



# CITY VIEWS

A NEWSLETTER FOR CLAYTON BUSINESS AND RESIDENTIAL CITIZENS

DECEMBER 2007

VOLUME 16, ISSUE 6

Every Thursday in December enjoy horse drawn carriage rides through downtown Clayton

Friday, Dec. 7, join us for all the fun at Clayton's holiday event, All That Glitters

See Page 7 for details

## I-64 Closes Jan. 2, 2008

*On Jan. 2 all lanes of I-64 will be closed from I-170 to Ballas for a year*

In late October, the Missouri Department of Transportation (MoDOT) and its contractor, Gateway Constructors, announced that on Jan. 2, I-64 will be closed from I-170 to Ballas Road. Before rush hour on the 2nd, all lanes of I-64 in this 5-mile section will be closed for the entire calendar year of 2008.

Beginning Dec. 26, various lanes of I-64 will be closed to make striping and signing changes to prepare for the complete closure. After the road closes on Jan. 2, crews will immediately begin demolition activities. Major demolition work is scheduled for Lindbergh, Clayton/Warson and Brentwood during the month of January.

Motorists are encouraged to prepare for the highway closure by finding alternate routes to and from destinations. For a list of helpful website addresses, see Page 6 of this newsletter.

### DURING 2008

*At the west end of the closure*  
- eastbound I-64 traffic will be diverted to north or southbound I-270 with one lane open to Ballas Road  
- one lane of westbound I-64 traffic will be open from Ballas Road and ramps from north and southbound I-270 will be open.

*At the east end of the closure*  
- one lane exit only to Hanley Road and two lanes exit only to northbound I-170 will be available from westbound I-64  
- one lane exit only to Eager Road and two lanes exit only to eastbound I-64 will be available from southbound I-170  
- one lane from Eager Road will be available to northbound I-170  
- there will be no access on or off I-64 at Brentwood.

## The City Reaches Out

The City is committed to preserving an open and honest line of communication with its citizens. It strives to establish bonds between the City, its employees, residents and businesses, and to inform Clayton citizens about governmental processes, programs, events, and goals and objectives.

The City uses various communication tools to keep the community informed, which include: CityViews, the City's bi-monthly newsletter to all Clayton businesses and residents; Clayton Connection, the weekly e-mail update messages; the City's website [www.ci.clayton.mo.us](http://www.ci.clayton.mo.us) and its government access Channel 10.

In addition to publishing information, public engagement forums are conducted. Dialogue with our citizens is an integral part of the process the City uses to resolve challenges it faces. Recently, plans for a new development, the Carondelet Village, were reviewed by City officials and staff, and various boards and committees. Feedback from the public was solicited during meetings with subdivision trustees, with citizens in each of the City's wards and at meetings of the Board of Aldermen and Architectural Review Board. At each of these meetings, Mark S. Mehlman Realty and the project team presented the development plans and answered questions from the audience.

City officials, staff and committee members meet frequently to scrutinize proposed projects and study programs. "Input from our concerned citizens provides the guidance we need to analyze projects and programs that will benefit the entire community," said Mayor Linda Goldstein.

Communication cont'd.on Page 5

## News from Ward II Aldermen



Ward II Alderman  
Michelle Harris

The City of Clayton was bustling with events and new opportunities to consider this fall, and the winter season will be just as busy. With so many demands for time, the City and your Ward II aldermen continue to work very hard to communicate with residents about events, issues and development opportunities all over the City. Early in the fall, Town Hall meetings were conducted in all Wards to engage the public in discussion about some proposed new business development in the Central Business District.



Ward II Alderman  
Cynthia Garnholz

Subsequently, more informal discussions have been happening in all three Wards, with Ward II being no exception. We kicked off our new "Sundays at Starbucks" discussions in September with about 30 residents attending. We had an outstanding discussion of the key happenings in Clayton, and issues of concern to the attendees. These sessions will continue indefinitely, at 4 p.m. on the first Sunday of each month. In addition, we have received some special requests from other groups of residents to attend gatherings to answer questions on various topics, such as a recent evening coffee for residents of the towers along Hanley Road. The City and your aldermen are committed to fueling an open dialogue where you gain information, and we gain understanding of your opinions and concerns. Good examples of resulting action from discussions with residents are new projects to improve pedestrian safety, improving park drainage problems as in Claverach Park, and ongoing discussions with residents regarding parking issues along Hanley Road. Please help us keep this dialogue going by attending meetings and coffees whenever you can.

