



**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**  
**Monday June 17, 2024**  
**4:30 p.m.**

**IMPORTANT NOTICE REGARDING**  
**PUBLIC ACCESS TO THE HPC MEETING & PARTICIPATION**  
**HPC will Meet Electronically on June 17, 2024**

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

**Webinar** via the link below:

[https://us02web.zoom.us/j/86498259276?pwd=okujbgNCstgp5Z\\_uwccR7UIBB0pOsw.Ylc7iMjEUqePNvw-](https://us02web.zoom.us/j/86498259276?pwd=okujbgNCstgp5Z_uwccR7UIBB0pOsw.Ylc7iMjEUqePNvw-)

Passcode: 503615

Or One tap mobile :

+13017158592,,86498259276#,,,,\*503615# US (Washington DC)+13052241968,,86498259276#,,,,\*503615# US

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

+1 301 715 8592 US (Washington DC), +1 305 224 1968 US, +1 309 205 3325 US, +1 312 626 6799 US (Chicago), +1 646 931 3860 US, +1 929 205 6099 US (New York), +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, +1 719 359 4580 US

Webinar ID: 864 9825 9276

Passcode: 503615

International numbers available: <https://us02web.zoom.us/j/kgDsdFPEX>

**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](mailto: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 – December 13, 2023, meeting.
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: [jwagner@ucitymo.org](mailto: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.*

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### 4. Old Business

- a. None

### 5. New Business

- a. **File Number:** HPC 24-01  
**Address:** 6650 Delmar Boulevard (aka: Commerce Bank Site)  
**Applicant:** Subtext Acquisitions, LLC  
**Property Owner:** Subtext Acquisitions, LLC  
**Request:** Referral to Historic Preservation Commission  
***VOTE REQUIRED***

### 6. Reports

- a. Council Liaison Report

### 7. Adjournment



**Department of Planning and Development**

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

**MEETING MINUTES (DRAFT)**

**HISTORIC PRESERVATION COMMISSION**

Videoconference (Zoom)

Wednesday, December 13, 2023 at 6:00 p.m.

The Historic Preservation Commission held a meeting on Wednesday, December 13, 2023 via Zoom. The meeting started at 6:00 pm and concluded at 6:25 pm.

The meeting was called to order by Chair Robert Klahr at 6:00 p.m.

**1. Roll Call**

Present

Robert Klahr, Chair

Pete Holness

John Tieman

Helen Fuller

Council Liaison Aleta Klein

Staff Present

John Wagner, Director of Planning & Development

A motion was made to discuss the New Business first. Motion was approved and the agenda has been changed accordingly.

**2. New Business**

**File Number:** HPC 23-08

**Address:** 6330 Washington Avenue

**Applicant:** Mark and Dru Swadener

**Property Owner:** Dru Swadener

**Request:** Parkview: Design Review for Conformance with District Standards.

**VOTE REQUIRED**

Dr. Wagner provided a brief overview of the project and scope.

Property owner Mark Swadner spoke on behalf of the project.

Conversation ensued.

Chairman Klahr asked some clarifying questions regarding the visibility of the addition from the street and materials to be used. He also asked if the roof was flat or pitched. Mr. Swadner added that the addition and roof will not be visible from the street.

A motion was made to approve the application as proposed. **The motion was approved by a vote of 4 yes and 0 no.**

Councilmember Klein mentioned that the Comprehensive Plan was available for review. She also provided an update on the Market at Olive development.

3. **Approval of Minutes** – Minutes from the February, March, April, July, August and September 2023 meetings were approved.
4. **Public Comments** – none
5. **Old Business** – none
6. **Other Business** – None
7. **Reports** – None
8. **Adjournment** – The meeting was adjourned at 6:25 pm.





**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 24-01

MEETING DATE: June 17, 2024

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 Acquisitions, LLC

PROPERTY OWNER: Subtext Acquisitions, LLC

COUNCIL WARD: 1

EXISTING ZONING: Planned Development Mixed-use (PD-M)

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.

**\* This development was originally before the Commission on September 21, 2023.**

Prepared by: John Wagner, Ph.D., Director of Planning and Development



# LOCAL UNIVERSITY CITY

A TRACT OF LAND BEING PART OF LOTS 6-11 AND 15 AND PART OF LOTS 5, 12-14 OF ROSEDALE HEIGHTS AS RECORDED IN PLAT BOOK 2, PAGE 60 UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI

## FINAL DEVELOPMENT PLAN/PLAT

ABBREVIATIONS	
C.O.	CLEANOUT
DB	DEED BOOK
E	ELECTRIC
FL	FLOWLINE
FT	FEET
FND.	FOUND
G	GAS
M.H.	MANHOLE
N/F	NOW OR FORMERLY
PL	PLAT BOOK
PG.	PAGE
P.V.C.	POLYVINYL CHLORIDE PIPE
R.B.	RADIAL BEARING
R.C.P.	REINFORCED CONCRETE PIPE
SQ.	SQUARE
T	TELEPHONE CABLE
V.C.P.	VETRIFIED CLAY PIPE
W	WATER
(8'W)	RIGHT-OF-WAY WIDTH

LEGEND	
	BENCH MARK
	FOUND IRON ROD
	FOUND IRON PIPE
	RIGHT OF WAY MARKER
	UTILITY POLE
	SUPPORT POLE
	UTILITY POLE WITH LIGHT
	LIGHT STANDARD
	ELECTRIC METER
	ELECTRIC MANHOLE
	ELECTRIC PEDESTAL
	ELECTRIC SPLICE BOX
	GAS DROP
	GAS METER
	GAS VALVE
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	TELEPHONE SPLICE BOX
	CABLE TV PEDESTAL
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	WATER MANHOLE
	WATER METER
	WATER VALVE
	POST INDICATOR VALVE
	CLEAN OUT
	STORM MANHOLE
	GRATED MANHOLE
	STORMWATER INLET
	GRATED STORMWATER INLET
	SANITARY MANHOLE
	TREE
	BUSH
	TRAFFIC SIGNAL
	PARKING METER
	STREET SIGN
	SPRINKLER
	MAIL BOX



