



Historic Preservation Commission

6801 Delmar Boulevard • University City, Missouri 63130 • 314-505-8500 • Fax: 314-862-3168

MEETING OF THE HISTORIC PRESERVATION COMMISSION
VIA VIDEOCONFERENCE
Thursday, September 17, 2020
6:30 p.m.

IMPOTANT NOTICE REGARDING
PUBLIC ACCESS TO THE HPC MEETING & PARTICIPATION

HPC will Meet Electronically on September 17, 2020

On March 20, 2020, City Manager Gregory Rose declared a State of Emergency for the City of University City due to the COVID-19 Pandemic. Due to the current order restricting gatherings and the ongoing efforts to limit the spread of the COVID-19 virus, the September 17, 2020 meeting will be conducted via videoconference.

Observe and/or Listen to the Meeting (your options to joint the meeting are below):

Webinar via the link below:

<https://us02web.zoom.us/j/83903219934?pwd=UXByak9mSnY5MDM3eFowSU9lbnklyZz09>

Passcode: 873878

Audio Only Call

iPhone one-tap : US: +13017158592,,83903219934#,,,,,0#,,873878# or +13126266799,,83903219934#

Or Telephone: Dial (for higher quality, dial a number based on your current location)

US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 346 248 7799

or +1 669 900 6833 or 877 853 5247 (Toll Free) or 888 788 0099 (Toll Free)

Webinar ID: 839 0321 9934

Citizen Participation

Those who wish to provide a comment during the “Public Comment” portion of the agenda may provide written comments or request video participation invites to the Director of Planning & Development ahead of the meeting. Please specify which case and portion of the agenda you wish to comment.

ALL written comments or video participation invites must be received **no later than 12:00 p.m. the day of the meeting**. Comments may be sent via email to: ccross@ucitymo.org or mailed to the City Hall – 6801 Delmar Blvd. – Attention Clifford Cross, Director of Planning & Development. Such comments will be provided to the Historic Preservation Commission prior to the meeting. Comments will be made a part of the official record and made accessible to the public online following the meeting.

Please note, when submitting your comments or invites, a **name and address must be provided**. Please also note if your comment is on an agenda or non-agenda item, and a name and address are not provided, the provided comment will not be recorded in the official record.

The City apologizes for any inconvenience the meeting format change may pose to individuals, but it is extremely important that extra measures be taken to protect employees, residents board/commission members and elected officials during these challenging times.

AGENDA

HISTORIC PRESERVATION COMMISSION

1. Roll Call
2. Approval of Minutes – NA
3. Public Comments – (Limited to 3 minutes for individual’s comments, 5 minutes for representatives of groups or organizations.)

*ALL written comments or video participation invites must be received **no later than 12:00 p.m. the day of the meeting**. Comments may be sent via email to: ccross@ucitymo.org or mailed to the City Hall – 6801 Delmar Blvd. – Attention Clifford Cross, Director of Planning & Development. Such comments will be provided to the Historic Preservation Commission prior to the meeting. Comments will be made a part of the official record and made accessible to the public online following the meeting.*

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4. Old Business
 - a. Discussion Pertaining to the University City Civic Plaza District
5. New Business
 - a. 524 Trinity – Sign Permit
6. Other Business
 - a. None
7. Reports
 - a. Council Liaison Report
8. Adjournment

To: Historic Preservation Commission

From: Frank Ollendorff and Esley Hamilton

Subj: Civic Plaza Boundary

Date: 9/5/2020

First step in Update is to determine District boundary. The only change to date was addition of 630 Trinity (Old Library) by City Council on recommendation of the HPC in 2016.

Two changes are recommended at this time:

- Add one lot to COCA site: multifamily building purchased and cleared for Additions approved by HPC as in conformance with Civic Plaza Master Plan Standards.
- Delete Delmar School lot since it will no longer meet Master Plan Standards for inclusion in Historic District.

This action requires a recommendation to City Council with review by Plan Commission.

HPC Agenda September 17, 2020

MASTER PLAN UPDATE PROJECT – TASKS AND SCHEDULE:

Note: HPC members are encouraged to participate in any part of this project.

A. Transparency and Participation

- Contact 9 owners of 14 properties (Wash U three, U City four) for update on changes since 1985, current issues, and plans for the future by Cliff, Frank, Esley and HPC member(s):
 - ✓ Wash U (3) Lawrence Group: Greg Trost
 - ✓ U City (5) Patrick Wahl: 727.3508, Gregory Rose: grose@ucity, mo.org, 314.505.8534
 - ✓ Steve Stone: 314.369.6503
 - ✓ COCA:
 - ✓ TriStar/Rod Thomas: 314.852.7000
 - ✓ Trinity Delmar: 6900 Delmar
 - ✓ University United Methodist Church:
 - ✓ Church of Scientology: Matt Hanner, Exec Director
 - ✓ Post Office:
- Contact U. Heights I and neighbors to contribute to and critique Update by Cliff, Frank HPC member(s).
- Any others? Citizens and groups such as Historical Society, past HPC members? Difficult with COVID-19, also time-consuming – but transparency is key in U. City, where each opinion is valued.

B. Specific Tasks

- U City and HPC select architect consultant (if City Manager agrees to seek an appropriation) pre-qualified by extensive Civic Plaza architectural experience by October 2.
- Update to the 2020 INDIVIDUAL PROPERTY GUIDELINES (P. 19-33) Master Plan and Esley's "The University City Civic Plaza" (p. 7-37) with history, use, ownership and exterior changes since 1985 for each of the 14 structures. Frank, Esley, Cliff by 9/30/2020 with assistance of interested HPC members.
- Progress Report and issues for discussion on HPC October 15 meeting Agenda.
- Update INDIVIDUAL PROPERTY RESTORATION GUIDELINES by consultant, HPC architect members, Cliff, Esley, Frank, with input and review by owners and neighbors, by November 11 for HPC November 19 Agenda.
- Update Public Projects (Master Plan p. 3-13) by consultant, HPC architect members, and others: U City in Bloom, Public Works, Parks and Forestry, Council and Staff liaison, Frank, Esley, by November 30 for HPC December 17 Agenda.
- Public invited to comment at HPC meeting: October 15, November 19 and December 20.
- Recommendations to City Council with Plan Commission review on December 17.

Frank Ollendorff

**STUDY SESSION
VIA VIDEOCONFERENCE
Administrative Offices and Solid Waste
Space Needs Study
July 13, 2020 - 5:30 p.m.**

AGENDA

Requested by the City Manager

1. MEETING CALLED TO ORDER

At the Study Session of the City Council of University City held via videoconference, on Monday, July 13, 2020, Mayor Terry Crow called the meeting to order at 5:30 p.m.

In addition to the Mayor, the following members of Council were present:

Councilmember Stacy Clay
Councilmember Aleta Klein
Councilmember Steven McMahon
Councilmember Jeffrey Hales
Councilmember Tim Cusick
Councilmember Bwayne Smotherson

Also, in attendance were City Manager, Gregory Rose; City Attorney, John F. Mulligan, Jr.; Director of Public Works, Sinan Alpaslan; Amanda Truemper of Trivers, and Bob Schwartz of HOK.

2. Space Needs Study – Concept Design Options – Administrative Offices and Solid Waste

Mr. Rose stated tonight's goal is to conclude the presentations related to the Space Needs Study.

Director of Public Works, Sinan Alpaslan stated Amanda Truemper will provide Council with an overview of the Space Needs Study for the City's administrative offices and Solid Waste Department.

Ms. Truemper stated this has been a comprehensive study of approximately 110,000 square feet of program space for the remaining City departments.

Options 1 and 2 are focused on testing for ideal workplace and department locations across all facilities, as well as what the best distribution would be for moving as few departments as possible.

Option 1

- Test for ideal workplace and department locations across available facilities
- Police + Municipal Court programs remain together in the Annex (per the previous study)
- Recommend areas for improvements/upgrades including for accessibility
- Revitalization of the historically significant building(s)

Option 2

- Test for ideal workplace and departmental distribution moving as few departments as possible
- Separate Police + Municipal Court programs (per Ferguson Commission Report recommendation)
- Recommend areas for improvements/upgrades including for accessibility
- Revitalization of the historically significant building(s)

Available Buildings Total = 110,510 Square Feet

Available building square footage includes City Hall and Heman Park.

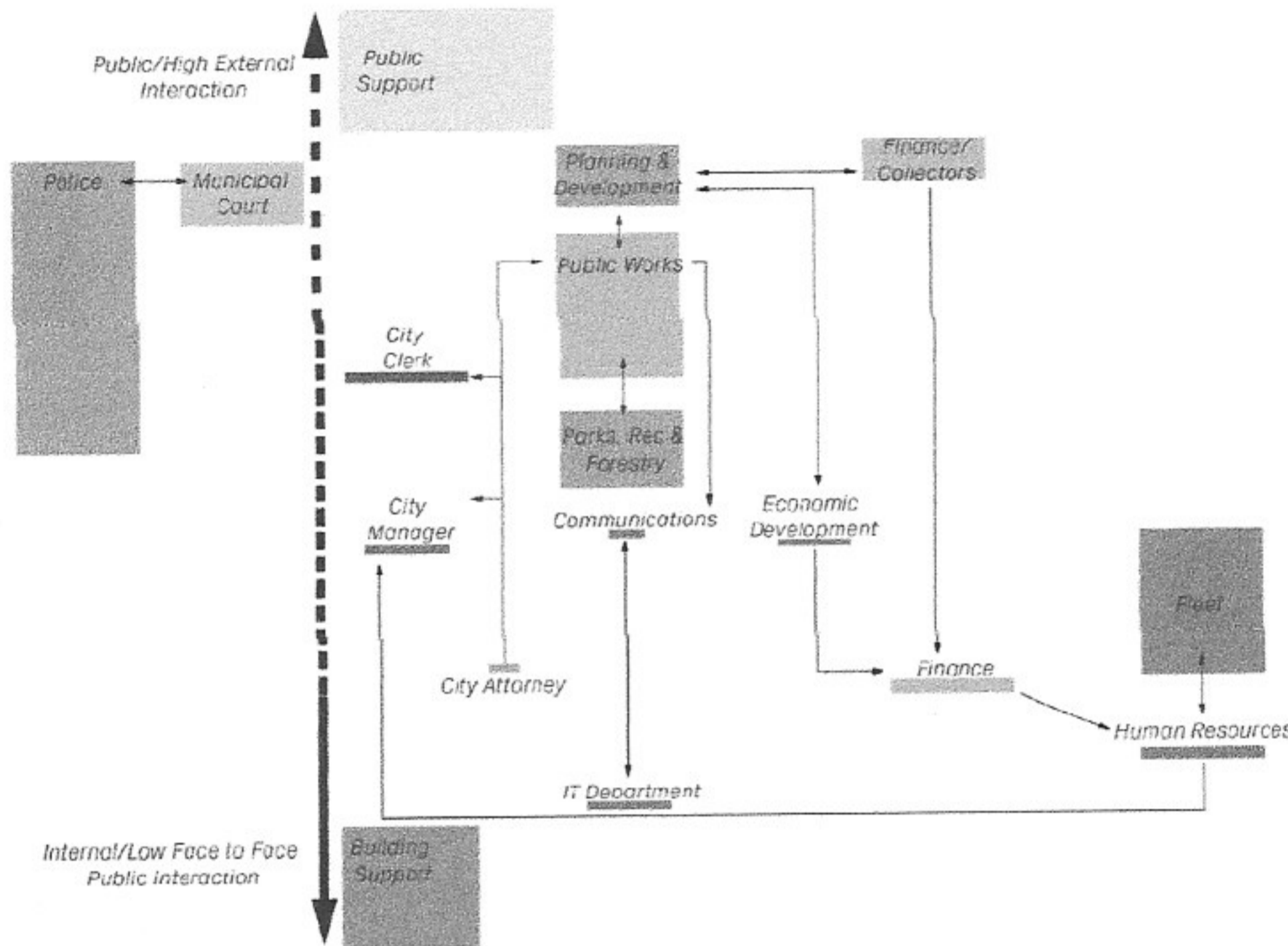
- Existing departments total approximately 90,000 square feet, where about 10 percent growth is anticipated.
- Approximately 45,000 square feet encompasses Police and Courts.

University City Department Adjacencies

This scheme looks at all of the departments in an attempt to make each facility more accessible to public interaction.

Departments with low public interaction vs. high external-facing departments like:

- Council chambers
- Planning & Development - 4th floor
- Finance & Collections - 1st floor
- Public Works
- Parks, Recreation & Forestry



Summary - City Hall Campus

Option 1 provides for the ideal placement of departments.

The Trinity Building with only two-stories is a great location for high external-facing departments because it would be easier to make accessibility upgrades here vs. City Hall.

Option 2 provides fewer changes with all departments remaining in City Hall.

Accessibility upgrades are limited due to the vertical dynamic within City Hall. Therefore, all departments will remain, with the addition of a consolidated one-stop-shop on the ground floor where the public can access all external-facing departments.

- Moving the Courts out of the Annex allows room to consolidate these departments on the ground floor with a New City Hall entrance.

Summary - Heman Park

Trivers determined there was no need for an abundance of additional space to house departments and make improvements to the facility.

This scheme looks at accessibility upgrades, building improvements, maintenance, the consolidation of offices into shared zones to create more efficiency, better places for collaboration, and meeting spaces.

- Removing the Courts allows Heman Park to be used purely for community functions and additional programming.

Option 1 Overview (looks at both campuses)

Option 1 - City Hall Campus - Level 00

Currently, Level 00 contains a lot of storage space which has been resized to provide storage for various departments, as well as a server room for IT that can support the entire campus, the Annex, and the Trinity Building.

The Trinity Building provides a great opportunity to create a lobby, an elevator, and easily accessible programs on the first and second floors.

- In this scheme, the Finance Department has been moved to the first floor and the Planning & Development Department has been moved to the second floor, along with reading and conference rooms.

Option 1 - City Hall Campus - Level 01

Once the Finance Department has been relocated the Mail/Print Room will be moved to Level 01. This level also includes a staff break room, a ground floor conference room; (*City Management Conference Room*), that can be shared with all departments, and a legal suite for the City Attorney and Prosecutor.

Option 1 - City Hall Campus - Level 02

The only change on this floor is an expansion of the restroom footprint which is accomplished by reducing the size of the conference room.

Option 1 - City Hall Campus - Levels 03-05

This scheme depicts the current floor plan. The shaded areas represent sections where reconfiguration will take place to create growth options for Public Works, Parks & Recreation, and IT, along with a shared reception area.

- The 4th floor will be reconfigured to allow for shared conference rooms or additional public meeting/overflow spaces for Council's Chambers.
- Council's Chambers will be configured to allow for a secure entrance on the 5th floor.

