

CENTENE

Corporation

CLAYCO

 CUSHMAN &
WAKEFIELD



CENTENE CLAYTON CAMPUS, Special Development District

September 6th Planning Commission and ARB Meeting

Centene's Growth:

WHO WE ARE



St. Louis

based company founded in Milwaukee in 1984

28,900 employees

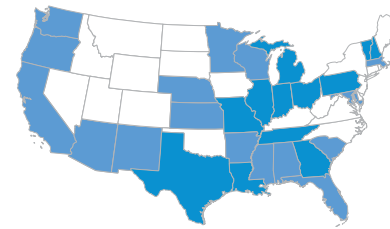
#124

on the
Fortune 500 list

#4

Fortune's Fastest Growing
Companies (2015)

WHERE WE ARE



28 states

with government sponsored healthcare
programs



2 international markets

CENTENE
Corporation

CLAYCO

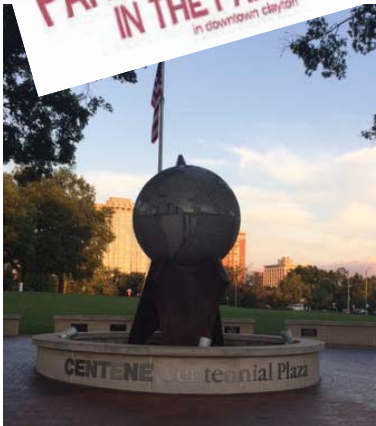
**CUSHMAN &
WAKEFIELD**

OPK

Charitable Leadership:



Centene is a Strong Clayton Supporter:



- Clayton Police Department- Police Cadet Dept.
- Clayton Police Department / Special Olympics 5k located in downtown Clayton
- Clayton Fire Department
- Clayton Chamber of Commerce
- Parties in the Park
- Pillars in the Community
- Best of Clayton
- Annual Awards Dinner
- Cultural Festivals (St. Louis Art Fair)
- School District of Clayton- Athletics Department
- Centene Stadium for Clayton High School
- Clayton Century Foundation



**Special
Olympics**
Missouri



**CLAYTON
HIGH SCHOOL**





Centene Clayton Campus Expansion will include:

- 2,000 high-quality jobs to Clayton – average salary of \$73,000 plus benefits, of which 1,000 are new to Missouri
- 470 construction jobs per year for three years
- Millions in new tax revenue to public schools, the city and state
- New upscale retail and restaurants
- First-class residential living
- Stunning civic center & auditorium
- Public performing arts events
- Exceptional architecture and artwork
- Environmentally friendly, world-class LEED Gold certified buildings
- Open, public green spaces

Integration with the City of Clayton 2010 Master Plan: Extending a vibrant Central Business District to the East in line with the Master Plan



Integration with the City of Clayton 2010 Master Plan:

Developing east-west along Forsyth, and focusing streetscape improvements connecting our project to the east



Centene Campus SDD (Special Development District)

Our process & partnership

Centene and the development team have been working with the community in a wide variety of public and independent meetings throughout the course of the last few months in an effort to garner comments, integrate thoughtfully with the City's long term masterplan vision, and have respectful discourse with the immediate neighbors around the proposed development. The goal of looking to provide a solution that is balanced across all constituent needs drove the following meetings:

1. An initial disclosure of the project in a public forum on June 6th (1.25 hour presentation)
2. A public 'town hall' presentation and discussion on July 17th (1.75 hour presentation)
3. More than 12 meetings with the residents of the Crescent
4. Meeting(s) with surrounding neighbors
 - a. Maryland Avenue / Old Town residents
 - b. Ritz-Carlton
 - c. Residents of the Plaza
5. Weekly meetings with the City of Clayton staff beginning on May 11th, 2016.
6. The team has responded to a significant amount of review comments:

City of Clayton staff review:	245	comments
Landscape review:	59	comments
Site/ ARB:	51	comments
SWPPP:	21	comments
<hr/> Total Responses:	<hr/> 377	<hr/> responses

7. Meetings with various utility providers
8. Citizens for Modern Transit & Metrolink

Centene Campus SDD (Special Development District)

Our process & partnership

9. Participated in a public hearing on August 1st, continued through Sept. 6th

- a. August 1st Meeting (3 hour presentation)
- b. August 15th Meeting (3 hour presentation)
- c. September 6th Meeting (TBD)

Centene Campus SDD (Special Development District)

Before and After: The proposed project



Current: corner of Forsyth and Lyle



Current: Subdistrict 3, looking to east

Centene Campus SDD (Special Development District)

Before and After: The proposed project



Proposed: sidewalk on SD1 to SD4



Proposed: sidewalk on Forsyth + SD2

Centene Campus SDD (Special Development District)

