



OLIA VILLAGE

THE HEART OF CREVE COEUR



PLANNING & ZONING 09.18.2023

WE LISTENED,

WORKED WITH CITY STAFF TO
BUILD CONSENSUS ON ISSUES,

ADJUSTED
OUR PLAN

GREAT
RESULTS



HEAR FROM OUR TEAM OF EXPERTS...

- MAXIMIZED DEPTH OF UNDISTURBED NATURAL BUFFER
- ADDED BUFFER DENSITY & PLANTINGS
- REMOVED NATURE TRAIL TO MAINTAIN THE BUFFER ZONE DENSITY
- MITIGATED LIGHTING AND NOISE
- SLOWED & IMPROVED STORM WATER
- REMOVING FEWER TREES
- ADDED SHARED USE PATH LOOP
- PROVIDED CONNECTIVITY AT OLIVE AND LINDBERGH



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CHRIS STRITZEL

VICE PRESIDENT

CRAWFORD, MURPHY & TILLEY

DEVELOPMENT CIVIL ENGINEER



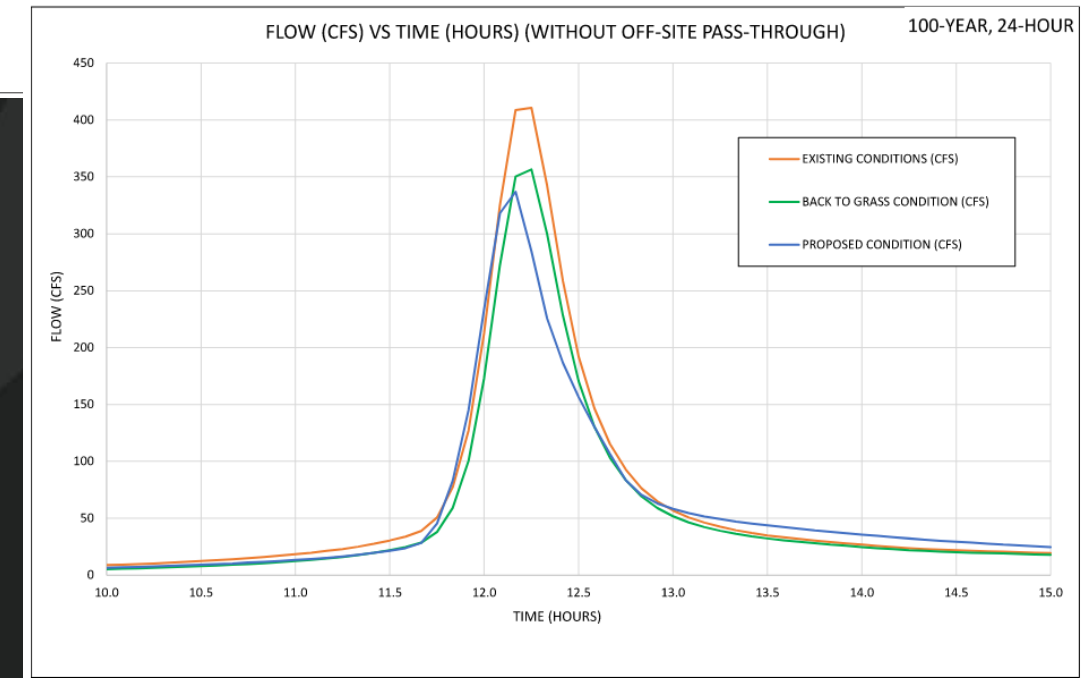
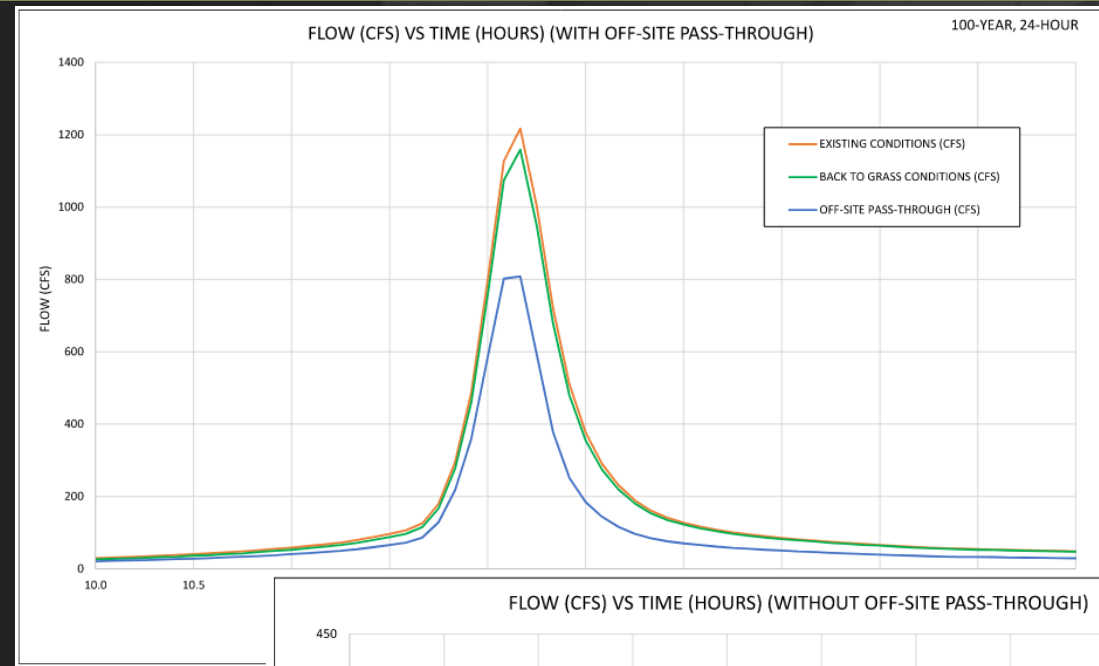
- INCREASED UNDISTURBED BUFFER DEPTH:
 - NEW BUFFER SETBACK = 40'
 - NEW RETAINING WALL = 40'
 - RESIDENTIAL BUILDING SETBACK 50' (40' + 10')
 - COMMERCIAL BUILDING SETBACK 75' (40' + 35')