On a lighter note, we wanted to bring your attention to our beautiful park area landscaping! There are probably a few residents in your neighborhood that work very hard to beautify the public areas. Two examples we would like to recognize are at Hillvale and Harcourt in Claverach Park, where Judy Bolian, Garrett Hagen and Jimmy Schwab have outdone themselves in creating spectacular gardens for all the neighbors to view and harvest herbs! If you are maintaining a garden in a public area or know of someone who should be recognized for this, please let us know. Another great example is Acorn Park, where the Parks Department has outdone itself with a fantastic display of mums and other plantings. When you see our parks or forestry personnel working in your area, please stop and pay them a compliment.



Intersection of Hillvale and Harcourt in Claverach Park

Soon our central business district will be transformed for the winter holidays, and will again host carriage rides and our "All That Glitters" event. Look for details in this newsletter and on the City website. We encourage you to contact us directly for comments, questions or concerns via e-mail, phone or by attending the monthly coffees.

Michelle Harris  
mharris@ci.clayton.mo.us

Cynthia Garnholz  
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## Mayor Linda Goldstein Attends National Climate Summit

*Former President Clinton and New York City Mayor Bloomberg headline the two-day event*

Mayor Linda Goldstein joined her colleagues from across America for the 2007 Mayors Climate Protection Summit held by the U.S. Conference of Mayors in Seattle on Nov. 1 and 2 for an unprecedented event to spur local and federal action on climate change.

The two-day event featured keynote addresses by former President Bill Clinton, Mayor Michael Bloomberg of New York and other national and international leaders.

The Seattle summit was the largest meeting of American mayors devoted solely to climate protection. More than 100 mayors from across the country representing millions of Americans discussed the impact of climate change on their communities and the steps cities are taking to reduce greenhouse gas pollution and prevent climate change.

The mayors participated in a wide range of sessions designed to accelerate local action on global warming. The summit included real-world solutions for: creating jobs and growing a green economy, designing a climate-friendly transportation system, reducing sprawl through smart growth, and building a green city at home and work. The summit presented an opportunity to understand how local governments are leading the way on climate protection in the United States and creating solutions in homes, at work and on the road.

For information about Clayton's extensive efforts to preserve the environment and writings about the conference, go to "Environment" under GET TO KNOW CLAYTON on the City's website [www.ci.clayton.mo.us](http://www.ci.clayton.mo.us).



Mayor Linda Goldstein

## New Ward II Alderman



City Clerk June Waters and Ward II Alderman Cynthia Garnholz

At the Aug. 14 Board of Aldermen meeting, Cynthia Garnholz was sworn in as Alderman of Ward II. She is serving the unexpired term of former Ward II Alderman, Linda Goldstein, who resigned the position when she was elected Mayor of Clayton. The term expires in April 2008. Ms. Garnholz shares the aldermanic responsibilities in Ward II with Alderman Michelle Harris. "I am anxious to give back to my hometown by serving as an advocate for Ward II residents. I also want to work for appropriate development of the City's Central Business District so that we have a vibrant downtown area and increased tax revenues to support the high level of municipal services we have enjoyed and come to expect," said Ms. Garnholz.

Alderman Garnholz and her husband, Bill Eastman, are lifelong Clayton residents and live in Ward II with their two sons.

## 20 Years of Excellence

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Clayton for its Comprehensive Annual Financial Report (CAFR) for the fiscal year that ended Sep. 30, 2006.

The Certificate of Achievement is a prestigious national award recognizing conformance with the highest standards for preparation of state and local government financial reports. To receive the Certificate of Achievement, a government must publish a clearly communicated and efficiently organized comprehensive annual financial report, whose contents conform to program standards, generally accepted accounting principles, and applicable legal requirements. Clayton's Finance Department has received a Certificate of Achievement for twenty consecutive years (fiscal years ended 1987-2006). The City is proud of the Finance Department staff for its dedication to excellence in financial reporting.

## City Considers Using Tax Increment Financing

The City is fortunate to have had several new redevelopment proposals for the Central Business District to consider over the past three years. The potential for new investment in our community is essential for keeping our commercial property values strong, thereby reducing the financial impact on the residents to support the City's quality services. One of the development proposals is from Mark S. Mehlman Realty, which plans to build a mixed-use development, Carondelet Village, adjacent to The Crescent along the north side of Carondelet Plaza. The Mehlman proposal includes a request that the City consider using Tax Increment Financing (TIF), because the developer believes such an incentive is necessary to support the economics of the projects.

