

# APPENDIX

Plan Commission adoption Resolution passed June 3, 2024  
Board of Aldermen endorsement Resolution passed June 11, 2024



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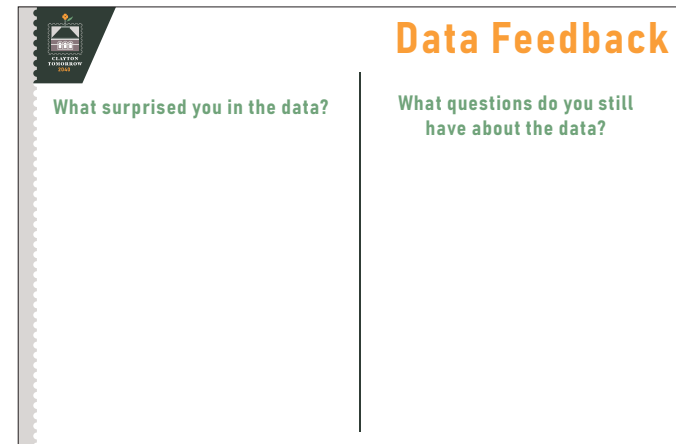
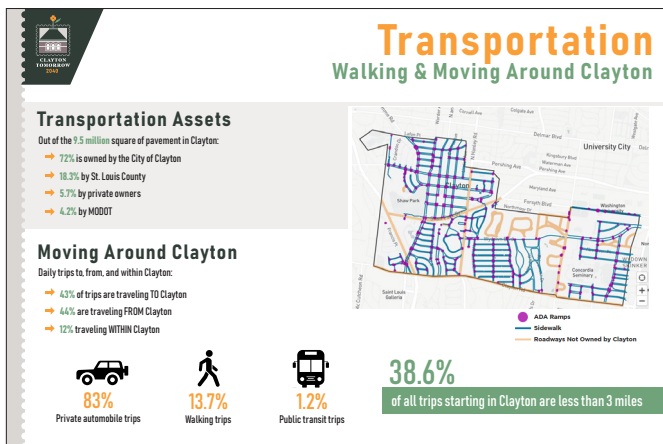
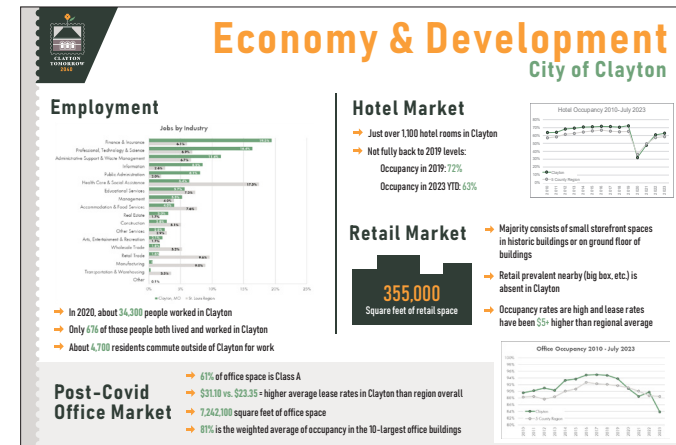
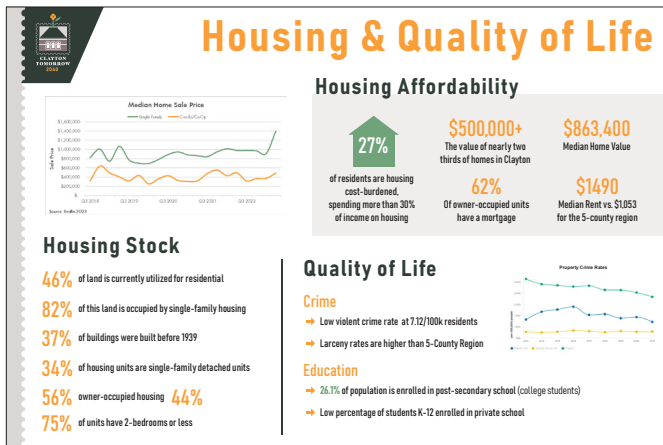
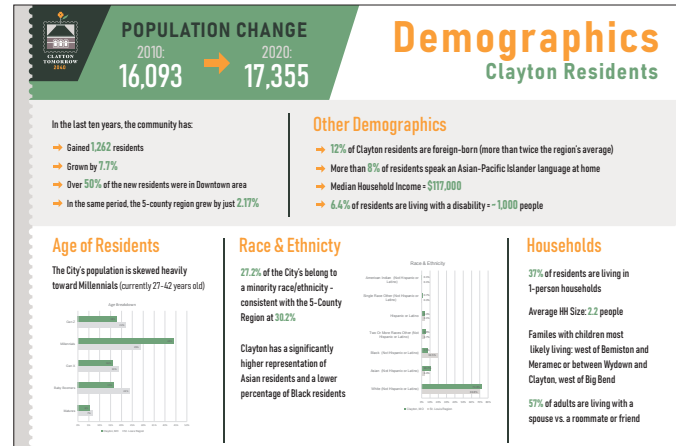
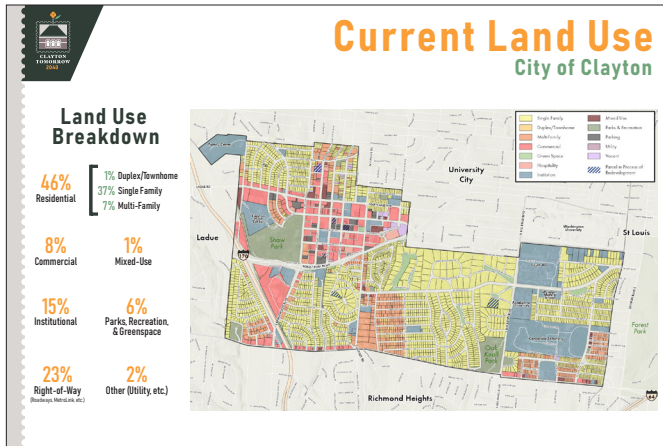
# Open House #1 and Pop-Up Engagement Results

**Description:** The first Open House event was held on Tuesday, August 2nd between 4:00 - 7:00pm at the Center of Clayton. Structured as a come-and-go style event, the room was set up with data boards from the existing conditions report, a mapping exercise for attendees to highlight both assets and opportunities for improvement, and a series of feedback boards that asked various questions relating to visioning for the comprehensive plan.

**Estimated Open House Attendees:** 60 - 75

**Estimated Pop-Up Conversations:** 50

## Data Boards



# Visioning Boards


## Priorities For Comprehensive Planning

Using your dots, select your personal top 4 priorities for the Clayton Comprehensive planning focus. What is most urgent for you and your community?

Building a broad diversity of cultures and populations	Openly addressing issues of racial inequity
Additional new parks and open green space	Improved existing parks and open green space
Housing options affordable across a range of incomes	Affordable small business & retail space
Jobs that provide a real living wage	Pedestrian and bike friendly streets that are greener & cleaner
Improved relationships between government agencies and residents	Vibrant, attractive commercial corridors in each ward
Greater variety of housing types such as multi-family townhomes, duplexes, and accessory dwelling units	Creating more opportunities for seniors to downsize and age in place

## Visioning For the Clayton of Tomorrow

Using the sticky notes, write your visions for the ideal Clayton of tomorrow. Imagine it's 20 years from now - what does our community look like? Describe the key features and activities that make Clayton a thriving and vibrant place.



## Visioning Community Collaboration

Using the sticky notes, write your visions for the ideal Clayton of tomorrow.

How can we build strong partnerships between residents, local government, and various organizations to collaboratively shape the future of our community?

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What are the critical challenges our community will face in the coming years, and how can we work together to address them effectively?

## Visioning Community Assets & Sustainability

Using the sticky notes, write your visions for the ideal Clayton of tomorrow.

What is working well now in the City of Clayton that you want to see continue or grow in the future?

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What steps can we take to make our community more environmentally sustainable and reduce our ecological footprint?

## Visioning Parking Lot Ideas

Using the sticky notes, write your visions for the ideal Clayton of tomorrow.

What other ideas, concerns, questions and thoughts should be considered in this process to create a comprehensive plan?

## Priorities For Comprehensive Planning

Using your dots, select your personal top 4 priorities for the Clayton Comprehensive planning focus as it relates to downtown.

Building a broad diversity of cultures and populations	Openly addressing issues of racial inequity
Additional new parks and open green space	Improved existing parks and open green space
Housing ownership options affordable across a range of incomes	Rental housing options affordable across a range of incomes
Jobs that provide a real living wage	Affordable small business & retail space
Additional public events and festivals to activate Downtown Clayton	Pedestrian and bike friendly streets that are greener & cleaner

## Board Comments, Voting & Mapping Feedback

### What was surprising in the data?

*How little (public) green space we have.*

*Mainly single occupancy*

*That millennials are the greatest percentage of residents.*

*Only 56% of housing stock is owner occupied!*

*37% Of residents living in 1-person household*

*Lack of national franchised food outlets at street level.*

*Why not more vertical housing?*

*A lot. Hadn't thought students, were residents exactly*

*Millennials = biggest group only 7% multi family*

*Surprising! 75% Of housing units have 2-bedrooms or less"*

*Percent of population that is between age 27-42*

*Small amount of green space for all the multi-family construction occurring*

*Want to see analysis both with and without wash u population*

*Why so many new hotels with so low occupancy?*

*Large millennial population*

*Less than 700 Clayton residents work in Clayton*

### What questions did you have?

*No Mention of historic*

*What can be done to lower rental cost per SF to attract small businesses to Clayton?*

*More green!*

*How do the Schools relate here?*

*The new architecture being accepted is hohum, not very interesting (hotel on Forsyth)*

*How to increase # of people who live & work in Clayton?*

*How do we retain housing stock diversity? Particularly, multi-family homes?*

*What data includes Wash U (& other outside schools) and what does not? It should be consistent (or shown both ways). Is growth Wash U or permanent residents?*

*Where is Historic? We are putting the our history in the landfill*

*What are we going to do about the soft office/hotel market?*

### Imagine it's 20 years from now. What does our Community look like?

*Safe Streets. More Condos - Low rise 3-4 story. Restaurants.*

*Pedestrian-friendly. Connect the neighborhoods with downtown, schools, parks, Make it safe to walk Brentwood, Hanley and Maryland!*

*Clayton has done an excellent job of maintaining & thriving downtown of corporate, government and small business enterprises. Building on that is the key to supporting attractive neighborhoods and good schools*

*Stop building tall buildings downtown. Too congested. Streets beyond capacity.*

*10 gbps Internet; electric car charging; More sustainable public infrastructure; improved pedestrian accessibility; green spaces; Schools, preschool; Historic preservation!*

*Is the bike path on Maryland necessary? The only time I have seen a biker on Maryland, the person was riding in the car lane. Dangerous close to cars opening doors.*

*Beautiful, green, safe community for all ages.*

*Diverse population. Diverse housing. Welcoming. Walkable, Bikeable, Unique shops, restaurants, parks.*

*Clayton is unique and integrated with Surrounding Municipalities. Clayton is intentionally part of the greater St. Louis region, and making us stronger.*

*Low Rise Retail - walkable from all neighborhoods. People on sidewalks. Safe neighborhoods. Using resources to max. Budgeting Well & realistically.*

*1. low rise residential & retail; 2. Not just luxury condos but housing retirees and young families can afford; 3. safe streets day & night*

*Preserving historic homes; Limiting office or condo towers to 20 stories and forbidding colored lighting at the top; Encouraging more retail*

*1. Safe community; 2. People on the sidewalks; 3. Retail; 4. Support for Shaw Pool*

*Section 8 Housing*

*Diverse Community (Age, race, identity); Safe; Good Neighborhood organizations. Collaboration between residents & city manager; Clean downtown; Inviting greenspaces; Many options for entertainment /sports restaurants / shopping; wide variety of living options - more affordable living.*

*Clayton is one of the most desirable Communities in the region for people relocating from other cities, and internationally.*

*Appropriate supports for our visitors who are unhoused and/or reluctant/unable to help themselves thrive*

*Dog Park, Art Park, bring your canvas and start drawing*

*A bigger community area for families with family restaurants and more parks*

*better access from neighborhoods to downtown with cycling and pedestrian ways. Clayton could be a leading example*

*Family friendly neighborhoods where people know each other; cafes on the sidewalk, strong schools, dog park.*

*More restaurants and cafes downtown with a promenade area for sitting - like a European feel main square*

*Clayton continues to be safe and inclusive environment*

### What steps can we take to make our community more environmentally sustainable?

*Make it safer to walk in Clayton & Provide walking options on both sides of street for long term construction projects*

*Electric shuttles hop on, hop off throughout Clayton*

*Clayton should be more open to requests by commercial residents for certain items. I understand that Starbucks asked for a walk-up window & Clayton refused so they enter the state enacted the premises.*

*More people walking & biking*

*Make it safer to walk in Clayton especially along Hanley Rd. How about some decorative planters that also serve as guard rails? Get better software at the Center so folks don't have to come in to sign up.*

*Limit gas powered equipment for lawn care ie- one riding mower, not two; one gas powered leaf blower, not 3. Too loud & damage the environment & our hearing!*

*Easy photo-voltaic permitting. Electric charging Stations. Recycling.*

### How can we build strong partnerships between residents, local government, and various organizations to collaboratively shape the future of our community?

*Notification of meetings and events such as this one needs to be done through more and different ways than on line!!!*

*"Feels like decisions are already made before community is asked + able to impact.*

*Processes need to be improved. Too much reliance on non-experts.*

*Allow more people to participate on Committees + commission to get more diverse view points*

*"Keep reaching out; Your approaches great!*

*We are pretty stuck in our own world view, and don't understand the big picture"*

*Board of Alderman & Committees need more open meetings and Tenant Bill of Rights*

*More events & activities in our neighborhoods*

*Leaders need to think creatively; eschew group think*

*Don't let business people make all the decisions.*

*LGBTQ community center*

**What is working well now in the City of Clayton that you want to see continue or grow in the future?**

*Good quality schools & parks*

*There's a real sense of community. Walking to school makes the neighbors friends who look out for each other*

*Schools & Parks; great police and fire depts.*

*Thank you for maintaining Wydown median-runners & pedestrians are so lucky to have this "natural" space!!*

*Schools; Park; Amenities; City Services*

*Love Shaw Park and Oak Knoll. Center of Clayton is Wonderful!*

*Great Asset like Shaw Park & pool. School*

*District is big draw. Need to support. Great police + fire depts.*

*The landscaping division responds to inquiries. The City Manager returns calls and emails.*

*Recreation is great - don't keep limiting hours at the facilities.*

*Parks. Schools. Arborist*

*Schools are great. The police are superb. Wydown is beautiful. The Shaw pool should not be a shortened season.*

**What are the critical challenges our community will face in the coming years, and how can we work together to address them effectively?**

*"Clayton needs retail*

*revenue. Encourage*

*retail on street*

*levels"*

**LOWER TAXES. CHARGING FOR TRASH COLLECTION A HORRIBLE IDEA!**

*Please protect the unique architectural character of our neighborhoods-do new homes have same look?*

*Too much rental housing. Residents who have no vested interest in Clayton*

*Budget is huge. Clayton of ready cutting back. Bring the community in. Fundraise for things that are backed by majority of community*

*Housing Costs; Taxes; Fewer people working in existing office spaces; Diversity; Retail*

*Repair streets + Clayton signs.*

*Climate Catastrophe*

*Enforce building codes; Help educate folks on how to maintain & what their responsibility is.*

*Too dependent on hotel & office for revenue. need to stop subsidizing high rise projects that detract.*

*We need to maintain our aging infrastructure - houses, streets, lawns; Enforce housing codes, Lots of violations.*

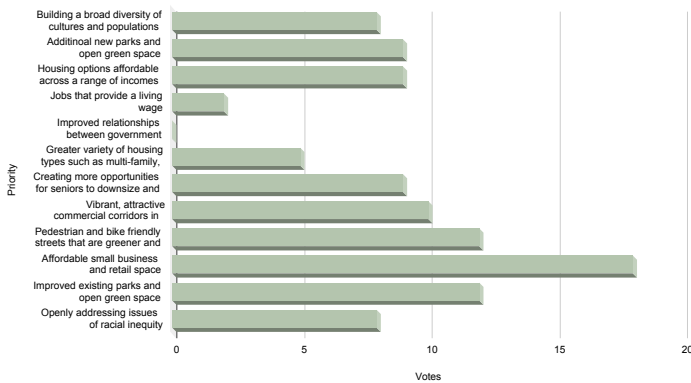
*1. Empty office buildings. 2. Ask residents how tax \$ can be better allocated*

*Enforce building codes on multi-family; Severe issues; overgrowth; broken windows are not tended to. Tenants are discouraged from reporting.*

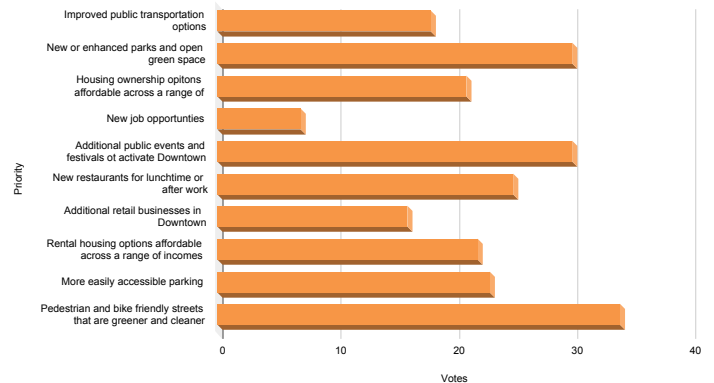
*Make process for construction permits easier to navigate*

**Priority Voting Results:**

Priorities for Clayton: Open House 1 & Demun Pop-Up



Priorities for Downtown Clayton: Art Fair & Parties in the Park Pop-up



# Open House #2 Engagement Results

**Description:** The second Open House event was held on Tuesday, December 5th between 4:00 - 7:00pm at the Center of Clayton. The event was structured as a come-and-go feedback opportunity and hosted jointly with the Livable Cities Plan. The room was set up with in six main sections including: Connected Neighborhoods & Residential Development, Public Realm & Inclusive Parks, Commercial Development, Vibrant Activities, Priority Voting Game Board and Kids Activities.

**Estimated Open House Attendees:** 100

## Clayton 2040 Activity Boards

### What are the current planning processes happening in Clayton?

**Livable Communities Master Plan**  
led by Parks & Recreation Dept and Public Works Dept

**Sustainability Mobility Community Equity Shared Vision**

**Land Use Architecture Economic Development Transportation Housing**  
**Comprehensive City Plan**  
led by Planning & Development Services Dept

Find all upcoming events & share your ideas at:  
[www.engageclayton.com](http://www.engageclayton.com)

### The Comprehensive Planning Process

**What is a Comprehensive Plan?**

This is a big picture document to guide the community's physical, social, and economic growth and development. Share your voice to help us build our collective vision!

Comprehensive planning evaluates a variety of aspects of a community to understand strengths, weaknesses, opportunities, values, and vision for the future.

A comprehensive plan becomes a guiding policy document that outlines goals, principles, and priorities to aid in decision making over the next decade.

**Planning Timeline**

APR - JUL 2023	AUG - OCT 2023	NOV - JAN 2023	FEB - APR 2023
<b>Phase 1</b> Existing Conditions	<b>Phase 2</b> Engagement	<b>Phase 3</b> Draft Plan & Review	<b>Phase 4</b> Final Plan
<ul style="list-style-type: none"> <li>Analysis of previous plans, existing conditions, market, and land use</li> <li>Establish working relationship with Steering Committee, Plan Commission, Board of Aldermen</li> <li>Launch Project Website and Data Dashboard</li> </ul>	<ul style="list-style-type: none"> <li>Open House and pop-up event engagement opportunities</li> <li>Launch online survey</li> <li>Continued interaction with committees and stakeholders</li> <li>Establish 3D models and begin scenario analysis</li> </ul>	<ul style="list-style-type: none"> <li>Continued engagement and committee interaction</li> <li>Review of Draft Plan</li> <li>Evaluate goals and implementation strategies</li> </ul>	<ul style="list-style-type: none"> <li>Steering Committee Meeting to review full draft</li> <li>Presentation to Board of Aldermen</li> <li>Presentation to Planning Commission</li> <li>Adoption process of document</li> </ul>

### Residential Areas

Where would you support more residential density?

**6,000 Housing Units**

**Voting** Use your dots to mark which areas of Clayton you think could support more residential housing density.

56% = Owner-Occupied Housing  
44% = Renter-Occupied Housing

### Residential Areas

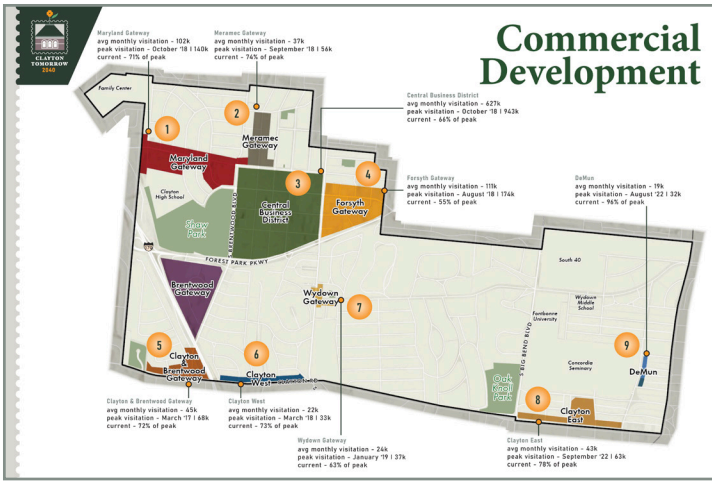
**Voting** Use your dots to mark your answers to the two questions below:

**We have heard support for reduction in lot coverage and enhancing the tree canopy in residential areas. What would you trade for this? (one vote)**

Increase maximum building height	Require use of sustainable design such as permeable pavers	Allow front-entry garages	No need to trade for anything - should just be required	No need to trade for anything - nothing should change
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**We have heard support for more affordable residential units. What would you trade for this? (one vote)**

Allow additional height or density	Use financial incentives	No need to trade - nothing should change
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## Commercial Development

**Voting** What matters most to you in each area? Use your dots to mark where you fall on the spectrum for each of the three questions. The numbered circles refer to the numbered commercial areas on the map.

Encouraging redevelopment and re-use	Maintaining and protecting the existing conditions	Enhancing walkability and pedestrian connections	Enhancing vehicle access and parking options
1		1	
2		2	
3		3	
4		4	
5		5	
6		6	
7		7	
8		8	
9		9	

## Residential Areas

**Questions** Use your dots to vote for your top 3 new housing development priorities.

**What types of housing form would you like to see more of? (three votes)**

Single-family Detached Vote	Duplex/ 2-Family Vote	6-Family Vote
Mid Rise Vote	High Rise Vote	Accessory Dwelling Units Vote
Row Houses Vote	Mixed-Use w/ Retail Vote	Senior Housing Vote

## Public Realm

When designing a final plan, various priorities and trade-offs are taken into consideration. What is most important to you? Place a dot on each row to display where you fall on each of the priority spectrums below.

Wider Sidewalks/ Outdoor Dining	
Space for Cars	Space for Bikes
Planted Street Medians	More Driving Lanes
More Buildings	More Open Space
Traditional Infrastructure	Green Infrastructure & Public Art

## Commercial Development

**How to Vote** Use the corresponding numbers on the map for your answers. Each bead color represents a commercial district as outlined below.

The three jars each represent a potential desired goal that has been shared.

Place a bead in the goal jars for each commercial district that you feel should focus on said goal.

**Goal 1:** Support affordable commercial spaces for small businesses and retail.  
**Goal 2:** Create public courtyards and plaza spaces.  
**Goal 3:** Establish entertainment and performance venues.

1 Maryland Gateway	2 Meramec Gateway	3 Central Business District
4 Forsyth Gateway	5 Clayton & Brentwood Gateway	6 Clayton West
7 Wydown Gateway	8 Clayton East	9 Demun

## Commercial Development

**How to Vote** Use the corresponding numbers on the map for your answers. Draw a tally mark in the box with your preferred number of stories allowed for any new buildings within that commercial district.

COMMERCIAL DISTRICTS (SEE MAP)	1-3 Stories	4-6 Stories	7-10 Stories	11-20+ Stories
1				
2				
3				
4				
5				
6				
7				
8				
9				

## Commercial Development

**How to Vote** Use the corresponding map for your answers. Place a sticky dot in each trade-off option box that you would support in order to achieve the goal stated in the question. If you don't support a trade-off, vote in the far right column labeled "No need to trade - nothing should change."

**We have heard support for reduction in lot coverage and enhancing the tree canopy in residential areas. What would you trade for this?**

Allow additional density or building height	Reduce on-site parking requirements	Use of financial incentives	No need to trade - nothing should change
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**We have heard a desire for public courtyards and plaza spaces. What would you trade for this?**

Allow additional density or building height	Reduce on-site parking requirements	Use of financial incentives	No need to trade - nothing should change
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**We have heard a desire for entertainment and performance venues. What would you trade for this?**

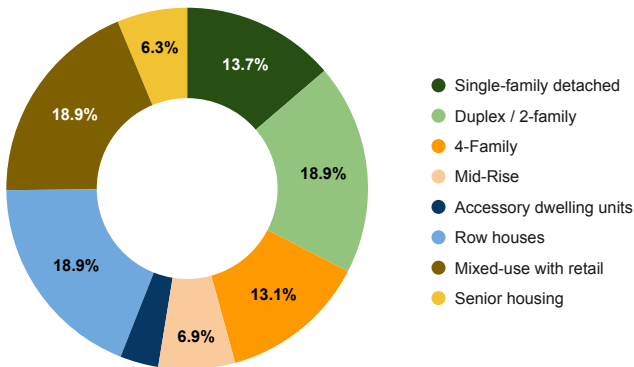
Allow additional density or building height	Reduce on-site parking requirements	Use of financial incentives	No need to trade - nothing should change
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## Board Comments, Voting & Mapping Feedback

### What types of housing would you like to see more of?

What types of housing would you like to see more of in Clayton?



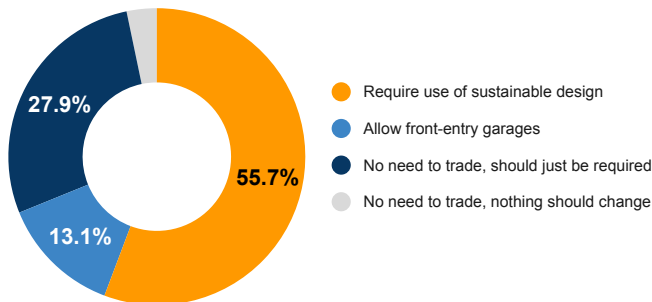
*It's up to the property owner*

*The mixed use we currently have with retail seems to be failing - either multiple vacancies or failing businesses lack vitality*

*Need to do something about what is here to inject vitality first*

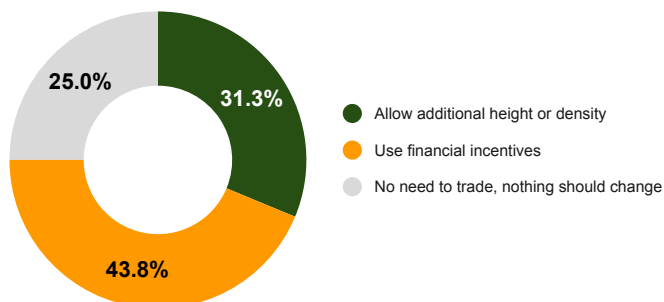
### Q: We have heard support for reduction in lot coverage and enhancing the tree canopy in residential areas. What would you trade for this? (one vote)

Lot Coverage Tradeoff



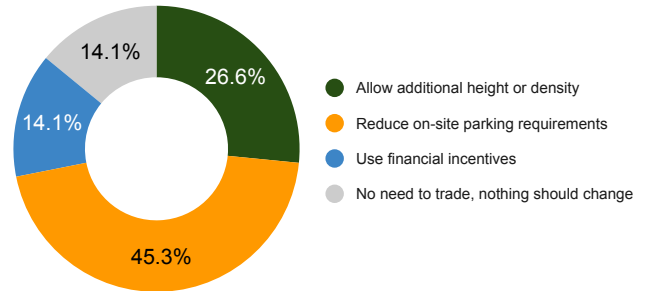
### Q: We have heard support for more affordable residential units. What would you trade for this? (one vote)

Affordable Residential Tradeoff



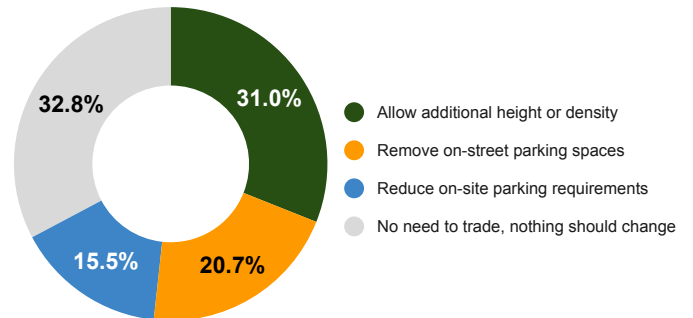
### Q: We have heard a desire for affordable commercial space. What would you trade for this? (one vote)

Affordable Commercial Tradeoff



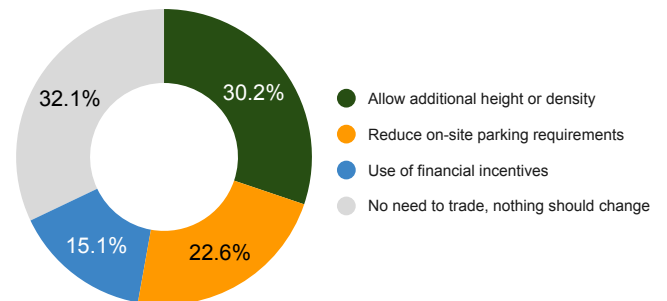
### Q: We have heard a desire for courtyards and plaza space. What would you trade for this? (one vote)

Public Plaza and Courtyard Tradeoff



### Q: We have heard a desire for entertainment and performance venues. What would you trade for this? (one vote)

Performance & Entertainment Venue Tradeoff



## Affordable Commercial Space Comments

Only add density and only in select locations  
More semi-family friendly. Not always upscale options, but daily options.

Focus on eliminating traffic bottlenecks so customers can get to small businesses efficiently

Focus on making small businesses accessible - parking meters that aren't incomprehensible

Give up not happening; instead make developers provide other benefits: subsidize trash collection, contribute to Shaw Ice Rink, etc.

Additional height and density needs careful calibration and won't work everywhere

Any new development should have at least 1-5% affordable retail space and should have designated parking for those spaces.

Use of creative chain store taxes or other taxes to support small retail - no big box.

More retail, more cafes

Need to encourage small business in all the mixed-use buildings being built. They will fail if rents continue to be too high and customer parking too problematic to get a customer base.

Historic Preservation

## Public Courtyards and Plazas Comments

Only remove street parking if it is replaced with convenient parking lots or structures

Before prioritizing additional public spaces, publish public spaces, especially those not city owned, where they are

Shared commercial and community use together. Private and public partnerships.

Require setbacks for commercial buildings

## Entertainment & Performance Venues Comments

We love the festivals and activities. More and some family friendly options. We go to all festivals.

We need a theatre for live performances

Adopt Open Streets. On weekends during summers, offer a recurring event to build community traditions. It has to be a ritual that takes place more than once. Close streets to allowing walking and biking in downtown loop.

We need a theatre building for lectures, movies, and art exhibitions

Historic Preservation ordinance that protects National Register districts

Theater nice idea but expensive and not highest priority

## General Residential Comments

Ordinance to reduce height on Clayton Road to match historic buildings: 6300 block to Big Bend

Light pollution into residential neighborhoods across Forest Park Expressway is awful.

Please don't increase density or height in the Central Business District

Let the existing multi-family housing fill up first

With all the condos and apartments (& Hotels) that have gone up, I think we need about a decade for that population to settle in.

I would not support higher density.

Make 6300 block of Clayton Road residential, no freestanding signs for home businesses

## Lot Coverage Comments

Requiring specific pavers can drive cost and timelines. Can a solution be for middle ground where houses don't cover so much land and get rid of all the trees?

Community (public) rain gardens; require all new construction to be sustainable; alternative energy; water catchment and filtration; grey water reuse

More trees, yes! Keep building heights as they are.

## Affordable Residential Comments

Too many new "big buildings", too many "tall" new buildings. Character of Clayton has changed for the worse. Too many apartments build and currently unoccupied.

Density, but not too much height

When Clayton has sold municipal owned lots to developers or allowed tax incentives, developer MUST build affordable housing in the mix.

Devil is in the details, how would this work?

## General Commercial Comments

Beer garden in Shaw Park

Playground in Brentwood Gateway or other dense area (submitted by youth)

Make Demun a mixed-use commercial/retail on 1st floor with residential above to create a double loaded town center along here

Either preserve the CBC building or use it as a park

Don't allow free standing signage along Clayton East district in front of homes

Pure residential use should be allowed in Clayton East to align with historic use of the once single-family homes near Demun/Clayton intersection

## Trade-off Comments

More parking is needed but should be well designated parking lots or garages. Shouldn't take away pedestrian or bike space. (+3)

Hard to go to lunch downtown because not enough parking

Sustainability needs to be a bigger focus in figuring out the future of Clayton. Clayton needs more policy.

Provide a few more lots or keep on street parking available. (+1)

(On space for cars or space for bikes) Neither, leave room to WALK.

More protected bike paths (+1)

Space for bikes is great but painted lanes can be VERY dangerous

Yes we use bike lanes and we need connectivity to more of them

No more bike space. We have seen 4 people use the bike lanes since established.

We need a network for bikes. One lane does not equal a network

Planted street medians on Brentwood (+1)

Planted Street Medians or More Driving Lanes: Depends on where; Where the details of either option?

If Brentwood gets a median, put a pedestrian path in the center

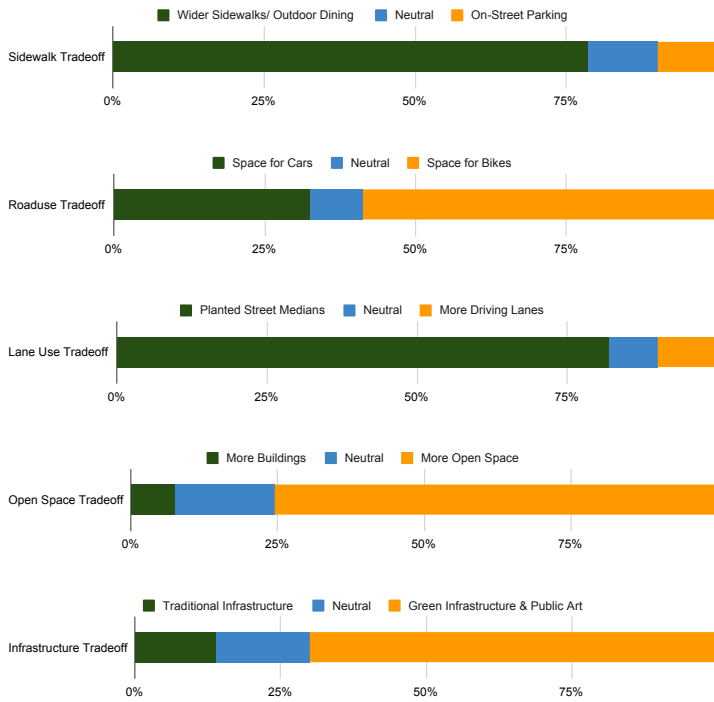
(Traditional Infrastructure or Green Infrastructure) Historic Preservation (+4)

(Open Space or buildings) Not open space in the form of setbacks but better connectivity and sustainability.

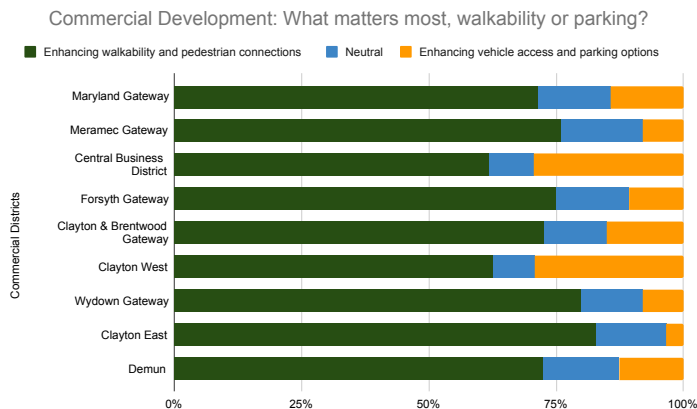
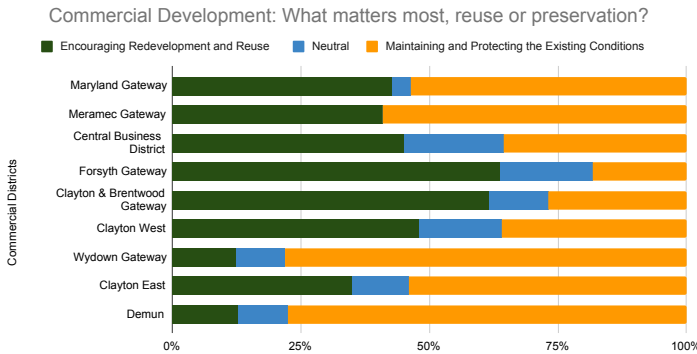
Green infrastructure doesn't need art everywhere to work.



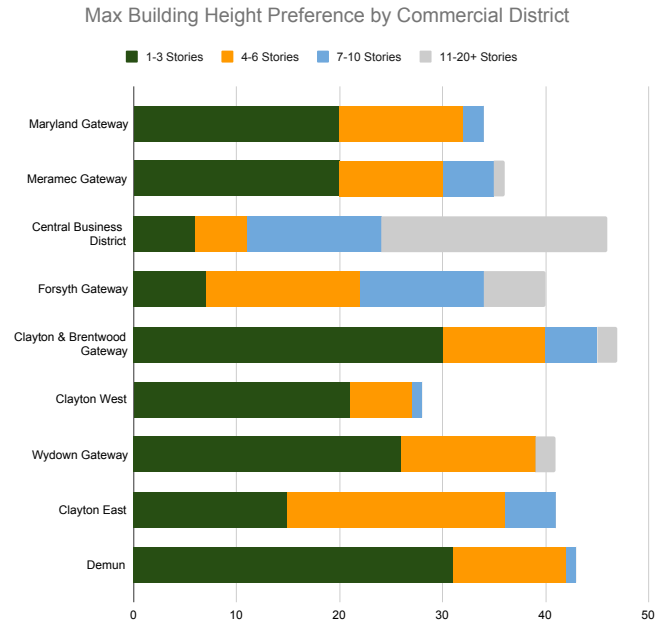
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What matters most to you in each area? Use your dots to mark where you fall on the spectrum for each of the three questions. The numbered circles refer to the numbered commercial areas on the map.



Max Building Height - Use the corresponding numbers on the map for your answers. Draw a tally mark in the box with your preferred number of stories allowed for any new buildings within that commercial district.

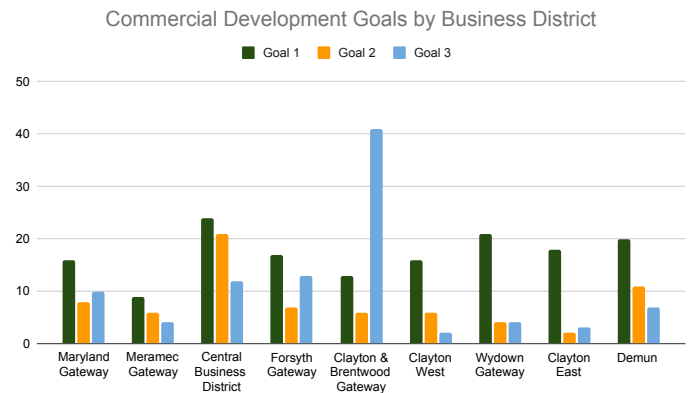


Commercial Development: Use the corresponding numbers on the map for your answers. Each bead color represents a commercial district as outlined below. The three jars each represent a potential desired goal that has been shared. Place a bead in the goal jars for each commercial district that you feel should focus on said goal.

Goal 1: Support affordable commercial spaces for small businesses and retail.

Goal 2: Create public courtyards and plaza spaces.

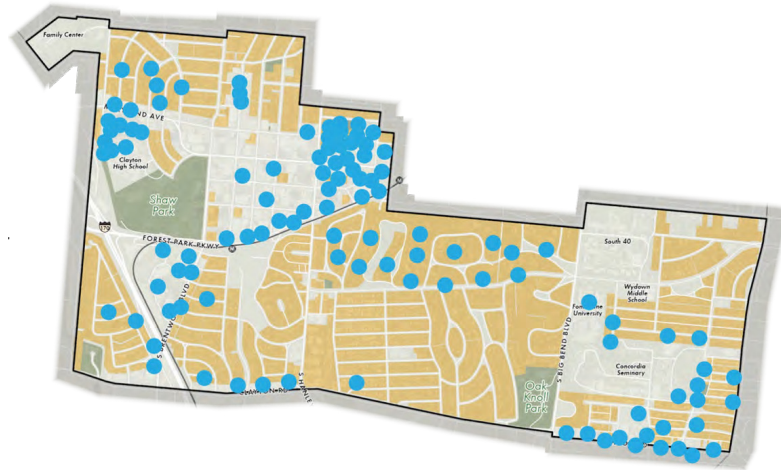
Goal 3: Establish entertainment and performance venues



## Where would you support more residential density?

Participants were asked to identify which areas of Clayton they felt could support higher density residential housing development.

- The largest cluster of votes falls north of Forest Park Parkway and east of Hanley in portions of Ward 3 and Ward 2
- Another cluster of votes is found in Ward 3 near Clayton High School south of Maryland Avenue
- The third cluster in Ward 3 is west of Brentwood near the Enterprise Campus and existing multi-family structures
- Votes scatter north of Wydown in Ward 2 where lot sizes tend to be larger
- In Ward 1, the votes are clustered along the easternmost stretch of Clayton Road and Demun south of Northwood



## Tensions Identified in the Feedback Results

Comments both written and verbal at this event and others throughout the planning process mention an oversaturation of high-rise buildings and high-rise apartments or condos in general.

However, in the trade off questions asked to determine what would be best to allow for greater affordable housing, wider sidewalks and increased greenspace, allowing for more height and density was a popular choice.

The well-established neighborhoods north of Wydown in Ward 2 received several votes indicating this is an area that could support increased residential density in the future, likely due to their existing large lot sizes.

Allowances for accessory dwelling units came in with very few tradeoff votes as an option for increasing density which is likely the only near-term pathway here.

In all of the either/or scenarios, voters repeatedly chose walkability, more space for bikes, sidewalks, and greenspace over additional parking spaces.

In many of the open comments, a lack of parking was referenced as a main challenge for small business accessibility and success, primarily in the central downtown area.

For most of the commercial districts in Clayton, it is preferred to keep building heights relatively low at under 6 stories, or even 3 stories in some cases.

Voters also overwhelmingly chose to increase building heights to achieve density while saying they preferred more open space to more building and lot coverage.



# Open House #3 Engagement Results

**Description:** The third Open House event was held on Thursday, March 28th between 5:00 - 8:00pm at the Center of Clayton. The event was structured as a come-and-go feedback opportunity and hosted jointly with the Livable Cities Plan. The main objective of this open house was to get feedback on the proposed key objectives and character areas for the final plan.

**Estimated Open House Attendees:** 85-100

## Clayton 2040 Activity Boards

### What are the current planning processes happening in Clayton?

**Living Communities Master Plan**  
led by Parks & Recreation Dept and Public Works Dept

**Sustainability Mobility Community Equity Economy Shared Vision**

**Land Use Architecture Economic Development Transportation Housing**  
led by Planning & Development Services Dept

Find all upcoming events & share your ideas at: [www.engageclayton.com](http://www.engageclayton.com)

### The Comprehensive Planning Process

**What is a Comprehensive Plan?**

This is a big picture document to guide the community's physical, social, and economic growth and development. Share your voice to help us build our collective vision!

Comprehensive planning evaluates a variety of aspects of a community to understand strengths, weaknesses, opportunities, values, and vision for the future.

A comprehensive plan becomes a guiding policy document that outlines goals, principles, and priorities to aid in decision making over the next decade.

**Planning Timeline**

Phase 1	Phase 2	Phase 3	Phase 4
APR - JUL 2023	AUG - OCT 2023	NOV - JAN 2023	FEB - APR 2023
Existing Conditions Engagement	Open House and public comment engagement	Draft Plan & Review	Final Plan
<ul style="list-style-type: none"> <li>Analyze existing conditions, current conditions, and future conditions</li> <li>Establish working relationship with Steering Committee, Plan Commission, Board of Aldermen</li> <li>Launch Project Website and Data Dashboard</li> </ul>	<ul style="list-style-type: none"> <li>Open House and public comment engagement</li> <li>Launch online survey</li> <li>Conduct interviews with community and stakeholders</li> <li>Establish ID models and begin scenario analysis</li> </ul>	<ul style="list-style-type: none"> <li>Community engagement and consultation</li> <li>Public feedback sessions</li> <li>Review of Draft Plan</li> <li>Finalize goals and implementation strategies</li> </ul>	<ul style="list-style-type: none"> <li>Presentations to Board of Aldermen</li> <li>Presentations to Planning Commission</li> <li>Adoption process of document</li> </ul>

### The Comprehensive Planning Approach

**SYSTEMS THINKING**  
a framework for the Comprehensive Plan

The Clayton Comprehensive Plan utilizes Systems Thinking as the framework for ensuring the vision, objectives, and key results are rooted in a comprehensive view of the entire system as they exist in Clayton. Systems thinking is an approach to problem-solving and goal setting that views problems on a cross-scale as part of a wider, dynamic system.

The City of Clayton is a dynamic system, with city departments, outside organizations, business owners, property owners, and residents all working together to create a dynamic community. In order to make any sort of change in this complex system, goals have to be created and executed among the many systems where they exist.

As the diagram displays, the four themes that guide the Comprehensive Plan are constantly influenced by a variety of systems, all of which impact the ability to implement change. The Comprehensive Plan seeks to acknowledge these systems and provide next steps that integrate, rather than silo, organizations and people to move them forward.

The role of technology and information sharing is a huge component of ensuring this implementation work is not siloed, but rather, integrated across City Departments. *The City of Clayton is committed to approaching this work from both a Systems Thinking lens as well as using a Smart Cities approach.*

### Character Areas

The City of Clayton has a variety of commercial corridors and residential neighborhoods with varied character and density. This creates a diversity of housing types, commercial offerings, and neighborhood environments, ensuring Clayton remains a community for all.

These character areas reflect the unique identity of parts of Clayton and are intended to be utilized as a guide for appropriate future development. Character areas were determined utilizing past plans, a robust review of existing conditions, and stakeholder engagement throughout the community.

