

# CITY OF CLAYTON CITY VIEWS

## The Centene Project and the City of Clayton's Role in New Developments

### A CAREFUL AND PUBLIC REVIEW PROCESS

City of Clayton economic development and planning & development departments work to create the best opportunities to ensure Clayton's strong future. In fulfillment of the Downtown Master Plan, Clayton officials work with developers to ensure what is proposed will meet the city's goals and provide our city with new amenities, jobs, and additional sources of revenue for our city and schools. On June 6, Centene Corporation and Clayco presented a conceptual design for an expansion of their Clayton campus to the Plan Commission/Architectural Review Board. This marked the start of Clayton's development review process for Centene's proposed downtown expansion.



### THE PROPOSED CENTENE PROJECT

The proposed project, located on Centene-owned properties on Forsyth, Hanley and Carondelet, would expand the company's existing Clayton corporate campus. This new development,

according to Centene, would provide new office space, luxury residential units, ground level retail, structured parking, an auditorium, and corporate lodging. More information and renderings can be found on Centene's website: [www.centene.com/centene-clayton-campus-expansion](http://www.centene.com/centene-clayton-campus-expansion).



On August 1, the Plan Commission/Architectural Review Board will consider a request to rezone Centene's properties into a Special Development District comprised of four sub-districts. The Downtown Master Plan recommends this area for redevelopment.

### PROPOSED DEVELOPMENT SUBDISTRICTS

- **SUB-DISTRICT 1:** A 30-story, 1 million square foot building including office space, ground floor retail and an 817-space parking structure.
- **SUB-DISTRICT 2:** An 8-story, 900,000 square foot building including retail space, 114 residential units, and a 2,258 space parking garage.
- **SUB-DISTRICT 3:** A 34-story, 1.2 million square foot building including office space, executive-level corporate lodging, a 1,000-seat auditorium, and parking.
- **SUBDISTRICT 4:** A 19-story, 1.2 million square foot building including ground floor retail and parking.

### GIVE US YOUR THOUGHTS

The proposed Centene campus expansion project could be downtown Clayton's largest redevelopment project ever. We are waiting for the results of the economic impact analysis and traffic study to find out more about how it will benefit or impact Clayton residents. We will keep you informed.

Email your thoughts and comments to [development@claytonmo.gov](mailto:development@claytonmo.gov)





## Meetings

## MAYOR'S MESSAGE Mayor Harold J. Sanger

As we go to press, three major developments are underway in Clayton, plus the County is nearing completion of the new \$120 million courts project – all in our downtown. Several more developments, both residential and commercial, are working their way through City Hall, all of which are expected to add up to well over \$1 billion in total construction. Thousands of new jobs will be created by these projects, the economic effect for our entire region will continue for many years, and the potential benefits for the Clayton community are enormous. Aside from solidifying Clayton's position as the epicenter of commerce, government, education and extraordinary living in the St. Louis region, new residents will support our retailers and restaurants, attract new merchants, bring vibrancy to our downtown, and enhance property values.

The biggest development of course is the proposed Centene campus, a \$772 million project that will enhance the eastern entrance to downtown Clayton, bring

good jobs and their effect on our economy, new and exciting merchants, a corporate-civic auditorium, a new hotel, and parking capacity that will prevent infringement on neighborhoods.

Centene's plans have been submitted for city staff review, which you can find at [www.claytonmo.gov/pendingapplications](http://www.claytonmo.gov/pendingapplications). Following staff review our Plan Commission and Architectural Review Board will hold public hearings, give feedback to the developer and make a recommendation to the Board of Aldermen. More public hearings will take place, and when everything has been taken into consideration a final decision will be made by the Board of Aldermen. We hope you will take part in our very transparent process.

While there is conversation about a public-private aspect to this project, no submittal has been made to date. If and when there is, it will be thoroughly evaluated and open for public discussion.

Here is wishing you, your families and friends a terrific summer.

### Parks & Recreation Commission

August 1, September 12 – 7 p.m.

Center of Clayton

### Plan Commission/ARB

August 1, 15, September 5, 19 – 5:30 p.m.

City Hall

### Board of Aldermen

August 23, September 13, 27 – 7 p.m.

City Hall

### Sustainability Advisory Committee

August 25 – 5 p.m.

City Hall

### Sunday at Starbucks (Ward II Coffee)

August 7, September 4 – 4 to 5 p.m.

Starbucks (7645 Wydown)

### Ward III Coffee

August 13, September 10 – 10 to 11 a.m.

Starbucks (2 N. Central)

### CRSWC (Clayton Recreation, Sports and Wellness Commission)

August 19 – 8 a.m.

