

6/24/08

Announcement

A special meeting of the Shepard Boulevard Neighborhood Association (SBNA) has been called for 7 p.m. Tuesday, July 8, at the Unitarian Universalist Church, 2615 Shepard Blvd. to consider a mediation agreement regarding the Crosscreek Center development at the Stadium and U.S. Highway 63 interchange.

Update

In May, representatives from the SBNA and Timberhill Road Neighborhood Association (TRNA) began a mediation process with Stadium 63 Properties LLC that culminated in an agreement between Stadium 63 and Timberhill that was recently ratified by Timberhill. Shepard representatives did not endorse the agreement, but agreed to present it to the neighborhood for a vote.

The new plan offers some improvements over the plan that failed to win City Council approval in March, most notably a commitment that most of the development's buildings will adhere to a unified architectural theme, which will employ brick and stone design. The Shepard representatives believe a specific architectural theme is paramount, and its design standards should apply to the entire development.

Although no specific architectural theme is proposed in the agreement, the agreement states that the building design will complement other brick and stone buildings in the vicinity, specifically mentioning nearby buildings in the Eastpointe subdivision and in the Broadway Bluffs and Broadway Shoppes developments. However, (1) Lot 110, slated for a Joe Machens Toyota dealership, is specifically exempt from the overall architectural theme, (2) while franchises are expected to "generally comply" with the standards, language in the agreement indicates that companies may be able to opt out of those standards if franchise requirements "need to be accommodated," and (3) with special language set aside that pertains only to them, lots 106 (Taco Bell) and 109 (Breaktime convenience store) also may or may not be exempt from the standards, although the agreement states that the Taco Bell will have brick on all four sides and the Breaktime will have a pitched roof.

The agreement addresses past neighborhood requests by including:

- \$5,000 in funds to help MODOT install a protected left turn arrow from Stadium onto Audubon,
- Adequate right-of-way on Stadium,
- An 8-foot pedway to make the development bike and pedestrian friendly,
- No used car dealerships or repossession lots,
- Landscaping on the Stadium island east of U.S. Highway 63,
- Trees along the east side of Highway 63 and on the north and east sides of the development,
- Landscaping on the lots and a landscape plan by a respected local firm,
- Native plants along creeks to prevent erosion,
- Maintenance of storm-water compliance records by business owners,
- Storm water quality at or better than the level prior to land disturbance,

- No pole signs, only one 8x8-foot monument sign per lot,
- 20-foot lights to prevent light pollution,
- Reduced lighting during off hours at the car dealership,
- Public address systems to be made inaudible from nearby neighborhoods,
- Wall screens to minimize visibility of HVAC units from adjacent streets.

Other items included in the agreement:

- Common standard elements such as streetlights, bike racks and monument sign structure,
- An on-going quality review committee with neighborhood participation,
- Commitment to work with neighborhoods on alternative uses should car lot not be built on Lot 110,
- Commitments written into Statement of Intent,
- Restrictions as proposed on March 3 regarding usage, signage, lighting, noise, deliveries, sound, HVAC sound-baffling devices,
- Maximum building gross floor area and height reduced if car dealership built,
- Ongoing meetings with neighbors and submission of future C-P plan changes to neighbors prior to submission to the City.

The agreement does not meet past neighborhood recommendations regarding:

- Hiding rooftop HVAC units from sight on all sides and from above,
- Height of pylon signs on car lot 30 to 45 feet high (20 feet recommended),
- No overnight deliveries,
- No public address systems,
- No businesses to remain open 24 hours.
- Lowered speed limit on U.S. 63 (all parties agreed this was beyond the control of the developer).

If you would like to see the full mediation agreement, a copy will be posted on a sign in my front yard, and we plan to post the agreement on the association Web site, www.shepard.missouri.org. You also may contact Acting SBNA Secretary Melissa Booth, Jim Muench, Curtis Altis, Dan Jordan or Sarah Read, the mediator, to view the document.

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