To help the City assess the request, a TIF Commission was established. The State requires that the TIF Commission be comprised of six residents, two representatives from the School District and four members appointed by St. Louis County and other taxing districts. The creation of a TIF Commission does not mean that the City is planning to implement a TIF. The TIF Commission is the body that initially receives input from the public, affected taxing districts, and property owners about the redevelopment plan that is being contemplated for TIF designation by the City. The Commission held meetings in October and November to discuss the proposal and obtain public input.

The Commission must hold a public hearing, a requirement of the TIF Act, regarding the redevelopment plan, where the group will make a recommendation to the Board of Aldermen on whether to adopt TIF and the redevelopment plan. The public hearing is scheduled for 7 p.m. on Monday, Dec. 3, at The Center of Clayton. If the Board of Aldermen approves the redevelopment plan, then the City would engage in a redevelopment agreement with the developer.

In addition to forming a TIF Commission, the City has retained various consultants whose responsibility is to ensure that due diligence is performed with respect to the financial aspects of the proposed project.

A list of material describing the redevelopment project and a chronology of the public engagement process are available under BUSINESS on the City's website [www.ci.clayton.mo.us](http://www.ci.clayton.mo.us). Information about the TIF Commission is also available under BUSINESS and under CITY HALL, Committees/Commissions on the City's website.

## Transit Oriented Development

The completion of the Cross County MetroLink Extension through Clayton and two passenger stations during the summer of 2006 brought unique opportunities for potential redevelopment near the stations.

To take advantage of these opportunities, prepare for future development proposals adjacent to the transit stations, and to ensure that the projects maximize the economic development potential of land near these stations, the City's Plan Commission is considering the adoption of two Transit Oriented Development (TOD) Overlay Zoning Districts.

The Clayton Business District Master Plan (1993) recognizes the need for transit oriented developments. With MetroLink now traversing downtown Clayton, it is an appropriate time to consider zoning changes designed specifically for the areas near the Forsyth and Central Avenue stations. These changes take into consideration the typical user of MetroLink and seek to encourage development to serve this population. Specifically, the City will encourage development of mid-priced condominiums and apartments to capture the younger professional who is likely to take advantage of the proximity to MetroLink. The commercial element will focus on products and services that support people who have selected a transit-oriented lifestyle.

TODs require new developments in these areas to be transit supportive, which means the development should provide public gathering areas, pedestrian connections to the stations and compatible uses. These developments can utilize reduced parking and can be of higher density than typically allowed. The Overlay Districts would be in the vicinity of the Forsyth station on the east end of the City and the Central Avenue station at Shaw Park Drive and would not involve single family-zoned property.

The City's Plan Commission continues to study establishing TODs. For the regulations to actually be implemented, the Plan Commission must hold a public hearing and make a recommendation to the Board of Aldermen for final approval.

Dialogue from the Plan Commission meetings about the TODs is available on the "Minutes" page of the "Plan Commission/ Architectural Review Board" under CITY HALL on the City's website.

## East-West Gateway Recognizes Work by Public Works Director



Public Works Director Paul Wojciechowski

At East-West Gateway's 42nd annual meeting on Nov. 16, Clayton's Public Works Director Paul Wojciechowski received the organization's Outstanding Local Government Achievement Award. These awards recognize the extraordinary work of municipal officials in the St. Louis region, and highlight individuals who have provided the highest level of leadership on projects and partnerships.

Mr. Wojciechowski has been Clayton's Public Works Director since January 2005. Through his strong leadership, the Public Works Department has been instrumental in the implementation of several projects. He and his department coordinated with Metro on the completion of the Cross County MetroLink Extension through Clayton. They completed the Intelligent Transportation System (ITS) project, which provides fiber interconnection of traffic signals, and the installation of the traffic monitoring cameras

at select locations throughout the City. He and his staff initiated and completed a Citywide Stormwater Study. Working with the Ecology & Environmental Awareness Committee in collaboration with other City departments, he assisted in the passage by the Board of Aldermen of an ordinance that requires all new construction and major renovation projects owned, occupied or funded by the City of Clayton that are 5,000 square feet of floor area or greater to be certified to the U.S. Green Building Council's LEED Silver level. Coordinating with Allied Waste and the St. Louis-Jefferson Solid Waste District, the City obtained new recycling containers for Clayton residents that will result in reducing the amount of waste and increase the amount of material converted into recycled products. Under Mr. Wojciechowski's leadership, the first recycling program for the St. Louis Art Fair was introduced this year, collecting 500 lbs. of recycled material. He served as staff support to the Landscape Committee, which developed new identification signage which was installed throughout the City. He secured over \$1 million in grant funds from East-West Gateway that are being used to improve pedestrian safety through installation of textured crosswalks, enhancement of curb ramp accessibility and audible countdown crosswalk signals at all major intersections in Clayton.