Before and After: The proposed project

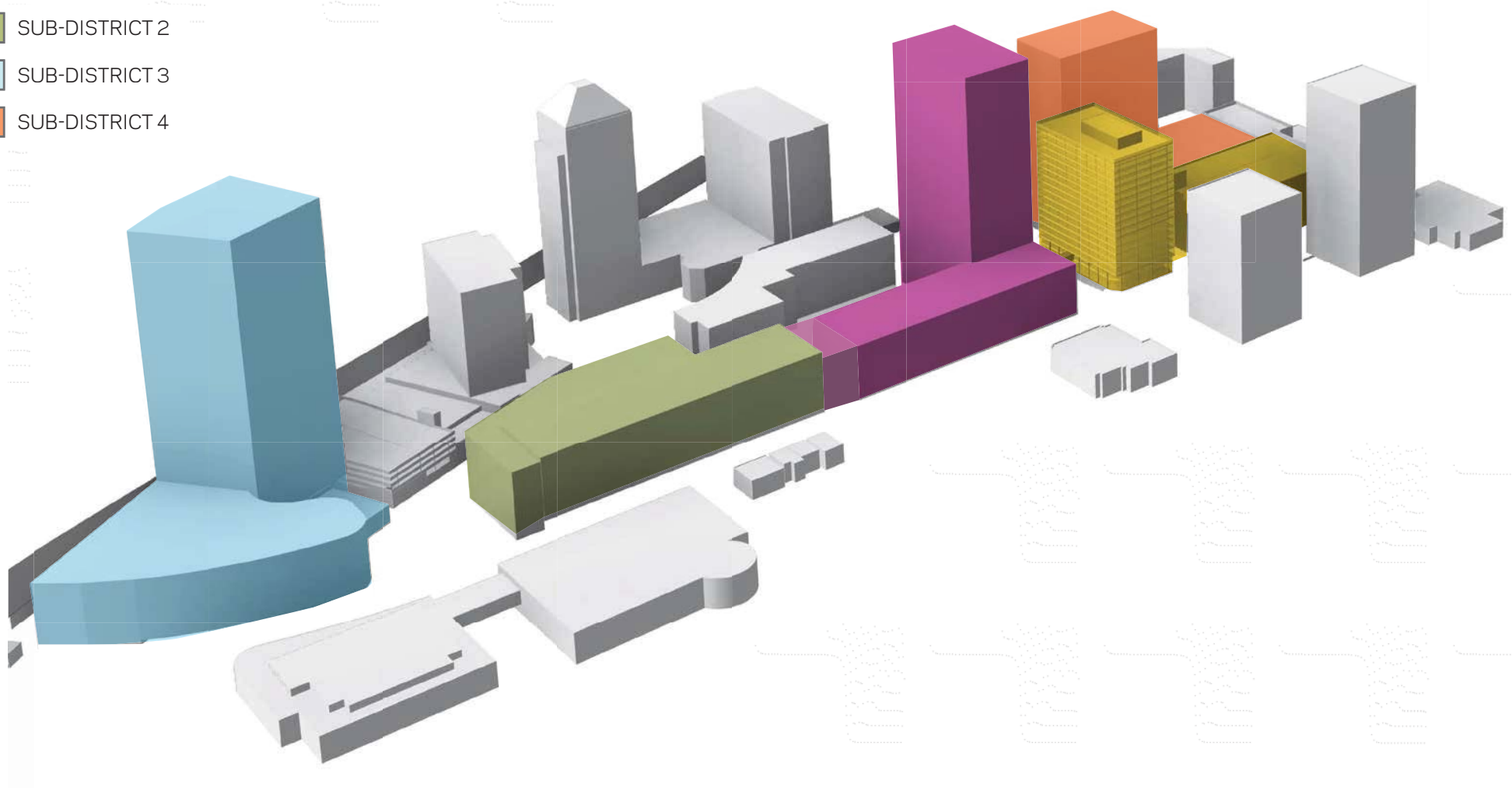


Proposed: top: SD3, bottom: SD1



SDD Summary

- SUB-DISTRICT A
- SUB-DISTRICT 1
- SUB-DISTRICT 2
- SUB-DISTRICT 3
- SUB-DISTRICT 4



Clayton Zoning Map / Special Development District



- | | |
|---|---|
| <ul style="list-style-type: none"> R-1 Large Lot Single Family Dwelling District R-2 Single Family Dwelling District R-3 One and Two Family Dwelling District R-4 Low Density Multiple Family Dwelling District R-5 Medium-Low Density Multiple Dwelling District R-6 Medium Density Multiple Family Dwelling District R-7 High Density Multiple Family Dwelling District C-1 Neighborhood Commercial District C-2 General Commercial District HDC High Density Commercial District PUD Planned Unit Development SDD Special Development District S-1 Service District | <ul style="list-style-type: none"> Downtown Overlay Districts 1. Downtown Core 2. CBD Core 3. Clayton Plaza 4. Central Station TOD 5. Forsyth Station TOD 6. Maryland Gateway Urban Design Districts 7. Clayton Gardens 8. Topton-Brighton 9. Clayshire 10. Westwood Corridor 11. Clayton Road 12. Christian Brothers College |
|---|---|

Centene Campus SDD (Special Development District)

Intended public benefits from City SDD Application

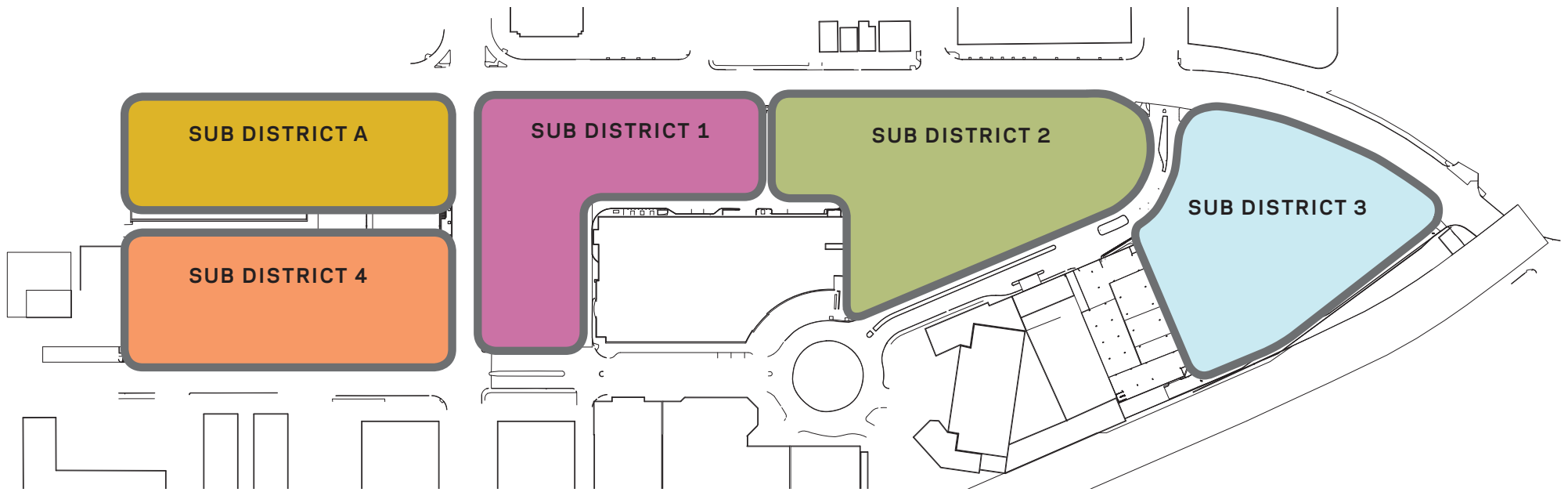
The public benefits to the City that are intended to be derived from the approval of planned unit developments, include, but are not limited to:






1. Use of large tracts of land in a manner which provides a cohesive phased development and minimizes construction impact
2. Extraordinary landscaping and green space provisions;
3. Garage entryways by virtue of their location, materials and design blend with the architecture of the surrounding neighborhood;
4. Architectural distinction and significance that would make the development noteworthy;
5. Extensive use of high quality building materials that would add significant value to the property and benefit the adjacent properties;
6. Provision of new public infrastructure including, but not limited to streets, curbs, sidewalks, sanitary sewers, stormwater sewers, lighting and public parking;
7. Provisions for reduced sale or rental for a percentage of the residential units to encourage the goal of affordable housing.
8. LEED certification from the U.S. Green Building Council at a minimum "Certified" level including applicable regional priorities or an equivalent, nationally recognized third party verification organization as determined by the Plan Commission.