### SITE INFORMATION

OWNER UNDER CONTRACT = SUBTEXT ACQUISITIONS, LLC  
 SITE ACREAGE = 1.98 Acres ±  
 SITE ADDRESS = 6630, 6640, 6650 and 6654 Delmar Blvd.  
 ZIP CODE = 63130  
 LOCATOR No. = 18H411713, 18H412466, 18J620923, 18J621166  
 FIRE DISTRICT = University City  
 SCHOOL DISTRICT = University City  
 SEWER DISTRICT = Metropolitan St. Louis Sewer District  
 WATER SERVICE = Missouri-American Water Company  
 GAS SERVICE = Spire  
 ELECTRIC SERVICE = Ameren UE  
 PHONE SERVICE = At&t  
 EXISTING ZONING = CORE COMMERCIAL  
 PROPOSED ZONING = PLANNED DEVELOPMENT  
 FIRM = 29189C0218K

### SHEET INDEX

- C1.0 TITLE SHEET
- C2.0 EXISTING ALTA SURVEY
- C3.0 FINAL DEVELOPMENT PLAN
- C4.0 SITE SECTIONS
- C5.0 EXISTING RUNOFF MAP
- C6.0 PROPOSED RUNOFF MAP

#### TOTAL TRACT DESCRIPTION

A tract of land being part of lots 5 through 15 of Rosedale Heights, a subdivision according to the plat thereof as recorded in Plat Book 2, Page 60 of the St. Louis County records, located in US Survey 378, Township 45 North, Range 6 East of the Fifth Principal Meridian, University City, St. Louis County, Missouri being more particularly described as follows:  
 Beginning at the intersection of south right-of-way line of Delmar Boulevard, 80 feet wide, as established by Book 3811, Page 352 of above said records with the west right-of-way line of Leland Ave, 85 feet wide; thence along said west right-of-way line, South 03 degrees 00 minutes 32 seconds West, 164.34 feet to its intersection with the north right-of-way line of a South Loop Street, 55 feet wide; thence along said right-of-way line, North 87 degrees 14 minutes 00 seconds West, 525.11 feet to the east line of a tract of land as conveyed to SST Delmar, LLC by instrument recorded in Book 19626, Page 1172 of above said records; thence along said east line, North 03 degrees 00 minutes 32 seconds East, 164.34 feet to the south right-of-way line of above said Delmar Boulevard; thence along said right-of-way line, South 87 degrees 14 minutes 0 seconds East, 525.11 feet to the POINT OF BEGINNING.

Containing 86,294 square feet or 1.981 acres, more or less.

#### PARKING REQUIREMENTS:

RESTAURANT: 3,917 S.F. (1 SPACE PER 75 S.F.) = 52 REQUIRED

RETAIL: 3,214 S.F. (1 SPACE PER 200 S.F.) = 16 REQUIRED

RESIDENTIAL: 70: 1 BEDS (1.5 SPACE PER BED) = 105 REQUIRED  
 189: 2 BED OR GREATER (2 SPACE PER BED) = 378 REQUIRED

VISITORS: 1 SPACE PER 6 UNITS FOR THE FIRST 30 UNITS  
 AND 1 SPACE PER 20 UNITS THEREAFTER FOR = 17 REQUIRED

TOTAL PARKING SPACES REQUIRED = 568 SPACES  
 TOTAL PARKING SPACES REQUIRED CODE ALLOWABLE REDUCTIONS = 399 SPACES  
 TOTAL PARKING SPACES PROVIDED = 399 SPACES

#### GROSS FLOOR AREAS:

RETAIL: 3,214 S.F.  
 RESTAURANT: 3,917 S.F.  
 RESIDENTIAL: 253,614 S.F.  
 GARAGE: 129,635 S.F.

TOTAL GSF: 260,745 S.F. (INCLUDING GARAGE = 390,380 S.F.)

F.A.R. = 2560,745 S.F.  
 (1.98 Ac.)(43,560 S.F.) = 3.02

#### FLOOD MAP INFORMATION:

SUBJECT PROPERTY LINES WITHIN FLOOD ZONE X (AREAS OF MINIMAL FLOOD HAZARD) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 2981C0218K, AN UNPRINTED MAP.

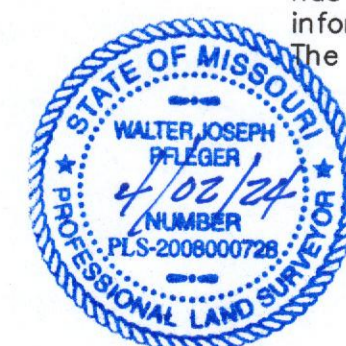
EXISTING SITE RESOURCES SUMMARY TABLE		
NATURAL RESOURCE	PRESENCE?	ADDITIONAL INFORMATION
WETLANDS	NO	NONE IDENTIFIED ON SITE.
STREAMS AND FLOODPLAIN	NO	FLOOD ZONE X (AREAS OF MINIMAL FLOOD HAZARD) PER FEMA MAP NUMBER: 2981C0218K, AN UNPRINTED MAP
KARST	NO	NONE IDENTIFIED ON SITE.
PONDS	NO	NONE IDENTIFIED ON SITE.

#### SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Preliminary Development Plan/Plot from record survey information only and does not represent a property boundary survey. The existing and proposed subdivision are shown hereon.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.  
 L.S. No. 222-D

By: *Walter Joseph Pfeleger*  
 Walter Joseph Pfeleger, Missouri P.L.S. No. 2008000728



CONTRACTOR NOTE:  
 PRIOR TO OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE "RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITIES", SECTION 10.090 (ADDENDUM).

UTILITY NOTE:  
 UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

#### ST. LOUIS COUNTY BENCHMARK

BENCHMARK# 14264  
 NGVD29 Elev = 542.02  
 "Standard Tablet" stamped 1234 75 S.L.C. set in north end of concrete wall for window well [14.5' north of the main or] east entrance to Trinity Presbyterian Church; at intersection of Kingsland Avenue and Washington Avenue [54' west of the centerline of Kingsland Avenue and 134' south of the centerline of Washington Avenue]

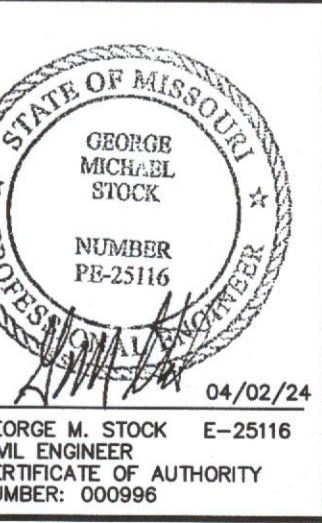
#### SITE BENCHMARK

ELEV.=526.29  
 CUT CROSS AS SHOWN HEREON.

PREPARED FOR:  
 SUBTEXT ACQUISITIONS, LLC  
 3000 LOCUST STREET  
 ST. LOUIS, MO 63103  
 C/O RYAN BUMB

PREPARED BY:  
**STOCK & ASSOCIATES**  
 Consulting Engineers, Inc.  
 957 Chesterfield Business Parkway  
 St. Louis, MO 63114  
 503.980.0100 FAX 503.930.9700  
 e-mail: general@stockand.com  
 Web: www.stockand.com

FINAL DEVELOPMENT PLAN/PLAT FOR:  
**LOCAL UNIVERSITY CITY**  
 DELMAR BOULEVARD & LELAND AVENUE  
 UNIVERSITY CITY, MO 63130



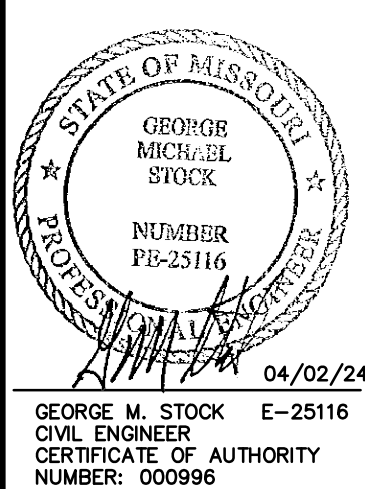
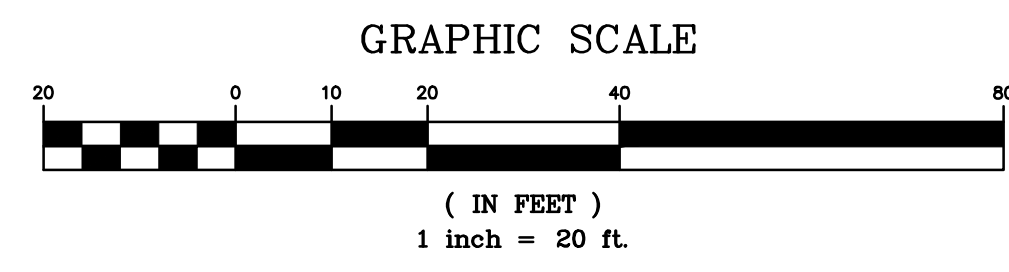
REVISIONS:

DRAWN BY: G.M.S.  
 CHECKED BY: G.M.S.  
 DATE: 04/02/24 JOB NO: 221-0661.4  
 W.L.S. CONCEPT BASE MAP # 232NCPB-00059 18-H, 18-J  
 S.L.C. PART # PART SURV. # XX-XXX-XX  
 M.D.R. # M.D.-XXXXXX  
 SHEET TITLE: TITLE SHEET  
 SHEET NO.: C1.0









