

1 BOARD BILL NO.418 INTRODUCED BY: ALDERMAN JOSEPH RODDY

2 An ordinance establishing and creating a Planned Unit Development District for a portion
3 of City Block 3893 to be known as the "City Walk on Euclid Planned Unit Development
4 District".

5 **Whereas**, the zoning ordinance of the City of St. Louis authorizes the establishment and
6 creation of Planned Unit Development Districts (PUD's), a special zoning "overlay" tool
7 authorizing the appropriate development of residential or commercial uses, or the combination
8 thereof, in the best interests of the City and to provide for a scale and flexibility of development
9 which could not otherwise be achieved through the existing single-use zoning districts, without
10 detriment to neighboring properties; and

11 **Whereas**, on November 7, 2007, at the regular November meeting of the Planning
12 Commission of the City of St. Louis, a Sketch Plan submitted as a request for Planned Unit
13 Development District designation by Mills Euclid LLC for property under their control in City
14 Block 3893 (as shown in Exhibit "A") was presented; and

15 **Whereas**, the Planning Commission has reviewed said Sketch Plan and determined
16 compatibility with the City's January 2005 Strategic Land Use Plan and other applicable zoning
17 and redevelopment regulations established for the proposed Planned Unit Development District
18 provided the subsequent Detailed Development Plan include documentation as to the details of
19 the development; and

1 **Whereas**, the Planning Commission made all requisite findings as required by 26.80.050
2 of the Revised Code of the City of St. Louis and approved and adopted said Sketch Plan by
3 Resolution No. PDA-195-07-PUD on November 5, 2007 and has provided a copy of the
4 resolution to the Board of Aldermen;

5 **NOW THEREFORE BE IT RESOLVED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

6 **SECTION ONE. Findings of Fact**

7 The Board of Aldermen of the City of St. Louis hereby find and determine that: (i) the
8 City Walk on Euclid Planned Unit Development District, as submitted by Mills Euclid LLC and
9 recommended by the City of St. Louis Planning Commission, encourages appropriate
10 development; (ii) the City Walk on Euclid Sketch Plan approved by the Planning Commission on
11 November 5, 2007 is in the best interest of the City of St. Louis; (iii) the City Walk on Euclid
12 Sketch Plan recommended by the Planning Commission accomplishes the purposes set forth in
13 26.80.050.A of the Revised Code of the City of St. Louis; and (iv) the City Walk on Euclid
14 Sketch Plan recommended by the Planning Commission meets the conditions set forth in
15 26.80.050.E of the Revised Code of the City of St. Louis.

16 **SECTION TWO. Requirements Regarding Detailed Development Plan.**

17 The Sketch Plan is the first step in the approval of a project seeking to be developed
18 within and in accordance with the rules pertaining to a Planned Unit Development District. At a
19 later time, the Developer submits for review by the Planning Commission a Detailed
20 Development Plan for a portion of, or all, of the area included in the Planned Unit Development

1 District. This Detailed Development Plan is compared for conformity with the approved Sketch
2 Plan by the Planning Commission.

3 In addressing the requirements set forth in 26.80.050.H of the Revised Code of the City
4 of St. Louis pertaining to Detailed Development Plan Standards, the submittal of the Detailed
5 Development Plan for the City Walk on Euclid Planned Unit Development District shall include
6 documentation showing a minimum of 20% of the site in open space, but none of the open space
7 shall be required to be public.

8 **SECTION THREE. Establishment and Creation of City Walk on Euclid**
9 **Planned Unit Development District.**

10 The City Walk on Euclid Planned Unit Development District, as proposed in the City
11 Walk on Euclid Sketch Plan (attached hereto as Exhibit “B”) is hereby approved and adopted as
12 recommended by the Planning Commission. There is hereby created a Planned Unit
13 Development District, containing approximately 1.65 acres, to be known as the City Walk on
14 Euclid Planned Unit Development District for the real property described below:

15 100 N. Euclid Avenue – 3893-00-01401

16 - A tract of land situated in City Block 3893 of the City of St. Louis, and the State
17 of Missouri, being all the Lots 21 through 28 of John Baker’s Subdivision and
18 being more particularly described as follows:

19 COMMENCING at a cut “+” in concrete marking the intersection of the North
20 right-of-way line of West Pine Boulevard, 80 feet wide and the East right-of-way

1 line of Euclid Avenue, 60 feet wide, being the Southwest corner of said City
2 Block 3893 and also being the TRUE POINT OF BEGINNING for the tract
3 herein described; thence along said East right-of-way line, North 06 degrees 50
4 minutes 33 seconds East, a distance of 181.80 feet to a set spindle marking the
5 intersection of said East right-of-way line and the South right-of-way line of a 20
6 foot alley; thence along said South right-of-way line, South 75 degrees 02
7 minutes 31 seconds East, a distance of 412.73 feet to a set spindle marking the
8 Northwest corner of West Pine Condominium, a condominium filed for record in
9 Plat Book 43 Pages 9-10 of the land records of said City of St. Louis; thence
10 leaving said South right-of-way line and along the Westerly line of said West Pine
11 Place Condominium, South 15 degrees 00 minutes 13 seconds West, a distance of
12 179.94 feet to a set ½ inch iron rod marking the Southwest corner of West Pine
13 Place Condominium, being along aforementioned North right-of-way line of West
14 Pine Boulevard; thence along said North right-of-way line, North 75 degrees 02
15 minutes 00 seconds West, a distance of 386.93 feet to the Point of Beginning and
16 containing 1.65 acres (71,930 square feet) according to a survey by J. R. Grimes
17 Consulting Engineers, Inc.

