



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 21, 2023
6:00 p.m.

IMPORTANT NOTICE REGARDING
PUBLIC ACCESS TO THE HPC MEETING & PARTICIPATION
HPC will Meet Electronically on September 21, 2023

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/83849734750?pwd=T3gxdHJadWtlbTREZENRZUNxd1FZdz09>

Passcode: 607841

Or One tap mobile :

+13092053325,,83849734750#,,,,*607841# US

+13126266799,,83849734750#,,,,*607841# US (Chicago)

Or Telephone:

Dial(for higher quality, dial a number based on your current location): +1 309 205 3325 US, +1 312 626 6799 US (Chicago), +1 646 931 3860 US, +1 929 205 6099 US (New York), +1 301 715 8592 US (Washington DC), +1 305 224 1968 US, +1 719 359 4580 US, +1 253 205 0468 US, +1 253 215 8782 US (Tacoma), +1 346 248 7799 US (Houston), +1 360 209 5623 US, +1 386 347 5053 US, +1 507 473 4847 US, +1 564 217 2000 US, +1 669 444 9171 US, +1 669 900 6833 US (San Jose), +1 689 278 1000 US

Webinar ID: 838 4973 4750

Passcode: 607841

International numbers available: <https://us02web.zoom.us/j/83849734750?pwd=T3gxdHJadWtlbTREZENRZUNxd1FZdz09>

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 and 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: jwagner@ucitymo.org or mailed to the City Hall – 6801 Delmar Blvd. – Attention John Wagner, Director of Planning and 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 – I'll have several of these the next time we get together.
3. Public Comments – (Limited to 3 minutes for individual's comments, 5 minutes for representatives of groups or organizations.)

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4. Old Business

- a. None

5. New Business

- a. **File Number:** HPC 23-07

Address: 6650 Delmar Boulevard (aka: Commerce Bank Site)

Applicant: Subtext

Property Owner: Multiple

Request: Referral to Historic Preservation Commission

VOTE REQUIRED

- b. **Comprehensive Plan Discussion**

https://wemakeucity.com/wp-content/uploads/2023/09/Ucity-comp-plan_DRAFT.pdf

6. Reports

- a. Council Liaison Report

8. Adjournment



Department of Community Development

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

HISTORIC PRESERVATION COMMISSION MEETING

STAFF COVER SHEET – HPC 23-07

MEETING DATE: September 21, 2023
APPLICATION TYPE: Referral to Historic Preservation Commission
LOCATION: 6650 Delmar Boulevard (aka: Commerce Bank Site)
HISTORIC DISTRICT: N/A
PROJECT DESCRIPTION: New Construction
APPLICANT: Subtext
PROPERTY OWNER: Multiple
COUNCIL WARD: 1
EXISTING ZONING: CC – Core Commercial
EXISTING LAND USE: Vacant / Commercial / Office

SURROUNDING ZONING AND LAND USE

North:	CC – Core Commercial	Commercial
East:	CC – Core Commercial	Commercial
South:	HR – High Density Residential District	Multifamily Residential
West:	CC – Core Commercial	Commercial

COMPREHENSIVE PLAN CONFORMANCE

Yes No No reference

ZONING ORDINANCE CONFORMANCE

Yes No No reference

PERTINENT CODE §400.1620 Referral to Historic Preservation Commission.

SECTION(S): §400.1620: *...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.*

subtext

| **esg**
ARCHITECTURE & DESIGN

Delmar Blvd & Leland Ave Concept | July 26, 2023

subtext

Subtext is a St. Louis based, integrated real estate development company that creates better ways for young professionals and students to live and connect.

We've built communities housing over 10,000 residents and have a pipeline over the next three years to house an additional 5,400. Collaborating with our partners, we're able to both maximize project value and build communities that foster belonging.

As we develop housing, we uncover what it means to be home.



Community Benefits



Community Focused Retail

LOCAL University City will provide over 8,000 SF of modern retail space, reconnecting existing retail along Delmar.

Enhanced Streetscape

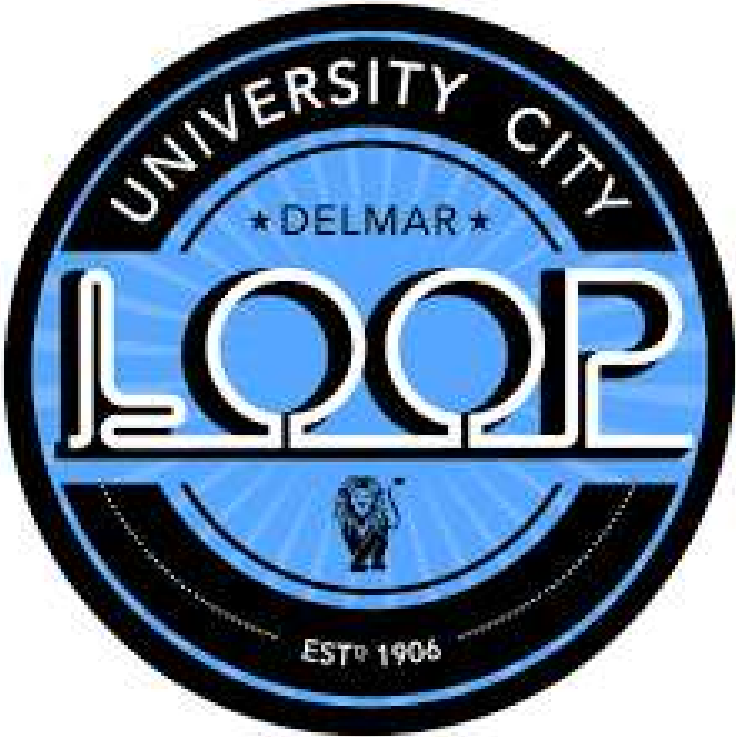
An enhanced pedestrian and patio dining experience will allow residents to experience everything The Loop has to offer, while attracting new visitors from outside the area.

Urban Residential Experience

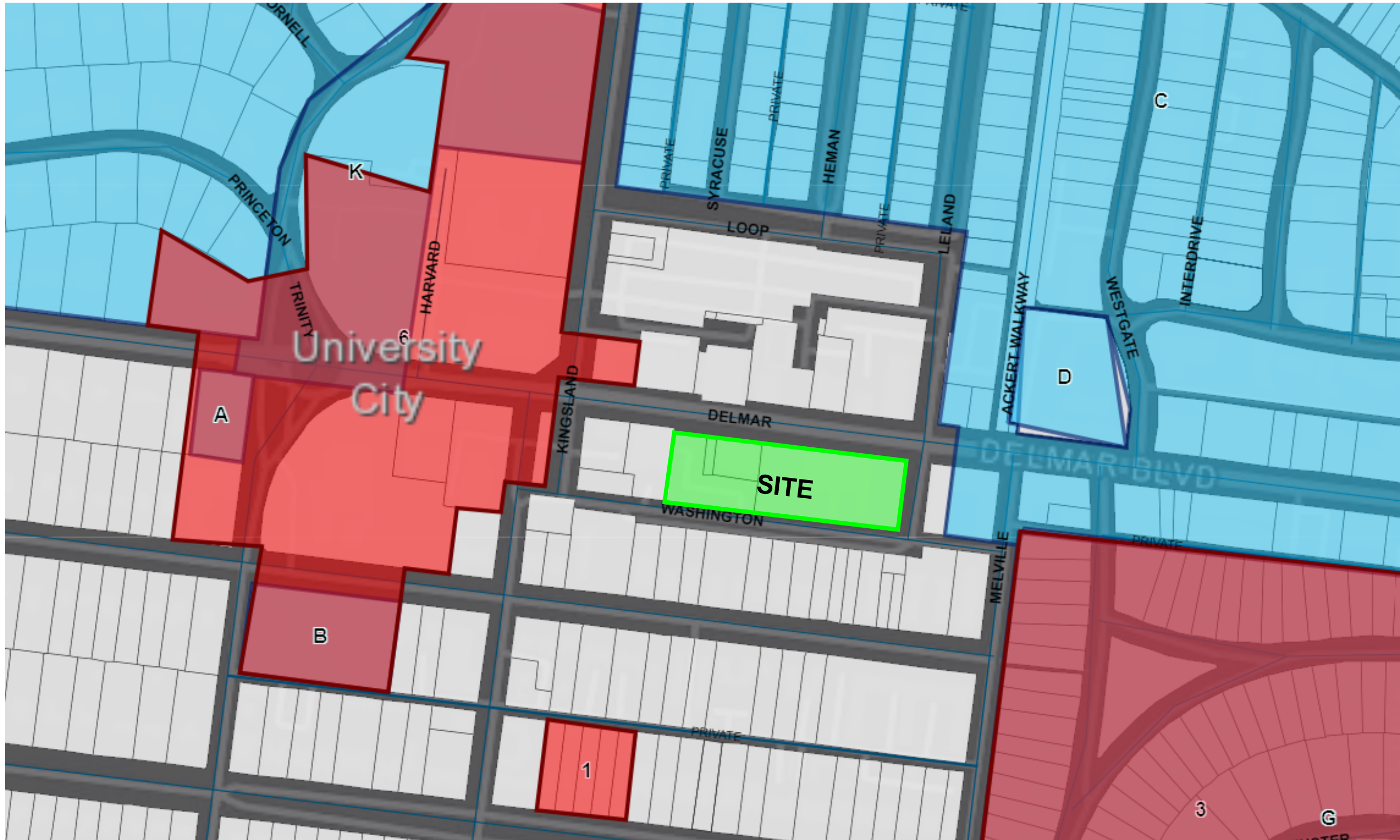
LOCAL University City will offer a unique urban residential experience, featuring a variety of options from Townhomes to Studios.