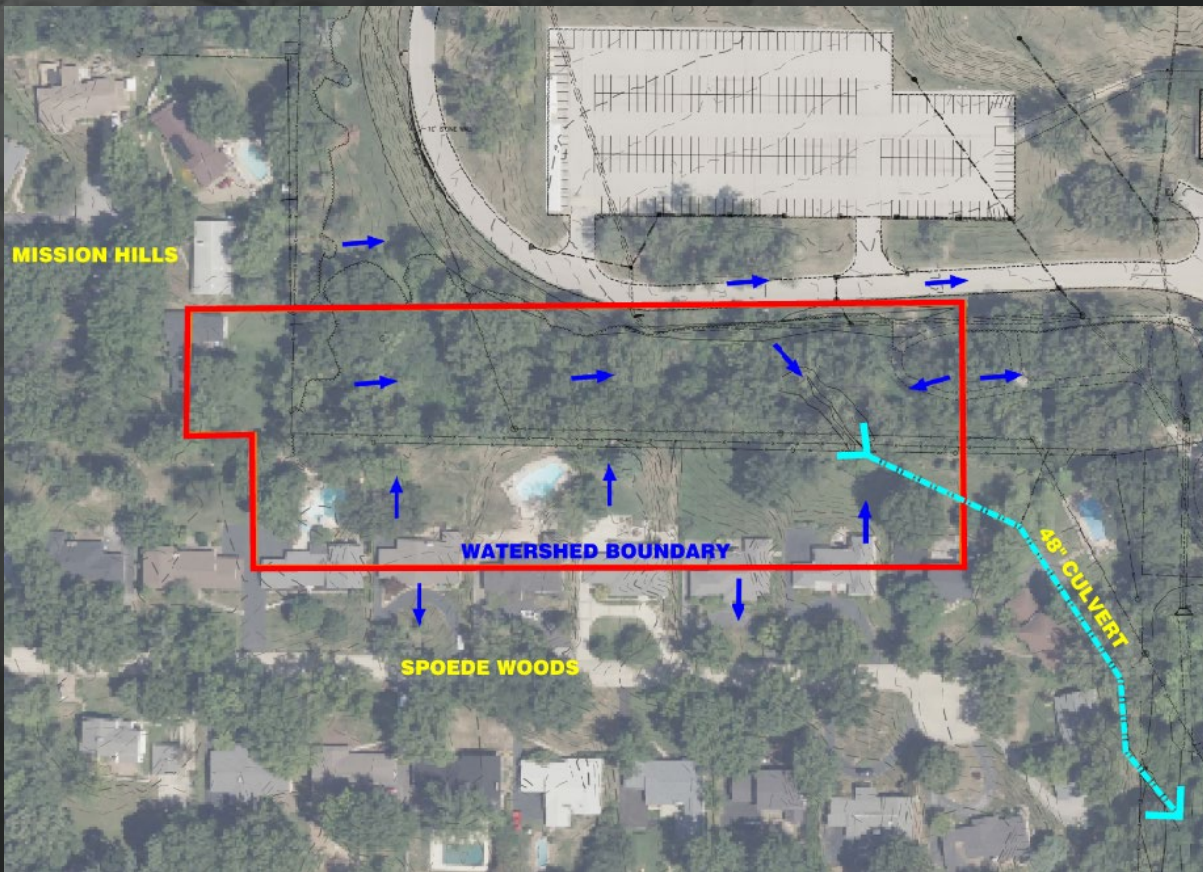


- PHASED CONSTRUCTION APPROACH
- LAND DISTURBANCE PERMITS (CITY & STATE)
- TEMPORARY EROSION CONTROL MEASURES
- PROTECT NATURAL BUFFERS
- PERMANENT VEGETATION



- STORMWATER DISCHARGES CONTROLLED BY MSD
- MSD REGULATIONS = “BACK TO GRASS”
- TOTAL WATERSHED SIZE:
 - ON-SITE = +/- 95.8 ACRES
 - OFF-SITE = +/- 131.6 ACRES
 - OFFSITE = 66% OF TOTAL FLOW
- OLIA ONLY PEAK FLOW:
 - CURRENT = +/- 410 CFS
 - ALLOWABLE = +/- 355 CFS
 - PROPOSED = +/- 340 CFS
 - +/- 17% REDUCTION FROM TODAY





