

1 **FS BOARD BILL NO # 443** **INTRODUCED BY ALDERMAN JOSEPH D. RODDY**

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

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

17 Whereas, Section 26.80.070.D of the Zoning Code of the City of St. Louis provides for
18 exceptions to the uses, height and area provisions of the Zoning Code in the case of certain
19 Community Unit Plan developments for tracts in excess of fifteen (15) acres; and

20 Whereas, the Washington University Medical Center (“WUMC”) has long been governed by a
21 permit previously submitted to the Board of Public Service of the City of St. Louis, as the same

1 has been amended from time to time (as amended, the “BPS Permit”), which BPS Permit has
2 served for over three decades as guidance for the City in issuing its approval with respect to
3 activities within the area governed by the BPS Permit (the “Existing Area”), such approvals
4 including, without limitation, building permits, variances, certificates of occupancy, and street
5 vacations; and

6 Whereas, the initial area governed by the BPS Permit has been increased pursuant to subsequent
7 modifications, such that the Existing Area currently consists of approximately 137 acres (not
8 including streets and alleys, except boundary streets), all of which is owned or leased by WUMC
9 and its affiliated entities as described below; and

10 Whereas, Section 26.80.070 of the Zoning Code of the City of St. Louis authorizes the creation
11 of a Community Unit Plan pursuant to the provisions of the Zoning Code; and

12 Whereas, on November 30, 2007, a Community Unit Plan was submitted to the Planning
13 Commission (the “Plan”) proposing an increase in the size of the Existing Area as well as the
14 creation of a Community Unit Plan, such increased area comprising not less than 148.19 acres
15 (excluding streets, alleys, and sidewalks, etc., such area consisting of approximately 166 acres
16 including internal streets and alleys) (the “Expanded Area”), of which approximately 138.79
17 acres are owned or leased by WUMC or its constituent entities (including BJH, Barnard Free
18 Skin and Cancer Hospital, BJC HealthCare, St. Louis Children’s Hospital, and the Washington
19 University School of Medicine) and the remaining 9.4 acres (the “Hudlin Expansion”) of which
20 are owned by the City of St. Louis; and

1 Whereas, pursuant to St. Louis City Ordinance 67477 (the “Lease Ordinance”), BJH amended
2 and restated its lease of the Hudlin Expansion, in order to better serve its health, education, and
3 research mission, as well as the health needs of the population of the City; and

4 Whereas, the Lease Ordinance contemplates that the Plan shall govern the design and
5 construction of all additions, structures, site plans or improvements of BJH on the Hudlin
6 Expansion; and

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

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

12 SECTION ONE. Ownership of the Expanded Area.

13 Notwithstanding Section 26.80.070.A of the Zoning Code of the City of St. Louis, the City and
14 WUMC acknowledge and agree that the entire Expanded Area, including the City-owned Hudlin
15 Expansion, shall be governed by the Plan, as contemplated by this Ordinance and the Lease
16 Ordinance.

17 SECTION TWO. Findings of Fact.

18 The Board of Aldermen of the City of St. Louis hereby finds and determines that: (i) the values
19 of buildings and the character of the property adjacent to the Area will not be adversely affected

1 by the Plan; (ii) the Plan is consistent with the intent and purposes of the Zoning Code to
2 promote public health, safety, morals and general welfare; (iii) average lot area per family will
3 not be reduced from that required by the underlying zoning district; (iv) adoption of the Plan is
4 consistent with the intent of Section 26.80.070 of the Zoning Code of the City of St. Louis; (v)
5 adoption of the Plan is consistent with the Lease Ordinance; and (vi) adoption of the Plan for the
6 Expanded Area is in the best interests of the citizens of the City of St. Louis.

7 SECTION THREE. Establishment and Creation of the Community Unit Plan for the Expanded
8 Area.

9 Pursuant to and in accordance with Section 26.80.070 of the Zoning Code of the City of St.
10 Louis, Community Unit Plan (CUP) approval is hereby given to the proposed Plan in accordance
11 with the application and plans filed on November 30, 2007, designated and identified as the
12 Washington University Medical Center Community Unit Plan, a copy of which, including
13 required plans, is attached hereto and incorporated herein by reference and is on permanent file
14 in the office of the Zoning Administrator. The City of St. Louis and WUMC acknowledge and
15 agree that, notwithstanding any requirement of the Zoning Code of the City of St. Louis to the
16 contrary, the approximately 148.19 acre tract of land comprising the Expanded Area to be
17 governed by the Plan shall be described by a boundary description, a list of addresses, a list of
18 affected city blocks, and a site plan rather than a legal description. Such boundary description,
19 list of addresses, list of affected city blocks, and site plan are set forth on the attached Exhibit A
20 attached hereto and incorporated herein by reference.

21 SECTION FOUR. Severability.

1 If any provision of this Ordinance shall be held or deemed to be invalid, inoperative or
2 unenforceable as applied in any particular case in any jurisdiction or jurisdictions or in all
3 jurisdictions, or in all cases because of conflicts with any provision or provisions hereof or any
4 constitution or statute or rule of public policy, or for any other reason, such circumstances shall
5 not have the effect of rendering the provision in question inoperative or unenforceable in any
6 other case or circumstance, or of rendering any other provision or provisions herein contained
7 invalid, inoperative or unenforceable to any extent whatever.

1 EXHIBIT A

2 BOUNDARY DESCRIPTION, ADDRESSES, AFFECTED CITY BLOCKS, AND SITE PLAN

3 Boundary Description

4
5 Area 1

6
7 Beginning at a point of intersection of the southern line of Barnes-Jewish Hospital Plaza and the
8 east line of South Kingshighway Blvd; and proceeding along street lines and city parcel lines and
9 there prolongations, in a general clockwise direction northward along said South Kingshighway,
10 thence northward to the to southward line of Forest Park Av; then eastward along said line to a
11 point of intersection of a projected western parcel line of 4949 Forest Park Av, northward across
12 Forest Park Av to the north line of the East/West alley in CB 3885, then eastward to the western
13 parcel line of 4932 Laclede Av, thence northward along western parcel line of 4932 Laclede Av
14 to south line of Laclede Ave, thence eastward to the eastern parcel line of 4932 Laclede Av,
15 thence southward to the northern parcel line of 3 South Euclid Av, thence eastward along said
16 parcel line to its intersection with the western line of North Euclid Av. thence southward along
17 said line and prolongation to the southern line of Forest Park Av, thence eastward to the eastern
18 parcel line of 4524 Forest Park Av, thence southward along said parcel line to its southern line,
19 thence westward to the eastern parcel line of 220 South Euclid, thence southward to the southern
20 parcel line of 4549 Parkview Pl, thence westward along said parcel line to its intersection with
21 the eastern parcel line of 4939 Childrens Pl, thence southward to its intersection with the
22 northern parcel line of 320 South Euclid Av, thence eastward to the eastern line of 320 South
23 Euclid Av, thence southward along said line to its intersection with the northern line of Childrens
24 Pl, thence across north/south alley in CB 4781.05, thence eastward along the northern line of
25 Childrens Pl to the western parcel line of 4528 Parkview Pl then northward along the parcel line
26 to its intersection with the southern line of Duncan Av, thence westward along the southern line
27 of Duncan Av to the north eastern parcel line of 4530 Parkview Pl, thence northward along the
28 western parcel line of 4506 Forest Park Av, to its intersection with a portion of the northern
29 parcel line of 4506 Forest Park Av, thence eastward along said line to its intersection with a
30 portion of the western parcel line of 4506 Forest Park Av, thence northward along the western
31 parcel line of 4506 Forest Park Av and its projection across Forest Park Av to the northern line
32 of said street; thence westward along the southern parcel line of 4511 Forest Park Av to its
33 intersection with the western parcel line of 4511 Forest Park Av, northward along said line,
34 across a projection of the east/west alley in CB 4527 to the southern parcel line of 4522 Laclede
35 Av, thence westward to the western parcel line of 4526 Laclede Av, thence northward along
36 western parcel line of 4526 Laclede Av to the southern of Laclede Av, thence eastward along
37 said line to the eastern parcel line of 4518 Laclede Av, thence southward along said line to the
38 northern line of the east/west alley in CB 3891, thence eastward along said line to its intersection
39 with the western line of North Taylor Av, thence southward along said line and its projection
40 across Forest Park Av to the intersection of the south line of Forest Park Av and the western line
41 of South Taylor Av, thence continuing along south line of Forest Park Av until its intersection
42 with the eastern parcel line of 4362 Forest Park Av, thence southward, across a east/west alley in
43 CB 3904 to the northern parcel line of 4359 Duncan Av, thence eastward along northern parcel