For projects proposed within the Central Business District, the public benefits specific to the Central Business District that are intended to be derived from the approval of planned unit developments, include, but are not limited to the following accessory complimentary features:

1. Inclusion of below grade public parking facility located underneath the proposed development;
2. Inclusion of public parking spaces in excess of what is required by Chapter 22, Article 31 of the Municipal Code;
3. Inclusion of street level landscape garden, plaza or park available for public use;
4. Inclusion of special access features or provisions to existing or planned public transit facilities;
5. Inclusion of a mixed use development plan where no single use exceeds 80% of the total floor area;
6. Public art;
7. Architectural distinction and significance that would make the building(s) noteworthy; and
8. Extensive use of high quality building materials that would add to the assessed valuation of the structure.

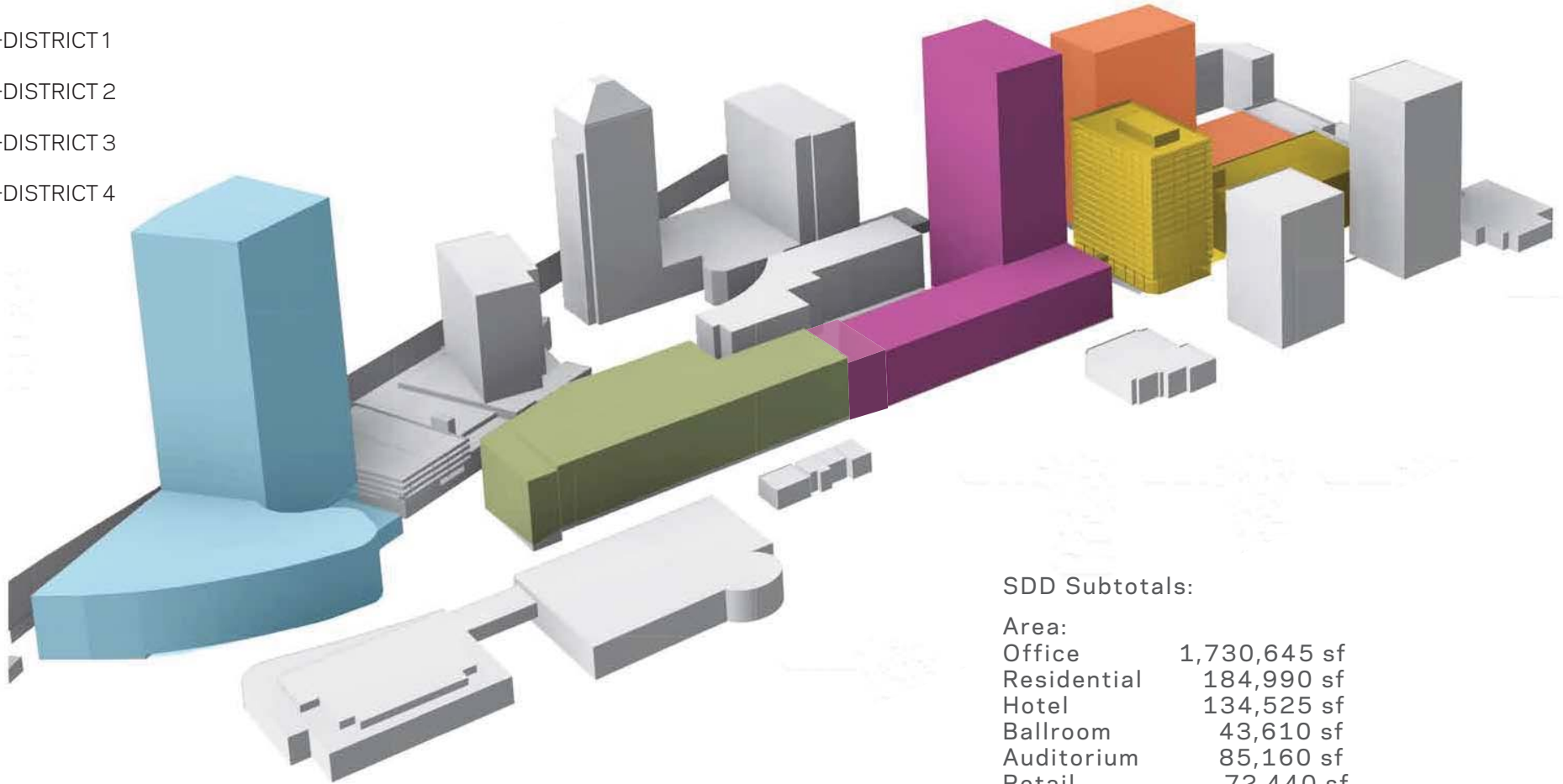
SDD illustrating subdistricts:



-  SUB-DISTRICT A
-  SUB-DISTRICT 1
-  SUB-DISTRICT 2
-  SUB-DISTRICT 3
-  SUB-DISTRICT 4

SDD Summary

- SUB-DISTRICT A
- SUB-DISTRICT 1
- SUB-DISTRICT 2
- SUB-DISTRICT 3
- SUB-DISTRICT 4



SDD Subtotals:

Area:	
Office	1,730,645 sf
Residential	184,990 sf
Hotel	134,525 sf
Ballroom	43,610 sf
Auditorium	85,160 sf
Retail	72,440 sf
Parking	2,335,935 sf
Total	4,587,305 gross square feet



