

Downtown Chesterfield

A Unique **21st Century Downtown** for the Saint Louis Region

Concept Plan

October 29, 2024



**THE
STAENBERG
GROUP**
BEYOND DEVELOPMENT™

117 acres

Downtown Park

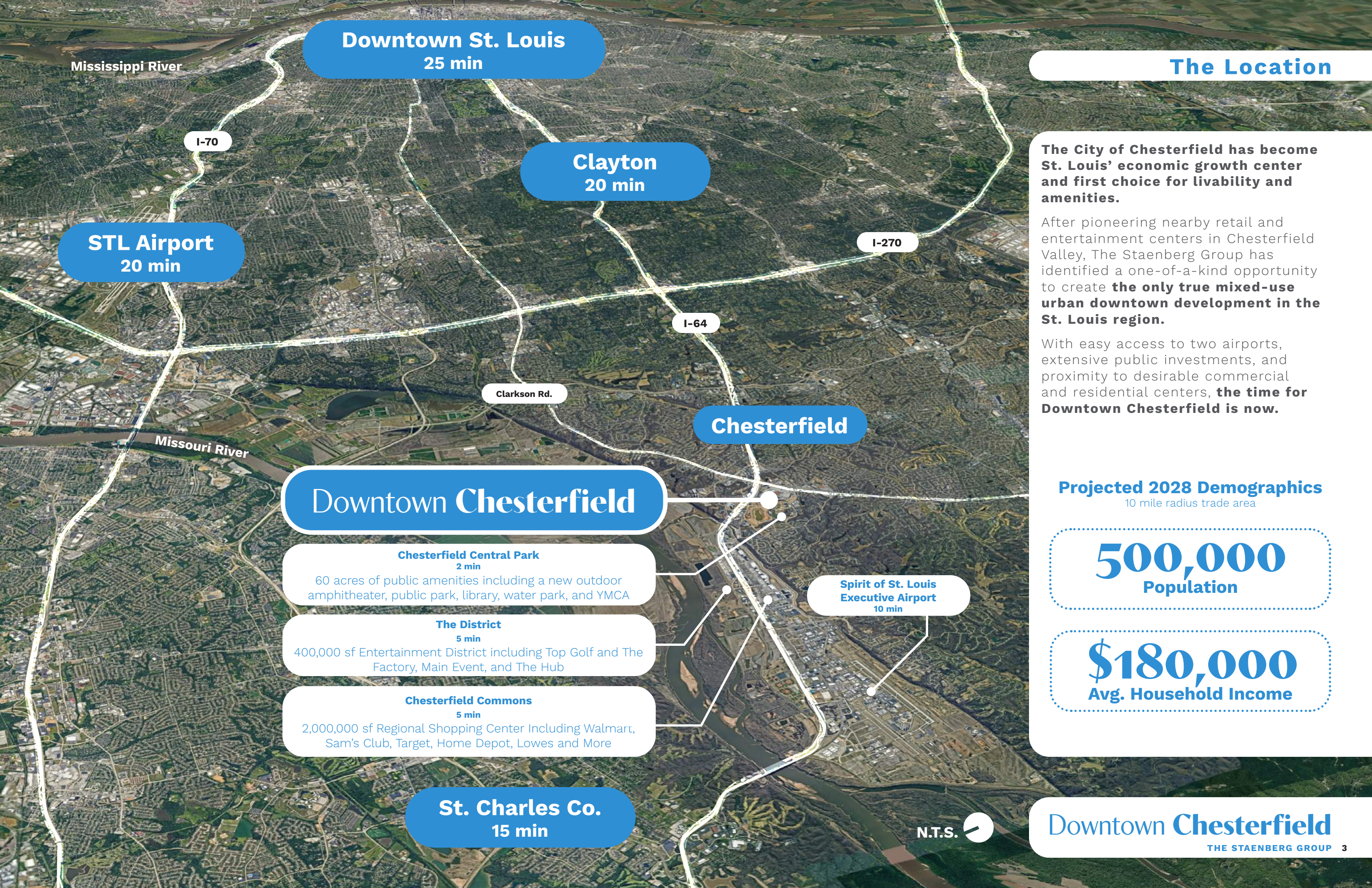
2,500 Residences

250,000 sf of Distinctive Retail

Unlike other mixed use developments being developed throughout the US, **Downtown Chesterfield is a true downtown urban core with high rise office, hotel, retail and residential** uses. A richly landscaped public realm including a 3.15 acre central park at the heart of the development organizes a plan which is home to hundreds of shops, restaurants and corporate headquarters. Thousands of residents, workers and visitors enjoy the vibrant urban setting and regional connectivity with **three interstate access points**.

A bold planning concept **includes a 1.25 mile pedestrian loop** that places all residents and tenants of this district within a 5-10 minute walk of any destination in Downtown Chesterfield. **Pocket parks, jogging trails and bicycle paths are carefully choreographed** throughout the 117 acre site to provide equal access to all areas of Downtown Chesterfield and connectivity to the surrounding community.

With a grid of tree-lined urban streets designed for corporate headquarters, luxury condominiums, upscale apartments, hotels, retail, restaurants and entertainment, **Downtown Chesterfield offers a walkable, safe, and ecologically sustainable urban district** that gives priority to the pedestrian over the automobile. Nine acres of park space, with over 25% of the site dedicated to public plazas and sidewalks, parks, trails, and rain gardens thereby reducing the heat island effect of the development and ensuring its legacy as a new vision for Downtown Chesterfield.



Downtown St. Louis
25 min

Clayton
20 min

STL Airport
20 min

I-64

I-270

Clarkson Rd.

Chesterfield

Downtown Chesterfield

Chesterfield Central Park
2 min
60 acres of public amenities including a new outdoor amphitheater, public park, library, water park, and YMCA

The District
5 min
400,000 sf Entertainment District including Top Golf and The Factory, Main Event, and The Hub

Chesterfield Commons
5 min
2,000,000 sf Regional Shopping Center Including Walmart, Sam's Club, Target, Home Depot, Lowes and More

St. Charles Co.
15 min

Spirit of St. Louis
Executive Airport
10 min

The Location

The City of Chesterfield has become St. Louis' economic growth center and first choice for livability and amenities.