### Transportation & Connectivity

"Clayton is well integrated into the master plan for Great Rivers Greenway so recreational weekend cyclists can make their way across the region... and more comprehensive bicycle infrastructure for everyday commuting!"  
- Clayton Resident

"The streets will be livelier because a broad assortment of new creative gathering places will give everyone a reason to want to get out into the community".  
- Resident

### Transportation & Connectivity

**Objectives**

Development adjacent to MetroLink stations is designed using TOD principles to increase density and capitalize on transit access.

Clayton is a multi-modal city with networks that provide safe, comfortable, and convenient transportation.

Clayton fosters a vibrant public environment that encourages community connections.

How do these objectives resonate with you and your vision for Clayton?

### Character Areas

**Maryland Gateway**  
The vision for Maryland Gateway District is to create a mid-density district that provides an active gateway into Downtown Clayton while respecting Clayton Gardens to the north and the city and educational uses to the south.

**Meramec Gateway**  
The vision for Meramec Gateway District is to create a lower density mixed-use district that provides a gateway into Downtown Clayton from the south while respecting the adjacent residential neighborhoods.

**Central Business District**  
The vision for the Central Business District is to create a walkable, high-density mixed-use neighborhood with a variety of multi-family residential options, a thriving entertainment and retail environment, new office development, access to green space, and an active street life.

**Hi-Pointe / DeMun District**  
The vision for the Hi-Pointe / DeMun area is to grow as a human scale with dense development, active streets, a variety of residential options, and a walkable commercial district while retaining the area's historic character.

**Clayton Gateway**  
The vision for the Clayton Gateway is to create a medium-density commercial district that offers a regional audience access to a variety of businesses and entertainment options while respecting the Clayton neighborhood immediately to the north.

**South Residential District**  
The vision for the South Residential District is a quiet neighborhood characterized by dense residential homes, walkable green spaces, and walkable connections to major commercial corridors, Downtown, Shaw Park, and Meramec Elementary.

**Corporate Park District**  
The vision for the Corporate Park District is to continue a mix of medium-density job uses with expansive green spaces, establishing as a concentration of regional employers adjacent to the convenient location.

**Wydow / Hanley Gateway**  
The vision for the Wydow/Hanley Gateway is to create a thriving, walkable, mixed-use node that provides services and businesses for nearby residents while also attracting a regional audience.

**Central Residential District**  
The vision for the Central Residential District is to maintain the mix of large lot single-family homes with significant green space and trees, supporting preservation of the historic neighborhood character.

**East Residential District**  
The vision for the East Residential District is a historic, single-family neighborhood living symbiotically with nearby businesses, while also providing residents with access to significant green space and neighborhood scale businesses.

**Forsyth Gateway**  
The vision for the Forsyth Gateway is to create a dense, walkable, mixed-use district including a significant mix of multi-family residential development oriented to create the Forsyth MetroLink Station with appropriate connections to the existing development at convenient Plaza near the adjacent neighborhoods.

Using the scale below, place a dot to indicate your level of agreement with the visions for the character areas as described above.

Not in Agreement | Minor changes or clarifications are needed. | In Agreement

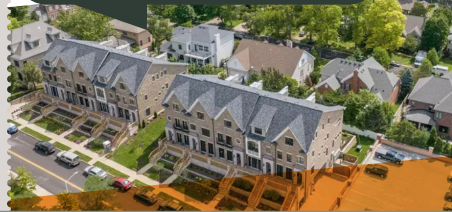
**Housing & Neighborhoods**

"Sustainability is definitely becoming a bigger issue, and should be considered on a deeper level in Clayton."

- Youth Survey Respondent

"My vision for Clayton is that it become a TRUE model of a green city. With the right policies, procedures and ideas this does not need to be MORE expensive, and it will probably make the city's future LESS expensive."

- Resident



**Housing & Neighborhoods**

**Objectives**

Clayton contains a diverse housing stock, providing attainable and quality housing options for a range of ages, income levels, and life stages.

Clayton preserves and enhances the unique identity of each neighborhood with relevant and compatible standards.

Our neighborhood development patterns embody sustainable principles and seek to minimize impacts on the natural environment and plan for future resilience.

People choose to live in Clayton because it is safe and provides convenient access to first-rate schools, services, shopping, dining, parks, and community amenities.

How do these objectives resonate with you and your vision for Clayton?


**Commercial Development & Economy**

"Soften the streetscape in Downtown with landscaping, trees, and public art"

- Ward 3 Resident

"Clayton's office-centric downtown lacks a vibrant atmosphere and needs more mixed-use development, including residential units, to increase foot traffic and create a livelier environment."

- Developer



**Commercial Development & Economy**

**Objectives**

The City maintains a strong economic base by supporting commercial development at a variety of scales.

Clayton promotes vibrant and attractive commercial nodes with creative enhancements to existing corridors.

The City builds economic resilience by valuing and fostering a diversified revenue base.

There is intentional development of areas between residential and commercial uses that ensures thoughtful transitions.

Downtown Clayton is an active and inclusive place that provides opportunities to live, work, and play.

Clayton facilitates development opportunities with a clear regulatory process.

How do these objectives resonate with you and your vision for Clayton?

**Community Character**

"An active, engaged citizenry supported by a varied and viable business base. Active and engaged = friendly, caring, visible neighbors interacting on the sidewalks at cultural events, at neighborhood gatherings, in parks, and at schools."

- Resident

"I just wish the City had a clear vision for what they wanted to see. If they did, we could plan accordingly instead of just guessing."

- Developer



**Community Character**

**Objectives**

Clayton government is a regional leader with mutually beneficial partnerships with adjacent governments and institutions.

Clayton is a dynamic center of economic and cultural activity for residents, businesses, and visitors.

Our colleges, universities, schools, and institutions play a leading role in the cultural, social, and economic fabric of the Clayton community.

Clayton is on the forefront of planning for a sustainable future.

How do these objectives resonate with you and your vision for Clayton?

## Character Area Feedback

### Clayton Gateway

Yes. New businesses in Clayton. (Ditto)

### Meramec Gateway

Get Taylor to donate land on East side of N Bemiston for a Park (Expansion of current Taylor park - get it?)

If that property is developed storm water in that area could become unmanageable

### Central Business District

Don't want to lose all the small retail or character

More available outdoor dining

For new development in downtown keep elevations varied and more unique & interesting architecture - not just large, tall, boxes.

This is the most externally visible part of the city and the part most neglected (+1)

Add entertainment & Nightlife

Downtown Clayton has lost so much charm in recent years

Create a walkable retail district

### Maryland Gateway

East side of Forsyth N or Maryland has granite curbs and the west side doesn't - would like consistency here (street lights, etc could be improved) (+1)

Collaborate with strategic partners, particularly the school district of Clayton to ensure alignment of future growth plans.

Extend the Centennial Greenway! (+2)

Beer garden showcasing local breweries products (+2)

Importance of beautification on Maryland - would like to see consistency here

Engage students at CHS to solicit input for future growth plans.

Work with school district of Clayton to ensure expansion and growth of the city and school (+3)

### Hi-Point/DeMun

Don't change the charm of DeMun! Small unique retail & eateries are part of what makes it so appealing. (+1)

Washington U will have a big impact on all of this (+1)

HiPoint/DeMun is already a walkable commercial district with historic character. PLEASE don't destroy it like what has happened in the CBD. PLEASE.

What happens when Concordia closes up? More Wash U buildings or some other use?

I live here and love human scale and active streets

### South Residential District

Would begood to think about Brentwood as a gateway to Downtown too

Would like to see a similar consolidation on Brentwood here (res can stay but would be little...sp?)

Ice cream shop!

YES

Most residents here walk kids to Meramec. Would walk/bike to Shaw Park if Brentwood Blvd felt safer!!

### Corporate Park District

New MetroLink Station - whole new neighborhood

### Wydown/Hanley Gateway

Keeping the character of Wydown/Hanley node

Would like to see parking issues called out here especially with regional audience. Shuttle?

Do not want up to 6 stories within neighborhood (not new ones)

Do not make the single family part of the Moorlands (7400) 2-family! (+1)

I like businesses and services. Wish we had the shoe repair back.

Do not build more two-family homes in the Moorlands or increase population density (+1)

### Central Residential District

Keep or make this area safe

### East Residential District

Like Overall

yes to sidewalks both sides of street - they took them away on Wydown

Will the South 40 center of gravity shift south of Wydown?

Washington U will have a big impact on all of this.

Institutions already control much of the property marked residential along Forsyth. Neighborhood is slowly disappearing.

### Forsyth Gateway

Yes sounds good

Get rid of the Maryland bike lane. It leads nowhere and causes cars to park in what should be a traffic lane.

## Objectives Feedback

### Transportation & Connectivity

More connectivity beyond Clayton borders i.e. Forest Park

Electric shuttles (Hop on/Hop Off) within Clayton

Bridge or safer way to cross Hanley at Wydown

Higher walk a nomics

No bike lane on Maryland (I Agree!)

Metrolink has destroyed the Galleria, not safe!

We need free electric shuttles hop on hop off throughout downtown and commercial areas

Brentwood Blvd doesn't need to be 6 lanes from Clayton on North. It feels unsafe to use as a pedestrian to go to Shaw Park form our neighborhood. Needs more pedestrian and bike space.

Bridge or tunnel to Cross Big Bend/Clayton

Focus on DT Metrolink so more people use it!

I would like to see connectivity with the airport

### Housing & Neighborhoods

People live here because they are elitists - not because they want economic diversity

Maintain integrity. Have occupancy codes that enhance outdoor landscaping & sidewalks

Would like to see more affordable housing but city continues to be more expensive (3 people in agreement)

Clayton needs to be safe to feel right again.

Love the idea to preserve unique neighborhood identity - make sure new construction does

Meramec School was on lock down yesterday

due to an armed guy on the loose. We need cameras & better lighting in residential areas.

Welcome packets for new tenants, owners, businesses.

Surprised by the # of unoccupied homes, given desirability of area. Any way to encourage occupancy or discourage letting property sit empty? Housing shortage!

Clayton is not safe now

Reserve affordable housing for a variety of income levels and ages

Clayton is doing gentrification in height, perhaps a good compromise.

Absolutely!!!

Allow expanded use/development of accessory development units (ADUs)

Then why are they suggesting building 2-family units in the residential block of the Moorlands?



## Commercial Development & Economy

It is important to me that we have businesses within our neighborhoods

Yes!!!

Event centered recreation is successful but temporary and has no lasting impact

Existing retail is rather dismal. A thoughtful development strategy is needed!

Downtown Clayton is not fun or attractive

We need more restaurants and shops in Downtown Clayton



## Community Character

Yes!!!

Clayton is more visible, as a community than nearby cities but certainly not a leader in the St. Louis region.

I agree and think Clayton should try to be a leader in the St. Louis Region

Need to do more to get more citizen engagement new residents especially





# Ward Meeting Summaries

**Description:** Community Meets were held in each of the three Clayton Wards in October and November. The meetings began with a short presentation to share the existing conditions found in the initial phase of the planning process. After a general question and answer period, residents were divided into small groups for facilitated conversations.

**Estimated Ward Meeting Attendees:** 55-80 attendees at each meeting

## Ward 1 Overview

### Preservation and Sustainability

The community expressed a strong desire to preserve multifamily housing and discussed the potential of repurposing the old CBC Building for green space or multifamily housing. Lighting concerns, especially related to LED lights, were raised. Stormwater management, including rain gardens and separate rain collection systems, was a priority. Preserving trees, using native plantings, installing EV charging stations, and maintaining open spaces were key sustainability goals.

### Traffic and Transportation

Concerns about pedestrian safety on Big Bend and the need for traffic calming measures near schools and major roads were voiced. Issues with bike lanes, signage, and crossing points were discussed, along with suggestions for pedestrian bridges, overpasses, and protected bikeways to foster greater connectivity to the rest of Clayton. Ambiguous access to the Walgreens parking lot and traffic on major streets were also significant topics.

### Development and Land Use

The community expressed concerns about teardowns and loss of existing affordable housing. Diverse opinions on the type of development on the former CBC site were discussed, emphasizing a mix of housing types and styles. Adaptive reuse of existing buildings was supported, while concerns about TIFs, tax dollars, and developer accountability were raised. There was strong support for affordable housing and inclusionary zoning, with attention to aesthetics and the height of new buildings.

### Commercial and Retail Development:

Issues in Demun retail space efficiency were noted, and suggestions for a corner market or bodega were made. There was a desire for more family restaurants, support for small businesses over large ones, and concerns about the impact of a hotel on rental properties. The community

expressed support for a mix of commercial and residential uses, mostly favoring the boutique hotel concept, though several recommendations were made to move the site to the former Commerce Bank building.

### Community Facilities and Services:

Maintenance issues at various locations, suggestions for trash and recycling bin organization, and requests for consistent street lights were raised. Support for a pedestrian bridge to Forest Park, more public transportation options, and improved walkability were emphasized.

### Educational Institutions and Student Housing:

Concerns about the aesthetics of WashU dorms, management of student housing, traffic, and capacity issues were discussed. There was a desire for safety and aesthetic improvements near WashU facilities. Additionally, several recommendations were made for what could be developed on the site of Fontbonne University should that use ever need to change.

As the community envisions a future that balances growth and preservation, the recommendations underscore the importance of strategic planning, community-friendly initiatives, and an inclusive approach to development that respects the character and values of Clayton's Ward 1.

## Ward 1 Key Themes & Recommendations

### 1. Preservation and Sustainability:

- Preserve multifamily housing.*
- Old CBC Building could be green space or multifamily housing.*
- Lighting concerns (brightness, LED lights) in various areas.*
- Use of rain gardens for stormwater management.*
- Coordinated large-scale rainscaping for stormwater management.*
- Separate rain collection and sanitary sewer systems.*
- Preserve trees and prioritize tree maintenance.*
- Native plantings instead of grass for environmental benefits.*
- EV charging stations installation.*
- Preserve open spaces and greenspaces.*

## **2. Traffic and Transportation:**

*Pedestrian safety concerns on Big Bend.*

*Need for traffic calming measures near schools and major roads.*

*Issues with bike lanes, signage, and crossing Brentwood.*

*Difficulty in crossing Skinker and challenges with the Walgreens parking lot.*

*Suggestions for pedestrian bridges, overpasses, and protected bikeways.*

*Concerns about traffic on Big Bend, Clayton Road, and other major streets.*

*Ambiguous and confusing access to Walgreens parking lot.*

## **3. Development and Land Use:**

*Concerns about teardowns and loss of affordable housing.*

*Diverse opinions on the type of development on the CBC site.*

*Desire for a mix of housing types and styles.*

*Support for adaptive reuse of existing buildings.*

*Concerns about TIFs, tax dollars, and developer accountability.*

*Support for affordable housing and inclusionary zoning.*

*Concerns about the impact of larger developments on neighborhoods.*

*Support for accessory dwelling units but not for rental purposes.*

*Support for required affordable units in new construction.*

*Comments on the aesthetics and height of new buildings.*

*Preservation of existing housing character.*

## **4. Commercial and Retail Development:**

*Comments on inefficiency and suggestions for improvements in Demun retail space.*

*Suggestions for a corner market or bodega.*

*Desire for more family restaurants.*

*Support for a collection of small businesses over big business.*

*Concerns about the impact of a hotel on rental properties.*

*Desire for a mix of commercial and residential uses.*

*Support for a boutique hotel concept.*

## **5. Community Engagement and Connectivity:**

*Desire for more community service projects to bring residents together.*

*Concerns about the siloed nature of Clayton and lack of connectivity.*

*Suggestions for better connectivity for biking and walking.*

*Support for regional thinking and maximizing potential beyond Clayton.*

*Desire for more pedestrian-friendly, cyclist-friendly, and walkable spaces.*

*Concerns about the changing feel of downtown and the commercial area on Clayton Road.*

## **6. Community Facilities and Services:**

*Concerns about maintenance issues at various locations (e.g., old CBC building, laundromat).*

*Suggestions for improvements in trash and recycling bins organization.*

*Requests for more consistent street lights and dislike of bright LEDs.*

*Support for a pedestrian bridge to Forest Park.*

*Suggestions for more public transportation options and improved walkability.*

*Desire for better access to shopping and amenities along Clayton Road.*

*Requests for more consistent street lights and dislike of bright LEDs.*

## **7. Educational Institutions and Student Housing:**

*Concerns about the aesthetics of WashU dorms not matching Clayton.*

*Need for better management of student housing and concern about tree loss.*

*Concerns about traffic and capacity issues related to larger WashU development.*

*Desire for improvements in safety and aesthetics near WashU facilities.*

## **8. Cultural and Recreational Amenities:**

*Support for a botanical garden with trails.*

*Suggestions for creating child-friendly areas and outdoor venues.*

*Desire for outdoor seating and walkability on Demun.*

*Support for more parks, greenspaces, and outdoor concert venues.*

*Support for public art and cultural events.*

## **9. Miscellaneous:**

*Support for diverse sales tax and suggestions for specific businesses such as a Fresh Thyme on Clayton Road*

*Desire for consistent style and architecture in new developments.*

*Support for energy-efficient initiatives like solar panels.*

*Concerns about the impact of large swimming pools in backyards.*

*Support for reasonable code standards for old buildings to keep them maintained and also affordable*

*Support for pedestrian-friendly changes and traffic calming measures.*

*Concerns about increasing taxes, fees, and the reduction of services.*

*Need for more consistent maintenance of public spaces and amenities.*

In addition to the themes above, several location specific considerations were shared during the small group conversations:

### **Concordia Park and Concordia Seminary:**

*Preserve and enhance Concordia Park as an active open space in the community.*

*Support large-scale rainscaping for stormwater management, potentially through rain gardens.*

*If Concordia Seminary undergoes changes, maintain open space and greenspace.*

*Consider additional green spaces, such as outdoor concert venues, picnic areas, and fruit tree plantings.*

### **Demun Business District:**

*Encourage pedestrian-friendly measures such as benches, improved lighting, and wider sidewalks.*

*Support a mix of businesses, including family restaurants, boutiques, and grocery stores.*

*Consider redevelopment opportunities for underutilized spaces, such as the old CBC building.*

### **Big Bend and Clayton Road:**

*Address traffic and pedestrian safety concerns, potentially with traffic calming measures.*

*Improve walkability and bikeability along Clayton Road.*

*Explore options for creating safe access points to shopping areas along Clayton Road.*

*Wydown and University Intersection:*

*Address safety concerns, including the dangerous feel of the intersection.*

*Consider traffic calming measures, such as yield signs or other calming solutions.*

*Fontbonne University:*

*Explore adaptive reuse of existing Fontbonne buildings for purposes such as theater spaces, shops, and residential use.*

*If Fontbonne closes, support a mix of uses, including aging-in-place housing and communal senior living.*

### **Old CBC Building Site:**

*Preserve the residential context and scale of the area, potentially supporting mixed-use developments.*

*Consider a mix of housing types, including residential condos and below-grade parking.*

*Support the adaptive reuse of the old CBC building and consider its impact on surrounding neighborhoods.*

*Consider reusing as a Center of Clayton Jr. and mixed-use development.*

### **Clayton Road Business District:**

*Enhance the vision and positive presentation of the commercial area on Clayton Road.*

*Consider development opportunities for the commercial area, potentially with a mix of businesses.*

### **WashU Ball Field at Concordia:**

*Ensure safety and respect in the development of the WashU ball field at Concordia, including adequate lighting and access.*

*Address concerns about tree loss and runoff, incorporating native plantings for stormwater management.*

### **Additional Action Items and Recommendations:**

*Develop and implement effective stormwater management strategies.*

*Consider rain gardens and other eco-friendly measures for improved water management.*

*Explore diverse transportation options and improve pedestrian and cyclist safety.*

*Consider community engagement projects to foster a sense of connection.*

*Implement a well-thought-out plan for the CBC site, considering community preferences.*

*Explore adaptive reuse options for existing buildings.*

*Consider the impact of new developments on existing housing character.*

*Encourage a mix of commercial and residential uses in various areas.*

*Consider the impact of student housing on aesthetics and tree preservation.*

*Implement community-friendly initiatives such as EV charging stations and native plantings.*

*Address concerns about the maintenance of public spaces, lighting, and infrastructure.*

## **Ward 2 Overview**

### **Infrastructure Improvements**

At the forefront of these recommendations is a resounding call for transformative urban design and infrastructure enhancements. The desire for wider sidewalks, green spaces, and improved pedestrian safety showcases the community's shared commitment to creating a downtown environment that is not only aesthetically pleasing, but also fosters communal well-being. It underlines the crucial role of thoughtful planning in shaping a city that is not just functional but invites interaction and connectivity.

### **Sustainability**

Environmental consciousness and the preservation of Clayton's natural beauty are central to the community's vision. Prioritizing tree management, promoting native plant use, and addressing stormwater concerns reflect a commitment to sustainability. These recommendations underscore the understanding that a vibrant urban space must coexist harmoniously with its natural surroundings.

### **Residential Development and Affordable Housing**

Affordable housing has emerged as a pivotal concern with mixed support on very low income options but an overall desire to provide great access at a range of price points. The call for mixed-income projects and support for local businesses speaks to the commitment to maintain a diverse and accessible neighborhood. It highlights the community's awareness of the need for balance in development—ensuring growth does not compromise affordability and inclusivity.

The recommendations, born from the collective wisdom of the community, not only address immediate concerns but also lay the groundwork for a city that is resilient, inclusive,

and reflective of the unique identity of Clayton. As the city evolves, these insights serve as a guide for cultivating a Clayton that is more than just a physical space—it is a vibrant, thriving community that embraces the principles of sustainability, inclusivity, and enduring character.

## Ward 2 Key Themes & Recommendations

### 1. Preservation of Residential Neighborhoods:

*Preserve the existing architectural style of residential neighborhoods.  
Protect the character of residential buildings and restrict the size of new builds.*

### 2. Downtown Development and Greenspace:

*Develop buildings in downtown with wider sidewalks and greenspace.  
Enhance pedestrian infrastructure, such as pedestrian bridges, to improve connectivity.*

### 3. Traffic and Transportation:

*Address speeding issues on Hanley Road and implement traffic calming measures.  
Explore the possibility of pedestrian overpasses, especially at major intersections.  
Support EV transition with charging stations.  
Improve safety for bikers, especially on Hanley Road.  
Evaluate and adjust speed limits on major roads.*

### 4. Tree Management and Greenspace Preservation:

*Prioritize tree management and preservation programs.  
Educate property owners on water runoff issues and stormwater mitigation.  
Preserve and protect the tree canopy in public and private spaces.*

### 5. Affordable Housing and Development Guidelines:

*Encourage or require mixed-income development when receiving subsidies.  
Subsidize affordable housing instead of increasing building heights.  
Consider redeveloping existing areas to prioritize affordability.*

### 6. Commercial Development and Small Businesses:

*Support small businesses by subsidizing rent and limiting charges by developers.  
Encourage retail development and neighborhood gathering places.  
Ensure a balance between upscale and affordable businesses.*

### 7. Public Transit and Circulator Buses:

*Introduce circulator buses to improve public transit within Central Clayton.  
Explore options for pedestrian overpasses and safer paths for students*

## 8. Development Aesthetics and Greenspace

### Incorporation:

*Incorporate more greenspace into new developments.  
Maintain the human scale by avoiding excessive building heights.  
Support sustainable practices, such as stormwater retention and permeable surfaces.*

### 9. Infrastructure and Safety Improvements:

*Improve safety at intersections and install pedestrian-friendly infrastructure.  
Enhance street lighting for safety and visibility.  
Address concerns related to specific roads, intersections, and traffic cycles.*

### 10. Community Engagement and Events:

*Engage with institutions in neighboring municipalities.  
Encourage public art, programming, and events in parks and community spaces.*

### 11. Trash and Recycling Services:

*Address concerns about trash fees on residents and explore options for more organized trash and recycling services.*

In addition to general themes shared across the ward, several key locations and areas have been called out, along with specific recommendations.

#### Hanley and Wydown:

*Increase greenspace and wider sidewalks.  
Encourage mixed-use redevelopment, especially in vacant areas.  
Support local businesses, possibly with subsidies for small businesses.  
Consider a pedestrian-friendly commercial hub at Hanley and Wydown.  
Preserve and protect the tree canopy on the Wydown median.  
Consider additional greenways and pathways.*

#### Clayton Road:

*Implement safety updates, including wider sidewalks, speed reduction, and pedestrian light crosswalks.  
Explore the possibility of making Clayton Road two lanes to slow traffic.  
Add greenways on each side of Clayton Road for walking, biking, and trails.  
Clayton at Ridgemoor is currently unsafe for pedestrians*

#### Centene Area:

*Evaluate the fit of Centene with the overall look and feel of Clayton.  
Consider redevelopment options for the office building on Hanley and the vacant parcels*

#### Oak Knoll Park:

*Increase programming and events in Oak Knoll Park.  
Preserve the existing architecture and character of the park.*

### **Acorn Park:**

*Improve seating, shade, and overall amenities.*

*Explore opportunities for programming and events.*

### **Hanley and Forest Park Parkway:**

*Address high speeds on Forest Park Parkway.*

*Explore pedestrian improvement opportunities at Hanley, Wydown, and Shirley.*

### **Ritz Area:**

*Utilize the green space by Ritz more effectively.*

*Consider retail or community-oriented developments.*

### **Fontbonne and Concordia Area:**

*Address potential conflicts with WUSTL and Concordia athletic facilities.*

*Explore zoning regulations to balance development.*

*Monitor potential developments around sports fields for traffic and crowd concerns.*

*Ensure proper planning for traffic and public safety.*

### **General Observations and Recommendations:**

*Concerns about high-rise developments and their impact on the character of the city.*

*Emphasis on preserving and protecting the existing tree canopy.*

*Support for mixed-use development and smaller, locally-owned businesses.*

*Desire for increased community engagement and events.*

*Prioritize pedestrian safety and urban design improvements.*

*Encourage mixed-income development and affordable housing initiatives.*

*Foster community engagement and support local businesses.*

*Implement sustainability measures and prioritize greenspace.*

These key locations and associated recommendations highlight the diverse issues and ideas expressed by the community. Maintaining existing historic charm is important while implementing a comprehensive and balanced approach to development, transportation, residential and small business affordability, and greenspace preservation will contribute to the overall livability and sustainability of the community in the long term.

## **Ward 3 Overview**

### **Urban Design and Development:**

One of the primary highlights is the community's strong emphasis on creative and attractive urban design. Residents advocate for architectural uniqueness, preserving the charm of Clayton by maintaining a mix of building heights, and

balancing responsible growth with the preservation of historic structures. The call for a harmonious blend of the old and the new is evident, encouraging a cityscape that reflects both historic character and progress.

### **Transportation and Traffic:**

Traffic management and safety were key concerns voiced during the meeting. Recommendations include potential changes in traffic flow through one-way streets and the exploration of roundabouts to enhance safety and efficiency. The community also underscored the need for improved synchronization of traffic lights, aiming for a more seamless and secure commuting experience.

### **Environmental and Sustainability:**

Residents have expressed a strong commitment to sustainability, with a focus on increasing green spaces, preserving existing trees, and implementing effective stormwater management strategies. Burying power lines is considered as a means to enhance the city's tree canopy, aligning with a broader vision for a more environmentally conscious and resilient Clayton.

### **Housing and Affordability:**

The community voiced a desire for diverse housing options, including housing that is attainable to a wider spectrum of incomes and new mixed-use developments. Recommendations emphasize the importance of careful assessment regarding the impact of new construction on existing residential neighborhoods, ensuring the coexistence of new developments with the city's historical fabric.

### **Community Engagement and Safety:**

Effective communication and collaboration emerged as key themes, with an emphasis on improved dialogue between residents, officials, and law enforcement. Community safety concerns, particularly regarding homelessness, were addressed, emphasizing the need for proactive measures to maintain a secure and welcoming environment.

In summary, the recommendations stemming from the Ward 3 community meetings underscore the importance of comprehensive planning for Clayton's future. The community's collective vision reflects a commitment to preserving Clayton's unique identity while embracing responsible growth and sustainability. These insights will serve as a foundation for ongoing discussions and collaborative efforts to build a vibrant, inclusive, and resilient Clayton for generations to come.

## Ward 3 Key Themes & Recommendations

### 1. Urban Design and Development:

*Creative design for attractive and unique apartment buildings.*

*Widen sidewalks, particularly in the Central Business District.*

*Consider fully pedestrian blocks in the Central Business District.*

*Encourage architectural significance in new buildings.*

*Advocate for a variety of building heights, avoiding excessive tall buildings.*

*Evaluate the massing and size of new homes, with a preference for smaller sizes.*

*Preserve smaller 2-story commercial buildings.*

*Maintain lower density buildings in certain pockets of the Central Business District.*

*Explore mixed-use developments on specific sites like the Caleres site.*

*Implement setback changes in certain areas, like Polo.*

*Increase permeable space, especially in flood-prone areas like Clayton Gardens.*

*Retain the character of the community with a mix of building heights.*

*Limit building height on certain roads, such as Forsyth.*

*Preserve the architectural style of Clayton.*

### 2. Transportation and Traffic:

*Consider one-way traffic on Forsyth and Maryland.*

*Evaluate the need for roundabouts to improve traffic flow.*

*Sync traffic lights on Hanley for better traffic management.*

*Address Hanley's traffic issues and road repairs.*

*Implement U-turn safety measures, potentially considering a roundabout.*

*Explore options for bike lanes, especially on Forsyth.*

*Advocate for a shuttle service connecting popular districts and locations.*

*Address concerns about speeding and safety on Hanley.*

### 3. Parking and Accessibility:

*Improve visibility of parking options in the downtown area.*

*Set stricter parking rules per unit/business.*

*Implement limits on valet parking to encourage walking.*

*Address concerns about limited parking in certain areas.*

*Explore incentives for affordable retail space on the first floor.*

*Consider the impact of parking lots on Clayton Road.*

### 4. Environmental and Sustainability:

*Increase green spaces, parks, and plazas at street corners.*

*Preserve and plant sustainable varieties of trees.*

*Bury power lines to enhance the tree canopy.*

*Explore a metro sewer district that works region-wide.*

*Address stormwater issues and drainage concerns.*

*Encourage EV charging stations and consider future locations for vertiports.*

*Advocate for greenway access and connections to other areas.*

### 5. Community Engagement and Safety:

*Support pedestrian activation for a charming atmosphere.*

*Improve communication and collaboration with residents, alders, and police.*

*Address safety concerns related to homelessness.*

*Consider the impact of events on parking and walkability.*

*Evaluate the need for a sports complex and fields for various sports.*

*Explore opportunities for community transit improvements.*

### 6. Economic Development and Zoning:

*Evaluate TIF allocations, especially concerning tall buildings.*

*Support pro-tax incentives for start-up and small businesses.*

*Encourage reasonably priced retail, restaurants, and event spaces.*

*Consider zoning overlay districts carefully, especially near Centene.*

*Hold developers and property owners accountable for promised developments.*

### 7. Housing and Affordability:

*Explore affordable housing options and mixed-use developments.*

*Assess the impact of new construction on residential neighborhoods.*

*Consider the need for true mixed-use residential and retail developments.*

*Address concerns about lot coverage and its impact on tree canopy.*

### 8. Cultural and Recreational Amenities:

*Establish a theater and a rooftop restaurant in Shaw Park.*

*Support the creation of a town square for community gatherings.*

*Encourage a variety of cultural and recreational amenities, such as pickleball courts.*

### 9. Miscellaneous:

*Address concerns about light pollution and its impact on residents.*

*Explore the potential for a greenway connection to the Brentwood Promenade.*

*Consider the impact of new residential construction on the existing infrastructure.*

*Evaluate the need for a bus/shuttle service for kids along Wydown.*

### 10. Community Identity and Entrance Ways:

*Improve entrance signage to make entering Clayton more noticeable.*

*Soften the streetscape in the downtown area with landscaping, trees, and public art.*

*Preserve the unique architectural style of Clayton to maintain its charm.*

Additionally, several location-specific recommendations were made during the small group conversations at the Ward 3 Community meeting. Those recommendations are summarized as follows:

**Central Business District:**

- Consider fully pedestrian blocks.
- Widen sidewalks.
- Implement stricter parking rules per unit/business.
- Increase green spaces, parks, and plazas at street corners.
- Evaluate the massing and size of new homes in the district.
- Preserve smaller 2-story commercial buildings.

**Shaw Park:**

- Add a rooftop restaurant and a new pavilion.
- Explore the possibility of a beer garden.
- Make pickleball courts more permanent.
- Address concerns about light pollution and noise levels.

**Polo Area:**

- Evaluate setback changes to avoid building to lot lines.
- Consider the land use in Polo compared to other areas.
- Increase permeable space.
- Preserve the unique architectural style of the area.

**Clayton Gardens:**

- Address flooding issues.
- Preserve existing trees and plant a sustainable variety.
- Increase green spaces, parks, and plazas.
- Explore affordable housing options.

**Forsyth and Maryland Intersection:**

- Explore the possibility of one-way traffic.
- Evaluate the scale and transition zones adjacent to residential areas.
- Consider wider sidewalks.
- Enhance the entrance with better signage.

**Hanley Road:**

- Address traffic issues and road repairs.
- Sync traffic lights for better traffic flow.
- Explore the need for a bus/shuttle service for kids along Wydown.
- Improve pedestrian safety, especially at crossings.

**Caleres Site:**

- Encourage mixed-use development.
- Evaluate zoning and permitting consistency.
- Hold developers accountable for promised developments.

**Brentwood Promenade Area:**

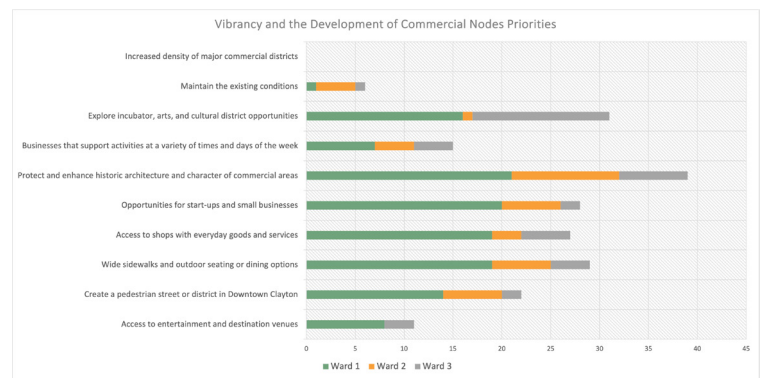
- Establish greenway access.
- Address drainage issues.
- Explore opportunities for community transit improvements.

**Old Town Duplexes:**

- Preserve Old Town Duplexes.
- Evaluate the potential for additional duplexes and townhomes in the area.

**Intersection of Central and Maryland:**

- Consider HDC zoning to address bordering residential areas.
- Enhance the streetscape with landscape, trees, and public art.



# Clayton Business and Development Stakeholders Summary

As a key part of the engagement process, a selection of local business and development stakeholder interviews were conducted to gain perspectives on doing business in Clayton. This compilation of summary findings shares the sentiments expressed by those closely connected to Clayton, unveiling a narrative woven with admiration for the city's prestigious office markets, meticulously designed landscape, and the promise of a thriving Central Business District. Stakeholders shared their perspectives on the city's strengths, areas of improvement, and thoughts about what could be next for the city, providing an insightful glimpse into what makes Clayton a regional focal point and a beacon for future growth.

## Strengths

### Office Market and Business Environment:

Stakeholders consistently recognized Clayton as the nicest office market in the region with a concentration of Class A office space and a variety of options for businesses. Stakeholders foresee Clayton becoming the Central Business District for the region as a hub for government centers, legal activities, and financial institutions. It was emphasized as the focal point of the region for business headquarters vs. the more entertainment leaning development focus in Downtown St. Louis City.

### Proximity to Courthouse:

Clayton is particularly attractive to law firms because of its proximity to the St. Louis County Courthouse and related businesses that have also chosen to locate in Clayton. At least one law firm interviewed had moved from Downtown St. Louis to Clayton due to this proximity paired with the desirable and available office stock.

### Access to Amenities and Quality Services:

The city's central location, proximity to the airport, and its status as a business travel hub were emphasized. It is easy to walk to restaurants, retail and other amenities located downtown. In general, the City's services are perceived as well-managed and high-quality, especially compared to other areas within the region.

### Safety:

Stakeholders appreciated the perceived safety in Clayton, emphasizing that people generally feel secure. There is a shared perspective that the city is relatively free of any major crime concerns.

### Ample Parking:

Business stakeholders with offices downtown viewed the parking as generally sufficient as they are able to utilize a variety of shared parking agreements. They appreciate the metered parking that also allows for coin usage. The proximity to the MetroLink is helpful, though not as heavily utilized as it could be. A few stakeholders mentioned that their parking needs were likely to decrease as more permanent shifts to hybrid work were being considered.

## Opportunities for Improvement:

### Lack of Vibrancy and Density:

Clayton's office-centric downtown lacks a vibrant atmosphere and needs more mixed-use development, including residential units, to increase foot traffic and create a livelier environment. It was also mentioned that more creativity in design could contribute to a more vibrant feel downtown along with curated landscaping and general improvement in sidewalk and street infrastructure.

### Outdated Codes and Regulations:

Clayton's development codes and regulations, particularly the Architectural Review Board (ARB) process, are seen as cumbersome, arbitrary, and hindering progress. Stakeholders advocate for a more streamlined and objective approach based on clear codes and professional expertise.

### Leadership and Vision:

A few stakeholders perceived fragmented leadership and lack of a long-term vision as obstacles to development and progress. Stakeholders call for a more proactive, informed, and strategic approach from city officials when projects are presented.

### Community Engagement:

While the current community engagement process involving neighborhood meetings is appreciated, it can be cumbersome and create unnecessary delays. Streamlining the process and effectively managing neighborhood concerns are crucial. Developers are perceiving that residents who show up to engagement events are generally not in favor of increased density and nervous about opportunities that could include more affordable housing options. Social media discussion around projects was typically seen as creating a divisive atmosphere.



### **Traffic and Connectivity:**

Limited traffic and disconnectedness within the city limit Clayton's potential. Improved pedestrian and bicycle infrastructure and better connections to surrounding areas are necessary.

### **Diversity and Inclusivity:**

Clayton's lack of diversity in terms of age, race, and housing options is a concern. Specific concern around the lack of youth in Clayton was mentioned, noting that there are few activities for children outside of the parks. Attracting a wider range of residents and businesses would contribute to a more vibrant and inclusive community.

## **General Perspectives on Downtown Clayton**

### **Hotel Infrastructure:**

Because of the proximity to the airport and business headquarters, Clayton is able to sustain a healthy hotel population. New hotel developments are not struggling to be at capacity. Guests typically favor ride sharing and taxis over renting cars or using public transit. It was noted that the existing code requirements for parking exceed actual demand from hotel guests because of this preference for ride sharing. This creates unnecessary development costs.

### **Community Improvement Districts:**

for portions of Downtown that house older office building stock and commercial spaces, a Community Improvement District could be incentive to help improve building facades and overall appearance.

**Employee Experience:** Most office workers are coming in from other communities to work and don't typically stay in Clayton after work. A number of the larger office buildings have cafeterias, limiting the need to leave for lunch. Additionally, with less employees returning to the office daily, the demand for lunch options has declined. Businesses also reported less after hours and lunch time client engagement events post-pandemic.

## **Areas of Interest for Future Development**

### **US Bank Property:**

the eastern side of the US Bank Building between Hanley and Lee is an important piece of property that should be thoughtfully developed.

### **Centene Site:**

The excess open land near Centene's headquarters is noted as an important transportation oriented development opportunity. A mixed use approach with both residential, retail, a grocery, daycare, and potentially a hotel were

mentioned as options. It was noted that the surrounding mature residential area should be taken into consideration for both aesthetic and use design.

### **Caleres Site:**

Stakeholders shared a number of potential uses for the former Caleres site off Maryland Avenue. The predominant viewpoint is that the location would be best suited for a cluster of retail, potentially with housing or a hotel use. With good access to 170, it could help anchor that section of Clayton as a shopping destination for the region. The main barrier identified was the high cost of land acquisition making it more difficult to create affordable commercial lease and residential options.

### **Wash U Famous Barr Property:**

Several stakeholders saw this as an opportunity to be completely redeveloped. Similar to the neighboring Centene Site, the overarching perspective is for a mixed-use development that could create a gateway into the city. Potentially an opportunity for uses that would draw university students to Clayton.

### **Shaw Park:**

It was noted that Shaw Park has very good facilities currently, but could use some improvements or additions to expand the audience that currently visits the park. Some suggestions include establishing a community garden, expanding pickle ball until there is a solid plan for an ice rink, and building out infrastructure to host larger community events and concerts.

## **The Future of Clayton**

Clayton stakeholders envision a future where it capitalizes on its strengths and overcomes current challenges to become a vibrant and accessible hub for living, working, and playing. Several key themes emerge from their hopes:

### **Safest Office Hub:**

Safety remains Clayton's biggest edge over Downtown St. Louis, drawing businesses and office workers. Stakeholders see this as a foundation for further growth.

### **Range of Housing Affordability:**

While applauding Clayton's housing diversification efforts, the lack of affordable options for mid-range earners (\$70k or less) is a major concern. Expanding affordable options is seen as crucial to attract and retain workforce talent, as well as increasing the diversity of residents in Clayton.

### Increased Vibrancy and Amenities:

The pandemic's impact and Centene's remote work policy have left downtown feeling empty. Stakeholders crave more vibrancy, activity, and amenities (including entertainment options) to draw people back and boost businesses.

### Live, Work, Play Ecosystem:

Creating a complete "live, work, play" environment with more residential units, entertainment venues, and diverse retail is seen as essential for long-term success. This would make Clayton more attractive to all age groups and demographics.

### Potential Challenges:

Converting existing office buildings into residential units is deemed impractical due to high costs. The forced retail requirement on first floors needs revisiting, possibly shifting to clustering retail in specific areas to make it more viable. Shaw Park requires better parking solutions for larger events.

### General Recommendations:

In summary, the following recommendations capture the concerns and visions shared by the stakeholders:

- *Invest in mixed-use development and density in key areas, particularly near Forsyth and the U City border.*
- *Reform the development code and ARB process to be more transparent, objective, and efficient.*

- *Develop a clear and long-term vision for Clayton's future, focusing on vibrancy, sustainability, and inclusivity.*
- *Streamline the community engagement process while effectively addressing neighborhood concerns.*
- *Improve traffic flow and connectivity within the city and with surrounding areas.*
- *Implement policies and initiatives to attract a wider range of residents and businesses, fostering a more diverse and inclusive community.*
- *Implement clear development plans and zoning regulations that encourage desirable mixed-use projects.*
- *Focus on workforce housing options to make Clayton accessible to young professionals and families.*
- *Improve parking management and advocate for public transit use, particularly after hours to support potential nighttime entertainment options.*
- *Invest in infrastructure maintenance and beautification to make Clayton the "most sought-after area of town."*

## Institutional Stakeholders Summary

### Washington University

#### University Owned Property

Washington University owns valuable real estate on the Eastern Edge of Clayton, originally donated in 1993 by Famous Barr. Currently utilized for back-office functions, including advancement and finance, the space hosts around 400 employees. The ground floor features activated retail spaces, housing various tenants such as the Artist Guild, Tru Fusion, Wine & Cheese, Ad Agency, and Bruno David Art Gallery.

The university initiated a Request for Information (RFI) in 2019 to explore redevelopment options due to the site's obsolescence. Developer engagement resulted in proposals for a hotel complex with residential elements, corporate HQ development, and lab spaces tied to venture capital firms.

The COVID pandemic impacted these plans, particularly those related to job creation and innovation spaces.

Challenges for the Famous Barr building include finding suitable spaces for specialized university needs, such as the 75,000 SF of library special collections. The university is exploring reconsideration of the site's potential for office space and discussions on what would be additive to Clayton, including potential business incubator space. The university is cataloging current occupants to assess post-COVID space needs and is committed to maintaining activated ground-floor retail. Despite the challenges, the university remains open to future development opportunities that align with its mission and contribute positively to the Clayton community.

The former CBC site that is also currently owned and used by the University was also mentioned as a development

opportunity. The building has 34,000 square feet of space and is currently used by university clubs and intramural sports leagues due to the large gym on the site. Until there are other options for these activities, that use will continue. The university would like to work with the community to consider long-term future uses for the site. Early thoughts about potential updated uses include new housing options, potentially geared towards students, recent graduates, or people otherwise not ready to purchase a home.

### **University Student Perceptions of Clayton and Student Housing**

Washington University students currently have minimal engagement with the City of Clayton. Students typically do not spend time in Clayton, perceiving it as a place for older individuals. There is a perceived lack of appeal for the younger demographic, with students expressing that they have no reason to visit Clayton at present.

However, there is a potential opportunity to enhance the connection between students and Clayton by introducing entertainment options that could attract a younger crowd on the eastern edge of Clayton utilizing university owned commercial property. Creating a better connection and fostering cross-pollination could encourage students to spend more time in the city.

Regarding housing, students are currently residing in areas like DeMun and the Moorlands. There is a desire to provide more housing opportunities for students within Clayton, including 20 additional units dedicated to graduate students with families and children. There are regular inquiries from these families about options for housing in Clayton so their kids are able to attend Clayton Schools. Washington University is open to paying taxes for such housing initiatives, addressing the specific needs of graduate students, including PhD students who often remain at the university for 7-10 years during their program.

This housing solution could benefit a special population, including international graduate and professional students, who seek stability, safety, and good schools. While many of these students have cars or use public transportation options like buses and MetroLink, there have been suggestions for Washington University to offer a shuttle service to further facilitate transportation to and within nearby Clayton.

## **Concordia Seminary**

### **Campus Overview**

Concordia Seminary, nestled within the City of Clayton, MO, occupies a sprawling 72-acre campus with Big Bend to the

west and DeMun to the east. Remarkably, it lacks distinct borders to the north and south, lacking road frontage in those directions. Having been purchased by the Church over a century ago, the seminary predates much of the surrounding development.

### **Student and Staff Demographics**

With an enrollment of 600 graduate students, predominantly pursuing a Master of Divinity in the four-year program, Concordia Seminary stands out from the other institutions in Clayton. Two-thirds of the student body resides on campus, often comprised of young families. The connection extends to Clayton Schools, as many seminary-associated children attend. Notably, the campus houses 75 units for married students and 12 faculty homes, fostering a close-knit community.

### **Safety and Permeable Borders**

Marketed as part of St. Louis to its potential students, the campus provides a secure atmosphere, appealing to families. However, concerns arise about nighttime safety, including occasional car break-ins and an armed robbery of a Washington University student on campus. The lack of fences creates a permeable border, inviting both positive interactions with neighbors and potential security challenges.

### **Community Interaction and Perception**

Immediate neighbors frequently engage with the campus, often walking dogs or participating in community events. Concordia Seminary enjoys a positive public perception, attributed to its expansive, well-maintained grounds, avoidance of dense development, and absence of undergraduates. Hosting occasional public events and contributing to community initiatives, such as the Brew in the Lou festival, further solidifies its positive standing.