Planning commission questions
& development team responses



Centene Campus Special Development District

Planning commission questions & responses

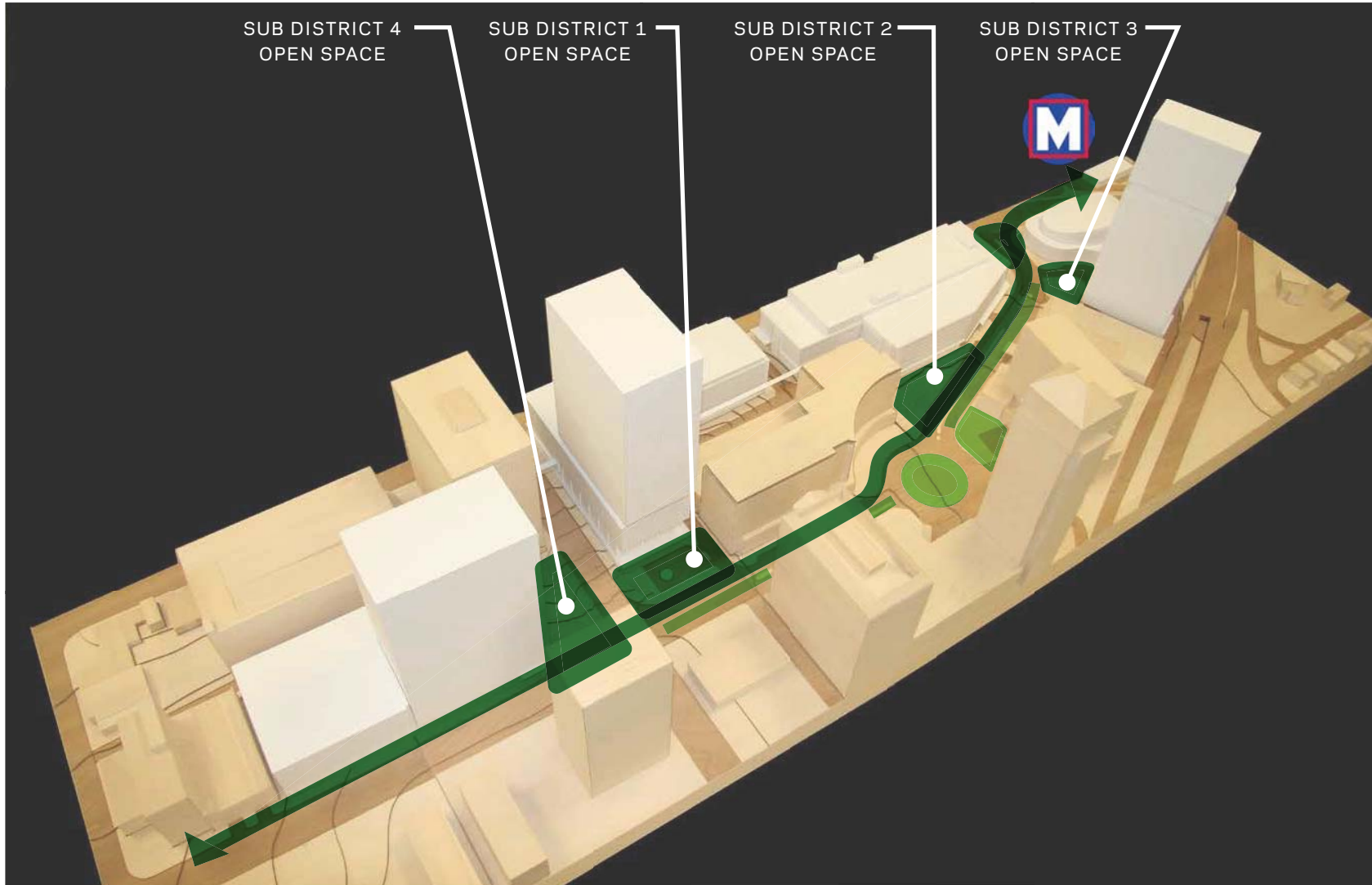
1. How does the pedestrian experience work? Landscaping, plazas, and connections?

Response; current submission has provided additional detail for trees, landscaping, and open spaces. Further detail will be provided in the specific subdistrict submission.



The current plan provides a total of 1.41 new acres of public open space, or 14.5% of the total development area.

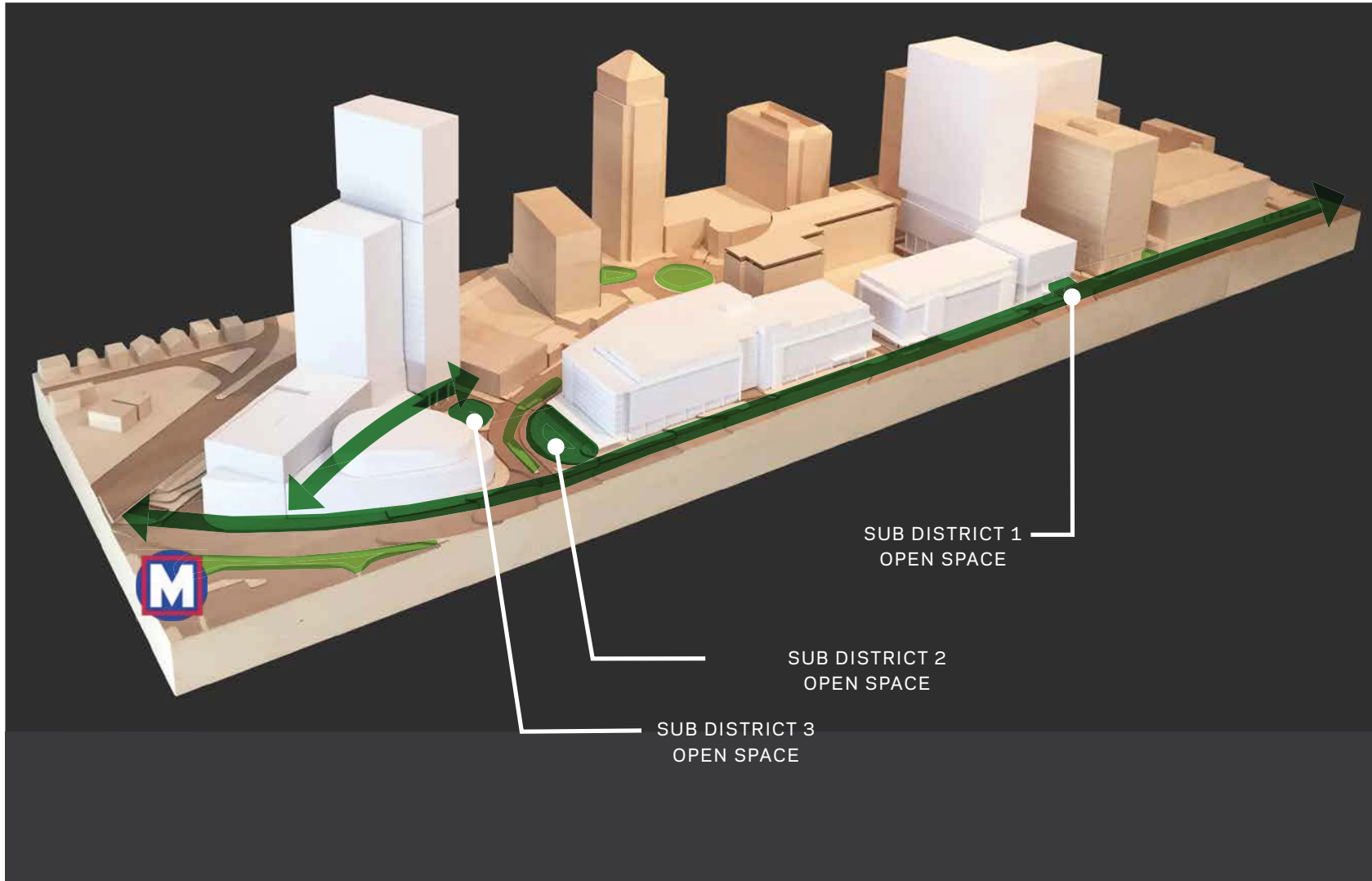
Centene Campus Special Development District Planning commission questions & responses



