NOTE: THE BOARD OF ALDERMEN MEETING WILL BE HELD IN-PERSON
<u>AND</u> VIRTUALLY VIA ZOOM (link is below).

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Persons interested in making their views known on any matter on the agenda should send an email with their comments to the City Clerk at jfrazier@claytonmo.gov. All comments received will be distributed to the entire Board before the meeting.

**City of Clayton
Board of Aldermen Meeting
Friday, September 20, 2024
Clayton City Hall – Council Chambers
10 N. Bemiston Avenue
3:00 p.m.**

AGENDA

STRATEGIC DISCUSSION SESSION

1. Clayton Tomorrow 2040 FY25 Implementation Strategy.

The Board of Aldermen may also hold a closed meeting, with a closed vote and record, as authorized by Section 610.021(1), (2) and (3) Revised Statutes of Missouri, relating to legal issues, real estate and/or personnel, negotiation of a contract pursuant to Section 610.021(12) RSMO., and/or proprietary information pursuant to Section 610.021(15)

Agenda topics may be added or deleted at any time prior to the Board of Aldermen meeting without further notice. To inquire about the status of agenda topics, call 290.8469. Individuals who require an accommodation (i.e., sign language, interpreter, listening devices, etc.) to participate in the meeting should contact the City Clerk at 290.8469 or Relay Missouri at 1.800.735.2966 (TDD) at least two working days prior to the meeting.

Outlined below are the objectives from the Clayton Tomorrow 2040 plan organized by chapter. On the following page, we have identified the key results that staff believe should be the starting place. Under the "Yearly Task Order" column, the key results with a "1" are where we recommend starting for FY25. These are the items in the code that will have the most immediate impact on various development projects that represent priorities from residents. Many of the key results we recommend under FY25 also benefit from the same initial research or analysis. This will allow us to be efficient with staff time. On Friday, we will go through a discussion that outlines what staff expect each FY25 key result to entail and what the end product would be. We hope to gather direction on your priorities from this list so we can make adjustments as needed.

Category	Objective
H	1 Clayton contains a diverse housing stock, providing attainable and quality housing options for a range of ages, income levels, and life stages.
H	2 Clayton preserves and enhances the unique identity of each neighborhood with relevant and compatible standards.
H	3 Out neighborhood development patterns embody sustainable principles and seek to minimize impacts on the natural environment and plan for future resilience.
H	4 People choose to live in Clayton because it is safe and provides convenient access to first-rate schools, services, shopping, dining, parks, and community amenities.
CE	5 The City maintains a strong economic base by supporting commercial development at a variety of scales.
CE	6 Clayton promotes vibrant and attractive commercial nodes with creative enhancements to existing corridors.
CE	7 The City builds economic resilience by valuing and fostering a diversified revenue base.
CE	8 There is intentional development of areas between residential and commercial uses that ensures thoughtful transitions.
CE	9 Downtown Clayton is an active and inclusive place that provides opportunities to live, work, and play.
CE	10 Clayton facilitates development opportunities with a clear regulatory process.
T	11 Develop adjacent to MetroLink stations is designed using TOD principles to increase density and capatilize on transit access.
T	12 Clayton fosters a vibrant public environment that encourages community connections.
T	13 Clayton is a multi-modal city with networks that provide safe, comfortable, and convenient transportation options.
CC	14 Clayton government is a regional leader with mutually beneficial partnerships with adjacent governments and institutions.
CC	15 Clayton is a dynamic center of economic and cultural activity for residents, businesses, and visitors.
CC	16 Our colleges, universities, schools, and institutions play a leading role in the cultural, social, and economic fabric of the Clayton community.
CC	17 Clayton is at the forefront of planning for a sustainable future.

