



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
FRANCIS G. SLAY, Mayor

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File No. PDA-063-06-CMP

To: City of St. Louis Planning Commission

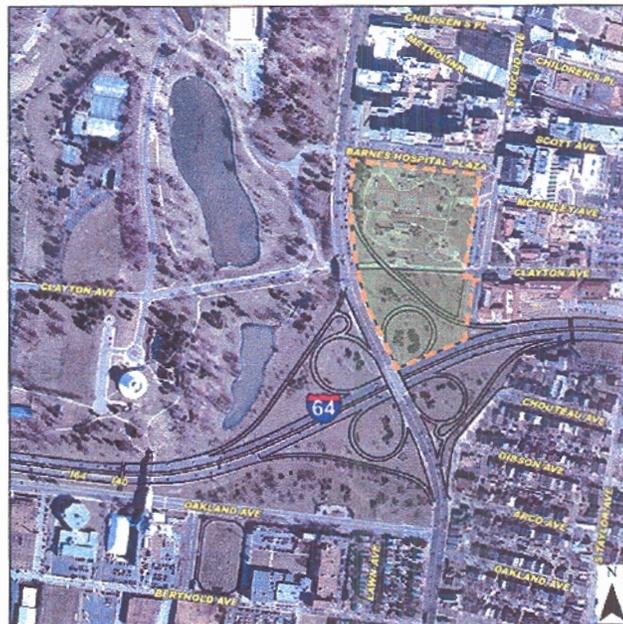
From: Rollin Stanley, Director

Subject: Public Hearing & Resolution for Amendment of the Forest Park Master Plan (1995) – Amendment 3/06 – Portion of Forest Park east of Kingshighway Blvd and north of Interstate 64.

Date: May 3, 2006

Executive Summary

This resolution seeks an amendment requested by the Department of Parks Recreation and Forestry and recommended by the Forest Park Advisory Board to revise the Forest Park Master Plan adopted in 1995 by the Community Development Commission. The Planning Commission is the successor to the Community Development Commission. This would be the third amendment to the Forest Park Master Plan. This amendment is for the section of Forest Park that is east of Kingshighway Blvd. and north of Interstate 64. A portion of this area is currently under lease to Barnes Jewish Hospital. All of it is in City Block 2022.



Background

Procedural:

Ordinance #64687, Section II, states that the adoption of a Comprehensive Plan or of any part, amendment, revision, extension or addition shall be by resolution of the Planning

Commission carried by the affirmative votes of a majority of all the members of the Planning Commission at a regular or special meeting thereof. The Planning Commission shall conduct a public hearing as part of the review and approval process. The original plan and prior amendments were adopted by the Community Development Commission under similar procedures.

The Forest Park Advisory Board created by Ordinance #63769 also has specific authority and responsibilities in regard to the Forest Park Master Plan. Including the following as excerpted from the St. Louis City Revised Code Chapter 3.96 Forest Park Advisory Board:

“The Forest Park Advisory Board shall have the authority and responsibilities set forth as follows:

A. Monitor the implementation of the Master Plan and provide ongoing community input about Forest Park. "Master Plan" as used herein means a Revised Forest Park Master Plan as approved by the Community Development Commission including "Forest Park Master Plan, Goals and Policies" ("Goals and Policies") as approved by resolution of the Board of Aldermen.

B. Oversee and review compliance with the Master Plan and provide review of significant modifications to the Plan, including those made by tenants, outside agencies and the Parks Department...

...D. Conduct a public review of any proposed expansion, modification, replacement, relocation, adaptive re-use, or removal of existing buildings, roads, parking lots, paths, recreation areas or natural areas ("Proposed Physical Changes"). No City Board (including but not limited to the Boards of Estimate and Apportionment, Aldermen and Public Service) commission, agency, or department shall take any action upon any proposed ordinance, contract, permit, appropriation, or other form of authorization of a Proposed Physical Change, until a public review has been conducted.