1 lines to the eastern parcel line of 4353 Duncan Av, thence southward along this line and its
2 projection across Duncan Av to the southern line of Duncan Av, thence eastward to the eastern
3 parcel line of 4340 Duncan Av, thence southward along said line and its intersection with a
4 portion of southern parcel line, thence westward along said line to a portion of the remaining
5 eastern parcel line, thence southward along said line to its intersection with the northern parcel
6 line of 501 South Boyle Av, thence westward along said line to the western parcel line of 4390
7 Duncan Av, thence northward to its intersection a portion of the southern parcel line of 4390
8 Duncan Av, thence westward along its projection to the western line of South Newstead Av,
9 thence southward along said line to the intersection of the north/east corner of 633 South
10 Newstead Av; thence eastward along the northern block line of CB 4589 (also referred to as
11 MetroLink R.O.W.) to its intersection with the western line of South Boyle Av, thence
12 southward along said line and its projection across Clayton Av to its intersection with the
13 southern line of Clayton Av, thence eastward along said line to the southwest corner of Clayton
14 Av and South Boyle Av, thence southward along the western line of South Boyle Av to its
15 intersection with the south parcel line of 711 South Boyle Av, thence westward along said line
16 to its intersection with its eastern line of Tower Grove Av, then northward until its intersection
17 with the northwest corner of 625 South Boyle Av, thence westward across Tower Grove Av to
18 the south/east corner of 4348 Clayton Av, thence northward to its intersection with the northern
19 parcel of said parcel, thence westward and northward with its intersection of the south line of
20 Clayton Av, thence westward to the western parcel line of 4356 Clayton Av, thence southward
21 along said line and its projection across a east/west alley in CB 3967.13, thence westward along
22 the northern parcel line of 619 Edmund Av and its projection across South Newstead Av and its
23 intersection on the eastern line of CB 3971.13; thence southward along said line to the southeast
24 corner of 735 South Newstead Av, thence westward along its southern parcel line to the
25 southwest corner of 735 South Newstead Av, thence southward to a north line of the Interstate
26 64 Right Of Way (R.O.W.), thence westward along this line to its intersection with the eastern
27 line of South Taylor Av., thence southward to the south line of the Interstate 64 R.O.W, thence
28 eastward to the west line of South Newstead, thence southward to the south parcel line of 4450
29 W. Papin, thence westward to the east line of South Taylor Av; thence northward to the north
30 R.O.W. line of Interstate 64, thence westward to the southeast corner of 4549 Papin St,
31 continuing westward to the western parcel line of 4588 Clayton Av, thence northward along the
32 west parcel line of 4588 Clayton Av and continuing as a prolongation northward across Clayton
33 Av, joining and continuing northward along the western line of South Euclid Av, to the south
34 line of Barnes Jewish Hospital Plaza, thence westward to the point of beginning; excluding
35 properties within these delineated boundaries known as 4367-4375 Duncan Av (Parcel Number
36 39040003051), 4333 W. Clayton Av (Parcel Number 45890001200) and 4401-4439 Clayton Av
37 (Parcel Number 39700001000).

38
39 Area 2
40

41 BEGINNING at the point of intersection of the South line of Barnes-Jewish Hospital Plaza, 130
42 feet wide, with the West line of Euclid Avenue, 130 feet wide, thence along said West line South
43 04 degrees 27 minutes 35 seconds West 576.98 feet to the North line of Clayton Avenue, 60 feet
44 wide, thence along said North line South 88 degrees 48 minutes 38 seconds West 484.28 feet to
45 the East line of Kingshighway, variable width, thence along said East line the following courses

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1 and distances: thence North 50 degrees 43 minutes 46 seconds West 32.29 feet to a point of
2 curvature to the right for which the radius point bears North 39 degrees 16 minutes 16 seconds
3 East 560.69 feet; thence along last said curve with a chord which bears North 23 degrees 58
4 minutes 45 seconds West 504.73 feet, an arc length of 523.54 feet to a point of non-tangency;
5 thence North 02 degrees 38 minutes 54 seconds East 128.81 feet; thence North 47 degrees 38
6 minutes 54 seconds East 14.14 feet to the South line of above said Barnes-Jewish Hospital Plaza;
7 thence along last said South line South 87 degrees 20 minutes 24 seconds East 743.56 feet to the
8 POINT OF BEGINNING and containing 410,104 square feet or 9.415 acres, more or less,
9 according to calculations by Stock and Associates Consulting Engineers, Inc. on August 23,
10 2006.

11

12

List of Addresses

13

14 4901-4989 Barnes-Jewish Hospital Plaza

15 625 S Boyle Av

16 711-717 S Boyle Av

17 4500-4950 Childrens Pl

18 4527 Childrens Pl

19 4939 Childrens Pl

20 4303 W Clayton Av

21 4314-4334 W Clayton Av

22 4300-4344 Clayton Av

23 4301 Clayton Av

24 4355 Clayton Av

25 4360-4370 Clayton Av

26 4400-4588 Clayton Av

27 4451-4487 Clayton Av

28 4533-4547 Clayton Av

29 4340-4470 Duncan Av

30 4353-4359 Duncan Av

31 4377-4399 Duncan Av

32 4481-4499 Duncan Av

33 3 S Euclid Av

34 203-225 S Euclid Av

35 220 S Euclid Av

36 320-700 S Euclid Av

37 425-501 S Euclid Av

38 4362-4506 Forest Park Av

39 4501-4511 Forest Park Av

40 4524-4918 Forest Park Av

41 4901-4949 Forest Park Av

42 216 S Kingshighway Blvd

43 400-510 S Kingshighway Blvd

44 4518-4526 Laclede Av

45 4932 Laclede Av

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- 1 4500-4546 McKinley Av
- 2 4501-4529 McKinley Av
- 3 339-633 S Newstead Av
- 4 600 S Newstead Av
- 5 727-737 S Newstead Av
- 6 4450 W Papin St
- 7 4549-4579 W Papin St
- 8 4500-4528 Parkview Pl
- 9 4549 Parkview Pl
- 10 4900-4966 Parkview Pl
- 11 4507-4557 Scott Av
- 12 4512-4550 Scott Av
- 13 216 S Taylor Av
- 14 300-600 S Taylor Av
- 15 601-615 S Taylor Av
- 16 816 S Taylor Av
- 17 612 Tower Grove Av

18
19 Affected City Blocks

20
21 All lots within City Blocks: 3886, 3887, 4782, 4783, 5234N, 3903.

22
23 All lots within City Blocks:

24 CB 3888, except Lot 425 South Euclid (Metrolink Right-of-Way).

25 CB 4781S, except Lot 420 South Euclid (Metrolink Right-of-Way).

26 CB 3966N, except Lot 656 Tower Grove Ave (Missouri Department of Transportation Right-of-Way) and Lot 727 South Boyle Ave (Missouri Department of Transportation Right-of-Way).

27
28
29 All lots within City Blocks:

30 CB 3970, except Lots: 4401 Clayton Avenue and 339 South Newstead (Metrolink Right-of-Way).

31 CB 3971N, except Lots 739, 741, and 747 South Newstead.

32 CB 4589, except Lots 4300 Duncan Avenue 4333 Clayton Avenue, 330 South Newstead, and 501 South Boyle (Metrolink Right-of-Way).

33
34
35
36 Within the following City Blocks, WUMC owns the lots listed:

37
38 CB 3885 – Lots: 4901, 4917, and 4949 Forest Park Avenue, 4932 Laclede Avenue, and 3 South Euclid.

39 CB 3890 – Lots: 220 South Euclid, 4506, 4524, 4536 and 4550 Forest Park Avenue, and 4549 Parkview Place.

40 CB 3891 – Lots: 4501 and 4511 Forest Park Avenue, and 4518, 4522, and 4526 Laclede Avenue.

41 CB 4781N – Lots: 320 South Euclid, 4500 and 4528 Parkview Place.

42 CB 4807 – Lot: 904 South Taylor Avenue.

1 CB 3904 – Lots: 4362, 4364, 4372, 4376, 4380, 4384 and 4388 Forest Park Avenue, and 4353,
2 4359, 4377, 4379 and 4389 Duncan Avenue.
3 CB 3967 – Lots: 4344, 4360, 4362, 4366 and 4370 Clayton Avenue.
4 CB 3968 – Lots: 4314 and 4322 Clayton Avenue.