Redevelopment of Vacant Space

LOCAL University City will redevelop a suburban style building to bring a renewed vitality to the block and increased revenue to the tax rolls.



Historic Districts



Site Context Diagram



Existing Conditions



Birdseye of Site



View along Delmar Blvd

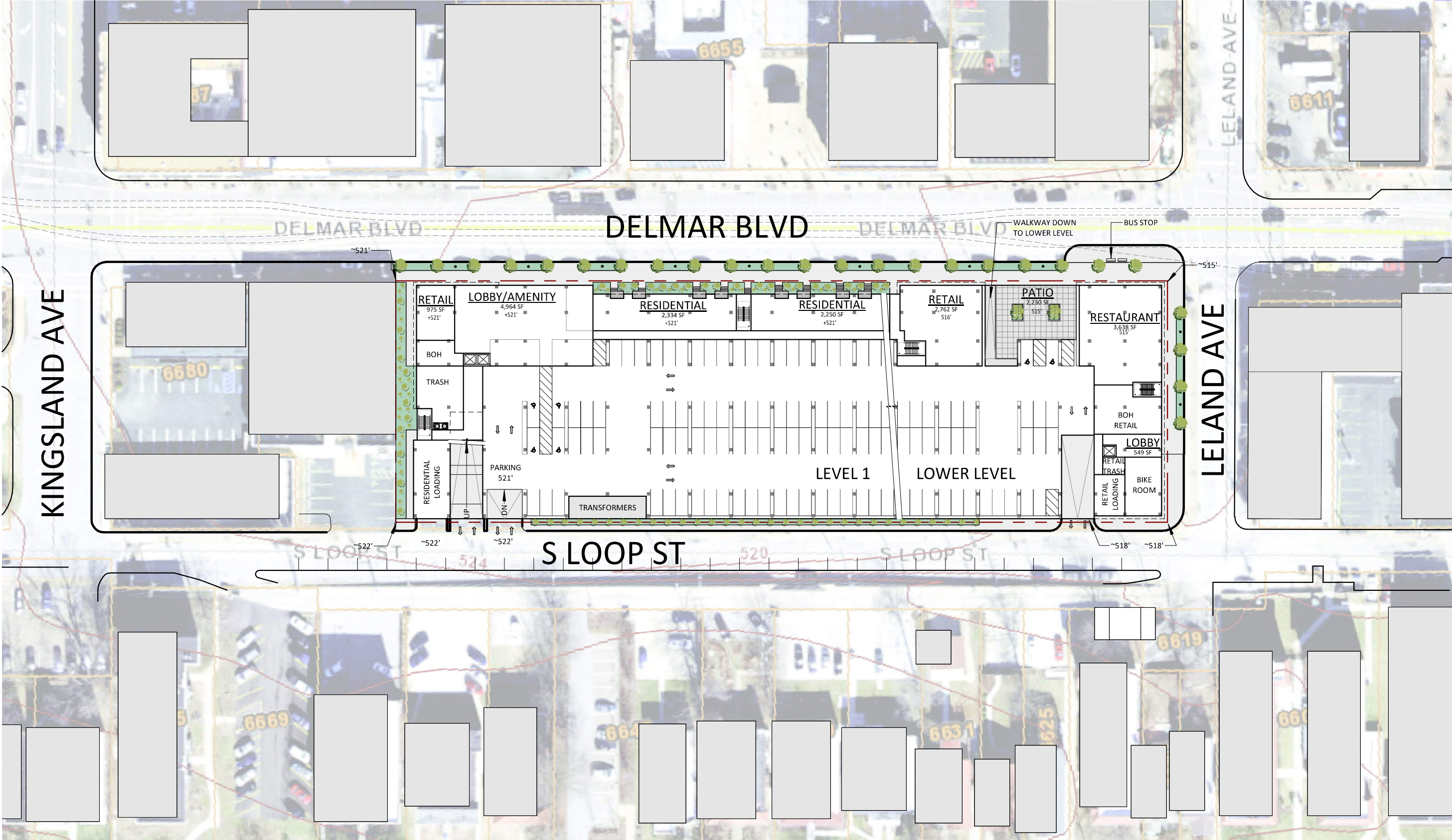


View along Loop St.

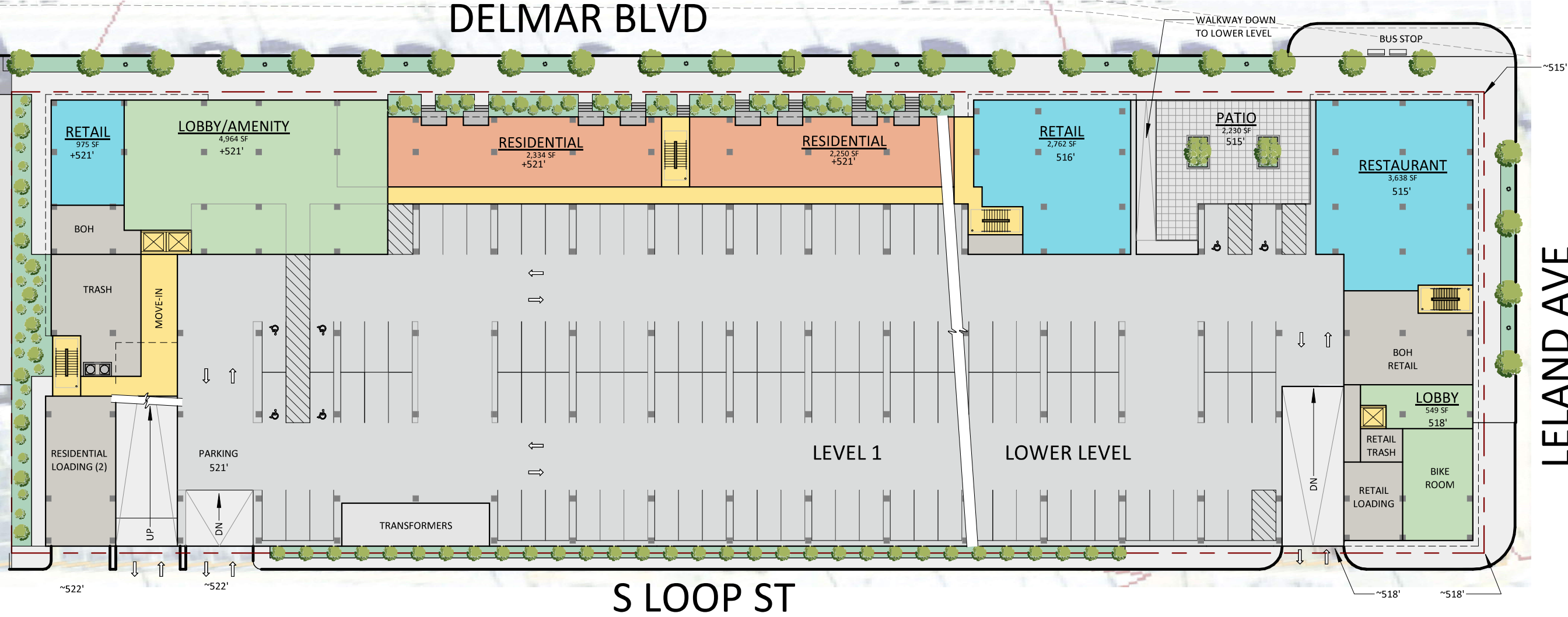


View at Loop St. & Leland Ave.

