



CITY VIEWS

A NEWSLETTER FOR CLAYTON BUSINESS AND RESIDENTIAL CITIZENS

FEBRUARY 2006

VOLUME 15, ISSUE 1



The Centene Project

800 new jobs and a \$190 million investment in downtown Clayton

Throughout 2005, City officials made a concerted effort to forge new partnerships with the Clayton business community and adopt a proactive approach to commercial development. As a result of this dialogue, the City of Clayton issued a request for proposals (RFP) in April 2005 to redevelop the half-block bound by Forsyth Boulevard, Hanley Road and Carondelet Avenue. In May, Centene Corporation, a national managed care organization, submitted a proposal in response to the RFP. Project plans include the Centene Headquarters building at 7711 Carondelet, the City parking facility on Carondelet Avenue, the former Library Ltd. Building and retail properties along Forsyth Boulevard.

Centene proposes to build an urban campus anchored by two office buildings of approximately 560,000 square feet of first-class office space (built to new environmental LEED certification standards) which would continue to house Centene's world headquarters and its rapidly expanding work force. The building on Carondelet will be connected by a pedestrian bridge to the parking facility at 7733 Carondelet. New retail space is planned to be constructed along Forsyth Boulevard and in the two new office towers.



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The City Seeks More Public Input

Clayton's Mayor and Board of Aldermen are committed to moving forward with the Centene Redevelopment Project. They are also committed to maintaining openness with the citizens of Clayton. They have, therefore, scheduled a series of Town Hall meetings where residents will have an opportunity to engage in a general dialogue about the use of eminent domain for redevelopment purposes. In addition, the Board passed an ordinance at its January 24 meeting, which places a measure on the June 6th ballot to secure full public opinion about future possible use of eminent domain.

Currently, the Missouri General Assembly is also reviewing the use of eminent domain. It is reasonable to expect that prior to the General Assembly's adjournment in May, a vigorous debate will help illuminate many more facets of the issue. By submitting a ballot issue, the City will have time to reflect on the State's action, as well as schedule its own public hearings to provide a sharper focus on the policy issue. This will also provide some separation of the public engagement process from any political or economic self interest which attends the recently approved Centene redevelopment project.

The following question will be submitted to the registered voters of the City of Clayton in substantially the form listed below:

Should it be the future policy of the City of Clayton that eminent domain should be significantly limited in conjunction with any economic development or redevelopment project?

The public forums will be held at The Center of Clayton. They will begin at 7:00 p.m. on:
February 23 - March 23 - April 27

More information will be provided to the residents in the days before the forums.



Linda Goldstein
Ward II Alderman

Glenridge Playground

... another unique City-School District collaboration



Jill Belsky
Ward II Alderman

The City of Clayton Department of Parks and Recreation will be partnering with the School District of Clayton to build an inclusive playground at Glenridge Elementary School this Spring. At the request of residents of Ward II, staff of the City and School District met this past year to discuss the possibility of working together to be able to build a new, state-of-the-art inclusive playground for the community. The need for just such a playground was great, but the funding was lacking. City staff determined that there were grant opportunities available to municipalities that were not available to schools, so in order to get this type of funding, the two entities would need to partner together to build this project. Patty DeForrest, Clayton's Parks & Recreation Director, worked with community members Flora Dulle and Susan Casteel to complete the grant

application this Fall. In December, the City received notification that it had been awarded a Municipal Park Grant for up to \$119,014 to assist in paying for the playground. This grant program is funded by 20% of the 1/10-cent sales tax authorized by voters in November 2000 in St. Louis County, and administered by the Municipal Park Grant Commission.



The playground will serve the needs of both the Glenridge school children and those children who live in proximity to the school. The City of Clayton will be making a commitment to fund 5% of the project cost, which will be approximately \$8,000. The School District of Clayton will also be matching the 5% funding commitment, and loaning the PTO any necessary funds to complete the project.

Far exceeding minimum ADA standards, the playground will be designed to accommodate children with a wide variety of abilities. It is projected to last 15 years, serving more than 400 children each week. Its new features will include:

- Accessible engineered wood carpet surfacing combined with poured in place surfacing or rubber tile surfacing to provide ADA compliant access to both play structures.
- New east and west structure designs with ADA compliant transfer stations. For each structure, curved transfer modules include handles.
- New structure in which more than 50% of total elevated play components are accessible by transfer stations whereby a child can leave his wheelchair and maneuver onto the transfer station and scoot himself from deck to deck and access elevated play components. A possible additional 'Sway Fun' unit allows for more ease of play.
- Minimized sloping to a maximum of 2% wherever possible to ensure play structure slide exits and deck heights are correct as well as to minimize the tendency for the loose fill surfacing to be pushed away from high points into low points of elevation.
- Raised concrete curb from the corner on the south end of the playground. Elevation of the surface at the curb on the north entrance will drop to reduce slope. Fill dirt will be added in some areas. Extra steps will also continue up to the new playground level. An ADA entrance will still be possible from the west playground entrance.

