



CITY OF CREVE COEUR

MEETING NOTICE

AGENDA

Creve Coeur Economic Development Commission

Wednesday, January 28 2003

8:00 - 9:00 a.m.

City Council Chambers

Creve Coeur Government Center

(Use Front Entrance of the Government Center)

1) Economic Development Plan for Creve Coeur – discussion

- Review 1/15/04 draft (mailed previously)
- Next steps

2) Meeting Schedule

- Confirm 2004 meeting schedule
- Next meeting: February 19, 2004

cc: Mayor Harold L. Dielmann
Theresa Lynch, City Council Liaison
Mark Perkins, City Administrator
Ellen Dailey, Planner
Matt Brandmeyer, Planner
Amy Cutrell, Communications Specialist

(Please call Pat Rosenblatt at 872-2501 or Ellen Dailey at 442-2082 if you are unable to attend.)

MEMORANDUM

TO: Creve Coeur Economic Development Commission

FROM: Ellen C. Dailey, AICP, Planner 

DATE: January 23, 2004

SUBJECT: Staff report – EDC agenda items

Update on Creve Coeur Projects/Developments

Hutkin's Picadilly Redevelopment – Site Concept Plan for a restaurant, bank, and retail shops. The applicant proposes to remove a portion of the existing structure for a 6,500 square foot restaurant. The bank and retail shops will be approximately 10,000 square feet. Should P&Z approve the concept plan, CUP's and a detailed Site Development Plan will be required. The CUP's will be required for the restaurant and a drive-through for the bank. P&Z will review on February 2nd.

Summit Lofts – Revised plans have been submitted for the build-out of the site. The applicant proposes to construct three new condo buildings for a total of 172 units on the tract. With the exception of a few visitor's spaces, parking will be provided underground. The footprints are similar to the existing building and will be constructed in a similar design. Two of the structures are proposed at 5 stories, the existing is at 4. CUP's are required for FAR and density (MF > 20 units/acre). Late Feb. or early March review.

St. John's Power Plant – Amended Site Concept Plan / Site Development Plan to expand the power plant at its current location. The approved site concept plan anticipated the power plant's relocation to an area near Conway Road. St. John's proposes to improve the plant at its existing location. A new structure will be built to house boilers and other equipment. The cooling towers will be placed in an open-air vault. All equipment will be screened from New Ballas. Tentative February 17th review.

Plaza Motors – Addition to the Pre-owned building on Decker, which was part of the recently approved concept plan. No plans have been submitted.

Walgreens – Nothing new. The applicant has not submitted new plans.

Technology Corridor

City Council will discuss at their Work Session, Monday, January 26, 6 p.m. in the Multipurpose Room of the Creve Coeur Government Center.

2004 Meeting Schedule

February 19

March 18

April 15

May 13

June 17

July 15

August (no meeting)

September 16

October 21

November/December (EDC usually holds one meeting to cover these 2 months)

Economic Development Committee Summary

Subject: Meeting Summary
Meeting Date: Wednesday January 28, 2004
Time: 8:00 a.m.
Location: Creve Coeur Government Center
300 N. New Ballas Road
Creve Coeur, Missouri 63141
314-872-2500
Date Prepared: February 12, 2004 Prepared by: Ellen Dailey, AICP, Planner

MEMBERS PRESENT:

Paul Zemitzsch, Chair	Marc Braun
Diane Davis	Joe Ambrose
Robert Calcaterra	Don Kalicak

CITY STAFF PRESENT:

Mark Perkins, City Administrator
Ellen Dailey, Planner
Dan Smith, Director of Finance

OTHERS PRESENT:

Theresa Lynch, Council Liaison

Economic Development Plan for Creve Coeur

Members discussed the revisions to the latest draft of Dr. Laslo's report, in terms of how the final report would be used, and how the report fulfilled the needs of the city. Ms. Davis commented the report should not be expected to contain specific recommendations pertaining to the type and size of development to pursue. Mr. Ambrose commented the report provides the information that was requested and will help the city determine what developments work for Creve Coeur.

Mr. Calcaterra commented that some of the numbers used in the fiscal impact model were real numbers, and some were best guesses. Mr. Perkins commented on some of the changes he has recommended to Dr. Laslo, including clarification of the sales tax revenues. Members discussed the advanced manufacturing project is potentially problematic since it encompasses such a broad array of potential uses. Since what is manufactured will vary greatly, so will potential revenue generated. Members agreed to leave the advanced manufacturing project in the report, but also agreed the project should be revised with more realistic assumptions. Utility usage by advanced manufacturing operations may be a better way to measure fiscal impacts. After further discussion, members agreed to add an 8th research and development (R&D) project, to represent the types of businesses that will locate in the facility being developed north of the Danforth Center. Nidus graduates are examples of these types of businesses.

Ms. Davis commented on the need to quantify benefits of life sciences and technology companies.

Members discussed how to quantify the secondary economic impacts on Creve Coeur of higher wage jobs.

Members asked staff to develop a description of each project for the final report.

Members discussed breaking the medical office project category into additional categories, to include a surgery center and/or imaging center. Mr. Calcaterra cautioned against breaking this information down too far, and suggested acknowledging the diversity in the types of potential advanced manufacturing, R&D and medical projects in the report instead. Mr. Kalicak will provide data to Dr. Laslo for the fiscal impact model. Members agreed to add an R&D project, and if sufficient information is available, that it could be beneficial to add additional medical projects as well.

Mr. Braun offered to develop a draft cover memo for the report for the February EDC meeting, after members meet with Dr. Laslo. The purpose of the memo is to explain and clarify any components of the report where needed, when it is presented to City Council for review.

Ms. Davis commented that Dr. Laslo's report should be viewed as a planning tool that makes general assumptions by land use category. It is a tool to help EDC, staff and city council to say "what if?" when developing a larger economic development strategy for Creve Coeur.

Mr. Zemitzsch asked members to forward any additional comments and/or information on the draft to Ms. Dailey by Friday, February 6. Ms. Davis will provide input data for the R&D project. Ms. Dailey will schedule a meeting during the week of February 9 with Dr. Laslo to discuss EDC comments and adding projects to the fiscal impact analysis. Mr. Braun, Ms. Murphy and Mr. Zemitzsch will attend.

Ms. Dailey distributed a report on revenues available to the city prepared by Dan Smith, Finance Director.

Meeting Schedule

The next EDC meeting is Thursday February 19, 2004 at 8 a.m.