The Center of Clayton

Meeting dates and times may change.

Visit [www.claytonmo.gov/calendar](http://www.claytonmo.gov/calendar) to view up to date information.

### STAY INFORMED ABOUT THE CENTENE PROJECT



Email questions and comments to [development@claytonmo.gov](mailto:development@claytonmo.gov)



Visit Centene's project page: [www.centene.com/centene-clayton-campus-expansion](http://www.centene.com/centene-clayton-campus-expansion)



Subscribe to Clayton Connection at [claytonmo.gov/ecommunications](http://claytonmo.gov/ecommunications)



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## City of Clayton's Guide to Economic Development

When the term “economic development” is used, it generally refers to growing people’s incomes, increasing a city’s tax base, and creating jobs. But it’s not all about the economy - economic development also focuses on human development, environmental sustainability and quality of life. The City of Clayton always follows a thorough process when it comes to making economic development decisions involving new developments or redevelopments of existing areas.

### ECONOMIC DEVELOPMENT ACTIVITIES:

- Help keep businesses and jobs in Clayton
- Allow Clayton businesses to grow
- Help deliver new experiences such as performing arts centers and restaurants
- Support workforce development

Public-private partnerships aren't right for all projects. The majority of Clayton projects receive no incentives, but some do, for the right reasons.

### THE REVIEW PROCESS

Clayton staff thoroughly review any potential public-private partnership to ensure that the City benefits financially. We will not consider any partnership where the direct costs of additional city services are not fully covered. We accomplish this goal by:

1. Estimating the potential revenue over the life of the project – this includes: sales taxes, real estate taxes, utility taxes, personal property taxes and other city fees and taxes.
2. Comparing the estimated revenue to potential public participation necessary to make the project happen.
3. Carefully reviewing and verifying the project’s financials the same way any bank or equity partner would, including a thorough review of proprietary financial data.
4. Making a recommendation to the Mayor and Board of Aldermen based on established plans and documents such as the Downtown Master Plan and the Downtown Housing Study.

### “BUT FOR”- CLAYTON’S TEST FOR PUBLIC-PRIVATE PARTNERSHIPS

Often, market failure will hinder strong projects that would otherwise improve a community’s quality of life while also increasing its tax base. Examples include building costs are higher than expected rents, or redevelopment costs are prohibitive. In these cases, and only if these factors are the only way the development can occur as planned, Clayton may enter into a public-private partnership. These partnerships must be beneficial to both parties. They must **meet the needs of the community while providing just enough incentive to the private sector to move the project or program forward.**

Historically Clayton has approached public-private partnerships from a “but for” standpoint, meaning the project would not happen “but for” public investment. But for the public-private partnership, there would not have been additional revenue.

Public-private partnerships aren't right for all projects, and the majority of Clayton projects receive no incentives. But some do, for the right reasons. The important things to remember are that we have a careful and thorough review process in place, and we welcome resident input. Together, we are making Clayton’s future stronger.

## Board of Aldermen to Consider Fiscal Year 2017 Budget

On July 1, City Manager Craig Owens proposed the Fiscal Year 2017 budget for the City of Clayton to the Board of Aldermen. The proposed budget includes a one year operating budget plus two additional planning years for all funds as well as a five year Capital Improvement Plan. The budget as proposed achieves a balanced General Fund budget,

continuing this achievement from the prior year. The budget is guided by the principles of maintaining high service levels, responsiveness to the needs of residents and businesses, preservation of long-term financial stability through sound fiscal management, and well-planned capital investment to preserve infrastructure and public facilities.



The proposed budget is available for review online at:

[www.claytonmo.gov/budget](http://www.claytonmo.gov/budget)

Residents are encouraged to attend the **August 23 Board of Aldermen meeting** where the budget will be considered and a public hearing will be held.





## CLAYTON CENTURY FOUNDATION

*enriching our community*

By Judy Goodman

Long before there were parking meters on Clayton's thoroughfares, there were hitching posts! Do you know what the 'Dinky' is? How about the Autenreith Hotel? There's so much to learn about the early days of Clayton and how it gradually transformed from farm land to our region's corporate center.

Stop by the new Clayton Heritage Center in the Center of Clayton (CHC), and you will be surprised to see the comparison between the "old days" and what exists today. Learn more and get involved! CCF History is currently recruiting volunteers to

spend a few hours a month in the CHC. You will become more knowledgeable about where you live and work, and have the opportunity to do your own family research with Ancestry.com.