After pioneering nearby retail and entertainment centers in Chesterfield Valley, The Staenberg Group has identified a one-of-a-kind opportunity to create **the only true mixed-use urban downtown development in the St. Louis region.**

With easy access to two airports, extensive public investments, and proximity to desirable commercial and residential centers, **the time for Downtown Chesterfield is now.**

Projected 2028 Demographics
10 mile radius trade area

500,000
Population

\$180,000
Avg. Household Income





Chesterfield Parkway



Olive Road

Clarkson Road

Existing Site



Dillard's
The Style of Your Life.



★ macy's

Sears



Chesterfield Parkway W

Downtown Chesterfield

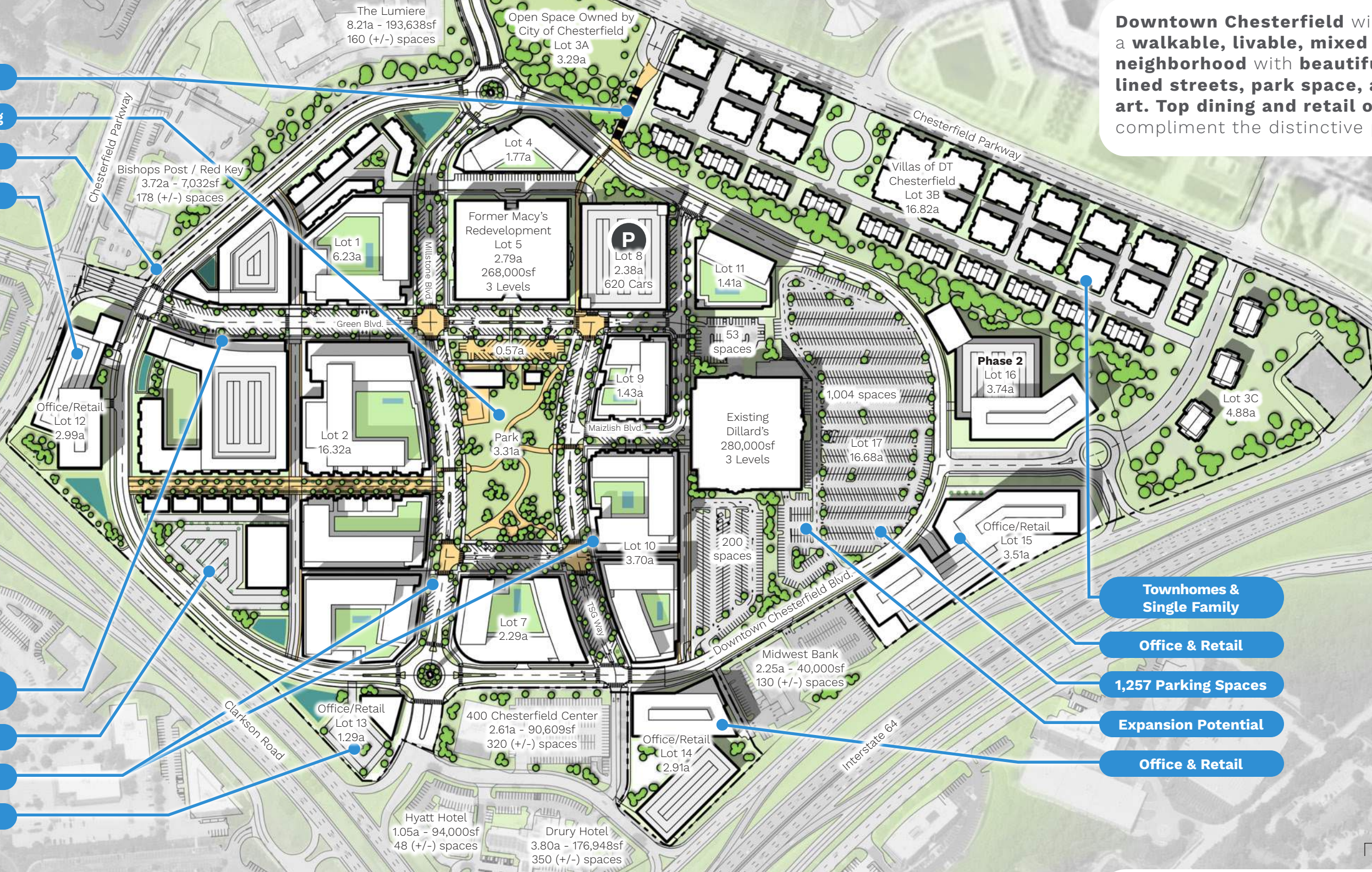
The Plan

Downtown Chesterfield will be a **walkable, livable, mixed use neighborhood** with **beautiful tree-lined streets, park space, and public art**. **Top dining and retail options** will compliment the distinctive public realm.

- Pedestrian Connectivity
- Active Park Programming
- 1.25 Mile Loop Trail
- Office & Retail

- Street Parking for 380 Cars
- Retail
- Retail Street
- Pad Retail

- Townhomes & Single Family
- Office & Retail
- 1,257 Parking Spaces
- Expansion Potential
- Office & Retail



Connectivity Plan

In addition to the amenities within the Downtown Chesterfield Neighborhood, numerous City of Chesterfield public amenities are a short walk away

Family Aquatic Center
15 min Walk

.75 mile Lake Path

Amphitheater and Park
12 min Walk

YMCA
12 min Walk

Library
10 min Walk

Wildhorse Village
10 min Walk

.75 mile Lake Path

St. Charles - 15 min

I-64 &
Chesterfield Pkwy W

Clarkson Rd &
Chesterfield Pkwy E to
I-64 Interchange

Easy car access
from three major
interchanges

I-64 & Clarkson / Olive

Clayton - 20m
Downtown St. Louis - 25 min

STL Airport - 20 min

Park the car and Explore.