Option 1 - Heman Park

Updates are proposed for restrooms and a new central entrance that is more accessible to the parking lot.

- The update for Centennial Commons includes relocating the custodial office for Parks & Recreation to create a shared office space that can be utilized by the Director and his team.

Option 1 - Public Works Yard

Trivers determined that the main thing lacking in this yard was a meeting space where employees could discuss the day's activities. Consolidation of the Central Garage could provide this needed meeting space, as well as an additional break room.

- Updates are proposed for all existing break areas.
- Currently, the Transfer Station has a remote office that could be moved to create a shared Public Works area.
- There is also some potential for additional space to allow for a dedicated overhead door to separate salt storage from the sign shop; two conflicting activities. And based on the City's desire, a separate outbuilding could be constructed to house the salt operation.

Option 2 - Overview

The accessibility needs remain the same across all options, resulting in expanded and upgraded restrooms in City Hall and Heman Park.

Option 2 - City Hall Campus - Level 00

The new main lobby area with a security checkpoint, a one-stop-shop for interaction with representatives from high public-facing departments, shared break rooms, and meeting spaces are proposed for the one-story connector building between City Hall and the Annex.

Option 2 - City Hall Campus - Level 01

- Sections of the Finance Department will be consolidated.
- City Council Chambers is relocated from the 5th floor to the Trinity Reading Room.
- An abundance of footage and several anterooms in the Trinity Building allows this space to be shared with the Courts, Heman Park community meetings, and the upgrade of restrooms to meet ADA accessibility standards.

Option 2 - City Hall Campus - Level 02

Minimal upgrades and cosmetic improvements.

- The executive conference room is vacated to expand and upgrade restrooms.

Option 2 - City Hall Campus - Levels 03-05

- Configuration changes that add efficiencies for Public Works, Parks & Recreation, and IT departments.
- Density configurations to the 4th floor to accommodate the Planning & Development Department with a plan room to manage multiple phases of a construction project. *(No need to move this department to the Trinity Building as depicted in Option 1.)*
- The 5th floor can be used as an event or open space that showcases the historic beauty of this building.

Option 2 - Heman Park

Minimal upgrades and cosmetic improvements.

- Plumbing upgrades for better accessibility to showers.
- Although it is not depicted in this scheme, Trivers recommends creating a new entrance for this facility.
- Question: Should the Municipal Courts remain at Heman Park?

Option 2 - Public Works Yard

Minimal upgrades and cosmetic changes.

Councilmember Clay stated he was intrigued by the idea of utilizing the 5th floor as a venue to hold events and questioned whether the City already had the capability to execute this concept? Mr. Rose stated although the 5th floor is not currently designed to encompass a broad range of events, staff would certainly like to pursue this idea. And this study intends to structure the floor in a way that would be more conducive to making that happen. Councilmember Clay stated the 5th floor really is a beautiful space and he would like staff and Council to pursue this idea. He stated the creative thinking associated with that idea is applicable throughout these discussions about space. So there might be ways to leverage other parts of the building for that same purpose because the opportunity to generate revenue is one he thinks should be looked at seriously.

Councilmember Smotherson stated today, many of the City's Boards and Commissions meet in the Community Center, but no mention has been made about incorporating them into any of these facilities. He stated his belief is that they are an extension of the work many of these departments perform and therefore should be a part of this plan.

U City lost Aging Ahead because of the inconveniences created by the meetings and events being held at the Center and their relocation would allow the Community Center to expand its programming. Mr. Rose stated while a specific area to conduct Board and Commission meetings was not identified, both of the designs being proposed offer additional office space that can be utilized for these meetings. And since some of these committees meet on the same night, Trinity has also been identified as a facility with the capacity to conduct multiple events. However, the focus of this study was simply on how to expand office space.

Councilmember Hales stated his experience with the Traffic and Urban Forestry Commissions is that it is exceedingly rare to have a group of more than twenty people. So looking at these plans there appears to be ample meeting and conference rooms that can serve the City's Boards and Commissions.

Councilmember Hales stated he has always thought the 5th floor was a stunning area that could be re-imagined into a venue that a lot of people would use to hold special events. And even though he may be putting the horse before the cart, he is curious to know whether staff has given any consideration to the type of amenities needed to make this area more conducive to this concept, and what the revenue potential for a space that size would be? Mr. Rose stated he would have to provide Council with information about potential revenues at a later date since staff has not made any projections at this point. But the type of improvements will be premised on the kinds of events the City decides it would like to be in the market of promoting.

Mayor Crow stated although there is no plumbing on the 5th floor, and the elevator is less than desirable, his assumption is that these upgrades have been included in the plans? Mr. Rose stated while there is an elevator being proposed for Trinity, he is not sure if there are any changes of that nature being proposed for the 5th floor.

Ms. Truemper stated since the historic core of this building makes it somewhat prohibitive to enlarge elevators; their proposal includes making upgrades inside the existing shaft.

Mayor Crow stated every person who has ever used this elevator has had their moment of trepidation. So, upgrades would have to be made before any consideration can be given to any substantial use by the public.

Mr. Rose stated this certainly presents the City with an opportunity to make some improvements to ensure that no one is crossing their fingers when they step inside.

Mr. Rose stated in an effort to move this item forward, he intends to present Council with a proposed layout based on the following guiding principles that:

- Limits the movement of each department;
- Advances towards a one-stop-shop for public-facing departments;
- Reduces costs;
- Ensures the City's compliance with ADA guidelines, and
- Enhances the efficiency of all operations

Mr. Rose stated if Council is generally in agreement with these principles and layout, the next phase will be to present Council with steps outlining how the plan will be phased into existence.

Councilmember Smotherson asked if the outline would be presented to Council in a Study Session or as an Agenda Item? Mr. Rose stated based on the understanding that the Mayor and Council will make the final decisions concerning every phase of this project or even whether new construction is needed, he thinks it would be better to present his outline during a Study Session. Councilmember Smotherson stated he would like the opportunity to discuss other options because he does not think the Police belong in the Annex or Civic Plaza. Therefore, would he would like to suggest that the meeting commence at five o'clock to provide ample time for discussion?

Mr. Rose stated while he certainly has no problem with Councilmember Smotherson's request, his proposals will be consistent with the findings rendered by Trivers and will not include new construction. 2 - 5

Councilmember Clay stated at one point Council received some information on costs associated with the construction of a new station. So perhaps, that work could be resurrected and presented at the session as well? Because his concern is that there will be lots of information on one set of options and nothing on the other.

Mr. Rose stated while he can certainly pull that study, he would remind Council that the premise of that study was that the Annex had a number of structural issues that prevented the Police from being housed there.

Councilmember Clay stated he thought the initial study was conducted prior to his appointment, and that Trivers had been asked to do some work on this topic that provided the City with a cost estimate; albeit not an in-depth proposal.

Mr. Rose stated Trivers was asked to revisit the initial study, wherein they rendered a different option than the original firm. But he does not recall them providing a cost analysis for new construction. Nevertheless, he will provide Council with all of the documentation they have to date.

Mayor Crow stated Councilmember Clay brought up a valid point that seems to parallel with Councilmember Smotherson's request. So he agrees that additional time should be allocated to allow for a broad-ranging discussion.

Mayor Crow stated he failed to ask if there were any changes to tonight's City Council Agenda and would do so at this time.

3. ADJOURNMENT

Hearing no amendments, Mayor Crow thanked Bob and Amanda for tonight's presentation and adjourned the Study Session at 6:14 p.m.

LaRette Reese
City Clerk

**STUDY SESSION
OF THE UNIVERSITY CITY COUNCIL
5th Floor of City Hall
6801 Delmar
September 9, 2019**

AGENDA

Requested by the City Manager

1. MEETING CALLED TO ORDER

The City Council Study Session was held in Council Chambers on the fifth floor of City Hall, on Monday, September 9, 2019. Mayor Terry Crow called the Study Session to order at 5:30 p.m.

In addition to the Mayor, the following members of Council were present:

Councilmember Steven McMahon
Councilmember Paulette Carr
Councilmember Jeffrey Hales
Councilmember Tim Cusick
Councilmember Stacy Clay
Councilmember Bwayne Smotherson

Also, in attendance was City Manager, Gregory Rose; City Attorney, John F. Mulligan Jr.; Principal for Trivers Architecture, Amy Gilbertson; Senior Justice Planner for HOK, Bob Schwartz, and Vice President, Compliance Services for Environmental Operations, Inc., Bill Witts

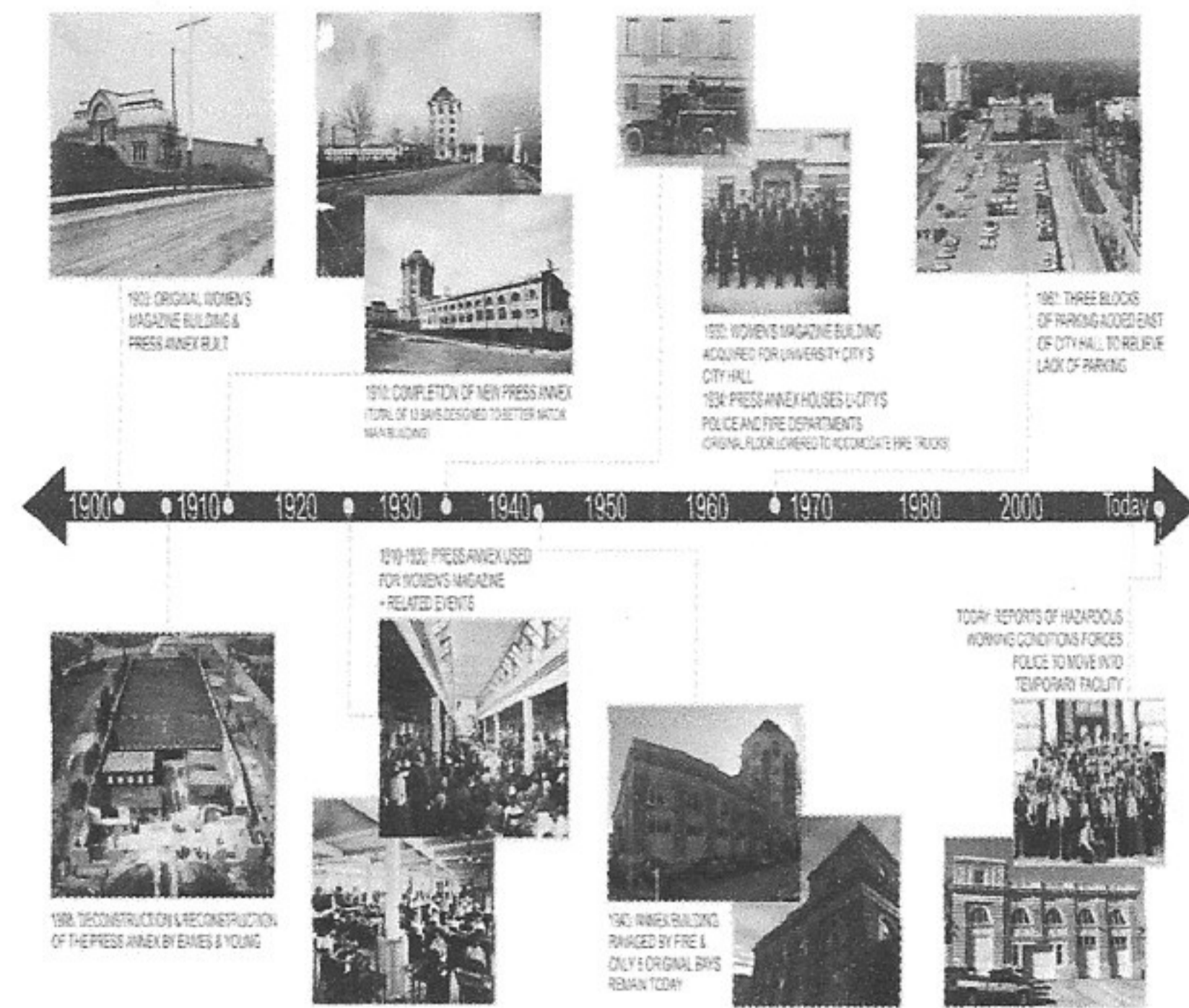
2. POLICE ANNEX PRESENTATION

Facility Assessment & feasibility Study

Mr. Rose stated tonight Council will hear a presentation on the findings from the Police Annex Study conducted by Trivers Architecture. Ms. Amy Gilbertson is the lead person on this project and she will start by introducing the other members of her team.

Ms. Gilbertson stated Trivers has been working with U City over the last several months studying the Annex by looking at it from a historic rehabilitation standpoint, a reuse standpoint, and its posture within the City. The other members of her team are Bob Schwartz from HOK, who is the justice consultant on the project with expertise in police programming; the department they decided to study in terms of a fit study for the Annex Building, and Bill Witts, who worked on the environmental hazardous materials side of the study. Ms. Gilbertson stated since tonight's presentation will only provide a high-level summary of their findings she would invite Council to ask specific questions about any of the undisclosed details.