"Paul is an outstanding employee and staff leader," said City Manager Mike Schoedel. "He and his staff go above and beyond the call of duty to ensure that the citizens of Clayton are provided the highest level of service."

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Communication cont'd. from Page 1

To obtain citizen input during the review process, the City provides many opportunities for public engagement. Information about the various forums is published in this newsletter, on the City's website, in e-mail updates and on the government access channel. It is hoped that citizens will take advantage of these opportunities and participate in the decision making process.

We want to hear from you . . . to e-mail questions and comments, find department directors' e-mail addresses by clicking "Telephone/Email/Links" under CONTACT US on the City's website [www.ci.clayton.mo.us](http://www.ci.clayton.mo.us); e-mail addresses for the Aldermen are listed on Page 8 of the newsletter.

### Clayton, Brentwood, Maplewood and Richmond Heights Unite as Mid-Metro 4

*Group seeks to educate public about area's viability during I-64 construction*

The four cities have formed a coalition to keep the public informed of the area's accessibility and to promote its many assets and attractions.

They have developed a website where residents and commuters will find information about the businesses in the four communities, about business promotions, and updates on road closures and alternate routes to and from the communities. The website will feature an incentive card program that will encourage patrons to look beyond the I-64 conditions and enjoy the unique experiences the communities have to offer.

Mid-Metro 4 was created in 2007 to emphasize accessibility to the area and empower consumers, residents and businesses to continue to enjoy the exceptional amenities offered by the four communities during the I-64 construction.

For details, visit [www.midmetro4.com](http://www.midmetro4.com) or e-mail [info@midmetro4.com](mailto:info@midmetro4.com).

## Ice Rink Task Force Presents Final Report

*Majority of Clayton residents want the rink to remain open*



the rink became apparent in November 2006, when the City was forced to close the ice rink for the 2006-2007 season due to expenses and delays needed for repairs. Since making major repairs in 1998, the City has continued to make minor capital repairs to keep the rink operating. Expenses to maintain the rink, which opened in 1960, have escalated, while revenues and usage have been negatively impacted by the reduction of ice time due to warmer winter temperatures.

Understanding the challenges, the Board was nevertheless encouraged to proceed with a study. A survey, conducted by the City Parks & Recreation Department, indicated that the majority of Clayton residents (67%) want the ice rink to remain open.

During the study, the Task Force reviewed reports from two consulting firms. Jacobs Engineering reviewed the physical site and presented alternatives. Their analysis showed that the cost and parking demands of a fully enclosed rink would be prohibitive, and concluded that improving the food services would create a multi-use facility which would benefit a greater number of the Clayton residents and maximize the profitability of the site. The improved food services would serve the 120,000 patrons that use the Shaw Park Pool, Tennis Courts and Ice Rink each year.

Ballard-King Associates analyzed the possible markets and operations of both a fully enclosed ice rink and a covered, open-air ice rink, and concluded that an enclosed rink would create a glut on the market. A covered facility would have an improved cost-recovery ratio compared to the current rink, due to improved ice time and year round use by other sports, such as lacrosse, field hockey and soccer. It is expected that these sports would generate an increased demand for practice fields in the future. There is also potential summertime use of a covered, open-air facility with summer camps, t-ball, and special events, which would result in additional revenue and increased usage.

While the Board of Aldermen studies recommendations from the consultants, the City's Parks & Recreation Department has prepared the Shaw Park Ice Rink for the 2007-2008 skating seasons, which opened on Nov. 23.

At the Oct. 9 Board of Aldermen meeting, Clayton's Ice Rink Task Force presented its final report. Following a 10-month study, the 15-member committee composed of residents from each of Clayton's three wards, Ward III Alderman Alex Berger III and Ward II Alderman Michelle Harris, recommended hiring a consultant to review specific design considerations for a year-round, covered, open-air, multi-purpose facility at the current ice rink site with renovations to the existing building and the possible addition of new buildings.

