

6. Detailed Statement of Needs

a. Space Requirements *See attached sheets please*

	Actual 1995	Year 2004	Long-Term
Exhibit Area	11,000	35,000	35,000
Community Program	9,898	20,138	20,138
Service Area	11,647	18,877	18,877
Administrative Area	12,796	12,861	12,861
Visitor Service Area	16,348	30,758	30,758
Outdoor Area			
Other			
Total	66,970	129,649	129,649

Please specify any special space needs that might have an effect on planning adjacent park areas or your facility.

In the past, the Missouri Historical Society has worked with the St. Louis City Parks and Recreation Department to obtain the necessary permits and permissions for use of adjacent park areas for special events. We would anticipate continuing to work closely with the Parks Department on such efforts.

The Missouri Historical Society needs to provide access for between 250,000 and 450,000 annual visitors to the renovated Missouri History Museum. This access might be accommodated through a combination of parking spaces within reasonable distances, with improved sight lines, and through public transportation. The Missouri Historical Society supports the design principal of multi-functional zones with shared facilities. Shared cluster parking with users of the MUNY, Lindell Pavilion and Dwight Davis is logical and could be satisfactory. A reconfiguration of the twin lots so that visitors to the museum could have clear sight lines and a walking distance of no more than 1200 feet would work well for the Missouri History Museum. Studies have indicated that the renovated museum would need to be served by approximately 300 to 350 parking spaces. In addition, a clearly identifiable drop-off point for buses and shuttles needs to be created.

The following chart shows the current square footage currently occupied by the Missouri Historical Society together with the proposed square footage after renovation and expansion of the Missouri History Museum. As you can see from the charts, the Missouri History Museum will be the location for the community program facilities and for the exhibition galleries. Less than 12% of the total administrative offices and collections areas will be located within the Forest Park facility.

**Missouri Historical Society
Current Square Footages**

**Missouri Historical Society
Proposed Square Footages**

	Current Missouri History Museum	Current Library & Research Center	Current Rental Offices	Current Totals
Community Program Facilities	9,898	1,200	0	11,098
Exhibition Galleries & Support	16,281	0	0	16,281
Visitor Services	16,348	5,000	0	21,348
Admin. Offices & Collections Storage	12,796	97,000	3,840	113,636
Circulation Mechanical & Structure	11,647	12,900	0	24,547
Total Square Footage:	66,970	116,100	3,840	186,910

	Proposed Missouri History Museum	Proposed Library & Research Center	Proposed Totals
Community Program Facilities	20,139	1,200	21,339
Exhibition Galleries & Support	47,014	0	47,014
Visitor Services	30,758	5,000	35,758
Admin. Offices & Collections Storage	12,861	97,000	109,861
Circulation Mechanical & Structure	18,877	12,900	31,777
Total Square Footage:	129,649	116,100	245,749

b. Employment Statistics

	Actual 1995	Year 2004	Long-Term
Full-time Staff	124	135	140
Part-Time Staff	13	15	15
Seasonal Staff (specify months) summer interns-June through August	18	20	20
Special Events			

Please specify any special needs for your employees and in particular, your views on remote parking with shuttles for your employees.

Remote parking lots work well for employees if they are perceived as safe, secure, economical and easily accessible. The shuttle would need to provide regular access to the lot and to institutions and facilities within the park. While the Missouri Historical Society is not in the business of building or operating parking facilities, we would be willing to enter into negotiations over the payment of reasonable fees on an annual basis for use of a parking structure by employees.

c. Visitor Statistics

Annual (Total)	Actual 1995 ±137, 126	Year 2004 ±275,000	Long-Term ± 400,000
Monthly Average	11,427	22,916	33,000
Monthly Peak	36% May - Aug.		
Monthly Low	29% Sept. - Aug.		
Daily Peak	For 1995 thus far, 1,672		
Hourly Peak	889 people arrived on June 6, 1995 between 6:30 and 7:30 pm for a Where We Live program		
Special Events	Special events such as the Missouri Heritage Fair and the Three Rivers Pow Wow bring 3,000 to 4,000 people to the Missouri History Museum.		

The highest daily attendance within the last decade occurred on weekends during the special exhibition of the Magna Carta when in excess of 4,000 people per day visited the institution. Lines extended up the staircase and outside of the museum during this period. While these crowds were extraordinary, the ability to install permanent exhibitions on the history of the region and to bring in major traveling exhibitions will dramatically increase attendance at the History Museum. The above figures are based on attendance at similar historical museums in the country after major renovation and expansion.

Please specify any special needs for your visitors and in particular, your views on remote parking with shuttles for your visitors.

The Missouri History Museum endorses the design principal of a multi-modal distributed access system for Forest Park.

Visiting the museum should be made as easy as possible for visitors whether they arrive by foot, bicycle, private automobile, or public transportation. Clearly identified entrances and drop off points need to be part of the design as do appropriate sidewalks and pathways for approaching the facility from various modes of transportation. The museum plans to incorporate bicycle parking into its landscaping plans. As stated in the design principles, MHS believes that the maximum use of mass transit should be encouraged as an alternative means of

travel to and within the park to reduce automobile dependence, traffic volumes and to improve air quality.

In addition, the renovated museum needs to incorporate the needs of physically challenged visitors and staff in a way that is both easily accessible and harmonious with the building's architecture.

Remote parking for visitors works only if the remote area is perceived as safe, secure and efficient and there is an incentive for the visitor to park in the remote location rather than attempting to park as close as possible to the museum. For remote visitor parking to work well, the transit method needs to be an attraction in itself. A vintage trolley or fixed rail train system within the park could provide such an attraction.

Please provide existing operational plans for special events as they relate to any park planning considerations.

The Missouri Historical Society currently is forced to utilize valet parking or special shuttle systems for many evening special events. (The shuttle bus does not run after 6:00 pm.) During the daylight hours, visitors are simply encouraged to walk long distances. Parking for special events occasionally stretches along Grand Drive to Des Peres.

If the twin lots could be reconfigured to provide cluster parking for the Missouri Historical Society, Dwight Davis and the MUNY, we would work with the other facilities to develop guidelines for special event scheduling for the institutions sharing the parking area.

d. Access, Circulation & Parking

	Existing 1995	Year 2004	Long-Term
No. Parking Spaces			
i) Off-street	0	300-350	300-350
ii) On-Street	76	75-80	75-80
No. of Tour & School buses	4-5*	8-10	8-10
No. of visitors by transit	11,400 to 12,000**	55,000**	69,000**
No. of employees by transit	12-19	28-50	40-70
Special event needs	300-400***	300-400	300-400

* *Tour and school buses currently park along park roads, in Bi-state loading zones and in front of the facility where they block traffic.*

** *Approximately 8% of our current visitation use mass transit. We project that the percentage of visitors utilizing mass transit to visit the Missouri History Museum will rise to 12% over the next ten years and up to 15% in the long term. The Missouri History Museum is strategically located less than two blocks from the Forest Park Metro link stop.*

*** *The Missouri Historical Society currently is forced to utilize valet parking or special shuttle systems for evening special events. (The shuttle bus does not run after 6:00 pm.) Visitors are simply encouraged to walk long distances during daylight hours. Parking for special events occasionally stretches along Grand Drive to Des Peres.*

Please specify any special access, parking or circulation requirements. Specify any important locations for drop-off at your facility.

The Missouri Historical Society needs to provide access for between 250,000 and 450,000 annual visitors to the renovated Missouri History Museum. This access should be accommodated through a combination of parking spaces within reasonable distances with improved sight lines and through public transportation. Shared cluster parking with users of the MUNY and Dwight Davis would be satisfactory. A reconfiguration of the twin lots so that visitors to the museum could have clear sight lines and a walking distance of no more than 1200 feet would work well for the Missouri History Museum. Studies have indicated that the renovated museum would need to be served by approximately 300 to 350 parking spaces. In addition, a clearly identifiable drop-off point for buses and shuttles needs to be created.

Do you have any plans or desires to convert any of your dedicated parking to a fee generating lot?

The Missouri Historical Society has no dedicated parking lots under its jurisdiction in Forest Park.

Please describe your views on the provision of structured or underground parking on existing lots under your jurisdiction, and on structured or underground parking in general in the park.

The Missouri Historical Society has no parking lots under its jurisdiction in Forest Park. However, the Missouri Historical Society supports the general concept of efficient use of space allocated for parking within the park and believes that landscaped structures might be appropriate either within the park or on its perimeter.

Please describe any parking fee structure that applies to any parking lot under your jurisdiction. Who receives the revenue from the parking lot? What are the operational and maintenance costs of the parking lot? Who determines the fee structure? On what basis is the fee structure determined? Do you expect the rates to be increase in the near future?

This question is not applicable to the Missouri Historical Society which has no parking facilities under its jurisdiction in Forest Park.

Please describe your views on the importance of the park wide Shuttle bus, and Metro link to your facility.

The Missouri Historical Society strongly supports a multi-modal transportation network for Forest Park. A park-wide shuttle and the Metro link system are critical components of accessibility to the Missouri History Museum. While the ridership figures for the Shuttle bus are good, this shuttle system is a temporary solution that will not be capable of providing the needed long-term level of accessibility to Forest Park and the institutions. The Missouri Historical Society supports the idea of developing new mass transit options for the park that combine accessibility to park facilities with an attraction that could entice ridership for the simple pleasure of the ride. A vintage trolley or fixed rail train system within the park could provide such an attraction. Properly planned, designed and implemented, such an alternative form of transit could have a positive impact on the considerable traffic congestion currently found in Forest Park.

Please describe your views on the use of remote parking lots for employees and/or visitors if they are served by the Shuttle bug.

Remote parking lots work well for employees if they are perceived as safe, secure, economical and easily accessible. The shuttle would need to provide regular access to the lot and to institutions and facilities within the park. While the Missouri Historical Society is not in the business of building or operating parking facilities, we would be willing to enter into negotiations over the payment of reasonable fees on an annual basis for use of a parking structure by employees.

Remote parking works less well for visitors. Insufficient or distant parking is a real deterrent to visitors to a museum. Traffic studies have observed that on weekends there is a steep decline in the number of people arriving at the History Museum after 2:00 pm. The lack of parking spaces in the vicinity of the museum artificially restricts the number of people who might otherwise visit the Museum after the peak period. For remote visitor parking to be successful, the transit method would need to be an attraction in itself. A vintage trolley or fixed rail train system within the park could provide such an attraction.

Would you support a year-round Shuttle bug system? Describe any important Shuttle bug routing issues as they relate to your facility.

The Shuttle bug currently operates year-round and the Missouri Historical Society believes that it is critical that it continue to function on a year-round schedule. In fact, although it is operated by Bi-State, the Missouri Historical Society facilitated the planning effort for the Forest Park Shuttle Bug and continues to coordinate promotional efforts for the Shuttle bug.

The Shuttle bug serves the Missouri History Museum well. It does not serve the Library and Research Center at all. Researchers and staff who wish to ride the shuttle to commute between our facilities or to reach the Library from Metro link must debark at the fountain at the intersection of Forsyth and Grand Drive within Forest Park and walk about 4 blocks to the Skinker facility.

Do you have any current or proposed policies to encourage employees to use transit on their daily commute?

If the shuttle route could be altered to include the Library and Research Center, the Missouri Historical Society would be willing to negotiate underwriting annual passes for employees to utilize the shuttle and light rail as an alternative to sole reliance on private automobiles.

- e. Specify any other detailed design park-wide improvement and/or site considerations that are important to the success of your facility, including specific hourly, daily or locational parking restrictions in the vicinity of your institution.

A long-term alternative form of access within the park that is not dependent on the use of private automobiles is a major need within Forest Park. A new option for access is needed for visitors from out of town, city and county park users and employees of the park and park institutions and facilities. A vintage trolley or street car system than connects the major institutions with light rail could provide both improved access within the park and assist with long term environmental concerns such as issues of air quality and reduced automobile emissions.

SECTION FOUR:

ALTERNATIVE DEVELOPMENT ANALYSIS

There is no more appropriate location for the Missouri History Museum than Forest Park. Forest Park is truly a metropolitan park and it serves as a special place for many St. Louisans who feel a real sense of ownership for the park and its institutions. Forest Park is centrally located, draws many visitors and is the home for several of the region's most important cultural institutions. It is critical that the Missouri History Museum be located where it is easily accessible by public transportation and is viewed as politically accessible to the entire community. Forest Park is that location.

There are no options available to build an addition on the periphery of the park with a connection to one of our existing buildings. The two lots north of the museum on Lindell Boulevard are part of Forest Park and construction is forbidden by indenture. The Skinker facility is in a residential neighborhood that allows schools, churches, libraries and doctor's offices as the only nonresidential uses.

Construction on a completely separate site would increase operating costs and split staff among three different major sites. The redundancy of operating two public museums is prohibitively expensive. Finally, the Jefferson Memorial Building under such a scenario would become peripheral to the institution since it would no longer be the public focal point.

1. Given your investigation of existing facilities for your institution, please describe how you can increase efficiency of space utilization in order to avoid unnecessary expansion in the park per policy 3.1.4. Please submit supporting documentation.

The Missouri Historical Society has already demonstrated good stewardship of space within Forest Park by its decision to build its Library and Research Center on the periphery of the Park. Recognizing that all activities could not be accommodated within the Park, the Missouri Historical Society divided the institution's functions between the most public functions (such as exhibitions and education and community programs) and the research and collections functions. We built our Library and Research Collections on land adjacent to Forest Park which allowed us to preserve the Forest Park facility for activities that primarily serve the public. The 104,000 square foot Library and Research Center on Skinker includes the majority of the institution's collections

storage facilities, the library and archives, the MHS Press, the research center and curatorial staff offices.

The renovation of the Jefferson Memorial Building will allow us to better utilize certain spaces within the museum. For example, the building's original auditorium cannot currently be used for public meetings because there is no elevator or lift access to the space. Bringing the original museum into ADA compliance will allow the room to be utilized for small lectures, meetings and presentations.

2. If your institution reduced its proposed level of development in the park per policy 3.1.2, please describe the implications. Please submit supporting documentation.

Reducing the level of development within the park would leave the Missouri Historical Society with inadequate museum exhibition galleries and public programming spaces. The Missouri Historical Society can only be viable with an adequate exhibition and programming facility. The institution's historical collections are nationally significant and extensive and the current 10,000 square feet of exhibition space is not adequate for displaying even 1% of the collections in an interpretative format. This is well below the museum standard. Most major traveling exhibitions must be turned away because of lack of space.

3. Please describe the findings from an investigation of no development in the park per policy 3.1.2. Please submit supporting documentation.

The Missouri Historical Society must be allowed to renovate and expand its facility if it is to be a viable cultural institution within Forest Park. The current museum facility lacks adequate exhibition galleries, climate control and public programming space. There is no clear circulation system to the current facility nor such basic traditional visitor services such as coat rooms, lockers, etc. The sorts of amenities that are expected today by the average museum visitor were not contemplated by the architects that designed our museum in 1911. Our largest exhibition galleries are interrupted by numerous pillars and architectural ornamentation. Today, exhibition space is planned with virtually no visual architectural elements so that the designers can create the appropriate setting for the exhibition. In recent years, the Missouri Historical Society has had to turn down major traveling exhibitions that we should have hosted due to inadequate facilities and climate control. With the addition of our Skinker facility in 1991, a first class regional history library and research center became available to St. Louisans. Usage of this facility has quadrupled since opening demonstrating the interest and support of the community. The citizens of the St. Louis metropolitan region also deserve a first class history museum.

If the Missouri History Museum is not allowed to renovate and expand its facility in Forest Park, the Trustees and Subdistrict Commissioners would have to seriously consider the possibility of leaving Forest Park. The organization cannot afford to operate two separate public museums and a separate library and research center.

4. Please describe the findings from an investigation of any new or expanded land uses outside of the park per policy 3.1.6. Please submit supporting documentation.

The Missouri Historical Society has explored the option of building a museum outside of Forest Park. However, the Jefferson Memorial Building is a well known landmark and is closely identified with the Missouri History Museum. Forest Park with its variety of cultural institutions and other park activities, is a major tourist attraction and the combination of all cultural attractions complement one another, thus providing greater opportunities and experiences for the park visitor.

The institution has conducted an economic feasibility analysis on the operation of three separate major sites: two museums and the Library and Research Center. This analysis demonstrated that the institution can only afford to operate and staff two public sites. There are a number of redundancies inherent in two public museum facilities: staffing entrances during all open hours at both facilities, providing 24 hour security at two different sites with two different staffs; providing the required equipment at two different sites, etc.

Building a major museum elsewhere would require that the Missouri Historical Society consider either abandoning the Jefferson Memorial Building which has been the home of the Missouri History Museum for over 80 years or turning it into an auxiliary site with reduced hours and services. This historic landmark was built to house the Missouri Historical Society with proceeds from the 1904 World's Fair and stands as a monument to Thomas Jefferson's purchase of the Louisiana Territory. The Missouri Historical Society is committed to its location in Forest Park and seeks permission to renovate and expand the Jefferson Memorial Building upon land already under long term lease from the city of St. Louis.

SECTION FIVE: ECONOMIC VIABILITY

1. Please provide a cost estimate of the proposed development.

The renovation and expansion of the Jefferson Memorial Building has been estimated at approximately 24 million dollars. This figure includes the estimated construction costs of the renovation and expansion, the architectural and engineering fees, the costs of the capital campaign and the installation of the initial exhibitions in the renovated museum.

2. Please provide firm evidence of your financial ability to complete the project. Enclose supporting documentation.

The Missouri Historical Society has been working with fund raising counsel for several years on the renovation and expansion project. We are currently undertaking a feasibility study to assess the level of community support for the renovation and expansion of the Missouri History Museum. The initial feasibility study undertaken two years ago demonstrated considerable support for the institution and its need for greatly improved exhibition and programming space.

The Missouri Historical Society has assembled a team of dedicated professionals with extensive experience in fund raising, construction planning and museum operations. Over \$4 million has already been raised for the renovation and expansion of the Jefferson Memorial Building. In addition, the institution has been involved with discussions concerning possible short term financing options. If permission is received for the expansion of the museum, the Missouri Historical Society will be ready to move forward with a major capital campaign program.

SECTION SIX:**LEGAL CONSIDERATIONS**

1. In your opinion and in the context of your proposal dated January 1995 as submitted to the Executive Committee of the Forest Park Master Plan, what are your "rights under existing law, leases or agreements, if any" to expand, modify, replace, relocate, re-use, or remove the existing buildings, parking lots, roads, paths, recreation, or natural areas? (policy 3.1.2) Please attach supporting materials.

The historic Jefferson Memorial building, the underground structure and the adjacent Stupp Fountain and plaza are owned by the Missouri History Museum Subdistrict of the Metropolitan Zoological Park and Museum District. The Missouri History Museum occupies 4.5 acres under City Ordinance and the State of Missouri Charter. City Ordinance 61149 leased the Oval tract of land to the Missouri History Museum Subdistrict for an initial 50 year period beginning in December 1988 and running through December 2038. The Missouri Historical Society has the right to expand or modify the Jefferson Memorial Building providing that it is in compliance with "all applicable City, State and Federal Codes and pursuant to plans and specifications approved by the City's Board of Public Service and Division of Heritage and Urban Design, and subject to approval by or permit of any other City department or agency whose approval or permission may be required under the Saint Louis City Charter or Saint Louis City ordinance prior to the commencement of any such construction or work."

2. Please state in your opinion, your existing jurisdictional or site boundaries. Please attach supporting materials.

The Missouri History Museum occupies 4.5 acres under City Ordinance and the State of Missouri Charter. A ground lease was entered into between the City of St. Louis and the Missouri History Museum Subdistrict of the Metropolitan Zoological Park and Museum District of the City of St. Louis and the County of St. Louis. The initial lease term was for a 50 year period beginning in December 1988 and running through December 2038. The property is described in the lease as:

A more or less oval tract of land in Forest Park, immediately south of the intersection of DeBaliviere and Lindell Boulevards, the western half of which tract is bounded by the eastern curb line of Grand Drive and the eastern half of which tract is bounded by the western curb line of Washington Drive ...; subject to a Metropolitan Sewer District sewer easement and other easements or restrictions of record.

City Ordinance 61149 was passed by the Board of Aldermen on December 16, 1988 and signed by Mayor Schoemehl on December 19, 1988. At the same time, the City of St. Louis granted and conveyed title to the Jefferson Memorial Building, the underground structure constituting an extension of the Jefferson Memorial Building, the Stupp Memorial Fountain, fixtures, sewers, water and other utility lines, appurtenances, contained in and under the Jefferson Memorial, the Underground Structure and the fountain to the Missouri History Museum Subdistrict.

3. Please state the exact proposed boundaries of any expanded area and, if different, the final permanently defined boundaries to development.

The Missouri Historical Society is not seeking to expand beyond the boundaries already established in the long term lease approved in 1988.

DEPARTMENT OF PARKS, RECREATION & FORESTRY
CITY OF ST. LOUIS



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IN FOREST PARK

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August 30, 1995

I would like to take this opportunity to thank you for your recent presentation to the Forest Park Master Plan Executive Committee regarding future plans of your institution. Since your presentation, the Executive Committee has reviewed your proposals in detail and has determined that your plans generally meet the requirements outlined in the Goals and Policies.

Enclosed please find a list of concerns and questions that were generated regarding your proposal. Members of the Design Team will be contacting you in the near future to clarify these points. Your assistance in reviewing this information would be appreciated.

I would again like to thank you for your continued assistance and support in this important project.

If you have any questions, please contact me.

Sincerely,

Gary D. Bess, Co-Chairman
Forest Park Master Plan
Executive Committee

INSTITUTIONAL PROPOSAL HISTORY MUSEUM

Preliminary review - August 24, 1995

comments

1. PURPOSE

2. DEMONSTRABLE NEEDS

3. LAND USE

DEVELOPMENT

- GENERAL
- PERMANENT BOUNDARIES
- FACILITIES
- PROGRAMMING
- IMPACT ON SURROUNDING USES
- ALTERNATIVES

4. LANDSCAPE

- Commitment to surrounding improvements unclear

**5. ART, ARCHITECTURE,
AND INFRASTRUCTURE**

- Commitment to footprint of building unclear

**6. ACCESS, CIRCULATION,
AND PARKING**

*- Not assessed in detail, preliminary review concerns
- implications of the auditorium on generation of traffic*

7. ECONOMIC

- Not assessed

8. LEGAL

- Not assessed

9. NO NET LOSS OF OPEN SPACE

*- Not assessed
- exact size of building footprint needed for calc.*

10. GENERAL

- Need definition of long-term

FOREST PARK MASTER PLAN

S a I n t L o u I s

LONG TERM PLANNING SUMMARIES
for
FOREST PARK MUSEUMS AND CULTURAL INSTITUTIONS

SCIENCE CENTER

6 AUGUST 1995

Introduction

The Executive Committee for the Forest Park Master Plan has, to date, approved ten Design Principles, and a more detailed concept design for the passive open space system and the golf course. At this point in the design process, the project team is to develop detailed design recommendations. An essential aspect of this stage of the design process is to analyze the "Long Term Planning Summaries for Forest Park Museums and Cultural Institutions" dated January 1995 submitted to the Executive Committee. The Executive Committee will review the project teams' analysis, and approval or disapprove, in whole or in part, any one of the proposals, after review and comment by the Forest Park Master Plan Committee and the general public.

Review Process

The Executive Committee has agreed to the following decision-making process.