...After completing such review, the Board shall promptly report to the Mayor, the Director, and the public whether the Board finds:

1. The Proposed Physical Change is significant or minor;

2. The Proposed Physical Change is consistent or inconsistent with the Master Plan, or is not addressed by the Master Plan; and

3. If the Proposed Physical Change is not addressed by the Master Plan, whether the Board considers the Proposed Physical Change beneficial to the Park, or not beneficial to the Park, with stated reasons...

...H. The Board is not authorized and shall not have power to amend or change the Master Plan. The Board may recommend changes to the Master Plan for consideration by the Community Development Commission.”

The Forest Park Advisory Board at its meeting of April 20, 2006 reviewed and approved the attached memorandum (Exhibit A) recommending to the Planning Commission by a vote of 15 to 4 this amendment to the Forest Park Master Plan.

Geography:

The area involved is the section of Forest Park east of Kingshighway Blvd. and north of Interstate 64. A portion of this area is under lease to Barnes Jewish Hospital (BJH) with current uses being a sub-surface garage and a mixture of open spaces, walkways and recreation areas on the surface maintained by BJH. This leased area is; generally bound by Kingshighway Blvd, Barnes Jewish Hospital Plaza, Euclid Ave. and Clayton Ave., and is approximately 9.4 acres and is known in part as the Hudlin Courts Area. Also included in this section of Forest Park and included in the area affected by the amendment is the area between Kingshighway Blvd, Clayton Ave. the southern projection of Euclid Ave., and Interstate 64. Currently the size of the area between Clayton Ave. on the North and Interstate 64 is about 1.4 acres. The acreage of the space between Clayton Ave. and Interstate 64 increases if when the Interstate 64 exit is reconfigured into a more compact interchange. The amendment anticipates that the alignment of the travel and or exit lanes of Interstate 64 will change and that the southern boundary of this amendment correlates with the current location of Interstate 64 or the location of reconstructed travel and exit lanes.

Changes to the Forest Park Master Plan:

The changes to the Forest Park Master Plan (Exhibit B) as specified on page 3 of Exhibit B as items "a." through "d." would allow all of this area of Forest Park east of Kingshighway and north of Interstate 64, including the surface to be developed/used by BJH. This use by BJH would be effective upon the effective date of an Amended and Restated Master Lease between the City and BJH. The Amended and Restated Master Lease would define the "Leased Premises" which will be within the area subject to this amendment to the Forest Park Master Plan.

Items "a" through "d" the changes to the Forest Park Master Plan, shown in Exhibit B are summarized below:

- a. The Plan's prohibition on new buildings in Forest Park, for uses unrelated to existing ZMD institutions, shall not apply to the "Leased Premises" under the proposed Amended Lease between the City and BJH.
- b. The Plan's guiding principle concerning the quantity of no-net-loss-of-open-space shall hereafter be calculated excluding all land east of the west line of Kingshighway and north of 40/I-64. The updated calculations are in Exhibit B.
- c. The Plan's recommendation for the Hudlin Courts Area, Barnes Hospital Plaza, Clayton Road Entrance, Bowl Lake, Jefferson Drive East of Lake and Faulkner Drive shall be revised to allow for: (i) the development of the Leased Premises; (ii) the maintenance of Clayton Avenue in its current condition; (iii) the relocation

of the Hudlin Court improvements to a location designated by the City at such time as the area is developed at the expense of BJH; and (iv) consideration of the installation of bike path access along Clayton Avenue under Kingshighway. These specific revisions are in Exhibit B.

- d. The “Responsibilities and Authority of the Forest Park Advisory Board” and the related approval process for projects in Forest Park shall be modified such that the development of the property leased to Barnes-Jewish Hospital shall be subject to the jurisdiction of a Community Unit Plan and not be within the jurisdiction of the Forest Park Advisory Board, the Forest Park Master Plan or any successor or similar entity or process.