A grand opening is expected in May 2006.

Centene, cont'd. from Page 1

To ensure community awareness, the project was the subject of articles in the August and October 2005 issues of CityViews. Starting in June 2005, the Board of Aldermen held detailed public discussions about the project on a monthly basis. On November 22, the Board held a public hearing in which Centene representatives provided a comprehensive and detailed explanation of the project. Approximately one hundred citizens, representing a cross section of the Clayton community, attended the hearing. The Board opened the floor to the audience, who voiced a variety of opinions about the project. After hearing all the comments, the Mayor and the Board decided to take those comments under advisement. At its December 13th meeting, the Board accepted extensive additional public input. Responding to comments and explaining their positions, they then expressed support and unanimously approved the Centene project development plan, relocation policy and redevelopment agreement.

A study of the development confirms that it would have an overwhelming positive impact on the region's economy and mitigate the negative conditions that currently exist in the redevelopment area. The project represents a \$190 million investment into downtown Clayton, and revives an area that has suffered high vacancy rates and declining economic performance over the past decade. While Clayton's central business district as a whole has prospered over this same period, this area has underperformed. Currently, about 26% of the retail square footage in the area is vacant, and has been since at least 2002. This does not include the Library Ltd. site, which has been vacant from late 2001, until Centene converted a portion into temporary office space within the last several months. Prior to Centene's occupancy of this building, the retail vacancy rate was 60%. Attempts by the City to work with other redevelopers in this area have been unsuccessful. The most recent project was a proposal by Summit Development to construct an office and hotel complex. Although the plans were approved by the Board of Aldermen in 2003, the developer was unable to move forward with the project.

February Meeting Schedule

The following list of public meetings contains all regularly scheduled meetings of the City of Clayton. Meetings may be added, canceled or rescheduled, in accordance with the Open Meetings Act, as the need arises.

- Feb 6 Plan Commission/ARB
City Hall - 5:30 p.m.
- Feb 13 Econ. Dev. Adv. Comm.
City Hall - 5:00 p.m.
- Feb 13 Art Commission
City Hall - 6:00 p.m.
- Feb 14 Board of Aldermen
City Hall - 8:00 p.m.
- Feb 16 Landscape Committee
City Hall - 5:00 p.m.
- Feb 17 CRSWC
The Center - 7:30 a.m.
- Feb 22 Plan Commission/ARB
City Hall - 5:30 p.m.
- Feb 27 Parks & Recreation
The Center - 7:00 p.m.
- Feb 28 Board of Aldermen
City Hall - 8:00 p.m.

The Centene project is very important for the future of Clayton and the region. It will sustain economic viability by bringing 800 new jobs to downtown Clayton. It will keep a major corporate headquarters within the region and generate millions of new tax dollars, with the major portion going to the Clayton School District. It is an unique opportunity that has earned the unprecedented support of Clayton's Economic Development Advisory Committee, St. Louis County, the RCGA, the State of Missouri, and the Clayton School District.

The City must ultimately consider the overall economic impact of the project. It is important to note that the City of Clayton has been committed to a fair and open process, and has solicited public input at each stage of the project. The existing property owners have been and will continue to be treated fairly and with the utmost respect. In fact, the City required that unique protections for property owners be built into the redevelopment agreement with Centene. Centene has already made the property owners significant offers, some of which are 2.5 times greater than the County's appraised value. Further, if both parties are unable to agree upon a final price, there is a requirement for mediation. Only if this mediation also fails is Centene allowed to file for condemnation. Throughout this process, Centene also has the right to request to the City that one or more properties not be purchased if they can still fulfill the goals of their project.

The City is also obligated to sustain a high quality of life for all our residents, to ensure a downtown that continues to thrive, and to prevent the tax burden from unduly shifting from commercial to residential properties. This is essential to support our premier school district and the quality of services on which Clayton residents rely. The City of Clayton has every intention of fulfilling these obligations.

The Board of Aldermen unanimously approved the Centene development after carefully considering all elements of the project. The City remains convinced that the project which keeps Centene's headquarters in Clayton and generates 800 new jobs is in the best interests of the people of Clayton and the entire region.