- Step One: Museums and Cultural Institutions complete enclosed questionnaire and have a work session with the Design Team. —
- Step Two: Design Team prepares analysis of proposals based upon approved work to date and in particular, the proposals' implications on the natural system, as well as the access, circulation and parking system.
- Step Three: Design Team discusses analysis with respective Museums and Cultural Institutions and makes any necessary modification.
- Step Four: Design Team presents analysis to Ex. Committee. Ex. Committee makes decision on each proposal and instructs design team to incorporate decision into the conceptual design.
- Step Five: Design Team presents conceptual design to Ex. Committee including the findings of the no-net-loss-of-open-space calculation. Ex. Committee reviews, agrees to, or modifies previous decision on the Museums and Cultural Institutions proposals.
- Step Six: Design team presents conceptual design, analysis of Museums and Cultural Institutions proposals, and Ex. Committee recommendations regarding the proposals to the Forest Park Master Plan Committee for review and comment.
- Step Seven: Design team presents conceptual design, analysis of Museums and Cultural Institutions proposals, and Ex. Committee recommendations regarding the proposals to the public for review and comment.
- Step Eight: Ex. Committee makes final draft decision on conceptual plan, and Museums and Cultural Institutions proposals.

Review Criteria

The Goals and Policies dated January 17, 1995 as approved by the Board of Alderman require any "expansion, modification, replacement, relocation, adaptive re-use, or removal of existing buildings, roads, parking lots, paths, recreation, or natural areas" to meet certain criteria outlined in policy 3.1.2. In addition, it is understood that any proposal will also meet all other goals and policies, and the ten design principles and conceptual design completed to date. It is the project teams role to prepare an analysis of the proposals based upon the criteria in 3.1.2, and all other goals and policies.

Purpose of Questionnaire

The purpose of this questionnaire is to collect any necessary outstanding information to prepare an analysis of your proposal and to confirm that we have correctly understood the information we have received to date. In addition to this questionnaire, we would like to tour your existing facility and discuss any aspect of your operations and future plans that you feel needs consideration in this analysis.

This questionnaire has six sections, each addressing an area important to the development of the project teams analysis:

Section One:	Executive Summary of Proposal
Section Two:	Existing Facility Analysis
Section Three:	Proposal: Purpose, Demonstrable Need, and Detailed Statement of Needs
Section Four:	Alternative Development Analysis
Section Five:	Economic Viability
Section Six:	Legal Considerations

Please note: This document and the contents herein together with the project team's analysis of each proposal will be made available to the public.

SECTION ONE:

EXECUTIVE SUMMARY

1. Please outline your proposal, its purpose, need and, legal and economic viability.

The enjoyment and use of Forest Park by the citizens and visitors of St. Louis will be enhanced by the following proposed improvements in and around the Forest Park building of the St. Louis Science Center:

- 1) *Expand underground (approx. 3,000 sq. ft.) the existing Medical Technology gallery – a very popular visitor area to which information and activities about current medical advances and research must be added;*
- 2) *Improve the existing adjacent parking lot to the Forest Park building and the entry drive to that lot. This action can reduce and/or eliminate on-street parking on Clayton Road and other park streets, comply with the concept of no-net-loss-of-open-space within the park, improve landscaping, improve pedestrian and visitor safety, and increase general security to accommodate 400,000 visitors who have been entering the Science Center annually through its Forest Park building; and*
- 3) *Improve the serviceability of the landmark Forest Park building through continual maintenance and upgrading of building systems and operations.*

These improvements are consistent with the principles of stewardship, partnership and shared responsibility urged in the Vision and Goals for the future of Forest Park.

While items #1 and #3 are within the boundaries of the property leased to the Science Center, any proposed parking lot expansion and entry relocation will require a new agreement with City/Park authorities.

These improvements can be undertaken within the next 5-7 years and preliminarily are estimated to cost \$2+ million - an expense to be borne by the Science Center. The Science Center has a very good history of financial and social responsibility. It is prepared to undertake the expenses of the improvements, anticipating utilization of existing financial reserves and/or donated funds yet to be raised.

SECTION TWO: EXISTING FACILITIES ANALYSIS

Please provide the following information for all your facilities.

Forest Park Facility:

Name/address

ST. LOUIS SCIENCE CENTER in Forest Park, St. Louis, MO 63110

Facility Use/Description

Science Center

Gross Area (sq. ft.) **30,156**

Net Area (sq. ft.) **27,140**

Mechanical System Heating (BTU) **3.2 million BTU** Cooling (Ton) **160 ton**

Electrical System Capacity (BTU) **4000 Amp 230 V 3 ø**

Plumbing System (CFM) **4" water service line, 6" sanitary sewer line, 10" combination sanitary/storm line to MSD**

Primary System

Foundations

Substructure

Superstructure

Exterior Closure

Roofing

Are there any known structural or service problems in the existing facility? Please describe any improvements together with cost you propose to make to the existing facility.

Storm water drainage problems are causing water infiltration and are damaging the structure. We propose a new drainage system (\$42,000) and repair structural water damage (\$25,000).

Other Facility:

Name/address

Medical Technology Gallery

Facility Use/Description

Public Education

Gross Area (sq. ft.) 2,880

Net Area (sq. ft.) 2,736

Mechanical System Heating (BTU) 235 MBH Cooling (Ton) 10 ton

Electrical System Capacity (BTU) 225 Amp 120/208 3 ø 4 wire

Plumbing System (CFM) none

Primary System

Foundations

Substructure

Superstructure

Exterior Closure

Roofing

Are there any known structural or service problems in the existing facility? Please describe any improvements together with cost you propose to make to the existing facility.

Chilled water circulation inadequate for load. Propose new chilled water pump and booster pump for AC-10 (Med. Tech.). Need floor drains to sanitary sewer. \$25,000 for pumps and sanitary sewer and pump (in addition to expansion).

SECTION THREE: PROPOSAL: PURPOSE, DEMONSTRABLE NEED & DETAILED STATEMENT OF NEEDS

NOTE: This section refers only to the facility within Forest Park

1. Please clearly state the purpose of your "expansion, modification, replacement, relocation, adaptive re-use, or removal of existing buildings, roads, parking lots, paths, recreation, or natural areas."

The Science Center is very supportive of the Vision and Goals of the Forest Park Master Plan and, specifically, its principles of stewardship, partnership and shared responsibility. The improvements which we propose are in recognition of how to improve service to the needs of St. Louis citizens and visitors who come to Forest Park and the Science Center and in accordance to the Management and Implementation Policies (3.1.2 and 3.1.4 – in particular).

The Science Center was established to serve the public as an informal science education institution. Therefore, all its efforts are designed to make science and technology education more accessible to the public. Its facilities are partially located within the confines of Forest Park and partially located immediately adjacent to it as a result of public discussion and office approval by the City of St. Louis in 1983 – recognizing the public responsibilities and services expected of a governmental agency created and supported by citizen votes and taxes.

Three items encompass the proposed improvements in and about the Science Center's Forest Park building:

- (1) expansion of an underground exhibition gallery;*
- (2) improvement of the existing adjacent parking lot and entry drive; and*
- (3) upgrading of the building's serviceability and appearance.*

These improvements will permit the Science Center to continue to be an effective steward in fulfilling its publicly-approved mission as well as to be an effective participant-partner in the achievement of the Forest Park Master Plan Goals and Policies. To propose any less would be irresponsible of the Science Center's Board of Commissioners and staff.

1) Expansion of the underground exhibition gallery fulfills the purpose of increasing the Science Center's capability to interpret rapidly changing medical technology and practices.

2) Improvement of the area of the existing adjacent parking lot, entry drive and streets will better accommodate the 400,000 visitors who chose to enter the Science Center

annually through its Forest Park building through the multiple purposes of:

- . reducing and/or eliminating the need for Science Center visitors to park on Clayton Road and Faulkner Drive;*
- . complying with the concept of no-net-loss-of-open-space within the park;*
- . improving pedestrian and visitor safety; and*
- . increasing park security and services.*

3) Upgrading of the building's serviceability and appearance fulfills the purpose of maintaining the landmark structure at a high quality level consistent with the goals of both the Science Center and Forest Park Master Plan.

2. Please provide demonstrable need for your "expansion, modification, replacement, relocation, adaptive re-use, or removal of existing buildings, roads, parking lots, paths, recreation, or natural areas".

Expansion of underground gallery – The existing gallery of 2291 square feet was constructed in 1991-1992 as part of the 1987 Master of the Science Center as approved by the City of St. Louis. The gallery's topic of Medical Technology has proven to be very popular; overcrowding by visitors occurs about 150 days a year. The gallery is also not large enough for the presentation of emerging technologies and practices about which the public wishes to learn more and which medical advisory team members recommend should be accomplished.

Improvement of the area of the existing adjacent parking lot, entry drive and streets – The primary reason for proposing the alteration from the present situation is to respond to safety and security problems while maintaining current parking capabilities for the 400,000 visitors who are accessing the Science Center from Forest Park.

1) The intersection at Clayton Road and Faulkner Drive is dangerous. It is situated just below the crest of a hill to the west on Clayton Road which does not have any stop signs to slow thru traffic. There are bad "sight lines" for drivers in an intersection which is poorly designed for the high number of vehicles that pass through it from all directions. The result has been a continual series of vehicle accidents – sometimes two serious incidents a month. The problem is compounded by the presence of the crossing for the park's bicycle/jogging path only 100 feet to the east.

2) The combination of on-street parking, too few sidewalks and no

marked pedestrian crosswalks is dangerous. Vehicles are parked along Clayton and Faulkner when the 104-vehicle lot (by the Forest Park building) and entry drive are filled. On Saturday August 4, 1995 at 3:30 p.m. 205 vehicles were parked along Clayton Road and Faulkner Drive within 1200 feet of the intersection. As there are only four pedestrian sidewalks along the eight sides of the intersection roadways, people were walking substantial distances in the streets to travel to and from the Forest Park building. Nearly all of them found it difficult to walk through the intersection area as there are no marked crosswalks or stop signs to slow continuous traffic on Clayton Road.

3) The proximity of the neighboring archery range to the Forest Park building and its adjacent parking lot in combination with the inadequate safety precautions/barriers is dangerous. The range does not have any meaningful, substantial barriers around the range (there are a couple of small warning signs facing Clayton Road). This situation is compounded by the lack of sidewalks between the archery range and Clayton Road. Several groups of visitors with small children make "short cuts" to the Forest Park building in front, around and behind the archery targets. Archers usually are observed utilizing the range targets immediately adjacent to the parking lot and the Forest Park building instead of the targets on the far west side of the range. There is only a single cable about two feet off the ground that serves as a barrier to separate the range from the parking lot.

4) Personal safety and prevention of vehicle vandalism/theft are difficult to insure. While the Science Center security staff attempts (in cooperation with St. Louis City Police, Park Police and other park institutional security personnel) to patrol and monitor the surrounding streets, vehicle and personal crimes do occur at a much high rate when vehicles are parked at farther distances from the Forest Park building which has an external security camera monitoring the parking lot. Criminals are further undeterred by the lack of barriers/fences and by the inadequate lighting during evening hours.

5) The condition of the streets' and parking lot's surfaces, curbs and storm sewers are in deteriorating condition. While the Science Center did make improvements in 1985 and 1992 to the parking lot (resurfacing, marking of four handicapped spaces, improving vehicle turning radius capabilities and adding sidewalk surfaces), the entire immediate neighborhood system must be repaired to eliminate chuckholes, broken curbs and damaged storm sewers.

6) The current number of 315 vehicle parking spaces available for 400,000 annual Science Center visitors entering through its Forest Park building must be maintained while correcting the other poor conditions listed above. As stated in condition #2 above, 309 vehicles were parked within 1200 feet of the Science Center on August 4, 1995 - a typical peak visitation day of 7,000. This parking situation has been repeated a minimum of 100 days annually since 1986. (It should be noted that the Science Center-Merchants' Exchange's 560 vehicle fee-paying parking lots and 100 on-street parking spaces within 1200 feet of the Main Building on Oakland Avenue were fully occupied at the same time on August 4). In 1991, the architect for the new Science Center, E. Verner Johnson, estimated that there was a total need of 900 vehicle parking spaces to be able to handle peak visit days (85% of visitors arriving by private auto, 2.5 persons per car, 2.5-hour average visit). Also in 1991, traffic consultants NC Roden & Associates estimated (using similar modeling factors as Johnson) a need of up to 1,115 total visitor car parking spaces - in and out of Forest Park - for peak Science Center visitation days.

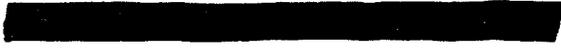
Upgrading of the building's serviceability and appearance. The early 1960's landmark structure continues to "show" its older age through the growing maintenance of its major components - including sewer and storm drains which have failed or are failing. The unique roof system has been a continual problem. The 7-year old external Science Park and Dinosaur Park must be revitalized. Surrounding landscaping (although improved by the Science Center at its own expense in 1985 and 1992) needs to be freshened and maintained more consistently if the building and its site is to be a focal point of the envisioned design of the southeast corner of the park.

Other parking facts/factors.

1) Only the lots around the Main Building have a parking charge - \$3.00 per vehicle; members, business visitors, school busses park free. Annual gross revenue in 1995 projected at \$301,000.

2) In 1994 there were 1,313,051 visitors; there were 137 days in which there were 4,000 or more visitors - 94 days when 5,000 or more visitors - 14 days when 7,500 or more visitors; in July there were 26 days when 5,000 or more visitors - in August there were 16 days when 5,000 or more visitors.

3) not counting school groups, rentals, etc, the Forest Park entrance counted 389,450 general public visitors in 1994 or 30% of the total attendance.



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3. Please describe your proposal in detail including the development time line, any expected programming changes and parking requirements. Enclose any documentation, drawings or renderings to illustrate the proposal. Describe any existing or proposed development outside the park that supports or influences your proposal.

Expansion of underground gallery. *The proposal is to build a 3,000 sq. ft (38 x 79) underground addition to the medical technology gallery – to the east of that existing gallery. There is no completed plan - the proposal is still at a conceptual level. A detailed plan may be established by mid-1996, pending planning activities spearheaded by the new Science Center President. The concept does suggest that the expansion will permit absorption of the current over-demand in the existing gallery without requiring or affecting the Forest Park building's parking requirements. The expansion will be located within the existing boundaries of leased ground from the City of St. Louis. After construction, it is anticipated that there will be no-net-loss-of-open space and improved landscaping without impacting other amenities/activities in the park. (See attachment 3.1)*

Improvement of the area of the existing adjacent parking lot, entry drive and streets. *Because of the Forest Park Master Plan process which has been underway since 1993, the Science Center has held back from doing any specific planning or developing a timeline. The Science Center staff has continued to document the steady influx of 400,000 visitors annually through its Forest Park building and to strive as effectively as possible to insure the safety and security of the visitors until a new plan for the area can be adopted in partnership with the City and other interested parties. However, the Science Center is prepared to move forward to implement an adopted plan for the area as soon as possible.*

Since late 1993 the Science Center has emphasized the parking lot proposal outlined in the Kelly-Varnell plan which detailed the following: relocation of the entry drive to share an intersection with the AAA Club; relocation of the archery range to an undetermined new location away from the Science Center's Forest Park building; construction of an expanding, landscaped parking lot for 270 cars and 11 buses; elimination of Faulkner Drive; unknown reduction (?) of on-street parking on Clayton Road. (See attachment 3.2)

However, the Kelly-Varnell plan is, in fact, only an illustration of a potential solution to the key issues for the Science Center: How to maintain 315 parking spaces within 1200 feet of the Forest Park building in combination with the goals of improved security and safety, no-net-loss-of-open-space, and other policies/design principles in order to provide continuing service to 400,000 annual visitors. The Science Center is very supportive of the exploration of alternative concepts to meet the needs which have been outlined in this

questionnaire.

Interesting ideas concerning this area have been suggested to the Science Center and are as follows:

– creation of a paid parking lot controlled and operated by the Science Center. This idea has considerable merit, particularly if the lot is permitted to collect higher fees than the other Science Center lots located outside the park. It is thought that the higher fees will discourage heavy usage of the Forest Park lot.

– improve the intersection of Clayton Road/Faulkner Drive and the entry drive. By improving the design and structure of Faulkner Drive and the entry drive, the dramatic presentation of the Forest Park building will be maintained and possibly enhanced. Placing stop signs on Clayton Road and moving the bicycle/jogging path crossing further away from the intersection will be improvements for safety.

– improve parking lot barriers/separation from archery range as well as better nighttime lighting. The Science Center reacts favorably to these ideas. While security fencing is unlikely within the Master Plan guidelines, there is little doubt that such barriers do help greatly to deter vandalism and personal crime within parking lots.

Upgrading of the building's serviceability and appearance. This improvement - similar to the other two improvements - is still in a conceptual stage with few details. Most ideas in connection with this improvement are intended to replace or repair an existing structure or system (which is likely largely hidden from view, i.e., sewers, drains, roof substructures). The landscaping concepts as well as the improvements for Science Park and Dinosaur Park are waiting for the Forest Park Master Plan adoption before any in-depth planning will begin. The Science Center is anticipating that some of the "behind-the-scenes" work must take place very soon and will continue until perhaps 1999 – depending upon available funds and institutional priorities awaiting the completion of strategic planning within the next twelve months.

4. Please describe the exact final and permanent boundaries of any expanded open or enclosed area. Please clearly show any required dedicated parking area and the areas which you will maintain.

As we have not developed any specific plans to this date, the Science Center cannot describe any exact and permanent boundaries in relationship to the improvement proposals (except those boundaries which are already established in the lease agreement with the City). The Science Center is prepared to patrol and maintain those areas which are defined within new exact, permanent boundaries to which it agrees in partnership with Forest Park authorities.

5. Please describe the quantitative limits of any future enclosed expansion within the above mentioned final and permanent boundaries.

This question is impossible to answer until the final and permanent boundaries are determined.

6. **Detailed Statement of Needs**

a. **Space Requirements (*Forest Park facility*)**

	Actual 1995	Year 2000*	Long-Term*
Exhibit Area	32,000 s.f.	35,000 s.f.	35,000 s.f.
Service Area	11,500 s.f.	11,500 s.f.	11,500 s.f.
Administrative Area	1,500 s.f.	1,500 s.f.	1,500 s.f.
Visitor Service Area	290 s.f.	290 s.f.	290 s.f.
Outdoor Area	22,000 s.f.	22,000 s.f.	22,000 s.f.
Other (specify)			
Total	67,290 s.f.	70,290 s.f.	70,290 s.f.

*The most important information each institution can provide is the alteration in daily visitation resulting from the proposed site modifications.

The Science Center does not anticipate that the site modifications will either reduce or increase daily visitation.

Please specify any special space needs that might have an effect on planning adjacent park areas or your facility.

There is potential that improvements to the parking lot, Science Park, Dinosaur Park, landscaping (and the underground gallery on a temporary basis) will impact adjacent areas including the archery range and open spaces in close proximity to the Forest Park building.

b. Employment Statistics

	Actual 1995	Year 2004	Long-Term
Full-time Staff	99	104	undetermined
Part-Time Staff	78	82	"
Seasonal Staff (specify months)	20 (May-Aug.)	22	"
Special Events	12	15	"

Please specify any special needs for your employees and in particular, your views on remote parking with shuttles for your employees.

Our special needs include a need for improved security. Staff, both paid and volunteer, continue to be concerned about the security measures being taken to insure the safety of both parked automobiles and individual personal security for those who use the Forest Park facility. This concern increases in the winter months when darkness begins early in the evening hours.

Ideally, parking would be close to the facility to insure efficient access and timeliness when arriving for and departing from work. Shuttle service which would insure efficient access and timeliness may be a good alternative assuming that the needs of staff are addressed.

c. **Visitor Statistics (For entire Science Center – Main Building and Forest Park)**

	Goal 1995	Year 2004	Long-Term
Annual (Total 1994)	1.313 Million	±1.45 Million	not determined
Monthly Average	109,410	114,000	“
Monthly Peak	196,610 (July)	210,000	“
Monthly Low	58,260 (January)	60,000	“
Daily Peak	11,510 (mid-July)	11,500	“
Hourly Peak	3,100 @ 1-2 p.m. (mid-July)	3,200	“
Special Events	550 (average)	550 (average)	“

Please specify any special needs for your visitors and in particular, your views on remote parking with shuttles for your visitors.

Extended families with elderly and young children (ambulatory challenges in both age extremes, with wheelchairs and strollers). With this in mind, visitors want convenience and proximity with regard to shuttles.

Our previous direct experiences with shuttles along Oakland Avenue in 1991 and 1992 showed that visitors were reluctant to use them - even at overflow lots. We are uncertain what will alter that attitude.

Please provide existing operational plans for special events as they relate to any park planning considerations.

See excerpt from the Science Center's 5-year and long-range planning document: Attachment 3.6c

d. Access, Circulation & Parking (Forest Park only)

Please Note: Given previous traffic studies by the museums and cultural institutions and the interviews conducted by the design team's traffic engineer, information is in place to calculate existing access and parking space requirements in a consistent manner.

Therefore, the most important information each institution can provide is the alteration in daily visitation resulting from the proposed site modifications.

	Actual 1995	Year 2004	Long-Term
No. Parking Spaces (Within 1200 ft)	315	315	315
I) Off-street	104	not determined	not determined
ii) On-Street	211	"	"
No. of Tour & School buses	6	"	"
No. of visitors by transit	unknown	"	"
No. of employees by transit	35	"	"

Special event needs

Please specify any special access, parking or circulation requirements. Specify any important locations for drop-off at your facility.

A large portion of the Science Center's visitors are made up of school groups and tour groups. This requires the ability to drop off passengers, maneuver a large vehicle and pick up passengers. The Science Center has a conceptual idea to have a group entrance to improve drop-off (not at the Forest Park, but at the Main Building on Oakland Avenue). The specific plan and schedule for such an idea will be considered during the next 12 months.

Do you have any plans or desires to convert any of your dedicated parking to a fee generating lot?

Parking intended to serve the Forest Park building as well as the stables, athletic fields, etc. is currently free. The Science Center is willing to explore operating an improved parking lot having parking fees. This scenario may encourage motorists to seek parking at the Oakland entrance or at shared free lots with the park.

Please describe your views on the provision of structured or underground parking on existing lots under your jurisdiction, and on structured or underground parking in general in the park.

Because of the River Des Peres underlying the property, a parking garage structure is impossible on the current Main Building lot. There is potential for parking structures on the Merchants Exchange property and the Auxiliary Lot at the Berthold and East Road. The concept could be adopted if it were judged economically feasible within the financial resources of the Science Center.

The Science Center does not consider building an above ground parking structure in Forest Park in proximity to its Forest Park building a viable or valuable idea – both in terms of economics and aesthetics. We have not considered underground parking because of the potential expense associated with such a structure.

Please describe any parking fee structure that applies to any parking lot under your jurisdiction. Who receives the revenue from the parking lot? What are the operational and maintenance costs of the parking lot? Who determines the fee structure? On what basis is the fee structure determined? Do you expect the rates to be increase in the near future?

With the exception of the Forest Park parking lot, parking lots under the jurisdiction of the Science Center are operated under a fee structure of \$3.00 for all day parking. School buses park free. The hours are generally from 9:30 a.m. to 4:00 p.m. Sunday-Thursday and 9:30 a.m. until 7:00 p.m. Fridays and Saturdays. The Science Center considers the parking fee as part of its earned revenue and subsequently pays the City of St. Louis a tax on that revenue. The operational and maintenance costs to operate Science Center lots for 1994 were approximately \$50,000.

Please describe your views on the importance of the park wide Shuttlebug, and MetroLink to your facility. \

The Science Center anticipates that a park-wide Shuttlebug would be beneficial to achieving the goals and objectives of the Forest Park Master Plan.

The Science Center is actively supporting the creation of a MetroLink route along 64/40 as it will give many visitors (local and out-of-town) greater convenience and access to the Science Center and to the Park without having to use private vehicles or taxis.

Please describe your views on the use of remote parking lots for employees and/or visitors if they are served by the Shuttlebug.

Given the location of the nearest remote parking facilities in Forest Park, it has been the Science Center's experience that it could only serve in a minimal way Science Center employees and/or visitors. The Science Center has and will continue to encourage employees and visitors to make use of the Shuttlebug.

