

**ORDINANCE #67878**  
**Board Bill No. 435**

AN ORDINANCE RECOMMENDED BY THE PLANNING COMMISSION AND APPROVING AN AMENDED AND RESTATED COMMUNITY UNIT PLAN FOR AN AREA LOCATED IN THE CITY OF ST. LOUIS AND COMPRISING A PORTION OF THE WASHINGTON UNIVERSITY DANFORTH CAMPUS; PLEDGING COOPERATION OF THE BOARD OF ALDERMEN AND REQUESTING VARIOUS OFFICIALS, DEPARTMENTS, BOARDS AND AGENCIES OF THE CITY TO COOPERATE AND TO EXERCISE THEIR RESPECTIVE POWERS IN A MANNER CONSISTENT WITH THE COMMUNITY UNIT PLAN; AUTHORIZING AND DIRECTING THE TAKING OF OTHER ACTIONS, AND APPROVAL AND EXECUTION OF OTHER DOCUMENTS AS NECESSARY OR DESIRABLE TO CARRY OUT AND COMPLY WITH THE INTENT HEREOF AND THE COMMUNITY UNIT PLAN.

**WHEREAS**, Section 26.80.070 of the Zoning Code of the City of St. Louis authorizes the establishment and creation of Community Unit Plans (CUPs), a special zoning "overlay" tool authorizing the appropriate development of residential or commercial uses, or the combination thereof, to provide for a scale and flexibility of development which could not otherwise be achieved through the existing single use zoning districts; and

**WHEREAS**, pursuant to St. Louis City Ordinance 65152 approved February 15, 2001, the City of St. Louis approved the Washington University Hilltop Campus Community Unit Plan (the "2001 CUP") for an area bounded by Forest Park Parkway on the North, Skinker Boulevard on the East, Forsyth Boulevard on the South and the city limits of the City of St. Louis on the West, which area is legally described on **Exhibit A**, attached hereto and incorporated herein by reference and depicted on the site plan, attached hereto as **Exhibit B** and incorporated herein by reference (the "CUP Area"); and

**WHEREAS**, the 2001 CUP anticipated the construction, in four phases and over a period of seven years, of several buildings for use by the Washington University School of Engineering, a new visual arts and design center and the major renovation of three existing buildings along Forsyth Boulevard immediately west of Skinker Boulevard; and

**WHEREAS**, Washington University in St. Louis (the "University") has completed construction of a biomedical research building, visual arts and design center, and the renovation of existing buildings along Forsyth Boulevard in accordance with the 2001 CUP, along with construction of major traffic upgrades to University Circle at the intersection of Brookings Drive, Skinker Boulevard and Lindell Boulevard; and

**WHEREAS**, the University is now prepared to move forward with its plans for construction of additional buildings for use by the School of Engineering, which plans contain more detailed information for construction of the University's engineering campus than the information set forth in the 2001 CUP; and

**WHEREAS**, on September 17, 2006, the Hilltop Campus of the University was renamed and dedicated as the Danforth Campus; and

**WHEREAS**, Section 26.80.070 of the Zoning Code of the City of St. Louis authorizes the amendment of a Community Unit Plan pursuant to the provisions of the Zoning Code; and

**WHEREAS**, on December 5, 2007, the University submitted the "Washington University in St. Louis Danforth Campus Amended and Restated Community Unit Plan" to the Planning Commission (the "Amended Plan") proposing to (i) update the timing of construction for the remaining phases of development within the CUP Area; (ii) reflect refinements in the expanded engineering campus and other future developments; (iii) change the name of the 2001 CUP to the "Washington University in St. Louis Danforth Campus Amended and Restated Community Unit Plan" to be in accord with the renamed and re-dedicated campus; and (iv) address the use of alternative energy sources within the CUP Area to further the University's environmental initiatives; and

**WHEREAS**, the Planning Commission reviewed such Amended Plan at its meeting on December 5, 2007, and reported its findings and recommendations to the Board of Aldermen, which report contains the Planning Commission's reasons for approval and specific evidence and facts regarding the conditions set forth in Section 26.80.070.C of the Revised Code of the City of St. Louis.

**BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

**SECTION ONE.** Findings of Fact.

The Board of Aldermen of the City of St. Louis hereby finds and determines that: (i) the values of buildings and the character of the property adjacent to the CUP Area will not be adversely affected by the Amended Plan; (ii) the Amended Plan is consistent with the intent and purposes of the Zoning Code to promote public health, safety, morals and general welfare; (iii) the average lot area per family will not be reduced from that required by the underlying zoning district; (iv) adoption of the Amended Plan is consistent with the intent of Section 26.80.070 of the Zoning Code of the City of St. Louis; and (v) adoption of the Amended Plan is in the best interests of the citizens of the City of St. Louis.

**SECTION TWO.** Approval of an Amended and Restated Community Unit Plan.

Pursuant to and in accordance with Section 26.80.070 of the Zoning Code of the City of St. Louis, Community Unit Plan (CUP) approval is hereby given to the proposed Amended Plan in accordance with the application and plans filed on December 5, 2007, designated and identified as the "Washington University in St. Louis Danforth Campus Amended and Restated Community Unit Plan," a copy of which, including required plans, is attached hereto as Exhibit C and incorporated herein by reference and is on permanent file in the office of the Zoning Administrator.

**SECTION THREE.** Severability.

It is hereby declared to be the intention of the Board of Aldermen that each and every part, section and subsection of this Ordinance shall be separate and severable from each and every other part, section and subsection hereof and that the Board of Aldermen intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. In the event that any part, section or subsection of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect, unless the court making such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accord with the legislative intent.

**SECTION FOUR.** Effective Date.

After adoption of this Ordinance by the Board of Aldermen, this Ordinance shall become effective on the 30th day after its approval by the Mayor or adoption over his veto.

EXHIBIT A  
**LEGAL DESCRIPTION OF THE CUP AREA**

Beginning at the Southeasterly corner of said City Block No. 5413, said point being in the Westerly line of Skinker (100' wide) Boulevard at said Westerly line's intersection with the Northerly line of Forsyth Boulevard; thence along said Northerly line, North 89 degrees 59 minutes 40 seconds West, a distance of 570.00 feet to the Southwesterly corner of said "City Block No. 5413"; thence leaving said Northerly line and along the Westerly line of said "City Block No. 5413: North 00 degrees 19 minutes 38 seconds East, a distance of 1159.19 feet to a point in the southerly line of Millbrook (formerly Rock Island Highway) Boulevard; thence along said Southerly line, North 00 degrees 14 minutes 14 seconds East, a distance of 7.59 feet to a point; thence South 89 degrees 42 minutes 52 seconds East, a distance of 170.01 feet to a point; thence South 00 degrees 03 minutes 40 seconds West, a distance of 15.00 feet to a point; thence South 89 degrees 55 minutes 49 seconds East; a distance of 369.74 feet to a point; thence along a curve to the right having a radius of 45.00 feet, the chord of which bears, South 68 degrees 53 minutes 59 seconds East, an arc distance of 33.07 feet to a point in the Westerly line of Skinker (100' wide) Boulevard; thence along said Westerly line, South 00 degrees 19 minutes 45 seconds West, a distance of 1138.90 feet to the point of beginning.

Said tract of land containing 15.116 acres (658,475 S.F.) more or less, and being situated in the City of St. Louis, Missouri.



EXHIBIT C  
**WASHINGTON UNIVERSITY IN ST. LOUIS**  
**DANFORTH CAMPUS AMENDED AND RESTATED COMMUNITY UNIT PLAN**  
[Attached hereto.]



DANFORTH CAMPUS  
AMENDED AND RESTATED  
COMMUNITY UNIT PLAN

December 5, 2007



The Washington University  
Danforth Campus  
1 Brookings Drive  
St. Louis, Missouri 63130

**Application**

The Washington University, a corporation established by Act of the General Assembly of the State of Missouri approved February 22, 1853 and acts amendatory thereto, hereby submits its application pursuant to § 26.80.070 of the Revised Code of the City of St. Louis to amend the Community Unit Plan approved February 15, 2001 by St. Louis City Ordinance 65192 (the "2001 CUP") under the name "Washington University Hilltop Campus Community Unit Plan."

