



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141

(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966

PUBLIC NOTICE

APPLICATION TO PLANNING AND ZONING COMMISSION

#25-018: A PRELIMINARY REVIEW OF THE SITE CONCEPT PLAN FOR GRAESER STATION LOCATED AT THE CORNER OF OLIVE BOULEVARD AND GRAESER ROAD

FOR THE MEETING OF: Monday, August 4, 2025, 6:00 PM

LOCATION: 11026, 11032, 11056 and 11004 Olive Boulevard and 825 and 827 Graeser Road, zoned GC-General Commercial

REQUEST: Kent Wagster, of HDA Design, LLC, on behalf of Garrison Companies, has submitted an application for preliminary review of a Site Concept Plan for Graeser Station, a proposed Mixed-Use Development at 11004 Olive Boulevard and adjacent properties at the southwest corner of Olive Boulevard and Graeser Road currently zoned "GC" General Commercial Zoning District to replace the existing shopping center and vacant parcels. The project proposes a new 4-story mixed-use building including 10,500 square feet of commercial space on the first floor and 168 units of residential apartments in the three floors above with associated surface parking. The applicant intends to submit an application for rezoning of the properties utilizing the Planned Zoning District procedure as provided in Section 405.390 of the Zoning Ordinance. The future rezoning application will be accompanied by a Site Concept and Site Development plan request. At this time, the applicant is seeking initial review and feedback of the project from the Planning and Zoning Commission with a more detailed submission to follow after this initial review.

ADDITIONAL INFORMATION: Meetings are held in person in the Council Chambers of the Creve Coeur Government Center located at 300 N. New Ballas Road. If the application is continued to the next meeting date of August 18th, that information will be confirmed during the initial session, in the meeting minutes, and on the City website at www.crevecoeurmo.gov. We encourage you to attend if you have any questions or wish to make a statement. In addition, you can submit written or e-mail comments to Planning staff in advance of the meeting. Additional information regarding this proposal is available at the Government Center, Planning Division offices or on the City's website at www.crevecoeurmo.gov/447/Current-Planning-Projects. You may also call (314) 872-2501 or e-mail bmoore@crevecoeurmo.gov.

APPLICANT: Kent Wagster
HDA Design LLC
4565 McRee Ave, Ste 100
St. Louis, Mo 63110

OWNER UNDER CONTRACT: Garrison Companies
2001 Shawnee Mission Parkway, Ste 250
Mission Woods, KS 66205

Key Issues:

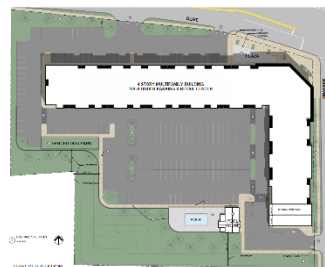
- Does the request integrate with the existing surrounding uses?

Comprehensive Plan References

- Neighborhood Commercial District (NC)
- Design Guidelines

Zoning Code References

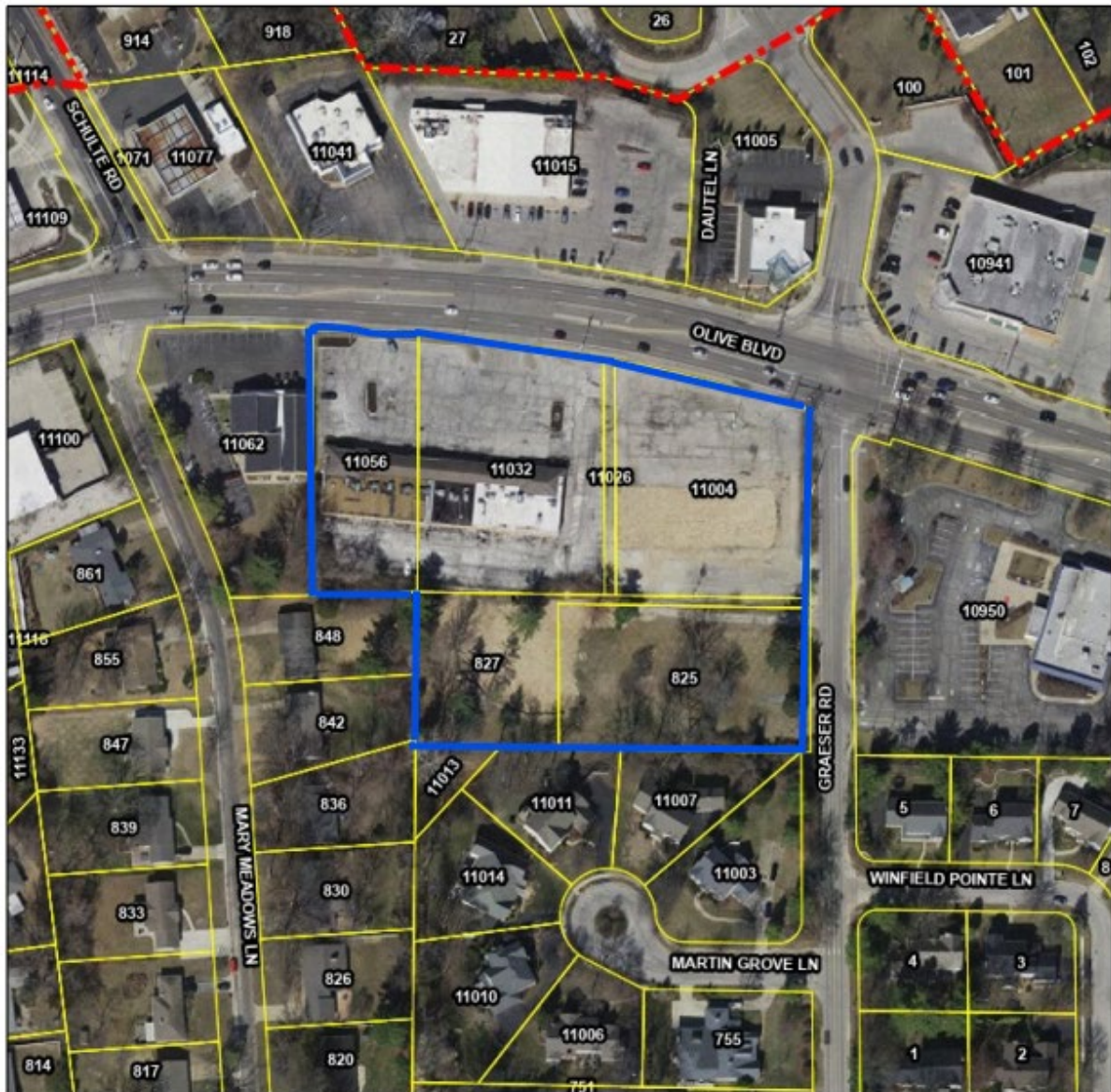
- Section 405.1080: Site Concept, Site Development, and Minor Site Plan Approval
- Section 405.390 Planned Zoning Districts



STAFF CONTACT: Bethany L. Moore, AICP, City Planner

CC: Donna Spence and Mark Manlin- Ward 1

Aerial Photo



City Limits

Parcels

July 11, 2025



Prepared By

HORNER SHIFRIN



PLANNING DIVISION

Tel. (314) 872-2501 • Fax (314) 872-2505

Select Project Type: Site Development Plan ☐ Site Concept Plan ☒ Minor Site Plan ☐

Location of Project: Olive and Graeser Road **Locator #**

Applicant:

Architect ☒ *Engineer* ☐ *Contractor* ☐ *Agent* ☐ *Owner* ☐

Owner's Acknowledgement (if different from applicant):

Garrison Companies		
<i>Name</i>	<i>Company (If Applicable)</i>	
2001 Shawnee Mission Parkway, Ste. 250, Mission Woods, KS 66205		
<i>Address</i>		
913-257-3416	ghassenflu@garrisoncompanies.com	
<i>Phone</i>	<i>Fax</i>	<i>Email</i>


Applicant's Signature

Description of Request (attach additional sheets as needed)

General Description: See attached description

Rationale

Please describe in detail, on an attached sheet, the reasons why you believe the request should be approved and what steps are being taken to lessen any impacts on surrounding residences and businesses. An explanation of the building and landscape designs (if changes are proposed) should also be included. See attached description.

Submittal Checklist

- | | |
|---|---|
| <input type="checkbox"/> Rationale | <input type="checkbox"/> Building elevations for new construction |
| <input type="checkbox"/> Site plan 4 hard copies | <input type="checkbox"/> Photographs of existing structures |
| <input type="checkbox"/> Access and parking plan-4 hard copies; (may be shown on site plan) | <input type="checkbox"/> Materials samples for Commission review |
| <input type="checkbox"/> Landscape plan 4 hard copies | <input type="checkbox"/> Legal Description in Word format |
| <input type="checkbox"/> Floor plan 4 hard copies | <input type="checkbox"/> Fees: \$250 (non-refundable) |
| <input type="checkbox"/> Electronic copies of all materials | <input type="checkbox"/> \$2000 (refundable deposit) |
| | <input type="checkbox"/> Other items as requested by staff |

Preferred Public Hearing Date: Monday, August 07, 2025.

****Confirm schedule and available meeting dates with Planning Division staff****

Office Use Only

☐ All Sections Complete
☐ All Documents, incl. e-Copies
☐ Fees Paid

Received By:

Date: _____

General Description:

A new mixed-use development entails the construction of a four story structure total of approximately 166,000 square foot building which includes first floor retail space of 10,500 SF and amenity area of 11,100 SF. The facilities will have a total of 168 units.

The retail area will consist of mercantile style business with the potential of a restaurant space. The restaurant will represent no more than one-third of the retail space.

The building's exterior will feature a dynamic and contemporary façade, achieved through a thoughtful variation of materials and depths. The design incorporates durable masonry products for a grounded, timeless appearance and high density fiber cement panels for a sleek, modern contrast facade. The varied depths and textures to create visual interest and break up massing. The strategic use of color and material transitions to highlight architectural features.

Rationale:

This redevelopment project will transform a partially vacant lot into a vibrant, mixed-use community hub. The new four-story building is thoughtfully designed to attract new residents while preserving and enhancing retail opportunities at the street level.