Would you support a year-round Shuttlebug system? Describe any important Shuttlebug routing issues as they relate to your facility.

Philosophically, yes. However, substantial amounts of committed resources would be needed to subsidize. At present, the only issue is that persons have to walk to the intersection of Clayton and Faulkner to catch the Shuttlebug. We suggest that the Shuttlebug should come into the parking lot to pick up and discharge passengers.

Do you have any current or proposed policies to encourage employees to use transit on their daily commute?

The Science Center has no policies directing employees to use transit. However, a sizable amount of the Science Center's staff does use the public transportation system currently.

- e. Specify any other detailed design park-wide improvement and/or site considerations that are important to the success of your facility, including specific hourly, daily or locational parking restrictions in the vicinity of your institution.

The Science Center supports development of a loop road shifting automobile traffic to the edge of the Park wherever possible. Improvement of drainage including the option of expanding and connecting the existing lakes, restoration of the planting and landscaping is also important.

Additionally, the Science Center supports the conversion of redundant roadways to pedestrian and bike paths restoring the historical appearance and structures. The Science Center supports improvement of hazardous pedestrian access created by vehicular traffic parking along Clayton Road. Safety and security improvements can be achieved by concentrating automobiles in one location. With this concentration of automobiles in one location and the elimination of incompatible and unsafe uses (archery field next to parking facility without a buffer) the services provided for the visiting public in Forest Park can be enhanced.

SECTION FOUR:

ALTERNATIVE DEVELOPMENT ANALYSIS

1. Given your investigation of existing facilities for your institution, please describe how you can increase efficiency of space utilization in order to avoid unnecessary expansion in the park per policy 3.1.4. Please submit supporting documentation.

The Science Center has generally sought to look outside Forest Park or south of Oakland Avenue with any expansion views it might have. It has recently acquired the Merchants Exchange property on Oakland Avenue in anticipation of future expansion.

With regard to expanding exhibit space in Forest Park, underground expansion is perhaps the only option available while observing park policies 3.1.2 and 3.1.4. There is a continued demand for access through the Forest Park entrance by citizens of St. Louis. 400,000 visitors access the Science Center through the Forest Park entrance on an annual basis. This necessitates the improvement of services for the visiting public in Forest Park.

2. If your institution reduced its proposed level of development in the park per policy 3.1.2, please describe the implications. Please submit supporting documentation.

The Science Center feels that its proposed improvements are in full compliance with policy 3.1.2.

If the underground expansion were reduced, it might force the Science Center to reconfigure its entire complex at a higher, undetermined cost. However, because the expansion is only 3,000 sq. ft., there may not be a viable or cost effective reduction.

As the proposal for improvement for the area for the existing parking lot, entry drive and streets has many different components, it is relatively impossible to comment on a reduction unless a specific idea was formulated. If the reduction entailed the reduction of the number of visitors vehicles with 1200 ft of the Forest park building, we anticipate that we might be faced with unsuccessfully resolving visitors' frustrations in being denied safe access to our facility. Certainly we would attempt to find a solution as yet undetermined.

The Science Center cannot perceive that a reduction in the proposal to upgrade the serviceability and appearance in the Forest Park building is practical or possible in the long term. There is no other choice except to upgrade/maintain.

3. Please describe the findings from an investigation of no development in the park per policy 3.1.2. Please submit supporting documentation.

The difference between “no” development and “reduced” development for the improvements proposed by the Science Center seems negligible at this time. We feel there is no alternative but to make at least some improvement as stated in the previous question’s answer.

4. Please describe the findings from an investigation of any new or expanded land uses outside of the park per policy 3.1.6. Please submit supporting documentation.

The Science Center acquired the Merchants Exchange property on Oakland Avenue as a specific site on which to expand its services in fulfillment of its mission in the future. No timeline has been set for specific plans for that property’s eventual development. The use of the Arena property has some prospects for impacting the Science Center and its visitors; however, that is only an opinion without the support of any substantial investigation. The greatest potential may be the routing of MetroLink along 64/40 in providing improved access of visitors to the Science Center.

SECTION FIVE: ECONOMIC VIABILITY

1. Please provide a cost estimate of the proposed development.

The Gallery Expansion is estimated to be a \$.5 million. An estimate was created in 1994 for the improvements for the parking lot, etc. using the Kelly-Varnell concept (see attachment 5.1); the cost was projected at \$1.05 M plus \$.25M for contingencies not yet outlined by the Forest Park planning process. The upgrading of the Forest Park structure is estimated to range from \$.25M to \$1M. These estimates obviously do not include variations that may be developed for improvement of the parking lot, entry way, etc.

2. Please provide firm evidence of your financial ability to complete the project. Enclose supporting documentation.

See Attachment 5.2

The Science Center believes that it has the financial ability to complete the proposed project.

There are two reasons for this. The first is management style. Essentially the same staff is in place now that was responsible for completing the new facility in 1991. That project with a total cost of \$34 million was remarkable in that it was on target from both a financial and timing standpoint.

In addition, the financial base of the Science Center is sound. The attached balance sheet which was presented at the Metropolitan Zoological Park and Museum District annual budget meeting earlier this year shows a \$6.2 million cash position at the end of 1994. Available funds could be used for both operational and capital purposes. Integral to this cash position is a strong institutional performance. This is reflected in the excess of current assets over current liabilities that has occurred or is projected to occur. Since 1993 current assets have exceeded current liabilities each year by a significant amount. Summary data is shown below.

<i>(In Thousands)</i>	<i>1996 Est.</i>	<i>1995 Budget</i>	<i>1994 Actual</i>	<i>1993 Actual</i>
<i>Current Assets</i>	<i>\$6.8</i>	<i>\$7.1</i>	<i>\$7.5</i>	<i>\$7.4</i>
<i>Current Liabilities</i>	<i>2.0</i>	<i>1.9</i>	<i>1.9</i>	<i>1.9</i>
<i>Excess Current Assets over Current Liabilities</i>	<i>4.8</i>	<i>5.2</i>	<i>5.6</i>	<i>5.5</i>

The Science Center has a commitment to improving the visitor experience. The

approval of this proposal will be a major step in accomplishing this goal.

SECTION SIX:

LEGAL CONSIDERATIONS

1. In your opinion and in the context of your proposal dated January 1995 as submitted to the Executive Committee of the Forest Park Master Plan, what are your "rights under existing law, leases or agreements, if any" to expand, modify, replace, relocate, re-use, or remove the existing buildings, parking lots, roads, paths, recreation, or natural areas? (policy 3.1.2) Please attach supporting materials.

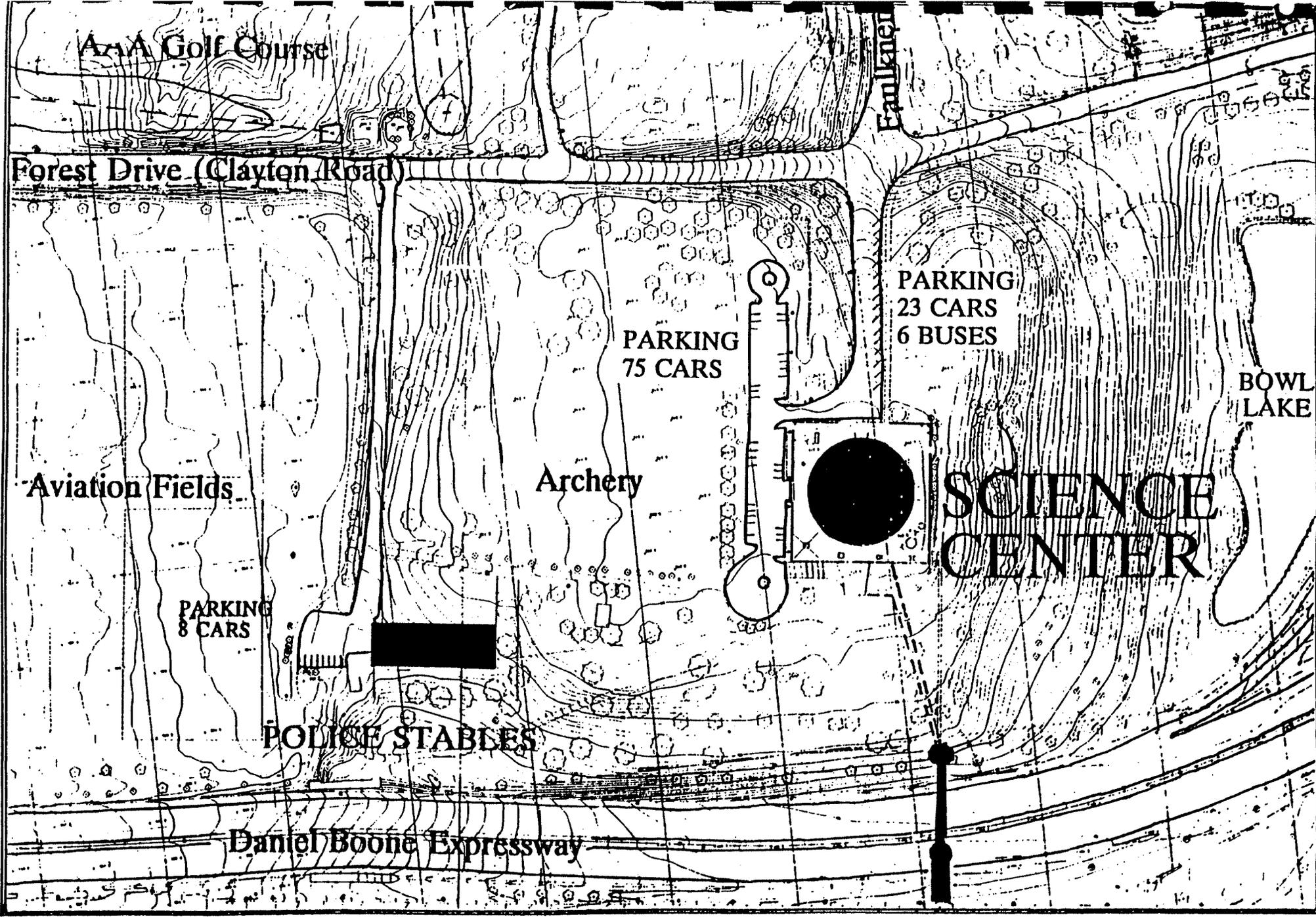
See Attachments 6.1(a) and 6.1(b)

2. Please state in your opinion, your existing jurisdictional or site boundaries. Please attach supporting materials.

See Attachment 6.2

3. Please state the exact proposed boundaries of any expanded area and, if different, the final permanently defined boundaries to development.

Aside from the improvement of the existing parking lot which is under the jurisdiction and governance of the City of St. Louis, there would not be any significant change in the permanently defined boundaries of any proposed development. As there are no specific solutions outlined for achieving the desired improvements at this date, it is impossible to forecast what the exact boundaries might be.



3

prepared for:
FOREST PARK FOREVER
 5395 GRAND AVENUE IN FOREST PARK
 ST. LOUIS, MO 63112
 314-367-7275

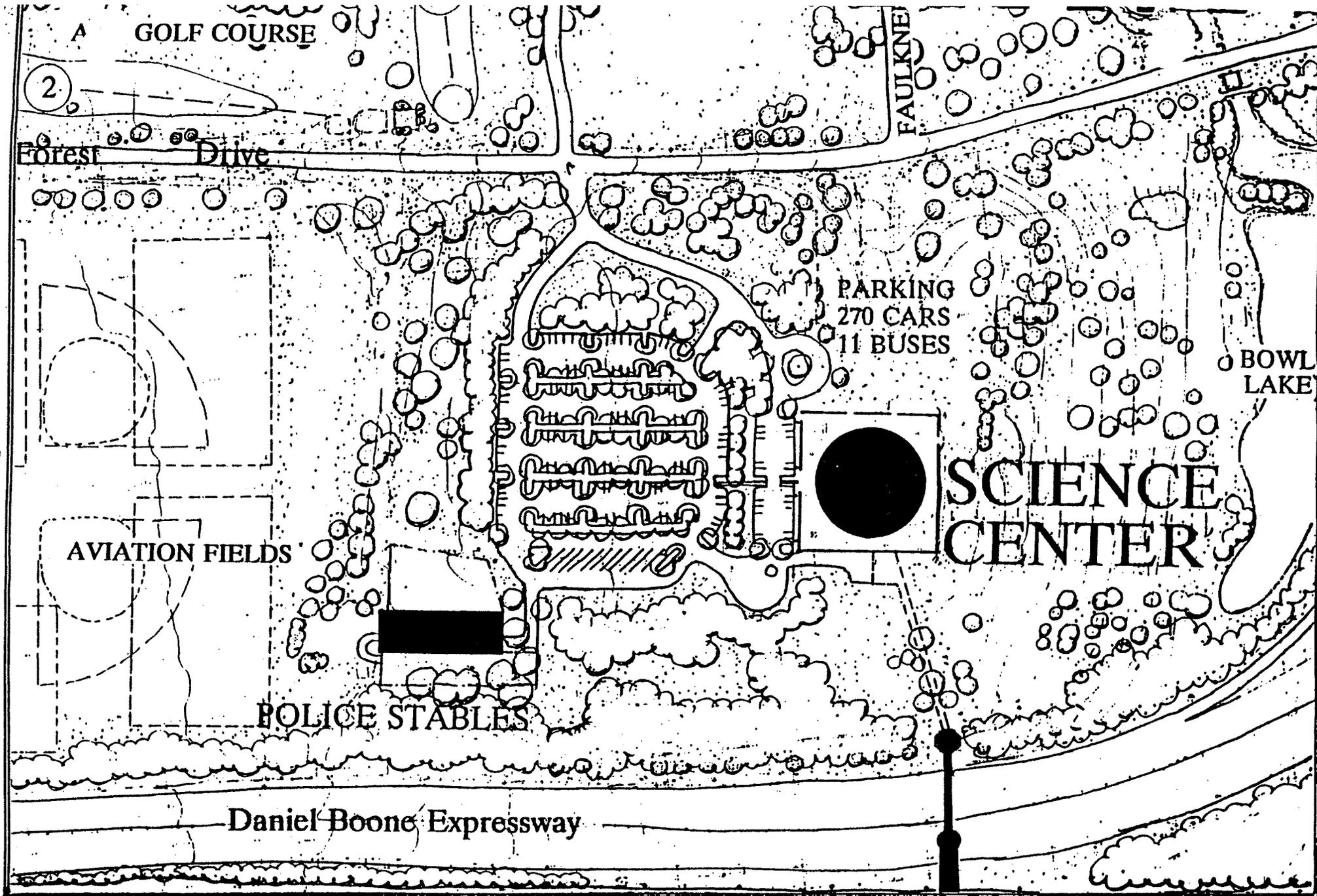
PARKING
 ON STREET None
 OFF STREET 98
 BUSES 6
 September 17, 1993

FOREST PARK
 ST. LOUIS, MISSOURI
 200'

PLATE #26
SCIENCE CENTER
 EXISTING



BRUCE KELLY/DAVID VARNELL
 LANDSCAPE ARCHITECTS
 330 BROADWAY 11TH FLOOR
 NEW YORK, NY 10013
 212-



prepared for:
FOREST PARK FOREVER
 5595 GRAND DRIVE IN FOREST PARK
 ST. LOUIS, MO 63112
 314-367-7275

PARKING
 ON STREET None
 OFF STREET 270
 BUSES 11
 September 17, 1993

FOREST PARK
 ST. LOUIS, MISSOURI

0 200'

PLATE #27
SCIENCE CENTER
PROPOSED



BRUCE KELLY/DAVID VARNELL
LANDSCAPE ARCHITECTS
 530 BROADWAY 11TH FLOOR
 NEW YORK, NEW YORK 10012
 212-941-8440

III. Forest Park Facility and Program

Strategic Goal: In order to bring the Forest Park experience in line with the Science Center in general, (a memorable, fun, learning experience), we will undertake a complete renovation of the Forest Park Building and coherent recreation of the programs it supports. The emphasis will be on astronomy/space sciences, but not to the exclusion of the other galleries and facilities.

A. Compelling Reasons

1. Important part of SLSC's identity
2. Visitor Services need upgrading
3. Structural improvements to meet safety and health standards
4. Underutilized building and outdated projector/equipment
5. Astronomy/Space Science not "on par" with SLSC topics
6. Opportunity for multi-sensory themed experiences
7. Opportunity for new national model for a planetarium
8. Astronomy/space science provides vital information and context for the future

B. Description of Goal

1. **Vision.** The vision for the Forest Park Building is to create a total visitor experience. People can begin a long-term exploration of astronomy and space science. Astronomy is a science you must investigate with your mind because your hands, ears, -- everyday senses -- cannot grasp its magnitude and diversity. The visitor experience must transform the conceptual, vast, and distant into the sensory, immediate, and personal. Space science is applied science -- physics, mathematics, and technology -- the tools humans use to make the impossible, possible.

Science Park is our unique, exterior gallery. It offers opportunities for distinctive, attractive, physical science and mathematics experiences. To preserve and improve Science Park, time and resources need to be allocated.

Medical Technology Gallery needs expansion.

Dinosaur Park must be integral to exhibit program.

Improvements of the lobby, lighting, gift shop and visitor comfort factors must be accomplished to better serve our visitors.

Exterior veranda walk that rings the main floor should be enclosed to create additional square footage for an improved memorable exhibit and program

2. **Program Characteristics.** With our primary goal to match the experience in the main Science Center building, the standards that direct the development of all programming and facilities in the institution also apply to Forest Park. The program characteristics described in the Quality Visitor Learning Environments and School Connections goals will apply to the projects addressed in this goal. In addition, we anticipate the Forest Park building to host a greater share of visitors in balance with the Main Building.

(13)

ESTIMATOR: JERRY JACOBSMEYER	J.S. ALBERICI CONSTRUCTION COMPANY	REPORT RUN: 25-Apr-94
ESTIMATE NO: 94-111		09:20:51 AM
ESTIMATE NAME: ST. LOUIS SCIENCE CENTER - PROPOSED PLANTARIUM BUILDING PARKING LOT	SUMMARY SHEET	BID DUE: 4-25-94 @ 4:00 PM
	\$1,058,243	SF 170,100

ID.	SPEC.	DESCRIPTION:	QUANT.	INCL. WITH:	LABOR	IT&F	MATERIAL	EQUIP.	SUBS.	TOTAL	COMMENTS	COST PER S.F.
1		LANDSCAPE ARCHITECTURE DESIGN	1 LS				16,000			16,000		0.09
2		PAVEMENTS & STORM DRAINAGE DESIGN	1 LS				28,000			28,000		0.16
3		SOILS INVESTIGATION	1 LS				10,000			10,000		0.06
4		REMOVE TREES, GRUB ROOTS	46 EA		9,620	5,680	4,650	7,300	5,330	32,580		0.19
5		TOPSOIL - STRIP & STOCKPILE	2,500 CY		4,740	2,800		5,400	3,240	16,180		0.10
6		EARTHWORK - CUT & FILL	3,500 CY		4,700	2,770		6,750	2,850	17,070		0.10
7		EROSION CONTROL - SILT FENCE	1,600 LF		2,710	1,590	2,000			6,300		0.04
8		STORM SEWERS - 18 STRUCTURES, PIPE	2,400 LF		63,190	36,030	112,460	37,990	3,280	252,950		1.49
9		ELECTRICAL POLES w/LIGHTS	15 EA						49,125	49,125	SACHS	0.29
10		CONCRETE CURBS	8,600 LF						103,200	103,200		0.61
11		CONCRETE SIDEWALKS	10,000 SF						25,000	25,000		0.15
12		SHAPE EARTH SUBGRADES	148,500 SF		11,880	7,000		9,000		27,880		0.16
13		ASPHALT PAVING	18,900 SY						181,530	181,530	MAPLEWOOD	1.07
14		PAVEMENT STRIPING - 281 STALLS	11 LS						1,168	1,168	PARKMARK	0.01
15		SIGNS	24 EA						4,500	4,500		0.03
16		REMOVE EXISTING PKG LOT PAVEMENTS	3,600 SY		2,060	1,220	8,160	1,700	9,180	22,320		0.13
17		TOPSOIL FILL @ REMOVED PAVEMENTS	1,500 CY		3,270	1,930		3,000	5,400	13,600		0.08
18		NEW CURB ON FOREST DRIVE	200 LF						3,200	3,200		0.02
19		SEEDING	6 ACRES						10,200	10,200		0.06
20		LANDSCAPING - NEW TREES & SHRUBS	1 LS							0	(SAY DONATED)	0.00
21		CONTINGENCY (10%)	1 LS		10,217	5,902	18,127	7,114	40,720	82,080		0.48

22 Exhibits - Medical Technology
23 Construction

COST PER SQ FT OF PVMT AREA

TOTAL PAVEMENT AREA

- OVERLAY PORTION OF EXIST. LOT 21,600 SF
- NEW AISLES & STALLS 70,200
- NE ENT. RDWAYS, BUS PKG 78,300

TOTAL 170,100 SF

METROPOLITAN ZOOLOGICAL PARK AND MUSEUM DISTRICT
 ST. LOUIS SCIENCE CENTER SUBDISTRICT
 COMBINED FUNDS - BALANCE SHEET

MAR 15 1995

COMBINED FUNDS

	PROJECTED 1996	BUDGET 1995	ACTUAL	
			1994	1993
ASSETS				
Current assets:				
Cash in bank and petty cash	\$6,121,688	\$6,181,353	\$6,231,662	\$5,114,848
Accounts receivable and prepaid expenses:				
MZD	100,000	150,000	15,867	271,602
Other	300,000	350,000	357,033	608,224
Pledges receivable - current	15,000	184,075	728,539	1,243,083
Shop for Science Inventory	225,000	200,000	204,980	190,141
Total current assets	<u>6,761,688</u>	<u>7,065,428</u>	<u>7,538,081</u>	<u>7,427,898</u>
Investments:				
Board designated endowment funds	766,900	733,600	700,300	667,000
Restricted cash and investments	6,652,660	6,386,481	5,841,912	5,035,827
Other	572,619	540,206	509,629	418,820
Total investments	<u>7,992,179</u>	<u>7,660,287</u>	<u>7,051,841</u>	<u>6,121,647</u>
Pledges receivable - non current	31,832	46,832	230,908	785,498
Fixed assets:				
Planetarium building	5,724,105	5,668,105	5,548,105	5,614,774
Oakland Avenue property	29,427,834	29,083,054	28,873,554	28,539,583
Furniture, fixtures & equipment	7,469,674	7,337,674	7,006,674	6,658,919
Exhibits	10,949,395	10,239,395	9,651,024	8,858,475
Exhibits in process	0	0	26,371	329,854
Collections	841,804	841,804	841,804	841,804
Phase II	151,842	151,842	151,842	151,842
Accumulated depreciation	(16,943,048)	(13,937,401)	(11,167,527)	(8,577,583)
Total fixed assets	<u>37,621,606</u>	<u>39,384,473</u>	<u>40,931,847</u>	<u>42,317,668</u>
Deferred charges & prepaid expenses	300,000	325,000	380,595	405,641
Total assets	<u>\$52,707,305</u>	<u>\$54,482,020</u>	<u>\$56,133,272</u>	<u>\$57,058,352</u>
LIABILITIES AND FUND BALANCE				
Current liabilities:				
Accounts payable and accrued expenses	\$1,007,762	\$904,156	\$761,682	\$1,042,590
Current portion of long - term debt	928,889	883,713	874,545	808,713
Deferred revenue - current	100,000	74,012	286,532	97,876
Total current liabilities	<u>2,036,651</u>	<u>1,861,881</u>	<u>1,922,759</u>	<u>1,949,179</u>
Notes payable - LCRA	5,185,000	6,045,000	6,860,000	7,635,000
Long-term obligations	223,295	257,895	214,491	189,457
Other	75,478	84,913	90,942	94,348
Deferred revenue and compensation	572,619	540,206	509,629	418,820
Total liabilities	<u>8,093,043</u>	<u>8,789,895</u>	<u>9,597,821</u>	<u>10,286,804</u>
Fund balance	44,614,262	45,692,125	46,535,451	46,771,548
Total liabilities and fund balance	<u>\$52,707,305</u>	<u>\$54,482,020</u>	<u>\$56,133,272</u>	<u>\$57,058,352</u>

VOLZ ENGINEERING & SURVEYING, INC.