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Site Plan

[See Attached]

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**WASHINGTON UNIVERSITY MEDICAL CENTER
COMMUNITY UNIT PLAN**

[See attached]

1 **WASHINGTON UNIVERSITY**
2 **MEDICAL CENTER**

3
4 **COMMUNITY UNIT PLAN**

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6
7 **NOVEMBER, 2007, as amended**
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23
24 **Washington University Medical Center**
25 **Barnard Free Skin and Cancer Hospital**
26 **BJC HealthCare**
27 **Barnes-Jewish Hospital**
28 **St. Louis Children's Hospital**
29 **Washington University School of Medicine**

1 **WASHINGTON UNIVERSITY MEDICAL CENTER**
2 **AMENDED AND RESTATED COMMUNITY UNIT PLAN**

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4

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30 **Exhibit A – CUP Area**

31 **Exhibit B – Hudlin Expansion**

32 **Exhibit C – Current Site Plan**

33 **Exhibit D – Recently Completed Projects**

34 **Exhibit E – Current Parking Resources**

35 **Exhibit F – Current Utility Resources**

36 **Exhibit G – Preliminary Plan for Development**

37 **Exhibit H – Proposed Land Use Plan**

1 I. NARRATIVE

2 A. HISTORY OF THE WASHINGTON UNIVERSITY MEDICAL CENTER
3 COMMUNITY UNIT PLAN

4 The Washington University Medical Center consists of a collection of the premier
5 healthcare and research institutions in the City of St. Louis (the “*City*”) and the United States.
6 These institutions provide invaluable healthcare resources to the City and its residents, while
7 simultaneously engaging in cutting-edge research and serving as the premier center for health
8 education in the country. The Washington University Medical Center also serves as a major
9 source of employment for the City and is uniquely situated adjacent to the City’s dynamic
10 Central West End and Forest Park Southeast neighborhoods.

11 The Washington University Medical Center has long been governed by a plan previously
12 submitted to the City, as the same has been amended from time to time (as amended to the date
13 hereof, the “*Existing Plan*”). The Existing Plan has served for over three decades as guidance
14 for the City in issuing its approval with respect to activities within the area governed by the
15 Existing Plan, such approvals including, without limitation, building permits, variances,
16 certificates of occupancy, street vacations, and sign approvals.

17 Barnes-Jewish Hospital (“*BJH*”) is a key member of the Washington University Medical
18 Center. BJH is committed to the City as BJH (and its predecessors, Barnes Hospital and Jewish
19 Hospital) has provided health-care services to the St. Louis community for over 100 years.
20 Currently, BJH is the only adult hospital within the City limits that delivers babies. BJH has
21 remained, invested and grown in the City even as many other hospitals relocated to St. Louis
22 County and beyond. BJH was once again ranked among one of the ten best hospitals in America
23 by US News & World Report. In addition, BJH consistently provides more charity care than any
24 other hospital in the State of Missouri, and, in 2004 alone, BJC HealthCare hospitals provided
25 more than \$160 million in charity and uncompensated care. BJC HealthCare, parent of BJH and
26 St. Louis Children’s Hospital, maintains its corporate headquarters in the City and over 15,000 of
27 BJC HealthCare’s 26,000 employees are based in the City, providing the City with
28 approximately \$5 million in annual earnings taxes.

29 The Washington University School of Medicine (“*WUSM*”) has a rich history of success
30 in research, education and patient care, earning it a reputation as one of the premier medical
31 schools in the world. Founded in 1891, the School has trained thousands of physicians and has
32 contributed groundbreaking discoveries in many areas of medical research. The WUSM is
33 internationally known for research in neuroscience, genomics, genetics, diabetes, cardiovascular
34 diseases, immunology, diagnostic imaging and many other areas. Nineteen Nobel Laureates have
35 been associated with the WUSM. The WUSM currently has more than 1,660 full-time faculty
36 members and is the fourth largest recipient of funding from the National Institutes of Health
37 among the 123 U.S. medical schools. In U.S. News & World Report’s annual ranking of graduate
38 schools, the WUSM ranked fourth overall in 2007, and first in student selectivity for the tenth
39 consecutive year.

1 St. Louis Children’s Hospital (“*SLCH*”) is one of the premier children’s hospitals in the
2 United States serving children in the St. Louis region and from around the world. As the
3 pediatric teaching hospital for the Washington University School of Medicine, SLCH, which
4 earned Magnet nursing status in 2005, offers nationally recognized programs for physician
5 training and research. In 2007, Child magazine ranked SLCH #7 on the list of the “10 Best
6 Children’s Hospitals in the Country.”

7 Pursuant to St. Louis City Ordinance 67477, BJH amended and restated its lease of the
8 area commonly known as “Hudlin Park” (the “*Lease*”), consisting of approximately 9.4 acres
9 located in the City, as more particularly described in Exhibit B attached hereto and incorporated
10 herein by reference, in order to better serve its health, education, and research mission, as well as
11 the health needs of the population of the City. BJH wishes to include this approximately 9.4
12 acres (the “*Hudlin Expansion*”) in the CUP Area in order to further both its institutional mission
13 and the purposes of the Lease. BJH desires to improve further its existing buildings and facilities
14 and to replace, erect or install permanent improvements upon the Hudlin Expansion as an
15 integral part of the operations of BJH and its affiliated institutions in accordance with the terms
16 of the Lease. BJH has agreed, pursuant to the terms of the Lease, that not less than 15% of the
17 Hudlin Expansion shall be maintained as green space.

18 Furthermore, the Washington University Medical Center wishes to amend the terms of
19 the Plan in order to facilitate the continued integration of the CUP Area (including the Hudlin
20 Expansion) into the greater surrounding neighborhoods and to further the Washington University
21 Medical Center’s commitment to providing world class health care in a first class physical
22 environment for patients, employees and neighbors. The institutions comprising the Washington
23 University Medical Center have been good neighbors and partners with the Forest Park
24 Southeast and Central West End neighborhoods for decades, providing more than \$50,000,000 in
25 grants and investments during such time. The Washington University Medical Center recognizes
26 the Central West End and Forest Park Southeast as outstanding urban neighborhoods and wishes
27 to amend the terms of the Plan to provide, amongst other things, for (a) the integration of mixed
28 use and street level retail where appropriate, particularly fronting and north of Forest Park
29 Parkway; and (b) continued integration of transportation networks, including highways and
30 particularly mass-transit through Metrolink.

31 B. CURRENT GEOGRAPHIC SCOPE OF THE PLAN AREA

32 The geographical area currently governed by the Existing Plan consists of approximately
33 137 acres (not including streets and alleys, except boundary streets) (the “*Current Area*”), with
34 approximate boundaries of Kingshighway Boulevard to the west, Laclede Avenue to the north,
35 Boyle Avenue to the east, and U.S. Highway 40 / Interstate 64 to the south, as more particularly
36 depicted on the site plan attached hereto and incorporated herein as Exhibit C (the “*Current Site*
37 *Plan*”).

38 C. CURRENT OWNERSHIP OF THE COMMUNITY UNIT PLAN AREA

1 All of the Current Area is owned by the Washington University Medical Center and its
2 affiliated entities. Ownership of the particular buildings, facilities, and land is more particularly
3 set forth in Current Site Plan.

4 D. SUMMARY OF EXISTING LAND USE

5 The Current Area is currently used for healthcare, research, and educational
6 purposes as well as ancillary supporting retail uses (such as bookstores, gift shops, and
7 cafeterias) and other supporting uses such as parking as more particularly depicted on the
8 Current Site Plan. The Hudlin Expansion is currently used as an underground parking garage
9 and for above-ground park purposes and is not a part of the Current Area or Current Site Plan. In
10 addition, a summary of completed projects and boundary changes that have occurred over the
11 past four years is set forth in the attached Exhibit D.

12 E. CURRENT PARKING RESOURCES

13 A summary of recent changes to the parking areas within the Current Area is set forth in
14 the attached Exhibit E.

15 F. RELATIONSHIP OF THE COMMUNITY UNIT PLAN TO MAJOR
16 THOROUGHFARES

17 The Current Area is served by major roadways, including Kingshighway Boulevard and
18 Forest Park Parkway. In addition, the Current Area adjoins U.S. Highway 40 / Interstate 64.
19 The Current Area is served by the City's mass transit services, including Metro buses and
20 Metrolink, with a station located within the Current Area. The Current Area's relation to major
21 thoroughfares is more particularly depicted on the Current Site Plan.

22 G. SUMMARY OF CURRENT UTILITY RESOURCES

23 A summary of currently available utility resources is set forth on Exhibit F.

24 H. RELATIONSHIP OF THE COMMUNITY UNIT PLAN TO THE ADJACENT
25 AREA

26
27 The Current Area is located adjacent to a vibrant area of the City and a key component of
28 the City's growing biomedical research and educational community. The Current Area is
29 adjacent to the Central West End neighborhood and directly north of the Forest Park Southeast
30 neighborhood. The Current Area is bordered by Forest Park on the west, with the Danforth
31 Campus of Washington University farther west. Saint Louis University's campus and the
32 midtown area of the City are a short drive east on Forest Park Parkway. In the area between
33 Saint Louis University and the Current Area, the CORTEX project is progressing towards further
34 bolstering the City's biomedical research industry and better taking advantage of its two great
35 research universities. The Current Area is both highly visible and accessible from one of the
36 City's major highways, U.S. Highway 64 / Interstate 40.