Green Spaces + Connections along Carondelet:

Centene Campus Special Development District

Planning commission questions & responses



Green Spaces + Connections along Forsyth:

Centene Campus Special Development District

Planning commission questions & responses



Current View - Evening Looking West towards Hanley, from Carondelet Plaza

Centene Campus Special Development District

Planning commission questions & responses



Current View - View from Carondelet looking east to Subdistrict 3

Centene Campus Special Development District

Planning commission questions & responses



Current View - View from Forsyth looking east down to Subdistrict 3

Centene Campus Special Development District

Planning commission questions & responses

2. Garage Facades: There has been an expressed desire for a residential scale and character to the facades of the garages above the retail areas on Forsyth.

Response: *The development team will design the garage facades facing Forsyth with a residential scale and material selection. Further detail will be provided in each subdistrict application.*

Concept elevation, option 1



Concept elevation, option 2



Centene Campus Special Development District

Planning commission questions & responses



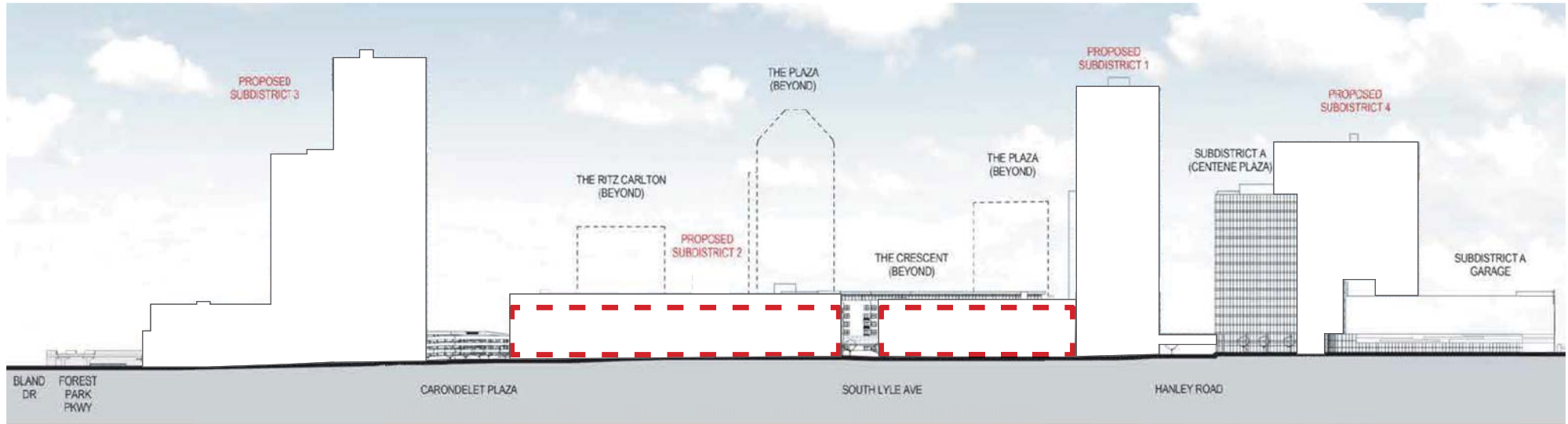
View on Forsyth looking east

Centene Campus Special Development District

Planning commission questions & responses

3. Height & Massing: The height of the mixed-use garage / retail / residential / office buildings facing Forsyth needs to be verified.

Response: The development team will set the top of the parapet at the uppermost level to be no more than 89'-6" from mean grade, a reduction of 10' from the initial SDD submission (99'-6")





