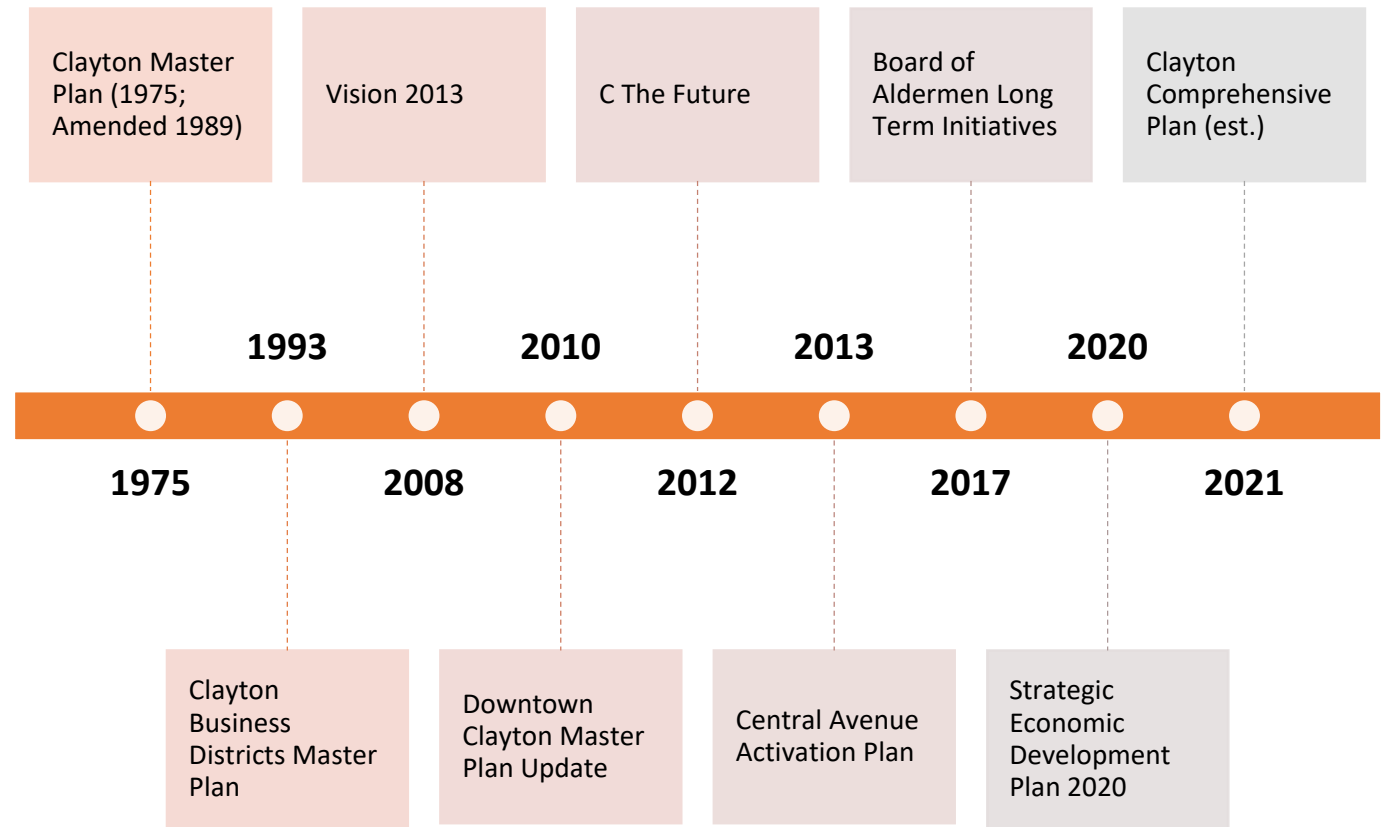




CLAYTON
MISSOURI

Guiding Documents & Policies



Downtown Development Since 2010

Projects

- Hampton Inn & Suites
- Two Twelve
- Ceylon
- The Barton
- St. Louis County Courts
- Regions Bank
- Midwest Regional Bank
- St. Louis County Library
- Centene Expansion
- The Pearl