City Hall Annex History

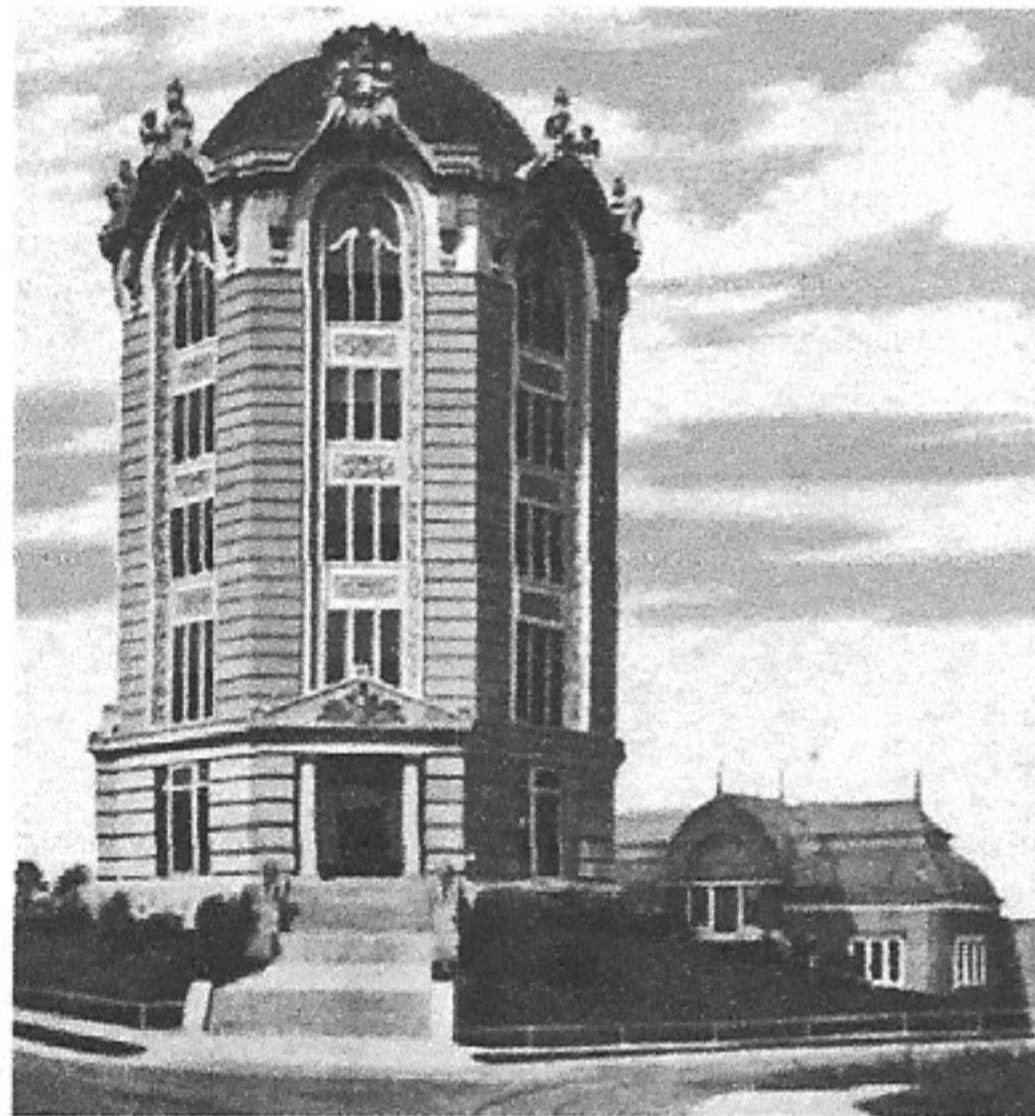


Trivers

September 8, 2009

City Hall Annex History

- Conservatory - Built as the press annex to City Hall
- Redesign - Compatible with City Hall; 13 bays; two floors
- 1930/1940 - Police and Fire Departments move into building
- City Hall Plaza History District - one of four contributing businesses to this District; (as a result of a fire there are now only 5 bays.)

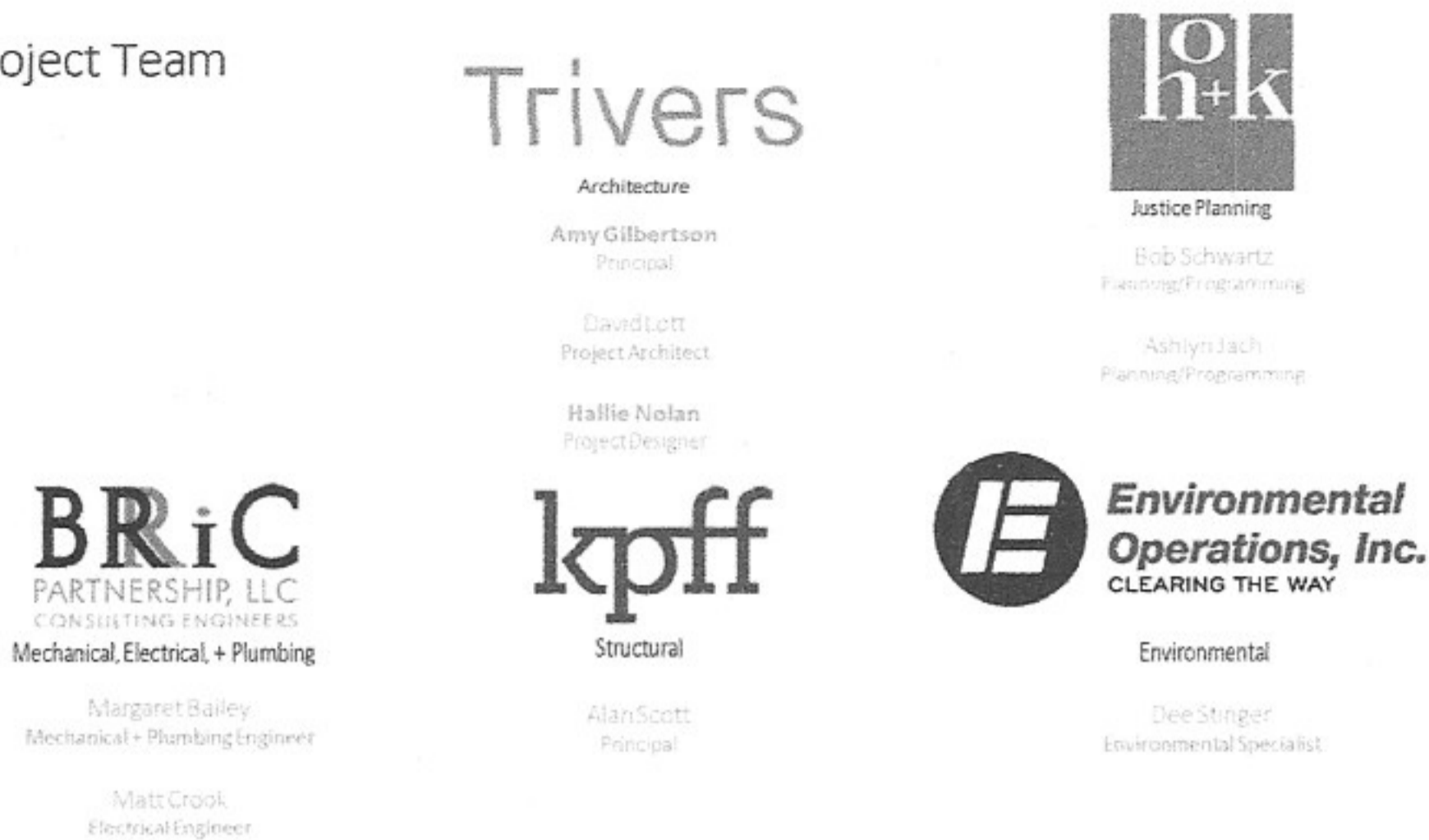


Project Goals

- Complete facility assessment and feasibility study to determine City Hall Annex building's usability for proposed program.
- Identify and outline recommendations for upgrades, modifications, and renovations to better serve the building's proposed functions
- Test fit possible programmatic solutions for the Police Department within and/or in addition to the City Hall Annex
- Determine how much of the police program can be housed within the Annex itself and to identify a program that could be housed elsewhere (if applicable).

Project Team

Project Team



Environmental Analysis

Mr. Witts stated in order to determine what things; i.e., bulbs and ballasts, would have to be removed and disposed of prior to renovation, Environmental Operations performed an asbestos and miscellaneous materials inspection of the building. PSI performed a mold study several years ago, and this is a summary of both studies.

There was approximately:

- 10,000 square feet of floor tile and adhesives that contained asbestos, and
- 28,000 square feet of drywall and joint compound that contained asbestos

If any of this material is going to be disturbed during renovation it will have to be managed as asbestos-containing material, which means utilizing asbestos certified workers, air monitoring, containment of the areas being worked in, and removal prior to demolition and construction.

(Council's packet contains floor plans that illustrate the locations of where the asbestos-containing materials, water damage, and mold were observed.)

Asbestos & Lead

- 21 out of 65 samples tested positive for asbestos
- 47 out of 565 painted and glazed ceramic surfaces are lead-based by EPA standards
- 19 categories, totaling 1,382 items, were identified as regulated waste materials in the building
- Cost of abatement included in Cost Estimate

Fungal

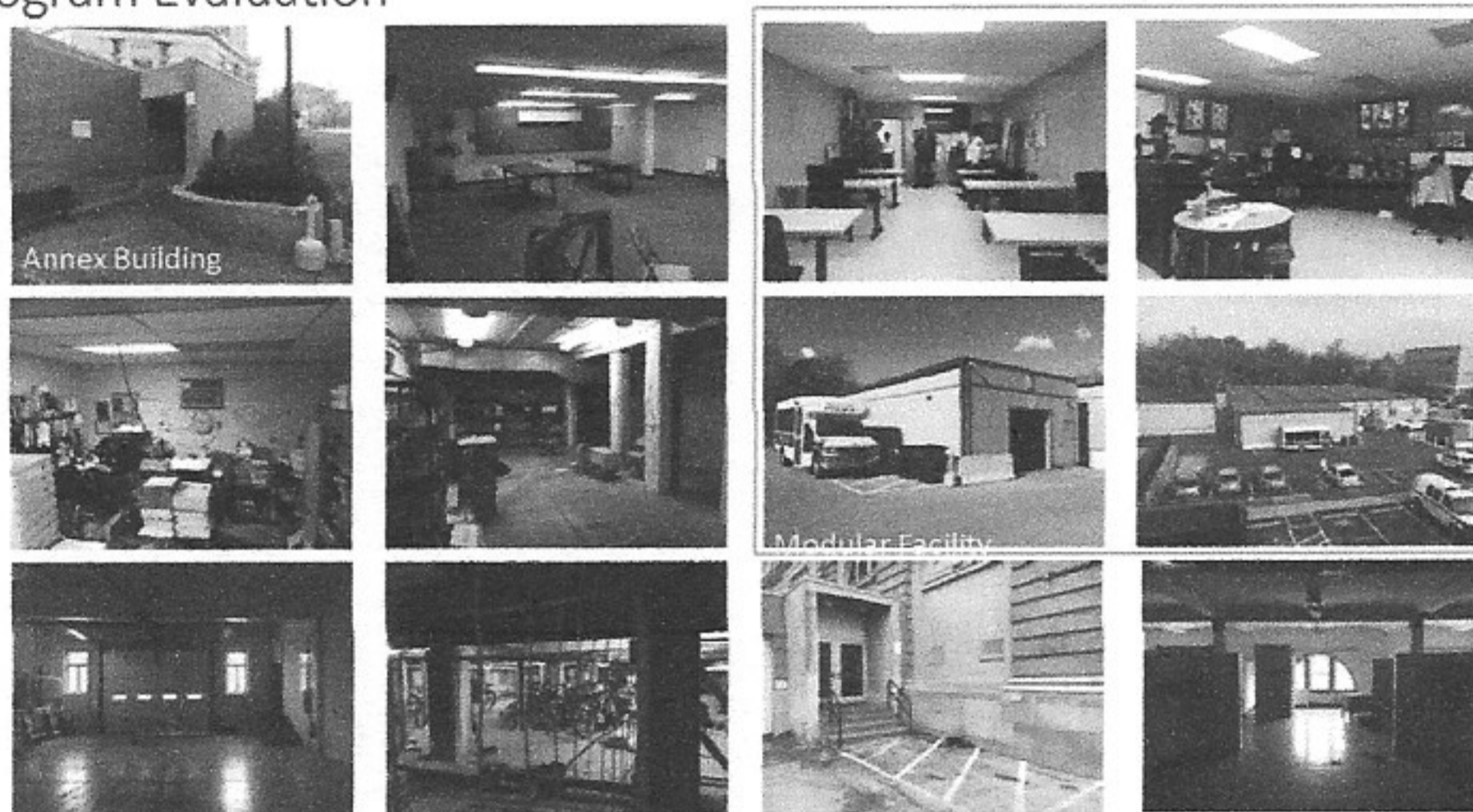
- Fungal Evaluation completed by PSI in April 2016, identified locations and possible sources of airborne fungal amplification (visible mold, water staining, water damage, and efflorescence)
 - Recommended exterior of building be evaluated and repaired before interior remediation activities are implemented
 - Recommended completing fungal remediation at the same time as planned asbestos and lead abatement

- Recommended testing to make sure there are no mold spores in the air, and that all of the leaking windows, ceilings, and doorways are repaired

Program Evaluation - Phase I

Ms. Gilbertson stated they also toured the modular police facility. Pictures in the left column and the bottom row depict the existing Annex, and the upper four pictures depict the modular facility that the police are currently operating out of.

Program Evaluation



Trivers

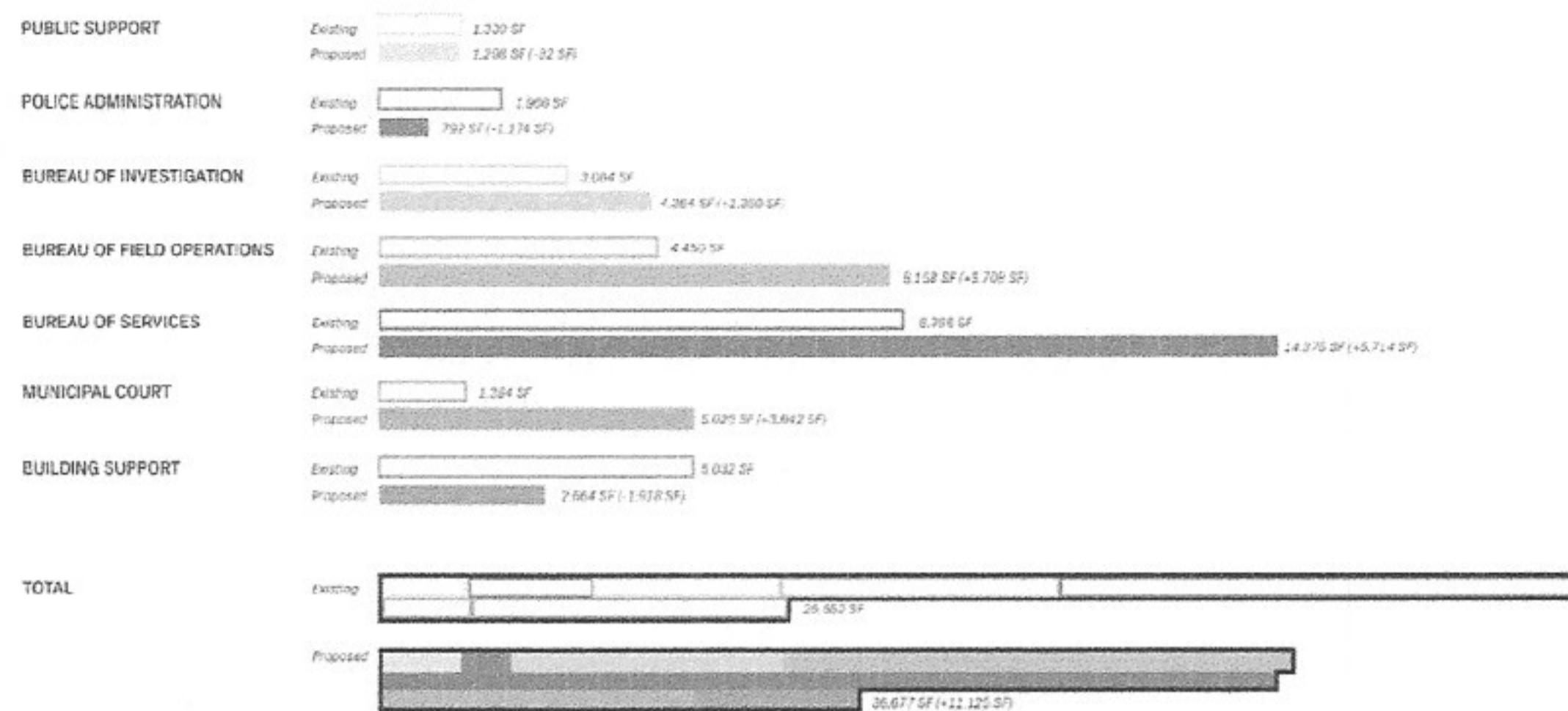
September 8, 2019 | 5

Program Consensus

Mr. Schwartz stated he worked with the Department of Public Works and the Police Department to develop their programmatic needs, utilizing nine standards.