37 **[Balance of page left blank intentionally.]**

1 **II. PLAN FOR DEVELOPMENT**

2 The Washington University Medical Center and its institutions have made long-term
3 commitments to the City of St. Louis as evidenced by the investments in the renewal and expansion
4 of the Washington University Medical Center campus and the surrounding neighborhoods. BJH,
5 SLCH and the WUSM are internationally recognized and help to further the position and reputation
6 of the City of St. Louis. The Washington University Medical Center is committed to continue
7 providing outstanding health care services to the St. Louis region and expansion of the area
8 governed by the Plan is necessary to ensure that the campus can meet the future health care needs of
9 the region. As background to this CUP, the attached Exhibit G sets forth the Washington
10 University Medical Center's preliminary plans for construction, renovation and development over
11 the next ten (10) years, which plans are intended to further the growth necessary to meet such future
12 health care needs of the region while simultaneously furthering the Washington University Medical
13 Center's educational and research missions.

14 **[Balance of page left blank intentionally.]**

1 **III. COMMUNITY UNIT PLAN GUIDELINES**

2 Section 26.80.070 of the Revised Code of the City of St. Louis provides that if a
3 community unit plan is approved, “building permits and certificates of occupancy may be issued
4 therefore, even though the use of land, height and location of structures...does not conform in all
5 respect to the zoning district regulations.” The Washington University Medical Center and the
6 City agree, however, that the following provisions should guide (a) the City in its issuance of
7 approvals for building permits, variances, street closures, certificates of occupancy, and sign
8 approvals with respect to the CUP Area; and (b) the Washington University Medical Center in its
9 future development, in order to ensure growth sufficient to fulfill its health, educational, and
10 research missions while simultaneously further integrating the CUP Area into the surrounding
11 urban neighborhood and the City as a whole.

12 A. HEIGHT

13 Buildings may be erected within the CUP Area consisting of up to thirty (30) stories,
14 provided that the height of such buildings may not exceed the height of the structure currently
15 known as the Park East Tower, located at the intersection of Laclede Avenue and Euclid Avenue.

16 B. DENSITY AND LAND COVERAGE

17 The CUP Area shall not be subject to area or density restrictions, provided that not less
18 than 15% of the Hudlin Expansion shall be maintained as green space in accordance with the
19 terms of the Lease.

20 C. SIGNAGE

21 1. Definitions. For purposes of these signage criteria (the “*Signage Criteria*”), the
22 following terms shall have the following definitions and associated requirements:

23 a. “*Construction Sign*”: For purposes of these Signage Criteria only, a
24 Construction Sign is a Sign, visible from the public right-of-way, that advertises or identifies
25 only the following: investors, financiers, lenders, construction, remodeling, rebuilding,
26 development, sale, lease or rental of facilities (the “*Permitted Construction Activities*”) located
27 or to be located in the CUP Area. Construction Signs may only advertise or identify the
28 Permitted Construction Activities related to any part of a particular phase of the development for
29 a time period of twenty-four months following the issuance of a building permit for any part of
30 such phase of the development. For purposes of these Criteria only, “building permit” shall not
31 include a permit limited to grading and site preparation operations. A Construction Sign may
32 also be a Sign that advertises or identifies investors, contractors, architects, engineers, and the
33 owner involved in the construction, remodeling or development of facilities in the CUP Area. A
34 Construction Sign may also include political, social, public service or other noncommercial
35 messages.

36 b. “*Graphic*”: A device comprised of any words, symbols, numerals, shapes
37 or forms and any combination thereof, designed to convey identity, meaning or express feeling.

1 c. “*Sign*”. Any Graphic, including its supporting structure, frame, electrical
2 and all other accessory components, which is located outside of an enclosed building or any
3 graphic displayed on or within three (3) feet of the interior of a window which is visible from the
4 exterior.

5 2. Permitted Sign Types. All Signs within the boundaries of the CUP Area shall
6 conform to the existing Chapter 26.68, Comprehensive Sign Control Regulations, of the Revised
7 Code of the City of St. Louis (the “*Sign Ordinance*”), except that the additional sign types and
8 locations set forth in these Signage Criteria shall also be expressly permitted in the CUP Area as
9 follows:

10 a. Allowable Sign types include all Signs permitted in the I Central Business
11 District zoning district.

12 b. Signage shall be allowed for identification of buildings and facilities
13 within buildings.

14 c. For purposes of these Sign Criteria, the term “Sign Frontage” as used in
15 the Sign Ordinance shall mean the length along a ground floor building front, regardless of
16 whether such building faces a street or a private way accessible from a street.

17 d. Signage shall be allowed for “Way Finding” to facilitate access to the
18 CUP Area, its buildings and institutions and parking.

19 3. Signs Requiring Approval of the Missouri Department of Transportation.
20 Notwithstanding any of the foregoing, any Sign regulated by the Missouri Department of
21 Transportation shall require a permit or approval from such Department, in addition to a permit
22 issued by the Building Division of the City of St. Louis. The Building Division shall not issue
23 any permits for any Sign so regulated unless and until such Department has issued a permit or
24 approval for such Sign.

25 D. SET-BACKS

26 Except as expressly set forth herein, there shall be no setback requirements within the
27 CUP Area.

28 E. USE

29 Except as expressly set forth herein, a building or premises located within the CUP Area
30 may be used for (a) healthcare, research, and educational purposes, including, without limitation,
31 the practice of medicine and/or the provision of healthcare related service, and (b) uses necessary
32 to support such healthcare, research, and educational purposes, including, without limitation,
33 parking structures and ancillary supporting retail uses (including, without limitation, bookstores,
34 gift shops, and cafeterias). The areas within the Hudlin Expansion may only be used for the
35 purposes set forth in the Lease. Without limiting the foregoing, (i) any building or premises
36 located within the CUP Area (outside of the Hudlin Expansion) may be used as a Hotel (as
37 defined in St. Louis City Revised Code Chapter 26.08); and (ii) any building or premises

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1 fronting Forest Park Parkway and/or located north of Forest Park Parkway may be used for
2 mixed use and/or retail purposes.

3 The Washington University Medical Center and the City agree that with respect to the
4 building and parking identified as building number 64 and parking lot number 202 on the
5 Current Site Plan, the Washington University Medical Center (or any of its member entities) may
6 use the property for any uses allowed under this CUP provided that no building shall be
7 constructed on the premises that exceeds twelve stories in height and all new construction shall
8 comply with the front yard area requirements as set forth in Chapter 26.40.070 of the St. Louis
9 City Revised Code and the side yard area requirements as set forth in Chapter 26.48.050 of the
10 St. Louis City Revised Code.

11 The Washington University Medical Center and the City agree that with respect to the lot
12 identified as parking lot number 201 on the Current Site Plan, the Washington University
13 Medical Center (or any of its member entities) may use the property for any uses allowed under
14 this CUP provided that no building shall be constructed on the premises that exceeds eight
15 stories (or 100 feet) in height and all new construction shall comply with the front, side and rear
16 yard area requirements as set forth in Chapters 26.36.070, 26.36.080 and 26.36.090
17 (respectively) of the St. Louis City Revised Code.

18 F. LANDSCAPING

19 The CUP Area shall not be subject to any landscaping restrictions, provided that the
20 Hudlin Expansion shall be subject to all requirements set forth in the Lease, including the
21 requirement that no less than 15% of the Hudlin Expansion be maintained as green space.

22 G. NON-DISCRIMINATION

23 1. Land Use. The Washington University Medical Center shall not discriminate on
24 the basis of race, color, creed, national origin, marital status, sex, age, sexual orientation or
25 physical handicap in the use, lease, sale or occupancy of the CUP Area.

26 2. Construction and Operations. The Washington University Medical Center shall
27 not discriminate on the basis of race, color, creed, national origin, marital status, sex, age, sexual
28 orientation or physical handicap in the construction and operation of any project in the CUP
29 Area.

30 3. Laws and Regulations. The Washington University Medical Center shall comply
31 with all applicable federal, state and local laws regarding nondiscrimination. All buildings and
32 improvements within the CUP Area shall comply with the ADA, plus other federal, state, or
33 local laws regarding persons with disabilities.

34 H. TRAFFIC CIRCULATION

35 The layouts, levels, and grades of all public rights-of-way shown on the Current Site Plan
36 and otherwise currently existing are acceptable and may remain unchanged. The proposed
37 circulation for the CUP Area is set forth on the proposed land use plan attached hereto and

1 incorporated herein by reference as Exhibit H (the “*Proposed Land Use Plan*”). Any future
2 change in public rights-of-way is subject to the review and approval of the City Department of
3 Streets. All vacations of rights of way are subject to approval by City ordinance. In order to
4 further the goal of creating a more pedestrian friendly campus with a stronger emphasis on mass-
5 transit, Children’s Place and Euclid Avenue as well as additional interior streets within the CUP
6 Area may need to be vacated.

7 I. PARKING

8 The City agrees that the parking currently available within the CUP Area is sufficient to
9 meet the Washington University Medical Center’s parking needs. In future development of the
10 CUP Area, parking shall be provided in accordance with the population of the CUP Area,
11 including employees, visitors, students, and other users of the CUP Area, taking into account the
12 availability of public transportation, including usage of Metrolink.