### **Future Plans and Partnerships**

Anticipating a stable student population, Concordia Seminary envisions a future focused on leveraging its existing land, rather than seeking to expand. Plans include income generation partnerships with Washington University on the western side, while the eastern side remains unexplored to date. Despite potential concerns regarding noise, light, and building mass, community responses have been positive, with minimal opposition to the seminary's future developments.

The seminary has experienced ebbs and flows in its relationship with the City of Clayton. Initially warned about potential difficulties due to past experiences, recent years have seen improvements. City Manager David Gibson was commended for steering the city towards better governance,

contrasting with historical challenges. The evolving positive interaction has eased former apprehensions, offering a smoother collaborative environment.

In summary, Concordia Seminary maintains a symbiotic relationship with the City of Clayton, fostering positive community interactions and envisioning a future characterized by strategic partnerships and responsible land use. The campus understands the value it brings to the surrounding community through access to greenspace and other amenities and plans to continue being a partner in shaping the future of Clayton in a way that respects the surrounding neighborhoods.

## Fontbonne University

### Campus Overview

Fontbonne University, a Catholic institution founded by the Sisters of St. Joseph, has a rich history spanning 101 years. Originally a women's college, it transitioned to co-ed in the 70s and has continuously evolved, now offering diverse programs, including a recently introduced doctorate in Education and a football team since 2021. The university takes pride in its niche programs, particularly deaf education, and has seen a marked increase in diversity, with 45-50% of students being BIPOC and 45% being first-generation students.

### Student and Staff Demographics and Residential Life

The university has witnessed a significant demographic shift, with a growing emphasis on diversity in the student body. Approximately 65% of first-year students hail from the St. Louis Metro area, showcasing the institution's strong ties to the local community. Fontbonne's residential capacity recently expanded with the addition of a new living unit allowing them to now accommodate around 300 students on campus. Students who live off campus generally do not live in Clayton as the housing costs are too high. They will typically live at home or in surrounding communities where there are more affordable options.

### Relationship with Neighbors and Institutions

Situated between Concordia and Washington University (WashU), Fontbonne maintains a relationship with its immediate neighbors. While not in a typical residential area due to nearby institutions, the university often shares resources with neighboring Concordia Seminary. The evolving redevelopment plans of Concordia and WashU do raise some considerations, emphasizing the need for collaboration, especially in matters of security. Fontbonne does not want to become a passthrough between the two areas. They are interested in potentially taking advantage of any overlay zoning considerations that may come out of the development process vs. needing to pursue individual conditional permits as it currently stands.

Fontbonne actively engages with the broader community through sporting events, speakers, presentations, and lecture series. The university also extends its outreach, participating in community service initiatives organized by student organizations.

### Future Plans and Considerations

Fontbonne University currently owns just shy of 17 acres of land. While no future development plans were discussed, there are existing issues related to event parking that could be addressed to enhance the overall campus experience.

In summary, Fontbonne University reflects an active and inclusive academic environment, deeply rooted in the St. Louis regional community. The university's relationships with neighbors, other institutions, and the City of Clayton are marked by collaboration and mutual support. Future plans indicate a willingness to adapt and align with broader development initiatives while maintaining a commitment to providing a vibrant and diverse educational experience.

# Public Schools Stakeholders Summary

**Diversity Goals and Challenges:** The district has set goals around diversity and is particularly interested in maintaining a diverse student population. Demographics of the community are lopsided, posing a challenge to maintaining diversity. Efforts to maintain diversity include a focus on the VICC and Ferguson-Florissant populations, even though these are expected to diminish over time. This is an ongoing discussion within the district.

## **Enrollment Trends and Challenges:**

The district experienced peak enrollment in 2018, followed by a decrease in enrollment, with the lowest numbers recorded last year. The decline in enrollment between 2018 and the previous year resulted in challenges related to staffing and facilities. Unexpectedly, enrollment is bouncing back this year, with growth concentrated in Meramec Elementary on the western side of the district. Tuition students have been increasing over the past few years, indicating that the district is attractive to parents despite the expenses. Challenges include understanding the reasons for the previous year's enrollment anomaly and the difficulty in monitoring housing changes in the community.

## **Mobility Factor and Cohort Trends:**

There has been limited exploration of the mobility factor (tracking students long-term) but there is acknowledgment of the growth in certain enrollment categories. Cohort trends show growth from kindergarten to high school, distinguishing the district from others like Brentwood. Parents often opt for private or parochial schools for elementary education and switch to public schools for secondary education. Stakeholders shared an emphasis on the academic achievement offered by the district is a key selling point.

## **School District Facilities and Land Issues:**

Concerns were raised about limited land for school facilities and adherence to modern standards for acreage. There is a desire for more land to accommodate growth, citing the sale of the old Maryland School to Centene as a potential regrettable decision should enrollment trends continue to increase at Meramec. Some elementary schools are over 80 years old, and there is a recognition that they may need to be rebuilt in the future which will pose a challenge due to the lack of available land for expansion.

In addition to classroom space, there is limited space for athletic facilities, resulting in the use of parks department facilities. For example, the girls softball team is playing on the wrong size field because they're borrowing what is available from the City's Parks Department. The district is also hoping create an innovation center for robotics and other programs as demand increases in those subject areas. The school is currently collaborating with the City to share space, but the space available is not always adequate for what is truly needed for the district.

# Community Survey #1

**Description:** A community-wide survey was launched early in the strategic planning process to gain an understanding of the broader perspectives on opportunities, challenges, and visions for the future of the Clayton. The survey was promoted on the Engage Clayton website as well as through emails, flyers and social media. The initial community survey for the Comprehensive planning process asked a series of 38 questions to gather feedback on a wide range of issues that affect future planning for the City of Clayton. The summary will detail those responses both in whole and segmented by ward and other participant characteristics where relevant.

**Time Frame:** July-Oct 2023

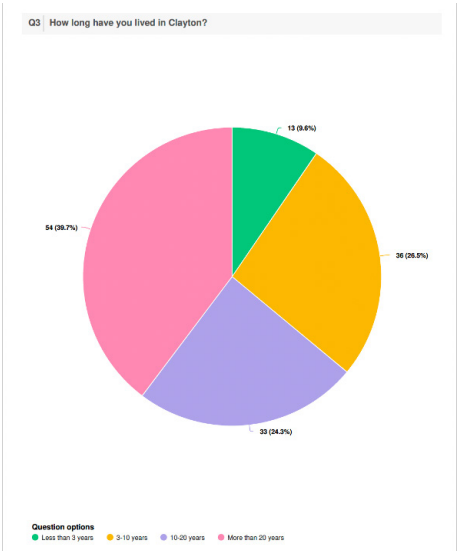
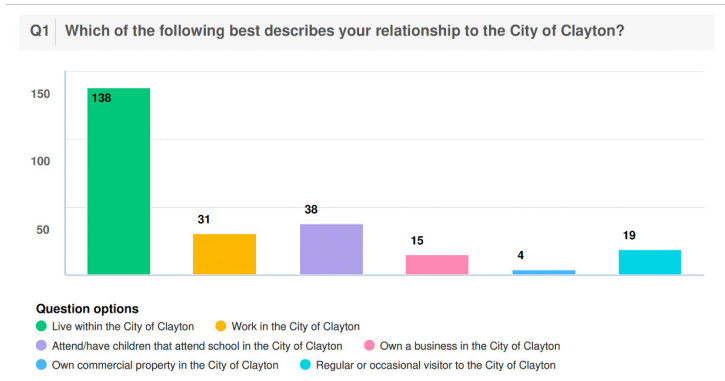
**Survey Participants:** 154

## Demographics

The majority (89%) of survey respondents lived within the City of Clayton. Respondents were able to select multiple relationship categories, indicating if they also worked in Clayton, have children attending school in Clayton, and if they own a business or commercial property in Clayton.

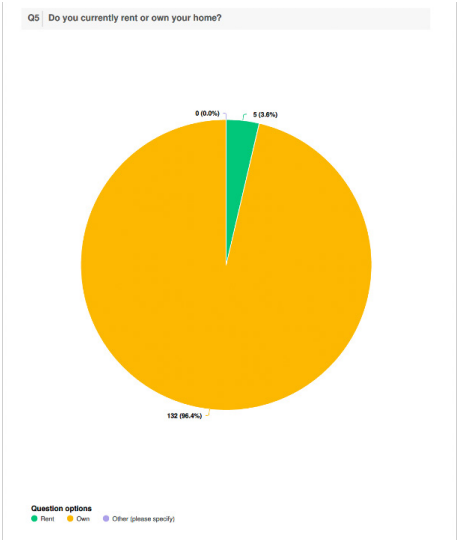
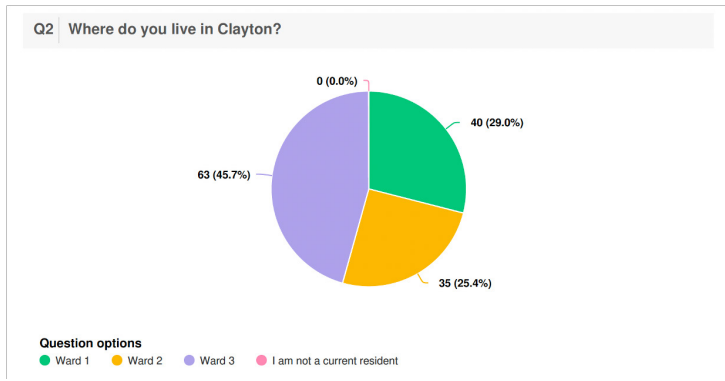
More than 60% of the respondents indicated that they have lived in Clayton for 10 or more years, with nearly 40% having lived in Clayton for more than 20 years.

Respondents were also almost entirely homeowners with only 5 renters represented in the responses. With Clayton nearly split 50/50 between renters and homeowners, the survey responses will not adequately capture full representation of people who rent their homes.

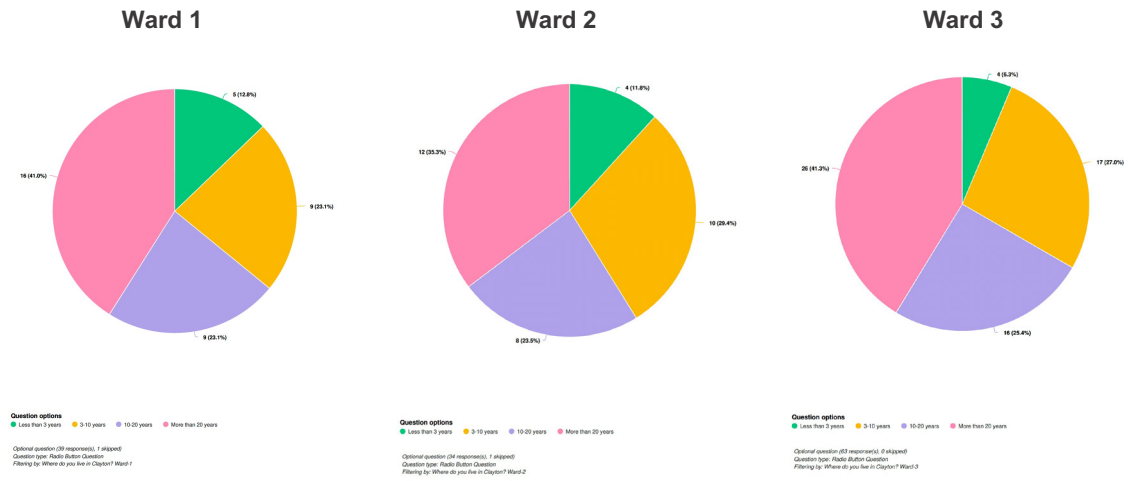


Almost half of the respondents indicated they lived in Ward 3 with 29% living in Ward 1 and 25% living in Ward 2.

This follows population density trends within in the City of Clayton, mirroring the more densely populated Ward 3 which contains the high-rise apartments and condos in the Central Business District.

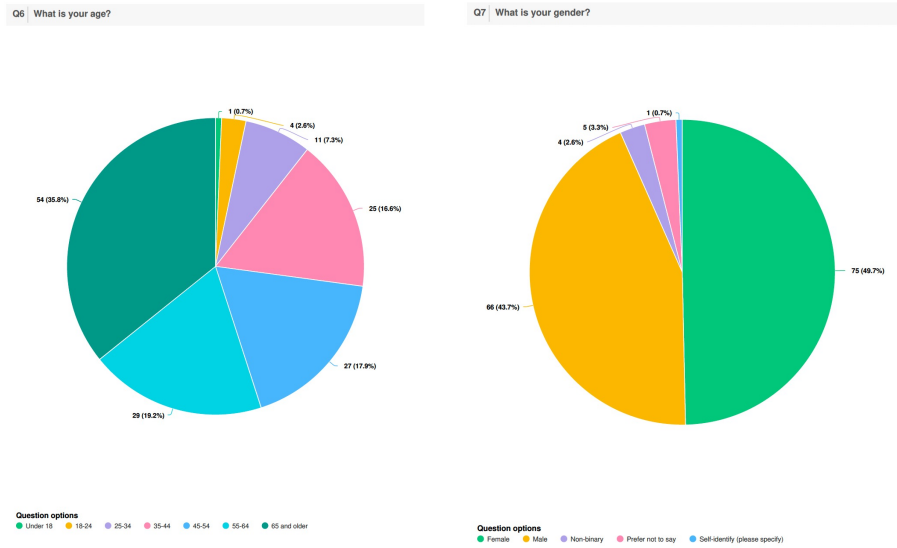


When comparing tenure by Ward, those respondents who have lived in Clayton for 20 or more years still hold the biggest share. In Wards 2 and 3, those who have lived in Clayton 10-20 years are the next largest share, while in Ward 1 that shifts to those with a 3-10 year tenure. Ward 3 had the lowest percentage of respondents who were new to Clayton having lived in the city for less than 3 years.

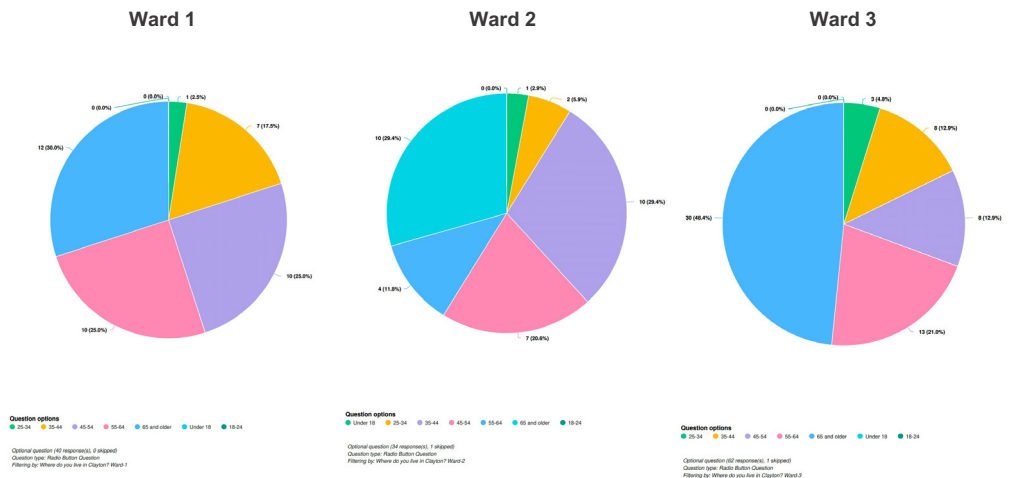


Clayton is home to very high percentages of Gen Z and Millennials (under age 42), likely due to the proximity of multiple universities and designated university housing within the boundaries of the City of Clayton.

The survey responses indicate about 27% of respondents fell into this age range with the majority of respondents being age 55 and older. The gender split amongst respondents was in line with the general population demographics.



Ward 3 respondents were heavily represented by those age 65 and older at 48% while Ward 1 followed with 30% and Ward 2 at 29% of respondents age 65 and up. Overall Ward 2 had the most representation from those respondents under age 44 in the Gen Z and Millennial generation categories while Ward 1 was the most evenly split overall.



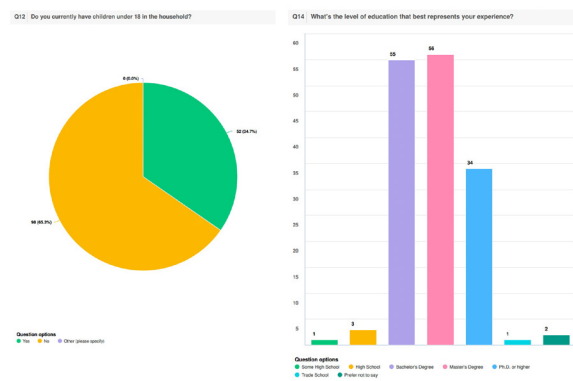
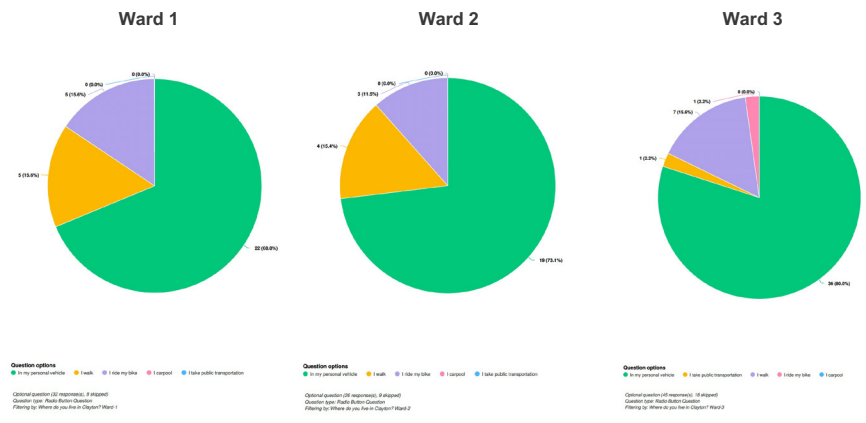
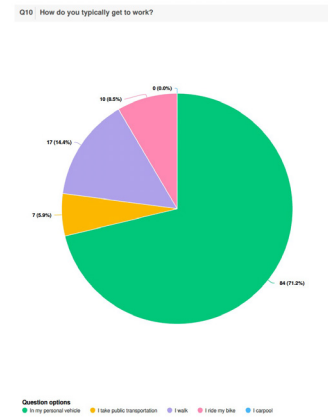
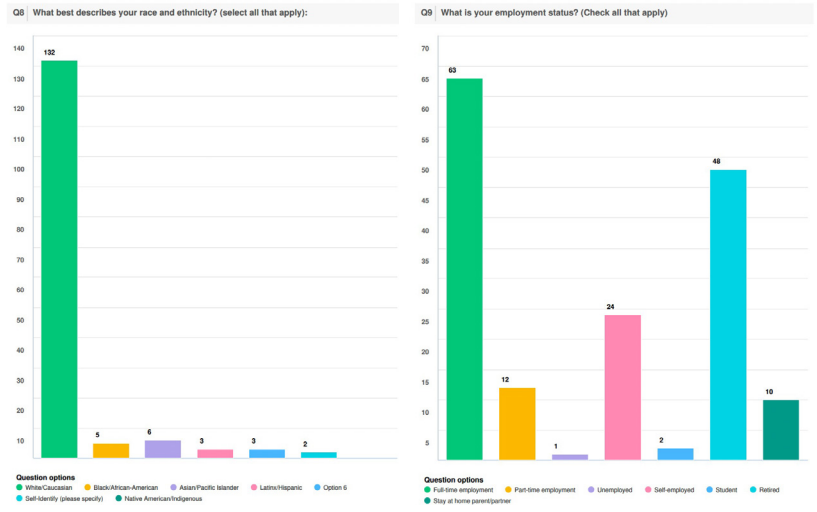
The vast majority of respondents identified as White/Caucasian at 85%. Clayton's population is currently 73% white, indicating the survey is not quite fully representative of racial demographics within Clayton.

Employment status of respondent varies with more than half indicating full time employment, 6% indicating stay at home parent or partner status and only two respondents indicating they were a student.

According to overall population data, the majority of employed Clayton residents work outside of the city boundaries. This is reflected in the 71% of respondents who use their personal vehicle as the main mode of transportation to work. About 15% of respondents say they are able to walk to work with nearly 9% choosing to ride a bike. Very few respondents indicate they take public transportation, with the majority of those respondents living outside of Clayton.

When examining commute trends across each ward, each shows about 15% of respondents walking to work with the majority choosing to drive a vehicle. Wards 1 and 2 each see between 11-15% of respondents indicating they also ride their bikes to work. Ward 3 however only shows 1% of the respondents indicating they ride their bike and another 1% choosing public transportation.

About 35% of respondents have children under the age of 18 at home. For the respondents, the average number of children under the age of 18 that reside in the home is two. In general, Clayton is highly educated, and the survey respondents reflect that with 36% having at least a Master's Degree and 22% having a PhD or other advanced degree.





## Visioning

Similar to the responses received at in-person events throughout the planning process, the vision statements shared by survey respondents captured a future featuring a diverse and vibrant Clayton with increased walkability, access to local restaurants and shops, well-maintained parks and greenspaces, beautiful neighborhoods and an excellent public education system. Clayton is imagined as safe, bike friendly, active with cultural events and assets, and has a strong focus on sustainability.

### Sample Responses:

*"A vibrant retail and restaurant scene with sidewalk cafes and live music."*

*"Everything is walkable and bike friendly. Limited cars. More public transportation. More green space and trees downtown. Higher density housing. Weekly community events to help people meet and connect."*

*"Narrow streets with a mix of mixed-use apartments, duplexes, multiplexes, and single family and multi-family housing. A frequent bus route with bus shelters and live arrival times are within walking distance. Protected bike lanes are as frequent as the roads and streets themselves."*

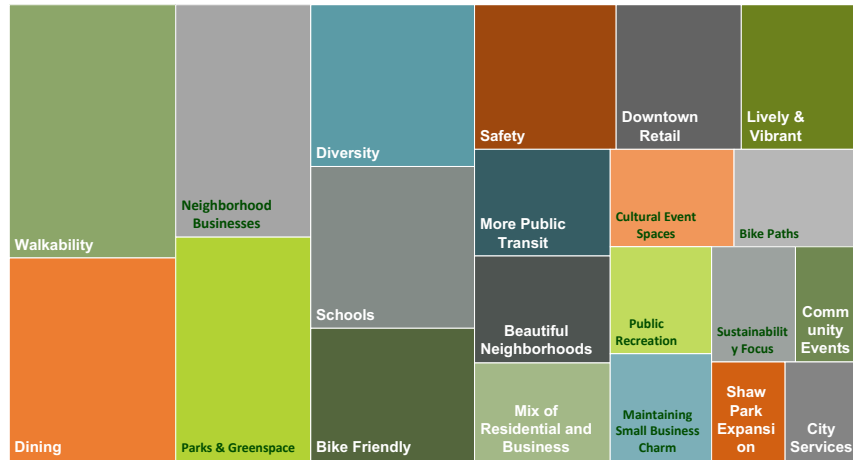
*"The city has rainwater capture/raingarden systems in place; all qualifying new construction is required to use renewable energy systems; a robust tree policy is enhanced and enforced, historic buildings protected and landscape companies regulated to limit only electric (or no) leaf blowers. Schools are excellent, with more counselors and smaller class sizes. There are more affordable housing options in areas close to transit."*

*"More green space, fewer high rises, more walkable restaurants and shops, inclusion of a city garden space for owners, continued great school district, better parking options."*

Imagine it's 20 years from now – what does the City of Clayton look and feel like?

Vision Theme Elements	% of Respondents
Walkability	27%
Dining	22%
Neighborhood Businesses	20%
Parks & Greenspace	20%
Diversity	17%
Schools	17%
Bike Friendly	14%
Safety	13%
Downtown Retail	12%
Lively & Vibrant	11%
More Public Transit	9%
Beautiful Neighborhoods	9%
Mix of Residential and Business	9%
Cultural Event Spaces	8%
Bike Paths	8%
Public Recreation	7%

### Frequency of Topic Mentions in Vision Statements



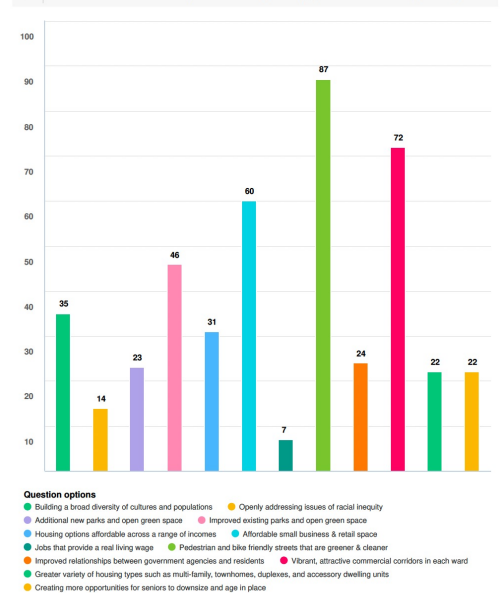
## Top Priorities

When asked to choose three top priorities for the future of Clayton, pedestrian and bike friendly streets that are greener and cleaner came in with the top number of votes with 56% of respondents choosing it as one of their top priorities.

Following that, 46% of respondents chose vibrant, attractive commercial corridors in each ward as a top priority, with the third priority of affordable small business and retail space chosen by 40% of all respondents.

Priority	% of Votes
Pedestrian and bike friendly streets that are greener & cleaner	56%
Vibrant, attractive commercial corridors in each ward	47%
Affordable small business & retail space	39%
Improved existing parks and open green space	30%
Building a broad diversity of cultures and populations	23%
Housing options affordable across a range of incomes	20%
Improved relationships between government agencies and residents	16%
Additional new parks and open green space	15%
Greater variety of housing types such as multi-family, townhomes, duplexes, and accessory dwelling units	14%
Creating more opportunities for seniors to downsize and age in place	14%
Openly addressing issues of racial inequity	9%
Jobs that provide a real living wage	5%

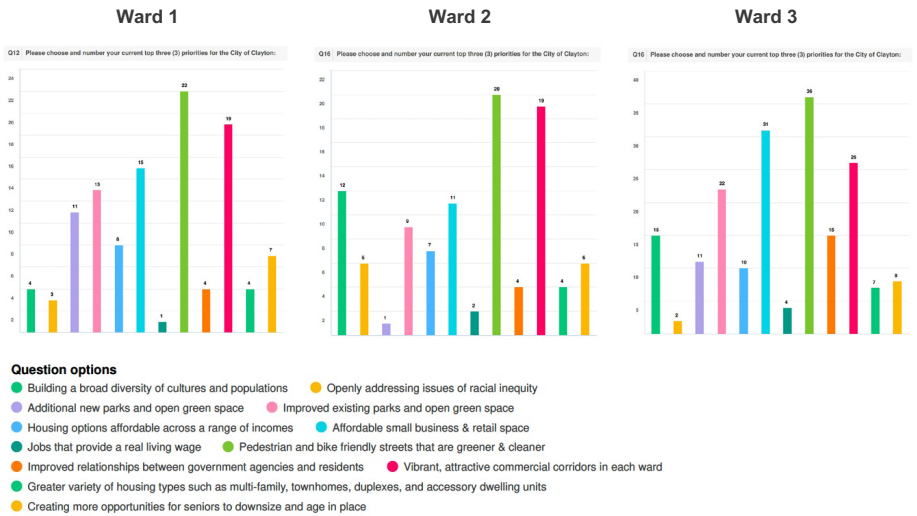
Q16 Please choose and number your current top three (3) priorities for the City of Clayton:



When looking at top priorities identified by Ward, the results largely follow the collective results.

Pedestrian and bike friendly streets that are greener and cleaner remains as the top priority across all three wards. Vibrant attractive commercial corridors holds as the second top priority in Ward 1 and Ward 2 with affordable small business and retail space coming in at second in Ward 3.

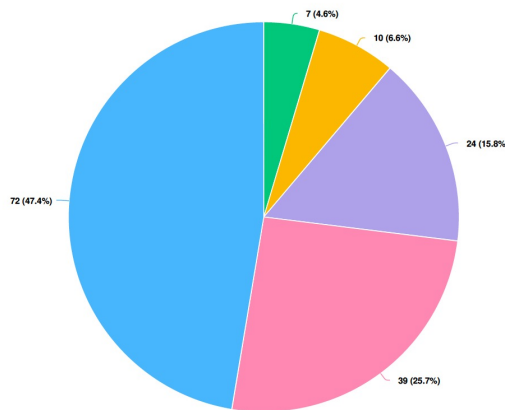
Building a broad diversity of cultures and populations shows up as the third priority in Ward 2, placing higher on the priority list than the other wards.



## Sustainability

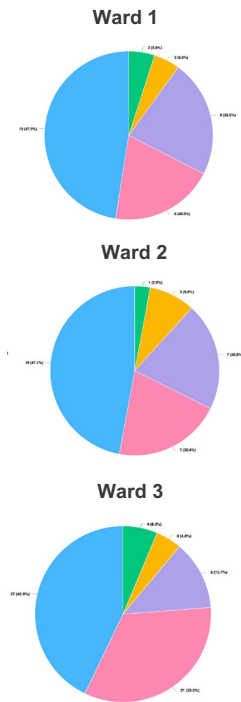
Survey respondents repeatedly stated the importance of sustainability initiatives being incorporated into the future planning for Clayton. More than 47% of the respondents rated environmental sustainability as critically important with nearly 26% rating it as important. The results remain similar when looking at the data across the wards, with Ward 3 having the highest concentration of important and critically important votes.

Q17 On a scale of 1 to 5, how important do you think environmental sustainability is for the future of Clayton?



**Question options**

- 1 - Not Important
- 2 -
- 3 - Somewhat Important
- 4 - Important
- 5 - Critically Important



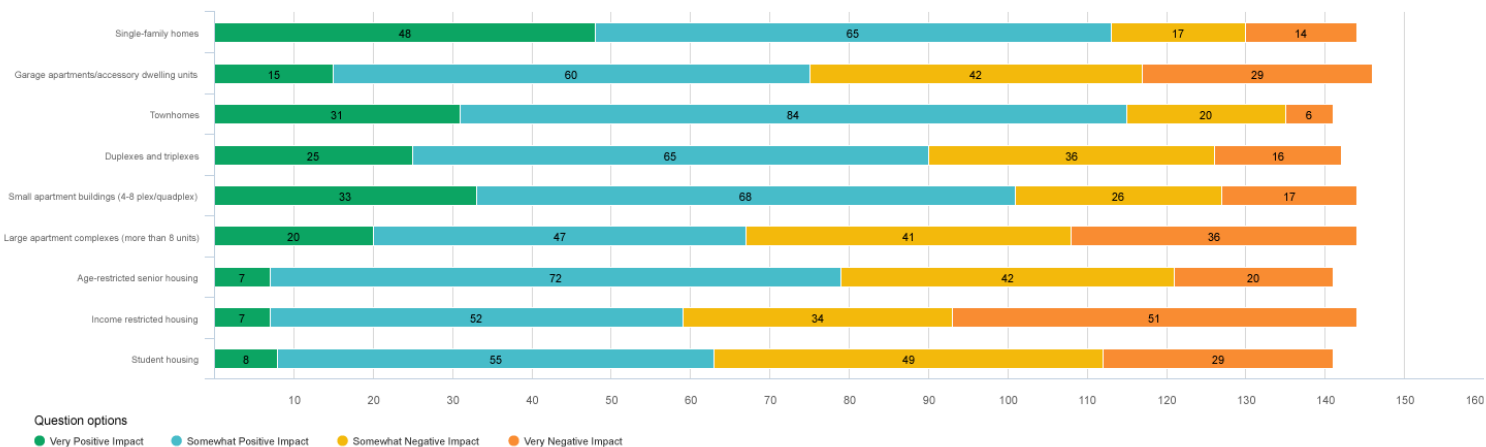
## Strengths & Weaknesses

### Housing

Overall, Quality of Housing is identified as a very strong asset for Clayton while the Availability of Affordable Housing is identified as the biggest weakness. Wheelchair Accessible Housing and Student Housing also show up as noticeable weaknesses for Clayton.



What kind of impact would each of the following types of new residential development have on the community?



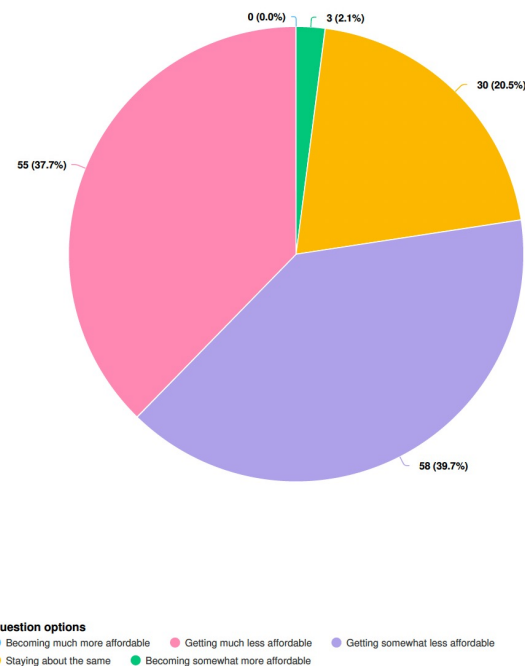
Most potential residential developments were identified as having a positive or somewhat positive impact with Single-Family Homes and Townhomes ranking the most positive. Student Housing and Income-Restricted Housing were seen as having the most negative potential impacts. Positive and negative impact opinions were split for the development of Large Apartment Complexes.

Overall, survey respondents felt like housing in Clayton was becoming less affordable in recent years, with nearly 38% saying housing was much less affordable. About 20% felt that housing costs were remaining about the same.

The housing concerns expressed by respondents around several key themes. There is a call for more housing options, especially in higher density formats, catering to a range of incomes. Suggestions include embracing less restrictive or mixed-use developments to prevent inadvertent segregation and improve amenities. Some respondents emphasize the importance of including a set-aside of affordable units in large apartment developments. There's also a concern about teardowns for modernization, with an emphasis on preserving older homes and enforcing building codes. Maintaining the quality and integrity of neighborhoods, protecting single-family houses, and avoiding over-saturation in the housing market are highlighted.

Respondents express diverse views on issues such as the role of universities in housing, the impact on schools, and the importance of affordable housing. Concerns about stormwater management, architectural integrity, and the overall impact of housing developments on community character are prevalent. The narrative reflects a balance between the desire for growth and diversity and the need to preserve Clayton's unique charm and quality of life.

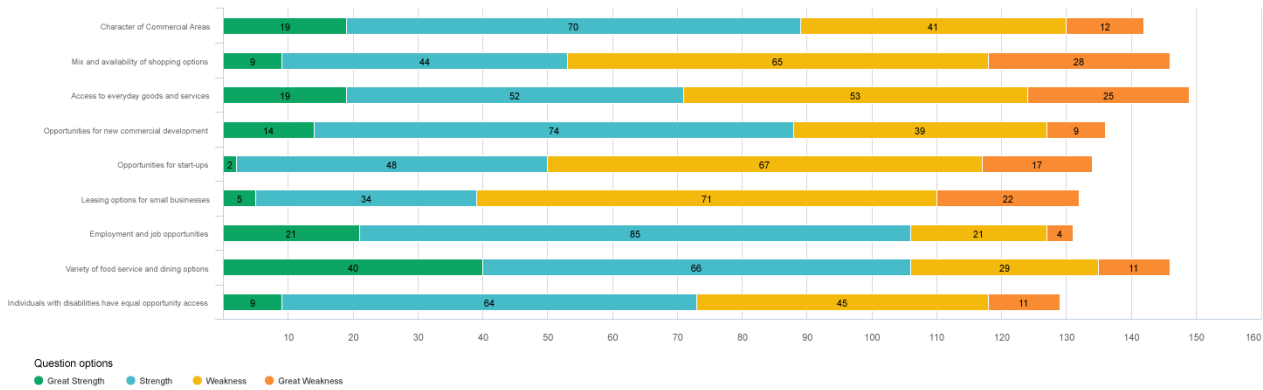
Q19 How has the affordability of housing changed over the past 5 to 10 years in Clayton?



## Commercial Development

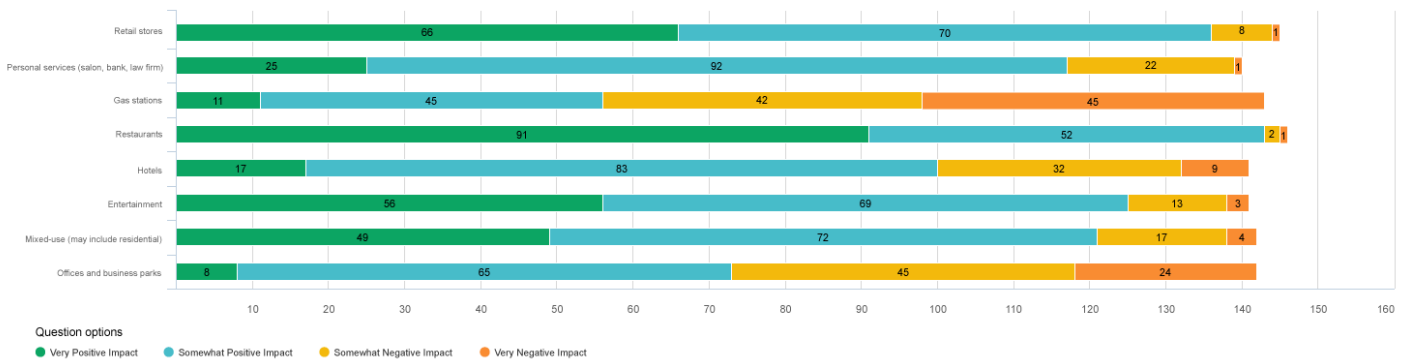
The greatest strengths in commercial development were identified as a Variety of Food Service and Dining Options, Employment and Job Opportunities, Opportunities for New Commercial Development, and Character of Commercial Areas. The biggest weaknesses are Leasing Options for Small Business and Opportunities for Start Ups indicating Clayton may be somewhat inaccessible to smaller businesses hoping to find or maintain office or retail space.

When considering the City of Clayton's existing downtown and neighborhood business districts, identify each of the following as a strength or weakness for the community today:



Gas Station development was identified as having the most potential negative impact on the community. All other development types had a majority positive impact with Offices and Business Parks sparking mixed opinions on whether impact would be positive or negative. This tracks with open comment concerns about building height and parking considerations.

What kind of impact would each of the following types of development have on the community today?



## Commercial Development Considerations

**Prioritizing Small Businesses:** Several respondents emphasize the importance of prioritizing small businesses in Clayton. Integrating small businesses with residential areas is seen as a way to enhance the livability of the city for people of all ages and incomes.

**Beautification and Landscape Commitment:** A recurring theme is the need for a commitment to the beautification and landscape of Clayton, especially in areas that serve as entry points to the city. The

appearance of streets and public spaces is considered crucial for creating a positive first impression.

**Avoiding Over-reliance on Offices for Tax Base:** Respondents express concern about overreliance on offices for the city's tax base. They suggest diversifying business types to avoid financial problems, particularly during economic downturns like the one experienced during COVID-19.

**Parking and Traffic Management:** Concerns about parking availability, traffic congestion, and bike lanes are raised. Residents call for adequate parking, bike-friendly streets, and improved traffic flow in and around commercial districts.

**Preservation of Clayton's Character:** There is a strong sentiment toward maintaining Clayton's unique character and historic elements. Concerns are expressed about the changing landscape, with some feeling that recent developments have compromised Clayton's charm.

**Retail and Sales Tax Revenue:** Respondents highlight the importance of the retail in Clayton's business districts. Attracting a mix of national and local stores to generate sales tax revenue is seen as vital for the city.

**Outdoor Seating and Green Spaces:** Many respondents advocate for outdoor restaurant seating and the creation of green spaces. The desire for a more vibrant and walkable environment is evident in these suggestions.

**Focus on Community Engagement and Local Identity:** The need for community engagement and a sense of local identity is stressed. Suggestions include the creation of

spaces for plays and activities, investment in public art, and maintaining a connection to Clayton's history.

**Affordable Rent for Small Businesses:** Respondents emphasize the importance of making rent affordable for small businesses to encourage in-person shops. Additionally, suggestions are made for improving public transportation facilities and parking payment options to support these businesses.

**Traffic Calming Measures:** Several respondents express the need for traffic calming measures, especially on busy streets like Hanley, Brentwood, and Clayton Roads. Safety for pedestrians and cyclists is highlighted.

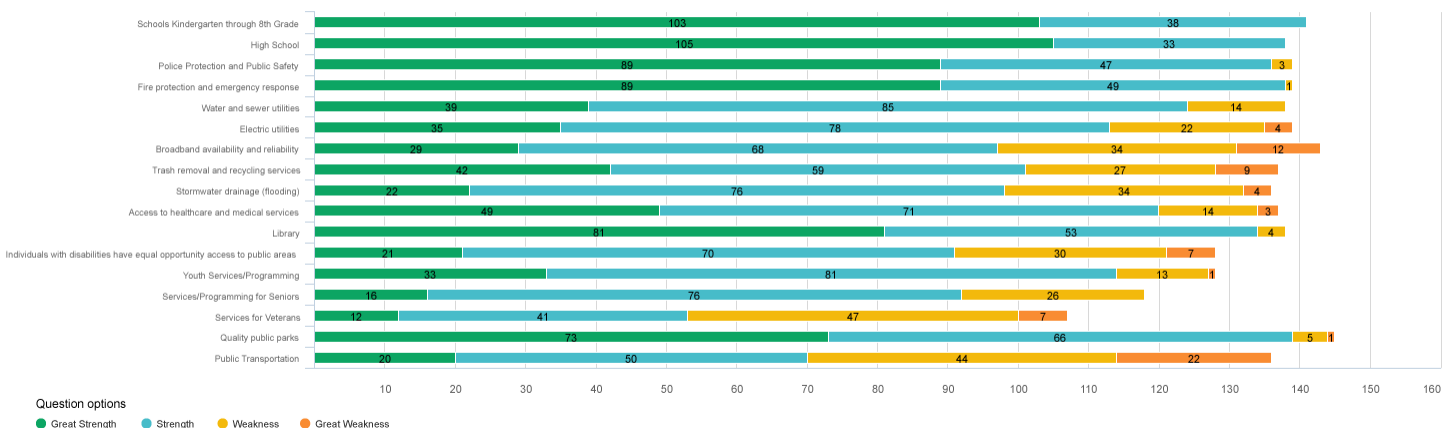
**Diversity of Business Types:** The importance of having a diverse range of business types to prevent financial issues during economic challenges is emphasized. This includes attracting both national and local businesses to Clayton.

**Concerns About High-Rise Developments:** Concerns about the impact of high-rise developments on the city's character, traffic, and parking are prevalent. Some respondents caution against becoming overly built up with high-rise buildings.

## Community Services & Facilities

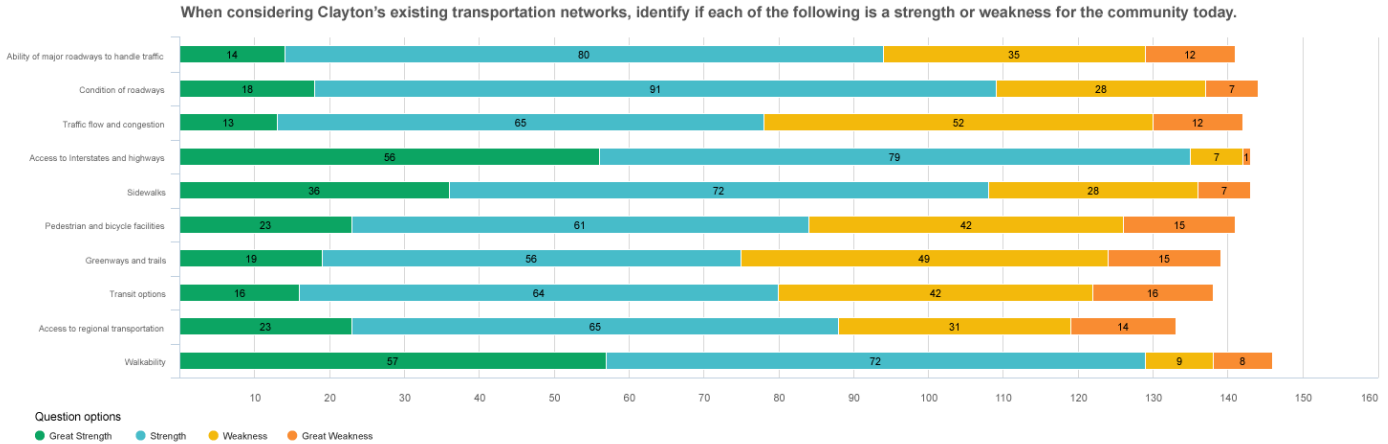
Schools, Public Parks, Public Safety, and Fire Protection Services were all seen as great strengths for the City of Clayton. The biggest areas of weakness were identified as Services for Veterans and Public Transportation. Access to Broadband, Trash and Recycling Services, Stormwater Draining, and accessibility for individuals with disabilities could use some improvements but overall, respondents felt very positively about public services and facilities in Clayton.

When considering Clayton's existing community facilities and services, identify if each of the following is currently a strength or weakness based on your experiences:



## Transportation

Walkability and Access to Interstates and Highways ranked as the top strengths for Clayton's transportation networks followed by sidewalks and the overall condition of roadways. Greenways and Trails, had a mixed response with just under half of respondents ranking this as a weakness for Clayton. Opinions on Traffic Flow and Congestion were also split. Access to public transportation and enhancements to increase walkability come through as areas of improvement.



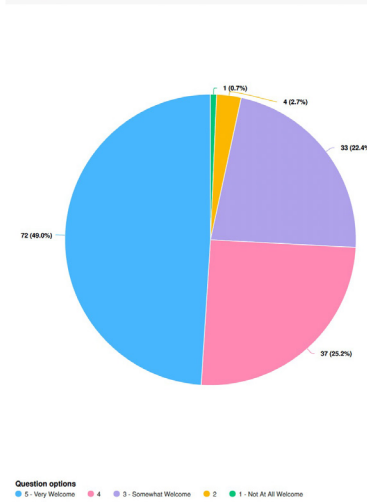
## Welcoming & Belonging

Noting that most respondents identify as White, 74% of all respondents felt welcome or very welcome in Clayton.

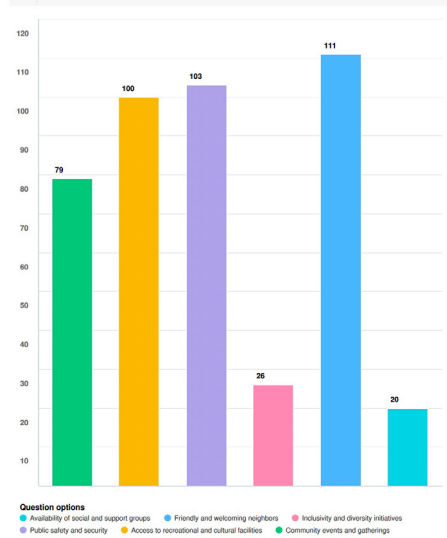
About 22% of respondents felt somewhat welcome with nearly 4% indicating they felt unwelcome in Clayton.