COMMENTS

- This portion of Forest Park was separated from the main body of the park by the rerouting of Kingshighway Blvd.
- The current Barnes Jewish Hospital Plaza (BJHP) and the portion of Euclid south of BJHP were once Kingshighway Blvd. When Kingshighway was realigned this area became separated from the major portion of Forest Park.
- Access was maintained via an underpass of Kingshighway Blvd. for Clayton Ave.
- Development of the surface has been limited to various recreational facilities, ancillary elements of the parking garage and roads/highways.
- The change to the master plan requires the Hudlin Court recreation improvements to be relocated.
- Forest Park, as a park serves a variety of purposes including open space, in its recommendation of this amendment the Forest Park Advisory Board has stated that the proposed changes embodied in both the physical changes to the plan and the proposed Amended Lease and Maintenance Trust Agreement are beneficial to Forest Park.
- Adjacent areas to the North and East are used by a variety of institutions. This area is a logical location for additional development of these uses.

Staff recommends to the Planning Commission that they approve the amendment to the Forest Park Master Plan.

REQUESTED ACTION

That the Planning Commission approves Forest Park Master Plan (1995) – Amendment 3/06 – Portion of Forest Park east of Kingshighway Blvd and north of Interstate 64.

NOW, WITH ALL PROCEDURAL REQUIREMENTS COMPLIED, THEREFORE, BE IT RESOLVED BY THE CITY OF ST. LOUIS PLANNING COMMISSION AS FOLLOWS:

1. The Forest Park Master Plan (1995) – Amendment 3/06 – Portion of Forest Park east of Kingshighway Blvd and north of Interstate 64 is approved.
2. The Director of Planning of the Planning and Urban Design Agency of the City of St. Louis is hereby directed to notify the Board of Aldermen of the City of St. Louis and make any other required notifications of this amendment of the Forest Park Master Plan (1995).

DEPARTMENT OF PARKS, RECREATION & FORESTRY
CITY OF ST. LOUIS

FOREST PARK ADVISORY BOARD

April 20, 2006

PROPOSAL CONCERNING AMENDMENT NO. 04/06-03/06

TO

THE FOREST PARK MASTER PLAN

EXECUTIVE SUMMARY:

The Forest Park Master Plan as adopted by the Planning Commission (formerly Community Development Commission) on December 5, 1995 (Plan) acknowledges that Barnes-Jewish Hospital (BJH) has a lease to operate a parking garage on approximately 9.4 acres which has a remaining term of approximately 44 years (Lease). The surface of the leased area, the Hudlin Courts Area as described in the Plan, contains tennis courts, racquet/handball courts, a playground, picnic facilities and restrooms. The Lease provides for rental payments of \$50,000 plus a portion of the parking revenue. Over the last four years, the Lease has resulted in payments to the City ranging from \$144-150,000 per year.

The Plan as it exists prohibits new buildings in Forest Park that are unrelated to ZMD institutions and has a no-net-loss-of-open-space standard in considering developments in Forest Park. A further policy of the Plan was that the City was not to reduce the level of public funding to Forest Park.

The City and BJH have developed a proposal to revise and restate the Lease and provide for contributions from BJH to a trust dedicated to the maintenance of Forest Park (Maintenance Trust Agreement). The term of the Lease would be extended from the current 44 years to an initial term of 65 years with a 25-year extension option and would be expanded to add approximately 1.4 acres south of Clayton Avenue (Amended Lease). The option to extend the term of the Amended Lease can be exercised at the discretion of BJC except that it may be withheld by the City should BJH be in breach of the Amended Lease. Should land east of Kingshighway and north of Highway 40/I-64 become available as a result of the reconstruction of the interchange with Kingshighway, it will be added to the Amended Lease with the rent increased on the same per acre terms. It is also possible that certain of the land subject to the Amended Lease may be required in connection with the reconstruction of the interchange with Kingshighway; should it be required, such land will be released from the Amended Lease with the rent decreased on the same per acre terms. The

Amended Lease will also provide for an easement for continued vehicular access to Euclid and Kingshighway via Clayton Avenue consistent with the current configuration.