13 J. ANNUAL REPORTS

14 On or prior to February 28 of each year, the Washington University Medical Center agrees
15 to provide the City with an annual report setting forth a brief summary of all material construction
16 developments, including, without limitation, the demolition and construction of improvements, to
17 occur within the CUP Area during the previous calendar year (the “*Annual Report*”). Such Annual
18 Report may be delivered in substantially the form of the background summaries and/or drawings
19 attached hereto as Exhibits D through H, or such form as the Washington University Medical
20 Center and the City shall mutually agree.

21 K. EXHIBITS

22 All exhibits are hereby incorporated by reference into this CUP and made a part hereof.

23 L. SEVERABILITY

24 The elements of this CUP satisfy all requirements of state and local laws. Should any
25 provisions of this CUP be held invalid by a final determination of a court of law, the remainder
26 of the provisions hereof shall not be affected thereby, and shall remain in full force and effect.

27 **[Balance of page left blank intentionally.]**

1 **EXHIBIT A**

2 **CUP AREA** [*Drawing Follows*]

3 **KEY TO DRAWINGS August 2007**

4
5 **A. Barnard Free Skin and Cancer Hospital**

6 50 Barnard Hospital

7
8 **B. Barnes-Jewish Hospital**

9
23 Peters Building
28 Barnes Service Center
30 Nurses Residence
31 Kingshighway Building
32 Steinberg Building
33 Schoenberg Pavilion
34 Yalem Research Building
35 Center for Advanced Medicine / Siteman Cancer Center
36 Barnes-Jewish College of Nursing
37 Clinic Building – 4949 Forest Park
38 Ambulatory Care Facility (Waldheim)
39 North Parking Garage
52 Queeny Tower
54 Barnes-Jewish Lodge
55 Forest Park/Laclede Garage
57 Southwest Tower
58 Jewish Hospital Boiler Plant
59 Rand-Johnson
68 Clayton Avenue Building
68a Day Care Center
71 East Pavilion
72 West Pavilion
73 Subsurface Garage (South)
74 Taylor Garage
75 Ettrick
81 Rehabilitation Institute of St. Louis

10
11 **C. St. Louis Children's Hospital**

12
48 New St. Louis Children's Hospital Garage
49 St. Louis Children's Hospital
77 St. Louis Children's Hospital Duncan Garage
78 SLCH Child Development Center

13
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1 **D. Washington University Medical Center**
2

- 11 Eric P. Newman Education Center
- 24 Central Institute of the Deaf (818 S. Euclid)
- 36 Parkway Hotel
- 94 Taylor Avenue Building
- 96 Psychoanalytic Institute (demolished 2003)
- 517 4363 Duncan
- 521 Paramount (demolished 2005)
- 536 4312 Clayton

3
4 **E. Washington University School of Medicine**
5

- 1 North Building
- 2 Cancer Research Building
- 3 South Building
- 4 BJC Institute of Health (Biomedical Research Building 1)
- 5 Maternity
- 6 McMillan
- 7 Institute of Biomedical Computer
- 8 Shriner's Building
- 9 Irene Walter Johnson Institute of Rehabilitation
- 10 Olin Residence Hall
- 10A Olin Residence Hall Addition
- 12 McDonnell Medical Sciences Building
- 13 Medical Library
- 14 West Building
- 15 Health Administration Building
- 16 McDonnell Pediatric Research Building
- 17 Renard
- 18 East McDonnell Building
- 19 Mallinckrodt Institute of Radiology
- 20 Clinical Sciences Research Building
- 21 Wohl Clinic
- 22 Wohl Hospital
- 26 Research and Administration (4560 Clayton Avenue)
- 27 4527 Clayton Avenue (CID Residence Hall)
- 40 4570 Children's Place (Storz Building)
- 44 Supply Room
- 45 4480 Clayton Avenue Building
- 60 Library Annex
- 62 Clayton Garage
- 63 Specialized Interim Research Facility
- 64 4511 Forest Park
- 65 Data Center 222 S. Taylor

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66 4444 Forest Park
70 East Building
76 4488 Forest Park Building
80 4500 Parkview Building
82 East Imaging
86 Clinical Sciences Research Building – North Tower Addition
91 Clean City Squares 4350 Duncan
93 3-17 S. Euclid
96 Clean City Squares 4350 Duncan
181 Biotechnology Center
182 Euclid Power Plant

1

2

[See Attached]

3

1 **EXHIBIT B**

2 **HUDLIN EXPANSION**

3 A tract of land being located in Part of Block 2022 of the City of St. Louis, and being more
4 particularly described as follows:

5 BEGINNING at the point of intersection of the South line of Barnes-Jewish Hospital Plaza, 130
6 feet wide, with the West line of Euclid Avenue, 130 feet wide, thence along said West line South
7 04 degrees 27 minutes 35 seconds West 576.98 feet to the North line of Clayton Avenue, 60 feet
8 wide, thence along said North line South 88 degrees 48 minutes 38 seconds West 484.28 feet to
9 the East line of Kingshighway, variable width, thence along said East line the following courses
10 and distances: thence North 50 degrees 43 minutes 46 seconds West 32.29 feet to a point of
11 curvature to the right for which the radius point bears North 39 degrees 16 minutes 16 seconds
12 East 560.69 feet; thence along last said curve with a chord which bears North 23 degrees 58
13 minutes 45 seconds West 504.73 feet, an arc length of 523.54 feet to a point of non-tangency;
14 thence North 02 degrees 38 minutes 54 seconds East 128.81 feet; thence North 47 degrees 38
15 minutes 54 seconds East 14.14 feet to the South line of above said Barnes-Jewish Hospital Plaza;
16 thence along last said South line South 87 degrees 20 minutes 24 seconds East 743.56 feet to the
17 POINT OF BEGINNING and containing 410,104 square feet or 9.415 acres, more or less,
18 according to calculations by Stock and Associates Consulting Engineers, Inc. on August 23,
19 2006.

1
2
3
4

EXHIBIT C

CURRENT SITE PLAN [*Drawing A*]

[See Attached]

1 **EXHIBIT D**

2 **RECENTLY COMPLETED PROJECTS**

3 The following are current and recently completed projects and boundary changes that
4 have occurred over the past four years:

5 1. **BJC HealthCare**

6 SLCH is currently in progress with or has recently completed the following
7 projects:

8 a. Major renovation of the 10th floor patient division. The project was
9 completed in April 2004.

10 b. The construction of a 5-phase, 3-year East Expansion project began in
11 January 2005. The project consists of a 90,000 square foot addition to the
12 east side of SLCH, and renovation of 80,000 square feet of existing
13 hospital areas. Construction of the addition, core and shell, was completed
14 in March 2006, and fit-out/renovation of the new floor plates and existing
15 areas is currently 94% complete. The overall project will be completed in
16 February 2008, and will include expanded neonatal facilities, such
17 facilities to be amongst the largest in the Midwest and the country.

18 c. The renovation of the 8th floor patient division, and relocation of an EEG
19 and sleep lab to the 9th floor. The project was completed in September
20 2005.

21 d. The installation of a new rooftop sign was completed in December 2006.

22 e. The seismic upgrade to the 12-story patient tower began in January 2005.
23 The upgrade includes the addition of 2 seismic braced bays on the west
24 and north sides of the existing hospital. The exterior braces were
25 completed in March 2006, with fit-out of the interior associated areas
26 completed in October 2007.

27 f. An expansion and update to the food and nutrition area. Construction
28 started in early June 2007 and will be complete in December 2007.

29 g. SLCH has also initiated or completed several other renovation projects
30 with budgets under \$1 million.

31 BJH is currently in progress with or has recently completed the following
32 projects:

- 1 a. Renovation of the 6900 patient division in the Shoenberg building. Work
2 included finishes and mechanical/electrical/plumbing upgrades of 35
3 patient rooms. Construction was completed January 2005.
- 4 b. Phase 1 of the Operating Room Master Plan project on the 2nd, 3rd and
5 5th floors of the Southwest Tower building. Work in Phase 1 included the
6 construction of 28 new, replacement operating rooms and an 86 bed post
7 anesthesia care unit. Phase 1 construction was completed January 2005.
- 8 c. Renovation of the 8100 medicine/surgery patient division in the Queeny
9 Tower building. Work included finishes and
10 mechanical/electrical/plumbing upgrades of 15 patient rooms.
11 Construction was completed March 2005.
- 12 d. Creation of the new 17400-17500 patient division in the East Pavilion
13 building. Work included the construction of 16 new private patient rooms,
14 and 11 semi-private patient rooms, with associated support areas.
15 Construction was completed July 2005.
- 16 e. Renovation of the 8200 critical care unit division in the West Pavilion
17 building. Work included finishes and mechanical/electrical/plumbing
18 upgrades of 15 patient rooms. Construction was completed September
19 2005.
- 20 f. The construction of the new, replacement Cardiac Catheterization Labs on
21 the main floor of the Southwest Tower building. Work included the
22 construction of 6 catheterization labs, 3 electrophysiology labs and 20 pre-
23 procedure/post-procedure beds with associated support areas. Construction
24 was completed October 2005.
- 25 g. The multi-phased renovation of the existing south campus cafeteria and
26 seating area. Construction was completed December 2005.
- 27 h. Expansion and Relocation of the Diabetes Center to the 13th floor of the
28 Center for Advanced Medicine. Construction was completed in May 2006.
- 29 i. The Division 8300 Intensive Care Unit, in the West Pavilion building. The
30 renovation was completed in July 2006.
- 31 j. The 2100 patient division in the Queeny Tower building. Work included
32 the creation of 13 patient rooms. Construction was completed in
33 December 2006.
- 34 k. Expansion and relocation of the Gynecology Oncology Infusion Center to
35 the 13th floor of the Center for Advanced Medicine. Construction was
36 completed in July 2007.