GEORGE M. STOCK E-25116  
CIVIL ENGINEER  
CERTIFICATE OF AUTHORITY  
NUMBER: 000996

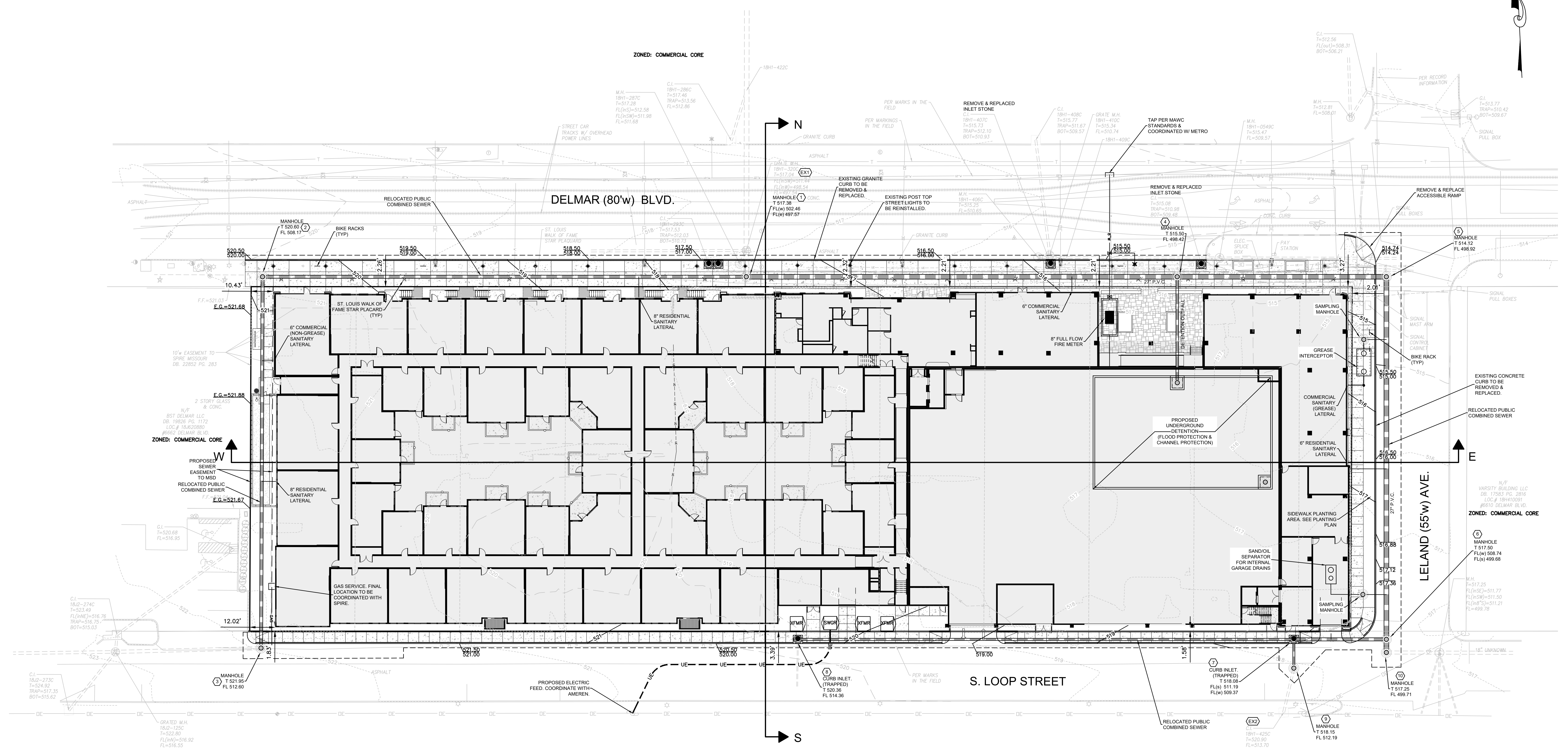
REVISIONS:

DATE	BY	DESCRIPTION
04/02/24	J.E.B.	ISSUE FOR PERMIT

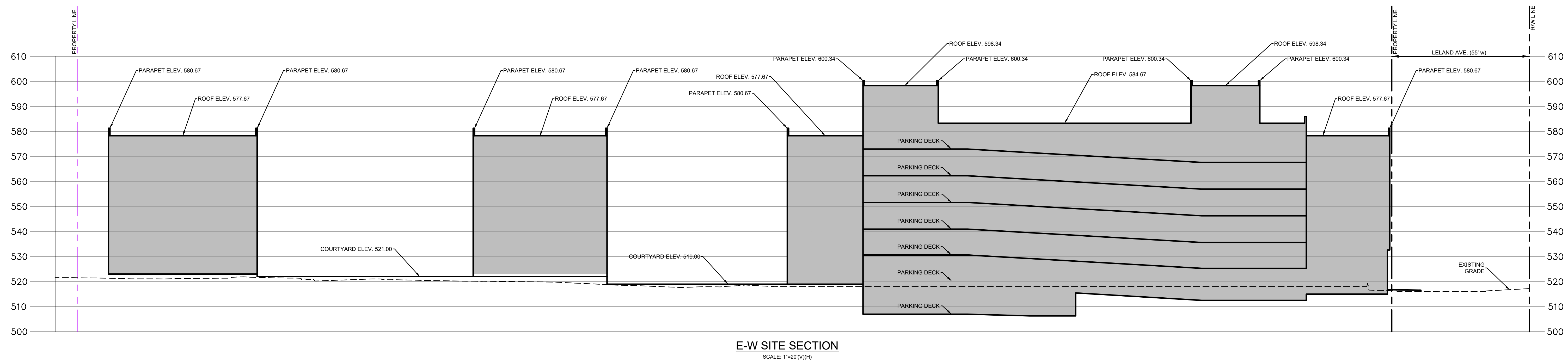
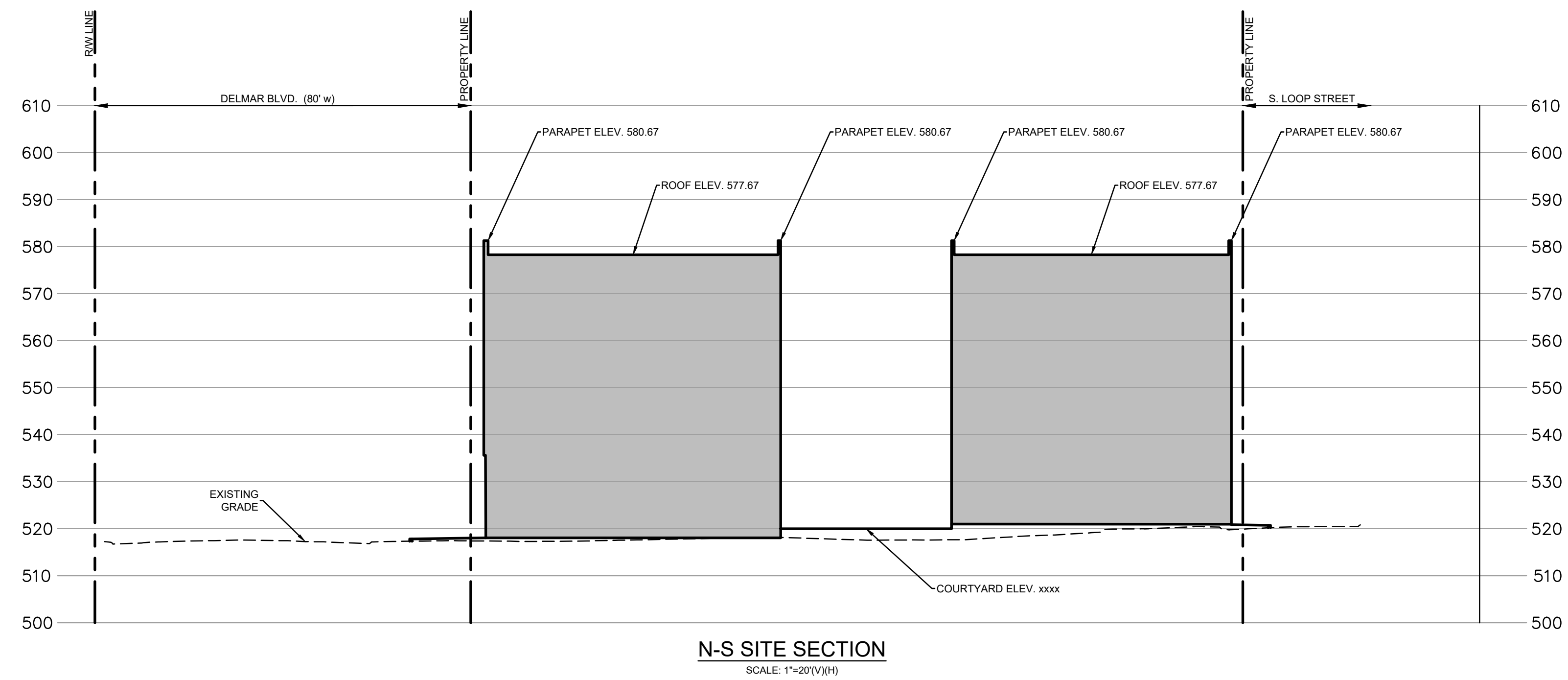
DRAWN BY: J.E.B. CHECKED BY: G.M.S.  
DATE: 04/02/24 JOB NO: 221-6681.4  
K.S. CONCRETE TAKE OFF # 18-H, 18-J  
230NCPB-00058 S.L.C. MAT # XXXX MAT SUP. # XX-XXX-XX  
M.D.N.R. # MO-XXXXXX

SHEET TITLE:  
**FINAL DEVELOPMENT PLAN**

SHEET NO.:  
**C3.0**





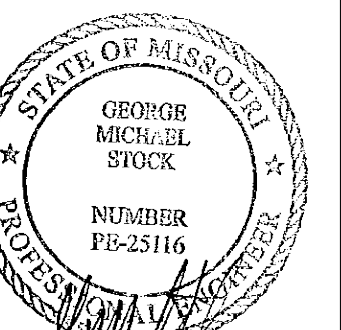


PREPARED BY:

**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.

FINAL DEVELOPMENT PLAN/PLAT FOR:

**LOCAL UNIVERSITY CITY**  
DELMAR BOULEVARD & LELAND AVENUE  
UNIVERSITY CITY, MO 63130



GEORGE M. STOCK E-25116  
CIVIL ENGINEER  
CERTIFICATE OF AUTHORITY  
NUMBER: 000996

REVISIONS:

DRAWN BY: J.E.B.	CHECKED BY: G.M.S.
DATE: 04/02/24	JOB NO: 221-6681.4
KEY: CONCRETE	BASE MAP: 18-H, 18-J
S.L.C. MAT # XXXX	MAT SUP. XX-XXXX-KX
M.D.N.R. # MO-XXXXXXX	

