



WILDWOOD

June 20, 2023

MEMORANDUM

To: Planning and Parks Committee Members

From: Department of Planning and Parks

Re: St. Louis Community College – Second Access Need (**Ward One**)

Cc: The Honorable James R. Bowlin, Mayor
Thomas Lee, Interim City Administrator
John A. Young, City Attorney
Rick Brown, P.E. and P.T.O.E., Director of Public Works
Melanie Rippetoe, Assistant Director of Planning and Parks
Dan Rahn, Assistant City Engineer
Travis Newberry, Senior Planner

BACKGROUND >>> Since November 2022, the leadership of the St. Louis Community College has been working with the City to complete the plan process to construct a second building at the Wildwood Campus. This new building will be larger in size than the existing structure, and is planned to specifically focus on health services and science, technology, engineering, and math (STEM). The overall size of this building is approximately 145,000 square feet and four (4) stories in height. This building, for perspective purposes, is the largest to be constructed in Town Center.

The plan review process is nearing completion. The engineering plans have been under review by the City for the last seven (7) months, with much of the last few months focused on water service to the site and access. The water service review process reflects an area of Town Center that has a 'low volume' designation by the Missouri American Water Company. This designation required greater review and caution to ensure the situation for existing properties would not be degraded. The community college's leadership and design team worked closely with the Missouri American Water Company, the Metro West Fire Protection District, and the City to create a plan that will promote better service in the future.

In terms of access, the City has been urging the community college to construct a second access point to Manchester Road, as part of this project. The community college was reluctant to accommodate this situation and discussions continued over the entirety of the last seven (7) months. Ultimately, an agreement was reached between the parties to make this decision relative to the second access based

upon a traffic impact study conducted by a qualified traffic engineering firm. A firm acceptable to City was chosen and the results of this study indicated that a second access would not be needed until the next phase of the campus build-out. The results of this study was a disappointment to the City, but recognized the study parameters and the science used to create these conclusions was correct. It is important to also state the study did define needed changes to the signalization at State Route 109 and New College Avenue to maintain appropriate levels of service and safety.

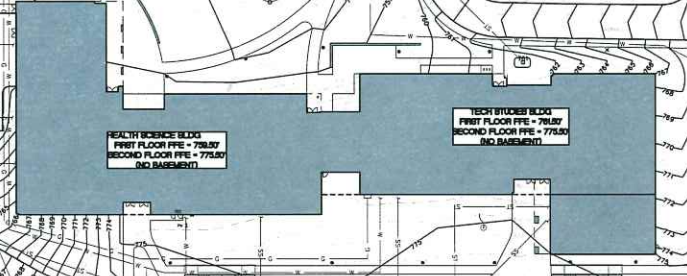
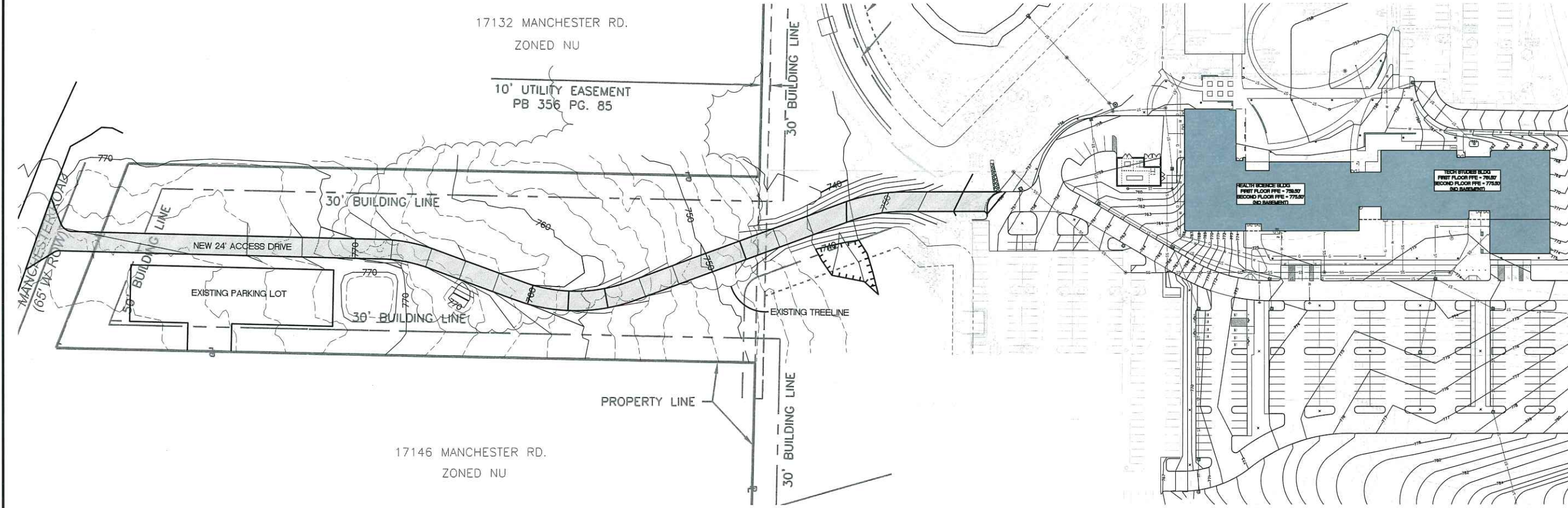
The Departments of Planning and Public Works remain concerned about the lack of a true second access and have recently discussed another option in this regard with the community college's design team. The design team for the community college was willing to consider the establishment of an access easement from the new project site to Manchester Road. This consideration was to be premised on the establishment of an easement, but would not, as the results of traffic impact study indicated, not include any improvements in association with it. Any improvements would be delayed to Phase Three of the project or at the City's expense. Also, the community college's representatives requested a preliminary design for this proposed access.

CURRENT STEPS >>> The Department did prepare a preliminary design of this proposed access to Manchester Road to provide a second, fully-functional ingress and egress to the Wildwood Campus. This design addresses existing improvements located within this portion of the site, along with grades and water features, to a limited degree. This graphic is not an engineered plan, but provides the relationship needed to be somewhat assured the access would be functional and safe.

REQUESTED ACTION >>> The Department is respectfully requesting the Committee Members endorse this preliminary design and allow it to be presented to the community college's representatives. Although the Department has approached the representatives of the community college in a cooperative manner in regards to the establishment of this easement, it does believe the City's land use and development codes would allow for this easement to be a dedication request on the part of the City and required to be granted as a condition of the approval of the final Site Development Plan for Phase Two. This code requirement is noted below, along with the proposed access easement and its specifics indicated on the attached document for review by the Committee Members.

Chapter 415.480 Site Plan Review Procedure (E.) >>> The requirements for site plan review contained in this Section shall apply as the minimum requirements. Additional requirements may be stated, as necessary, and written into a policy memorandum. Notwithstanding any exemptions herein to the contrary, the Director of Public Works may also, where access to a public street or right-of-way is intended for the contemplated use or construction, require compliance with this Section and impose such reasonable restrictions or conditions as may be necessary for compliance with City regulations or as necessary for the public welfare or safety.

CONTACT INFORMATION >>> If any of the Committee Members should have any questions or comments regarding this information, please feel free to contact the Department of Planning and Parks at (636) 458-0440. Thank you for consideration of this proposal and direction on the same.



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SHEET TITLE
Concept
Plan

JOB NUMBER
23007.00

DATE DRAWN BY
05/30/23 KJK

REVISION

SHEET NUMBER
CP1