Availability of Social and Support Groups along with Inclusivity and Diversity Initiatives have the least impact on feelings of welcome and belonging in Clayton. Friendly, Welcoming Neighbors ranks as the top reason that respondents felt welcome in Clayton.

Q32 On a scale of 1 to 5, how would you rate your sense of belonging and feeling welcome in the City of Clayton?



Q33 What factors contribute to your sense of belonging in Clayton? (select all that apply)



## Concerns Related to a Sense of Belonging and Welcome

**Safety Concerns:** A common theme involves safety, especially during late-night or early-morning walks, with the Central Business District being described as "somewhat sketchy". Residents express concerns about changes in safety, particularly for children, noting that the community doesn't feel as safe as it once did.

**Lack of Inclusivity:** Several respondents mention experiences of feeling unwelcome, specifically people of color (POC) who find it challenging in Clayton. Incidents involving language-based discrimination and racial profiling are reported, such as a spouse speaking Spanish at a playground and being ridiculed, and neighbors' visiting parents being questioned about their identity based on their appearance.

**Social Dynamics and Cliques:** Some respondents note cliquish behavior among residents, making it challenging for newcomers, young professionals, and employees to fit in. There is a perceived social cleavage between long-term residents with multi-generational roots and newer, educated professionals with children.

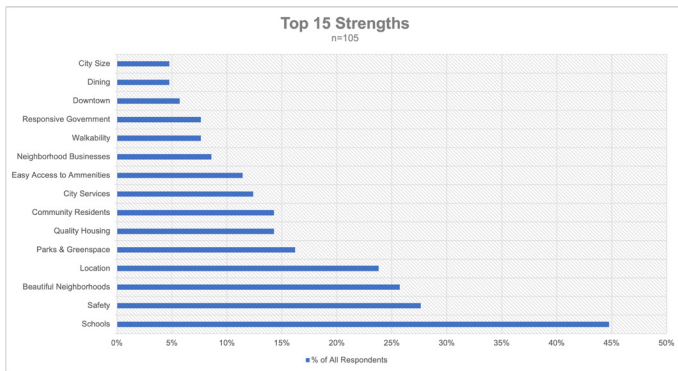
**Communication and Representation:** Concerns are raised about the responsiveness of city employees and the perception that certain citizens are treated better than others. Residents express frustration with the outcomes of ideas and recommendations brought forward in various meetings and committees, feeling that the city sometimes ignores residents' wishes.

**Economic Disparities and Housing Affordability:** Some residents note economic disparities, describing Clayton as catering to predominantly white young professionals in specific careers. The lack of affordable housing options is considered exclusionary, making the city expensive and less accessible.

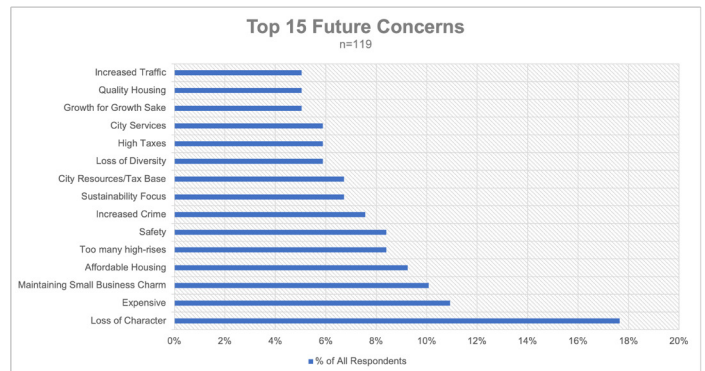
**Political and Demographic Divide:** Divergent political views across residents, particularly between wealthier and more middle-class individuals, are highlighted. The perception that decision-making is driven by the views of a specific demographic, primarily white, upper-middle-class, and long-term residents, is a recurring concern.

**Business Relations and Commercial Community:** Issues related to businesses feeling unwelcome in Clayton are raised. Despite being a commercial community that pays a significant portion of taxes, some businesses feel that the city doesn't embrace them, contributing to a sense of exclusion.

## Overall Strengths & Concerns



Survey respondents identified the school system as the overwhelming number one strength in Clayton, followed by safety, and beautiful neighborhoods. Residents feel as though the location is regionally convenient, housing quality is high, and services are strong, and access to greenspace is a benefit. Quality of life is generally rated highly.



The biggest concern for Clayton's future was the loss of character in both the Neighborhoods and the Central Business District. The cost of living in Clayton came in as another top concern for both housing considerations and small businesses. Residents are also concerned about sustainability, decline in public safety, and general over-development of Clayton.

## Overall Quality of Life Considerations

**Increased Public Transportation:** Many respondents express a desire for increased public transportation options and improved infrastructure for pedestrians and cyclists. Suggestions include more bike lanes, protected bike paths, and enhanced walkability throughout the city.

**Public Safety:** Concerns about public safety and crime prevention are prevalent. Suggestions include the implementation of camera systems, neighborhood-specific initiatives, and even a proposal to relocate the County Jail to another municipality. Additionally, there is a call for more effective communication from City Hall and greater citizen involvement in government affairs.

**Infrastructure & Services Updates:** Infrastructure improvements are a recurring theme, encompassing requests for better street maintenance, aesthetic enhancements to streets and sidewalks, and the elimination of sidewalk closures caused by construction projects. Residents also express the need for more public services, such as free parking, better trash pick-up, and support for small businesses.

**Recreation and Community Engagement:** Recreation and community engagement are highlighted, with requests for amenities like dog parks, tennis and pickleball courts, basketball courts, an ice skating rink, and additional programming at existing facilities like Shaw Park Pool. Suggestions for social gatherings, ward parties, and increased interaction among residents contribute to the emphasis on community building.

**Overall Tensions & Balance:** However, opinions vary, with some residents opposing specific projects such as bike lanes on Maryland Avenue and emphasizing the importance of maintaining efficient traffic flow. The narrative reflects a balance between the desire for enhanced public services, recreational opportunities, and community engagement, while also considering concerns about public safety, infrastructure, and traffic management.

## Priorities for Future Development

**Mixed-Use Development and Affordable Housing:** The community expresses a strong desire for mixed developments that include both commercial and residential spaces. Affordable housing options are emphasized, catering to families with children as well as singles or couples without children.

**Diverse Dining and Entertainment Options:** There is a focus on diverse dining options, entertainment venues, and cultural attractions. The idea is to make Clayton a destination for various activities, bringing people from the region to Clayton for more than just work.

**Retail Improvement and Small Businesses:** Residents emphasize the importance of improving retail experiences, advocating for locally-owned small businesses instead of large corporate entities. They want everyday services accessible within the community, such as grocery stores and dry cleaners.

**Parking and Traffic Concerns:** Parking is a significant concern, with residents suggesting solutions to improve parking availability and reduce ticketing. Some express concerns about the impact of increased traffic from new development on the existing neighborhoods.

**Preservation of Character and Architectural Interest:** There is a strong emphasis on preserving the character of Clayton, especially in downtown areas. Respondents want thoughtful and interesting architectural designs that define Clayton's identity.

**Focus on Local Businesses:** There's a strong preference for local businesses over national chains. Residents want unique offerings that contribute to the community's character.

**Quality Residential Development:** Many comments stress the importance of quality residential development, including condominiums and townhouses, with a focus on maintaining a small-town feel and avoiding excessive high-rise buildings.

**Green Spaces and Community Amenities:** The community desires green spaces, dog parks, and amenities like community gardens. There's also an interest in preserving existing parks and recreational facilities.



**Community Engagement and Events:** The idea of creating gathering spaces, such as pickleball courts and entertainment districts, is mentioned. Residents want initiatives that bring people together and create a sense of community.

**Environmental Sustainability:** Several respondents highlight the need for environmental sustainability in new developments, including considerations for energy-efficient construction and green practices.

## Engage Clayton Idea Board Synthesis

**Description:** As part of the engagement process, the City of Clayton hosted an open idea board on the Clayton Tomorrow 2040 section of the Engage Clayton website. Overall, 32 comments were submitted with the option of the public to vote on the comments that resonated with them.

**The top three recommendations with the most votes in support included:**

*“Continue to focus on reasons for people to come to Clayton on evenings and weekends. Keep downtown walkable. Add more small retail.”*

*“We need more restaurants, bars, retail. When we moved here 6 years ago that’s why we chose Clayton. More restaurants have closed than opened.”*

*“Prioritize pedestrians and their safety. The crosswalks in downtown Clayton often don’t work and are on timers that prioritize cars.”*

When reviewing all of the submitted comments, several key themes and recommendations emerged as follows:

### Enhance Downtown Attractions:

- *Focus on reasons for people to visit Clayton on evenings and weekends.*
- *Increase the number of restaurants, bars, and small retail establishments to revitalize the area.*
- *Address the closure of restaurants by attracting new businesses.*

**Concerns About Over-development:** Some comments express concern about the rapid development of large apartment buildings and office structures, suggesting a need to carefully evaluate the long-term effects on the community.

**Preference for Residential Development:** Some respondents suggest prioritizing residential development over office and commercial spaces. They argue that Clayton should focus on being a residential hub first.

### Pedestrian Safety and Walkability:

- *Prioritize pedestrian safety, especially in downtown Clayton, by addressing malfunctioning crosswalks and timers that prioritize cars.*
- *Propose closing Central Avenue from Forsyth to Old Bonhomme for pedestrian traffic in front of the courthouse.*
- *Consider unique traffic solutions like making cars stop for pedestrians with no traffic lights.*

### Community Amenities and Green Spaces:

- *Bring back the ice rink and consider the installation of six pickleball courts for community engagement.*
- *Develop an arts district/neighborhood with a mix of visual arts, performing arts, and music spaces.*
- *Complete the Centene auditorium to provide a venue for theater, concerts, and plays.*
- *Emphasize the importance of green spaces alongside the development of densely packed apartments and condominiums.*

### Housing Diversity and Affordability:

- *Address the lack of affordable housing for singles, retirees, and families in the face of new luxury apartments.*
- *Plan for housing options that cater to a diverse demographic, including affordable housing.*

### **Commercial and Retail Development:**

- *Encourage more small retail in downtown Clayton.*
- *Consider up-zoning across Clayton and dropping parking minimums to address the budget shortfall.*
- *Plan for additional office and retail space to avoid saturation in apartments.*

### **Infrastructure and Technology:**

- *Improve the design of new developments at street level to maintain the charm of Clayton.*
- *Enhance network coverage (wire and wireless) and deploy smart city features for safety, policing, and public services.*
- *Evaluate property tax base strengths and weaknesses through an analysis by Urban3.*

### **Recreation and Sports Facilities:**

- *Provide more recreational options, including basketball courts for kids and proper pickleball courts.*
- *Outdoor basketball courts would be a welcome addition as they are hard to access in the region*
- *More fitness classes should be offered at the Center of Clayton*

### **Civic Pride and Signage:**

- *Make police department signage across Shaw Park more prominent/visible to showcase the community's pride in safety.*
- *Consider the visibility of the city's identity, such as signage, to enhance civic pride.*

### **Youth-Focused Spaces:**

- *Create more activity centers or gathering spots for middle schoolers and high schoolers that promote healthy choices.*

### **Planning for Future Growth:**

- *Begin planning for additional office and retail space to balance the saturation of apartments.*
- *Gather data on the actual daytime population to understand existing conditions and plan accordingly.*

These themes and recommendations reflect a community desire for a vibrant, walkable downtown, improved infrastructure, diversified housing options, and enhanced recreational and cultural amenities.

# Community Survey #2

**Description:** A second community survey was launched to gain feedback on the draft goals and objectives for the final plan. The survey was linked on the Engage Clayton website and promoted via paid advertisements on social media. The community was given approximately 6 weeks to provide feedback leading up to the final Open House event at the end of March.

**Time Frame:** February 20 - March 31, 2024

**Survey Participants:** 264

## Survey Opening:

Using the extensive data gathered through the initial existing conditions analysis and community engagement efforts, targeted Objectives and Key Results were developed to guide the City of Clayton over the next 15 to 20 years. These objectives are divided into four categories:

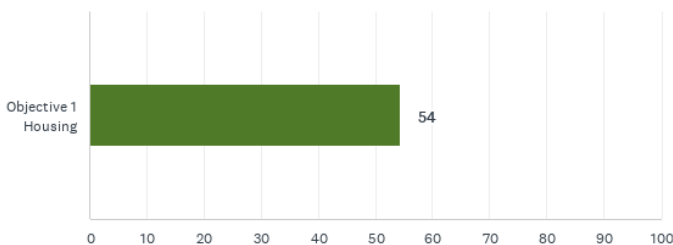
- *Housing and Neighborhoods*
- *Commercial Development and Economy*
- *Transportation and Connectivity*
- *Community Character.*

For this survey, we are providing the full draft objectives and key results. These are not all inclusive, as several Objectives will have additional Key Results outlining policies, programs, and actions that the City is already implementing. The goal is to build upon the progress being made in Clayton while outlining future steps for continued growth and progress.

We ask that you review what is being proposed along with the guiding data and/or engagement results that helped to inform the recommendations. Once you have reviewed each section, answer the follow-up questions and provide any refinement comments that you feel are necessary.

## Housing & Neighborhoods

**Objective 1: Clayton promotes vibrant and attractive commercial nodes with creative enhancements to existing corridors**



## Survey Results and Feedback

For each of the four categories, survey participants were asked to rank their level of agreement with the proposed objectives and key results on a scale from 1-100 as follows:

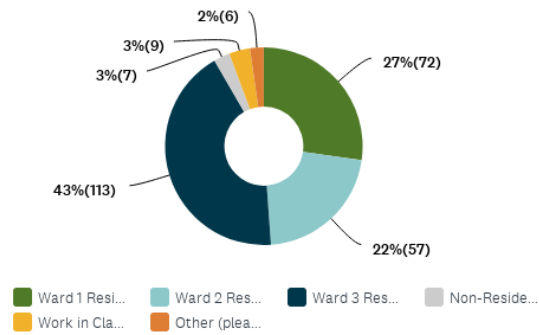
1 - Not appropriate, needs significant changes

50 - Some changes needed

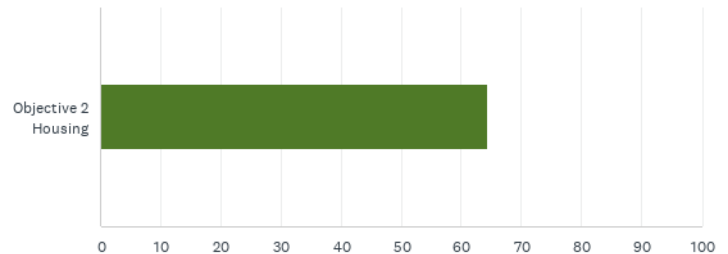
100 - Appropriate, no changes needed

They were also provided space to leave comments about what changes might be needed.

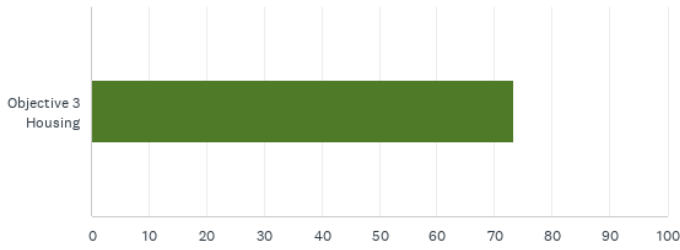
## Demographics of Respondents



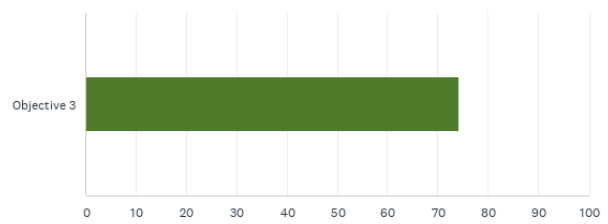
**Objective 2: The City builds economic resilience by valuing and fostering a diversified revenue base.**



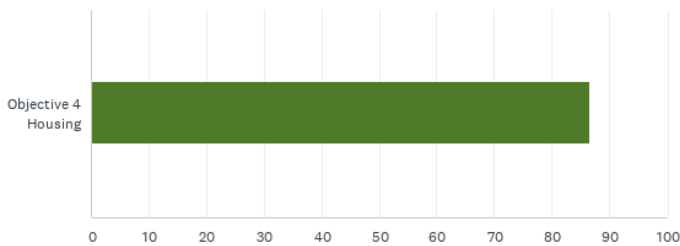
**Objective 3: There is intentional development of areas between residential and commercial uses ensures thoughtful transitions.**



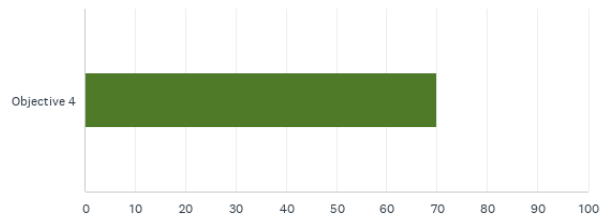
**Objective 3: There is intentional development of areas between residential and commercial uses ensures thoughtful transitions.**



**Objective 4: Downtown Clayton is an active and inclusive place that provides opportunities to live, work, and play.**

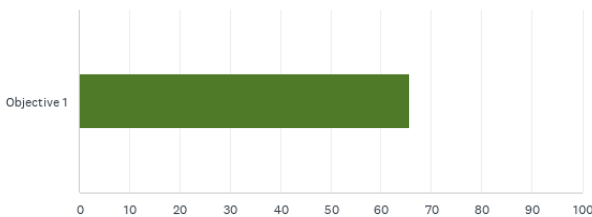


**Objective 4: Downtown Clayton is an active and inclusive place that provides opportunities to live, work, and play.**

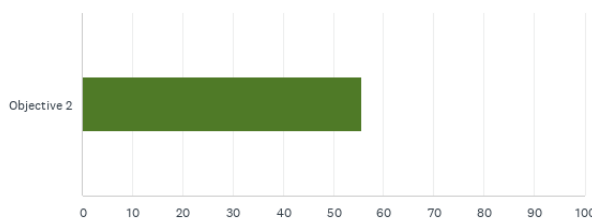


## Commercial Development & Economy

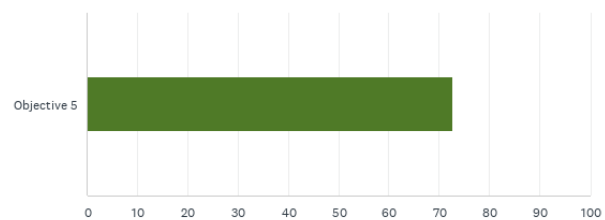
**Objective 1: Clayton promotes vibrant and attractive commercial nodes with creative enhancements to existing corridors**



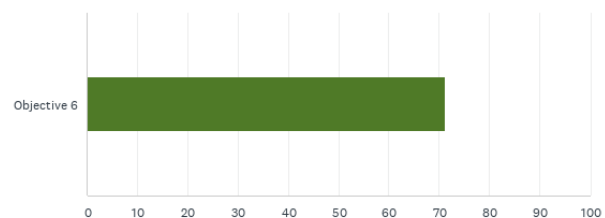
**Objective 2: The City builds economic resilience by valuing and fostering a diversified revenue base.**



**Objective 5: Clayton facilitates development opportunities with a clear regulatory process.**

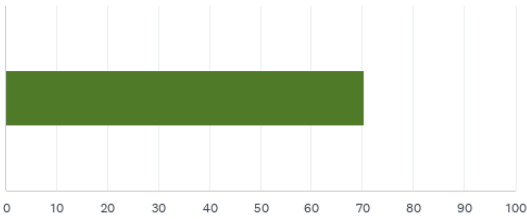


**Objective 6: The City maintains a strong economic base by supporting commercial development at a variety of scales**

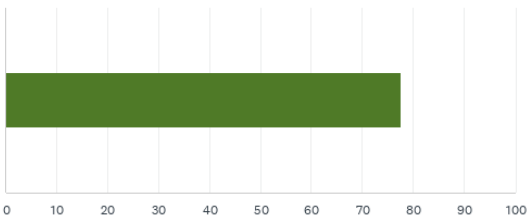


## Transportation & Connectivity

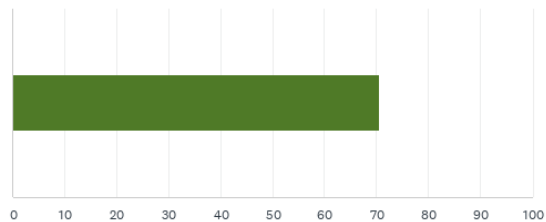
**Objective 1: Development adjacent to MetroLink stations is designed using TOD principles to increase density and capitalize on transit access.**



**Objective 2: Clayton fosters a vibrant public environment that encourages community connections.**

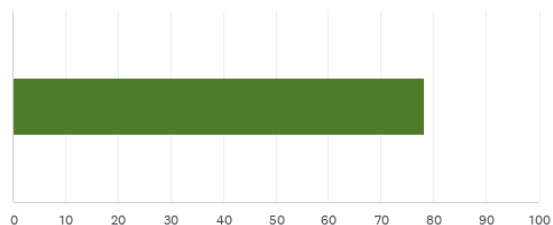


**Objective 3: Clayton is a multi-modal city with networks that provide safe, comfortable, and convenient transportation options.**

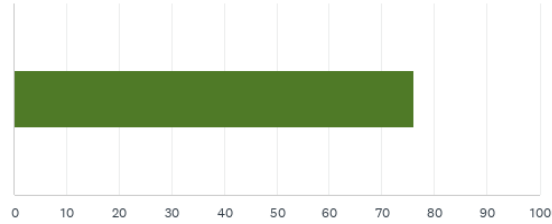


## Community Character

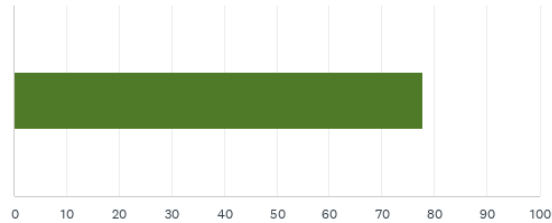
**Objective 1: Clayton government is a regional leader with mutually beneficial partnerships with adjacent governments and institutions.**



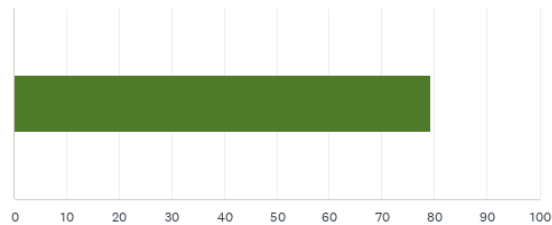
**Objective 2: Clayton is a dynamic center of economic and cultural activity for residents, businesses, and visitors.**



**Objective 3: Our colleges, universities, schools, and institutions play a leading role in the cultural, social, and economic fabric of the Clayton community.**



**Objective 4: Clayton is on the forefront of planning for a sustainable future.**



## Open Comments Providing Objective Feedback

### Housing & Neighborhoods

*Objective 3. It would be nice if we also had programs, incentives and encouragement to support residents who also want to prioritize rain gardens, native plants and options other than having a lawn on their own property. 4. I would add inclusive as well as safe. Safety needs to include everyone.*

*Less parking garages downtown taking up important space, including lower floors of buildings, and being an eyesore for pedestrians and others.*

*Slow the traffic of speeding cars on Hanley, Forest Park Parkway, Clayton Road and Brentwood. The speed of cars and trucks moving thru Clayton discourage walkers, and create zones that people are afraid to cross.*

*Be sure to preserve present density in existing/historic residential neighborhoods. Use vacant or near vacant land for denser lower cost*

residential development. Unlike the overall Centene development, tweak perhaps, but don't abandon well thought out zoning plans.

I can see possible conflict between 1 and 2. If this develops 1 should take priority

If you reduce the minimum lot size requirement for multi-family seems to go against more green space. A home was built near me that leaves almost no green space on the lot at all... it is awful.

More callouts for being a welcoming, inclusive and equitable community

More specificity about definition of "appropriate." My concern is that there may be some dueling priorities that cannot be achieved (financially or structurally) at the same time.

I don't support architectural guidelines that result in "faux" historic development, would prefer incentives to maintain older buildings by easing ability to renovate or add on to them with lower cost materials and potentially modern design aesthetics

Don't like the emphasis on schools. Not why we live here

I feel like there are neighboring municipalities with less expensive options for housing and that Clayton shouldn't amend zoning and use zero lot lines to achieve less expensive options. I do think though, that Clayton needs to increase the percentage of owner-occupied housing to rentals in order to maintain a tax base for the schools and city services.

Objective 1: Affordable and appropriate housing is lacking. Objective 3: The newly constructed apartment buildings (e.g. S/E corner of Bonhomme & Central) has not maintained its public art and lacks greenspace. This needs to be cared for when other new construction is allowed. Other: Update enforcement or create measures to support "B" or "C" buildings (e.g. Slavin) to maintain greenscape and remove gang tags.

With Clayton being a more affluent market, I think it will be difficult to materially influence affordability. While noble, I think this will be very difficult to implement.

Do not change zoning to the advantage of developers at the disadvantage of existing homeowners.

#1 is too ambitious. Cut back by half and I think that will be a much better match for what Clayton has been and is. Parking is particularly concerning to me even now—based on the above, I am even more concerned than before.

Believe CBD needs to be addressed as it appears that it is to build more dense structures, while not seeking to remove street

parking to allow for expanded sidewalks for retail.

Zero lot lines will increase density and eliminate green space. Downtown does not provide a diversity of services. No shopping. No grocery or pharmacy. Can only eat and drink

These two objectives feel like a change from what was in the past. I favor keeping all restrictions now in place: These seem like a change: Remove minimum dwelling unit size and reduce minimum lot size requirements for multi-family development. Remove development barriers for zero-lot-line townhouse and villa developments in appropriate areas.

The Moorlands has a plentiful supply for affordable housing for students and incomes at \$70K. Clean up of the area is warranted and landlords/owners of multi families should be encouraged by the City to keep their properties clean and up to date.

How to implement Objective 1 while keeping Clayton's character and sense of undivided community.

With the adjustment to more affordable housing while maintaining the safety and identity of Clayton as a higher end desirable place to live, there will need to be more focus on types of housing as well as changes in the Police approach to safety

Objective 1 is way too broad and doesn't scale to our small municipal footprint. Reduce the number of key results Objective 2 is self serving and will lead to more othering and nimbyism. People will say yes to these things as long as they are in someone else's zoning district

Seems there is an inherent conflict between increasing zero lot townhouses and higher density (Objective 1) and increasing greenspace and reducing impervious coverage (Objective 3). Personally, I would err on the side of being greener. I also don't think we have the budget for providing incentives.

I like the neighborhoods the way they are. I do not feel there needs to be such significant changes as proposed.

Objective 1: I don't agree with reducing lot size requirements and increasing number of housing units per lot. I feel that is detrimental to preserving Clayton's desirability. It seems like an obvious short term fix to affordable housing, but has negative long term implications.

Downtown Clayton SHOULD BE a well-rounded neighborhood, there are development opportunities for to provide a variety of amenities to support residents of all ages and life stages. There is room for improvement in the vibrancy of downtown

Housing is already fairly dense. We would hate to see too much density added.

Challenging to fully understand all the objectives and key results for a meaningful output....aside from that #5 Objective should be #1 because without protection "safety" all the other things don't matter,

I don't approve of developer incentives. They are hard to audit and the developers become political contributors.

I do not believe the City of Clayton needs more" new housing development opportunities in key areas". What key areas? Certainly not zero lot lines, nor do I believe in developing an affordable housing incentive to encourage mixed income developments. I'm not a fan of any more apartments. Those key results seem to have an agenda of rapid development/growth and redesigning this sweet little city. How about bringing in more retail?? Remember when Clayton had stores?? You could actually go buy clothes and books and get lunch all along Maryland avenue. I love Lusso but we need more retail stores.

There is an inherent conflict between increasing density with zero-lot housing and reducing lot coverage that I think needs to be acknowledged and addressed, perhaps indicating specific zones.

I have no issues with Objective #1 itself as written. My concerns are with some of the language used in the list of results, especially the term "zero-lot-line."

No more density, no more impervious surfaces

Larger setbacks; stop cutting down trees and plant trees where they are missing.

Objective 1 Items 7 & 8 are a concern to me regarding the quality of housing that might result as well as creating an overcrowded situation that taxes the public infrastructure. We should have diversity of housing to serve different age and income requirements, but not at the expense of sound planning and design standards.

Results are all designed to have at least component advocating for affordable housing, in addition to other results on other topics, to encourage a more positive result.

Wording is too complex to understand exactly the intent of what you are trying to do here

There are plenty of lower cost options in and around Clayton. The City's building requirements are too stringent as they are. Additional restrictions on homeowners is unnecessary both from an architecture and green space perspective. Objective #4 is most important, and is already being achieved with current practices.

You can't have both zero lot line and more green space in new development, so this is confusing and seemingly contradictory. I am against incentives for private development. Leave the market alone or you will mess things up unintentionally.

No big changes. A couple of comments / suggestions: (i) Objectives I and III seem as though they might conflict if not thought through together. Increasing density and greenspace is hard. (ii) There are no Key Results under Section 4. How does the City plan to support the school district and other attractive parts of Clayton?

Need to retain setback requirements, and maximum lot coverage in order to have an aesthetically pleasing neighborhood.

Objective 1. We should not be incentivizing developers for higher density housing. Zero lot line development higher density residential development is counter to green space and sustainability in Objective 3. In general, we need a Master Plan with our long term goals and then work back to determine the appropriate types of development and zoning.

I believe our housing density and types are appropriate.

In much of the residential construction in the Moorlands and other parts of the city, new construction have been so expensive (500 per sq ft) and the homes are not getting smaller, reducing minimum dwelling size requirements will not affect that reality at all.

Increased density is a negative. Mid-priced and affordable housing is located near Clayton. There is no need for it inside Clayton.

More trees are always welcome

Objective 1 feels like it is in direct conflict with other objectives. I do not think standards should be lowered to build cheap housing. Clayton is not a large township. There are very close neighboring communities with lower cost alternatives.

We need to be very careful not to reduce the quality of dwellings built, just to accomplish so called affordable options.

Approve ADU's

Zero lot lines appear to conflict with impervious coverage reduction. Convenient access to shopping is not accurate. There is little retail left and access is horrible.

Adding density- especially in single family home areas- is not fair to people who bought homes based on the existing plan.

Re: the unique identity of neighborhoods, it should allow for an evolving identity, not

just maintaining status quo. Re: objective 4, school district of Clayton needs to be part of region-wide schools, not just an elitist hoarding success story.

There are elements of each of the first 3 objectives with which I strongly agree. Yet others with which I strongly disagree. Because you bundled the questions I mostly chose disagree. This is indicative of a flawed survey designed to solicit agreement vs solicit opinions.

In objective 1 paragraphs 3,7&8 all bring up zero lot lines which seems like a bad idea

Objective 1 seems to contradict Objective 2.

Objective 1. Define "affordable Housing". What does that mean in terms of cost compared to existing variations of apartments, condos, single family etc. I think this metric needs to be clearly defined, without it, what is your goal and how do you know when you get there? Also, I am concerned with increasing density. I think that should be determined in conjunction with the existing Planning and ARB goals of maintaining the character of surrounding residences in any neighborhoods.

## Commercial Development & Economy

I'm concerned about more food trucks. Def agree about encouraging open space in commercial areas

No need for "national parking day" No taxpayer money for rent subsidization

Too many newly proposed rules. Perhaps less government interference will result in more economic growth

On all the ones I think changes need to be made too, my concern is that Clayton become overrun with large national chain stores that do not care about their workers or our community. I would prefer that Clayton target development to encourage small local businesses to flourish as that is what has made Clayton unique in the past. I believe these kinds of employers take better care of their employees and care more about the community. Also, large national chain retailers would harm the local businesses in our community. It would also change the character of our community.

YOU LOST ME AT LARGE SCALE NATIONAL COMMERCIAL STORES..... THAT'S THE LAST THING CLAYTON NEEDS AS WE MOVE FORWARD, IN MY OPINION. KEEP CLAYTON LOCAL AND HUMAN-SCALED. ALSO, FOCUS ESPECIALLY ON STANDARDS OF HOUSE SIZES RELATED TO LOT SIZES IN RESIDENTIAL AREAS, AND FOCUS AS WELL ON SCALE OF COMMERCIAL AREAS. PLEASE PLEASE

STAY AWAY FROM LARGE BIG BOX NATIONAL STORES!

To encourage more downtown shopping/dining, consider free two hour parking. Lots of people avoid Clayton for dining due to parking issues. Re: big box stores--the kind of store will matter.

Slow the traffic of speeding cars on Hanley, Forest Park Parkway, Clayton Road and Brentwood. Traffic in downtown Clayton is moving too fast drivers are ignoring stop signs. Enforce the traffic laws, to make it safer for pedestrians.

no food trucks, too congestive

Please no high volume national stores on Clayton Road. Clayton's charm has already been ruined by all the high rise buildings all recently built or in process.

Too much development. Traffic will suffer amongst other things.

I would not recommend bars in Clayton, however I do agree to more green space around buildings. We absolutely need character guidelines for neighborhoods- new homes in Moorlands don't always fit in and take away from unique character- if a unique house is torn down, should replace it with one.

There is a lot of discussion about "incentive programs" with little detail, so it is difficult to assess if these are appropriate or will be effective. For example there is a point, "Create an incentives policy for developments in key areas of the City that diversify the city's revenue base." I think this is very broad. It may be a good idea, but I would rather Clayton address its affordable housing stock situation than provide incentives to developers or TIFs to large companies that do not need it like Centene (and don't keep their development promises). The average price of a single family home in Clayton is \$750,000. If Clayton wants to keep millennials with growing families it needs to address this. Additionally, I would rather see "incentives" for early childcare. This is a big expense for millennials (over \$2,000 per month). Clayton should consider subsidizing real estate for early childcare. Adding daycare costs to a high mortgage payment makes living in Clayton in a single family home an option only for the very wealthy. Housing and childcare should be top priorities.

All good suggestions--my hope would be that there could be oversight and integration, each community with each other, and with the larger community of Clayton.

There are too many hotels going up in Clayton. We don't need more, prioritize using the land for condos/apartments and amenities for residents. Hotels create a transient community. Prioritize development of a variety

of services and restaurants. Clayton attracts many families for the excellent schools and college students to attend WashU, but we do not have many amenities, restaurants and stores that are family/youth friendly. We have to leave and spend our tax dollars in other municipalities when going out to eat, etc.

At minimum one existing parking lot between buildings should be turned into a greenspace. There is one quiet space in Clayton to sit amongst trees and that is Shaw Park. Can we find one more place to sit under a few trees.

I question whether we need or want more hotels developed

No more high rise buildings or hotels!!

Need to make way for more retail and small businesses. Encourage more restaurants

Please keep small retail. Really don't need more liquor licenses. Too many now

Overall comment - the PARKing day is an interesting idea and allowing food trucks in designated areas during mid-day through evening hours. I do not support big box stores or financial incentives to builders. I DO support financial incentives to local retail businesses.

If you intend to promote a more vibrant downtown Clayton, you must first solve for traffic choke points.

**NO MORE TAX INCENTIVES!** Yes to using our schools as buffers. Be careful with updating liquor laws. No bars near our schools! Especially our high school!

Support existing small businesses instead of running them out of town. Bring in unique boutique businesses rather than big national chains (like Happy Up) to create a unique, valued consumer experience.

Residential areas should not be connected to the commercial areas. Creates safety issues for families, children and influx of traffic

Keep the buildings SHORTER, no more than 22 stories. Density in the CBD does not need to grow.

I don't believe the providing subsidies or financial incentives is the way to go. I would have thought the decision to build all of this retail space was driven by market forces.

Carefully assess large scale development on Clayton abutting residential neighborhoods. Will not be welcome by those neighborhoods

I believe food truck restrictions are appropriate and are well regulated now. No need for a change.

Do not set up the bicycle lanes like the City did on Maryland. It makes for dangerous driving and narrows the lanes.

Objective 2 Remove high volume national stores on Clayton Rd. Objective 6 no subsidies to business.

Food trucks and temporary pop up retail concepts bring a transient and average feel to the unique vibe of Clayton Downtown. There are more creative ways to elevate the experience rather than look like every other urban area

Objective 1) I don't think you should require first floor retail. This feels too restrictive. I'd like developers to include it, but this is a step too far. Objective 2). Why is Clayton road listed by name but no others. This is more than Clayton road.

Considerations of how to include a diversity/equity lens in commercial development is needed, including but not limited to incentive strategies. Additional incorporation of an assessment of the impact of current regulatory processes on diversity in terms of business ownership and commercial development and more equitable wealth distribution. More considerations for environmental impact of proposed development are needed across all objectives. While considerations of green space was included more explicitly in the prior section on housing and residential areas, it is not included here.

Objective 1: Seems like there should be more here Objective 2: Define incentives; it should be not be TIFs. High volume stores will conflict with residential transitions (objective 3). Objective 3: I don't understand how you "use" institutions that are already in place and part of the fabric of our community. Objective 4: It isn't lot coverage that will increase open space, but tradeoffs with developers on height restrictions. Objective 5: I don't think the ARB process is broken, it just needs more courage to demand better design from developers. Objective 6: I don't believe providing incentives for subsidized rent is a long term solution. For that matter, I don't know that the city has the funds to provide incentives or density bonuses, unless we're talking relaxing zoning restrictions as a tradeoff ...which gets us back in the PUD game.

1 More street parking is needed. One way streets with 60 degree parking would help.  
2 The parcels on Clayton Road are not deep enough to achieve national tenants. 6 Subsidized rent is not a long term solution nor should the city be using their funds in this fashion.

I am opposed to TIFs and subsidies in Clayton. It's not appropriate for our community. I am worried that lot consolidation and large box stores on Clayton Road will destroy the neighborhoods.

Encourage taking these OKRs further to activate vacant ground-floor space in both private and publicly owned spaces. Short term activations and pop-ups that engage

with the greater St. Louis community, non-profits and cultural organizations. One very specific example - building in Shaw Park near softball and baseball fields could be used similarly to Rockwell Beer Garden in Francis Park, bringing an amenity and vibrancy to an existing structure, as well as generating revenue.

**BETTER ROADS!**

Prefer to minimize national chain stores and incentivize small businesses.

More events and live music in downtown Clayton. Make it a lively, walkable destination!

I think overall this is really exciting and heading in a great direction if I'm digesting the Objectives and Key Results correctly..... Regarding Objective #5 the ARB and Zoning for residential due to Clayton and STL Battlezone's is extremely outdated and needs to be fixed for residents to want to show continuous improvement to their dated properties and structures, something needs to change

No incentives to developers. It corrupts the political process.

**NO MORE HOTELS!** We need family restaurants and activity centers. Bowling, movies, etc. we don't need BARS and offices! Charm yes, empty buildings no!

I don't fully understand how some of these objectives and results are to be implemented. I don't agree with all of them. For example, I'm not sure I would support incentives for developers.

The city is in serious need of professional input. The increase in high density housing is overwhelming our deteriorating infrastructure. New development is eliminating sidewalks and bike lanes are in dangerous and disconnected.

We don't need to change liquor license requirements.

Downtown Clayton already is overloaded with hotels! It needs more residents of varying ages and income levels, NOT more transient visitors.

If you want to draw younger people to Clayton, you need more bars and restaurants that are not Tony's and Herbies. Affordable options, with music.

High volume stores are not solutions.

It's a shame that the newest highrise buildings have no street level shops and restaurants. Is the rent too high? Do they really want to rent the space or did they just build it to satisfy the code requirements? Perhaps they should agree to offer lower rent for the first 5 years.



Too many empty store fronts on new buildings

Objective 1 Item 2 is not clear - what is "the broader goal of street level activation"? Objective 4 seems to be in contradiction to other Objectives - how can you encourage and insure the success of downtown restraints - who are paying real estate as well as sales taxes - by allowing food trucks?? WE NEED MORE FIRST LEVEL RETAIL AND/OR ACTIVITY DOWNTOWN. At present, "token" retail is encouraged and often ends up being 9 to 5 service establishments paying little in sales tax and not open at night. A more vibrant downtown with a diversity of shops open in the evening along with night life - i.e. restaurants or bars with live bands, is needed.

Pedestrian access and mobility is essential. It is a higher priority than car access and car parking. No to food trucks with their smelly motors running making noise and air pollution. No to bars. It will significantly change the character of the Clayton. Yes we want more life downtown, but not at the expense of the character of the city, particularly with bars at night. What is ARB and PUD?

you are still advocating for affordable house in a very subtle, still evident, manner. Opposed to subsidizing new retail. Rents in clayton are in many case, other than new buildings that tend to attract small national tenants, are competitive with adjacent municipalities- U City's retail/restaurant rents are higher than most retail spaces in Clayton-probably as result of substantial foot traffic. Foot traffic is solution to Clayton's retail/restaurant problem. To what extent has valet parking kept parons from walking and seeing what is in shop windows.

Commercial development should not increase in residential areas.

again, too complex, where I might agree with line #2 in the #1 objective but disagree with #1 & #3 what would be the way to answer?

We do not need large national chains like Walmart on Clayton Road. That is a horrible idea. What are you people thinking. Where is the charm of Clayton when we've got Costco coming in on Clayton Road no too big national chains on Clayton Road. That is absolutely against where we should be going with Clayton. We want to maintain our property values, The safety of our area our parks are excellent schools, and restaurants and small shops. We should be encouraging the development of small shops, and we don't need to become the loop! We don't need to have a lot of bars open in the middle of Clayton I think we attract the wrong kind of people when we have that we will have safety issues when a lot of alcohol and young people Doing barhopping in the middle of Clayton is encouraged no no no who is thinking of this stuff anyway?

There is no need for change, definitely not

more limitations added.

The ship has sailed on most of the above. It's too late because the city has already sold out to the developers. The ARB nitpicks the color of a residential driveway then lets developers do (almost) whatever they want if they spend enough money. Time to overhaul that Board before doing anything else. There are no more charming areas in Clayton and not likely to be given the pace of development we've seen the past several years.

What incentives does the City intend to use? And do we really need more hotels? For foot traffic (which I support), we need to encourage more locally-owned businesses that bring people to Clayton. Right now, that stuff seems to go to Webster Groves, South City, etc.

No large developments on Clayton Rd. That would create intolerable traffic congestion. No bars. The bars at restaurants are sufficient--you are only inviting a lot of trouble/danger. Please, no food trucks on a regular basis in Clayton

Objective 2. Allowing high traffic national businesses on Clayton will need significant controls to protect the residential neighborhoods that back to Clayton Road. Noise, parking, lighting, hours, etc. are all issues for the proximity to residential neighborhoods. Objective 4 should that read revise not remove restrictions on food trucks.

Downtown is fine. No tax incentives to developers.

We need a free multi story public parking lot and more events to bring people to the city

Don't want to see huge stores on Clayton road

Hotels have very little value to Clayton.

Business incentives -- TIFs and abatements -- are unnecessary in Clayton. With patience, the city generally finds that land prices and rents adjust to reflect the available business opportunities. We get development without giving away municipal revenue.

do not allow high volume national stores on Clayton Road.

I don't think Clayton Road needs high volume businesses - traffic and safety concerns

Curious what you mean by allowing national stores on clayton rd. Traffic already builds near clayton and Hanley especially in morning rush hour. Unsure how the strip could support a large national chain. What kind of chain are we talking about?

Maintain the charm of Clayton. That charm is all but gone in Downtown Clayton. No real retail. Just restaurants. Visual charm of

colonial/quaint store fronts have all been torn down in favor of mostly cold architecture. There should have been some balance.

I'm concerned about "National stores" on Clayton Rd. There are already enough traffic problems on Hanley making it a very dangerous road for pedestrians. Any increase in traffic must be accompanied with traffic calming, speed enforcement, etc

For Clayton RD development, look at DeMun Point as a model. Allow mixed-use with customer parking in rear on grade. Resident parking in structure. Loose the "front yard" look along Clayton Rd to allow a full turn lane.

Strongly disagree with incentives policy or tax abatement for new commercial development

Consolidating buildings on Clayton Rd. between Hanley and Brentwood is a good idea ONLY IF you can find off street parking options or widen the road. Driving that stretch is already a nightmare when all the street spots are filled. If Clayton is such a great place to have businesses why must you always give so many incentives and subsidies to get retail to return? Something seems very wrong with this picture. There have already been so many allowances made to get new high rises in downtown that is hard to see the sun or be able to drive down streets, especially Maryland. It will only get worse as more buildings go up, empty bike lanes eliminate car lanes and traffic increases. I do not see a lot of evidence of forward thinking about the positive results of all your proposal for existing residents. And we are the ones who pay the taxes!

The way these are written it is impossible to decipher what the result of these changes would be.

I'm not sure which objectives this applies to, but I think 98% of workers not living in Clayton is a severe imbalance and needs to be addressed. Also, I'd like to see some attention paid to plans looking to integrate Clayton within the larger community beyond Clayton borders: architecturally, in ways that welcome visitors, and in collaborative projects with adjacent municipalities.

Obj 5 is bunch of three letter tags, not really informative

Clayton needs income and yet only oks apartments being built. We did sneak in the new Marriott Residence and one boutique hotel. There isn't entertainment destination other than eateries and coffee shops. Why not change from more small walk in locations and take a larger space and develop something that allow for activity, eating, drinking, parking and socializing which will attract local as well as traffic from other St Louis areas. We don't have room for an Armory but we do have room for something that incorporates this type of venue. WE DONT NEED MORE

## APARTMENTS!!!

I do not really know what changes are needed--but this is very important to me--I am concerned we are outpricing both residents and key businesses. I want to spend Saturday buying in Clayton and mostly on foot.

<https://www.asla.org/universalstreets.aspx>  
Need to consider slowing traffic, one way etc..

I'm not in favor of adding big box retailers to Clayton Rd. this would run counter to the idea of creating more local shops/restaurants per Objective 6. Continuing to allow high rise developments in the central business district as well as high volume retailers runs counter to what has made the city 'unique'. Focus on local and keep the low rise pedestrian friendly feel of the neighborhoods

Objective 2- Key is the impact on adjacent neighborhoods. Most important.

Let's not build a War-Mart on Clayton Road. We need more small businesses, boutiques etc in downtown. It's a ghost town. Look at the great job Webster Groves has done with their downtown area.

Ensure that downtown doesn't become a canyon of high rises.

## Transportation & Connectivity

There are hundreds of people living in the condos along S. Hanley, and we do not feel safe when we walk on those narrow sidewalks. Some people drive to another neighborhood or park - just to take a walk!