**CCF History invites you to volunteer with us.**

Please contact CCF History at (314) 467-0712 or

[www.claytoncenturyfoundation.org](http://www.claytoncenturyfoundation.org)



## Parks Update

### TAYLOR PARK REOPENING

Since May 16, Taylor Park has been under construction for its summer renovation project. Now the wait is over—after receiving a park makeover and undergoing a complete playground replacement, Taylor Park is back open and we are planning to celebrate with the community on September 7. That evening we will have a short ceremony to thank those whose donations have made this project possible: the playground committee as well as the Clayton Century Foundation, Opus Foundation, and the St. Louis Municipal Park Grant Commission. The event will be held from 5 – 7 p.m. and include games and a hot dog meal; residents are encouraged to attend so that they can be among the first to enjoy the park's new features.



### CHAPMAN PLAZA GROUND BREAKING

Ground breaking for the Chapman Plaza project will take place on the evening of October 27. Representatives from the Chapman Family Foundation, the Clayton Century Foundation and members of the Board of Aldermen will be present at the event. Construction will commence soon thereafter, transforming the northeast corner of Shaw Park into a multi-sensory landscape featuring a plaza, cascading water, and a reflection pond.

Intended to be a unique and engaging park for the community, Chapman Plaza also aims to enhance the area's connection to nature. In addition to creating habitats for monarch butterflies and planting native Missouri plants which will attract dragonflies to the area, the cascade portion of the Chapman Plaza project will feature a stepping garden and a seating grotto. The project has been made possible through a generous donation by the Chapman family and Barry-Wehmler through the Clayton Century Foundation.

Find more about this and other Clayton Parks and Recreation projects online at [claytonmo.gov/parksprojects](http://claytonmo.gov/parksprojects)

# [ SAFETY PROGRAMS ]



## Fire Department Implements STARS Program for Children with Special Needs

For children with atypical health conditions, an everyday situation could turn into an emergency. Even worse, first responders may not know how best to serve the specific needs of these individuals. To address this concern, the Clayton Fire Department has become one of 53 Missouri agencies to implement SSM Cardinal Glennon's Special needs Tracking & Awareness Response System (STARS). The program was started by paramedics and based out of SSM Health Cardinal Glennon Children's Hospital. It serves dozens of children and their families in Missouri and Illinois and works by providing crucial information to EMS workers prior to an emergency.

Children with special needs are a rapidly growing population, and those who can most benefit from STARS, according to program coordinators, are individuals on the autism spectrum or those with a cardiac history, cerebral shunts, significant developmental delay,

metabolic syndromes, seizure disorders, tracheostomies, or any other atypical disease or syndrome.

"Medical science has advanced significantly over the past two decades and, as a result, the population of children who reside at home with specialized equipment has dramatically increased," STARS Coordinator Patricia Casey said. "It's not uncommon for EMS to be dispatched to the home of a child who has a ventilator, tracheostomy, or a rare diagnosis that even many emergency room physicians are unfamiliar with."

The STARS program aims to solve this problem. When a child is identified as a candidate for the program, a paramedic will schedule a home visit with the parents or guardians to discuss the child's individual needs and situation and schedule any necessary training. Emergency responders then gather information about each child's diagnosis,

medications, procedures to avoid, and what their baseline is like. This information is vital to ensure that enrolled individuals receive the best possible care in the event of an emergency.

"STARS is much more than a sheet of paper with medical information though," Casey said. "With the help of resources from within the hospital, we travel into the communities to provide specialized education to first responders and in some cases the children and their families actually participate in the trainings too."

The Clayton Fire Department currently has one family participating in the program. Joining the STARS initiative is a strong reinforcement of the department's commitment to the Clayton community. Their efforts should improve outcomes for children with special needs who are experiencing an emergency.

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If you have any questions or would like to enroll in the program please contact  
Firefighter-Paramedic John Herr  
at [jherr@claytonmo.gov](mailto:jherr@claytonmo.gov) or  
call 314-290-8485.

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## Citizen's Police Academy

As a method of educating members of the general public about the complexities of modern law enforcement, a Citizen's Police Academy has been developed to foster a better understanding of how Police Department personnel are trained to fulfill a myriad of responsibilities. The Citizen's Police Academy consists of a nine-week session, one night per week. Entrance to the program is by application only, and preference is given first to Clayton residents or business owners, twenty-one years of age or older. A background check will be performed on each applicant.