- The Annex Building will meet operating standards and guidelines as described by:
 - Missouri Police Chiefs State, Certification Standards
 - International Association of Chiefs of Police, Police Facility Planning Guidelines.
 - International Association for Property and Evidence, Inc., Professional Standards
 - American Correctional Association, Adult Local Detention Facility Standards
 - CPTED – Crime Prevention Through Environmental Design Principles
 - Americans with Disabilities Act
 - Prisoner Rape Elimination Act
 - International Building Code
 - NFPA 101

Program Evaluation



Trivers

September 8, 2018

Program Evaluation - Phase II

The open boxes on top of each category represent the square footage available today and the solid color represents the need. The total reflects that there is a need for an additional 11,000 square feet.

The existing facility is approximately 25,500 square feet. Although it was constructed expeditiously, it was purposed specifically for the Police Department and has been servicing their needs. However, the proportion of space is not adequate for staff, i.e., Field Operations, the Bureau of Services, and the Bureau of Investigation.

Ms. Gilbertson stated the graph also indicates the areas where there is a need for growth and the areas where there is more space than necessary for that specific component of the program.

The evaluation also included an analysis of how this facility interfaces with the Municipal Court and lobby. Bringing the courts back into the building versus utilizing the Rec. Center would lead to a much more efficient operation.

Available Program Area

Existing Modular Building

- No Municipal Court Functions
- 29,700 Square Feet

Proposed Annex Building

- Includes Municipal Court Functions
- 37,434 Square Feet

Satellite Substation

- 5,886 Square Feet

Feasibility Analysis

(Totals include abatement. The conceptual design estimates also include hefty contingencies based on indefinites.)

1. Renovate Annex Building + Renovate Substation		
Renovate Annex Building	\$12,949,995	\$345.94/SF
Renovate Substation (Location to be determined)	\$ 1,677,093	\$284.93/SF
Option 1 Total:	\$14,627,088	
2. Renovate Annex Building + Build New Substation		
Renovate Annex Building	\$12,949,995	\$345.94/SF
Build New Substation (Location to be determined)	\$ 2,923,569	\$496.70/SF
Option 2 Total:	\$15,873,564	
3. Build All New Building		
Building New Police Department Building	\$18,593,467.80	\$496.70/SF
No Substation	\$ 0	\$0/SF
Option 3 Total:	\$18,593,467.80	

Design Team Recommendations

- Renovate Annex Building + Renovate Substation if additional space is needed
 - Primary police function remains in the same location
 - Revitalization of historically significant and under-utilized building
 - Most cost-effective solution

Councilmember Clay asked if the scope of this study was to look at the use of this building for police purposes only? Ms. Gilbertson stated that is correct, however, it could be used for other purposes. The police can probably speak to dollars per square foot for their use, which has a higher level of requirements in terms of construction. So a different use would likely have a lower cost.

Councilmember Clay stated since his opinion has always been that Council will be undertaking a generational decision with this project, one thing he would suggest is that it be viewed in the context of the Space Needs Assessment that is currently taking place. This is a building that certainly needs a use, but whether or not a police facility is the best use can only be determined in the context of looking at all of the City's facilities.

The second thing he would offer to his colleagues and the City Manager is that whenever he has looked at similarly situated cities or school districts the buzz word seems to be consolidation as opposed to expansion; taking two, three or even more facilities and trying to consolidate them into one or two. Today, we find ourselves in an inner ring suburban area with a declining population and given where we are it seems as though this should be an expansion, rather than running counter to the trends. What other organizations have recognized is that while one building may be significantly smaller than another building, combined they represent two HVAC systems; two parking lots, and two of everything that needs maintenance and attention. So to maintain two facilities he would want to understand; to the degree possible, what that maintenance is going to look like. Because in his opinion, this is something that has to go into Council's decision-making process as they analyze this study and any other possibilities.

Ms. Gilbertson asked Councilmember Clay if his reference to two facilities included the modular facility because it would go away? Councilmember Clay stated he was not, although since that facility is here, we have to acknowledge its existence. Ms. Gilbertson stated that was an issue that had not been completely decided.

Councilmember Carr questioned whether it was a correct assumption based on the Program Evaluation that the needs of the City's Police Department have increased? Mr. Rose stated based on the information presented to Trivers by the police it appears to be expanding. However, he is not convinced, nor has he studied whether such an expansion is needed at this point in time. The main focus of this analysis was to determine whether any operations could be housed out of the Annex, with a specific emphasis on the police since it might require a higher level of renovation. But the second step related to this process is the Space Needs Analysis, and as a part of that study, his intent is to drill down on the needs of the police, as well as the entire organization.

Councilmember Carr stated if you accept the analysis outlined under the Program Evaluation, in terms of operations, it looks like the police will require some expansion and modernization. So in spite of the fact that the School District may be losing students, she has not seen a decrease in crime and therefore believes that the City's first line of defense should have an adequate facility.

When looking at the needs analysis she thinks consideration should be given to the fact that each of those relative departments may now have a different function than they had previously. Not because the City's population has dropped from 65,000 to 35,000 over the past fifty years, but because we are expecting more from these departments, requiring them to provide functions that may not have been necessary in the '60s and '70s. So on one hand, she would concur with Councilmember Clay's suggestion to see what the maintenance is going to look like before making a decision. But on the other hand, the City is working with a team of experts in this field, so it would be reasonable to believe that the police operations are pretty accurately reflected. She stated while there could be some consolidation once the conditions have been truly justified, at this point, she is not sure that they have been.

Mr. Rose stated one thing he would ask everyone to keep in mind is the Ferguson Report. Even though the most efficient and effective structure might be a consolidation of the police and courts, from a practical standpoint that might not be the best alignment. There is strong interest at the State level to ensure that the relationship between the courts and police are kept separate whenever possible. These are some of the things that staff will have to consider as a part of the Space Needs Analysis that might dictate the location of these two operations.

Mayor Crow asked Ms. Gilbertson if she could provide him with the contingency percentage that has been filtered into the conceptual design estimates? Ms. Gilbertson stated her belief is that it is 20 percent, but she can email Mr. Rose with the actual number.

Mayor Crow stated he has always viewed City Hall as being both historic and significantly important and the Annex as historic, but not significant. Can you tell me what factors you relied on to reach the conclusion that the Annex falls in both of these categories?

Ms. Gilbertson stated since the Annex functioned as a support building to City Hall the historic significance has been attached to both buildings; especially in terms of their architecture, which for the most part is still intact on the exterior of the Annex. City Hall Plaza has four contributing buildings, City Hall is certainly one, and the Annex is another, so taken together, they create the Historic District. The Annex is also listed as a nominee on the National Register of Historic Places.

Mayor Crow stated he is also not convinced that the desired space indicated by the Police Department accurately represents the space needed. And one of the independent conversations he's had with mayors in some of U City's neighboring communities is the idea of collaborations versus expansions. So while he certainly understands that the initial concept may be challenging, it is something he would like Council to talk about.

He stated when Council went through this process some years ago the study generated at that time is virtually a total flip from your numbers. So what I'm trying to understand is why there is such a stark difference between the two studies as it relates to the cost to renovate; which the previous study listed as being much higher than a new build, and your analysis, which states that the cost per square foot is significantly less to rehab even with the inclusion of asbestos and mold remediation.

Ms. Gilbertson stated while she cannot speak to the first study, she can say that Trivers has put together the most qualified group of experts as possible. Their Estimator, Andrew Trivers, has completed over 100 historic buildings. It's what she does and it represents about half of what the firm has done over the last forty years. HOK certainly has the expertise to assist our firm with understanding the specific needs of police departments, and as Bob said, they used all of the criteria required to meet the current standards. Their team also included an environmental engineer because they knew that was another important aspect, and each one of these experts worked with Trivers throughout the entire study.

Mayor Crow stated he is not questioning the renovation numbers, but would like to know if the new build numbers include land acquisition costs and other related factors. Because historically when the City has built something it has not been built on land that is either owned or donated to the City. Ms. Gilbertson stated it has been a couple of months since they completed the cost estimates, so she would have to review the numbers in more detail to determine whether the land acquisition was included.

Mayor Crow stated while he is more likely to lean towards rehabbing the Annex, he would like to make sure Trivers has had an opportunity to review the first study and provide Council with any feedback that they can on the differences.

Councilmember Hales stated another key element in the previous study was the suggestion to take down and rebuild all of the exterior walls, which is something this analysis, does not seem to be recommending. But based on his recollection, Trivers' new build cost is fairly close to the previous study.

Ms. Gilbertson stated since that previous study was prepared the envelope of the Annex has been restored and the windows replaced. So their renovation costs only include roofing and some minor work on the envelope.

Councilmember Carr stated other costs in the previous study were related to the need to seismically reinforce the building and add an extension.

However, Trivers' analysis indicates while there are other things that could be done, they would equate to additional costs. So in a sense, this seems like a comparison of apples to oranges, rather than apples to apples.

Mr. Schwartz stated he and the Chief of Police started out with much larger numbers, however, they worked extensively to reduce the programs to a number they believed was manageable.

Councilmember Smotherson stated he is somewhat torn about his feelings towards this analysis because his hope was that Council would not give any consideration to putting the police back in the Annex. And something that plays a major part in that division is Councilmember Clay's statement about the importance of this plan being viewed as a generational decision. Why would you put, what he believes, is the best police force in St. Louis County, in a location that does not provide them with the opportunity to grow, or somewhere they could be proud of? When you think about the Chief's first presentation which depicted the construction of a new state-of-the-art police station, to some degree, this study would be an insult. So why should we take a step backward and allow a future Council to make a decision that ultimately, will have to be made?

Councilmember Smotherson stated another thing he is curious about is why the standards of U City's police force were not included in the Program Consensus with the other nine agencies? What is the Union's perception of this plan? That's something he would like to hear from them. And why was their department the only one considered in this analysis?

Mr. Rose stated initially, staff was aware that some operation would likely go into the Annex; and today, they are still uncertain as to what operation that will be. But what they did understand is that if Council decided to keep the police in the Annex, the relocation of that department would represent the highest cost they were going to experience. At this point, no recommendations have been made or will be made about what operation should be located in this space until after the Space Needs Assessment has been completed; which is the next step. Mr. Rose stated as a part of that study related to relocation, he will be looking at three guiding principles:

1. To ensure that the operations can effectively and efficiently provide services to our residents;
2. To ensure that City employees are in a safe and comfortable environment, and,
3. To ensure that the cost to taxpayers is minimized.

Councilmember Cusick asked what the Space Needs Analysis would encompass, and if there was a timeline for its completion? Mr. Rose stated Council and staff will come together as a team to identify all of the open spaces and talk with staff to determine whether their operations could be more efficient if they were structured differently. So if he gets a consensus from Council today to move forward with this study, the next step will be to determine if an RFP is needed. If the answer is yes, staff will attempt to have it issued within the next 30 days. However, based on the level of knowledge Trivers already has about the City's existing operations, he is doubtful that another company could reasonably compete. But that's another internal discuss that will need to take place.

That said, Mr. Rose stated he will be able to respond to the question about a timeline for this Study after determinations have been made regarding the RFP, the scope of work has been established, and he has received some initial feedback from the contractor selected to perform the study.

Councilmember Cusick questioned whether the study would take a new facility for the police into consideration? Mr. Rose stated the study will consider existing and new spaces if they are deemed to be necessary. However, a big part of minimizing costs will be to make a concerted effort to fit all of the City's departments into the spaces that currently exist. If that cannot be achieved, then subsequent discussions will take place to determine what is needed; no matter what operation it may impact.

Councilmember Cusick stated in his opinion, this is more than just a brick and mortar issue, there are a lot of psychological issues that also need to be considered. Will relocating this department to the Annex provide these vital employees with the type of environment and state-of-the-art facility that makes them proud to get up and come to work every day? What kind of subjective message will we be sending to our residents and the Police Department about the value of their safety and significance to this City? Is relocating this department to the Annex the kind of emblem of protection this Council and their constituents really want to project? Councilmember Cusick stated he is in total agreement with Councilmember Smotherson; it's time for U City to move forward.

Mr. Rose stated in his opinion, he does not believe that placing the police in a state-of-the-art facility and the renovation of the Annex are mutually exclusive. Oftentimes it's difficult for people to imagine exactly what a finished project will look like, and that's why the City has employed experts to assist them with how to make it work. He stated the City of Clayton took one of their old buildings and renovated it for their Police Department. Looking at it now, you probably could not imagine the transformation from its original state to how it appears today. He stated at this point, the process is to bring all of this information forward to provide Council with options when tasked with making decisions about how they want to see their departments structured and where they should be located. So while he is certainly not saying that U City should employ the same strategy as Clayton, the costs associated with making these determinations will play a major role.

Ms. Gilbertson stated although she understands that Trivers is only the architect for this study, they have completed renovations for Federal buildings, courthouses, police stations, and numerous workplaces. And on all of these projects, a goal they've been able to achieve is to make sure everyone is excited about the final outcome. They really don't build them like they used to. And renovating the Annex is a far more sustainable solution than building something new because oftentimes, the savings will allow you to add more bells and whistles.

Councilmember Clay asked when work on the Comprehensive Plan was scheduled to begin? Mr. Rose stated as a part of the FY20 Work Plan, staff will be issuing an RFP for a consultant to assist with the plan on the thirteenth of this month.