Calea Reassessment

The Clayton Police Department announced that in April 2006 it would undergo its second reaccreditation assessment process. The Department was awarded its first international accreditation in 2000 by the Commission on Accreditation for Law Enforcement Agencies, Inc. (CALEA), and reaccredited in 2003. In April, the Department will host a team of three assessors who will scrutinize Clayton's entire spectrum of operational and management practices. The assessment will also take into consideration comments from the community. Clayton residents are invited to offer their input at a public information session. The public hearing will be held in the spring of 2006; public notices will be placed in City buildings announcing the exact time and location. Comments should address the Department's ability to comply with the CALEA standards. A copy of the 446 individual standards are available for review at Clayton Police Headquarters, 227 South Central Avenue. Contact Police Chief Tom Byrne or the Police Department's Accreditation Manager Dennis Davenport at 314.290.8410 to arrange an appointment. Written comments can be sent to the Commission on Accreditation for Law Enforcement Agencies, Inc., at 10302 Eaton Place, Ste. 100, Fairfax, Virginia 22030. Interested citizens can obtain additional information in regarding police accreditation on-line at www.CALEA.org.

Contingent upon the outcome of the on-site assessment, the Department will appear before the Commission in July 2006 for further review and questioning relative to its compliance with CALEA standards. Following approval by the Commission, the Clayton Police Department will maintain its accredited status for another three years. The Clayton Police Department is one of only nineteen departments in the State of Missouri to have CALEA accreditation.



November 2005 Academy graduates from left: Richard Laitman, Vic Frankel, Chief Tom Byrne, Ken Toczylowski, Robin Frankel, Captain Steve Grenier, Office Jim O'Brien, Dr. Herbert Goldman, Ross Kerr, Carol Fichtelman, Allyson Diffley, Elizabeth Keister

Citizens' Police Academy

The Citizens' Police Academy is a nine-class program designed to help Clayton citizens become familiar with the rigors of being a police officer. During the November session, citizens received instructions in CPR, and interacted with officers who are experts in patrol procedures, crime scene investigation, interrogation, firearms and criminal and juvenile law.

Clayton residents and business owners can learn more about the Citizens' Police Academy program and about attending academy classes by calling the Clayton Police Department's Community Services Office at 290.8424. The next session is planned for September 2006. The time and place will be announced in the August 2006 issue of CityViews.

Pet Owners Must Clean Up

The Board of Aldermen recently enacted a new ordinance with more stringent requirements for owners to clean up after their pets. In accordance with the ordinance, fecal matter must be picked up from public or private property of others before leaving the immediate area. If a violation is witnessed, residents should report the incident to the Clayton Police Department.

In order for a summons to be issued, it will most likely require the complainant to agree to appear in court as a witness to the offense. If the caller does not agree to this stipulation, the responding police officer will still attempt to contact the offender regarding the complaint and the requirements of the ordinance.

Residents are also required to pick up after their own pets in their own yards at least once every 24 hours. If a report is received about a homeowner who allows feces to accumulate at his residence, an officer will document the incident and forward the complaint to Clayton's Department of Planning & Development Services, which will investigate the allegation.

Fines for violation of the ordinance range from \$20 to \$100, depending on number and frequency.

For the latest about Clayton, sign up for the City's e-mail updates. Go to the HOME page on the City's website and click the e-communications icon.

Sign up for
Clayton e Communications
 click here for more information

2005 Department Highlights

The City of Clayton maintains an unparalleled quality of life, assisted by the efforts of its conscientious and hard working staff. All City departments work diligently to fulfill obligations and goals set at the beginning of each year, and are committed to serving the Clayton community. A few of the many accomplishments of 2005 are outlined below.

Public Safety

- Responded to 13,352 police calls for service, 1,440 fire-related calls and 1,368 emergency medical services calls.
- Completed over 1,200 hours of Fire Department training including three courses on the National Incident Management System through the Department of Homeland Security, firefighter safety, and monthly training with Richmond Heights, and 3,400 hours of police officer training.
- Participated in the Safe Life Kids Program for fourth graders through the Clayton School District, and continued to have two police officers assigned as full-time School Resource Officers.
- Systematically replaced five squad cars and the Fire Department command vehicle, and ordered a new pumper which is the second largest piece of equipment in the City's fleet.