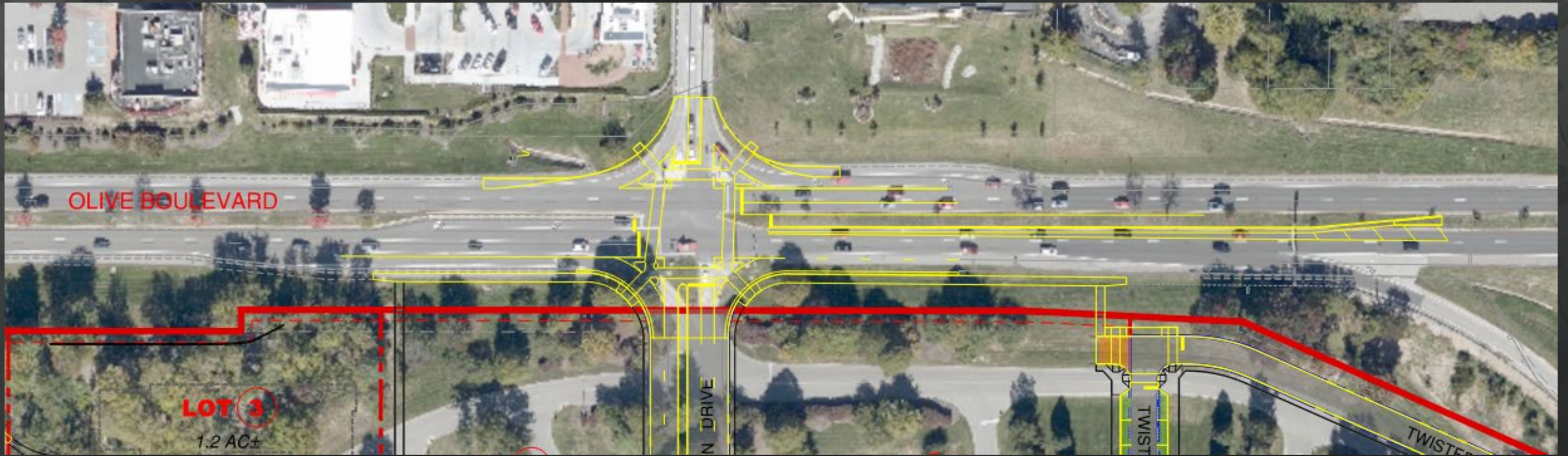
EXISTING:

- 4.14 ACRE WATERSHED
- 9.10 CFS RELEASE RATE

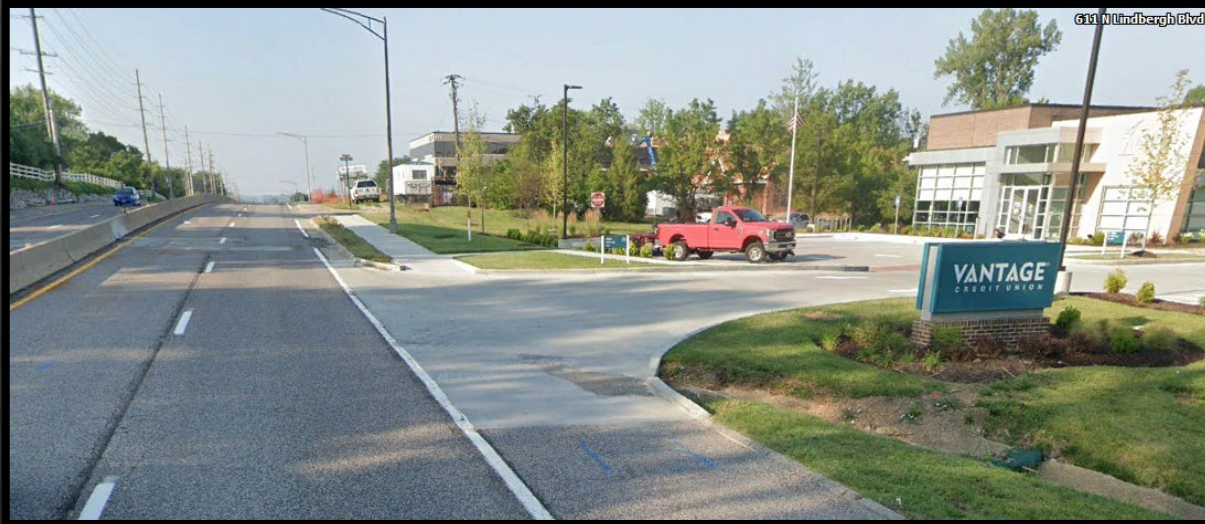
48" CULVERT = 144 CFS CAPACITY

PROPOSED:

- 2.86 ACRE WATERSHED
- 6.91 CFS RELEASE RATE
- **+/- 25% REDUCTION**



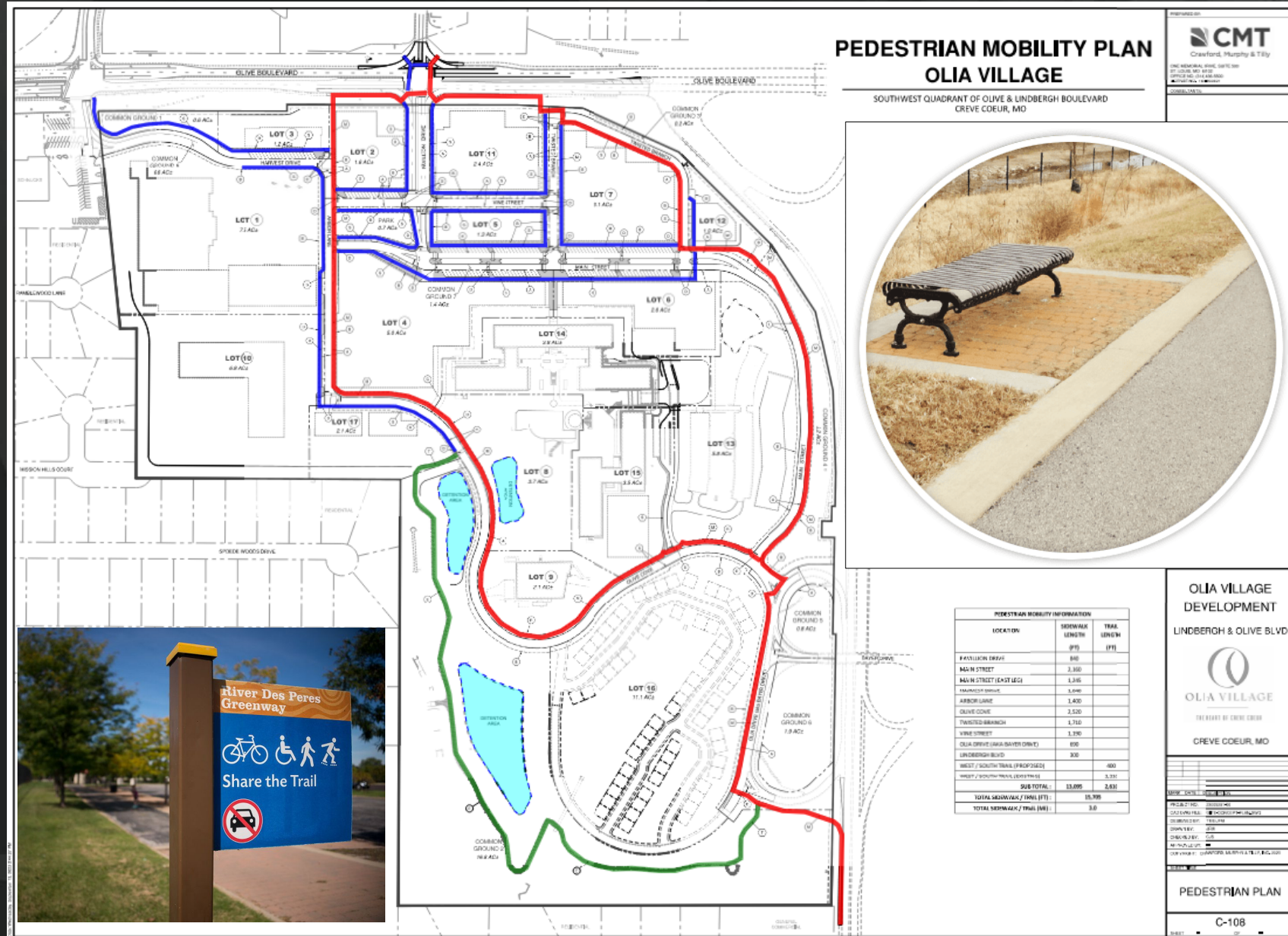
- UPGRADES AT OLIVE BOULEVARD & PAVILION DRIVE:
 - SINGLE 500' LONG LEFT TURN LANE
 - PEDESTRIAN CROSSINGS AT ALL 4 QUADRANTS
 - NEW MODERNIZED TRAFFIC SIGNALS
 - PROVIDE SHARED-USE PATH TO NORTH FOR FUTURE CONNECTIVITY



- UPGRADES TO LINDBERGH PED ACCESS:
 - PROVIDE SHARED-USE PATH TO SOUTH FOR CONNECTIVITY TO EXISTING WALKS
 - UPGRADE LINDBERGH SHOULDER FROM OLIA VILLAGE TO VANTAGE CREDIT

UPDATES TO PED PLAN:

- **SHARED USE PATH LOOP**
 - LIGHTING & AMENITIES
 - MIN 8' WIDE CONCRETE
 - 5,835 LF
- **NATURE TRAIL**
 - NATURAL & UNDISTURBED
 - MIN 8' WIDE GRAVEL
 - 2,610 LF
- **INTERNAL SIDEWALKS**
 - MIN 6' WIDE CONCRETE
 - 7,370 LF