This application consists of (a) the Narrative and Plan set forth below and (b) the plan documents, incorporated herein by reference, prepared by Mackey Mitchell & Associates, dated December 5, 2007, under the caption "Washington University Danforth Campus Amended and Restated Community Unit Plan."

The legal description and acreage of the land included in the Community Unit Plan (the "CUP Area") is owned by the University and is unchanged from that set forth in the 2001 CUP.

**NARRATIVE****I. INTRODUCTION****A. About Washington University in St. Louis.**

Washington University in St. Louis is a medium-sized independent university with approximately 6,000 undergraduate students and 6,000 graduate and professional students. The University is among the world's leaders in teaching and research, drawing students and faculty to St. Louis from all 50 states and more than 120 countries. As a national research institution, the University brought more than \$546 million in total research support into the St. Louis region in fiscal year 2006. In 2007 U.S. News & World Report ranked Washington University in St. Louis 12th among national universities in the undergraduate category. Additionally, 20 of the University's graduate and professional programs are ranked by U.S. News & World Report in their top 10 rankings. With over 12,000 full and part-time employees, the University is the fourth-largest employer in the St. Louis metropolitan area. The University is highly regarded for its commitment to excellence in learning. Its programs, administration, facilities, resources and activities combine to further its mission of teaching, research, and service to society.

**B. Approval of 2001 CUP.**

Pursuant to St. Louis City Ordinance 65152 approved February 15, 2001, the City of St. Louis approved the 2001 CUP under the name "Washington University Hilltop Campus Community Unit Plan." The 2001 CUP anticipated the construction, in four phases and over a period of seven years, of several buildings for use by the School of Engineering, a new visual arts and design center and the major renovation of three existing buildings along Forsyth Boulevard immediately west of Skinker Boulevard.

**C. Campus Development Following Approval of the 2001 CUP.**

Since 2001 the University has completed construction of the Uncas A. Whitaker Hall for Biomedical Engineering, Earl E. and Myrtle E. Walker Hall and the Mildred Lane Kemper Art Museum (designed by the internationally acclaimed architectural firm of Maki & Associates) and major renovations to the Joseph B. Givens, Mark C. Steinberg and William K. Bixby Halls along Forsyth Boulevard (which, along with the Mildred Lane Kemper Art Museum and Walker Hall, are a part of the newly renamed Sam Fox School of Design & Visual Arts). On September 17, 2006, the Hilltop Campus of the University was renamed and dedicated as the Danforth Campus. Additionally, the University recently completed major upgrades to University Circle at the intersection of Brookings Drive, Skinker Boulevard and Lindell Boulevard. The improvements include new roadway and turn lane re-alignments, traffic signals, striping, and landscaping.

**D. Proposed Amendments to 2001 CUP.**

The University seeks to amend the 2001 CUP to update the timing of construction for the remaining phases of development within the CUP Area. The planning for Phases III and IV has progressed to where the 2001 CUP may be updated to reflect refinements in the expanded engineering campus and other future developments. The University also wishes to change the name of the 2001 CUP to the "Washington University Danforth Campus Community Unit Plan" to be in accord with the renamed and re-dedicated campus. The University is committed to environmental and sustainability issues and seeks approval to use alternative energy sources within the CUP Area to further its environmental initiatives.

**II. AMENDED PLAN FOR USE AND DEVELOPMENT IN THE CUP AREA****A. Use of the CUP Area.**

To continue Washington University's ascent among the nation's premier institutions of higher education and to continue to attract the best students, faculty, and staff, it is essential for the University to increase space for its educational and research mission. Although the University does not envision a significant increase in campus population, it is of the utmost importance for the University to provide its students and faculty with state-of-the-art classrooms, laboratories and offices. Accordingly, the University is continuing a building campaign that will result in the construction of several new academic buildings at the east end of the Danforth Campus in the City of St. Louis in the coming years. The new buildings are expected to house the School of Engineering.