18 **SECTION FOUR. Severability Clause.**

19 The provisions of this ordinance shall be severable. In the event that any provision of this
20 ordinance is found by a court of competent jurisdiction to be unconstitutional, the remaining
21 provisions of this ordinance are valid unless the court finds the valid provisions of this ordinance
22 are so essentially and inseparably connected with, and so dependent upon, the void provision that

November 30, 2007

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Board Bill No. 418

Sponsor: Alderman Joseph D. Roddy

1 it cannot be presumed that the Board of Aldermen would have enacted the valid provisions
2 without the void ones or unless the Court finds that the valid provisions, standing alone, are
3 incomplete and incapable of being executed in accordance with the legislative intent.

4 **SECTION FIVE. Emergency Clause.**

5 This being an ordinance for the preservation of public peace, health, and safety, it is
6 hereby declared to be an emergency measure within the meaning of Sections 19 and 20 of Article
7 IV of the Charter of the City of St. Louis and therefore shall become effective immediately upon
8 its passage and approval by the Mayor.

EXHIBIT A



Current Zone

- | | |
|---------------------------------|-------------------------------|
| A Single-Family Dwelling Dist | G Local Commercial District |
| B Two-Family Dwelling Dist | H Area Commercial District |
| C Multiple-Family Dwelling Dist | I Central Business District |
| D Multiple-Family Dwelling Dist | J Industrial District |
| E Multiple-Family Dwelling Dist | K Unrestricted District |
| F Neighborhood Commercial Dist | L Jefferson Memorial District |

Planning Area

City Walk on Euclid PUD

PDA-195-07-PUD



EXHIBIT “B”

**Planned Unit Development District
Sketch Plan**

For

City Walk on Euclid PUD

100 N. Euclid Avenue
City Block 3893

City of St. Louis Planning Commission

November 5, 2007

File No. PDA-195-07-PUD

**O. Bruce Mills
Mills Euclid LLC**

MILLS PROPERTIES, INC.

120 South Central Suite 1000 Clayton, Missouri 63105

Phone 314.721.8000 Fax 314.721.7900

City Walk on Euclid
100 N. Euclid Ave.
St. Louis, MO 63108
September 24, 2007

Mills Properties, Inc. is proposing a mixed use development of 188 apartment units and approximately 13,000 square feet of retail space located at the intersection of Euclid Ave. and West Pine in the Central West End.

The proposed seven story building will have one level of parking below grade across the entire site and a second level of parking at grade. The total number of parking spaces is approximately 280. The apartment units range in size from 650 square feet up to 1700 square feet. The rental rates range from \$1.60/SF to \$1.90/SF. Retail rental rates will be \$25/SF. All apartments will be designed for conversion to condominiums at a future date. The proposed development will include the following amenities:

- a. Outdoor pool and lounge with food service
- b. State of the art exercise facility
- c. Business center
- d. Meeting rooms/theatre
- e. Library
- f. Roof top garden patio
- g. "Green" roof area on six story portion of building
- h. Concierge service for all residents
- i. Room service from restaurant to all residents

Financing will be conventional bank financing (eighty percent) with the balance being owner equity. Bruce Mills will be the primary principal through a limited liability company.

The property, 100 N. Euclid Ave., is currently owned by "Mills Euclid, LLC", 50% owned by Bruce Mills and 50% by other investors. Fifty to 100% of the final development will be owned by Bruce Mills.

A copy of the preliminary schedule is attached. The project is planned as one phase.





BOARD OF ALDERMEN
CITY OF SAINT LOUIS
MISSOURI

Joseph D. Roddy
ALDERMAN

17th Ward

September 29, 2006

Mr. O. Bruce Mills
Mills Group, Inc.
120 South Central Avenue
Suite 1000
Saint Louis, MO 63105

Re: 100 North Euclid Development

Dear Mr. Mills:

I am writing to express my support for your proposed 155 unit, six story, \$50,000,000 development of new apartments at 100 North Euclid on the property owned by Mills Euclid, LLC. I also support the demolition of the existing older medical office building which is presently located on that site, since it is not the highest and best use for the parcel of ground which you own.

I understand that you will be applying to the LCRA for redevelopment rights with regard to this property. I express my support for ten (10) years of full tax abatement and a redevelopment agreement that gives you condemnation rights over any remaining tenant leases which may need to be terminated in order to allow the demolition and redevelopment to proceed on your land.

I look forward to working with you on this exciting new project.

Sincerely,

A handwritten signature in cursive script that reads "Joseph D. Roddy" with a small "mk" mark below the name.