Concept Site Plan

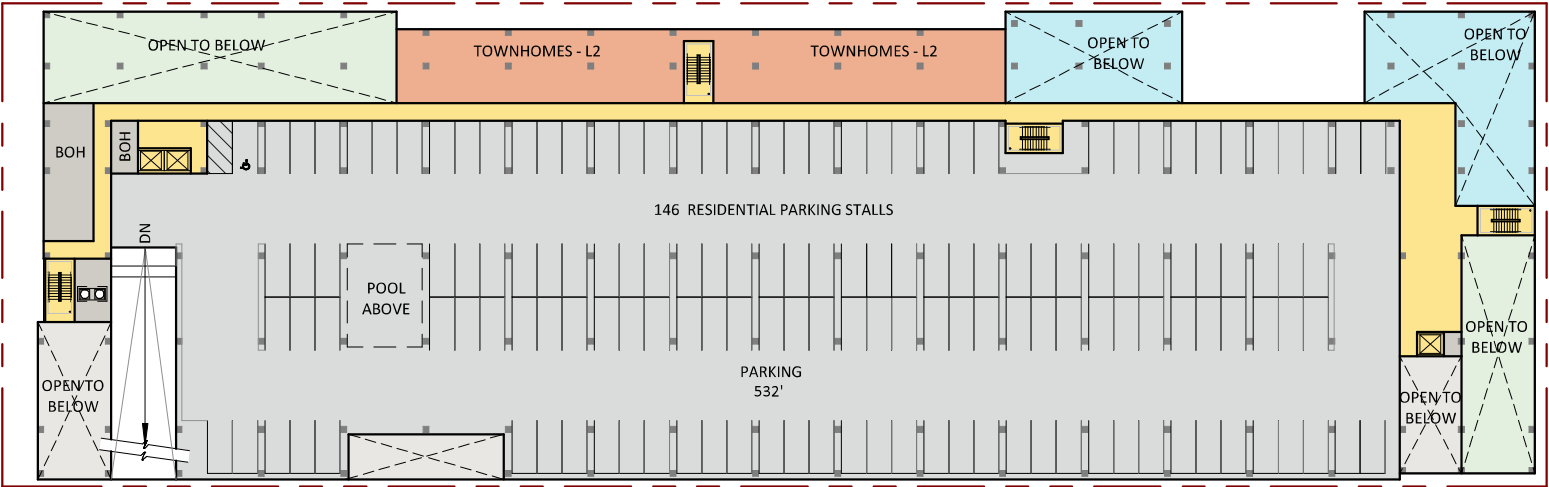


Concept Street Level Plan

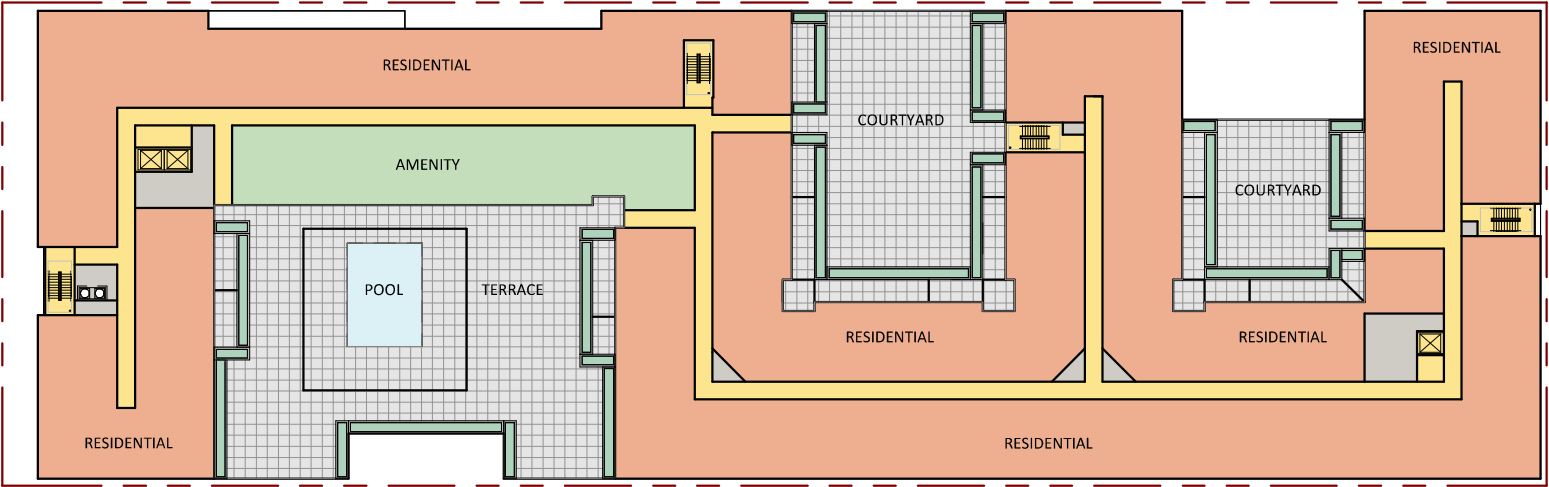


STREET LEVEL (LOWER LEVEL & LEVEL 1 COMBINED)