With the **entire neighborhood within a five minute walk**, and nearby City of Chesterfield public amenities just ten minutes away, **all of Downtown Chesterfield is close and accessible.**

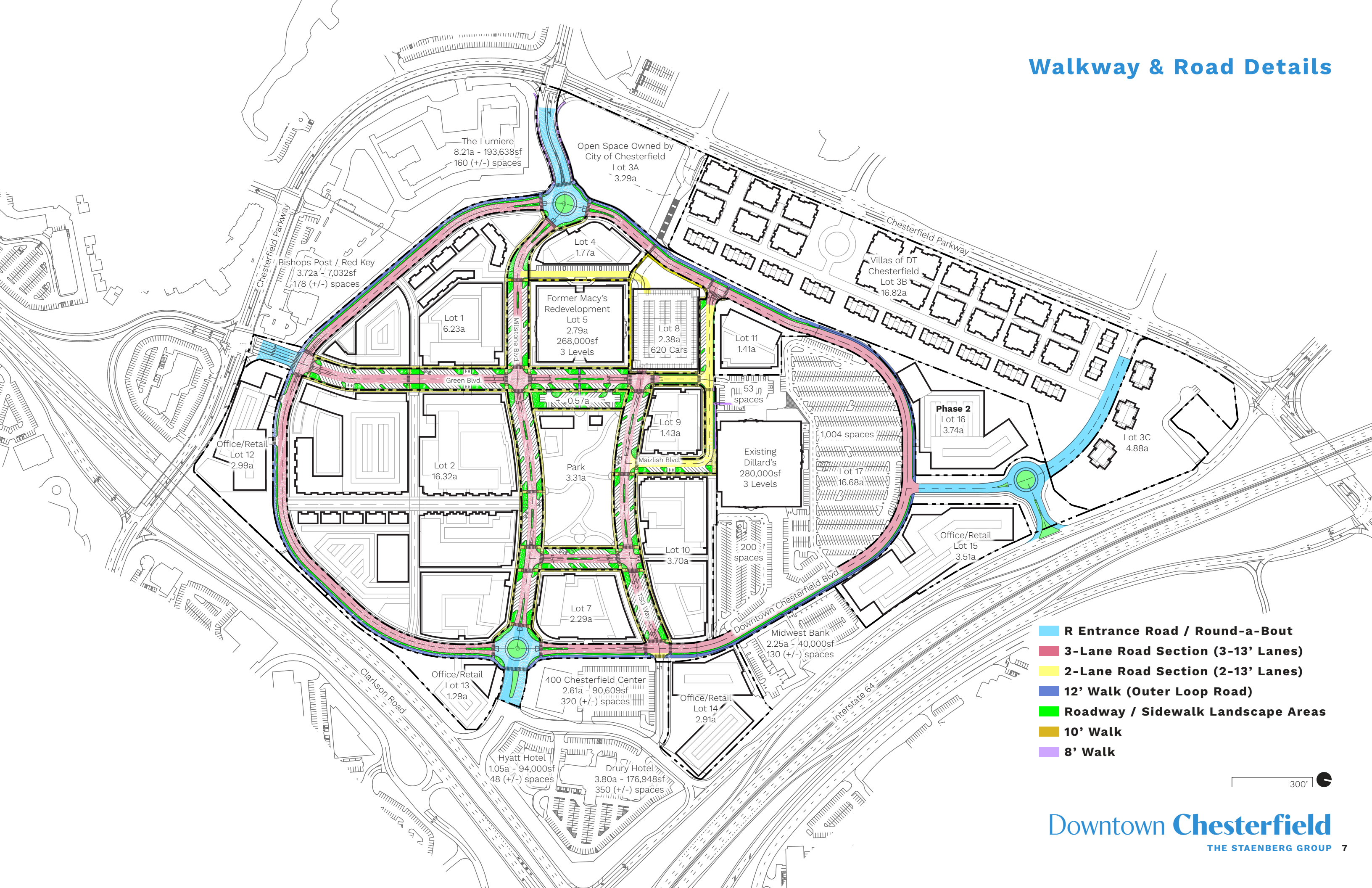
Miles of tree-lined sidewalks, dining, shopping, and park space encourages visitors and residents to explore and relax.

500'