Joseph D. Roddy
Alderman, 17th Ward



CENTRAL WEST END MIDTOWN DEVELOPMENT

October 26, 2007

Mr. Dick Zerega
Planner
St. Louis City - PDA
1015 Locust Street - 12th Floor
St. Louis, MO 63101

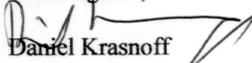
Dear Mr. Zerega,

It was a pleasure to talk with you regarding the City Walk project that Mills Properties has proposed at 100 N. Euclid Avenue. The Central West End Midtown Development (CWEMD) supports the proposal and feels that this project will substantially enhance the character of the Central West End as a full service neighborhood. CWEMD feels that attention should be paid to the following items to ensure that the project provides the greatest benefit to the neighborhood as well as the developer:

- The design of a water feature and clock tower at the Euclid/West Pine corner
- The need to control construction parking to keep public parking for local businesses and residents.
- Cooperation with the Euclid Streetscape Corridor design team
- Potential traffic calming to mitigate the impact of this development on the lower scale eastern end of the 45xx West Pine block.
- Ensuring that the number of parking spaces is sufficient for all residents, guests and retail customers, and investigating the possibility of including additional public parking spaces.
- Keeping the sidewalk along Euclid and West Pine open during construction.

Let me know if you have any questions regarding this project.

Best Regards,


Daniel Krasnoff
Executive Director
Cc: Rollin Stanley
O. Bruce Mills

CENTRAL WEST END MIDTOWN DEVELOPMENT
4236 LINDELL BLVD. SUITE 103 ST. LOUIS, MISSOURI 63108
P: 314-535-5311 F: 314-531-1894 E-MAIL: CWEMD@SBCGLOBAL.NET

**EXCERPT FROM SEPTEMBER 26, 2006 CWEMD DEVELOPMENT
COMMITTEE RESOLUTION REGARDING 100 NORTH EUCLID**

Pete Rothschild made a motion to approve the following recommendation for the Renaissance proposal:

**CWEMD Development Committee Recommendation:
Renaissance Proposal – 100 N. Euclid Avenue**

The Development Committee of Central West End Midtown Development recommends support for the Renaissance proposal. The project will contribute significantly to achieving organizational goals such as increasing residential population, retail development, and elimination of surface parking conditions.

This recommendation is not made to support the current subsidy request, which will be reviewed by the CWEMD Finance Committee and Board of Directors.

The recommendation includes the need for continued cooperation by developer with the staff regarding the following design matters:

- The design of a water feature and clock tower at the Euclid/West Pine corner.
- The need to control construction parking to keep public parking for local businesses and residents.
- Cooperation with the Euclid Streetscape Corridor design team.
- Potential traffic calming to mitigate the impact of this development on the lower scale eastern end of the 45xx West Pine block.
- Ensuring that the number of parking spaces is sufficient for all residents, guests and retail customers, and investigating the possibility of including additional public parking spaces.
- Keeping the sidewalk along Euclid and West Pine open during construction.

Chris Papanickolas seconded the motion. Voice vote. All ayes. ***Motion passed.***



GRIMES CONSULTING, INC.
 Civil Engineering & Surveying Services
 1200 S. 20th Street
 St. Louis, MO 63104
 Tel: 314.433.4400
 Fax: 314.433.4401



REBELLS
 South Central Avenue
 O'Fallon, MO 63450
 314-717-8000

Citywalk on Euclid
 at St. Louis, Missouri

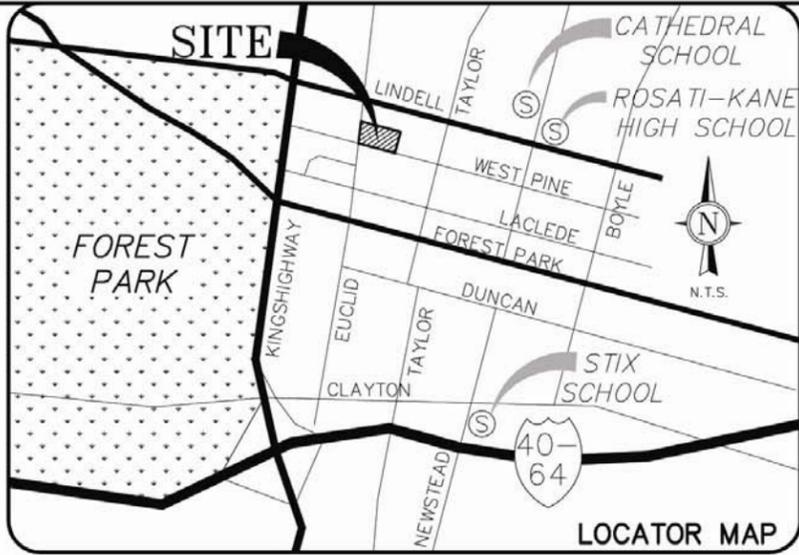
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 SITE
 RENDERING

