet; North 88 degrees 55 minutes 58 seconds West, 15.00 feet; North 01 degrees 03 minutes 30 seconds East, 630.57 feet; South 88 degrees 56 minutes 30 seconds East, 15.00 feet; North 15 degrees 35 minutes 37 seconds East, 177.81 feet to the beginning of a curve to the right having a radius of 512.96 feet; along said curve with an arc length of 294.65 feet and a chord which bears North 31 degrees 13 minutes 24 seconds East, 290.62 feet; North 47 degrees 41 minutes 07 seconds East, 70.88 feet and North 76 degrees 46 minutes 06 seconds East, 63.96 feet to the southwestern right-of-way line of above said olive Boulevard; thence along said right-of-way line the following courses and distances: South 60 degrees 18 minutes 35 seconds East, 485.30 feet; South 57 degrees 26 minutes 51 seconds East, 100.12 feet; South 63 degrees 10 minutes 20 seconds East, 200.25 feet; South 60 degrees 18 minutes 36 seconds East, 150.00 feet; South 54 degrees 35 minutes 57 seconds East, 150.75 feet and South 65 degrees 16 minutes 45 seconds East, 115.44 feet to the Point of Beginning and containing 2,367,197 square feet or 54.343 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on September 16, 2014.

969 N. Mason Road Property:

Lots 15 And 16 of the Resubdivision of Lots 3, 4 and 5 of Bellerive Executive Park Plat One, as per plat thereof recorded in Plat Book 165, Pages 62 and 63 of the St. Louis County Records also described as:

Attachment: 19-023.BJCWC Master Sign Plan.Draft Ordinance.8-19-2019 (#19-023: BJC West County Master Sign Plan)

BILL NO. _____

ORDINANCE NO. _____

A tract of land being Lot 15 and Lot 16 of the "Resubdivision of Lots 3, 4 and 5 of Bellerive Executive Park Plat One", a resubdivision according to the plat thereof recorded in Plat Book 165, Pages 62 and 63 of the St. Louis County Records, in U.S. Survey 1923, Township 45 North-Range 5 East, St. Louis County, Missouri, and being more particularly described as:

Beginning at the southwest corner of said Lot 16 of the "Resubdivision Of Lots 3, 4 and 5 of Bellerive Executive Park Plat One"; thence along the west line of said Lot 16, North 01 Degrees 04 Minutes 15 Seconds East 265.00 feet and North 24 Degrees 44 Minutes 36 Seconds East 87.65 feet to the south line of Executive Parkway, variable widths; thence along said south line of Executive Parkway the following courses and distances: along a curve to the left whose radius point bears North 24 Degrees 44 Minutes 36 Seconds East 183.00 feet from the last mentioned point, a distance of 153.37 feet, North 66 Degrees 43 Minutes 30 Seconds East 126.50 Feet, along a curve to the right whose radius point bears South 23 Degrees 16 Minutes 30 Seconds East 455.00 feet from the last mentioned point, a distance of 51.29 feet, along a curve to the right whose radius point bears South 13 Degrees 48 Minutes 42 Seconds East 455.00 feet from the last mentioned point, a distance of 140.99 Feet, South 86 Degrees 04 Minutes 45 Seconds East 114.14 feet, South 88 Degrees 56 Minutes 30 Seconds East 55.00 Feet, and along a curve to the right whose radius point bears South 01 Degrees 03 Minutes 30 Seconds West 45.00 feet from the last mentioned point, a distance of 40.10 feet to the west line of Mason Road; thence along said west line of Mason Road, South 01 Degrees 03 Minutes 30 Seconds West 337.28 feet to the south line of aforementioned Lot 15 of the "Resubdivision of Lots 3, 4 and 5 of Bellerive Executive Park Plat One"; thence along said south line of Lot 15 and the south line of said Lot 16, South 85 Degrees 08 Minutes 15 Seconds West 694.63 feet to the Point Of Beginning.

This description was retyped from Book 1732, Page 1994 of the St. Louis County records

SECTION 3: Such approval of the Master Signage Plan for the Barnes Jewish West County campus shall be subject to the following conditions:

1. The Applicant shall follow the Master Sign Plan received August 9, 2019 for all new or altered signage on the campus, as approved by the City of Creve Coeur, except as modified below. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur. Any existing signs not shown on the approved plan shall be promptly removed.
2. The Applicant shall submit sign permits for the proposed new signs referred to in the Master Sign Plan. The monument signs shall be setback at least fifteen (15) feet from adjacent roadway surface and at least one (1) foot from edge of public right-of-way.
3. The Applicant shall provide a more detailed landscape plan for each monument sign that is consistent with the requirements elsewhere in the Sign Regulations of 2.5 times landscaped area for each square foot of sign area, per side, and to include a mix of native plantings consistent with the landscaping design, for the Zoning Administrator's approval.
4. The signs identified as #1 and #3 shall be modified to serve as more entrance directional signs with a masonry base that is consistent in detail with the architectural sign, and have a scale similar with one another.
5. The Architectural Masonry Based Campus ID Sign identified as #15 shall be eliminated.
6. The 144 square foot "Barnes Jewish" wall sign on the rear elevations shall be eliminated.
7. Staff may authorize additional incidental signs that are in keeping with the overall character and purpose of the Master Sign Plan, provided that they are internal to the campus, and not visible from the public right-of-way, as provided under Section 405.955(A)(4).
8. Permitted temporary banners are allowed as provided under Section 405.950(G)(2).

BILL NO. _____

ORDINANCE NO. _____

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

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

BILL NO. 5387ORDINANCE NO. 5275

AN ORDINANCE REPEALING ORDINANCE NUMBER 5060 AND APPROVING A NEW MASTER SIGN PLAN FOR THE BJC WEST COUNTY HOSPITAL CAMPUS LOCATED SOUTH OF OLIVE BOULEVARD AND ZONED "PH" PLANNED HOSPITAL DISTRICT

WHEREAS, Jon Krone of Warren Sign Company on behalf of Barnes Jewish West County Hospital BJC HealthCare, has submitted an application for an amendment to the Master Sign Plan for the campus at 12634 Olive Boulevard, pursuant to Section 405.950.6 of the City of Creve Coeur's Code of Ordinances, to include new signage throughout the campus; and

WHEREAS, the boundaries of the Master Signage Plan will be for the entire development including all existing and proposed signage as demonstrated in the Plan received July 13, 2012 and attached as Exhibit 1; and

WHEREAS, a master sign plan for the campus was originally approved by Ordinance 5060 on October 27, 2008; 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 September 4, 2012, beginning at 7:00 p.m., or immediately following the close of the previous public hearing; 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

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard; and

WHEREAS, the Planning and Zoning Commission reviewed and, by 5-0 vote, recommended approval of the conditional use permit, subject to the conditions contained herein, at its meeting on September 4, 2012; and

WHEREAS, the City Council being fully informed finds that approving the Plan subject to certain conditions would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest.

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

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

SECTION 1: Ordinance #5060 is hereby repealed.

SECTION 2: A Master Sign Plan is approved for the Barnes West County Hospital campus at 12634 Olive Boulevard, in the "PH" Planned Hospital zoning district whose legal description is as follows:

A TRACT OF LAND BEING PART OF LOT 3 OF THE JOHN HEZEL ESTATE IN U.S. SURVEY 1923, TOWNSHIP 45 NORTH – RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT IN THE EAST LINE OF MASON ROAD, BEING 15.00 FEET EAST OF THE ORIGINAL CENTERLINE OF MASON ROAD; SAID POINT BEING DISTANT NORTH

Attachment: Ordinance No. 5275 (#19-023: BJC West County Master Sign Plan)

BILL NO. 5387ORDINANCE NO. 5275

01 DEGREE 03 MINUTES 30 SECONDS EAST 215.32 FEET FROM THE INTERSECTION OF SAID EAST LINE OF MASON ROAD WITH THE NORTH LINE OF PROPERTY CONVEYED TO HOPE EDUCATIONAL & RESEARCH CENTER BY DEED RECORDED IN BOOK 6923, PAGE 1292 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID EAST LINE OF MASON ROAD NORTH 01 DEGREE 03 MINUTES 30 SECONDS EAST 456.88 FEET TO A POINT; THENCE SOUTH 88 DEGREES 55 MINUTES 58 SECONDS EAST 261.50 FEET TO A POINT; THENCE NORTH 01 DEGREE 52 MINUTES 39 SECONDS EAST 206.07 FEET TO A POINT; THENCE NORTH 60 DEGREES 51 MINUTES 07 SECONDS EAST 494.05 FEET TO A POINT; THENCE NORTH 59 DEGREES 03 MINUTES 39 SECONDS WEST 178.23 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 75 DEGREES 14 MINUTES 25 SECONDS EAST 60.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 92.34 FEET TO A POINT; THENCE NORTH 12 DEGREES 56 MINUTES 24 SECONDS EAST 50.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 12 DEGREES 56 MINUTES 24 SECONDS WEST 110.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 50.88 FEET TO A POINT; THENCE SOUTH 50 DEGREES 33 MINUTES 30 SECONDS EAST 25.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS NORTH 39 DEGREES 26 MINUTES 30 SECONDS EAST 100.00 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 143.12 FEET TO A POINT; THENCE NORTH 47 DEGREES 26 MINUTES 30 SECONDS EAST 41.94 FEET TO A POINT; THENCE NORTH 86 DEGREES 06 MINUTES 00 SECONDS EAST 74.38 FEET TO A POINT; THENCE NORTH 29 DEGREES 40 MINUTES 18 SECONDS EAST 119.83 FEET TO THE SOUTHWEST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY ROUTE 340, AS WIDENED, BY DEED RECORDED IN BOOK 6850, PAGE 1352 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY ROUTE 340 THE FOLLOWING COURSES AND DISTANCES: SOUTH 60 DEGREES 18 MINUTES 36 SECONDS EAST 225.44 FEET, SOUTH 57 DEGREES 26 MINUTES 51 SECONDS EAST 100.12 FEET, SOUTH 63 DEGREES 10 MINUTES 20 SECONDS EAST 200.25 FEET, SOUTH 60 DEGREES 18 MINUTES 36 SECONDS EAST 150.00 FEET, SOUTH 54 DEGREES 35 MINUTES 57 SECONDS EAST 150.75 FEET, AND SOUTH 65 DEGREES 16 MINUTES 45 SECONDS EAST 115.44 FEET TO THE WEST LINE OF PROPERTY CONVEYED TO RAYMOND H. ROGERS AND WIFE BY DEED RECORDED IN BOOK 6849, PAGE 498 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID WEST LINE OF RAYMOND H. ROGERS PROPERTY AND THE WEST LINE OF PROPERTY CONVEYED TO UNION ELECTRIC COMPANY BY DEED RECORDED IN BOOK 6354, PAGE 1740 (TRACT NO. 13) OF THE ST. LOUIS COUNTY RECORDS SOUTH 29 DEGREES 45 MINUTES 38 SECONDS WEST 342.72 FEET TO A POINT; THENCE CONTINUING ALONG A WEST LINE OF SAID UNION ELECTRIC COMPANY PROPERTY, THE WEST LINE OF PROPERTY CONVEYED TO DONALD J. ALLMAN AND WIFE BY DEED RECORDED IN BOOK 6863, PAGE 1536 OF THE ST. LOUIS COUNTY RECORDS, AND THE WEST LINE OF PROPERTY CONVEYED TO FRED W. TAPPMAYER AND WIFE BY DEED RECORDED IN BOOK 5878, PAGE 35 OF THE ST. LOUIS COUNTY RECORDS SOUTH 01 DEGREE 33 MINUTES 02 SECONDS WEST 679.43 FEET TO A POINT; THENCE NORTH 89 DEGREES 53 MINUTES 59 SECONDS WEST 1202.46 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO RAYMOND H. ROGERS AND WIFE BY DEED RECORDED IN BOOK 6849, PAGE 498 OF THE ST. LOUIS

Attachment: Ordinance No. 5275 (#19-023: BJC West County Master Sign Plan)

BILL NO. 5387ORDINANCE NO. 5275

COUNTY RECORDS, SAID POINT BEING DISTANT SOUTH 29 DEGREES 45 MINUTES 36 SECONDS WEST 286.86 FEET FROM THE SOUTHWEST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY ROUTE 340, AS WIDENED, BY DEED RECORDED IN BOOK 6850, PAGE 1362 OF THE ST. LOUIS COUNTY RECORDS; THENCE SOUTH 29 DEGREES 45 MINUTES 38 SECONDS WEST 55.86 FEET TO A POINT; THENCE SOUTH 01 DEGREES 33 MINUTES 02 SECONDS WEST 86.52 FEET TO A POINT; THENCE NORTH 33 DEGREES 45 MINUTES 22 SECONDS WEST 154.77 FEET TO A POINT; THENCE NORTH 30 DEGREES 05 MINUTES 22 SECONDS WEST 261.91 FEET TO A POINT; THENCE NORTH 24 DEGREES 48 MINUTES 22 SECONDS WEST 259.89 FEET TO A POINT; THENCE NORTH 20 DEGREES 54 MINUTES 22 SECONDS WEST 146.73 FEET TO SAID SOUTHWEST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY ROUTE 340; THENCE SOUTH 63 DEGREES 10 MINUTES 26 SECONDS EAST 148.68 FEET ALONG SAID SOUTHWEST LINE OF MISSOURI STATE HIGHWAY ROUTE 340 TO A POINT; THENCE SOUTH 29 DEGREES 54 MINUTES 22 SECONDS EAST 33.30 FEET TO A POINT; THENCE SOUTH 24 DEGREES 48 MINUTES 22 SECONDS EAST 251.29 FEET TO A POINT; THENCE SOUTH 30 DEGREES 05 MINUTES 22 SECONDS EAST 194.09 FEET TO A POINT; THENCE SOUTH 53 DEGREES 45 MINUTES 22 SECONDS EAST 56.05 FEET TO THE POINT OF BEGINNING.

969 MASON BUILDING CREVE COEUR

LOTS 15 AND 16 OF THE RESUBDIVISION OF LOTS 3, 4 AND 5 OF BELLERIVE EXECUTIVE PARK PLAT ONE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 165, PAGES 62 AND 63, OF THE ST. LOUIS COUNTY RECORDS, ALSO DESCRIBED AS:

A TRACT OF LAND BEING LOT 15 AND LOT 16 OF THE "RESUBDIVISION OF LOTS 3, 4 AND 5 OF BELLERIVE EXECUTIVE PARK PLAT ONE," A RESUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 165, PAGES 62 AND 63, OF THE ST. LOUIS COUNTY RECORDS, IN U.S. SURVEY 1923, TOWNSHIP 45 NORTH - RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 16 OF THE "RESUBDIVISION OF LOTS 3, 4, AND 5 OF BELLERIVE EXECUTIVE PARK PLAT ONE;" THENCE ALONG THE WEST LINE OF SAID LOT 16, NORTH 01 DEGREES, 04 MINUTES, 15 SECONDS EAST 265.00 FEET AND NORTH 24 DEGREES, 44 MINUTES, 36 SECONDS EAST 87.65 FEET TO THE SOUTH LINE OF EXECUTIVE PARKWAY, VARIABLE WIDTHS; THENCE ALONG SAID SOUTH LINE OF EXECUTIVE PARKWAY THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS NORTH 24 DEGREES, 44 MINUTES, 36 SECONDS EAST 183.00 FEET FROM THE LAST-MENTIONED POINT, A DISTANCE OF 153.37 FEET, NORTH 66 DEGREES, 43 MINUTES, 30 SECONDS EAST 126.50 FEET, ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 23 DEGREES, 16 MINUTES, 30 SECONDS EAST 455.00 FEET FROM THE LAST-MENTIONED POINT, A DISTANCE OF 51.29 FEET, ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 13 DEGREES, 48 MINUTES, 42 SECONDS EAST 455.00 FEET FROM THE LAST-MENTIONED POINT, A DISTANCE OF 140.99 FEET, SOUTH 86 DEGREES, 04 MINUTES, 45 SECONDS EAST 114.14 FEET, SOUTH 88 DEGREES, 56 MINUTES, 30

BILL NO. 5387ORDINANCE NO. 5275

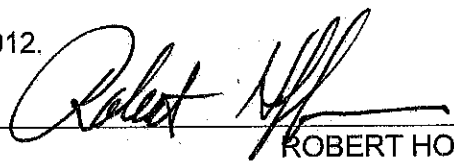
SECONDS EAST 55.00 FEET, AND ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 01 DEGREE, 03 MINUTES, 30 SECONDS WEST 45.00 FEET FROM THE LAST-MENTIONED POINT, A DISTANCE OF 40.10 FEET TO THE WEST LINE OF MASON ROAD; THENCE ALONG SAID WEST LINE OF MASON ROAD, SOUTH 01 DEGREE, 03 MINUTES, 30 SECONDS WEST 337.28 FEET TO THE SOUTH LINE OF AFOREMENTIONED LOT 15 OF THE "RESUBDIVISION OF LOTS 3, 4 AND 5 OF BELLERIVE EXECUTIVE PARK PLAT ONE;" THENCE ALONG SAID SOUTH LINE OF LOT 15 AND THE SOUTH LINE OF SAID LOT 16, SOUTH 85 DEGREES, 08 MINUTES, 15 SECONDS WEST 694.63 FEET TO THE POINT OF BEGINNING.

SECTION 3: Such approval of the Master Signage Plan for the Barnes West County Hospital campus shall be subject to the following conditions:

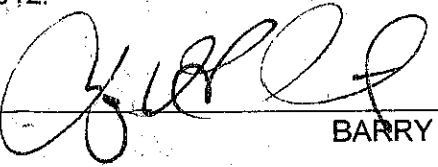
1. The applicant shall submit sign permit and/or building permit applications for proposed signs referred to in the Master Sign Plan that currently do not possess a sign permit.
2. The applicant shall follow the Master Signage Plan received July 13, 2012 for all new or altered signage on the campus, as approved by the City of Creve Coeur. The location, size, shape, color, type, and design of each sign shall not substantively depart from the Master Sign Plan, unless approved by the City of Creve Coeur.
3. The applicant shall allow for standard City park signs for identification of access points to Millennium Park on Olive Boulevard and Mason Road, and shall work with staff regarding the installation of such signs by the City.
4. No banners shall be allowed on light standards within 15 feet of Olive Boulevard or Mason Road right-of-way. Any existing banners in violation of this prohibition shall be removed immediately.
5. There may be a total of 200 banners on light standards, other than as prohibited in item 4.
6. No additional permanent signage is allowed for the campus. Permitted temporary banners are allowed as provided under Section 405.950(3).

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

ADOPTED THIS 24 DAY OF September, 2012.


ROBERT HOFFMAN
PRESIDENT OF CITY COUNCIL

APPROVED THIS 24 DAY OF September, 2012.


BARRY GLANTZ
MAYOR

ATTEST:


DEBORAH RYAN
CITY CLERK

Attachment: Ordinance No. 5275 (#19-023: BJC West County Master Sign Plan)

1 PLANNING AND ZONING COMMISSION MEETING

2 CITY OF CREVE COEUR, MISSOURI

3 300 NORTH NEW BALLAS ROAD

4 MONDAY, AUGUST 19, 2019

5 6:30 P.M.

6
7 PUBLIC HEARING

8 APPLICATION NO. 19-023

9
10 THOSE IN ATTENDANCE:

11 Ms. Beth Kistner, Chairman

12 Mr. Tim Carney

13 Mr. Gene Rovak

14 Mr. Matthew Schuh

15 Mr. Larry Potashnick

16 Mr. Carl Lumley, City Attorney

17 Mr. Jason Jaggi, Director of Community Development

18 Ms. Whitney Kelly, City Planner

19 Ms. Jessica Stutte, Planning Assistant/Recording Secretary

20
21
22 McLaughlin Court Reporting Services, Inc.

23 Deborah K. McLaughlin, RPR, MO-CCR #314, IL-CSR, KS-CCR

24 4772 Gatesbury Drive

25 St. Louis, MO 63128

(314) 974-1199

1 CHAIRMAN KISTNER: All right. Good evening,
2 everyone.

3 We'll call to order the Planning and Zoning
4 Commission meeting for the City of Creve Coeur, Monday,
5 August 19th, 2019.

6 We'll start with our roll call.

7 Mr. Carney?

8 MR. CARNEY: Present.

9 CHAIRMAN KISTNER: Ms. Hall is absent tonight.

10 Mr. Myers? Absent tonight.

11 Mr. Rovak?

12 MR. ROVAK: Present.

13 CHAIRMAN KISTNER: Mr. Schuh?

14 MR. SCHUH: Present.

15 CHAIRMAN KISTNER: Mr. Potashnick?

16 MR. POTASHNICK: Present.

17 CHAIRMAN KISTNER: City Attorney, Carl Lumley?

18 MR. LUMLEY: Present.

19 CHAIRMAN KISTNER: Director of Community
20 Development, Jason Jaggi?

21 MR. JAGGI: Present.

22 CHAIRMAN KISTNER: City Planner, Whitney Kelly?

23 MS. KELLY: Present.

24 CHAIRMAN KISTNER: And Planning
25 Assistant/Recording Secretary, Jessica Stutte?

1 MS. STUTTE: Present.

2 CHAIRMAN KISTNER: Okay. Moving on to New
3 Business.

4 First item is a public hearing, Application
5 No. 19-023: Master Sign Plan for Barnes-Jewish West
6 County Hospital Campus Pursuant to Section 405-955 Master
7 Sign Plans.

8 (The speakers were sworn in by the court
9 reporter.)

10 CHAIRMAN KISTNER: All right. Is the staff or
11 applicant going to start? Okay.

12 MR. STOCK: Oh, I think we were counting on
13 staff to start.

14 MS. KELLY: Oh, I can go first.

15 MR. STOCK: You go first.

16 MS. KELLY: Okay.

17 MR. STOCK: Thank you. Mess us up.

18 MS. KELLY: Whitney Kelly, City Planner, on
19 behalf of the City of Creve Coeur.

20 As you are aware, the master -- the application
21 before you is for a master sign plan for the Barnes-Jewish
22 West County Hospital.

23 The code allows for a Comprehensive Plan for
24 large campuses, such as hospitals and office developments
25 to seek a special approval through a Comprehensive Plan of

1 signage for the entire campus.

2 And that's why we're here for -- tonight.

3 We have been working with the applicant to -- on
4 their application and on the variety of signs throughout
5 the campus, and they've done a very good job. We do find
6 that they're generally well designed. There's just a few
7 key points that we would like to review.

8 Their main building sign -- oops, sorry -- on
9 the top of the building is consistent with the overall
10 building design and fits into the overall space.

11 It is rather large at almost 224 square feet,
12 however, that is consistent with similar uses throughout
13 the city when they have sought for larger signs through
14 the campus master sign plan provision.

15 CHAIRMAN KISTNER: I'm sorry. Can I interrupt
16 for a second?

17 MS. KELLY: Yeah.

18 CHAIRMAN KISTNER: I just realized, until I saw
19 my own company's logo up there, that I failed to do what I
20 should have done at the outset, which is to disclose that
21 I work for Mercy Health System, and wanted to offer to
22 competitor BJC's, I feel like I am able to review this
23 without any prejudice, but I'm happy to recuse myself if
24 BJC would like me to.

25 MR. STOCK: That's not necessary. We'd like you

1 to stay and participate.

2 CHAIRMAN KISTNER: Okay. Thank you.

3 MR. STOCK: Thank you.

4 CHAIRMAN KISTNER: And I'm sorry I forgot about
5 that as soon as we started.

6 MR. STOCK: Thank you.

7 MS. KELLY: So it is, while it's rather large,
8 and larger than what we would normally allow, it is
9 consistent, for the most part, with other larger signage
10 that have sought approval through this master sign plan
11 provision, particularly the hospital.

12 One item of concern as part of the staff report
13 is given the large wall signage, we have not generally --
14 we don't allow for signs on a rear of a building, and as
15 Mercy has also had their large signs directed away from
16 residents, we have a concern with number Q, which would
17 face residents from -- on the rear of the building.
18 Sorry.

19 So that is a recommendation that staff has made
20 that this sign should be eliminated from the package.

21 Because of all of the other signs that are
22 generally consistent, we just felt that given the nature,
23 we have approved larger signs, but we have not approved
24 them in facing residential areas, and, therefore, we have
25 this on the back of the building is inconsistent with the

1 prior action as well as the current code.

2 CHAIRMAN KISTNER: Whitney, can I ask you a
3 quick question?

4 MS. KELLY: Yes.

5 CHAIRMAN KISTNER: Is that sign illuminated as
6 proposed?

7 MS. KELLY: Yes, it is.

8 CHAIRMAN KISTNER: Thanks.

9 MS. KELLY: So now we get into our
10 recommendations on the ground signs.

11 Generally speaking, as part of a campus plan of
12 signage we like -- we focus mostly on the signage that is
13 along the roads.

14 So we would have like a main -- sorry -- main
15 campus ID sign at the major intersection, have more
16 directional signs at the entrances that provide some
17 identity, but is more directional and smaller in scale.

18 And the proposal includes -- this proposal
19 includes three different signs. We generally ask that all
20 the signs are consistent in overall design.

21 Thank you.

22 However, they're proposing three different ones.

23 This would be at the entrance of Barnes West
24 Drive and Olive. This is the main campus ID sign at Olive
25 and Mason. And this is the entrance sign at Mason.

1 So staff has requested that the entrance signs
2 be designed to be similar and have more of a masonry base,
3 and to eliminate the campus ID portion of that sign at the
4 entrances and leave it at the corner of Mason and Olive.

5 This -- some (inaudible) can be provided on this
6 sign, but they are to be more directional in purpose
7 versus the main campus ID sign.

8 And, generally speaking, those are our three
9 recommendations we have.

10 Oh, I'm sorry, one more.

11 We felt that all of these signs within this area
12 was very clustered and confusing, and this campus ID sign
13 in -- in this area seems inconsistent given the large wall
14 signs that would be right there, and, therefore, we
15 recommended that that be removed to lessen the amount of
16 clutter in this area.

17 And one thing that we realized today that wasn't
18 in the staff report, but would need a motion to -- to be
19 included is we felt that since this is also along the
20 roadway and part of the public realm, so to speak, that
21 the sign at 969 North Mason should be similarly designed
22 as a monument style, and similar in scale as the one
23 across the street.

24 Right now they're asking for one of the pole
25 signs, so.

1 CHAIRMAN KISTNER: So is that one to the right
2 of what you're showing outside of the campus plan?

3 MS. KELLY: It is in the campus plan. It is --
4 it's on the 969 North Mason, which is that sign right
5 there.

6 So we felt that because they're across the
7 street from each other, it's part of the public realm
8 along North Mason, that these two should be similarly
9 designed along -- as well as this one right here to act as
10 the directional, and the main campus ID sign would be at
11 the corner, so.

12 Any other questions?

13 CHAIRMAN KISTNER: I don't have any for now.

14 Does anybody else?

15 MR. SCHUH: Yeah, I'm just looking up a --
16 pulling up a map, as we speak.

17 The rear sign that you're proposing be
18 eliminated --

19 MS. KELLY: Uh-huh.

20 MR. SCHUH: -- that is -- that would be visible
21 as you're driving north on Mason Road?

22 MS. KELLY: Yes.

23 MR. SCHUH: So what -- what residential areas
24 would be affected by that?

25 MS. KELLY: That is -- well, you would have the

1 residence area just to this area right here.

2 Hold on.

3 If you look in the staff report, staff report on
4 the map. The best one. You have these residents here,
5 this resident here, and then there's residential
6 development back here behind the Millennium Park.

7 MR. SCHUH: Would it -- would it be visible
8 though?

9 MS. KELLY: It is 144 square feet, however, they
10 did not include the J, which adds some square footage to
11 it, so it would be visible.

12 MR. SCHUH: I just mean in terms of -- from --
13 from the ground?

14 MS. KELLY: Yeah.

15 MR. SCHUH: If you're in those neighborhoods are
16 there trees or is there any cover or how --

17 MS. KELLY: So the applicant did provide the
18 image of that sign as part of their package, and it was
19 viewed two or three miles from -- or -- and they can
20 clarify, but it was several miles from along -- back of
21 Mason.

22 MR. SCHUH: Okay. And then -- sorry, can I --
23 is it okay if I keep -- I just have a few questions along
24 these lines.

25 MS. KELLY: Yeah, go ahead.

1 Just trying to get to that image.

2 MR. SCHUH: Is there any, other than the
3 residences, is there any guidance in the code from the
4 city's perspective that would prevent this?

5 MS. KELLY: Yes.

6 So the master -- generally speaking, the code
7 does -- only allows for office buildings to have two -- a
8 maximum of two signage, and they have to be on two
9 different elevations that front a street.

10 We do not allow signs on the rear of a building
11 to prevent that it be obtrusive to any residents in the
12 area.

13 Any rear building signage is limited to 2 square
14 feet, such as employee entrance only.

15 The -- the purpose of the master sign plan is it
16 does allow some deviation, but it's to maintain
17 consistency with the overall purpose and intent of the
18 sign regulation, so they can seek for larger signs, given
19 the unique nature of a hospital campus, but we try to keep
20 it mostly in line with what the current code provides for.

21 MR. SCHUH: And then I think, what will,
22 hopefully, be my last question, as you continue to go up
23 Mason, this -- the other sign that you recommended be
24 taken out that has the -- the sign -- the Barnes West
25 signage on it, that has -- that also has the directional.

1 MS. KELLY: The direct --

2 MR. SCHUH: Informational.

3 MS. KELLY: That sign's actually at the entrance
4 along Olive, so it wouldn't be visible from Mason.

5 MR. SCHUH: So is there any signage, if somebody
6 is coming from -- they're coming up Mason, is there any
7 signage that's visible at the hospital --

8 MS. KELLY: There would be ground signage, and
9 then the back of the building of MOB4 would have their
10 signage of the 70 square foot signage for medical office
11 building.

12 MR. SCHUH: Okay. But nothing -- nothing just
13 of the --

14 MS. KELLY: Right. But they would have the
15 ground signs.

16 MR. SCHUH: And those are at Mason and --

17 MS. KELLY: They're at the entrance at Mason and
18 across from Executive Parkway Drive.

19 MR. SCHUH: Okay.

20 MS. KELLY: Yeah.

21 MR. SCHUH: Okay. Thank you.

22 CHAIRMAN KISTNER: Can I take a pause here for
23 just a minute?

24 Mr. Rovak doesn't have tonight's agenda loaded
25 on his computer.

1 MR. POTASHNICK: I got it.

2 MR. ROVAK: Do you have a flash drive or
3 something?

4 CHAIRMAN KISTNER: So we need to -- so I
5 apologize to the audience, I want to pause so we can be
6 sure to get --

7 MR. POTASHNICK: I can share with you.

8 CHAIRMAN KISTNER: I can too. But if there's a
9 flash drive available, we can make it easier for him to --

10 MR. JAGGI: Jessica's going to -- she's going to
11 get that for you. Oh.

12 MR. ROVAK: I downloaded it at home.

13 Oh, perfect.

14 All right. Thank you.

15 Sorry, everybody.

16 CHAIRMAN KISTNER: Thank you.

17 Mr. Schuh, do you have any --

18 MR. SCHUH: Not at this time.

19 CHAIRMAN KISTNER: -- additional questions?

20 Any additional questions for staff at this time?

21 If not, we'll hear from Mr. Stock.

22 MS. TRISH LOLLO: Good evening, everyone.

23 I'm Trish Lollo, and I have the privilege of
24 serving as president of Barnes-Jewish West County
25 Hospital.

1 I've been serving in this capacity for the last
2 three years, so have been familiar with the evolution of
3 our campus transformation, as we're calling it.

4 I do want to thank our city colleagues, Whitney
5 and Jason, for all the time and energy that they've put
6 forward in collaborating with us over the last many
7 months, and thank the Planning Zoning Commission for your
8 time this evening.

9 I will turn it over to Nancy Coleman, who's our
10 director of BJC design, and Jon Krone, who's from Warren
11 Sign, our vendor, to walk through the specifics of our
12 plan, and more precisely outline some of the thoughts that
13 we have as it relates to the issues that Whitney had
14 brought up just now.

15 And before I do that, I just want to provide a
16 little bit of context for the Commission.

17 So as we've worked over the last few years to
18 really redevelop our roughly 50-acre campus, there were
19 some core principles that we developed that are both
20 reflective of the city's design guidelines and
21 representative of where Barnes-Jewish West County and BJC
22 Healthcare are going in the future.

23 Principle No. 1 that I would ask the Commission
24 to keep in mind is around simplification. So
25 simplification of signage, making way-finding on the

1 campus easier for patients, visitors and for our Creve
2 Coeur community.

3 Principle No. 2 -- No. 2 is to architecturally
4 integrate the design of the building and the signage, not
5 only with one another, but also with our sister facility
6 on our Kingshighway campus.

7 So for those of you that aren't familiar, as
8 part of BJC, we have a very special and tight relationship
9 with Barnes-Jewish Hospital and Washington University
10 physicians. So the color of the glass, the color of the
11 stone reflected in the building here is similar and
12 intended to complement what exists downtown.

13 I do want to make sure, also, that we're talking
14 about integration, not only of the campus in terms of the
15 buildings and the signage, but integration within the
16 Creve Coeur community.

17 So as we have -- we are attached to Millennium
18 Park as the entrance to Millennium Park is part of our
19 campus and the walking trails that we are building connect
20 Millennium Park into other parts of that campus.

21 We want to make sure that we are keeping those
22 elements in mind as we are developing our architectural
23 integration.

24 So you will hear these referenced, these two
25 principles referenced as Nancy and Jon walk us through

1 their thoughts.

2 Thank you.

3 MS. NANCY COLEMAN: Good evening. As Trish
4 said, my name is Nancy Coleman, and I'm the director of
5 design for BJC.

6 It is very nice to see Creve Coeur have such
7 strong design guidelines that really support the signage
8 design.

9 They're really nice tools for us to add as we
10 develop design criteria when we were designing the signs.

11 And as Jon and I worked through all the signage
12 at BJC, we oftentimes asked for sit-down meetings with the
13 city planners, and Whitney, not only gave me her time for
14 several of the meetings, but she actually came out and --
15 and walked the campus with us, and for us to really be
16 able to engage in a conversation about scale and the
17 materials that we were trying to design the signs to.

18 So what I'm going to focus on is page 14, just
19 giving a little more clarity and background to Item
20 No. 4, 5 and 6 that Whitney talked about.

21 CHAIRMAN KISTNER: Excuse me. Are -- when you
22 say page 14, that doesn't line up --

23 MS. NANCY COLEMAN: Of your document, of staff
24 report. Page 14 of the staff report summarizes in
25 conclusion.

1 Oh, thanks, Jon.

2 MR. LUMLEY: I think it's 305.

3 MS. NANCY COLEMAN: Thanks, Jon.

4 MR. JAGGI: It's her recommendations.

5 MS. KELLY: That corresponds to page 305 of the
6 packet.

7 MS. NANCY COLEMAN: Oh, sorry. It's my page 14.
8 Okay. Is everybody good?

9 CHAIRMAN KISTNER: Yes.

10 MS. NANCY COLEMAN: Okay. Great.

11 So the first topic is really around the ground
12 signs.

13 What we'd like to really talk about is, as Trish
14 mentioned, when we really evaluated the signage for the
15 campus, we really felt that the existing signage at Mason
16 and 40, this directional sign, is really not relevant and
17 needed. And staff asked us to actually create a monument
18 at the corner of Mason and Olive, kind of a gateway to
19 Creve Coeur.

20 So that is the monument shown here, and
21 architecturally significant is the stone base is the base
22 of the building.

23 And our importance is really to really start
24 that vocabulary of non-commercial signage.

25 What you'll notice is the existing signage has a

1 logo, and what we've done is we've simplified the signage
2 to be more readable signage and it being text.

3 And also, just making sure that we are
4 integrating with the building and complementing the design
5 of our architecture.

6 The second monument that Whitney made reference
7 to is the monument at the entrance to the hospital.

8 Currently this is the monument here, and, again,
9 we are providing getting rid of the logo text and creating
10 the Barnes-Jewish West County, reassuring everyone this is
11 where you're to turn into the hospital.

12 As you've created a landscape down Olive and the
13 trees, sometimes the building, you know, appears and goes
14 away, and we want to make sure when people get to this
15 intersection that they know this is where you turn for the
16 main entrance of the hospital and for the emergency room.

17 And we've designed the sign in such a way that
18 there's actually space for us to add the Millennium Park
19 logo and -- and then de-clutter that intersection by
20 removing the existing wooden sign.

21 CHAIRMAN KISTNER: So, I'm sorry, this is the
22 one at Millennium Park entrance?

23 MS. NANCY COLEMAN: Yes.

24 MR. STOCK: This is right at Olive --

25 MR. JON KRONE: Right at the Olive Mason -- or

1 at Olive -- or right at Olive and West Barnes Drive into
2 Millennium Park.

3 CHAIRMAN KISTNER: Okay.

4 MR. JON KRONE: Into that long island.

5 MS. NANCY COLEMAN: So what we wanted to do is
6 really work through the scale of this sign and how it sits
7 in the median.

8 So the yellow outline is showing how this sign
9 would look if -- when this design was removed, the
10 existing sign. So what we're doing is, again, creating
11 that -- the name of the hospital here, and then location
12 of directional signage for both the hospital and the
13 emergency room.

14 CHAIRMAN KISTNER: I'm sorry, can you go back to
15 the one --

16 MS. NANCY COLEMAN: Sure.

17 CHAIRMAN KISTNER: I'm a little -- I was
18 confused by what you were showing before.

19 So -- okay, so that's the replacement --

20 MS. NANCY COLEMAN: Yeah.

21 CHAIRMAN KISTNER: -- for that monument and then
22 the yellow outline is the -- okay.

23 MS. NANCY COLEMAN: Is kind of showing it on top
24 of it.

25 So we could work through the scale and -- and

1 the landscaping.

2 So the -- this median is like 100 feet long, so
3 there is landscaping down the rest of the median that
4 is --

5 MR. STOCK: Jon, show her.

6 MR. JON KRONE: You can see the length of the
7 median here.

8 CHAIRMAN KISTNER: If you could, because we're
9 in a hearing, if you could identify yourself before you
10 speak.

11 MR. JON KRONE: Sure. I'm Jon Krone --

12 CHAIRMAN KISTNER: Come up, I'm sorry, to the
13 microphone.

14 MR. JON KRONE: Jon Krone with Warren Sign.

15 CHAIRMAN KISTNER: Thank you.

16 MR. JON KRONE: Just to show that median here,
17 expands all the way from Olive back to the first entrance
18 into the parking lot and is actually --

19 MR. POTASHNICK: Would you step out to the
20 side --

21 MR. JON KRONE: -- closer to 200.

22 MR. POTASHNICK: -- when you demonstrate. Thank
23 you.

24 MR. JON KRONE: Closer to 200 feet long with the
25 tip of Olive all the way down to that entrance into the

1 parking lot.

2 MS. NANCY COLEMAN: So we did look at the other
3 healthcare organization that has its home in Creve Coeur,
4 just, again, making sure that scale and quality and less
5 commercial. This is the entrance monument sign for Mercy.