BJH will make lease payments and contributions under the Amended Lease and Maintenance Trust Agreement totaling approximately \$1.6 million per year for the approximately 9.4 acres of the current leased area and another approximately \$240,000 per year for the additional approximately 1.4 acres south of Clayton Avenue which are being added with the Amended Lease. Contributions will be deposited in a Maintenance Trust Agreement which will be structured and dedicated for the maintenance of Forest Park in accordance with the City's maintenance plan, as such plan is updated and revised. In the event that another separate source of long-term, significant public funding for the maintenance of Forest Park is secured, the contributions will be allocated to other City parks.

All parties acknowledge that while the Amended Lease was not addressed in the Plan and is considered a significant change to the Plan, the Amended Lease and the Maintenance Trust Agreement are beneficial to Forest Park in that:

- a. There is an opportunity to maximize the value of underutilized park land for the economic sustainability of Forest Park;
- b. The area is generally not perceived to be a part of Forest Park;
- c. The area is not very easily accessible as park land and for the last 30 years has been primarily used as an underground parking structure;
- d. The remaining 44 year term of the existing Lease yields insignificant economic, recreational and environmental benefits – it is noted that the current income is approximately \$150,000 per year which would yield \$6.6 million over the 44 remaining years of the Lease. Under the Amended Lease the same acreage would yield a minimum of \$67 million, over ten times the current amount.
- e. There is an opportunity to reconstruct the existing public park facilities in one or more areas in which there is a definable need and use for such facilities;
- f. The potential resultant increase in built space in Forest Park is on balance acceptable given the location of the built space and the lack of environmental value of the existing conditions;
- g. BJC HealthCare is the City of St. Louis' largest employer and provides more charity care and financial assistance to patients than any other health system in the State; and
- h. Given the likely decrease in public funds for the maintenance of Forest Park, establishing a dedicated source of funds to maintain Forest Park is in the best interests of Forest Park.

The Forest Park Advisory Board is charged with review of significant modifications to the Plan. The actual amendment to the Forest Park Master Plan will be considered by the Planning Commission after a public hearing early next month. The proposal is also subject to several other approval processes, including ordinance authorization, the Board of Public Service, Planning and Zoning, and bond-related approvals; additional public hearings will be held in connection with these approvals.

BOARD ACTION:

The Department of Parks, Recreation & Forestry requests that the Forest Park Advisory Board publicly review and recommend to the Planning Commission approval of an amendment to the Forest Park Master Plan allowing the Amended Lease and the Maintenance Trust Agreement.

SUMMARY OF THE FOREST PARK MASTER PLAN AMENDMENT RECOMMENDATIONS:

As it pertains to the Amended Lease and Maintenance Trust Agreement, the key recommendations for amendment of the Forest Park Master Plan are as follows:

Effective upon the effective date of the Amended Lease between the City and BJH, and for the term of such Amended Lease and any extension thereof, the Forest Park Master Plan, as amended, shall not apply to the area subject to such Amended Lease and any related easements (collectively, the "Leased Premises"); provided, that in the event of the expiration of the term of the Amended Lease, or any extension thereof, or the early termination of the Amended Lease, the Forest Park Master Plan, as amended, shall again be applicable to the Leased Premises, according to its terms. Specifically, notwithstanding anything in the 1995 Forest Park Master Plan to the contrary:

- a. The Amended Lease shall be authorized and the Leased Premises shall not be subject to the Plan's limitations on new buildings in Forest Park.
- b. The Plan's principle concerning no-net-loss-of-open-space shall hereafter be calculated excluding all land east of the west line of Kingshighway; the balance of built-to-open space shall be based on the status of Forest Park land west of Kinghighway as of 1983.
- c. The recommendations for the Hudlin Courts Area, Barnes-Jewish Hospital Plaza, Clayton Avenue Entrance, Bowl Lake, Jefferson Drive East of Lake and Faulkner Drive in the Plan and all related graphic representations thereof shall be revised to allow for: (i) the development of the Leased Premises; (ii) the maintenance of Clayton Avenue in its current condition; (iii) the relocation of the Hudlin Court improvements to a location designated by the City at such time as the area is developed at the expense of BJH; and (iv) consideration of the installation of bike path access along Clayton Avenue under Kingshighway.
- d. The approval process for the Leased Premises and the development thereof shall not be within the jurisdiction of the Forest Park Advisory Board, the Forest Park Master Plan or any successor or similar entity or process. [add to end of B on page 409 and D on page 413] Hereafter the Leased Premises shall be subject to the continued review and approval processes under existing City charter and ordinances including applicable oversight from Planning and Zoning, the Building Commission, the Planning Commission and the Board of Aldermen.