REV. NO.	DATE	REMARKS

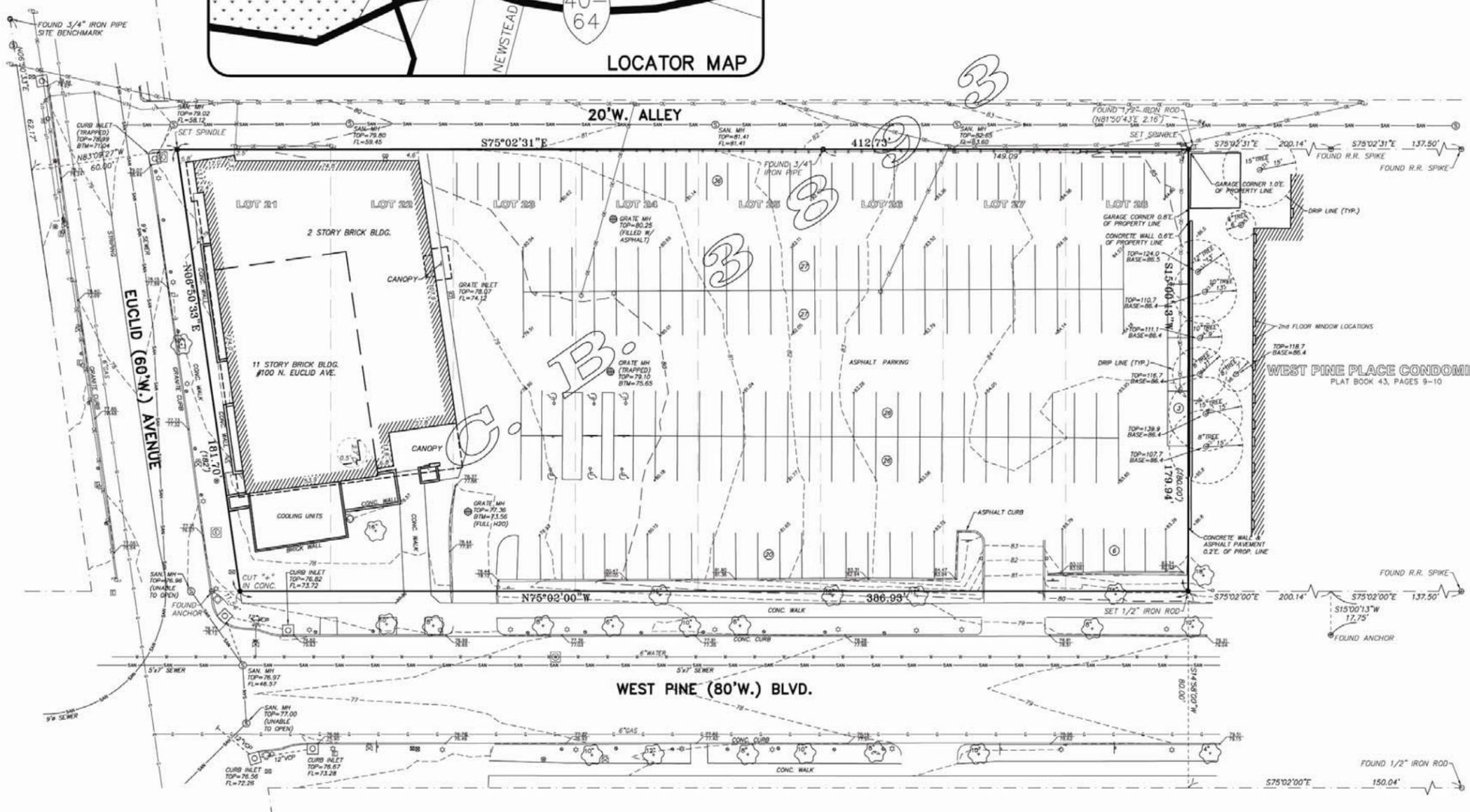
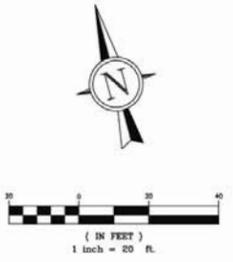
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 PARKER 24034
DRAWN BY:
DATE: 09/12/07
CHECKED BY:
DATE:

SHEET:
 1 of 4

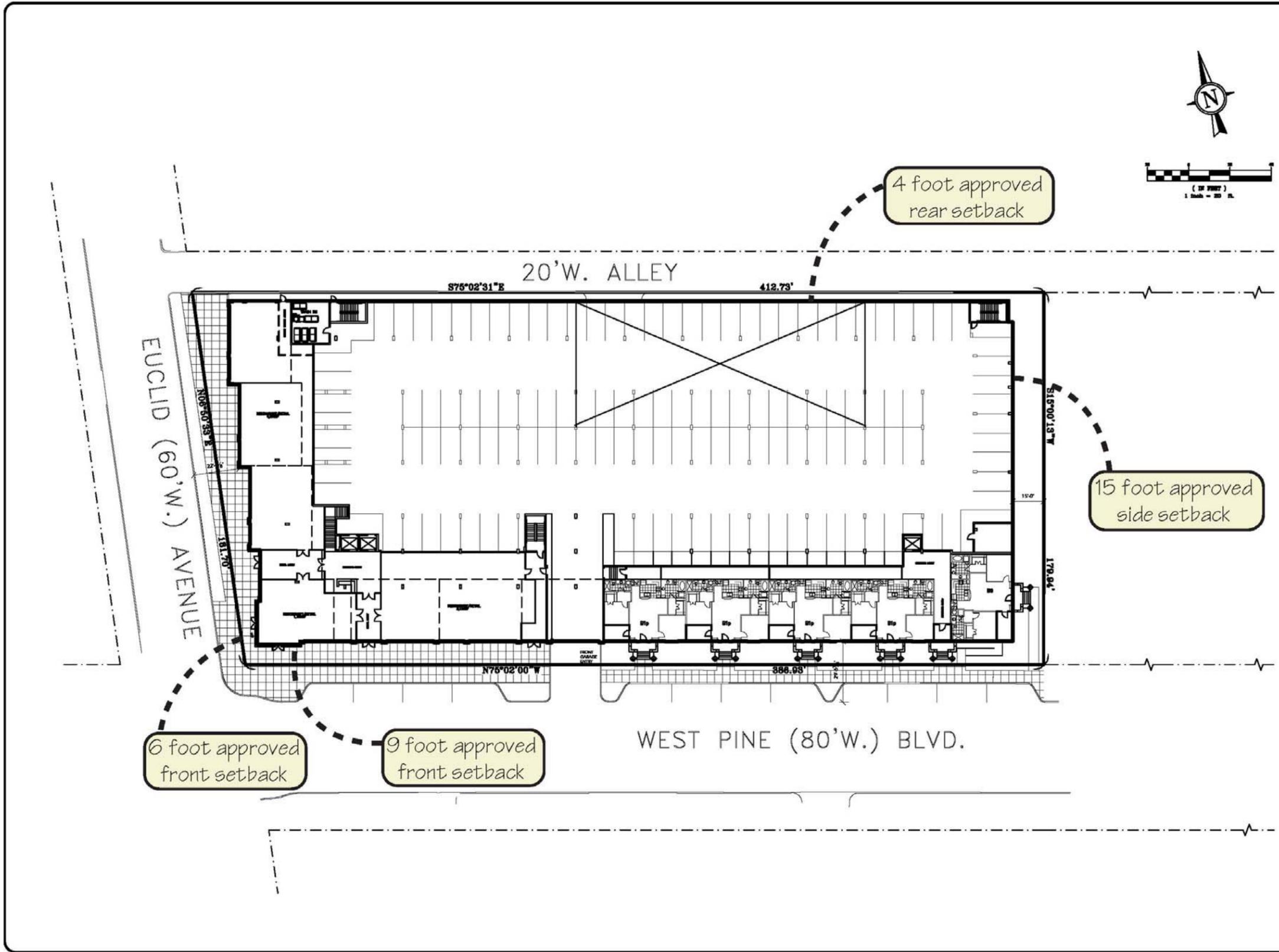
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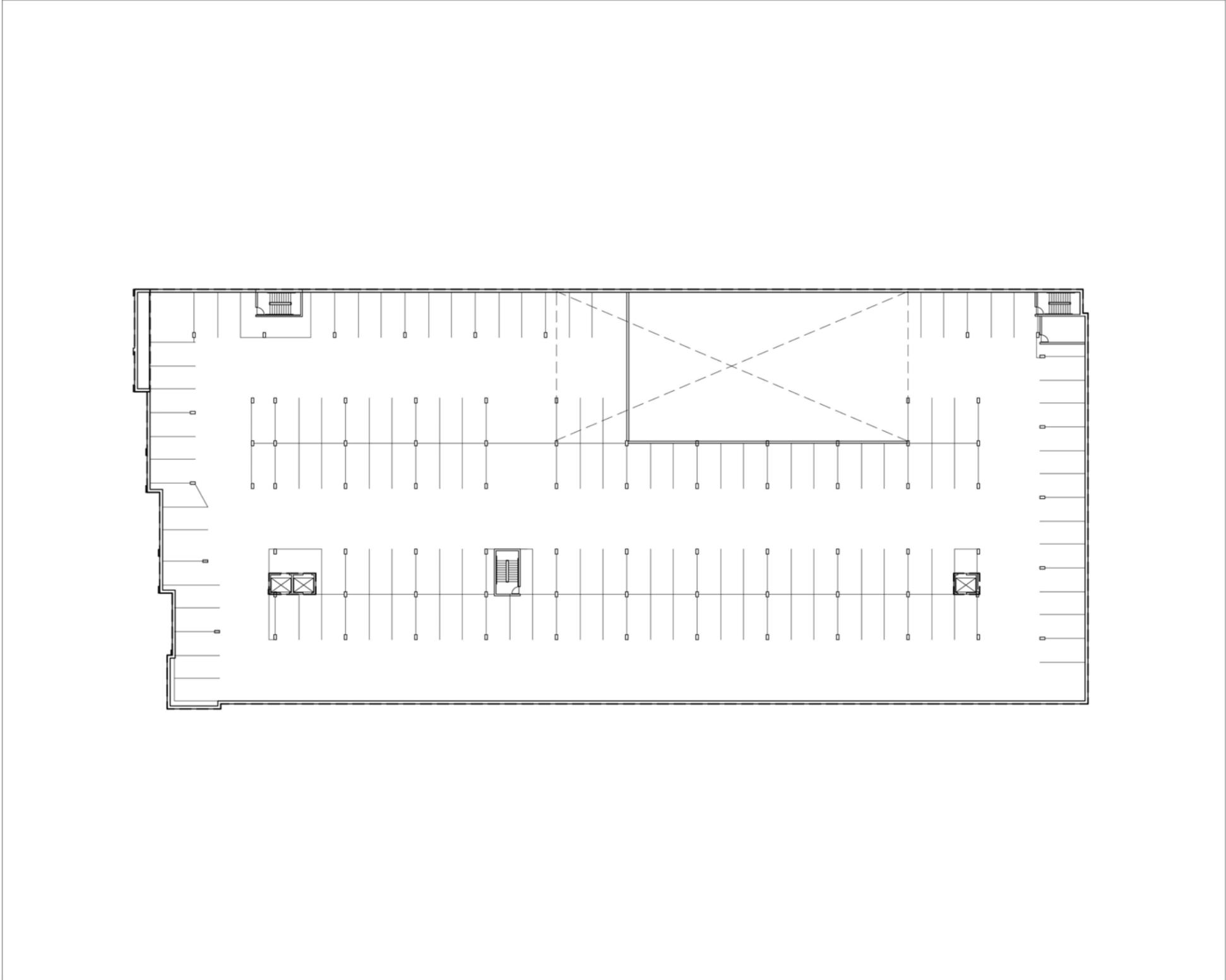
ALL OF LOTS 21 THROUGH 28 OF JOHN BAKER'S SUBDIVISION
OF BLOCK 51 OF PETER LINDELL'S SECOND ADDITION
CITY BLOCK 3893, CITY OF ST. LOUIS, MISSOURI