Investment

\$682,278,520*

*Does not include original Centene building

Future Downtown Development

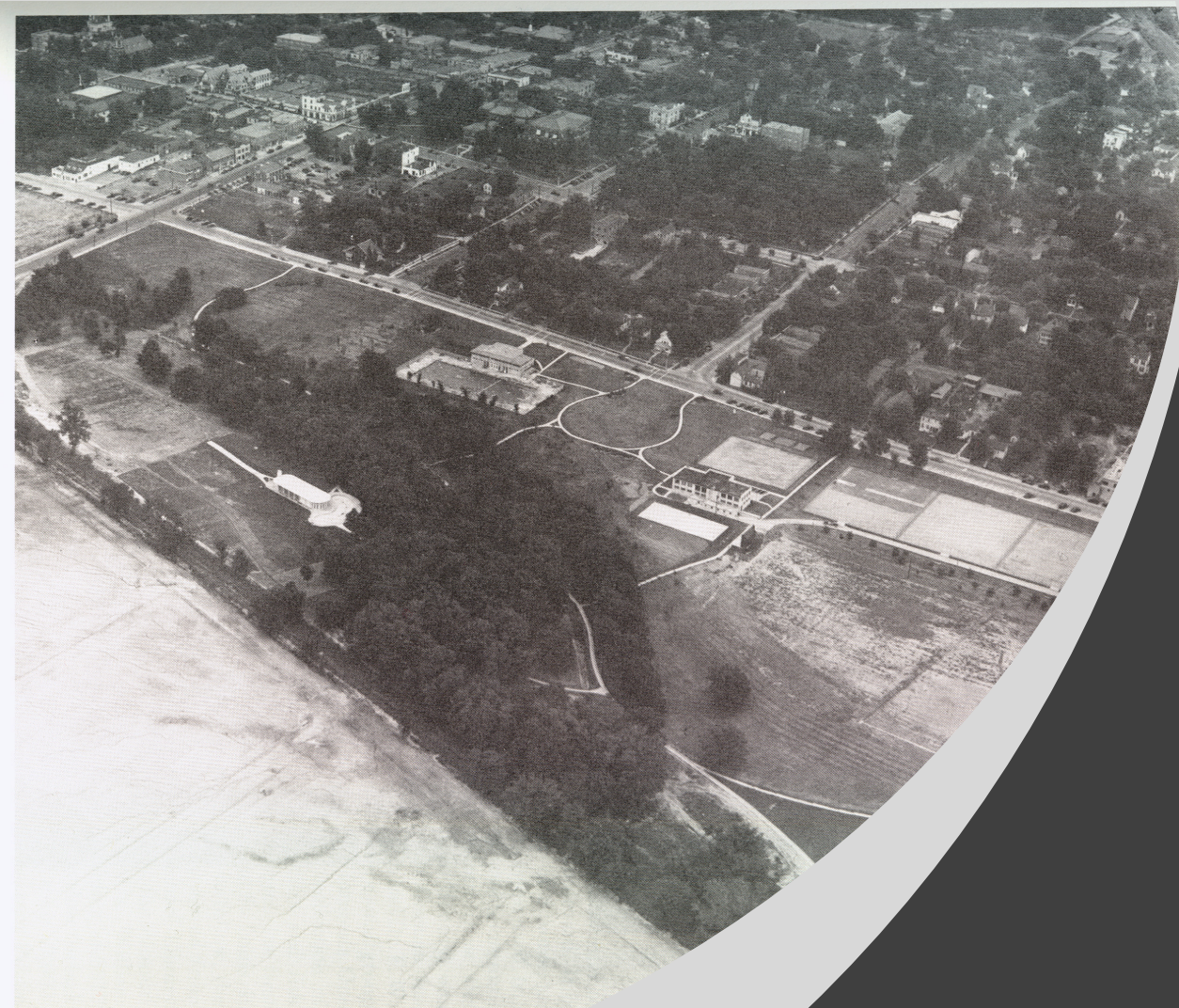
Projects

- Forsyth Point
- A/C Hotel
- Residence Inn
- Ritz Carlton Renovation
- Sheraton Hotel Renovation
- HBE
- World Trade Center

Investment

\$260,000,000*

* Does not include Ritz, HBE, and World Trade



Aerial photo of Sho...