6 And then the -- my current monument sign shown
7 here is at Executive Parkway and Mason Road, and because
8 the traffic study that was done really required that to
9 slow down traffic on Olive and make it a more safe
10 environment, BJC is making a half a million dollar
11 investment and putting in a signal intersection at that
12 light, which will benefit both the retail and the
13 commercial properties that are on that corner there.

14 So what we're doing is we are proposing this
15 secondary vehicular signage, the entrance off of Mason and
16 Executive Parkway is really an outpatient entrance, and we
17 really want all the emergency and entrance to the hospital
18 to be off of Olive, so we are directing them to use the
19 Olive entrance.

20 And then what is listed on the sign is just the
21 name of the medical office buildings and the addresses.

22 As we know people are using their cellphones and
23 GPS to get to locations, that is very important that we
24 have the addresses along with the building names.

25 CHAIRMAN KISTNER: Before you take that away.

1 MS. NANCY COLEMAN: Yep.

2 CHAIRMAN KISTNER: Again, just trying to -- I
3 know the one on the left is what's currently there.

4 MS. NANCY COLEMAN: Yes.

5 CHAIRMAN KISTNER: So --

6 MS. NANCY COLEMAN: This is an internal monument
7 that exists today, and we feel it's oversized, and, again,
8 has an awful lot of logos, and so we are eliminating this
9 sign.

10 So currently we have five internally illuminated
11 monument signs, and we're proposing to have three in the
12 future.

13 Oh, right.

14 So the request by staff or the recommendation by
15 staff on No. 5 was that this -- this sign have a masonry
16 base on it.

17 This sign is being moved out of the median
18 because there won't be a median when the intersection is
19 created, the signal, so it will be just to the left of the
20 intersection and it will be at the crosshairs of the
21 crosswalks.

22 MR. JON KRONE: South. Here.

23 MS. NANCY COLEMAN: There's sidewalks here and
24 the sign will be just past the sidewalk.

25 CHAIRMAN KISTNER: Two signs or one sign?

1 MS. NANCY COLEMAN: It's one sign.

2 And then, as Whitney recommended, the 969 across
3 the road would have the same exact sign in -- in design,
4 not in scale, but in -- in design.

5 And then Sign No. 15, which is actually included
6 in our original submittal for the site development, is
7 located right on the campus. This was the only monument
8 that we actually had in our sign plan, and in talking with
9 staff and -- and working with Whitney, we really felt that
10 putting the -- a monument on Olive, creating a gateway on
11 this corner, and then we added the stone base to the
12 monument at the entry creating bookends to the campus, and
13 that being our primary campus signage.

14 Staff has recommended that we eliminate this
15 sign. And in conversations with our leadership, we feel
16 that that would not be a problem to eliminate that sign.

17 CHAIRMAN KISTNER: That was Sign 15?

18 MS. NANCY COLEMAN: Yes, ma'am. Sign 15, yes.

19 MR. LUMLEY: And Condition 5.

20 MS. NANCY COLEMAN: So then No. 6 is in
21 reference to the square footage of the Barnes-Jewish sign
22 on the top of the building.

23 MS. TRISH LOLLO: Thank you, Nancy.

24 So this is the south --

25 CHAIRMAN KISTNER: If you could --

1 MS. NANCY COLEMAN: Of course.

2 CHAIRMAN KISTNER: -- re-identify yourself.

3 MS. TRISH LOLLO: Oh, re-identify. My
4 apologies.

5 Trish Lollo, president at Barnes-Jewish West
6 County Hospital.

7 So with respect to the south elevation of the
8 Barnes-Jewish West County Hospital. I can completely
9 understand where Whitney is coming from with respect to
10 the staff report and the way that it's ruled with -- with
11 the thought of an office building or typical commercial
12 property, not having a back facing signage, if you will,
13 what I would submit to you is this is not a typical
14 commercial or office space. This is a -- really a
15 community resource and a destination for families and for
16 visitors.

17 This, as you're thinking about it, this off of
18 Mason, as you are approaching on Mason, and there's a
19 photo, it is not well -- it is not easy to -- to see on
20 this slide, but perhaps -- is it in the packet? Probably
21 is not in the packet. No.

22 This is -- this is taken about a mile away, so
23 as you're cresting over Mason heading north, you can
24 actually see the Barnes-Jewish Hospital lettering. I will
25 say, not having been in all the neighborhoods, the

1 significant tree cover in that area, leads me to believe
2 that you actually cannot see it from the neighborhoods,
3 but you can see it from Mason itself.

4 I would ask, thinking about our patients, our
5 patient population, roughly 50 percent of our patients
6 come from outside of St. Louis County, these are not folks
7 that have been here before necessarily, and I would ask
8 you to, perhaps, put yourself in the shoes of a patient,
9 or -- or maybe a loved one who's bringing a patient to our
10 campus, perhaps, for their first chemotherapy visit upon
11 being diagnosed with colon cancer, or, perhaps, it's for a
12 knee replacement, or, perhaps, like a couple months ago it
13 was me taking my husband to the hospital when he was
14 experiencing dizziness and shortness of breath and pain in
15 his shoulder.

16 I knew where to go because I know where the
17 hospitals are in our community. Not everyone knows that,
18 and they're uncertain and frazzled. And during that time,
19 we want to provide them with some level of certainty that
20 they're headed in the right direction.

21 The signage, which is the campus directional
22 signage that you come to at Mason and Executive Parkway,
23 that is much smaller. It is not intended to be you're
24 heading in the right direction, it is intended to say,
25 turn -- turn left, turn right.

1 I would just ask you to consider from a
2 patient's standpoint what this means. As you're coming
3 down Mason Road and you can identify before you get to
4 that intersection that you're at Barnes-Jewish West County
5 Hospital.

6 I'm happy to open it for questions, comments,
7 concerns.

8 CHAIRMAN KISTNER: Have you considered, on that
9 rear elevation, making it non-illuminated lettering so
10 that in the daylight --

11 MS. TRISH LOLLO: Uh-huh.

12 CHAIRMAN KISTNER: -- you know, I'm sure a
13 fairly small percentage of traffic arrives at the hospital
14 from traveling north on Mason Road, especially at night,
15 but if it were not illuminated then it would have less
16 impact --

17 MS. TRISH LOLLO: Yeah.

18 CHAIRMAN KISTNER: -- especially --

19 MS. TRISH LOLLO: Yeah. Before I answer that, I
20 would say, based on the traffic studies that we -- we
21 experienced and the investment that we're taking in the --
22 in the signalized intersection, I would say more and more
23 traffic will be approaching the hospital from northbound
24 Mason. That is now with 64 is a major way that patients
25 get to us, but I do want to ask Nancy about the

1 feasibility of not illuminating the sign.

2 MS. NANCY COLEMAN: Sure.

3 Nancy Coleman, BJC director of sign.

4 Today's technology in signage allows us to
5 actually, through the LEDs, do dimming, and so often any
6 of our signage in other ordinances is either dimmed at
7 certain times, or then it can actually go totally off and
8 then come back on, you know, in the morning when the sun
9 comes back up.

10 So we have both the opportunity to dim it if we,
11 certainly, always try to be a very good neighbor, and if
12 we ever got any complaints about the brightness, we can
13 dim it down, and we can certainly put it on our building
14 automation system and have it turn off at a, you know,
15 ten o'clock at night or something like that too.

16 MR. ROVAK: I guess I'm thinking that when you
17 go beyond that ten o'clock at night, most likely anybody
18 coming would be coming through the emergency anyway,
19 looking for emergency sign rather than a scheduled
20 service --

21 MS. NANCY COLEMAN: Correct.

22 MR. ROVAK: -- or scheduled --

23 MS. NANCY COLEMAN: That's correct.

24 We see no need to keep the sign illuminated past
25 nine or ten o'clock at night.

1 I mean that's -- that's very reasonable.

2 MR. POTASHNICK: Could someone recap exactly how
3 many signs is -- just three, or -- or -- or is there a
4 request for a fourth one? I kind of lost track of the
5 math.

6 CHAIRMAN KISTNER: I think there are -- there
7 are many, many signs, but there are only a few that are
8 under debate --

9 MR. POTASHNICK: Okay.

10 CHAIRMAN KISTNER: -- based on staff's report.

11 There is the rear one, which is discussed in
12 Condition 6, and then Condition 5, No. 15 being
13 eliminated, I think that was a -- agreed upon, correct?

14 MR. STOCK: 15 is eliminated.

15 CHAIRMAN KISTNER: 15's eliminated.

16 So if you look at Condition 4 and 6, those are
17 the two we're talking about --

18 MS. NANCY COLEMAN: That's correct.

19 So 6 is this sign that we're requesting on
20 the --

21 CHAIRMAN KISTNER: Rear elevation.

22 MS. NANCY COLEMAN: -- south elevation of the
23 hospital.

24 And then the sign that staff is recommending,
25 No. 3, to have a masonry base --

1 MS. KELLY: It would -- I apologize.

2 Whitney Kelly. Just to clarify.

3 Condition No. 4 was that No. 1 and No. 3 should
4 be modified to serve as more as directional signs with the
5 masonry base.

6 And I suggested that we also include No. 4,
7 which is the sign for 969 North Mason across the street
8 from No. 3.

9 CHAIRMAN KISTNER: Which isn't in our conditions
10 yet?

11 MS. KELLY: Which is not in the conditions yet,
12 yes.

13 But to answer Mrs. -- Mr. Potashnick's question,
14 there are 19 signs in total for monument -- ground signs,
15 exclusive of the fitness trail stations. And there are A
16 through -- A through Q wall signs throughout the campus
17 that are being requested.

18 CHAIRMAN KISTNER: May I ask on that, I think it
19 was Sign No. 4, you said --

20 MS. KELLY: Right.

21 CHAIRMAN KISTNER: -- across the street.

22 Is that -- is the applicant in agreement with
23 changing that to the style that matches the campus style?

24 MS. NANCY COLEMAN: No. We don't want a stone
25 base on this sign making it -- giving it a priority.

1 We would like the masonry signs to stay on Olive
2 at the bookends at the corner of Mason and Olive and
3 Barnes West Drive.

4 CHAIRMAN KISTNER: Other than the masonry base,
5 is it the same style as the campus signs?

6 MS. NANCY COLEMAN: It is in the same style.
7 These are just illuminated, and the ones interior to the
8 campus are not.

9 So these are the ones that are interior to the
10 campus.

11 CHAIRMAN KISTNER: I was looking for as like
12 what the style on Sign 4 is.

13 That's it?

14 MS. NANCY COLEMAN: Yeah.

15 CHAIRMAN KISTNER: Okay.

16 MS. NANCY COLEMAN: That's the front and the
17 back, they're --

18 MR. ROVAK: Because --

19 MS. NANCY COLEMAN: -- two-sided.

20 MR. ROVAK: -- when you say not illuminated, you
21 mean not internally illuminated?

22 MS. NANCY COLEMAN: Yes.

23 MR. ROVAK: But they do have like ball washers
24 or something so people can see them at night?

25 MS. NANCY COLEMAN: It has the highway

1 reflective vinyl, so when --

2 MR. ROVAK: Oh.

3 MS. NANCY COLEMAN: -- your headlights hit it,
4 you can see it during the day.

5 MR. ROVAK: Thank you.

6 MS. NANCY COLEMAN: So we are asking that this
7 sign not have a stone base, and -- and not to illuminate
8 the name of the hospital off the -- the entrance monument
9 sign.

10 And that's Sign No. 1.

11 CHAIRMAN KISTNER: The numbering has been --
12 our -- the -- the campus map sign is not very clear on
13 our --

14 MS. NANCY COLEMAN: Did it get very faint?

15 CHAIRMAN KISTNER: Yes, so it's been hard to
16 match these up to --

17 MR. LUMLEY: So is it -- is it fair to summarize
18 that the applicant objects to Condition 4; is agreeable
19 with Condition 5; would like Condition 6 modified to allow
20 the sign to remain, but with lighting controls?

21 MS. NANCY COLEMAN: That is correct.

22 MR. LUMLEY: And -- and -- and the applicant
23 objects to staff's newly proposed condition regarding Sign
24 No. 4?

25 MS. NANCY COLEMAN: Yes.

1 MR. LUMLEY: Okay.

2 CHAIRMAN KISTNER: Thank you.

3 Is that --

4 MR. CARNEY: One more question on number -- on
5 Condition 4.

6 The scale of the signs on Mason, would they be
7 similar in scale or different sizes?

8 MS. NANCY COLEMAN: They are similar in scale.
9 The -- the base of this sign is similar to the sign at the
10 corner of Mason.

11 In essence, if this --

12 MS. TRISH LOLLO: Ask for clarification.

13 MR. CARNEY: No, I think she's -- I think we're
14 talking about the ones for the Executive and --

15 MS. NANCY COLEMAN: Oh.

16 MR. CARNEY: Right now I think the staff was
17 saying that they were different sizes in character.

18 Would they be similar?

19 MR. SCHUH: I think they said they're similar,
20 but the one on the office building side is smaller.

21 MR. CARNEY: Is small?

22 MS. NANCY COLEMAN: That would be correct.

23 So the sign at Mason, because it's, you know, a
24 two-lane road, is scaled to the two-lane road with a
25 center turn lane, and the sign at -- at Olive and Barnes

1 is scaled to, you know, a five-lane street for visibility
2 and readability.

3 MS. KELLY: Whitney Kelly, City Planner.

4 I believe what you were asking is the sign on
5 north -- at the 6 -- 969 North Mason building is the
6 6 square foot -- is the 6 foot tall campus pedestrian
7 directional sign.

8 The one across the street, No. 3, is the 8.5
9 foot tall campus entrance directional sign.

10 MR. CARNEY: Right.

11 MS. KELLY: So they are scaled differently.
12 Yeah.

13 MR. SCHUH: But they're similar?

14 MS. KELLY: But they're similar pole signs.

15 MR. CARNEY: Directional signs?

16 MS. KELLY: Right.

17 MR. CARNEY: And you -- you'd like to see them
18 be the same size or pretty close?

19 MS. KELLY: We believe that the entrance signs
20 should be just directional, and have the main campus ID
21 stand alone, similar -- I can show you.

22 CHAIRMAN KISTNER: I'm -- I'm getting really
23 confused about --

24 MS. KELLY: I know.

25 CHAIRMAN KISTNER: -- the --

1 MR. ROVAK: You're coming north on Mason, and
2 you got one into the --

3 CHAIRMAN KISTNER: Right.

4 MR. ROVAK: -- office and one into the MOB.

5 MS. NANCY COLEMAN: So the sign at Executive
6 Parkway that goes to 969, we lease that whole building,
7 and so on the sign it only says 969 Mason.

8 The sign that's on our hospital campus gives
9 direction to three medical office buildings.

10 MR. STOCK: That's why it's larger.

11 MS. NANCY COLEMAN: That's why it's larger.

12 MR. STOCK: That's why it's larger by 2 feet.

13 MS. KELLY: So, while we don't want to get too
14 much into a comparison of Mercy because the hospitals are
15 very different, what we were trying -- what we were trying
16 to be consistent with is that the main monument sign at
17 the corner was the much -- I'm losing the red light
18 here -- with this sign here at the corner of North New --
19 or South New Ballas and Conway, the entrance signs at the
20 entrances were smaller in scale and provide more
21 directional information, which is what we're proposing for
22 BJC.

23 The main ID sign should be the most prominent
24 sign, whereas, at the entrances we were seeking more
25 directional information. But they should also have a

1 masonry base to be -- and all of the entrances should have
2 a consistency in design to be -- to meet with the intent
3 of the master sign plan, so.

4 MR. LUMLEY: I think if you go to page 303.
5 That's Sign No. 1, and you can see how the applicant wants
6 it to be, and then the X shows what staff wants to take
7 out.

8 MS. KELLY: Right.

9 MR. LUMLEY: But that's Sign No. 1.

10 MS. KELLY: Oh.

11 MS. TRISH LOLLO: May I comment?

12 MS. KELLY: This is -- so, again, allowing the
13 campus ID sign at the Mason main intersection with just
14 the directional information in a masonry base at the
15 entrance -- at the entrances.

16 If they wish to include like this design over on
17 top of here, we're just talking about this main -- this
18 portion of the sign should be eliminated.

19 CHAIRMAN KISTNER: Not off at Olive?

20 MS. KELLY: Not -- this is the one -- this is
21 the sign at the Olive and Barnes West Drive, and it is --
22 there -- it is 200 square feet, whereas, this main campus
23 site sign that they're proposing at Olive and Mason is
24 80 square feet.

25 So we feel like the scale of this is out of

1 character, and that they should be more directional
2 information as opposed to a campus ID sign.

3 MR. SCHUH: Can I take a shot at it?

4 MS. KELLY: Yeah.

5 MR. SCHUH: It -- it sounds to me like you're
6 saying that the hospital should have one main sign?

7 MS. KELLY: Correct.

8 MR. SCHUH: And it sounds like the hospital is
9 saying you want to bookend the campus and have -- say this
10 is one side of it, this is the other, so that's the
11 debate?

12 MS. KELLY: That is the debate.

13 However, the bookends don't match, so we don't
14 have a bookend. So that's the -- that's the other point,
15 which is you have all three different signage at the
16 intersection. So, when we were trying to, as we see in a
17 similar situation, you had the campus ID sign as the main
18 sign, and all of the other directional signs were similar
19 in character at each entrance.

20 So that's what we're proposing -- we made the
21 suggestion here, so that the entrances provides just this
22 information here without the need for all of this. We've
23 got the scale of this was --

24 CHAIRMAN KISTNER: I was having trouble
25 following.

1 MS. KELLY: Oh.

2 CHAIRMAN KISTNER: Where the red light is?

3 MS. KELLY: So the entrances should have the
4 directional information, and if they wish to provide
5 some -- some of the ID at the top, but that the scale of
6 this sign and this portion should be eliminated. At
7 206 square feet or I think they later -- or eight, and
8 they later said it's more like 187, that was out of
9 character -- or out of scale with the median, was our
10 concern.

11 CHAIRMAN KISTNER: Thank you.

12 Well, were you -- it looked like the applicant
13 had something more to add --

14 VOICE: She would like --

15 CHAIRMAN KISTNER: Okay.

16 MS. TRISH LOLLO: Yes.

17 Trish Lollo, president Barnes-Jewish West County
18 Hospital.

19 I think this is a good slide to stay on.

20 So appreciate what Whitney and the team are
21 attempting to do in terms of consistency.

22 When I mentioned earlier architectural
23 integration, I mentioned not only the integration on our
24 campus, but the integration and tied of the Kingshighway
25 campus, this signage and the -- the offset of it, the

1 stone base, the articulation of the edifice, is all in
2 keeping with our Kingshighway campus, so there is part of
3 our brand that is wrapped up in this design, so.

4 And I'm talking specifically about the
5 Barnes-Jewish West County Hospital offset, again,
6 articulated edifice.

7 So that is one important thing, just to note the
8 intentionality of that.

9 The other piece is the signage that is at the
10 corner -- the monument sign that is at the corner of Mason
11 and Olive does not have any directional sign -- thank you,
12 George -- there are no directional signs associated with
13 it.

14 It is intended to signal the arrival on to the
15 campus -- arrival to the campus. And I think I recall
16 that perhaps the City Planning had requested that we have
17 some sort of arrival.

18 No? Oh, okay. I must have --

19 MS. KELLY: That --

20 MS. TRISH LOLLO: -- misunderstood. Okay.

21 MS. KELLY: Originally that sign and just
22 directional sign was proposed opposite of each other at
23 the entrance of Olive and Barnes West. And the code
24 requires separation for readability, so we suggested
25 moving this sign to Olive and Mason and having only the

1 directional sign at the entrance.

2 It then became --

3 MS. TRISH LOLLO: I see. I see.

4 MS. KELLY: So --

5 MS. TRISH LOLLO: And then -- and then in terms
6 of concept of campus marking --

7 MS. KELLY: Yeah.

8 MS. TRISH LOLLO: -- that's how we got to this.
9 Okay.

10 MS. KELLY: Yes.

11 MR. STOCK: I'll go to the dais and speak.

12 CHAIRMAN KISTNER: If you could identify
13 yourself.

14 MR. STOCK: For the record, George Stock, and
15 I'm at the wall.

16 So, again, this is the monument sign that would
17 be in the grass area here and Mason.

18 CHAIRMAN KISTNER: Does that have a sign number?

19 MR. STOCK: And Olive Street.

20 MS. KELLY: It's No. 2.

21 CHAIRMAN KISTNER: 2.

22 MR. STOCK: Number 2.

23 CHAIRMAN KISTNER: All right, good.

24 MR. STOCK: Just above it is the pole sign
25 without a masonry base. That's the desire of BJC, is a

1 non-masonry base is at the intersection to be signalized
2 under section of Mason Executive Parkway. And that sign
3 mimicked on the west side of the 969 Mason Road building.
4 Single building on the west side. Sign's a little bit
5 smaller. Multiple medical office buildings on the east
6 side.

7 Again, no masonry base by intent. The masonry
8 base would be at Mason and Olive mimicking the building.

9 This sign -- which number is this?

10 MS. KELLY: One.

11 MR. STOCK: One. It's 30 feet in length, and it
12 would be placed in the median, just behind the
13 right-of-way line, and there remains 120 lineal feet of
14 landscaped island.

15 So, in context, it's about 200 feet from the
16 nose of the island at Olive to the back of the island
17 where you get the entrance, and it's 30 feet in width.

18 I think the one diagram does a pretty good job
19 of bracketing it.

20 Nancy, your diagram that has the yellow -- yeah,
21 it's right there on top.

22 So, again, what's there today -- thanks,
23 Whitney.

24 Oh, you -- okay.

25 So, again, what's there today is the Barnes is

1 being relocated to the side, and then you've seen the
2 picture, and another 120 feet of landscaped median before
3 you get to the driveway.

4 Just really trying to -- and -- and a masonry
5 base. So masonry base the east end; masonry base at the
6 west end.

7 So, again, this identification of the hospital
8 is something they do have. It's just -- these signs are
9 simplified. You notice the color has changed, the
10 materials are a higher quality. These are higher quality
11 signs than what's on the campus today.

12 There's a huge investment in this hospital.
13 There was a lot of discussion at the Planning Commission
14 about the building materials, and so what you're seeing is
15 a higher quality of signage being proposed to complement
16 the hospital campus.

17 And by intent, differentiating some of the
18 signs, not trying to buck the design guidelines, they're
19 still consistencies in -- in the signs, but because it
20 doesn't have a stone base, we don't believe is
21 inconsistent with the design guidelines along Mason Road.

22 CHAIRMAN KISTNER: I think I finally have it.

23 MR. STOCK: You have the request?

24 CHAIRMAN KISTNER: I think I do. Yep.

25 MR. STOCK: Thank you.

1 CHAIRMAN KISTNER: Unless there is more
2 questions to bring into the public hearing -- oh, if
3 there's anybody else in the audience who would like to
4 speak to this matter?

5 Okay. Seeing none, going to close the public
6 hearing.

7 We still have time for discussion, but I think
8 we've taken in all the factual information we need for the
9 hearing.

10 MR. LUMLEY: Offer the following exhibits in the
11 record of this public hearing: Documentation in
12 possession of the City Clerk reflecting the public notice
13 that's been provided, the staff report, the City Code of
14 Ordinances and Charter, the City Comprehensive Plan, the
15 public file regarding this application, including the
16 proposed master sign plan.

17 CHAIRMAN KISTNER: Hearing is closed.

18 (The Public hearing was closed at 7:39 p.m.)
19
20
21
22
23
24
25

1 STATE OF MISSOURI)
2) SS
3 COUNTY OF ST. LOUIS)

4 I, Deborah K. McLaughlin, Registered
5 Professional Reporter, Missouri Certified Court Reporter,
6 Illinois Certified Shorthand Reporter and Kansas Certified
7 Court Reporter, do hereby certify that I reported the
8 Planning and Zoning public hearing stenographically and
9 later reduced to typewriting; and that this is a true and
10 accurate transcript of the public hearing.

11
12 

13 _____, RPR, MO-CCR, IL-CSR, KS-CCR
14 Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR



city of CREVE COEUR

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APPLICATION TO PLANNING AND ZONING COMMISSION #19-030 NEW LED PARKING LOT AND BUILDING LIGHTING FOR THE NATIONAL COUNCIL OF JEWISH WOMEN AT 295 N. LINDBERGH BOULEVARD

FOR THE MEETING OF: Monday, August 19, 2019

SUBJECT PROPERTY LOCATION: 295 N. Lindbergh Boulevard, Zoned GC-General Commercial District.

REQUEST: Scott Shelton, of Streib Electric Co., on behalf of the National Council of Jewish Women, has submitted an application to replace the existing lighting on the building with new LED lights and add new LED parking lot lighting for 295 N. Lindbergh Boulevard. Section 405.680 Lighting states that the Planning and Zoning Commission shall review proposed lighting for non-residential building construction or for the replacement or addition of light standards on an existing non-residential development in accordance with Section 405.1080. Section 405.1080 requires minor site plan approval by the Planning and Zoning Commission for any proposed alteration that would significantly affect the exterior of a building or site.

ADDITIONAL INFORMATION: The subject property includes the offices for the National Council of Jewish Women (NCJW), as well as The Resale Shop. The original building was developed in 1959, and contains some pre-existing non-conformities on the site, including the existing non-conforming lighting on the building and utility poles. The property received approval of a Minor Site Plan in 2017 for the awnings on the building

Key Issues:

- Does the request integrate with the existing surrounding uses?
- Does the request further or implement the goals of the Comprehensive Plan?
- Is the request consistent with the Design Guidelines?

Comprehensive Plan References

- Community Sustainability & Resilience
- Lindbergh Boulevard

Zoning Code References

- Section 405.360: GC-General Commercial Business District
- Section 405.680: Lighting
- Section 1080: Site Concept, Site Development and Minor Site Plan Approval.

APPLICANT: Scott Shelton
Streib Electric Co.
9225 Watson Industrial Park
St. Louis, MO 63126

PROPERTY OWNER: National Council of Jewish Women
295 N. Lindbergh Blvd
Creve Coeur, MO 63141



REPORT PREPARED BY: Whitney Kelly, AICP, City Planner
DATE: 08/13/2018
ATTACHMENTS: Applicant's Materials received July 31, 2019

PROJECT DESCRIPTION

The proposal includes providing 11 new LED Lights on the building, identified as D and E in the photometric provided below:



Figure 1: Close-up of the building lights photometric plan

And, two pole mounted signs at the back of the parking lot behind the building.

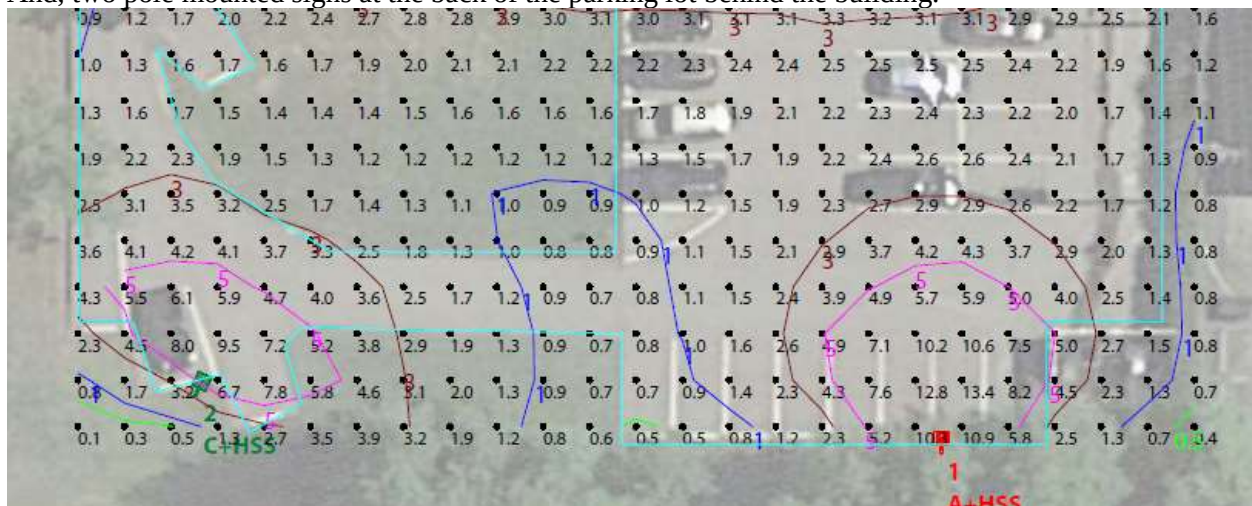


Figure 2: Close-up of the Site Photometric Plan, showing the location of the two pole mounted light fixtures.

Luminaire Schedule All quotes/orders generated from this layout must be forwarded to the Local Rep Agency							
Symbol	Qty	Tag	Label	Arrangement	LLF	Description	BUG Rating
	1	A+HSS	ALED4T150 + ALED150SS	SINGLE	1.000	Type IV Pole Mount with Back Shield Only	B1-U0-G3
	1	C+HSS	ALED3T150 + ALED150SS	SINGLE	1.000	Type III Pole Mount with Back Shield Only	B1-U0-G3
	3	D	WPLED2T50	SINGLE	1.000	Type II Wall Mount	B1-U0-G2
	8	E	WPLED4T78	SINGLE	1.000	Type IV Wall Mount	B1-U0-G2

The building lights are a bronze LED Fixture with the wattage of the fixture along the north and south side of the building is 50, and that of those identified as E along the front and rear of the building is 78.

WPLED2T50



WPLED4T78



Figure 3: Details of the wall mounted light fixtures.

The pole mounted fixtures are also a bronze color, and both have a wattage of 150w, and have a back shield to direct the light away from the residents. The height of the pole is 20 feet.

ALED4T150



ALED3T150



ALED150SS



Figure 4: Pole mounted light fixture details, with proposed shield.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Joseph A Bank Retail	GC-General Commercial	Lawrence Drive
South	Office	GC-General Commercial	NA
East	Vacant	Ladue Residential Zoning	N. Lindbergh
West	Residence	B Single Family District	NA

COMPREHENSIVE PLAN REVIEW

Creve Coeur 2030 Plan vision of the Lindbergh Boulevard Corridor is to create a visually-distinctive mixed-use and office corridor that provides enhances bicycle and pedestrian infrastructure for improved City-wide connectivity and supports adjacent institutions and future development. The Mixed-Use place type that includes the Lindbergh corridor are supported through primarily vehicular access with improved walkability, pedestrian connections to adjacent neighborhoods and beautifully landscaped streets. The Plan also encourages promoting energy efficiency throughout the City as part of the Community

Sustainability & Resilience Objectives (p. 51). The question here is not related to the use per se, nor to the appropriateness of the development as a whole. Instead, this analysis focuses more on the zoning regulations regarding new outdoor lighting, as the proposal is an existing use, with the Resale Shop and the NCJW Offices, and the building was originally developed in 1959 and has preexisting non-conformities on the site. The proposed conversion of the lighting to new LED Standards meets with these goals and objectives of the Comprehensive Plan. No other changes to the exterior of the building or site are proposed at this time.

ZONING REVIEW

As the Applicants are only seeking to modify the site to provide for new LED Lighting throughout the parking lot and on the building, zoning review is limited to the lighting standards.

Lighting

The Applicants are replacing the existing light fixtures on the building with new LED light fixtures and providing for two new parking lot light fixtures that are downcast. Section 405.680(B) requires that all lighting shall be downcast and fully shielded and shall not cast light upon adjacent property or right-of-way nor shall glare be emitted from an illuminant source. For non-residential parking lots, a minimum illumination of 1 foot candle is required, and a maximum height for standard light fixtures is 24 feet in non-residential districts. The Planning and Zoning Commission may require lighting to be dimmed or connected to a motion detector between the hours of 10:00 P.M. and 6:00 A.M., but not less than an average of one (1) foot-candle of illumination as required by Section 405.810(A)(4) of the Off-Street Parking and Loading Regulations.

The light fixtures comply with these regulations. The parking lot is approximately 38 feet from the west property line, closest to the residents, with mature landscaping. The photometric plan is showing that living levels just below the fixture is 10.9 for the one identified in red, and where lighting levels significantly drops down as you move out. The fixtures will have shields to prevent the lighting from leaving the parking lot area or casting upon the adjacent property.



Figure 5: Close up of the City's GIS of the subject property and the photometric plan.

The building lighting is replacing the pre-existing, non-conforming lights, with new LED light fixtures that are downcast and in compliance with the requirements. The photometrics does indicate that along the south side of the building adjacent to the commercial property that light levels are at 3.1. However, this is adjacent to the parking lot that is in front of the office building, and therefore Staff does not have a concern with the lighting levels in this area.

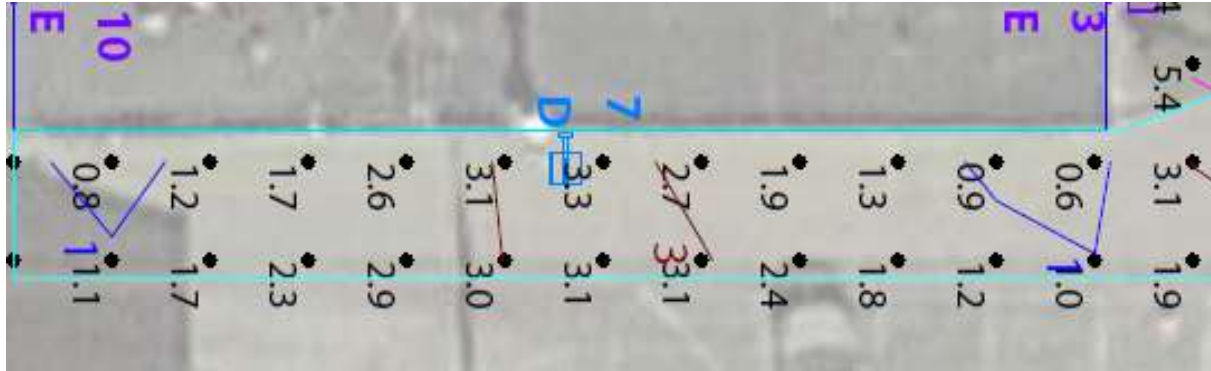


Figure 6: Close-up of the Photometric Plan of the light levels along the south property line from the building,

RECOMMENDATION

Based on the above analysis, the request for lighting improvements meets all of the requirements of the Comprehensive Plan and Zoning Ordinances. Staff recommends the following conditions be incorporated in any motion for the approval of the minor Site Plan.

1. The Applicant is required to submit a Building Permit application, as required by Article II of the Building Code for the light fixtures as bound together and submitted in conjunction with Application #19-030 by Streib Electric Co., and with all conditions of approval.
2. All lighting shall be in conformance with Section 405.680, Lighting, of the Zoning Code, and Section 205.810 of the Parking Ordinance, with a maximum height of 24 feet, and the light fixtures shall be a dark bronze color as proposed.
3. The existing non-conforming lights on the utility poles shall be removed.
4. No site development plan or minor site plan approval shall be valid for a period longer than twelve (12) months from the date it is approved, unless within such period a building permit is obtained and substantial construction is commenced. Substantial construction shall be deemed to consist of clearing the site, completion of footings, basement or building slab and inspection of such work. The Planning and Zoning Commission and the City Council, when required, may grant extensions not exceeding twelve (12) months each upon written request of the original applicant prior to the expiration of such period and resubmission of the application if the application as resubmitted is substantially the same as the initially approved application. However, the Commission and the Council, as applicable, have the power in such cases to attach new conditions to their re-approval or to disapprove the reapplication. Where the application for re-approval contains changes which the Zoning Administrator concludes materially alter the initial application, the Zoning Administrator shall initiate a new site development plan review procedure as stated in Section 405.1080 or a new minor site plan review procedure as stated in Section 405.1080.

MOTION

The motion to approve the site development plans as shown in the Applicant's materials will be in the form of approval, approval with conditions, denial or deferral. City Council action is not required for minor site development plans. The following is an example of an appropriate motion for this proposal:

"I move to recommend approval of the minor site plan for the lighting improvements for the building at 295 N. Lindbergh Boulevard as presented to the Planning and Zoning Commission with Application #19-030, subject to the conditions contained in the staff report for the meeting of August 19, 2019" (conditions may be added, eliminated, or modified by preceding motion).

APPENDIX 1: COMPREHENSIVE PLAN, INCLUDING DESIGN GUIDELINES

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

APPENDIX 2: ZONING CODE

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

APPENDIX 3: AERIAL PHOTO

National Council of Jewish Women, 295 N. Lindbergh Boulevard



City Limits

Parcels

August 6, 2019



Prepared By

HORNER SHIFFRIN

APPENDIX 4: SITE PHOTOGRAPHS

Taken: 08/14/2019



Description: View looking south west from Lindbergh Boulevard of the existing non-conforming lights on the building.



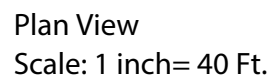
Description: View looking west at the rear parking area and the existing landscaping within the buffer area and the residential area to the west.

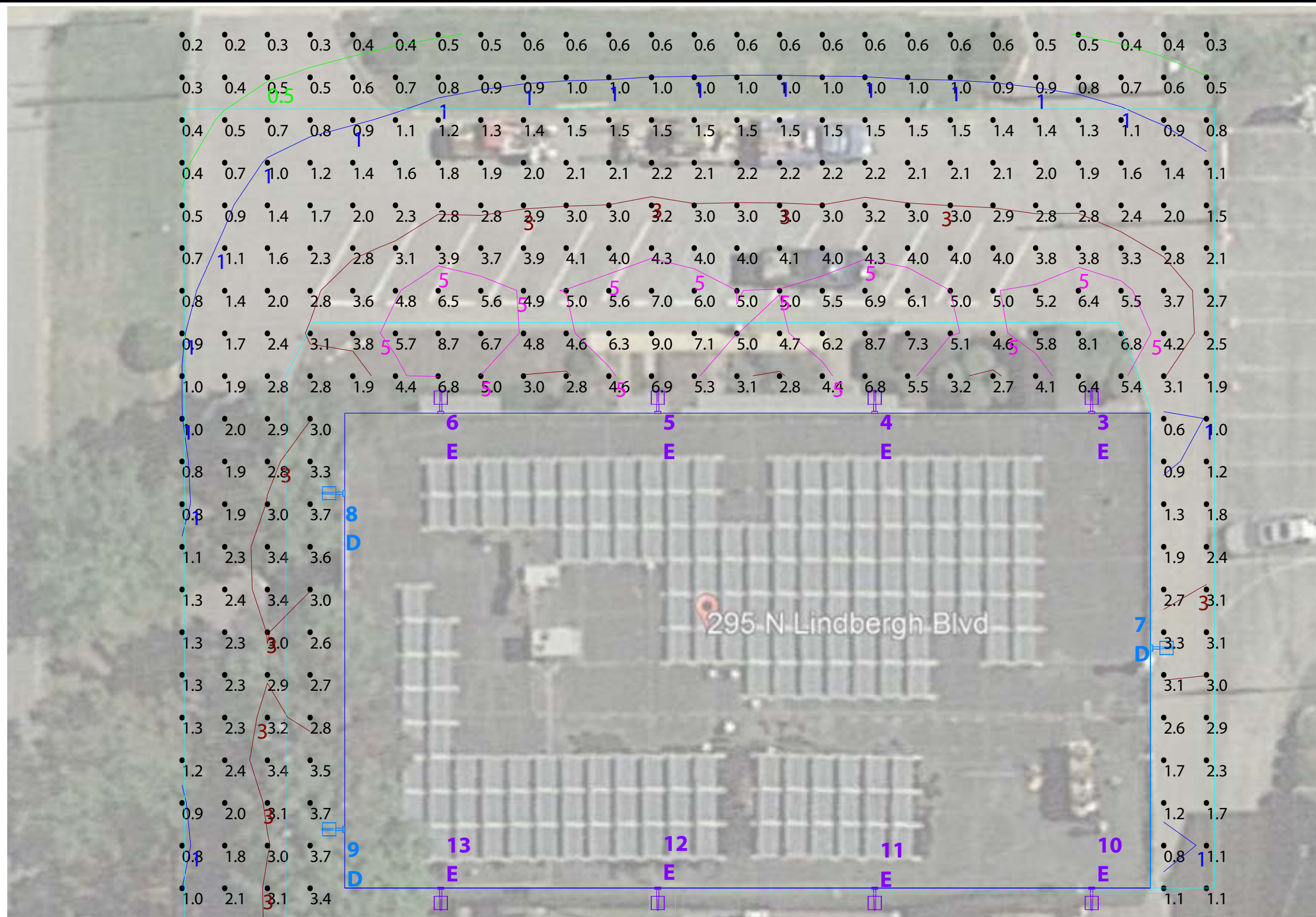


Description: View of the existing non-conforming lights on the utility pole.