Councilmember Clay stated this Council finds itself at a pivotal point in time, where they are going through comprehensive planning and laying out what this community will look like for the next twenty some odd years.

And he thinks this conversation has to be a part of that. Certainly, Council wants what the community desires as it relates to public safety to align with the type of facility the police would like to inhabit. So is there any contemplated intersection between the Space Needs Assessment and the Comprehensive Plan that might help to enact that vision? Mr. Rose stated often the driving force behind a police facility is how effective and efficient it will be with reducing crime. And sometimes that is very different than simply saying a facility will look nice at one location versus another. Therefore, he had not given any consideration to integrating the Space Needs Assessment with the Comprehensive Plan. He stated what he has considered is that any recommendation he provides to this Council will have to be largely centered on how U City can ensure that its approach to policing is effective, and how its buildings should be integrated into that approach.

Councilmember Clay stated he sees the two being aligned because, in his mind, this is about more than just leasing for space needs. If we are laying out a vision for what our community will be, clearly public safety is among the key elements. Now, while our citizenry may not have deep justice construction experience, they do possess a vision for what policing should look like; which we know from a community-oriented policing perspective is a part of what they do. So, to the degree that we can incorporate elements of that into our Space Needs Assessment might be beneficial. After all, every element of this plaza impacts our citizens; it functions for them. They are the ones who interact with this space, so he thinks their voice has to be a part of the considerations when you think about space and what our facilities should look like.

Mr. Rose stated while Council may decide that the inclusion of community meetings to vet the information provided to them from the Space Needs Assessment is an important component, it will not be the initial phase.

Councilmember Carr stated Space Needs Assessments are primarily established to evaluate the needs of employees, programs, and services, in order to meet current and future space requirements that encourage productivity. So while the people who live here may walk into the lobby of City Hall with the desire to have cheerful interactions with well-organized employees, for the most part, residents are not, the focus of this study.

While I certainly think we should support the police, as many of you may know, she and Councilmember Smotherson are on the opposite sides of this issue. Councilmember Carr stated she worked very hard to make sure the Annex was protected from outside sales without the say-so of the people. And she believes it would not be moving backward to consider its renovation. As Mr. Rose pointed out, the Clayton facility; which is probably one of the most state-of-the-art facilities in St. Louis County, was rehabbed from a building built back in the '70s. So by no means does she think it would be disrespectful to house our police in a clean, safe, state-of-the-art, rehabbed facility, as long as their salaries are commensurate with the market and the City is providing them with adequate training. At the end of the day, the decision resides with Council; after consultation with staff and our citizens. And while she would agree that the Space Needs Study is mandatory to that decision-making process, she does not think this is the type of issue where they need to hold open public meetings for two years before reaching a resolution.

Councilmember Carr stated she's glad that the City has moved away from the plan to warehouse its Police Department at the Annex while attempting to build something new. And she's glad they are pursuing this kind of systematic approach to determine exactly what is needed because she believes in sustainability. But continuing to carry empty buildings that are sick; as this one is, is a very bad decision.

Councilmember Smotherson stated he appreciates the historic significance of the Annex and would like to see it remain in U City. But the way he sees it, City Hall and the Annex represent the City's government center and therefore it should be used as such. He stated can recall some of the incidents that police were involved in out on the parking lot which oftentimes resulted in an unsafe environment for the employees that worked here, as well as the general public. So in his opinion, relocating the police back to this building would not be in their best interest.

Councilmember Smotherson stated based on his understanding, the building renovated for Clayton's Police Department was a much larger building than the one they were previously housed in. And their new location, which sits on Brentwood Blvd. does not impact their City Hall located on Big Bend Blvd.

He stated he simply does not see anything to be proud about or forward-thinking by relocating the police to the Annex; especially when he thinks about the psychological impact it could have on the members of that department.

Mayor Crow stated his interpretation of the proposal is that the rehabbed facility would have an open architecture allowing for the design of spaces that are appropriate for current policing techniques.

Ms. Gilbertson stated this proposal was merely a conceptual block plan to do a test fit, but the actual project will consist of a complete gut rehab designed specifically to meet the needs of the Police Department.

Mayor Crow asked if the proposal included conversations with members of City's staff or if it was basically prepared externally? Ms. Gilbertson stated her understanding is that the Police Department and Public Works were involved in the programming sessions.

Mr. Rose concurred that input was provided by both members of the police and public works departments, however, based on the likelihood that Council would agree to move forward with the Space Needs Assessment emphasis was placed on whether the City could operate out of this facility, rather than where people should be located.

3. ADJOURNMENT

Mayor Crow thanked Amy and her team for their presentation and adjourned the meeting at 6:27 p.m.

LaRette Reese
City Clerk

**STUDY SESSION
VIA VIDEOCONFERENCE
Space Needs Study – Public Safety
June 22, 2020
5:30 p.m.**

AGENDA

Requested by the City Manager

1. MEETING CALLED TO ORDER

At the Study Session of the City Council of University City held via videoconference, on Monday, June 22, 2020, Mayor Terry Crow called the meeting to order at 5:30 p.m.

In addition to the Mayor, the following members of Council were present:

Councilmember Stacy Clay
Councilmember Steven McMahon
Councilmember Jeffrey Hales
Councilmember Tim Cusick
Councilmember Bwayne Smotherson

Also, in attendance were City Manager, Gregory Rose; City Attorney, John F. Mulligan, Jr.; Director of Public Works, Sinan Alpaslan; Chief of Police, Larry Hampton; Court Administrator, Kathy Matthews; Amanda Truemper of Trivers, and Bob Schwartz of HOK.

2. CHANGES TO THE REGULAR AGENDA

(No changes were made.)

3. SPACE NEEDS STUDY: CONCEPT DESIGN OPTIONS FOR PUBLIC SAFETY

Mr. Rose stated the purpose of tonight's presentation is to provide Council with an opportunity to solicit answers to any questions related to the Space Needs Study Options for the Police Department, Municipal Court, and City Prosecutor's Office. While this study demonstrates that the needs of all three units can be satisfied through the use of existing facilities, Council is not being asked to make a commitment or any decisions on whether these needs should be addressed by utilizing the City's existing facilities or the implementation of new construction. Tonight's presentation is simply an assessment of what the space needs are for each unit.

Amanda Truemper of Trivers stated while her understanding is that there will be a follow-up session to look at the balance of the City's facilities, this portion of the study is focused on the Police and Municipal Court. Ms. Truemper stated tonight's presentation will be led by Bob Schwartz, the Senior Justice Planner for HOK.

Mr. Schwartz stated HOK has been working with Trivers on this study as well as the assessment leading up to this study. He stated there are two Concept Options which have been reviewed to make sure everything related to the Police and Courts has been covered.

Concept Options:

Option 1

Houses both entities in the Annex

- Test for the ideal workplace and department locations across available facilities
- **Police + Municipal Court programs remain together in the Annex (per the previous study)**
- Recommend areas for improvements/upgrades including for accessibility
- Revitalization of historically significant building(s)

Option 2

Houses the Police in the Annex and the Municipal Court in the Trinity Building

- Test for the ideal workplace and departmental distribution moving as few departments as possible
- **Separate Police + Municipal Court programs (per Ferguson Commission Report recommendation)**
- Recommend areas for improvements/upgrades including for accessibility
- Revitalization of historically significant building(s)

Available Building Total = 110,510 sf

- The Annex has approximately 38,000 sf
- The Trinity Building has 8,500 sf plus 1,500 sf in stacks; (*metal structures built into the building to hold books*). This creates a much lower floor to ceiling height. The total program requirement for both the Police and Court is over 40,000 sf, which includes space for a courtroom.

Today, the Courts utilize the Community Center on an as-needed basis, which has been proven to have a low-efficiency level related to the number of employees needed to set up and take down the equipment associated with conducting these sessions.

University City - Department Adjacencies

* Both the Police and Courts have a high adjacency level with other departments and a high level of public interaction.

Summary

The Diagram for Option 1 is stacked by levels. The basement of the Annex and Trinity Building is depicted at the bottom of the plan as Level 00. Each level; 00 through 05, is succinctly aligned with the City Hall campus in Option 2.

Option 1: City Hall Campus - Basement Level

* The lowering of these floors to accommodate four vehicle bays for the Fire Department makes it difficult to utilize the space located underneath the bays.

- Half of the area will be used for a Sally port to transport prisoners, which will tie into a holding area on the upper floor.
- The other half will be used for the firing range, storage of evidence, and locker rooms.

Option 1: City Hall Campus - Level 00

* The floors will be raised in this column free area with high ceilings to house the courtroom that will tie directly into the Municipal Court.

- It provides good public access with an ADA accessible lobby, offices for court personnel, the Bureau of Field Operations, and other support units.

Option 1: City Hall Campus - Level 01

* Primarily office space for the Bureau of Investigations, administrative staff for field operations, watch command, roll call, and training.

Option 1: City Hall Campus - Level 02

* A small section of the third floor can be used for both the Police and Court's administrative and support staff, along with a shared lobby.

Summary

* This option does not provide enough space for the 1,500-sf needed for storage that could potentially be located on the ground floor of the Trinity Building.

Option 2: City Hall Campus - Basement Level

* Option 2 moves the Municipal Court to the Trinity Building and the Police is the sole occupant of the Annex.

- There is an unassigned crawl space beneath the Sally Port where some of the virtual training functions can be performed.

Option 2: City Hall Campus - Level 00

* The location of the Police facilities; represented by the blue square, gives you the ability to put shared support areas like a Public Service Center, break room, mailroom, and conference rooms, in the connector between the two buildings.

- The Public Service Center is an area that provides departments needing public access with a designated space to conduct meetings and daily business activities.
- The entrance on the ground floor of the Trinity Building will be reversed to enter on the east side of the building towards the parking lot, where you could also add an elevator and stairway.
- The ground level can also accommodate court offices, security screening, and storage for the Police, as well as other support functions.

Option 2: City Hall Campus - Level 01

* The second floor is utilized by Field Operations and the Bureau of Investigations.

- Trivers is proposing that the Reading Room on the second floor of the Trinity Building not be subdivided, and instead, used for the Courts or as Council's Chambers. The Reading Room also consists of a couple of support rooms that could be used as conference rooms for either entity.
- ADA accessible restrooms could also be added to this level.

Option 2: City Hall Campus - Level 02

* Administration or other aspects of Field Operations could also be performed on the third level of the Annex.

- The stacks will be removed from the Trinity Building to allow for the design of a spacious lobby area.

Councilmember Hales asked if the accessibility upgrades included new stairways for both options? Mr. Schwartz stated to meet exiting requirements, two staircases will be added to the Annex, along with upgrades for the existing elevator. An elevator and staircase will be added to the east side of the Trinity Building, and the west stairway will remain as is. Councilmember Hales asked if the front entrance was being relocated to the east side of the Trinity Building? Mr. Schwartz stated the belief is they will get the most use out of a front entrance on the east side for public parking and staff parking on the west. Councilmember Hales asked if the existing west entrance and staircase in the Trinity Building would remain? Mr. Schwartz stated since this staircase is halfway between the two floors it's really more of an exit rather than an entrance. So, it's not accessible and an elevator would be difficult to install.

Councilmember Clay asked Mr. Rose if he could provide Council with the next steps in this process? Mr. Rose stated while Mr. Alpaslan may have more details this is his understanding of the next steps:

- A review of the remaining City departments; tentatively scheduled for July 13th.
- A consensus by Council as to whether or not they are in agreement with the needs staff and Trivers have identified.
- An assessment to review rough estimates associated with the costs of implementing these needs with existing facilities versus new construction.

- Guidance from Council on how and when to move forward with the design process.

Sinan Alpaslan stated once a Concept Design is recommended and approved Trivers will prepare a detailed Sketch Plan which will be used to prepare the cost analysis.

Councilmember Clay stated looking at the designs he gets the sense that both options would require the use of another location to accommodate the Police Department's storage needs. Mr. Schwartz stated an outside location may not be needed in Option 2 if they used space in the connector for Police rather than other departments.

Mr. Rose stated staff was exploring the potential of creating a one-stop-shop in the connector where all of the departments involved in conducting routine business with citizens and the development community could be in one location. So, while this option would certainly expedite plan reviews and provide a great deal of convenience, if the need arises it could also be used for storage.

Councilmember Clay questioned whether *"it's going to be close"* was a fair analogy when you look at housing the Police in the City's existing facilities? Mr. Rose stated staff's charge to Trivers was to look at the needs of the Police, Courts, and the Prosecuting Attorney's office, and determine how to make these requests fit within the City's existing facilities. So, the space restrictions are based on the combination of all three entities rather than just the Police.

Councilmember Smotherson stated he does not remember this assessment being limited to the City's existing facilities and does not understand why this study was even necessary since the ability to locate the Police in the Annex has already been established. So rather than repeating this same information, it would have made much more sense to see the Space Needs Study on the City's other operations.

Mr. Rose stated this project started with a study to evaluate whether the Annex; which had been condemned for environmental reasons was now feasible to house any of the City's operations. That study determined that it was inhabitable and that it would be suitable to house the Police Department there.

He stated this study is different in the sense that it focuses on identifying the space needs of the City's departments and develops projections and appropriate options to satisfy those needs for five, ten, or fifteen years from now. However, since this is a very large and complicated process, staff thought the best way to present this information to Council was to break it down into two segments; Public Safety and Administration.

Councilmember Smotherson stated the reason for his confusion is that here again; the only thing this study seems to confirm is that the Police can be housed back into the Annex, which is the same thing the other study established. Because at this point, Council has not seen any other options for the Annex.

Mr. Rose stated while this study will focus on the space needs of the entire organization, the most complicated aspect of this process is how do you address these needs within your existing facilities. So, staff decided to make Public Safety its first priority, and then tackle the other administrative needs. He stated on the surface the information being presented tonight may sound familiar, but the scope of this study is entirely different than the previous study. Its purpose is to demonstrate how everything can work and what the cost of executing this plan will be.

Mr. Rose stated, of course, Council can still elect to do something different even after it has been determined that all of the City's operations will fit into its existing facilities. But that's a decision this body will need to make before anyone can move forward into the design phase of this project.

Councilmember Cusick stated from his perspective, this study appears to be modifying Police operations to make it fit in the Annex.

Which means this is what the City is going to be stuck with for the next twenty years. And after touring the Annex, he can't envision that this building would actually survive for that length of time. So, will Council be presented with a third option to build a new facility for the Police? Because he thinks the best use of the money needed to make these renovations to the Annex would be to build a brand new modern facility.

Mr. Rose stated the initial charge from Council was to identify the space needs of the organization, and since he believed that the Police Department would present the most challenges, he decided to start there first. But if Council desires to expand the scope of this project to include a new structure, then he would need their approval to do so.