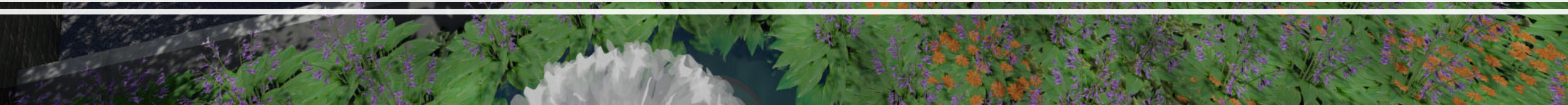
Downtown Park Improvements

Chapman Plaza





Maryland Avenue Pocket Park



The Commons



Initiative

Downtown Clayton Residential
Demand Analysis (2015)

MARKET
AREA 1
3-MILE

MARKET
AREA 2
5-MILE

Clayton Market
Areas Demand
5 Year Projection

3,496 units

6,612 units

New Units
Since 2015

835

2,647

Balance

2,661

3,965

		Weekday				Weekend			
		Design	2018	2021	2026	Design	2018	2021	2026
Total	Supply	15,656	15,496	15,668	15,668	15,656	15,496	15,668	15,668
	Effective Supply	14,733	14,585	14,743	14,743	14,733	14,585	14,743	14,743
	Demand	10,780	11,243	11,443	11,454	2,382	2,410	2,457	2,468
	Occupancy	69%	73%	73%	73%	15%	16%	16%	16%
	Adequacy	3,953	3,342	3,300	3,289	12,351	12,175	12,286	12,275

Initiative

Parking Needs Assessment

City of Clayton, Missouri
(2016)