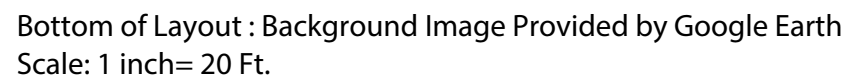


Description: View of the existing non-conforming lights on south side of the building that is to be replaced.





Top of Layout : Background Image Provided by Google Earth
Scale: 1 inch= 20 Ft.





Top View : Background Image Provided by Google Earth

Attachment: Applicants Materials (#19-030: 295 N. Lindbergh Blvd LED Lighting)

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170 Ludlow Avenue, Northvale, NJ 07647
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Prepared For:
Fishco Group
8721 Mackenzie Road
St. Louis, MO 63125

Job Name:
National Council of Jewish Women
St Louis, MO
Lighting Layout
Version A

Scale: as noted	PROJECT # : 122730
Date:7/11/2019	CASE # : 00255925

Filename: Nat Council of Jewish Women Layout 00255925 A.AGI
Drawn By: A. Murphy

The Lighting Analysis, ezLayout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by the RAB Lighting Inc. ("RAB") represent an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by RAB and therefore actual measured results may vary from the actual field conditions. RAB recommends that design parameters and other information be field verified to reduce variation.

RAB neither warranties, either implied or stated with regard to actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design. RAB neither warranties, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design intent as compliant with any applicable regulatory code requirements with the exception of those specifically stated on drawings created and submitted by RAB. The Lighting design is issued, in whole or in part, as advisory documents for informational purposes and is not intended for construction nor as being part of a project's construction documentation package.

Filename: C:\Users\anna.murphy\Desktop\Temp Folder\Nat Council of Jewish Women Layout 00255925 A.AGI

Calculation Summary											
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
CalcPts	Illuminance	Fc	2.88	13.4	0.1	28.80	134.00	Readings taken at 0'-0" AFG	8	8	Horizontal
Parking Lot	Illuminance	Fc	3.13	13.4	0.5	6.26	26.80	Readings taken at 0'-0" AFG			

Luminaire Schedule								All quotes/orders generated from this layout must be forwarded to the Local Rep Agency			
Symbol	Qty	Tag	Label	Arrangement	LLF	Description	BUG Rating				
	1	A+HSS	ALED4T150 + ALED150SS	SINGLE	1.000	Type IV Pole Mount with Back Shield Only	B1-U0-G3				
	1	C+HSS	ALED3T150 + ALED150SS	SINGLE	1.000	Type III Pole Mount with Back Shield Only	B1-U0-G3				
	3	D	WPLED2T50	SINGLE	1.000	Type II Wall Mount	B1-U0-G2				
	8	E	WPLED4T78	SINGLE	1.000	Type IV Wall Mount	B1-U0-G2				

Expanded Luminaire Location Summary						
LumNo	Tag	X	Y	MTG HT	Orient	
1	A+HSS	264	12	20	90	
2	C+HSS	136.424	21.905	20	64.885	
3	E	286	219.162	20	90	
4	E	245.333	219.162	20	90	
5	E	204.667	219.162	20	90	
6	E	164	219.162	20	90	
7	D	300.278	172	20	0	
8	D	142.839	201	20	180	
9	D	142.839	138	20	180	
10	E	286	123.955	20	270	
11	E	245.333	123.955	20	270	
12	E	204.667	123.955	20	270	
13	E	164	123.955	20	270	
Total Quantity: 13						

Luminaire Tag Summary	
Tag	Qty
A+HSS	1
C+HSS	1
D	3
E	8

- NOTES:
- * The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.
 - * Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.
 - * The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.
 - * Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.
 - * It is the Owner's responsibility to confirm the suitability of the existing or proposed poles and bases to support the proposed fixtures, based on the weight and EPA of the proposed fixtures and the owner's site soil conditions and wind zone. It is recommended that a professional engineer licensed to practice in the state the site is located be engaged to assist in this determination.
 - * The landscape material shown hereon is conceptual, and is not intended to be an accurate representation of any particular plant, shrub, bush, or tree, as these materials are living objects, and subject to constant change. The conceptual objects shown are for illustrative purposes only. The actual illumination values measured in the field will vary.
 - * Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the RAB lighting design model. RAB is not responsible for any inaccuracies caused by incomplete information on the part of the customer, and reserves the right to use best judgement when translating customer requests into photometric studies.
 - * RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending apply.

 170 Ludlow Avenue, Northvale, NJ 07647 888 722-1000 • rablighting.com	Prepared For: Fishco Group 8721 Mackenzie Road St. Louis, MO 63125	Job Name: National Council of Jewish Women St Louis, MO Lighting Layout Version A	Scale: as noted	PROJECT # : 122730	The Lighting Analysis, ezLayout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by the RAB Lighting Inc. ("RAB") represent an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by RAB and therefore actual measured results may vary from the actual field conditions. RAB recommends that design parameters and other information be field verified to reduce variation. RAB neither warranties, either implied or stated with regard to actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design. RAB neither warranties, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design intent as compliant with any applicable regulatory code requirements with the exception of those specifically stated on drawings created and submitted by RAB. The Lighting design is issued, in whole or in part, as advisory documents for informational purposes and is not intended for construction nor as being part of a project's construction documentation package.
			Date:7/11/2019	CASE # : 00255925	
			Filename: Nat Council of Jewish Women Layout 00255925 A.AGI		
			Drawn By: A. Murphy		
Filename: C:\Users\anna.murphy\Desktop\Temp Folder\Nat Council of Jewish Women Layout 00255925 A.AGI					

Packet Pg. 1



Color: Bronze

Weight: 32.9 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	1.31A
208V	0.80A
240V	0.69A
277V	0.60A
Input Watts	155.8W
Efficiency	96%

LED Info

Watts	150W
Color Temp	5000K (Cool)
Color Accuracy	71 CRI
L70 Lifespan	100,000
Lumens	18,464
Efficacy	118.5 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P0000175F

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance:

Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5-year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semiCircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Effective Projected Area:

EPA = 0.75

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management with external "Air-Flow" fins

Lens:

Tempered glass lens

Housing:

Die-cast aluminum housing, lens frame and mounting arm

IP Rating:

Ingress Protection rating of IP66 for dust and water

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Reflector:

Specular vacuum-metallized polycarbonate

Technical Specifications (continued)

Construction

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Electrical

THD:

4.7% at 120V, 13.3% at 277V

Surge Protection:

4kV

Driver:

One Driver, Constant Current, Class 2, 2100mA
100-277V, 50-60Hz, Power Factor 99%

Power Factor:

99.5% at 120V, 93.7% at 277V

Optical

BUG Rating:

B1 U0 G3

Other

BAA Compliance:

Click [here](#) for BAA compliance.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

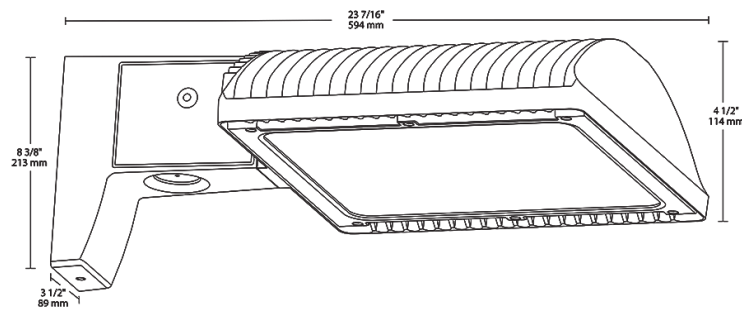
Equivalency:

Equivalent to 400W Metal Halide

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

66% energy cost savings vs. HID

100,000-hour LED lifespan

5-Year, No-Compromise Warranty

Ordering Matrix

Family	Optics	Wattage	Mounting	Color Temp	Finish	Driver Options	Options	Other Options
ALED	4T	150						
	4T = Type IV 3T = Type III 2T = Type II	50 = 50W 78 = 78W 105 = 105W 125 = 125W 150 = 150W	Blank = Pole mount SF = Slipfitter	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Bronze RG = Roadway Gray W = White K = Black	Blank = 120-277V /480 = 480V /BL = Bi-Level /D10 = 0-10V Dimming	Blank = No Option /LC = Lightcloud® Controller /PCS = 120V Swivel Photocell /PCS2 = 277V Swivel Photocell /PCT = 120-277V Twistlock Photocell /PCS4 = 480V Swivel Photocell /PCT4 = 480V Twistlock Photocell /WS2 = Multi-Level Motion Sensor 20 ft. /WS4 = Multi-Level Motion Sensor 40 ft.	Blank = Standard USA = BAA Compliant



Color: Bronze

Weight: 32.5 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	1.31A
208V	0.80A
240V	0.69A
277V	0.60A
Input Watts	155.2W
Efficiency	97%

LED Info

Watts	150W
Color Temp	5000K (Cool)
Color Accuracy	71 CRI
L70 Lifespan	100,000
Lumens	16,839
Efficacy	108.5 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P0000175C

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance:

Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5-year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification:

The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

Effective Projected Area:

EPA = 0.75

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management with external "Air-Flow" fins

Lens:

Tempered glass lens

Housing:

Die-cast aluminum housing, lens frame and mounting arm

IP Rating:

Ingress Protection rating of IP66 for dust and water

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Reflector:

Specular vacuum-metallized polycarbonate

Technical Specifications (continued)

Construction

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Electrical

THD:

6% at 120V, 11.3% at 277V

Surge Protection:

4kV

Driver:

One Driver, Constant Current, Class 2, 2100mA
100-277V, 50-60Hz, Power Factor 99%

Power Factor:

99.5% at 120V, 93.7% at 277V

Optical

BUG Rating:

B1 U0 G2

Other

BAA Compliance:

Click [here](#) for BAA compliance.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

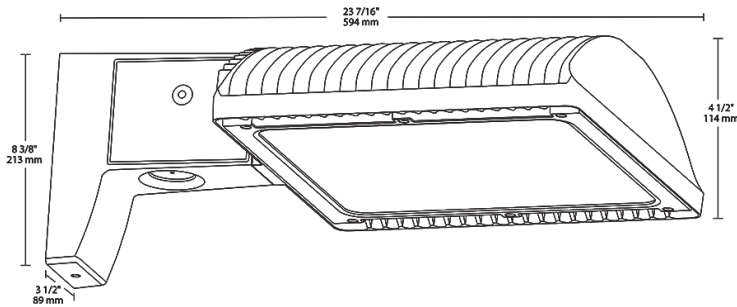
Equivalency:

Equivalent to 400W Metal Halide

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

66% energy cost savings vs. HID

100,000-hour LED lifespan

5-Year, No-Compromise Warranty

Ordering Matrix

Family	Optics	Wattage	Mounting	Color Temp	Finish	Driver Options	Options	Other Options
ALED	3T	150						
	4T = Type IV 3T = Type III 2T = Type II	50 = 50W 78 = 78W 105 = 105W 125 = 125W 150 = 150W	Blank = Pole mount SF = Slipfitter	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Bronze RG = Roadway Gray W = White K = Black	Blank = 120-277V /480 = 480V /BL = Bi-Level /D10 = 0-10V Dimming	Blank = No Option /LC = Lightcloud® Controller /PCS = 120V Swivel Photocell /PCS2 = 277V Swivel Photocell /PCT = 120-277V Twistlock Photocell /PCS4 = 480V Swivel Photocell /PCT4 = 480V Twistlock Photocell /WS2 = Multi-Level Motion Sensor 20 ft. /WS4 = Multi-Level Motion Sensor 40 ft.	Blank = Standard USA = BAA Compliant



Weight: 0.0 lbs

Project:

Type:

Prepared By:

Date:

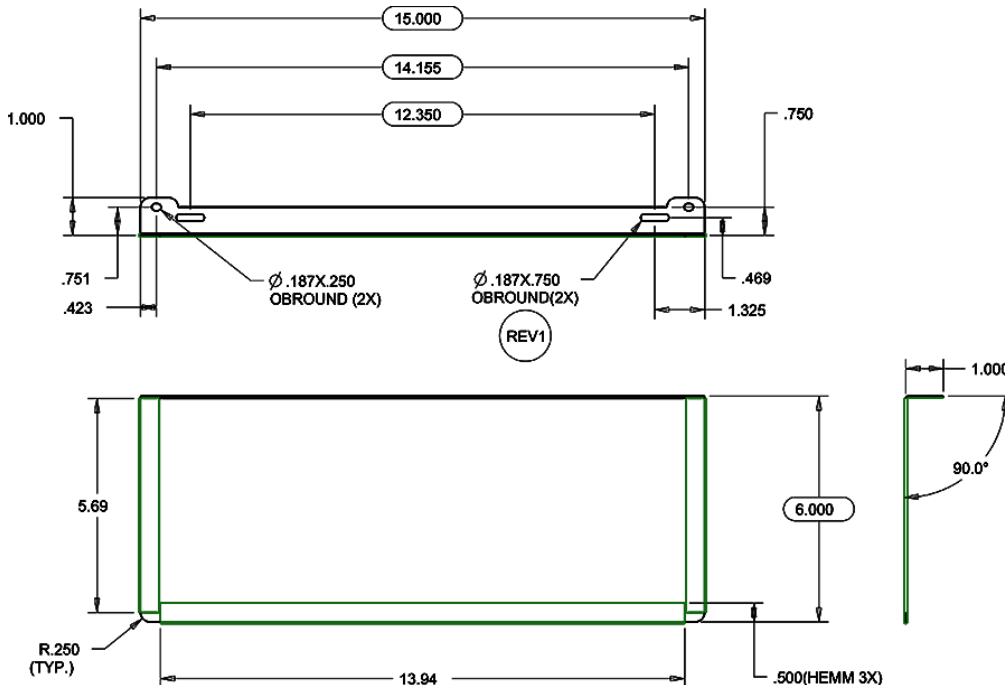
Technical Specifications

Other

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions





Color: Bronze

Weight: 34.8 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.46A
208V	0.27A
240V	0.23A
277V	0.20A
Input Watts	56W
Efficiency	89%

LED Info

Watts	50W
Color Temp	5000K (Cool)
Color Accuracy	71 CRI
L70 Lifespan	100,000
Lumens	7,070
Efficacy	126.2 LPW

Technical Specifications**Listings****UL Listing:**

Suitable for wet locations as a downlight

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P00001791

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

LED Characteristics**Lifespan:**

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5-year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction**IES Classification:**

The Type II distribution is ideal for wide walkways, on ramps and entrance roadways, bike paths and other long and narrow lighting applications. This type is meant for lighting larger areas and usually is located near the roadside. This type of lighting is commonly found on smaller side streets or jogging paths.

IP Rating:

Ingress Protection rating of IP66 for dust and water

Ambient Temperature:

Suitable For use in 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management design with external Air-Flow fins provides maximum operational life, even in high ambient temperature environments

Housing:

Die cast aluminum housing, lens frame and mounting arm

Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

WPLED2T50

Technical Specifications (continued)

Electrical

Surge Protection:

6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2.

THD:

6.1% at 120V, 9.4% at 277V

Power Factor:

99.6% at 120V, 96% at 277V

Driver:

Constant Current, Class 2, 1400mA, 100-277V, 50-60Hz, 0.8A, Power Factor 99%

Other

Patents:

The WPLED™ design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Equivalency:

Replaces 200W Metal Halide

Buy American Act Compliance:

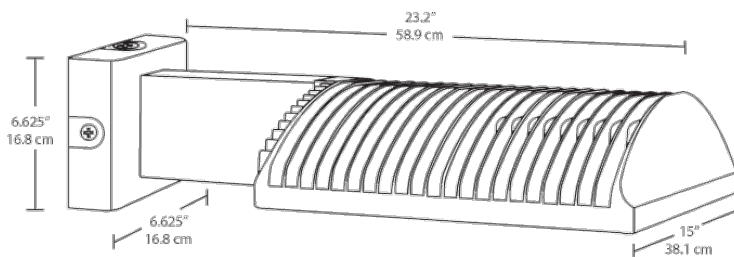
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U0 G1

Dimensions



Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000-hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- Replaces 400W MH
- 100 up to 277 Volts
- 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Optics	Wattage	Color Temp	Mounting	Finish	Driver Options	Other Options
WPLED	2T	50					
	4T = Type IV 3T = Type III 2T = Type II	50 = 50W 78 = 78W 105 = 105W 125 = 125W 150 = 150W	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Arm FX = Flat Mount	Blank = Bronze W = White	Blank = Standard /480 = 480V /BL = Bi-Level /D10 = 0-10V Dimming /480/D10 = 480V 0-10V Dimming	Blank = Standard /PC = 120V Photocell /PC2 = 277V Photocell /PCT = 120-277V Twistlock Photocell /PCT4 = 480V Twistlock Photocell /PCS = 120V Swivel Photocell /PCS2 = 277V Swivel Photocell /PCS4 = 480V Swivel Photocell /WS2 = Multi-Level Motion Sensor (20 ft. mt. ht.) /WS4 = Multi-Level Motion Sensor (40 ft. mt. ht.) /LC = Light Control

Need help? Tech help line: (888) 722-1000 Email: custserv@rablighting.com Website: www.rablighting.com

Copyright © 2019 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice



Color: Bronze

Weight: 32.4 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.66A
208V	0.41A
240V	0.35A
277V	0.30A
Input Watts	77.1W
Efficiency	N/A

LED Info

Watts	78W
Color Temp	5000K (Cool)
Color Accuracy	71 CRI
L70 Lifespan	100,000
Lumens	10,157
Efficacy	131.7 LPW

Technical Specifications

Listings

UL Listing:

Suitable for wet locations as a downlight

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P0000170Y

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

Six (6) multi-chip, 13W, high-output, long-life LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5-year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water

Ambient Temperature:

Suitable For use in 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Housing:

Die cast aluminum housing, lens frame and mounting arm

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Optical

Specification Grade Optics:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semiCircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

BUG Rating:

B1 U0 G2

Electrical

THD:

5.1% at 120V, 13.2% at 277V

Technical Specifications (continued)

Electrical

Surge Protection:

6kV

Driver:

Constant Current, Class 2, 2000mA, 100-277V, 50-60Hz, 1.1A, Power Factor 99%

Other

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Patents:

The WPLED design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

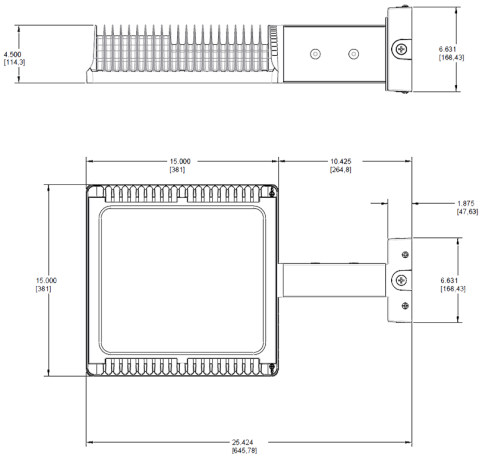
Replacement:

Replaces 400W Metal Halide

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000-hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- Replaces 400W MH
- 100 up to 277 Volts
- 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Optics	Wattage	Color Temp	Mounting	Finish	Driver Options	Other Options
WPLED	4T	78					
	4T = Type IV 3T = Type III 2T = Type II	50 = 50W 78 = 78W 105 = 105W 125 = 125W 150 = 150W	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Arm FX = Flat Mount	Blank = Bronze W = White	Blank = Standard /480 = 480V /BL = Bi-Level /D10 = 0-10V Dimming /480/D10 = 480V 0-10V Dimming	Blank = Standard /PC = 120V Photocell /PC2 = 277V Photocell /PCT = 120-277V Twistlock Photocell /PCT4 = 480V Twistlock Photocell /PCS = 120V Swivel Photocell /PCS2 = 277V Swivel Photocell /PCS4 = 480V Swivel Photocell /WS2 = Multi-Level Motion Sensor (20 ft. mt. ht.) /WS4 = Multi-Level Motion Sensor (40 ft. mt. ht.) /LC = Lightcloud Controller



Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze

Weight: 136.7 lbs

Project: 	Type:
Prepared By: 	Date:

Technical Specifications

Listings

CSA Listed:

Suitable for wet locations

Construction

Shaft:

46,000 p.s.i. minimum yield.

Hand Holes:

Reinforced with grounding lug and removable cover

Base Plates:

Slotted base plates 36,000 p.s.i.

Shipping Protection:

All poles are shipped in individual corrugated cartons to prevent finish damage

Color:

Bronze powder coating

Height:

20 FT

Weight:

137 lbs

Gauge:

11

Wall Thickness:

1/8"

Shaft Size:

4"

Hand Hole Dimensions:

3" x 5"

Bolt Circle:

8 1/2"

Base Dimension:

8"

Anchor Bolt:

Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:

WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available [online](#).

Pre-Shipped Anchor Bolts:

Bolts can be pre-shipped upon request for additional freight charge

Max EPA's/Max Weights:

70MPH 8.3 ft./240 lb.
80MPH 5.6 ft./165 lb.
90MPH 3.6 ft./110 lb.
100MPH 2.2 ft./75 lb.
110MPH 1.0 ft./45 lb.
120MPH 0.2 ft./20 lb..

Accessories:

Anchor Bolts: [ABK4-11](#)

Technical Specifications (continued)

Other

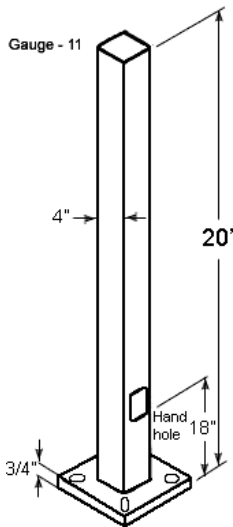
Terms of Sale:

Pole Terms of Sale is available [online](#).

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Anchor Bolt Kit includes pole cap and base cover (sold separately)
- Custom manufactured for each application

Attachment: Applicants Materials (#19-030: 295 N. Lindbergh Blvd LED Lighting)



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

MEMO TO PLANNING AND ZONING COMMISSION

Meeting Date: September 3, 2019

Subject: **Application #19-032: 2 Chaminade Drive Easement Vacation; Establishment of New Easement**

Memo Prepared by: Jason Jaggi, AICP, Director of Community Development

Attachment: Easement Vacation Exhibit; Release Letters from Utilities
 New Easement Exhibit

A request has been submitted by Evergreen Properties I Inc. (DBA DeBrecht Homes) for an easement vacation on the property at 2 Chaminade Drive, within the Chaminade Park subdivision. Two, 5-foot wide utility easements are located in the middle part of the property that were established as part of the original subdivision plat prior to the boundary adjustment of this lot but were never formally vacated. These existing easements are shown on the attached, Exhibit A. The property owner intends to construct a new home on the property and is unable to obtain a building permit to construct the home until the easements are properly vacated. Therefore, the property owner is requesting that the City approve the vacation of these existing easements totaling 10-feet width.

A new 10-foot wide utility easement is being created along the east property line to replace the vacated easements. This easement will allow utility providers to locate their facilities within this specific area of the property and would provide the City with a location to place a new storm sewer which is planned to alleviate stormwater issues in the neighborhood. The applicant has already recorded this easement; however, approval by the City is required and the recorded document does not provide the necessary rights to all utility providers. The revised easement should also address the future need for access and working room outside the permanent easement area for the installation of the future storm sewer.

In order for the City to approve the release the easement, the utilities serving the property must be notified and grant consent to the release. The various utilities serving this property have provided approval of the easement release and the City's Public Works Department also supports the release as long as the new easement is provided. Letters of approval of release from the utility providers are attached.

The Planning and Zoning Commission is required to provide a recommendation to City Council on the release of this easement and the establishment of the new easement. Because the easement is not needed by the utilities serving this property and the City has no public interest in the preservation of this easement, staff recommends approval subject to the condition that the new easement be revised as stated above.

A sample motion for approval would be as follows:

“ I move to recommend approval to the City Council for the vacation of two existing 5-foot wide utility easements located on Adjusted Lot A of the Boundary Adjustment of Lot 2 and parts of Lots 3 and 1 of Chaminade Park, known and numbered as 2 Chaminade Drive subject to the conditions stated in the draft ordinance presented at the meeting of September 3, 2019.”

BILL NO. _____

ORDINANCE NO. _____

**AN ORDINANCE VACATING TWO EASEMENTS AND ESTABLISHING A NEW
EASEMENT ON THE PROPERTY AT 2 CHAMINADE DRIVE**

WHEREAS, Adjusted Lot A of the Boundary Adjustment Plat of Lot 2 and the West 40 feet of Lot 3 and the East 1-foot of Lot 1 of Chaminade Park in Plat Book 348 Page 79 of the St. Louis County Records, addressed as 2 Chaminade Drive, included two, 5 foot wide easements through the middle portion of the property; and

WHEREAS, it has been determined that there are no utility facilities located within the easements area and the various utilities serving this property have provided approval of the easement release, the easements are not needed by the utilities serving this property, and the City has no public interest in the preservation of these easements; and

WHEREAS, a new 10-foot wide utility easement will be provided parallel to the east property line for use of all utility providers and the City of Creve Coeur for placement of necessary utility facilities to serve the property and surrounding area; and

WHEREAS, the vacation of these easements and the establishment of the new easement was approved by the Planning & Zoning Commission at their meeting held on September 3, 2019;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI AS FOLLOWS:

SECTION 1: Pursuant to the provisions of Section 82.190 RSMo, the easements, as illustrated in the attached Exhibit A, will be vacated on condition that the new easement, as illustrated in the attached Exhibit B, is revised (and recorded) to provide rights to all utilities and to include reasonably necessary temporary rights for access and working room outside the permanent easement area. The revised easement shall be subject to approval of the City Attorney. The City Administrator is authorized to execute documents on behalf of the City as may be needed to effectuate the vacation and the establishment of the revised new easement and the City Clerk is authorized and directed to attest thereto. The City Administrator and his designated representatives are hereby authorized and directed to take any and all actions necessary, desirable, convenient or proper in order to carry out the intent of this Ordinance, and the matters herein authorized.

SECTION 2: This ordinance shall become effective pursuant to Section 3.11(g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2019.

ELLEN LAWRENCE
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2019.

BARRY GLANTZ

Attachment: 19-034 2 Chaminade Dr Easement Draft Ordinance. 9-3-19 (2 Chaminade Drive Easement Vacations)

BILL NO. _____

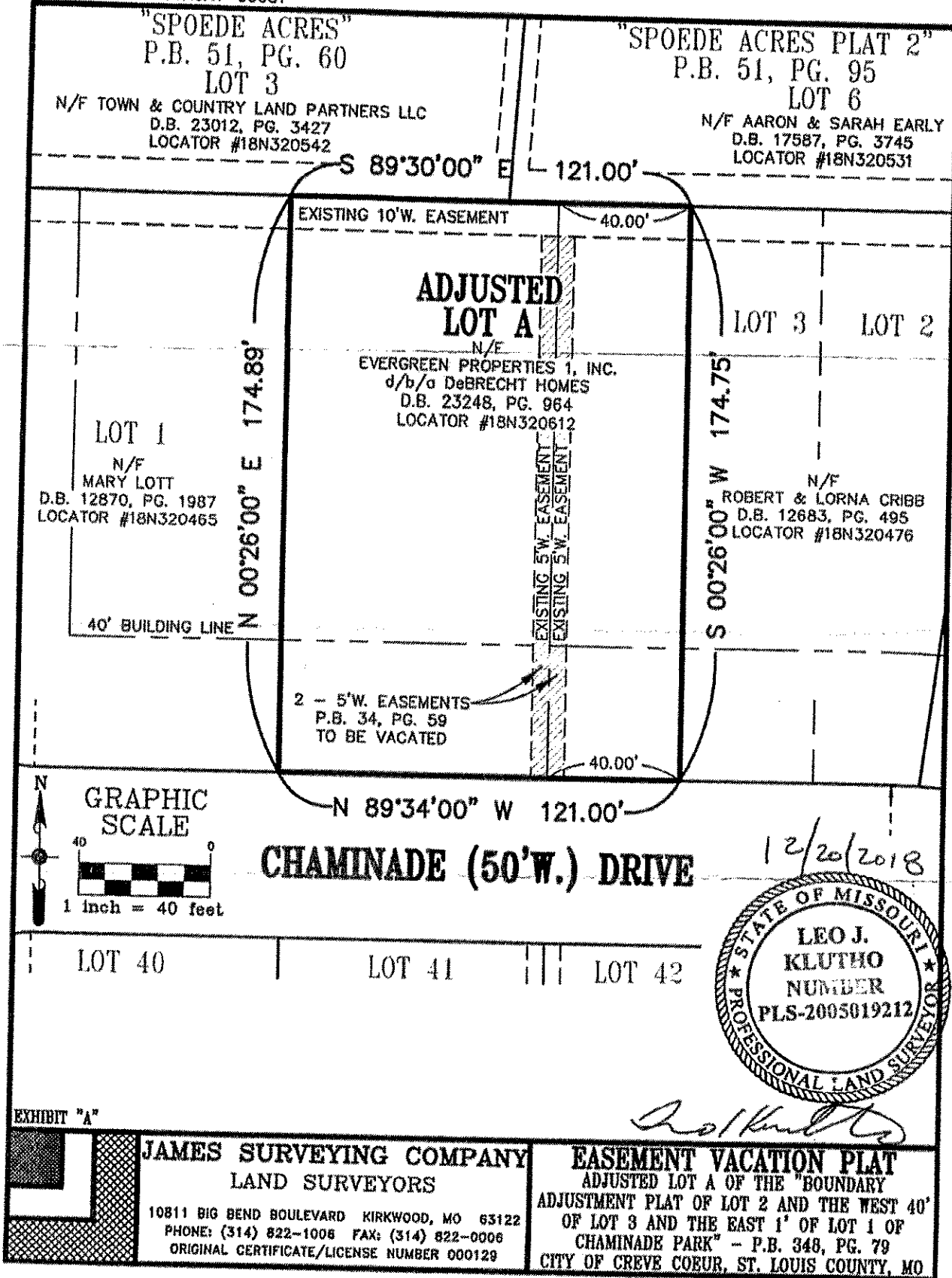
ORDINANCE NO. _____

MAYOR

ATTEST:

DEBORAH RYAN
CITY CLERK

CHAMINADE PARK
MSD REF. NO. 18VACAT-00081



Attachment: Exhibit A Utility Easement Vacations (2 Chaminade Drive Easement Vacations)



* 2019073000632 *

GERALD E SMITH, RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
 41 SOUTH CENTRAL, CLAYTON, MO 63105

TYPE OF
 INSTRUMENT
ESMT

GRANTOR
EVERGREEN PROPERTIES I INC

TO

GRANTEE
CITY OF CREVE COEUR

PROPERTY
 DESCRIPTION:

CHAMINADE PARK LOT 2 & LOT PTS 1 & 3 BDY ADJ L: A PB: 348 PG: 79

Lien Number

Notation

Locator

NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certification Sheet as to the TYPE OF INSTRUMENT, the NAMES of the GRANTOR and GRANTEE as well as the DESCRIPTION of the REAL PROPERTY affected is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification Sheet and the attached Document, the ATTACHED DOCUMENT governs. Only the DOCUMENT NUMBER, the DATE and TIME of filing for record, and the BOOK and PAGE of the recorded Document is taken from this CERTIFICATION SHEET.

RECORDER OF DEEDS DOCUMENT CERTIFICATION

STATE OF MISSOURI)
 SS.

COUNTY OF ST. LOUIS)

Document Number

00632

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 3 pages, (this page inclusive), was filed for record in my office on the 30 day of July 2019 at 02:26PM and is truly recorded in the book and at the page number printed above.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

EAR2

Deputy Recorder



Gerald E. Smith
 Recorder of Deeds
 St. Louis County, Missouri

Mail to:

DE BRECHT HOMES
701 LAUREL OAK DR
ST LOUIS, MO 63131

Destination code: VC M

RECORDING FEE 27.00
 (Paid at the time of Recording)

EASEMENT DEED

This deed, made and entered into this day 30 day of July, 2019, by and between

Evergreen Properties I, Inc, 701 Laurel Oak Drive, Frontenac, MO 63131 party of the first part, as Grantor, and
City of Creve Coeur, State of Missouri, 300 N. New Ballas Road, Creve Coeur, MO 63141 party of the second
part, as Grantee.

Witnesseth, that said party of the first part, for and in consideration of the sum on one dollar and other valuable
considerations, paid by the said party of the second part, the receipt of which is hereby acknowledged, does by
these presents Grant unto the said party of the second part,

An Easement for utility purposes on property, legally described as:

ADJUSTED LOT A OF THE "BOUNDARY ADJUSTMENT PLAT OF LOT 2 AND THE WEST 40' OF LOT 3
AND THE EAST 1' OF LOT 1 OF CHAMINADE PARK" IN PLAT BOOK 348 PAGE 79 OF THE ST. LOUIS
COUNTY RECORDS

Over the following described real estate, situated in the County of St. Louis and State of Missouri to wit:
shown being hatched on Exhibit A attached hereto.

To have and to hold the said easement, together with all rights and appurtenances to the same belonging, unto
the said party of the second part, and to its heirs and assigns forever.

In Witness Whereof, the said party of the first part has executed these presents the day and year first above
written.

Cynthia M. DeBrecht
Cynthia M. DeBrecht
Evergreen Properties I, Inc.
President

State of Missouri

SS.

County of St. Louis

On this 30 day of July, 2019

Before me appeared Cynthia M. DeBrecht, President of Evergreen Properties I, Inc. to me personally known,
who, being by me duly sworn, did say that she is the President of Evergreen Properties I, Inc. of a Corporation
of the State of Missouri and that the seal affixed to the foregoing instrument is the corporate seal of said
corporation, and that said instrument was signed and sealed in behalf of said corporation, by authority of its
Board of Directors; and said President acknowledges said instrument to be the free act and deed of said
corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State
aforesaid, the day and year first above written.

Notary Public

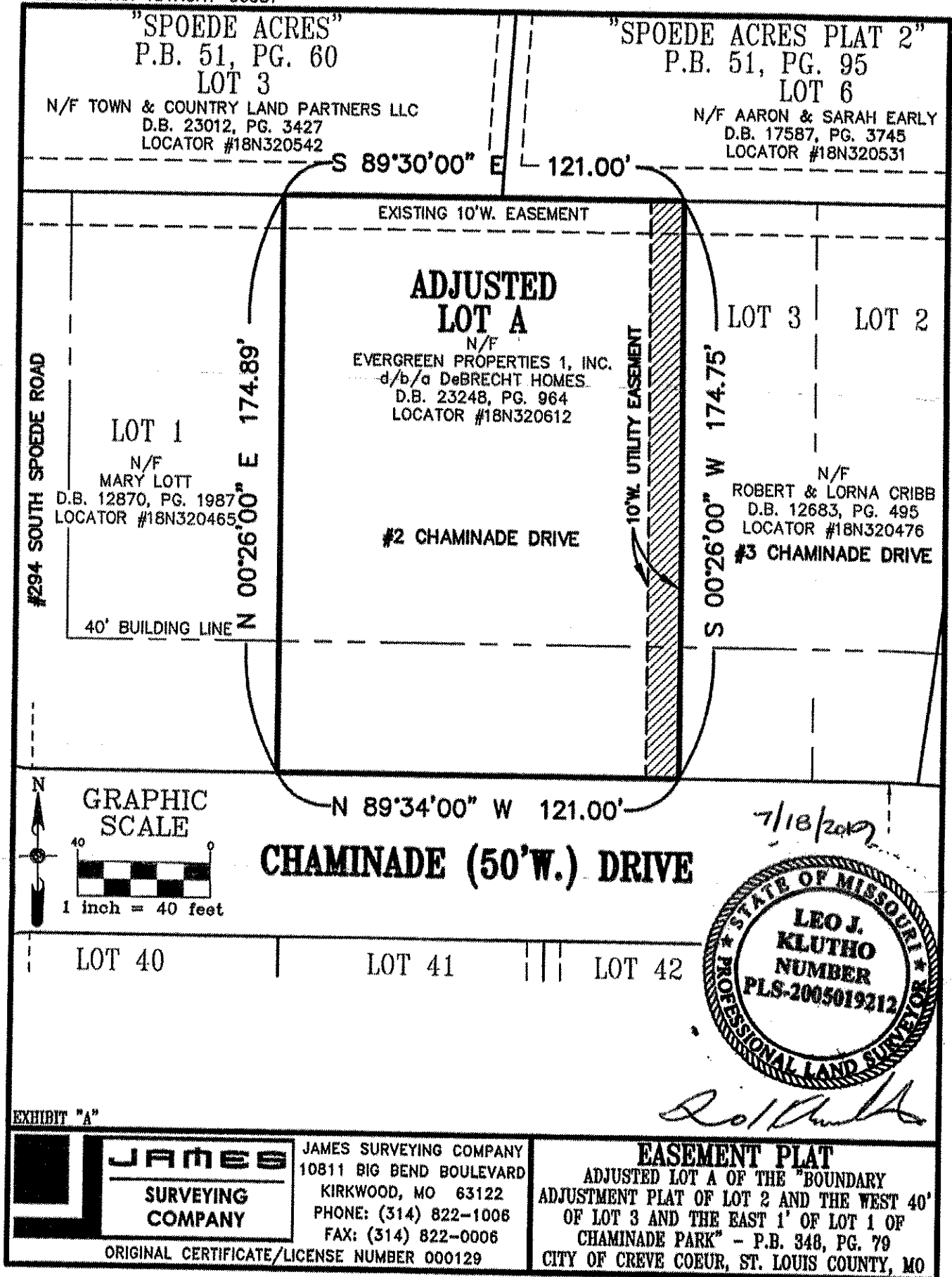
My Commission expires



JENNIFER A. WIESER
My Commission Expires
December 3, 2021
St. Louis County
Commission #13481997

Attachment: Exhibit B New Utility Easement (2 Chaminade Drive Easement Vacations)

CHAMINADE PARK
MSD REF. NO. 18VACAT-00081



Attachment: Exhibit B New Utility Easement (2 Chaminade Drive Easement Vacations)



* 2019080500648 *

GERALD E SMITH, RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
 41 SOUTH CENTRAL, CLAYTON, MO 63105

TYPE OF
 INSTRUMENT
 PTL-R

GRANTOR

TO

GRANTEE

SOCIEY OF MARY PROVINCE OF
 ST LOUIS

MISSOURI AMERICAN WATERS

PROPERTY
 DESCRIPTION:

CHAMINADE PARK LOT 2 & LOT PTS 1 & 3 BDY ADJ L: ADJ A PB: 348
 PG: 79

Lien Number

Notation

Locator

NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certification Sheet as to the TYPE OF INSTRUMENT, the NAMES of the GRANTOR and GRANTEE as well as the DESCRIPTION of the REAL PROPERTY affected is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification Sheet and the attached Document, the ATTACHED DOCUMENT governs. Only the DOCUMENT NUMBER, the DATE and TIME of filing for record, and the BOOK and PAGE of the recorded Document is taken from this CERTIFICATION SHEET.