Infrastructure

- Completed the renovation of City Hall and the Fire Station.
- Issued 1,225 construction permits, with a combined valuation of \$76,230,017.
- Worked extensively with MetroLink to monitor construction and related traffic issues.
- Completed four major alley projects to improve drivability and enhance drainage at a total cost of \$455,000.
- Received the Arbor Award of Excellence from the Missouri Department of Conservation for the City's tree management program, and commissioned a detailed tree inventory of all 7,921 street trees.
- Completed 2,680 inspections on existing properties including annual inspections of multifamily buildings.
- Adopted Urban Design District Standards for Clayton Road to help assure architectural compatibility of new development.
- Installed new identification signage for public facilities, including parking, throughout the central business district.
- Worked with the Gateway Foundation to secure a free loan of the Botero sculpture at Wydown and Hanley, and contracted with Alice Aycock for a piece in front of The Center.
- Sponsored an electronic recycling event with over 1,000 drop-offs, preventing two box trucks of material from potentially entering landfills.
- Secured a grant from East-West Gateway for over \$1 million to improve pedestrian safety through installation of textured crosswalks as well as enhance accessibility of curb ramps.

Parks & Recreation

- Established "Clean Up the Park Day" to kick off the Spring season.
- Established a Hanley House Council to work on a long-term plan for the care and maintenance of the Martin Franklin Hanley Historic Home.
- Completed improvements to the Children's Pool at Shaw Park and renovations of Oak Knoll Carriage House.
- Provided the activities brochure on-line and implemented on-line registration for programming.
- Developed a Women's Recreational Basketball League for Clayton residents, Youth Volleyball League and Indoor Adult Volleyball League.
- Adopted new shared usage agreements with the School District of Clayton for use of Field #7 and Gay Field.
- Opened Whitburn Park in the Clayshire subdivision.
- Helped coordinate the first annual Clayton Canine Classic held at Shaw Park in October.

Administration

- Received a Certificate of Achievement for Excellence in Financial Reporting for the City's Comprehensive Annual Financial Report.
- Joined the SLAIT pool for worker's compensation reducing the City's exposure, and consolidated brokers services saving \$24,000 annually.
- Undertook a comprehensive study of employee salaries and benefits.
- Lead the effort to compile 1,250 Clayton business gift bags for hotel visitors during the NCAA Final Four tournament, and assisted with advertisement and banners for special events.
- Redesigned the Clayton Retail Guide and profile booklet, and developed the Clayton Connection for e-mail communication.
- Refinanced a portion of the City's debt and saved the City approximately \$600,000 over the life of the debt.

This past year was busy and productive, and 2006 is expected to continue the high level of service to Clayton residents.

2006 Clayton Special Events

CLAYTON FARMERS' MARKET

Saturdays, May 20 through September 30

8:00 to 11:00 a.m.

North Central Avenue

Activities at this chef-run farmers' market includes live music, chefs' demonstrations on how to prepare the ultimate in fresh produce, and booths serving coffee and omelets using eggs and produce from the market. For more information, call: 314.645.5807

MUSICAL NIGHTS IN OAK KNOLL PARK

Fourth Sunday of each month, May through September

5:00 to 7:00 p.m.

Oak Knoll Park (NW corner of Big Bend Boulevard & Clayton Road)

A new and exciting free concert series in Oak Knoll Park. Guests are encouraged to bring their lawn chairs and blankets. For more information, call: 314.290.8544



TASTE OF CLAYTON

Sunday, June 4

1:00 to 9:00 p.m.

Shaw Park

In its fourteenth year, this annual family event features the specialties of the area's top restaurants, live music throughout the day, Taste, Jr., "the everything for kids" area, and more live music, desserts, refreshments and fireworks at Taste Too. Proceeds benefit selected charities. For more information, call: 314.290.8508

SAINT LOUIS JAZZ FESTIVAL

June 23 & 24

Shaw Park

Contemporary jazz music performed on three stages in an outdoor setting. This festival brings the best of the jazz world to Clayton. For more information, call:

314.863.0278



SAINT LOUIS ART FAIR

September 8, 9 & 10

Downtown Clayton

In its thirteenth year, the 2006 Saint Louis Art Fair will return to Clayton's central business district. Visual artists will exhibit an unprecedented selection of the highest quality, original works of art. Culinary Row, entertaining arts, children's activities, and musical performances will also be featured. For more information, call: 314.863.0278

CLAYTON TRIANGLE

October 6 & 7

Fri., 6:00 p.m. & Sat., 9:00 a.m. to 4:00 p.m.

Maryland Avenue, Brentwood Boulevard and Forsyth Boulevard

The Clayton Triangle presents the Jaguar Clubs of North America's Concorde d'elegance, a nationally sanctioned show, where up to seventy Jaguars will be officially judged for trophies and points toward upcoming national awards. Clayton on the Park Rooftop will be the site for cocktails and dinner on Friday. The official judging of Jaguars and the awards dinner on the Rooftop will be held on Saturday. For more information, call: 314.727.2020





WYDOWN FALL FESTIVAL

Saturday, October 7

10:00 a.m. to 1:00 p.m.