10849 INDIAN HEAD INDUSTRIAL BLVD.
ST. LOUIS, MISSOURI 63182

ROBERT H. VOLZ
GLENN E. BORGARD
CARL F. LUEKER

PHONE (314) 426-

December 8, 1983

TWO

RE: Planetarium
83-1025

A tract of land in Block 2022 of the City of St. Louis, Missouri and being more particularly described as:

Beginning at a point reached by the following courses and distances:

Beginning at the Northwest corner of property conveyed to Merchants Exchange of St. Louis by deed recorded in Book 7674, Page 42 of the City of St. Louis Records in Block 3995; said point being on the South line of Oakland Avenue, 73-foot wide, being distant North 89 degrees 59 minutes 41 seconds East 846.70 feet by deed from the intersection of the said South line of Oakland Avenue, 73-foot wide, with the East line of Macklind Avenue, 100-foot wide; thence Westwardly along said South line of Oakland Avenue, 73-foot wide; South 89 degrees 59 minutes 41 seconds West 120.47 feet to a point; thence North 0 degrees 00 minutes 25 seconds West 546.65 feet to the actual point of beginning; thence North 0 degrees 00 minutes 25 seconds West 551.32 feet to a point; thence North 89 degrees 59 minutes 35 seconds East 81.20 feet to a point; thence South 0 degrees 00 minutes 25 seconds East 260.18 feet to a point; thence North 89 degrees 58 minutes 45 seconds East 224.17 feet to a point; thence South 0 degrees 02 minutes 25 seconds East 226.31 feet to a point; thence North 89 degrees 57 minutes 20 seconds West 94.55 feet to a point; thence South 7 degrees 21 minutes 25 seconds West 51.33 feet to a point; thence South 89 degrees 54 minutes 55 seconds West 39.56 feet to a point; thence North 0 degrees 05 minutes 05 seconds West 3.84 feet to a point of curve; thence along a curve to the left having a radius of 22.20 feet and an arc length of 34.85 feet to a point of tangency; thence South 89 degrees 58 minutes 30 seconds West 67.71 feet to a point; thence South 0 degrees 00 minutes 25 seconds East 40.00 feet to a point; thence South 89 degrees 59 minutes 35 seconds West 74.89 feet to the actual point of beginning and containing 2.287 acres according to a survey by Volz Engineering & Surveying, Inc. on November 22, 1983.

E X H I B I T A

ELBRING SURVEYING COMPANY A SUBSIDIARY (314) 426-7530

BIDDERS REQUESTING ADVERTISED QUOTATION SHEETS

REQ. CONDEMNATION
#S732A

DEPARTMENT MCDONNELL PLANETARIUM OPENING DATE JULY 10, 1984

ITEM STAR PROJECTION MACHINE (GOTO SATURN L-1)

<u>FIRM NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>DATE</u>	<u>EMP.</u>
<u>Dr. Chas. Peterson, Dept. Phy. & Astronomy, Univ. of MO, Columbia, MO</u>	<u>65211</u>			
<u>Larry Krumenaker, Austin Traveling Planetarium, P.O. Box 15541, Austin, TX</u>	<u>78761</u>			
<u>Bob Taylor & Dr. Rbt. Schwartz, 2665 Cleveland, Ft. Meyers, FL</u>	<u>33901</u>			
<u>David Chrestenson, 329 Seminary Ave., Aurora, IL</u>	<u>60505</u>			
<u>J.C. Dnegler, Inland Marine, Inc., 119 Pauline Avenue, Del Rio, TX</u>	<u>78840</u>			
<u>Risty Perotto, Pres. & Gen. Mgr. Jena Instruments (Toronto) Ltd., 199 Ashtonbee Road, Scarborough, Ont. Canada</u>	<u>M1L2P1</u>			
<u>Daniel D. Friel, Mt. Cuba Astronomical Observatory, Inc., P.O. Box 3915 Greenville, Delaware</u>	<u>Wilmington, DE 19807</u>			
<u>Jim Gleason, SE Fibers, Inc., 2167 Northlake Pky., Suite 105, Tucker GA</u>	<u>30084</u>			
<u>Jerry McDonnell, 1185 Pineridge Road, Norfolk, VA</u>	<u>23502</u>			
<u>Dr. Frank Bingham, 1099 Canyon View Dr., California Bd. of Education, LaVerne, CA</u>	<u>91750</u>			
<u>Colby Sinclair, P.O. Box 3231, Orlando, Florida</u>	<u>32802</u>			
<u>Davis Silverstein, c/o the ZCI, 62 w. 14th Street, 3rd Floor, N.Y., NY</u>	<u>10011</u>			
<u>Jacques Dumas c/o Dow Planetarium, 1000 Rue St. Jacques Ouest, Montreal Quebec Canada</u>				
<u>Steve Gauss, U.S. Navel Observatory, Washington D.C.</u>	<u>20390</u>			

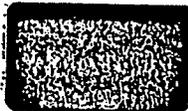
BIDDERS REQUESTING ADVERTISED QUOTATION SHEETS

REQ. _____

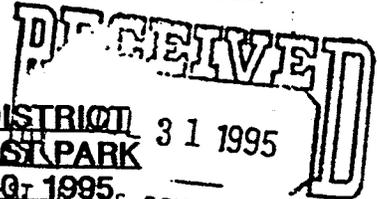
DEPARTMENT MCDONNELL PLANETARIUM OPENING DATE JULY 10, 1984

ITEM GOTO SATURN L-1

<u>FIRM NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>DATE</u>	<u>EMP.</u>
<u>B.G. Aitchison, 74 Grand Road, Farlington Portsmouth, Hampshire, United Kingdom</u>				
<u>Christopher Paski, Jarvis Christian College, 5621 Old Bullard Road, Tyler, TX</u>	<u>75703</u>			
<u>Roger Jakubowski, 4800 Boardwalk, Suite 2100, Benton, NJ</u>	<u>08226</u>			
<u>Leslie Rudd, P.O. Box 968, Wichita, Kansas</u>	<u>67201</u>			
<u>H.J. Evans, Porto Fino, Box 8826 Corpus Christi, TX</u>	<u>78412</u>			
<u>Dan Cassin, 466 Central, Northfield, IL</u>	<u>60093</u>			
<u>Bruce Smoller, 4400 East-West Hwy., Suite "G", Bethesda, Maryland</u>	<u>20814</u>			



**RESPONSE OF ST. LOUIS SCIENCE CENTER SUBDISTRICT
TO SECTION 6: LEGAL CONSIDERATIONS OF FOREST PARK
MASTER PLAN: SCIENCE CENTER DATED JUNE 30, 1995**



SCIENCE CENTER
FINANCE OFFICE

Pursuant to a Ground Lease Agreement dated January 1, 1984 between the City of St. Louis, Missouri and the Museum of Science and Natural History Subdistrict (the predecessor to the St. Louis Science Center Subdistrict) the subdistrict has leased for an initial period of sixty years the ground upon which the McDonnell Planetarium facility is sited together with all "adjacent existing parking lots". The Lease encompasses the surface and subsurface areas described generally above and more specifically delineated by a metes and bounds legal description which is an exhibit to the Ground Lease Agreement. Pursuant to a Bill of Sale also executed on January 1, 1984 the City of St. Louis sold and conveyed to the subdistrict the McDonnell Planetarium Building fixtures, parking pavements, sewers, water and other utility line, appurtenances and other personal property contained in the building.

It is the opinion of the Subdistrict that its rights under existing law, leases or agreements to expand, modify, replace, relocate, re-use or remove the existing building, parking lots, roads, paths, recreation or natural areas are as set forth in the two above described documents (together with City Ordinance 58997, approved December 19, 1983 which authorizes the sale and ground lease).

The subdistrict has proposed two major improvements in and around the Planetarium (Forest Park Building):

1. Addition of an underground 3,000 square foot expansion of the existing Medical Technology gallery.
2. Expansion of the building's existing parking lot and relocation of its entry drive to the adjacent archery field.

The proposed underground expansion is within the boundaries of the property leased to the Science Center and the lease contemplates that the subdistrict, as tenant, may take on such an expansion so long as the expenses thereof are borne by the subdistrict rather than by the City. Underground expansion of this kind does not require additional property or the consent of the City as landlord under the lease.

By contrast, the proposed parking lot expansion and entry relocation would require the subdistrict to have a legal interest in the adjacent archery field inasmuch as that ground would be utilized to accomplish these particular objectives. The lease does not contain any option on the part of the subdistrict to acquire an interest in adjoining property. No other existing agreement permits the subdistrict to use the City-owned archery field for its parking lot and entry drive relocation purposes.

A copy of the applicable Bill of Sale and Ground Lease are attached. As previously noted, Exhibit A to the Ground Lease describes in the subdistrict's opinion the existing site boundaries of its Forest Park interest. The subdistrict does not have available to it at this time the exact boundaries of the archery field over which it would seek to have a future interest.

City of St. Louis

200 City Hall
Tucker & Market Streets
St. Louis, Missouri 63103
(314) 622-3201

Office of the Mayor

Vincent C. Schoemehl, Jr.
Mayor

February 7, 1984

Mr. Dwight Crandell
Museum of Science and Natural History
5050 Oakland
Saint Louis, Missouri 63110

Dear Mr. Crandell:

Per my conversation with Dorothy at Harvey Harris' office, enclosed are fully executed copies of the Bill of Sale and the Ground Lease Agreement in connection with the sale of the Planetarium.

Also enclosed is a copy of the list of individuals interested in acquiring the Goto Projector. I hope to soon receive the equipment inventory list and will mail same to you when I receive it.

Please let me know if I can do anything else.

Sincerely,

A handwritten signature in cursive script that reads 'Terry Brennan'.

TERRY BRENNAN

/tb

Enclosures - 3

cc/Mr. Harvey A. Harris-with enclosures

BILL OF SALE

Whereas Ordinance 58997, approved December 19, 1983 authorized the separate sale of the McDonnell Planetarium Building and personal property contained therein to the Museum of Science and Natural History Subdistrict upon certain terms and conditions severing said building from the underlying fee, title to which fee is reserved in the City of St. Louis, the surface and subsurface thereunder being leased to the Subdistrict by separate ground lease pursuant to Ordinance 58997;

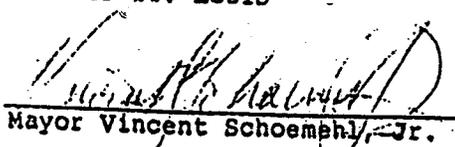
Now, therefore, upon mutual and other consideration of One Dollar (\$1.00), receipt of which is hereby acknowledged, the City of St. Louis and Subdistrict agree as follows:

- 1) The City of St. Louis hereby grants and conveys title to the McDonnell Planetarium Building fixtures, parking pavements, sewers, water and other utility line, appurtenance, and other personal property therein contained unto the Subdistrict.
- 2) The City of St. Louis grants and conveys its interest in a certain contract between the City and Evans and Sutherland and more particularly rights, title and interest of the City on the "Digistar" projection system now being developed by Evans and Sutherland for the McDonnell Planetarium.
- 3) The Subdistrict agrees to hold City harmless from any liability, costs or expense which may arise under terms of the said Evans and Sutherland contract for the aforesaid Digistar projector.
- 4) The City agrees to transfer to the Subdistrict the balance of the McDonnell Foundation funds in the custody of the City with interest accrued thereon less City general fund appropriation and interest earned on City general fund appropriation.

Executed this 1st day of August, 1984:

MUSEUM OF SCIENCE AND
NATURAL HISTORY SUBDISTRICT

CITY OF ST. LOUIS


Mayor Vincent Schoemehl, Jr.

Paul M. Berra
Paul M. Berra
Comptroller

(SEAL)

Approved as to form:

Secretary

James J. Wilson
James J. Wilson
City Counselor

Register

Veronica Brady
Veronica Brady
Register

COMPTROLLER'S OFFICE
DOCUMENT NUMBER 4825

Ground Lease Agreement

This Ground Lease Agreement, made and entered into this 1st day of January, 1984, (the "Agreement") between the City Of St. Louis, Missouri (hereinafter referred to as the "City") and the Museum of Science and Natural History Subdistrict (hereinafter referred to as "Subdistrict").

WHEREAS, the Mayor and Comptroller of the City of St. Louis (hereinafter referred to as the Mayor and Comptroller, respectively), acting for and on behalf of the City under the authority of the Revised Code and Charter of the City of St. Louis, have agreed to sell and convey the McDonnell Planetarium Facility (the "Planetarium") to the Subdistrict and to lease to the Subdistrict the ground upon which the Planetarium is sited and adjacent existing parking lots subject to and in accordance with the terms, covenants, and conditions hereinafter set forth; and

WHEREAS, this agreement was contained in Ordinance No. 58997, enacted by the Board of Aldermen, approved by the Mayor and effected on the 19th day of December, 1983;

NOW THEREFORE, in consideration of these premises and in the mutual consideration thereof, the parties hereto agree as follows:

ARTICLE I - LEASE TERM, PREMISES AND USE

1. TERM. The term of this ground lease shall be an initial period of sixty (60) years from the date of this Agreement, with extension periods thereafter of twenty (20) years contingent upon approval by the Board of Estimate and Apportionment, unless and until such time as this Agreement is terminated for cause.

2. PREMISES LEASED. The surface and subsurface area herein leased (the "premises leased") are as set forth on the survey attached hereto as Exhibit A and herein incorporated by this reference.

3. USE. The premises leased are to be held and maintained solely for the use of the citizens of the Subdistrict and the public generally. In keeping with this public purpose,

Subdistrict shall not dispense or furnish or allow to be dispensed or furnished upon or in connection with the Planetarium any product or service other than those related to the purposes of the Subdistrict, including but not limited to promotion of astronomy and space associated scientific study and public education related thereto.

ARTICLE II - INSURANCE

1. **LIABILITY INSURANCE.** During the term of the lease, Subdistrict shall also, at its sole cost and expense, maintain public liability insurance, naming the City of St. Louis as an additional assured on forms and in companies reasonably satisfactory to the City, against claims for personal injury, death, or property damage occurring upon, in, or about the premises leased, (including the Planetarium facility located thereon and on, in, or about the adjoining streets, passageways and parking facilities). Said insurance to afford protection to the limit of not less than \$100,000 in respect to injury to or death of a single person, and not less than \$800,000 in respect to any one accident, and to the limit of not less than \$75,000 in respect to property damage for any one accident. Policies for such insurance may be for the mutual benefit of Subdistrict (including any entity affiliated with or acting with, under or through the Subdistrict) and the City, or the City alone.

2. **POLICIES.** Copies of certificates of all such policies of insurance (or the renewals thereof) showing the City as a "named insured" shall be furnished to and deposited with the Comptroller, accompanied by evidence that the premiums thereon have been paid.

3. **CANCELLATION.** All policies of insurance issued pursuant to the provisions of this Article II shall contain an agreement by the insurer that such policies shall not be cancelled without at least sixty (60) days prior written notice to the City.

ARTICLE III. OPERATING AND MAINTENANCE EXPENSES

1. **RESPONSIBILITY.** The maintenance of all grass, trees, shrubbery and other landscaping from time to time on the

premises leased, shall be effected by or at the expense of the Subdistrict subject to the written approval of the Director of Parks, Recreation and Forestry. The Subdistrict shall defray all expenses and costs related to the premises leased and all improvements located thereon (including the Planetarium), including but not limited to the following:

A. EXPENSES. All improvement, maintenance and repair expenses of the interior and exterior of the Planetarium, whether the repairs and maintenance are of a structural or nonstructural nature, ordinary or extraordinary, foreseen or unforeseen, and regardless of the circumstances under which the necessity or desirability for such repairs may occur. Maintenance and repair expenses shall include necessary or desirable painting and decorating. The maintenance and repair expenses shall include the cost of maintaining or repairing any part of the Planetarium as it now exists or hereafter may exist after the completion of construction approved by the City including improvements on the premises leased that may later be installed or added by the Subdistrict. Such parts include, but are not limited to, foundations, roofs, exterior walls, sidewalks, windows, lights, plate and other glass or glass substitute, boilers, elevators, machinery, pipes, drains, sewers, ducts, conduits, plumbing, sprinkler, heater, cooling, cleaning, humidifying and air conditioning installations, wiring, gas, steam, brine and electrical fittings, keys, locks, bolts, alarm systems, and all other equipment of every nature whatsoever. The Subdistrict may erect such fire escapes and other protective devices not present on the premises leased after the completion of any construction and make such other changes as the proper authorities may require. Such expenses shall also include insurance premiums paid pursuant to Article II of this agreement.

B. UTILITIES. All utilities, including water, electricity, gas, telephone, power, heat, refrigeration, air

conditioning, humidity control, sewage and waste disposal and the like.

C. WAGES. All wages, salaries, fees or other remuneration paid to any employee of Subdistrict working at the Planetarium. Such persons include, but are not limited to, parking attendants, cashiers, guards, janitors, electricians, engineers and any other person employed by Subdistrict working at the Planetarium.

2. INSPECTION. From time to time during the term of the lease, authorized personnel of the City shall at all reasonable hours (with reasonable advance notice to the Subdistrict) be permitted to enter upon and inspect the Planetarium in order to ascertain that the Planetarium is being properly maintained and kept in repair and good order by Subdistrict.

ARTICLE IV. DEFAULT

1. NOTICE AND OPPORTUNITY TO CURE. In the event of the Subdistrict's failure to comply with or perform any of the terms, covenants or agreements herein to be complied with or performed by the Subdistrict and the continuation of such failure for sixty (60) days after written notice of such failure from the City to the Subdistrict (by registered or certified mail, return receipt requested), or, if the failure is of such a character as cannot reasonably be cured within said sixty (60) day period, then upon failure by the Subdistrict within such sixty (60) day period to undertake such action as reasonably can be taken toward curing same and/or failure thereafter diligently to prosecute to completion as promptly as reasonably possible after such action is initiated, then such failure shall constitute a default, entitling the City, at its option, to terminate this Agreement, upon written notice of such termination delivered to the Subdistrict, which such right of termination (and subsequent re-entry, as provided in paragraph 2 of this Article IV below) shall be the sole and exclusive remedy of the City.

2. RE-ENTRY. If this Agreement shall be terminated pursuant to the foregoing provisions of paragraph 1 of this

Article IV or the provisions of paragraph 3 of Article V, the City or its agent and servants may immediately or at any time thereafter, re-enter the premises leased and remove therefrom the Subdistrict, its agents, employees, or other persons, and all or any of its property therefrom by any legal means available to it, and the City shall be entitled to the benefit of all provisions of public local laws of the State of Missouri or such other laws as may then be available for the speedy recovery of lands and tenements held over by tenants.

ARTICLE V - MISCELLANEOUS PROVISIONS

1. RENTAL. This lease shall be upon the express consideration of One Dollar (\$1.00) per year.
2. OPERATION OF PLANETARIUM. The Subdistrict shall during the term of this lease operate the Planetarium, consistent with Section 184.362, R.S.Mo., 1978, as amended, as the primary focus of the Subdistrict's astronomical and space-related science functions (including space-related collections, memorials, records, archives, manuscripts, exhibits and pictures under the Subdistrict's charge and control). In no event shall the Planetarium be vacant or used in substantial part for activities other than planetarium or science museum purposes for a continuous period of 270 days or more. Construction or reconstruction of exterior improvements upon the leased premises shall be subject to the written approval of the Mayor and Comptroller.
3. NON ASSIGNABILITY. Without the prior written consent of the other party first obtained, neither party shall assign, lease or transfer, in whole or in part, this Agreement or such party's interest in the premises leased or the improvements located thereon (including the Planetarium). This lease shall automatically and forthwith terminate if assigned, sold or otherwise transferred by the Subdistrict without written approval by the Mayor and Comptroller or if vacated in violation of terms of paragraph two (2) of Article V.
4. AUTHORITY. The City and Subdistrict warrant, each to the other, that the City, Subdistrict and their representative

signatories each has full power and authority under its articles of incorporation, charter, and the statutes of the State of Missouri to enter into and execute this agreement and the lease herein provided.

5. SUCCESSORS AND ASSIGNS. Covenants and agreements herein contained shall bind and insure to the benefit of the City, its successors and assigns, and Subdistrict, its successors and assigns.

IN WITNESS WHEREOF, this agreement was executed the day and year first above written.

CITY OF ST. LOUIS, MISSOURI

By: [Signature]
Mayor

By: Paul M. Berra
Comptroller

(SEAL)

Teronica Braddy
City Register

APPROVED AS TO FORM:

James J. Wilson
City Counselor

MUSEUM OF SCIENCE & NATURAL HISTORY
SUBDISTRICT COMMISSION

By: [Signature]

(SEAL)

COMPTROLLER'S OFFICE
DOCUMENT NUMBER 4825

The Honorable Vincent C. Schoemehl, Jr., Mayor, and the Honorable Paul M. Berra, Comptroller personally appeared before me and having been duly sworn affixed their signatories as official acts on behalf of the City of St. Louis this 2nd day of February, 1984.

My commission expires: 12/12/84

Mary T. Brennan
Notary Public

MARY T. BRENNAN
NOTARY PUBLIC, STATE OF MISSOURI
MY COMMISSION EXPIRES 12/12/84

Elwood Clary on behalf of the Museum of Science
and Natural History Subdistrict of the Metropolitan Park and
Museum District personally appeared before me having been duly
sworn, affixed his signatories as the official act on behalf
of the Subdistrict this 9th day of January, 1984.

Dorothy Zurheide
Notary Public

My commission expires: May 24, 1986

DOROTHY ZURHEIDE
NOTARY PUBLIC
ST. LOUIS COUNTY
STATE OF MISSOURI

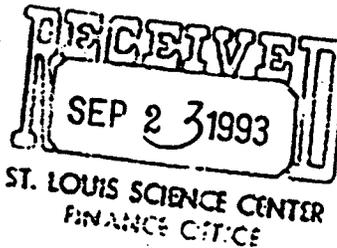
MEMORANDUM

TO: Dwight Crandell
Tom Jaskiewicz

FROM: Dennis M. Wint *DMW*

DATE: September 20, 1993

SUBJ: Lease with City



In a recent conversation with Dan McGuire, Dan suggested we review our lease with the city and investigate modifications to bring it more in line with leases of the other institutions in Forest Park.

I was unaware of this, but Dan indicated our lease is more restrictive than the other institutions. He recommended we add this to our agenda for the Forest Park summit in December.

I would be appreciative if you would do the following:

- . Review the Science Center lease and compare to the other Forest Park institutions
- . Recommend language similar to the other institutions to modify our lease

I will need this information by October 8.

If you have questions or need clarification, please contact me.

Many thanks.

DMW/shh

DEPARTMENT OF PARKS, RECREATION & FORESTRY
CITY OF ST. LOUIS



5600 CLAYTON ROAD 63110
IN FOREST PARK

FREEMAN R. BOSLEY, JR.
MAYOR



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August 30, 1995

I would like to take this opportunity to thank you for your recent presentation to the Forest Park Master Plan Executive Committee regarding future plans of your institution. Since your presentation, the Executive Committee has reviewed your proposals in detail and has determined that your plans generally meet the requirements outlined in the Goals and Policies.

Enclosed please find a list of concerns and questions that were generated regarding your proposal. Members of the Design Team will be contacting you in the near future to clarify these points. Your assistance in reviewing this information would be appreciated.

I would again like to thank you for your continued assistance and support in this important project.

If you have any questions, please contact me.