RECORDER OF DEEDS DOCUMENT CERTIFICATION

STATE OF MISSOURI)
 SS.

COUNTY OF ST. LOUIS)

Document Number

00648

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 4 pages, (this page inclusive), was filed for record in my office on the 5 day of August 2019 at 03:15PM and is truly recorded in the book and at the page number printed above.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

KRG
 Deputy Recorder



Gerald E. Smith
 Recorder of Deeds
 St. Louis County, Missouri

Mail to:

KENNETH DEBRECHT
 701 LAUREL OAK
 ST LOUIS, MO 63131

Destination code: VC M

RECORDING FEE 30.00
 (Paid at the time of Recording)

DEED OF RELEASE OF A PORTION OF EASEMENT INTERESTS

This instrument made this 30th day of July, 2019.

WHEREAS, on the 7th day of July, 1939, Society of Mary Province of St. Louis, grantor title of the County of St. Louis, granted to Missouri-American Water Company, formerly known as St. Louis County Water Company, a Missouri corporation, its successors and assigns, an easement(s) 5' wide *on Lots 2 and 3 of Chaminade Park* Subdivision, as recorded in Plat Book 34, Page(s) 59, of the St. Louis County, Missouri Records, (herein after "**Existing Grant**"); and,

WHEREAS, the Missouri-American Water Company has been requested to grant a release of a portion of said **Existing Grant** described above; and,

WHEREAS, the Missouri-American Water Company is willing to grant such release of a portion of said **Existing Grant** described above;

NOW THEREFORE, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration paid to the Missouri-American Water Company by DeBrecht Homes, a Missouri Corporation the receipt of which is hereby acknowledged, the Missouri-American Water Company by this instrument, does hereby remise and release that portion of the **Existing Grant**, specifically as shown hachured /// on the attached drawing marked Exhibit "A".

Missouri-American Water Company expressly retains all other easement rights of which it may have an interest, with respect to the **Existing Grant** along with all prior and subsequent easement rights to which Missouri-American Water Company has an interest, except for the portion of the **Existing Grant** released.

IN WITNESS WHEREOF, the Missouri-American Water Company has caused these presents to be signed by its Construction Manager this 30th day of July, 2019.

Attachment: Utility Releases (2 Chaminade Drive Easement Vacations)

MISSOURI-AMERICAN WATER COMPANY

BY

David Pruitt, Construction Manager

STATE OF MISSOURI

)

) SS:

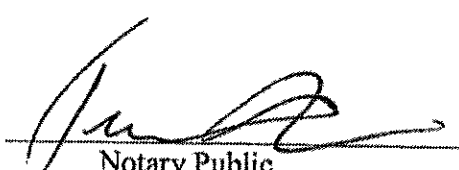
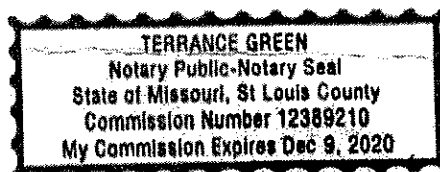
COUNTY OF ST. LOUIS

)

On this 30th day of July, 2019, before me appeared **David Pruitt**, to me personally known, who being by me duly sworn did say that he is the Construction Manager of Missouri-American Water Company, a corporation of the State of Missouri, and that said instrument was signed in behalf of said corporation by authority of its Board of Directors; and said Construction Manager acknowledged said instrument to be the free act and deed of said corporation.

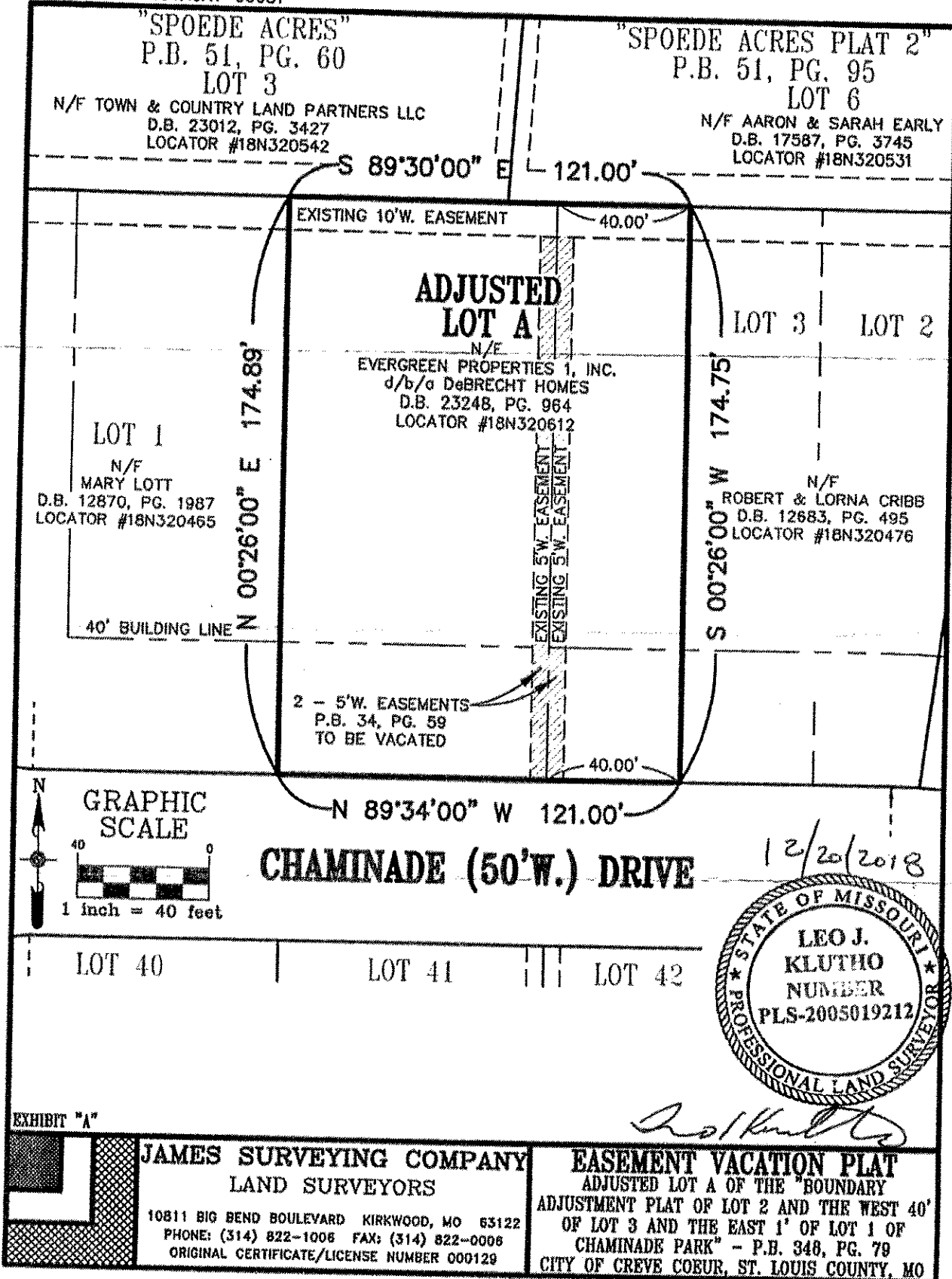
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in St. Louis County, Missouri, the day and year last above written.

My commission expires: 12-9-2020


 Notary Public


Attachment: Utility Releases (2 Chaminade Drive Easement Vacations)

CHAMINADE PARK
MSD REF. NO. 18VACAT-00081



Attachment: Utility Releases (2 Chaminade Drive Easement Vacations)

Book:23330 - Page:2121



* 2 0 1 8 1 2 2 1 0 0 4 2 6 *

GERALD E. SMITH, RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 SOUTH CENTRAL, CLAYTON, MO 63105

TYPE OF INSTRUMENT	GRANTOR	TO	GRANTEE
ESMT	METROPOLITAN ST LOUIS SEWER DISTRICT		EVERGREEN PROPERTIES I INC
PROPERTY DESCRIPTION:	CHAMINADE PARK LOT 2 & LOT PTS 1 & 3 BDY ADJ L: ADJ A PB: 348 PG: 79		

Lien Number

Notation

Locator

NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certification Sheet as to **TYPE OF INSTRUMENT**, the **NAMES** of the **GRANTOR** and **GRANTEE** as well as the **DESCRIPTION** of the **REAL PROPERTY** affected is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification Sheet and the attached Document, the **ATTACHED DOCUMENT** governs. Only the **DOCUMENT NUMBER**, the **DATE** and **TIME** of filing for record, and the **BOOK** and **PAGE** of the recorded Document is taken from this **CERTIFICATION SHEET**.

RECORDER OF DEEDS DOCUMENT CERTIFICATION

STATE OF MISSOURI)
SS.
COUNTY OF ST. LOUIS)

Document Number

00426

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 4 pages, (this page inclusive), was filed for record in my office on the 21 day of December 2018 at 02:24PM and is truly recorded in the book and at the page number printed above.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

EW
Deputy Recorder



Gerald E. Smith
Recorder of Deeds
St. Louis County, Missouri

Mail to:

Metropolitan St. Louis Sewer District
2350 Market St.
St. Louis, MO 63103

Destination code: **4002**

RECORDING FEE 30.00
(Paid at the time of Recording)

DOCUMENT TYPE: EASEMENT VACATION

DATE OF DOCUMENT: *December 21, 2018*

GRANTOR: METROPOLITAN ST. LOUIS SEWER DISTRICT
2350 MARKET ST, ST. LOUIS, MO 63103

GRANTEE: EVERGREEN PROPERTIES I, INC.

PROPERTY ADDRESS: 2 CHAMINADE DRIVE

COUNTY LOCATOR #: 18N320612

CITY OF ST. LOUIS PARCEL #: N/A

CITY/MUNICIPALITY: CREVE COEUR

LEGAL DESCRIPTION: ADJUSTED LOT A OF THE "BOUNDARY ADJUSTMENT
PLAT OF LOT 2 AND THE WEST 40' OF LOT 3 AND THE
EAST 1' OF LOT 1 OF CHAMINADE PARK"
PLAT BOOK 348 PAGE 79
ST. LOUIS COUNTY, MISSOURI

Attachment: Utility Releases (2 Chaminade Drive Easement Vacations)

CHAMINADE PARK
MSD 18VACAT-00081

EASEMENT VACATION

TO WHOM IT MAY CONCERN:

KNOW ALL MEN BY THESE PRESENTS, that Metropolitan St. Louis Sewer District (MSD) does hereby vacate any right, title, or interest to the portion of the easements as recorded in Plat Book 34 Page 59 of the St. Louis County Recorder's Office and shown hachured on the attached "Easement Vacation Plat" and marked Exhibit "A" and made a part hereof. The owners of the subject property have requested MSD to vacate the portion of the subject easement, and this District has no further use for said portion of easement as shown on the attached plat.

IN WITNESS WHEREOF, the said Metropolitan St. Louis Sewer District has caused these presents to be signed by its Director of Engineering this 21 day of December, 2018.

Metropolitan St. Louis Sewer District

By [Signature]

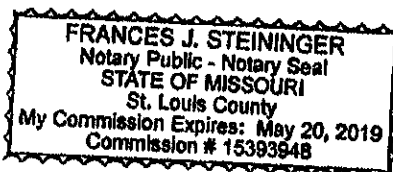
Richard L. Unverferth PE
Director of Engineering

STATE OF MISSOURI)
) SS.
COUNTY OF ST. LOUIS)

On this 21 day of December, 2018, before me appeared Richard L. Unverferth, to me personally known, who being by me duly sworn, did say he is Director of Engineering of The Metropolitan St. Louis Sewer District and that said instrument was signed in behalf of said corporation by authority of its Board of Trustees, and said Richard L. Unverferth acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have herewith set my hand and affixed my notarial seal the day and year first above written.

My Commission expires May 20, 2019

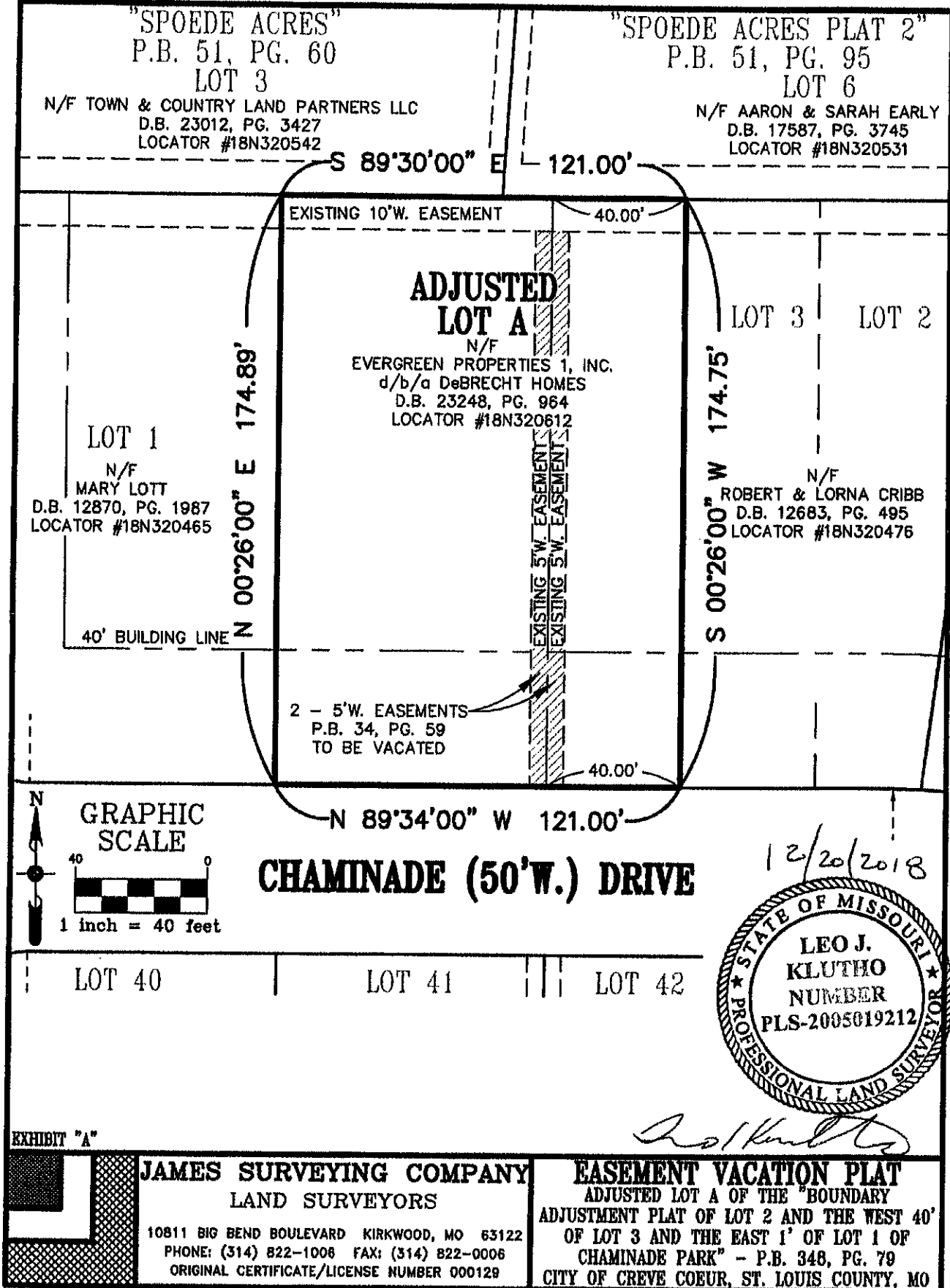


MSD/ENG. Easement Vacation

[Signature]
Notary Public

Attachment: Utility Releases (2 Chaminade Drive Easement Vacations)

CHAMINADE PARK
MSD REF. NO. 18VACAT--00081



Attachment: Utility Releases (2 Chaminade Drive Easement Vacations)



Right of Way
12851 Manchester Rd.,
Rm 2-E-310
St. Louis, MO 63101
314-288-1278

7.1.e

November 15, 2018

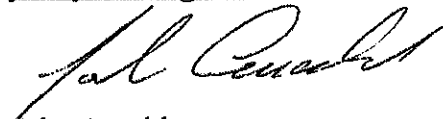
Evergreen Properties I, Inc.
c/o Ken DeBrecht/Amy Glaspie
701 Laurel Oak Dr.
Frontenac, MO 63131

RE: Release two, 5' wide easements located within Lot 2 and the West 40 feet of Lot 3 and the East 1 foot of Lot 1 of Chaminade Park, in St. Louis County, Missouri. Commonly known as: 2 Chaminade Drive. Parcel ID #18N320612.

Dear Mr. DeBrecht and Ms. Glaspie,

After a review of our records, Southwestern Bell Telephone Company (d/b/a AT&T Missouri), has **no** objection to vacating the two easements referenced above and as shown cross-hachured on the attached Exhibit "A". Enclosed is a "Release of Easement" document. Please return a recorded copy *when* available.

If you should have any further questions, please contact me on 636.479.0058 or via email at john.j.arnold@att.com.



John Arnold
Mgr, OSP Planning & Engineering Design

Enclosure

Attachment: Utility Releases (2 Chaminade Drive Easement Vacations)



**SOUTHWESTERN BELL TELEPHONE COMPANY
RELEASE OF EASEMENT**

Executed: 11/15/2018

THIS RELEASE OF EASEMENT, entered into by SOUTHWESTERN BELL TELEPHONE COMPANY, d/b/a AT&T MISSOURI, (12851 MANCHESTER RD., RM 2-E-310, DES PERES, MO 63131), GRANTOR, AND **EVERGREEN PROPERTIES I, INC.**, GRANTEES, wherein GRANTOR in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does by these presents ABANDON, RELEASE, RELINQUISH AND DISCLAIM to GRANTEES, as is, all or a specific portion of a certain easement for telecommunication purposes hereinafter described that affects land owned by GRANTEES situated in The City of CREVE COEUR, ST. LOUIS COUNTY, MISSOURI, and described as follows:

A TRACT OF LAND BEING BOUNDARY ADJUSTMENT PLAT OF LOT 2 AND THE WEST 40 FEET OF LOT 3 AND THE EAST 1 FOOT OF LOT 1 OF CHAMINADE PARK, SOUTHWEST ¼ OF SECTION 12, TOWNSHIP 45 NORTH, RANGE 5 EAST, AND RECORDED IN PLAT BOOK 34, PAGE 59 OF THE ST. LOUIS COUNTY MISSOURI RECORDS. COMMONLY KNOWN AS: 2 CHAMINADE DRIVE.
PARCEL ID #: 18N320612.

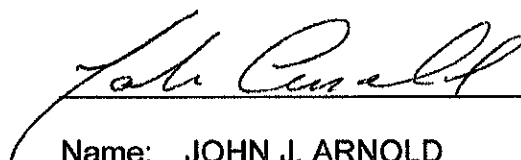
Said land of GRANTEES being subject to: Two, 5' wide easements recorded in Book 34, Page 59, of the St. Louis County, Missouri records.

The area of said easement to be hereby released is described as follows: The area shown cross-hachured (xxxxx) on the easement vacation plat marked Exhibit "A", attached hereto and made a part thereof.

TO HAVE AND TO HOLD same, together with all rights and appurtenances to the same belonging, unto GRANTEE(S), their heirs, successors and assigns forever.

IN WITNESS WHEREOF, GRANTOR has caused this Release of Easement to be executed by its duly authorized officers this 15th day of November, 2018.

SOUTHWESTERN BELL TELEPHONE
COMPANY (d/b/a AT&T Missouri)


Name: JOHN J. ARNOLD

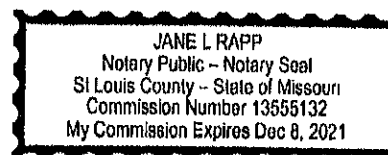
Title: MGR., OSP PLNG & ENGRG DESIGN

THE STATE OF MISSOURI
COUNTY OF ST. LOUIS

BEFORE ME, the undersigned authority, on this day personally appeared John J. Arnold, known to me to be the person whose name is subscribed to the foregoing instrument as the MGR., OSP PLANNING AND ENGINEERING DESIGN of SOUTHWESTERN BELL TELEPHONE COMPANY (d/b/a AT&T Missouri), a corporation, and acknowledged to me that he executed the same for purposes and considerations therein expressed in the capacity stated, and as the act and deed of said corporation.

Given under my hand and seal of office this the 15th day of November, 2018.


Notary Public



2000
0000
0000
0000





December 19, 2018

Evergreen Properties I, Inc
c/o Amy Glaspie, DeBrecht Homes
2 Chaminade Drive
Creve Coeur, MO 63141

Dear Amy,

This letter is in response to the request that Ameren Missouri vacate a portion of an easement on Lots 2 and 3 of Chaminade Park, a subdivision located in SW ¼ Section 12, Township 45 North, Range 5 East, as per plat thereof recorded in Plat Book 34, Pages 59 of the St. Louis County, Missouri Records. Said easement is located on property also known as 2 Chaminade Dr., Creve Coeur, Missouri.

Our Dorsett District Engineering Department has reviewed your request and determined that Ameren Missouri has no objection to the vacation of the easement, provided new easements are secured to cover existing and/or future facilities associated with this development.

If there are any additional questions or concerns regarding this matter, please contact me at (314) 992-8671 or ryoung@ameren.com.

Sincerely,

A handwritten signature in cursive script that reads "Roxanne Young".

Roxanne Young
Senior Real Estate Representative

Attachment: Utility Releases (2 Chaminade Drive Easement Vacations)



formerly Laclede Gas

Spire Inc.
700 Market St.
St. Louis, MO 63101

Spireenergy.com

November 20, 2018

Amy Glaspie
DeBrecht Homes

**Re: 2 Chaminade Dr.
Creve Coeur, MO 63141
Easement Encroachment**

Spire is not using the two 5' wide easements shown on the boundary adjustment plat and we have no plans to utilize these easements in the future. Therefore, Spire has no objection to a structure being located within these easements.

For utility locates call One-Call system (1-800-344-7483).

Should you require additional information regarding the matter, please contact me at (314)-713-6573 or robby.shackles@spireenergy.com.

Sincerely,

Robby Shackles
GIS Analyst II

Attachment: Utility Releases (2 Chaminade Drive Easement Vacations)

20190222000078990 PT ESMT

Bk:DE7038 Pg:1063

02/22/2019 09:25:02 AM 1/3

\$27.00

CERTIFIED-FILED FOR RECORD

Mary E. Dempsey

Recorder of Deeds

St. Charles County, Missouri

BY:MKIMBLE

PARTIAL RELEASE OF EASEMENTTHIS INSTRUMENT, made this 18th day of February, 2019,

WITNESSETH THAT:

WHEREAS, there has heretofore been granted to SPIRE MISSOURI INC., a Missouri corporation, ("**GRANTOR**"), an easement ("Easements") in certain land located within Lot 2 and the west 40 feet of Lot 3 and the east 1 foot of Lot 1 of Chaminade Park, which easements are recorded in Plat Book 34, Page 59, of the St. Louis County Missouri Records wherein the nature and extent of the Easements and the lands affected are described; and

WHEREAS the present owner, EVERGREEN PROPERTIES I, INC ("**GRANTEE**") of the lands so affected, has requested that **GRANTOR** release the Easements and **GRANTOR** is willing to do so to the extent hereinafter described.

NOW THEREFORE, in consideration of One Dollar (\$1.00) in hand paid to **GRANTOR** by said **GRANTEE**, the receipt of which is hereby acknowledged, **GRANTOR** hereby RELEASES AND QUITCLAIMS to said **GRANTEE** all of **GRANTOR'S** right, title and interest in and to the Easements as shown hatched on the attached Boundary Adjustment Plat designated as Exhibit "A".

IN WITNESS WHEREOF, **GRANTOR** has caused this instrument to be signed by its Vice President, Operations Services and its corporate seal hereunto affixed the day and year first above written.

Approve to Form: MSADate: 2/6/19

Attest:

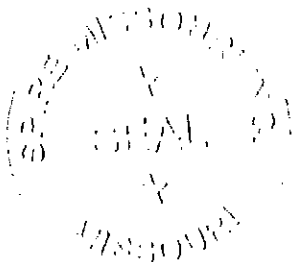
Ellen S. Theroff
Ellen Theroff
Corporate Secretary

Date: 2/16/19

SPIRE MISSOURI INC.

Craig R. Hoferlin
Craig R. Hoferlin, Vice President Operations Services

Chief Engineer

Date: 02/18/2019

Attachment: Utility Releases (2 Chaminade Drive Easement Vacations)

20190222000078990 2/3
Bk:DE7038 Pg:1064

STATE OF MISSOURI)
CITY OF ST. LOUIS) ss.

On the 18th day of FEBRUARY, 2019, before me,

TOD J. FAGAN

, a notary public in and for said state,

appeared Craig R. Hoeferlin, to me personally known, who being by me duly sworn, did say that he is

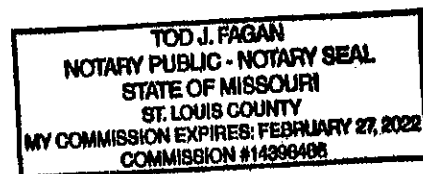
Chief Engineer
the Vice President - ~~Operations Services~~ of Spire Missouri Inc., and that said instrument was signed

and sealed in behalf of said corporation by authority of its Board of Directors and said Craig R. Hoeferlin

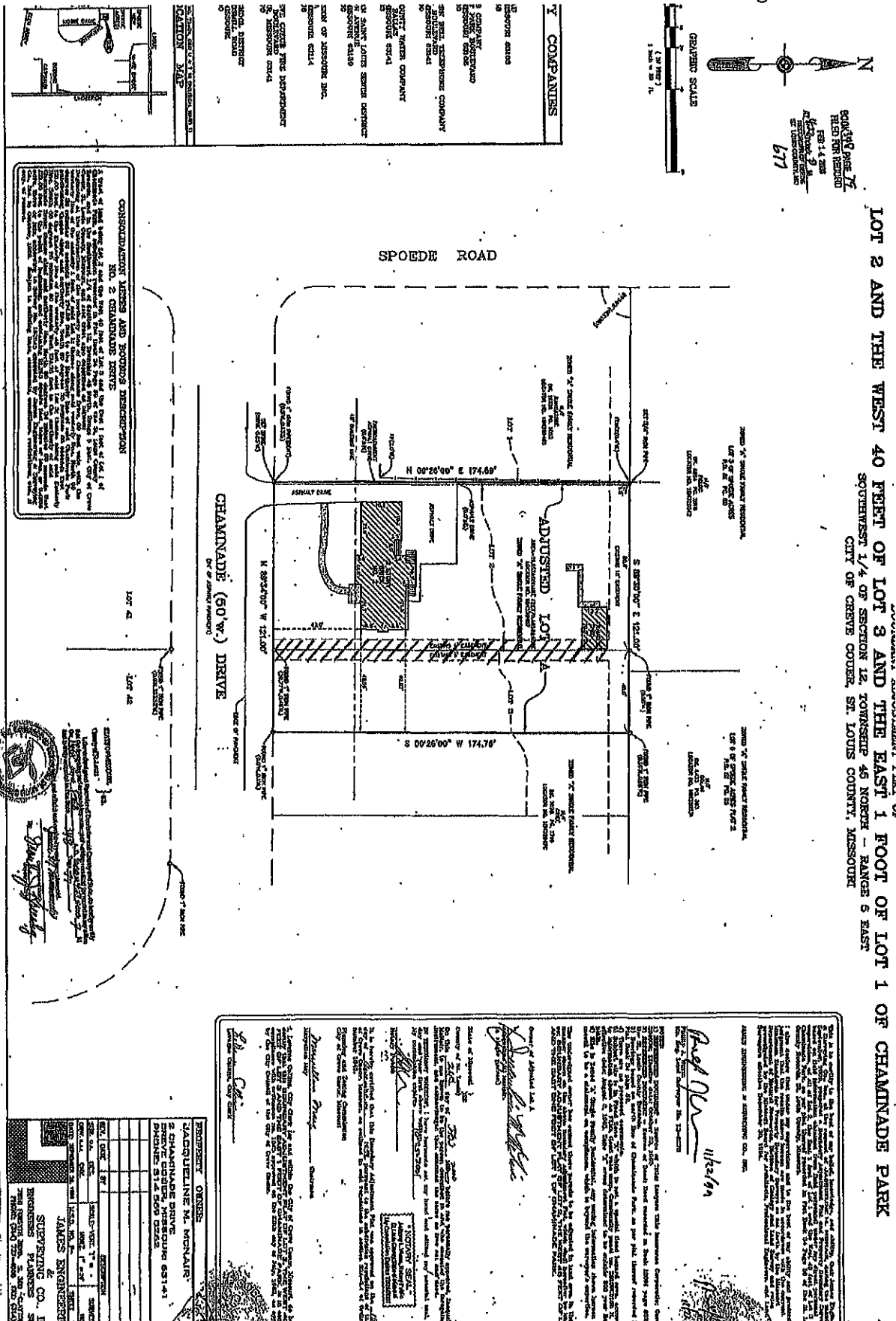
acknowledged said instrument to be the free act and deed of said corporation.

My Commission expires: 2.27.2022

Tod J. Fagan
Notary Public



Attachment: Utility Releases (2 Chaminade Drive Easement Vacations)





Shaz Sherer
Regional Engineering VP
Charter Communications

VACATION OF EASEMENT

WHEREAS, an easement for broadband cable communications placement within the dedicated utility easement has been granted to Charter Communications Entertainment I, LLC ("Charter"), The Grantor located at 941 Charter Commons Town & Country, MO 63017 by St. Louis County, Missouri boundary adjustment of lot 2 and the west 40 feet of Lot 3 and the East 1 foot of Lot 1 of Chaminade Park, southwest ¼ of section 12, township 45 north – range 5 east City of Creve Coeur, St Louis County Missouri Recorder of Deeds Office; and it is the purpose and intent of Charter to release a portion of such easement rights.

NOW THEREFORE, Charter does hereby relinquish and release that portion of its easement rights to Grantee Debrecht Homes to place or maintain permanent facilities within the hatched area of the easement shown on **Exhibit A**. Except for the release of the hatched area described herein, the remaining easement rights and interests granted to Charter pursuant to the aforementioned plat shall remain in full force and effect.

IN WITNESS THEREOF, Charter has caused this document to be executed as of the 7th day of August, 2019

Charter Communications Entertainment I, LLC, a Delaware limited liability company

By its Manager: Charter Communications, Inc., a Delaware corporation

By: Shaz Sherer
Shaz Sherer

Title: Regional Engineering VP, Charter Communications Entertainment I, LLC

Attachment: Utility Releases (2 Chaminade Drive Easement Vacations)



STATE OF MISSOURI)

COUNTY OF ST. LOUIS)

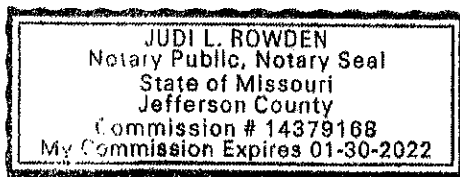
On this 20th day of August 2019, before me appeared Joseph J Sherer II, who being by me duly sworn, did say that he is a Vice President of Charter Communications Inc., a Delaware corporation, that this instrument was signed on behalf of said company by authority of its board of directors, and that Shaz Sherer declared that his signature placed hereon was the free act and deed of said company.

IN TESTIMONY WHEREOF, I have here unto set my hand on the day and year and in the County and State last written above.

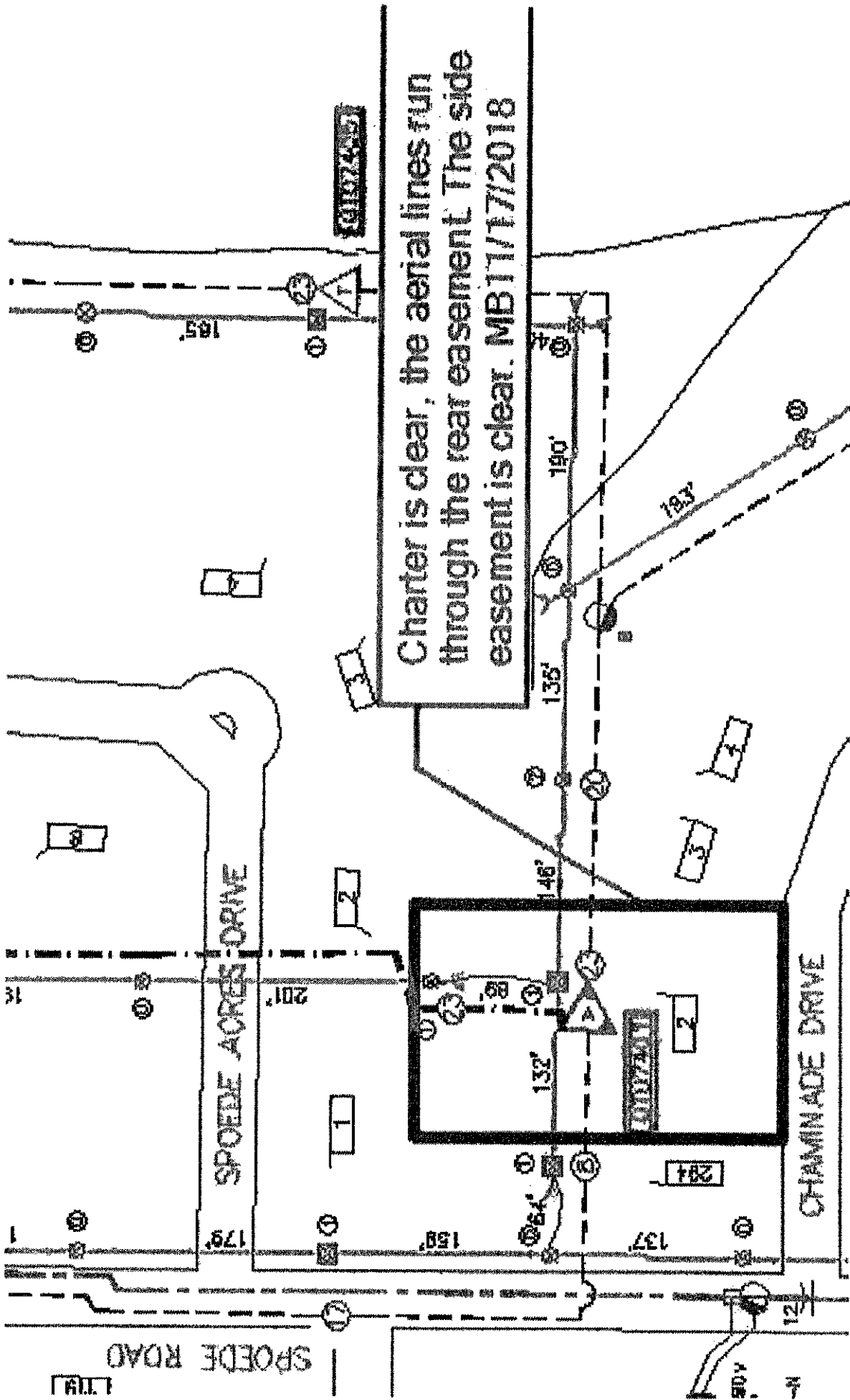
A handwritten signature in cursive script, reading "Judi L Rowden", written over a horizontal line.

Judi L Rowden Notary Public

My Commission Expires:



Attachment: Utility Releases (2 Chaminade Drive Easement Vacations)



CITY OF CREVE COEUR



MEMORANDUM

Date: August 28, 2019
To: Jason Jaggi, Community Development Director
From: Jason Valvero, Director of Recreation
CC:
Subject: Parks Master Plan

The city started the current parks master plan project in September of 2018 with Planning Design Studio (PDS) and has moved full-steam ahead over the past 11 months. A small group of individuals was selected to act in the role of steering group and included Jim Heines (Public Works Director), Mike Fogg (PW Operations Superintendent), Whitney Kelly (City Planner), Ryan Motts (Recreation Supervisor), David McCoy (PHP Chair) and myself. This group has worked in collaboration with PDS on providing project direction and acted as a sounding board for master plan ideas.

The project has moved along at a good pace, meeting the scope of work goals along the way. There have been many public meetings, stakeholder meeting, staff meetings, Council meetings and citizen input throughout the process. Staff and PDS are now ready to present the final draft to Council, but we are asking the Planning and Zoning Committee to review the plan and provide comments.

Laverne Collins Park is generic in nature to allow for flexibility in conjunction with the Old Olive Street Plan. Some of the same ideas listed in the 39 North District plan are consistent with the parks master plan as well; with seating, play areas or other neighborhood amenities. Once the gateway design is finalized, staff can work with the Parks and Historic Preservation Committee and Council to see what the best use of the remaining park land will be.

All comments regarding the plan will be presented to Council for adoption in late September or October.

Attachment: Parks Master Plan P&Z Memo (Parks Master Plan)



THE CITY OF

Creve Coeur

2019

Parks and Recreation Master Plan



Millennium Park

Attachment: Creve Coeur Parks Master Plan Report_Final Draft (Parks Master Plan)

Acknowledgments

Creve Coeur Officials, Staff and Citizens

Jason Valvero, Director of Recreation

Creve Coeur Planning Committee

Jim Heines, Director of Public Works

Whitney Kelly, City Planner

Michael Fogg, Operations Superintendent

Ryan Motts, Parks Programming

David McCoy, Chair, Parks and Historic Preservation Committee

Planning Design Studio Staff

Scott Emmelkamp, PLA, ASLA, LEED AP

Heather Brown, Urban Designer

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	55	SECTION 5 MASTER PLAN
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	93	APPENDIX B PARK ASSESSMENTS
	118	APPENDIX C MEETING NOTES
	138	APPENDIX D PRESENTATIONS & BOARDS

Executive Summary



EXECUTIVE SUMMARY

In the fall of 2018, the city of Creve Coeur and a team of landscape architects at Planning Design Studio embarked on creating the city's first Parks and Recreation master plan. The purpose of the plan was to create a community-driven guide for updates and renovations to Creve Coeur's city parks over the next ten years. The master plan determines future expansion needs, documents priorities of the community and identifies potential opportunities for new recreation activities. The parks master plan process involved public engagement along with strategic interaction with the Creve Coeur City Council and Parks and Historic Preservation Committee. The master plan explored trail system expansion opportunities, park development and renovation ideas, and new recreation opportunities.