- 1 l. Construction of a new 5-story, 105,000 square feet Barnes-Jewish College
2 of Nursing. The building replaces the facility currently located at
3 Kingshighway and Parkview. Construction started March 2006 and
4 completed September 2007. Students are scheduled to begin classes in
5 January 2008.
- 6 m. Phase 2 of the Operating Room Master Plan. Construction in Phase 2
7 included the construction of a replacement central sterile processing
8 department (CSPD), 10 operating rooms and associated support areas in
9 the West Pavilion. Phase 3, to be completed, includes 5 operating rooms,
10 surgical locker rooms, and surgical administration offices in the East
11 Pavilion. Construction of all phases is scheduled to complete December
12 2007.
- 13 n. The Kingshighway/Steinberg Vacation Phase 1A project (Center for
14 Preoperative Assessment and Planning) allows for pre-surgery registration
15 and check-in. Construction of Phase 1A was completed in October 2007.
- 16 o. A joint project with the WUSM on the parking garage at the corner of
17 Children's Place and Euclid Ave. (formerly known as the Wayco Garage).
18 Design is currently underway. Construction on the multi-phased project
19 began in August, 2007.
- 20 p. BJH has also initiated or completed several other renovation projects with
21 budgets under \$1 million.

22 2. Washington University School of Medicine

23 The WUSM is currently in progress with or has recently completed the following
24 projects:

- 25 a. Construction on the new Specialized Research Facility – East was
26 completed in May of 2005. This 40,000 square foot, two story facility, is
27 located on McKinley Avenue.
- 28 b. Construction of the Farrell Learning and Teaching Center was completed
29 in September of 2005. This 112,000 square foot, 6 level building, houses
30 all of the teaching facilities for the Medical School. It includes two lecture
31 halls, 8 teaching labs, 16 small group study rooms, private study carrels
32 for 250 students, a small café, and other amenities to enhance medical
33 education.
- 34 c. Construction began, in February, 2005, on two new parking structures.
35 One structure is a 700 space expansion to the Clayton/Taylor garage. The
36 other structure is a new 700 space facility, located on the corner of Taylor
37 and Children's Place. The first level of this structure is home to a 6 bay

- 1 bus transit station for Metrobus. Both structures were completed in June,
2 2006.
- 3 d. Construction of the remaining shell space on the 7th floor of the
4 Southwest Tower was completed in September of 2006. This construction
5 is for 10,000 square feet of wet lab research.
- 6 e. Major upgrades on the HVAC and electrical systems for the McDonnell
7 Sciences Building were finalized in fall of 2006.
- 8 f. New cooling towers and chillers were installed on the roof of Mallinckrodt
9 Institute of Radiology building in April of 2006.
- 10 g. A major renovation of the fifth floor at 4444 Forest Park Parkway for the
11 Center for Genome Sciences was completed in 2005. An expansion of this
12 Center on the 6th floor began in November of 2007.
- 13 h. A project to add two new boilers to the Euclid Power Plant steam system
14 began in the spring of 2007. Improvements in the air quality and energy
15 efficiency are expected. This project will be completed in December of
16 2007.
- 17 i. Construction began in February of 2005 of an 8 level, 194,000 square foot
18 office building atop the Children's Garage. This project was completed in
19 October of 2006.
- 20 j. A major renovation project in the Maternity Building began in November,
21 2006. The project involves renovating floors 2 through 6, changing spaces
22 from labs to offices for the Department of Obstetrics. Construction has 2
23 phases, with the second phase expected to be completed in November,
24 2007.
- 25 k. The building at 4527 Clayton Avenue (Old CID Dormitory) was
26 completely renovated from dorm rooms into office space, beginning in
27 July 2005 and completed in July 2006.
- 28 l. Construction completed in March of 2006 of a 20,000 square foot lab
29 renovation on the 2nd floor of the McDonnell Science building, for the
30 department of Biochemistry.
- 31 m. Construction completed in October 2006, of a 12,000 square foot lab
32 renovation on the 7th floor of the McDonnell Science building for the
33 department of Internal Medicine.
- 34 n. Renovations for the expansion of the Chemotherapy Infusion Clinic, on
35 the 7th floor of the Center for Advanced Medicine were completed in
36 March 2007.

- 1 Children's Place (between Kingshighway Blvd. and Euclid, and
2 between Euclid and Taylor).
- 3 Euclid Avenue (between Metrolink overpass and Clayton Avenue,
4 and between Children's Place and Forest Park Avenue).
- 5 Forest Park Avenue (south side – between Kingshighway and
6 Euclid Avenue).
- 7 Taylor Avenue (east side, between Duncan and Forest Park
8 Avenue).
- 9 Taylor Avenue (west side, between the Metrolink tracks and
10 Children's Place).

11 Other enhancements include:

12 Installation of traffic calming devices at the intersection of Barnes-
13 Jewish Hospital Plaza and Euclid Avenue

14 Installation of ADA safe zones in the center medians at
15 intersections of Euclid/Forest Park Avenue and Taylor/Forest Park
16 Avenue.

17 Washington University Medical Center institutions have partnered with
18 the City Parks and City Streets Departments to enhance the median strips
19 along Forest Park Avenue and Kingshighway.

20 b. The Washington University Medical Center has also initiated or
21 completed several other renovation projects with budgets under \$1
22 million.

23 4. Washington University Medical Center Redevelopment Corporation

24 a. The Medical Center Redevelopment Corporation was created and
25 capitalized in 1974 by member institutions of the Washington University
26 Medical Center, and formally recognized by the City of St. Louis in 1975.
27 It was established to plan and direct the redevelopment of the area
28 surrounding the Medical Center, which was comprised of 36 blocks within
29 the City of St. Louis to the north, east, and south. It had a programmed
30 existence of ten years. Amending Ordinances that extended WUMCRC'S
31 corporate life for an additional ten years, respectively, were signed into
32 law in 1995 and again in 2005. The Corporate purpose of extending
33 WUMCRC was to pursue the same general goals which were established
34 originally.

35 b. Property Acquisitions (2004 – 9/1/07):

- 1 1. 4500 Clayton Avenue - Magees
- 2 c. The Washington University Medical Center Redevelopment Corporation
- 3 has also initiated or completed several other renovation projects with
- 4 budgets under \$1 million.

5 5. Demolition

6 The following buildings were demolished over the last five years:

- 7 a. The Clayton Meat Packing building located at 4303 Clayton Avenue --
- 8 Demolished in 2002
- 9 b. Incinerator, ash silo, bag house, south chiller addition, 4500 block of Scott
- 10 Avenue – Demolished Summer 2002.
- 11 c. Psychoanalytic Institute, 4524 Forest Park Boulevard – Demolished
- 12 Spring 2003
- 13 d. Pedestrian bridge crossing Euclid Avenue, from North Building to
- 14 McMillan Hospital Building – Demolished Spring 2004.
- 15 e. The building located at 4312 Clayton Avenue – Demolished in Summer
- 16 2004
- 17 f. The Paramount building, located at the corner of Chouteau and Taylor
- 18 Avenues was demolished in 2005, and approximately 1.3 acres sold to a
- 19 developer.
- 20 g. Euclid Avenue Garage (Wayco garage), 400 block of Euclid Avenue –
- 21 February, 2005 demolition.
- 22 h. The Dazor Manufacturing Building, located at 4483 Duncan Avenue –
- 23 Demolished March, 2006
- 24 i. The building located at 710 S. Newstead was demolished in Summer of
- 25 2006.
- 26 j. 4389 Duncan building demolished in March, 2007 making way for the
- 27 new Data Center.
- 28 k. Magees Tavern at the corner of Clayton and Taylor, demolished in July of
- 29 2007.