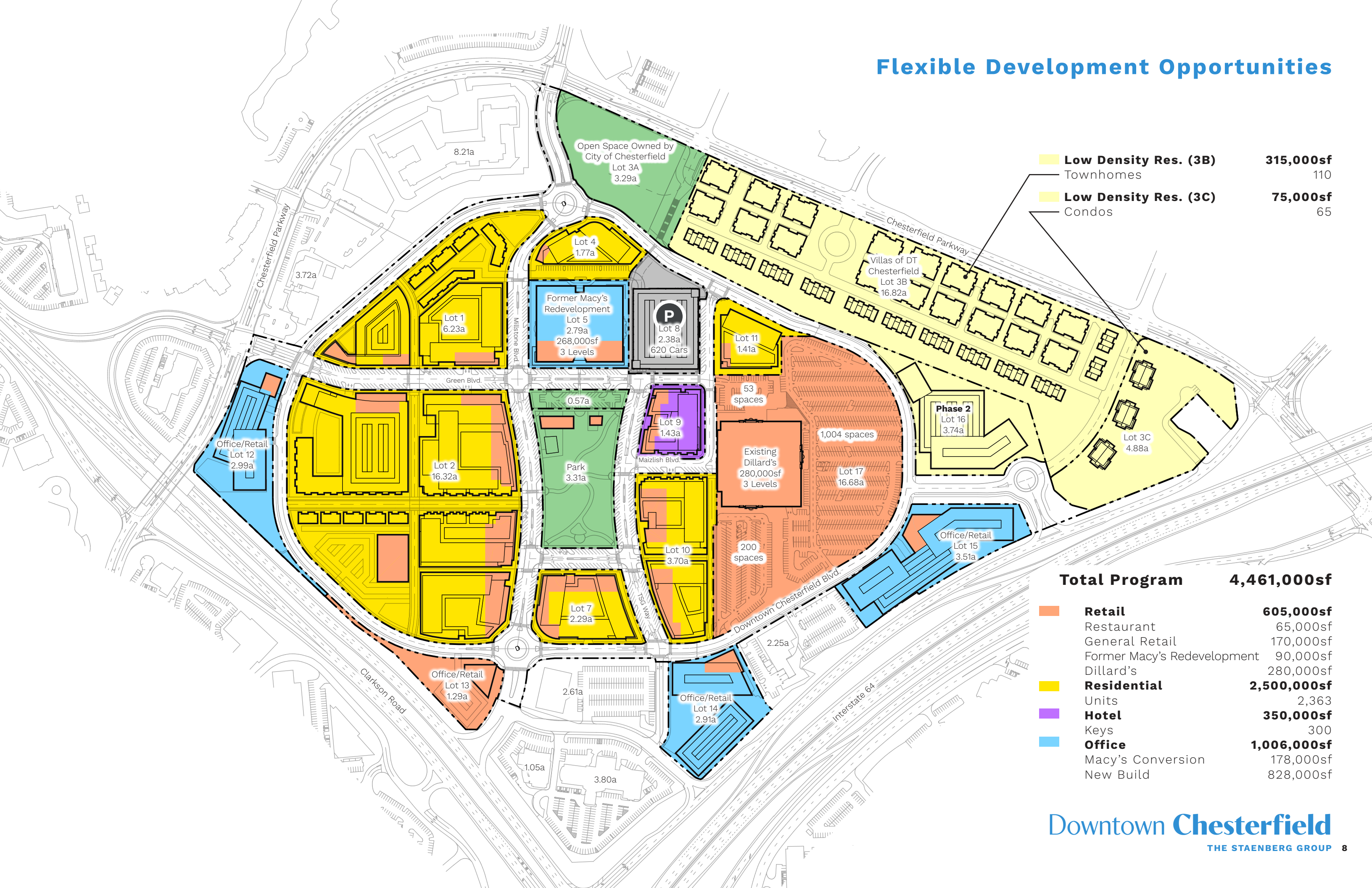
Downtown Chesterfield

THE STAENBERG GROUP 6

Walkway & Road Details



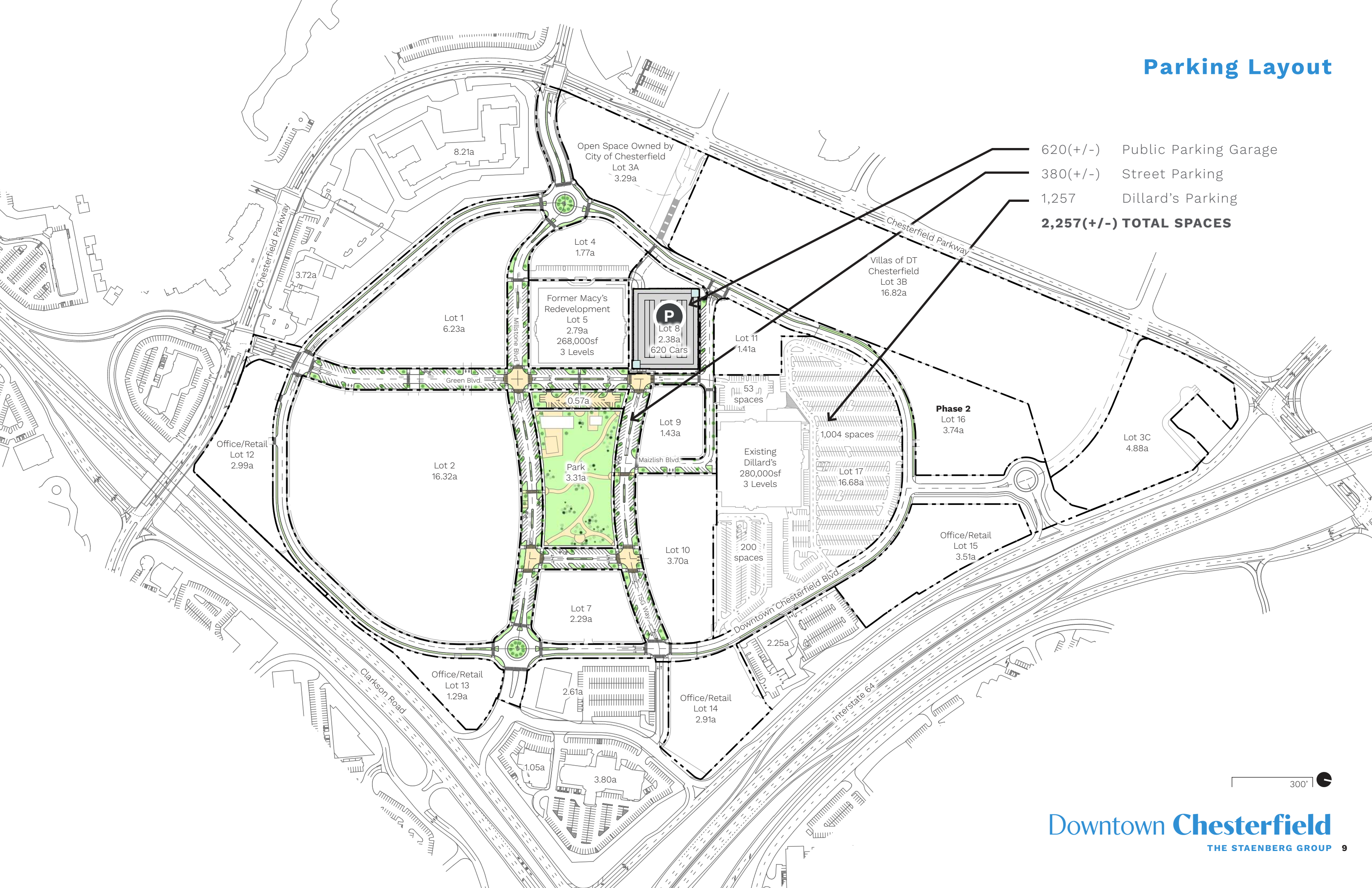