The need to establish a Task Force to study the current operations and to make recommendations regarding the long-term viability of

### REFER TO THESE WEBSITES DURING THE I-64 RECONSTRUCTION

#### Mid-Metro 4

[www.midmetro4.com](http://www.midmetro4.com) - promotes businesses in the Mid-Metro 4 area (cities of Clayton, Brentwood, Maplewood and Richmond Heights) by listing special offers and discounts from participating businesses in those communities, and provides up-to-date driving directions

#### Official I-64 Project website

[www.thenewI64.org](http://www.thenewI64.org) - provides information about all aspects of The New I-64 Project, including traffic closure information and sign-up for e-mail updates

#### Missouri Department of Transportation

[www.modot.org](http://www.modot.org) - also provides extensive information about the I-64 reconstruction project

#### Project Get Around

[www.getaroundstl.com](http://www.getaroundstl.com) - promotes businesses throughout the region and provides travel information

#### Regional Road Network Information

[www.GatewayGuide.com](http://www.GatewayGuide.com) - provides real-time traffic information about the St. Louis region, in a visual or e-mail format, including all MoDOT construction work and incidents on the interstates

#### E-mail Access/Inquiries

[Info@thenewI64.org](mailto:Info@thenewI64.org) - provides next-business-day e-mail response to questions or concerns

## Clayton's Police and the Special Olympics

On Sunday, Nov. 11, the Police Department sponsored its 7th annual run benefiting the Special Olympics. Of the departments that sponsor Special Olympic runs in the State of Missouri, the Clayton Police Department is one of the top ten fund raisers. In cooperation with the St. Louis Track Club, this year's event included a half-marathon with a 5K run. The Track Club decided to change the date of its annual half marathon with the expectation that it would attract more participation in this race. Participation in this year's event doubled participation in the 2006 event.

### December Meeting Schedule

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

- Dec. 3 Plan Commission/ARB  
City Hall - 5:30 p.m.
- Dec. 3 Parks & Recreation  
The Center - 5:30 p.m.
- Dec. 6 Board of Adjustment  
City Hall - 5:00 p.m.
- Dec. 10 Art Commission  
City Hall - 6:00 p.m.
- Dec. 11 Board of Aldermen  
City Hall - 8:00 p.m.
- Dec. 17 Plan Commission/ARB  
City Hall - 5:30 p.m.
- Dec. 17 Hanley House Council  
The Center - 6:00 p.m.
- Dec. 18 Board of Aldermen  
City Hall - 8:00 p.m.
- Dec. 20 Landscape Committee  
City Hall - 5:00 p.m.
- Dec. 21 C.R.S.W.C.  
The Center - 8:00 a.m.
- Dec. 27 Ecology & Environ.  
City Hall - 5:30 p.m.

"Our Police Officers volunteer their time to organize the event, as well as provide traffic control," said Clayton Police Chief Tom Byrne. "It is a great example of our officers' dedication to the community."

**ALL THAT GLITTERS - CLAYTON'S HOLIDAY CELEBRATION**  
Friday, Dec. 7, 2007  
6 to 8 p.m.  
Downtown Clayton

The City of Clayton, the Clayton Chamber of Commerce and Clayton business owners welcome all to shop and dine in Clayton, and to enjoy the festivities on Dec. 7th in downtown Clayton that will include carolers, horse drawn carriage rides and chestnuts roasting on an open fire, free skating at the Shaw Park Ice Rink, and the finale — a fireworks display at 8 p.m. in Shaw Park.



**HOLIDAY CARRIAGE RIDES**  
Every Thursday in December  
6 to 8 p.m.  
Downtown Clayton

Horse drawn carriage rides will transport holiday shoppers and diners along gaily decorated downtown Clayton streets alive with holiday lights and festive holiday window decorations. Clayton restaurateurs, hoteliers and retailers look forward to greeting merrymakers with a warm holiday welcome.

*Both events are free to the public.  
For information, call 314.290.8508*

*Parking is free on downtown streets evenings, weekends and holidays.*

## Q & A

Q. I've heard about weekly e-mail messages with information about meetings and events. I would like to receive these e-mails. What do I do?

A. The Clayton Connection e-bulletin provides the latest about Clayton and is one of the best ways to stay abreast of current Clayton happenings. To be added to the recipient list, go to the City's Web site: [www.ci.clayton.mo.us](http://www.ci.clayton.mo.us) and click the Clayton e-communications icon.



What would you like to know? Clayton citizens are invited to ask questions of their City officials. Forward your questions to: City of Clayton, ATTN: Judy Kekich, 10 North Bemiston, Clayton, MO 63105; Fax them to 314/863-0295; E-mail them to: [jakekich@ci.clayton.mo.us](mailto:jakekich@ci.clayton.mo.us)

## IMPORTANT NUMBERS

<b><i>In Case of Emergency</i></b> .....	<b>911</b>
City Manager .....	290.8400
Community Outreach.....	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

10 North Bemiston Avenue  
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#### MAYOR

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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.



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COVER: Aerial photo by Srenco Photography