**The next class is scheduled to begin  
September 22 and conclude on November 17.**

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Clayton residents or business owners who are interested in joining the fall 2016 class should contact Corporal Korey Golcynski at 314-290-8424 or register online at [claytonmo.gov/communityservice](http://claytonmo.gov/communityservice)

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## Police Provide Free Active Shooter Safety Presentations

Emergency preparedness is more important than ever due to the rising trend in active shooter events. As part of their continuing effort to keep the City safe, officers from the Clayton Police Department have been offering free presentations on active shooter awareness to local businesses and organizations. The safety presentations provide an overview of active shooter incidents on the local and national level and offer strategies for escaping the situation, hiding, or engaging with an active shooter.

A substantial percentage of active shooter events occur in areas of commerce, so police personnel are encouraging local corporations to learn how they can prepare for and respond to a potential incident. With the help of the police department, your organization can become mentally ready for taking action if an active shooter event should occur.

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If you would like to schedule a free presentation for your business or organization, please contact Corporal Korey Golcynski at 314-290-8424.

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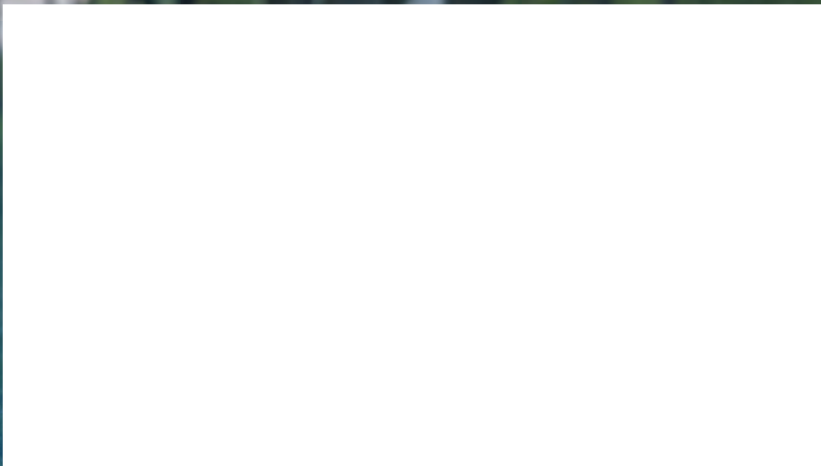




**City of Clayton**  
 10 North Bemiston Avenue  
 Clayton, Missouri 63105

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- MAYOR** Harold Sanger • [hsanger@claytonmo.gov](mailto:hsanger@claytonmo.gov)
- WARD I** Joanne Boulton • [jboulton@claytonmo.gov](mailto:jboulton@claytonmo.gov)  
 Richard Lintz • [rlintz@claytonmo.gov](mailto:rlintz@claytonmo.gov)
- WARD II** Cynthia Garnholz • [cgarnholz@claytonmo.gov](mailto:cgarnholz@claytonmo.gov)  
 Ira Berkowitz • [iberkowitz@claytonmo.gov](mailto:iberkowitz@claytonmo.gov)
- WARD III** Mark Winings • [mwinings@claytonmo.gov](mailto:mwinings@claytonmo.gov)  
 Alex Berger III • [aberger@claytonmo.gov](mailto:aberger@claytonmo.gov)
- CITY MANAGER** Craig Owens • [cowens@claytonmo.gov](mailto:cowens@claytonmo.gov)
- CITY VIEWS EDITOR** George Ertle • [gertle@claytonmo.gov](mailto:gertle@claytonmo.gov)



**Statement of Accessibility to All Citizens** The City of Clayton's goal is to make programs and facilities accessible to all individuals. If you would like more information and accessibility support for those with disabilities, please call 314.290.8501(V). Sign language interpreters may be scheduled upon request. Suggestions for future programs are welcomed.



*Saturday, August 20th*  
 1-5pm

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Sample craft beer from  
 25+ vendors and  
 enjoy music by  
 The Trophy Mules

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[www.claytoncraftontap.com](http://www.claytoncraftontap.com)



**HARVEST MOON CELEBRATION**  
 IN HANLEY PARK

Saturday, October 1  
 4:00-7:00 pm  
[hanleyhouse.org](http://hanleyhouse.org)



8/28 **Three Pedros**  
 9/25 **The Ralph Butler Band**

at Oak Knoll Park  
 5 to 7 p.m.

**FREE CONCERTS** Musicians from the St. Louis area. For weather cancellation updates, call the Event Hotline at 314-290-8544.

**Sponsored by Clayton Century Foundation**

*saint louis*  
**ART FAIR**

**SEPTEMBER 9 - 11**  
[www.saintlouisartfair.com](http://www.saintlouisartfair.com)

For more information about events, visit [claytonmo.gov/events](http://claytonmo.gov/events)