Stop taking traffic lanes for underused bike lanes

Fewer new rules

No changes, just encouragement! Keep Clayton a walkable and bikable city! That is one of the best things about living here. More bike lanes would be very helpful in that regard.

WAS THERE A DEFINITION OF PUD AND TOD IN THE TEXT THAT I MISSED? THESE SECTIONS SEEMED TOO WONKY FOR THE AVERAGE CITIZEN WHO DOES NOT SPECIALIZE IN THIS KIND OF LINGO.

Slow the traffic of speeding cars on Hanley, Forest Park Parkway, Clayton Road and Brentwood. The speed of cars and trucks moving thru Clayton discourage walkers, and create zones that people are afraid to cross. Drivers are ignoring speed limits, stop signs and running red lights.

People will not use MetroLink as long as it continues to be so dangerous. I live off

Maryland Ave have never seen a bike rider in the bike lanes. What a waste! The bike lanes have done nothing other than interfere with traffic and parking.

Maryland bike path was a mistake, Metro link is not safe so Clayton people will not use. Widen sidewalks on Maryland might take up the bike paths.

When considering Bike and pedestrian safety- why not push to have cars actually stop for those in cross walks? Sure it would be challenging... that's OK. Wide sidewalks are great, but be thoughtful not to take away grassy areas too. The Maryland bike lane is rarely used, bikes go in the car lane instead- be more thoughtful- pedestrian danger was actually increased as people parked right next to traffic.

Regarding the point, "Modify the existing outdoor dining permit regulations to increase enforcement." I do not know what existing regulations are, but I like outdoor dining and want to see more of it not less. Outdoor dining is a great way to activate the street.

In light of the number of people who come into Clayton to work or visit institutions, easily-accessible services are important

The bike lanes in downtown Clayton are a joke & dangerous for bikers, pedestrians, & cars!

MetroLink could be safer for residents in neighboring areas.

Again, rethink the bike lanes. It sounds good but isn't working. Maryland is very congested and not safe.

Support walkability and neighborhood connectivity however it can be accomplished.

You cannot have this many new developments in downtown Clayton and then take away traffic lanes to offer bikers more space. Have you ever talked to serious bikers in the area? I have and they think the installed bike lanes along Forsyth are a complete waste of taxpayer money - and I agree. PLEASE REMOVE THEM AT ONCE!

Bike lanes are a disaster for street parking and dangerous for bikers. Definitely need a lot of sidewalk improvements!

This needs to factor in walking as much as biking.

Few people utilize bikes in Clayton - even with the current bike lanes. Adding bike lanes is tending to a very small portion of the population

Reducing the number of parking space anywhere in CLAYTON but especially in the CBD is misguided. Non-Claytonites will NOT flock here for entertainment or shopping if

there is no parking. The designated bike lanes are causing problems with safety because of blocked vision of oncoming traffic when trying to exit garages. I have been told numerous times that spaces are designated because businesses need them and now you're considering purposely removing existing spaces. The Powers That Be need to decide which it is--enough spaces so people purposely coming to CLAYTON can park fairly easily or businesses that close because there are no parking spaces.

The current bike lanes on Maryland Ave are barely used. The lanes have created a confusing parking situation

Do not implement the same bicycle lanes like the ones currently designated on Maryland Ave.

The bike lane on Maryland is a joke. It is rarely if ever used. Because it is so unusual it is very dangerous It just creates traffic congestion This congestion is only going to get worse if the occupancy rates increase in the office buildings If you look at the demographics of our City you will discover over 90%of the population does not ride bikes. I'm sure the few that do are very vocal, but there has to be some voice of reason.

The newer bike lane on Maryland Ave has proven to be more an hinderance than a well populated bike lane. I have seen 2 bikers riding in that lane since it was built and took away a parking lane along the curb

Traffic and parking are problems. Don't increase this by adding bike lanes or closing streets

in general I don't know what "parking reduction" means. Yes, we are cyclists and walk extensively, but this is the Midwest and we are dependent on cars for a lot of reasons. While I want to reduce dependency on vehicles, I also want to make sure people in cars can get in and out of places quickly and efficiently and cars aren't circling blocks or idling to wait for a spot.

These all sound fine as objectives. I don't see hard results coming easily. The one thing I would do is make Forsyth and Maryland Avenues one way in opposite directions. This would increase space for sidewalks, bike lanes, and parking.

3. I do not see anyone using the bike lanes on Maryland Ave. Not sure we need to be adding more. Who are the people who say they want bike lanes if nobody uses them???

I love bike lanes - however, the bike lane on Maryland is horrible! Please reroute the bike lane to be north of Maryland and connect with the Centennial greenway near Gay Field. Downtown Clayton should emulate Birmingham Michigan.

Intersections and traffic calming are referenced in top narrative, but do not actually, directly appear in the objectives or key results. These conditions should be called out as they significantly contribute to unsafe conditions for pedestrians.

Walkable, bikable, and inviting - great goals!

First I'm sorry but the use of the Acronym TOD (i was guessing time of day verse Time of Death) and PUD, need to be defined for the layperson to understand and give an clear response...regarding #3 not sure why biking as an alternate form of transportation continues to get pushed with such vigor, we don't have a very long season usually for this mode of transport outside of recreational biking it is either Hot and Humid majority of Summer and Cold/Rainy in winter not sure how many people want to really show up at work given the conditions and I know the goal is to make biking safe, reality of a city it's a challenge between space limitations and drivers who are distracted over half the time (texting etc...) I am all about reduction of carbon footprint but not sure continuing to expand valuable real estate for this mode of transportation/recreational activity is worth the squeeze of tax payer dollars

The bike lane along Maryland is unused and unsightly. The bike lane along Wydown is wonderful. Don't outsource planning to bike enthusiasts. Instead convene locals to decided.

Could there be regular closure (ig every Saturday) of certain roads in downtown (ig central) to promote pedestrian use?

Metro link is hurting the city. The bus station is AWFUL, bad for everyone, no residents use this. We need to get Hanley and Clayton roads under control from the county - they are both unsafe and lack character - not walkable

The only safe and convenient mode transportation is personal automobiles. Bicycles should be encouraged with safe and interconnected routes, but in this climate are not a realistic option.

Bike lanes on Maryland make getting out of cars dangerous. Walking should be allowed in street even when there are sidewalks since surfaces are often better and safer

Maryland Ave. was not mentioned in the pedestrian and bicycle safety key component. Maryland Ave., with confusing parking lanes, turning lanes (Brentwood & Maryland) and the cycle lane on Maryland Ave. are MAJOR impediments to pedestrian traffic from residential areas north of Maryland Ave.. Illegal turns, running of red lights, running stop signs, at Maryland Ave. and Brentwood and at N. Meramec and Kingsbury need to be enforced to insure pedestrian safety.

Make it easier to cross the street at lights.

Be mindful that the left turn signals make the wait for the pedestrian to cross even longer. The traffic lights can be designed much better to give us a chance to walk around the city. Also, as earlier written: Consider narrowing Parkside Drive by making the park 20 feet wider to the west. Slow down the traffic on Parkside. Eliminate most parking on Parkside. Eliminate the left turn from Forsyth going west to Parkside going south. Consider making Parkside a one way street going north with a right turn only on to Forsythe. Make it easier for pedestrians to cross Parkside. Also consider making it easier to cross Forsyth at that intersection- it is not easy to cross there. All this will ease pedestrian access to the park for everyone coming from the north and west of park. Build less parking garages downtown. They are taking up important space, including lower floors of buildings. They really are an eyesore for pedestrians and others. Consider the aesthetic qualities of the buildings being built downtown. The recently built structures are particularly unattractive.

current approach to bike lanes on Maryland are ineffective and dangerous. go "all in" with hardscaping or return them to traffic use. use the area frequently - never see bicyclists and frequently see cars parked over bike lane and debris (e.g. construction signs) strewn about.

Clayton is never going to be Amsterdam. Parents of school age kids do not, in the most part, allow their children to be "free range"-consultants hopefully know what I mean. Parents are too concerned about their children's safety while riding bikes in addition to many other issues such as restricting the opportunity to take some risks in childhood to prepare them for what life is like as an adult.

just look at #2, item #2, dining permit enforcement, is this really an issue?

Well, I just want to see better sidewalks and bypass throughout the entire Clayton area. Have you visited Demun lately? You can hardly walk on the sidewalks. They are so horrible. And the alleyways are terrible and unsafe. They need to have traffic bumps and I think the whole area of, Clayton needs to include traffic bumps. Seminary Road is a speedway often. When we are thinking about better pedestrian ways, we need to consider all of Clayton and I'm a little bit irritated. Well, I'm very irritated that the attention is on the first ward and not the third ward. Let's get real here people. Clayton is not downtown Clayton is all of Clayton.

Clayton is a small city and easily walkable. No modifications are necessary.

You take your life in your hands if you try to bike through Clayton. I wish we had safe, connected bike lanes but it's not practical. even in midtown New York City people are injured and killed all the time by bikers, pedestrians and automobiles all

trying to navigate the same streets, even with protected bike lanes. enforce the traffic laws and crack down on speeding, running lights and stop signs, etc. That is at least an achievable goal and doesn't require anything more than the political will to allow the Clayton police to write tickets without regard to hurting someone's feelings (this means you, CEC).

No more eliminations of car traffic lanes. It is wishful thinking to believe that this will not clog traffic on these main thoroughfares. "traffic calming"?? that is quite the euphemism!

Objective 1 need to be careful on parking reductions and should consider safe accessible parking garages Objective 3 need to be sure clear sight line for cars entering and exiting through bike lanes. Currently on Maryland the meter parking spaces block view and should remove one on the left side (as exiting) to improve driver view of traffic and cyclists

Make Clayton road one lane between Brentwood and Big Bend. Sidewalks and bike lanes could be put to good use. This would reduce speeding and reckless driving.

Get rid of center lane between forest park parkway and wydown on Hanley. Add bike path. Safer for pedestrians too

Expanded sidewalks and bicycle lane network is not necessary. The most difficult part of riding around is the speed limit & the drivers, not the sidewalk width or cycling infrastructure.

MetroLink ridership is heavy to the Central West End and light to other destinations. There's a possibility for transportation-oriented development near the Forsythe and Clayton stations, but it will require more parking than similar developments in Chicago, New York, Washington and other cities where public transport is more popular.

Bike lane recommendations still need to be rethought

Rethink any bike lanes where the plan includes eliminating driving lane(s). Maryland, between Hanley and Forsyth is a NIGHTMARE for drivers and that is when there are NO BIKERS.

The bike lanes in downtown Clayton are a joke & dangerous. I hardly ever see any bicyclists usin them. The bike lanes along Maryland are a joke & dangerous for bikers as well as those driving cars & trying to park quite a way out from the curb & into the street. I hardly ever see anyone using the bike lanes...

I'm concerned about bicycles on the main thoroughfares. Unless you have data to the contrary, I would tend to divert them to secondary streets and clear the lanes for

cars.

I rode on streets in Clayton and surrounding areas for many years and never felt the need for bike lanes. If it is possible to create a shoulder area or wider lane that is good but the lanes like the one on Maryland are ridiculous. I rode on McKnight, Clayton, Hanley, and Wydown to the park and survived.

The bike lanes on Maryland are a serious safety problem. When we park on Maryland, getting out of the car on the driver side, you find yourself in the middle of the road. Electric scooters are another safety problem. They go to fast.

Clayton doesn't need any additional Metrolink locations. The idea to better utilize the area by the Forsyth station is outstanding if it is utilized for a commercial business project. I believe e scooters, bike parking and walking areas is a great idea. My wife and I have been to areas like ours where streets are blocked off and people park in public areas and walk to the areas to shop eat and socialize. Look at the traffic that comes from all over St Louis for the Art Fair. We can do this more frequently if we plan, organize and make it happen.

Too much bundling in question 16. I support widening and adding sidewalks (see Gay Avenue North of Maryland where drivers speed well above the 25 mph limit). I do not, however, support dedicated bike lanes as the cause traffic congestion.

Existing bike/parking lane changes are horrible. why not a van of some sort that go around at no or low charge--Charlotte NC downtown has free trolley--you can go all over, spend your money and not park or drive.

Major redesign is needed for sidewalk and streets

Please not another bike lane like the one on Maryland Ave. - what a mess! The flow of traffic during peak times doesn't work- lights not cycled correctly, problems with construction traffic, bike lane usage is lacking - so few people use the bike lane. The bollards are a joke! More often than not they have been knocked over or broken off

Metro link needs to be made SAFE!

Get rid of the bike lanes on Maryland and dont put them elsewhere in down town. they are a hazard, unnecessary and greatly interfere with the high auto traffic in the city.

Peel is a good example of well implemented outdoor dining. The permanent barrier is attractive and prevents encroachment into pedestrian pathways. Oceano, City Coffee and The Avenue are disasters.

No Metrolink!!! Take a look at the problems at the Galleria!!! And the biking lanes have

increased traffic and no one uses them.

## Community Character

As a member of a large church in Clayton, it seems like churches could be mentioned along with other institutions for coordination.

Since universities are not taxed perhaps they could be encouraged to give back more to their communities. It appears, at times, as if Clayton is becoming a free resource for WashU.

Objective 4. We need to encourage residents to adopt sustainable practices in their homes with programs and incentives to help offset the cost for those that need help doing that.

please underscore the needs for activities for youth and for citizens of all ages. more mix, more diversity, more options. also more focus on building a sense of community in clayton and in the region at large. clayton needs to be a good neighbor, good leader and good follower in matters relating to regional services.

Downtown Clayton buildings, especially newer developments, have little street level businesses. Make the new buildings required to provide discounted rental space for first 5 years, to make sure there is activity at street level. Too many closed street level retail spaces.

Please, no comedy clubs as once were proposed for Central Avenue. Clayton cannot be all things to all people.

A key part missing here is early childhood education. Clayton should subsidize early education. Maybe an early education center where the cost of the real estate is covered by Clayton. This center could provide early childcare (with a focus on children under three) and also act as a gathering center families and older children. You could also collaborate with local universities and the Center of Clayton for this effort. Addressing early childcare would attract more people to Clayton and support families of all different backgrounds. I also don't see any points to address the feedback from community engagement about the lack of activities for youth. How can we plan a sustainable future without a focus on our children?

Language in survey has been jargony and difficult to understand, even for an educated person. Add plain language to cater to a broader audience. Hard to know how to respond adequately.

The feedback from the community does not align with the key results offered. At best these results are milquetoast and do nothing to meaningfully improve the culture and character of Clayton. Objective 2s key results are especially disheartening. A few pieces of public art do not make a community

'a dynamic center of economic and cultural activity'

Don't need more "public art." Universities, (Here WU) not necessarily a benefit. It's expanding at the expense of residential neighborhoods.

Strongly encourage the larger non-profit organizations to support the City with payments in lieu of taxes.

"Economic development with colleges and universities" - so you want more tax-exempt development??

Make the city more walkable, provide a free parking lot within the business district, preserve and improve existing affordable housing options.

Very little noted in the specific objectives on plans to create opportunities for youth. Is rather obtuse and limited in specific plans to create opportunities for the youth

Clayton does NOT need to be building dense. This is NOT downtown St. Louis and you should not make it so.

Stop allowing builders to knock down the buildings that made downtown Clayton unique. The buildings being built now really lack the character that Clayton needs.

There is not a clear connection between the objectives you've named and the community comments you listed at the beginning of this section. This sounds like kicking this down the road and letting the developers run the show. Objective 3: you are literally mentioning the universities and cultural institutions, without recognizing that we fail to consider them part of our entertainment/recreation already. We should be promoting attendance at the Edison theater, or partnering with the school district to build for our students. We should be attending wash u athletic events instead of complaining about light pollution. We've spent too long complaining about them as a tax drain instead of leveraging that to gain more access. I don't get the pocket park thing at all. I think this is people trying to ensure that nobody builds in their view. If people want that they should buy the property and maintain it themselves. I think collective green space is valuable. But the pocket park is not worth tax payer dollars. Are the medians and triangles already pocket parks, that's where those of us without yards gather. Really important to consider an inventory of our buffer areas as already part of our community character. If I live on Clayton road, the Esquire is part of my neighborhood, even though it's in Richmond heights. That doesn't matter. It's an area that we could encourage development of as a benefit to our communities even if the revenue doesn't come back to the city. We are too small to be everything to everybody. Leverage our assets and location and definitely work closely

with our neighbors!

Consider including incentives rehabilitation/ modification of existing structures with energy efficient technology. While diversity/ equity/inclusion was listed as a concern in the description section, inclusive of race and housing, it's not as explicitly addressed in objectives and key results. Including an assessment and/or evaluation component, or identifying consultants who could be beneficial in driving change for Clayton, could be useful if there were insufficient strategies identified during the plan development process.

Objective 1: No argument here; just need to formalize what happens informally. Objective 2: There must be more results than simply an update of the Arts Plan! How about a speaker series, or symposiums, or partnering with Wash U and utilizing the facility they have in downtown Clayton, or Shakespear in the street, or other regular activities? Objective 3: Wording of Result 1 needs to be stronger to more formally partner with institutions, particularly Wash U, and overcome the strong negative feelings many have toward it. Objective 4: There are many other things that can be done, and many other partnerships that need to be called out. For example, Clayton is already participating in Wash U's Midwest Climate Collaborative, but could be much more actively involved. Put that in writing!

Objective #2 is weak with only 1 key objective. Growth of retail businesses would also contribute to becoming an economic and cultural destination, as well as temporary/ short-term uses. Commenting on the narrative above for gathering places and recreation - if there is a desire for increased residential density in downtown Clayton, there is a disconnect with public space for high-rise dwelling residents who own pets. Anderson Park is not easily accessible, especially without a car, from downtown Clayton. Dog owners have nowhere in the central core for recreation for their pets. Many young people, who comprise the downtown Clayton residential population, have pets.

Would like to see more regulations regarding light pollution. We appreciate the suggestion of reducing light during bird migration times, but would like to see a stronger position with enforcement to reduce light pollution for the sake of humans and wildlife.

I appreciate the outreach and feedback request, I wish more people would take the time to invest in communities they live and serve. Hopefully my answers were accurate for each section, I noticed when I used the slide bar on my touch screen to answer the questions it would reset my answers on the previous section to Not appropriate, which is not my answer for the majority of the questions so I hope it didn't skew my answers and no way to tell unless I hit previous which resets all the sliders (FYI)

"Participate in research and economic development opportunities with local colleges and universities." I have no idea what this actually means. It sounds dangerous to me. Does it mean you're marrying Clayton to Washington University?

What kinds of spaces have been discussed for families/children? Please continue to consider installing outdoor basketball courts.

We could use less Wash U in Clayton, would be better to have more residential, tax paying residents. More art would be fantastic. More parks, trees, walking, Hanley is VERY unsafe and needs to be addressed.

Completely agree that we need more things for our youth, especially our older youth, to do in Clayton

Don't need public art. That's low on the list, and will not draw people. Need entertainment and affordable restaurants. Where is bread Co? CVS? Walgreens? More bars like Jp Fields and McGraugh's? Forget all the sustainability and environmental stuff, you cannot change a global problem. All your efforts are eliminated by one month of a coal plant in China. This is a waste of our money, just so people can feel good and think they are "doing something".

Objective 2: YES to art! Yes to aesthetic considerations downtown. Please develop this more. Please consider that art does not need to be distinct from the buildings being built. The buildings that have gone up recently are not attractive -i.e the new Commerce Bank/ Emerson Electric building is ugly. The best art work in the world can not make a monstrosity attractive. It is like putting lip stick on a pig. So here is a serious suggestion, let us find a developer who wants to work with a world class architect to create an iconic building. I am thinking of something along the lines of a Frank Gerhy building. That would be a great contribution Clayton. Seriously. That would be wonderful.

Climate change will continue to have greater effects on stormwater management.

what is a resilience action plan, another version of this current planning effort?

Well, I think we have old water systems and old sewer systems. If you live in my condo at the top of High Point area. (Seminary and Clayton Road, you have no water pressure. I mean our systems are old. We need to have some look at All services to all residences of Clayton

The City overreaches already. Figure out how to reduce spending before figuring out how to spend more money. It's sad with all the development in the city that it can't afford to pay for trash pick up and forced that cost on the citizens. I know this is a bit petty, but it's a good representation of mismanagement of

funds.

Clayton needs to find the strength to aggressively seek PILOT from Washington University in light of all the tax-generating real estate Wash U has taken off the market. Master Art Plan? Fine, but that its not a game changer for Clayton.

I'm not sure what this all really entails.

It would be a mistake to go into partnership with our neighboring municipalities. Once we start meeting with them regularly, I predict that Clayton will begin subsidizing other adjacent cities.

Objective 4 Clayton needs to develop better regulations for development. An example of clear and proactive watershed management is on the Brentwood website. We have clay soil and drywells in areas of low infiltration rates are ineffective and trap water close to houses.

Public art is nice and all but they're extremely expensive and often nepotism informs who gets the contracts. The higher education institutions have massive endowments - acquire property then sits on it.

All for bikes and walkability... but what you did to Maryland with that bike lane was a train wreck in the name of "progress". Only made it more congested and visually confusing. Almost NEVER see bikes traveling there.

Merge, Merge, Merge. At least share services. Bring back the taxed trash service.

The biggest problem residents of Clayton (and the US generally) face right now is inflation, lack of housing, and increasing crime. Controlling governmental cost is more important than pie in the sky programs that are probably not necessary. More housing would be great if it respects the areas it is located in which is tough in Clayton. I don't understand why laws- such as vehicle licensing laws and traffic laws- are not enforced strictly.

The objectives good use a haircut. Many objectives should be consolidated and are repetitive.

Greater cooperation with Washington University leaders; add more to objective 2 such as sharing amenities with non-residents.

Affordable housing via nice apartments is fully implemented and built. We need to look at what type of Clayton we want to start designing and building for generations to come. Income generating venues that are upscale will be utilized by residents and attract others to come and visit Clayton and spend money here. Metrolink isn't the answer just as the trolley wasn't for the loop.

So much to do on being greener.

# Community Survey #3

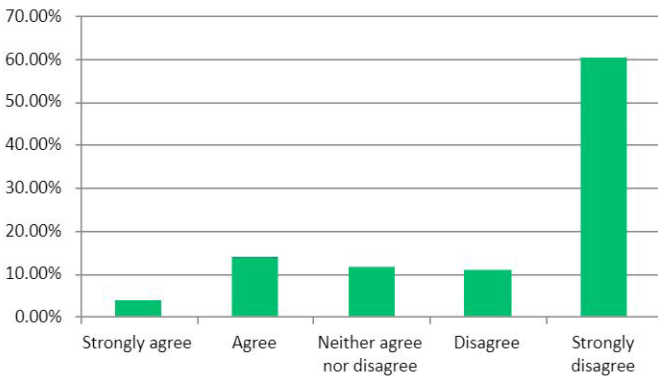
**Description:** A community survey focused on the future land use environment in Clayton was launched to gain feedback on the draft future land use map and Character Area vision statements. The survey was linked on the Engage Clayton website and promoted on social media.

**Time Frame:** March 28 - April 18

**Survey Participants:** 348

## Future Land Use & Character Areas

### Do you agree with the proposed Future Land Use Map?



### The majority of respondents were either neutral or agreed with the future land use designations in all but one Character Area:

- Maryland Gateway - 72.84%
- Meramec Gateway - 65.12%
- Forsyth Gateway - 70.22%
- Central Business District - 72.17%
- Corporate Park District - 87.66%
- Clayton Gateway - 71.05%
- South Residential District - 58.22%
- Wydown/Hanley Gateway - 38.30%
- Central Residential District - 80.27%
- East Residential District - 81.37%
- Hi-Pointe/DeMun - 82.19%

### Open Comments Providing Feedback on the Draft Future Land Use Map

*We live in the Carondelet Plaza circle. I realize mixed use covers everything but I'd like to see some dedicated green space in that mass of purple written into the plan.*

*Disagree with zoning Davis Place for Two Family.*

*I don't agree with changing the structure and history of single-family homes within Clayton. As a resident of Country Club Ct the history and uniqueness of our single family homes is special and cannot be replaced by any other structures*

*I am a resident of Country Club Ct. I am appalled that the City would consider re-zoning a historic residential neighborhood. Ironically, this proposal arrives on the 100th anniversary of Country Club Ct, a beautiful, well-maintained, and architecturally stunning neighborhood. This proposal will let our neighborhood fall prey to greedy developers with no regard for the historic and architectural integrity of our neighborhood.*

*7400 block of moorlands should remain single family only homes*

*Why is the 7400 block of the Moorlands changing to Two Family? You forced parking to one side of the streets a few years ago. And now you want to double the parking demand?*

*What is the purpose of the proposed Future Land Use Map? Most people bought their homes because of the neighborhood. Why the change? The streets in the 7400 block of the Moorlands are not as wide as those in the 7500 that is why there is parking only on one side of the street. Wide vehicles such as trash trucks cannot get by if there are cars parked on both side. Most homes have at least two cars if not three or four. Where will the extra cars go?*

*"Single family homes in the 7400 block of the Moorlands need to remain single family homes! Street parking has already been cut in half there. Lot sizes are TOO SMALL for multifamily homes! This is a BAD IDEA and can open up Clayton to lawsuits on behalf of the residents who live there.*

*Why not Claverach and Polo areas too, where the lots are larger, and parking is less restrictive?"*

*I have concerns about all of Davis Place and particularly Country Club Court being zoned for 1 to 2 families as opposed to only single family only. About 20 years ago the residents of Country Club Court fought hard to maintain the historic character of Country Club Court to eliminate tear downs and multiple family housing being put in. It is a thriving neighborhood and one of the few areas affordable to young families. As a result the neighborhood is thriving, kids play in the front common area park, and in fact this weekend there will a 100 year anniversary complete with bouncy houses, rides and games for kids. The traffic and parking will not support increased density and it will ruin the character of a thriving neighborhood of historic homes that has been supporting young families for 100 years. I urge you to keep Country Club court zoned single family only.*

*Developers will quickly by properties and use every inch, as close to every set back as possible, to create very expensive multi-families. I know the intent is to create affordable housing, but this will not accomplish that goal. Also, no where in the charter is it written that Clayton is mandated to provide affordable housing. This change will only aid in over population schools and congested neighborhoods.*

*I think the 7400 block of the moorlands should stay single family. The other neighborhoods around us are not changing, and I fear allowing 2 families would change the landscape of the those streets too much.*

*I like how the neighborhood is currently.*

*I am not in favor of making Davis Place, the Moorlands, Country Club*

Court or the area north of Maryland and west of Linden as Two Family zoned.

This will be devastating to Clayton school district, neighborhood and housing market. Every resident will suffer from it. It's not a development plan, it is a suicidal plan.

The proposed zoning map could significantly decrease the number of single family homes in the city of Clayton, and drive away families that appreciate privacy and quiet lifestyle.

Way too much land reserved for single-family use. Also, shouldn't the green space/park area behind the County Police Building be shown as park space on this Land Use map?

As a resident of a single family home on Country Club Court I do not believe zoning should be changed to allow for duplex homes. The homes on our street are nearly 100 years old and we designed by a renowned architect, with each home mirroring the one across the court. It would be unfortunate to see the architectural character change.

Country Club Court does not belong on the proposal due to City of Clayton Fire Chief's previous fire safety concerns and subsequent density restrictions

This will spoil the character and feel of the neighborhood and exacerbate street parking problems (already limited to one side of the street at a time). If there is a need for additional revenue, kindly approach the property owners to work with the City to address this. Please don't spoil what has become a major draw for the Moorlands and other SFR properties in the city. Thank you.

My wife, Charlene Connolly, and I, W. Joseph Connolly, live at 7451 Byron (on the corner of Byron and Glenridge). Across the street they have multi-family residences and that seems to work out okay. We are not in favor of changing our block into a two family option. We see no need to change the character of our street, and consider the proposed change in a negative way. Please record our comments. Let us know if there is any additional information on meetings to discuss this issue.

Old Town should have its own historic designation and mission. It should be zoned single family residential. It should also have historic preservation. Any new houses need to conform to the Old Town feel and designation. The new duplexes proposed on Bemiston do not meet these goals. Also, commercial and multi family needs to be apart from the single family areas.

There is currently plenty of available housing in Clayton. Construction has had a hurried paces for multi family buildings. It's important to maintain the number of single family homes to effectively manage property values.

Single family homes should remain single family homes. They should NOT be turned in to duplexes, townhomes, or anything of such.

Country Club Ct has 18 single family homes on a small court. Parking is an issue now. Two family homes will increase the need for additional parking. We have small lots for single family homes. We are 100 year old homes and the homes are not designed for 2 families and if they need to be destroyed that would be a shame for the integrity of the court.

we do not feel that the 7400 block of the Moorlands should be zoned for 2 family buildings. the lot size are TOO small.

Allowing 2 family dwellings in the 7400 block of the Moorlands opens the door to developers and completely changes the character and charm of the neighborhood.

7400 block of the Moorlands should remain as single family zoning.

Country Club Court is a defined 100 yr old neighborhood of historic significance. These single family homes should NOT be subject to a developer turning them into duplexes.

I don't like the idea of the Moreland being switched from single-family housing to multiple family housing

Would like to see current map to compare to this proposal.

Concerned about the location of additional 2-family housing; already plenty of duplexes in Davis Place and not in agreement with need for less single family homes in Clayton

Davis Place should remain as a Single Family only residential, except for those few duplexes that exist.

Country Club Court should remain as single family housing. 1. It is a historic neighborhood intended for single family housing and license should not be given to change the architecture of the neighborhood. 2. The neighborhood parking situation does not support two-family housing. 3. The neighborhood residents should have been contacted directly with this proposed change after 100 years as a single family residential neighborhood.

I am particularly opposed to the idea of conversion of Country Club Court to potential multifamily homes. The idea of this is patently ridiculous. These are historic 100 year old homes that currently cannot be considered multifamily - to allow any to be torn down and replaced is a disservice to the community and to the other home owners on the street (not to mention driving down property value without consultation of the current home owners). In addition, these size plots will not suffice for multifamily homes - parking alone

is already an issue (which has already been reduced dramatically to allow for fire code) and will worsen significantly if more families are stuffed into this very small space. I encourage you to come out to the 100 year celebration of country club court this coming weekend and see what a great community we have - please don't ruin it with poor city planning.

Country Club Ct are Historic homes well preserved by owners!

I live in the Moorlands and chose this neighborhood because of the neighborhood schools and the beautiful architecture. I have been here for 21 years. I strongly disagree with the plan to build 2 family homes on the 7400 block. There seems to be a trend over the past 5 years or so to tear down existing homes and replace them with buildings (some look more like municipal buildings) that do not reflect the character of what makes the Moorlands so appealing. Several of my neighbors put additions on their homes over the last 15 years and had to meet with the Clayton architectural committee. It was the committee's job to maintain the architectural integrity of the work and ensure that the homes continued to fit in seamlessly with the neighborhood. The committee could be a bit invasive at times, however, many of those additions and even newer builds are undetectable as new to most people. The committee even canvassed the street and took into account the neighbor's opinions of what would be taking place with the build. What happened to this committee?!!! It must have gone inactive because this is not the case any longer. It is evident in the complete change of the landscape in downtown Clayton. It has lost much of its charm and now the same is happening in our 7400 block. The new builds stick out like a sore thumb. They have no character. The lot sizes are small already, there is no room for a 2 family building. The street parking continues to be an issue since we are only able to park on one side. With more families come more vehicles, and more parking spots will be needed. There is also a different atmosphere in a single family neighborhood. I have thought of moving over the years since my children have all graduated from Clayton, but I could not take my neighbors with me. The neighborhood feel and relationship is priceless. I noticed that the mayor's neighborhood which has much larger lots and more green space is remaining a single family neighborhood. I also noticed that several of the aldermen also live in neighborhoods where their neighborhood will remain single family homes. This is not necessary in the Moorlands and very much unwanted. It is so dense already in the 7500 block, no need to do the same with 7400. If you are looking for tax dollars, then try collecting taxes from all of the building going up in downtown Clayton and stop giving tax breaks to them.

No duplexes

I respectfully ask that the 7400 block of Wellington remain as single family residence only. The high traffic associated with the school is already unsafe enough. Any change that may result in additional vehicle traffic is absolutely irresponsible for safety of children. The residents of the street are already patient with the hordes of school traffic which often times block driveways or access to their homes. More cars on a crowded street is NOT a good idea.

Please do not allow two family homes to be built on Country Club Court. This court is unique in Clayton/ St Louis. This Court cannot accommodate more cars than it the parking it currently provides. The small land and unique shaped parcels make it difficult to have two family dwellings and maintain privacy. Please do not change the Court to two family dwellings.

Davis place SHOULD NOT be rezoned as 2 family. This is a healthy mostly single family neighborhood with some 2 family and multi family at the perimeter. This is a model neighborhood now. The change to 2 family will destroy the neighborhood and housing stock. This will not create affordable housing. It is just the way for two expensive houses to be on one lot. Parking in East-west streets will not work. This is a no go for Davis place!

We do NOT want duplex or multi-family properties in the Davis Place neighborhood. We are looking forward to small businesses coming back to that area. And please stop "building" Clayton. People are frustrated. We are frustrated and disappointed. This is not why we moved to Clayton.

More people density will causes traffic, parking problems.

My property value would go down significantly! I am extremely against this!!!

I'm appalled that the city is considering rezoning neighborhoods which have been single family homes for 75-100 years to permit duplexes. I suspect that very few residents of the targeted neighborhoods are aware that this is even under consideration.

I have lived in the 7400 block of the Moorlands for almost 40 years. I have always treasured the high quality of living here. Changing it to two family dwellings will increase the number of residents, traffic and automobiles. None of which are desirable. I also am concerned that 2 family dwellings will have a much larger footprint making our streets feel more crowded and leave less green space. There is already not much green space here. Why has the Moorlands been designated for this when other single family neighborhoods in Clayton have not? Other neighborhoods would have much more room to accommodate these 2 family dwellings.

There needs to be more green space in Clayton Gardens

I strongly oppose the effort to zone the 7400 block of the Moorlands for double and single family residences. That would change the nature of the neighborhood for the worse. It will increase traffic and population density and building footprints and degrade our neighborhood.

I have lived in the 7400 block of the Moorlands for almost 40 years and have always treasured our neighborhood. To change the nature of our streets with 2 family dwellings will seriously impact the quality of our area by bringing in extra residents and automobiles. I am also concerned that new 2 family dwellings will create larger structures which will take away from out green spaces. I have attended meetings and expressed my opinions previously.

It will not create actual affordable housing to change the lots in these ways. There may be smaller areas that could allow for changes but this overall map will not benefit Clayton and is not practical.

Make sure Calerus property stays Mixed Use and does not to Clayton School System and off of City tax rolls!

Allowing duplexes on Country Club Ct. is totally out of character for the neighborhood. This 100 year old historic neighborhood has unified architecture, is well maintained, and already pressed in by high traffic on Hanley. Allowing two family duplexes is a recipe for disaster for this jewel of a neighborhood.

I strongly appose changing the 7400 block of the Moorlands to single or 2 family zone. As is, this is one of the most sought after areas of St. Louis County and Clayton for family homes of 3-5 bedrooms in walking distance to grammar and middle school. It is contiguous with Claverach Park, and there are plenty of 2 and 4 family residences in the 7500 block, that are far from fully occupied. Why change something that is so sought after for what it is. It is not broken....don't mess with it.

Disagree with change of zoning in 7400 blocks of Moorlands to permit duplexes

The 7400 block of the Morelands should remain single-family homes. Traffic and parking around the school will become unmanageable. The school will also become overextended with additional students.

7400 block of the Moorlands should NOT move to single/two-family. You will be forever changing the neighborhood and Clayton, and not for the better.

This survey is not an honest request for input. There are too many variables at play to answer the above question.

"I am particularly concerned with the 7400 block of the Moorlands being rezoned for single and two family residences. These are relatively small plots of land with lovely homes and a comfortable population density - a lovely urban-suburban neighborhood. Potentially doubling the number of occupants of these properties will crowd an already crowded parking situation, possibly crowd the elementary school and take away from the feel of a single family neighborhood that provides some economic diversity to the community - one can buy a house in this neighborhood for under \$800K. Replacing these single family home with \$850K x 2 townhouses/ dwellings is economically beneficial to Clayton but greatly changes the character of the neighborhood. These same arguments pertain to the Davis Place neighborhood.

It looks like you are proposing to double the number of occupants in 15-20% of the housing stock - all housing that is under \$1M. And that is a lot more people to accommodate in schools and infrastructure. "

I disagree with the plans to change the 7400 block of the Moorlands into a combination of single-family and two-family housing. I prefer to see it remain as single-family use.

Designating the entirety of the old CBC campus as mixed use needs further review and community involvement. That would be a significant change to the historic character of the demun neighborhood.

I do not agree with changing the 7400 block of the Moorlands to single/two family housing

I am concerned that the old CBC school at Clayton and Seminary Pl changing to multi-family. San Bonita, St. Rita and Seminary Place are not designed for a mixed use on the northern half of the lot. Frankly this seems like a sneaky way to service Wash U's needs for the land. I did miss the meeting, so perhaps there was explanation here, but allowing that entire plot to change to mixed use is not appropriate for the neighborhood around it. It would be ideal to see the historic building saved and used, but if it cannot be, the portion of the lot positioned on Clayton would be appropriate for mixed use, but the northern half should certainly not be shifted to use.

The proposal for re-zoning of the 7400 block of the Moorlands has come as a surprise to residents of the neighborhood. We need to find a way to involve residents in decision-making protocols! We need multiple town hall meetings at Glenridge Elementary School (the heart of this community) to talk about this issue. The residents of this neighborhood have been left out of the discussion.

It would help if there were a before map as well. Strongly disagree if there is less green space/recreational space.



The proposed change in housing density to my neighborhood would not meet sustainability goals. All existing homes would be demolished when they come up for sale because investors could maximize their profits by making multi family structures. The existing homes are not well suited to conversion from single family to multi family.

"1. The effort to include two family unit in traditional one family areas seems problematic. All streets in Davis Place are two way road and many are just two car widths wide. Currently in Davis Place with cars parked on the side of one of these roads, whenever two cars are coming from different direction one needs to pull over or even back up to allow the other to pass. The neighborhood roads are already strained under current traffic volumes.

2. With little exception every individual I know that works in Clayton is working remotely and many downsizing their business office space. There seems to be little need for any additional residential or business space. If development is needed would encourage looking to retail as a means to grow revenue and service existing residents, businesses and surrounding communities. "

Proposing duplexes in the Moorlands between Glenridge and Audubon is irresponsible! If this recommendation is predicated on the desire to develop more "affordable housing" there are more equitable means to achieve this. This issue was addressed years ago when there was a proposal to extend multifamily east of Glenridge. My understanding is that the duplexes located along Glenridge was a compromise. If this current proposal were implemented property values in the 7400 block of the Moorlands will decline. Houses along the east side of Glenridge, and both sides of Audubon will be future targets for duplex development. This is terrible idea! If you are going to do this extend the duplex zoning east of Audubon to Oaknool Park. I don't think it would be considered, nor should this proposal.

From what I can see, there's very little here about the Future. It seems more to be a reflection of what already exists rather than a road map to making Clayton a more welcoming community to a great diversity of citizens.

"As a resident of the 7400 block of the Moorlands, I strongly oppose the Future Land Use Map. Changing my neighborhood from single-family to single-/two-family will permanently alter the neighborhood I bought into a decade ago. Additionally, it will almost certainly erode house prices while enriching housing developers who will seek to increase density in a neighborhood that already has too little parking and is facing reduced services.

This proposal has made me a single-issue

voter and a candidate's support or opposition of the proposal will be the only thing I consider in future elections for as long as I reside in Clayton."

I live at 7425 York Drive and find it shocking and appalling that you would consider rezoning my block to multifamily dwellings, thus destroying the character of the neighborhood!

Why the change??

"Where do you want me to begin?"

Parking will be a major problem

Traffic will be a nightmare

Safety concerns with denser population

Faster turnover in neighborhood

And these are just the problems just off the top of my head. Our parking is already over crowded."

The border between commercial and residential areas is an area of concern. Light, sound and traffic are at issue, along with the esthetic quality of street scapes, green spaces etc.

In Old Town, the 2 family buildings should have private entrances for each unit, not communal and should blend architecturally with the neighborhood. Water run-off/sewer impact is another major concern for new builds in Old Town.

The 7400 Block of the Moorlands is currently single household and is proposed for single and double household. I am strongly opposed and no rationale has been put forth to explain this. There are several dual household structures on Glenridge that tower over the neighborhood and this kind of structure would be inconsistent with the small grassy areas in the 7400 blocks of the Moorlands.

I vehemently oppose the proposal to change the 7400 block of Moorlands from Single Family to Single/Two Family Housing. This area was originally built and developed as single family with multifamily already in existence to the east of this neighborhood. We already have parking issues and who ever is suggesting this is not properly planning for the impact on this neighborhood. We moved into this area to be in a single family neighborhood. DO NOT CHANGE IT TO A MULTIFAMILY NEIGHBORHOOD!!!

"Consider allowing two-family or multi-family while still preserving the scale of buildings in the area. Consider how to address the parking load on the neighborhoods if/as single family sites are redeveloped as 2+ family homes, perhaps by requiring onsite parking?"

Consider two-family zoning east of DeMun."

Please provide me to the data that support "why" behind the re-zoning of the 7400 block of the Moorlands to single/two family housing? My apology if I am missing it in my review of information.

It's difficult to respond because you haven't shown changes from previous map. I oppose any efforts to increase density.

Do not like the proposed map. The 7400 block should remain single family homes. No change

7400 block of Moorlands should NOT become single or two family

Don't agree with 7400 block of Moorlands becoming single or double homes.

7400 Block of the Moorlands are exclusively single family homes. Totally bizarre and destructive to propose a change of zoning to allow 2-family units to be built in this solid neighborhood. I want to know who proposed/recommended this change of zoning.

Old Town Clayton should be zoned single family only except where previously zoned single or two family.

What constituency are you trying to represent? NO WAY IS THIS A GOOD IDEA!

I disagree with the proposed rezoning of the 7400 block of the Moorlands to single/two family housing.

NO NO NO

"Is this some kind of land grab? We have invested in our community and our home with

goal of living in a single family home. I think this is a ridiculous proposal. The families who live in the areas proposed for rezoning to duplex do NOT want higher density... there are plenty of high density areas that can be developed.

We would like to have transparency among which board members including the mayor live in which subdivisions and whether they are being subjected to the rezoning plan. Your proposal reduces the quantity and value of single family homes of the impacted area.

Would like to see more mixed use along North Central north of Maryland to add high-rise housing

"Around Glenridge elementary school, the traffic is already busy. Two family house will make it worse.

The new buildings in the proposed single or two family house area around Glenridge elementary school have got my attention for a while. I suggest a thorough investigation on their impermeable coverage ratio. Looks to my naked eyes, most of them are way over 55%. I don't know how these new buildings

got their permits to be built like this at the first place. If we change the zoning to 2 family houses allowed, and let these builders to keep doing what they are doing, I will not be surprised that the rain water becomes a big problem in near future.

I don't think we can fix the impermeable coverage problems for those new houses, unless we remove the concrete on their driveways and backyard, which is not realistic.

Maybe we should propose to investigate on those newly built houses, and fine their builders if the impermeable ratio or any other designs violate the current building code at the first place. "

The 7400 Moorlands and Davis Place neighborhoods should remain as Single Family homes. I do not understand why these areas would become single/two-family.

We find this idea unacceptable. As residents, we demand that the government provide us with the names of the board members who proposed this idea. We further request an investigation to determine how much bribery they received from the developer. This idea will not help our neighborhood; rather, it will kill it. The developers are only looking out for their own interests, and not those of the community.

Do not like aspect of plan that would open up 7400 Moorlands to two-family housing. We've lived in our house there for many years. The change would destroy the unique character of the area.

7400 should not become a two family zone. The residents of 7400 should be the ones to make such a decision. This is unacceptable.

I strongly oppose any Future Land Use that would rezone current Single Family Areas to Single Family or Two Family.

Opposition needs to be taken seriously as it represents Clayton residents.

Increasing the density of our residential areas destroys the quality of life for residents. I live in an area you propose to convert to two-family. We don't need twice as many families tripping over each other and competing for parking. I haven't heard your reasoning yet but I am outraged that you would consider so drastically changing the quality of my neighborhood. Do the people who live in this neighborhood now benefit? Do developers?

I can hardly read what the changes are. why is this the first question?

I have lived in the 7400 block of the Moorlands for fourteen years, and my spouse and I are very much opposed at any rezoning that would allow for single / two family housing in our community. We intentionally bought in this neighborhood because it didn't have any

multi-family housing option within the 7400 block of the Moorlands. We will revisit our plans for residing in Clayton if this measure moves forward in our community.

This proposed land use map places my home and neighborhood in a new zone which would allow multifamily homes. The proposed changes would have a profound effect on the current residents lives. Our neighborhood has small lots and moderately sized homes meaning that the proposed multifamily homes would require new construction rather than reconfiguring the current structures. All the existing homes would ultimately be demolished and replaced with new structures. This extremely disruptive process would be very burdensome for current residents.

"Re: 7400 block of Moorlands. There is already a shortage of street parking because of recent one-side parking regulations. Adding more residences (two-family home on single lot) will add to the problem. Most of the houses, because of their age, do not have adequate drive/garage parking and depend on street spaces.

Additionally, the lots are small in Moorlands. Building a duplex with comparable square footage to the neighborhood would require living space to extend to a third floor. This would be out of character for the neighborhood."

7400 block of the moorlands should stay single family only

The architectural integrity of the Moorlands would be destroyed. There is great symmetry with the 7500 block offering multi-family and the 7400 block offering single family homes. The lots in the 7400 block are not large enough to support a 2 family building. Interestingly, those neighborhoods where the lots are largest - Polo, Claverach and Brentwood come out this unscathed. Once again, the mayor is serving her own personal agenda.

No way single family 7400 blocks 9f moorlands goes to 2 family. That is wrong disgusting to come out this way. Traffic and emergency vehicles and parking would be nightmare to say nothing of forced reduction in property values. Lived here since 1988. Grew up in Clayton

I strongly disagree with the intent to have multi family housing east of Glenridge Avenue and west of Audobon Drive between Wydown Blvd and Clayton Road.

This is a SINGLE FAMILY RESIDENTIAL COMMUNITY. WE ARE FRIENDS WHO HELP AND CARE FOR ANOTHER AND WE EMBRACE LIVING IN CLAYTON.

I disagree with any proposal that would increase traffic in an already very congested area. Relatedly, I think it is important to note

that the proposal to allow for multifamily homes on the east side of Glenridge Would mean that there would be significantly more traffic in the street surrounding the Glenridge elementary school, where there is a high concentration of children- and I think would pose a safety risk.

Putting in multi-family homes in 7400 blocks of the Moorlands is the dumbest idea in the history of dumb ideas. People that do not live in Clayton should not be able to change Clayton.

We have done extensive renovations on our single family house and do not want two family houses in the neighborhood. If you want developers to stop buying houses and wanting to tear them down to maximize their profits, start enforcing code violations so that people will keep their houses up to neighborhood standards! Stop facilitating the greedy developers!!