1 **EXHIBIT E**

2 **CURRENT PARKING RESOURCES** *[Drawing Follows]*

3 The following summary sets forth recent changes in the parking areas within the Current
4 Area:

5 1. **BJC HealthCare.**

- 6 a. SLCH displaced 30 parking spaces from its underground parking garage
7 reducing capacity from 62 spaces to 32 spaces. This displacement
8 accommodated additional office space for SLCH. Construction completed
9 in August 2004.
- 10 b. BJC HealthCare expanded its surface parking for the Clayton Avenue
11 Building facility by 393 spaces. The project included the demolition of
12 the building at 4312 Clayton Ave. The construction was completed
13 August 2005.
- 14 c. BJH and WUSM expanded their jointly owned Center for Advanced
15 Medicine (North) Garage facility located at the corner of Parkview and
16 Euclid. The expansion occurred to the south and east. This expansion
17 included parking for an additional 180 cars in the garage addition, and an
18 additional 100 cars on a new surface parking lot. The construction was
19 completed in October 2005.
- 20 d. SLCH Visitor's Garage capacity was temporarily reduced by 124 spaces
21 in March 2005, due to the WUSM construction of the Northwest Tower.
22 Approximately 120 spaces were restored to use in September of 2006,
23 with a net loss of 4 spaces due to the new tower construction.
- 24 e. The construction of the new Barnes-Jewish Hospital School of Nursing
25 replacement facility is not anticipated to require additional parking, as the
26 faculty, staff and student parking is already accommodated on campus.
27 The project however is providing 21 new parking spaces readily available
28 to the adjacent Rehabilitation Institute. Construction completed in
29 September 2007.
- 30 f. In January, 2007, the "Busch" parking lot (#223) was reconfigured and
31 restriped for increased circulation, control, and security, with a net loss of
32 167 spaces.

33 2. **Washington University School of Medicine.**

- 34 a. The garage located at the corner of Euclid and Children's Place (known as
35 WAYCO) was demolished in February of 2005. This resulted in a loss of
36 1,100 spaces. Recently completed, in June of 2006, is the Metro Garage,

1 adding 700 spaces and the expansion of the Clayton/Taylor garage, adding
2 700 spaces. This provides a net gain of 300 spaces.

3 b. With the purchase of the Clean City Squares property, 208 spaces have
4 been added to the WUSM's parking total.

5 The chart set forth on Schedule 1 to this Exhibit E summarizes the total amount of off-
6 street parking that is provided by each institution comprising the Washington University Medical
7 Center. The location number references the numbered locations set forth on the Parking Plan
8 attached hereto as Schedule 2 to this Exhibit E.

1
2

**SCHEDULE 1 to EXHIBIT E
OFF-STREET PARKING SUMMARY**

Institution	Location #	Parking Spaces	Totals
BJC HealthCare Barnes-Jewish	39	1129	
	41	98	
	52	177	
	55	1533	
	73	1889	
	74/220	1309	
	212	25	
	221	104	
	222	82	
	223	467	
	225	274	
	226	192	
	227/232	465	
	230	21	
	(Available Fall 2007)	39	1129
Barnes-Jewish Total		7,765	
St. Louis Children's	48	575	
	49	28	
	77	1802	
	229	20	
St. Louis Children's Total		2,425	
BJC Health System Total			10,190
Washington University Medical Center	213	90	
WUMC Total		90	
Washington University School of Medicine	61	0	Closed
	62	2,303	
	69	700	
	201	78	
	202	64	
	203	181	
	204	80	
	205	24	
	206	18	
	207	181	
	208,209,210	319	
	211	43	
	214	80	
	216	92	
	217,218,219	237	
224	728		
231	208		
WUSM Total		5,336	
2006 WUMC Campus Total			<u>15,616</u>

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SCHEDULE 2 to EXHIBIT E
PARKING PLAN [*Drawing C*]
[See attached]

1 **EXHIBIT F**

2 **CURRENT UTILITY RESOURCES**

3 **Electric Power**

4 Barnes-Jewish Hospital south (BJH south)

5 Electric power appears to be adequate.

6 Washington University School of Medicine

7 The completion of the McKinley substation has provided additional electrical capacity for the Medical
8 School campus.

9 **Steam**

10 Barnes-Jewish

11 Steam capacity is adequate. In 2000, a new boiler was added to the Jewish Power plant to
12 address future growth. A new steam line was just installed from the Jewish Power plant to the
13 south side of the hospital campus, providing the south campus with redundant source of steam.

14 Washington University School of Medicine

15 The conversion from coal to gas in the Euclid Power Plant has created space for future steam
16 generation capacity. In the conversion project, two coal boilers were removed and replaced by
17 one natural gas boiler. That project was completed in 2004. In fall of 2007, two additional
18 boilers were added.

19 **Water**

20 The WUSM has extended a 12” water main from Barnes-Jewish Plaza Drive down Scott Avenue to
21 increase flow to the Power Plant and buildings on Scott Avenue. It has been determined that the current
22 water main distribution system appears adequate to support the Washington University Medical Center
23 campus.

24 **Sewer**

25 Sewer capacity appears to be adequate.

26 **Natural Gas**

27 Natural gas capacity appears to be adequate.

28 **Communications**

29 The communication feeder loop throughout the Medical Center campus is currently adequate to
30 maintain support for all institutions.

1 **EXHIBIT G**

2 **PRELIMINARY PLAN FOR DEVELOPMENT**

3 The following summary sets forth the Washington University Medical Center's
4 preliminary plan for growth and development over the next ten (10) years:

5 A. CHANGES IN OWNERSHIP AND THE GEOGRAPHIC AREA OF
6 COMMUNITY PLAN AREA

7 The Washington University Medical Center and its institutions have acquired the
8 following additional properties not included in the Current Area:

9 Washington University Medical Center purchased Magees at the corner of Taylor and Clayton
10 Avenues. .15 acres

11 Washington University Redevelopment Corporation purchased the 5.0 acre Paramount
12 site and sold approximately 1.3 acres of the Paramount site located at the corner of
13 Chouteau and Taylor Avenues.

14 Washington University purchased the building at 4389 Duncan Avenue. .23 acres

15 Washington University purchased the buildings at 4362, 4366, 4372, and 4376 Forest
16 Park Avenue. .77 acres

17 Washington University purchased the buildings at 4353 Duncan Avenue. .27 acres

18 Washington University purchased the Crescent Electric building at 4340 Duncan Avenue. 1.61
19 acres.

20 Washington University purchased from Bi-State the Clean City Squares building at 4456-90
21 Duncan Avenue. 4.17 acres.

22 BJC HealthCare purchased the Dazor Manufacturing Building at 4483 Duncan Avenue. 1.58
23 acres

24 BJC HealthCare purchased the Arrow Hydraulic Building at 710 S. Newstead. .37 acres

25 BJH, with St. Louis City and the St. Louis City Parks System have extended and amended the
26 Lease. The extension of the CUP to include the Hudlin Expansion will increase the area within
27 the Community Unit Plan by 9.4 acres.

28 The WUSM is in preliminary discussions with Shriner's Hospital for the sale of 3.75 acres at the
29 corner of Newstead and Clayton Avenues. If this transaction occurs, Shriner's Hospital would
30 commit to relocating its hospital, currently located in Frontenac, to this site within 7 years of the
31 sale date.

32 The acquisition of these properties, together with the inclusion of the Hudlin Expansion pursuant
33 to the Lease, will increase the area to be covered by the CUP to 148.19 acres, excluding street,

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1 sidewalks, etc. (approximately 166 acres including internal streets and alleys). This expanded
2 CUP Area is described and depicted on Exhibit A.

3 B. PROPOSED DEVELOPMENTS

4 The following paragraphs set forth the developments that the Washington University
5 Medical Center anticipates undertaking over the next 10 years, including numerous construction
6 projects. Although the Washington University Medical Center has endeavored to provide as
7 much detail as possible, certain details of such projects may need to be revised over time as the
8 medical, research, and educational fields present constant evolving challenges and the
9 Washington University Medical Center must be able to adapt to best fulfill its healthcare,
10 educational, and research missions. Accordingly, the Washington University Medical Center
11 and the City agree that such plans are preliminary and for background purposes only, and further
12 agree that changes in such plans shall not constitute a change in use for purposes of this CUP.

13 The Washington University Medical Center envisions the following major facility
14 demolitions and developments over the next 10 years; the Washington University Medical
15 Center has a commitment to renew its campus due to changing needs and acknowledges that the
16 following is not a complete list of all major demolitions and developments that will occur over
17 the next 10 years:

18 1. BJC HealthCare

19 As part of the Washington University Medical Center Master Plan, BJC is
20 considering the following:

- 21 a. The demolition of the WUSM Renard building, the Barnes Central,
22 Service, and Peters buildings, to make way for replacement bed spaces,
23 diagnostic areas, and support functions.
- 24 b. The demolition and development of the Ettrick Building site to allow for
25 the relocation and expansion of the current resident clinic facilities. The
26 proposed multi-story building may contain approximately 200,000 square
27 feet, structured for future vertical expansion.
- 28 c. The demolition of the Barnes-Jewish College of Nursing (JCON) and
29 Allied Health building and preliminary planning for future expansion of
30 SLCH in that location.
- 31 d. The demolition of the 4949 Forest Park Avenue Clinic building and the
32 planning of a parking garage extension.
- 33 e. The preliminary planning of replacement bed spaces, diagnostic areas and
34 support functions on the Hudlin Expansion.
- 35 f. The demolition of the Kingshighway and Steinberg buildings may occur
36 toward the end of this 10 year period.