Retail Activation: Retail spaces will remain along the Olive Road frontage, maintaining the commercial character and encouraging pedestrian engagement.

Residential Transition: Residential units will be located along Graeser Road, creating a softer transition into the surrounding neighborhood and respecting the existing residential context.

Integrated Parking: The building structure will buffer the parking lot, improving aesthetics and minimizing its impact on the streetscape and nearby homes.

PRELIMINARY SITE CONCEPT PLAN
GRAESER STATION
11004 OLIVE BLVD.
MULTIFAMILY-RETAIL BUILDING

A TRACT OF LAND IN THE NORTH HALF OF SECTION 2, TOWNSHIP 45 NORTH, RANGE 5 EAST
OF 5TH PRINCIPLE MERIDIAN, AND IN U.S. SURVEY 1962 IN THE COUNTY OF ST. LOUIS, MISSOURI

INDEX

C1
C2
C3

EXISTING SITE PLAN
PROPOSED BOUNDARY PLAN
SITE CONCEPT PLAN

LEGEND

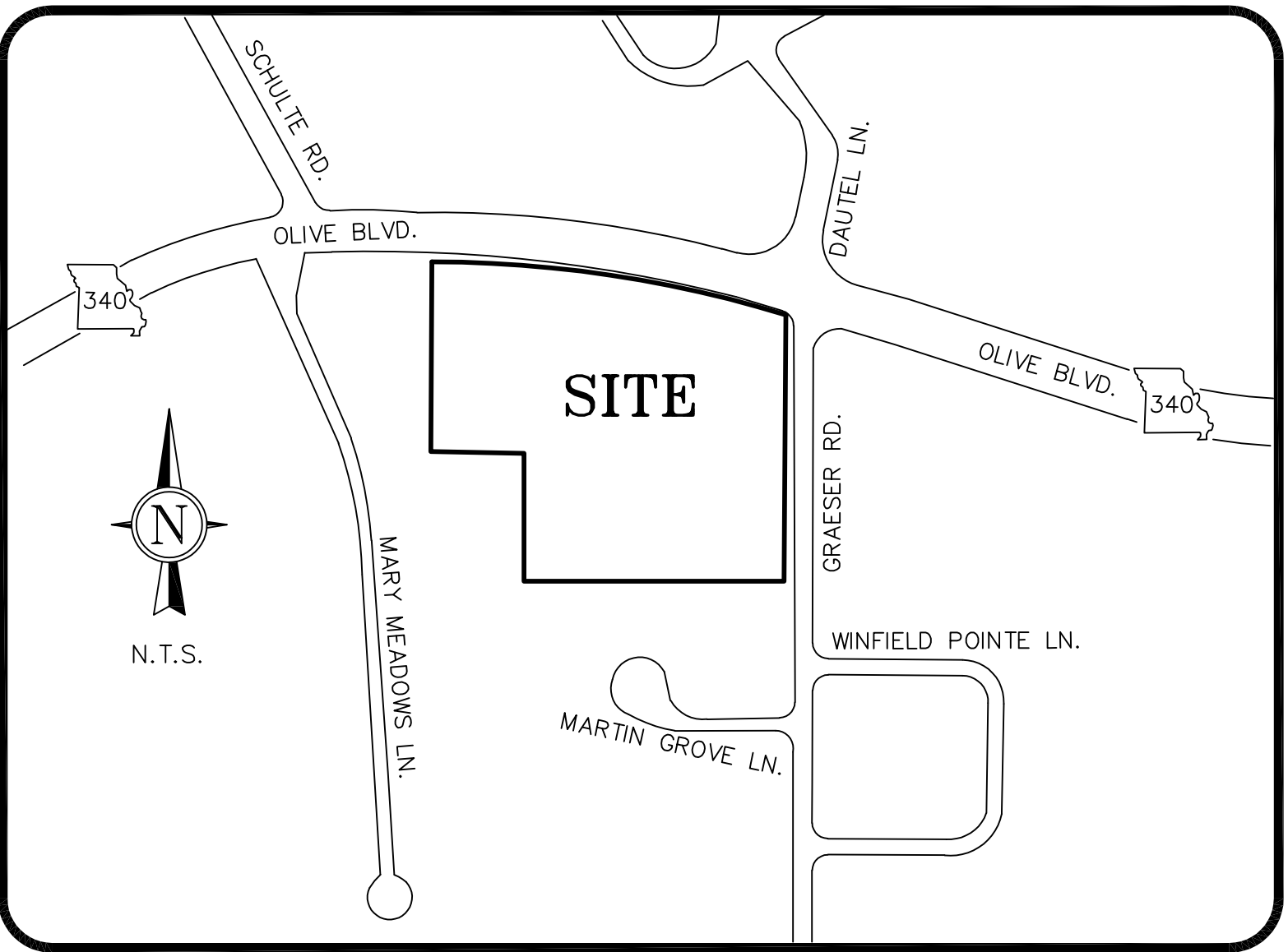
EXISTING CONTOURS	--- 710 ---	GUY WIRE	—X—X—
PROPOSED CONTOURS	— 710 —	WATER VALVE	⊗
EXISTING SANITARY SEWERS	—○—	GAS VALVE	⊗
PROPOSED SANITARY SEWERS	—●—	GRATE MANHOLE	⊕
EXISTING STORM SEWERS	—□—	CLEAN OUT	c.o. ○
PROPOSED STORM SEWERS	—■—	BOLLARD	●
PROPOSED WATER/FIRE LINE	—W—	PULL BOX	⊗
EXISTING PROCESS SEWERS	—P—	SANITARY MANHOLE	⊕
WATER METER	⊕	CURBE INLET	⊕
EXISTING UTILITY POLE	⊕	GRATE INLET	⊕
EXISTING SPOT ELEV.	+708.50	ELECTRIC METER	E
PROPOSED SPOT ELEV.	+709.50	FENCE	—X—X—
EXISTING LIGHT STANDARD	⊕	EXISTING STRUCTURE	⊕
PROPOSED LIGHT STANDARD	⊕	EXISTING STRUCTURE TO BE REMOVED	⊕
EXISTING FIRE HYDRANT	⊕	TRASH ENCLOSURE	⊕
PROPOSED FIRE HYDRANT	⊕	EXISTING WALL	—W—
POST INDICATOR VALVE	⊕	PROPOSED WALL	—W—
EXISTING UTILITY LINE	—G—W—E—	SILT FENCE	—○—○—
EXISTING SIGN	⊕	CONSTRUCTION FENCE	—○—○—
PROPOSED SIGN	⊕	GUARD RAIL	—○—○—
PROPOSED CONC. PAVT.	⊕	GRAVEL BAG	—○—○—
PROPOSED GRAVEL PAVT.	⊕	SILTATION CONTROL	—○—○—
SWALE	—○—○—	CHAIN LINK FENCE	—X—X—X—
EXISTING TREE	⊕	DECORATIVE ALUMINUM	⊕
EXISTING TREELINE	⊕	BUILDING ADDRESS	16021
DETAIL CALLOUT	⊕		
STORM SEWER DESIGNATION	⊕		
SANITARY SEWER DESIGNATION	⊕		

ABBREVIATIONS

A.C.	AIR CONDITIONER	L.S.	LIGHT STANDARD
A.I.	AREA INLET	M.H.	MANHOLE
ASPH.	ASPHALT	N/F	NOW OR FORMERLY
A.T.G.	ADJUST TO GRADE	O.H.E.	OVERHEAD ELECTRIC
BLDG.	BUILDING	P.B.	PLAT BOOK
C.P.P.	CORRUGATED POLYETHYLENE PIPE	P.G.	PAGE
C.I.	CURB INLET	P.V.C.	POLYVINYL CHLORIDE PIPE
C.O.	CLEANOUT	PAVT.	PAVEMENT
CONC.	CONCRETE	REQ'D.	REQUIRED
D.B.	DEED BOOK	R.C.P.	REINFORCED CONCRETE PIPE
D.S.I.	DOUBLE GRATE INLET	R.O.W.	RIGHT OF WAY
DIA.	DIAMETER	S.S.	STREET SIGN
D.I.P.	DUCTILE IRON PIPE	SAN.	SANITARY SEWER
D.S.	DOWNSPOUT	T.B.A.	TO BE ABANDONED
ELEV.	ELEVATION	T.B.R.	TO BE REMOVED
E.O.P.	EDGE OF PAVEMENT	T.B.R. & R.	TO BE REMOVED & REPLACED
ESMT.	EASEMENT	T.B.R. & RELOC.	TO BE REMOVED & RELOCATED
EXIST.	EXISTING	U.G.E.	UNDERGROUND ELECTRIC
F.E.S.	FLARED END SECTION	U.G.T.	UNDERGROUND TELEPHONE
F.D.	FLOOR DRAIN	U.I.P.	UNDERGROUND IN PLACE
F.F.	FINISH FLOOR	V.C.P.	VITRIFIED CLAY PIPE
F.H.	FIRE HYDRANT	W.	WIDE
FND.	FOUND	()	INDICATED RECORD INFORMATION
F.O.L.	FIBER OPTIC LINE		
G.P.	GUARD POST		
G.I.	GRATE INLET		

BOUNDARY
LEGEND

○	FOUND 1/2" IRON PIPE UNLESS OTHERWISE NOTED
○	FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
⊕	FOUND CUT CROSS
⊕	FOUND COTTON PICKER SPINDLE
⊕	FOUND RAILROAD SPIKE
⊕	FOUND CONCRETE MONUMENT
⊕	FOUND STONE
⊕	FOUND R.O.W. MARKER
⊕	FOUND AXLE
●	SET 1/2" IRON ROD UNLESS OTHERWISE NOTED



LOCATION MAP

PERTINENT DATA

PROPERTY ADDRESS:	LOCATOR NUMBER	OWNER
11056 OLIVE BLVD. CREVE COEUR, MO 63141	17N540046	FORSYTH INVESTMENT LLC
11032 OLIVE BLVD. CREVE COEUR, MO 63141	17N540057	FORSYTH INVESTMENT LLC
11004 OLIVE BLVD. CREVE COEUR, MO 63141	17N540732	BG OLIVE & GRAESER LLC
825 GRAESER RD. CREVE COEUR, MO 63141	17N520554	BG OLIVE & GRAESER LLC
827 GRAESER RD. CREVE COEUR, MO 63141	17N520543	BG OLIVE & GRAESER LLC