In August 2007, the University completed a master plan for the east end of the Danforth Campus in the City of St. Louis. The master plan calls for: (1) a wet lab building to house the new department of Energy, Environmental and Chemical Engineering

and expansion of Biomedical Engineering beyond the capacity of Whitaker Hall; (2) a building devoted to materials research and to house the new department of Mechanical, Aerospace, and Structural Engineering, and (3) a dry lab building for Computer Science & Engineering, and Electrical & Systems Engineering. The academic program for the buildings also considers interdisciplinary space needed for the International Center for Advanced Renewable Energy and Sustainability.

B. About the School of Engineering.

The School of Engineering is a nationally recognized school offering five engineering disciplines to both undergraduate and graduate students. The School of Engineering currently has 92 regular faculty members with 1,081 undergraduate students and 745 graduate students. As the result of a major recent strategic planning effort, the School established its Department of Energy, Environmental and Chemical Engineering, the first of its kind in the country. Additionally, the School refined its master plan for three new engineering buildings. The new engineering complex will address the School's need for state-of-the-art research and instructional facilities and will encourage interaction and collaboration both within the School and across disciplines throughout the University. When completed, the new engineering campus will house over two hundred faculty and staff members, most of whom will be relocated from other parts of the Danforth Campus. These employees will contribute to the City's economic base through the earnings tax.

C. Buildings and Site Plan.

i. Phase III

In the summer of 2008, the University will begin construction of a new building of approximately 225,000 gross square feet at the southwest corner of Skinker and Forest Park Parkway. The building will contain classrooms, laboratory and research areas, and offices.

ii. Phase IV

In Phase IV, the University will construct two additional buildings for the School of Engineering. Together, these buildings are estimated to contain approximately 350,000 to 450,000 gross square feet. Like the building in Phase III, the buildings to be constructed in Phase IV will contain classrooms, laboratory and research areas, and offices.

iii. Future Development

The University has identified the areas south of Brookings Drive between Hoyt Drive and the Mildred Lane Kemper Art Museum, as well as the area south of Brookings Drive between the Museum and Skinker Boulevard, as two sites for potential future development. The construction of an academic building on either or both of these sites will round out the development of the east end of the Danforth campus and enhance the main entrance to the University.

iv. General

Many of the general elements set forth in the 2001 CUP will continue to apply:

1. The new buildings will be of the same general mass and scale as other academic buildings elsewhere on the Danforth Campus. Buildings may be erected with the CUP area consisting of up to 4 (four) stories, provided that the height of such buildings may not exceed the height of Brookings Hall.

2. The CUP Area shall not be subject to area or density restrictions. All uses within the CUP Area shall be consistent with and further the educational and research mission of the University.

3. Although it is anticipated that the new buildings will be used to expand and accommodate the School of Engineering by adding space for classrooms, laboratory and research areas, and academic offices, throughout the life of the buildings they may also be used by other academic departments or administrative units of the University. However, the buildings will at all times be used for purposes consistent with the University's educational and research mission.

4. The buildings are expected to be in predominantly the collegiate gothic style, in harmony with the existing architecture elsewhere on much of the Danforth Campus. High quality landscaping will complement the area, and the east end of the Danforth Campus will, in general, more closely resemble the rest of the campus in terms of green space and attractive

academic buildings. Brookings Hall will remain the signature building of the University on the Danforth Campus, and the new buildings in this area will be scaled and located so as not to diminish its prominence. There will be suitable setbacks from Forest Park Parkway and Skinker Boulevards for all buildings, as indicated in the plan documents.

5. The Site Plan illustrating the current condition is set forth as Exhibit A. The Site Plans for Phases III and IV are set forth as Exhibit B and C, respectively. Exhibits A, B and C are attached hereto and incorporated herein by reference.