Councilmember Cusick questioned whether the original scope of this study included an option that looked at building a new Police facility? Mr. Rose said he would have to defer the answer to this question to Sinan, he does not believe a new facility was included in the original scope.

Mr. Alpaslan stated that is correct. The full extent of this study was to look at the existing facilities and determine whether they could accommodate the current and future needs of the organization.

Councilmember Smotherson stated the range of scope detailed by Mr. Alpaslan and Mr. Rose, is not what he recalls being discussed.

Mayor Crow stated if there are concerns about this issue, he is certain that staff can produce the original documents for Council's review.

Councilmember McMahon stated if Council now wants to add new construction as a component of this study, then his concern is what is going to happen to the Annex and Trinity Buildings? New construction is a costly endeavor, and he thinks before anything along this line is implemented a decision has to first be made about all of this unused square footage. Because in his opinion, making such a request at this point; especially when you look at all of the other things this City needs to do, would only be opening up a much bigger can of worms.

Councilmember McMahon stated the original discussions were based on whether the City could use the Annex, so the first study was conducted to answer that question, and this study is about how to use that space. The next step is for Council to determine whether the proposed options are feasible for how they envision the City moving forward. And if that vision includes a new facility, then he thinks all of this remaining unutilized space, which the City owns, is going to be a real problem.

Mayor Crow asked Mr. Rose if anyone could provide Council with the pros and cons of either following or not following the recommendations made in the Ferguson Report?

Mr. Rose asked Ms. Truemper and Chief Hampton if either of them were familiar with the report as it relates to the separation of Police, Courts, and prosecutors?

Chief Larry Hampton stated the Report talks about the importance of maintaining a physical and intellectual separation of personnel, recordkeeping, and day-to-day business activities between the Police, Courts, and Prosecution, in order to convey that each process is fair and unbiased. He stated facilities constructed prior to the release of this report are allowed to maintain their original structure as long as they can facilitate the separation of these duties.

Councilmember Smotherson asked if the Ferguson Report was merely a suggestion rather than a mandate? Chief Hampton stated the recommendations contained in the Ferguson Report are what led to the DOJ/Ferguson Consent Decree, which is not a mandate. However, what should be deemed important to all municipalities is the evidence that Ferguson's Police Department allowed its focus on generating revenue to compromise the role of its municipal court and advance the City's financial interests. He stated the revenue generated by U City's Police through the payment of fines and fees is 3 percent, while Ferguson's rate was between 7.5 and 10 percent.

Chief Hampton stated the impact of this Report has significantly impacted some municipalities like St. Ann, who is appealing various aspects of the Missouri Supreme Court's decision on this issue.

Mr. Rose stated in essence, the Ferguson Report was simply the first step towards criminal justice reform which made changes to the culture to ensure the emergence of a fair and just process.

John Mulligan stated the Ferguson Report is not a law and therefore does not necessarily govern municipal court operations. But in the wake of this report, Missouri Supreme Court Rule Number 37 was revised to include minimum operating standards that are relevant to this discussion.

The Rule states that municipal divisions shall be operated in a manner that upholds the Constitutional provisions of the separation of powers and the integrity of the judiciary as a separate and independent branch of government. And with respect to facilities, it specifically states that a municipal division's facilities' exterior and interior signage, design, functionality, and other factors should convey an appearance to the public that it is a separate and independent branch of government. So those are the guiding principles under the Missouri Supreme Court Rule for municipal divisions.

Mayor Crow stated he would like to interject several discussion points for his colleagues to think about moving forward.

In the face of nationwide protests focused on equality, wouldn't it make sense for U City to implement these guiding principles Mr. Mulligan just spoke about?

Secondly, when you find yourself in a community whose population is stagnant, and you're in the midst of a pandemic that seems to be changing the environments in which we work, perhaps, we all need to pause and ask ourselves whether the prudent thing to do is have more buildings or fewer buildings and whether we want to become a developer or a landlord?

Councilmember Clay stated although he does not doubt the language in the document or the scope of this study being as staff has asserted, however, from a practical standpoint, it seems like we may not have been asking the right questions. If the question is whether the Police can fit into the Annex, of course, the answer would be yes. But maybe the question should have been what are their needs and how do we configure a space that will accommodate those needs?

The other thing the City Manager alluded to is the Police being at this location for fifteen or twenty years. But he thinks it should probably more like forty or fifty years. Renovating the Annex is going to be a multi-million-dollar endeavor, and he simply can't envision a Council that would revisit anything significantly related to this facility once that kind of decision has been made.

Councilmember Hales asked where the Court's support staff was currently located?

Mr. Rose stated they are located in the temporary facility that houses the Police.

Councilmember Hales stated he recollects that the first study talked about the feasibility of the Annex; the possibility of relocating the Police into the Annex and the estimated cost of renovations versus a new facility. So, his expectations were more or less aligned with the information contained in Council's packet, which was what is the best use of the space that currently exists. And when he saw the shared space in the lobby; which is something he never considered, he found it to be rather interesting.

Councilmember Hales stated when the Police were originally housed in the Annex there was a large amount of the building, they were unable to use. But a wholesale renovation offers them a complete redesign of the entire building. So, while we may be talking about the same building, we're definitely not talking about the same amount of space. And he would also agree with Councilmember Clay's timeframe; this is a forty or fifty-year project.

Councilmember Smotherson stated he thought the whole point of this study was to illustrate what all of the possibilities are; which would have included the unutilized space mentioned by Councilmember McMahon. So, while it could be a mistake on his part, his expectation was that this study would demonstrate multiple options for the location of a police facility.

Councilmember McMahon stated based on the study it looks like the Police will be going from an 18,000 square foot temporary facility to a 34,000 square foot facility. So, the only questions he needs answered are these:

- Is the space being proposed in this study based on input from the Police and what they believe will work?
- Do the Police believe this space, consisting of 34,000 square feet, will allow them to meet today's policing standards and expand into the future?

Because if the answer to both of these questions is yes, then we are not just trying to jam them back into the Annex, we are using this shell to provide them with a state-of-the-art modern facility.

Mr. Rose stated Mr. Alpaslan, Trivers and HOK, all worked with the Chief and his staff to determine what they believed an ideal facility should include, and that's exactly what tonight's study depicts. In fact, after those determinations were revealed to him, he conducted a follow-up meeting with Chief Hampton to discern whether the amount of space being requested actually represented a need versus a want. And as a result, his recommendation to Council is that the space the Chief has requested is needed for their current and future operations. Mr. Rose stated this process started with a blank slate and not from any perceived notations from Trivers or members of his staff.

Chief Hampton acknowledged that his office had input in this process and assisted in the decisions on what it would take to facilitate 21st Century policing techniques. Storage space, evidence control rooms, decontamination bays, showers, and locker rooms, were amenities they never had at the Annex. So, while they are making do in the temporary facility, he believes the Space Needs Study has addressed an abundance of their needs.

4. ADJOURNMENT

Mayor Crow expressed his appreciation to everyone that participated or joined in to watch tonight's session. He then adjourned the Council's Study Session at 6:25 p.m.

LaRette Reese
City Clerk

Civic Plaza Master Plan Adopted

MINUTES OF THE UNIVERSITY CITY COUNCIL

March 10, 1986

At a regular meeting of the City Council of University City, held in the Assembly Room of the City Hall on Monday, March 10, 1986, Mayor Joseph W. Mooney presided and called the meeting to order at 7:30 p.m. In addition to the Mayor, the following members of the Council were present:

Mr. Lawrence Lieberman
Mrs. Janet Majerus
Mr. Marvin B. Levy
Mr. Paul E. Schoomer
Mrs. Betty L. Thompson

Absent: Councilmember Joseph L. Adams, Jr., who was attending a National League of Cities meeting in Washington, D. C.

Also present were City Manager Frank Ollendorff and City Attorney Dennis Kay.

CIVIC PLAZA MASTER PLAN

The City Manager recommended that the City Council adopt the Civic Plaza Master Plan, which was developed by the University City Historic Preservation Commission. He said the plan had been reviewed favorably by the Plan Commission, and in discussion with them, it was made clear that the general guidelines should serve as principles to be closely followed, while the specifics were intended to provide more flexibility in that they were guidelines and not specifications. He said adoption of the plan by the Council would lend encouragement to the Historic Preservation Commission to move forward with implementation plans and efforts, and that the Commission deserved public commendation for this outstanding plan development activity.

Mr. Lieberman, Council liaison to the Historic Preservation Commission, said the group had worked many long and hard hours reviewing proposals, rejecting some and adding others, and working closely with the Christner Partnership in developing the Plaza plan. He said the Commission deserved a special commendation for the completion of this effort.

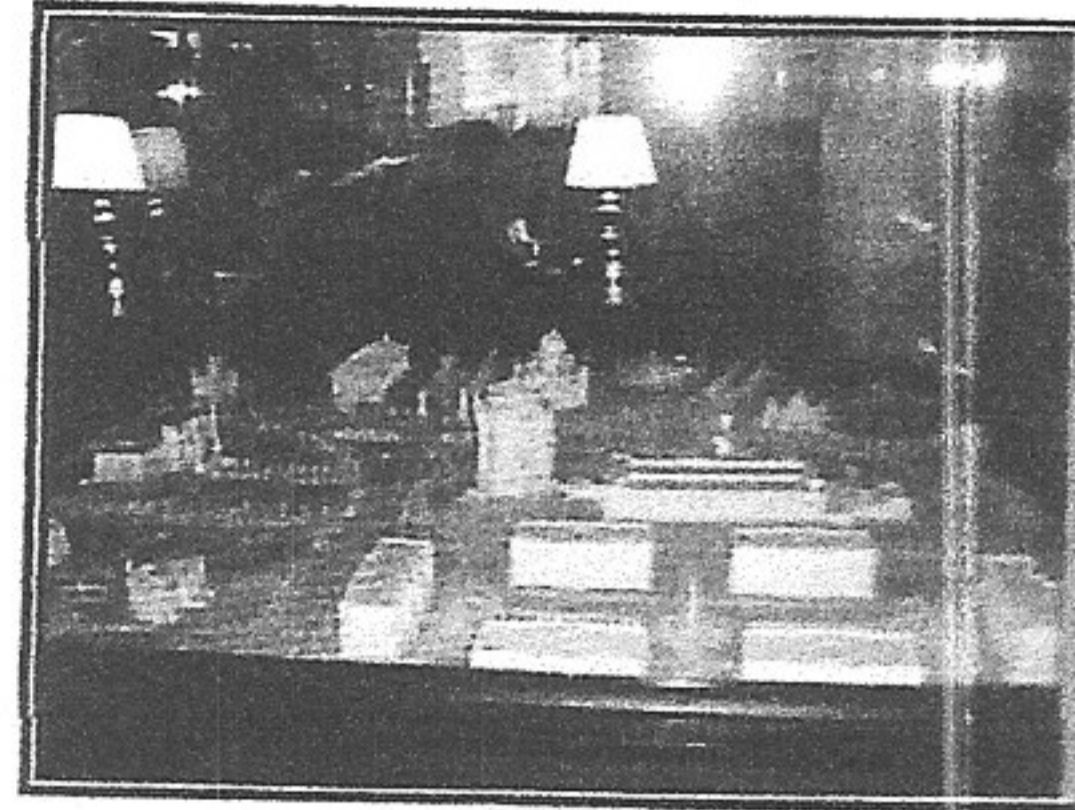
Mr. Levy moved approval, with Mrs. Majerus seconding the motion. All voted Aye.

Mrs. Thompson asked for an explanation of the plan. Mr. Lieberman responded, saying it was a detailing of what the Historic Preservation Commission hoped to see in the future for the Civic Plaza development area, and was meant to enhance the historic value of the area while taking into account today's problems (traffic, lighting, etc.); in other words, it was a complete, integrated plan, rather than approaching development in the area in piecemeal fashion.

Planning for the Future

STATEMENT OF GOALS AND COMMUNITY PRIORITIES

The direction for the development and redevelopment of University City reflects previously adopted goals as well as ideas generated through the public participation process and numerous work study sessions. It is not all inclusive, but rather responds to the critical challenges that are or will confront University City in the near future. By focusing on these areas, University City can better direct resources and investment decisions to projects and programs critical to residents.

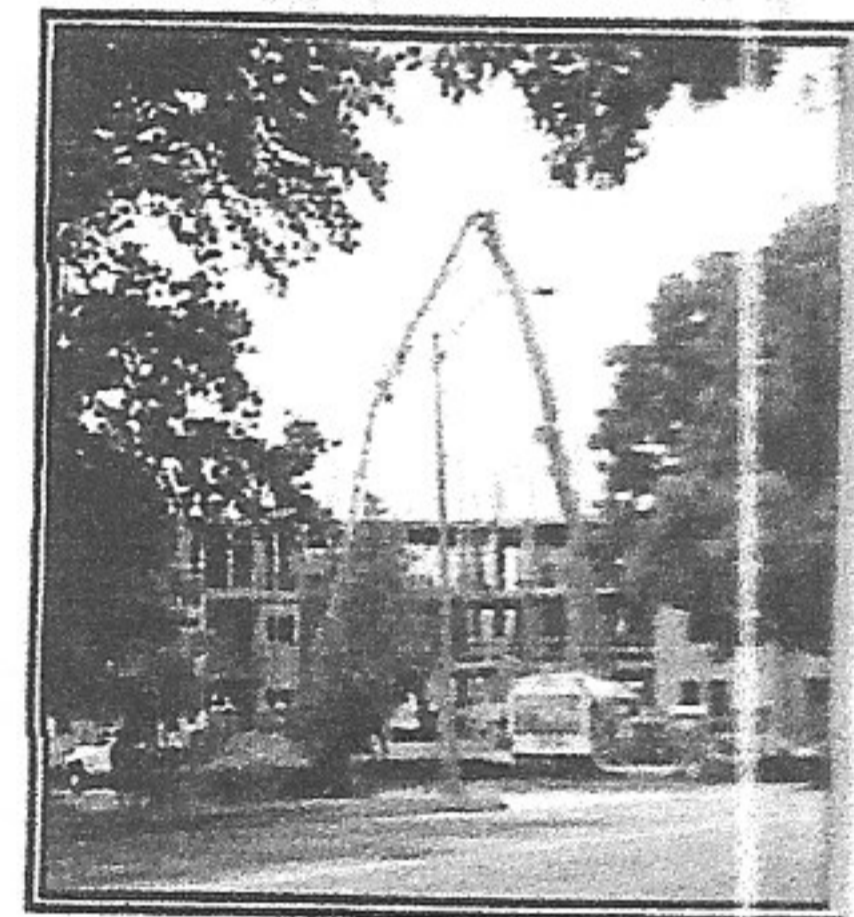


Goals

Goals are organized around three key areas originally identified in the Comprehensive Plan Update of 1999: Growth Management, Community Quality, and City Government. These goals were reviewed during the planning process for the Comprehensive Plan Update of 2005 and found valid.