Concept Building Plans

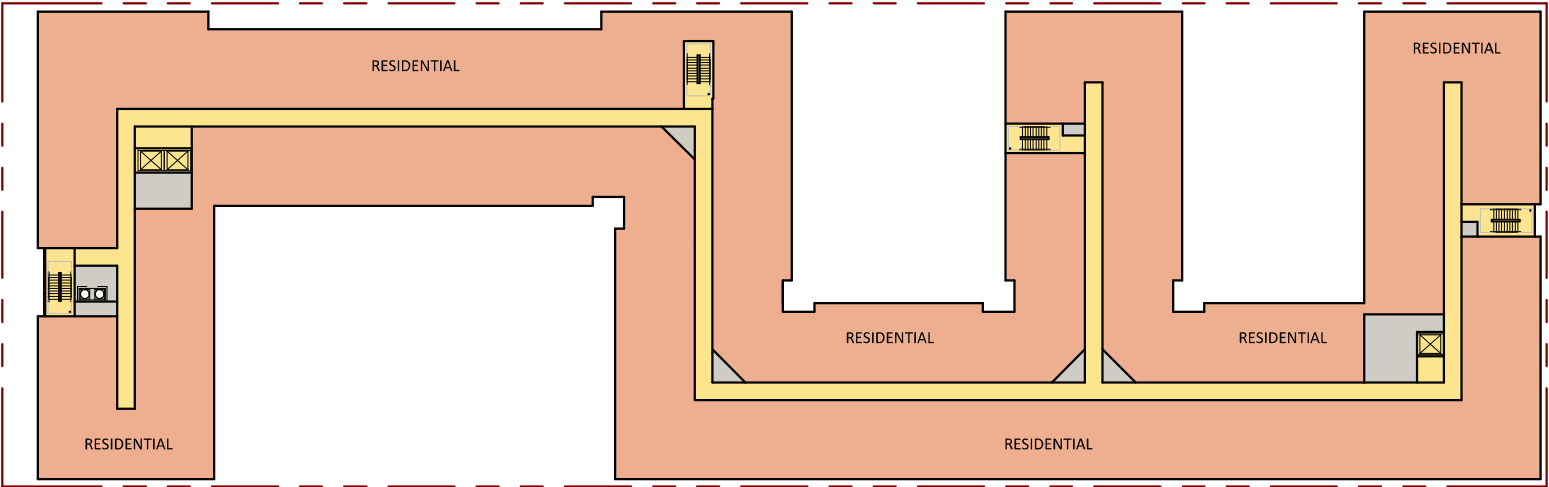


LEVEL 2 PLAN

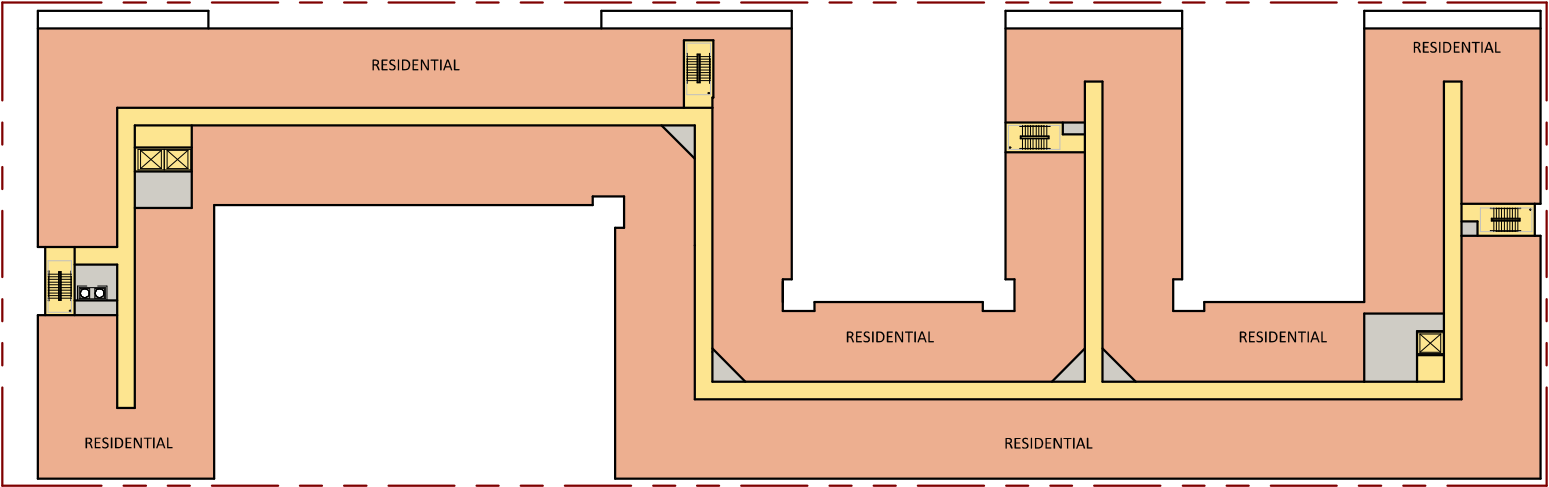


LEVEL 3 PLAN

Concept Building Plans



LEVELS 4-6 PLAN



LEVEL 7 PLAN

Building Metrics

**314
UNITS**

**8,000+
SF RETAIL**

**410
PARKING STALLS**

Preliminary Metrics: University City

ESG Architecture & Design

7/20/2023

Levels	Gross SF	Parking GSF	Commercial	Residential GSF	Res. Units
0.5 Parking	66,994	58,300	7,054	-	0
1.5 Commercial / Lobby / Parking	66,978	53,600	1,106	7,120	8
2 Apartments / Parking	64,660	54,500	-	10,160	8
3 Apartments / Amenities	54,200	-	-	49,950	54
4 Apartments	54,200	-	-	54,200	61
5 Apartments	54,200	-	-	54,200	61
6 Apartments	54,200	-	-	54,200	61
7 Apartments	52,700	-	-	52,700	61
Total	468,132	166,400	8,160	282,530	314

Unit Mix	# of Units
Studio	43
One Bedroom	48
Two Bedroom	146
Three Bedroom	77
Total	314

Parking	
Total Parking Required:	599
Less 10% Transit Reduction:	-60
Less CUP Reduction	-135
Net Total Parking Required:	404
Total Parking Provided:	410

Site Metrics	
Site SF	81,425
Applicable FAR SF	301,732
Site Acreage	1.87
Dwelling Unit / Acre	168
FAR	3.71

Building Height		
Level	Elevation	Floor Height
Lower Level	512' - 0"	9' - 0"
Level 1	521' - 0"	11' - 0"
Level 2	532' - 0"	10' - 0"
Level 3	542' - 0"	10' - 8"
Level 4	552' - 8"	10' - 8"
Level 5	563' - 4"	10' - 8"
Level 6	574' - 0"	10' - 8"
Level 7	584' - 8"	10' - 8"
Roof	595' - 4"	10' - 8"
Top of Parapet	599' - 4"	4' - 0"

Building Height at Delmar & Leland: **80' - 4"**

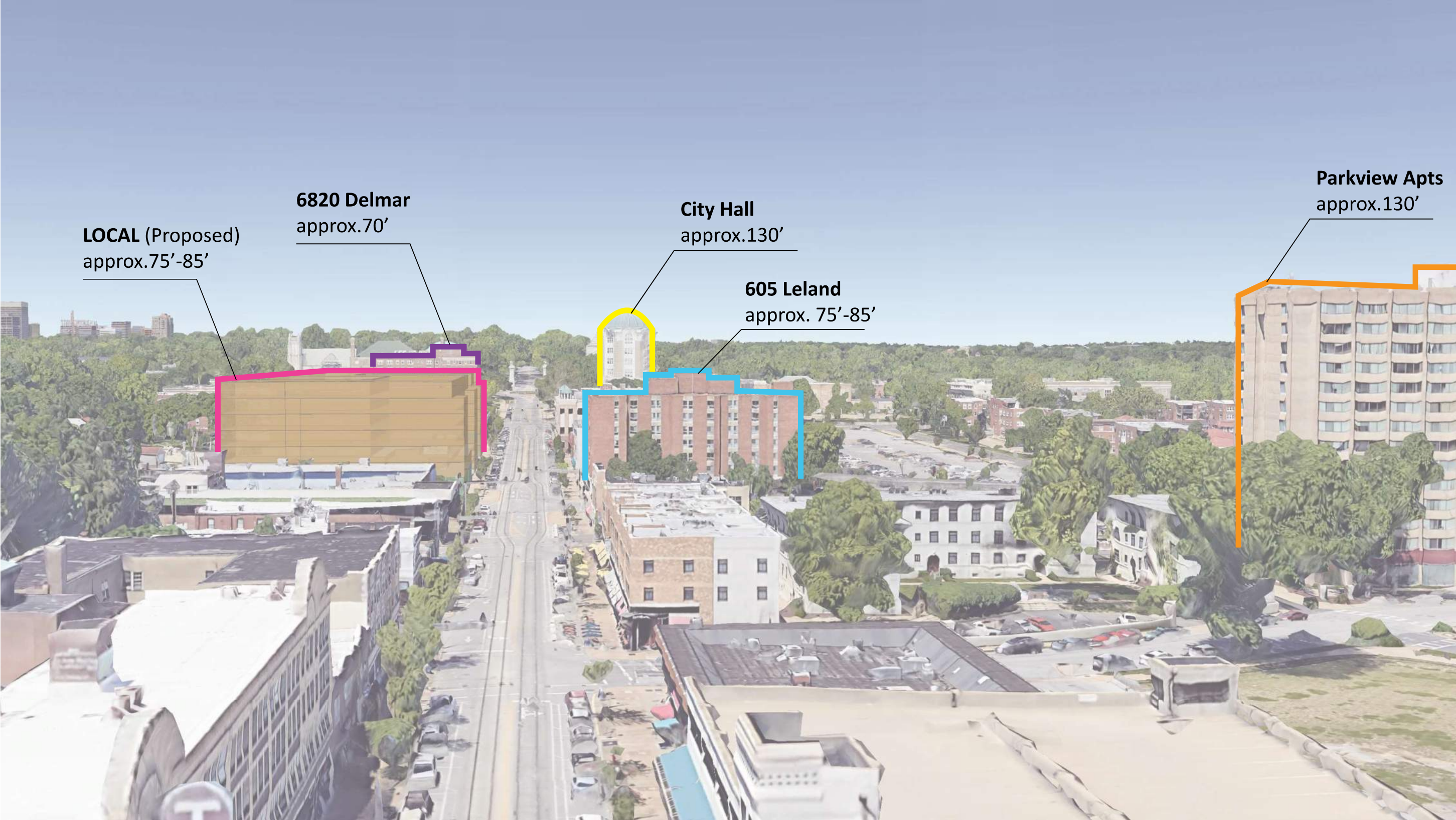
Proposed Setbacks	
North (Delmar Blvd at Lobby/Amenity/Retail)	3'-0"
North (Delmar Blvd at Townhomes)	9'-0"
East (Leland Ave)	4' - 0"
South (S Loop St)	2' - 4"
West	12' - 1 1/2"