D. Parking.

Currently, the amount of on-campus parking is adequate for the University's needs. The parking lot north of Brookings Drive where the new buildings will be constructed (the "North Lot") contains 893 parking spaces. The construction of Phase III will eliminate approximately 295 parking spaces in the North Lot and the build out of Phase IV will gradually displace the remaining parking spaces in the North Lot. However, the area that will be displaced by construction of Phase III is used primarily as overflow parking and the University's transportation records indicate that on an average daily basis between 200 and 400 parking spaces remain vacant throughout the North Lot. Further, the University has anticipated the loss of the North Lot parking spaces and has increased parking capacity in other areas of the Danforth Campus to off-set such losses. Specifically, the University just completed construction of and placed into service the 522 car Central Underground Garage located just off of Forsyth Boulevard under the new William H. and Elizabeth Gray Danforth University Center (scheduled for completion in August 2008). Additionally, in 2006 the University completed construction of and placed into service a 298 space addition to the existing Snow Way Garage, doubling its capacity to 664 cars, located on Snow Way near Big Bend.

In addition to the two recently completed parking structures, the University continues to consider options to increase parking on its Danforth Campus, and specifically on the east end of campus. These include the options identified in the 2001 CUP: (a) construction of a parking structure either partially or totally underground and just to the east of Brookings Hall (which may be partially within or adjacent to the CUP Area), and (b) construction of a parking structure underneath Brookings Drive. As before, the exact location, footprint and design of these parking structures would be determined at a later date. It is anticipated that any parking structure constructed at the east end of campus will contain between approximately 650 and 966 parking spaces, depending on which location and design is selected. As before, if the location underneath Brookings Drive is selected, the University would plant new trees to replace those displaced by the structure and landscape the surface above the garage.

The University has undertaken additional initiatives to decrease the need for parking on campus. In keeping with its leadership on energy and environmental issues, the University has implemented a number of measures designed to encourage students, faculty and staff to utilize public transportation. Specifically, the University offers Metrolink/Metrobus passes (the U-pass) free of charge to all students, faculty and staff and employees of certain service providers. All of the University's campuses (except the recently acquired property located at 6501 Clayton Road now known as the University's South Campus) are located in close proximity to Metrolink stations. The Danforth campus is served by two Metrolink stations conveniently located on the extreme west and east ends of the campus along Forest Park Parkway. Additionally, several Metro bus lines serve all five of the University's campuses.

The University is currently conducting a comprehensive study of bicycle facilities on and around the Danforth Campus. University students, faculty and staff regularly use bicycles for commuting onto and around campus from neighboring communities. The study will indicate the best routes for cyclists to use and will address bicycle facilities (such as bike racks and changing rooms) as well as bicycle and pedestrian safety. Further, the study will identify the most appropriate route across the Danforth Campus as a part of the planned 18-mile Centennial Greenway from Forest Park to Creve Coeur Park.

Finally, the University is currently in the process of negotiating an agreement with a vendor to bring a car sharing program to campus. As a part of this program, the University will provide five dedicated parking spaces in key locations at no charge for use by the program. All members of the University community will be encouraged to participate in this program and no annual or monthly membership fees will be charged as an incentive.

Collectively, these measures are expected to decrease the overall demand for parking on the Danforth Campus.