EXISTING ZONING:	GC - GENERAL COMMERCIAL DISTRICT
PROPOSED ZONING:	PMD - PLANNED MIXED-USE DEVELOPMENT
SITE AREA:	4.42 AC (192,686 SQ. FT.)
EXISTING USE:	COMMERCIAL RETAIL & VACANT PROPERTY
PROPOSED USE:	MULTI FAMILY AND RETAIL
WATER SHED:	RIVER DES PERES 1
WATER DISTRICT:	MISSOURI AMERICAN WATER COMPANY
FIRE DISTRICT:	CREVE COEUR FIRE PROTECTION DISTRICT
SCHOOL DISTRICT:	LADUE & PARKWAY SCHOOL DISTRICTS
SEWER DISTRICT:	MSD
FLOOD INSURANCE RATE MAP (FIRM):	29189C0191K DATE: 2/4/15

BENCHMARK:

STL. CO. #13-292: 680.23 FTUS NAVD88
- CUT "SQ" ON TOP OF THE NORTH SIDE OF THE
ROUND CONCRETE BASE FOR A TRAFFIC SIGNAL
MAST LOCATED ON THE SOUTHEAST CORNER OF
OLIVE BOULEVARD AND GRAESER ROAD; ROUGHLY
55 FEET EAST OF THE CENTERLINE OF GRAESER
ROAD AND 50 FEET SOUTH OF THE CENTERLINE
OF OLIVE BOULEVARD.

UTILITY/AGENCY CONTACTS

WATER	SEWER DISTRICT
MISSOURI AMERICAN WATER 727 CRAIG ROAD CREVE COEUR, MO 63141 (866) 430-0820	METROPOLITAN ST. LOUIS SEWER DISTRICT 2350 MARKET ST. ST. LOUIS, MO 63103 CONTACT: PLAN REVIEW (314) 768-6200
GAS	FIRE PROTECTION
SPIRE 720 OLIVE ST. ST. LOUIS MO 63101 (314) 342-0709	CREVE COEUR FIRE DISTRICT 11221 OLIVE BLVD. CRETE COEUR, MO 63141 (314) 432-5570

ELECTRIC	STREET DEPARTMENT
AMEREN U.E. P.O. BOX 66149, MC 700 ST. LOUIS, MO 63166-6149 (314) 554-2821	CREVE COEUR PUBLIC WORKS 300 N. NEW BALLAS ROAD CREVE COEUR, MO 63141 (314) 872-2538
	MISSOURI DEPARTMENT OF TRANSPORTATION 1590 WOODLAKE DRIVE CHESTERFIELD, MO 63017 (888) 275-6636

SITE BENCHMARK:

684.80 FTUS NAVD88 -P.K. NAIL ON TOP OF THE
SOUTH SIDE OF THE ROUND CONCRETE BASE FOR
A TRAFFIC SIGNAL MAST LOCATED ON THE
SOUTHWEST CORNER OF OLIVE BOULEVARD AND
GRAESER ROAD; ROUGHLY 56± FEET WEST OF THE
CENTERLINE OF GRAESER ROAD AND 50± FEET
SOUTH OF THE CENTERLINE OF OLIVE BOULEVARD.



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call 1-573-636-1550.
A recording will give you another 800 number
you can use to report the problem.

PREPARED FOR:
CREVE COEUR HOUSING LLC
CONTACT: Gary Hassenflu
2001 Shawnee Mission Parkway Ste. 250
Mission Woods, KS 66205
EMAIL: ghassenflu@garrisoncompanies.com

M.S.D. BASE MAP 17N
PARCEL NO. 17N540046
PARCEL NO. 17N540057
PARCEL NO. 17N540732
PARCEL NO. 17N540741
PARCEL NO. 17N520543
PARCEL NO. 17N520554

TITLE SHEET

JOB NUMBER: 4311

DRAWN BY: R.S.

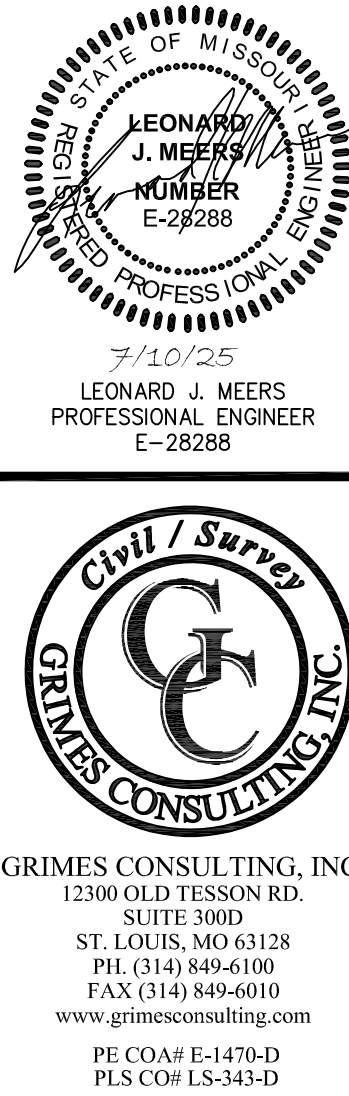
DATE: 7/14/25

CHECKED BY: L.M.

DATE: 7/14/25

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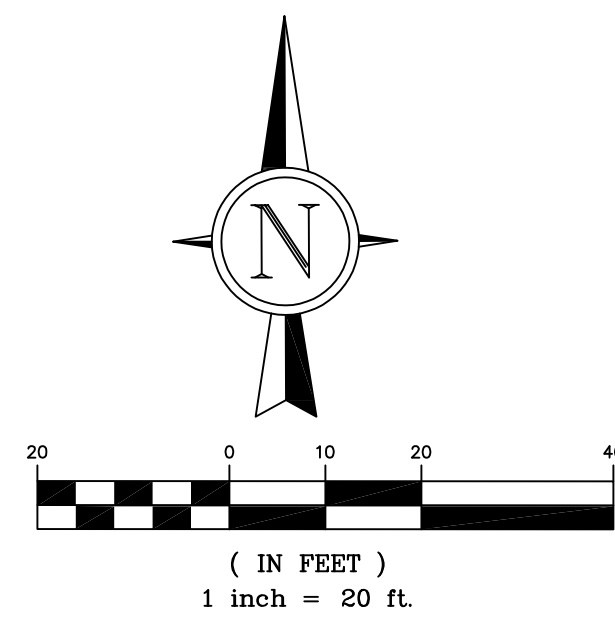
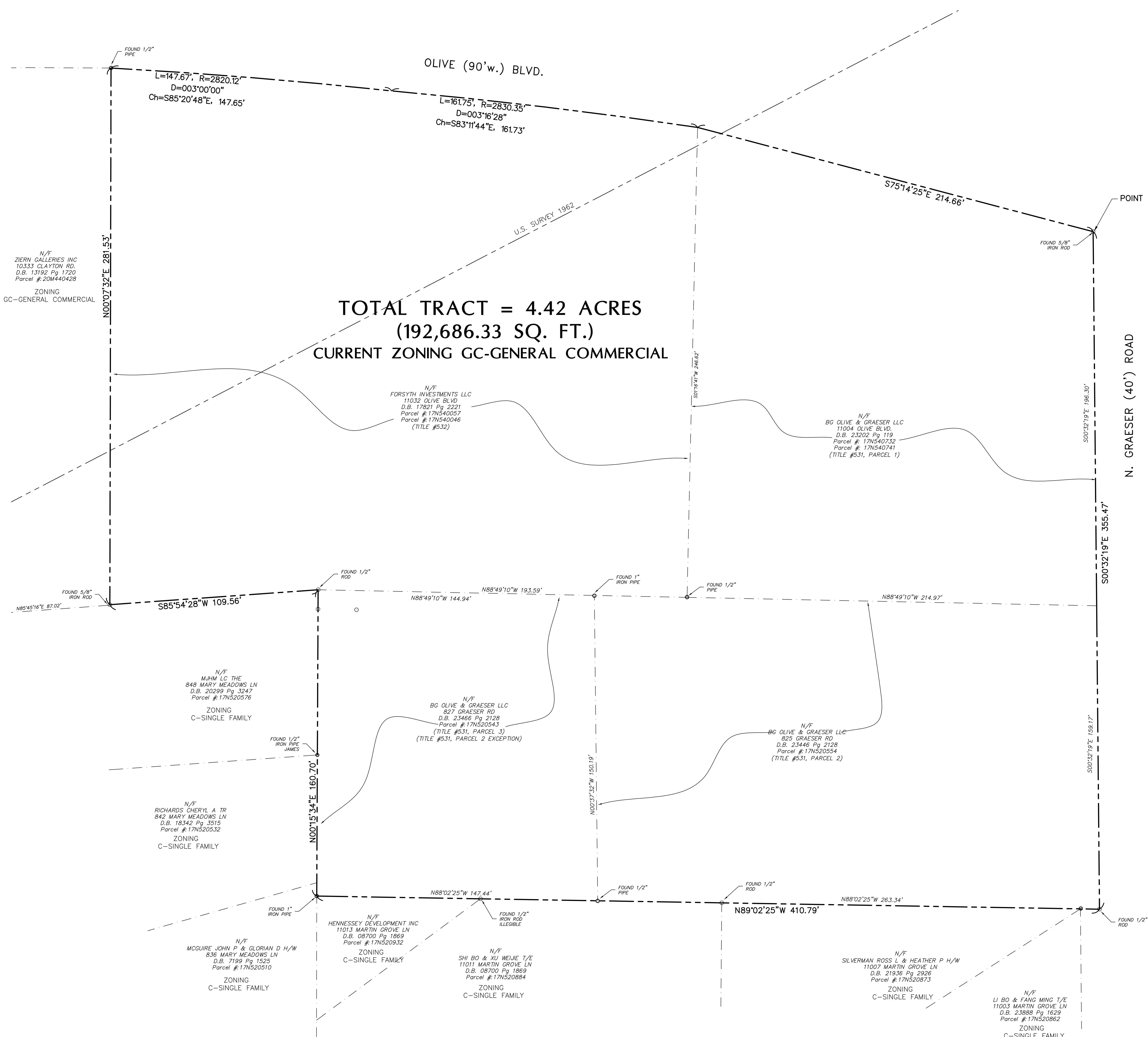
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PRELIMINARY SITE CONCEPT PLAN
GRAESER STATION
MULTIFAMILY-RETAIL BUILDING
11004 OLIVE BLVD, CREVE COEUR, MO 63141