SHEET TITLE:  
**SITE SECTIONS**

SHEET NO.:  
**C4.0**









# LOCAL UNIVERSITY CITY

DELMAR BOULEVARD & LELAND AVE  
UNIVERSITY CITY, MO 63130

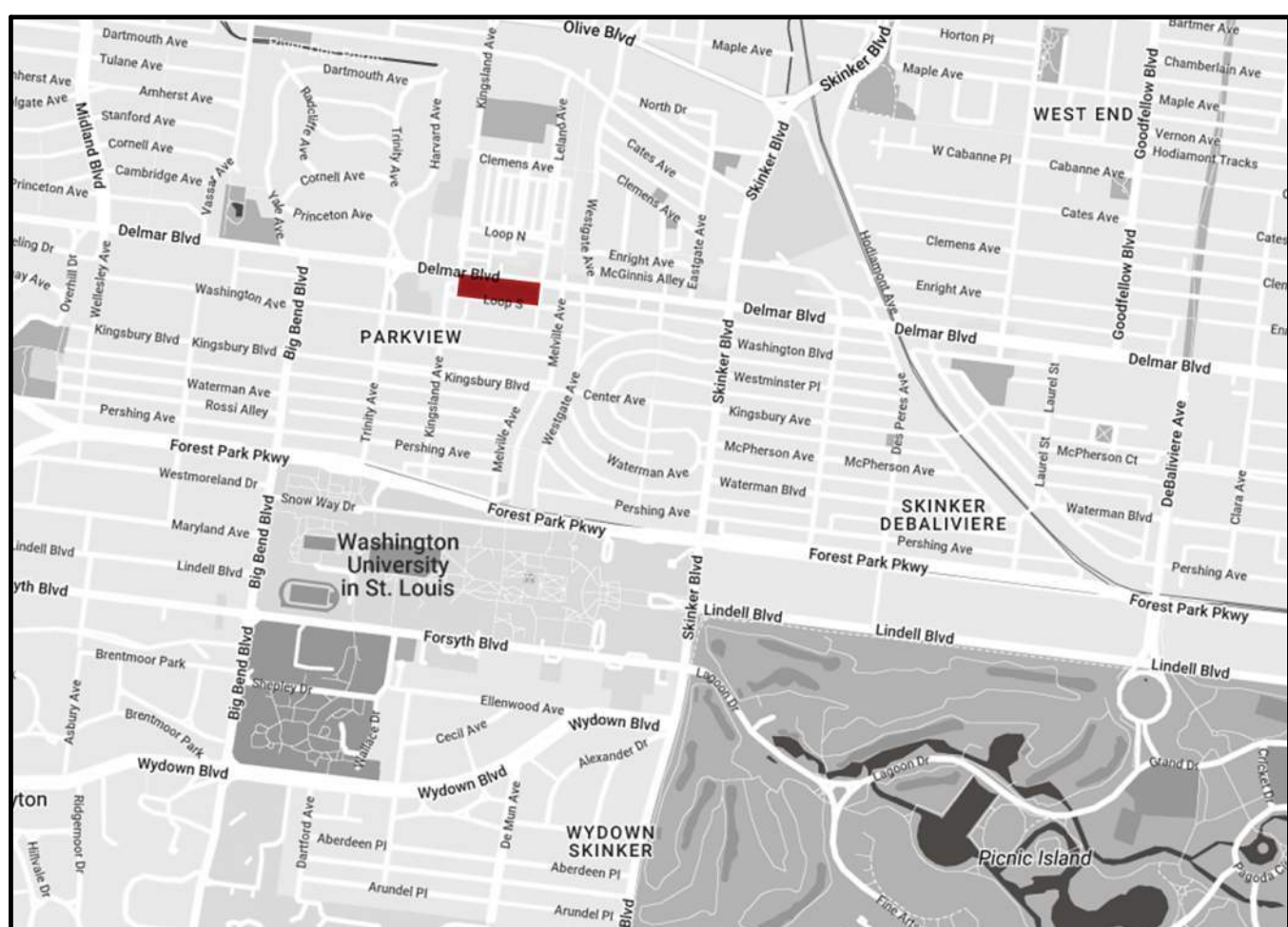


**NOT FOR  
CONSTRUCTION**

FINAL  
DEVELOPMENT  
PLAN 04/03/2024

ORIGINAL ISSUE:  
04/03/2024  
REVISIONS:  
No. Description Date

## PROJECT LOCATION



## PROJECT TEAM

**OWNER/DEVELOPER:** Subtext Development  
3000 Locust Street  
St. Louis, MO 63103  
Ph: 314-721-5559

**ARCHITECT:** ESG Architecture & Design  
500 Washington Ave. South, Suite 1080  
Minneapolis, MN 55415  
Ph: 612-339-5508

**CIVIL ENGINEER:** Stock & Associates  
257 Chesterfield Business Pkwy  
Chesterfield, MO 63005  
Ph: 636-530-9100

**LANDSCAPE ARCHITECT:** AJC Design Group  
1991 Wodland Way  
Dunwoody, GA 30338  
Ph: 770-330-0814

## PROJECT AREA & UNIT MIX

LOCAL UNIVERSITY CITY PROJECT METRICS						
Levels	Gross SF	Parking GSF	Commercial	Residential GSF	Commercial Parking Stalls	Res. Enclosed Stalls
0.5 Parking	12,802	12,800	-	202	35	-
1 Commercial / Lobby / Parking	71,153	20,609	-	43,413	40	17
1.5 Parking	20,931	20,948	-	883	64	0
2 Apartments / Parking	70,439	20,594	-	49,845	67	54
3 Apartments / Amenities	70,439	20,594	-	49,845	67	54
4 Apartments	70,439	20,594	-	49,845	67	54
5 Apartments	64,441	14,596	-	49,845	42	54
6 Apartments	9,736	-	-	9,736	-	-
<b>Total</b>	<b>390,380</b>	<b>129,635</b>	<b>7,131</b>	<b>253,614</b>	<b>75</b>	<b>324</b>

Unit Mix	# of Units	Unit SF	MSF
Studio	20	408	8,160
One Bedroom	50	523	26,150
Two Bedroom	122	747	36,134
Three Bedroom	67	1047	30,149
<b>Total</b>	<b>259</b>	<b>758</b>	<b>195,593</b>

Parking	Total Parking Required:	Total Parking with Shared Reductions:	Total Parking Provided:
	569	399	399

Site Metrics	Value
Site SF	86,297
Applicable FAR SF	240,745
Site Acroage	1.98
Dwelling Unit / Acre	131
FAR	3.02

Building Height	Level	Elevation	Floor Height
	Level P1	507'-0"	11'-0"
	Level 1	515'-5 1/2" - 0"	12'-0"
	Level 2	535'-0"	10'-8"
	Level 3	545'-8"	10'-8"
	Level 4	556'-4"	10'-8"
	Level 5	567'-0"	10'-8"
	Top of Parapet	580'-4"	3'-0"
	Level 6 Amenity	584'-8"	14'-0"
	Top of High Parapet	600'-4"	2'-0"