Initiative

Vibrant Retail & Restaurant
Incentive

2017



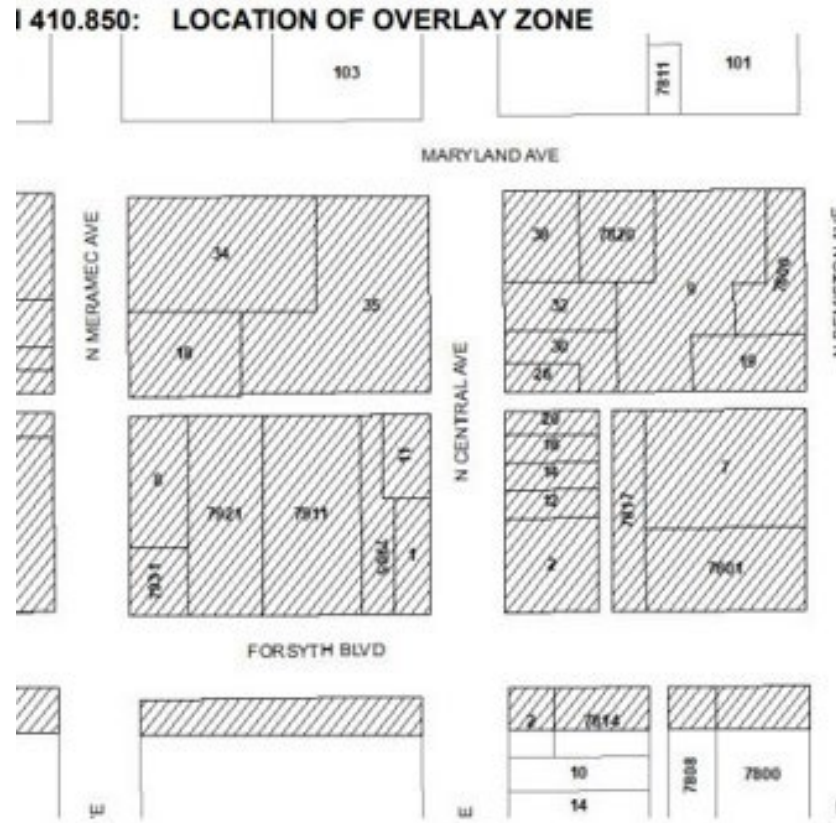


Initiative

Rooftop Activation

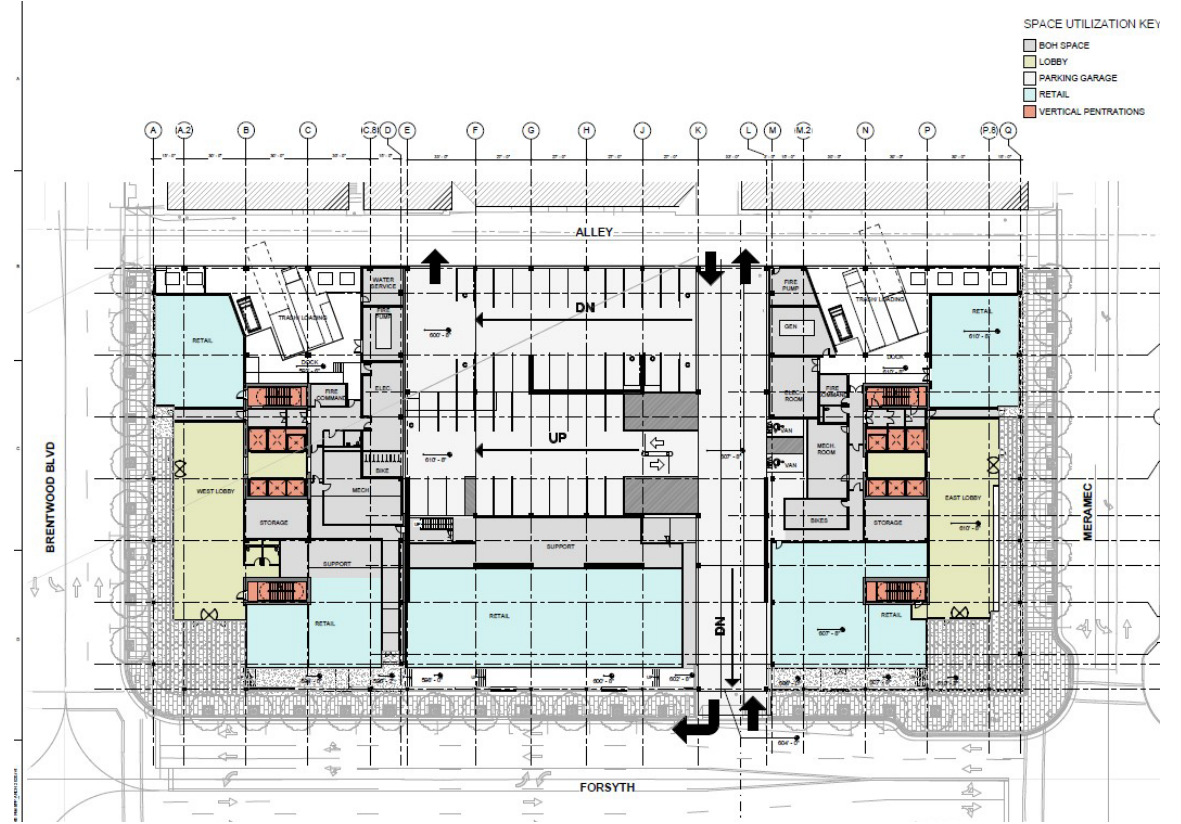
- Centene
 - Garden Terrace
- Forsyth Point
 - Rooftop Restaurant
 - Garden Terrace
- A/C Hotel
 - Rooftop Restaurant





Initiative

Entertainment District Overlay
2019



Arts & Entertainment Space
 Forsyth Point
 20 Year Commitment



Initiative

Bike Lanes
Maryland Avenue



Initiative

Special Events – 52+ Annually