GRIMES CONSULTING, INC. Civil Engineering & Surveying Services 11300 Old Mission Road St. Louis, MO 63141 Tel: (314) 841-1000 Fax: (314) 841-1000	
 Parker Associates 2202 State St. 201 West Tower St. Louis, MO 63103	
 Parker Associates 120 South Central Avenue Clayton, MO 63015 314-721-8000	
Citywalk on Euclid at St. Louis, Missouri	
EXISTING CONDITIONS	
SHEET TITLE	
DATE	10/25/07
REMARKS	PER CITY (DCA) COMMENTS
REV. NO.	
JOB NUMBER:	GRIMES 1311 PARKER 240314
DRAWN BY:	
DATE:	09/12/07
CHECKED BY:	
DATE:	
SHEET:	3 of 4



	 	GRUBBS CONSULTING, INC. <small>Civil Engineering & Surveying Services</small> <small>1000 N. 1st St., Suite 100</small> <small>St. Louis, MO 63102</small> <small>Phone: (314) 433-1100</small> <small>Fax: (314) 433-1101</small>	
		INSHELL'S <small>100 North Central Avenue</small> <small>St. Louis, MO 63102</small> <small>Phone: (314) 433-1100</small>	
	Citywalk on Euclid <small>at St. Louis, Missouri</small>		
	SITE PLAN		
NUMBER	DATE	DRAWN BY	DATE
NO. 1		GRUBBS 1011 PARKER 24004	09/12/07
		CHECKED BY:	DATE:
SHEET		4 of 4	



KEYNOTES

Citywalk on Euclid

at St. Louis, Missouri

Parker Associates
2202 East 49th Street South,
Suite 200
Tulsa, OK 74105
(918) 742-2485

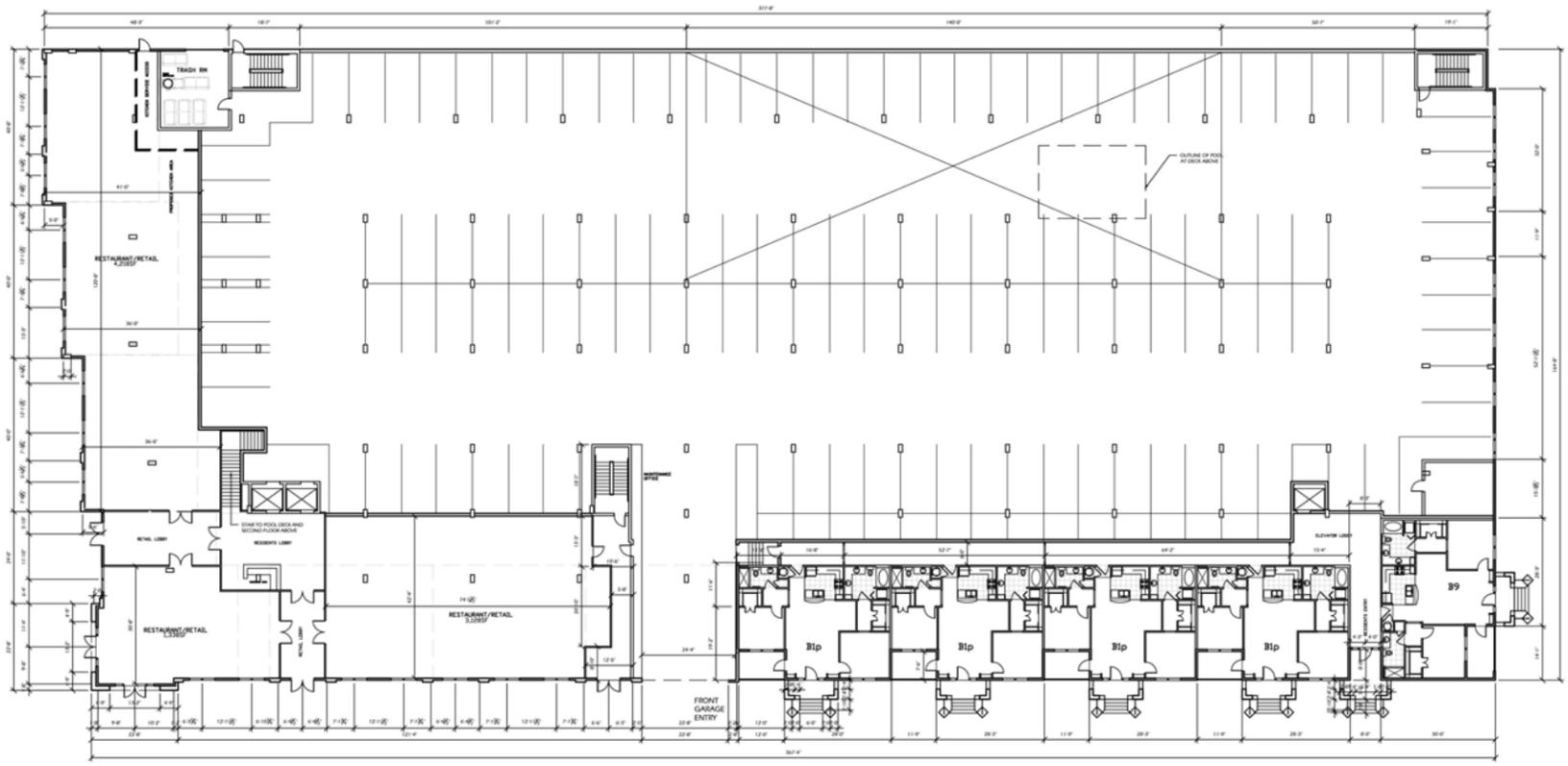
120 South Central Avenue
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314-721-8000