Growth Management

1. The management and improvement of commercial areas.
2. The management and improvement of industrial areas.
- X 3. The preservation, maintenance, and improvement of residential neighborhoods.
- X 4. The preservation, maintenance, and renewal of the housing stock.
5. The management of physical development in a manner that produces high-quality, long-lasting development, that projects a positive community image, increases the value of surrounding property, adds to the public convenience, enlarges opportunities for pursuing an urban life style, and enhances community resources.
6. The management of physical development in a manner that protects the essentially residential nature of the community, recognizes the importance of designated landmarks and historic areas, minimizes the consumption of energy from non-renewable sources, harmonizes infill development with surrounding areas, and reduces the potential for damage resulting from flash floods, and other natural disasters.
7. A population representing a wide variety of ethnic groups, ages and incomes, with a predominance of those who have the means, will, and energy to provide the resources required to ensure the long-term vitality of University City.
8. Convenient access from University City to all parts of the St. Louis metropolitan area, without sacrificing basic neighborhood amenities.
9. Provide opportunities for mixed-used developments to create a diverse blend of commercial and residential uses to help meet the daily needs of residents.



Development Trends

In the 1980s and 1990s as suburbanization occurred in the St. Louis metropolitan region, investment was directed to the new growth areas of West St. Louis County and St. Charles County. Recent development trends are more favorable to central cities such as University City. The historic architectural charm of older communities, the exciting environment of an urban setting, and the desire to be close to educational, employment, cultural and recreational opportunities have created a renewed interest in locating in areas such as the City of St. Louis, Clayton, and University City. Residential development is increasing, and commercial development will follow to meet the increasing resident demand.

Policies

- The City will establish preferred land use patterns to guide development and redevelopment. The designations will be reviewed periodically to ensure that current market conditions, trends, and visions are being met.
- The City will encourage development activities in the locations identified in the Plan, but approve only those project which have the potential for:
 - Producing high-quality, long-lasting development that projects a positive community image, increases the value of surrounding property, adds to the public convenience, provides additional opportunities for pursuing an urban lifestyle and enhances community resources; and
 - Protecting the essentially residential nature of the community; recognizing the importance of designated landmarks and historic areas, minimizing the consumption of energy from non-renewable sources, reducing the potential for damage resulting from flash floods, earthquakes and other natural disasters, and minimizing noise impact of new

Policies

- Residential neighborhoods should be preserved, maintained, and where appropriate, improved.
- New residential infill construction should be harmonious with the existing neighborhood.
- Neighborhood organizations should be actively involved in the preservation, maintenance, and improvement of neighborhoods.
- Home ownership should be strongly encouraged.
- Preservation of historic buildings and neighborhoods should be encouraged or required where appropriate.

Preserve the historical integrity of residential areas.

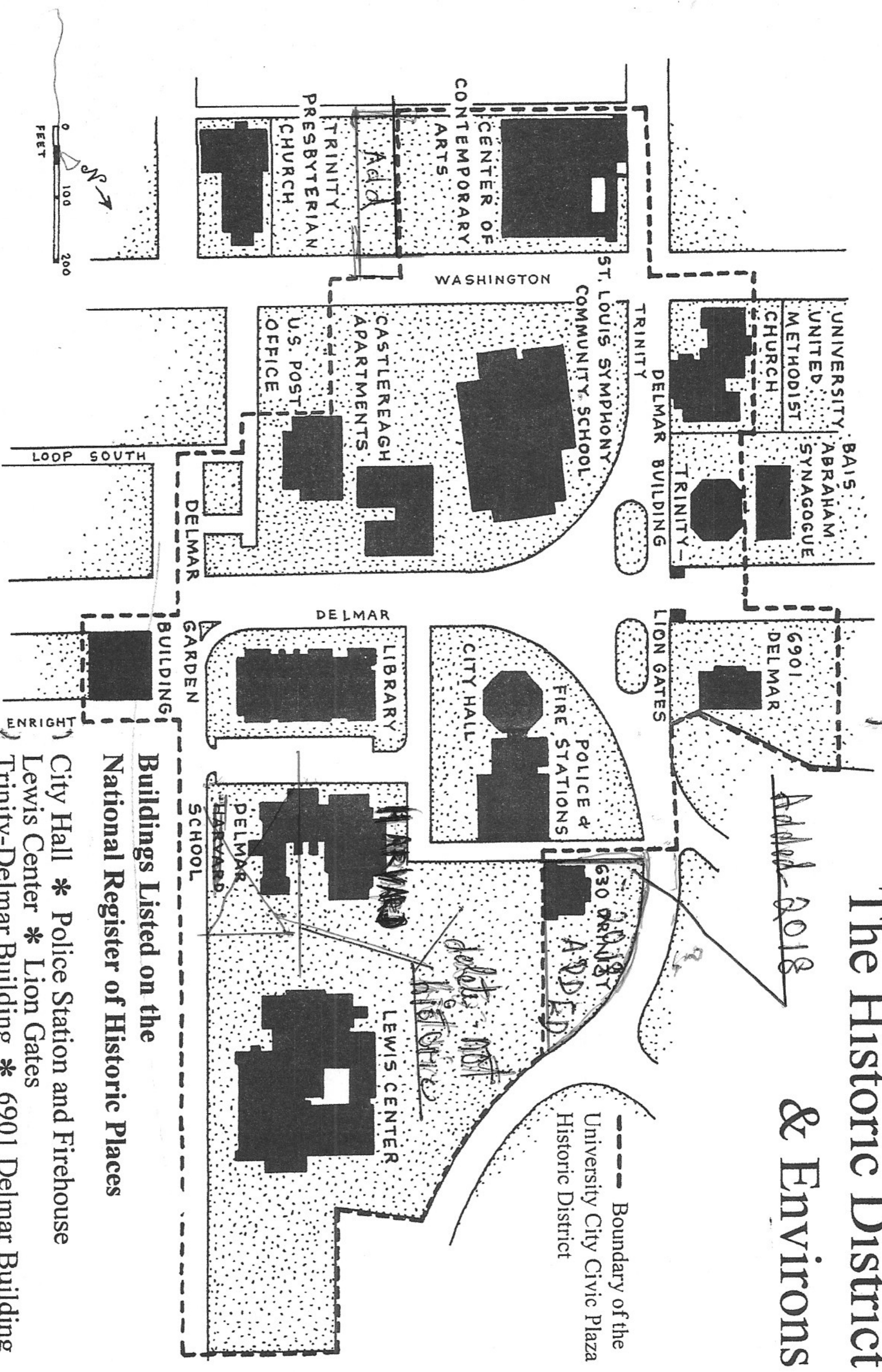
Encourage property owners of early twentieth century buildings not located within a historic district or subject to review by the University City Historic Preservation Commission to retain the historical character when maintaining, repairing and updating the building. Encourage property owners of such buildings to use *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (U. S. Department of the Interior, 1990).

Ensure that new buildings in historic areas are compatible with adjacent nearby buildings to minimally disrupt the visual character of the neighborhood. Setbacks, size, scale, proportion, massing, roof shapes, building materials, textures and colors of the new building should complement nearby buildings.

THE UNIVERSITY CITY CIVIC PLAZA

The Historic District & Environs

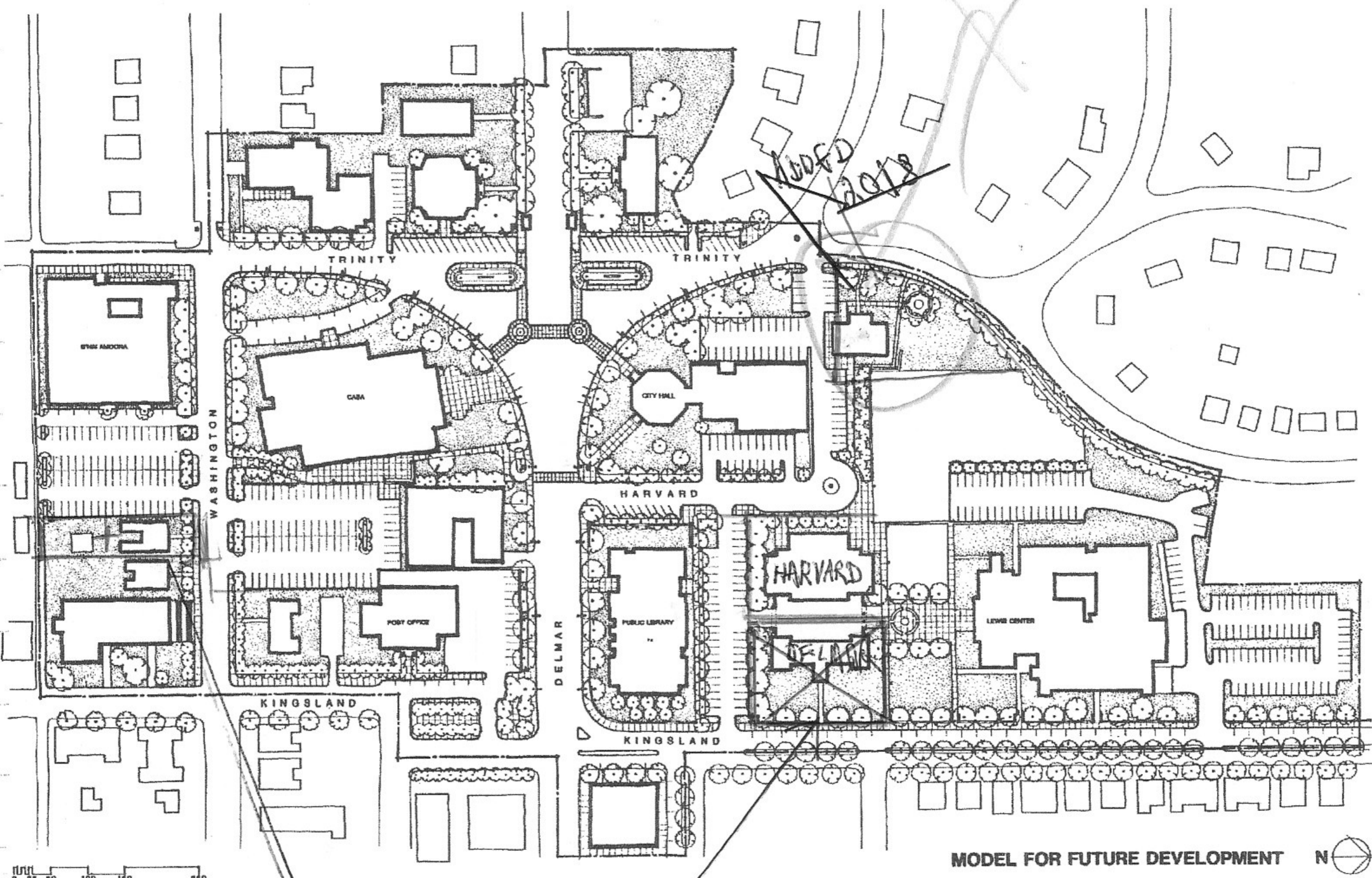
Added 2018



--- Boundary of the University City Civic Plaza Historic District

Buildings Listed on the National Register of Historic Places

- City Hall * Police Station and Firehouse
- Lewis Center * Lion Gates
- Trinity-Delmar Building * 6901 Delmar Building
- Center of Contemporary Arts



MODEL FOR FUTURE DEVELOPMENT N

University City Civic Plaza Historic District

University City, Missouri

Historic Preservation Commission

The Christner Partnership
 20 South Hanley Road Clayton, Missouri 63106
 Austin Tao & Associates
 1000 Rutger Street St. Louis, Missouri 63104

*COGA expands,
 add 1 lot*

*Delmar School demolished, build Tim Hotel for
 delete one lot Approved by City Council
 July 2020*



Department of Planning and Development

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

**HISTORIC PRESERVATION COMMISSION MEETING
STAFF COVER SHEET**

MEETING DATE: September 17, 2020
APPLICATION TYPE: Building Permit Review
LOCATION: 524 Trinity Avenue
HISTORIC DISTRICT: Civic Complex Historic District (Local Historic District)
PROJECT DESCRIPTION: Proposed Signage – East & West Wings
APPLICANT: NA
PROPERTY OWNER: Center of Creative Arts (COCA)
COUNCIL DISTRICT: 1
EXISTING ZONING: PA – Public Activity District
EXISTING LAND USE: Institutional (COCA)

SURROUNDING ZONING AND LAND USE

North:	PA-Public Activity District and HR-High Density Residential District	Institutional and Multi-family residential
East:	HR-High Density Residential District	Multi-family residential
South:	HR-High Density Residential District	Multi-family residential
West:	SR-Single Family Residential District	Single-family residential

PERTINENT CODE SECTION(S): Article 6 – Historic Landmarks and Districts
Division 4 Building Permits For a Historic Landmark or Within A Historic District. Sections 400.1610 and 400.1620 & 400.1630. 400.1760 District Standards – 1985 Civic Plaza Master Plan available at:
<http://apps.ucitymo.org/PublicPortal/0/doc/120560/Page1.aspx>

Section 400.1610 Building Permit Required.

- A. It shall be unlawful to enlarge, alter or repair any historic landmark or to construct, enlarge, alter or repair any building, structure, humanly constructed object or environmental feature within a historic district when such activities are regulated by the University City Zoning Code and ordinance establishing a specific historic landmark or district without first obtaining a building permit, except as specifically exempted by the regulations for specific historic landmarks or districts.

- B. It shall be unlawful to construct a new building or structure in a historic district or on a lot occupied by a historic landmark without first obtaining a building permit.

Section 400.1620 Referral To Historic Preservation Commission.

Zoning Administrator Review. In examining an application for a building permit to which Section 400.1610 applies, the Zoning Administrator shall determine if the enlargement, alteration, repair and/or construction is deemed to require Commission review in the regulations and standards contained in the ordinance creating the specific historic landmark or historic district. The Zoning Administrator may, when the ordinance does not require referral, immediately approve issuance of a building permit but shall thereupon notify the Commission of such action. With regard to all other applications for a building permit, the Zoning Administrator shall forward a copy of the application to the Historic Preservation Commission for interpretation, advice and recommendations. All applications for building permits pertaining to publicly owned historic landmark structures or publicly owned structures within a historic district shall be referred to the Commission for interpretation, advice and recommendations. All applications for building permits pertaining to structures within three hundred (300) feet of a historic district or properties on the National Historic Register shall be referred to the Commission for interpretation, advice and recommendations. However, applications pertaining to structures or properties on the National Historic Register that are located within private subdivisions that have their own review process for construction and that are not located at University City designated landmarks and/or within University City designated historic districts shall not be referred to the Commission.