Sincerely,

Gary D. Bess, Co-Chairman
Forest Park Master Plan
Executive Committee

INSTITUTIONAL PROPOSAL SCIENCE CENTER

Preliminary review - August 24, 1995

comments

1. PURPOSE
2. DEMONSTRABLE NEEDS
 - Need for parking in Forest Park not clearly established
3. LAND USE
 - DEVELOPMENTS
 - GENERAL
 - PERMANENT BOUNDARIES
 - FACILITIES
 - PROGRAMMING
 - IMPACT ON SURROUNDING USES
 - ALTERNATIVE DEVELOPMENTS
 - will be affected by the resolution of the parking layout
 - Need location of exhibit area to determine impact of construction
 - Suggest environment and ecology section of museum be in Forest Park facility and relocate Bowl Lake area
 - Negative impact on archery
4. LANDSCAPE
 - need landscape mitigation
5. ART, ARCHITECTURE,
AND INFRASTRUCTURE
 - Parking structure over River Des Pere is "cost prohibitive" not impossible.
 - need alternative parking schemes investigated
6. ACCESS, CIRCULATION,
AND PARKING
 - Not assessed in detail, preliminary concerns
 - re-examine parking needs in Forest Park
 - should improve vehicular and pedestrian safety. Any parking lost to these improvements should be on the Oakland side.
 - There is a unique opportunity to move parking out of park
 - Develop option to improve the efficiency of the existing parking in park
 - consider re-locating all parking to the Oakland with transit drop-off and ADA parking only in park
 - impact of fee parking in the park vs. paid parking on Oakland site
 - question the need to take Faulkner Drive out
 - amend signage system for improved access
 - consider relocating employee parking
 - impact of the parking for the medical complex
 - SC does not pay parking lot tax
7. ECONOMIC
 - Not assessed
8. LEGAL
 - Not assessed
9. NO NET LOSS OF OPEN SPACE
 - Not assessed
0. GENERAL
 - Is the expansion final?

FOREST PARK MASTER PLAN
S a i n t L o u i s

LONG TERM PLANNING SUMMARIES
for
FOREST PARK MUSEUMS AND CULTURAL INSTITUTIONS

THE M U N Y

30 J U N E 1995

Introduction

The Executive Committee for the Forest Park Master Plan has, to date, approved ten Design Principles, and a more detailed concept design for the passive open space system and the golf course. At this point in the design process, the project team is to develop detailed design recommendations. An essential aspect of this stage of the design process is to analyze the "Long Term Planning Summaries for Forest Park Museums and Cultural Institutions" dated January 1995 submitted to the Executive Committee. The Executive Committee will review the project teams' analysis, and approval or disapprove, in whole or in part, any one of the proposals, after review and comment by the Forest Park Master Plan Committee and the general public.

Review Process

The Executive Committee has agreed to the following decision-making process.

- Step One: Museums and Cultural Institutions complete enclosed questionnaire and have a work session with the Design Team.
- Step Two: Design Team prepares analysis of proposals based upon approved work to date and in particular, the proposals' implications on the natural system, as well as the access, circulation and parking system.
- Step Three: Design Team discusses analysis with respective Museums and Cultural Institutions and makes any necessary modification.
- Step Four: Design Team presents analysis to Ex. Committee. Ex. Committee makes decision on each proposal and instructs design team to incorporate decision into the conceptual design.
- Step Five: Design Team presents conceptual design to Ex. Committee including the findings of the no-net-loss-of-open-space calculation. Ex. Committee reviews, agrees to, or modifies previous decision on the Museums and Cultural Institutions proposals.
- Step Six: Design team presents conceptual design, analysis of Museums and Cultural Institutions proposals, and Ex. Committee recommendations regarding the proposals to the Forest Park Master Plan Committee for review and comment.
- Step Seven: Design team presents conceptual design, analysis of Museums and Cultural Institutions proposals, and Ex. Committee recommendations regarding the proposals to the public for review and comment.
- Step Eight: Ex. Committee makes final draft decision on conceptual plan, and Museums and Cultural Institutions proposals.

Review Criteria

The Goals and Policies dated January 17, 1995 as approved by the Board of Alderman require any "expansion, modification, replacement, relocation, adaptive re-use, or removal of existing buildings, roads, parking lots, paths, recreation, or natural areas" to meet certain criteria outlined in policy 3.1.2. In addition, it is understood that any proposal will also meet all other goals and policies, and the ten design principles and conceptual design completed to date. It is the project teams role to prepare an analysis of the proposals based upon the criteria in 3.1.2, and all other goals and policies.

Purpose of Questionnaire

The purpose of this questionnaire is to collect any necessary outstanding information to prepare an analysis of your proposal and to confirm that we have correctly understood the information we have received to date. In addition to this questionnaire, we would like to tour your existing facility and discuss any aspect of your operations and future plans that you feel needs consideration in this analysis. This questionnaire has six sections, each addressing an area important to the development of the project teams analysis:

Section One:	Executive Summary of Proposal
Section Two:	Existing Facility Analysis
Section Three:	Proposal: Purpose, Demonstrable Need, and Detailed Statement of Need
Section Four:	Alternative Development Analysis
Section Five:	Economic Viability
Section Six:	Legal Considerations

Please note: This document and the contents herein together with the project team's analysis of each proposal will be made available to the public.

SECTION ONE: EXECUTIVE SUMMARY

1. Please outline your proposal, its purpose, need and, legal and economic viability.

As a result of a long-range planning process which began in 1992 The Muny has a clear vision of its future. It will continue to produce the traditional Broadway musicals that nearly 500,000 St. Louisans have enjoyed each summer since 1919. However, to do that, The Muny must renovate and modernize its aging physical plant, some of which dates back to 1917.

Included in the planning process was a 1993 consumer awareness study, conducted by Maritz Market Research, which identified three major points of dissatisfaction. They are a lack of adequate rest room facilities, inaccessibility of concessions, and an insufficient quantity of proximate parking. To continue to attract and build its audience, The Muny must address these issues.

The long-range planning committee determined that there is no way that The Muny can accomplish this level of renovation and improvement without conducting a capital fund drive. The operating costs of The Muny are 95% funded by earned income, which consists primarily of ticket and concession sales. The remainder of the budget is met through charitable contributions and sponsorship programs. The Muny is not a member of the Zoo/Museum District and receives no tax-based funding.

As The Muny develops its master plan, it seeks to accomplish two basic goals:

1. **Restore and preserve its buildings and fixtures to provide a safe and efficient theater platform**
2. **Improve its basic customer services including renovating rest rooms and bringing them into ADA compliance, updating its concession operations, and making its facility accessible to everyone in order to maintain its current level of operations**

There are some important issues related to the Forest Park planning process that are vital to The Muny's ability to continue into the next century. We believe that these can and will be resolved in a manner which will accommodate The Muny's needs, and at the same time remain within the goals and policies of the Forest Park Master Plan.

The Muny believes that all of proposed renovations are in compliance with Section 3 of the goals and policies. All of the proposed development under consideration is centered around remodeling existing facilities and enhancing audience services. No additional space is being allocated for administrative purposes, no increase in park activity is anticipated, and there will be no impact on the park's natural systems.

While The Muny could exist in the short term if none of the proposed renovations were completed, its long-term health would be severely damaged by not allowing for adequate services to its audience. Also, if certain repairs are not made in the near future, the continuing deterioration of the physical facilities will make it necessary to completely replace them at a much greater cost.

The Muny has two significant concerns regarding the Forest Park Master Plan. The theatre's future depends on patron access and available parking. The quality and quantity of parking and access must be maintained.

The Muny does not seek additional parking, however, any component of the plan for Forest Park that eliminates available on-street and/or off-street parking or restricts access by patrons to and from the theatre would be detrimental to the long-term viability of The Muny. The lower parking lot provides disabled patrons with The Muny's most accessible parking. This lot is the only parking area that offers a direct and proximate route to the theatre without any steps or steep inclines. The Muny is supportive of joint use of parking areas and will participate with the Parks Department and other institutions in coordinating their use.

In summary, The Muny seeks to:

- * increasing audience access to the theatre**
- * increasing access to its concession and rest room facilities**
- * maintain current quality and quantity of parking and road access**
- * preserve its capacity to produce quality musical theatre into the next century**

SECTION TWO: EXISTING FACILITIES ANALYSIS

Please provide the following information for all your facilities.

Forest Park Facility:
Name/address

The Muny in Forest Park, St. Louis, MO 63112

Facility Use/Description

The Muny, a 12,000 seat open-air theatre, attracts approximately 500,000 visitors annually to 49 performances of Broadway musicals during a seven to eight week season that runs between June and August.

Area: Approximately 16 acres (see enclosed Muny Master Plan attachment A1)

Facility Use:

Exhibit Space		
Seating & Stage Areas		<u>110,000</u> Sq. Ft.
Support Space		
Dressing Room Building - level 1	4,836	
Dressing Room Building - level 2	<u>4,836</u>	
Sub-total	9,672	
West Pavilion	9,900	
West Pergola Toilet & Carpenter Locker Room	1,102	
Administration Building - level 1	9,821	
Administration Building - level 3	1,809	
Other	<u>55,000</u>	
Total		<u>87,304</u>
Administrative Space		
Administrative Building - level 2		<u>7,733</u>
Visitor Service Space		
Concession - 1	1,580	
Concession - 2	970	
Concession - 3	1,353	
Concession - 4	<u>980</u>	
Sub Total	4,883	

(continued)

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Toilets	
Rock house	413
East Men's & Support	2,735
East Women's	2,640
West Men's	1,212
West Women's	<u>1,212</u>
Sub Total	8,212
Culver Pavilion	10,800
Pergola	53,000
Total	<u>76,895</u>
Outdoor Space	<u>385,168</u>
GRAND TOTAL	<u>667,100</u> Sq. Ft.

Are there any known structural or service problems in the existing facility? - Please describe any improvements together with cost you propose to make to the existing facility.

Initial field surveys have identified the following potential improvement projects. Many are necessary to ensure a safe and serviceable physical plant. Others would make The Muny more attractive to its patrons.

- Repair of auditorium surface
- Replacement of seating
- Replacement of stage wood
- Replacement of the backstage concrete structure
- Improvement of east lawn area including:
 - Rock house rest room replacement/enlargement
 - Replace and enlarge catering kitchen
 - Improvement of the east lawn landscaping
- Improvement of the south entry including:
 - Pergola structural repair
 - Concession relocation
 - Toilet relocation/fixture increase
 - Light booth replacement
 - Ticket booth replacement
 - Street relocation/new south entry plaza
 - East & west retaining wall reconstruction

(continued)

(continued)

Improve east concessions/toilets
Improved lighting
Additional cashier locations
Temporary stand replacement
Improved appearance/signage
New concessions office/storage
Toilet expansion
Improve west concessions and rest rooms
Additional cashier locations
Temporary stand replacement
Improved appearance/signage
Toilet expansion
Construction of a new concession stand
Repair and renovation of the dressing room building
Improvements in handicapped accessibility
Pergola restoration at east/west/north
Light bridge replacement
West rehearsal landscaping
Renovation of the administration building

Project costs have yet to be determined. Details will be forwarded as soon as they are available.

SECTION THREE: PROPOSAL: PURPOSE, DEMONSTRABLE NEED & DETAILED STATEMENT OF NEEDS

NOTE: This section refers only to the facility within Forest Park

- 1. Please clearly state the purpose of your "expansion, modification, replacement, relocation, adaptive re-use, or removal of existing buildings, roads, parking lots, paths, recreation, or natural areas".**

The purposes of the proposed projects listed in Section Two are to preserve The Muny, improve safety, audience services, the overall function of the facility, and to comply with the ADA. The Muny has no plans for expansion beyond its designated area.(see Muny Master Plan attachment A2) Some projects will involve modest increases to existing built areas required to accommodate adequate rest rooms, and to improve concession service and patron access.

2. Please provide demonstrable need for your "expansion, modification, replacement, relocation, adaptive re-use, or removal of existing buildings, roads, parking lots, paths, recreation, or natural areas".

In 1993, The Muny commissioned a marketing analysis study conducted by Maritz Marketing Research Inc. to determine levels of customer satisfaction/dissatisfaction with its operations. Three of the areas with which patrons indicated dissatisfaction were lack of adequate rest room facilities, inaccessibility of concessions, and insufficient quantity of proximate parking. The study stated, "*Primary opportunity areas for The Muny are factors which are highly important to the General Population but with which fewer in the General Population are extremely satisfied. ...Placement of vendors and availability of parking represent primary areas for The Muny to focus on to improve performance and increase satisfaction. ...These attributes of highest vulnerability represent areas which may result in the driving away of customers if The Muny does not improve perceptions regarding them.*"

Two of these concerns, rest rooms and concessions, are being addressed through The Muny's current master planning process and proposed renovations.

Projects include:

- a) **Concession areas and rest rooms: --The current visitor operations are inefficient and disorderly; not all patrons can be served during the 15 to 20 minute intermission.**

The Maritz study demonstrated that concession access and service times need improvement. The current design of the concession area precludes operation during the performance. Also, the nature of concession operations has changed dramatically since the most recent stand renovation in 1972. The fixture and electrical needs to support the greatly expanded variety of concession offerings must be addressed to meet current patron demands. The proposal calls for expansion and redesign of the concession areas with state-of-the-art equipment and an updated sales and merchandising approach to better meet the demands of Muny patrons.

Because of the short duration of the intermission, it is impossible for patrons to use the rest room facilities and also visit the concession stands. Although the current number of rest room fixtures meet building code, they must be increased to help meet the demands of such a peak load. In addition, all concessions and rest rooms need to be improved and brought into compliance with the ADA.

- b) **Culver Pavilion facilities and rest rooms: The Muny proposes to provide a permanent catering kitchen to serve the Culver Pavilion Restaurant which is operated for the benefit of its subscribers on performance evenings. The adjacent rock house is the only rest room on the east side of the theatre for patrons who arrive early, picnic or dine in the restaurant. Currently there are only four stalls for women, and none of these are in compliance with ADA.**

- c) Entrance from the upper lot:** The entrance from the upper lot is functionally and operationally inefficient for both The Muny and its patrons. In addition, the south entrance is not ADA compliant. The rest rooms and concession area serving the back of the auditorium are located across the street from the actual entrance to the theatre. Not only are these facilities remote, but they are inadequate and outdated. Additionally, the ticket office in this location is a concrete block building with no electronic hook-up to the main office. The proposal calls for the relocation of the ticket office and enlarged rest rooms and concession area to the theatre side of street. This project would require relocation of the road and reconfiguration of the parking lot.
- d) Replace the auditorium seats:** The auditorium seating which was installed in 1968 requires replacement. Parts are no longer available and the supply of reserve parts is dwindling. Once depleted, any further breakage will result in loss of available seating. The proposed modern stadium seating is mounted on risers to improve maintenance, sight lines, and comfort.
- e) Restore the auditorium surface:** Much of the existing concrete auditorium was poured in 1917. During the past 78 years, this concrete has settled, shifted, and cracked and the auditorium surface is now in an advanced stage of disrepair. The entire auditorium surface needs to be restored.
- f) Replace the concrete back-stage wings:** Over time, the elements have seriously eroded the concrete base of the back-stage wings. In 1987, temporary measures were taken to shore up the back-stage area. While structural inspections and repairs are made on a regular basis, permanent replacement is required.
- g) Resurface the revolving stage floor:** The wooden revolving stage, which is essentially a 45-foot hardwood turntable that is completely exposed to the elements, was last replaced in 1978. It should be dismantled and the sub-flooring and hardwood surface floor needs to be replaced.
- h) Enhance the technical system:** Contemporary musical theatre requires high-tech lighting, sound technology, and special effects. The existing light bridge which spans the stage nearly 50 ft. above the box seats was not designed for today's equipment. The existing light booth should be replaced in conjunction with the improvements of the south entrance.
- i) Clean and repair all promenades:** The limestone and concrete pergolas that surround the theatre and provide shelter during rain delays must be thoroughly cleaned and in some cases repaired to add a fresh look to the theatre. Timely attention to the pergolas will prevent serious damage and high maintenance costs in the years ahead.
- j) Landscape the grounds:** The entire area surrounding the theatre and adjacent to the Culver Pavilion should undergo extensive landscaping.

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Parking, the third concern identified in the Maritz study, remains of great importance to The Muny and its audience. The Muny's position on the available parking continues to be that it is not seeking additional parking, but must maintain the current quantity and quality of parking and access for its audience.

3. Please describe your proposal in detail including the development timeline, any expected programming changes and parking requirements. Enclose any documentation, drawings or renderings to illustrate the proposal. Describe any existing or proposed development outside the park that supports or influences your proposal.

The Muny is in the process of creating a master plan that will detail its needs and propose a development time line. A draft copy is attached. Additional drawings and a more complete plan will be presented as they are developed. All proposed improvements are within the attached site plan boundaries.

4. Please describe the exact final and permanent boundaries of any expanded open or enclosed area. Please clearly show any required dedicated parking area and the areas which you will maintain.

The Muny's designated area (A2) is approximately 16 acres and no increase in the area is proposed. The current BPS permit does not define any boundary limits. Specific boundaries could be established in a lease arrangement with the City of St. Louis.

The Muny currently has no dedicated parking within its designated area. The Muny utilizes the parking areas only during the summer months. Programming in the upper and lower Muny lots is done through the Parks Department and is used by many different groups for a variety of functions.

Enclosed area expansion will include: Culver Pavilion rest room and catering kitchen, east and west concession/toilet expansion and the south entrance project. Final project scope on each is still being developed and will be submitted in detail when available.

5. Please describe the quantitative limits of any future enclosed expansion within the above mentioned final and permanent boundaries.

As a result of its long-range plan and as described in the attached Preliminary Project Listing, The Muny proposes to build additional enclosed facilities that will modestly increase the built area within its designated area, including: Culver Pavilion rest room and catering kitchen, east and west concession/toilet expansion and south entrance project. The exact size of these additions are yet to be determined. Additional drawings and plans will be provided as they are developed. Upon completion of improvements now envisioned, The Muny has no plans for additional expansion.

6. Detailed Statement of Needs

a. Space Requirements

	Existing 1995	Year 2004	Long-Term
Public Area	110,000	110,000	(No significant changes are planned)
Production Support Area	90,990	90,990	
Visitor Service Area	76,895	84,695	
Administrative Area	4,500	4,200	
Outdoor Area	385,168	390,401	
Total	667,550	684,183	

Please specify any special space needs that might have an effect on planning adjacent park areas or your facility.

a) **Parking:** Any component of the plan for Forest Park that eliminates available on-street and/or off-street parking or restricts access by patrons to and from Muny productions would be detrimental to the long-term viability of The Muny. It is also important to note that the lower Muny lot provides The Muny's disabled patrons with its most accessible parking. The lower lot is the only lot that offers a direct and proximate route to the theatre without any steps or steep inclines.

b) **Culver Pavilion event use:** The Muny is investigating using the Culver Pavilion for special events. This will require direct connection to and ongoing use of the lower parking lot.

c) The Muny believes that any proposal that would remove the lagoon that currently runs beneath the back-stage could eliminate the water and nutrient source for the large trees on stage. These trees are critical elements in the unique character of The Muny and must be preserved and cultivated.

b. Employment Statistics

	Actual 1995	Year 2004	Long-Term
Full-time Staff	13	13	13
Part-Time Staff	500 +	500 +	500 + (mid May - mid August)

NOTE: The number of employees begins to build in early May, reaches a peak in June, July and early August and then begins to dwindle in September. These numbers reflect the total number of part-time/seasonal employees that are employed during the production season.

Seasonal Staff (see above)

Special Events N/A

Please specify any special needs for your employees and in particular, your views on remote parking with shuttles for your employees.

For nearly nine months of the year, the thirteen full-time employees park in the back-stage lot at The Muny. Remote parking is not needed.

During the summer months, in the daytime hours, the staff parks on the lower Muny lot. During evening performances the lower lot provides The Muny's most accessible parking for disabled patrons. This lot also provides secure parking for those employees who must remain after the show to complete their duties. The Muny is willing to consider the use of shuttles, if required.

c. Visitor Statistics

	Actual 1995	Year 2004	Long-Term
Annual (Total)	@500,000	@550,000	
Monthly Average	@150,000		
Monthly Peak	N/A		
Monthly Low	N/A		
Daily Peak	11,000	11,500	(NOTE: Only during evening hours)
Hourly Peak	11,000	11,500	(peak hours; 7 p.m. to 11 p.m.)

Special Events

(Under direction of the Parks Department, events occur on the upper and lower Muny lots. The Muny does not control use of the upper or lower parking lots except during the evening hours on show nights by permission of the Parks Department.)

Please specify any special needs for your visitors and in particular, your views on remote parking with shuttles for your visitors.

The practicality of shuttles to and from The Muny is greatly diminished by the fact that all of the theatre's approximately 12,000 patrons exit the theatre at the same time. The number of patrons that can be effectively transported makes it an unattractive alternative. To transport half of its patrons by shuttle, averaging 50 people per bus, would require 120 bus trips. This is unrealistic--meaning fewer buses making multiple trips would be used. At optimum, each trip would take 15 minutes, assuming these buses had dedicated streets with no other traffic. Even using 20 buses, which would be very costly, the last group would need to wait 1.5 hours after a performance (which usually end at 11:00 p.m.) for a bus. The Muny does not believe that its patrons would continue to attend its productions under such circumstances.

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This is not to state that The Muny is not supportive of public transportation. It currently contracts with Bi-State Development Agency to provide a shuttle to and from the DeBaliviere MetroLink station. Ridership figures for this service averaged 42 patrons per night during the 1994 season. In addition, Bi-State runs bus service to The Muny from St. Claire Square, Alton, Edwardsville, and Belleville, Illinois, on Friday evenings and North County, West County and South County shopping centers in Missouri on Wednesday nights. This bus service averages 291 patrons per night from Illinois and 355 per night from Missouri. Historically, other nights of bus service have been eliminated due to lack of ridership.

The Muny has and will continue to encourage arrangements with local restaurants, such as Cheshire Inn, to provide transportation to and from the theatre as part of a dinner/theatre package. Partnerships have been established with office building concierges to promote the use of building parking structures by employees during the evening hours on Muny nights in conjunction with downtown restaurants and MetroLink to create a coordinated evening which eliminates the need to use cars.

Historical data and current usage indicate that public transit will only transport a very small percentage of patrons to and from the theatre. The Muny will, however, continue to subsidize and promote alternative means of access provided it remains an option and not a requirement.

Please provide existing operational plans for special events as they relate to any park planning considerations.

The Muny is investigating using portions of its facility, such as the Culver Pavilion for special events (weddings, private parties, etc.). The lower Muny lot is essential to this concept as it provides the only proximate parking for such a facility. This new use is contingent on revisions to the current permit which only allows theatrical use.

d. Access, Circulation & Parking

Please Note: Given previous traffic studies by the museums and cultural institutions and the interviews conducted by the design team's traffic engineer, information is in place to calculate existing access and parking space requirements in a consistent manner. Therefore, the most important information each institution can provide is the alteration in daily visitation resulting from the proposed site modifications.

The Muny anticipates no change in parking requirements resulting from its proposed renovation and improvement. Proposals which would be of concern to The Muny would be removal of any on or off-street parking within a 3/4 mile radius or removal of any roads within a 3/4 mile radius, particularly Government Drive, which would restrict access to and egress from the facility.

	Existing 1995	Year 2004	Long-Term
No. Parking Spaces			
i) Off-street	1,200	(No significant change is envisioned.)	
ii) On-Street	3,000	(The Muny currently calculates audience parking demand at 11,400 capacity/2.75 occupants per vehicle which = approximately 4,200 spaces required)	
No. of Tour & School buses	N/A		
No. of visitors by transit	5,243 (per year)	(Unable to predict future ridership)	
No. of employees by transit	Very few		
Special event needs	N/A		

Please specify any special access, parking or circulation requirements. Specify any important locations for drop-off at your facility.