I have loved on the 7400 block of Wellington Way for 23 years and do not approve of allowing multi-family homes in this block for all the reasons many residents have raised

It would be nice to have a comparison map of current to see what has changed

This zoning change is problematic on multiple levels with regard to the Moorlands. 1. It will change the character of the neighborhood which is single family housing on small lots. 2. Increased density will result in increased crowding of street parking and increased traffic which makes the neighborhood less safe for children. 3. Given the lot size and height restrictions it is unclear how duplexes could be developed without additional zoning changes including variances for setbacks and front facing tuck under garages which would reduce green space and increase runoff. 4. Half of the moorlands is zoned multifamily with many opportunities for infill and increased density. Further the height restrictions could be relaxed allowing for more density without changing the character of the neighborhood west of Glenridge.

everything east of Glenridge Dr should be single Family, not multi Family.

I strongly disagree with the multi-family zoning change for the 7400 block

Vehemently opposed to allowing two-family dwellings on the 7400 block of the Moorlands. There is no rationale stated for the change. This block was never designed for anything but single family homes...the infrastructure is not there, the property values for single family homes will plummet and there will be an upheaval from residents. Do not do this.

Do not change single family to two family..

Changing the single family to two family zoning in the 7400 block of the Moorlands will

increase the cost of homes making it difficult, if not impossible, for young families to move into the area.

Why are the single families zoned as duplexes in the moorlands? This is a very sneaky way to ask residents for input. It is wrong to rezone a neighborhood like this and shame on all of those on public committees trying to do so. It is very wrong and harmful to our community.

"Why are you hiding the rezoning changes in the map and not alerting us to the massive changes of Davis and Moorland to duplex communities?"

Why don't you ask me and alert me to the changes only?

I strongly disagree with your map proposal and with how you are hiding your proposed changes and making me literally figure it out myself"

Don't sacrifice residential properties or small businesses.

This is a ridiculous proposal that will reduce property value of existing residents and cheapen historic neighborhoods.

"The 7400 block of the Moorlands should continue to be zoned for single families only. We do not want super expensive duplexes going into this area of the neighborhood.

I would also like to see more multi family areas (not 2 family but multi) in the city. "

Significant concerns with rezoning 7500 block moorlands

How dare you change the 7400 block of the Moorlands. Who are you to lessen the value of our homes with this arbitrary change. Whose big idea was this? I am very concerned and hate, hate, hate this idea!

Two family in the 7400 block of the Moorlands is completely unacceptable and should absolutely stay single family.

How was this zoning decided and why is the mix of single or two family not everywhere?

We are currently single family and changing to double family will increase traffic and parking. Making more dangerous for kids

Putting in multi-family homes in 7400 blocks of the Moorlands is the dumbest idea in the history of dumb ideas. People that do not live in Clayton should not be able to change Clayton.

"Keep 7400 block of

Moorlands as single family homes."

The purpose of the current zoning in some of these areas helps provide a clear distinction

of single family homes, lower volumes of traffic, and a stable community. The value of rezoning to allow for multi family homes is not clearly demonstrated. There are no tangible reasons to make these changes.

Do not rezone the Moorelands

Would like to see a comparison to current. Would also then like to know reason for changes and impact on taxes, traffic, schools, etc This map and survey does not give enough detail

The Davis Place and 7400 blocks of the Moorlands should NOT be re-zoned from 1 family homes to multi-family/2 family homes. This is a significant concern and does not promote the well-being of residents and schools. Most young families want to live in a single family home. You are pricing those young families out of Clayton if you turn those homes to 2 family homes. This hurts the schools and community.

Strongly disagree with re-zoning the Moorlands area. Very very concerned!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!

I do not feel that the proposed change from single to single/two family in the Moorlands would be in the best interest of our community. If these duplexes would be priced in the the more typical price point that exists in Clayton, I feel they would likely be occupied by individuals or couples because families with school age kids are usually looking for single family homes. Affordable housing is a goal for our community. But I'm wondering if families who need affordable housing and also have multiple kids would choose to live in the smaller space a duplex provides? I want families who desire an excellent education for their kids to have the right housing options available.

Leave existing single family zones as single family, do not rezone to 1 & 2 family or more.

Why is this plan suddenly a zoning overall targeted at established single-family neighborhoods? We do not want developers coming in to knock down existing homes and build \$1 million duplexes. We need more single family homes so we can increase our shrinking school enrollment. New builds are driving up home prices and making Clayton unaffordable, especially for families with kids. Finally, this plan has NOT been advertised as a residential zoning overhaul, this feels very sneaky. Are you trying to make Clayton full of developers and more expensive?!?! This plan seems designed to create an expensive retirement community.

If the goal is to increase multi-family housing in Clayton, then do it across ALL off Clayton. Don't force more families into the the Moorlands, which is already the most population-dense section of Clayton. We're already doing our part, so don't force

more people into our already-crowded neighborhood.

Please keep 7400 blocks in the moorlands single family home.

Wondering why no parts Claverach Park and Wydown Forest are included in the "single or two family" category but an all of The Moorlands is (besides what's already multi family). Would be less opposed to single and two family category in The Moorlands if the architectural design matched what the current style of the neighborhood is.

Impact on School District and other public resources. It seems we're losing our community, bit by bit, in pursuit of outside interests. And, residential taxpayers are paying for it.

As a homeowner in the current Moorlands single-family home area, I am strongly opposed to having my property rezoned to a two-family zone.

The planning on trends doesn't consider any impact assessment to our community. In a broader context we are already seeing a lack of focus on rebuilding downtown streetscape, considerable street level vacancy issues and lack of connectivity throughout the visit with pedestrian corridors. The developer-focused city planning has not served our community and promoting this plan in Clayton absent any real dialogue on the specifics and absent any attempt at socio economic impact is a significant concern.

Current Single Family neighborhoods should be left as-is to preserve the historic and well planned character. These neighborhoods are made up mostly of historic homes and should be preserved. Tear downs should NOT be encouraged! Allowing Two Family homes will change the character and create more impervious hardscape which can lead to more flooding issues. Street parking is only allowed on 1 side of the street in the Moorlands Addition, two family homes means more cars and will create more parking challenges.

I do not agree with the Two-Family Zoning especially for Moorlands 7400 block but also all the planned Two-Family Zoning as envisioned in the Future Land Use Map.

Can we make it like Californias new zoning? I want to be able to make a detached garage have an apartment above it

I do not want the 7400 block of the Moorlands to be multifamily. It would dramatically change the look of the neighborhood as well as exacerbate already, difficult parking problems. You would create a hodgepodge of residential types in that block.

I live in a single family home on Somerset. If you tried doing this to the residents of Claverach or Brentmoor Park, there would be

a riot. Arbitrary and capricious!!!

Affordable housing should be considered in the downtown areas of Clayton where businesses are moving out and apartments could be built, not in an established single home neighborhood of 7400 Moorlands that already has multi family units in the adjacent block. I am strongly opposed to this proposal and frankly disappointed that this was considered and not dismissed immediately.

I am concerned about changing neighborhoods from single family to 2 family. I wonder why those neighborhoods were chosen (but not Clayton Gardens or Hillcrest or Maryland/Wesmoreland). Why not do it for every single family neighborhood? I just don't think that doing that will accomplish the goal of increased housing that is more affordable. A new duplex in a single family neighborhood will be even more expensive than just rehabbing an old home (which we are also disincentivizing by doing this).

This plan would decrease the value of my home and I strongly disagree.

Change occurs organically, not through governmental edicts

"Why has only the single family part of the Moorlands, Davis Place and a few other pockets been chosen for " single or two family dwelling rezoning. Many homes in Davis Place and the Moorlands are selling for over a million dollars, just like Claverach, but those areas are not included in a change in zoning proposal. The Moorlands already incorporates many non single family dwellings and much diversity with the condos and apartments west of Glenridge. I feel if you are going to rezone the two family dwelling zones **MUST BE FOR EVER NEIGHBORHOOD IN CLAYTON!!!** Otherwise you would be discriminating! I DO NOT feel this proposal will benefit Clayton and the citizens in any way. This administration and boards have already destroyed downtown, once historic Clayton in favor of less retail, nondescript apartments and now this! I am very disappointed in the Board of Aldermen, the Mayor and the city employees involved in this proposal.

The Moorlands 7400 block should remain single family homes. The character of the Moorlands is based in part by the 7400 block having single family homes. Allowing two family homes would make the area less desirable by increasing density, changing the street appearance, and changing the overall character of the neighborhood. A key attribute of neighborhood is the 7400 block consists of single family homes. Allowing two family homes would reduce the appeal of the neighborhood.

This proposed development will have a huge negative impact on current moorlands residents and it was not represented in an honest manner from beginning.

I do not see a Current Land Use map to compare it to the Proposed Future Land Use map.

Wydown/Hanley- will decrease value of our home.

This land use map revision should be accompanied by descriptive information for the public to understand the background for the changes. I strongly disagree with reclassifying areas of housing that are currently zoned as single-family into two-family lots. This will put our existing built environment at risk of losing all character as developers purchase these lots, maximize the footprint, and build a home that can be sold twice. Our current requirements for new construction are not stringent enough to protect our beautiful, unique community from this impact. Clayton has a unique and unparalleled building stock that differentiates us from our neighboring communities. I would also ask to understand the impact to our schools, roads, and other infrastructure of potentially doubling the land use in two large areas of our community.

It will affect my property value.

The character of the Moorlands is based on the 7400 block having single family homes. Allowing two family homes would make the area less desirable by increasing density, changing the street appearance of the blocks, and changing the overall character of the neighborhood. A key attribute of the neighborhood is the 7400 block only consists of single family homes. Making a change to this would reduce the feel and appeal of the neighborhood.

I am very concerned about the Moorlands area that will zoned for single AND multi-family homes. I am concerned about the amount of space a multi-family home will take up. It could reduce space between homes and reduce valued green space. The area already has restrictions on parking to only one side of the street and adding multi-family dwellings will cause even more issues with parking. This area should remain single family homes only.

The 7400 block of the Moorlands should only be for single family use.

Strongly disagree with duplexes in 7400 blocks of Moorlands

I do not support two family development in the 7400 block of the Moorlands neighborhood.

We do not need the 7400 block of the Moorlands to be two family units. They should remain single family housing with restrictions on square footage I order to keep the green space that we currently have.

7400 block moorlands is single family only. Not 1 & 2 family. Should not change

Your plan is disappointing and dumb

The 7400 block of the Moorlands should remain single family as it is now like all of the other single family areas currently.

Absolutely disagree! Terrible idea!!!!!!

I don't agree with more multi family homes in the moorlands

I'm against changing the 7400 block of the Moorlands from single family to either single family or two family. The area is already congested, parking is complicated, and the lots are too small for duplexes. I also feel like architectural standards should remain unchanged. Keep our neighborhoods beautiful!

I am not understanding why the 7400 block of the Moorlands will be allowed to transition to duplex buildings. These houses are well built and bring charm and character to the area. Tearing them down so investors can build cookie cutter, poorly made buildings to soak in exorbitant profits is ridiculous. Consider asking what the residents want instead of making assumptions that this is what is needed. I did not buy my house so that all the "old" properties can be torn down. Stop this nonsense.

Change occurs organically, not through Governmental Edicts!

Would prefer the moorlands to remain as is, with areas that are single family homes to remain as such.

As a Clayton resident, I am very concerned about the change in zoning from single family to two-family parcels in the Moorlands. This community is already under significant development pressure and there will be increased and unstoppable pressure from outside developers tearing down the historic homes and replacing with two-family boxes that max out lot parcels. The quality and character of our community's built homes is truly unique in Saint Louis. The added pressures to infrastructure and schools has not been vetted. This change should not be made.

How does this differ from the current Land Use? It seems very similar, but unsure without a side by side comparison.

The change to the upper moorlands makes no sense. These are smaller homes to that of Claverach, acts as a buffer, and more importantly there is no need to allow two family. The neighborhood has succeeded for generations this way, so there is no reason to change it.

"I am strongly opposed to the future land use map, rezoning the 7400 Moorlands for two-family homes. This decision raises significant concerns.

First and foremost, the proposed change disregards the fundamental principle of community stability. By allowing two-family homes in what has traditionally been a single-family neighborhood, the plan undermines the essence of cohesive residential areas. Families who have invested in homeownership in this neighborhood could potentially face negative impacts on property values and quality of life.

Additionally, introducing more rental properties into the neighborhood could disrupt the balance of homeowners and renters, leading to instability and potential neglect of properties. Homeownership fosters a sense of pride and investment in the community, whereas rental properties often result in transient populations with less vested interest in the long-term well-being of the neighborhood.

Furthermore, the proposed plan lacks concrete data regarding the impact on the school. The inconsistent and transient nature of rental properties could result in fluctuating enrollment numbers, making it challenging for the school to adequately plan and allocate resources. This uncertainty could have detrimental effects on the quality of education provided to our children.

It appears that this proposed zoning change primarily serves the interests of developers rather than the community as a whole. This appears to be a blatant money grab, disregarding the concerns and well-being of current residents in favor of short-term financial gains."

Strongly disagree having multi family houses in Moorlands

It would be helpful if you could overlay future land use with current land use so we could see any changes. Thanks

Clayshire and Clayshire Ridge should remain single family. As it is, they are the only moderately priced single family neighborhoods in Clayton. Doubling the density will not improve this neighborhood's value. (It is already treated like Clayton's 'poor cousin', at times.)

"Strongly oppose this. There has been a lack of transparency. I am not aware of any

Moorlands resident who supports this."

Opposed to the 7400 block of the Moreland being used for multi family.

Why are you allowing multi family homes to be built on streets that have no multi family homes on it? We live on 7400 Block with only single family homes. We don't want or need more congestion in the Moorlands.

7400 block of Moorlands, Davis Place should be single family only

It won't be able to accommodate that many people. Our streets near Glenridge is already congested with traffic for school time drop off or pick up. We strongly against it.

Moorlands area should stay single family homes as it is now. We have a section of the Moorlands that is multi family now. The mix is appropriate. Claverach should change to as well to two family if Moorelands is required too.

**WE DO NOT WANT MULTIPLE FAMILY HOMES IN THE 7400 block of SOMERSET AVE. STOP TRYING TO RUIN OUR NEIGHBORHOOD WITH YOUR WOKE AGENDA. I AM FURIOUS**

The Moorlands should remain single family lots. Why is the Moorlands chosen to be single or two family, but not Claverach Park or Carswald, which are much bigger lots?

The 7400 blocks of the moorlands should remain zoned for single family homes to maintain the character of our neighborhood, two family units will add additional parking stress on our narrow streets. Addition vehicular traffic will create safety issues.

"I strongly disagree with allowing zoning to change in the Moorlands from single family to the potential for multi family homes. This will negatively impact the neighborhood, school district etc..... Along with this I

will also add how much I disagree with developers being allowed to come in and tear down beautiful existing homes. "

7400 block of Moorlands should not be multifamily, and stay single family.

I like the downtown area being mixed use as opposed to fully commercial.

We do not want two family homes in the 7400 Morelands block

I enjoy/appreciate the overall "mixed use" of the Clayton landscape, and the diversity of housing/retail/corporate.

Looks like it conforms to current uses. What is different?

It depends on what the city allows developed in the mixed use / commercial areas, as well as what is reasonably possible.

Not sure what is changing.

None

Quit building tenements of the future. You want us to walk but it's terrifying walking on sidewalks that the building is almost on the street

Keep current residential areas protected and zoned residential. Don't try to move businesses into residentially zoned areas.

One of the things I like about Clayton is the mix of uses; it is a great representation of an urban environment with multiple forms of housing and mix of commercial.

Do not like that all of the west side of North Central Avenue is multi-family where a number of single family homes are currently.

I don't trust Clayton's decisions. There is so little transparency. The bike lanes are a nightmare and dangerous.

This map doesn't describe or limit the uses an institution may make of its property. At the March 28 meeting we were told the proposed overlay district (including the west end of Concordia Seminary) is zoned for single family housing. It is now proposed by the overlay that it be turned into sports fields, with noise levels up to 80 db (vacuum cleaner) 7 a.m. to 10:30 p.m., and event crowds contemplated to be as large as 3000. This is not consistent with its zoning or character as a residential neighborhood. Its present use by Concordia for housing is consistent with the neighborhood and should not be changed.

We are very concerned about Fontbonne tract with Wash U buying it. Also Concordia.

Too much multi outside CBD.

The 7400 block of the Moorlands should maintain its current character, as it is what draws people to Clayton in the first place. Historic preservation is an important aspect of this. Clayton needs to protect what makes it beautiful, or it will become a basic suburb with no character or integrity.

The above seems to represent what already exists in Clayton. Trying to understand what is different from current use.

I live in the 7400 block of Moorlands and I enjoy the single family homes that line the block. Tearing them down for 2-family units may bring too much congestion and take away from the aesthetic charm of the various blocks.

The overall lack of green space or park space is appalling. So many homes (all becoming McMansions), and MULTIPLE condo/apartment buildings for Multi-family use is overwhelming and unnecessary. Makes parking awful and loses the character and charm of being a walking city - so many tall building block the views.

seminary east edge could be mixed use to double load this small town center district to make it stronger, and get the seminary or WU some apartment units above.

Clayshire and Clayshire Ridge should remain zoned single family. Potentially doubling up occupancy will reduced the value of these relatively ( for Clayton) modest homes.

Eliminate all single-family only zoning and allow for duplexes, ADU's throughout all residential neighborhoods

Seems like the planning process should resolve those areas where there is a mix of single- and multi-family, rather than simply acknowledging the status quo.

The City should strive to keep Clayshire and Old Town single family. While there are some two family properties in those subdivisions now they can be grandfathered. Do not promote additional multi-family (2 or more) properties in these neighborhoods.

the 7400 block of the moorlands should not be turned into two-family housing

Using the map, I didn't see any changes from the current layout.

Mixed use is rather vague - clarification might be helpful: commercial street level and multi family above; many of the mixed in downtown C are hi-rise; what is ratio of hi rise to low rise and could Maryland shopping strip achieve approval for bi-level boutique shopping?

There should be more consideration of commercial uses and in particular retail and entertainment, so that Clayton isn't just a bedroom community.

I don't really have any questions but do want to suggest again getting rid of center lane on Hanley from forest park Parker to at least wydown and a lighted crosswalk at Shirley and Hanley to get into downtown on the crossover. Safest route and puts us right downtown

"Old Town should be single family going forward.

It is already too densely developed.

Linden Ave. is not multi family and should remain so."

I do not agree with the increase of multi family units in residential areas.

It's inaccurate. There is already a mixed use project approved at the corner of Meramec and Pershing Ave. It is not single family as depicted in the map. Please correct inaccuracies and resubmit.

Not enough multi family and mixed use areas. Way too many single use and single family areas.

Turning Davis Place and Upper Moorlands into duplexes R3 is a terrible idea. This will further exacerbate the dwindling school population that continue to lower in size. It will destroy our infrastructure. Our streets in those small single family communities are narrow will turn into congestion ridden tight roadways. The water issue in upper

moorlands will be worsened. You will have water going down the hill because more land will be developed into duplexes on top of the hill. It will turn into a transient renter culture instead of families supporting our schools. Glenridge is by far the lowest rated elementary school in the district compared to the others. This will further lower it. Our electrical grid in Moorlands constantly fails. The number of outages is historically large for the area. You will not be providing affordable housing. Instead you will be forcing people who want to raise a family in a home to pay Claverach and Brentmoor prices that are double the cost.

I am extremely frustrated by the efforts to boost population without reasonable consideration of infrastructure. I continue to be baffled by the thinking I am seeing coming from planning. Do not rezone David Place. STOP!!

Changing streets that are single family residences to allow for tear down and multi-family or duplex properties put up is a terrible idea and will ruin the charm and feel of our neighborhoods. Why would this be allowed in the moorlands yet you will protect all of the large homes in claverach, Carrswold, and everywhere else with large and expensive homes? Clayton has enough apartments, duplexes, and multi-family properties.

You are destroying upper moorlands and Davis place. Turning them into transients duplex and removing the families that support the schools.

I am 100% against the re-zoning of Clayshire to single and multifamily use. This is a reasonably priced neighborhood that is subject to new construction in-fill. I do not believe it is appropriate for more than what currently exists in multifamily on the south end of the subdivision.

7400 blocks of the Moorlands should remain single family buildings.

do not know enough to voice opinion

Way way way too much space allocated for single -family. The new Remembrance Park should be shown as Park space. Also, the County Memorial Park should be shown as Park space.

"1. I have lived in Clayton for 15 years and am extremely disappointed in the city's ability to keep true to architecture in the neighborhoods. To allow new home builders to build without taking into account the architecture of the neighborhoods is disrespectful to the history of Clayton. Plus, it is a complete eye-sore in the community.

2. The Moorlands is already a densely populated area. It is understood that Clayton is attempting to create revenue without inconveniencing their multi-million home

buyers elsewhere within the community, however, we do not need more multi-UNITED homes within our already densely populated neighborhood. We already do not provide adequate street cleaning, neighborhood clean ups, and the amount of apartment buildings and multi-unit housing within that area that is neglected will increase with an increase in population. This also does not include the increased pressure that Glenridge Elementary School will have on its resources and funding for their current students. One of the reasons people move to Clayton is for its walkable neighborhoods and school district. That will not be the case if building continues without being tethered. We are not West County and do not want to be; that is why people move to Clayton."

It is very concerning that the city continues to approve and allow the construction of office, apartment and hotel buildings to the detriment of our residential properties and essential green spaces. As you well know, some of the developers are even backing out of approved construction and we now have multiple vacant properties that will take years to redevelop. The visual eye sore and potential vagrant use is alarming.

The above plans are to re-zone my family's street (Audubon Drive) and neighborhood, to allow the building of multi-families. This will destroy the character of our beautiful historic neighborhood, and naturally make the neighborhood more transient, removing a sense of community. Some residents have lived in this neighborhood for more than 40 years. We plan to raise our 3 boys in this neighborhood, and we are strongly opposed to this proposal. I highly recommend you listen to the residents of this neighborhood before you implement any sort of development. I guarantee you will receive almost universal opposition.

The 7400 Block of the Moorlands should remain single family like Davis Place, Claverach, Wydown Forest, etc.

We are homeowners on the 7400 block of moorlands and do not want the area converted to two family homes.

The Moorlands 7400 block and Audubon should not be single or two family, it should remain single family.

I live in the moorlands and we already have multi unit housing. To zone in more is not only unneeded but would significantly impact the community environment. We have numerous examples of the buildings being left vacant, crime increasing, and deterioration of schooling standards to name a few. This would significantly impact the Glenridge school environment which is the heart of our community.

I am not supportive of the creation of affordable housing in Clayton.

We desperately need affordable housing in Clayton. No matter the zoning designation, it is all too expensive for most to afford.

You should not rezone single family areas such as the Moorlands to two family. That change would unacceptable.

Multifamily and duplex zoning are good things - but the way the proposal works is clearly picking winners and losers. Either keep the zoning the same or open up the entire region for single & two family housing. There is no reason why people in million dollar homes gets to inflate their housing value backdoor.

Developments need to be of high quality to support, maintain and enhance Clayton's existing high value homes.

Why would you propose changing the 7400 blocks of the moorlands to TWO family homes?? That would RUIN the neighborhood and destroy our home values.

"1. It's unclear if Concordia Park will still be present or if it's marked "Institutional" simply because it's owned by Concordia and leased by the city or because it will revert back to be solely owned by Concordia. Perhaps there's a diagonal shaded color combo that combines the "Institutional" and "Park" colors to denote its unique status.

2. Shaw Park is fabulous. But it would be great to have a smaller fenced in park/playground across from the downtown library and walking distance to the shops/restaurants. This will invite families to spend more time downtown beyond a simple library visit while creating a "Third Space" for people across all ages and demographics to meet up. "

New construction should require architectural review and New construction should complement and match existing styles.

Turning the upper moorlands destroys the small family community that has been there for 100 years. It supports glenridge. You will destroy the community and make it a congested duplex community with transients. Just look at ralph terrace and Edward terrace in Richmond heights. The lots will be split in half by duplexes and families will move away. Then our school population will dwindle even more till glenridge will close. Just like little flower school in Richmond heights when they decided to rid the single families for duplexes. The upper moorlands should stay single family. The reason why the lower moorlands was turned into multi bc it's flood ridden and bottom of hill and less desirable for home owners.

7400 block of the Moorlands should be single family homes ONLY!!!

Disagree if 7400 Moorelands is being changed from single to single/two family.

I strongly disagree with two family homes in the 7400 block of the moorlands. That is not consistent with the layout or architecture of that side of the neighborhood and will decrease home values there. Is this a money grab for the city? In general, in blocks of the city where there are only one family homes, why would we interrupt the neighborhood layout with two family homes?

We strongly want to keep single family homes in the 7400 blocks of The Moorlands.

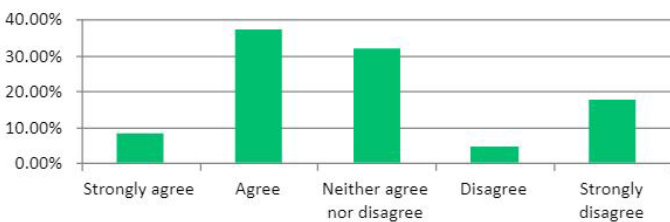
I believe the 7400 blocks of the Moorlands should remain single family- the lots are not big enough, plus there's not enough room for parking as is.

Washington University creep

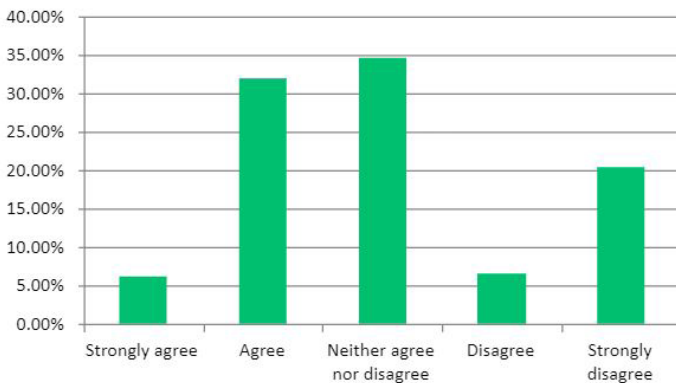
The new house at the corner of Byron Place and Glenridge sticks out like a sore thumb. It doesn't match the neighborhood. It looks like IKEA furniture surrounded by antiques, even though it's an expensive home. Please prioritize keeping GREEN space and making new construction in the Moorlands match the old. That's the way to keep the value (that hinges on beauty, charm, atmosphere, uniqueness) high long-term.

## Maryland Gateway

**Do you agree with the vision statement? The vision for the Maryland Gateway is a mixed-use district that provides an iconic gateway into Downtown Clayton while respecting Clayton Gardens to the north and the civic and educational uses to the south.**



**Do you agree with the Future Land Use designations for the Maryland Gateway?**



## Maryland Gateway Open Comments

Please emphasize pedestrian access more - and the need to avoid creating more canyons.

Whose vision? Information provided is too limited to make a decision.

They keep the single family residential strong while maintaining a transition to the business areas.

Single family designation should not exist; should be changed to single or two family or multi-family.

As looking at this online on my desktop, the area cannot be magnified and it is hard to tell what is changing compared to the way the area is currently zoned. You need to specifically say what is changing

I strongly disagree at this time because the definition above is too much of a broad stroke and is Opening the door to too much gray area.

I don't like the naming - "gateway". Would need comparison maps to give an opinion.

None of the buildings in that area need to be over 3 stories. It saddens me how the recent development in Clayton has removed the local feel and vibe it used to have. Too many tall buildings and very little character. Clayton could take a lesson from Kirkwood.

We have to find affordable density somewhere. Why not here?

The goal of increasing structure density and population density is wrong.

Keep Calerus property Mixed Use and redevelop as entertainment

district with great access to I-170.

Buildings on the north side of Maryland 1-3 stories??? And buildings on the south side of Maryland could be higher and more dense? Need specifics - but this does not sound like a neighborhood gateway - more like an imposition - more people - more shared resources -

More landscaping on Maryland!

Just please take infrastructure into account. Traffic in these areas is reaching difficult levels in the mornings.

Believe buiding heights locaed on south side of Maryland , west of brentwood should define limits. The entire street should respect pedestrian scale with the street, and adjacent occupant use, not just limite to north side of street.

My concerns are as stated previously.

There is no mention of protected bike lanes. Vision statement list talks about pedestrians and walkways but nothing about bike lanes.

Perhaps in the mountains of data there is an explanation for more high,height dual-housing in this neighborhood. I fear young people will be priced out of single family home ownership.

Can you direct me to the data that support "why" behind the re-zoning of the 7400 block of the Moorlands to single/two family housing? My apology if I am missing it in my review of information.

Whomever you hired as a consultant, we paid too much!

I would be interested to learn more about this proposal.

The high school needs some of the space you hav designated for mixed use. These mixed use areas need more green space than we've been seeing on Forsyth and Maryland development.

You need to show where the changes are from now.

Along with all the recent developments in downtown Clayton, these changes are eliminating the charm of the look and feel of Clayton. It just looks like a cheap version of Chesterfield. I am all for growth and development and expansion but not at the expense of the integrity of the architecture and the current residents of Clayton. Not sure how this benefits us.

Height restrictions should be maintained on the properties to the south of Maryland Ave. No high rise buildings!

Heights near Maryland Avenue are a concern

The area is fine on its own. Why are we trying to add governmental restrictions to an are that has fared well on its own??

You say you respect Clayton gardens but you then obviously must disrespect moorlands and Davis communities because you want to zone those historic homes to two family. That's discriminatory and would violate equal protection.

Do not rezone the moorelands

Anything that increases walking/bike paths would be great.

Why are so many high-rise, commercial apartment complexes being developed in lieu of privately owned homes/condos? Potential residents should be encouraged to invest and start families.

Streetscape charm is part of what was appealing about clayton

I believe that heights should be limited even on the south side of Maryland Avenue. The residential neighborhoods are behind them. Don't want to be looking up to high rises.

As we think about the Caleres site that could be developed, high density is warranted but the height of buildings should be stepped down since residential is across the street (should not be much higher than the Barton for example).

Change occurs organically, not through governmental edicts

Why no single or two family proposals for Clayton Gardens? It has a similar population to the Moorland and Davis Place. Again a discriminatory proposal!

Adding 'higher heights and densities' to anywhere in Clayton, especially to the Maryland Gateway, would further worsen traffic and parking. Maryland avenue has become a chaotic bottleneck in and out of Clayton. I am all for bicycles, but the biking lanes on Maryland have severely impacted traffic flow and safety. I fear for every passenger and biker when a passenger door is opened onto the bike lane. The hazards and congestion outweigh the benefits.

Agree with this land use designation, and would strongly support the addition of small scale, local retail and additional affordable housing for those who work in downtown Clayton. I am an owner of a small business, and our younger staff members cannot afford to live in Clayton. The presence of young professionals would bolster the liveliness of our streets, restaurants, retail, etc. We should support a diverse economic profile of the resident in this area.

This will destroy the residential neighborhoods in the Maryland Gateway area.

Again, we are knocking the charm out of Clayton. Newer buildings are not the answer

This is a very diverse-use district. It is important to get the transitions between the different areas right.

Clayton Gardens should be 1 and two family homes just like the Moorelands.

My main thought is to keep Shaw Park, Shaw Park! I would like to see NO large structures built in the park that would attract large crowds. Residents of the immediate surrounding area value the quietness of the park, as is. An improvement/upgrade of the pickleball courts to mimic the care and maintenance given to the tennis courts, however, would be highly appreciated by most residents. Expansion of the number of courts should also be considered.

I would like to live there, if I could afford it

I believe that the people who own homes within this area should weigh in on any future use and development.

Language is vague. For example: Above 3 story could mean a high rise. The language is vague and not specific enough.

Can't tell if its any different from current land use

Please consider bikes in addition to pedestrians.

I think the people who live in this section of town should make the decision, not me.

I hope the City is not paying for this work. It is no more than a description of current uses with some fancy district names .

I do not agree with buildings on the south side of Maryland now being able to be built taller. Given some of the concerns about other development projects, the City should be very clear that it's considering this change.

You are changing the charming character of Clayton.

Strongly disagree with further residential development - particularly high rise buildings - that would increase density in this already congested area.

Dangerous for drivers and walkers. So worthless and creates anger and frustration on Maryland Ave. people hate coming into Clayton because of the bad parking situation

Agree as long as moderate income housing in place of what Clayton has in the immediate area.

It's already cluttered, crowded and the streets are becoming less safe and walkable due to traffic, and overflow of non-residents parking on our streets.



*Get rid of single-family zoning*

*You state: "As buildings step back off Maryland to the south, heights should decline respecting the civic uses to the south." This alludes to maximizing the building heights along Maryland which totally DISRESPECTS the residential uses to the north. You need to protect the residential area more. Declining heights sounds good so long as the baseline/initial heights are within reason - say max. 6 stories.*

*A seemingly good plan, but you might have to adjust depending on potential uses for the Caleres site. It's good to have a plan, but plans need to adjust as needed.*

*School district should reconsider purchasing the land next to the high school - would be an asset*

*Parking is the only consideration - maybe more signs about designated public parking under high rise- and priced appropriately would allow better access once there is more to see and do.*

*Buildings on south side of Maryland should not be too high to respect the residents of Clayton Gardens*

*More commercial use, including retail is needed to support the population. The area is not walkable, whatever you may think. Clayton allows the continued encroachment of sidewalk space.*

*I do not agree with the increase in density in residential neighborhoods. The city is already crowded with condo buildings, and in our doorstep. I also do not agree with more buildings like the condos built on Gay avenue bordering the high school and increasing*

*traffic in that area.*

*We don't need entertainment in this area. It should remain quiet in the evening to respect the residence.*

*Again, in an era with insufficient housing it is absurd to purposefully prevent multi use and high density developments in an area. Existing homeowners do not have to sell to allow such development, but to restrict it for everyone will simply increase prices and drive future generations out. While I am all for requiring green spaces and architectural codes, we should not be zoning so much for single family housing just to 'preserve the local characteristics'. Places change we should too.*

*Funny how you don't want to change any the single family to R3 for the "gateway into the city". But instead you want to gut the central single family areas outside of the city center. This make NO SENSE WHATSOEVER!*

*Duplexes should be here north of town by Ucity- not in upper moorlands*

*Buildings on the north side of Maryland abutting residential should be limited to 1-2 stories, not 1-3.*

*Concerning the south side of Maryland - with the presence of the Clayton High School and related student activities, why would we surround that area with higher heights and densities? Does that truly make good sense? Additionally, the prospect of an entertainment area as suggested by Michael Staenberg is disastrous with an academic institution of young teens and an open campus. Our public schools are some of the best in the country and are the primary reason many of our residents moved and are staying here.*

*Let's look at this again and come up with a more appropriate vision that incorporates strategies to keep and elevate our schools and the young people they are charged with educating.*

*An entryway to Clayton is a good idea. More entertainment venues also needed.*

*"Should not let two-family homes replace single-family homes.*

*Also should include incentives for developers to keep old storefronts with restaurants on Maryland Ave."*

*Please make sure all new building and development keeps with the character of this neighborhood.*

*3 story homes for the north side of Maryland is a bad, terrible idea. That is not a cohesive planning. You would have kids mis matched houses. Your plan should enhance the houses currently there not hurt their home values.*

*Agreed so long as strong measures are in place to discourage low value development*

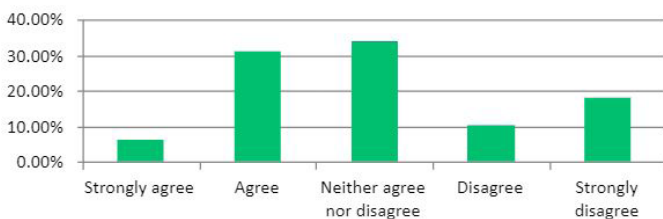
*New construction should require architectural review and there should be a focus on historic preservation.*

*I am not sure that this area of Clayton is great for entertainment as it's so close to the high school.*

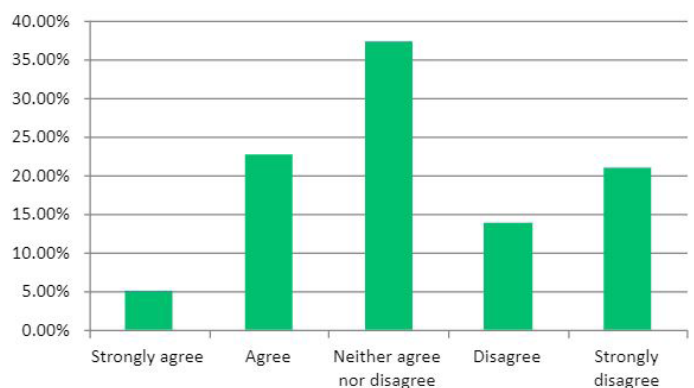
*Please no more high rises. They block sunlight which discourages walking*

**Meramec Gateway**

**Do you agree with the vision statement? The vision for the Meramec Gateway is a lower density mixed-use district that provides a gateway into Downtown Clayton from the north while respecting the adjacent residential neighborhoods.**



**Do you agree with the Future Land Use designations for the Meramec Gateway?**



**Meramec Gateway Open Comments**

*Not enough information.*

*I think poor zoning and planning have really transformed Old Town from unique architecturally significant homes into a hodge podge of*

multifamily development. It is too late to save this area but in general the whole plan seems to be recommending more in this direction

I agree with the wording of the vision statement and acknowledge that they continue their already mixed use and changing status but wish to avoid additional taller commercial structures.

Single family designation should not exist; should be changed to single or two family or multi-family.

I am not in favor of making single family home neighborhoods into two family home neighborhoods or multi family home neighborhoods. Once again, how is zoning different in this plan compared to current zoning laws?

This plan is destroying Old Town. I disagree with each bullet point because Old Town should have its own historic designation and mission. It should be zoned single family residential. It should also have historic preservation. Any new houses need to conform to the Old Town feel and designation. The new duplexes proposed on Bemiston do not meet these goals..

Clayton does not have the infrastructure to support this kind of drastic development. This damages the walkability of the area and changes the feel of the neighborhoods

There are enough taller buildings in the central business district. Keep the buildings in this area to a maximum height of three stories so there is some preservation of the old town Clayton feel.

No 2 family on Bemiston!

Downtown Clayton needs more pedestrian friendly streets with retail venues to attract people. Think of downtown Webster Groves and Kirkwood.

Do not increase the occupancy in any currently single-family zones in Clayton.

taller commercial structures - ugh

The new developments going up are nice, but with lot consolidations, please consider stronger architectural character at street level. The new, larger buildings with bigger ground presence lack character of the smaller historic buildings. As this is a transition point to a residential neighborhood, please keep this in mind in pushing developers and architects to design for the pedestrian experience.

My statements previously are my concern, especially safety.

2 family developments should have the same requirement as in the South Residential area that they need to blend in with adjacent properties. Maryland from Meramec to Hanley

is the "Cultural Corridor" of Clayton including 3 religious buildings, the Library, Shandley Building, City Hall, and the Post Office. Commitment to maintain this cultural zone precludes taller commercial buildings on the South which should NOT be "prioritized."

"Old Town Clayton" should be a designated area within the Land Use map with its own mission: to preserve Clayton's residential history. As such, it should be defined on the Land Use Map as that area bordered by the east side of N. Central to the West, the east side of Hanley to the East; Maryland Ave. to the south, and U City to the North. Residential houses should be limited to single-family homes and there should be an emphasis on historic preservation.

Why wouldn't Hanley be multi-family?

I think a version of this plan could work but believe there should be revisions to the proposed rezoning of some of the single family blocks.

I'd like to see Old Town preserved as single family and any new commercial development limited in height.

Where are the walkways? Please do this correctly and show the changes in comparison with the current.

"There are few areas in Clayton that reflect the charm that Old Town does. Changing the area to single/duplex rather than single house will change that. One only has to look at the plan for the proposed new building on N. Bemiston to see how bad ideas get accepted by the zoning board.

Any development should be closely monitored to ensure that building reflects the feel of the neighborhood and is sensitive to the existing neighbors

I would not refer to the development in Old Town as 'high quality'. The neighborhood no longer feels like Old Town. The changes along Maryland Ave. (to the south) don't feel in sync with the neighborhood to the north

We do not need any more growth in this already densely populated area

Buildings north of Maryland should not exceed 3 stories (unless on lots that are lower than the surrounding lots).

Stop government restrictions.

Don't sacrifice historic homes here, even for more expensive ones.

There should be MORE SINGLE FAMILY homes.

We do not need to retain the institutional uses in this district, other uses that are on the tax roll could also provide a buffer and goods/

services or entertainment.

It's not broken. Greed (of a few) seems to be driving Clayton's Future Land Use through transplants and transients, while current residents cling to homes and community.

Any single family designations should remain as-is.

So many current street level vacant spaces.

do not want two-family zoning as envisioned.

Change occurs organically, not through governmental edicts

Again, taller buildings in downtown??? The sun can barely get through now with all the high rises. Traffic is terrible and dangerous, especially on Maryland

The increased number of cars that will need to park is concerning. I understand the intentions of the many one way streets and dead ends, but it is confusing and tedious, even for long time residents.

Agree with this designation. I would like to understand how the plan will address the current issue of developers holding large parcels of vacant real estate. This practice deteriorates the quality of our streetscape and impedes progress.

Leave it alone

Zoning here should not be changed.

This district is almost completely built out already.

This area has a reputation for tear-downs

I believe that the people who own homes within this area should weigh in on any future use and development.

There is no provision for middle class housing. There are already large apartment/condo buildings going up in old town. Do we need more density? And where are the commercial walkable areas to support this housing?

especially agree with taller structures towards the south

Old town should convert to single family only, no option for two family

I think the people who live in this part of town should make the decision, not me.

Not much change. Only fancy names for districts

I'm sad that Old Town has already lost most of its original character, but obviously too late for any changes.

You are allowing anyone to drift into our safe

places

Protect residential areas and do not at commercial to residentially zoned areas

Disagree with prioritization of taller structures or other developments that would increase density.

The statement "further development should prioritize taller commercial structures on the south," is concerning. The south end is primarily very low-rise residential in this area. The plan also shows multi-family residential replacing single family residential on Central Ave., but only on one side of the street, which seems odd.

Agree as long a taller buildings have a back that it is attractive to the residences behind. This does not mean parking facilities similar to those recently approve.

Poor Old Town Clayton - totally losing it's charm and history to all the new development. Another place for new condos and continuing to push out current or older residents who can't afford the increasing property tax because of the new multi-million dollar homes and condos.

I prefer to see more consistency on any given street between multi-family and single or two-family.

Streets like Linden and Bemiston should remain single family priorities - no condos, no more two-family or multi-family developments

There doesn't seem to be any 'room' for some small take-out or coffee shops for residents like the small areas on Pershing.

Walkability is desirable but it requires reasonable sidewalks as well as destinations to walk to.

Same reason as before.

I like the more mixed use and higher density development. However we should continue to push for more density.

Duplexes should be here. Not in the upper moorlands.

Again - why are we continuing to propose taller commercial structures on the perimeter of residential areas when we have vacant buildings and blocks in the core business center?

"Should not change single-family zoning to two-family zoning.

Also should include incentives for developers to keep old storefronts with restaurants or promote creating the appearance of old storefronts around the base of new larger high-rises as has been done in other areas."

Please make sure any new development of building fits the character of the neighborhood.

Steps need to be taken to ensure the architectural diversity of the neighborhood. If it all becomes single family \$2.5M lot huggers, the golden goose will have been executed for the egg...

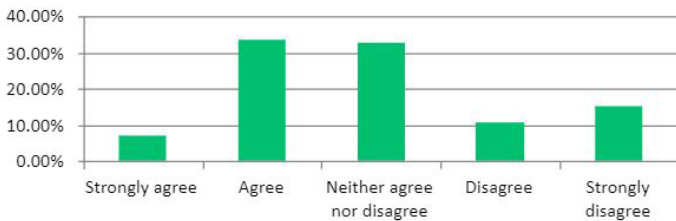
New construction should require architectural review and there should be a focus on historic preservation.

Prefer to keep single family as single family designations.

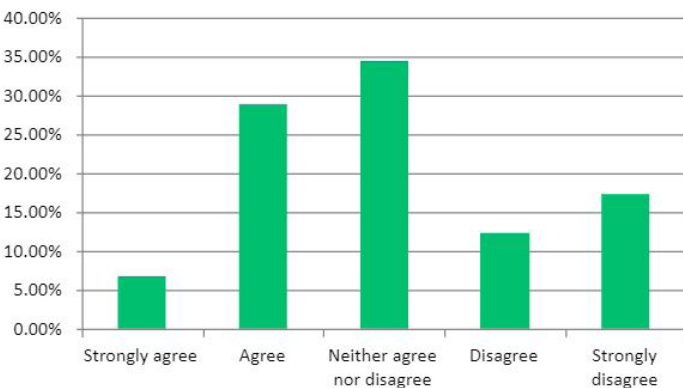
I don't fully understand.

## Forsyth Gateway

**Do you agree with the vision statement? The vision for the Forsyth Gateway is a dense, walkable, mixed-use district that includes a significant new urban residential development oriented around the Forsyth MetroLink Station with appropriate connections to the existing development at Carondelet Plaza and the adjacent neighborhoods.**



**Do you agree with the Future Land Use designations for the Forsyth Gateway?**



## Forsyth Gateway Open Comments

Why single family on Maryland and not in the Moorlands? Whose great idea was it to add all the multi family homes in present day single family areas?

Not sure about the decreased parking requirements.

Single family designation should not exist; should be changed to single or two family or multi-family. Also, some better planning related to parking should be looked at, as this district has large amounts of available parking without the need for extensive parking. Parking needs most lopsided in this section of the City.

Point out the differences compared to how it is currently zoned!! Frustrating to do this survey!

Less parking and metro use? The metro is dead. Who wants to ride it? More apartments?

There should be green space in this area.

The notion of centering business around the metro link is as far-fetched as it was when the Centene complex was being built. The metro link system has systemic issues and a limited range. The Centene complex brought traffic problems to the Hanley road area and the proposed changes for the Forsyth Gateway will have a similar effect.

Where is the Convention Center promised by Centene?

Development with pedestrian presence (push for more creativity at street level in the developments!!) would be great in the big gap at Carondelet! Woohoo!

I agree with the vision statement, just having trouble figuring out how it will be implemented given commercial footprint in this part of clayton.

Do not know existing zoning, and what changes have been proposed.

As stated previously, this concerns me deeply. I think the density of the

population is a problem and will significantly alter the feel and safety of the neighborhood.

Higher density at this Gateway would be unappealing and detract from the existing developments. Overbuilding higher density is a risk of vacancy and declining overall rents. Look what happened with overbuilding commercial and the Centene building having to bribe tenants to move from other buildings, thus creating vacancies....

There is no mention of bike paths... just walkways. Don't just make it walkable...make it bikeable.