Current staff recommendations from September 2nd
& development team responses

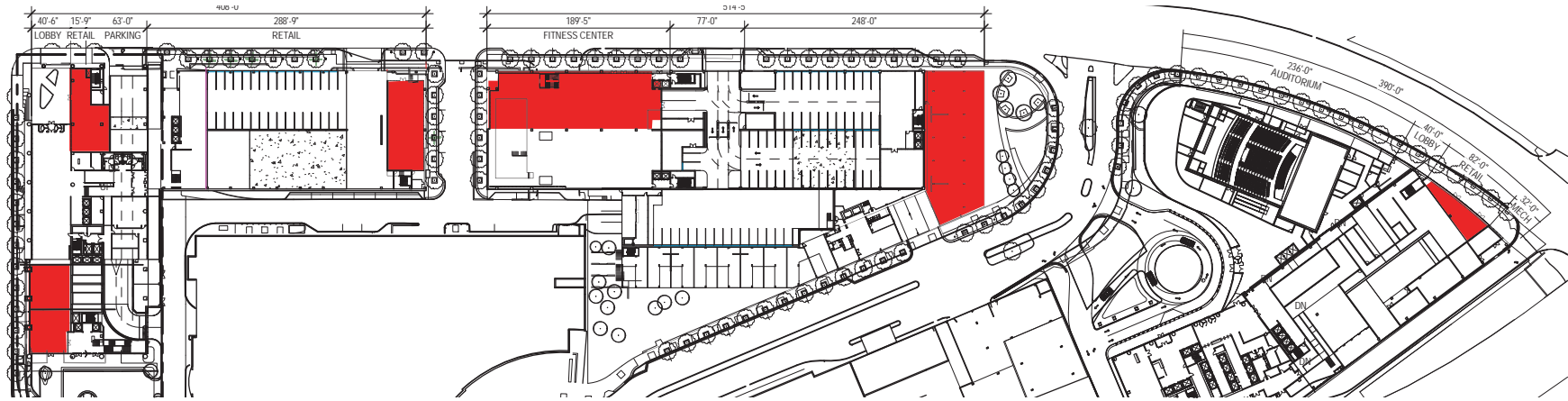


Centene Campus Special Development District

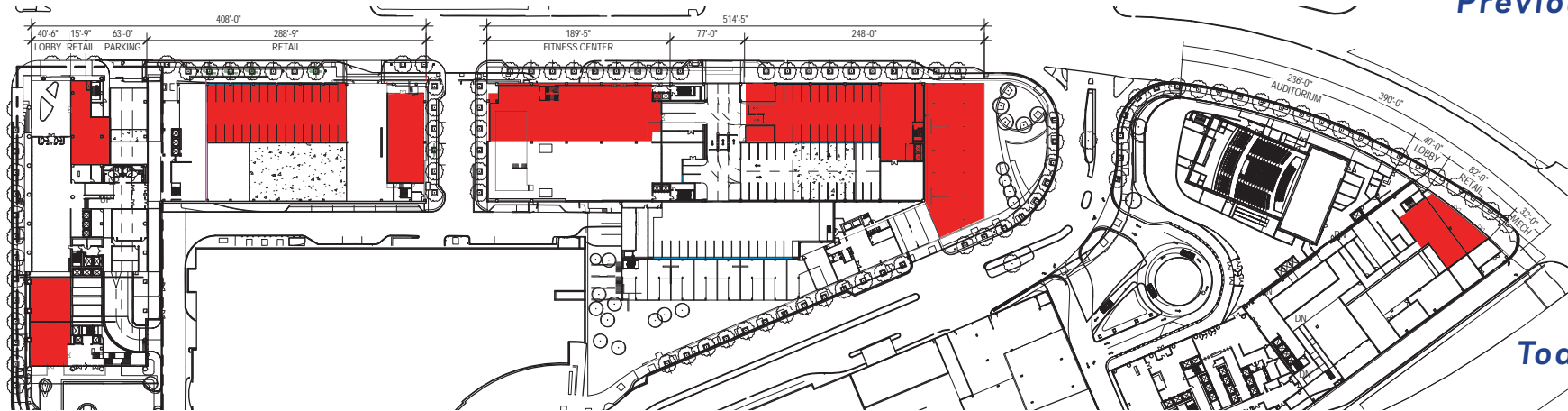
Current Staff Recommendations from September 2nd & responses

1. Parking structures abutting the street shall have ground floor retail and/or commercial uses along the street frontage.

Response: Commitment to additional retail/commercial service ready space along Forsyth



Previous (8/15)



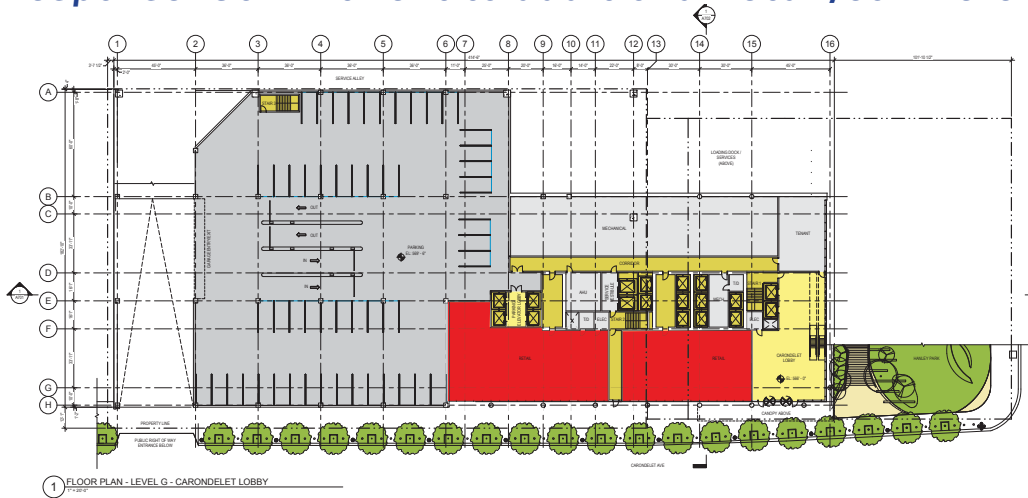
Today (9/6)

Centene Campus Special Development District

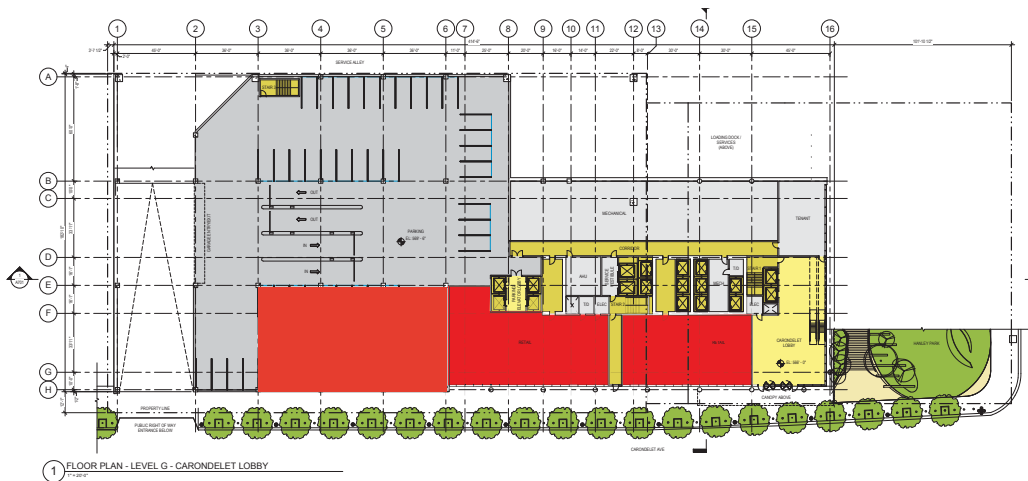
Current Staff Recommendations from September 2nd & responses

1. Parking structures abutting the street shall have ground floor retail and/or commercial uses along the street frontage.

Response: Commitment to additional retail/commercial service ready space in Subdistrict 4



Previous (8/15)



Today (9/6)

Centene Campus Special Development District

Current Staff Recommendations from September 2nd & responses

Response: View on Forsyth looking east, showing retail/commercial service ready space