Drop-off for the lower seating area is provided at the northeast corner of The Muny on Theatre Drive. Drop-off for the upper seating area is located along Summit Drive.

Also, during performances, Theatre Drive between The Muny Box Office and the Nathan Frank Bandstand is barricaded for parking of Muny Guarantors, who receive this popular benefit in appreciation for their support. The Guarantor program provides significant unearned income to The Muny.

Do you have any plans or desires to convert any of your dedicated parking to a fee generating lot?

The Muny has no dedicated lots.

Please describe your views on the provision of structured or underground parking on existing lots under your jurisdiction and on structured or underground parking in general in the park.

Currently, there are no lots under the jurisdiction of The Muny. As long as the quality and quantity of parking and access for Muny patrons is not diminished, The Muny has no objections to structured or underground parking in the park.

Please describe any parking fee structure that applies to any parking lot under your jurisdiction. Who receives the revenue from the parking lot? What are the operational and maintenance costs of the parking lot? Who determines the fee structure? On what basis is the fee structure determined? Do you expect the rates to be increase in the near future?

The Munny collects no parking fees.

Please describe your views on the importance of the park wide Shuttlebug, and MetroLink to your facility.

Because Munny patrons arrive and depart in large numbers during a short time period the Shuttlebug, MetroLink, and the Munny shuttle are comparatively insignificant to effective operations. In addition, the current operational hours of the Shuttlebug do not extend into the evening. The Munny will continue to support and encourage public transportation because it provides access to patrons who cannot or do not wish to drive.

Please describe your views on the use of remote parking lots for employees and/or visitors if they are served by the Shuttlebug. ---

For most of the year, The Munny's thirteen full-time employees park on the back-stage lot making any shuttle service unnecessary. Employee use of a shuttle during May through August would be considered.

During the day, the short time required for ticket purchase makes shuttle use impractical.

Would you support a year-round Shuttlebug system? Describe any important Shuttlebug routing issues as they relate to your facility.

(See above)

Do you have any current or proposed policies to encourage employees to use transit on their daily commute?

No

- e. Specify any other detailed design park-wide improvement and/or site considerations that are important to the success of your facility, including specific hourly, daily or location parking restrictions in the vicinity of your institution.

The quantity and quality of parking currently used by its patrons is of vital importance to The Muny.

The Muny could be better served if parking were more effectively managed. Potential parking areas in the vicinity of the theatre, for example Government Drive from Washington Drive to the Boat House, currently have parking restrictions during The Muny's performances.

SECTION FOUR: ALTERNATIVE DEVELOPMENT ANALYSIS

1. Given your investigation of existing facilities for your institution, please describe how you can increase efficiency of space utilization in order to avoid unnecessary expansion in the park per policy 3.1.4. Please submit supporting documentation.

In keeping with Park Policy 3.1.4., the facility needs of The Muny have been analyzed. The Muny is not seeking to expand its operations outside its designated area. Proposed renovations will lead to re-allocation of space within existing buildings. Those renovations/additions that will modestly increase the built area are dedicated to improving patron services that cannot be accomplished within existing buildings.

2. If your institution reduced its proposed level of development in the park per policy 3.1.2, please describe the implications. Please submit supporting documentation.

Since the level of development is so modest, The Muny has not identified any method of reducing its level of development in the park. All proposed development is focused around remodeling existing facilities and enhanced patron services. Development outside the park would not address these issues.

3. Please describe the findings from an investigation of no development in the park per policy 3.1.2. Please submit supporting documentation.

While The Muny could exist in the short term under the "no further development" policy, this would severely damage its long-term health by not allowing it to provide adequate services to its audience and by impeding its ability to effectively produce high-quality theatre into the next century.

4. Please describe the findings from an investigation of any new or expanded land uses outside of the park per policy 3.1.6. Please submit supporting documentation.

To date, no practical off-site functions have been identified, therefore, no land uses outside the park have been considered.

SECTION FIVE: ECONOMIC VIABILITY

1. Please provide a cost estimate of the proposed development.

A master plan for the preservation, renovation, and improvement of The Muny is being developed. Cost estimates will be an integral part of The Muny Master Plan. When available, they will be forwarded.

2. Please provide firm evidence of your financial ability to complete the project. Enclose supporting documentation.

The implementation of the development plan is dependent upon the success of an on-going fund raising program that began in 1994. It should be noted that The Muny is not a member of the Zoo/Museum District and receives no tax-based funding. The operating costs of the Muny are 95% funded by earned income, primarily ticket and concession sales.

SECTION SIX: LEGAL CONSIDERATIONS

1. In your opinion and in the context of your proposal dated January 1995 as submitted to the Executive Committee of the Forest Park Master Plan, what are your "rights under existing law, leases or agreements, if any" to expand, modify, replace, relocate, re-use, or remove the existing buildings, parking lots, roads, paths, recreation, or natural areas? (policy 3.1.2)
Please attach supporting materials.

The Muny is currently operating in the park by permit from the Board of Public Service through 2006. Any adaptation to the physical plant must be submitted to the current review process through the Parks Department, and other city boards and committees as established by ordinance.

The Muny is interested in investigating a long term lease arrangement with the City of St. Louis.

2. Please state in your opinion, your existing jurisdictional or site boundaries. Please attach supporting materials.

Attached is a map indicating the limits of current operations. (A1)

3. Please state the exact proposed boundaries of any expanded area and, if different, the final permanently defined boundaries to development.

The Muny does not currently propose to expand its designated area beyond that indicated on the attached map. (A2) These are preliminary plans and more detailed drawings will be forwarded as soon as possible.

MUNY MASTER PLAN

1. Preliminary Project Listing
2. Key Plan
3. Boundary Plan

July 20, 1995

MUNY MASTER PLAN

Preliminary Project Listing

A.1 Seating Area and Ramps

- Seat Replacement
- Concrete Restoration/Replacement
- Improve Landscaping

The concrete which forms the seating area will be restored to provide a long term surface. New seats will be installed, replacing seats that are almost 30 years old. An increase in handicapped seating may also be provided. Minor improvements to existing landscaping is also anticipated. A more significant change will be an improvement in the signage to aid patrons in reaching their seats.

A.2 Stage Wood Replacement

A recurring maintenance item for the Muny is the replacement of the wooden stage. This is the nature of outdoor theatre, in which minor repairs are made annually.

A.3 Backstage Concrete Structure Replacement

- Paint Frame Removal

The concrete platform and access ramp behind the stage have deteriorated. They are inspected annually and have been adequately braced. However, a more permanent solution is required; this solution will be complete replacement of existing structure and deck. The paint frame is no longer used as originally intended and will be removed.

A.4 Improvement of East Lawn area

- Rockhouse Toilet Replacement/Enlargement
- Improved Catering Kitchen
- East Lawn Landscaping; Drainage, Fountain Repainting, Tree Replacement, etc.
- Small Prop; Storage at Platform; 100 Ø ±
- Improve Concession Stand #1

The East Lawn including the Culver Pavilion are used for a variety of pre-performance activities. Concessions are provided through concession stand #1 and a buffet dinner service is operated in the Culver Pavilion by a contract caterer.

The most significant deficiency in this area is the Rockhouse restroom facility. Currently, preshow lines at this facility are unacceptably long, and details in no way comply with requirements of ADA. In order to accommodate patrons the facility should be increased from it current nine (four women, five men) fixtures to at least 20 with the majority being provided in the women's section (15 women, five men). This expansion will increase the built area from approximately 250 square feet to approximately 1,250. The existing facility would be demolished and replaced with a new structure, which directly connects to the pavilion.

The improvement of the catering kitchen will also increase building area in order to provide a permanent location for refrigerators, freezers, sinks, and other kitchen equipment. The area required will be from 500 to 750 square feet. The new catering kitchen will be constructed inside the fenced area approximately on the site of the existing temporary structure.

The lawn area between the Culver Pavilion and the Muny is used as a picnic area prior to shows. The area will be regraded to improve drainage. Improvements will also be made to lighting and landscaping.

Small prop storage area will be provided on the platform for support of shows in rehearsal.

Improvements to Concession Stand #1 will probably be limited to signage and graphics improvements and tie in to other concession new appearances.

A.5 South Pergola/Entry

- Pergola Structural Repair/Seismic Retrofit
- Concession Relocation
- Toilet Relocation/Fixture Increase
- Light Booth Replacement
- Ticket Booth Replacement
- Street Relocation/New South Entry Plaza
- Paying/Free Seat Usher Control
- E&W Retaining Wall Reconstruction
- Landscape improvements

The improvement of the south pergola and entry will be a major project. A number of factors combine to create this project. First, deterioration of the structure makes continued repairs impractical, in their increasing frequency and scope. If major structural repairs are implemented, demolition and reconstruction in conformance with seismic requirements become necessary. Changes in technology require an improved spotlight booth enclosure which is located on the center portion of the pergola.

The road serving the south entry runs between the concession stand/restroom building and the ticket booth. It is proposed that the road be relocated to the south in conjunction with the demolition and reconstruction of the pergola and construction of a new ticket booth, concessions, restrooms, and light booth and improved handicapped access. While the plans for this project are very preliminary, it is clear that the project would require new construction and be in keeping with the original architecture of the area, and result in additional sidewalks to serve Muny patrons.

Other repairs to retaining walls and landscaping improvements would be implemented in the same area.

A.6 Improve East Concessions/Toilets

- Improved Lighting
- Additional Cashier Locations
- Bottleneck Problem
- Temporary Stand Replacement
- Improved Appearance/Signage
- New Concessions Office/Storage
- Toilet Expansion; Convert Existing Men's to Women's, Add New Men's with Reduced Fixture Count

One of the Muny's most significant operational problems is the inadequacy of concession service. This is due both to the limited time available in intermission, and the existing low number of service points. In addition, the current location of the concession office and storage takes valuable space that can be utilized for dressing rooms and restrooms supporting performances.

The proposed project will expand the number of cashier locations, improve signage, and provide a new location for the concession office and storage. Concession stands will continue to be located up and down the ramp, however, the queuing area will be increased. This will increase the footprint of the east and west pergolas.

Increase in total toilet fixture count will be included to alleviate the existing unacceptably long women's lines. All existing toilet space will be devoted to women's use. A new men's toilet with reduced fixture count will be built as part of concession expansion. The proposed project will result in an increase in the footprint of the building.

A.7 Improve West Concessions/Toilets

A.7.A Concession 4

- Improved Lighting
- Additional Cashier Locations
- Bottleneck Problem
- Temporary Stand Replacement
- Improved Appearance/Signage
- Toilet Expansion: Same as East

Improvements here will be similar to those for the East Concession Stand but will not include the office and storage space. The building footprint will expand slightly.

A.7.B New West Concession

A new concession stand will be built in the area which is now part of the backstage.

A.8 Dressing Room Building; No Change in Footprint

Repairs

- Roofing
- AHU Siding

Renovation

- Additional Dressing/Change Rooms
- Second Star Dressing Room
- Improved Toilets/Showers
- Orchestra Change Room Enlargement
- Percussion Storage

Dressing Room Building is in need of a variety of routine repairs and internal reallocation of space to support shows. The relocation of the concession office and storage is required prior to the reallocation of space.

A.9 New Signage System

Existing signage is antiquated or non-existent. In conjunction with the seating replacement and improvements to concessions, the signage of the facility will be upgraded. This is intended to upgrade the appearance of the Muny as well as provide better service and ease in seating for patrons.

A.10 West Toilet Enlargement to Match East (See A.6 and A.7)

In a manner similar to the East Toilet enlargement, the west facility will be expanded.

A.11 Accessibility Strategy

- Wheelchair Seating Area Size
- Toilet Access
- Concession Access

The restoration of the auditorium surface will include the provision of adequate handicapped seating. Restroom will be modified to accommodate the handicapped and concessions improvements will recognize the need for access.

A.12 Electrical Supply to All Concessions

The function and location of concessions is compromised by the absence of adequate power. Power will also be provided to the temporary stand locations.

A.13 Percussion Access

A small lift will be installed in the orchestra pit to allow movement of pianos, drums and other large instruments.

A.14 Orchestra Pit - Air Movement

Consideration will be given to improvement of the air movement in the orchestra pit ~~by introducing additional low velocity fans.~~

A.15 Improve West Ramp Toilet

The existing west ramp toilet serving staff and the Muny Audience is in need of improvement.

A.16 Oil Burning Steam Furnace Replacement

The existing furnace in the Administration Building will be replaced.

A.17 New Telephone System

The existing telephone system will be upgraded to provide a higher level of customer service.

A.18 Pergola Restoration at E/W/N

- Roof Replacement
- Finish Repair
- Conduit Removal

Following the replacement/repair of some existing roof segments that have failed, the appearance of these areas will be improved. The majority of this work will include patching and painting, and may include the removal of exposed conduits.

A.19 Electrical Service to Scenery Boom

The switching of the boom power is antiquated. It is difficult to maintain and will be replaced with electronic controls.

B.1 Light Bridge Replacement

The replacement of the light bridge will allow for improved lighting and sound systems.

B.4 West Rehearsal Landscaping

- Small Prop Storage; Storage at Platform

B.5 Orchestra Pit

- Floor Replacement
- Riser Replacement
- Monitors

A number of minor improvement/replacements will be implemented to improve the orchestra pit.

B.6 Administration Building; No Change in Footprint

- Replace Windows
- Relocate Female Ushers from Dressing Room Building
- Library Music Storage
- Rehearsal Space
- Conference Room

Music Room

- Heat
- Floating Floor

Additional Offices

- Stage Manager
- Producer
- Production
- Resident Stage Manager
- Visiting Company Manager

In order to improve function, space within the administration building will be reallocated. Heat will be added to the western portion of the building. This will address pre-season functions and storage of items requiring a heating environment.

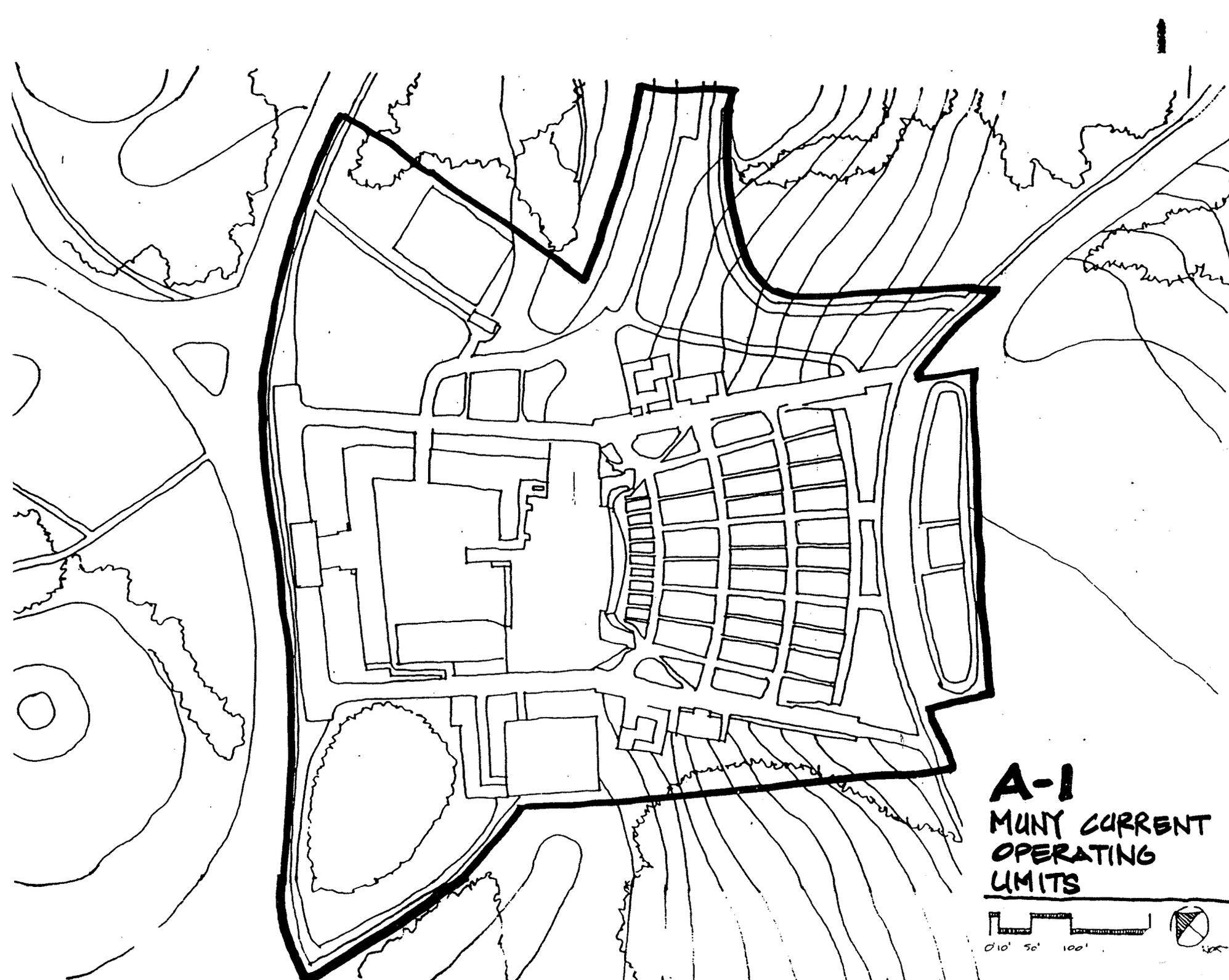
B.7 Covered Work Areas

- Carpenters (2)
- Painters (1)

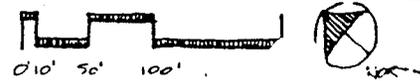
Additional covered space may be provided by permanent roofs or temporary roofs.

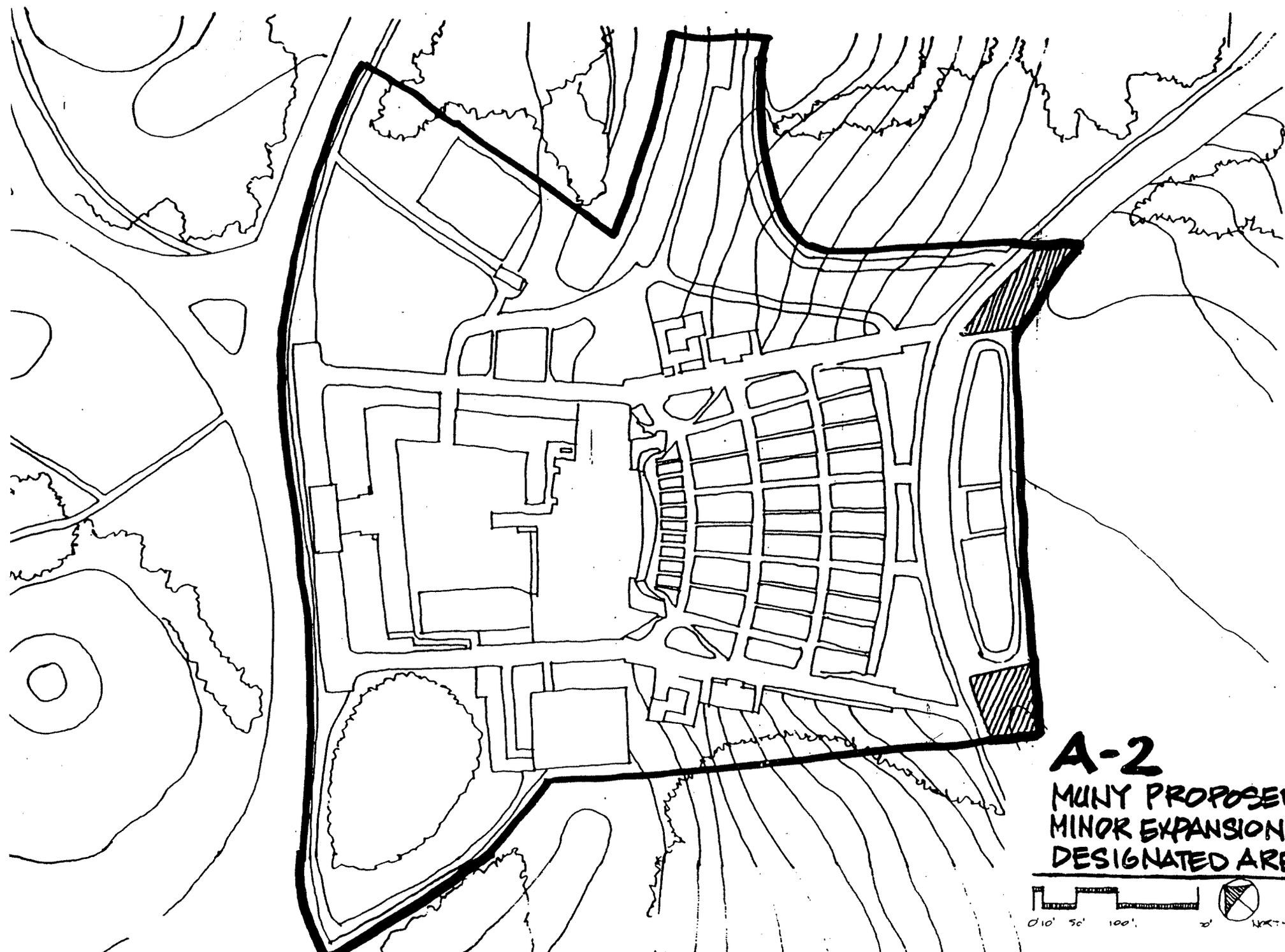
B.8 Repair/replacement of Walks/Paving

From time to time walls and other paving areas with the Muny's area will need repair.