The master plan document is organized by the three phases of the master planning process and a section on public input, which was gathered throughout the process. The master plan phases include: 1) Data Collection, 2) Analysis & Concept Development and 3) Master Plan.

Data Collection

Detailed park assessment sheets were completed by the planning team and city staff to document and rate existing conditions. An inventory of park facilities was compiled that identified the quantity of recreation features and existing park acreage both within and immediately surrounding Creve Coeur. Other background information collected included a demographics evaluation and a review of regional bicycle networks in and around the city.

Analysis & Concept Development

An analysis of the existing inventory of Creve Coeur and surrounding park land acreage was completed as well as a review of the distribution of park land within the city limits. The analysis revealed that the existing quantity and distribution of park land is consistent with the standards at this time. Current recreation facility quantities were compared to national standards to identify potential needs for additional facility development. Creve Coeur and surrounding recreation facilities such as playgrounds, sports fields and trails generally met the standards for recreation facilities except for a few facilities. Those facilities short of the standards and identified as a priority by residents were incorporated into



Executive Summary

the concepts for the various park improvements. Initial concepts for improvements to existing facilities and recommendations for new facilities were developed and presented to the public for feedback. Creve Coeur parks staff, the Parks and Historic Preservation Committee, City Council and the public provided input on priorities for improvements.

Public Input

Input was gathered throughout the planning process through public meetings, a user group meeting, city council meetings, Parks and Historic Preservation Committee Meetings, a visit to a local school, and two online surveys. The first survey asked participants about the park facilities they most use and general new facilities they would prioritize. The second survey asked respondents to rank the importance of improvements identified thus far in the planning process and allowed write-in comments. The public and stakeholder meetings presented information on the status of the planning process, presented potential improvements, and collected input from discussion, keypad polling, and comment sheets. Feedback was documented and incorporated into the master plan as appropriate.

Master Plan

Feedback from the surveys and meetings was incorporated into the initial improvement considerations. Assessment matrices of potential recommendations were completed to quantify community value for potential improvements. Then scatter charts were created for each park, in which the community value rating for each improvement was then plotted against its order of magnitude cost. These charts helped visualize the community value to cost ratio for each potential improvement. Along with feedback from the community and city representatives, final recommendations were distilled from this process. A summary of the recommendations for each park follows.

In addition to the improvements listed below, the master plan recommends upgrade signage at all parks and converting the four unheated restrooms to facilities that can be used year-round. It is also recommended that pickleball striping be adding to each tennis facility, as an easy and inexpensive way to expand park programming and increase community recreation opportunities.

Executive Summary



Beirne Park

Major improvements include replacing the old playground and safety surface with a new 2-5 year old playground and safety surface adjacent to the 5-12 year old play structure. A new pavilion and small water play feature will be added to this area as well, replacing the old pavilion. Together, these improvements are expected to cost in range of \$100-\$250K (this and all following costs are in 2019 dollars). A dog park (probable cost between \$25K and \$100K) and multi-use court (probably cost between \$100K and \$250K) are recommended for Beirne park as well. Asphalt trail resurfacing (estimated at \$100k+), pedestrian bridge replacement (\$25K-\$100K), and eventually tennis court replacement (in 6-10 years, at a cost of \$100K-\$250K) are suggested to keep all facilities safe and functional.

Conway Park

Major improvements include expanding the parking area by 30 spaces and removing the tennis courts. These improvements are expect to cost in the range of \$125-\$250K. The expanded parking will allow for new program elements to be added, including a disc golf course (at a cost of less than \$25K), an arboretum (estimated cost of \$25-\$100K) and dredging to the lake to allow for fishing (\$100-\$250K). It is also suggested that swings and an associated safety surface be added to the playground at a cost of \$25-100K. Resurfacing of the asphalt walking trails is recommended (probable cost is \$100K+).

LaVerne Collins Park

Recommended improvements are to add a dog park, develop a community garden, and eventually update the park's benches and picnic tables. These are all relatively low cost improvements.



Executive Summary

Lake School Park

Major proposed renovations are removing the playground and expanding the tennis courts into a tennis complex and perimeter walking trail. The tennis complex could cost more than \$750K, depending of the number of courts and amenities. Accessible paths that meet the Americans with Disabilities Act (ADA) standards should be included in this improvement. Renovations to the Lake School Building are suggested in 6-10 years to preserve the historic structure and expand park programming to allow tours and provide educational elements inside the building. The cost for these improvements may be \$250-750K.

Malcolm Terrace Park

Major improvements include adding new nature trails through the wooded area and replacing the pavilion. Each of these projects are expected to cost between \$25K and \$100K. The existing nature trails are renovated, including the addition of two pedestrian bridges. Park programming is expanded with a new multi-use court, which will replace the sand volleyball court, at a cost of \$100-\$250K. Eventual replacement of the play equipment and safety surface is recommended in 3-6 years at a cost of \$100-250K.

Millennium Park

Major improvements include an amphitheater or band stand as a 3-6 year improvement at a cost of \$100-250K. An improved and expanded splash pad is recommended as a 3-6 year improvement at a cost of \$100-250K. A ninja course playground is recommended to expand park programming in 3-6 years at a similar cost. A new nature trail with interpretive or educational elements is recommended in the undeveloped wooded area of the park at a cost of \$100-250K. A new pedestrian connection to Deland Drive on the south side of the park is recommended to improve park access. New outdoor fitness equipment are suggested along the walking trail at a cost of \$25-\$100K. Finally, playground improvements and asphalt trail resurfacing are recommended as 3-6 year improvements (at a probable cost of \$100-250K each) to maintain the safety and longevity of these facilities.



The Creve Coeur Parks and Recreation Master Plan is a community-based plan



Introduction

1 INTRODUCTION

The City of Creve Coeur embarked on their first Parks and Recreation master plan in the summer of 2018 with the release of a Request for Qualifications (RFQ) seeking submittals from skilled parks planning consultants that would provide overall guidance for updates and renovations to the City's Park system for the next 10 years. After a staff review of the qualifications submitted and an interview of the top four shortlisted firms the City of Creve Coeur selected Planning Design Studio to complete the parks master plan. Planning Design Studio is a St. Louis based landscape architecture firm specializing in parks and recreation master planning projects with decades of award-winning park planning experience.

Per the RFQ, the purpose of the Parks Master Plan is to assist the City of Creve Coeur in determining priorities of the community and taking an overall look at potential opportunities for new recreation activities. The parks master plan process involved public engagement along with strategic interaction with our City Council and Parks and Historic Preservation Committee. The study explored expansion opportunities for trail systems, renovation ideas for parks development and identifies

new recreation opportunities that will enhance the overall Creve Coeur community for young and old alike. The plan considers environmentally friendly practices and improvements to help reduce maintenance for the staff.

PROJECT GOALS AND OBJECTIVES

The Creve Coeur Parks and Recreation Master Plan project was developed to be a community-based plan that will identify current and future recreation needs for the city. The overall project objectives were to:

- Document current conditions and issues in the parks
- Identify needed improvements in the parks
- Explore development scenarios that address the needs and desires of the community
- Explore connectivity of biking/hiking opportunities in the area
- Develop budget cost information for the development scenarios
- Identify priorities and strategies for funding implementation of park improvements

Introduction



THE PLANNING PROCESS

Planning Design Studio was selected by the City of Creve Coeur to complete the city's first Parks and Recreation Master Plan.

The recreation planning process which began in the Fall of 2018 included three main phases; 1) Data Collection, 2) Analysis & Concept Development and 3) Master Plan. The project included opportunities for public input throughout the process. Public meetings focused on the master plan

were held as well as a user group meeting, city council meetings, Parks and Historic Preservation Committee Meetings, and a visit to a local school. Two online surveys were conducted to gather input in the process. Feedback on the project from the public and city staff regarding park use, park condition and unmet recreation needs was gathered and incorporated into the master plan.

See Figure 1 for an illustration of the master planning process. A more detailed description of the project follows.



Figure 1: The Master Planning Process



Introduction

PROJECT PHASES

The Data Collection phase was comprised of tasks and meetings that helped the project team get familiar with the Creve Coeur park facilities.

Detailed park assessment sheets were completed by the planning team as well as city staff to document and rate existing conditions. The planning team visited the parks with city staff in order to evaluate issues on site. The staff and planning team completed the park assessments to create condition ratings and suggest potential improvements to existing facilities. Park Assessments have been included in Appendix A as a reference.

An inventory of park facilities was compiled that identified the quantity of recreation features and existing park acreage both within and immediately surrounding Creve Coeur. Other background information collected included a demographics evaluation and a review of regional bicycle networks in and around the city.

The information compiled in the Data Collection phase helped to increase understanding of the community context, recreation issues and opportunities for future recreation development.

The Analysis & Concept Development Phase included a review of existing park land acreage and distribution within the City to determine the potential need for additional park land.

Current recreation facility quantities were compared to national standards to identify potential needs for additional recreation facility development. In this phase, initial considerations for existing and new facilities were developed and presented to the public for feedback.

The concept development ideas focused on opportunities and different scenarios at existing park land.

The Master Plan phase included the refinement of initial recommendations that were developed in the previous phase.

Creve Coeur parks staff, the Parks and Historic Preservation Committee, City Council and the public provided input on priorities for improvements. In addition, an assessment matrix of potential recommendations was completed to determine community value in determining which projects should be included in the recommendations. The master plan section includes identification of potential funding opportunities for park improvements and a suggested time frame for improvements.

Introduction



DOCUMENT ORGANIZATION

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This master plan report is organized into the following sections:

- Data Collection - Contains summaries of the data collection activities that were done to lay the framework for the Creve Coeur parks and recreation master planning process
- Park Land & Recreation Facility Analysis - Summary of the analysis efforts that shaped the formulation of recommendations
- Public Input - Summary of the activities related to the gathering input into the planning process
- Master Plan - Identification of the improvement scenarios and cost implications; includes discussion of priorities and funding strategies
- Appendix A – Community Value Matrices
- Appendix B – Park Assessments
- Appendix C – Meeting notes
- Appendix D – PowerPoint presentations and boards developed for the public meetings



Data Collection

2 CREVE COEUR OVERVIEW

The City of Creve Coeur is a thriving municipality in central St. Louis County, Missouri.

The city boundary encompasses a total area of 10.27 square miles. The 2017 estimated population of 18,702 is approximately 4.9% more than the 2010 census figure.

Creve Coeur is bordered by unincorporated St. Louis County to the north, the municipalities of Chesterfield and Town & County to the south and west, and the municipalities of Westwood, Frontenac, Ladue, and Olivette to the south and east.

Figures 1a and 1b show Creve Coeur's location within St. Louis County and surrounding municipalities.

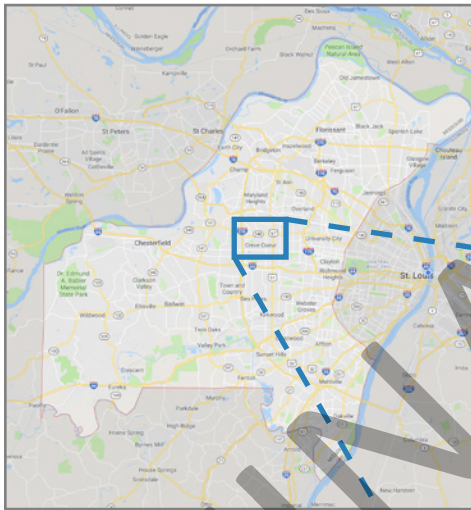


Figure 1a: Creve Coeur Location Within St. Louis County

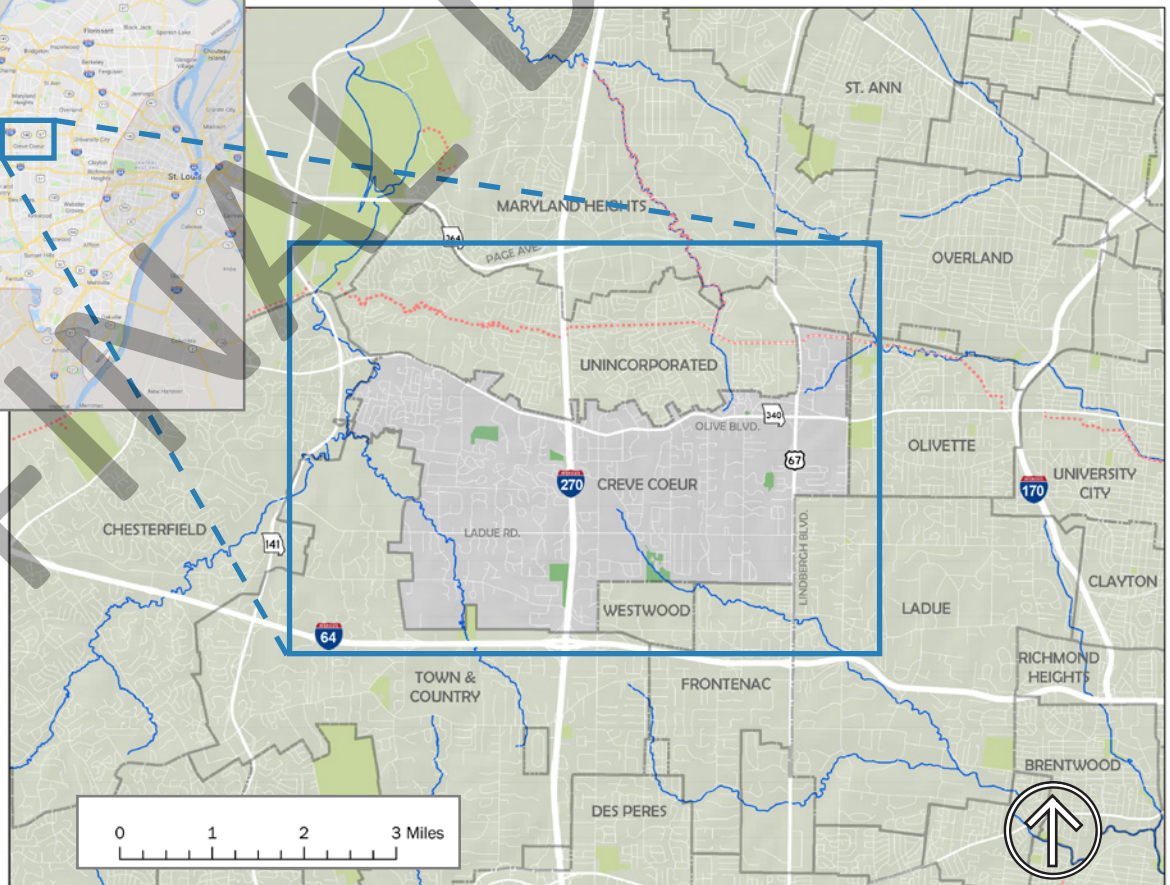


Figure 1b: Creve Coeur and Surrounding Municipalities

Data Collection



Land Use & Zoning

Creve Coeur is primarily zoned as a residential community, but also contains large commercial areas clustered on its northern border along Olive Blvd and in the northeast corner near the 39 North development District. The commercial area is composed of office buildings, research facilities and retail areas, which collectively bring Creve Coeur's 'daytime' population to 50,000. This is much larger than the

population of Creve Coeur residents, which is estimated by the U.S. Census Bureau to be around 18,000. The larger daytime population likely increases the usage and demand to parks and recreation facilities within Creve Coeur.

Institutional parcels are scattered throughout the municipality, especially along the southern boundary. These include multiple hospitals and school campuses. These institutions further increase the potential users of Creve Coeur parks.

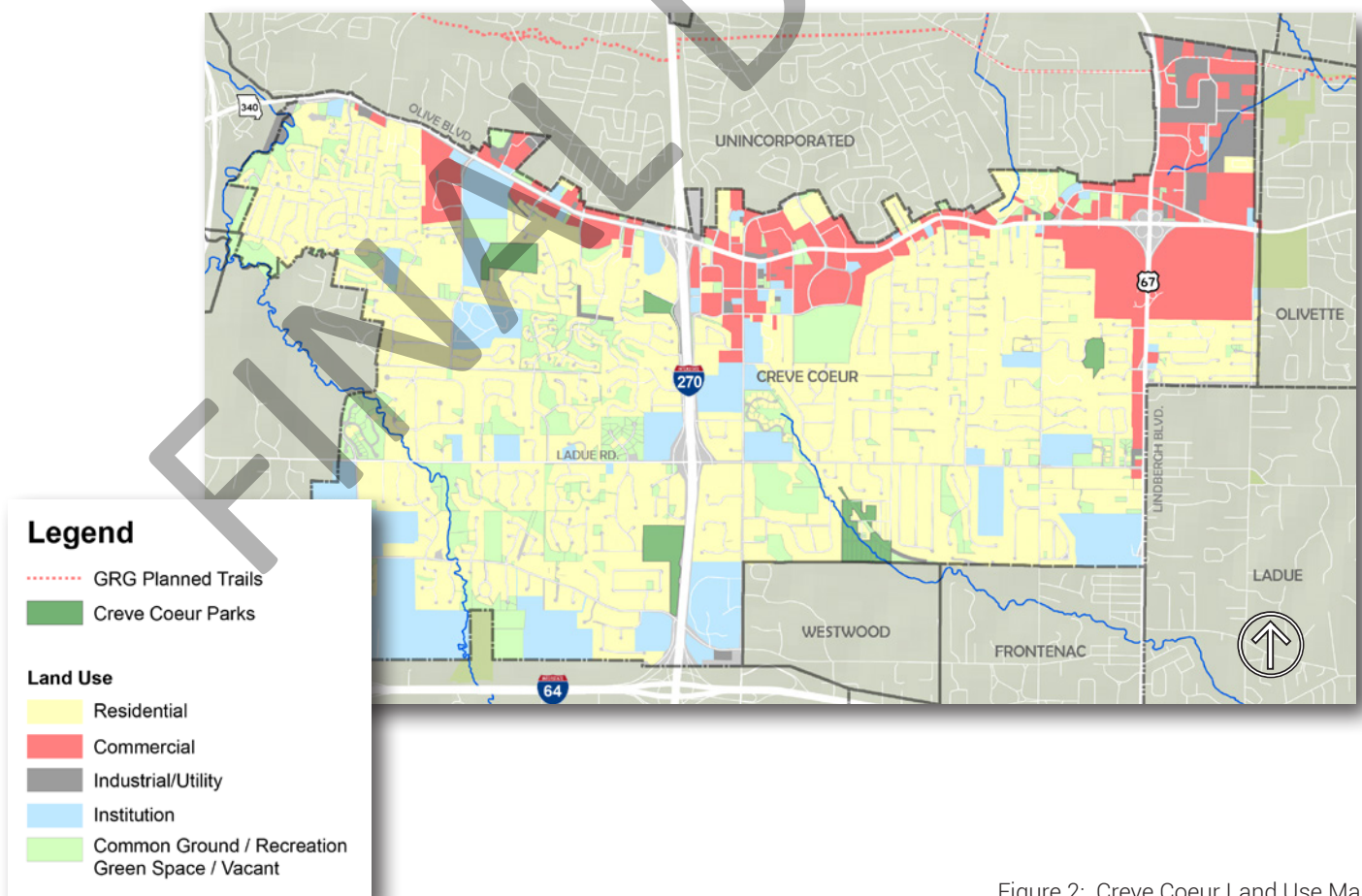


Figure 2: Creve Coeur Land Use Map



Data Collection

PARKS OVERVIEW

The six parks, totaling 110.63 acres, analyzed for this master plan include:

- Beirne Park - 9.75 acres
- Conway Park - 31.13 acres
- Lake School Park - 9.10 acres
- LaVerne Collins Park - 1.24 acres
- Malcolm Terrace Park - 34.01 acres
- Millennium Park - 25.40 acres

Park locations within the Creve Coeur City boundary are shown in Figure 3 below.

The city's parks have four pavilions, seven playgrounds (in five parks), one youth baseball field, five restrooms, eight tennis courts, one splash pad, one lake, one dog park, two natural prairie areas, and four historic buildings.

Creve Coeur Parks also include the Dielmann Recreation Complex. This facility was excluded from this master plan as previous studies have already identified improvement priorities. These are summarized on the following page.

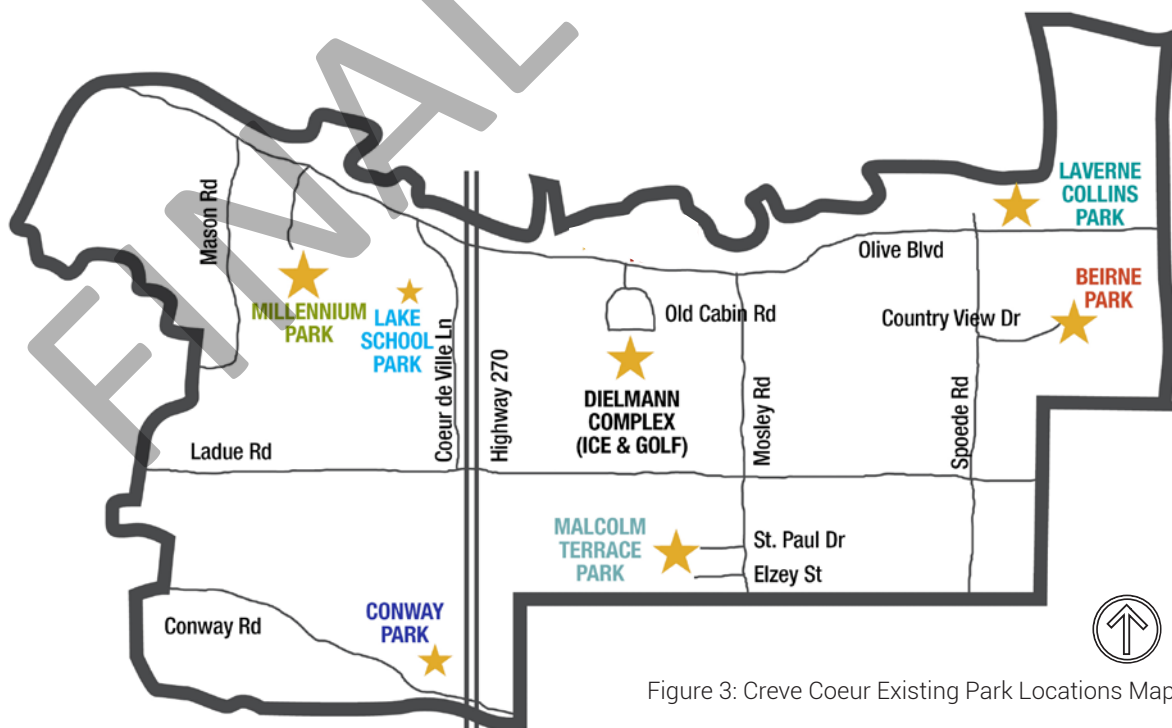


Figure 3: Creve Coeur Existing Park Locations Map

Data Collection



DIELMANN COMPLEX & GOLF COURSE STUDIES

As part of the data collection process, previous studies were reviewed so that the planning team could become more familiar with the recreation facilities in Creve Coeur and to help identify improvement priorities. Two of recent studies reviewed included the Creve Coeur Golf Course Analysis and the Dielmann Recreation Complex Assessment. General information regarding each study is listed below.

Creve Coeur Golf Course: Analysis of Existing Golf Course Conditions for Needs Assessment, 2015

- This study analyzed the conditions of the golf course and identified needed improvements
- Can be found online at: www.creve-coeur.org/golfassessment

Dielmann Recreation Complex Building Assessment / Analysis, 2013

- Cannon Design conducted an assessment / analysis of the Dielmann Recreation Complex building that identified three phases of recommended improvements
- Several improvements were completed in 2015 and 2016
- A copy of the study can be acquired from the City of Creve Coeur.

DEMOGRAPHICS SUMMARY

Creve Coeur has a population of 18,171, which represents 7,731 households. The median household size is 2.26 people and median age is 48 years. For comparison, the St. Louis County median household size is 2.44 and median age is 40.3 years.

Population Changes

According to U.S. Census Bureau population estimates, Creve Coeur's population grew by 4.8% between 2010 and 2018, from 17,855 in 2010 to 18,717 in 2018. Over the same time period, the national population grew 6%, the Missouri population grew 2.3% and the St. Louis County population decreased 0.2%.

The average age in Creve Coeur is rising. Between 2010 and 2017, the percentage of population over 65 increased while the percentage under 18 decreased and the median age rose. The St. Louis County, Missouri and U.S. populations are aging similarly. This aging of the population should be considered when planning for future recreation needs. Table 1 on the following page provides more information on changes in Creve Coeur's population.



Data Collection

Racial/Ethnic Diversity

Creve Coeur is less diverse than St. Louis County or the U.S. average, but diversity has slightly increased over the past 10 years. See Table 2 below for more information on racial and ethnic diversity changes in Creve Coeur between 2010 and 2017.

Income

In Creve Coeur, the median household and individual incomes are significantly higher than national or county averages. The poverty rate is low and the percent of households making \$100K or more per year is high. See Table 3 below for median income and poverty levels in Creve Coeur compared to national, state and county averages.

Table 1: Creve Coeur Demographic Profile, 2010 and 2017

	2010	2017	Change
Population	17,833	18,717 (2018)	+884
Median Age	44.3	48.0	+3.7 years
Avg. Persons per Household	2.26	2.26	None
Households with Children Under 18	26.0%	23.1%	-2.9%
Percent of Population Under 18	21.1%	18.5%	-2.6%
Percent of Population Over 65	20.7%	23.7%	+3.0%

Source: U.S. Census Bureau 2006-2010 and 2013-2017 American Community Survey 5-Year Estimates and U.S. Census Bureau 2013-2017 Quick Facts

Note: At the time of writing, only data for total population estimates are available for 2018; 2017 data is used for all other information categories.

Table 2: Racial Diversity in Creve Coeur, 2010 and 2017

	2010	2017
White, not Hispanic	79.9%	75.9%
Black / African American	7.2%	8.9%
Asian	10.1%	13.3%
Hispanic or Latino	2.6%	4.8%

Source: U.S. Census Bureau 2006-2010 and 2013-2017 American Community Survey 5-Year Estimates

Table 3: Income Statistics Compared to County, State and National Averages

	Creve Coeur	St. Louis County	Missouri	US
Median Household Income	\$101,462	\$62,931	\$51,542	\$57,652
Poverty Level (Individuals)	3.8%	10.0%	13.4%	12.3%

Source: U.S. Census Bureau 2013-2017 Quick Facts

Data Collection



Missouri State Health Ranking

The State of Missouri ranked 40th out of 50 states in overall health ranking in 2017 by America's Health Rankings United Health Foundation. Missouri has a high smoking rate, high rates of violent crime, and a low number of dentists. Other factors negatively influencing Missouri's ranking include 24.9% of adults are physically inactive, 31.7% of adults are obese, and 11.5% of adults that have diabetes. Figure 4 shows changes in Missouri health statistics between 2016 and 2017.

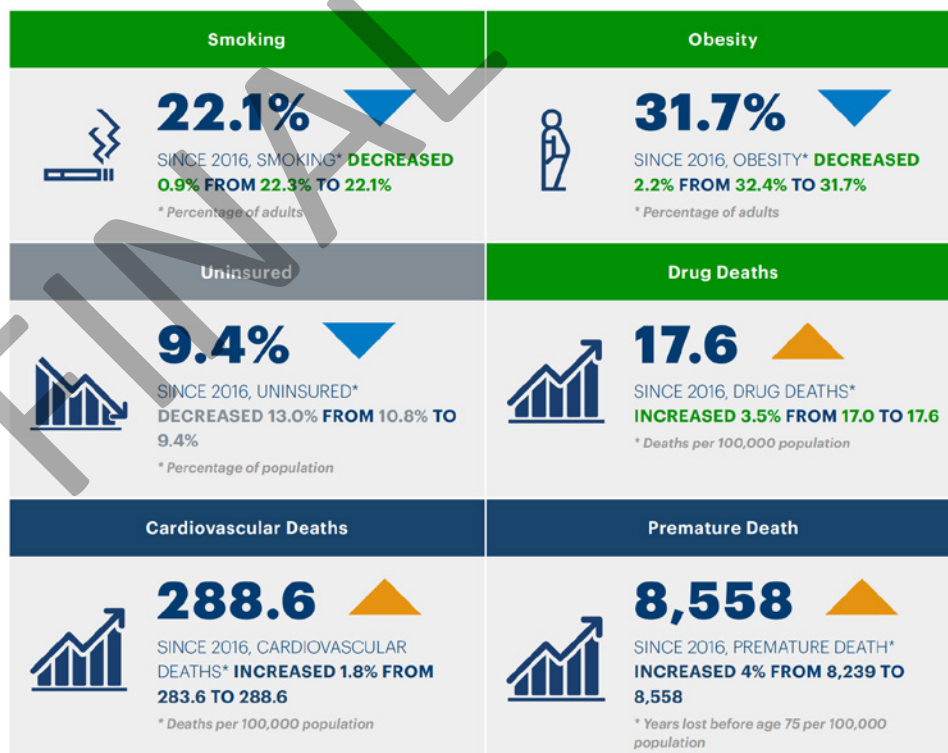


Figure 4: Changes in Missouri Health Statistics Between 2016 and 2017, by America's Health Rankings United Health Foundations



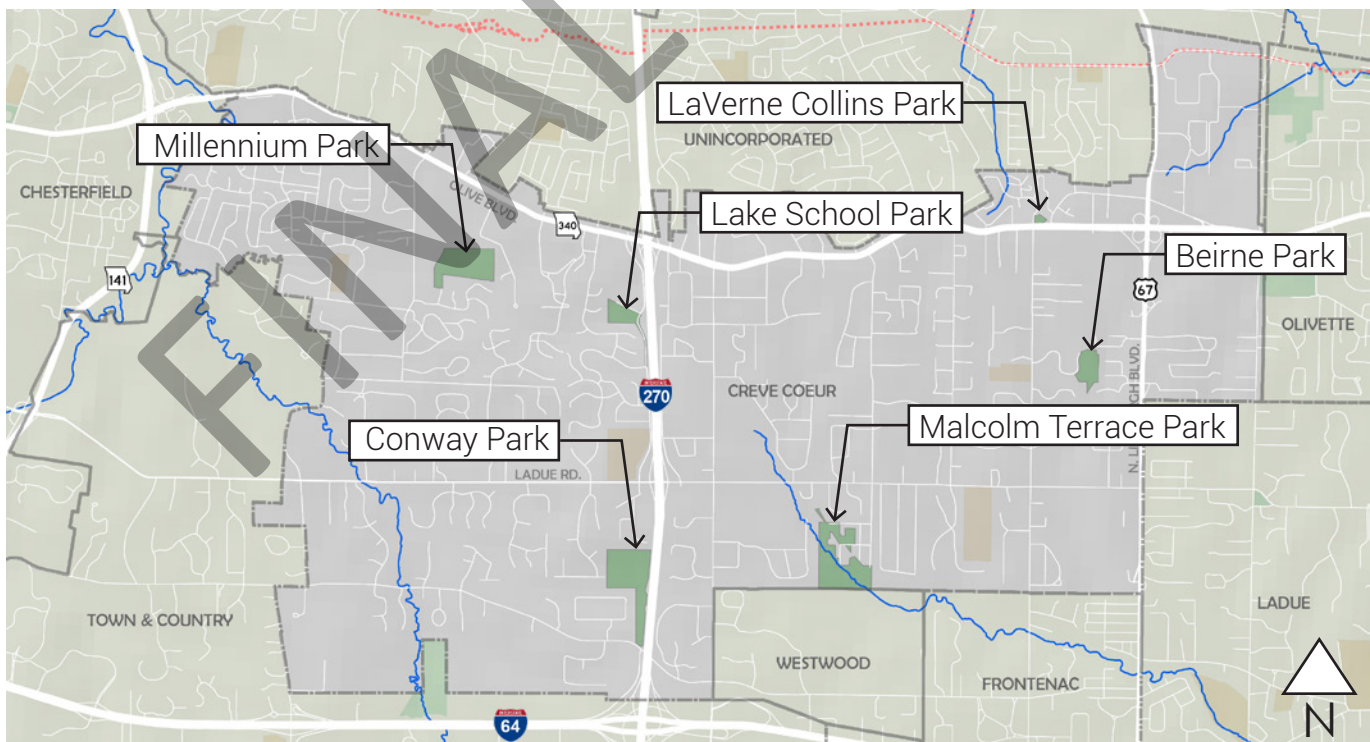
Data Collection

INTRODUCTION TO PARK ASSESSMENTS

The planning team conducted evaluations of the state of each park to help guide the recommendations of the master plan. The evaluation process began with park assessment sheets that were completed separately by the planning consultants and city park staff. On the sheets, the evaluators inventoried park facilities, rated their condition, and provided initial recommendations for improvements. Refer to Appendix A for the completed assessment sheets.

The public was given the opportunity to provide their input about individual parks, park facilities, and the overall park system at public meetings and through online surveys.

The resulting data was compiled by the planning team and analyzed and evaluated in the next phase of the planning process. The results of the data collection for each park are summarized on the following pages.







Data Collection

Beirne Park

Beirne Park consists of 9.75 acres and is located at 10630 Country View Drive.

The location is within a residential neighborhood with one winding road as the primary access point. The park's primary facilities include three tennis courts and a large 5-12 year old playground structure. The park also includes a 9' x 18' restroom, a 40' x 40' metal and wood pavilion, open space used as a soccer field, a picnic area to the south of the tennis courts with a concrete table, additional picnic tables near the pavilion, a fire pit, a pedestrian

bridge connecting to a residential neighborhood to the east, and a small 2-5 year old play area. There are covered and uncovered benches throughout the park. A water fountain is located near the restroom.

The larger and newer play area has approximately 6,000 SF of poured in place (PIP) safety surface. There is room around this play area for potential expansion of 2-5 year old play equipment. The 2-15 year old play area consists of dated metal play pieces on a 3,000 SF wood mulch safety surface. Figure 5 on below shows the location of Beirne Park's existing facilities.

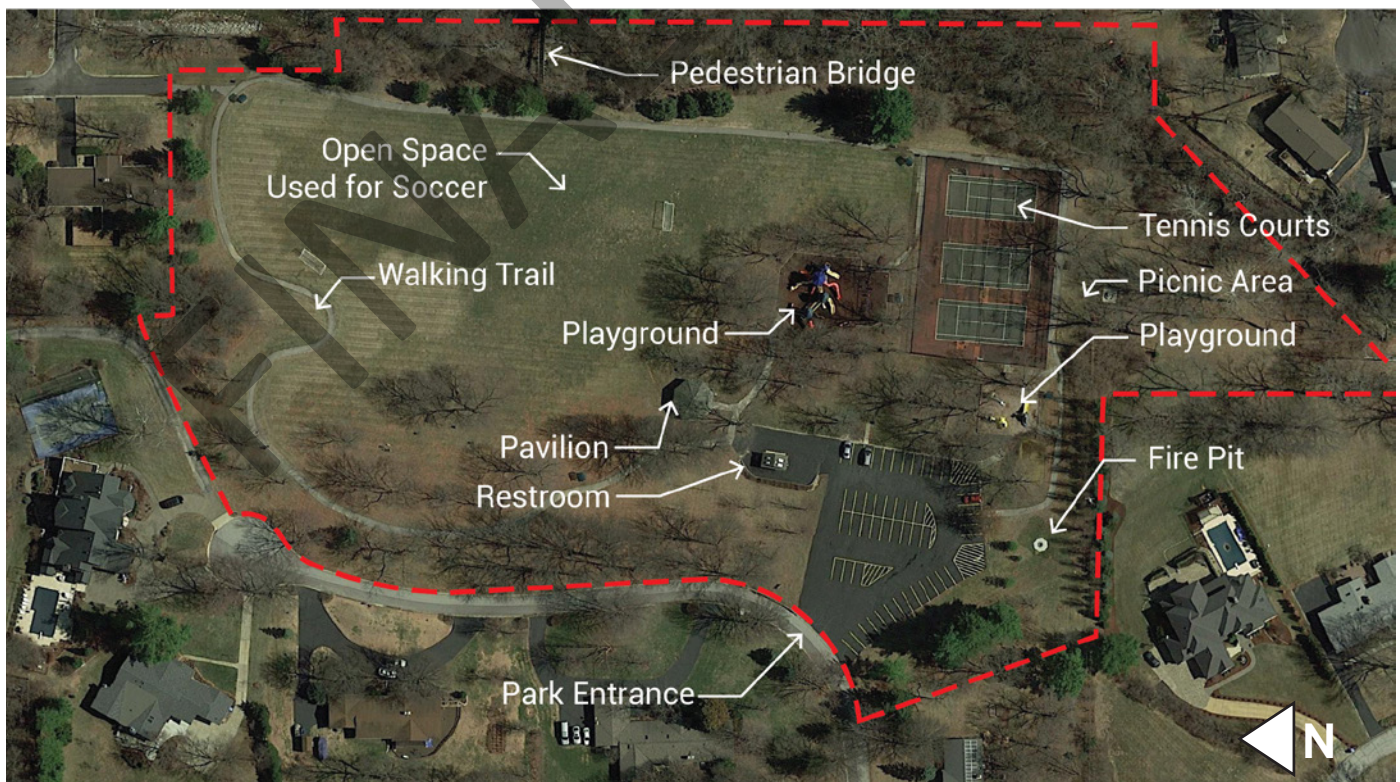


Figure 5: Beirne Park Existing Facilities

Data Collection



The park's assets include its large size and many existing amenities. It has plenty of open space and ample parking that would easily allow for an expansion in programming. Portions of the park, including around the playgrounds and picnic area, are well-shaded with mature trees.

Disadvantages include the narrow residential access road with no pedestrian or bicycle facilities. The road's location within a neighborhood and the presence of nearby mature trees would make widening of the road difficult.

Some park facilities, including the play equipment, safety surfaces and pavilion are showing wear and in need of repair. The 2-5 year old play equipment is quite dated and in need of replacement.

There is no accessible route to either of the playgrounds or the tennis courts from the parking lot. The walking trail is also not accessible, with some areas having a very steep slope.

The pedestrian bridge is in need of repair or replacement. The tennis courts have recently been resurfaced but will eventually need full replacement. The courts are not lighted. The restroom is unheated and is therefore only open seasonally.



Large, Well-Used Play Structure



2-5 Year Old Playground with Older Play Structures



Data Collection

Conway Park

Conway Park consists of 31.13 acres and is located at 12301 Conway Road.

The park's primary facilities include a playground, two tennis courts and the city's only dog park. Other facilities include a one-mile walking trail around a 1.4-acre lake, two picnic areas, a 15' x 15' wood pavilion, a 9' x 18' restroom, a public art fixture and two prairie areas. The park contains two historic cabins, Clester and Hackmann cabin, which were built in the late 1700's and relocated to the park site in the 1990's.