RESOLUTION:

The Forest Park Advisory Board at its public meeting on April 20, 2006, has reviewed this memorandum, and based on the information herein, recommends to the Planning Commission:

- a. The approval of the above-described amendment to the Forest Park Master Plan;
- b. While the execution of the Amended Lease and Maintenance Trust Agreement will involve Proposed Physical Changes in Forest Park that are significant and not addressed in the Plan, such Proposed Physical Changes are recommended as being beneficial to Forest Park for the numerous reasons listed above; and
- c. This memorandum shall serve as the Forest Park Advisory Board's report to the Planning Commission on Proposed Physical Changes to Forest Park as provided in Section 3.96.00 of the City Code. The memorandum shall also be sent to the Mayor and made available to the public.

FOREST PARK MASTER PLAN
AMENDMENT NO. 03/06
(MODIFICATION OF BJH LEASE)
TO
THE FOREST PARK MASTER PLAN
AND
STRATEGIC LAND USE PLAN

BACKGROUND

Provided By Department of Parks Recreation and Forestry:

The Master Plan as approved by the CDC in December 1995 refers in several places to the desire to limit or prohibit new construction in Forest Park while also acknowledging that there are park areas that are over-utilized and under-utilized and that Forest Park serves as a catalyst “for the continued development and enhancement of the surrounding neighborhoods and business community.” Further, the Master Plan recognizes that in the past, Forest Park was “distressed due to years of declining maintenance budgets and resulting deferred maintenance” and among the Master Plan’s stated policies are the exploration of additional funding sources for daily maintenance and management costs as well as the requirement to:

“Utilize private funds to support park improvements and capital expenditures only:

- a. Upgrade the City’s standards of maintenance and repair so that private and institutional sources of funding are assured of the security of their donations and investments.
- b. The level of public funding should not be reduced.”

Since the Master Plan was adopted, meeting the goal of not reducing the level of public funding has become more and more difficult.

Barnes-Jewish Hospital (“BJH”) has an existing lease with 44 years remaining in its term for approximately 9.4 acres east of Kingshighway. BJH approached the City of St. Louis and its Parks Department seeking an “Amended Lease” with the following modifications to the existing lease: (i) a 46-year extension to the term of that lease; (ii) an immediate expansion of the leased premises to include an additional approximately 1.4 acres south of Clayton Avenue; (iii) a future expansion to cover land regained when the 40/I-64 and Kingshighway intersection is reconfigured south of

Clayton Avenue; and (iv) the right to a dedicated easement in order to continue to have vehicular access to Kingshighway from those sites via Clayton Avenue and Euclid. Based on arms length negotiations and appraisals, representatives of the City and BJH have agreed to the value of the lease extension and expansion and continued vehicular access. Such agreed upon amounts will be deposited in a Maintenance Trust Agreement with an independent trust company and made available as requested by the City to reimburse the City for expenses incurred in maintaining Forest Park in accordance with the City's from time-to-time Forest Park maintenance plan. Under limited circumstances, if other funds are made available on a dedicated basis to Forest Park maintenance, these funds may be used to maintain other parks in the City of St. Louis. Except as provided in the prior sentence, all amounts deposited shall remain in trust until so applied to reimburse the City for maintenance expenses of Forest Park. Any amounts in trust that remain undisbursed for such purpose during any year shall be carried over from time-to-time and year-to-year until disbursed to reimburse the City for such maintenance expenses of Forest Park; any amounts remaining in trust upon termination of the lease shall be released to the City. In this way the City and BJH will dedicate funds contributed in consideration of the lease extension and expansion solely to the maintenance of Forest Park.