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TOBIAS HEDDINGHAUS

PRINCIPAL

GRAY DESIGN GROUP

DEVELOPMENT ARCHITECT



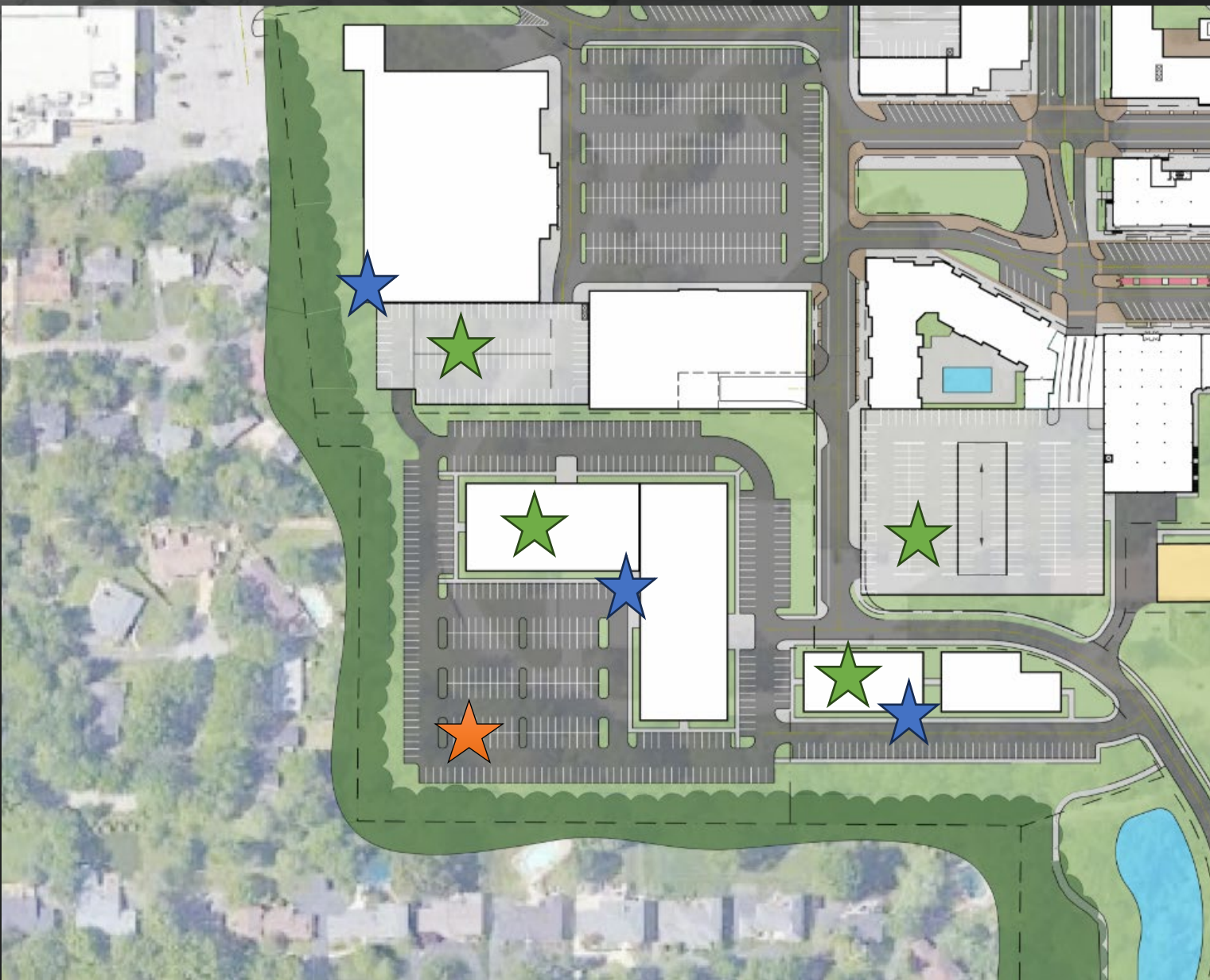


- MAIN STREET CONNECTIVITY TO TRAIL SYSTEM
- ENCOURAGES TRAIL USERS TO ENGAGE THE “HEART OF OLIA VILLAGE” AT MAIN STREET
- CONNECTS TO VILLAGE GREEN AT THE WEST END

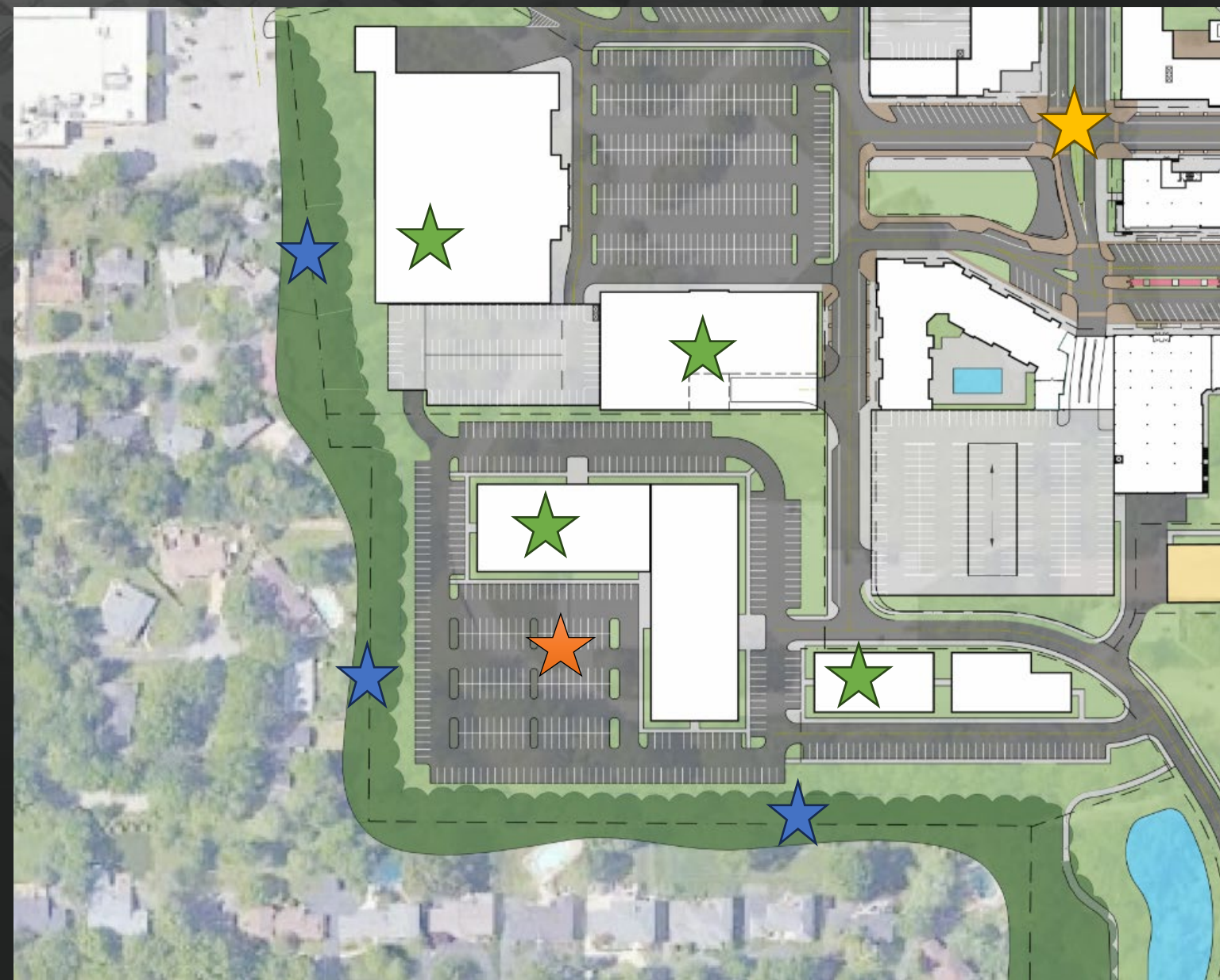


VILLAGE GREEN

- POCKET PARK PROVIDES URBAN OPEN SPACE
- PUBLIC ART & SHADE STRUCTURES
- EXTENSION OF NEARBY OUTDOOR DINING
- FLEXIBLE DESIGN TO ALLOW FOR OUTDOOR EVENTS
- PUBLIC RESTROOMS IN ADJACENT RESTAURANTS & APARTMENT LOBBY