Site Coverage **89.67%**

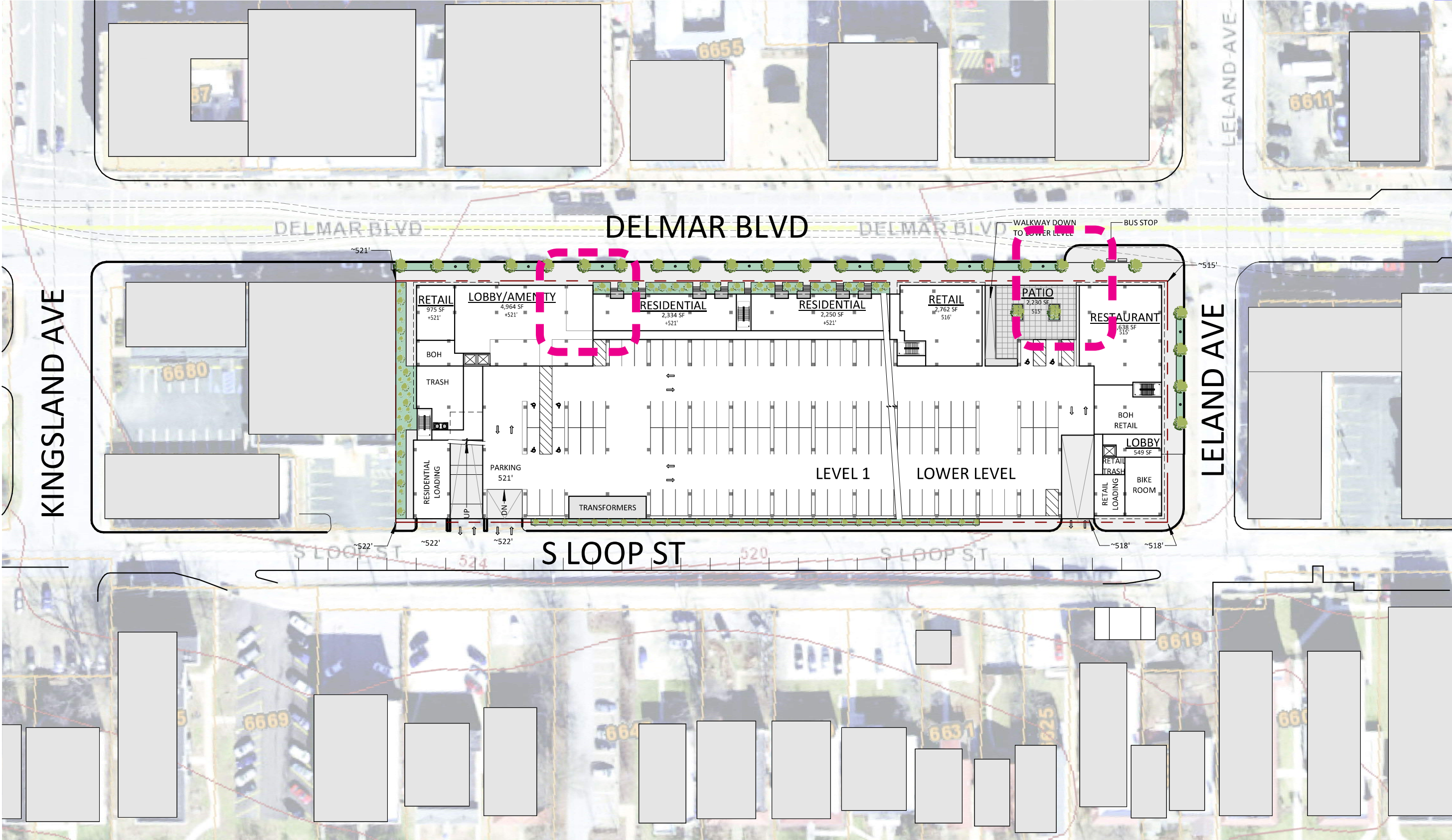
Off -Street Loading Space	
Apartment Buildings	2
Business/ Commerical	1

Common Open Space	
Total Open Area SF	29,673
Total Gross Residential Area SF	282,530
15% Required	10.50%