J:\2014\1431\Drawings\Engineering\GDY\1004 OLIVE MULTIFAMILY RETAIL BUILDING.dwg 7/10/2025 1:53 PM RJS:Shaw



BASIS OF BEARING
MISSOURI STATE PLANE GRID
NORTH FROM STATIC GPS TIES
TO GEOGRAPHIC REFERENCE
SYSTEM MONUMENTS

PROPERTY BOUNDARY DESCRIPTION

A TRACT OF LAND PARTLY IN U.S. SURVEY 1962 AND PARTLY IN SECTION 2, TOWNSHIP 45 NORTH, RANGE 5 EAST, OF THE FIFTH PRINCIPLE MERIDIAN, ST. LOUIS COUNTY, MISSOURI, DESCRIBED AS: BEGINNING AT A FOUND 5/8 INCH ROD BEING THE INTERSECTION OF THE SOUTH LINE RIGHT-OF-WAY LINE OF OLIVE STREET ROAD AND THE WEST RIGHT-OF-WAY LINE OF GRAESER ROAD; THENCE SOUTH 00 DEGREES 32 MINUTES 19 SECONDS EAST A DISTANCE OF 355.47 FEET ALONG THE WEST LINE OF GRAESER ROAD TO A FOUND 1/2 INCH ROD, THENCE LEAVING THE WEST RIGHT-OF-WAY LINE OF GRAESER ROAD NORTH 89 DEGREES 02 MINUTES 25 SECONDS WEST A DISTANCE OF 410.79 FEET BEING THE NORTH PROPERTY LINE OF ROSS & HEATHER SILVERMAN AS RECORDED IN DEED BOOK 21936, PAGE 2926, BO SHI & XU WEIJE AS RECORDED IN DEED BOOK 08700, PAGE 1869, AND HENNESSEY DEVELOPMENT INC. AS RECORDED IN DEED BOOK 08700, PAGE 1869; THENCE NORTH 00 DEGREES 15 MINUTES 34 SECONDS EAST A DISTANCE OF 160.70 FEET TO A FOUND 1/2 INCH ROD BEING THE WEST PROPERTY LINE OF CHERYL RICHARDS AS RECORDED IN DEED BOOK 18342 AND THE M.J.H.M. LC AS RECORDED IN DEED BOOK 20299, PAGE 3247; THENCE SOUTH 85 DEGREES 54 MINUTES 28 SECONDS WEST A DISTANCE OF 109.56 FEET TO A FOUND 5/8 INCH ROD BEING THE NORTH PROPERTY LINE OF THE M.J.H.M. LC AS RECORDED IN DEED BOOK 20299, PAGE 3247; THENCE NORTH 00 DEGREES 07 MINUTES 32 SECONDS EAST A DISTANCE OF 281.53 FEET TO A FOUND 1/2 INCH PIPE BEING THE SOUTH RIGHT-OF-WAY LINE OF OLIVE BOULEVARD; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF OLIVE BOULEVARD A CURVE TO THE RIGHT WITH A RADIUS OF 2820.12 FEET A DISTANCE OF 147.67 FEET DELTA 03 DEGREES 00 MINUTES 00 SECONDS, CHORD BEING SOUTH 85 DEGREES 20 MINUTES 49 SECONDS EAST A DISTANCE OF 147.65 FEET; THENCE CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF OLIVE BOULEVARD A CURVE TO THE RIGHT WITH A RADIUS OF 2830.35 FEET A DISTANCE OF 161.75 FEET DELTA 03 DEGREES 16 MINUTES 28 SECONDS, CHORD BEING SOUTH 85 DEGREES 11 MINUTES 44 SECONDS EAST A DISTANCE OF 161.73 FEET; THENCE CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF OLIVE BOULEVARD SOUTH 75 DEGREES 14 MINUTES 25 SECONDS EAST A DISTANCE OF 214.66 FEET TO THE POINT OF BEGINNING.

TRACT OF LAND CONTAINING 192,686.33 SQUARE FEET (4.42 ACRES)

LEONARD J. MEERS
PROFESSIONAL ENGINEER
E-2828

GRIMES CONSULTING, INC.
12300 OLD TESSON RD.
SUITE 300
ST. LOUIS, MO 63128
PH (314) 886-6100
FAX (314) 849-6010
www.grimesconsulting.com
PE CO# E-1470-D
PLS CO# LS-343-D

REV.	NO.	DATE	REMARKS
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4	4		
5	5		
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7	7		
8	8		
9	9		
10	10		

PRELIMINARY SITE CONCEPT PLAN

GRAESER STATION

MULTIFAMILY-RETAIL BUILDING

11004 OLIVE BLVD, CREVE COEUR, MO 63141

PROPOSED BOUNDARY

SHEET TITLE

JOB NUMBER: **4311**

DRAWN BY: **R.S.**

DATE: **7/14/25**

CHECKED BY: **L.M.**

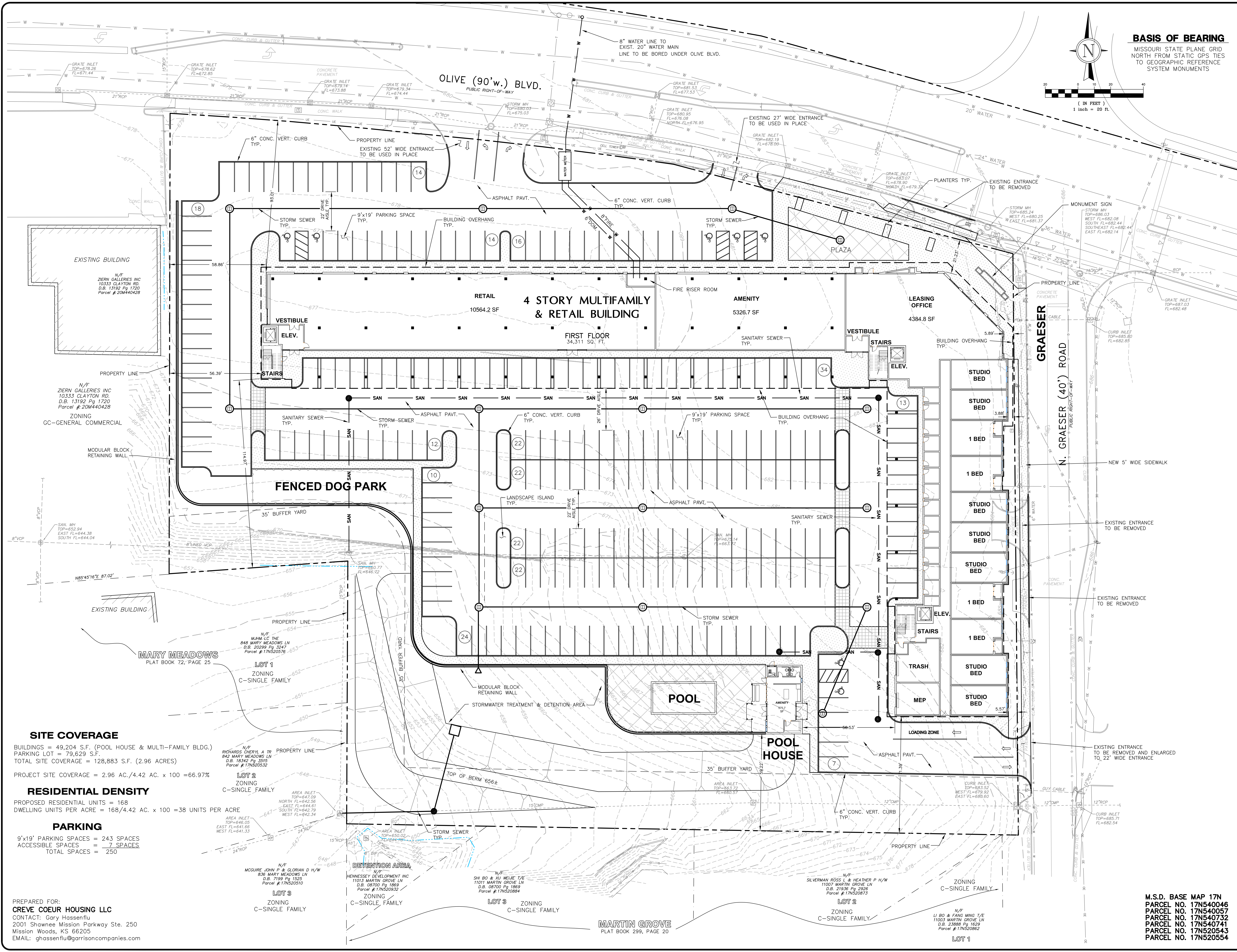
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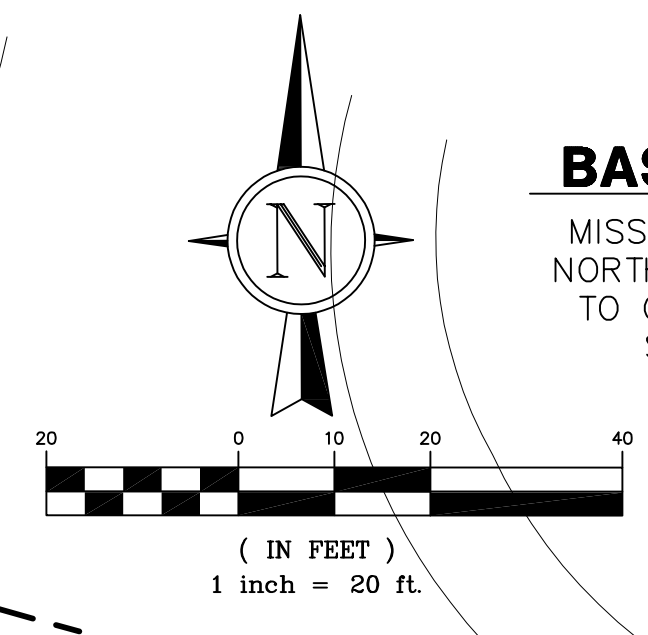
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CONTACT: Gary Hassenflu
2001 Shawnee Mission Parkway Ste. 250
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LEONARD J. MEERS
PROFESSIONAL ENGINEER
E-20268

7/12/25

LEONARD J. MEERS
PROFESSIONAL ENGINEER
E-20268

GRIMES CONSULTING, INC.