- LIMIT FAÇADE LIGHTING ON SOUTH AND WEST ELEVATIONS
- FULL CUT OFF PARKING LOT FIXTURES
- STANDARDIZE WARM COLOR TEMPERATURE (“NON-BLUIISH” LIGHT)
- UTILIZE OCCUPANCY SENSORS TO TURN OFF OR DIM INTERIOR LIGHTING



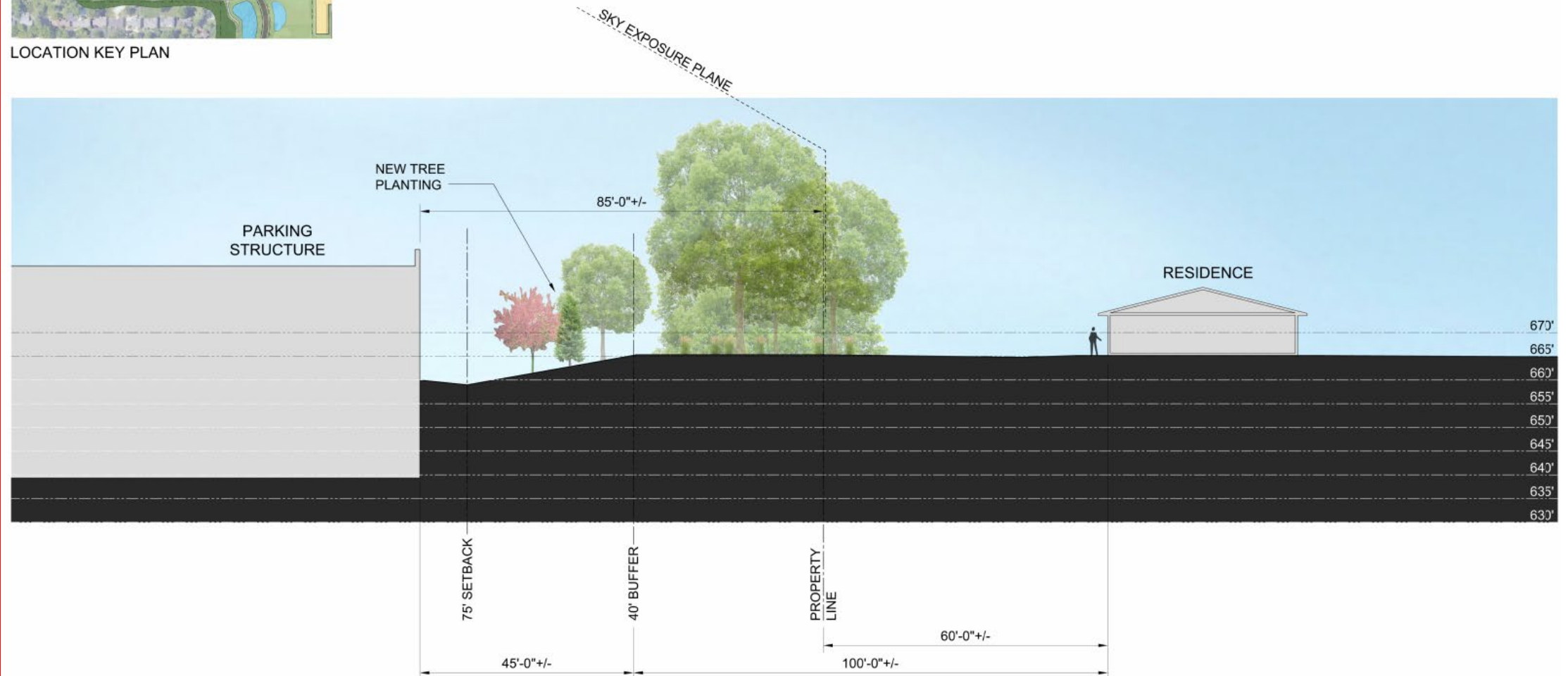
- HIGHEST DENSITY TO THE NORTHEAST CORNER OF SITE
- ADDITIONAL PLANTINGS
- OFFICE IS PRIMARILY A DAYTIME USE
- REAR FACADES OF ACTIVE RETAIL SPACES FACE SOUTH AND WEST AND LOADING FACES NORTH AND EAST
- SCREENED ROOF TOP MECHANICAL UNITS