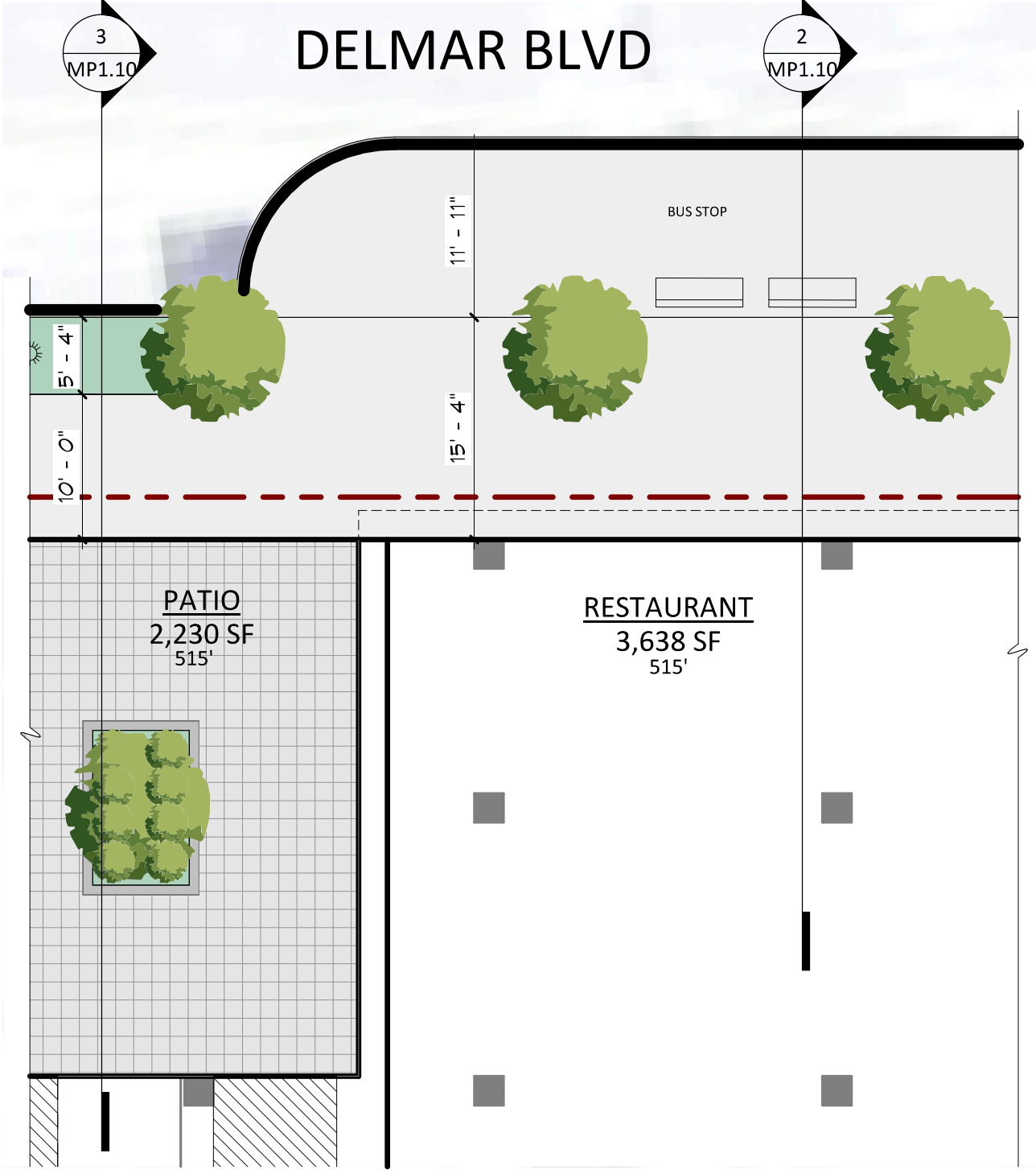
Massing Context Diagram



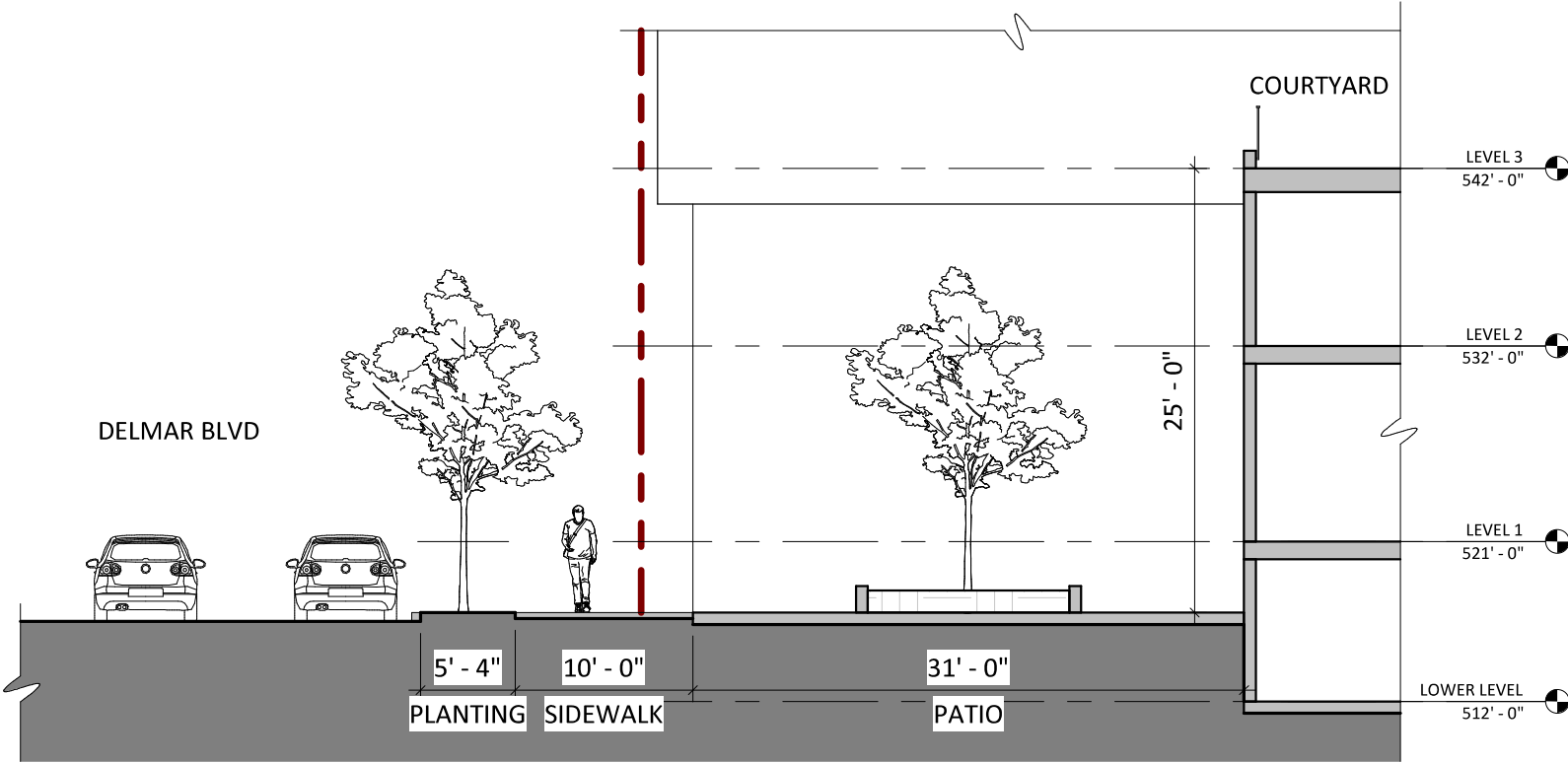
Concept Site Plan



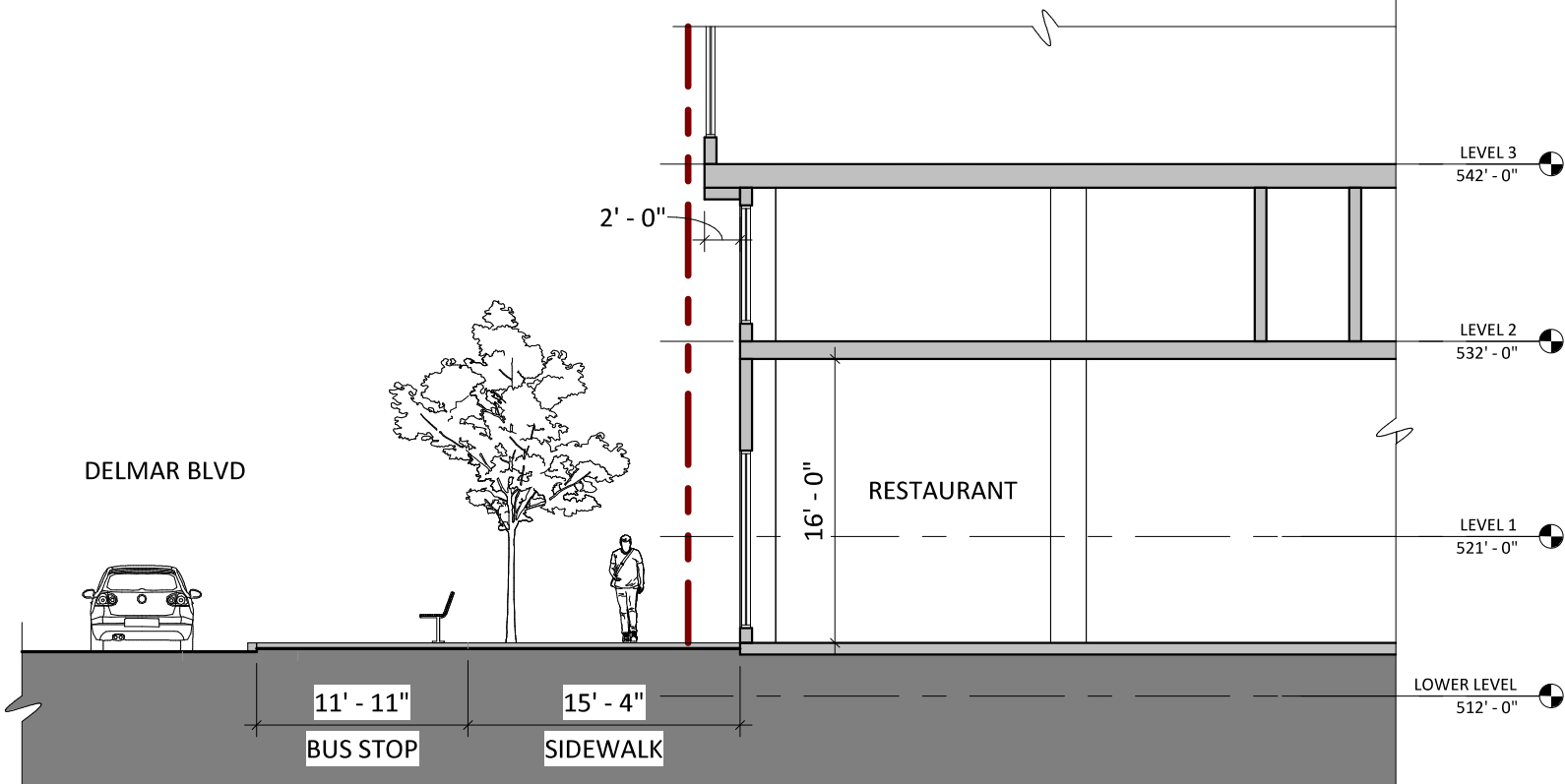
Concept Boulevard Plan



ENLARGED BLVD PLAN AT RESTAURANT

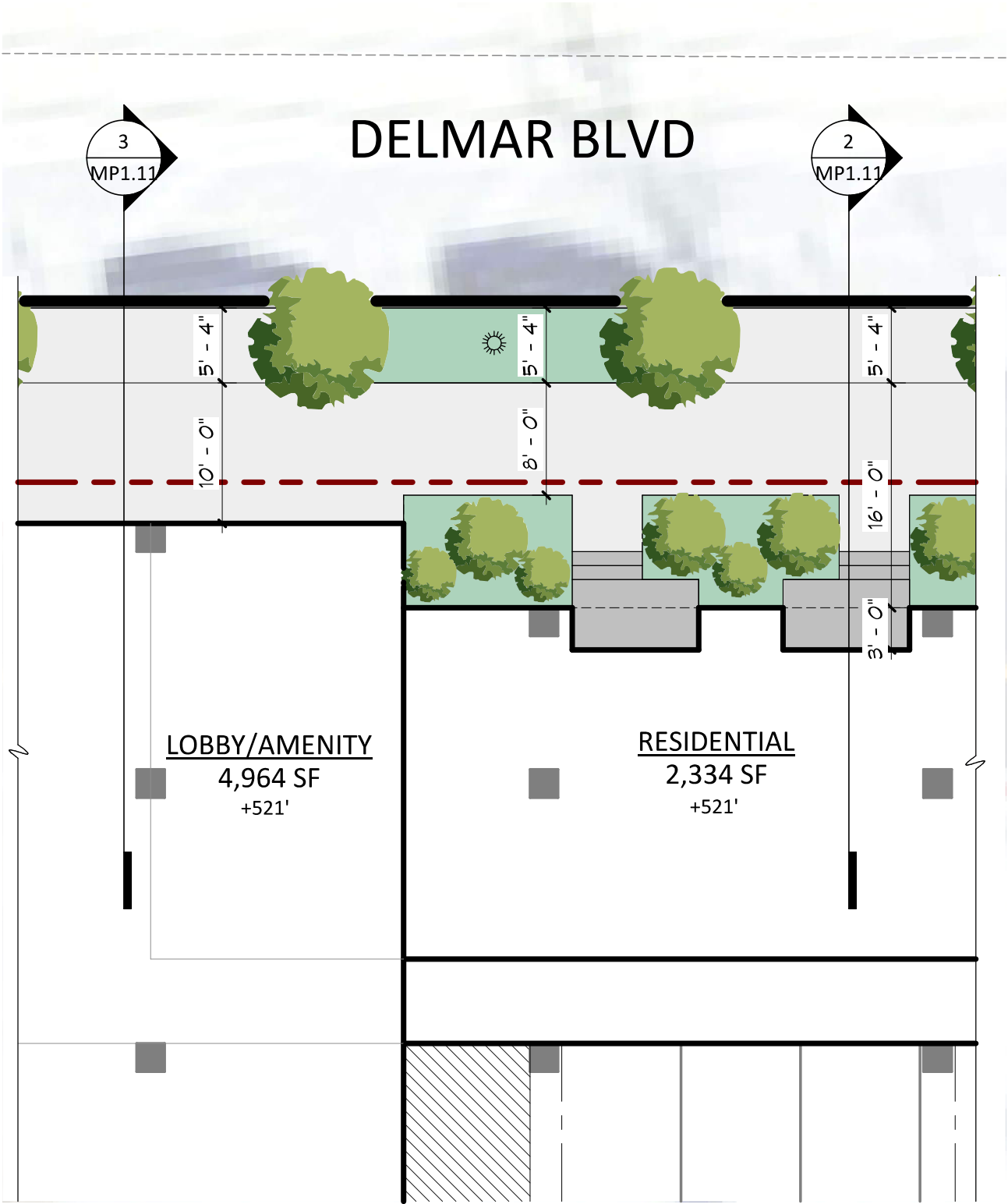


SECTION AT PATIO