- 1 g. Further build-out of the Clayton Avenue Building will occur in the next 10
2 years.
- 3 h. SLCH is proposing to expand their operating rooms in 2008.
- 4 i. SLCH is proposing to renovate 9 East and 9 West Inpatient Divisions in
5 2008.
- 6 j. BJH is proposing the reconstruction of unit 4400-4500 patient division in
7 the East Pavilion building, to an ICU unit. Construction is scheduled to
8 start mid 2009.
- 9 k. BJH is proposing the renovation of 8800-8900 patient division in the
10 Shoenberg building. Construction is scheduled to start in early 2008.
- 11 l. BJH is in the planning stages of a Protein Beam Therapy program to be
12 located on the lower level of the north garage. Construction is expected to
13 start early 2008.
- 14 m. BJH is proposing to relocate the Special Care Nursery to the Barnes
15 Administration building to allow for the expansion of Division 4400/4500.
16 Construction is expected to start late 2008.
- 17 n. BJH is proposing to renovate Division 17300 of West Pavilion into an
18 inpatient unit that will accept the relocation of GYN patients from the
19 4400/4500 unit.
- 20 2. Washington University School of Medicine
- 21 a. The continuation of planning in the BJC Institute of Health building (later
22 phases) over the next 10 years, including the potential of a new 10 story
23 building on that site.
- 24 b. Plans are being drawn up to possibly re-skin the building at 4500
25 Parkview, and a possible short-term expansion to the east. Future plans
26 include the possible demolition of the building and its replacement in
27 another location on campus.
- 28 c. Preliminary planning is taking place for future office needs. A potential
29 site is the "Coal Bunker" site (corner of Children's Place and Euclid).
- 30 d. Planning is underway to either demolish or renovate the old Shriner's
31 Hospital at the corner of Euclid and Clayton Avenues.
- 32 e. Future planning includes the demolition of the Storz Building, 4570
33 Children's Place, for a new lab/office building.

- 1 f. Future planning includes building research space on the parking lot south
2 of McKinley at Taylor.
- 3 g. At 4444 Forest Park, plans are underway for a third phase to the Center for
4 Genome Sciences on the 6th floor, and potential expansion(s) to the
5 building for the Department of Physical Therapy.
- 6 h. Planning is underway to replace Olin Dormitory with a new dormitory.
7 The old dorm may be reused as office space or demolished for a future
8 laboratory building. The current thinking is that the new dormitory would
9 be located adjacent to the Olin Dormitory, on the south side, fronting on
10 McKinley Ave.
- 11 i. Design is underway for the renovation of the north half of the 2nd floor of
12 McMillan. This project will change existing research surgery space into
13 wet lab research space. Construction is expected to begin in Spring, 2008.
- 14 j. Future planning includes potential renovations to or demolition of the
15 Clean City Squares building, 4356 – 4390 Duncan Ave.
- 16 k. Future planning includes demolition of the existing Crescent Electric
17 building at 4340 Duncan, as a potential development site.
- 18 l. Future planning includes a new research building on Scott Avenue, just
19 east of the East McDonnell research building.
- 20 m. Future lab renovations will occur, backfilling vacated labs that move to the
21 new BJC Institute of Health (BRB 1) research building located at the
22 corner of Euclid and Children’s Place.
- 23 n. The ‘Coal Bunker’ located at the corner of Children’s Place and Euclid
24 will be demolished in November, 2007.
- 25 o. WUSM is in the early planning stages for a 5,000 to 10,000 square foot
26 building to process hazardous waste from research labs. Current location
27 could be on McKinley Rd, near the McKinley substation.

28 3. Washington University Medical Center

29 a. Public Realm Improvement Plan (Later Phases):

30 Street improvements, including sidewalks, lighting and landscaping, will
31 occur in segments throughout the remainder of the Medical Center.

32 Planning for additional Public Realm work includes the south side of
33 Forest Park Avenue, between Euclid and Taylor, the west side of Taylor
34 between Duncan and Forest Park Avenue.

- b. The Missouri Department of Transportation, with the Medical Center, is proceeding with Public Realm design of the ramps and overpass at Kingshighway and I-64/Hwy 40, as a part of the New I-64 project.
- c. Improvements to Taylor Avenue, from the south of Clayton Avenue to Oakland, are being considered by Urban Design Associates, consultants for the Forest Park Southeast Neighborhood Plan. A Taylor/Oakland Avenue link would calm traffic in the neighborhood and provide good access to the parking facilities east of Taylor Avenue when approached from the south.
- d. The widening of Taylor Avenue from Forest Park Avenue south to Duncan was completed in August, 2007. Two left turn lanes onto westbound Forest Park Avenue are included in this project. A future extension to Children's Place is being considered.
- e. Plans to either renovate or demolish the 818 S. Euclid Avenue building are being reviewed at this time to determine the most efficient use of the building and property.

C. PROPOSED CHANGES TO PARKING

The following summary sets forth recent changes in the parking areas within the Current Area as well as anticipated short-term changes in parking:

- 1. BJC HealthCare. BJH currently anticipates patient and visitor parking demand to remain somewhat flat.
- 2. Washington University School of Medicine.
 - a. Current parking is adequate. The WUSM has provided free Metrolink/Metrobus passes to its employees and the result of this effort has decreased the number of parking permits for employees by more than 750 cars.
 - b. The WUSM anticipates that employee parking demand will increase as it develops additional research facilities on campus over the next decade. This increase will be partially offset by some movement of clinical activity to other off-campus sites.
 - c. The construction of the new Data Center at 225 S. Newstead will eliminate 22 parking spaces from lot number 219.

D. PROPOSED CHANGES IN ACCESS

Changes in access to the CUP Area will be required in order to integrate the Hudlin Expansion. Such changes will include public works required to be addressed by the City pursuant to Section 5 of the Lease, including the study, design and performance of road work, in

1 connection with the improvement of vehicular, pedestrian and bike access to Clayton Avenue in
2 order to improve access to and from Forest Park and to coordinate with the changes being made
3 to Kingshighway and the ramp from westbound I-64/40 to northbound Kingshighway and the
4 reconstruction and improvement of Clayton Avenue from Euclid to McKinley/Wilken and
5 McKinley Wilken to I-64/40. In addition, further changes may be required as a result of the
6 Missouri Department of Transportation's ongoing construction with respect to Interstate 64/40.

7 E. PROPOSED CHANGES TO UTILITY RESOURCES

8 The following is a brief summary of anticipated short-term changes in utility resources:

9 **Electric Power**

10 Washington University School of Medicine

11 The upgrade and relocation of the Euclid substation is under construction and expected to complete in the
12 summer of 2008. These upgrades will be sufficient to address power growth needs for the near future.

13 **Water**

14 Within the new BJC Institute of Health (BRB 1) project, an existing 6" line on Children's Place will be
15 upgraded to a 12" line, creating a partial 12" loop, from Kingshighway to Forest Park Avenue, on the
16 northern side of campus.

17 F. PROPOSED CHANGES TO RELATIONSHIP OF THE CUP AREA TO
18 ADJOINING PROPERTIES

19 The Washington University Medical Center anticipates future development of properties
20 fronting Forest Park Parkway and/or located north of Forest Park Parkway to incorporate retail
21 and mixed uses, so as to further integrate these properties into the urban environment of the
22 Central West End. Within this area:

23 Parking structures are allowed provided any part of the garage within 13' of grade must
24 be setback 33' from the street. Above that height the garage can extend to the street edge – at the
25 second level. Facades of parking structures shall be designed to complement the streetscape.

26 The use of the area in front of the setback (garage entrances are encouraged not to be
27 along the primary façade) as practical, may include active uses that encourage pedestrian
28 activity. If the area in front of the setback does not include active uses, architectural treatments
29 shall be incorporated at street level to screen parked cars from view.

30 In addition, the Washington University Medical Center anticipates the following
31 additional potential developments: (i) development of a park in the Forest Park Southeast
32 neighborhood; (ii) continued maintenance of parks east of Kingshighway south of Clayton Ave.;
33 and (iii) construction of multi-story buildings which takes into account the retail needs of the
34 CUP Area and surrounding community in balance with the healthcare and research mission of
35 the Washington University Medical Center.

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EXHIBIT H

PROPOSED LAND USE PLAN [*Drawing B*]

[See attached]