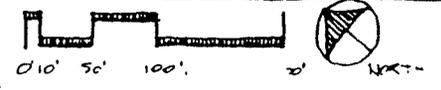


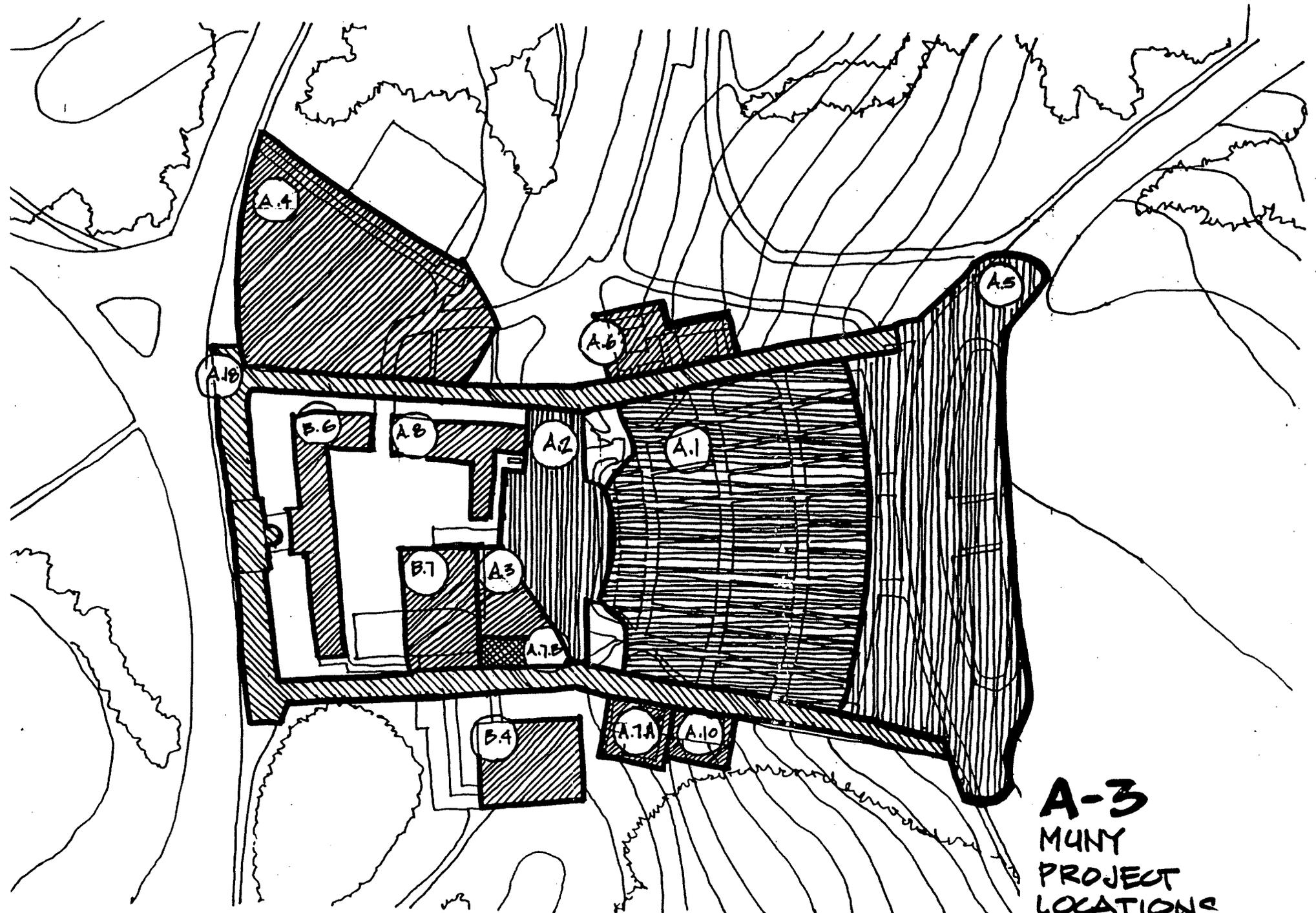
A-1
MUNY CURRENT
OPERATING
LIMITS



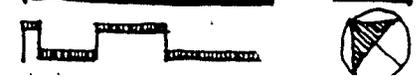


A-2
MUNY PROPOSED
MINOR EXPANSION/
DESIGNATED AREA





A-3
MUNY
PROJECT
LOCATIONS



DEPARTMENT OF PARKS, RECREATION & FORESTRY
CITY OF ST. LOUIS



5600 CLAYTON ROAD 63110
IN FOREST PARK

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August 30, 1995

I would like to take this opportunity to thank you for your recent presentation to the Forest Park Master Plan Executive Committee regarding future plans of your institution. Since your presentation, the Executive Committee has reviewed your proposals in detail and has determined that your plans generally meet the requirements outlined in the Goals and Policies.

Enclosed please find a list of concerns and questions that were generated regarding your proposal. Members of the Design Team will be contacting you in the near future to clarify these points. Your assistance in reviewing this information would be appreciated.

I would again like to thank you for your continued assistance and support in this important project.

If you have any questions, please contact me.

Sincerely,

Gary D. Bess, Co-Chairman
Forest Park Master Plan
Executive Committee

INSTITUTIONAL PROPOSAL THE MUNY

Preliminary review - August 24, 1995

comments

1. PURPOSE
2. DEMONSTRABLE NEEDS
3. LAND USE
DEVELOPMENT
 - GENERAL
 - *Assumption: most proposed improvements within requested lease boundaries*
 - *Area does not include required parking lots*
 - PERMANENT BOUNDARIES
 - FACILITIES
 - PROGRAMMING
 - IMPACT ON SURROUNDING USES
 - ALTERNATIVES
 - *Need strategies for audience advancement and retention*
 - *Need commitment to coordinate with adjacent uses*
 - *No alternative parking strategies investigated*
4. LANDSCAPE
 - *Parking requirements effecting ecology of park ie. need to remove some roads in the vicinity of the MUNY*
 - *No commitment to surrounding site improvements*
5. ART, ARCHITECTURE,
AND INFRASTRUCTURE
 - *MUNY is an underutilized facility*
 - *Does the Rock House need to be replaced? Is the Rock House a historic landmark?*
6. ACCESS, CIRCULATION,
AND PARKING
 - *Not assessed in detail; preliminary concerns*
 - *Need overall operational plan for events*
 - *Large parking lots for limited use*
 - *location of employee parking*
 - *Consider the possibility of the Lower MUNY parking lot being within the new lease boundaries*
 - *Agree with principle of no-net-loss-of parking*
 - *Do not get into internal operations of the MUNY*
 - *Relocation of Summit Drive seems reasonable*
7. ECONOMIC
 - *Not assessed*
8. LEGAL
 - *Not assessed (require new lease)*
9. NO NET LOSS OF OPEN SPACE
 - *Not assessed*
10. GENERAL
 - *Great potential for year round use for auditorium and pavilions. Investigate other uses beyond the 7 weeks?*
 - *surrounding landscape offers potential for pre Muny events*



Addendum to Institutional Proposal submitted to the Forest Park Master Plan Committee September 7, 1995

The following are submitted in response to the comments made by the Executive Committee of the Forest Park Master Plan Committee in their preliminary review of The Muny's questionnaire answers.

LAND USE:

Permanent Boundaries

The Muny does not have specified permanent boundaries.

Programming

For the last several years The Muny has encouraged its patrons to arrive earlier by providing pre-show entertainment, picnic facilities, and The Culver Pavilion Restaurant. The Muny will continue to evaluate and implement methods of audience advancement and retention.

Impact on Surrounding Uses

The Muny has and will continue to work with other park entities on matters of potential conflict of use.

Alternatives

The Muny has investigated alternative parking strategies. The Muny is willing to consider remote employee parking if necessary. It is hoped that patron access and parking can be enhanced through appropriate design solutions.

(over)

LANDSCAPE

- The Muny recognizes the desire to consolidate roads in its vicinity. The Muny's interest continues to be that the quality and quantity of parking and access must be maintained. The Muny will cooperate in a reconfiguration of parking, so long as the no-net-loss principle is maintained.
- The Muny will continue to be committed to surrounding site improvements.

ART, ARCHITECTURE, AND INFRASTRUCTURE

- The Muny is exploring ways that its facilities can be more fully utilized.
- The Muny needs to increase its rest room facilities to meet the demand of its pre-show audience. The most appropriate location of such facilities is adjacent to the Culver Pavilion. Whether or not the Rock House must be preserved is a matter that would be determined during the permit process by the appropriate city agencies.

ACCESS, CIRCULATION, AND PARKING

- The Muny is fully supportive of joint use and multiple use of the parking lots in its vicinity and will work with park management and other park entities as required.
- The Muny is willing to consider remote employee parking.
- The Muny believes that its definite boundaries should be determined and matters pertaining to those boundaries will be considered at that time.
- The Muny is pleased that the Executive Committee endorses the "no-net-loss" principle for Muny patron parking.

GENERAL

- The Muny is looking at ways that its facilities can be more fully utilized.
- The Muny is committed to continue to look for ways to enhance "The Muny Experience" which could include pre-show and post-show activities.

FOREST PARK MASTER PLAN

S a i n t L o u i s

LONG TERM PLANNING SUMMARIES
for
FOREST PARK MUSEUMS AND CULTURAL INSTITUTIONS

ZOO

30 JUNE 1995

Introduction

The Executive Committee for the Forest Park Master Plan has, to date, approved ten Design Principles, and a more detailed concept design for the passive open space system and the golf course. At this point in the design process, the project team is to develop detailed design recommendations. An essential aspect of this stage of the design process is to analyze the "Long Term Planning Summaries for Forest Park Museums and Cultural Institutions" dated January 1995 submitted to the Executive Committee. The Executive Committee will review the project teams' analysis, and approval or disapproval, in whole or in part, any one of the proposals, after review and comment by the Forest Park Master Plan Committee and the general public.

Review Process

The Executive Committee has agreed to the following decision-making process.

- Step One: Museums and Cultural Institutions complete enclosed questionnaire and have a work session with the Design Team.
- Step Two: Design Team prepares analysis of proposals based upon approved work to date and in particular, the proposals' implications on the natural system, as well as the access, circulation and parking system.
- Step Three: Design Team discusses analysis with respective Museums and Cultural Institutions and makes any necessary modification.
- Step Four: Design Team presents analysis to Ex. Committee. Ex. Committee makes decision on each proposal and instructs design team to incorporate decision into the conceptual design.
- Step Five: Design Team presents conceptual design to Ex. Committee including the findings of the no-net-loss-of-open-space calculation. Ex. Committee reviews, agrees to, or modifies previous decision on the Museums and Cultural Institutions proposals.
- Step Six: Design team presents conceptual design, analysis of Museums and Cultural Institutions proposals, and Ex. Committee recommendations regarding the proposals to the Forest Park Master Plan Committee for review and comment.
- Step Seven: Design team presents conceptual design, analysis of Museums and Cultural Institutions proposals, and Ex. Committee recommendations regarding the proposals to the public for review and comment.
- Step Eight: Ex. Committee makes final draft decision on conceptual plan, and Museums and Cultural Institutions proposals.

Review Criteria

The Goals and Policies dated January 17, 1995 as approved by the Board of Alderman require any "expansion, modification, replacement, relocation, adaptive re-use, or removal of existing buildings, roads, parking lots, paths, recreation, or natural areas" to meet certain criteria outlined in policy 3.1.2. In addition, it is understood that any proposal will also meet all other goals and policies, and the ten design principles and conceptual design completed to date. It is the project teams role to prepare an analysis of the proposals based upon the criteria in 3.1.2, and all other goals and policies.

Purpose of Questionnaire

The purpose of this questionnaire is to collect any necessary outstanding information to prepare an analysis of your proposal and to confirm that we have correctly understood the information we have received to date. In addition to this questionnaire, we would like to tour your existing facility and discuss any aspect of your operations and future plans that you feel needs consideration in this analysis.

This questionnaire has six sections, each addressing an area important to the development of the project teams analysis:

- Section One: Executive Summary of Proposal
- Section Two: Existing Facility Analysis
- Section Three: Proposal: Purpose, Demonstrable Need, and Detailed Statement of Needs
- Section Four: Alternative Development Analysis
- Section Five: Economic Viability
- Section Six: Legal Considerations

Please note: This document and the contents herein together with the project team's analysis of each proposal will be made available to the public.

SECTION ONE:

EXECUTIVE SUMMARY

1. Please outline your proposal, its purpose, need and, legal and economic viability.

The Zoological Subdistrict Commission is in the initial stages of long-range planning. The Zoo's long-range plan is expected to propose to renovate and update the existing facility, and will not expand beyond the existing boundaries, ~~as defined by its original lease~~. While a formal plan will not be completed for several months, it is probable that the following needs will be addressed, i) a new Elephant House, ii) converting the existing Children's Zoo into a year-round use and updating the existing exhibits, iii) constructing a new small mammal facility, and iv) constructing a new insectarium and butterfly garden. In addition, there will be general improvements to the Zoo campus. There ~~will~~ be a net increase in the built area ~~within the leased area~~. may

SECTION TWO: EXISTING FACILITIES ANALYSIS

Please provide the following information for all your facilities.

Forest Park Facility: Saint Louis Zoo

Name/address

St. Louis Zoo

Facility Use/Description To provide educational and recreational opportunities for the public through the exhibition and conservation of animals and their habitats.

Gross Area (sq. ft.) 3,900,000 square feet including parking lots

Net Area (sq. ft.) 3,360,000 square feet (Zoo campus)

Mechanical System Heating (BTU) 21,700,000 BTU Cooling (Ton) 1,100 tons

Electrical System Capacity (BTU) 3,000 KW

Plumbing System (CFM) 700,000 C.C.F. (usage)

Primary System

Foundations concrete (all types)

Substructure concrete (all types)

Superstructure steel, concrete, wood (all types)

Exterior Closure steel, wood, masonry

Roofing metal, EPDM (membrane), shingle (all types)

Are there any known structural or service problems in the existing facility? Please describe any improvements together with cost you propose to make to the existing facility.

We continually review our existing facilities and maintain and renovate them as necessary.

Other Facility:

Name/address

Facility Use/Description

Gross Area (sq. ft.)

Net Area (sq. ft.)

Mechanical System Heating (BTU)

Cooling (Ton)

Electrical System Capacity (BTU)

Plumbing System (CFM)

Primary System

Foundations

Substructure

Superstructure

Exterior Closure

Roofing

Are there any known structural or service problems in the existing facility? Please describe any improvements together with cost you propose to make to the existing facility.

SECTION THREE: PROPOSAL: PURPOSE, DEMONSTRABLE NEED & DETAILED STATEMENT OF NEEDS

NOTE: This section refers only to the facility within Forest Park

1. Please clearly state the purpose of your "expansion, modification, replacement, relocation, adaptive re-use, or removal of existing buildings, roads, parking lots, paths, recreation, or natural areas".

The purpose of the improvements to the Zoo is to continue to fulfill to the highest standard possible the legislative function of the Zoo. Legislation establishing the Zoo states its purpose to be: i) for the collection and exhibition of animals and animal life, ii) for the instruction and recreation of the people, iii) for the promotion of zoological study and research, and iv) for increase of public interest in wild animals and in protection of wild animal life.

2. Please provide demonstrable need for your "expansion, modification, replacement, relocation, adaptive re-use, or removal of existing buildings, roads, parking lots, paths, recreation, or natural areas".

The Saint Louis Zoo continues to be a leader both locally and globally in the conservation of wildlife. We will act as careful stewards of the animals within our care and will provide our public with state-of-the-art animal exhibits and visitor service amenities.

Currently underway is development of a Bird Garden, to be located between the Bird House and 1904 Flight Cage. Purpose of the Bird Garden is twofold: The meandering wooded walkway will provide a pleasant experience to visitors, with a number of spacious, natural aviaries exhibiting exotic birds from throughout the world. This area, which now utilizes concrete steps, will be made wheelchair and stroller accessible.

3. Please describe your proposal in detail including the development timeline, any expected programming changes and parking requirements. Enclose any documentation, drawings or renderings to illustrate the proposal. Describe any existing or proposed development outside the park that supports or influences your proposal.

The Zoological Subdistrict Commission is in the initial stages of long-range planning. The Zoo's long-range plan is expected to propose to renovate and update the existing facility, and will not expand beyond the existing boundaries as defined by its current lease. While a formal plan will not be completed for several months, it is probable that the following needs will be addressed:

- i) Elephant House - The Elephant House is not adequate to maintain male elephants, nor to support a breeding group of the giant land mammals that are seriously threatened in the wild. The existing building is not suitable for renovation, so a new facility is a staff dream. A replacement would require large outdoor yards for males, females and mother calf, with adequate indoor holding areas, not necessarily open to the public. Similar but separate facilities would be required for rhino, hippo and Malayan tapir, now currently in the Elephant House. Creative engineering and architectural planning could result in large, spacious and naturalistic display of these giant land mammals and allow for managed propagation.*
- ii) Children's Zoo Renovation - Built in 1979, the Children's Zoo has been praised as one of the more popular and successful children's zoo in the nation. The Children's Zoo is an education center for children in the primary grades, but it is equally popular with adults. Nevertheless, strong interest in converting the facility to a year-round use and updating the existing exhibits seem to demand attention.*
- iii) Small Mammal Facility - Our Zoo is deficient in exhibit representation of the many unusual animals of the various continents. A Small Mammal House was considered the highest priority for new exhibit by the Zoo Board of Control in 1963. It is still important if our collection is to be well-rounded.*
- iv) Insectarium and Butterfly Garden - Insect of every description, as well as spiders, scorpions and other invertebrates, have long been ignored by the zoo world. Such exhibits that at the Cincinnati Zoo, as well as butterfly gardens at several U.S. zoos, are popular and educational wherever they are found. A free standing exhibit, or added wing to an existing or planned facility, is highly desirable.*
- v) Continual upgrading of the overall Zoo campus for aesthetics (landscaping, pathways, ornamental fountains, statues, plazas, etc.) will be under consideration.*

4. Please describe the exact final and permanent boundaries of any expanded open or enclosed area. Please clearly show any required dedicated parking area and the areas which you will maintain.

The Zoo will continue to maintain and improve the north and south parking lots, which the Zoo occupied at the time the Zoo-Museum District was formed. As always, we will pursue our long-time goal of maintaining a well-landscaped Zoo and in the spirit of the Forest Park Master Plan.

5. Please describe the quantitative limits of any future enclosed expansion within the above mentioned final and permanent boundaries.

The Zoo anticipates no expansion beyond the current boundaries within the foreseeable future.

The Zoo has acquired a 355-acre tract in Franklin County which will be developed as a center for endangered species conservation and native wildlife area, with a sensible environmental-friendly atmosphere.

6. Detailed Statement of Needs

a. Space Requirements

	Actual 1995	Year 2004	Long-Term
Exhibit Area			
Service Area			
Administrative Area			
Visitor Service Area			
Outdoor Area			
Other (specify)			
Total	3,900,000 square feet	Not available	Not available

There are no plans to expand beyond our boundaries in Forest Park. Within our boundaries, the needs are articulated in #3 of this section.

Please specify any special space needs that might have an effect on planning adjacent park areas or your facility.

Our planning consultants advise us that we need 600 more parking spaces to satisfy visitor needs. Many visitors are turned away during peak season. However, the quiet and aesthetic calm that both the animals and visitors at the Zoo enjoy should not be encroached upon by any future development of the Park around the perimeter of the Zoo.

b. Employment Statistics

Full-time Staff	Existing 1995 230	Year 2004 Cannot be anticipated	Long-Term Cannot be anticipated
Part-Time Staff	350 (includes seasonal)		
Seasonal Staff (specify months) May-September			
Special Events Volunteers	900		

Please specify any special needs for your employees and in particular, your views on remote parking with shuttles for your employees.

The Zoo will support any plans that provide supplemental parking for employees, volunteers or guests to the Saint Louis Zoo.

c. Visitor Statistics

	Existing 1995	Year 2004	Long-Term
Annual (Total)	2.7 2.6 million	3.0 million estimated	Not available
Monthly Average	225,000	250,000 estimated	
Monthly Peak	419,602 (July)	Approximately same	
Monthly Low	39,236 (January)	150,000 estimated	
Daily Peak	30,000+		
Hourly Peak	Not available		
Special Events	Not available, but less than daily		

Please specify any special needs for your visitors and in particular, your views on remote parking with shuttles for your visitors.

On peak days (good weather, especially weekends in spring and summer), we must turn visitors away. We would welcome additional parking. Our planning consultants advise us that we need 600 more parking spaces to satisfy visitor needs.

Please provide existing operational plans for special events as they relate to any park planning considerations.

The Zoo receives continued requests for evening access by both the visiting public and special events.

d. Access, Circulation & Parking

Please Note: Given previous traffic studies by the museums and cultural institutions and the interviews conducted by the design team's traffic engineer, information is in place to calculate existing access and parking space requirements in a consistent manner. Therefore, the most important information each institution can provide is the alteration in daily visitation resulting from the proposed site modifications.

No. Parking Spaces	Existing 1995	Year 2004	Long-Term
i) Off-street	1,500	2,700 estimated total off-street & on-street	Unknown
ii) On-Street	378 within 2,000'		
No. of Tour & School buses	Data not available		
No. of visitors by transit			
No. of employees by transit			
Special event needs			

Please specify any special access, parking or circulation requirements. Specify any important locations for drop-off at your facility.

No special requirements. The north and south entrances continue to be important special access for school groups, senior citizen tours and special needs visitors.

Do you have any plans or desires to convert any of your dedicated parking to a fee generating lot?

Both Zoo parking lots are fee generating.

Please describe your views on the provision of structured or underground parking on existing lots under your jurisdiction and on structured or underground parking in general in the park.

Deck parking would definitely increase access but, from the best professional analyses, is way beyond financial means.

Please describe any parking fee structure that applies to any parking lot under your jurisdiction. Who receives the revenue from the parking lot? What are the operational and maintenance costs of the parking lot? Who determines the fee structure? On what basis is the fee structure determined? Do you expect the rates to be increase in the near future?

\$4.00 per auto summer season
\$3.00 per auto winter season

St. Louis Zoo Friends Association, in an agreement with the St. Louis Zoo, receives revenue from the parking operation and funds the cost of maintenance, repair and operations. Any revenue generated supports the needs of the animals in the Zoo's collection.

Please describe your views on the importance of the park wide Shuttlebug, and MetroLink to your facility.

The Zoo is encouraging our visitors and employees to take advantage of the Shuttlebug and Metrolink.

Please describe your views on the use of remote parking lots for employees and/or visitors if they are served by the Shuttlebug.

Visitors may use remote parking lots but prefer immediate access, particularly nearby parking. This is especially important for senior citizens, families with small children and strollers, special needs visitors, etc.

Would you support a year-round Shuttlebug system? Describe any important Shuttlebug routing issues as they relate to your facility.

The Zoo has financially supported the development of the Shuttlebug system. We believe the Shuttlebug should be part of a regional mass transit system, professionally analyzed and publicly promoted.

Do you have any current or proposed policies to encourage employees to use transit on their daily commute?

We encourage employees to use the Shuttlebug and Metrolink. Many of our employees use bicycles.

- e. Specify any other detailed design park-wide improvement and/or site considerations that are important to the success of your facility, including specific hourly, daily or locational parking restrictions in the vicinity of your institution.

Improving traffic flow near Hampton Avenue and encouraging access to the Zoo off Highway 40 near Oakland Avenue would reduce pressure on the Hampton Avenue exit. On busy weekends, police frequently have to close down traffic-clogged streets, preventing our visitors from gaining access to the Zoo.

SECTION FOUR: ALTERNATIVE DEVELOPMENT ANALYSIS

1. Given your investigation of existing facilities for your institution, please describe how you can increase efficiency of space utilization in order to avoid unnecessary expansion in the park per policy 3.1.4. Please submit supporting documentation.

Exhibit philosophies shared by the Saint Louis Zoo professional staff indicate that all future animal exhibits will be naturalistic, naturally landscaped and cohesive with the established sylvan atmosphere for which Forest Park has always been known.

2. If your institution reduced its proposed level of development in the park per policy 3.1.2, please describe the implications. Please submit supporting documentation.

We will maximize use of all existing space to maintain the tranquility of the green space environment which the Zoo enjoys.

3. Please describe the findings from an investigation of no development in the park per policy 3.1.2. Please submit supporting documentation.

The Zoo has no plans for expansion within the Park outside its existing boundaries.

4. Please describe the findings from an investigation of any new or expanded land uses outside of the park per policy 3.1.6. Please submit supporting documentation.

The Zoo has no plans for expansion within the Park outside our existing boundaries.

SECTION FIVE: ECONOMIC VIABILITY

1. Please provide a cost estimate of the proposed development.

The Zoo's long-range development plans are in the early stages of a strategic exercise. There is no data on the potential costs involved.

2. Please provide firm evidence of your financial ability to complete the project. Enclose supporting documentation.

The Zoo's long-range plan will be followed by a funding analysis and feasibility studies and will be announced at an appropriate time. A copy of the Zoo's current audited financial report is included with this document.

SECTION SIX:

LEGAL CONSIDERATIONS

1. In your opinion and in the context of your proposal dated January 1995 as submitted to the Executive Committee of the Forest Park Master Plan, what are your "rights under existing law, leases or agreements, if any" to expand, modify, replace, relocate, re-use, or remove the existing buildings, parking lots, roads, paths, recreation, or natural areas? (policy 3.1.2) Please attach supporting materials.

The property occupied by the Zoo, including the north and south parking lots, became the property of the Zoological Subdistrict of the Metropolitan Zoo-Museum District by the wording in the enabling legislation which also appeared on the voters' ballot, establishing the Zoo-Museum District. A copy of the enabling legislation is attached.

2. Please state in your opinion, your existing jurisdictional or site boundaries. Please attach supporting materials.

The Zoo has maintained the property occupied by the Zoological Park and including both parking lots, related curbs and sidewalks since the establishment of the Zoo-Museum District and for many years prior.

3. Please state the exact proposed boundaries of any expanded area and, if different, the final permanently defined boundaries to development.