Flexible Development Opportunities



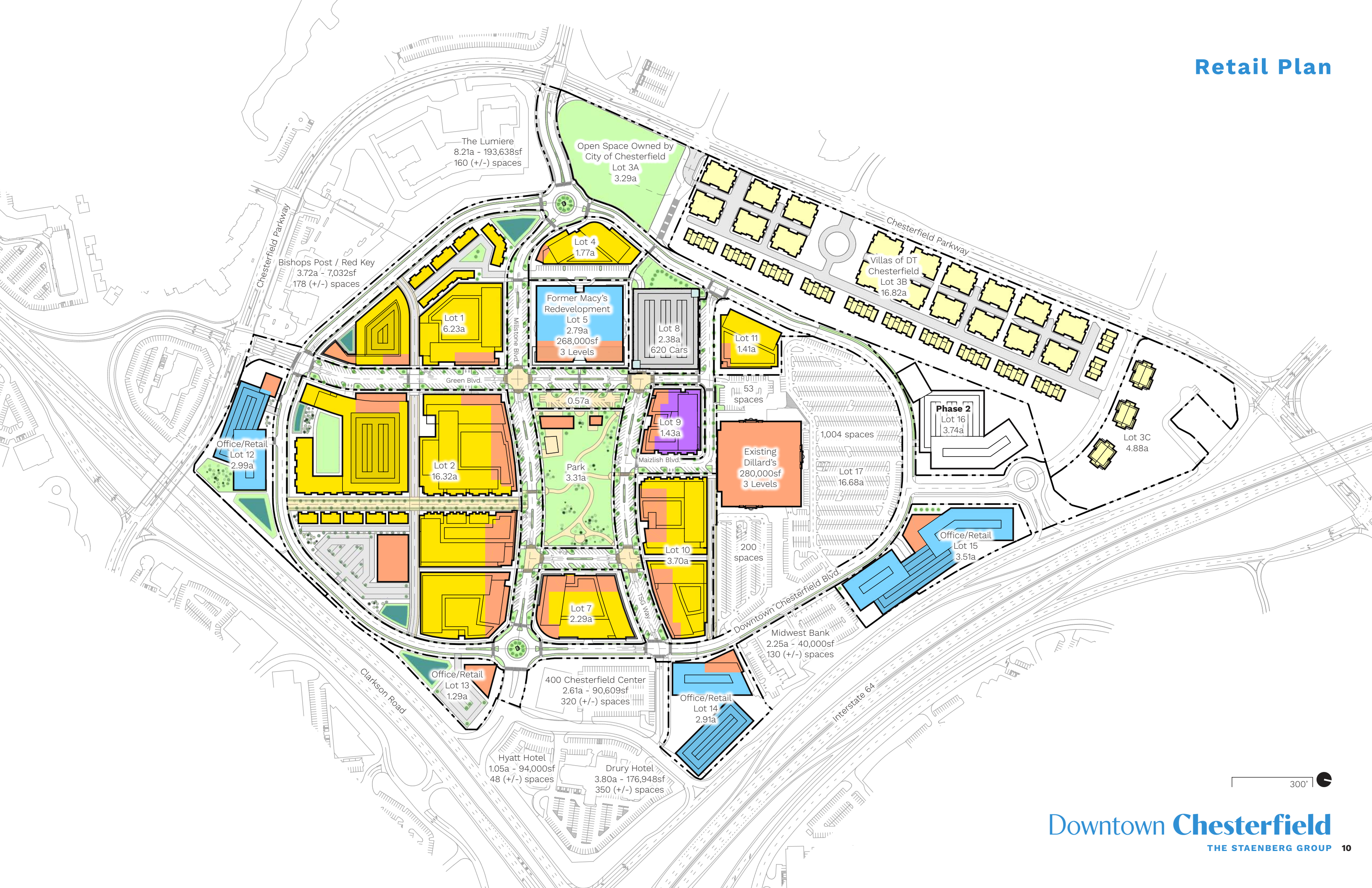
Low Density Res. (3B)	315,000sf
Townhomes	110
Low Density Res. (3C)	75,000sf
Condos	65