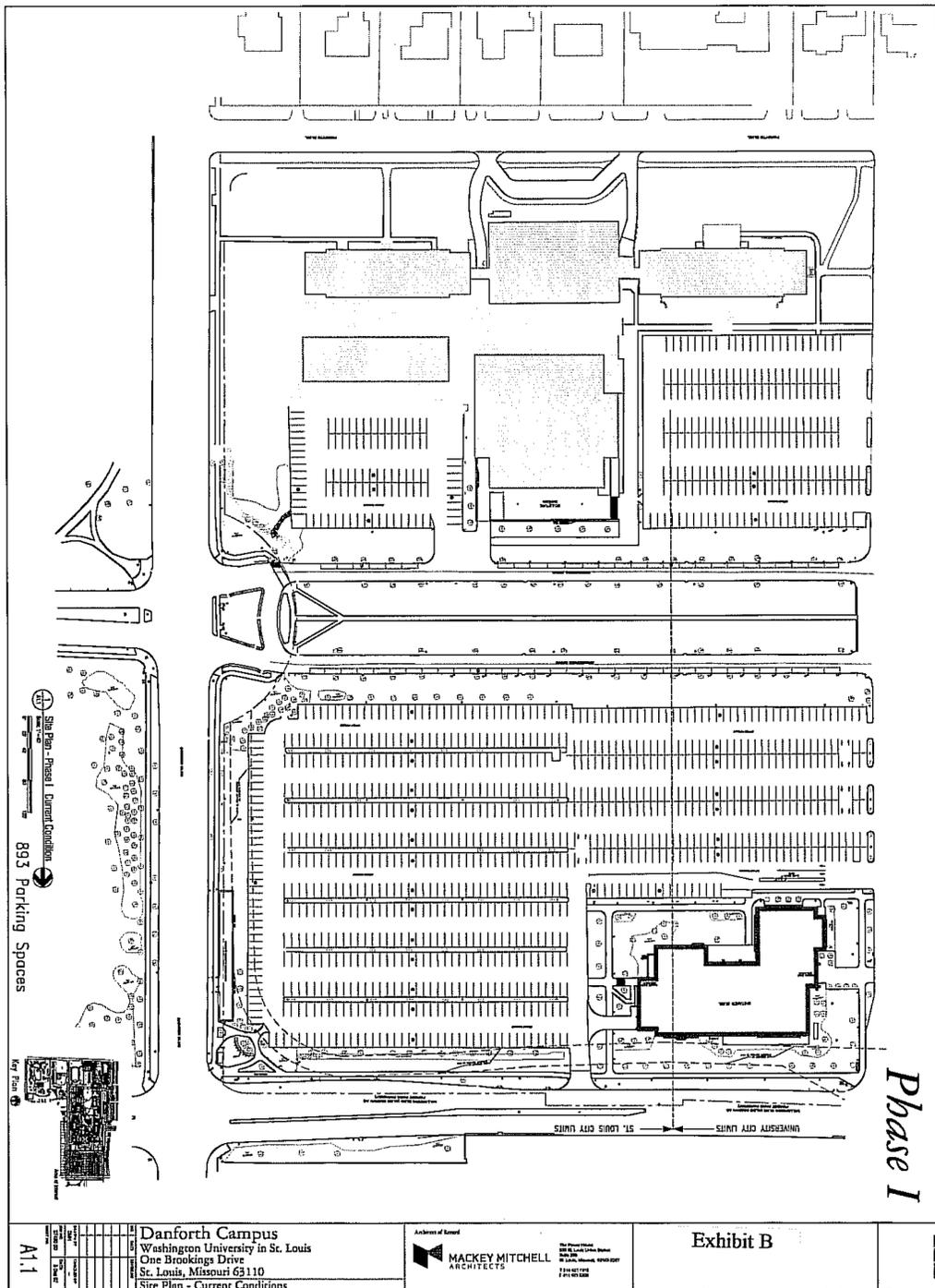
E. Alternative Energy Sources.

The University seeks to define best practices in its own operations and aspires to be a model for others in responsible use of energy and other resources. Therefore, as part of its commitment to promote the use of sustainable alternative energy and environmental systems and practices, the University will seek LEED certification for all newly constructed academic buildings on

the Danforth Campus. In order to accomplish this objective, the University must design its buildings to incorporate renewable and alternative energy sources. Currently, the primary sources of alternative energy include wind, solar and geothermal energy, although other sustainable resources may be developed and available for use in the future. The use of alternative energy sources within the CUP Area shall be subject to the following limitations:

1. Alternative energy sources shall be constructed, operated and maintained in accordance with all applicable federal and state laws;
2. The operation of all alternative energy sources shall comply with Division IV, Offenses Against Public Peace, Chapter 15.51, et. seq. of the St. Louis City Revised Code;

Additionally, as an important part of alternative energy use, the University is considering the use of wind turbines to generate additional energy efficient power for the University's needs. The plans for construction, installation and use of wind turbines is on-going and dependent upon still-emerging technology. As details of the University's plan become available, the University will submit detailed plans to the Planning Commission for subsequent review and approval of specific wind turbine proposals.