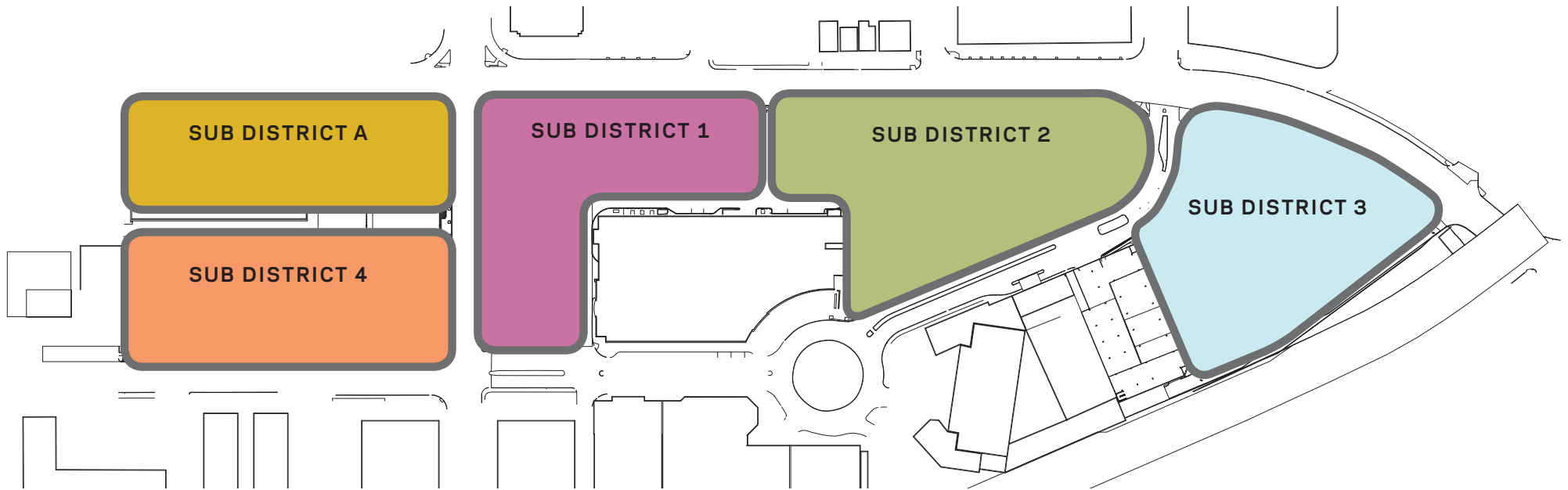


Centene Campus Special Development District

Current Staff Recommendations from September 2nd & responses

2. The minimum Floor Area Ratio (FAR) for Subdistrict 2 shall be 3.

Response: Average FAR for the development is 4.3, exceeding minimum density requirements. High density is focused adjacent to Metrolink, with SD3 FAR reaching 5.0, and SD1 FAR reaching 4.9.



Centene Campus Special Development District

Current Staff Recommendations from September 2nd & responses

3. The total number of parking spaces shall not exceed 5,300.

Response: the development team will commit to reducing our parking count to meet the City Zoning Code minimum of approximately 5,800 spaces. Limiting spaces below code minimum could put pressure on the adjacent residential neighborhoods to accommodate parking.

4. That the applicant commit to implementing parking demand management strategies that decrease parking demand and increase transit ridership; and, provide one or more mechanisms to insure that such strategies will be implemented, adapted, revised and maintained over time and changes of tenancy.

Response: Centene will commit to implementing parking demand management strategies.

Centene Campus Special Development District

Current Staff Recommendations from September 2nd & responses

5. Eliminate the vehicular drop-off and parking area between the Subdistrict 1 building and Carondelet Plaza.

Response: The development team believes that the drop off area is necessary for the safe and secure operation of the building.



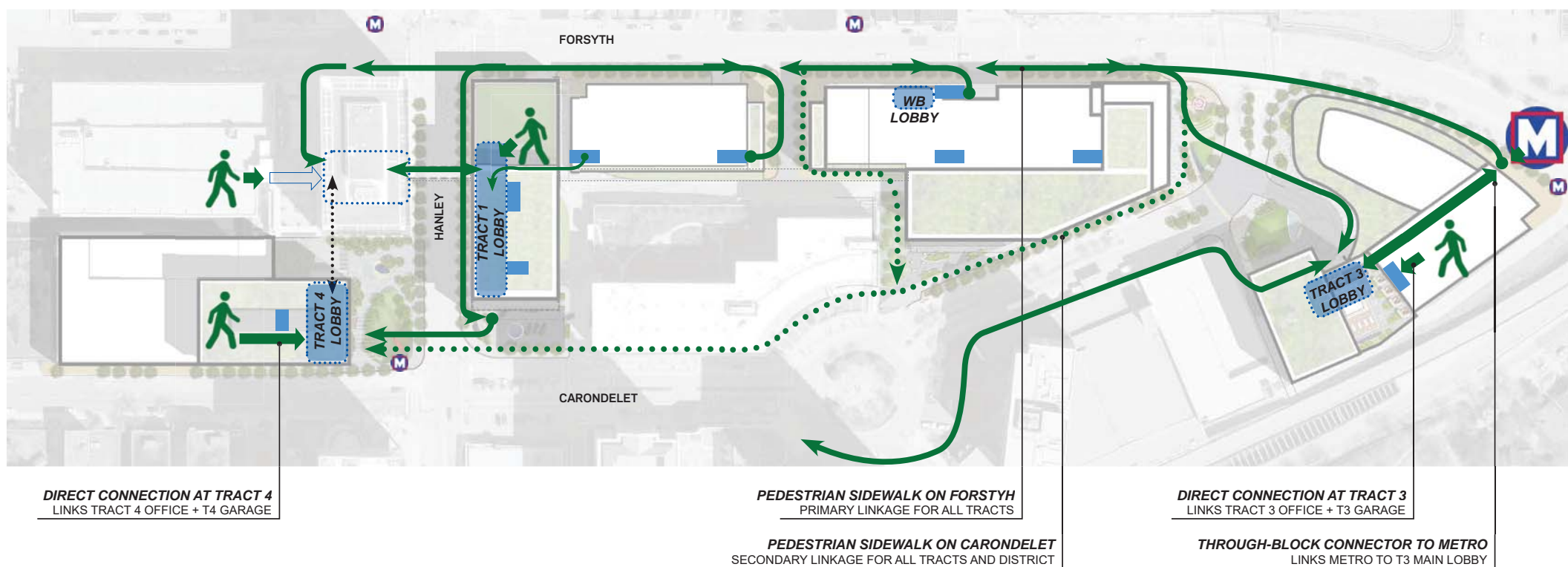
View on Carondelet looking at Subdistrict 1 Plaza + Drop-off

Centene Campus Special Development District

Current Staff Recommendations from September 2nd & responses

6. Eliminate the elevated and below grade walkway connections between Subdistricts.

Response: The development team will commit to removing the above and below grade connections on Subdistricts 2 and 3, however we require the bridge between HQ1 to the new Hanley tower for security and safety reasons.