12300 OLD TESSON RD.
SUITE 300
ST. LOUIS, MO 63128
PH: (314) 884-6100
FAX: (314) 849-6010
www.grimesconsulting.com
PE CO# E-14740
PLS CO# LS-343-D

DATE

REV. NO.

REV.

REMARKS

PRELIMINARY SITE CONCEPT PLAN

GRAESER STATION

MULTIFAMILY-RETAIL BUILDING

11004 OLIVE BLVD, CREVE COEUR, MO 63141

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SHEET:

C3

SITE COVERAGE

BUILDINGS = 49,204 S.F. (POOL HOUSE & MULTI-FAMILY BLDG.)
PARKING LOT = 79,629 S.F.
TOTAL SITE COVERAGE = 128,883 S.F. (2.96 ACRES)

PROJECT SITE COVERAGE = 2.96 AC./4.42 AC. x 100 = 66.97%

RESIDENTIAL DENSITY

PROPOSED RESIDENTIAL UNITS = 168
DWELLING UNITS PER ACRE = 168/4.42 AC. x 100 = 38 UNITS PER ACRE

PARKING

9'x19' PARKING SPACES = 243 SPACES
ACCESSIBLE SPACES = 7 SPACES
TOTAL SPACES = 250

PREPARED FOR:
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CONTACT: Gary Hassenflu
2001 Shawnee Mission Parkway Ste. 250
Mission Woods, KS 66205
EMAIL: ghassenflu@garrisoncompanies.com

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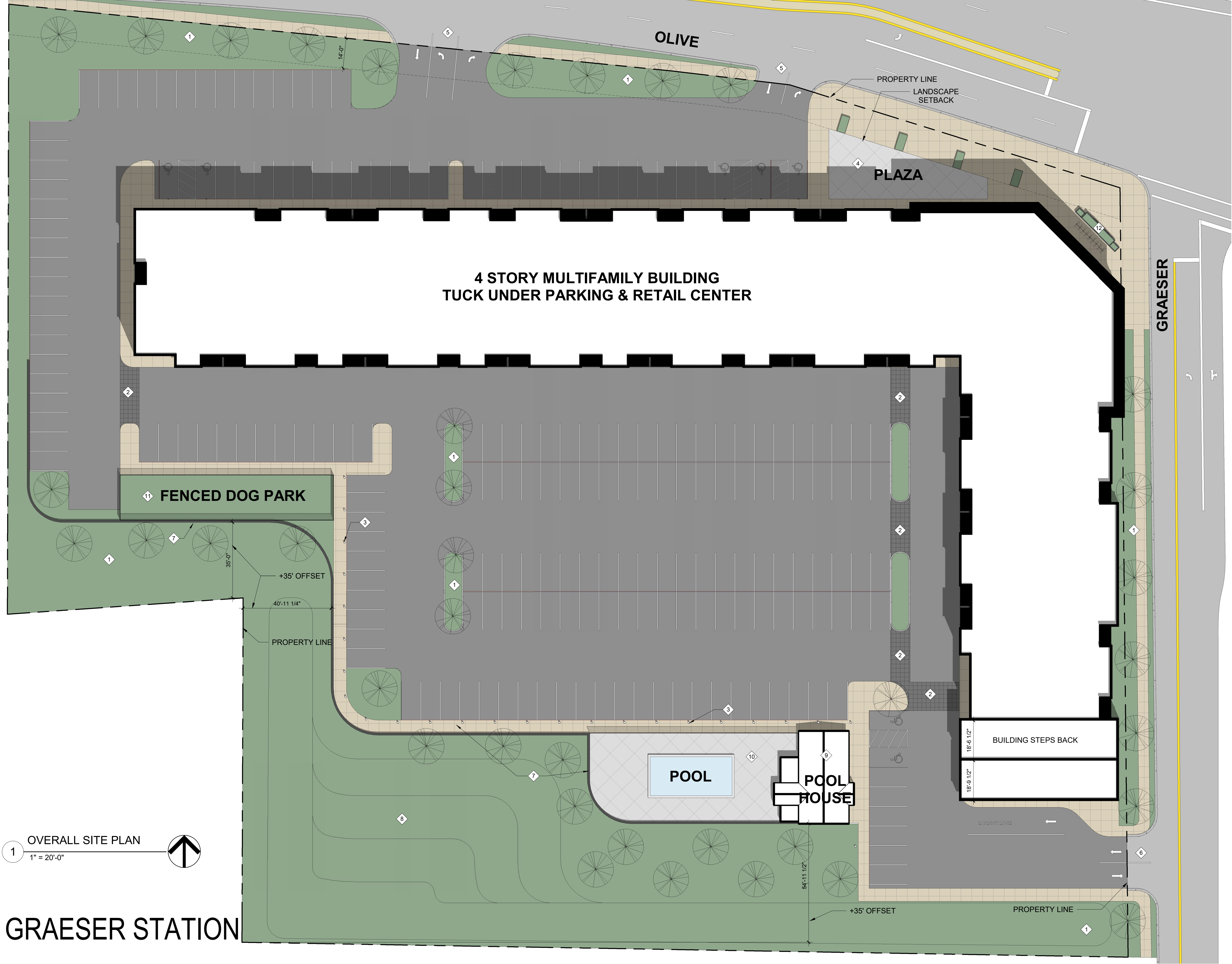


GRAESER STATION

11004 OLIVE BLVD

HDA

7/14/2025



GENERAL NOTES SITE PLAN

- 1. LANDSCAPING
- 2. PEDESTRIAN CROSSWALK INDICATED BY MATERIAL CHANGE
- 3. LIGHT BOLLARDS
- 4. PLAZA TO INCLUDE SEATING, LANDSCAPING, AND BIKE RACKS
- 5. EXISTING CURB CUT
- 6. EXPANDED CURB CUT
- 7. RETAINING WALL
- 8. DETENTION / WATER RUN OFF
- 9. POOL HOUSE TO ACCOMODATE EQUIPMENT AND RESTROOMS. DOG WASH AREA AND KITCHEN.
- 10. FENCED POOL AREA AND OUTDOOR AMENITY SPACE
- 11. FENCED DOG PARK
- 12. MONUMENT SIGNAGE

PARKING

TOTAL UNITS IN DEVELOPMENT:
- 168
RESIDENTIAL REQUIRED PARKING RATIO:
- 2.0 :1 (FIRST 50 UNITS) = 100 SPACES
- 1.75 :1 (NEXT 50 UNITS) = 88 SPACES
- 1.0 :1 (68 STUDIO/1BED UNITS X 1.0) = 68 SPACES

CALCULATED REQUIRED PARKING IN DEVELOPMENT:
- 256 SPACES
TOTAL PARKING IN DEVELOPMENT:
- 250 SPACES (47 TUCK UNDER)(7 ADA)

SQUARE FOOTAGE

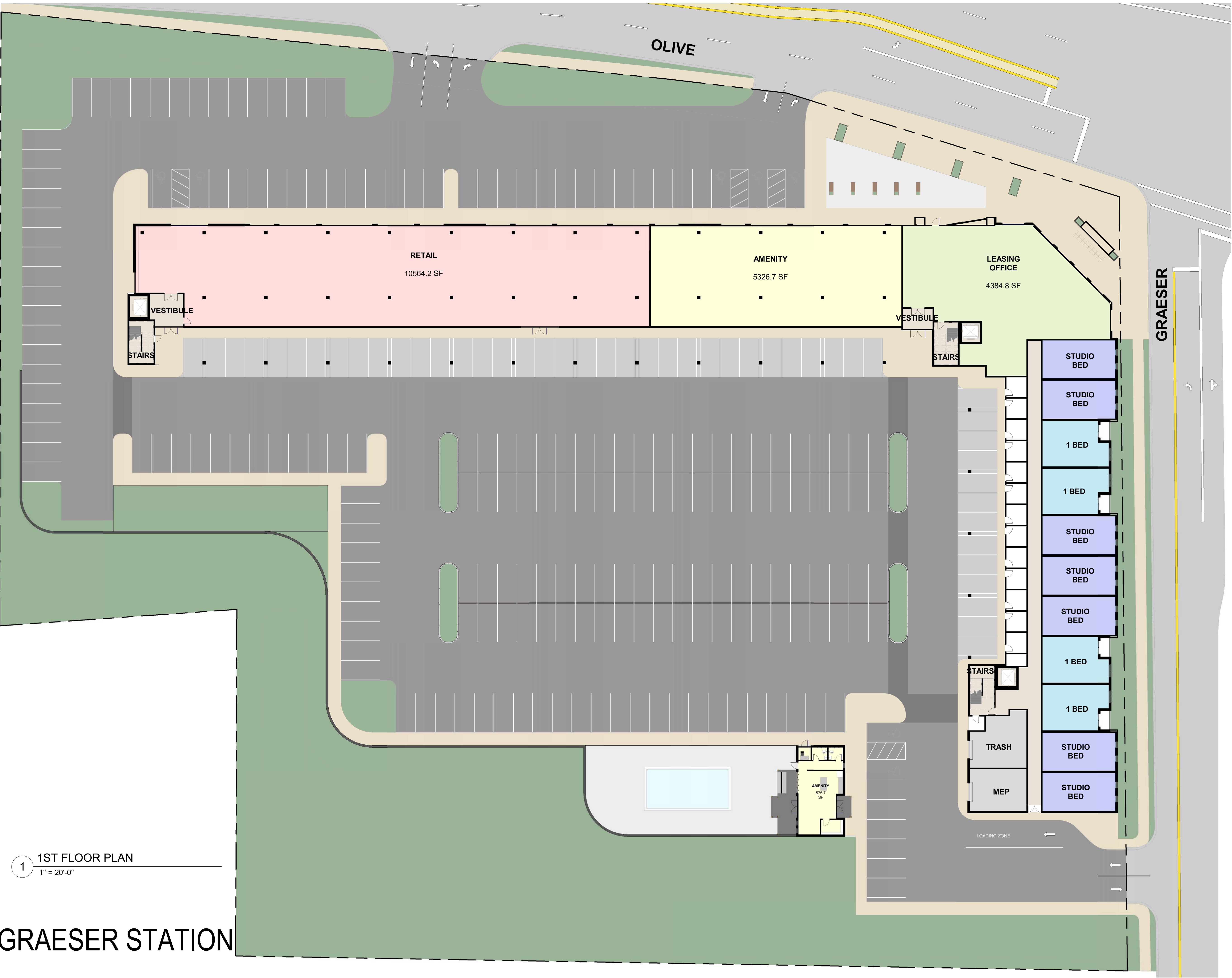
TOTAL RETAIL: 10,564 SF
TOTAL AMENITY: 11,191 SF
FIRST FLOOR GROSS: 34,311 SF
SECOND FLOOR GROSS: 46,815SF
THIRD FLOOR GROSS: 43,538 SF
FOURTH FLOOR GROSS: 42,160 SF
TOTAL GROSS: 166,824 SF
RESIDENTIAL DENSITY CALCULATION: 168 UNITS/ 4.4 ACRES = 38.1