JOB NUMBER: 24034
DRAWN BY: JEP,SLAB
DATE: 7/30/2007
REV 9/19/2007

SHEET NUMBER AB1 OF 16

1 BUILDING PLAN - BASEMENT GARAGE

1/16"=1'-0"



KEYNOTES

Citywalk on Euclid
at St. Louis, Missouri



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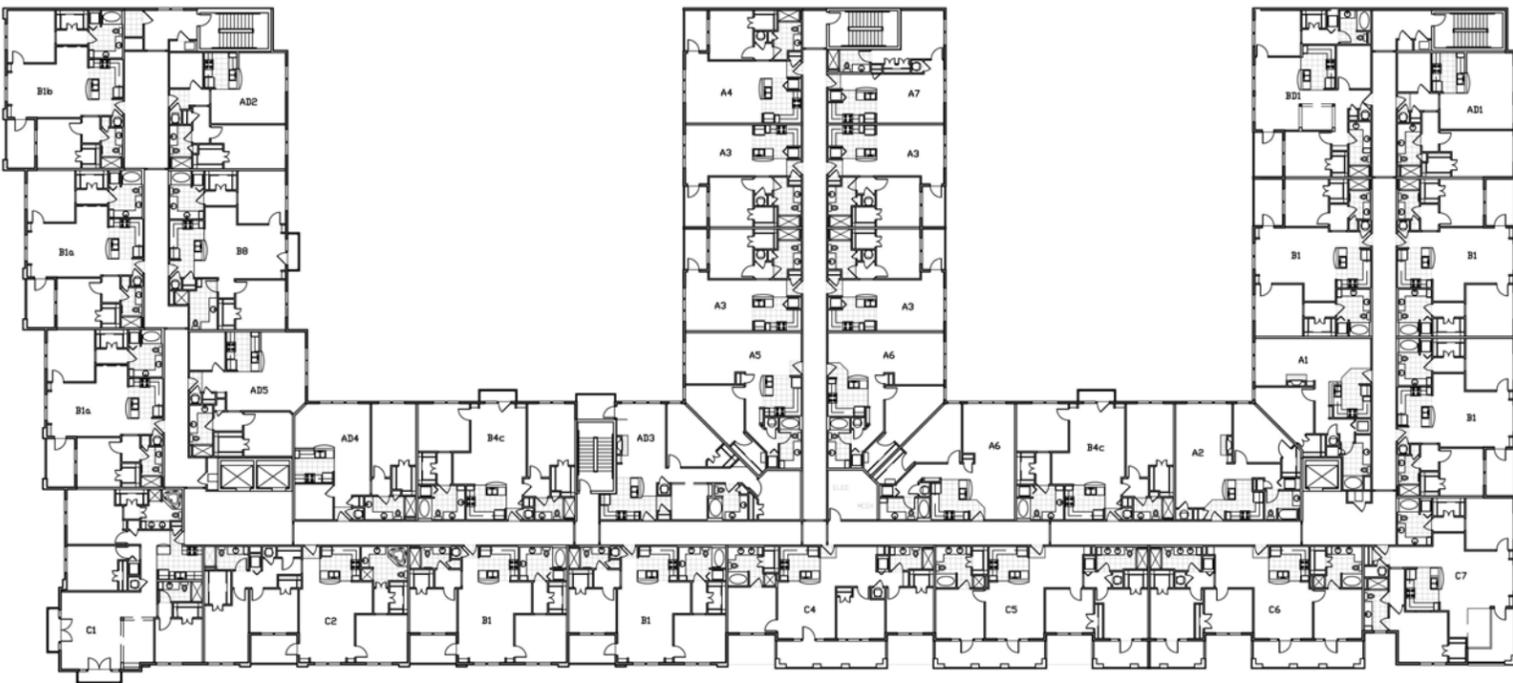