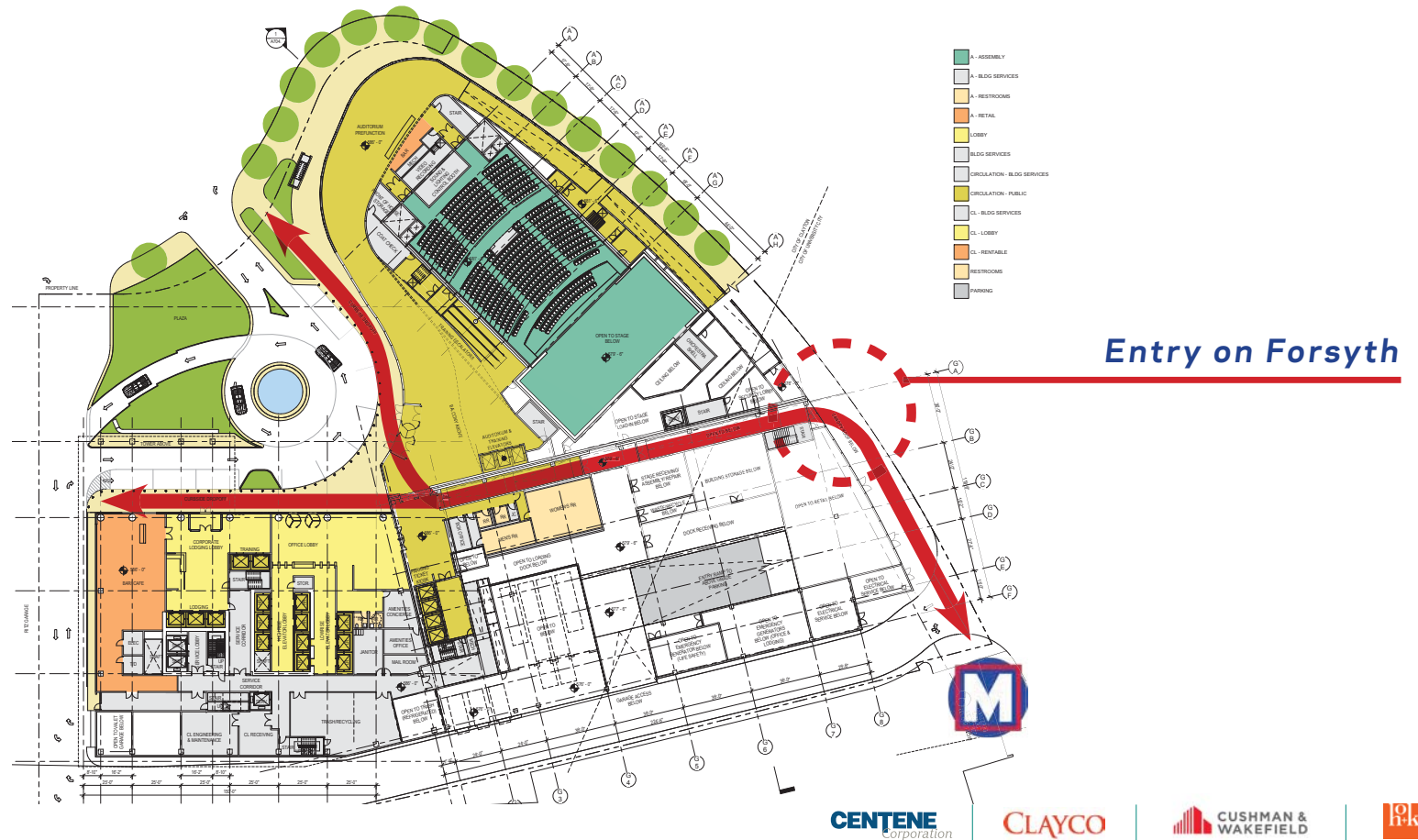


Centene Campus Special Development District

Current Staff Recommendations from September 2nd & responses

7. Provide publicly accessible pedestrian connections between the Metrolink station and Subdistrict 3 midblock between Forsyth Boulevard and Carondelet Plaza in Subdistrict 2.

Response: The development team will commit to implementing a public connection between Metrolink and Carondelet Plaza subject to off-hours control and security plan appropriate to the users of the building.



Centene Campus Special Development District

Current Staff Recommendations from September 2nd & responses

8. That the following traffic improvements be implemented. The design and phasing of each improvement will be considered in detail at the time of Subdistrict plan review.

- a. Limit the Subdistrict 1 garage access to Forsyth Boulevard to right-in/right-out only.**
- b. Signalize access to the Subdistrict 2 garage on Forsyth Boulevard. Provide a westbound left-turn lane on Forsyth Boulevard to serve the garage. Provide two lanes exiting the garage (one northbound left-turn lane and one shared left/through/right-turn lane).**
- c. Signalize access for the intersection of Forsyth Boulevard with the Subdistrict 3 service drive which runs parallel to Forest Park Parkway.**
- d. Add a second access to the Subdistrict 3 Garage (via Carondelet Plaza) to help distribute the heavy exiting left-turn traffic and provide acceptable operating conditions. The driveway should provide, at a minimum, a 3-lane cross-section at the intersection with Carondelet Plaza.**
- e. Re-stripe and/or widen Forsyth Boulevard to accommodate two eastbound through lanes from the service drive in Subdistrict 3 to east of the Forest Park Parkway Off-Ramp/Bland Avenue.**
- f. Widen the Forest Park Parkway Off-Ramp/Bland Avenue to provide dual northbound left-turn lanes and a separate northbound right-turn lane at Forsyth Boulevard.**

Centene Campus Special Development District

Current Staff Recommendations from September 2nd & responses

(...comment number 8, continued)

- g. Construct a southbound right-turn lane on Hanley Road at Carondelet Avenue in conjunction with Subdistrict 4.**
- h. Implement signal retiming and optimization program upon completion of development and roadway improvements.**
- i. Reconfigure the design of the Subdistrict 1 parking structure (7620 Forsyth Boulevard) and South Lyle Avenue. Potential configurations include:
 - i. Relocate South Lyle Avenue opposite North Lyle Avenue and signalize. Provide parking structure access via the rear alley or from relocated South Lyle Avenue.**
 - ii. Align the parking structure access opposite North Lyle Avenue and signalize. South Lyle Avenue remains in place.**
 - iii. Relocate South Lyle Avenue as currently proposed, and signalize as a “T” intersection. For the parking structure, provide one right-in/right-out access point from Forsyth Boulevard and access via the rear alley or from relocated South Lyle Avenue.****

Response: The development team will commit to implementing staff’s traffic recommendations and that of the CBB report. In addition, we stipulate that as new, relevant traffic recommendations are identified by the City of Clayton and CBB, as they directly relate to the Centene development, we will implement improvements within the confines of our project.

DISCUSSION and Q + A

CENTENE

Corporation

CLAYCO

CUSHMAN &
WAKEFIELD



CENTENE CLAYTON CAMPUS, Special Development District

September 6th Planning Commission and ARB Meeting