The playground structure is designed for 5-12 years olds and sits on a 3,200 SF poured in place rubber safety surface.

The dog park includes a drinking water station, a dog washing area, a spacious running area and several benches. There is an additional water fountain located near the tennis courts.

Figure 6 below shows Conway Park's existing facilities.

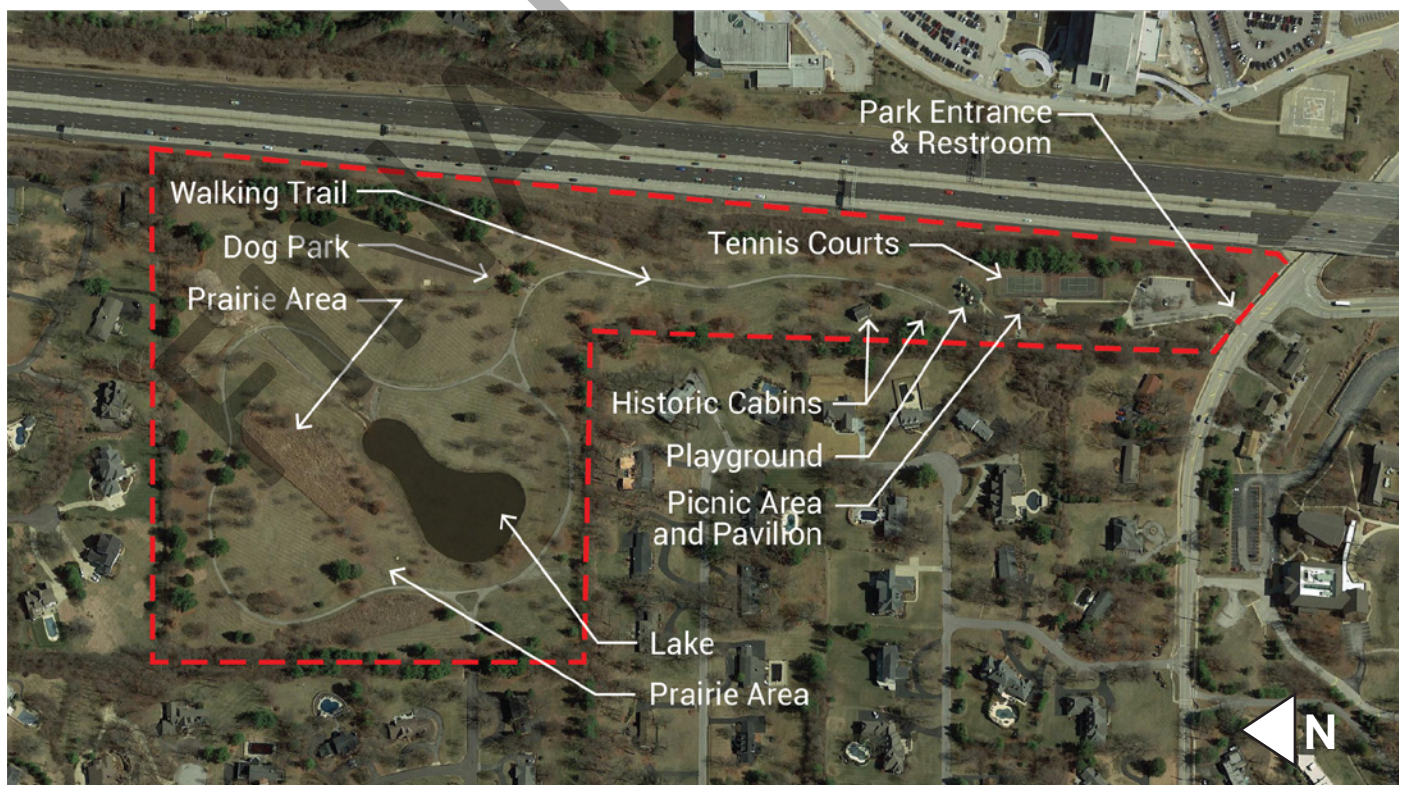


Figure 6: Conway Park Existing Facilities

Data Collection



The park's assets include its spacious dog park and large playground. The park has a unique aesthetic with its historic cabins, prairie areas, public art feature, picturesque lake, and well-maintained landscaping.

The walking trail is one of the longest in the city and features scenic views of the lake and prairie. The park features plenty of mature trees. The prairie areas feature signs educating the public on the benefits of natural prairie habitat to local ecosystems. The park has some open space that could be used for additional programming.

The primary con of the park are its limited parking area and its proximity to a noisy highway. The highway noise is especially a nuisance for tennis players, as the courts are located right next to

the road. The dog park and lake areas of the park are further away so highway noise is not an issue in these areas.

The historic cabins are in need of structural evaluation and repairs. They are not currently open to the public. The interiors are in need of restoration.

The playground is generally in good repair with only minor maintenance needed.

The lake is shallow and prone to algae growth. It receives unfiltered runoff from the surrounding area including the highway, so that sludge has accumulated and it is not currently capable of supporting fish.

The restroom is unheated and is therefore only open seasonally.



Play Equipment and Safety Surface



Historic Hackmann Cabins



Data Collection

Lake School Park

Lake School Park consists of 9.1 acres located at 581 Coeur de Ville Road.

It is situated between a residential area, a nursing home and a small wooded area. Part of the park area is wooded and the entire park has a boundary of dense vegetation. The primary facilities at this park are three lighted tennis courts and a historic school building that was relocated to the site in 1967 and for which the park is named. Other facilities include a play area and swings, a 9' x 18' restroom and open space

that is sometimes used for lacrosse practice.

Park enhancers include a secluded feel due to its mature trees, wooded area and vegetated border. The historic Lake School Building is a unique feature that adds character to the park. An interpretive sign provides historical background information on the structure. The tennis courts are the most heavily used in the city and are the city's only lighted courts. Figure 7 below shows Lake School Park's existing facilities.

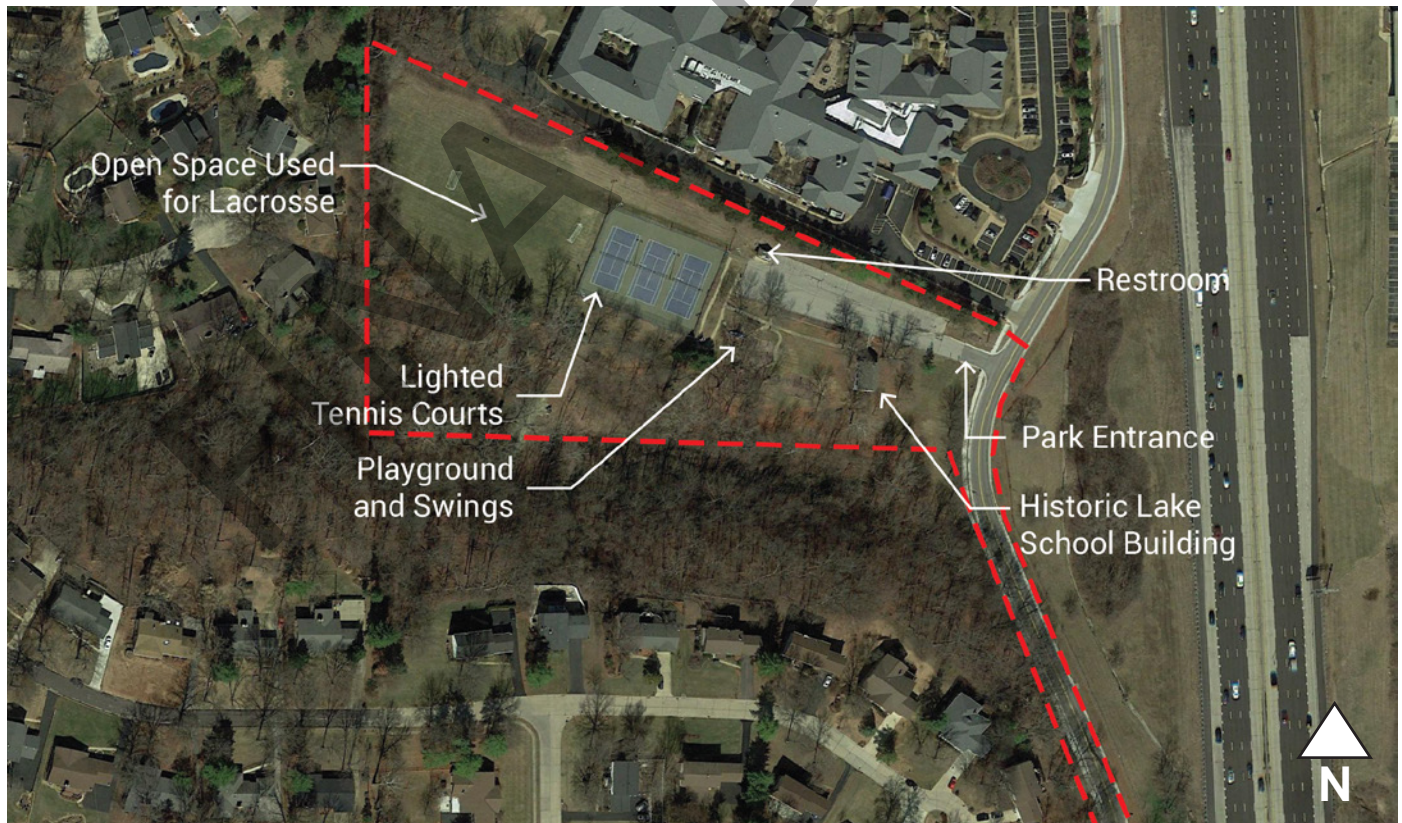


Figure 7: Lake School Park Existing Facilities

Data Collection



Negative factors include the park's playground is extremely dated and in disrepair. The play area does not meet current safety standards, including having retaining wall ledges without guardrails that pose a falling hazard.

The Lake School Building is in need of repairs and is not currently open to the public. The park's parking lot is limited in space. The path to the tennis courts is very steep and does not meet ADA accessibility standards. The walkways around and leading to the play area are also not handicapped accessible due to the uneven concrete caused by tree roots. There is no accessible route from the parking lot to the Lake School Building.



Historic Lake School Building



Interpretive Signage Near Lake School Building



Creve Coeur's Only Lighted Tennis Courts



Data Collection

LaVerne Collins Park

LaVerne Collins Park consists of 1.24 acres located at 10581 Old Olive Street.

This is a small and rarely used park with only three designated parking spaces. It is located behind a fitness facility off of the primary commercial corridor through Creve Coeur.

Facilities at this park include a 20' x 20' decorative wood pavilion, lion statues, a concrete picnic table, a covered bench, and a grill. Figure 8 below LaVerne Collins Park's existing facilities.

The park's positive elements include the distinctive visual character of the decorative pavilion and unique lion

statues. Mature trees provide shade over much of the space. It also has open space that could be used for expanded programming.

The park's primary drawback is its lack of parking and lack of a clear entrance. New features would require more parking. The park's close proximity to and shared parking lot with the fitness facility may create confusion around how to enter the park and even that the space is a public park. Additionally, utility infrastructure running underneath the site prevents excavation for any construction.

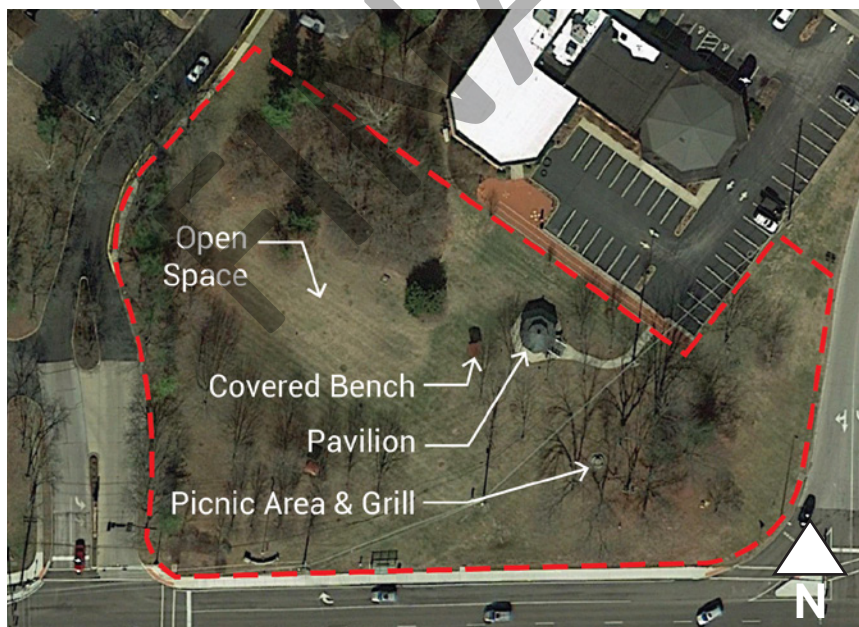


Figure 8: LaVerne Collins Park Existing Facilities



Gazebo and Lion Statues



Picnic Area

Data Collection



Malcolm Terrace Park

Malcolm Terrace Park is a 34.01 acre park located at 11370 St. Paul Street.

The park sits within a residential neighborhood and the primary access route is a small residential street. The park includes considerable wooded area with nature trails. The nature trails are mostly unpaved, although there is a short stretch of asphalt pavement. The trails include several footbridges over a stream. There is a second nature trail in the northeast section of the park known as Serenity Grove. It features a mulch trail, mature trees, a public art installation and a bench. There is a secondary park entrance in Serenity Grove with on-street parking.

The park has a 9-12 year old playground on an 1,800 SF wood mulch safety surface and a separate 1,100 SF mulch safety surface with swings. Other facilities include a 9' x 18' restroom, a sand volleyball court and an 18' x 20' wood pavilion.

Figure 9 on the following page shows Malcolm Terrace Park's existing facilities.

Park assets include its extensive walking trails, mature trees, wooded nature and habitat area, and the secluded feeling created by the trees.

Disadvantages include limited parking and an access road that cannot support heavy traffic. The sand volleyball court does not have an adequate boundary to



Playground on Wood Mulch Safety Surface



Serenity Grove Nature Trail



Data Collection

enclose its sand. The playground and swings are separated, which is not ideal for parents watching multiple children. The swings and safety surface are in need of repair. The Serenity Grove area is situated within a 'U' of residential

properties and is hard to identify from the rest of the park; some park users may not realize it is part of the park. The park restroom is unheated and so is only open seasonally.



Figure 9: Malcolm Terrace Park Existing Facilities

Data Collection



Millennium Park

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Millennium Park consists of 25.4 acres located at 2 Barnes West Road. The park is situated behind Barnes Jewish West County Hospital off of Olive Blvd, the city's primary commercial corridor. It is adjacent to two schools, Andrew's Academy and Hope Montessori Academy. The park includes the historic Tappmeyer House which was relocated to the park in 2003. The first floor of the building is open to the public for exhibits, tours and functions.

The southwest portion of the park is wooded with a trail leading through a portion of this area. Primary facilities at this park include a splash pad and two adjacent playground areas, a one-mile walking trail and a baseball field. The park also includes open space currently being used as a non-regulation soccer field, a 38' x 38' pavilion, a large stormwater retention basin, a 38' x 38' heated restroom and maintenance shed, and a small play area at the baseball field. Figure 10 below shows Millennium Park's existing facilities.

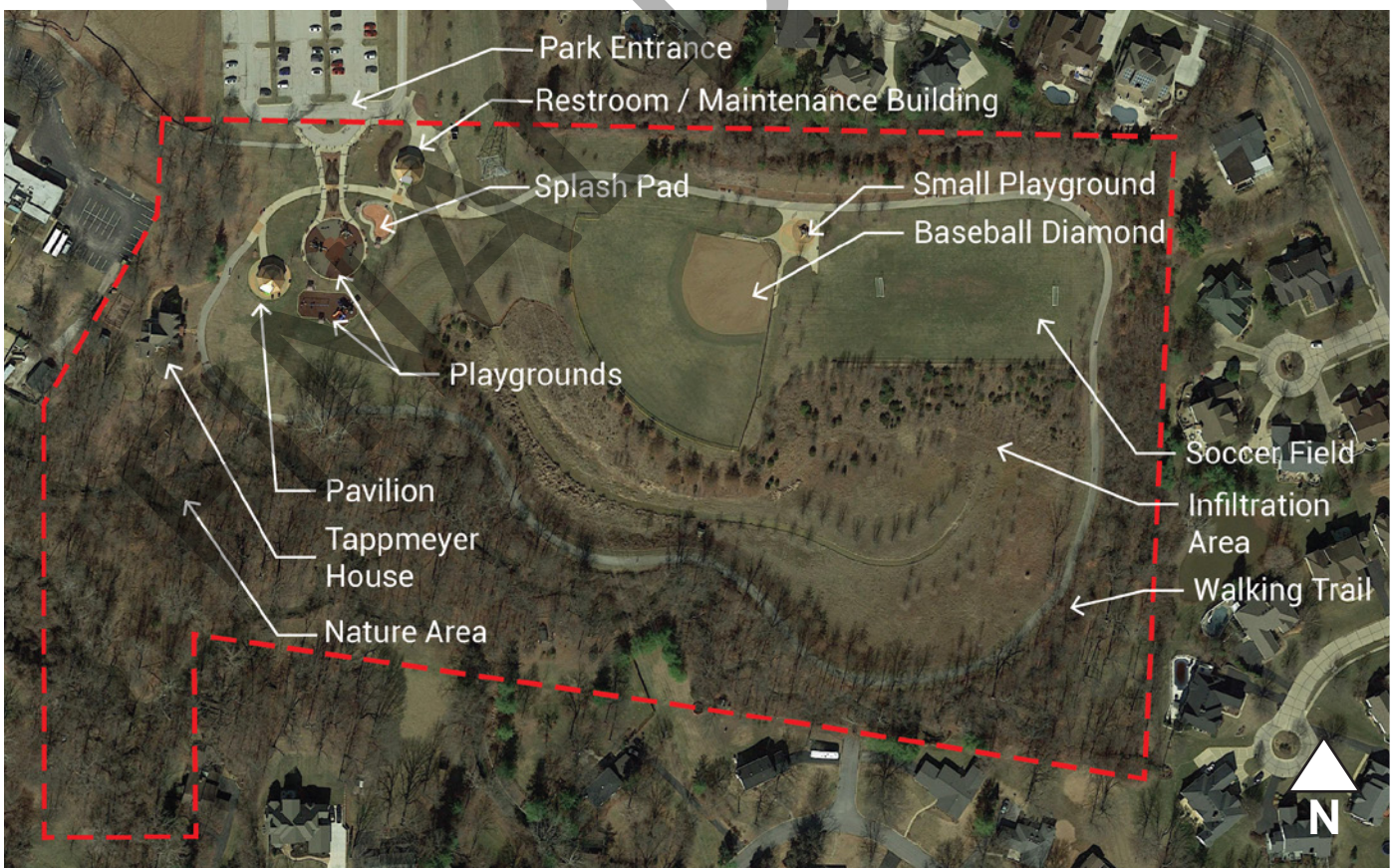


Figure 10: Millennium Park Existing Features



Data Collection

The primary play area sits on a 5,000 SF rubber poured in place (PIP) safety surface and the adjacent play area sits on a 2,700 SF rubber PIP surface. These play areas are general in good condition, with minor repairs needed on the safety surfaces and to the equipment. Covered benches are located around the playground area. The small play area near the baseball diamond sits on 750 SF of PIP surface. This playground and safety surface are in need of major repair.

This park is a popular community destination. Positive elements include its proximity to local institutions (hospital and schools) which use the park often. It has ample parking and some open space that could be used for new facilities. The splash pad draws park visitors during the summer as it is the only one in Creve Coeur. The park is

well maintained and landscaped. It has distinctive entry posts giving the park a unique aesthetic. The Tappmeyer House is in good condition and further adds to the parks character. The restroom is the only year-round heated facility within Creve Coeur's parks. The pavilion is the largest within the park system.

The park's disadvantages include the stormwater detention basin area which appears overgrown and unsightly. The wooded nature area has few trails and its interpretive signage is in disrepair. The parking lot, while spacious, does not have lighting. Some of the park's open space is underneath an overhead utility route with large support structures that divide the park space. New facilities will have to be located away from these structures.



Historic Tappmeyer House



Playground and Distinctive Entry Feature

Data Collection



LOCAL TRAIL & BICYCLE NETWORK

The Creve Coeur Parks master plan included a review of existing and proposed bike trails in Creve Coeur and in surrounding communities.

This review was based upon existing available studies to determine opportunities for park connections and links to adjacent recreation facilities.

The only stretch of existing dedicated bike lane in Creve Coeur is 0.9 miles along Olive Blvd from Mason Road in the west to Cross Creek Drive in the east. Roads without dedicated bike lanes can be considered bike-friendly if they have facilities such as "Share the Road" signs, shared lane markings, paved shoulders, and/or wide outside lanes. The only stretch of existing bike friendly road in Creve Coeur runs along the east boundary of Creve Coeur on Warson Road. The bike friendly route begins at Old Warson Road south of Creve Coeur and runs 6.4 miles north to where Warson Road turns into Link Road.

Existing trails within Creve Coeur are located in Conway Park, Millennium Park, Malcolm Terrace Park, and Beirne Park. To the northwest of the city, there are trails around Creve Coeur Lake (managed by St. Louis County Parks) and the Katy Trail, a state park and the longest rails-to-trails greenway in the country.

To the south of Creve Coeur, the cities of Ladue, Frontenac, Town & County and Des Peres have several stretches of existing bike lanes and trails, the longest being along Manchester Road, and along Manchester Road and Ballas Road.

There is a network of bike-friendly roads to the east of Creve Coeur that connect to the south along Warson Road. Also to the west is a stretch of Great Rivers Greenway (GRG) trail running parallel to I-170.

Figure 11 on the following page shows all existing bike routes and trails in and around Creve Coeur.



Data Collection

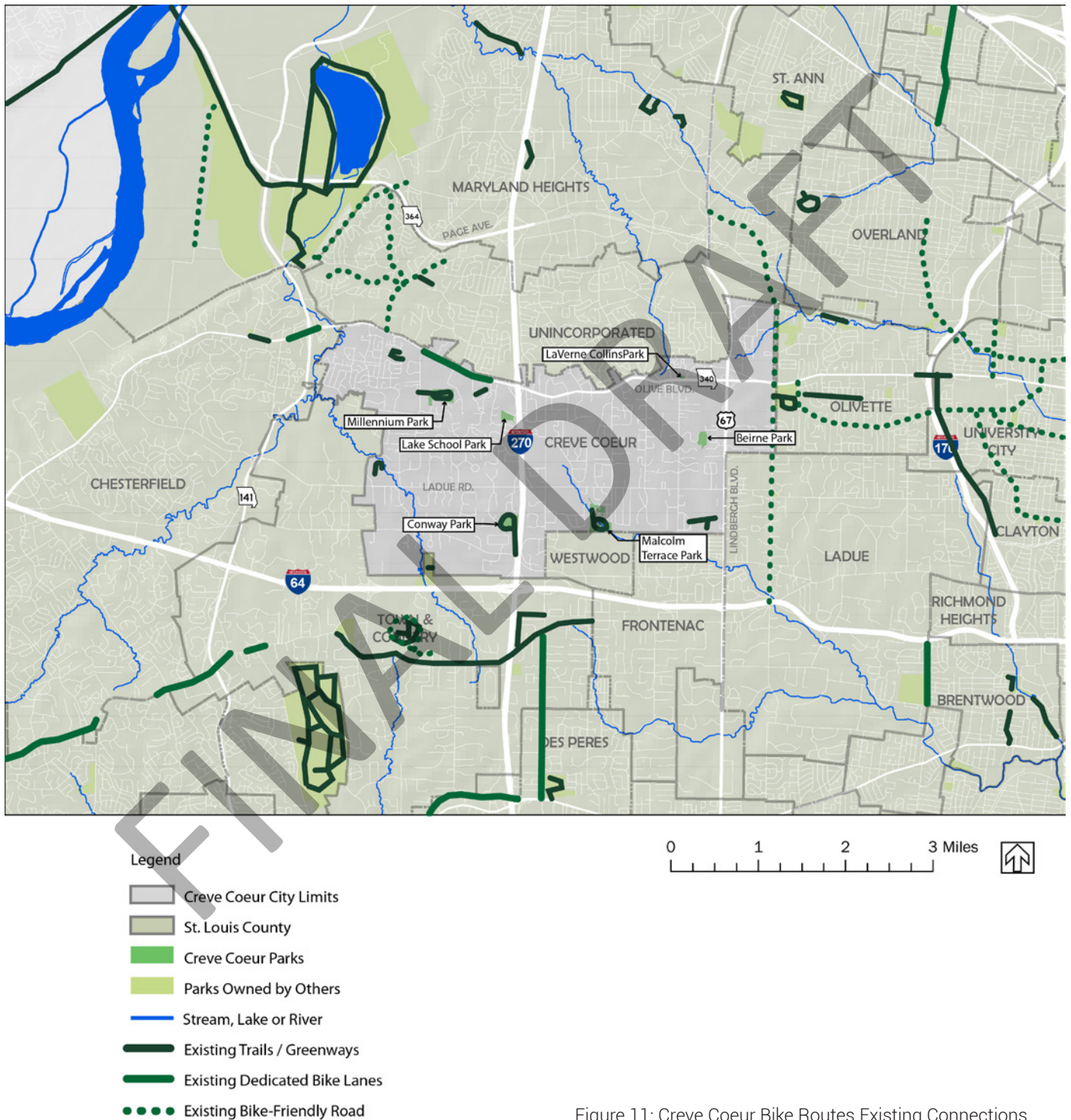


Figure 11: Creve Coeur Bike Routes Existing Connections

Data Collection



Connections Proposed by Others

The Gateway Bicycle Plan (GBP) has created a detailed map of recommended bicycle connections throughout the St. Louis region.

Within Creve Coeur, the GBP recommends providing a bike lane along Olive Blvd to unite some of the existing disparate stretches of bike lane. The GBP also recommends a small east-west stretch of bike lane along Conway Road just north of I-64 that would connect Ballas Road to the entrance to Conway Park.

The GBP proposes bike-friendly road features along the entire length of Ladue Road through Creve Coeur, which would continue east to Forest Park and west to where Ladue Road meets Olive Blvd. Bike friendly features are also proposed running north to south through Creve Coeur on Spoede Rd., New Ballas Road, and adjacent to I-270 on Coeur De Ville Drive from Olive Blvd to Ladue Road. A shared-use path is proposed along Mason Road on the west boundary of Creve Coeur from Ladue Road south to connect with an existing path along Clayton Road.

The GBP's recommendations for bike lanes and bike-friendly routes surrounding Creve Coeur would connect disparate stretches of existing bike routes and create an overall bikeable network.

GRG has proposed an extension to the Missouri Greenway which would run parallel to the north boundary of Creve Coeur. GRG has also proposed the Deer Creek Greenway to the southeast of Creve Coeur that will connect existing stretches of trails in Brentwood.

The 39N Master Plan proposes a network of multi-use paths through the 39N primary development area in the northeast corner of Creve Coeur and connecting with the surrounding region. When completed, the 39N development area will feature a network of walkable streets between Olive Blvd, Lindbergh Road, Baur Road, and Warson Road.

Figure 12 on the following page shows all proposed bike routes and trails in and around Creve Coeur.



Data Collection

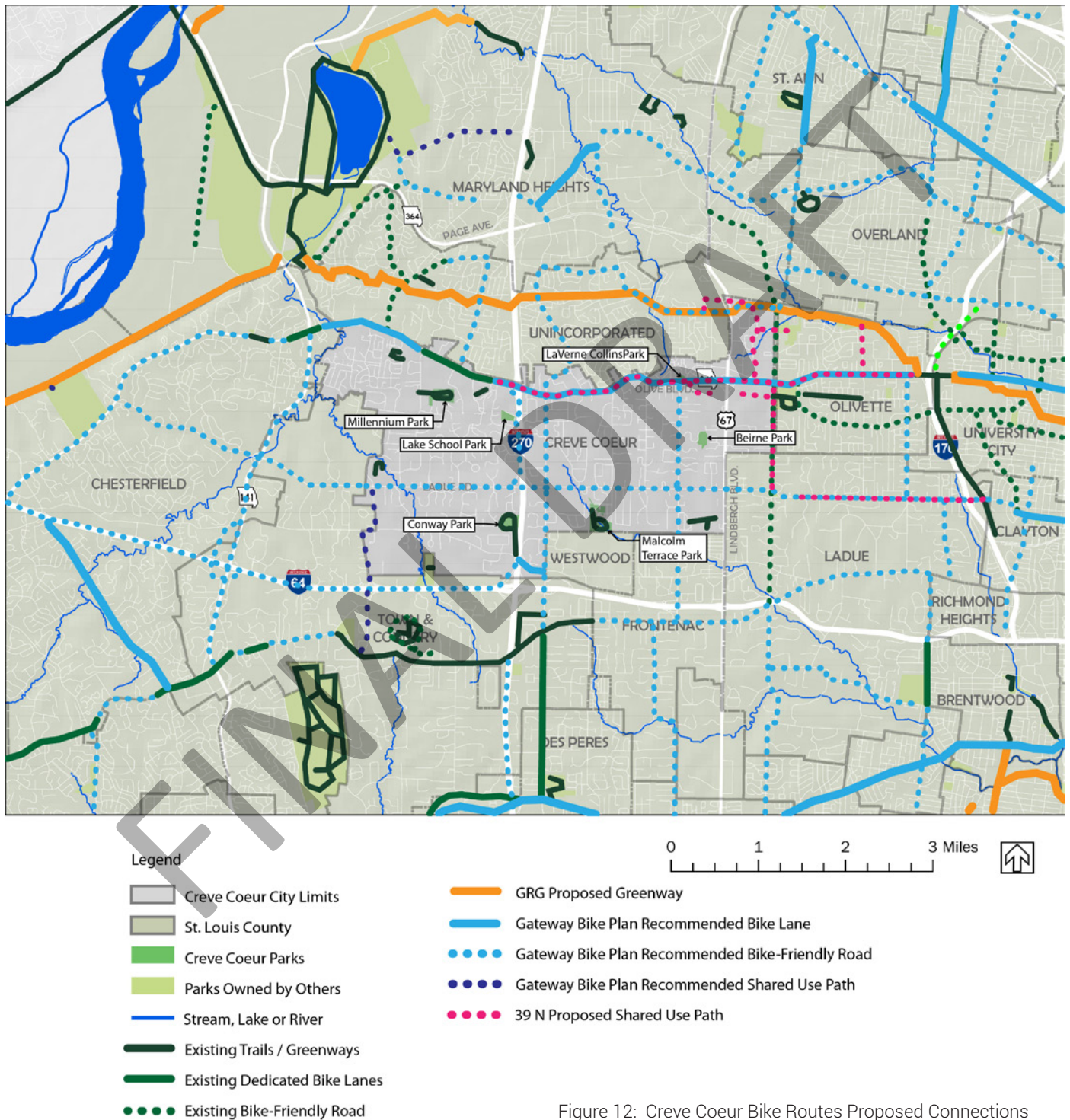


Figure 12: Creve Coeur Bike Routes Proposed Connections

Data Collection



Potential Connection

There is an opportunity to use existing utility corridors to develop trail connections in Creve Coeur. A high tension power line corridor runs north-south on the western side of the City that could potentially connect Conway Road to Millennium Park. While many hurdles would need to be addressed, the utility corridor does create an opportunity to provide off-road trail linkages to parks in established neighborhoods. This potential connection should be explored for feasibility.

Power line corridors exist in numerous communities across the country for example the Marjorie Harris Carr Cross Florida Greenway in Ocala, FL and the Highline Canal Trail in Denver, CO. Some concerns have been raised regarding the safety of trails developed in power line easements due to electro magnetic fields. Research suggests that the safety concerns are minimal.

Master Plan Priority Connections

The Creve Coeur Parks and Recreation Master Plan recommends prioritizing key bike routes throughout Creve Coeur on major arterial roads and between these arterial roads and city parks. East-west connections on Ladue Road and Olive Blvd and north-south connections on New Ballas Road and Spoele Road will form a base grid of connectivity throughout Creve Coeur. This would also unite the two existing disconnected stretches of bike lane along Olive Blvd.

The GBP proposed connection along Conway Road between New Ballas Road and Conway Park should be prioritized to add connectivity to Conway Park. Millennium Park should be connected to the bike route along Olive Boulevard with a bike route along Mason Rd. Beirne Park could be connected to the route along Spoele Road with bike facilities on Country View Drive. Malcolm Terrace Park could be connected to Ladue Road with a bike route along Mosley Road and St. Paul Street. Finally, Lake School Park could be connected to Olive Blvd with bike facilities along Coeur De Ville Drive.

Master plan priority connections are shown highlighted in yellow in Figure 13 on the following page.



Data Collection

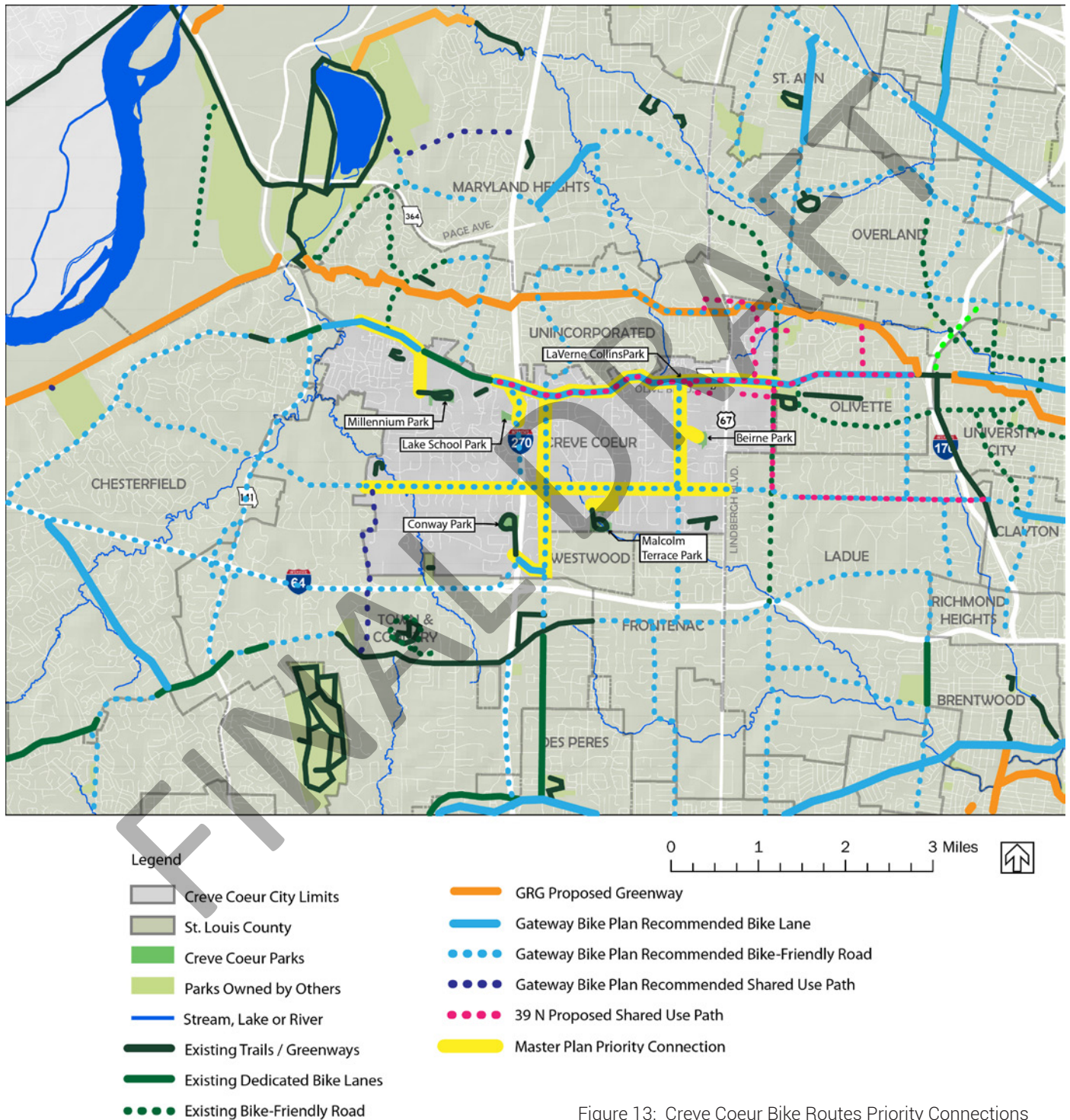


Figure 13: Creve Coeur Bike Routes Priority Connections





Park Land & Facility Analysis

3 PARK LAND & FACILITY ANALYSIS

The Park Land Needs Assessment is an evaluation of the amount and distribution of parkland within Creve Coeur and within a four mile radius from the city boundary (see Figure 1). Parks within the assessment radius were classified by size and compared to a national park acreage standard based on Creve Coeur's population.

The park classifications are neighborhood park, district park, metropolitan park and regional park, as defined on the following pages.

Beirne and Lake School Parks were classified as neighborhood parks. Conway, Malcolm Terrace and Millennium Parks were classified as district parks. LaVerne Collins Park is a mini park (less than 5 acres). There are no published standards for mini parks, so it was excluded from the evaluation. Creve Coeur does not have any metropolitan or regional parks.

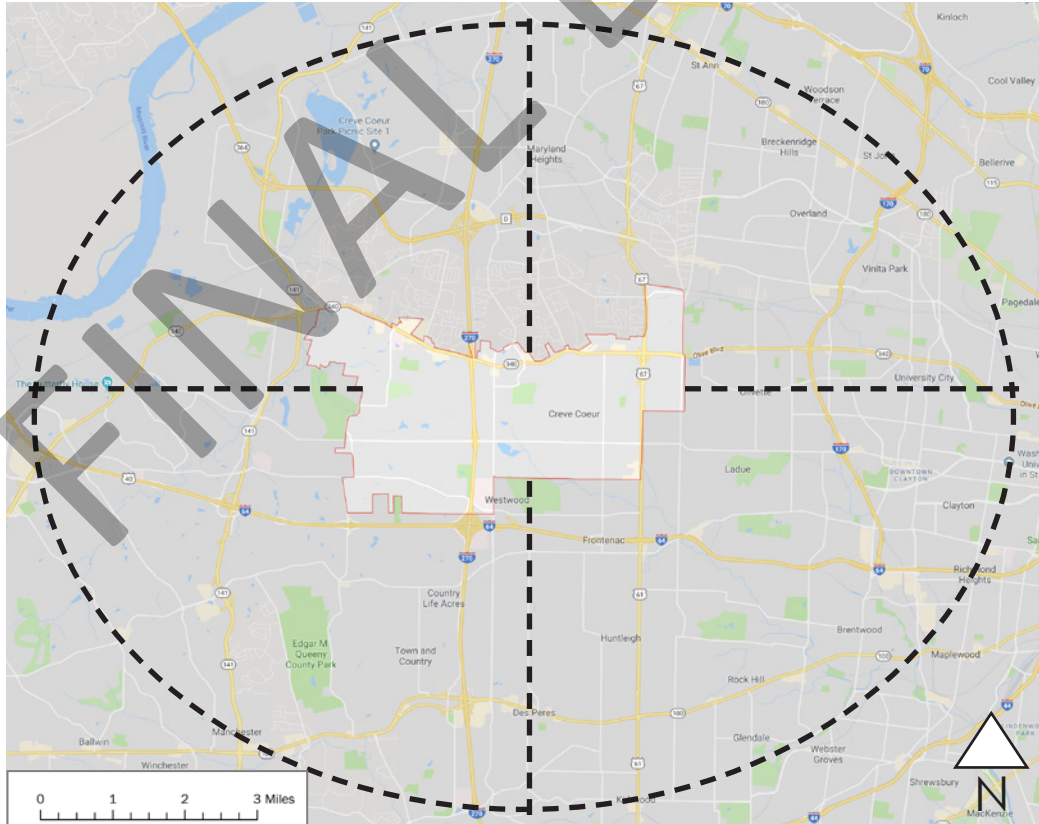


Figure 1: Four Mile Radius from the Creve Coeur City Boundary

Park Land & Facility Analysis



Neighborhood Park (5-15 acres)

A multi-use recreation asset for unsupervised neighborhood games. The service area is the immediate neighborhood as limited by geographical barriers; within 5 - 15 minutes walking distance or a one-mile radius from the park. The need standard is 1.5 acres of neighborhood parkland per 1,000 people.