AMENDMENT NO. 03/6
(MODIFICATION OF BJH LEASE)

TO

THE FOREST PARK MASTER PLAN

The form of Amendment No. 03/06 of the Master Plan is as follows:

Effective upon the effective date of the Amended and Restated Master Lease between the City and BJH (the "Amended Lease") and the related documents, and for the term of such Amended Lease and any extension thereof, the Forest Park Master Plan, as amended, shall not apply to the area subject to such Amended Lease and any related easements (collectively, the "Leased Premises"); provided, that in the event of the expiration of the term of the Amended Lease, or any extension thereof, or the early termination of the Amended Lease, the Forest Park Master Plan, as amended, shall again be applicable to the Leased Premises, according to its terms. Specifically, notwithstanding anything in the 1995 Forest Park Master Plan to the contrary:

- a. The Plan's prohibition on new buildings in Forest Park, for uses unrelated to existing ZMD institutions, shall not apply to the "Leased Premises" under the proposed Amended Lease between the City and BJH.
- b. The Plan's guiding principle concerning the quantity of no-net-loss-of-open-space shall hereafter be calculated excluding all land east of the west line of Kingshighway and north of 40/I-64. The updated calculations for 1983 and as of January 1, 2006 for the land west of Kingshighway is as follows:

PAGE 130 - E. Forest Park 1983 Area Calculations:
Existing Built and Open Space Areas

<u>Built Areas</u>	Acres	%
Roads and Parking		
Buildings and Structures		
Paths and Sidewalks		
Service Yards		
Paved Recreational		
Sub-Total	278.75	21.88
<hr/>		
<u>Open Areas</u>	Acres	
Passive Green		
Active Green		
Water		
Swales/Tributaries		
Sub-Total	995.31	78.12
Total Area Considered for Open Space Calc.	1,274.06	100.00
<hr/>		
<u>Area Excluded from Open Space Calc.</u>	Acres	
Light Rail & I-64 R.O.W.	85.66	
TOTAL AREA OF PARK	1,359.72	

Note the balance between built and open space is approximately 22% to 78% respectively.

**Forest Park 2006 Area Calculations:
Existing Built and Open Space Areas**

<u>Built Areas</u>	Acres	%
Roads and Parking		
Buildings and Structures		
Paths and Sidewalks		
Service Yards		
Paved Recreational		
Sub-Total	276.22	21.88
<hr/>		
<u>Open Areas</u>	Acres	
Passive Green		
Active Green		
Water		
Swales/Tributaries		
Sub-Total	985.94	78.12
Total Area Considered for Open Space Calc.	1,262.16	100.00
<hr/>		
<u>Area Excluded from Open Space Calc.</u>	Acres	
Light Rail & I-64 R.O.W.	85.66	
Land East of Kingshighway, North of I-64	11.90	
Sub-Total	97.56	
TOTAL AREA OF PARK	1,359.72	

Methodology:

We first established that the area of land located east of Kingshighway was 11.9 acres in area and comprised of 2.53 acres of built space and 9.37 acres of open space. The respective built and open areas were then reduced and the area excluded from the open space calculation increased accordingly.

General Notes:

It should be noted that by taking this area out of the open space calculation we are able to maintain the 1983 balance between open and built space.

The current status of the built and open space stands at 4.42 acre surplus of open space.

- c. The Plan's recommendation for the Hudlin Courts Area, Barnes Hospital Plaza, Clayton Road Entrance, Bowl Lake, Jefferson Drive East of Lake and Faulkner Drive shall be revised to allow for: (i) the development of the Leased Premises; (ii) the maintenance of Clayton Avenue in its current condition; (iii) the relocation of the Hudlin Court improvements to a location designated by the City at such time as the area is developed at the expense of BJH; and (iv) consideration of the installation of bike path access along Clayton Avenue under Kingshighway. The specific section shall be revised to read as follows:

HUDLIN COURTS AREA [pp. 29, 281, 362, 398]

- Barnes-Jewish Hospital shall relocate the lighted racquet sports facilities, children's play areas and other improvements to new locations as designated by the City Parks Department at such time as development by Barnes-Jewish Hospital is scheduled for the courts area.
- Maintain existing improvements to Clayton Avenue allowing vehicular access to Euclid and to Kingshighway.