Is it accurate to say it's dense while maintaining single family zoning?

No two family on Westmoreland?

Require more green space around new commercial buildings.

Just because there is a plot of land, we do not need to rush to build another unneeded building.

The city ignored the previous master plan when Centene wanted to build a new headquarters. Build as the welcoming point from the east, the Centene parking garages and vacant retail spaces serve as a reminder of what happens when master plans are thrown away. How do resident know that this plan will be followed and not thrown away when a business owner flashes some cash around?

Notwithstanding the Metrolink station, public transportation in St. Louis is not adequate to justify an assumption that residents will not continue to rely on private vehicles. Parking requirements for new construction should not be reduced.

The apartments that have recently been added are an eye sore. Clayton should hold a high standard for residential buildings vs the cookie cutter approach that ruins the beautiful aesthetics

This survey is agenda driven and confusing. Local government needs to back down.

We don't want to retain the institutional uses-better to have properties on the tax roll and providing goods/services/entertainment that the community wants.

Definitely keep structures adjacent to the Single Family neighborhoods low, 1-3 stories. Street level retail & restaurants is very appropriate. The Mixed Use area is probably the most appropriate place in Clayton for more affordable multi-family developments.

Lacks historical feel that clayton is known for do not want two-family zoning as envisioned.

Agree with 4-5 stories. Any redevelopment

along Forsyth must step down from the residential on Maryland.

Change occurs organically, not through governmental edicts

Why the need for more 8 - 10 story buildings? I understand that many office buildings in downtown Clayton have lots of unleased space

I would not put height restrictions on the southside of Forsyth. This generally a commercial street and if the market drives taller buildings that should be acceptable.

If developers want to build a lot of new units they need to fund the school district to accommodate new students

Please be aware that while planning future use, parking and traffic flow are going to suffer, especially for visitors.

A landscaped, walkable path to the shops and restaurants and Metro would be a distinct improvement to this area.

Would the significant new urban residential development be mainly inhabited by Wash U students due to its location? Would it bring more families to Clayton?

I feel it should not be a high density neighborhood

Agree the single family should be maintained

Centene's plans to scale down its footprint are leaving a huge gap here. This area is very inhospitable.

All single family areas should be changed to one and two families as the Moorelands. If you're changing one you should change all. No discrimination on neighborhoods.

a dense, walkable plan is a nice vision for this area

I believe that the people who own homes within this area should weigh in on any future use and development.

The language is too vague and suggests rather than defines. Saying any new building "should" step down closer to residential areas is misleading. Best to define plans in more exact terms. The language is just plain sloppy.

The institutional properties should be multi family or residential

I think the people who live in this section of town should make the decision, not me.

"Several academic papers on transit oriented developments around Forsyth Metrolink Station have been written and published over the years. Again, I hope the taxpayers are not paying much for this study since the work is already done.

Again you are building tenements of the future. The greed of our elected peoples is frightening

Disagree with development that would further increase density in an already dense area. Strongly disagree with orienting any developments around the Metro Link station unless/until the Metro Link becomes a more widely used form of transportation within the entire St. Louis region.

No moderate multifamily either in entirety or portion of building to allow for developer incentives.

Parking is already awful over in this area, and reading that you want to build more on open space is ridiculous. Plus Metro needs to get their crime issues under control to make it viable for residents to actually want to use it.

Eliminate single family zoning

10-story buildings on the south side of Forsyth is too tall. 6-8 stories is plenty tall. 6-story would be better. Max. 4-stories on the north side, with step-downs going north, needed to protect the single family residences on Maryland and Westmoreland.

I'm not sure I agree with the parking suggestions. If buildings are going up, occupants should be able to access parking - It's windy, excessively hot or cold, and icy seasonally. I always feel sorry for folks walking blocks to get to their cars during those conditions. Convenience, affordability, and not pricing ground level or second level options...dentists, salons, etc out of reasonable range.

Increased housing density is going to outstrip the available roadways and retail resources. What the heck is multi-modal transportation? Do you really think that Metrolink is a big draw? Someone that can afford to live in Clayton really wants to take Metrolink anywhere?

Commercial Buildings should be limited to redeploying lots in the down town district. The development around the metro link station should be residential with commercial on the first floor.

I do not believe that 'respecting the residential areas' requires us to zone for single family homes or limit surrounding building heights or uses. The most dynamic cities have a thorough mix throughout with varieties sitting next to one another.

Again, funny how you want to make Davis + Upper Moorlands into Duplexes but leave single family next to the city center. That makes no sense and is arbitrary. You also leave Wydown Forest alone even though it is next to the city center. Instead you destroy the only remaining local single family school communities like Davis + Upp Moorlands that

are essential for supporting their elementary schools. Notice how you did not change Arundel/Aberdeen which supports captain. If you are going to change Davis and Moorlands then you would have to change those single family homes near Captain.

The new development is atrocious and does not mix well with the past architecture that was already developed. It is taking away from the appeal of 'city life' and looks absolutely like a cash grab from the city.

"Should not allow high density on Jackson near houses or north of old Famous Barr Building.

Also should include incentives for developers to keep old storefronts with restaurants or promote creating the appearance of old storefronts around the base of new larger high-rises as has been done in other areas."

Please make sure the development fits with the character of the neighborhood.

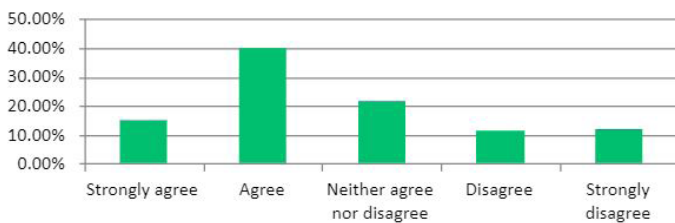
Much potential and vacant sites around here  
New construction should require architectural review and there should be a focus on historic preservation.

Need to make sure that Centene does not impact future development

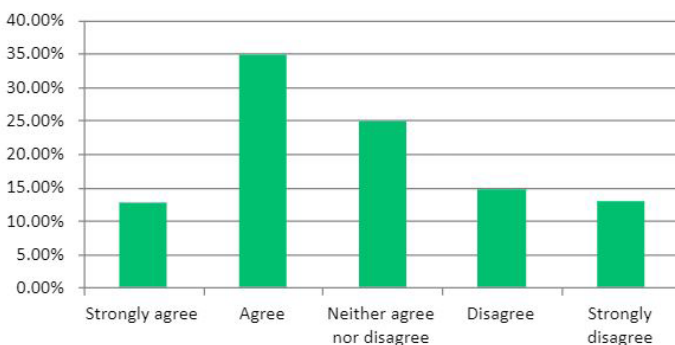
More free metro link parking and security

## Central Business District

**Do you agree with the vision statement? The vision for the Central Business District is a walkable, high-density mixed-use neighborhood with a variety of multi-family residential options, a thriving entertainment and retail environment, new office development, access to greenspace, and an active street life.**



**Do you agree with the Future Land Use designations for the Central Business District?**



## Central Business District Open Comments

I like plan to use open space, greenspace, pedestrian friendly, street trees and natural elements.

Over what period of time are you talking about? I prefer surface parking to garage parking--with EV cars weighing about 3,000 pounds more than gas cars. How much rebuilding of garages will be necessary?

Clayton needs some 2 to 3 story walkable areas. As it is most of what makes Clayton appealing has all been torn down. More density will just lead to more traffic problems and office space is already overbuilt in the metro area as more people are working from home. Higher building are OK as long as the street side area is one to two stories with the high rises set behind. As we have seen with the Centene towers along Forsyth simply building retail space on the first floor is not what drive

foot traffic if the buildings have no character and are just flat curtain walls and with no variation in architecture. It is the character and charm that make an area appealing to pedestrians.

I would like to see newly built structures required to use proven bird-safe building materials and designs to reduce bird strikes.

Work with businesses, governments, and private owners of parking lots and structures, to better communicate WHERE parking spaces are available so that no more parking garages will be built. Perhaps an app that provides real-time parking availability and cost within 100 meters of your location so that patrons of downtown can easily find parking within the County garage/County lot/private parking structures/street spots.

it mentions surface parking lots are to be replaced with buildings. Parking is already an issue...now taking away more parking? It mentions buildings are more than 7 stories...is there no limit at all?

Emphasis should be made on enhancing the pedestrian experience and encouraging more retail interaction throughout.

Please do not destroy the historically significant properties in this area, increase parking availability and significantly increase disabled, easy access parking.

The bike lanes need to go. They are disruptive to traffic and to the residents trying to navigate downtown and beyond.

Trees should line the sidewalk. There's so much concrete and high density buildings. It would give character to the area and help the environment.

The restaurant and night life scene in Clayton has declined in the years we've lived here. There is virtually no retail. Clayton seems to only seem vibrant during the day when people are at work and heading out to eat lunch. Not sure how to fix this but it is disappointing.

Why not replace parking lots with more green space or open areas. Why does every parking lot have to be another high rise. And how is parking going to work- it's already a pain to park in Clayton and garages are a pain if we want to run and pick up food or make a quick stop. What are you doing to encourage more evening activity? Clayton dies at night. Create an area that is a hub of restaurants with outside seating and potential for music and gathering- try replacing parking lots with something like that.

This plan is vague to me. Currently the buildings going up in downtown Clayton are awful. They are all the same, no character. I understand wanting to maximize the space, but add some character. The architecture is like a chicken coop. The materials are cheap looking. The newer apartment building on Central with the blue accent on the balcony is so cheap looking and will be dated looking very soon.

Downtown need a place/plaza that ties to Shaw Park

Density should be affordable and available to young urbanites and small middle class families

I would like Clayton to make the central business district a charming place that residents and visitors would want to visit like many surrounding communities. I would like to see more shops and restaurants located here and a master plan to make that happen. What does thriving entertainment mean???

Sounds like a lot of ideas thrown together but nothing cohesive to improve the downtown of Clayton.

Increased density of buildings, parking lots or buildings is not the best goal.

It is important to maintain small local businesses and not overload the downtown area with regards to parking and congestion.

Should designate a large public square land use in the center of downtown (for example, parking lot north of Justice Center) to be redeveloped as an open celebration plaza.

I believe we should have a purley "walkable street" downtown, where no traffic is allowed. The development should be of mixed use for restaurants and living/ offices, but bring a more relaxed environment for others to come into the city to enjoy in the evenings and weekends.

Are there businesses waiting to move in to this space? Why do we need to look like NYC or downtown Chicago? Why are we not ok with being a vibrant but not congested and overbuilt subset of St. Louis? Why are we trying to make everything crowded and tall and dense - what is the purpose other than tax revenue?

Please stop tearing down some of the older buildings in the business district. The city has lost all its character and charm with so much new construction. And, how many more new apartment buildings do we need? Seems like we have plenty.

As the smaller, historic buildings are coming down, the denser, larger buildings are going up. Love the density. The retail levels are so boring. They lack the character and charm of the smaller ones that makes Clayton special. Please push for developers and designers to build creative and interesting storefronts and pedestrian experience in these larger buildings. It's possible, it just needs to be an enforced priority. Buildings look cool upstairs but are boring as heck at retail level. Active streetscapes need the visual interest at retail level (re: areas of NYC, DC that are actually active at night and not just business district).

What are the affordable opportunities in this district?

"Existing new residential builds seems to be more than what current infrastructure can handle. To push for more seems to not take into consideration the realities of limitations of area.

With little exception every individual I know that works in Clayton is working remotely and many downsizing their business office space. If development is needed would encourage looking to retail as a means to grow revenue and service existing residents, businesses and surrounding communities. And look to attract places that are a draw beyond just places that corporate and business folks take for expense account meals but rather bring in some of the great less expensive restaurants St. Louis is also known for.

I live in Clayton but work remotely but when I look to meet people that work in Clayton for lunch there are two or three places people are interested in and otherwise we prefer to drive to Olive/UCity, the Loop, Richmond Heights, etc. Would seem that given the potential Clayton has the options should much greater that would not only satisfy locals but are a draw. I have spoken to more than one restaurant owner who have been looking to expand their very well regarded restaurants and when I ask about Clayton they can't afford it. Not sure what can exactly be done about that but I would hope that is explored. "

Downtown Clayton has become utterly soul-less with its multiple bland buildings. Though a 30+ year Clayton resident, I do my best to avoid going there. Where there were interesting buildings with varied and one-of-a-kind retail and restaurant establishments, there is little to draw in people like me who enjoy places that encourage entrepreneurship and creativity. There needs to be some kind of commitment to bringing in local and unique businesses to allow central Clayton to regain some of the character it once had.

It feels that with all the new building, we in Clayton are feeling the density has become a problem with traffic and safety.

Parking should not be eliminated because it creates parking issues in Old Town in the evening. Evening parking is not enforced in the residential areas which is a problem for Old Town residents.

Don't just make it walkable... make it bikeable!

Clayton is losing its historic charm as the older buildings are torn down to make way for 7-story mixed-use buildings. An effort to preserve Clayton's history should be enshrined in the Land Use plan, particularly for the Central Business District, if it isn't too late. Webster and Kirkwood have done this successfully and those communities are thriving.

You got one right.

I am concerned about the loss of character and charm if the majority of buildings in this area are at/over 7 stories. It would be interesting to thoughtful revisions to this proposal that would ensure a strong focal point in the city center (town square? small

green space? wide sidewalks with trees) that would enhance the pedestrian experience. The improvements to Shaw park are nice but not enough on their own to provide this for the city as a whole.

This area is dense enough. I've lived in Clayton a long time. It has improved over that time but in my view has reached capacity. What a loss if places like Cafe Napoli and other restaurants and stores are replaced with concrete.

Its so busy with highway type streets. Find a way to establish and show pedestrian safe walkways.

The word "density" is used over and over. With the vast majority of companies in Clayton working hybrid schedules, the need for incremental square footage is not necessary. We need to develop properties thoughtfully.

If we are going to tear down the buildings that define the Central Business District, we should replace them with buildings of equal or better architectural style. What's happening now looks like every other small city with ugly apartment buildings and tall office towers.

Older obsolete buildings? Do you mean like the charming stretch that went down for some mediocre high rise apartment building? Shamefull

See the answer to question 11 concerning parking requirements for new construction.

This is the heartbeat of Clayton and economic driver, it would be nice to see the development take the form of greenspace mixed with more arts/retail, entertainment, and restaurant space in a walkable area, closing streets that aren't heavily used now except for delivery...Europe has mastered it and several high real estate valued cities have demonstrated it can work pedestrian friendly with a place for people to gather and draw more than just immediate neighboring communities...a destination the Forsyth Gateway could create a similar experience and small amphitheater that Centene promised would be a nice upgrade as well

Same comment in design sensibility - maintain certain requirements to maintain the beauty of our city.

Worst city planning includes eliminating traffic lanes and moving parking away from curb to create a "bike" lane.

We have a ton of open retail space that doesn't seem to have a plan. Clayton should have a mix of family oriented restaurants and shops and potentially some higher ends shops, a theatre and other things for kids and families to do

Ensure there are some bikeable streets through downtown

Replacing surface lots with buildings would seem to make parking harder. Is there a high need for more buildings in downtown Clayton? Walking/bike paths would be great.

Rents too high.

Seemingly no vision. No character no walkability. So many vacant storefronts.

You have utterly destroyed the downtown

How can you possibly promote green space when you are advocating building on every vacant space?

Again, a thriving business district is dependent on good traffic flow and the ease of parking.

As a downtown business owner, it would be beneficial to see the City investing in beautification of our streets. The landscape, sidewalk and road condition, and the proliferation of vacancy does not inspire a feeling of confidence in the health of our city.

You should provide free parking.

Do not want to see any more tall buildings built. Need to keep the character of Clayton in mind.

Extremely supportive of redevelopment of underutilized and obsolete buildings (i.e., not currently occupied). I believe there is room for substantial growth in tasteful night-life entertainment to keep people in Clayton after work hours and on the weekends.

The streets have already been taken over by monstrosities- what's a few more?

Parks should be maintained and a mix of building size creates charm and character

There needs to be a thoughtful and deliberate approach to specific commercial activities in this district: dining, retail, office use... Right now it is a hodgepodge.

Please ensure there is ample parking for those citizens who do not live within walking distance. It's limited parking that keeps us from enjoying Central more often

How are you addressing parking and traffic? Replacing structures with high-density buildings creates unnecessary real estate and parking and traffic issues.

The central business district is highly unappealing and becoming more so. It lacks light, green space and isn't pedestrian friendly. This sounds like more of the same.

Please continue to encourage additional development in Clayton, especially residential and hotels.

Make sure all empty, derelict buildings are converted first before viable lower density

building blocks are converted. Make sure building permits are staggered so current businesses suffer from construction that impact their ability to thrive

While I think some parts of this vision are agreeable, I do not agree with all of the tear downs. You are ruining the beauty and character of downtown Clayton.

I think there still needs to be more parking spaces, could be garage

This report is replete with conflicting recommendations. It does not make sense.

How feasible is this vision? It's not clear.

Again I dare you to walk north on the east sidewalk Carondelet Plaza to Forsyth. Its scary. Not even the pylons make anyone feel safe. You are insisting we all drive to be safe.

If you replace all older office building with new builds you will chase out small businesses who can't afford the higher rent.

I think that the description is a rinse and repeat of knocking down current legacy buildings to be replaced with seven story + buildings. Not clear what a pedestrian friendly environment and automobile traffic limited to a few key streets means. I know what I see today and am not impressed.

Agree with prioritization of safety, traffic flow, transitions to neighborhoods, and increasing green space in this district. If surface lots are removed, additional parking must be added elsewhere. We hear over and over again from local businesses that real estate in central Clayton is too expensive for most local businesses or anything remotely identified as creative retail, resulting in the current rash of empty space. Until that can be solved for and existing empty space filled, would not support further expansion to simply become a giant strip mall of national chains and office buildings.

There is too much emphasis and priority placed on automobile traffic above. This area needs to be safe for pedestrians and encourage street-level businesses. Some history should be respected by considering keeping original facades or something to keep some character in this area.

What a joke. Ok to keep building apts. and condos and business places. So boring for retail and interesting restaurants because it's so expensive. Really disgusted by downtown. Kirkwood, Webster, Maplewood, the city. So regressive here.

Get rid of bike lanes. Clayton is not Amsterdam.

Part of the street planning should include the arteries feeding the CBD. Considerable development has occurred already with little

new auto capacity added to access the CBD.

STOP WITH ADDING MORE DENSITY!!! We like open parking areas for safety reasons!!! Stop taking away our open air parking.

Make Forsyth and Maryland one way streets from the split at Straub's to Hanley.

"replacing surface parking lots with tall buildings is a bad idea - there are plenty of office space development opportunities right now with a risky future for office properties. WFH will continue. If you want to increase density of development pass an ordinance restricting building heights to 8-10 stories. The City will feel much more walkable and friendly. Vacant

properties will fill up - or be redeveloped. No more skyscrapers. "

consideration for more parking options for those visiting downtown and more green space options.

Ruins the character of downtown when older buildings with small business are torn down

street trees are great visually, but falling off the sidewalk into their depressions when carrying packages should be avoided

Forsyth already feels like a tunnel of tall buildings. All the character of downtown Clayton is gone

The city is allowing encroachment of sidewalks in the central business district. There is no useful retail in the central business district. There used to be pharmacies and bookstores, and even a hardware store, camera store, and sporting goods store. Where should people walk to?

Safe connection to residential on Clayton wydown is crucial to residential in this area. Getting rid of center lane adding bike lanes and having a lighted crosswalk to be able to cross into the central district via the crossover would be perfect. The Ritz crossover isn't perfect for bike traffic

The central district is awful now with so many new condo buildings and business disappearing from downtown. We do not need more of the same.

It has been proven that retail is difficult to achieve in this area, given the rising rents that have resulted from new development. It's time to acknowledge that retail in the central business district is not going to happen. That means we need to extract other concessions from developers, such as Shaw Park improvements. Also, we do not need more establishments in the CBD serving alcohol. The central business district cannot, and should not, compete with the loop, Washington Avenue, the Grove, Westport Plaza, CWE, etc. There are plenty of places

for people to drink too much and create issues. Let's not add one more here in the heart of our community.

Mixed use and high density with pedestrian and multi modal transportation options are ideal and should be replicated throughout clayton.

Where is the infrastructure for the ever increasing rental properties in Clayton?

Removing all surface lots will make the already insufficient availability of public parking worse. If you want thriving retail, convenient public parking is a must.

Agree and support efforts to enliven downtown Clayton, especially at night.

"Should include incentives for developers to keep old storefronts with restaurants or promote creating the appearance of old

storefronts around the base of new larger high-rises as has been done in other cities.

The current Clayton trend of new large block buildings with rows of identical boxy empty storefronts has not been working and creates the look of a deserted downtown. After the pandemic, demand has been for urban neighborhoods and not for downtowns."

We have enough high-density in the city. WE NEED MORE EASY, accessible parking to support retail and entertainment.

Please make sure any development is affordable for local small businesses to move in. It would ruin the character of the neighborhood if all we attract are chain businesses.

What are diverse multi family options? All that is being built currently is expensive rental flats, hardly diverse?

The St. Louis County Government building should be the tallest building in the district.

Don't agree with residential areas in downtown Clayton

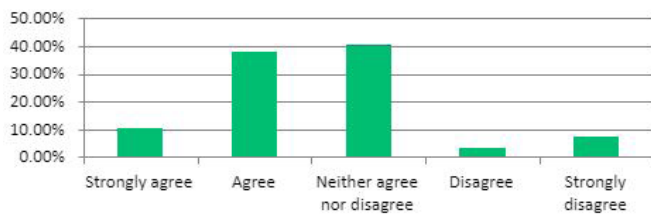
Need to keep street-level retail, food service prioritized.

Where should we park if you build on surface lots? More high rises means less sunshine do walking less desirable. Free hop on hop off shuttles

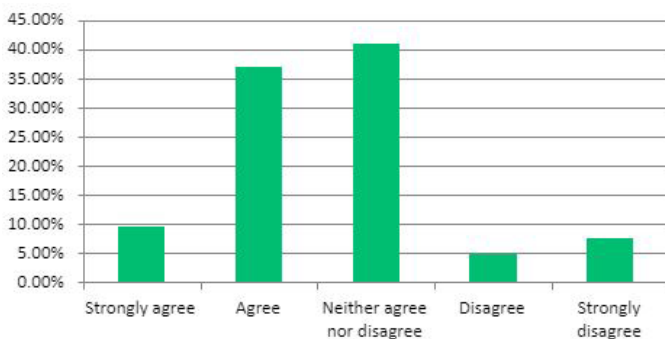
Is it more dense than now? Multifamily?

## Corporate Park District

**Do you agree with the vision statement? The vision for the Corporate Park District is a mix of medium-density job uses with expansive green spaces, capitalizing on a concentration of regional employers attracted to the convenient location.**



**Do you agree with the Future Land Use designations for the Corporate Park District?**



## Corporate Park District Open Comments

Has there been any interest in the area??

This is an opportunity to create safe bike accessible connection to Shaw Park and other areas - this should be added to the plan

City officials should work with Enterprise to develop former Family Court land as a fully-accessible ADA multi-family building that includes

affordable units. Residents of this building would have reasonable access to an elementary school, high school, park facilities, Center of Clayton, Metrolink, jobs, shopping, etc.

I can't even tell where this is....you need to be able to expand this map!!

This proposal seems similar to what is already in the area.

I am hoping that there will be a place where dogs can run free.

Hold that height limitation.

Go denser! Hoping something cool goes there.

Please keep that green space adjacent to the Parkway. I would love to see art installed there and fountains. As an alternative look at adding retail - but please no more corporate/business. There will not be a huge swing back to the office - only somewhat so - as such much more additional developments cannot be sustained. If there were some kinds of long-term commitment by a large corporation, please do not allow any kind of concession that would be detrimental to the city in the long run as has been done with Centene over and over.

Clayton is relatively safe and all these changes only bring crime and high density traffic.

Clearly Enterprise wrote the Vision statement and future land use because there are no changes from current.

This seems to describe the current state and I think the open space here provides great opportunity for a medium density residential development

I think it is a good start with opportunities to build on ideas as this is largely undeveloped, but not a great deal of space

Local government needs to stay out of this discussion.

Creating a thriving and growing business district is necessary and upgrading office buildings and surrounding areas where necessary is important. We should also be careful not to intentionally lure companies away from downtown st louis making an existing problem worse but rather target businesses located out west or in other cities to Clayton.

The park space here should be more useful and accessible to the entire community-not just designed to benefit the corporation there.



The vision should include better access to public transit.

Its the best vision considering all others...

Green space already exists

Because the area is generally separated from residential areas, the market should drive building heights.

In a perfect world, I would keep Corporate Park as it is, but Clayton is bursting at the seams, and you are proposing too many high density tall buildings in the already crowded areas north, yet allowing Enterprise et al to continue holding a veritable expansive country club and grounds.

Let's hope Enterprise does not re-locate or pull another "Centene" on the city.

How can you add more parking? The park is beautiful for youth sporting events, but arriving and parking is stressful

I believe that the people who own homes within this area should weigh in on any future use and development.

Thank you for the new green space that was developed. Would love to see more than a field here, if possible.

Extend bike trail from Shaw park thru this are to connect with Davis Place easier

why can't this be mixed use? incorporating

condos, apartments, and restaurants. Great location. Lots of parking.

Nothing really new here

Should have some recreation

I don't agree with anything the do-gooders of Clayton envision for us.

Further definition on how you integrate pedestrian traffic.

Support maintenance of current density and current walkability/green space. Do not support increasing density of traffic.

For those who have lived in Clayton near this area, there was a short hole golf course in front of Enterprises buildings for community use. Over time it disappeared as plans often do.

I would like to see more pedestrian access to this area from surrounding neighborhoods. Brentwood Blvd is a very heavily used road and is like a wall to this portion of Clayton.

So the corporate area gets green space, open air walking areas, etc.? Makes sense since it's corporate and they have the money. Residents would LOVE to have those options.

This area is a gem and should be maintained. Don't antagonize Enterprise et. al. We need them to stay.

Not particularly useful land. Let the owner

develop and maximize its use.

Large tracks of landscaped land/pond is nice and made available to residents abutting that area. Goose control! More benches, trash cans, clear pedestrian usage (no bikes, skateboards).

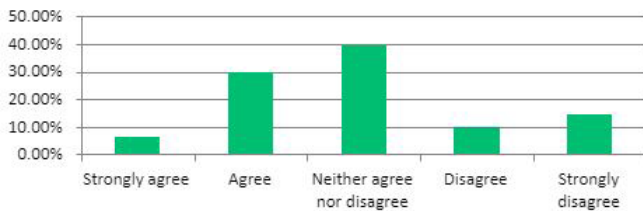
Since this is already going to be an open area with significant street parking, why not also allow restaurants and other small retail establishments that can attract visitors both from within Clayton and outside our borders?

We should look to make it easier for people to commute with alternative (non car) options and make it easier to acces it via walking for those who work thre and live within clayton. Further, i think we should not restrict it to pure commercial use and allow it to be multi use. We should also nit restrict density and allow developers to determine the optimum set of buildings and heights.

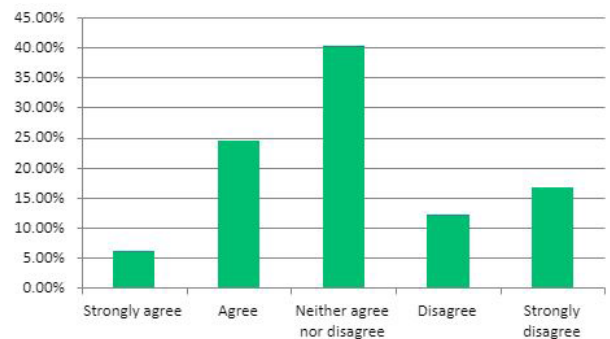
New construction should require architectural review and there should be a focus on historic preservation.

## Clayton Gateway

**Do you agree with the vision statement? The vision for the Clayton Gateway is a medium-density commercial district that offers a regional audience access to a variety of businesses and entertainment options while respecting the Clayshire neighborhood to the north.**



## Do you agree with the Future Land Use designations for the Clayton Gateway ?



## Clayton Gateway Open Comments

Why not let the people in the area determine what they want.

I do not believe converting all single family homes in this neighborhood will provide value to Clayton as a whole. This will not create affordable housings and will aid in over populated schools and a congested neighborhood.

I don't know how the clayshire residents feel about becoming zoned for 2 family residential but feel their preferences be considered.

Single family designation should not exist; should be changed to single or two family or multi-family.

Again, I disagree with making single family neighborhoods into multi or two family residences. It is suggested way to much in this plan

Single family homes should remain single family homes and not permit changes in use if properties are sold. Also, no change in status (i.e. multi story vs. single story) should be allowed.

Is this more affordable housing? Clayton needs that.

Keep future building to three stories in this area.

If this area has less strict architectural standards, I hate to see what it will look like. As it is, downtown looks alot like prison buildings. Frankly, the actual prison building is more attractive than several of the new buildings.

The commercial lots are too small in places for modern commercial development. The will continue to be vacant. Office bldg at Clayton and exit ramp and wilson lighting should be multi fam.

Do not increase the occupancy in any currently single-family zones in Clayton.

neighborhood density - infrastructure - green space - economic diversity - school size - this is not what i want for my community

If the "multifamily buffer" along Clayton Road includes extending east of Glenridge Ave., strongly disagree.

Please, don't give up on strong architectural standards!

Why multifamily development?

Again, the architectural integrity of this neighborhood needs to be maintained, and strict building requirements should be implemented.

No more multi families

It would be great to get some new modernized housing in Clayton

I'm opposed to changing any single family residence into a multi-family in Clayton.

Leave the neighborhood alone.

Frankly I cannot trust this committee and their maps. Your maps hide the ball.

You should not change the single family homes to double family homes. You are destroying these neighborhoods.

This is one of Clayton's last 'attainable' single family neighborhoods. Encouraging tear downs and building of 2 family homes will result in pricy duplexes with less space for

growing families.

"Do not want 2 family homes on single lots.

Do not want decreased architectural standards"

Devil (finances) in the detail.

As previously stated, do NOT introduce Two Family structures in neighborhoods currently zoned for Single Family.

do not want two-family zoning as envisioned.

Not sure why the comments made about less architectural concerns in this area.

Clayshire does not have large lots and should stay single family.

One thing you do not do is respect neighborhoods

Francis place (I-hop etc.) should be a way way stree headed south.

Every area of our city should be considered worthy of strict architectural standards and codes to protect the value of the land and encourage the best possible outcomes for new construction. As a 'gateway', this represents one of our community's front doors.

Pedestrian infrastructure NOT need. Quiet streets provide safe access to the north. Not sure what commercial entertainment you envision.

Why do we need more commercial space? There are plenty of buildings in Clayton that are empty/have space

"A small building housing some small businesses, an empty Scholar Shop, A bank, a pharmacy and a lighting store does not make medium density commercial. And...No, a very

detailed stried was perform a few years back deterring that there was no need for increased ""pedestrian infrstructure"". And No to more ""autmobile-oriented site arrangement allowing for regional commercial"" i.e. MORE commercial development? No More parking? No. These neighborhoods need more support from the city in part because the residents are unaware of what is 'out there' because of cultural differences. The Clayshires are very diverse in make-up which is a good thing but is also means that the residents may not be as well informed (e.g. language barriers) as those in the more affluent neighborhoods. And all neighborhoods benefit from mature trees. The city should make a effort to educated the Clayshire residents that street tree can be requested at no cost. (sigh)"

I barely ever walk there. It is an island of its own.

No two family homes!

I don't know this area very well, so can't comment

I believe that the people who own homes within this area should weigh in on any future use and development.

less strict architectural plans?

I think the people who live in this section of town should make the decision, not me.

Finally, some original thinking. Well done

Again Clayton is not for the peoples who have lived here and still live here.

Take a portion of dog park and make it into entrance. A few houses may have to be removed but the entrance to the area will not necessitate driving through commercial and multi

Lots of potential in this district but egress and ingress issues must be considered!

Increasing residential density by promoting two-family homes on single lots is a bad idea here as well as in other areas of Clayton (like Old Town, Clayton Gardens, etc.) Promote single family homes that are owner occupied.

don't really know that area well.

Keep residential neighborhoods as single family.

More multi use and high density development should be encouaged not preventdd. We should make it easir for people to use this area without needing a car including with better/multi modal connectins to other regions.

I agree with continuing the use of the entrance to Clayshire from Brentwood Boulevard and Avenue as Light commercial as it currently exists

"Should not change single-family zoning to two-family zoning.

Commercial sites here are mostly vacant and may be better for multi family development."

Why would we EVER have less architectural standards?????

Clay shire needs sidewalks and safe connections to the rest of Clayton.

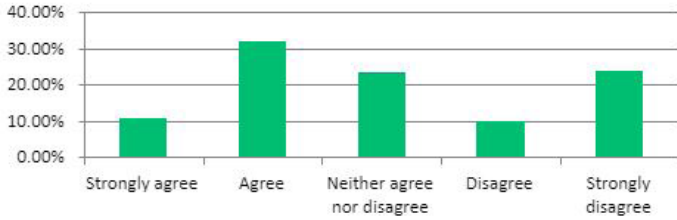
Stop trying to turn single family homes into duplexes. This is a terrible idea that hurts current homeowners and Clayton residents.

New construction should require architectural review and there should be a focus on historic preservation.

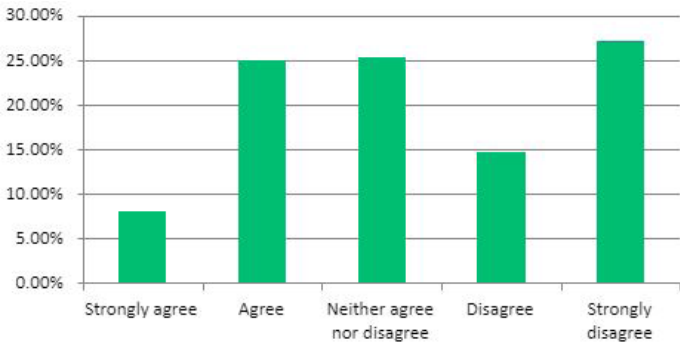
As with other plans, there is too much cramming of two family homes on single lots.

## South Residential District

**Do you agree with the vision statement? The vision for the South Residential District is a quiet neighborhood characterized by dense residential homes, ample green spaces, and safe, walkable connections to adjacent commercial corridors, Downtown, Shaw Park, and Meramec Elementary.**



**Do you agree with the Future Land Use designations for the South Residential District?**



### South Residential District Open Comments

*Disagree with zoning Davis Place as Two Family. But, if Two Family is to be done, I agree the units should be designed to mirror footprint and street frontage of adjacent single-family homes.*

*As a resident of Country Club Ct, I am perplexed by the City's consideration of changing it to a single- or two- family zone. This proposal has no regard for one of the oldest residential neighborhoods in Clayton or its residents. In addition to my prior comments about letting our beautiful neighborhood fall prey to greedy developers who would try to capitalize on this change and destroy the historic and architectural integrity of Country Club Ct, it would also increase traffic and density along an already shamefully dangerous Hanley Rd.*

*Let the people decide who live there. Too much government interference.*

*I have concerns about all of Davis Place and particularly Country Club Court being zoned for 1 to 2 families as opposed to only single family only. About 20 years ago the residents of Country Club Court fought hard to maintain the historic character of Country Club Court to eliminate tear downs and multiple family housing being put in. It is a thriving neighborhood and one of the few areas affordable to young families. As a result the neighborhood is thriving, kids play in the front common area park, and in fact this weekend there will a 100 year anniversary complete with bouncy houses, rides and games for kids. The traffic and parking will not support increased density and it will ruin the character of a thriving neighborhood of historic homes that has been supporting young families for 100 years. I urge you to keep Country Club court zoned single family only.*

*I do not believe converting all single family homes in this neighborhood*

*will provide value to Clayton as a whole. This will not create affordable housings and will create over populated schools and a congested neighborhood.*

*Although some 2 families already exist in Davis Place, I don't know that zone's preference for more 2 family and multi development.*

*Most people moving to Clayton are looking for single family homes and converting single family neighborhood to duplex will reduce the attraction of the area to home buyers.*

*Single family designation should not exist; should be changed to single or two family or multi-family.*

*It appears none of Davis Place is zoned as Single Family zoning. I disagree!*

*I do not want to see duplexes on country club court. The court is 100 year old and the homes are architecturally significant structures that should be preserved.*

*"Do not like all the multi family in Davis place"*

*As with the proposed "Wydown/hanley" gateway changes, this proposal invites developers and discourages families from moving in. This will probably increase revenue, but Clayton families will move to areas where families are prioritized over business.*

*Looks like the current plan - how is it different?*

*Don't think we need more 2-family units. Occupants tend to be more transient and not as invested in the neighborhood. Increasing the opportunity for more transient occupants will lead to more inconsistency with the school district and less camaraderie among neighbors*

*Country Club Court should remain a single family designated area. Why does it allow two family on the chart? It is a historic neighborhood that should remain at its current density and the character of the neighborhood should be maintained. Wallinca terrace should also be single family. Additionally, The parking situation in these two areas does not support anything greater than single family housing.*

*I like the walkability*

*Davis place SHOULD NOT be rezoned as 2 family. This is a healthy mostly single family neighborhood with some 2 family and multi family at the perimeter. This is a model neighborhood now. The change to 2 family will destroy the neighborhood and housing stock. This will not create affordable housing. It is just the way for two expensive houses to be on one lot. Parking in East-west streets will not work. This is a no go for Davis place!!!!!!*

*I want absolutely no more duplexes in Clayton!!! This will significantly reduce the value of my home!*

*This would completely change the character of the neighborhood we purchased a home in many years ago. We didn't sign up for the proposed level of density.*

*"Just as Polo neighborhood is being protected and preserved and will have only single family dwellings, so*

*Should the other neighborhoods in Clayton be treated. But if more dwellings are needed certainly there is more room for that in Polo than the Moorlands. "*

*Preserve Polo Drive by reducing allowable impervious area regulations to keep new house and addition sizes suitable. Discourage tear downs in this historic neighborhood.*

*Allowing two family duplexes on Country Club Ct. is not called for. This jewel of a neighborhood's architecture is unified, historic, well*

*maintained and allowing two family residential units on the court would be a disaster. Already hemmed in by very heavy traffic on Hanley this is NOT the place to increase residential density!*

*definitely should keep a walkable path for residents to access downtown from this area.*

*Do not increase the occupancy in any currently single-family zones in Clayton.*

*too dense - no need to tear down this housing stock to replace it with more expensive, larger units and more dense population. infrastructure, school capacity, issues, etc. -*

*Improve streetscape on Clayton. Sort of scary place to park and go into businesses there.*

*Need to understand existing zoning, and uses to comment.*

*"The effort to include two family unit in traditional one family areas seems problematic. All streets in Davis Place are two way road and many are just two car widths wide. Currently in Davis Place with cars parked on the side of one of these roads, whenever two cars are coming from different direction one needs to pull over or even back up to allow the other to pass. The neighborhood roads are already strained under current traffic volumes. This is already a very real existing problem and looking to replace one family homes with two will only make the streets unmanageable in certain areas. If the decision is made to push the two family units - it should ONLY be done where the streets are at least three car lengths wide and parking is limited to one side of the street. Though I believe it should not be done at all as it will still be driving up the traffic volume elsewhere in Davis Place.*

*NO! Really poor idea.*

*The proposed rezoning of the single family blocks should be amended.*

*The Davis Place neighborhood should remain single family.*

*If I understand what you are proposing, you want to increase density in this area. I disagree with that. Leave the density as is.*

*Davis Place has several duplex homes that fit beautifully into the neighborhood because the lot size was planned for a larger building. Three story buildings, which would be necessary to accommodate a duplex on a smaller lot will have an effect on the existing homes.*

*Like the Moorlands, there is an architectural feel to this neighborhood that will be destroyed by this type of development*

*No more multi family homes*

*I like what I'm reading, updates in the Clayton Rd Section to upgrade and enhance current retail space with beautification of storefronts would be excellent, it truly is the welcome to Clayton corridor from the Downtown/South/ and West*

*I'm opposed to allowing multi family dwellings in currently zoned single family areas*

*Duplexes should not be allowed where single family homes currently reside*

*Horrible idea to turn all of Davis place up two families. Congestion, parking, destroys community, turning it into a renter community, will hurt the school.*

*Don't like the idea of lot consolidation*

*Why is there a pocket of single family homes instead of making the entire area multi-family?*

*These should be SINGLE FAMILY homes, NOT 2 family. You should not be re-zoning them to double family or multifamily. This is destroying the neighborhoods and young families will NOT want to live here. If young families don't live here, the schools will be significantly impacted in a negative way.*

*Leave the single family areas as single family.*

*Why are you trying to ruin our neighborhoods and decrease school enrollment? We do not want developers tearing down our homes and building giant \$1 million duplexes on small lots, dwarfing existing properties and driving families out of Clayton. THIS IS A TERRIBLE IDEA. WHAT IS THE MOTIVE HERE????*

*Lack of trust*

*Do not introduce Two Family structures in neighborhoods currently zoned as Single Family.*

*do not want two-family zoning as envisioned.*

*I do not like the transformation of most of this area into the possibility of multifamily residences. This would dramatically change the feel of this neighborhood.*

*The vision statement already says "dense residential homes." We should not add to that by creation 2 family homes on single lots. What happens if a developer buys 2 homes in a row and wants to build 4 townhomes (if zoning is changed eventually based on this draft plan). This will hurt the character of the street. Not supportive of this part!*

*Change occurs organically, not through governmental edicts*

*Again, targeting a lovely single family residential area with rezoning to two family duplexes while keeping Claverach Park, Carrswald and Brentmoor single family only. What makes you think the homeowners of other areas want a zoning change? Very*

*discriminatory!*

*"I agree with creating a more pedestrian friendly means to navigate the Clayton Road streetscape, and to encourage new diverse types of businesses along this corridor. Offerings of retail and restaurant / cafe type businesses could be a great addition to the existing shops.*

*I strongly disagree with reclassifying areas of housing that are currently zoned as single-family into two-family lots. This will put our existing built environment at risk of losing all character as developers purchase these lots, maximize the footprint, and build a home that can be sold twice. Our current requirements for new construction are not stringent enough to protect our beautiful, unique community from this impact. Clayton has a unique and unparalleled building stock that differentiates us from our neighboring communities. I would also ask to understand the impact to our schools, roads, and other infrastructure of potentially doubling the land use in large areas of our community."*

*I don't see the need for 2 family development west of Meramec.*

*I believe this reflects the current zoning.*

*This area is pretty much built out already.*

*There should be no single family areas. All should be characterized as one and two family.*

*Once again, NO TWO FAMILY HOMES!*

*Beautiful neighborhood*

*I believe that the people who own homes within this area should weigh in on any future use and development.*

*You are not reaching out to condos and how boring Clayton is*

*Parking along Clayton Rd needs to be improved. Clayton is narrow and there isn't much parking. Improve auto access would likely help businesses along that road.*

*Single family only for Davis Place*

*I find it interesting and disturbing that the largest lots (Polo area) are to remain single family, but the smaller lots are available for two families. Why?*

*Nothing original here.*

*I feel so sorry for this neighborhood. Its demise is closer than you are planning for.*

*Protect residentially zoned areas.*

*Maintaining walkability, safety, green space and character of neighborhood should be prioritized. Avoiding further congestion on Brentwood and Hanley bordering this district should be prioritized. Traffic is*

already terrible. No increased density in the neighborhood. Maintain/increase greenspace and walkability.

Additional access into the central business district would be helpful.

Davis Place will remain single family as more two families are converted to single family. Absolutely no intruding into single family homes on Clayton Road

Would love to see sidewalks setback from roads if possible. Walking along Hanley is dangerous. Clayton Road business area is somewhat of an eyesore. There is potential there.

Eliminate single family zoning in Polo

“sidewalks along Hanley road need to be better maintained to provide full breathe use of the sidewalk (cleaning debris off sidewalks and trimming of trees/bushes) to prevent injury to pedestrians being hit by passing vehicles.

“

Given the compact area in golden area - compared to Polo, there should be some ‘green space’ for residents, since institutional space is mostly black top. Opening space in Corporate Park area to attract residents should be considered. Shaw Park should not be the only choice for residents. Might need another crossing light on Brentwood

The sidewalks are passable, but not in good shape. There is no destination to walk to. The retail along Clayton road is not pedestrian friendly.

Same comment as before. I disagree with the increase in density overall in residential areas.

I don’t think duplexes are appropriate in areas that are currently predominantly single-family.

Again, more multi use and higher density. While requiring external architectural needs is fine we shouldnt use that to restrict size or density of constructionist also think we should encourage more business and parks and other a entities to be included in the developments to make it less auto centric.

The single families in Davis should not be made R3 Duplex. You are going to lose the single family support for Meramec Elementary. Plus it is already congested.

The infrastructure can’t handle this! There is no serious consideration being given. Leave Davis Place alone! You seem to be fine “respecting” Clayton Gardens (your words) by not changing it. Why is Davis Place not entitled to the same consideration. This is very frustrating.

More emphasis needs to be placed on the retail spaces along Clayton Road that appear a bit shabby and in many cases have struggled to attract consumers.

I disagree with any designations that would

push for additional multi family homes in Davis place.

“Should not change single-family zoning to two-family zoning.

Also should include incentives for developers to keep old storefronts with restaurants or promote creating the appearance of old storefronts around the base of new larger buildings as has been done in other areas.”

Please create parking that is not on Clayton Road and discontinue parking on Clayton Road. Make sure any development does not cause rents to push out the small businesses along Clayton.

Two family units in a single family area make little sense. This would hurt Clayton residents and destroy their home values.

Speeding traffic on Hanley is a major safety concern for residents here.

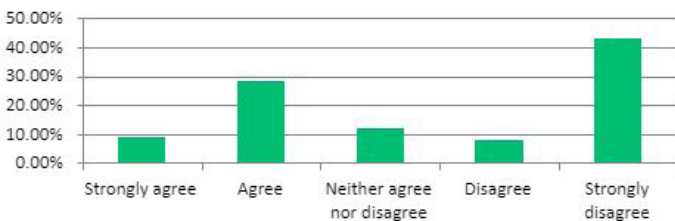
New construction should require architectural review and there should be a focus on historic preservation.

Do not agree with putting two family homes in blocks where there are currently one family homes.

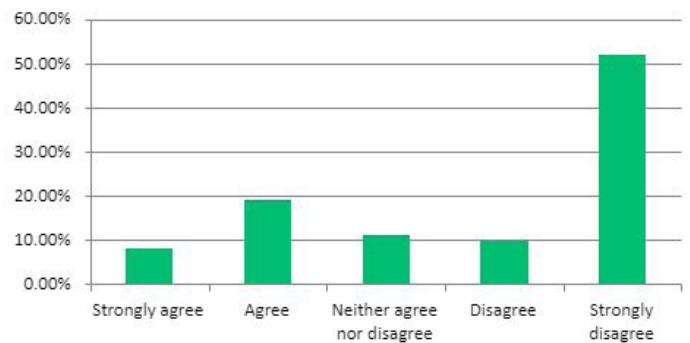
I would prevent two family homes replacing single family in Davis Place.