Beirne Park is a Neighborhood Park



Lake School Park is a Neighborhood Park

District Park (16-79 acres)

Supplements neighborhood parks in providing close-to-home recreation opportunities for all age groups. Typical amenities include picnic areas, playgrounds, sports fields and courts, and trails. The service area is within 10-minutes driving time or a 3-mile radius from the park. The need standard is 2.5 acres of district parkland per 1,000 people.



Conway Park is a District Park



Millennium Park is a District Park



Park Land & Facility Analysis

Metropolitan Park (80-249 acres)

These parks often encompass significant natural areas as well as active recreation areas. Typical facilities include a swimming pools, recreation complex, picnic areas, playgrounds, ice rinks, trails, fields, courts, golf courses and natural areas. The services area is within 20-minutes of driving time or a 5-mile radius from the park boundary. The need standard is 4 acres of metropolitan parkland per 1,000 people.



Faust Park is a Metropolitan Park within a 4-mile Radius from the Creve Coeur City Boundary

Regional Park (>250 acres)

These parks are designed to provide an experience of extensive areas of natural environments, an opportunity not usually possible with urban parks. The service area is within one hour of driving time or within a 30-mile radius from the park. Typical facilities include campgrounds, playgrounds, picnic areas, nature centers, trails systems, water features, winter sports facilities, botanical gardens, sports fields and scenic roads. The need standard is 6 acres of regional parkland per 1,000 people.



Creve Coeur Park (a St. Louis County Park) is a Regional Park within a 4-mile Radius of the Creve Coeur City Boundary

Park Land & Facility Analysis

Park Land Needs

The park land acreage for each classification is compared to a national population-based standard from the National Recreation and Parks Association (NRPA). The standard is:

- Neighborhood Park - 1.5 acres per 1,000 people
- District Park - 2.5 acres per 1,000 people
- Metropolitan Park - 4 acres per 1,000 people
- District Park - 6 acres per 1,000 people

Creve Coeur's park land needs based on the 2017 population are listing in the first column of Table 1 below. Column 2 lists the acres of park land in each category within Creve Coeur.

Column 3 calculates the park land surplus or deficit for each classification. Considering only park land within Creve Coeur, the city is 9 acres short of the standard acreage for neighborhood parks, 75 acres short for metropolitan parks and 112 acres short for regional parks.

The forth column tallies park land within a 4-mile radius of Creve Coeur's city limits (excluding parks that are farther from Creve Coeur than the classification service area, as in neighborhood parks over 1-mile away).

The final column calculates the surplus of park land for each classification when both parks within Creve Coeur and within a 4-mile radius are taken into account. In this case, Creve Coeur exceeds the overall park acreage standard for all classifications.

Classification	Creve Coeur				
	Park Land Standard Acreage	Existing Park Land Acreage	Land Acreage Need (-) or Surplus	Existing Non-CC Park Land Acreage ¹	Park Land Acreage Need (-) or Surplus
Neighborhood Park (5 ac. - 15 ac.)	28	19	-9	25	15
District Park (16 ac. - 79 ac.)	47	91	44	110	153
Metropolitan Park (80 ac. - 249 ac.)	75	0	-75	333	258
Regional Park (250 ac. +)	112	0	-112	2,674	2,562
Acreage - Total	262	109	-152	3,141	2,989

Table 1: Park Acres within Creve Coeur and 4-Mile Radius by Classification



Park Land & Facility Analysis

Recreation Facility Needs

An analysis of the existing recreation facilities in Creve Coeur and within a 4-mile radius from the Creve Coeur city boundary was completed. The recreation facilities examined included recreation facilities such as swimming pools/aquatic centers, athletic fields, shelters, trails, courts, lakes, playgrounds and opens space. The full list of facilities that were inventoried are in Table 2 on the following page.

To develop the table, the supply of the existing recreation facilities was compared with national and local standards for those facilities from organizations/publications such as the National Recreation and Parks Association (NRPA), Statewide Comprehensive Outdoor Recreation Plan (SCORP), and Missouri Parks and Recreation Association (MPRA).

The facility demand is calculated based upon population. For example, the playground standard is one playground per 1,379 residents. Using the Creve Coeur population of 18,702, the facility demand per the standard would be approximately 13 playgrounds. The inventory of playgrounds in Creve Coeur is eight.

The analysis of recreation facility need also included inventorying the public and private recreation facilities with in the 4-mile radius to see how those facilities could contribute. For the analysis, those facilities are calculated at one half the actual quantity due to the assumption that the public or private facilities are not available all the time for Creve Coeur residents.

The results of the recreation facility need analysis indicates a potential need for three baseball fields, one outdoor amphitheater, one basketball court, and two multi-use courts.

Park Land & Facility Analysis



Creve Coeur (CC) Park Facility/Amenity Standards and Needs

Recreation Facility	Standard ¹	Facility Demand ³	CC Facility Inventory ⁴	Other Facility & Open Space ⁷	Facility Need (CC Only)	Facility Need (Include Others)
Swimming Pool/Aquatic Center	1 Pool/6,500	3	0	3	3	0
Baseball/Softball	1/1,545	12	1	8	11	3
Ice Skating Rink	1/108,833	0	0	1	0	0
Outdoor Amphitheater	1/10,000 ²	2	0	0	2	2
Picnic Area Shelter	1/1,356	13	5	8	8	0
Lakes and Ponds	1 AC/14,000 ²	13	1.4	203	12	0
Football	1/10,000*	2	0	2	2	0
Soccer	1/3,274	6	3	19	3	0
Roller Skating Rink	1/50,000 ²	0	0	1	0	0
Walking/Jogging/Biking Trail (paved)	1 mile/4,446	4.1	3.6	9	0	0
Golf Course (9 Hole)	1/25,674	1	1	1	0	0
Tennis Court	1/2,333	8	8	23	0	0
Nature Trail (unpaved)	1 mile/4,814	4	2	5	2	0
Basketball Court	1/4,410	4	0	4	4	1
Volleyball Court	1/4,659	4	1	7	3	0
Multi-Use Court	1/6,073	3	0	1	3	2
Playground	1/1,379	13	8	17	5	0
Handball/Racquetball Court	1/43,187	0	0	0	0	0
Skate Park	1/50,000 ²	0	0	0	0	0
Community Center	1/25,000 ²	1	0	2	1	0
Open Space	8.5% of CC Land Area	559 Acres ⁶	94 Acres ⁵	1609 Acres ⁷	465 Acres	0 Acres

¹ Standards from 2008-2012 Missouri SCORP unless noted *MPRA Standard

² Standards from Planning Design Studio

³ Based upon Creve Coeur population of 18,072

⁴ Inventory based upon facilities maintained by Creve Coeur

⁵ Land Owned by the City of Creve Coeur

⁶ Based upon total land area for the City of Creve Coeur of 6,573 acres

⁷ Public/Private Recreation Facilities quantities shown reduced by 50%

Table 2: Park Facility / Amenity Standards and Needs



Public Input

4 OVERVIEW

Public meetings, user group meetings, and online surveys were used to gain public input and elicit feedback throughout the planning process. Highlights included:

- Data Collection Online Survey #1
Fall 2018
- Data Collection Public Meeting #1
November 14, 2018
- Parks & Historic Preservation Committee Meeting #1
December 12, 2018
- User Group Meeting
January 09, 2019
- City Council Working Meeting #1
January 14, 2019
- Andrews Academy Visit
January 30, 2019
- Analysis & Concept Development Public Meeting #2
February 20, 2019
- Park Improvement Ideas Online Survey #2
February - April 2019
- Parks & Historic Preservation Committee Meeting #2
April 16, 2019
- City Council Working Meeting #2
April 22, 2019

Data Collection Online Survey #1

Fall 2018 - 56 Respondents

The survey that took place during the Data Collection phase of the project asked participants about the existing park facilities they used most and about their improvement priorities. Feedback is summarized by park below.

Beirne: Most used features included the trail (53%) and playgrounds (20%). Priorities for improvement: trail and the picnic pavilion.

Conway: The most used features included the dog park (50%) and the trail (43%). Priorities for Improvement: dog park, the log cabins and the trail.

Lake School: Playground and tennis courts were the most used (each at 29%). Priorities for Improvement: tennis courts, playground, and Lake School Building.

Lavern Collins: Input was limited as many respondents did not use the park.

Malcolm Terrace: The trail was the most used (85%) and the highest improvement priority, followed by the picnic shelter.

Millennium: Most used features were walking trail (53%) and playground (21%). Priorities for improvement: walking trails, open space, playgrounds, splash pad and the Tappmeyer House.

Public Input



Data Collection Public Meeting #1

November 14, 2018

The purpose of the first public meeting was to present findings from data collection, including demographics, land use analysis, park inventories and park analysis. Participants were invited to give feedback through keypad polling, filling out a comment sheet, and taking the online survey which was open until mid December.

Keypad polling was used for several multiple-choice questions to gather input from the public. Through the polling, attendees indicated that their top priority for park improvements was more walking/hiking trails. Attendees were asked to provide their input for each park regarding whether they (a) like the park the way it is, (b) think existing features need to be upgraded, (c) would like to add new features, or (d) would like to upgrade existing facilities and add new features. The top responses for each park were:

Beirne: Upgrade & add features

Conway: Tie between (a), (b) and (d)

Lake School: Upgrade existing features

LaVerne Collins: Leave as is

Malcolm Terrace: Upgrade existing features

Millennium: Leave as is

The top three parks identified for improvements were (1) Conway, (2) Millennium, and (3) Malcolm Terrace.

Highlights from the comment sheets received during the meeting included:

- Add more walking trails
- Better welcome with maps and signs to locate parks
- More native plants, remove invasives
- More ADA compliance
- More bike lanes around city
- Beirne: Add spray pad & tennis court lights
- Conway: Agility equipment at dog park, larger loop trail
- Malcolm Terrace: Improve trail maintenance, add maps, add foot bridge to connect east and west parts of the park trails
- Millennium: Add a dog park and stage for concerts



Public Input

Parks and Historic Preservation Committee (PHP) Meeting #1

December 12, 2018

PDS attended a meeting with the Creve Coeur Parks & Historic Preservation Committee to give them an update on the Parks Master Plan and receive their comments/suggestions for the master plan. A summary of comments follows:

- Look at opportunities to cross the creek in Malcolm Terrace Park and use the Ameren right of way for trail expansion
- Ambulance staging at Conway Park reduces parking for visitors
- Master plan should consider technology in parks, like apps and solar charging stations
- Consider adding park programming to Millennium like arts in the park & concerts in the park
- Add lights to Millennium parking lot and power to pavilion
- Consider park trends and include in master plan

User Group Meeting

January 09, 2019

PDS presented an overview of the project, the master planning process, and the existing state parks to representative from park user groups. Attendees included: Mayor Glantz, City Council member AJ Wang, neighborhood trustees, local school representatives, PHP members, a City Administration member, and representatives from the Chamber of Commerce and Creve Coeur economic development. The following items were identified as priorities for improvement:

- Major ADA playground
- Lights on tennis courts
- Year round restroom access
- Better signage
- Expanded & cleaned up walking paths
- Interconnection with trail systems / walkability
- Improve appearance of non-mowed areas
- Pickleball courts
- Sport field improvements

Public Input



City Council Working Meeting #1

January 14, 2019

PDS presented an overview of the project, progress to date, a review of existing conditions in the parks, a summary of the public input received to date, and park trends. The following were identified by the council and attendees as priorities for improvement:

- Better signage
- Exercise equipment
- Pickleball courts
- Better dog park
- More walking trails
- Year-round restroom
- Basketball court
- Regulation soccer field
- Solar lights at Beirne Park
- Better equipment at Lake School
- Lights on tennis courts
- Dog park at Beirne
- Gaga pit
- Ninja playground
- Playground at LaVerne Collins
- Nature trails at Millennium
- More amenities at Conway

Andrews Academy Visit

January 30, 2019

PDS visited Andrews Academy, which is located across from Millennium Park, to gain feedback from students and teachers on their desires for the Creve Coeur Park System. Input from this younger demographic rounded out the feedback received primarily from older adults at the public meetings.

Children answered the question "What is your favorite thing to do at the park?" Responses included: basketball, kickball, play on the playground, play soccer, swing, hiking, sledding, slides.

Teachers commented that would like:

- More water play features
- Placards with tree and other plant species names (for nature walks)
- Better soccer fields
- Splash pad to open before Memorial day (for school end of year party)

Examples of the responses received from children are on the following page.



Public Input

What's your favorite thing to do at the park?



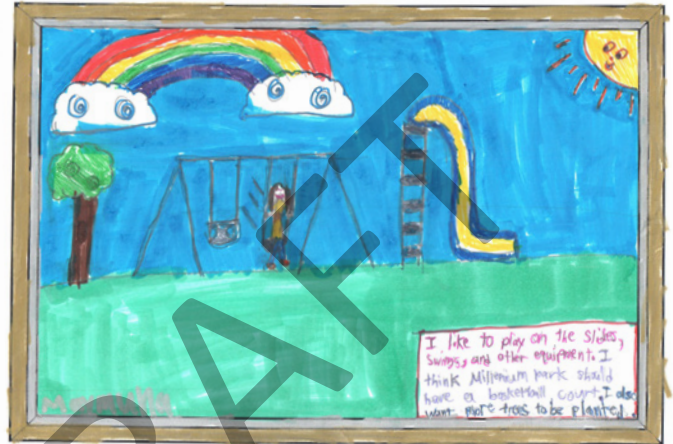
Creve Coeur Parks and Recreation

I like sand + other water stuffs

30 acres

Planning Design Studio

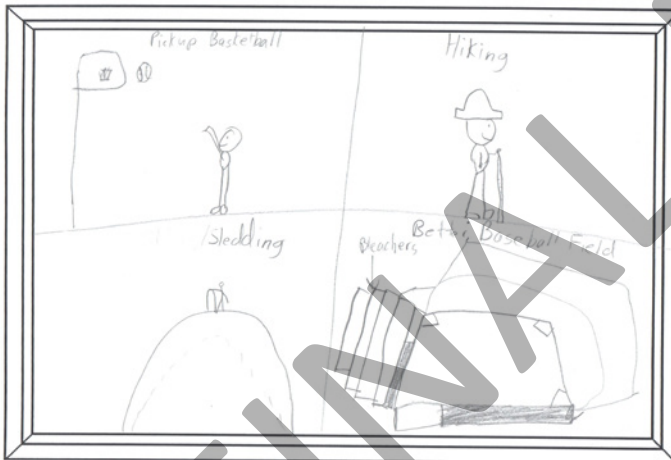
What's your favorite thing to do at the park?



Creve Coeur Parks and Recreation

Planning Design Studio

What's your favorite thing to do at the park?



Creve Coeur Parks and Recreation

Planning Design Studio

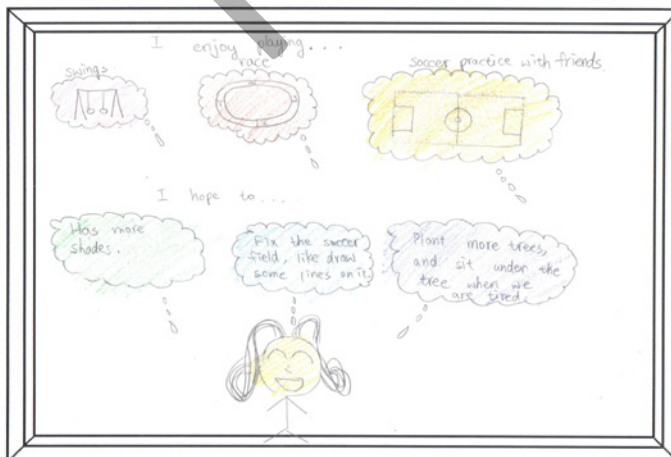
What's your favorite thing to do at the park?



Creve Coeur Parks and Recreation

Planning Design Studio

What's your favorite thing to do at the park?



Creve Coeur Parks and Recreation

Planning Design Studio

What's your favorite thing to do at the park?



Creve Coeur Parks and Recreation

Planning Design Studio

Public Input



Analysis and Concept Development Public Meeting #2

February 20, 2019

PDS presented a public input summary, an overview of the visit to Andrews Academy, and an analysis of bicycle connections, and examples of proposed park features. To gain input from the meeting attendees, PDS conducted keypad polling, asked participants to fill out comment sheets and invited them to take the second online survey. Comments received during the meeting included the following:

- Basketball courts bring crowds and disrupt tranquility
- Consider a multi-use trail under high tension utility wires
- Beirne: Basketball court, no dog park
- Online sign-up for tennis courts
- Conway: Sound barrier for tennis courts (highway noise)
- Add greenways
- Malcolm Terrace: Bigger grill, connect to Spoede Road with trails, improve trails, replace volleyball with gaga pit or basketball or multi-use court, no dog park, no gaga pit, add ninja course playground



Public Input

Parks and Historic Preservation Committee (PHP) Meeting #2 and City Council Meeting #2

.....
April 16 & April 22, 2019

Separate meetings were held on April 16th and 22nd with the PHP and City Council (respectively) to obtain feedback on the draft recommendations developed for the Creve Coeur Parks and Recreation Master Plan. The presentations included an update on the project and summary of input from previous meetings online surveys. Results from the second online survey were reviewed in detail to highlight the survey respondents preferences for the suggested improvements to the existing facilities in the parks, as well as preferences for a list of new facilities under consideration for each park.

Both presentations included a discussion of the results of an assessment completed for each draft recommendation. The assessment process included creating a matrix to assign community value and cost

to each potential recommendation. The process resulted in a scatter chart for each park showing each recommendation as falling into one of the categories described below.

1. High Value / Low Cost
2. High Value / High Cost
3. Low Value / Low Cost
4. Low Value / High Cost

From the assessment of value, PDS developed a draft list of recommendations. These were presented at the meetings to receive feedback. Both groups had positive feedback on the assessment process and made some suggestions for recommendations to consider adding to the matrices. The suggested additions included:

- Dog park at Beirne Park
- Splash pad at Beirne Park
- Dog Park at LaVerne Collins Park
- Improve tennis court lighting at Lake School Park
- Add amphitheater / stage area at Millennium Park

Public Input



Park Ideas Online Survey #2

February - April 2019
79 Respondents

The second survey asked respondents to rank the importance of improvements to the existing facilities and specific new park features.

These results were considered in the "Community Value" calculation for the Project Priority Graphs in Section 5: Master Plan.

Respondents' rankings of most important new features are summarized below.

Overall Park System:

1. More Walking Paths
2. Year-round Restrooms
Tied for First
3. Nature Trail
4. New Bike Trails
5. Community Garden

Beirne Park:

1. Water Play Area
2. Nature Trail
3. Multi-use Court

Conway Park:

1. Disc Golf
2. Pickleball Striping
3. Interpretive Elements

Lake School Park:

1. New Playground
2. Nature Play

LaVerne Collins Park:

1. Community Garden
2. Playground / Swings

Malcolm Terrace Park:

1. Nature Trail
2. Themed Playground
3. Solar Charging

Millennium Park:

1. Nature Trail
2. Water Play
3. Community Garden

Reoccurring comments received on the survey included:

- Year-Round Restrooms
- Take care of existing facilities before adding new
- Walking/biking trails that connect everywhere
- Shade at Millennium play area
- Dog park without ½ mile walk
- Community garden
- Swings at Conway Park



Public Input



Data Collection Public Meeting #1



Data Collection Public Meeting #1



User Group Meeting



Analysis and Concept Development Public Meeting #2

**Parks and Recreation Master Plan
Park Ideas Survey**

Lake School Park (6 Acres)

Lake School Park is a neighborhood park in the northern portion of Ward 3 west of Highway 270. The existing recreation features in the park include one football/soccer field, one seasonal restroom, one playground, three lighted tennis courts and 30 parking spaces.

2. The following is a list of new recreation facilities being considered for importance of the features to you and your family.

	Most Important	Moderately Important	Not Important
Pickleball Driveway	☐	☐	☐
Dog Park	☐	☐	☐
Water Play Feature	☐	☐	☐
Solar Charging Stations	☐	☐	☐
Multi-Use Court	☐	☐	☐
Nature Play Area	☐	☐	☐
Other (please specify):			

6. The following is a list of new recreation facilities being considered for Lake School Park. Please rate the importance of the features to you and your family.

	Most Important	Moderately Important	Not Important
Pickleball Driveway	☐	☐	☐
New Playground Equipment and Sprung	☐	☐	☐
Solar Charging Stations	☐	☐	☐
Interpretive/Education	☐	☐	☐
Nature Play Area	☐	☐	☐
Other (please specify):			

Park Ideas Online Survey #2





Master Plan

5 INTRODUCTION

In previous sections, this master plan examined background information and analyzed data and public input. Through synthesis of that information, the planning team developed recommendations for the park system.

This section of the study includes an overview of a process used to assess the potential community value of potential improvements identified from the previous phase's analysis and input from residents. The recommendations are organized by park and include anticipated budget costs for 2019. An escalation factor of at least 3% per year should be added for improvements implemented in future years.

Overview

The master plan recommendations were selected to guide the development of the City of Creve Coeur's park system in a way that satisfies the priorities of the community, prepares for future recreation needs, and considers environmentally friendly practices. Once implemented, the recommendations expand the park system's programming with multi-purpose courts, pickleball striping, disc golf, fishing, an arboretum, an outdoor amphitheater, a water play feature, a ninja playground and community

gardens. Implementation of the recommendations will enable the park system to meet the needs of a growing community by increasing capacity of the parks' most popular features. This includes adding a additional dog parks and expanding the existing splash pad and existing nature trail systems. A new tennis complex will update and consolidate tennis facilities.

In addition, the recommendations guide the upkeep of existing facilities, ensuring they will have a long life of serving the community. These recommendations include removing outdated play equipment and adding new play areas. Deteriorating wood signage and pavilions will be upgraded. The sand volleyball court will be enhanced. Asphalt walking trails throughout the park system will be resurfaced. All of the restrooms in Creve Coeur parks will be converted to year-round facilities, which was found to be a clear desire of the community. Finally, the historic Lake School Building will be renovated and preserved for future generations.

The master plan aims to improve the accessibility of the park system's features for all residents. The improvements include adding access routes to several park facilities that meet the Americans with Disabilities Act (ADA) standards.

Master Plan



Sustainability

The master plan encourages the City of Creve Coeur to consider sustainable practices for the development maintenance of Creve Coeur Parks. Sustainable practices both reduce upkeep costs for the city and lessen the impact of activities on the threatened global environment. In general, sustainable practices for park systems include reducing the total amount of lawn mowing, increasing natural habitat areas, reducing emissions and gasoline use of maintenance vehicles, reducing overall energy use, etc. Some of these sustainable practices include:

- Adding in one extra day to the mowing cycle for turf grass areas, thus reducing the amount of mowing in a season.
- Identify low use areas that are currently mowed, such as lawn next to wooded areas or along roadways, and consider mowing these areas less frequently or converting them to non-mowed areas.
- Naturalize areas that have previous been lawn. This will not only eliminate mowing in these areas but create habitat for local wildlife and improve rainwater infiltration. Creve Coeur already has two naturalized meadow areas at Conway Park.

- Select native plants for landscaping and naturalized areas that require less water, pesticides and maintenance.
- Add energy efficient fixtures to restrooms such as low-water flushers and energy efficient hand dryers; eliminate waste from paper towels.
- Strategically locate trash and recycling receptacles to reduce litter and collecting time spent by staff.
- It can be more cost effective to lease vehicles or equipment and rotate the fleet regularly versus repairing aging equipment with frequent breakdowns.
- Invest in equipment that collects and makes use of gray water for watering plants, flushing toilets and other uses.
- Upgrade to electric or hybrid vehicles.
- Invest in high quality equipment that need less maintenance and replacement.
- Invest in solar energy panels for park lights, restrooms and other facilities.
- Reduce driving by consolidating activities, such as collecting trash in the same trip as inspections or other maintenance practices.



Master Plan

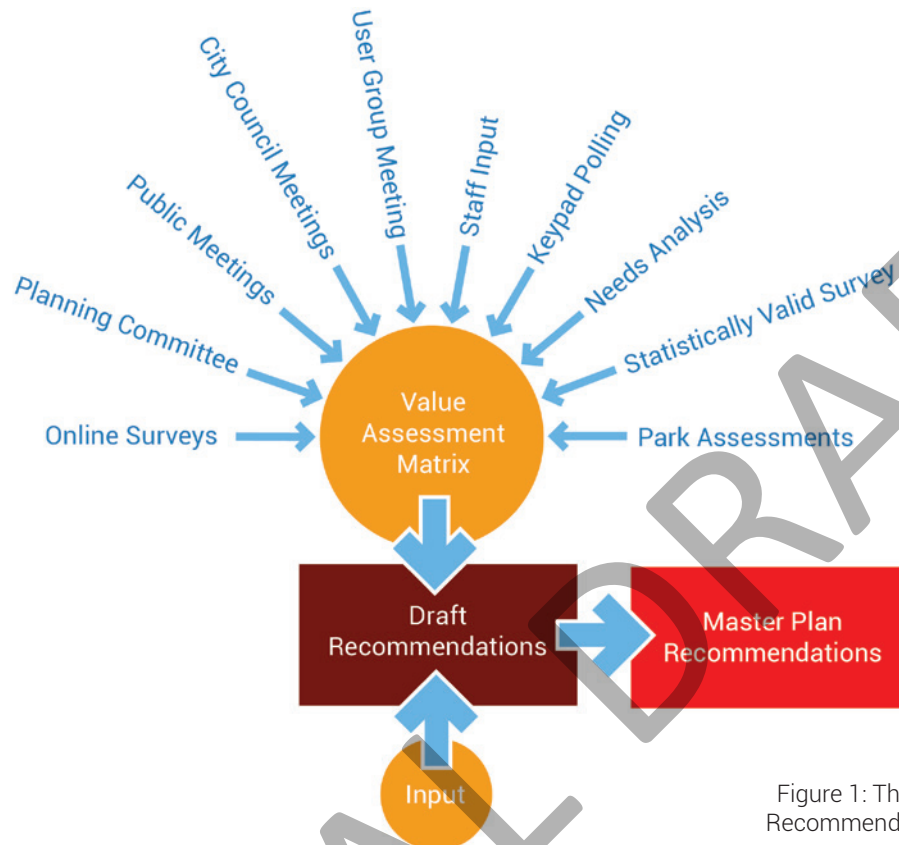


Figure 1: The Master Plan Recommendation Process

Process

The planning process included input from many sources to identify park needs and community desires. Many of the needs were identified from stakeholders including the public, user groups, Creve Coeur staff and elected officials. Existing conditions assessments were completed by the master plan consultant and by city staff to identify issues that should be addressed in each park. Recommendations also considered the overall health needs of park users. As identified in the Data Collection

section of this document Missouri ranks 40th out of 50 states due to factors like inactivity levels and obesity. The consideration of recreation improvements that will provide opportunities for increased activity helped shape the recommendations.

Figure 1 above illustrates the various sources of input that were incorporated into the assessment. Input was compiled and synthesized into visual charts called assessment matrices, which are described below and shown for each park on the following pages. Assigning value to each

Master Plan



potential recommendation helped to identify which improvements to include as final recommendations and to identify priority timeframes for completion. Feedback on the matrices from stake holders and the public was incorporated into the final recommendations.

Assessment Matrix

The assessment matrix was developed to assign a numeric value to factors that help indicate improvement preferences and priorities. For each park, a matrix valued both improvements to existing facilities and proposed new facilities. For existing facilities, four factors were incorporated into the value rating – 'Community Preference', 'Maintenance', 'Addresses safety/ADA' and 'Improves Activity Levels' – all rated on a scale of 0-5.

The 'Community Preference' factor is based on the online survey completed between February and April of 2019. Respondents ranked their top improvement priorities from the options listed. The top three choices for each park were included in the matrices, with the highest ranked feature given a value of 5, the second 3.3 and the third 1.7.

For the 'Maintenance' factor, a rating of 5 indicates the lowest likely

maintenance costs (which would be best for the community) and 0 indicates highest likely maintenance cost. This valuation method assumes that facilities requiring less maintenance have more value to the community.

For the 'Addresses safety/ADA' factor, a higher number indicates that the improvement would address a potential safety issue or improve access for all.

For the 'Improves Activity Level' factor, a rating of 5 indicates that the improvement enhances the opportunity for park users to be active thereby increasing the health benefits and a rating of 0 indicates that the improvement does not increase park user activity levels.

The matrix also includes an assessment of new recreation facilities being considered for Creve Coeur parks. Seven factors that assign value for new facilities:

- Meets Recreation Standard
- Community Preference
- Maintenance
- Expands Programming
- Senior Friendly
- Environmentally Friendly
- Trending
- Improves Activity Level



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The 'Meets Recreation Standard' factor evaluated whether a new facility will fill a gap in Creve Coeur's recreation needs based on national and statewide standards. During the analysis phase of the project, a review of the supply of existing recreation facilities available for Creve Coeur residents was compared to standards set by the National Recreation and Parks Association (NRPA), Statewide Comprehensive Outdoor Recreation Plan (SCORP), and Missouri Parks and Recreation Association (MPRA) to identify need. If a recreation facility was not available in the city or nearby area, then it was identified as a need that has yet to be fulfilled. If the new recreation item in the matrix helped to fulfill that need then it received a value of 10.

The 'Community Preference' and 'Maintenance' factors described above were also included in the evaluation of new recreation facilities. For new recreation facilities, those factors were weighted double compared to the remaining five factors.

The other factors in the matrix considered the likelihood that each proposed new facility would expand recreation programming, be well suited to the interests of seniors, add to the park's environmental friendly, and have growing demand (if that recreation item is nationally trending).

The ratings for all of the above factors are averaged into a "community value factor" for each recommended improvement and new facility.

The final factor in the matrix is the likely cost for each improvement. Cost factors were assigned on a scale of 1-5:

- Under \$25,000 = factor of 1
- \$25,000 - \$100,000 = factor of 2
- \$100,000 - \$250,000 = factor of 3
- \$250,000 - \$750,000 = factor of 4
- Over \$750,000 = factor of 5

The matrices for each park can be found in Appendix A.

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Scatter Charts

After the assessment matrices were developed for each park, the planning team created scatter charts to help visualize the data in the matrices. For each park, a graph was created with the community value factor as the Y-axis and the likely project cost factor as the X-axis. Each improvement was plotted in the graph based on the values assigned in the improvement matrices. The resulting graph divides the improvements into four quadrants:

- High Value – Low Cost
- High Value – High Cost
- Low Value – Low Cost
- Low Value – High Cost

The scatter charts have four background colors that can help indicate whether an improvement would be a prudent investment for the city. Improvements shown on a green background are likely to be good investments for the city, while improvements shown on a red background may not be as prudent. Improvements on yellow and orange backgrounds must be evaluated on a case by case basis.

As input received from the public indicated a desire to improve existing facilities before adding new recreation facilities, this was the primary focus of the master plan. Considerations for new recreation opportunities, such as adding trails, pickleball, disc golf, dog parks and sustainable elements, were included to help achieve the overall goals of the project and keep Creve Coeur current with the recreation trends and desires of the community.

The scatter charts for each park can be found on the following pages.



Millennium Park

Master Plan



Beirne Park

Master plan recommendations were distilled through the process described above along with input from the community and city staff. The recommendations for Beirne Park are shown below and listed with potential timeframe for implementation and order of magnitude cost in on the following page.

Beirne Park's large size and ample parking allow the addition of several new amenities to expand park programming. Seven new facility

considerations and nine updates to existing facilities were evaluated and listed in the scatter chart shown on the following page, which helped to determine the final list of improvements.

Pickleball striping and a new dog park were found to be high community value / low cost improvements and were included in the final list. A multi-use court has a moderately high cost but also a high community value and was included as well. A water play feature was found to be a strong desire of the community and was included



Figure 2: Illustration of Location for Recommended Park Improvements



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in the final recommendations. The need for a new 2-5 year old playground was determined in the analysis phase and playground improvements were a high priority for residents in the community survey. The planning team recommends removing the existing dated play equipment and adding a new play area

BEIRNE PARK RECOMMENDED IMPROVEMENTS		
Improvements to Existing Facilities	Timeframe	Order of Magnitude Cost
Resurface Asphalt Trail	0-3 years	\$100-250K
Remove Old Playground & Safety Surface	0-3 years	< \$25K
Improve Signage	0-3 years	< \$25K
Replace Pavilion	0-3 years	\$25-100K
Convert Restrooms to Year-round Use	0-3 years	< \$25K
Replace Pedestrian Bridge	3-6 years	\$25-100K
Replace Tennis Courts	6-10 years	\$100-250K
Considerations for New Facilities	Timeframe	Order of Magnitude Cost
Dog Park	0-3 years	\$25-100K
Water Play Feature	0-3 years	< \$25K
New 2-5 Year Old Playground	0-3 years	\$25-100K
Pickleball Striping (All Courts)	0-3 years	< \$25K
Multi-Use Court	3-6 years	\$100-250K

Figure 4: Recommended Improvements with Timeframe and Order of Magnitude Cost



Figure 3: Community Value Vs. Cost Scatter Chart

adjacent to the 5-12 year old playground in a more cohesive arrangement.

The master plan recommends replacing the pavilion with a new structure located near the playground where it starts to create a comprehensive play complex. A water play feature, such as a spray pole, can be located nearby to complete this community destination. The planning team recommends including updated access sidewalks that meet ADA standards in the implementation of these new facilities. These improvements are recommended for near future (0-3 year) implementation.

Renovations to walking paths, pickleball striping, a multi-use court and a new dog park were also determined to greatly increase the park's community value and are prioritized as near future projects. Improving signage, eventual replacement of the tennis courts, and replacement of the pedestrian bridge were found to be needs and have already been identified as future capital improvement projects.

Master Plan



Conway Park

Master plan recommendations were distilled through the process described above along with input from the community and city staff. The recommendations for Conway Park are shown below and listed with potential timeframe for implementation and order of magnitude cost on the following page.

In the Data Collection phase, parking availability was identified as an issue in the park, therefore any

recommendations will need to consider addressing the parking supply. The tennis players in the community expressed that they are bothered by the existing courts' proximity to a noisy highway. The master plan recommends eliminating the tennis courts to expand the parking area with 30 new spaces. This improvement is prioritized for near future (0-3 year) implementation, to make sure the park is able to handle parking requirements of additional programming.



Figure 5: Illustration of Location for Recommended Park Improvements



Master Plan

A disc golf course was determined to be high community value and low cost new facility that will expand park programming and is prioritized for near future implementation. Walking path renovation was the improvement to an existing facility determined to have the highest community value and will be a moderate cost. It is

CONWAY PARK RECOMMENDED IMPROVEMENTS		
Improvements to Existing Facilities	Timeframe	Order of Magnitude Cost
Renovate Walking Path	0-3 years	\$100-250K
Improve Signage	0-3 years	< \$25K
Expand Parking (Remove Tennis Courts)	0-3 years	\$100-250K
Convert Restrooms to Year-round Use	0-3 years	< \$25K
Dredge Pond to Allow for Fishing	3-6 years	\$100-250K
Considerations for New Facilities	Timeframe	Order of Magnitude Cost
Disc Golf	0-3 years	< \$25K
Swings & Safety Surface	0-3 years	\$25-100K
Arboretum	3-6 years	\$25-100K

Figure 7: Recommended Improvements with Timeframe and Order of Magnitude Cost

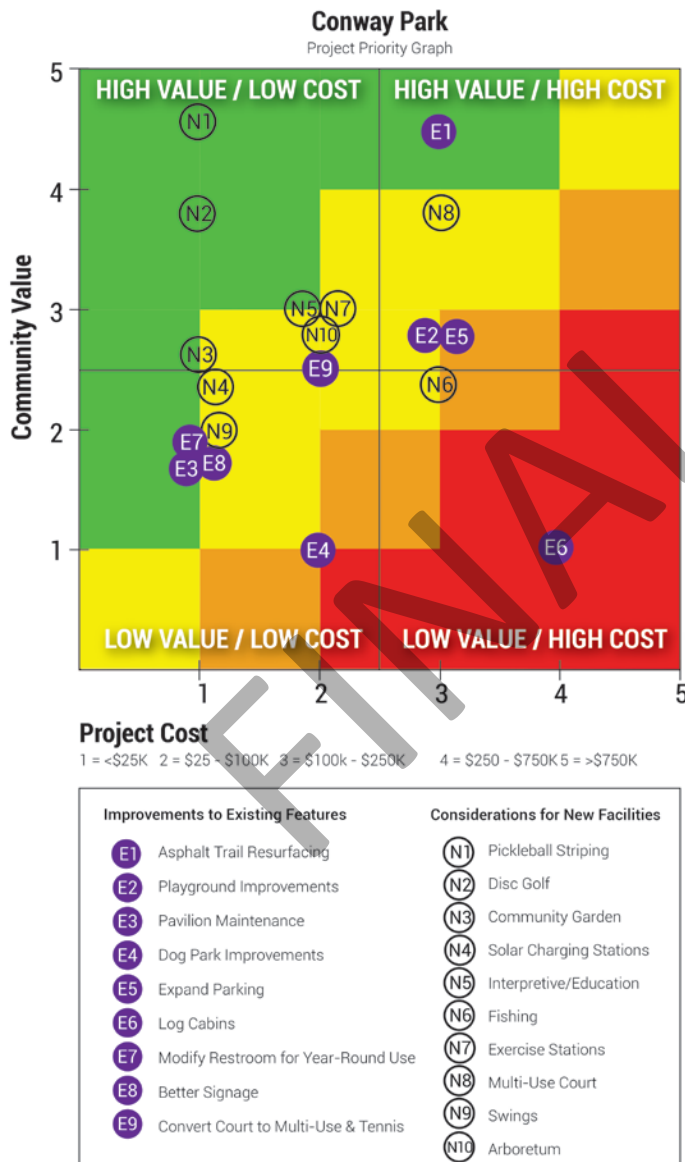


Figure 6: Community Value Vs. Cost Scatter Chart

prioritized for near future implementation. Adding swings to the Conway Park playground was a priority among residents who offered input into the plan and so is a near future recommendation.