Section 400.1640 Decision and Issuance.

- A. *Historic Preservation Commission.* The Commission shall recommend approval or disapproval of an application for a building permit within forty-five (45) days after the receipt of the copy of such an application from the Zoning Administrator; or in the case of applications which are modified by the applicant after consultation with the Commission, the recommendations of the Commission shall be made within thirty (30) days after the receipt of the amended or modified application. The applicant shall be notified of meeting dates of the Commission and shall be given the opportunity to be present when the application is discussed by the Commission. When the Commission recommends disapproval of an application, it shall render a written report to the Zoning Administrator, a copy of which shall be given to the applicant explaining the reasons for the Commission's decision.
- B. *Zoning Administrator.* The Zoning Administrator shall resolve all zoning issues within her/his jurisdiction incident to applications for building permits. In the event that the Zoning Administrator approves an application for a permit, subject to this Section, after a recommendation of disapproval by the Historic Preservation Commission, the Zoning Administrator shall immediately notify the Commission of this decision.

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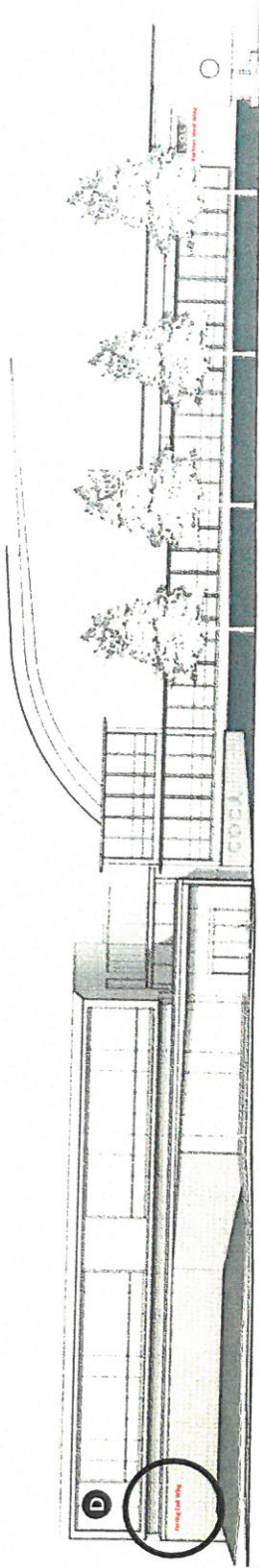
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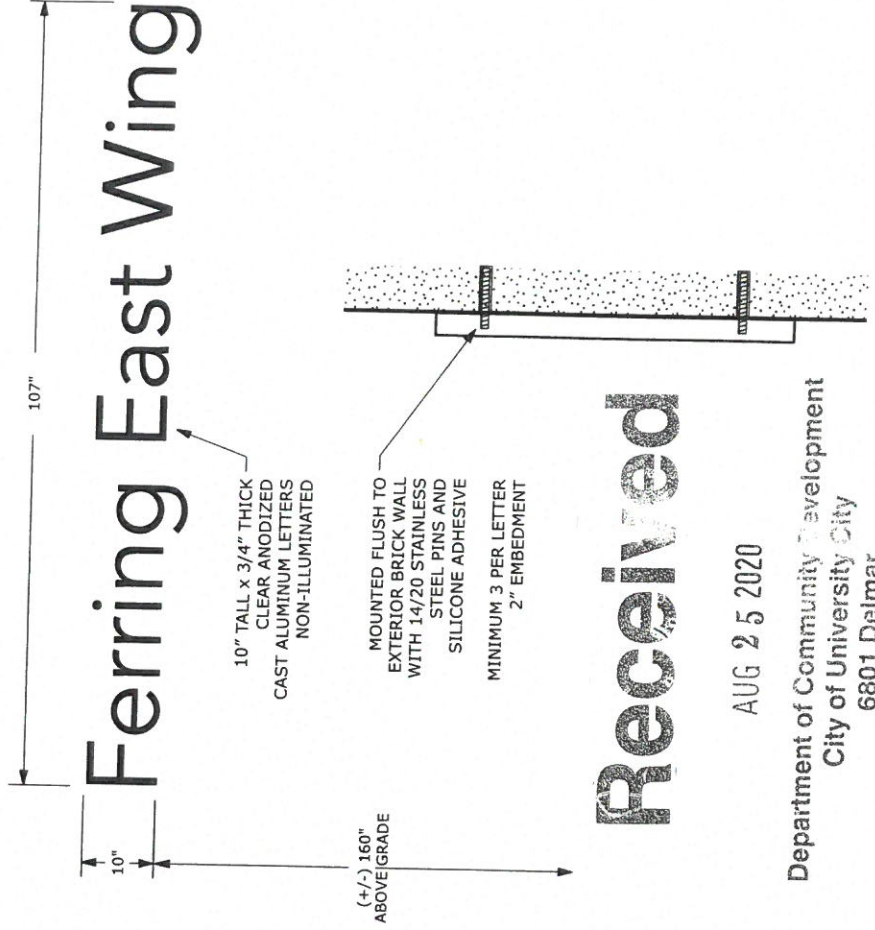
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 July 27, 2020

COCA
 EXTERIOR SIGNAGE

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NORTH ELEVATION



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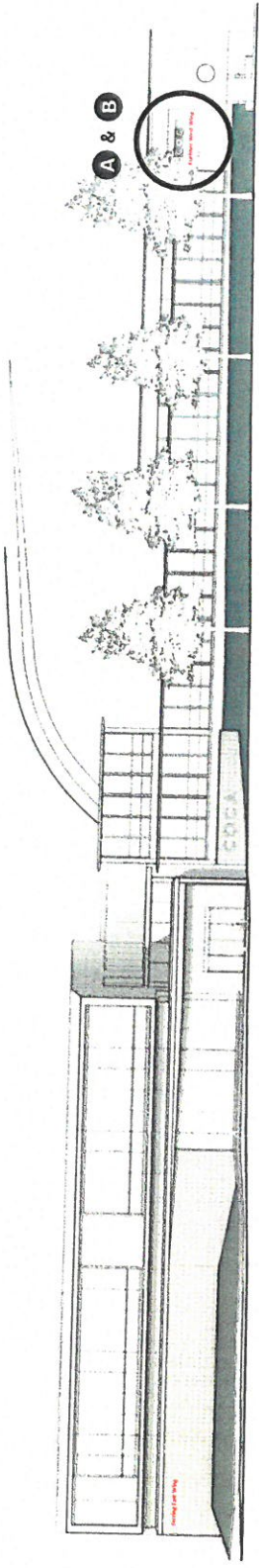
AUG 25 2020
 Department of Community Development
 City of University City
 6801 Delmar
 University City MO 63130

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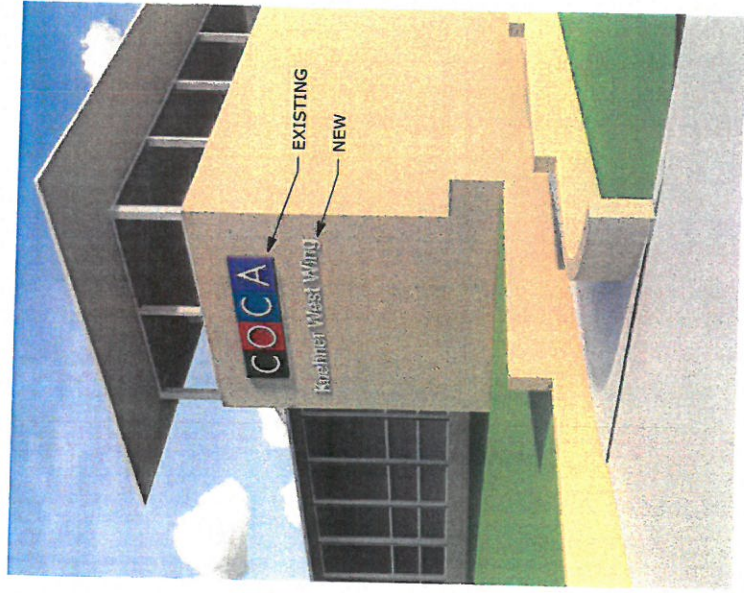
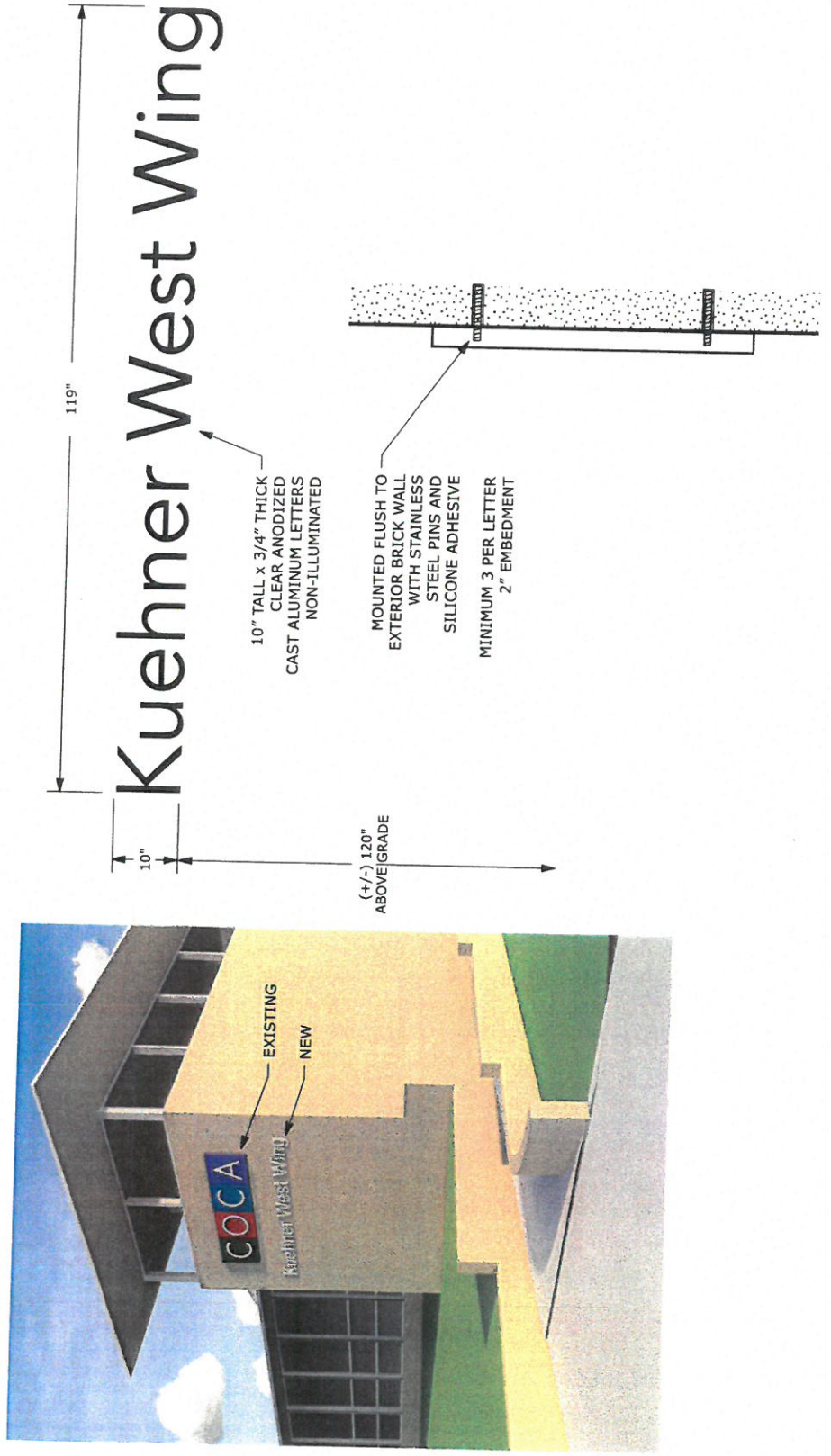
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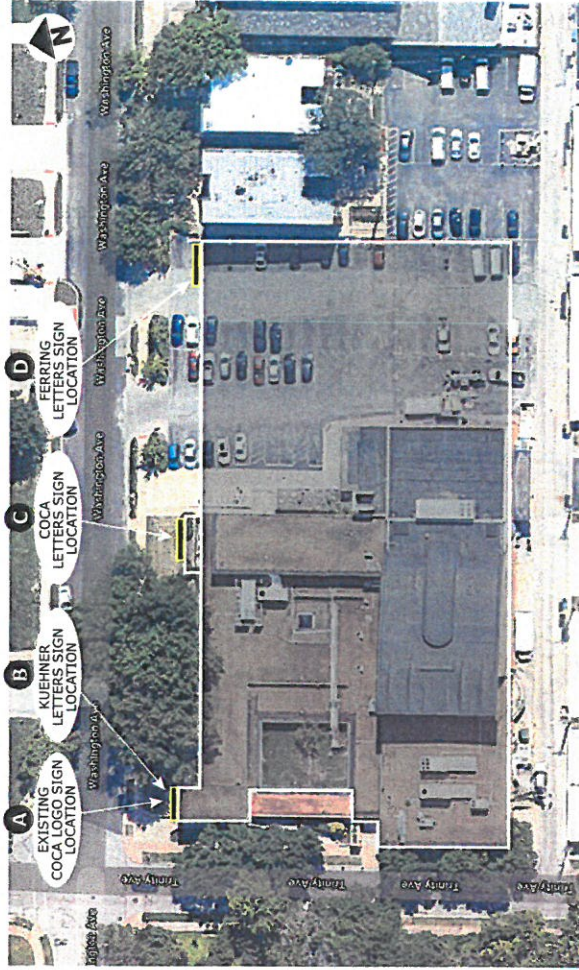
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Date:
May 15, 2020
July 27, 2020



NORTH ELEVATION





COCA - 524 Trinity Ave.

- A. EXISTING COCA Logo Sign
Signage Area: 24" x 96" = 16 sq.ft.
 - B. Kuehner Letters Sign
Signage Area: 119" x 10" = 8.26 sq.ft.
 - C. COCA Letters Sign
Signage Area: 193.75" x 45.75" = 61.55 sq.ft.
 - D. Ferring Letters Sign
Signage Area: 107" x 10" = 7.43 sq.ft.
- TOTAL SIGNAGE AREA: 93.24 sq.ft.

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Date:
May 15, 2020
July 27, 2020

COCA
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