Site Coverage	Value
Site Coverage	82.53%

Off-Street Loading Space	Value
Apartment Buildings / Commercial	1

Common Open Space	Value
Total Open Area SF	28,306
Total Gross Residential Area SF	253,614
15% Required	11,166

Commercial Areas	Value
Retail	3,214
Restaurant	3,917

## DRAWING INDEX

DRAWING INDEX - PRELIMINARY...		
DRAWING NUMBER	DRAWING NAME	R/P
ARCHITECTURAL		
EP1.0	TITLE SHEET	•
EP2.1	FLOOR PLANS	•
EP2.2	FLOOR PLANS	•
EP3.1	ELEVATIONS	•
EP4.1	RENDERINGS	•
EP4.2	RENDERINGS	•

223514  
PROJECT NUMBER

ESG  
DRAWN BY

ESG  
CHECKED BY

LOCAL UNIVERSITY CITY

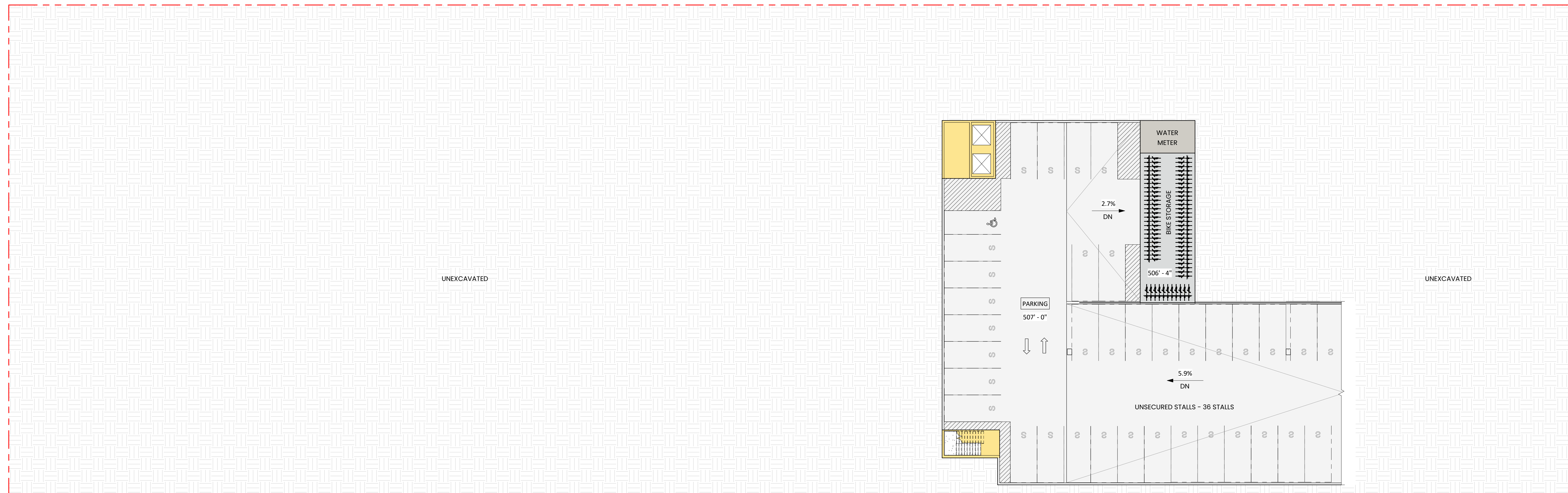
TITLE SHEET  
**EP1.0**



**NOT FOR  
CONSTRUCTION**



**2 Level 1 Plan**  
EP2.1 1/16" = 1'-0"



**1 Level P1 Plan**  
EP2.1 1/16" = 1'-0"

FINAL  
DEVELOPMENT  
PLAN 04/03/2024

ORIGINAL ISSUE:  
04/03/2024

REVISIONS:  
No. Description Date

223514  
PROJECT NUMBER

ESG DRAWN BY  
ESG CHECKED BY

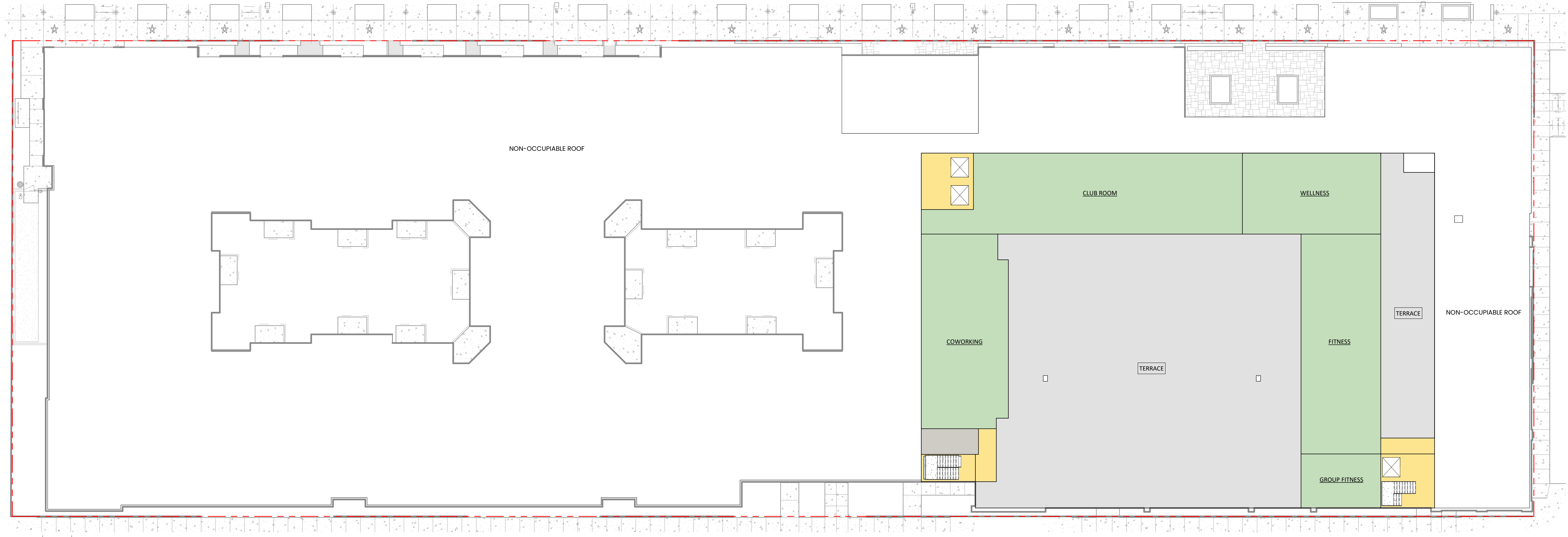
KEY PLAN

LOCAL UNIVERSITY CITY

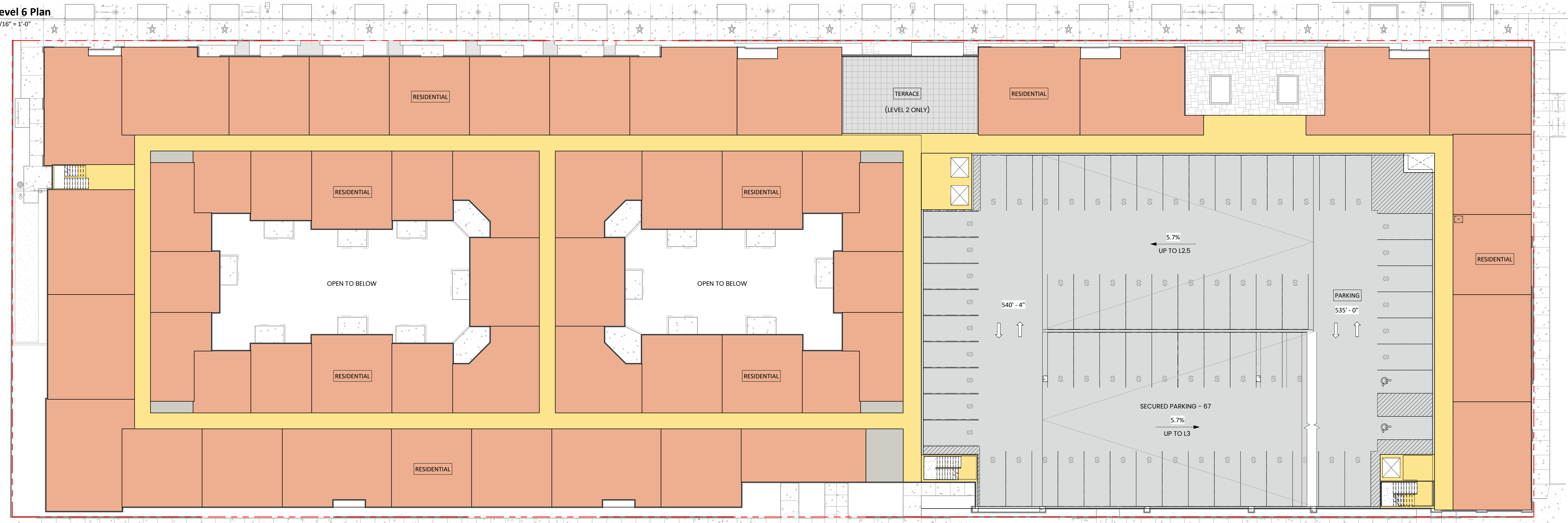
FLOOR PLANS  
**EP2.1**



**NOT FOR  
CONSTRUCTION**



