

November 28, 2023

Via: Hand Delivery

Danny Jendusa City Planner
City of Crestwood 1 Detjen Drive
Crestwood, MO 63126
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Re: Dierbergs Crestwood Crossing LLC
9615 Watson Rd. (Phase IB) (Building G)
9635 Waston Rd. (partial Phase IIB) (Building F)
Crestwood, MO 63126
Final Development Submittal

Danny,

The project consists of the development of two free standing restaurant facilities, an open public gathering space with a stage and water feature with parking to accommodate the three attractions simultaneously. Building G consists of approximately 6,835 sf interior space with a 2,800 sf three seasons covered patio. Building F consists of approximately 7,180 sf interior space with 3,792 three seasons covered patio. Located between the two restaurants is approximately 12,103 sf of public gathering space with a 200 sf covered stage and a 700 sf water feature.

Building materials will be consistent with the overall development but allow each user its own design theme and identity.

Construction is expected to begin spring of 2024 with a turnover to the tenants fall of 2024 for the tenants to complete their interior fit out.

As part of our submittal, we respectfully request modifications from the landscaping code requirements to provide a reduced width landscaping island in the parking lot east of Building F and no landscaping island in the top row of the parking lot east of Building G. The tenants for these facilities are established family entities within the St. Louis market. Both operate numerous restaurants and understand the dynamics of their facilities as they relate to parking needs, and both require maximum parking.

- Sec. 26-21(5.a.2) Interior parking rows that contain ten (10) or more contiguous parking stalls shall be capped on both ends by a landscape island, and interior parking rows that contain fifteen (15) or more parking stalls shall also include at least one (1) landscape island every one hundred (100) linear feet within the row.
 - o The area in question is located at the rear of the parking lot and abuts a screen wall adjacent to Woolworth Drive. This area is also screened from the main public drive by numerous landscape beds throughout the remainder of the parking lot and a landscaped area separating this parking lot from the main drive. The overall landscaping provided exceeds all required points for interior planting, foundation planting, street trees, and open space planting to compensate for 171 sq. ft. greenspace deficiency.

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- Sec 26-15(5.a.3.) Landscape islands or peninsulas with tree plantings shall be at least nine (9) feet wide measured face to face of curb, have a minimum of two hundred (200) square feet of pervious area per each tree, and provide suitable planting soil to a minimum depth of twenty-four (24) inches.
 - o The parking area at the east side of Building G is 5' wide to accommodate three (3) additional parking spaces. This area will be highly trafficked and will likely be used by all three entities. The narrower islands accommodate ornamental trees in lieu of canopy trees as shown in the wider wider islands.

Warm Regards,



Jack Reynolds - Principal 314.960.0285
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