Danforth Campus  
 Washington University in St. Louis  
 One Brookings Drive  
 St. Louis, Missouri 63110  
 Site Plan - Current Conditions

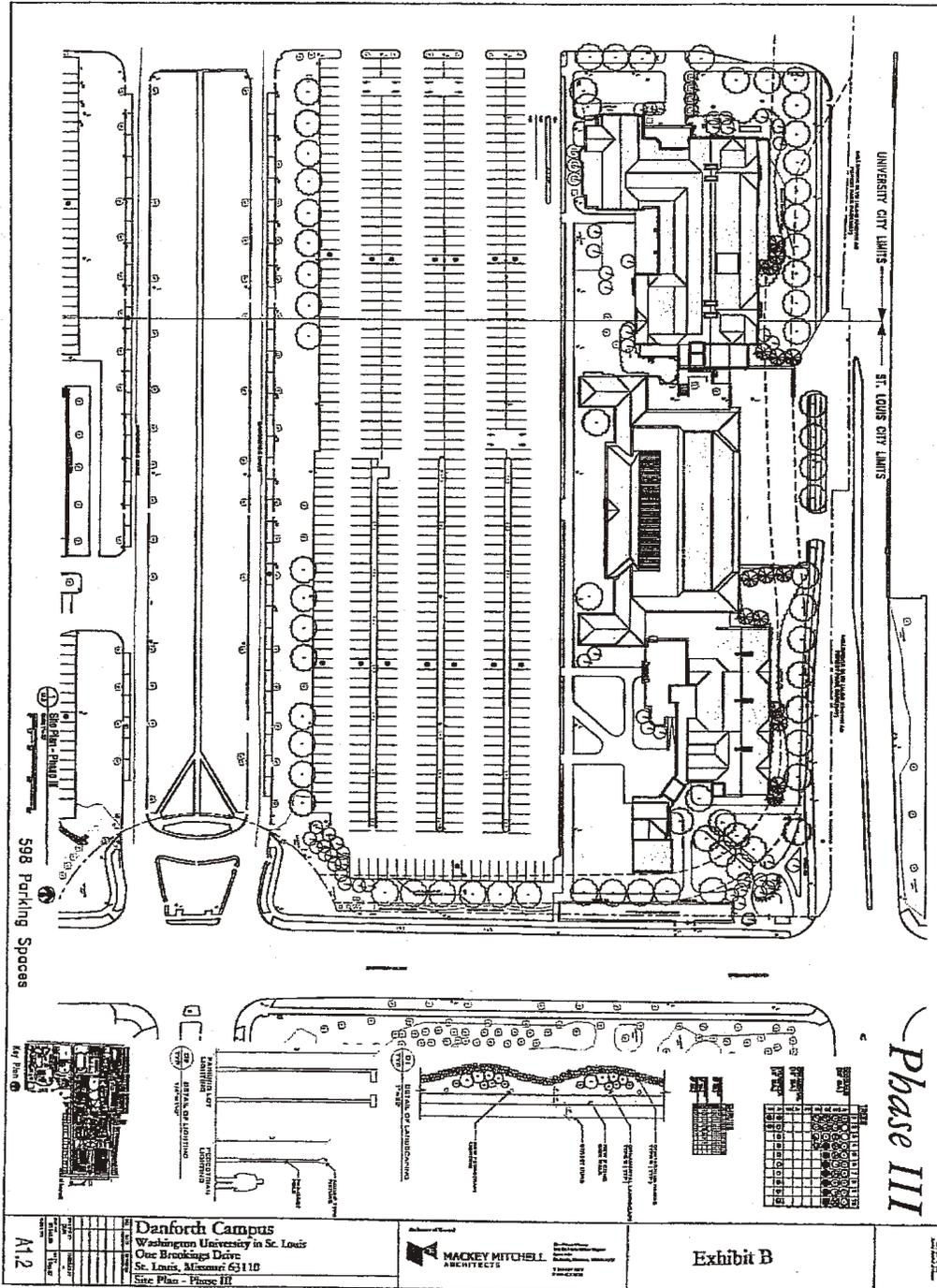
Architects of Record  
**MACKEY MITCHELL**  
 ARCHITECTS  
 1000 South Grand Boulevard  
 St. Louis, Missouri 63104  
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Exhibit B