UNIT COUNT

LEVEL	UNIT TYPE	COUNT
1ST FLOOR	1 BED	4
1ST FLOOR	STUDIO BED	7
2ND FLOOR	1 BED	38
2ND FLOOR	2 BED	5
2ND FLOOR	STUDIO BED	10
3RD FLOOR	1 BED	38
3RD FLOOR	2 BED	3
3RD FLOOR	STUDIO BED	12
4TH FLOOR	1 BED	38
4TH FLOOR	2 BED	3
4TH FLOOR	STUDIO BED	10
TOTAL UNITS: 168		168

1 OVERALL SITE PLAN
1" = 20'-0"

GRAESER STATION



1 1ST FLOOR PLAN
1" = 20'-0"

GRAESER STATION

PARKING

TOTAL UNITS IN DEVELOPMENT:
- 168
RESIDENTIAL REQUIRED PARKING RATIO:
- 2.0 :1 (FIRST 50 UNITS) = 100 SPACES
- 1.75 :1 (NEXT 50 UNITS) = 88 SPACES
- 1.0 :1 (68 STUDIO/1BED UNITS X 1.0) = 68 SPACES

CALCULATED REQUIRED PARKING IN DEVELOPMENT:
- 256 SPACES
TOTAL PARKING IN DEVELOPMENT:
- 250 SPACES (47 TUCK UNDER)(7 ADA)

SQUARE FOOTAGE

TOTAL RETAIL: 10,564 SF
TOTAL AMENITY: 11,191 SF
FIRST FLOOR GROSS: 34,311 SF
SECOND FLOOR GROSS: 46,815SF
THIRD FLOOR GROSS: 43,538 SF
FOURTH FLOOR GROSS: 42,160 SF
TOTAL GROSS: 166,824 SF
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TOTAL UNITS: 168		168



1 2ND FLOOR PLAN
1" = 20'-0"

GRAESER STATION

11004 OLIVE BLVD

PARKING

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PARKING

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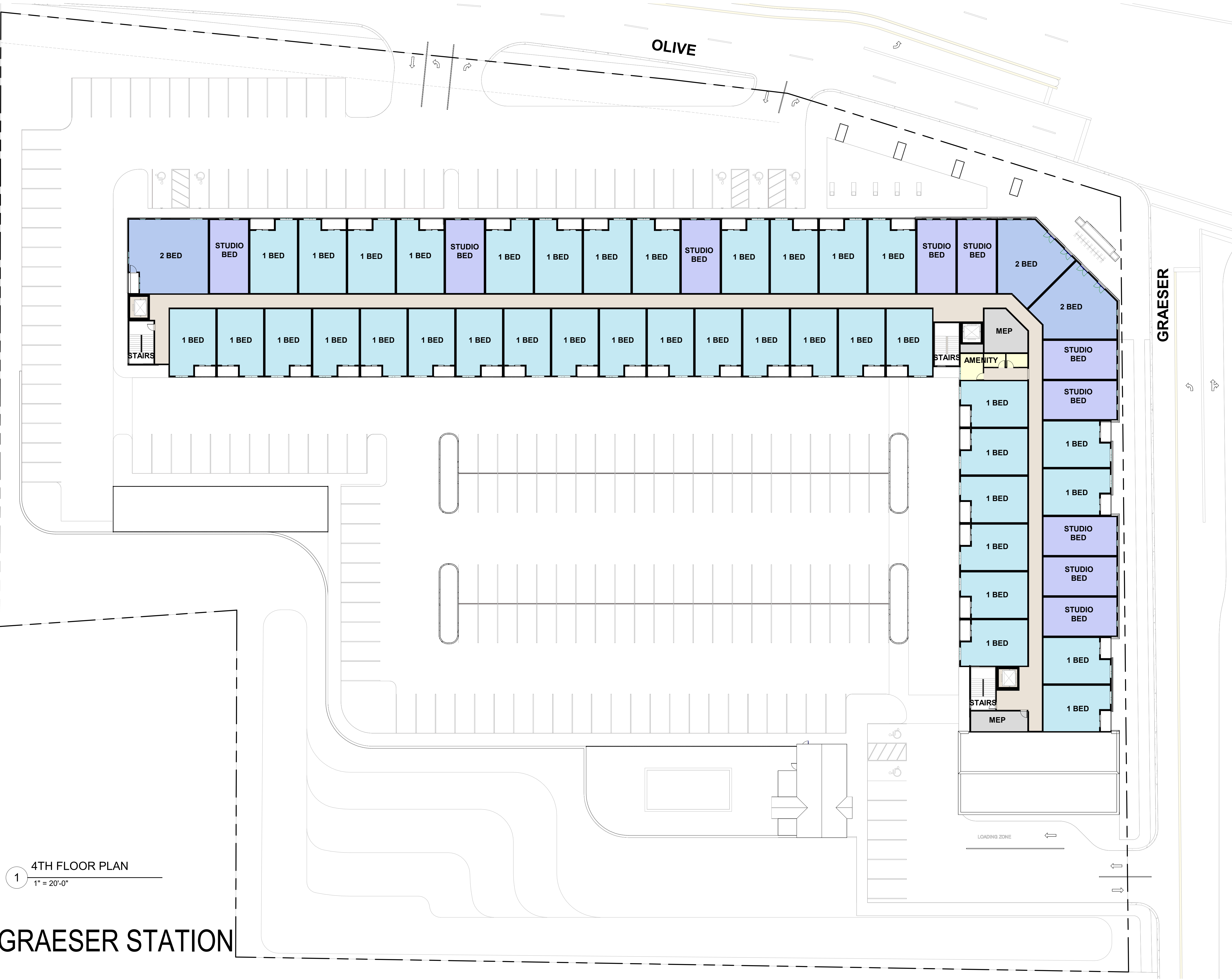
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4TH FLOOR	STUDIO BED	10
TOTAL UNITS: 168		168

1 3RD FLOOR PLAN
1" = 20'-0"

GRAESER STATION



PARKING

TOTAL UNITS IN DEVELOPMENT:
- 168
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TOTAL UNITS: 168		168

1 4TH FLOOR PLAN
1" = 20'-0"

GRAESER STATION



1 OVERALL NORTH ELEVATION
1" = 20'-0"



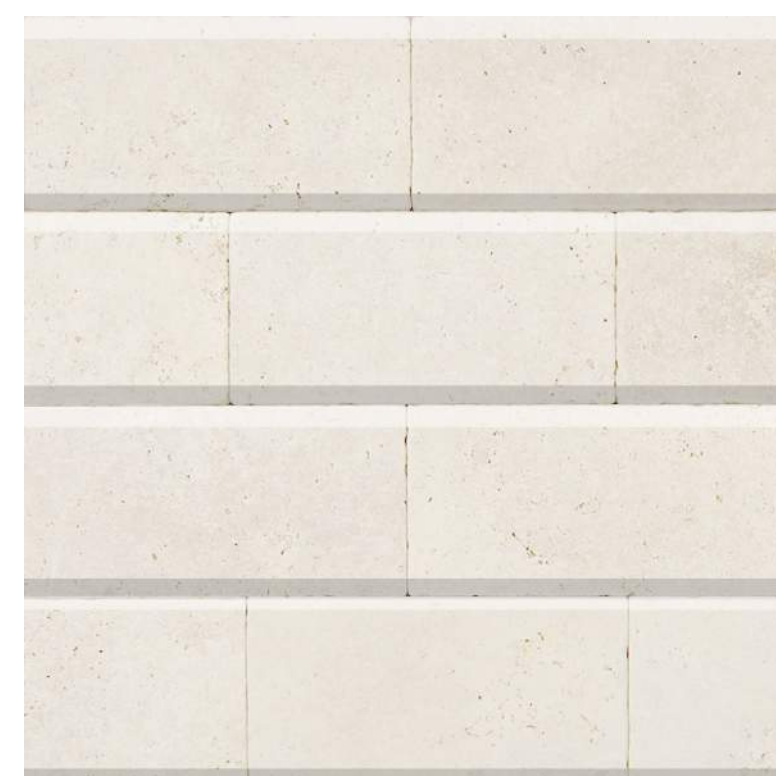
2 RESIDENTIAL LOBBY ENTRY
1/8" = 1'-0"