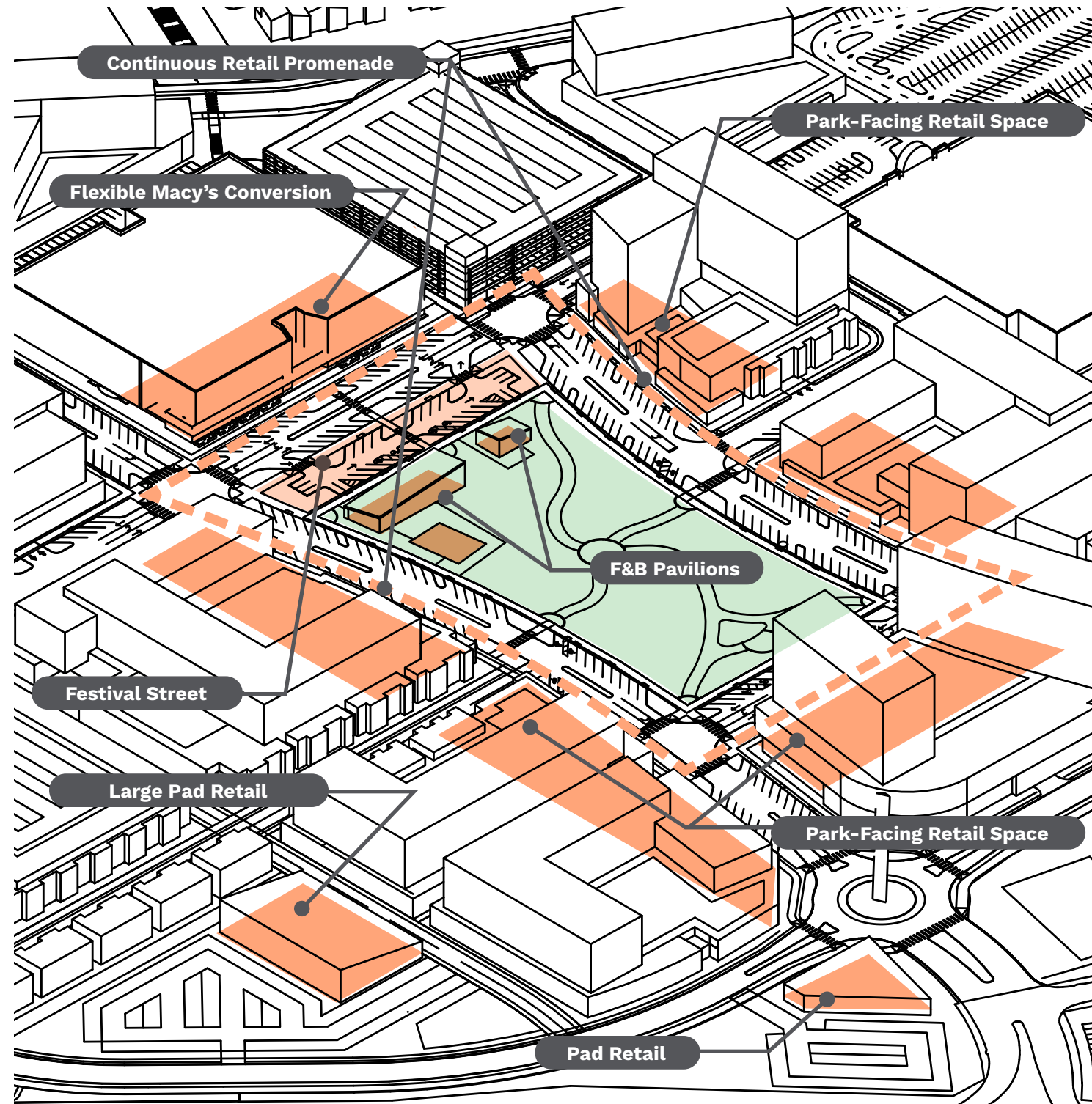
Total Program		4,461,000sf
Retail		605,000sf
Restaurant		65,000sf
General Retail		170,000sf
Former Macy's Redevelopment		90,000sf
Dillard's		280,000sf
Residential		2,500,000sf
Units		2,363
Hotel		350,000sf
Keys		300
Office		1,006,000sf
Macy's Conversion		178,000sf
New Build		828,000sf

Parking Layout



Retail Plan





Curated Retail Concept

Downtown Chesterfield will be the premier Retail Destination in St. Louis for both boutique local businesses, and top national brands.

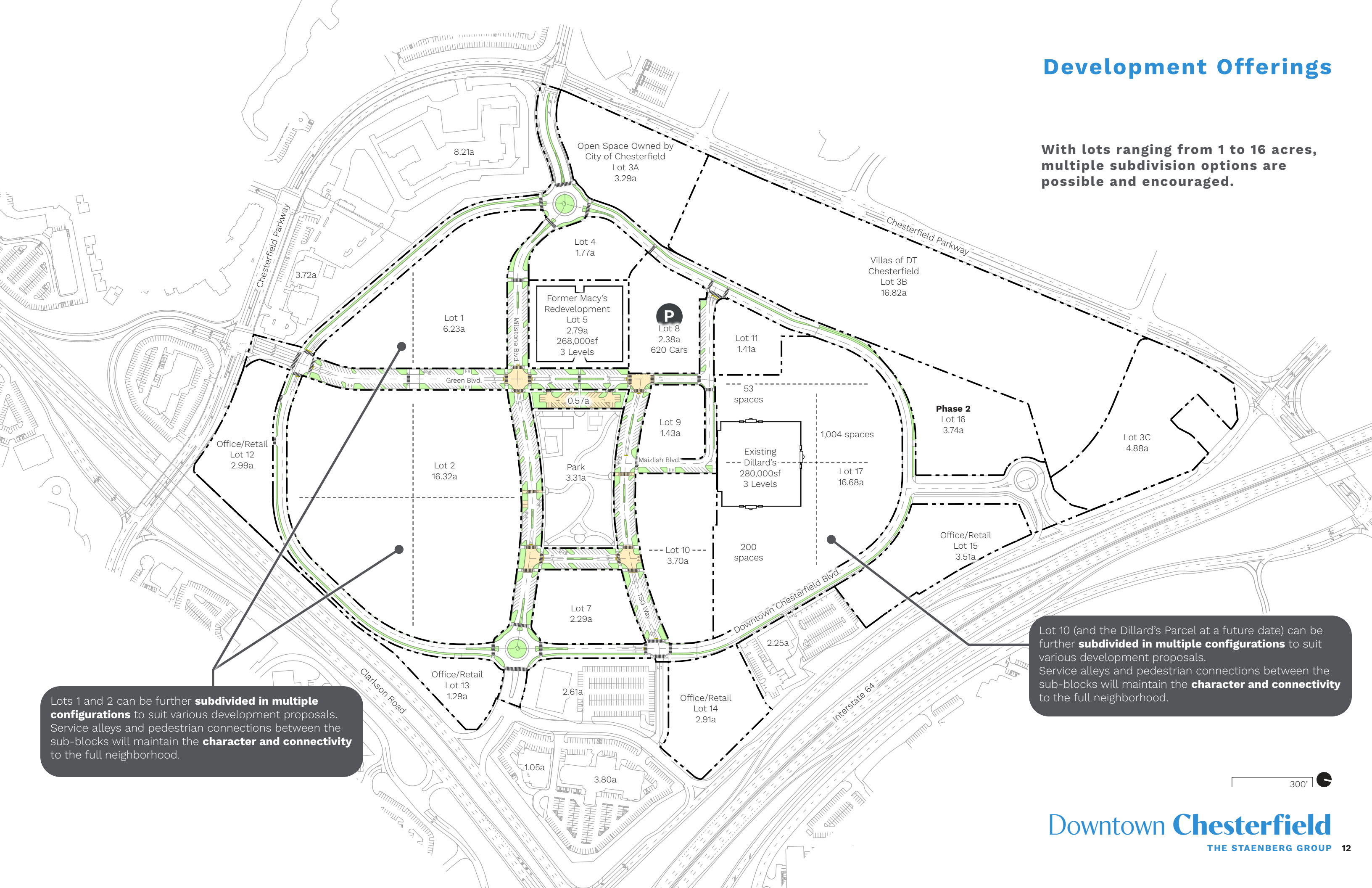
The Staenberg Group will own and **curate the retail and restaurant suites to create a cohesive and robust neighborhood** that serves both residents and regional patrons.