120 South Central Avenue
Suite 1000
Clayton, Mo. 63015
314-721-8000

JOB NUMBER: 24034
DRAWN BY: JEP,SLAB
DATE: 7/30/2007
REV 9/19/2007

SHEET NUMBER AB2 OF 16

1 BUILDING PLAN - FIRST FLOOR
1/16"=1'-0"



KEYNOTES

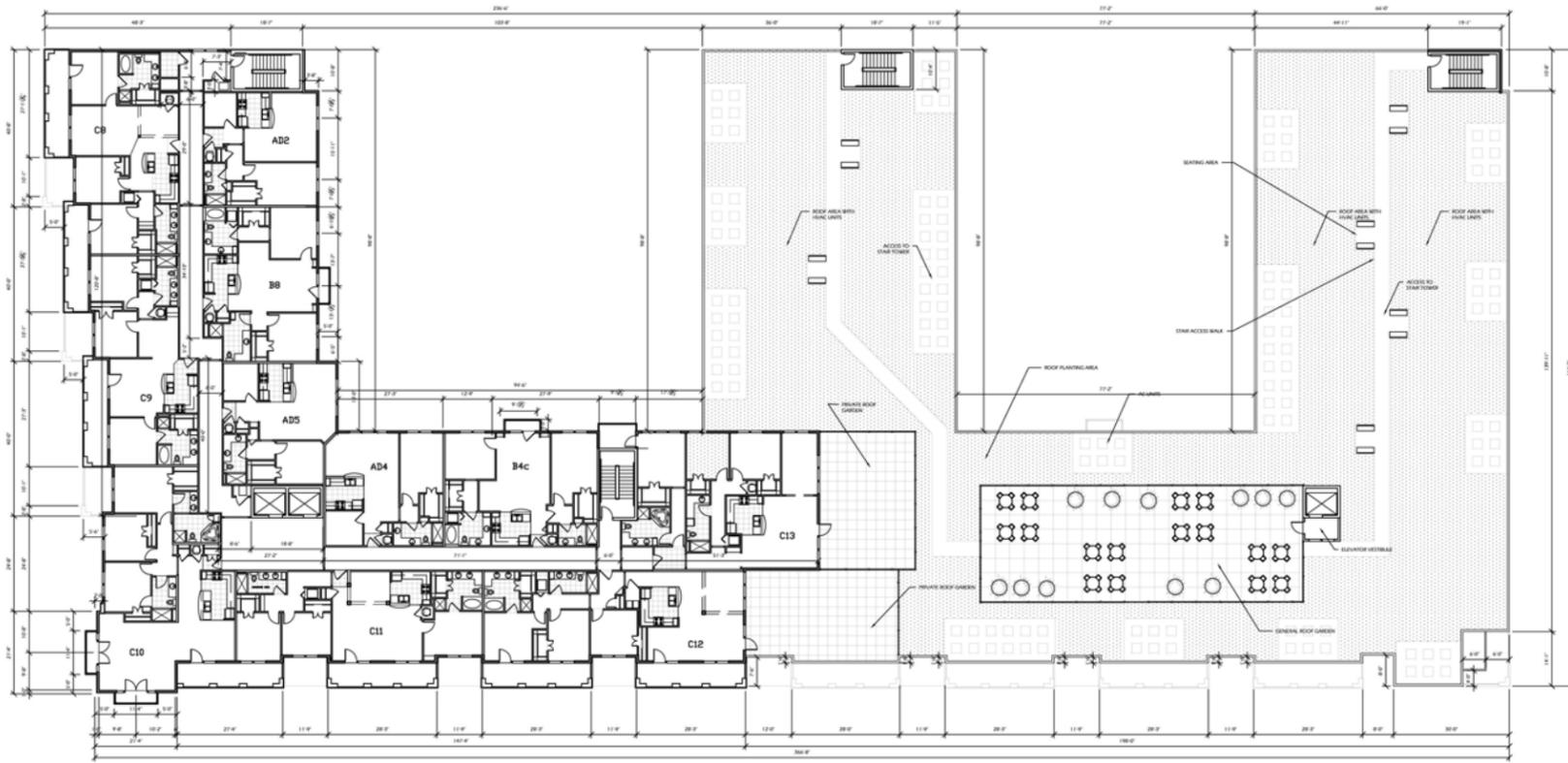
Citywalk on Euclid
at St. Louis, Missouri



JOB NUMBER: 24034
DRAWN BY: JEP,SLAB
DATE: 7/30/2007
REV 9/19/2007

SHEET NUMBER AB5 OF 16

1 BUILDING PLAN - SIXTH FLOOR
1/16"=1'-0"



KEYNOTES

Citywalk on Euclid
at St. Louis, Missouri



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DATE: 7/30/2007
REV 9/19/2007

SHEET NUMBER AB6 OF 16

1 BUILDING PLAN - SEVENTH FLOOR
1/16"=1'-0"



1 SOUTH ELEVATION
1/16"=1'-0"



2 NORTH ELEVATION
1/16"=1'-0"

KEYNOTES

Citywalk on Euclid
at St. Louis, Missouri


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REV 9/19/2007

SHEET NUMBER AB19 OF 1



1 SOUTH ELEVATION - WEST HALF
 1/8"=1'-0"

KEYNOTES

Citywalk on Euclid
 at St. Louis, Missouri


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 2202 East 49th Street South,
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 314-721-8000

JOB NUMBER: 24034
 DRAWN BY: JEP,SLAB
 DATE: 7/30/2007
 REV 9/19/2007

SHEET NUMBER AB20 OF 1



1 SOUTH ELEVATION — EAST HALF
 1/8"=1'-0"

KEYNOTES

Citywalk on Euclid

at St. Louis, Missouri



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SHEET NUMBER AB21 OF 1



1 WEST ELEVATION
1/8"=1'-0"

KEYNOTES

Citywalk on Euclid
at St. Louis, Missouri


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SHEET NUMBER AB22 OF 1



KEYNOTES

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at St. Louis, Missouri


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DATE: 7/30/2007
REV 9/19/2007

SHEET NUMBER AB23 OF 1

1 EAST ELEVATION
1/8"=1'-0"