[TRULY AGREED TO AND FINALLY PASSED]

THIRD EXTRAORDINARY SESSION

HOUSE BILL NO. 23

75TH GENERAL ASSEMBLY

AN ACT

Authorizing the establishment of a Metropolitan Zoological Park and Museum District and certain subdistricts in metropolitan areas consisting of constitutional charter cities not within a county and constitutional charter counties setting forth the powers and duties of the district and the board thereof and the subdistricts and commissions thereof, authorizing a tax levy and bond issues to be approved by a vote of the qualified voters of such city and county and to repeal Sections 90.580, 90.585, 90.590, 90.600, 90.610, 90.620, 90.630, 184.020, 184.030, 184.040, 184.050, 184.060, 184.070, 184.080, 184.090, 184.100 and 184.105, RSMo 1969.

Be it enacted by the General Assembly of the State of Missouri, as follows:

Section One. Whenever qualified voters representing one
2 percent of the votes cast at the last preceding election for gov-
3 ernor of any constitutional charter city not located within a
4 county and qualified voters representing one percent of the
5 votes cast at the last preceding election for governor of a con-
6 stitutional charter county adjoining such city shall file verified
7 petitions for the establishment of a Metropolitan Zoological

8 Park and Museum District, comprising a Zoological Subdis-
 9 trict, and Art Museum Subdistrict or a Museum of Science and
 10 Natural History Subdistrict with the respective election offi-
 11 cials of such city and county respectively requesting such elec-
 12 tion officials to submit a proposition for the establishment of a
 13 Metropolitan Zoological Park and Museum District comprised
 14 of a Zoological Subdistrict, an Art Museum Subdistrict and a
 15 Museum of Science and Natural History Subdistrict at the next
 16 general or primary election for the election of State officers or
 17 special election for the submission of such proposition such
 18 election officials shall communicate to their corresponding
 19 counterparts and the chief executive officers of the respective
 20 city and county the fact a verified petition has been filed. At
 21 such time that both election officials have received the verified
 22 petitions described above, then such officials shall submit the
 23 above described proposition or propositions to the qualified
 23a voters of such city and county at the next general or primary
 24 election for the election of State officers or special election.
 25 Such election officials shall give legal notice at least sixty days
 25a prior to such general or primary election or special election in
 26 at least two newspapers that such proposition or propositions
 27 shall be submitted at the next general or primary election or
 28 special election held for submission of this proposition.

29 Such proposition shall be submitted to the voters in sub-
 30 stantially the following form at such election:

31 Shall there be established a Metropolitan Zoo-
 32 logical Park and Museum District comprising the
 33 City of _____ and the County of _____
 34 which district shall consist of all or any one of the
 35 following subdistricts:

36 a. Zoological Subdistrict with a tax FOR
 37 rate not in excess of four cents on each AGAINST
 38 \$100 of assessed valuation of all taxable
 39 property within the district.

40 b. Art Museum Subdistrict with a FOR
 41 tax rate not in excess of four cents on AGAINST
 42 each \$100 of assessed valuation of tax-
 43 able property within the district.

44 c. Museum of Science and Natural FOR
 45 History Subdistrict with a tax rate not AGAINST
 46 in excess of one cent on each \$100 of as-
 47 sessed valuation of taxable property
 48 within the district.

49 In the event that a majority of the voters voting on such prop-
 50 ositions in such city and the majority of voters voting on such
 51 propositions in such county at said election cast votes "FOR"
 52 one or more of the said propositions, then the district shall be
 53 deemed established and the tax rate, as established by
 54 the Board, for such subdistrict shall be deemed in full
 55 force and effect as of the first day of the year follow-
 55a ing the year of said election. The results of the afore-
 56 said election shall be certified by the election officials of
 57 such city and county respectively to the respective chief
 58 executive officers of such city and county not less than thirty
 59 days after said day of election. The cost of said election shall
 60 be borne by the city and county respectively as provided by
 61 law. In the event one or more of the said propositions shall
 62 fail to receive a majority of the votes "FOR" in either the
 63 said city or the county, then such proposition shall not be re-
 64 submitted at any election held within one year of the date of
 65 the election said proposition was rejected. Any such resub-
 66 missions of one or more of said propositions shall substantially
 67 comply with the provisions of this Section and this Act.

Section Two. The following terms whenever used or re-
 2 ferred to in this Chapter shall unless a different intent
 3 clearly appears from the context be construed to have the
 4 following meaning:

5 (1) City: A constitutional Charter city not located within

7 (2) County: A constitutional Charter county adjoining
8 a constitutional Charter city.

9 (3) District: The Metropolitan Zoological Park and
10 Museum District.

11 (4) Board: The governing body of the Metropolitan Zoo-
12 logical Park and Museum District.

13 (5) Commission: The governing body of each of the
14 respective subdistricts as may be authorized as provided in
15 Section One.

16 (6) Zoological Subdistrict: shall consist of such institu-
17 tions and places for the collection and exhibition of animals
18 and animal life, for the instruction and recreation of the
19 people, for the promotion of zoology and kindred subjects,
20 for the encouragement of zoological study and research and
21 for the increase of public interest in wild animals and in the
22 protection of wild animal life.

23 (7) Art Museum Subdistrict: shall consist of such in-
24 stitutions and places for the purpose of collection and ex-
25 hibition of pictures, statuary and other works of art and what-
26 ever else may be of artistic interest and appropriate for ex-
27 hibition in an art gallery or museum for instruction in art and
28 in general for the promotion by all proper means of aesthetic
29 or artistic education.

30 (8) Museum of Science and Natural History Subdistrict:
31 shall consist of such institutions and places for the purpose
32 of collection and exhibition of displays of items of natural
33 historical, industrial, transport and scientific interest, the in-
34 struction and recreation of the people, for the promotion of
35 the study of science, industrial, transport and natural history
36 and kindred subjects and for the promotion by all proper
37 means of public interest in natural history, transport, in-
38 dustry and science.

39 (9) Special Election: As used herein shall mean election
40 held on the first Tuesday of April or whenever propositions are
41 submitted to the voters of the whole district.

Section Three. When in any city and county as described
2 in Section One it shall have been decided by vote in the
3 manner provided in Section One that a tax shall be levied for
4 any of the aforesaid described subdistricts, then the chief
5 executive officer of the city shall appoint four members to
6 the Metropolitan Zoological Park and Museum District Board
7 and the chief executive officer of the county shall appoint
8 four members to the Metropolitan Zoological Park and Mu-
9 seum District Board. Said board members shall serve without
10 compensation for a term of four years and until their suc-
11 cessors are appointed and qualified provided however that of
12 the initial appointments by each of said chief executives one
13 shall be for a term of one year, one shall be for a term of two
14 years, one for a term of three years, and one shall
15 be for a four year term respectively. Any vacancy shall
16 be filled by the Chief Executive Officer for the unex-
16a pired term. Each member appointed by the Chief Execu-
17 tive Officer of the City shall have been a qualified voter of
18 the City for at least one year next before his appointment and
19 shall continue to reside therein during his tenure in office.
20 Each member appointed by the Chief Executive Officer of the
21 County shall have been a qualified voter of the County for at
22 least one year next before his appointment and shall continue
23 to reside therein during his tenure in office. The legislative
24 body of the constitutional charter city upon the petition of
25 the Chief Executive Officer of such city may remove any
26 member appointed by said Chief Executive Officer of that
27 board for misconduct or neglect of duties and the legislative
28 body of the county may upon petition of the Chief Executive
29 Officer of the county may remove any member appointed by
30 him of the board for misconduct or neglect of duties. No
31 member so removed shall be eligible for appointment to said
32 district board thereafter. The Board shall elect its own Chair-
33 man, Secretary and such other officers that it deems necessary

34 and expedient and it may make such Rules, Regulations and
35 By Laws to effectuate its purposes it deems necessary.

Section Four. The Metropolitan Zoological Park and
2 Museum District shall collect all revenues on behalf of said
3 subdistricts and shall deposit same in separate subdistrict
4 funds respectively. All funds collected for a subdistrict shall
5 be kept separate and apart from any other funds and shall be
6 drawn upon by the proper officers of the subdistrict upon sub-
8 mission of properly authenticated vouchers. The district may
9 render common services to the various subdistricts including
10 but not limited to auditing, accounting, pension servicing and
11 payroll. In performing said services the Board is hereby au-
12 thorized to employ and appoint such persons as are deemed
13 necessary, to fix compensation and to cause the removal of
14 employees and appointees of the said Board. The cost of oper-
15 ating the district shall be borne out of the tax funds of the
16 subdistricts based on the ratio of each subdistrict's tax rate to
17 the total tax rate of all subdistricts. In no event shall such
18 operating cost ever exceed five percent of the total authorized
19 tax revenues received by all of the subdistricts.

Section Five. Each subdistrict established by the voters
2 as provided in Section One shall be governed by a commission
3 consisting of ten members to serve without compensa-
3a tion for a term of four years except as provided herein.
4 Five commissioners shall be selected by the Chief Executive
5 Officer of the constitutional charter county and five commis-
6 sioners shall be selected by the Chief Executive Officer of
7 the constitutional charter city. In making the selections the
8 respective Chief Executive Officers shall select from any ex-
9 isting government board of control previously exercising the
10 functions of said subdistrict the members thereof excluding
11 those members serving as ex-officio. Any remaining members
12 shall be selected from persons submitted and nominated by
12a the respective existing governing boards, subject to the advice

13 and consent of the respective Chief Executive Officer of the
13a City or County in which the proposed member resides. The
14 commissioners shall be appointed by said appointing authority
15 within seven days after the certification by the election officials
16 of the particular subdistrict as provided in Section One. The
17 commissioners so appointed shall divide themselves into four
18 classes. The first class shall hold office for a term of one year.
19 The second class shall hold office for a term of two years.
20 The third class shall hold office for a term of three years
21 and the fourth class shall hold office for four years, said
22 terms to run from the first of January following their ap-
23 pointment and annually thereafter. The commissioners shall
24 elect members for the class whose terms are to expire and to
24a fill vacancy in any other classes, subject to the advice and
25 consent of the respective Chief Executive Officer of the City
25a or County in which the proposed member resides. Five
26 commissioners who have either been appointed by the
27 Chief Executive Officer of the city or elected by the
28 Commission shall be residents of the city during their
28a tenure in office and five commissioners either appointed
29 by the Chief Executive Officer of the County or elected
30 by the Commission shall be residents of the County dur-
31 ing their tenure in office. Nothing in the foregoing is
32 designed nor should it be construed to prohibit the appoint-
33 ment by the Commission of non-voting commissioners to the
34 commission of any subdistrict nor shall the aforesaid residency
35 requirements be applicable. The legislative body of the con-
36 stitutional charter city upon the petition of the Chief Execu-
37 tive Officer of such city after a public hearing thereon may re-
38 move any commissioner residing in the city for misconduct or
39 neglect of duty and the legislative body of the constitutional
40 charter county upon petition of the Chief Executive Officer
41 of the County after a public hearing thereon may remove any
42 commissioner residing in the county for misconduct or ne-

43 glect of duty. No commissioner removed shall be eligible to
44 appointment to any subdistrict, commission, office, or to the
45 Board of the District.

Section Six. (1). Each respective subdistrict is hereby
2 empowered to own, hold, control, lease, acquire by donation,
3 gift or bequest, purchase, contract, lease, sell, any and all
4 rights in land, buildings, improvements, furnishings, displays,
5 exhibits and programs and any and all other real, personal
6 or mixed property for the purposes of the said subdistrict.

7 (2). All buildings, property and facilities of existing
8 publicly-owned and operated zoological parks and museums
9 established under the constitution or laws of this state or
10 Museum of Science and Natural History upon which a ma-
11 jority of the voters of both the City and County have passed
12 upon as provided for in Section 1 shall become the property
13 of and vest in the respective and applicable subdistrict on the
14 date such subdistrict shall be established as provided in Sec-
15 tion One. Any obligations, duties, rights, privileges of what-
16 ever description pertaining to or relating to the maintenance,
17 operation, construction, design or affairs of any such existing
18 zoological park or museum shall be assumed by the respective
19 subdistricts.

Section Seven. The use and enjoyment of such institutions
2 and places museums and parks of any and all of the subdistricts
3 established under this section shall be forever free and open to
4 the public at such times as may be provided by the reasonable
5 rules and regulations adopted by the respective commissions in
6 order to render the use of the said subdistrict's facilities
7 of the greatest benefit and efficiently to the greatest number.
8 The respective commissions may exclude from the use of the
9 said facilities any and all persons who wilfully violate such
10 rules. In addition said commission shall make and adopt such
11 bylaws, rules and regulations for its own guidance and for

12 the election of its members and for the administration of
13 the subdistrict as they may deem expedient and as may
14 not be inconsistent with the provisions of the law. The re-
14a spective commissions may contract for, or exact, a charge
15 from any person in connection with the use, enjoyment,
16 purchase, license or lease of any property, facility, ac-
17 tivity, exhibit, function, or personnel of the respective
18 subdistricts. Said commission shall have exclusive con-
19 trol of the expenditures of all monies collected by the district
20 to the credit of the subdistrict's fund and of the construction
21 and maintenance of any subdistrict, buildings built or main-
22 tained in whole or in part with monies of said fund and of
23 the supervision, care and custody of the grounds, rooms or
24 buildings constructed, leased or set apart for the purposes
25 of the subdistrict under the authority conferred in this law.
26 Said commission shall have the power to appoint a director
27 and necessary assistants, to fix their compensation and shall
28 also have power to remove such appointees. All employees,
29 appointees and officers of such publicly-owned and operated
30 museums and zoological parks shall on the establishment of
31 a subdistrict related thereto become employees of the sub-
32 district and such appointees' and employees' seniority, pen-
33 sion, salaries, wages and fringe benefits shall be equal to or
34 better than that existing at the time of the establishment of
35 the subdistrict insofar as may be possible. The respective
36 commissions shall whenever the need arises transmit to the
37 District a complete survey and report of the subdistrict's need
38 for construction, reconstruction and repair of improvements,
39 buildings and other facilities and shall include all informa-
40 tion and data necessary for the purpose of ascertaining the
41 cost of such improvements and shall further certify to the
42 district the need for incurring additional indebtedness as
43 provided in Section 8 through Section 14 herein.

Section Eight. The Metropolitan Zoological Park and Museum District by a vote of the qualified voters thereof voting thereon as now or hereafter required by Section 26(b) of Article 6 of the Missouri Constitution may incur an additional indebtedness for the purposes of the said subdistricts separately. The total indebtedness authorized separately by the voters for the respective subdistricts shall not exceed five percent of the taxable tangible property therein as shown by the last completed assessment for State and County purposes in said City and said County.

Section Nine. Before incurring any indebtedness under the provisions herein the Board of said district is hereby authorized and shall provide for the collection of an annual tax on all taxable tangible property therein sufficient to pay the interest and principal of the indebtedness as they fall due and to retire the same within twenty years from the date contracted. The said tax levy shall be in addition to that tax levy authorized by the voters as provided in Section One hereof.

Section Ten. For the purpose of incurring additional indebtedness as provided herein the Board of the District shall order an election to be held of which they shall give notice. Such notice shall be advertised by publication once a week for three consecutive weeks in two newspapers of daily circulation in the said City and said County. The first publication of the notice shall be made at least twenty-one days before and the last shall be within two weeks of the date of the election. Such election shall be held and the judges thereof appointed as in the case of other elections and said Board of Election Commissioners of said City and County having charge of such election shall provide at least one voting place in each ward or township of the said City and County and for that purpose they may combine as many election precincts in each ward or

15 township as in their judgment may be proper. The judges and
 16 clerks of the precincts in which a voting place is located shall
 17 act as the judges and clerks of such election of such combined
 18 precinct. The cost of such election shall be borne by the district
 19 as provided by law. Except as herein provided, such election
 20 shall be conducted in the same manner and by the same elec-
 21 tion commissioners, judges and clerks and other officers and
 22 employees as other elections are conducted.

Section Eleven. The Board of said district shall prepare
 2 and shall cause to be printed ballots to be used at such elec-
 3 tion which shall be in substantially the following form:

4 OFFICIAL BALLOT

5 Instructions to voters:

6 To vote in favor of the proposition submitted upon this
 7 ballot place a cross (X) mark in the square opposite the word
 8 "YES"; and to vote against the proposition submitted upon
 9 this ballot, place a cross (X) mark in the square opposite the
 10 word "NO".

11 Shall the following be adopted:

12 Proposition to issue the bonds of the Metro- YES
 13 politan Zoological Park and Museum District on NO
 14 behalf of

15 (name of subdistrict)

16 subdistrict to the amount of \$.....

17 for the purpose of

18 (Insert purpose)

Section Twelve. Upon the result of such election being
 2 certified by the Board of Election Commissioners respectively
 3 to the Board and if the proposition to incur or increase such
 4 indebtedness be assented to by electors voting on the propo-
 5 sition at such election as required by or hereafter may be
 6 required by Section 26(b) of Article 6 of the Missouri Consti-
 7 tution the Board may by resolution declare the results of

8 such election and cause the bonds of such district to be is-
9 sued, payable to the bearer, not exceeding the amount au-
10 thorized, and in denominations of not less than one hundred
11 dollars, or some multiple thereof, payable in not more than
12 twenty years from the date they bear interest from the date
13 at a rate not exceeding the highest rate of interest permitted
14 by law payable semiannually which bonds shall have interest
15 coupons attached to conform to the face thereof. All such
16 bonds shall be signed by the chairman of the board, attested
17 by the signature of the secretary and each bond shall have
18 impressed thereon the corporate seal of the District provided
19 however that whenever one thousand or more bonds are to
20 be executed as of the same date, the resolution pursuant to
21 which such bonds are issued may direct that such bonds be
22 executed by the facsimile signature of the chairman and sec-
23 retary of the board. Such bonds may be negotiated and sold
24 but in no case shall they be sold for less than par.

Section Thirteen. Whenever the owner of any coupon
2 bond, or any bond payable to bearer, already issued or here-
3 after issued by the district shall present any such bond to the
4 treasurer or other officer of such corporation, who by law per-
5 forms the duties of treasurer, with a request for the conver-
6 sion of such bond into a registered bond, such treasurer, or
7 such other officer, shall cut off and cancel the coupons of any
8 such coupon bond so presented, and shall stamp, print or write
9 upon such coupon bond, or such other bond payable to bearer,
10 so presented, either upon the back or upon the face thereof,
11 as may be convenient, a statement to the effect that the said
12 bond is registered in the name of the owner, and that there-
13 after the interest and principal of said bond are payable to
13a the registered owner. Thereafter, and from time to time any
14 such bond may be transferred by such registered owner in
15 person, or by attorney duly authorized on presentation of such
16 bond to such treasurer, or such other officer, and the bond

17 be again registered as before, a similar statement being
18 stamped, printed or written thereon. Such statement stamped,
18a printed or written upon any such bond may be in substantially
19 the following form:

20 (Date, giving month, day and year.)

21 This bond is registered pursuant to the statute in such
22 cases made and provided in the name of
23 (here insert name of owner) and the interest and principal
24 thereof are hereafter payable to such owner.

25, treasurer (or such other officer).

26 After any bond shall have been registered as aforesaid, the
27 principal and interest of such bond shall be payable to the
28 registered owner. Such treasurer, or such other officer, shall
29 keep in his office a book or books which shall at all times
30 show what bonds are registered and in whose names.

Section Fourteen. For the purpose of refunding, extend-
2 ing or unifying the whole or any part of its valid bonded
3 indebtedness the district may issue refunding bonds not ex-
4 ceeding in amount of the principal of the outstanding in-
5 debtedness to be refunded and the accrued interest to the
6 date of such refunding bonds. The Board shall provide for
7 the payment of interest and principal of such refunding bonds
8 in the same manner as was provided for the payment of in-
9 terest and principal of the bonds refunded.

Section Fifteen. The legislative authority of any city or
2 county in which property of the Metropolitan Zoological Park
3 and Museum District and the respective subdistricts is situ-
4 ated shall have the power to enact ordinances imposing suit-
5 able penalties for the punishment of persons committing
6 injury upon said district's or subdistrict's properties, the
7 grounds or collections of property thereof.

Section Sixteen. The Metropolitan Zoological Park and
2 Museum District Board shall make before the second Monday

3 in April an annual report to the Chief Executive Officers of
4 the said city and county respectively stating the condition
5 of their trust on the first day of January of that year, the
6 various sums of money received and distributed by it on be-
7 half of the subdistricts and shall further make a combined
8 annual report of those reports submitted by the respective
9 subdistricts as provided hereunder.

Section Seventeen. The Commissioners of each subdis-
2 trict shall make on or before the second Monday in March an
3 annual report to the district board setting forth the various
4 sums of money received from the said subdistrict's fund and
5 the amounts which have been expended and for what pur-
6 poses, the number and character of the acquisitions and such
7 other information and suggestions as they may deem im-
8 portant.

Section Eighteen. The District and subdistricts and the of-
2 ficers and employees thereof shall be subject to the provisions
3 of Chapter 296 of the Missouri Revised Statutes or any amend-
4 ment thereto hereafter enacted.

Section A. Sections 90.580, 90.585, 90.590, 90.600, 90.610,
2 90.620, 90.630 RSMo 1969 are repealed.

Section B. Sections 184.020, 184.030, 184.040, 184.050,
2 184.060, 184.070, 184.080, 184.090, 184.100 and 184.105 RSMo
3 1969 are repealed.

Section C. Section A shall become effective on December
2 31 next following the creation of a zoological subdistrict as
3 provided in Section 1 of this act.

Section D. Section B shall become effective on December
2 31, next following the creation of an art museum subdistrict
3 as provided in Section 1 of this act.

✓

DEPARTMENT OF PARKS, RECREATION & FORESTRY
CITY OF ST. LOUIS



5600 CLAYTON ROAD 63110
IN FOREST PARK

FREEMAN R. BOSLEY, JR.
MAYOR



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DIRECTOR
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August 30, 1995

I would like to take this opportunity to thank you for your recent presentation to the Forest Park Master Plan Executive Committee regarding future plans of your institution. Since your presentation, the Executive Committee has reviewed your proposals in detail and has determined that your plans generally meet the requirements outlined in the Goals and Policies.

Enclosed please find a list of concerns and questions that were generated regarding your proposal. Members of the Design Team will be contacting you in the near future to clarify these points. Your assistance in reviewing this information would be appreciated.

I would again like to thank you for your continued assistance and support in this important project.

If you have any questions, please contact me.

Sincerely,

Gary D. Bess, Co-Chairman
Forest Park Master Plan
Executive Committee

INSTITUTIONAL PROPOSAL ZOO

Preliminary review - August 24, 1995

comments

1. PURPOSE
2. DEMONSTRABLE NEEDS
3. LAND USE
DEVELOPMENT
 - GENERAL - *proposal does not request development outside ex. boundaries*
 - PERMANENT BOUNDARIES
 - FACILITIES
 - PROGRAMMING
 - IMPACT ON SURROUNDING USES - *Need commitment to coordinate with adjacent uses*
No discussion of impact of Art Museum parking on facility
 - ALTERNATIVE DEVELOPMENT
4. LANDSCAPE - *all surface parking lots need internal landscaping*
5. ART, ARCHITECTURE,
AND INFRASTRUCTURE
6. ACCESS, CIRCULATION,
AND PARKING
 - Not assessed in detail, preliminary review concerns*
 - *question need for additional 600 parking spaces*
principles for solving this need should be a) no new
park land b) encouraged to look outside of the park
c) least favored option - on existing property
 - *issues remains of who owns the south lot*
 - *impact of fee structure on curb-side parking*
 - *provide estimates of visitor counts for the long-term*
 - *general access to the zoo parking lots needs to be addressed*
 - *investigate alternatives for the provision of employee parking?*
7. ECONOMIC - *Not assessed*
8. LEGAL - *Not assessed*
9. NO NET LOSS OF OPEN SPACE - *Not assessed*
10. GENERAL - *definition of "foreseeable future"*