Unique opportunities such as the park pavilions, grocery, pad retail, and signature Macy's building conversion, **create diverse offerings for all scales and services.**



Development Offerings

With lots ranging from 1 to 16 acres, multiple subdivision options are possible and encouraged.



Lots 1 and 2 can be further **subdivided in multiple configurations** to suit various development proposals. Service alleys and pedestrian connections between the sub-blocks will maintain the **character and connectivity** to the full neighborhood.

Lot 10 (and the Dillard's Parcel at a future date) can be further **subdivided in multiple configurations** to suit various development proposals. Service alleys and pedestrian connections between the sub-blocks will maintain the **character and connectivity** to the full neighborhood.

300'

Site Development Concept Plan (SDCP)

- 1. Public Parking Garage** - Proposed 620 parking spaces. Access points from Chesterfield Parkway and Park side.
- 2. Street Parking** - +/- 380 public street parking spaces.
- 3. Macy’s Building** - Existing three (3) level building at 268,500sf. Proposed conversion to office space with first floor retail across from the park.
- 4. Dillard’s Building** - The building is 280,000sf and connects to development at Dillard’s second level. Site is 16.7 acres with 1,257 parking spaces and will have cross access rights and cross parking rights.
- 5. Roadway Sections**
 - Roundabouts - Located at main Clarkson entrance, Chesterfield Parkway entrance by Macy’s and at Twist/Dillard’s parcel (Phase 2) for connectivity to Sachs.
 - Outer ring road will circle entire Phase 1 site including the Dillard’s parcel.
 - 3-Lane Road Section (13’ lanes).
 - 2-Lane Road Section (13’ lanes).
- 6. Pedestrian Sections**
 - Bike trail along outer loop road (12’wide) at 1.25 miles.
 - Developer sidewalks at 8’ throughout development parcel. Developers will extend sidewalks on their parcels.
 - Pedestrian pathways to be located throughout the development.
- 7. Future Subdivide** - Lots 1 & 2 can be further subdivided to accommodate various parcel

configurations. Subdivided parcels will be required to include pedestrian pathways and rear building access and is accomplished with an ASDCP and SDSP submittal.

- 8. Parkway Lot 3A** - Parcel limited to greenspace and can be dedicated to the City for “recreational” facility and grand staircase providing pedestrian connectivity to Central Park with opportunity for future development.
- 9. Public ROW** - Dedicate approximately 16.49 acres to the City for Public ROW including roads, sidewalks, street parking, bike path, etc. Park (3.31 acres) and Public Garage (2.39 acres) will remain private with an easement for public use.
- 10. Revisions to SDCP** - All changes to infrastructure, roads, parcel configuration, etc. will require an Amended Site Development Concept Plan (ASDCP).

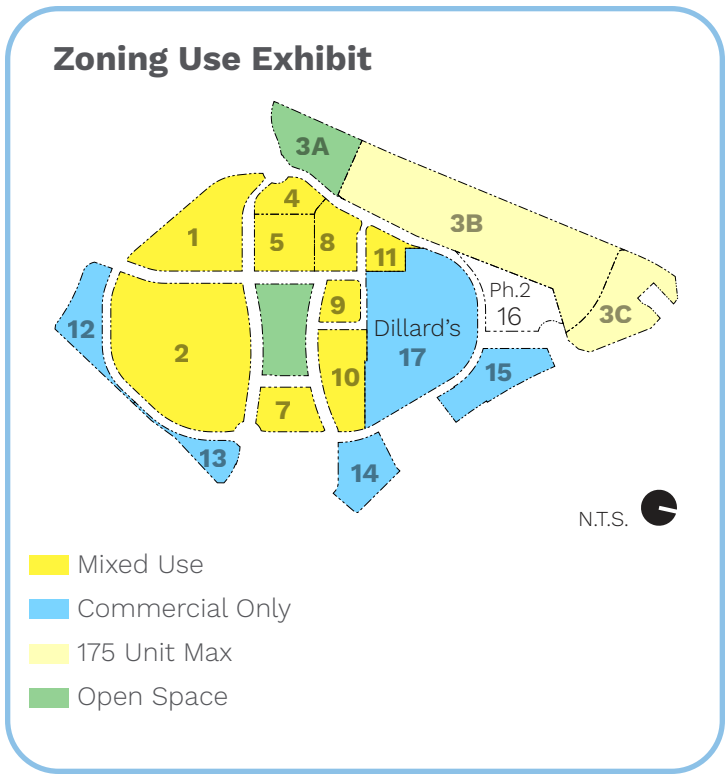
Zoning Requirements

- 1. Use** - Planned Commercial & Residential (PC&R) mixed-use
- 2. Retail** - Ground floor retail required within buildings facing park
- 3. Parcel Programming** - All parcels can be used for residential, office or commercial except for lots 12-15 which can only be used for commercial.
- 4. Commercial** - Maximum commercial shall not exceed .75 Floor Area Ratio (FAR) calculated on an overall basis (not on a lot-by-lot basis).