## Wydown / Hanley Gateway

**Do you agree with the vision statement? The vision for the Wydown/Hanley Gateway is to create a thriving, walkable, mixed-use node that provides services and businesses for nearby residents while also attracting a regional audience.**



## Do you agree with the Future Land Use designations for the Wydown/Hanley Gateway?



## Wydown/Hanley Gateway Open Comments

The 7400 block should remain single family homes.

Whose bright idea was to turn the 7400 block of the Moorlands into single and two family units? LEAVE IT AS IT IS. Parking and driving is bad enough without anymore cars. There are lots of little ones on bikes on the streets and more cars won’t help. The 7500 has the multi family units and on occasions they park in the 7400. Have you ever see Glenridge when school is out and all the little ones are walking home with their Mom or Dad and dog. There are also a lot of dog walkers. Homes were purchased because it is a single family area. Also the lot width vary--80 feet and 65 feet.

“2-Family Infill means Duplex(es)! Parking already cut in half because

roads are not wide enough for two way traffic!

Lots too small for larger duplexes. Why are POLO and CLAVERACH areas NOT included in this STUPID idea! "

I do not believe converting all single family homes in this neighborhood will provide value to Clayton as a whole. This will not create affordable housings and will aid in over populated schools and a congested neighborhood.

I don't think the area of single family residential in the 7400 block needs to become 2 family. That block has a single family less urban vibe that should remain. I also think that the "key areas" for up to 6 stories should remain on the boundary properties along the main roads and not infiltrate the 7500 block multi family residential.

There are already many multi-family and duplexes in this neighborhood. Further increase in density will only hurt this neighborhood and reduce the attraction to potential home buyers.

Single family designation should not exist; should be changed to single or two family or multi-family.

Leave Single Family zoning alone!

Single family homes/lots should remain single family and not permit changes to that. Adding to the already challenging parking (one side of street at a time) and parking encroachments from 7500 block will exacerbate difficulties for those living at west end of 7400 block AND increase the difficulty and crowded nature of existing parking. Further, this will change the special ambience of these SFhomes that are the biggest reason most people chose to purchase in this area. Please don't bastardize our neighborhood. Should the city require additional sources of revenue, please do not try to achieve this on the backs of the current owners but approach them/us to look for alternate ways to increase city revenue. Thank you.

There is a surplus of housing options and availability in Clayton. There should be no changes that would reduce single family homes.

This proposal will encourage developers to buy single family homes in the Moorlands area, knock them down and build 2 family homes. This will cause overcrowded streets, limit the walkability of the neighborhood and irrevocably damage the character of the Moorlands. Homeowners in this neighborhood move here so their children can walk to school and play with other children in the neighborhood. Overcrowding and traffic brought in by allowing 2 family homes will discourage families from moving here, which will in turn change the nature of the schools. Clayton is attractive because of the

family friendly feeling, not because of the ugly modern buildings built by profit-hungry developers.

we continue to state this is NOT viable for this area. Keep it single family!!

Same opinion regarding increase in transient occupants

Any additional building in this area should not be over three stories- especially as it gets near Hanley and Wydown business area. Do not replace that parking lot on the corner with a building, it is needed for parking and if not, nothing over three stories with shops at the bottom and housing above.

Too many multi family dwellings. Two family dwellings might be more palatable. Limited parking and traffic can be an issue now, only to get worse with increase of families

Leave 7400 Wellington as single family only. It is irresponsible and unfair to add more density to an already crowded block. Expect massive property tax value appeals if you add more traffic to our street. We try to maintain its beauty in spite of inconsiderate school traffic. Adding more traffic from non owners will decrease the beauty of this street. Please do not do it.

No 2 family east of Glenridge. This is a wonderful neighborhood with great houses. Two family structures will destroy it. The street parking cannot handle the demand. Two family is not appropriate here.

Residents in the 7400 of the Moorlands are not looking for their neighborhood to have "increased density." Homes in the Moorlands are close together and have little green space between them. Your plan will only make this worse. Claverach and Polo and other neighborhoods certainly have more space and opportunity for "increased density". Please reconsider. My neighbors and I bought out homes and chose this block of the Moorlands because we wanted single family homes. Please do not change thst

The Moorlands is a quiet residential neighborhood with multi-family dwellings west of Glenridge and single family east. The plan to permit multi-family dwellings in the 7400 blocks is an opportunity only for developers and would destroy the attractive aspects of our home area. Why do plans for the richer areas (Carrswold, Claverach) emphasize green spaces and preservation of the single family dwelling character, and the plan for the 7400 block of the Moorlands does not?

I strongly opposed "increased density" in the 7400 block of the moorlands. The neighborhood was designed as it was for a reason. Increased traffic and congestion are not desirable. Neither would the loss of green space for new construction, which will not end of being affordable to any

different demographic than already lives in the neighborhood. This would change the character of the moorlands in a negative way.

"I disagree ""Residential between Glenridge Avenue and Aububon Drive provides an opportunity for increased

density in the form of two-family infill amidst existing single family residential"".....Why is increased density desired? The current density makes this part of Clayton highly sought after. Who and what is driving this idea? Developers, tax hungry politicians.... there is no reason to change something that works so well.....and it will diminish the value of single family home owners! Don't touch it."

Disagree with rezoning to allow duplexes in 7400s of Moorlands. Why not increase density in Claverach Park and Polo, where lot sizes are much larger???

Making a buffer of one of Clayton's most beautiful areas is a mistake. With the increased traffic and parked cars, the streets will not remain walkable. Have you walked the multi-family areas? Putting the school in the middle of that will be a mistake and drive down home values for a significant part of the population.

**VERY STRONGLY DISAGREE WITH THE DECISION TO TRANSITION THE 7400 BLOCK OF MOORLANDS TO SINGLE/ TWO-FAMILY.** Single family homes are VERY important to many buyers and there is already a shortage in Clayton. Transitioning any single family zones to single/two family zones will allow developers to forever change our community and schools. **DO NOT DO THIS PLEASE.** Residents will leave.

the tall buildings on the east side of Hanley are already unwelcome - and the new 10-story monstrosity at the corner of Clayton Rd and Hanley, right up on the roadway - completely incongruent with the neighborhood. So if you can't get that right, how can I possibly trust you are going to execute the rest of this proportionally and responsibly? Again, with the density and all the infrastructure challenges - I live in this neighborhood - I can already see straight into my neighbor's house at night - why would I want to be any closer and even share a wall with my neighbor? If I want to do that I can move to the CWE. I can afford to live in a house in this neighborhood - I cannot afford a \$850K townhouse - I want a house. More issues with parking, possible school crowding - and reduction of variable architecture and reduction of economic diversity.

Please help incentivize restoring and repairing the older building stock. Fear of tear down and redevelopment but outside, non-owner/occupier, developers. Houses and multi-family. This neighborhood is extremely charming due to interesting historic architecture and needs help keeping it that

way.

Two family homes in the 7400 block are not acceptable. Parking will be an issue. We already have excessive traffic due to the school. 7500 block provides enough of these options. Also would like more retail options at Wydown/Hanley like a local coffee shop with affordable and creative food options.

Who benefits from adding multiple-family structures to the 7400 block? Residents have been left out of this decision!

Any way to incorporate a little green space in this area?

The proposed changes to land use would have profound effects on our small neighborhood of single family homes in the 7400 block of the Moorlands. The proposed land use plan allows for multi family homes in an area that is currently only single family homes. If this proposed plan were to be implemented most of the existing homes would be demolished and replaced with duplex type units because the existing units couldn't be easily converted and the new financial realities would favor higher density structures. The amount of landfill waste generated and loss of permeable surface area would be significant. The process of gradual housing unit replacement would be quite impactful on the quality of life for the single family home owners.

Have previously commented on allowing duplexes east of Glenridge to Audubon. If this zoning allows up to 6 stories at Wydown Hanley road intersection, strongly disagree.

"You talk about increasing green infrastructure without any discussion of actually adding parks or green space. You trust profit-focused developers to do the right thing, which is patently insane. I do not want an increased "dense, urban environment," particularly at the cost of children safety.

This is a horrible idea."

Area between Glenridge and Audubon is virtually all single family homes. It is outrageous to destroy the beautiful character of this neighborhood by allowing multifamily units!!!

Do not agree with changing what is currently single family to two family... we already have restrictions on street parking and this will only make that worse... we believe it will definitely reduce our property values... how is it we couldn't build additional rooms over our garages and have height restrictions and now all of the sudden developers might get to build huge two family units... something does not add up here...

Ignores parking issues for the Hanley/Wydown commercial zone which is necessary to attract the "regional" attention.

I strongly disagree with suggestions to change part of this neighborhood from Single Family to Single/Two Family Housing. The area is already plagued with parking issues and such a move would exacerbate the problem. Owners of the single family homes in most cases moved into this area to be in a single family home neighborhood. Do not change the original design of the neighborhood!

There is no justification for dual household structures emerging in the 7400 blocks between Glenridge and Audubon. This plan would result in 0 lot line properties with little access to green grass available for children and the environment. The two family households on Glenridge tower over the neighborhood and would be inconsistent with the architecture and feel of the Moorlands.

No. Really bad idea. The original indentures allowed for multi-family and two family in the appropriate areas.

The 7400 Moorlands should remain single family.

The 7400 are should become two family. The density is good as it is. Any increase in density is not what the residents of the area want.

You cannot be serious! The single family lot sizes in this area will not in any reasonable, rational way accommodate two family dwellings. You would create far more problems (green space, parking space, sewage, water, etc.) than you would solve. Find the money elsewhere!

The 7400 blocks of the Moorlands, including Audubon where I live, are single family and should remain so. These are beautiful, leafy streets that are a pleasure to walk. They will be ruined by more brick, concrete and people. What is the need to cram more into this space? Who wins? Certainly not the people who live here now. I strongly oppose this proposal.

I'm not sure why we need "increased density. Are you also building addition schools and parking? What is your rationale for any of this? The 7400 block has to continually contend with parking issues from the "density" of the 7500 block. This is a bad idea!! I do not support this and will actively oppose and fight it.

As I mentioned in my general comment, my spouse and I are very much against two family homes in our 7400 block of Moorlands community. We have lived here for 14 years and specifically purchased in this neighborhood for the mere fact that it was single family. If this measure passes and changes the footprint of our community by allowing two family housing, we will revisit Clayton as our home.

Lots in 7400 block of Moorlands are too small

for two-family homes. Three story homes would detract from the existing old-world architecture of the homes.

This area is already a thriving area that is quaint and charming. Buildings do not have to be torn down and destroyed

No high rise building on the parking lot along Wydown and Hanley

Strongly opposed to multi family housing east of Glenridge Ave and west of Audubon Drive between Wydown Blvd and Clayton Road.

Current single family dwellings should NOT be transformed into multi family under any circumstance

"There should be no opportunity for two family housing in the 7400 block of the Moorlands. This is a quieter neighborhood of single family homes and should stay that way.

If you want to stop developers from coming into our neighborhood and tearing houses down, then wanting to build two family homes to maximize their profits, start enforcing code violations. People who let their homes be run down are easy prey for developers. There is no reason at all that Clayton shouldn't enforce the code to keep the properties up to standards. "

Safe pedestrian connections would be a great improvement

The 7400 block of the Moorlands has been single family since inception. It creates the kind of character and diversity we want and we must keep the 7400 block as single family. More residents will place way to much stress on parking, utilities, etc

I do like the vision of drawing a regional audience the challenge here is lack of parking for those we draw, however with ride share programs and maybe some creative sub-level parking solutions it could real blow things out for a restaurant/retail row....however, this vision might be better fitting for Forsyth Gateway or CBD

Changing the zoning for the moorlands east of Glenridge will change the character and appeal of the neighborhood and the zoning change will likely result in significant changes to current building requirements in terms of setback and height restrictions to make infill financially viable.

I strongly disagree with the multi-family of the 7400 block

Changing zoning to 2 family in addition to 1 family in the 7400 block of the moorlands will prevent young families from purchasing property as prices rise exponentially.

No! No! No!! This is a single family home neighborhood. Why make duplexes? Is the

committee producing this survey partnering with a developer?? The agenda of this survey needs to be more transparent! It appears to be a "land-grab" by public officials. Not too dissimilar to the proposed Clayton school board and caleres deal. The public deserves straight forward proposals. No rational hard working citizen has time to spend taking these long winded poorly written surveys.

Why do you respect Clayton gardens and leave them alone but then change moorlands to two family. This will hurt Glenridge. The streets are already congested. You will surround the school with multi families. You're removing the only homes that are affordable. Claverach is millions. Wydown is small. Audubon is the only middle ground. It's not even close to any major commercial district. If you wanted duplex why not put them in wydown forest where you already have them on Hanley!? This literally makes no sense. You are gutting a residential area that is far from the city center. You are inviting a class action lawsuit. Do you even know about the great compromise of glenridge drive? Do you even know about the retirement community just built at old schnucks. Do you even know about the massive duplex's and condos and apartments that are from Hanley to Glenridge?????

Strongly disagree increasing population density between glenridge and Audubon

7400 should remain single family

The 7400 block is the Moorlands absolutely should not be rezoned to two family. Homeowners chose to invest in a single family home neighborhood in close proximity to the school with historic character homes. When homes come on the market they are generally sold immediately as this is the neighborhood where growing families can upgrade in sq footage but at a more reasonable cost than claverach. We have so few single family homes as it is and the ones we have should move from one family to the next with proper updating as most buyers have done to the high quality existing homes. Opening our neighborhood up to multi family will undoubtedly bring in developers to scoop up anything they deem a "tear down" only to replace it with something of lower quality with significant environmental impact. moorlands is the only middle price point neighborhood on this side of Clayton between the small homes of WYDOWN forest and the Uber expensive homes of claverach. This is a critical single family home neighborhood neighboring a full section of condos and apartments.

Keep 7400 block of moorlands as single family

These are currently SINGLE family lots. They should NOT be converted to double lots. This is a TERRIBLE idea. You are destroying the neighborhood, schools and young families who currently live here with kids.

Absolutely disagree!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!! So concerned!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!

Leave the 7400 block of the Moorlands as single family. In fill will result in more expensive dwelling units and less compatibility for family lifestyles. More density will exacerbate existing parking issues.

Why are you trying to ruin our neighborhoods and decrease school enrollment? We do not want developers tearing down our homes and building giant \$1 million duplexes on small lots, dwarfing existing properties and driving families out of Clayton. THIS IS A TERRIBLE IDEA. WHAT IS THE MOTIVE HERE????? Increased density.. are you wanting more cars parking on the street? 60% of Clayton is multi-residential. We need more single inventory of family homes to attract families. ARE YOU TRYING TO CREATE A RETIREMENT COMMUNITY????? LEAVE OUR NEIGHBORHOOD ALONE!!!!!!

I do not want 2 family infill between Glenridge and Audubon.

Extends too far east into the moorlands

Not sure we need to add to the density of what's already in this area. It seems like a perfect balance as it is now with single family and the multi family. The pedestrian crossings near here that go across Clayton Road (a little to the east of this area) are horrible. No cars stop bc drivers don't notice the people waiting. But if you do notice, you don't want to stop and then get rear ended. A better solution is needed. Flashing lights on the signs and a sign in the middle of Clayton road maybe?

As a homeowner in the current Moorlands single-family zone, I am strongly opposed to rezoning my neighborhood to dual-family lots. The parking on these streets is already diabolical with the change made several years ago to parking on only one side of the street 1/2 year and then moving to the other side the other 1/2 year. This change has increased vehicle speeds and created a negative/non-courteous driving environment.

I live here and the vision statement describes the current character of this neighborhood. Do NOT introduce Two Family structures in the currently zoned Single Family neighborhood.

Will completely change the neighborhood feel. How will this impact Glenridge?

do not want two-family zoning as envisioned.

I really do not like the idea of allowing multifamily residences west of Glenridge. Not sure why that has been chosen for this particular neighborhood.

I think that the vision statement needs to talk about Glenridge school which is a big part of

this area. Much like the former question, I do not think we should try to squeeze 2 family homes onto these lots.

Leave neighborhoods ALONE!

We do not need two family dwellings. We have an abundance of apartments and condos that fill that need! Why do you want to destroy existing neighborhoods for more density??

The block between Glenridge and Audubon should remain single family. Allowing two family homes would increase density and make the area less desirable. The character of the neighborhood is based on the 7400 block having single family homes. Allowing two family homes would change the feel of the neighborhood in negative way. Parking is not the only issue but is an example of the problems increasing density would create. Parking can already be tight, and having higher density would exacerbate the problem.

Please find ways to better support businesses at/around Wydown and Hanley. Especially short term parking.

"This is an inappropriate re-zoning of an already successful neighborhood community. In the existing zoning configuration, a truly unique community stretches from Hanley to Big Bend, with a variety of housing types in proximity to excellent public schools and a growing downtown. The building stock is of excellent quality, constructed of materials that are long lasting.

The adoption of this change would open the door to devastation of this existing built environment. This is a loss of history, and also carries tremendous environmental impact as old homes are demolished and new homes are built with high embodied carbon and short life cycles. This community is already right-sized."

"The vision statement is focused more on the services/businesses than on the residential area. It is important to have a thriving walkable area of restaurants but what about the 100+ year homes? We should protect the look and feel of the Moorlands and stay true to over 100 years of history.

I do not believe it is in the best interest of the residents between Glenridge and Audubon to increase the density of the homes by adding more multi-use homes or putting huge new construction homes on the lots. They will take up more space resulting in neighbors feeling like they are living on top of one another. It will also reduce our beautiful green space which is already limited by the smaller size of the lots than Claverach. We have parking issues already with parking limited to one side of the



street so adding more residents will add more congestion with too many cars and no place to park.

We want to keep the look and feel of the Moorlands consistent and the new construction being completed now is too big for the lots. It doesn't feel right for the area. There should be restrictions on how much of the lot can be dedicated to a home vs green space/yard. "

This will destroy single family neighborhoods and negatively single family homes with a mix of duplexes in this area. It will also increase density beyond capacity.

I do not want two family development housing in the 7400 block of the Moorlands. The 7500 block is sufficient for that. We have enough rental

Strongly against duplexes in 7400s of Moorlands

Do not want two family units in 7400 block.

There are enough restaurants already. Do not change residential from single family to two family

This 7400 block is like every other single family area in Clayton and should be protected and maintained. This is out of character for this part of the neighborhood. The 7400 block should be included in the adjacent single family area. There is no differ between this neighborhood and Clayton gardens. Not sure why this is being proposed to change an almost 100 year old single family home area. listen to your community. Also where and who can we speak too to stop this proposal?

Absolutely not. Do not knock down single family homes in the Moorlands to put ugly, duplexes. People move to Clayton to bring life to these old, charming homes. Do not allow big builders to do as they please and make a profit on the ugly shit they build

The small scale multi-family housing on Hanley between Wydown and Forest Park Parkway should be replaced with modern multi-unit buildings.

Since single family home area of Moorelands is being changed to one and two family, then all single family areas should be changed in same way.

The density and walkability is rally nice here

The 7400 block of Moorlands should remain single family and should be included in the Central Residential District – not the Wydown/Hanley District.

I oppose multifamily units east of Glenridge. ( between Audubon and Glenridge)

Need to improve Hanley/Wydown intersection to make it more pedestrian-friendly. This is a tough/dangerous intersection and disconnects this neighborhood from Central Business District/South Residential.

7400 block of moorlands should be single family

Single family only for 7400 block of Moorlands

The Moorlands as the whole should not be 2-family dwellings. Let those multifamily dwellings and 2 family that exist stay, but do not allow the whole area to convert. The lots are too small, parking is a problem. You are allowing the largest lots in Clayton to remain one family and this area should also be one family.

I strongly disagree with allowing the single family homes in the moorlands to be allowed to turn into multi family homes.

I'm not sure what is meant by a "regional audience."

Funny you use the word buffer

Will ARB/PZ allow duplexes built on SFR lots, between Glenridge and Audubon?

Eliminate single family zoning

two-family infill properties are not a good idea - otherwise this looks OK

This is and should be a quiet, safe residential area with a few small businesses and restaurants

Pretty build up as it is. It's nice that it opens to the Demun area.

Hanley is unsafe for pedestrians, and the sidewalks poorly maintained. The available retail and restaurants are disappointing. Wydown is the best asset of the area, but a safe walking/running/biking path is non-existent.

I strongly agree this needs to have safe pedestrian and bike ropes to downtown other than riots crossover

Duplexes should only be allowed in areas where they already exist. The other words, existing duplex sites can be torn down and replaced with more modern and functional two family units. However, duplexes should not further encroach upon single-family residential areas.

More multi usr and higher densitg zoning. Increase the ability to access from a regional audience via non car means and enhance its connection via pedestrian friendly and multimodal transportation options.

The Upper Moorlands 7400 block should not be changed to R3 Duplex. This will forever change the fabric of our community. Glenridge

is the lowest scoring school in our district on MSIP scores by a long shot. First, you will lose community and historical home aspect of the community, Second, you will see an even larger reduction in school population. Third, Claverach residents primarily utilize private schools, Fourth, you promote less affordable single family house by forcing residents to "upsized" to Claverach and Brentmoor. Fifth, the lower moorlands is EXTREMELY congested with rental property, you will then turn the entire Moorlands into a transient renter culture. The beautiful historic old homes will disappear like they already have in lower moorlands.

Look forward to the Starbucks.

please read past statements. And, please attract viable business. The old Starbucks building is atrocious and does not bode well for the neighborhood. The neighborhood lost its luster when it closed.

As I mentioned previously, building multi-family homes between Glenridge and Audubon and tearing down historic homes will destroy the character of our neighborhood and a sense of our community. I am strongly opposed.

Currently, 7400 block of moorlands is single family. Homeowners would be very unhappy to change to two family homes and I fear an impact on crime and congestion. Strongly oppose this part of the proposal.

"Should not change single-family zoning to two-family zoning. Increased zoning is a terrible idea that only benefits outside developers and not city residents who pay taxes.

Also should include incentives for developers to keep old storefronts with restaurants or promote creating the appearance of old storefronts around the base of new larger buildings as has been done in other cities."

Why would we support two-story infill? Single family homes in this area are what is best. Have enough apartments and duplexes.

Please make sure anything built fits the character and aesthetic of the neighborhood. Recently built new homes do not look like they fit the character of the neighborhood at all.

The change in zoning is extremely selective and prejudicial to only certain homes in the entire city. Either allow double family in every neighborhood or don't change it.

No no...please do not make the 7400 blocks two family duplexes. Whose input is this?? Did you ask anyone who lives here?? No one wants a duplex to be added next to their single family house.

Great care needs to be taken with Wash. U. Clayton should not be bullied by a non tax paying resident...

Greenspaces must be preserved. New construction should require architectural review and there should be a focus on historic preservation.

You are destroying the upper moorlands. Duplexes will make all the families move and you will see the demise of Glenridge.

Please do not start constructing two family homes in the 7400 block of the moorlands. New builders are removing all the green space (building on every square inch of lots) and destroying the historic nature of the neighborhood. We need to preserve as much green space as possible, the lots are already small. Is this plan being sponsored by builders?!?! We do not want to turn into Kirkwood with McMansions taking over and dismantling property values and potentially causing water draining issues. We will be moving to Ladue if this is the direction Clayton is going.

Do not allow two-family units in the 7400 blocks of The Moorlands. It changes the family character of this part of the

neighborhood for the worse. This entire plan allows for too many two-family homes replacing single family.

We want to express our strong opposition to the proposed change allowing two-family infill on the 7400 blocks between Glenridge and Audubon. Our neighborhood holds a special charm and character that must be preserved, and the recent approved developments have already begun to alter the landscape in a way that compromises this uniqueness. One of the most concerning aspects of these changes is the reduction of green space and the noticeable discrepancy in the aesthetics of the new properties. They simply do not blend harmoniously with the existing architecture, causing them to stick out like sore thumbs in our otherwise picturesque surroundings. Furthermore, the introduction of increased density to these blocks will undoubtedly exacerbate the already challenging issue of street parking. With only one side street parking available, adding more units will only complicate matters further, making it difficult for residents and visitors alike to find parking spaces. Preserving the tradition and beauty of our beloved Moorlands is paramount. We must maintain the integrity of our neighborhood by keeping the options for two-family/multi-family residences between

Glenridge and Westwood limited. Doing so not only ensures the preservation of our community's character but also safeguards the value of our school district, and Glenridge Elementary (with not ability to expand) in case of increased enrollment. I urge you to reconsider this proposal and prioritize the long-term well-being and identity of our neighborhood. Let's work together to find alternative solutions that respect our community's heritage and address the needs of its residents without compromising its charm.

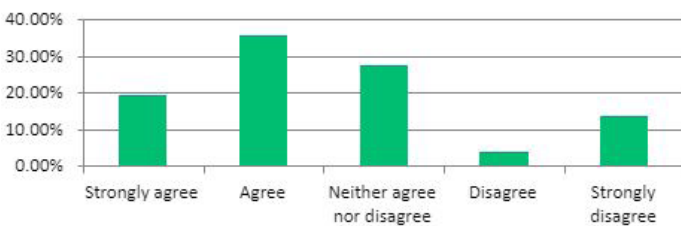
Only concern would be future buildings reaching 6 stories

No 6 story buildings. Keep surface parking. Respect apartment dwellers rights

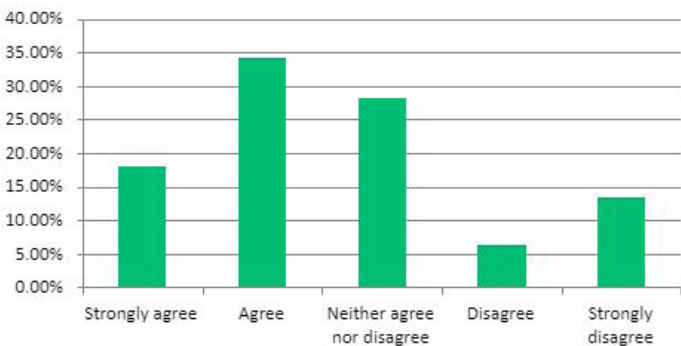
A new much larger home replaced a Tudor on Byron recently. The green space decreased dramatically and the "tone" of the corner has changed. If we continue down this path, the Moorlands will lose green space and look completely different. I don't recommend that- the Moorlands is unique. In addition 7400 blocks should stay single family. The Moorlands is a historic neighborhood also- why is that missing in the vision statement?

## Central Residential District

**Do you agree with the vision statement? The vision for the Central Residential District is a mix of large lot single family homes and significant greenspace and trees, supporting the preservation of the historic neighborhood character.**



**Do you agree with the Future Land Use designations for the Central Residential District?**



## Central Residential District Open Comments

Since you want to force two family homes into the smaller neighborhoods, why not take advantage of the large lot sizes in this area to provide your two family homes?

Sounds rather snobbish to me. Because the homes are large and there is lots of land, let it be. Just think how many house could be put on a Brentwood lot. (sarcasm). I enjoy Brentwood and admire the homes; but I also enjoy the Moorlands and enjoy studying the different architecture and brickwork.

"Left alone compared to the 7400 block of the Moorlands!

That's where Michelle Harris lives, isn't it?

She's feathering her nest, while her SUBJECTS to the West must fight off attacks from her City Hall. Bullshit!"

Not that it would be the right thing to do, but why should these homes not also be subjected to the potential for multi-family dwellings? It would make more sense with the larger lots. Many people's perception will be that this proposal is protecting these home owners due to home value and the potential for serious pushback.

Not a surprise this remains strongly residential

Single family designation should not exist; should be changed to single or two family or multi-family.

Unfortunately this neighborhood seems to receive preferable treatment from the City and is the type of 'protection' we in the Moorlands also wish to continue to enjoy.

Well, the most expensive real estate in town has basically no changes. That is fine, but you need to do that with Old Town too.

It seems that the "vision" involves disrupting life for everyone but those in the wealthiest neighborhoods in order to allow developers to make

more money.

Interesting that these were exempt from the 1-2 family rezoning

Don't see any difference from current use.

These are larger properties and more parking available, maybe make these two- multi family?

This can be said the other neighborhoods being targeted for 2 family. It is not appropriate for Davis Place, Moorlands east of Glenridge, Bemiston both of Maryland. No go on this!

This area needs to be broken up. It reaks od exclusivity and privilege of wealth.

Why is the green space and character being preserved for this neighborhood, but not the moorlands and other areas? What is the reasoning behind such large changes in other areas but not here? We all chose our neighborhoods as they are, not for the city to increase density and decrease green space.

Strongly discourage tear downs of historic homes in historic neighborhoods!

Recommend allowing for multi-family dwellings, since larger lots, and this seems to be a priority of the city.

Nothing changing in the neighborhood of the mayor or people with deep pockets - no crowding or increased density - no infrastructure challenges - no towering buildings -

Please incentivize restoring/repairing/ renovating historic homes. It's tiring see developers come in, tear down and try to sell for insane prices. There is such an amazing character in this neighborhood due to the historic homes, please help support that.

This design should extend into Moorlands 7400 block

What are the affordable housing opportunitites in this district?

They clearly have more influence on maintaining the character of their neighborhood than Old Town does.

The wealthiest houses and mansions, with the biggest footprints, are planned to remain the same. What a shock!

The lot sizes would comfortably accommodate two family and multi family in this district. Is it merely a coincidence that these are the most highly priced houses in Clayton?

These are all bigger lots yet, I see no plans for double family builds. Who is driving this ill concieved plan?

If there is an aim to increase the density of

housing in specific areas like Moorlands and Davis Place, it begs the question - Why not Polo, Claverach Park, Aberdeen/Arundel and Southmoor? If the plan is to change the character of one section of the city, why not all?

No surprise that the mayor neighbor is untouched. It is ridiculous. In typical fashion, her interests are protected

If you can tear down and build ugly mansions in Old Town then maybe we should do it in this 'charming' neighborhood as well. Think of all of the multifamily homes that could be built

These lots are a more appropriate size for multi family dwellings...both living and parking space (which is not the case for the other areas like the moorlands)

Wait why are you calling this preservation of a historic neighborhood and leaving it untouched but you want to destroy the historic neighborhood of the moorlands. Literally contradiction and violates equal protection and discriminates against moorlands whose homes are just as historic.

Same question, why no multi-family?

These homes and neighborhoods should be next to other single family homes in the moorlands. Adding duplexes in the moorlands changes claverach as a neighboring neighborhood

Do not rezone the moorelands

You should abide by your 'preservation of historic' houses comment, and not allow the contemporary modern houses that are inconsistent with the current architecture.

Should extend west to Glenridge

One of the "nicest" areas doesn't seem to be getting any changes proposed.....

Too much at one time. You can't keep hiding the devil in the detail as you overwhelm people with 10 visions and generalized questioners..

Of course this neighborhood plan has not been changed. Unfortunately, it's probably because the city does not want to deal with the feedback that they'll get from wealthy residence in this neighborhood about multifamily. This is a very elitist plan.

You will do absolutely nothing to improve the neighborhood

Why should this area be exempt from in fill with Two family dwellings within same footprint of prior dwelling? Perhaps because the Mayor and aldermen live here?

This should include the 7400 block of the Moorlands.

This area is extremely wealthy and effectively exists as a small village of its own.

Would love to live here, if I could afford it

I believe that the people who own homes within this area should weigh in on any future use and development.

I strongly agree however I am not in agreement with allowing developers to tear down these beautiful old homes.

If this is what you really plan it's great ....but I have no confidence in Clayton.

If the planners are suggesting possible changes in all other areas, why not this area.

Wish the rest of Clayton could have similar vision and use. Common space, expansive green area.

Promoting infill properties that are compatible with other properties (read: mostly single family) in the area is proper and should be adopted throughout Clayton

Having lived in Claverach Park for almost 40 years, loved the layout, open space, access to Oak Knoll. The center divide on Wydown and the wide boulevard gives residents opportunities to walk, ride, run, etc in an attractive and in a mostly low traffic area.

If you increase density in all other districts, this one should not be spared. One could argue lots are bigger and could accommodate more than one family.

Single family zoning will harm clayton in the long termland drive people away. We need more housing not less. Beyond that, i think the high amount of greenery and walk ability should be replicated throughout clayton.

Funny how you leave this untouched because it is the wealthiest and largest plots of land with the least contributing school age kids to the community.

Seems there is plenty of room here to add more density. If you are adding it everywhere else, you should also add it here.

The 7400 blocks of the moorlands should be a part of this district. These blocks are all single family homes.

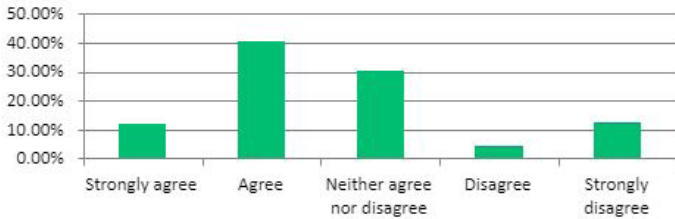
New construction should require architectural review and there should be a focus on historic preservation.

I agree with keeping this as is. Why is it that the priciest neighborhoods aren't proposed to have two-family when it's on the plans for the more basic areas? Feels like NIMBY at play.

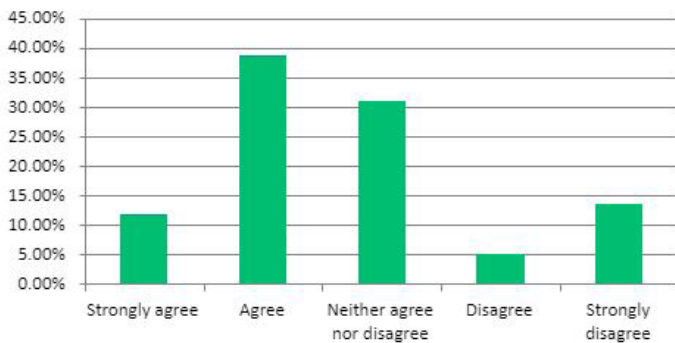
Very important to preserve this historical area. Always a wonderful sight to see all of the walkers along Wydown and children walking to school.

## East Residential District

**Do you agree with the vision statement? The vision for the East Residential District is a historic single family neighborhood living symbiotically with nearby institutions, while also providing residents with access to significant greenspace and neighborhood scale businesses.**



**Do you agree with the Future Land Use designations for the East Residential District?**



## East Residential District Open Comments

*If the lots are larger why not make them available for multiple family homes. Also it seems there are houses that have been purchased by Washington U and pay little or no taxes. I think that should be changed.*

*Untouched by this BS proposal. This is where the DUPLEXES should be built, wider streets and larger lots.*

*Again, not that it would be the right thing to do, but why should these homes not also be subjected to the potential for multi-family dwellings? It would make more sense with the larger lots. Many people's perception will be that this proposal is protecting these home owners due to home value and the potential for serious pushback.*

*Again, this area seems protected from the tear down rebuild co-joined stacks that will likely invade the moorlands, Davis place, and Clayton gardens. I wish the same cos operation to protect this residential would be applied to the other zones.*

*Single family designation should not exist; should be changed to single or two family or multi-family.*

*Again, wish you would grant same status quo to Moorlands area so property owners aren't forced to look for the same type of pleasant living that initially drew them to these areas.*

*Same comment as prior slide*

*Also curious why these were exempt from reasoning to 1-2 family*

*Don't allow any new building by institutions to be over 4 stories.*

*Some of the larger parcels could accommodate two-multi family dwellings. Ensure to crack down on non-Clayton parkers to ensure better parking /traffic*

*This can be said the other neighborhoods being targeted for 2 family. It is not appropriate for Davis Place, Morelands east of Glenridge, Bemiston north of Maryland. No go on this!*

*Again, why are only certain neighborhoods found deserving of preserving their character and maintaining green space??*

*Make certain Wash U does not overwhelm the existing residential areas with their Concordia and future Fontbonne purchases. No high rise dorms. Future performing arts center with access to Clayton residents would be a great addition.*

*If duplexes are permitted in Moorlands, they should also be permitted in these neighborhoods.*

*Please incentivize renovation of historic homes to keep so many lots from being tear downs. The new build at 21 Dartford is the perfect example of what we don't need to keep doing here (still sitting at \$3.9 million on Zillow).*

*No two family in this district?*

*There could be thoughtful rezoning to allow 2-family homes in part of this area.*

*Again, all areas that currently have single family homes should remain*

*Again these lots are larger off Ellenwood and could better support infrastructure needed for multi family units*

*At some point there is a need for tear down which is a challenge in many Clayton homes, it is expensive to continue to update century old homes.....this is a tough one to solve for*

*I think you should consider rezoning the homes along Forsyth that are exclusively wash u owned. Wash u could then accommodate more professors and maybe even student in each home. This is sarcasm intended to draw attention to the mistakes being considered in the moorlands. This survey is way too long.....*

*Again you discriminate and leave this untouched while destroying the fabric of moorlands and Davis.*

*Always have to protect against institutions, which constantly have sought to expand*

*Do not rezone the moorelands*

*Why would you propose these all remain single family and not 7400 block of moorlands?? This is the same type of neighborhood. BOTH 7400 and this neighborhood should remain SINGLE family zoned lots.*

*I think the role of Demun and Wydown as pedestrian and bike corridors for residents should be emphasized.*

*I do not understand why the Wydown /Hanley Gateway is proposed two-family zoning and yet East Residential is single family. No logic.*

*It looks like very little change of this neighborhood in the plan. Again, curious why other neighborhoods are being sacrificed for multifamily while some of these neighborhoods are being left alone.*

*You are not in the least interested in the quality of life of the residents*

*Again, why not rezone here for two family or multifamily dwellings? Discrimination again*

If you are protecting this neighborhood why not the 7400 block of the Moorlands.

Despite the presence of Washington University, this area is keeping its identity intact.

See previous comments.

Such a lovely place for a residential walk

I believe that the people who own homes within this area should weigh in on any future use and development.

Institutional should also be mixed use. Great spots for future developments

Again I have no hope that this is a long range plan. Clayton has already trashed other long range plans.

“WU owns many home adjacent to campus. WU looks very term. Place restrictive covenants for single family and not extension of WU educational facilities.

Very concerned about buffer area when Wash U takes over Fontbonne and Concordia field

Eliminate single family zoning

Need defined design protections for the character of the neighborhoods. Also some restrictions on removing historic homes.

“What do you mean by “living symbiotically?”” Is that a joke?

Landscaping buffers are not nearly as effective as step-down heights - here and throughout the City

“

Now the Fontbonne is to be absorbed into Wash U, clear attention to traffic [pedestrian and vehicular], security, and open space should be prioritized - The Campus itself is pretty dense. Would hate to see the corder of Wydown and Big Bend be distasteful visually.

Same as before.

No single family zoning. More multi use, multi modal transportation, and higher density zoning is a must.

Funny how you leave Arundel and Aberdeen untouched but you destroy the community fabric and schools of Meremac and Moorlands. How come you did not turn everyone in to duplexes here?

We should pay attention to the buffer aspect surrounding neighborhoods and institutions. The temptation to relax that priority is risking the stability of our neighborhoods.

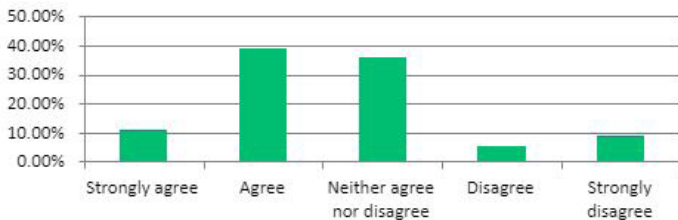
If you are adding density in other places, why not here too?

New construction should require architectural review and there should be a focus on historic preservation.

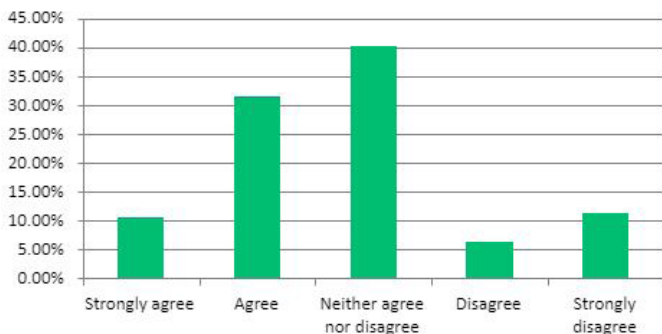
Worried about closing of Fontbonne ... sale ... redevelopment

### Hi-Pointe / DeMun District

**Do you agree with the vision statement? The vision for the Hi-Pointe / DeMun District is to create a thriving, walkable, mixed-use node that provides services and businesses for nearby residents while also attracting a regional audience.**



**Do you agree with the Future Land Use designations for the Hi-Pointe / DeMun District Gateway?**



### Hi-Pointe / DeMun District Open Comments

Whose asked for the change? The people that live there or developers?

I think the land use plan needs to take into account the recent acquisition of parts of Concordia by Washington university with

guidelines for lights parking etc - and encouraging alternate transportation to the site

While I do not generally agree with single-family designations, this area is nicely dense with additional density to the east of the City border, so additional density would probably bring parking and other problems. The current density seems to work really nicely.

Hotels do not belong in this area. It will overload parking that is already minimal. Children walking to Captain school will be endangered. A hotel will be a detriment this largely residential area.

Disagree with parcel consolidation

Please keep walkable

“Grow at a human scale” is developer speak for increased density. That seems to be the theme for all neighborhoods, except the richest, which have the most room to absorb increased density.

Growing at a “human” scale is obscure and unclear.

As mentioned in my general comment, designating the entirety of the old CBC campus as mixed use would significantly change the historic character of the neighborhood, and needs further analysis and community involvement.

The parcel consolidation that I’m assuming is the goal for the CBC lot is a bad idea. If anything, run Alamo through and split into two lots. What is avoided in this statement is that the neighborhood is balanced with a school (old CBC) and fields. While I agree that the lot can’t sit unused forever, this is not the way to proceed forward. I strongly disagree with this planning effort and think it should be re-evaluated. The consolidation and change to mixed use at that plot does not align with the vision statement. Please reconsider.

Strongly agree with keeping this area’s character and keeping it more pedestrian safe and finding a way to make even one street completely void of moving cars/vehicles.

Clarification on “parcel consolidation” and the subsequent development of larger parcels

Traffic circles on DeMun to increase safety from cars coming off Clayton

Rd. Consider allowing 2-families east of DeMun

Ibid

I'm not sure how much change you are proposing. This is a beautiful little neighborhood. Its character should absolutely be preserved with low building heights and plenty of green space.

Again, why is Alamo/San Bonita exempt from the push for duplex homes?

Not sure what grow at a human scale means (?)...such a cool area for young adults getting their start, people restarting their lives/families and golden age folks, true a great area, but crime needs to be dealt with as a priority first and foremost

Don't like the idea of lot consolidation

More retail and restaurant opportunities for this area that are family oriented would be great

"I live at San Bonita and Seminary.

It would be great to see consolidation on Clayton rd with increased mixed use density. We don't need more bank branches with drive-throughs.

We are also eager to see redevelopment of the Wash U site at Clayton Rd that includes correctly scaled housing.

I think the role of Demun and Wydown as pedestrian and bike corridors for residents should be emphasized. Street parking should be carefully restricted and dedicated bike lanes considered."

Current street traffic is already high for residential area. Would not want significant parcel consolidation resulting in more density/traffic/noise.

Like that this one notes to "match historic character" for new construction. All residential areas of Clayton should strive for this.

Low trust

do not want two-family zoning as envisioned.

Glad the plan is not changing this neighborhood much

I would also talk about Captain Elementary as a center for the neighborhood. Elementary schools provide a great meeting space for people and are often at the heart of areas (much like Meramec and Glenridge).

DeMun is a successful, vibrant community. Agree with increasing and supporting walkability and connectivity with the Clayton Road corridor, while continuing to buffer the residential areas from traffic and noise impact of Clayton Road activities.

I do not believe dense development should happen in the residential area of Demun.

This area allows for protection of the single family homes. This should be consistent across the City.

This area requires careful management and planning so it does not become a hodgepodge of half-baked ideas (e.g., a hotel? sport fields? an underused former high school?).

See previous comments.

Please keep this area safe! The proximity to Skinker brings speeding traffic and crimes of opportunity.

I believe that the people who own homes within this area should weigh in on any future use and development.

Grow at a human scale?? What does this mean? I can't even weigh in on this it's so poorly written.

The area where I live in the business district is terrible. The bike lanes are so dangerous, the place has boring retail and very few interesting restaurants because of high rents and leases. So regressive. The streets are filthy and not always because of construction. No transparency about the ugly garage we have to look at because the city never showed it on pictures. So disgusted.

Concordia should be mixed use

I think the people who live in this section of town should make the decision, not me.

As WashU moves athletic fields to the Concordia site over time, I am anxious/interested in how the former CBC site along Clayton Road evolves and transforms into future use(s).

Development along Clayton Rd. offers lots of opportunities, but should remain in character and protect the neighborhoods to the North of Clayton Rd. "Local" commercial and additional low height housing would be nice. Not high-rises.

I would agree but again Clayton has no credibility with following their long range plans.

Additional large residential should not be prioritized. Maintaining current level of density should be prioritized. Safe/pedestrian friendly parking should be considered in any further development.

The issue is the nature of the use of Concordia's institutional property. It has been proposed (by the Overlay District) to turn the west end of Concordia into a sports complex, noisy (80 dB) from 7:00 a.m. to 10:30 p.m., and contemplating crowds up to 3000. This is not consistent with the surrounding residential

uses.

DeMun is a great example of a great neighborhood. A lot of greenspace and small commercial that makes for a wonderful atmosphere.

Sadly, the crime in this area doesn't make walking feel great, and it's already too crowded, and parking is awful.

Double load Demun town center

"Infill should seek to match the historic character of the area." YES, and this should apply throughout the City (see Old Town, Clayshire, Moorlands, Davis Place, etc.)

more commercial options for shopping.

This area is so dense already I don't think "growth" should be a goal. For example the proposed hotel on the same tiny street as a playground and a school does not align with the character of the neighborhood and desire for safety.

Demun retail is disappointing. Create a destination. Walking is great if there is something to walk to.

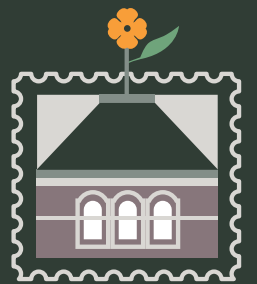
No single family zoning. Make it multi use or higher density and improve the connections to the area for regional access and other Clayton neighborhoods.

San Bonita and Alamo should be R3. Not Moorlands and not Davis.

The green and open spaces of the Concordia Campus are essential to the overall feel of this district. Any changes to that area will throw off the balance and initiate a character that is less desirable for the Clayton residents.

Parking is an issue that needs careful monitoring

New construction should require architectural review and there should be a focus on historic preservation.



**CLAYTON  
TOMORROW  
2040**