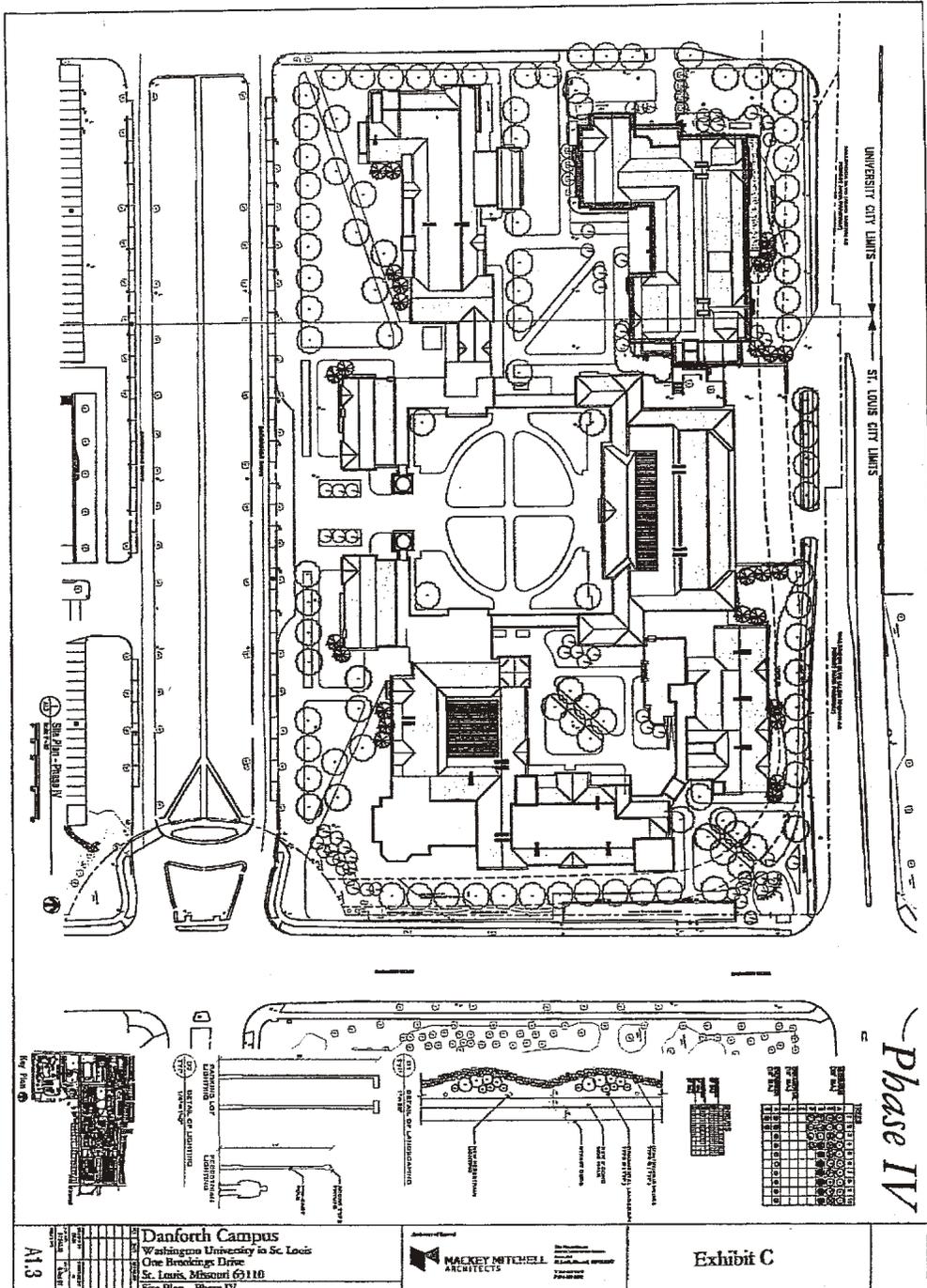
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Phase I

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Approved: February 19, 2008