**2 Level 6 Plan**  
EP2.2 1/16" = 1'-0"



**1 Level 2 Plan (3-5 Typical)**  
EP2.2 1/16" = 1'-0"

**FINAL  
DEVELOPMENT  
PLAN 04/03/2024**

ORIGINAL ISSUE:  
04/03/2024

REVISIONS:  
No. Description Date

223514  
PROJECT NUMBER

ESG DRAWN BY  
ESG CHECKED BY  
KEY PLAN

LOCAL UNIVERSITY CITY

FLOOR PLANS  
**EP2.2**



**NOT FOR  
CONSTRUCTION**

FINAL  
DEVELOPMENT  
PLAN 04/03/2024

ORIGINAL ISSUE:  
04/03/2024  
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ELEVATIONS  
**EP3.1**



**4 S ELEVATION**  
EP3.1 1/16" = 1'-0"



**3 N ELEVATION**  
EP3.1 1/16" = 1'-0"



**2 W ELEVATION**  
EP3.1 1/16" = 1'-0"



**1 E ELEVATION**  
EP3.1 1/16" = 1'-0"



**NOT FOR  
CONSTRUCTION**



RESTAURANT PATIO ON DELMAR BLVD



MAIN LOCAL LOBBY ENTRY ON DELMAR BLVD



LELAND AVE & S LOOP ST



DELMAR BLVD & LELAND AVE

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RENDERINGS  
**EP4.1**



**NOT FOR  
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WEST RETAIL ELEVATION ON DELMAR BLVD



WALK-UP UNITS ON DELMAR BLVD

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RENDERINGS  
**EP4.2**