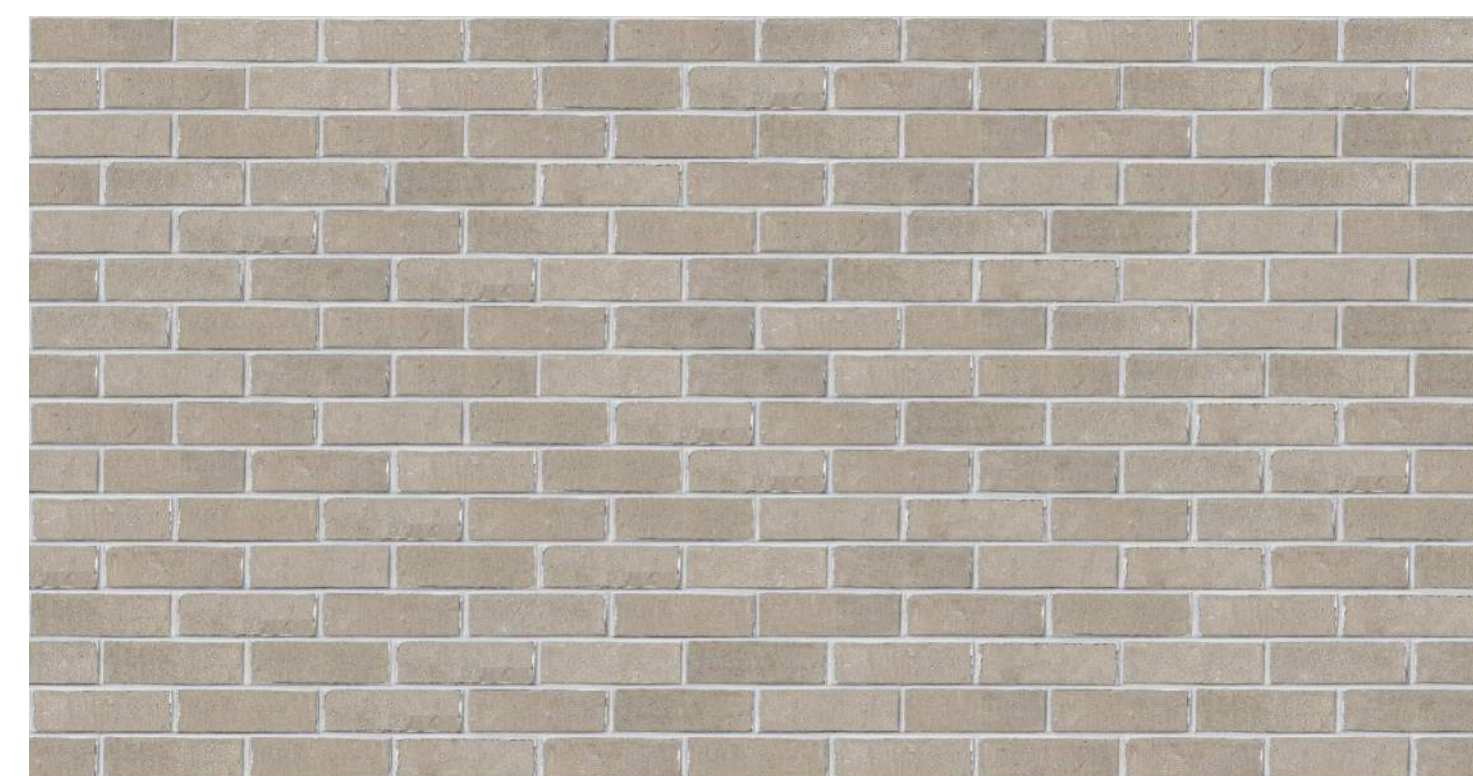
3 TYPICAL RESIDENTIAL OVER RETAIL
1/8" = 1'-0"



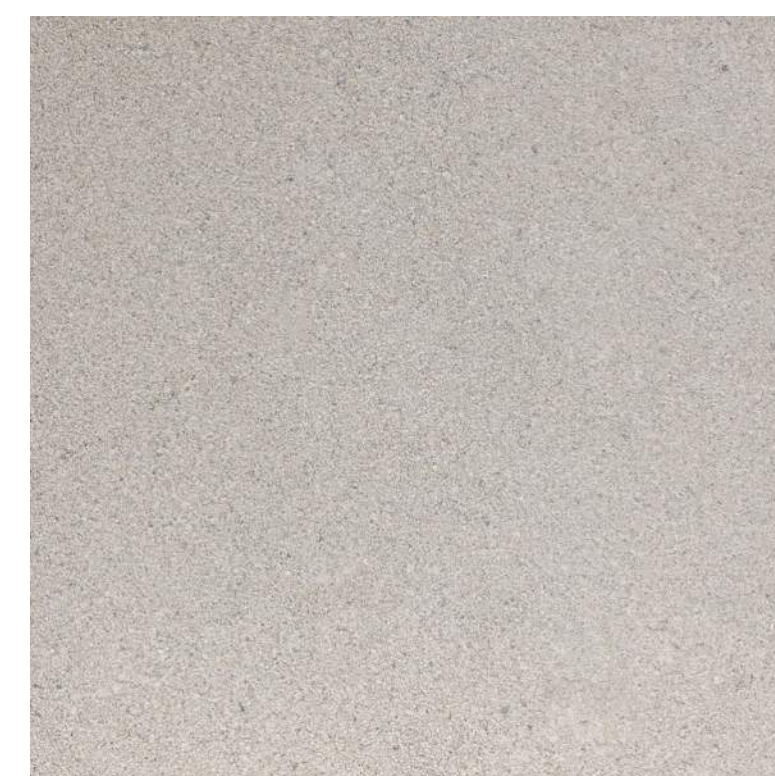
4 CORNER RETAIL ENTRY
1/8" = 1'-0"