H	Housing
CE	Commercial & Economy
T	Transportation
CC	Community Character

Category	Key Result	We are a vibrant, safe, and welcoming community where everyone feels they belong.	We prioritize a pedestrian-friendly infrastructure connecting neighborhoods, Downtown, schools, and parks.	We are stewards of a sustainable future for a healthy environment.	We champion an inclusive, resilient, and equitable economy.	Our economic environment allows for the reliable provisions of high-quality city services and benefits.	We take pride in our neighborhoods, schools, businesses, and shared spaces.	Our public events and community spaces reflect a rich diversity of culture and character.	Vision Impact Score	Timeline	Staff Time Needed	Type of Task	Part of Code Re-write	Downtown Impact	Sustainability Focus	Responsible Party	Partner	Anna's Year Ranks	Yearly Task Order	Other KRs research overlaps with
CE	10.5 Review PUD public benefits points system to identify opportunities for better alignment with City objectives.	2	2	3	2	1	2	1	13	1	3	Regulations	1	1	1	PDS	CM, PC, BOA	1	1	7.1, 11.3, 12.1, 13.3
H	3.2 Develop a coverage reduction program that identifies innovative ways to reduce the amount of impervious coverage and promotes green infrastructure.	2	2	4	2	1	3	1	15	1	3	Regulations	2		1	PDS	SAC, PC-ARB, BOA	1	1	17.4
CE	5.4 Identify target uses for various districts that can be used to further priorities of incentive programs and assist with zoning code updates.	2	3	1	4	3	2	1	16	1	3	Regulations	2	1		PDS, ED	CM, BOA	1	1	7.1, 10.5, 11.3
H	2.1 Review the architectural guidelines against the character and development pattern of different neighborhoods to establish appropriate neighborhood identity standards	3	2	3	3	1	4	2	18	1	4	Guidelines	2			PDS	PC-ARB	1	1	
CE	10.4 Add a layer to an online interactive map to help advertise for potential development areas and outline objectives from the comprehensive plan for the public to view.	2	1	1	1	1	1	1	8	2	2	Studies		1		PDS		1	1	
CE	7.1 Create an incentives policy for developments in key areas of the City that diversify the City's revenue base.	2	1	1	3	4	1	1	13	2	4	Policies	2	1		CM, BOA, ED	PDS, CSD	1	1	10.5, 11.3
T	11.3 Revise the TOD overlay codes to include provisions for parking reductions, mixed-income residential developments, and design standards that align with desired community character and existing market realities.	1	4	3	1	1	2	1	13	2	3	Regulations	2	1		PDS	ED, PC, BOA	1	1	7.1, 10.5
CE	5.2 Improve the design of new developments at street level to maintain the charm of Clayton.	2	4	1	2	1	2	3	15	1	3	Regulations	2	1		PDS	PC-ARB	1	2	10.2
CE	9.3 Remove restrictions on food trucks and identify appropriate locations to provide additional food options, especially during weekday lunch hours.	2	1	1	2	2	1	2	11	1	2	Regulations	1	1		PDS, ED	BOA	1	2	
T	12.3 Modify the existing outdoor dining permit regulations to increase clarity and compliance.	1	2	1	1	1	1	2	9	1	1	Regulations	1	1		PDS	PW	1	2	
H	3.1 Prioritize greenspace, trees, and sustainability in residential neighborhoods to retain existing character.	2	4	4	2	1	3	2	18	1	2	Regulations	2		1	PDS	SAC, PW	1	2	
H	3.4 Prioritize rain gardens, native plants, and other sustainable elements in our public spaces.	2	2	4	3	1	3	4	19	1	2	Policies			1	PDS, PW, PR	SAC, PRC, BOA	1	2	
CC	16.3 Strengthen relationships with institutions to facilitate discussions about future needs and goals.	3	1	2	1	1	3	1	12	1	1	Policies				CM	WashU, Concordia, CSD	1	2	
H	2.4 Continue to encourage and develop a variety of amenities in Downtown Clayton to foster a well-rounded neighborhood that supports residents of all ages and life stages.	4	4	3	2	2	2	1	18	1	2	Policies	2	1		PDS, ED	CCC, CCF, BOA	1	2	
H	2.5 Modify lot size and setback regulations to better align with historic neighborhood patterns where applicable.	3	3	2	3	1	1	1	14	2	3	Regulations	2			PDS	PC	1	2	
CE	10.1 Conduct a review of the current ARB process and identify ways to streamline.	2	1	1	1	1	2	1	9	1	2	Policies				PDS		1	3	
CE	9.4 Update liquor license regulations to allow bars in Downtown Clayton.	2	1	1	1	4	1	1	11	1	2	Regulations	1	1		PDS	ED, F, BOA	1	3	
CC	14.1 Facilitate relationship building and regular meetings with the leadership of St. Louis County and adjacent governments and institutions to coordinate development efforts along shared boundaries.	4	1	1	1	1	2	2	12	1	1	Policies				CM, PDS, M	STLCO, Muni League	1	3	
CC	14.3 Lead the way on regional cooperation by ensuring commission, Board of Aldermen, and others are in regular communication with adjacent municipalities.	2	1	2	2	1	2	2	12	1	1	Policies				CM, BOA, M	All Commissions	1	3	
CC	16.2 Continue promoting the Mayor's Youth Advisory Council to expose and educate high school students on local government.	2	1	1	2	1	2	1	10	1	1	Policies				M	Clayton School District	1	3	
H	2.6 Concentrate new housing development opportunities in key areas.	4	4	2	2	1	1	2	16	1	3	Regulations	2	1		PDS	PC-ARB, ED	1	3	