- 5. Residential** - Maximum residential shall not exceed 2,363 units on Phase 1 Property and 175 units on the Sachs Property. No residential allowed on lots 12-15.
- 6. Hotel** - Maximum number of hotel or lodging rooms is 300 not to exceed 350,000sf.
- 7. Dillard’s Parcel** - Limited to commercial uses (department store with surface parking) with maximum of 280,000sf. Redevelopment of parcel requires compliance with PC&R zoning requirements.
- 8. Building Height** - 200 feet or 15 stories, whichever is more.
- 9. Setbacks** - None. Build-to-line is permitted subject to easement areas.
- 10. Open Space** - Park plus Lot 3A. (See Zoning Exhibit)
- 11. Private Parking** - Parking Garage access is permitted only from service alleys and streets not facing park.
- 12. Loading/Services** - From outer loop road and service alleys
- 13. Public Retail Parking** - 1,000+/- retail parking spaces are provided by the public parking garage and street spaces
- 14. Parking Ratio Requirements**
 - Retail/Restaurant 4/1000sf
 - Grocery 5/1000sf
 - Office 3/1000sf
 - Residential 1.5 / unit
 - Hotel .8 / key
- 15. Pedestrian Connectivity** - Sidewalks are required along all streets and connections to existing sidewalks. Sidewalks and pedestrian

path/bicycle path must provide connectivity to all parcels.

- 16. Public Improvements** - Internal streets, utilities, street parking, pedestrian path and bike trail will be dedicated to the City.
- 17. Special Business District (SBD)** - The City will impose a SBD tax of up to \$0.85/\$100 assessed valuation to cover the cost of maintenance, replacement, etc. of the public improvements.
- 18. General Improvement Fee (GIF)** - A one percent (2%) sales tax add will be imposed on all retail/restaurant sales.



Key Site Features

**620 Space Public
Parking Garage**

**300 Key Hotel
Opportunity**

Retail Streets

**Downtown
Chesterfield Park**

**Walk to
Chesterfield
Central Park**

Dillard's Parcel

**Townhome
Living**

**Flexible Mixed-Use
PC&R Zoning**

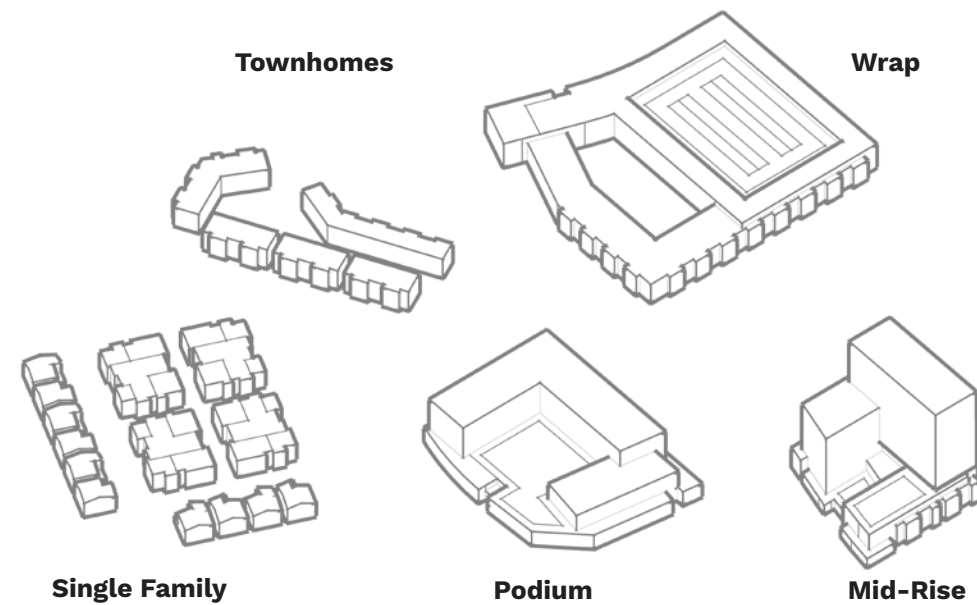
**393 On-Street
Public Parking
Spaces**

1.25 Mile Active Loop Trail

**268,000 Macy's Store
Commercial Conversion
Opportunity**

**Timeless
Architecture**

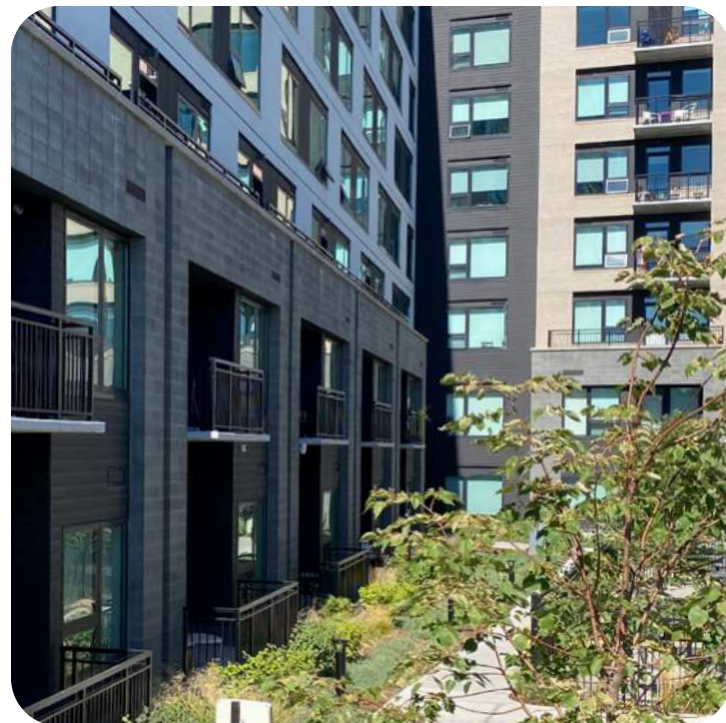
Diverse & Multigenerational Housing Options



Downtown Chesterfield is programmed to offer the **most diverse and attractive living options** in the region.

From young professionals to empty-nesters, the plan is designed to **serve all ages and living styles** in order to foster a robust neighborhood.

The parcels have been planned with **flexibility for all construction types and densities** from single family homes to mid-rise lofts. **There is a living style available for everyone in Downtown Chesterfield.**





Downtown Chesterfield

THE STAENBERG GROUP 16



Downtown **Chesterfield**

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