BARNES-JEWISH HOSPITAL PLAZA [pp. 357 and 396]

- Coordinate with the BJC Hospital complex to redesign the roadway from Euclid to Clayton Avenue, creating a landscaped boulevard entrance and exit for both the park and hospital complex. (completed)
- Reconfigure the four-way Kingshighway intersection to create 90° connections in all directions. (completed)

CLAYTON AVENUE ENTRANCE [pp. 362 and 398]

- Maintain Clayton Avenue and consider adding bike path.

BOWL LAKE [pp. 362, 398 and 400]

- Re-route the bike path to a new crossing at a redesigned Faulkner-Clayton intersection.
- Provide a hard and soft surface trail network with boardwalks and overlooks around the lake, possibly providing an interpretive nature trail system coordinated with the Science Center.
- Improve pedestrian access to Seven Pools.
- Link to the existing entrances at Clayton Avenue and Barnes-Jewish Hospital Plaza.

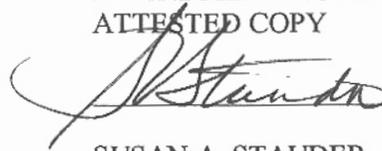
JEFFERSON DRIVE EAST OF LAKE [pp. 362 and 396]

- Maintain Clayton Avenue and consider adding bike path.

FAULKNER DRIVE [p. 397]

- Redesign the portion north east of Jefferson Lake to allow safe street parking on both sides.
 - Redesign the Clayton Road intersection as a four-way stop with improved sight lines, reduced dead space, 90° junctions, and accentuated pedestrian and bike crossing areas.
 - Remove parking from along the entrance drive to the Science Center and consolidate into a redesigned, more efficient parking area adjacent to the building (± 150 cars).
- d. The “Responsibilities and Authority of the Forest Park Advisory Board” and the related approval process for projects in Forest Park shall be modified such that the development of the property leased to Barnes-Jewish Hospital shall be subject to the jurisdiction of a Community Unit Plan and not be within the jurisdiction of the Forest Park Advisory Board, the Forest Park Master Plan or any successor or similar entity or process. [add to end of B on page 409 and D on page 413]

FOREST PARK MASTER PLAN
AMENDMENT NO. 03/06
ATTESTED COPY

 05-10-06

SUSAN A. STAUDER, CHAIRMAN DATE
PLANNING COMMISSION

Approved at City of St. Louis Planning Commission Meeting May 3, 2006
(PDA 063-06-CMP)

FOREST PARK MASTER PLAN
AMENDMENT NO. 03/06
(MODIFICATION OF BJH LEASE)
TO
THE FOREST PARK MASTER PLAN
AND
STRATEGIC LAND USE PLAN

BACKGROUND

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include an additional approximately 1.4 acres south of Clayton Avenue; (iii) a future expansion to cover land regained when the 40/I-64 and Kingshighway intersection is reconfigured south of Clayton Avenue; and (iv) the right to a dedicated easement in order to continue to have vehicular access to Kingshighway from those sites via Clayton Avenue and Euclid. Based on arms length negotiations and appraisals, representatives of the City and BJH have agreed to the value of the lease extension and expansion and continued vehicular access. Such agreed upon amounts will be deposited in a Maintenance Trust Agreement with an independent trust company and made available as requested by the City to reimburse the City for expenses incurred in maintaining Forest Park in accordance with the City's from time-to-time Forest Park maintenance plan. Under limited circumstances, if other funds are made available on a dedicated basis to Forest Park maintenance, these funds may be used to maintain other parks in the City of St. Louis. Except as provided in the prior sentence, all amounts deposited shall remain in trust until so applied to reimburse the City for maintenance expenses of Forest Park. Any amounts in trust that remain undisbursed for such purpose during any year shall be carried over from time-to-time and year-to-year until disbursed to reimburse the City for such maintenance expenses of Forest Park; any amounts remaining in trust upon termination of the lease shall be released to the City. In this way the City and BJH will dedicate funds contributed in consideration of the lease extension and expansion solely to the maintenance of Forest Park.