LOCATION KEY PLAN

SITE SECTION

PARCEL 1 LOOKING SOUTH





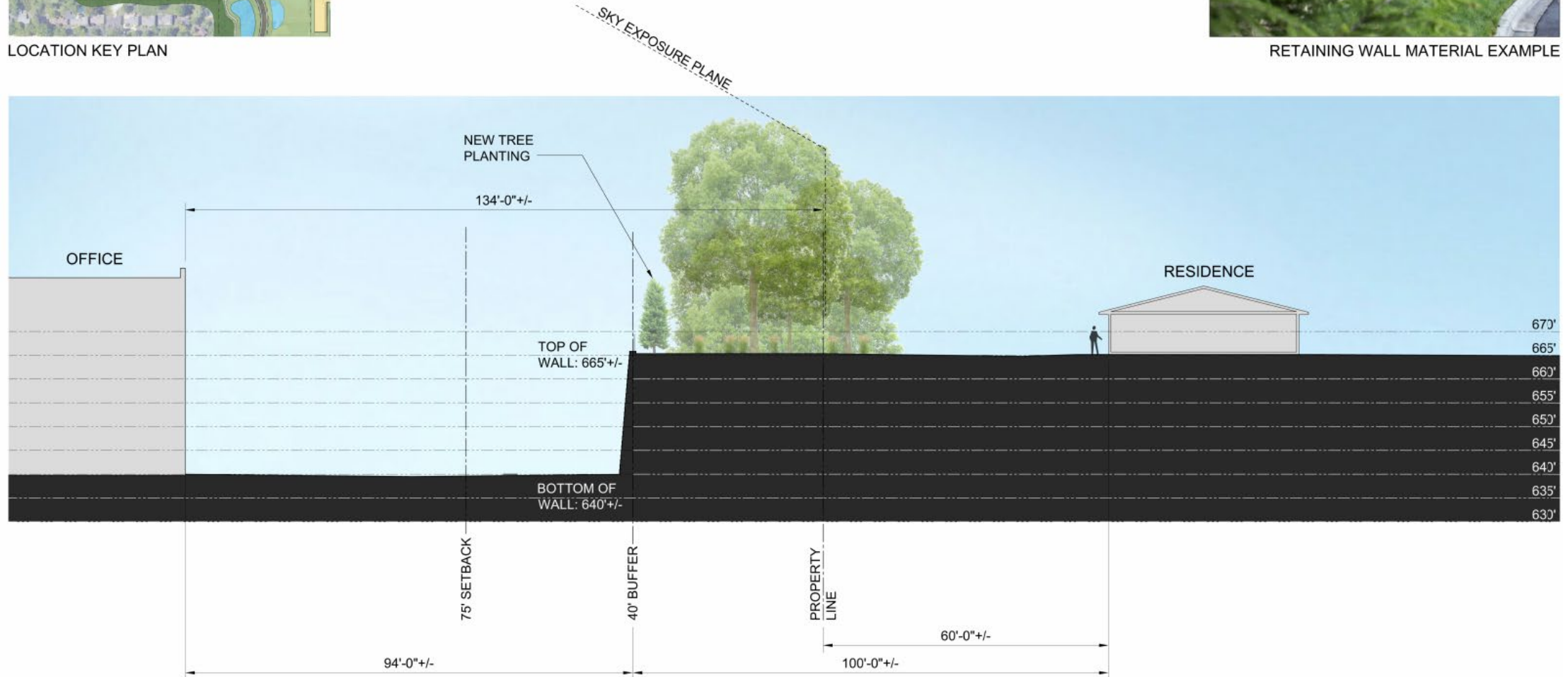
LOCATION KEY PLAN

SITE SECTION

PARCEL 10 LOOKING SOUTH



RETAINING WALL MATERIAL EXAMPLE





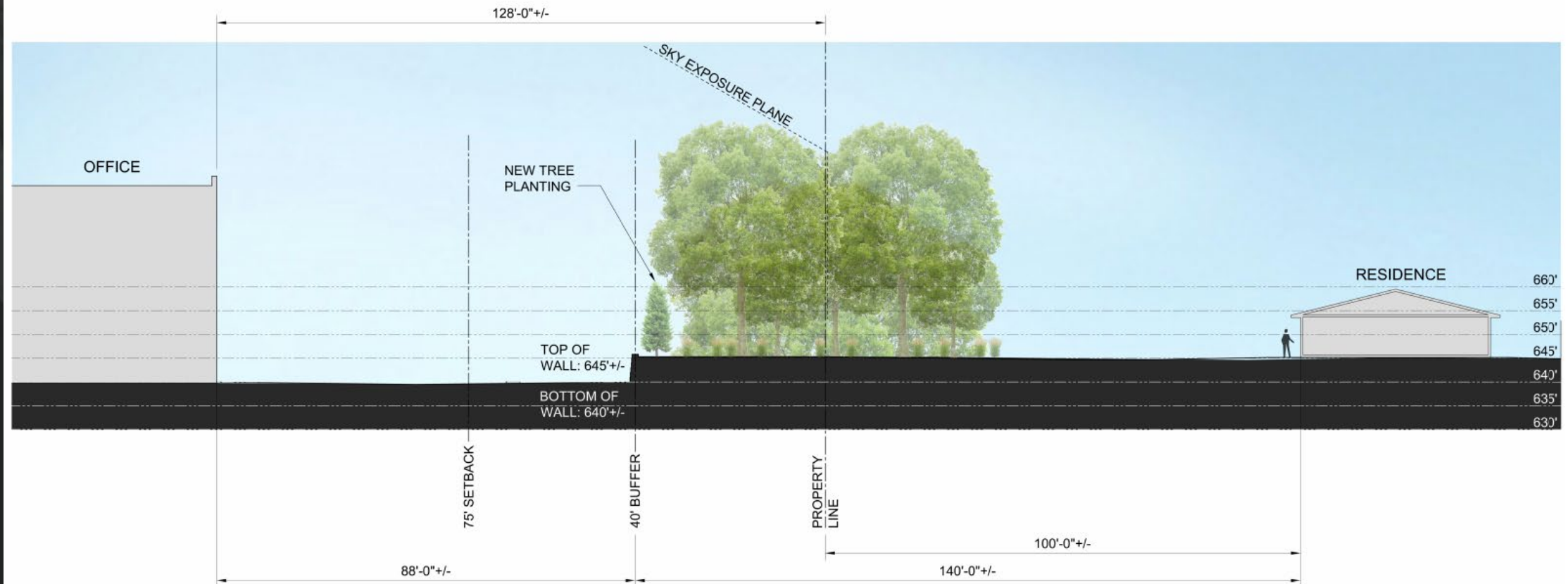
LOCATION KEY PLAN

SITE SECTION

PARCEL 10 LOOKING EAST



RETAINING WALL MATERIAL EXAMPLE





LOCATION KEY PLAN

SITE SECTION

PARCEL 17 LOOKING EAST



RETAINING WALL MATERIAL EXAMPLE





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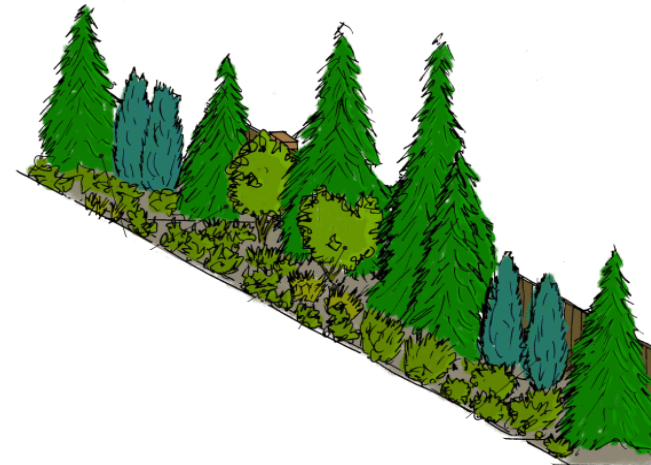
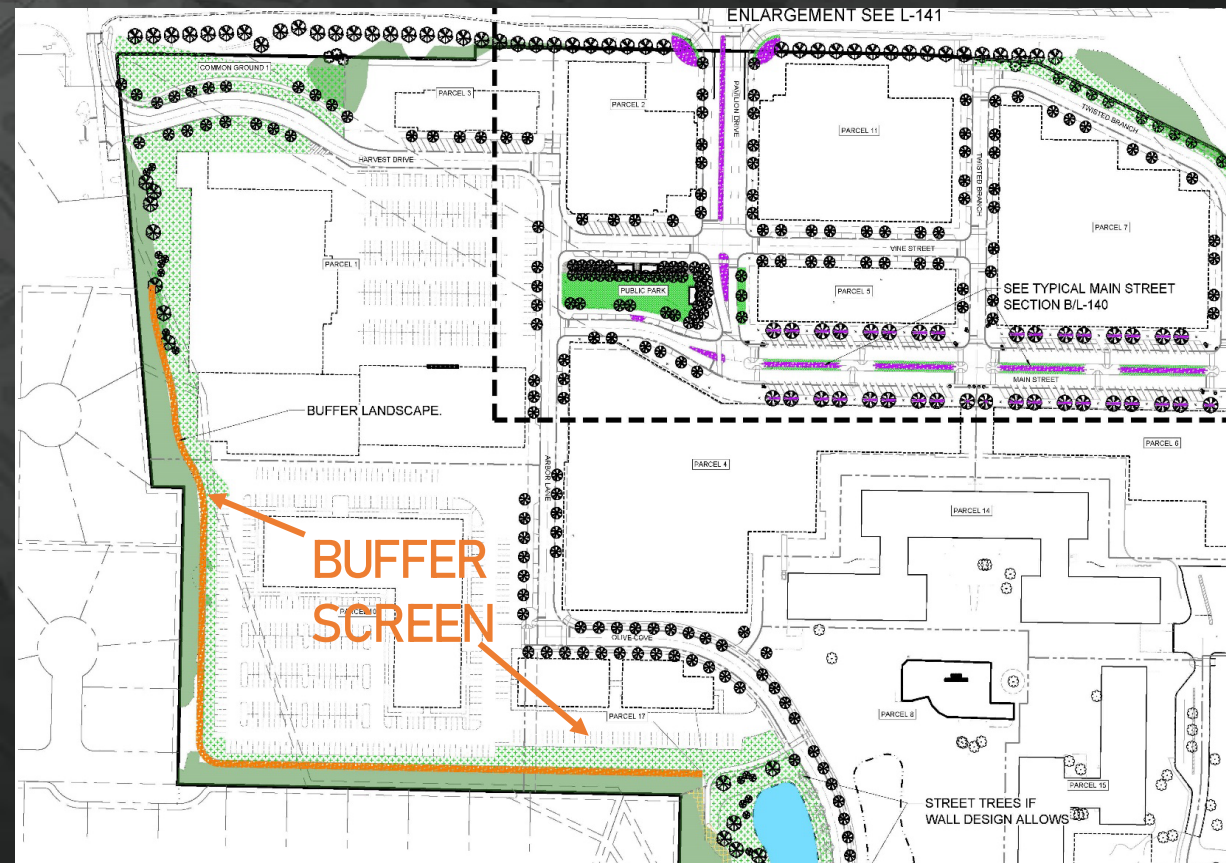
WES HAID

PLA, AICP – ASSOCIATE

SWT DESIGN

DEVELOPMENT LANDSCAPE ARCHITECT





BUFFER SCREEN

- COMBINATION OF EVERGREEN TREES, & SHRUBS LOCATED BETWEEN UNDISTURBED WOODLAND AND WALL
- VARIETY OF SPECIES
- PLANTINGS NOT REQUIRED – BUT ADDED TO IMPROVE CURRENT BUFFER CONDITION





TREE CONSERVATION

- INCREASED UNDISTURBED BUFFER TO 40'
- MOVED WALL BACK AWAY FROM PROPERTY LINE; STRAIGHTENED WALL
- ELIMINATED NATURE TRAIL ALONG LOTS 1, 10, & 17
- REVISED GRADING LIMITS ALONG SITE PERIMETER
- MOVED SHARED-USE PATH TO BACK OF CURB ALONG MAIN STREET

THESE MODIFICATIONS RESULT IN...

TREE REMOVAL NOW AT LESS THAN 50%!



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