Dredging the pond to allow for fishing was found to be a strong desire of the community. This is a moderate cost item and is recommended for implementation in 3-6 years. The Missouri Department of Conservation typically assists communities with stocking fish for recreational fishing. Adding an arboretum to Conway Park has been a desire of city staff and will increase park programming and sustainability. It is included as a 3-6 year project.

Converting all park restrooms to year-round use was found to be a strong community desire and is included as a short term project. Improved signage is part of an overall park system improvement project that is already included in the capital improvement plan.

Master Plan



Lake School Park

Master plan recommendations were distilled through the process described above along with input from the community and city staff. The recommendations for Lake School Park are shown within the park below and listed with potential timeframe for implementation and order of magnitude cost on the following page.

The tennis courts in Lake School are the most used in Creve Coeur, and expanding the courts into a tennis complex was found to be a high community value improvement. The expanded courts at Lake School would

replace the courts at Conway Park and consolidate the city's tennis facilities. ADA accessibility to the courts can be added to the new complex. Adding pickleball striping to existing courts is a low cost, high value improvement that can be implemented in the short term before the new complex is built.

An approximately 800ft walking trail around the perimeter of the park will increase the amount of walking paths in the park system. Additional research will be needed to determine the exact alignment of the trail in relation to existing topography. The playground at Lake School is not only dated and in disrepair, but not up to current safety



Figure 8: Illustration of Location for Recommended Park Improvements



Master Plan

standards. For this reason, removal of the playground is designated as a near term project. Through discussion with city representatives, the planning team determined the best allocation of resources is to invest in improving the other playgrounds in Creve Coeur Parks rather than replacing the playground at Lake School, which would require extensive and expensive grading to

LAKE SCHOOL PARK RECOMMENDED IMPROVEMENTS		
Improvements to Existing Facilities	Timeframe	Order of Magnitude Cost
Improve Signage	0-3 years	< \$25K
Remove Playground	0-3 years	\$25-100K
Convert Restrooms to Year-round Use	0-3 years	< \$25K
Historic Lake School Building Renovation	6-10 years	\$250-750K
Considerations for New Facilities	Timeframe	Order of Magnitude Cost
Pickleball Striping	0-3 years	< \$25K
Perimeter Walking Path	3-6 years	\$25-\$100K
New Tennis Complex	3-6 years	>\$750K
Interpretive/Education	6-10 years	< \$25K

Figure 10: Recommended Improvements with Timeframe and Order of Magnitude Cost

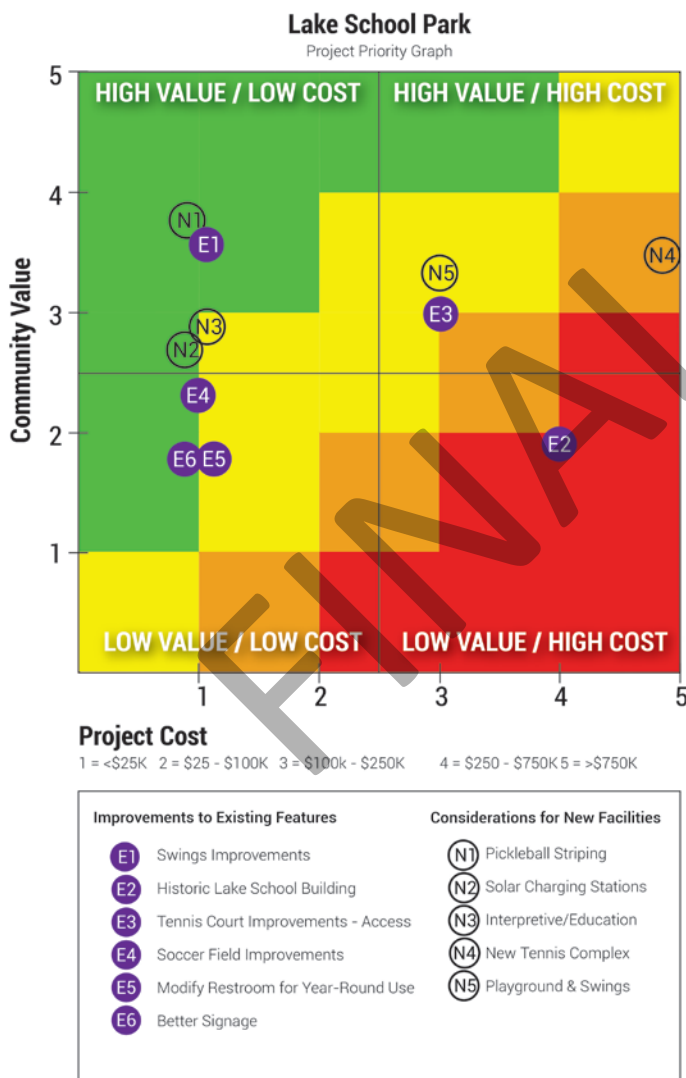


Figure 9: Community Value Vs. Cost Scatter Chart

make the potential playground safe and accessible. The master plan recommends investing the funds available for Lake School Park into improving its assets: it's tennis courts and unique historic building. Renovating the Lake School Building would allow park users to enter the building for scheduled tours and events, similar to the Tappmeyer House at Millennium Park. This would expand the park's program offerings and preserve this unique feature from which the park gets its name. Interpretive and educational elements can be adding at the time of renovation to further increase the community value of this historic facility.

Improved signage is part of an overall park system improvement project that is already included in the city's capital improvement plan. Converting all park restrooms to year-round use was found to be a strong community desire and is included as a short term project. Performing this renovation to all four unheated park restrooms at the same time may save the city money.

Master Plan



LaVerne Collins Park

Master plan recommendations were distilled through the process described above along with input from the community and city staff. The recommendations for LaVerne Collins Park are shown within the park and listed with potential timeframe for implementation and order of magnitude cost below.

Three new facility considerations and three updates to existing facilities were evaluated and listed in the scatter chart shown on the following page. The garden, dog park and improvements to the existing site furnishings were included in the final recommendations.

LaVerne Collins is a small park but does include some open space where new facilities could be added. The substantial utilities beneath the park eliminate the possibility of any major construction, and so the community idea for a new playground would not be possible. However, non-invasive improvements can be considered.

LAVERNE COLLINS PARK RECOMMENDED IMPROVEMENTS		
Improvements to Existing Facilities	Timeframe	Order of Magnitude Cost
Improve Benches & Picnic Tables	3-6 years	< \$25K
Considerations for New Facilities	Timeframe	Order of Magnitude Cost
Add Dog Park	0-3 years	\$25-100K
Develop Community Garden	3-6 years	< \$25K

Figure 13: Recommended Improvements with Timeframe and Order of Magnitude Cost

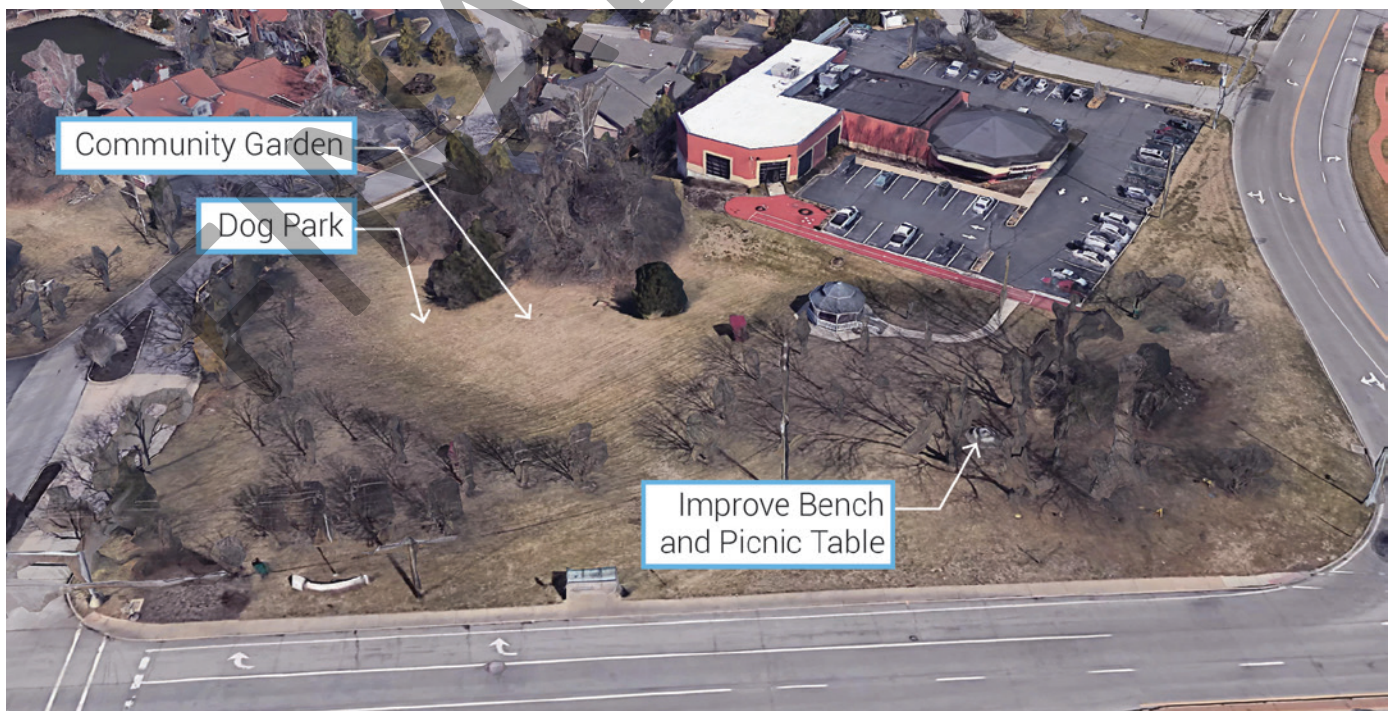


Figure 11: Illustration of Location for Recommended Park Improvements



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A new dog park and a community garden were both suggested by the community and found to be high value low cost improvements that could turn this little used park a community resource. All of these recommendations are relatively low cost improvements that can be implemented in the short to medium term (0-3 or 3-6 years). The potential for a perimeter walking path around the park can be evaluated. However the site's steep slopes and heavily utilities beneath the site may make this infeasible.

A Great Streets master plan developed by the St. Louis Economic Development Partnership for the 39N AgTech District - Old Olive Street includes a design concept for LaVerne Collins Park as a gateway feature to the 39N district and a bioretention feature. A rendering and plan view of this concept are shown below.



Plan and rendering by Christner



LaVerne Collins Park

Project Priority Graph

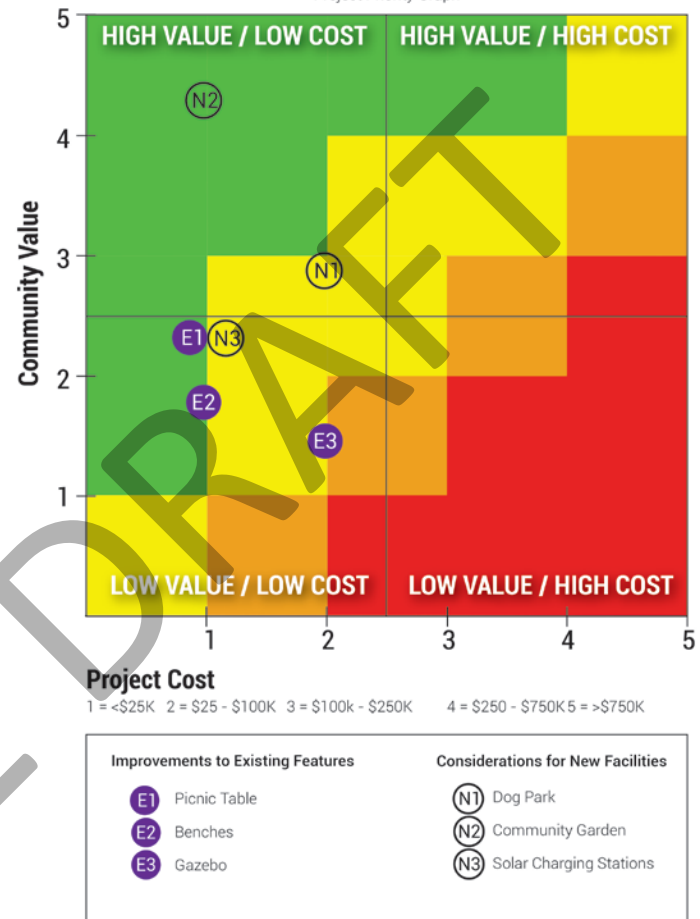


Figure 12: Community Value Vs. Cost Scatter Chart

Master Plan



Malcolm Terrace Park

Master plan recommendations were distilled through the process described above along with input from the community and city staff. The recommendations for Malcolm Terrace Park are shown within the park below and listed with potential timeframe for implementation and order of magnitude cost on the following page.

The primary strength of Malcolm Terrace Park is its extensive nature trail system. Developing new nature trails within the park's wooded area

is high value, lost cost improvement and is recommended for short term implementation. The existing asphalt trails need resurfacing. Two pedestrian bridges are recommended to be added along with this renovation. This higher cost improvement is recommended for 3-6 year implementation. Improvements to the nature trail area at Malcolm Terrace should address clearing of undesirable underbrush and creek bank. Replacing the pavilion was determined to be a relatively high value, moderate cost improvement and is recommended for near term



Figure 14: Illustration of Location for Recommended Park Improvements



Master Plan

implementation. The existing sand volleyball is an ongoing maintenance item that is recommended for removal and replacement with a multi-use court for badminton, pickleball, and other sports. This recommendation was determined to have a high community value and moderate cost. This could be added in the near term to quickly expand the park's programming.

MALCOLM TERRACE PARK RECOMMENDED IMPROVEMENTS		
Improvements to Existing Facilities	Timeframe	Order of Magnitude Cost
Replace Pavilion	0-3 years	\$25-100K
Improve Signage	0-3 years	< \$25K
Remove Sand Volleyball Court	0-3 years	< \$25K
Convert Restrooms to Year-round Use	0-3 years	< \$25K
Replace Asphalt Trail	3-6 years	\$25-100K
Replace Play Equipment & Safety Surface	3-6 years	\$100-250K
Considerations for New Facilities	Timeframe	Order of Magnitude Cost
Develop Nature Trails	0-3 years	\$25-100K
Multi-use Court for Badminton, etc.	0-3 years	\$100-250K
Add Two Pedestrian Bridges	3-6 years	\$250-750K

Figure 16: Recommended Improvements with Timeframe and Order of Magnitude Cost

The play equipment at Malcolm Terrace is still functional but is showing signs of age. Replacing this facility is a high value improvement of moderate cost. The importance of replacing the playground will increase over time as the equipment ages. This plan recommends implementing this in 3-6 years.

Improved signage is part of an overall park system improvement project that is already included in the city's capital improvement plan. Converting all park restrooms to year-round use was found to be a strong community desire and is included as a near term project. Performing this renovation to all four unheated restrooms at the same time may save the city money on parts and labor.

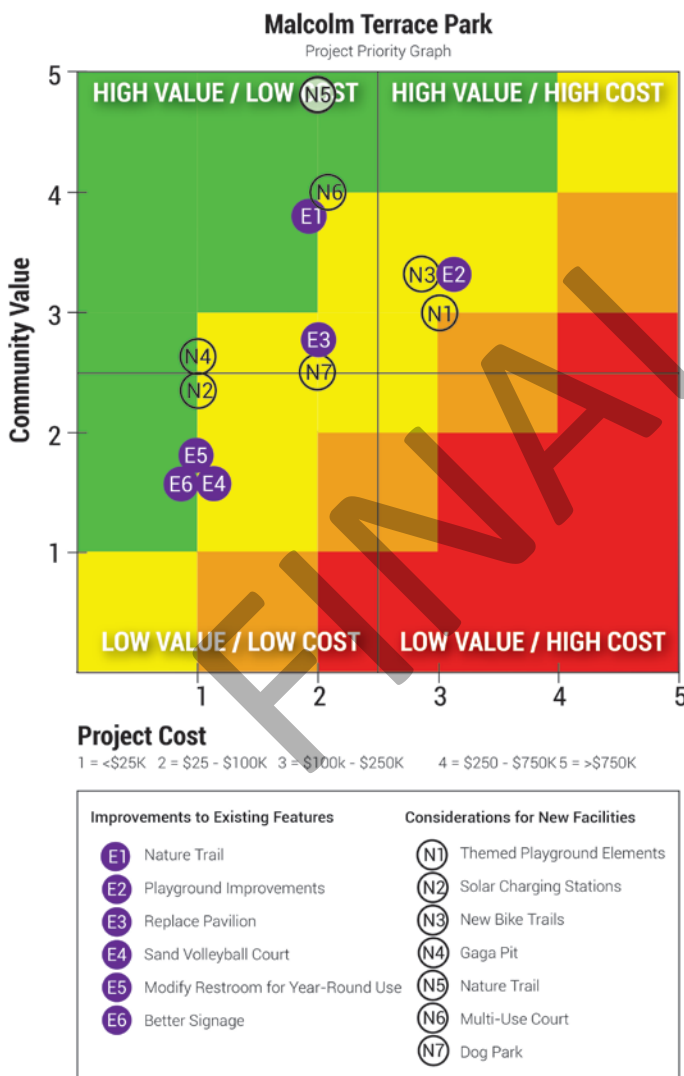


Figure 15: Community Value Vs. Cost Scatter Chart

Master Plan



Millennium Park

Master plan recommendations were distilled through the process described above along with input from the community and city staff. The recommendations for Millennium Park are shown within the park below and listed with potential timeframe for implementation and order of magnitude cost on the following page.

Eleven new facility considerations and eight updates to existing facilities were evaluated and listed in the scatter chart shown on the following page. Adding a nature trail and resurfacing the existing asphalt trail were shown

to have the highest community value of the suggested improvements. The nature trail was prioritized as a near term improvement. Adding additional interpretive / educational signage will increase the community value of the new nature trail at a low cost and should be implemented at the same time. Resurfacing the existing asphalt trail is suggested as a 3-6 year improvement as the current condition does not require immediate action. The addition of outdoor fitness equipment will provide an opportunity to increase activity levels in the community, a factor considered in this plan, and can be a resource for



Figure 17: Illustration of Location for Recommended Park Improvements



Master Plan

the city's growing senior population. This is recommended as a near term priority. A ninja course and amphitheater or band stand were all identified as community desires in the planning process and found to have high community value. An amphitheater will provide an opportunity

MILLENNIUM PARK RECOMMENDED IMPROVEMENTS		
Improvements to Existing Facilities	Timeframe	Order of Magnitude Cost
Improve Signage	0-3 years	< \$25K
Asphalt Trail Resurfacing	3-6 years	\$100-250K
Playground Improvements	3-6 years	\$100-250K
Considerations for New Facilities	Timeframe	Order of Magnitude Cost
Nature Trail with Interpretive Elements	0-3 years	\$100-250K
Outdoor Fitness Equipment	0-3 years	\$25-100K
Amphitheater / Band Stand	3-6 years	\$100-250K
Expanded Water Play Feature	3-6 years	\$100-250K
Ninja Course	3-6 years	\$100-250K
New Connection to Deland Drive	3-6 years	\$25-100K

Figure 19: Recommended Improvements with Timeframe and Order of Magnitude Cost

to greatly increase the park system's program offerings with concerts in the park and other events, as well as fulfill a recreation need based on the standards explained in Section 3 - Park Land and Facility Analysis.

The splash pad is already a popular community destination, and so the plan recommends expanding it with new water play features that will ensure the park system is meeting the needs of an growing population. Playground improvements have been included as a 3-6 year project to ensure the park's facilities stay up to date. It is recommended that the updates focus on the primary playgrounds, while the playground near the baseball field be removed. To increase pedestrian connections, a walkway can be developed connecting to Deland Drive at the south-east portion of the park as a 6-10 year improvement. In addition, BJC hospital, located just north of the park, is planning to include a sidewalk connecting the hospital to the park as part of their ongoing development.

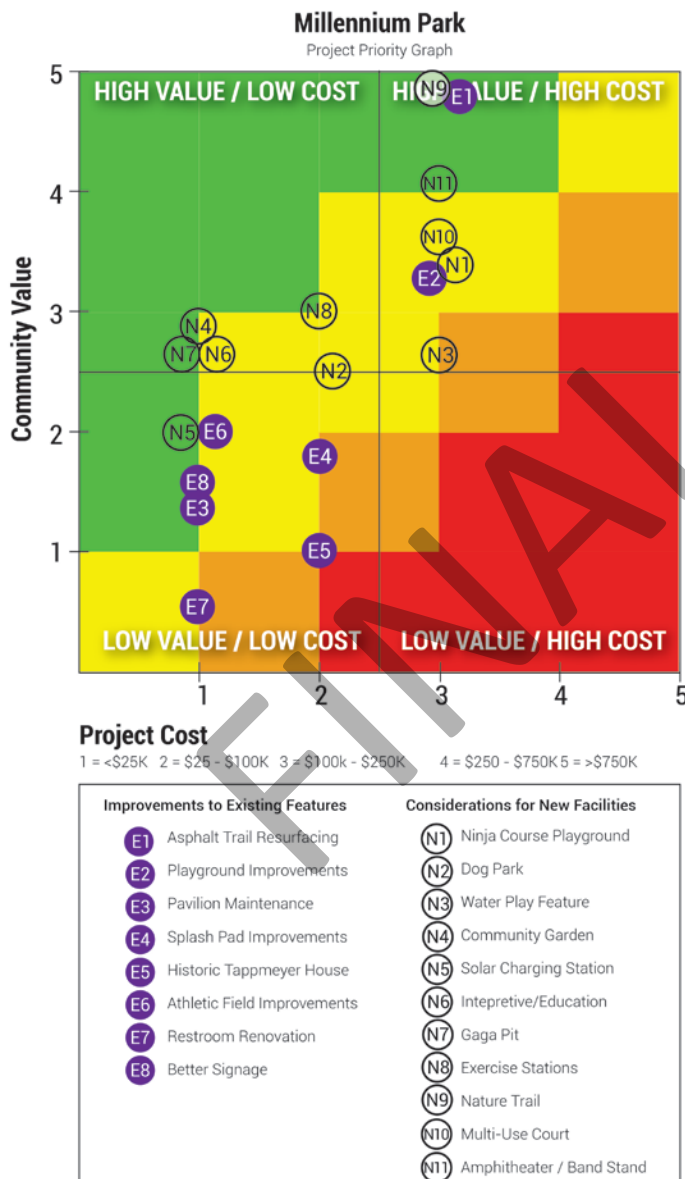


Figure 18: Community Value Vs. Cost Scatter Chart

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Recreation Programming

The Creve Coeur Parks Department offers recreation programs that include exercise classes and events. The two regular exercise classes at the Dielmann Complex are chair yoga and Tai Chi. Each of these exercise programs runs 4-8 weeks with one class per week. The classes currently have limited participation, with 5-11 attendees per class. Several special events are currently programmed: A Celebration of India which has about 300 participants, and a summer concert series at Millennium Park. Each of the three concerts in 2019 had 225-250 attendees. Other classes and events have been canceled due to lack of attendance. The recommendations in this master plan will provide potential for expansion to recreation programming.

The suggested amphitheater/band stand at Millennium Park would allow for improved conditions for the musicians and provide a focal point for the event. The amphitheater could be used for plays (such as Shakespeare in the Park) or movies in the park. The amphitheater could also be rented out for private events such as weddings, corporate events or organization gatherings.

The suggested ninja course at Millennium Park could host classes and a competitive team associated with

the Ultimate Ninja Athlete Association or American Ninja Warrior. These associations organize local and national competitions around ninja obstacle courses. The suggested outdoor fitness equipment could also be used for outdoor exercise classes.

At Conway Park, the suggested disc golf course could host a team to participate in a disc golf league. Tournaments could be held at the park, that could also serve as fundraising events. Renovating the lake could open up opportunities for programming related to learning how to fish and learning more about water quality.

At Lake School Park, the suggested tennis complex could host tennis lessons for children and adults. Tennis teams could be organized to participate in an established tennis league or Creve Coeur could organize its own tennis league.

The suggested multipurpose courts at Beirne and Conway Parks could host youth basketball, volleyball teams and/or badminton teams.

The dog park at Conway or the suggested parks at Beirne or LaVerne Collins could host 'Yappy Hour' social events or dog training classes.

A community walking group could be organized and rotate meeting locations between Millennium, Conway and Malcolm Terrace Parks.



Master Plan

IMPLEMENTATION PRIORITIES AND FUNDING STRATEGIES

Introduction

Implementation of the Creve Coeur Parks and Recreation Master Plan is a long term process that will require updates as existing recreation facilities are improved or new ones built and as population demands change. It is recommended that the master plan be reviewed every few years for minor revisions in order to maintain progress towards meeting the future recreation goals of the community.

A determination can be made by Creve Coeur staff and elected officials on whether the update warrants external assistance from a park planning consultant or whether the update can be completed internally by City staff. The following describes implementation strategies and priorities. The information that follows is an overview of implementation and funding considerations.

Strategy

Knowing that resources available for implementing the Creve Coeur Parks and Recreation Master Plan are typically limited for municipalities, a phased strategy for carrying out recommendations in the master plan is suggested. The phased approach should be based upon the priorities that the City and public have identified through the planning process. Phasing sequence may vary depending on factors such as funding sources, implementation logistics, construction operations, bid packaging, and cost/pricing efficiencies.

Small steps toward the completion of recommendations can be implemented incrementally over time that will serve park users in the near term. Lower priority improvements that are not critical to park operations or usability can be implemented later. This approach allows Creve Coeur to show results toward the improvement of the park system and will create a favorable climate toward future parks and recreation spending.

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Priorities

The suggested priorities of the Parks and Recreation master plan reflect the current needs of the community and the input received from the public meeting. As circumstances change or opportunities come to light the priorities may change, therefore Creve Coeur should revisit the following priorities on a regular basis. The following is a summary of the recommended near term (0-3 year) priority improvements for the park system:

Beirne Park

- Resurface walking path
- Remove old playground; add new 2-5 year old playground
- Replace pavilion
- Add dog park
- Add water play feature
- Add pickleball striping to tennis courts
- Convert restroom to year-round use

Conway Park

- Renovate walking path
- Expand parking (remove one tennis court)
- Convert one tennis court to multi-use / tennis court
- Add disc golf course
- Add swings & safety surface to play
- Convert restroom to year-round use area

Lake School Park

- Remove playground
- Add pickleball striping to tennis courts
- Convert restroom to year-round use

LaVerne Collins Park

- Improve benches & picnic tables
- Add dog park

Malcolm Terrace Park

- Replace pavilion
- Remove sand volleyball court
- Develop new nature trails
- Add multi-use court
- Convert restroom to year-round use

Millennium Park

- Add nature trail
- Add interpretive / educational elements associate with the nature trail
- Add outdoor fitness equipment

All Parks

- Improve signage

Funding and Acquisition Sources

Once a master plan has been established, acquiring funds to implement the master plan can be challenging. The following information describes the main sources of funding that may be utilized to fund the Plan implementation.



Master Plan

EXISTING FUNDING SOURCES: Capital Improvement Program 2020-2024

Parks and recreation improvement projects have been planned for in the City of Creve Coeur Five Year Capital Improvement Program for fiscal years 2020-2024 include the following:

Creve Coeur – Frontenac Missouri Pacific Trail Study

- Surveying and engineering services to create a concept-level plan for a walking trail along the former Missouri Pacific Railroad corridor between Malcolm Terrace Park and Villa Coublay Drive.
- Total amount: \$30,000 for design & engineering (construction would qualify for a municipal park grant or recreational trails grant)
- Anticipated time frame: FY2020

Millennium Park Trail Study

- Engineering design services to investigate the feasibility of adding walking trails within Millennium Park and possible pedestrian connections to the adjacent neighborhoods.
- Total amount: \$20,000 for planning study (construction would qualify for a municipal park grant)
- Anticipated time frame: FY2020 (planning study)

Historic Building Rehabilitation and Preservation

- Assessment, improvement, and preservation of Hackmann Cabin and Clester Cabin in Conway Park, and Lake School House in Lake School Park. All three of the buildings need significant repairs to help keep rain and/or animals from entering the buildings.
- Total amount: \$224,093
- Anticipated time frame:
- FY2020 – \$35,000 for Lake School House
- FY2021 – \$100,000 for Hackmann Cabin
- FY2022 – \$75,000 for Clester Cabin

Tennis Court Repairs at Conway Park

- Minor repairs, repainting, and conversion of one of the courts into a pickleball court
- Total amount: \$20,000
- Anticipated time frame: FY2020

Malcolm Terrace Park Trail Improvements (Grant Match)

- Resurfacing two asphalt trails and the parking lot at Malcolm Terrace Park
- Total amount: \$15,000 (representing the city's portion of the cost for a \$75,000 project funded by a federal grant through the recreational trails program)
- Anticipated time frame: FY2021

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Playground Safety Surface Replacement

- Total amount: \$175,000
- Anticipated time frame:
- FY2021 – \$75,000 for the surface of the newer playground at Millennium Park
- FY2024 – \$100,000 for the playground surface at Beirne Park

City Entrance and Park Identification Signage Master Plan

- Contracting with a consultant to design new City Entrance signs/monuments, Park Identification signs/monuments, and directional sign leading visitors to City Facilities
- Total amount: \$20,000
- Anticipated time frame: FY2022

Tennis Court Replacement at Lake School and Beirne Parks (Grant Match)

- Replacement of the tennis courts with post-tensioned concrete
- Total amount: \$30,000 (representing the city's portion of the cost for a \$500,000 project funded by a municipal park grant)
- Anticipated time frame: FY2023

Future Capital Improvement Program

In addition, the City of Creve Coeur Five Year Capital Improvement Program for fiscal years 2020-2024 identified projects that are to be planned for in the future, but are not allotted funds in the 2020-2024 time frame. These projects include the following:

Beirne Park Pedestrian Bridge Replacement

- Removal and replacement of a wooden pedestrian bridge at Beirne Park with a prefabricated steel bridge with a wooden walking surface (an alternative would be to have the city's Public Works staff replace the wooden elements of the bridge at substantially less cost)
- Total amount: \$150,000 (would qualify for a municipal park grant)
- Anticipated time frame: TBD

Certified Nature Explorer Classroom

- Outdoor classroom located in either Malcolm Terrace Park or Millennium Park, including elements such as music & movement area, a place to do nature art, a place to build, climb or crawl, a place to gather or play in water and will include signage throughout
- Total amount: \$25,000
- Anticipated time frame: TBD



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Conway Park Lake Dredging

- Removal of silt and other debris that has accumulated at the bottom of the lake
- Total amount: \$250,000
- Anticipated time frame: TBD

Conway Park Path Reconstruction

- Full-depth reclamation of the pavement of the asphalt walking and the construction of a new, 10-foot wide asphalt path over the newly fortified base
- Total amount: \$260,000 (would qualify for a municipal park grant)
- Anticipated time frame: TBD

Malcolm Terrace Park Bridge and Stream Rehabilitation

- Rehabilitation of a section of Deer Creek in Malcolm Terrace Park that has eroded its banks and threatens a (currently closed) vehicular bridge at the end of Townsend Drive
- Total amount: \$500,000

Millennium Parking Lot Lighting

- Lights of the same style and layout as the adjacent Barnes Jewish Hospital parking lot
- Total amount: \$80,000
- Anticipated time frame: TBD

Millennium Park Playground Replacement

- Replacement of the equipment and safety surface of the main playground

- Total amount: \$400,000 (would qualify for a municipal park grant)
- Anticipated time frame: TBD

Park Playground Safety Surface Repairs

- Replacement of damaged areas and rejuvenation of the rubberized safety surface beneath the playgrounds at Millennium Park (installed in 2002 and 2006), Beirne Park (2009), and Conway Park (2011)
- Total amount: \$75,000 per park (qualifies for a municipal park grant)
- Anticipated time frame: TBD

Public Art in City Parks and Properties

- Commissioning, installing, and/or renting art pieces to be displayed on city properties and in the city's parks
- Total amount: TBD
- Anticipated time frame: TBD

Trail Connectivity Studies

- A study of possible off street trail connections to improve walkability and bikeability in Creve Coeur, including consideration of trails between Conway and Ladue roads; from Malcolm Terrace Park to Spoeede Road; and near Millennium Park, from Mason Road through the Creekside at Mason Subdivision to Bellerive Elementary School
- Total amount: TBD (would qualify for federal and state grants)
- Anticipated time frame: TBD

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POTENTIAL FUNDING SOURCES:

Park Land Dedication

Dedication of open space or payment of fees for park development or recreation purposes by private developers can be negotiated in exchange for developmental considerations beyond those customarily permitted by planning and zoning requirements. Unless properly written and applied, a park land dedication ordinance can result in a lengthy court battle with a developer accusing the local government of illegally taking valuable land. In order to prevent this, the ordinance must provide that any land or funds will benefit the users of the new development. Fees in lieu of open space can be used when it is not practical for a developer to donate land. An important aspect of park land dedication is land quality. Not every plot of ground is suitable for recreation. A typical ordinance will require that most of the land be dry, reasonably flat, and accessible by road. Some ordinances provide allowances for private recreation space. The idea is that the private amenities will reduce residents' need to use local public parks. Restrictive covenants and maintenance agreements are usually part of the conditions for allowing private recreation space to be given allowance.

Parks and Stormwater Sales Tax

In 1995, the Missouri General Assembly enacted legislation to allow any city in the State to levy a sales tax of up to 1/2 cent for municipal parks and stormwater control. The tax is collected on a point-of-sale basis within the current city borders and any annexed areas. Fifty municipalities in Missouri participate in the sales tax levy. Creve Coeur does not.

User Fees

As a practical matter, communities throughout the country are requiring users of parks and recreation facilities to pay for the facilities they use on a daily permit or seasonal basis. This is primarily true of costly indoor recreation facilities and large labor-intensive outdoor facilities such as ballfield complexes and aquatic facilities that have high staffing and maintenance obligations.

Grants

Grant funding programs have been available at both the state and federal levels. Opportunities for federal grant funding of recreation improvements are limited. However, there still are a variety of state grant programs available. Some of these grants are listed below.



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Recreation Trails Program (RTP) - In Missouri, RTP grants are open to local and state governments, school districts, non-profit and for-profit organizations. Missouri receives between \$1 and \$1.5 million per fiscal year. The maximum amount awarded is \$250,000 for trail projects. Sponsors must have a minimum 20 percent match. Projects must be open to the public.

Transportation Enhancement (TE) Grants - The Transportation Enhancement (TE) activities offered funding opportunities to help expand transportation choices and enhance the transportation experience through 12 eligible TE activities related to surface transportation, including pedestrian and bicycle infrastructure and safety programs, scenic and historic highway programs, landscaping and scenic beautification, historic preservation, and environmental mitigation.

Bonds

The City could utilize its bonding capacity to place a bond referendum on the ballot. With successful passage, the City would then be allowed to sell bonds to raise capital for renovation and improvements to the park system. Taxes are raised appropriately to retire the bond over the term of the bond. The bond money typically is available in a lump sum and put to use on the projects for which it was identified. Likewise, there is a time frame under

which the bond money must be committed for use or it can be forfeited. The following are three types of bonds that may be considered for recreation facility funding:

- **Special Obligation Bonds** - Issued in one or more series to finance the undertaking of any development project and paid back by one or more limited revenue sources.
- **General Obligation Bonds** - Bonded indebtedness issued with the approval of the electorate for capital improvements and general public improvements. These bonds usually require an increase in property tax.
- **Certificates of Participation** - Lease financing can be arranged through public sale of certificates of participation (COPs). Each certificate holder owns a beneficial interest in the lease. Certificate holders in the aggregate constitute the lessor. COPs are a newer form of lease financing that is gaining popularity and acceptance by investors. COPs are limited by the City's existing revenue sources.

Private Enterprise

Contracts with private business could be signed to provide and operate desirable recreational facilities financed and constructed by the public sector on city owned lands with compensation paid to the city.

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Lease/Purchase Financing

Facilities for public use can be financed and built through an entity separate from the municipality – either another public entity, a nonprofit corporation set up for that purpose, a bank or leasing company, or joint powers authority. There are several types of lease purchase funding mechanisms, including certificates of participation which have previously been discussed, and sales leaseback, which is a means for public entities to sell an existing facility to a separate entity such as a nonprofit organization, an investor, or a group of investors. Improvements can be made by the separate entity who then leases the facility back to the public entity for an agreed to period of time and interest rate.

Non-Profit Organizations, and Foundations

The development of non-profit organizations and/or foundations represents tremendous opportunities to enhance the parks and recreation system in Creve Coeur through special projects for which city funding is not available. In this situation, independent organizations would cooperate with the city to promote the parks and ensure their long-term service to residents through independent funding. Goals for an organization of this type might include:

- Preservation of green space.
- Support the provision of quality park and recreation environment for business, employees, residents, and visitors to enjoy.
- Provide funding for projects which enhance park resources and encourage renewal of recreation facilities without using local tax dollars.

Private Donations

A variety of programs have been developed in other park systems to accept private donations for enhancements to the park system including land, facilities, equipment, trees, plants and other elements to the park system.

Conclusion

Successful implementation of the master plan will be achieved by utilizing a combination of the previously mentioned funding sources. For the largest and most costly projects, the use of bonds, leveraged bonds, or similar municipal financing is the most realistic. This method permits access to a large sum of money to complete the project in the shortest possible time frame, thus making the improvement available to the community in the near future. The amount of the bond should be fixed to ensure sufficient funds are



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generated from the sales tax to not only retire the bonds, but also provide for some level of operations and maintenance, as well as finance other smaller capital improvements to be completed by city staff on a labor and materials basis.

The small to medium sized projects should be funded by other sources such as grants, donations, and self-help activities. It is not possible at this time to identify a specific source for every project in the master plan as this is an interactive process that needs to be undertaken by city officials. This section has offered several broad suggestions to help the city begin developing an approach to implementing the plan. These ideas are suggestions and the city may revise, refine or re-prioritize them as conditions in Creve Coeur change.

ACTION ITEMS

Formal Plan Adoption

The first action item the City of Creve Coeur should seek to accomplish is support of the Parks and Recreation master plan by the City Council and formal adoption of the plan by the City. This gives the plan legitimacy and spreads the responsibility for its implementation throughout the municipal organization.

Develop Champions for the Plan

The City should continue to promote and encourage secondary support groups to champion the implementation of the Parks Master Plan.

Ongoing Consensus Building

It is important that consensus building continue throughout implementation of the plan. An informed public with "knowledge" and "ownership" in the plan will help keep the process moving forward.

SUMMARY

The implementation of the Parks Master Plan is a process that will help the City of Creve Coeur meet future recreation demands while providing a high level of recreation facilities and programs. A number of funding sources have been identified in order to assist the City in financing the Plan. The City should pursue as many opportunities for funding as possible and remain open to new and creative input toward funding the Plan in the future. Periodic reviews of the Plan should be made in every few years in order to ensure that implementation is progressing toward the vision described in this report.



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