Hanley Road and Wydown Boulevard

The public is invited to this charming neighborhood festival. At the third annual Wydown Fall Festival, business owners look forward to greeting guests with gifts and giveaways. Festivities also include fun for everyone in Wydown Park. For more information, call: 314.290.8508

THE BIG READ

Saturday, October 7

St. Louis County Memorial Park in downtown Clayton

Bookmark your calendar for an extraordinary event that will celebrate authors and promote literacy. Packed with events and performances for adults and children, the Big Read will feature authors, costumed characters and interactive projects, panel discussions and book signings. For more information, call Cultural Festivals at: 314-863-0278

CLAYTON CANINE CLASSIC

Sunday, October 15

11:00 a.m. to 2:00 p.m.

Shaw Park

The second annual Clayton Canine Classic will feature a canine fashion show, games for dogs, and/or their humans, pup art, a pet psychic, a puppy kissing booth and pet photographer. Proceeds will benefit Stray Rescue of St. Louis. All dogs MUST be on leashes and accompanied by an adult human guardian. For more information, call: 314.726.3033

HOLIDAY CHAMPAGNE STROLL

Sunday, November 19

Noon to 5:00 p.m.

Clayton Road from Brentwood Boulevard to Hanley Road

Stroll along St. Louis's leading street of chic antique shops and boutiques filled to the brim with unique gifts and ideas for the holidays. A great way to start the holiday season. For more information, call: 314.725.2622

CLAYTON HOLIDAY CELEBRATION

Thursday, December 7

Shaw Park and downtown Clayton

The City of Clayton, the Clayton Chamber of Commerce and Clayton business owners have an exciting event planned for this holiday season. In addition to Skating with Frosty at the Shaw Park Ice Rink, holiday merrymakers will be treated to horse drawn carriage rides and live entertainment in downtown Clayton. The finale — a fireworks display! For more information, call: 314.290.8508 or 314.726.3033



HOLIDAY CARRIAGE RIDES

Thursdays in December

6:00 to 8:00 p.m.

Downtown Clayton

Horse drawn carriage rides will transport holiday shoppers and diners along gaily decorated downtown Clayton streets alive with thousands of twinkling holiday lights and festive holiday window decorations. Clayton restaurateurs, hoteliers and retailers look forward to greeting merrymakers with a warm holiday welcome. For more information, call: 314.290.8508



FACTS ABOUT CLAYTON

Q. Will Clayton hold an Electronic Recycling event this year?

A. Yes, this year, the event which is conducted by Web Innovations & Technology Services (WITS) is scheduled for March 24 from 8:00 a.m. to 5:00 p.m. and March 25 from 9:00 a.m. to 4:00 p.m., and will be held in the south parking lot off Shaw Park Drive in Shaw Park. Businesses and residents may dispose of computers, printers, phones, pagers, fax machines, small appliances, software, cables for peripheral, copy machines up to 150 lbs. and televisions up to 100 lbs. WITS guarantees secure Department of Defense removal of all data on reusable computers. Appropriate recycling is guaranteed for all nonreusable items, or the items will be demanufactured at WITS facility and will not be put in the landfill. A donation of \$5 is requested for disposal of each monitor and television. A form, which is available on the HOME page of the City's website, must be completed by March 16 to have large items picked up from businesses or home; the cost for pickup is \$20. Additional donations can be made to help cover costs of repairing computers for low-income families. All donations are tax deductible. For more information, call: 314.382.1650.

IMPORTANT NUMBERS

<i>In Case of Emergency</i>	911
City Manager	290.8400
Communications	290.8473
Finance	290.8443
Fire (non-emergency)	290.8485
Planning and Development	290.8453
Mayor/Board of Aldermen/City Clerk	290.8469
Parks and Recreation	290.8500
Human Resources	290.8448
Police (non-emergency)	645.3000
Public Works	290.8540
TDD	290.8435

STATEMENT OF ACCESSIBILITY TO ALL CITIZENS

It is the City of Clayton's goal to make programs and facilities accessible to all individuals. If you or someone you know has a disabling condition and would like more information and support for accessibility of all programs and facilities, please contact us at 290.8501(V). Sign interpreters may be scheduled upon request. Suggestions for future programs are welcomed.

City of Clayton

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The Mission of Clayton City Government is to foster a vital, balanced community composed of outstanding neighborhoods, quality businesses, commercial and government centers, premier educational institutions, and a healthy natural environment through an open, accessible and fiscally responsible government.



Printed on Recycled Paper Stock

COVER: Aerial photo by Srenco Photography