AMENDMENT NO. 03/6
(MODIFICATION OF BJH LEASE)

TO

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<u>Area Excluded from Open Space Calc.</u>	Acres	
Light Rail & I-64 R.O.W.	85.66	
Land East of Kingshighway, North of I-64	11.90	
Sub-Total	97.56	
TOTAL AREA OF PARK	1,359.72	

Methodology:

We first established that the area of land located east of Kingshighway was 11.9 acres in area and comprised of 2.53 acres of built space and 9.37 acres of open space. The respective built and open areas were then reduced and the area excluded from the open space calculation increased accordingly.

General Notes:

It should be noted that by taking this area out of the open space calculation we are able to maintain the 1983 balance between open and built space.

The current status of the built and open space stands at 4.42 acre surplus of open space.

- c. The Plan's recommendation for the Hudlin Courts Area, Barnes Hospital Plaza, Clayton Road Entrance, Bowl Lake, Jefferson Drive East of Lake and Faulkner Drive shall be revised to allow for: (i) the development of the Leased Premises; (ii) the maintenance of Clayton Avenue in its current condition; (iii) the relocation of the Hudlin Court improvements to a location designated by the City at such time as the area is developed at the expense of BJH; and (iv) consideration of the installation of bike path access along Clayton Avenue under Kingshighway. The specific section shall be revised to read as follows:

HUDLIN COURTS AREA [pp. 29, 281, 362, 398]

- Barnes-Jewish Hospital shall relocate the lighted racquet sports facilities, children's play areas and other improvements to new locations as designated by the City Parks Department at such time as development by Barnes-Jewish Hospital is scheduled for the courts area.
- Maintain existing improvements to Clayton Avenue allowing vehicular access to Euclid and to Kingshighway.

BARNES-JEWISH HOSPITAL PLAZA [pp. 357 and 396]

- Coordinate with the BJC Hospital complex to redesign the roadway from Euclid to Clayton Avenue, creating a landscaped boulevard entrance and exit for both the park and hospital complex. (completed)
- Reconfigure the four-way Kingshighway intersection to create 90° connections in all directions. (completed)

CLAYTON AVENUE ENTRANCE [pp. 362 and 398]

- Maintain Clayton Avenue and consider adding bike path.

BOWL LAKE [pp. 362, 398 and 400]

- Re-route the bike path to a new crossing at a redesigned Faulkner-Clayton intersection.
- Provide a hard and soft surface trail network with boardwalks and overlooks around the lake, possibly providing an interpretive nature trail system coordinated with the Science Center.
- Improve pedestrian access to Seven Pools.
- Link to the existing entrances at Clayton Avenue and Barnes-Jewish Hospital Plaza.

JEFFERSON DRIVE EAST OF LAKE [pp. 362 and 396]

- Maintain Clayton Avenue and consider adding bike path.

FAULKNER DRIVE [p. 397]

- Redesign the portion north east of Jefferson Lake to allow safe street parking on both sides.
- Redesign the Clayton Road intersection as a four-way stop with improved sight lines, reduced dead space, 90° junctions, and accentuated pedestrian and bike crossing areas.
- Remove parking from along the entrance drive to the Science Center and consolidate into a redesigned, more efficient parking area adjacent to the building (+150 cars).

- d. The “Responsibilities and Authority of the Forest Park Advisory Board” and the related approval process for projects in Forest Park shall be modified such that the development of the property leased to Barnes-Jewish Hospital shall be subject to the jurisdiction of a Community Unit Plan and not be within the jurisdiction of the Forest Park Advisory Board, the Forest Park Master Plan or any successor or similar entity or process. [add to end of B on page 409 and D on page 413]