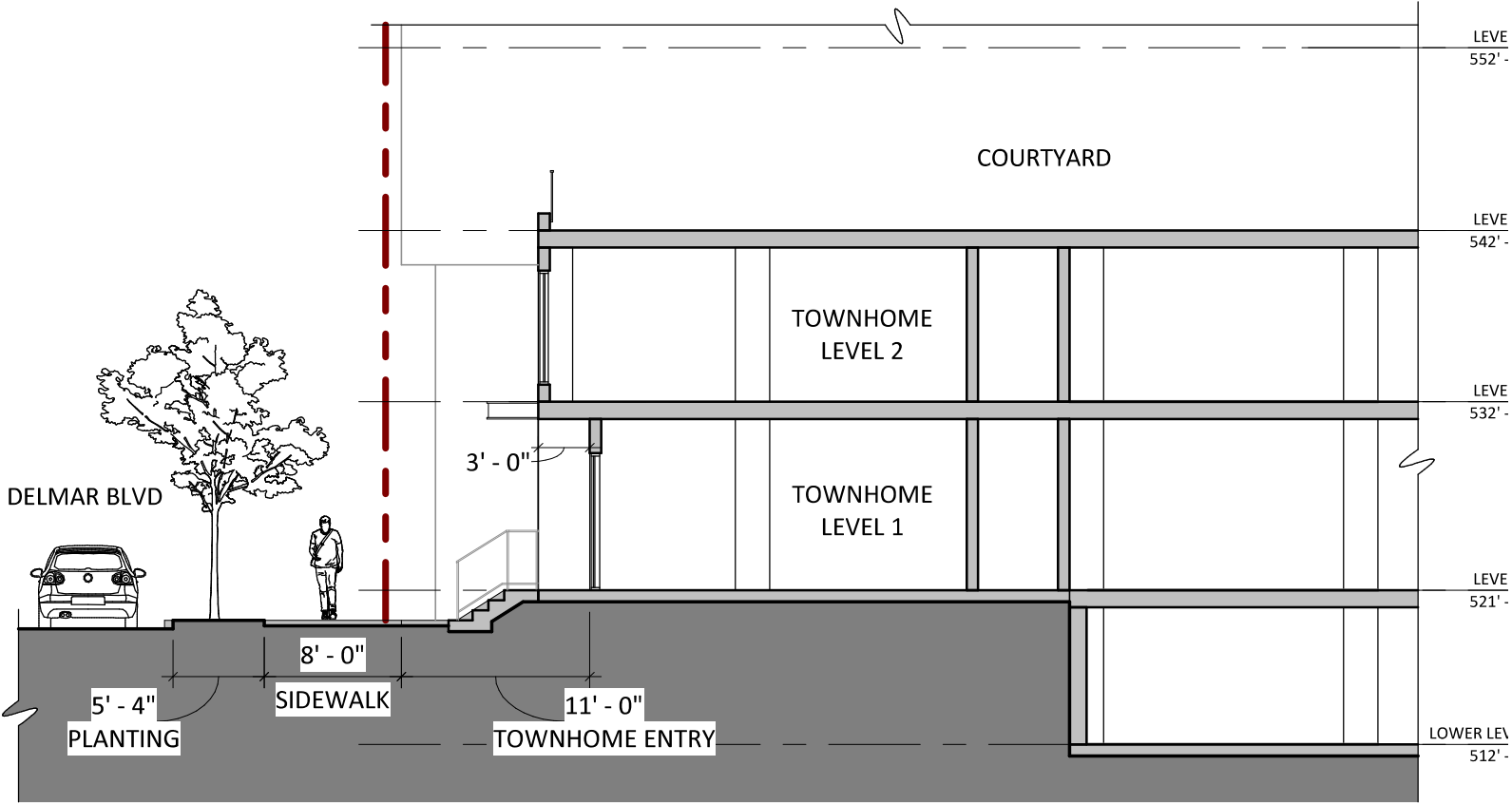


SECTION AT RESTAURANT

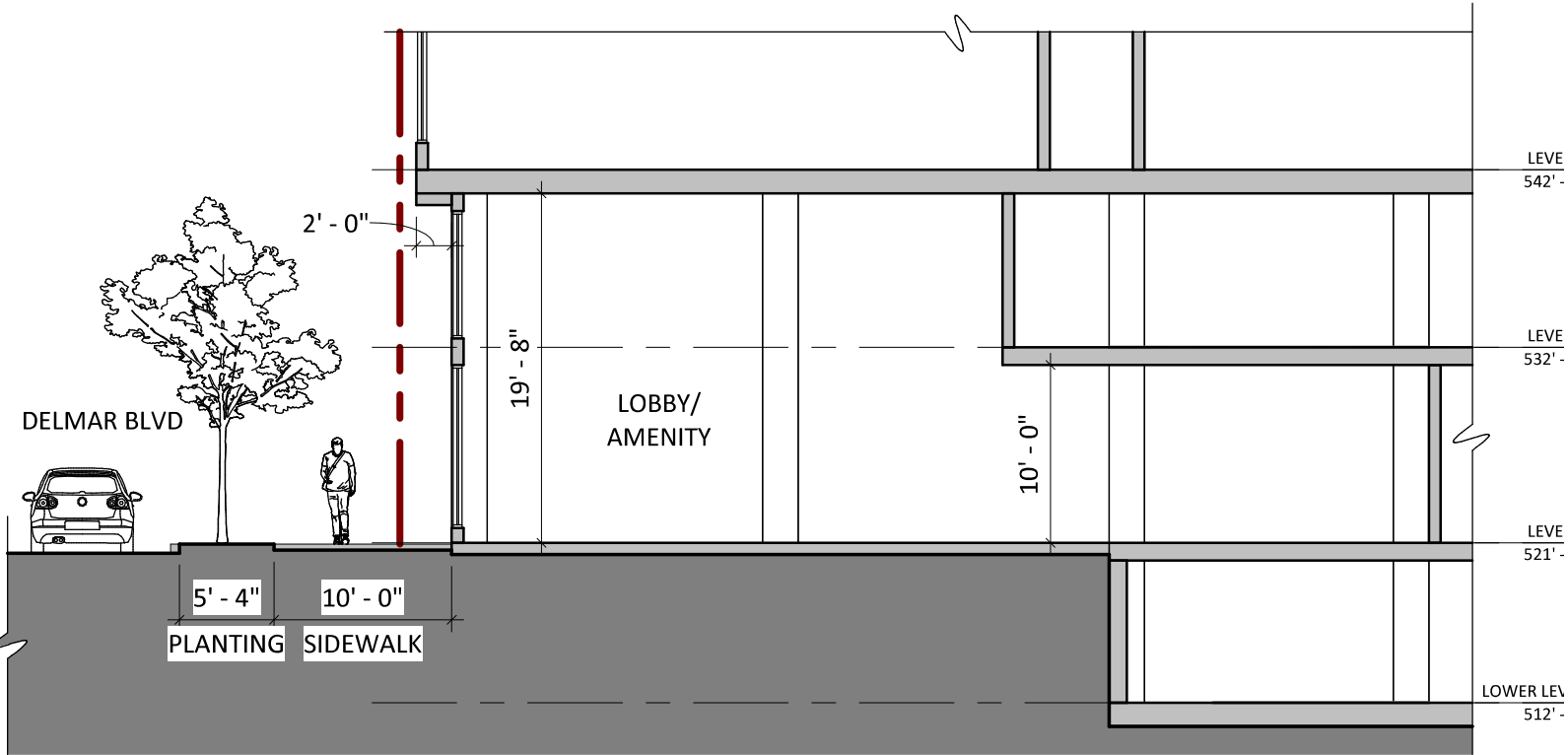
Concept Boulevard Plan



ENLARGED BLVD PLAN AT LOBBY & TOWNHOME

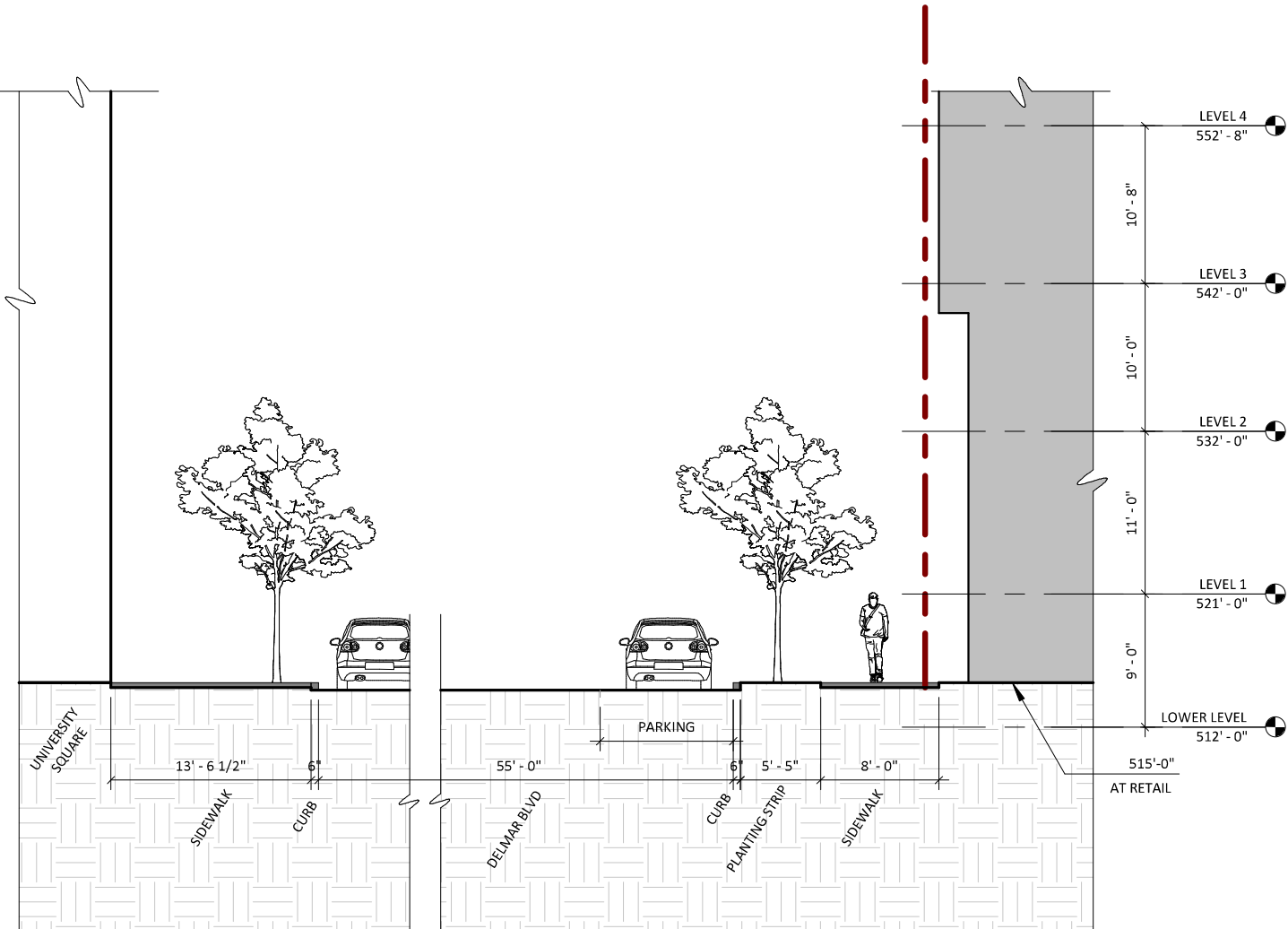


SECTION AT TOWNHOME

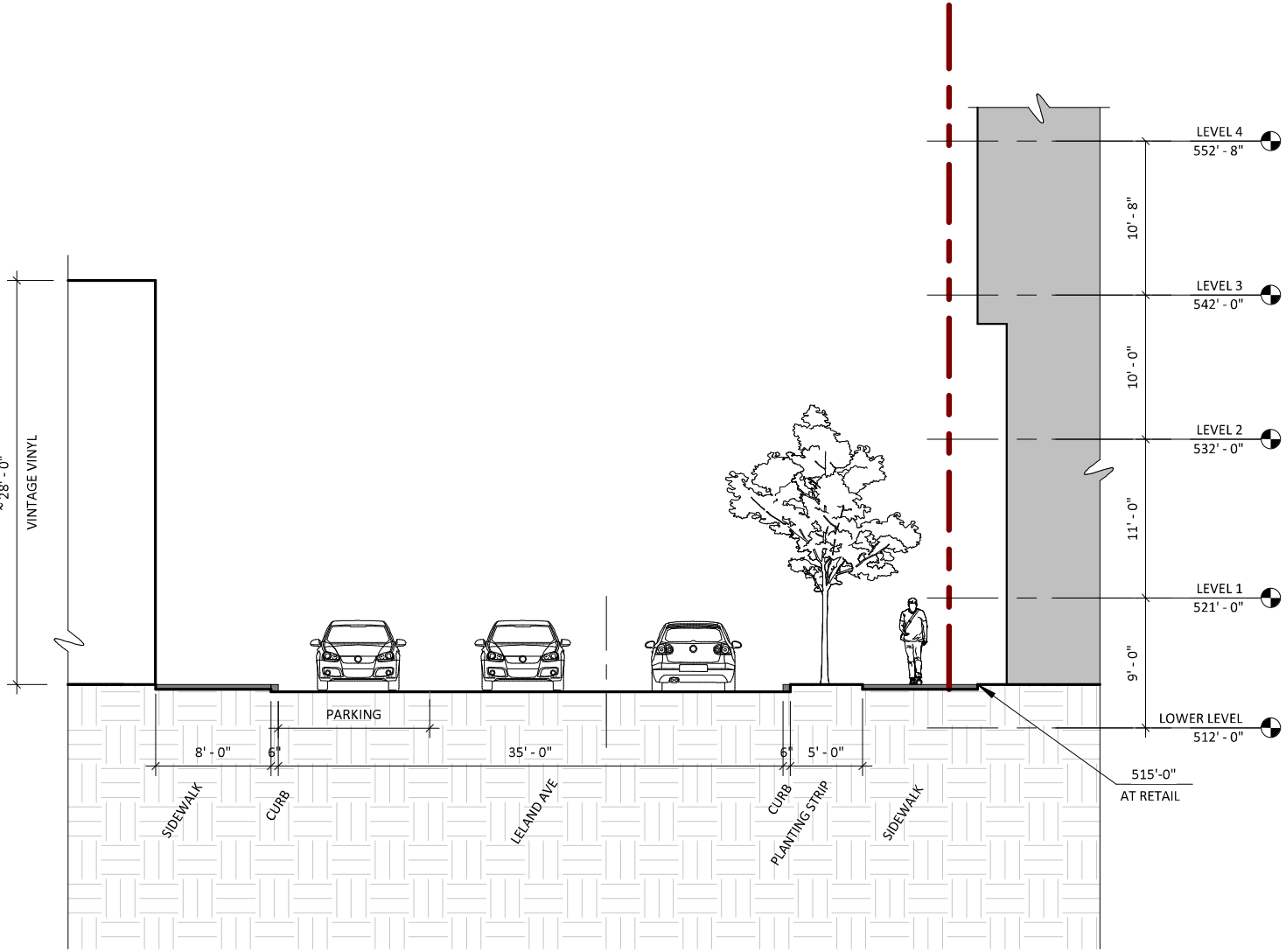


SECTION AT RESIDENTIAL LOBBY

Streetscape Sections



DELMAR BLVD STREET SECTION



LELAND AVE STREET SECTION

Project Renderings

Renderings



Renderings



Renderings



Renderings



Renderings



Renderings



subtext



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