LARGE FORMAT MASONRY
USED AT RETAIL LEVEL



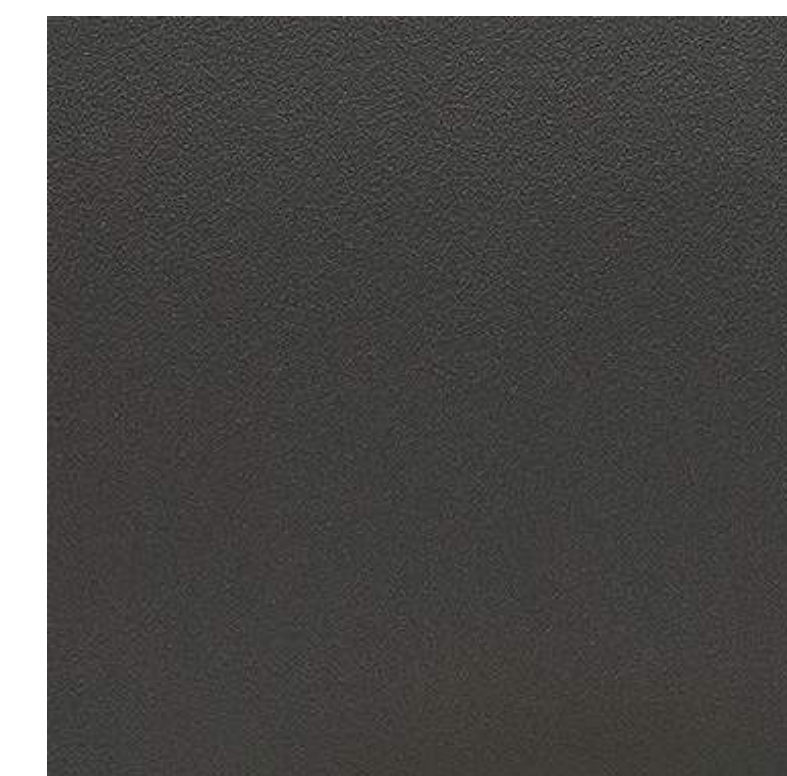
RUNNING BOND THIN BRICK VENEER
USED AT RESIDENTIAL LEVELS



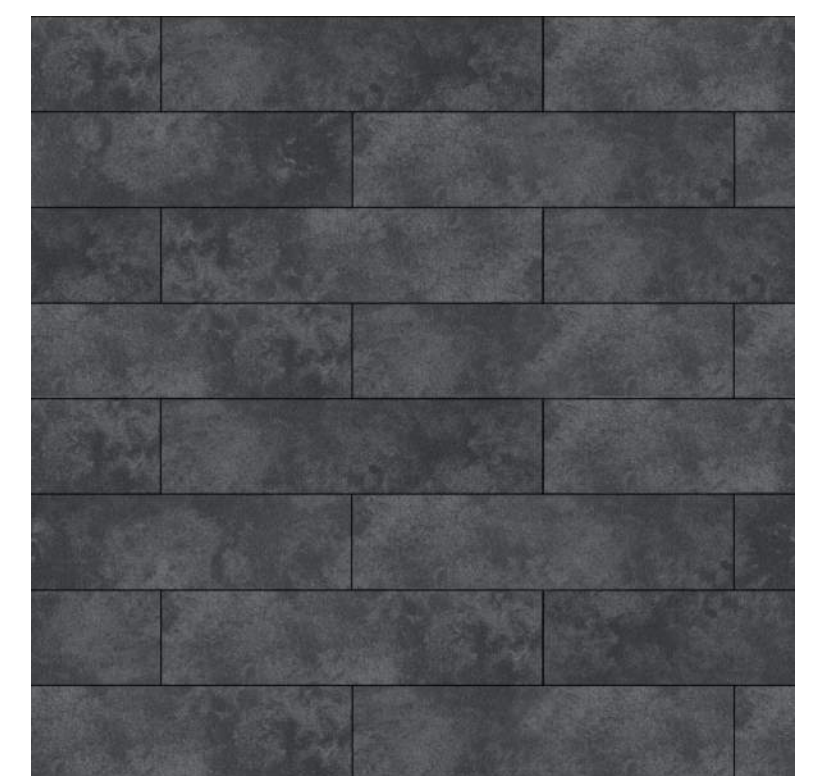
PRECAST CORNICE DETAIL



ALLUMINUM
COMPOSITE PANELS
USED AT CANOPY
FASCIA AND COPING



NICHIHA
TUFFBLOCK - STEEL

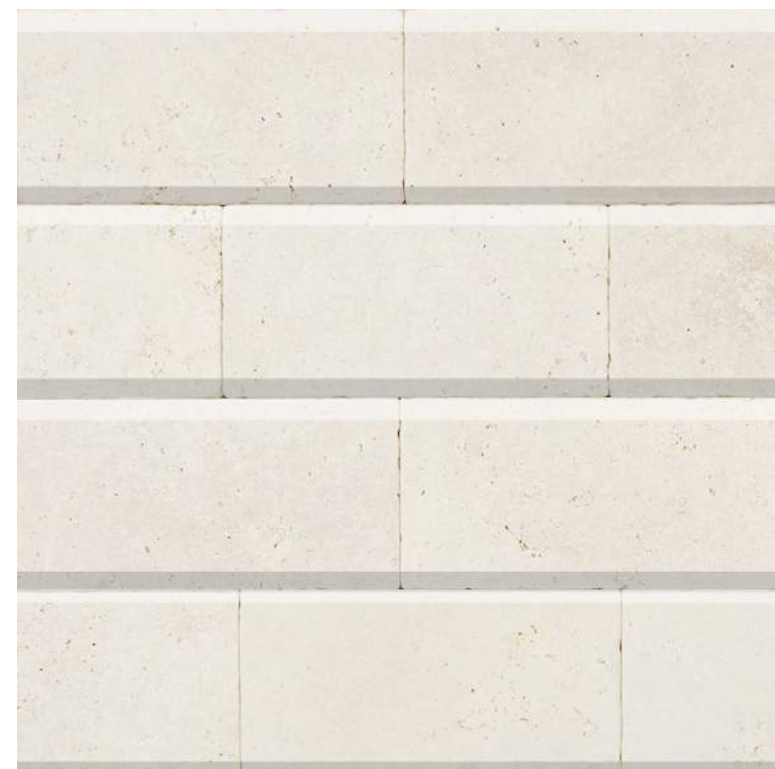


NICHIHA
CORBOSA (DARK)

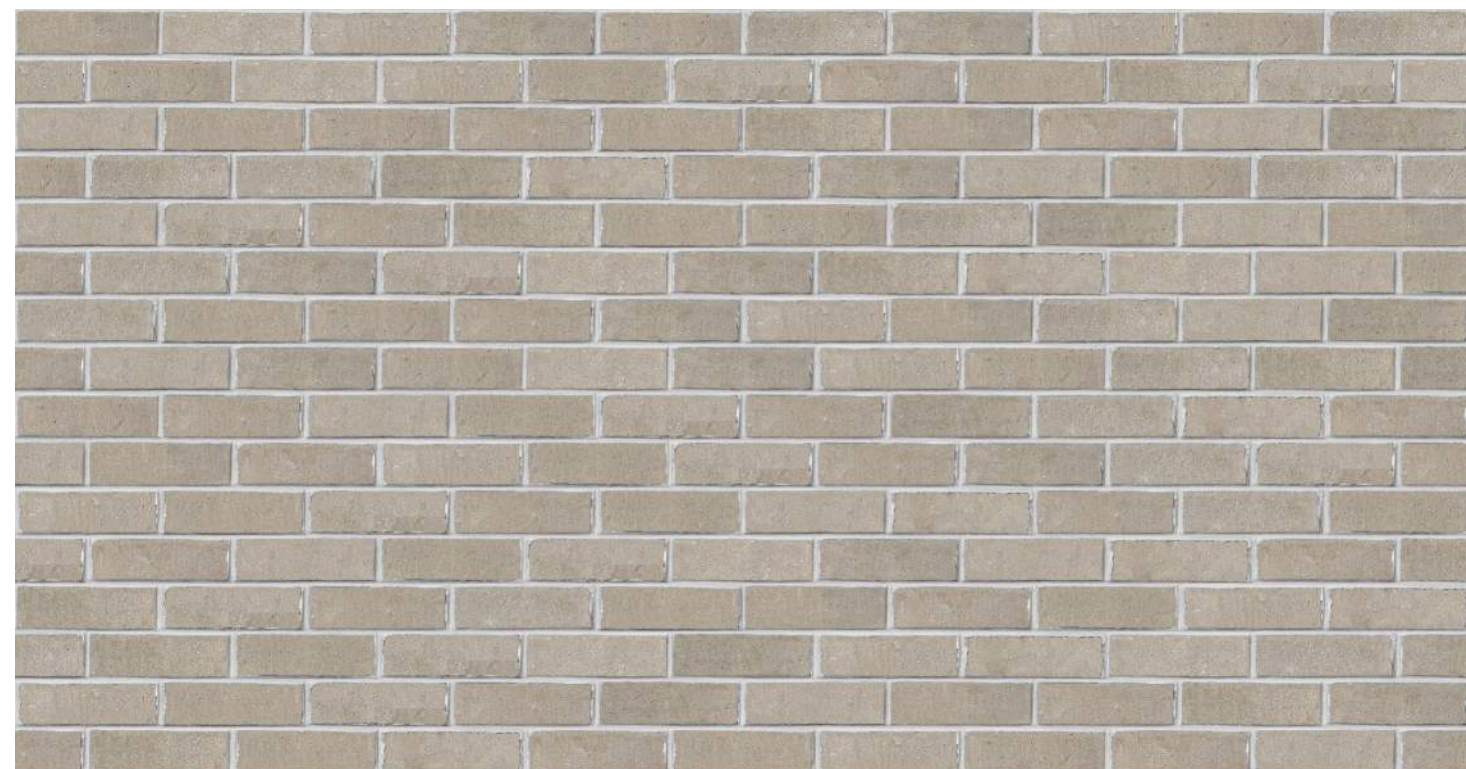
GRAESER STATION



1 OVERALL EAST ELEVATION
1" = 10'-0"



LARGE FORMAT MASONRY
USED AT RETAIL LEVEL



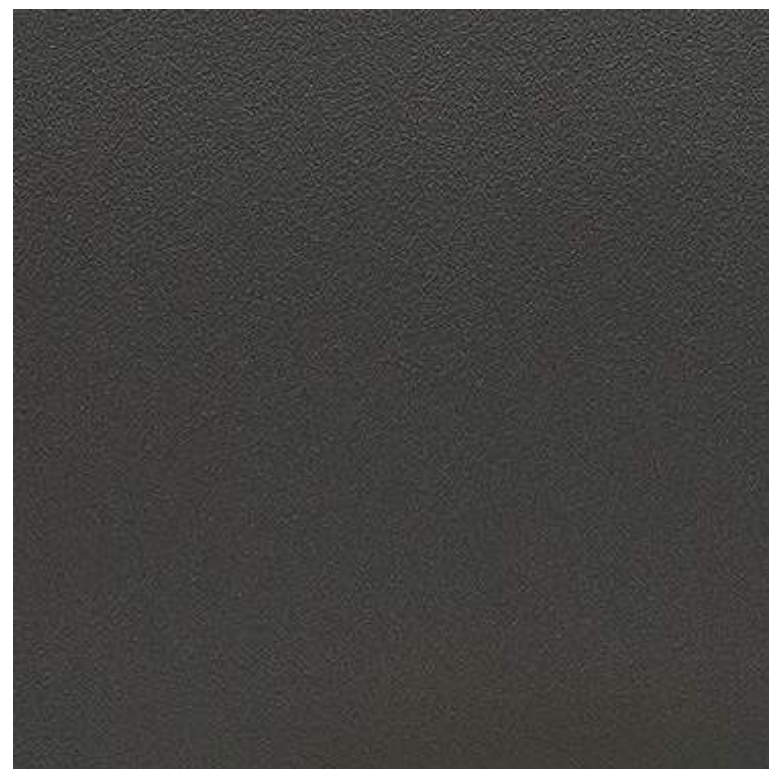
RUNNING BOND THIN BRICK VENEER
USED AT RESIDENTIAL LEVELS



PRECAST CORNICE DETAIL



ALLUMINUM
COMPOSITE PANELS
USED AT CANOPY
FASCIA AND COPING



NICHIHA
TUFFBLOCK - STEEL



NICHIHA
CORBOSA (DARK)

GRAESER STATION



1 OVERALL SOUTH ELEVATION
1" = 20'-0"



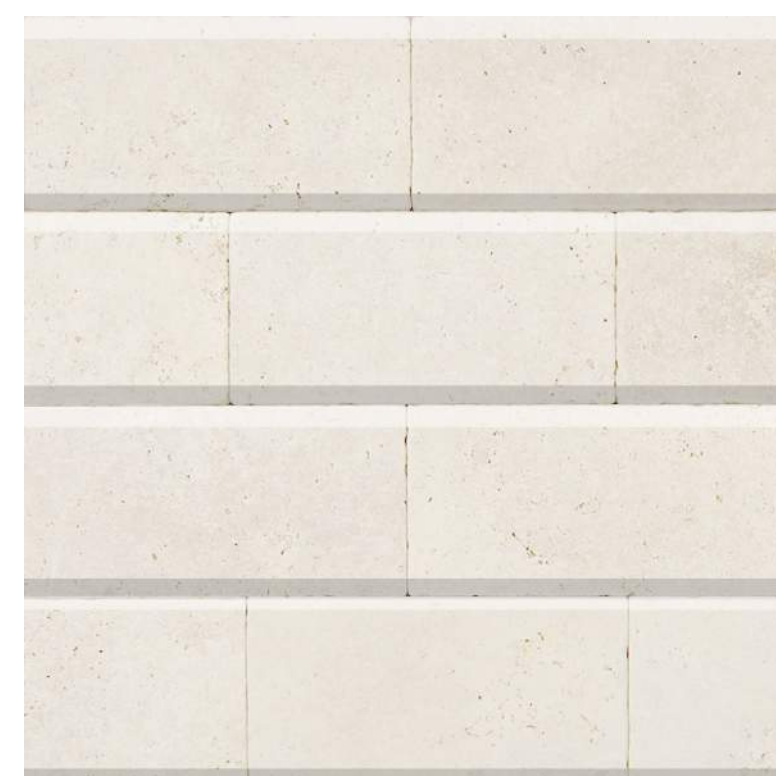
2 RESIDENTIAL ENTRY FROM PARKING
1/8" = 1'-0"



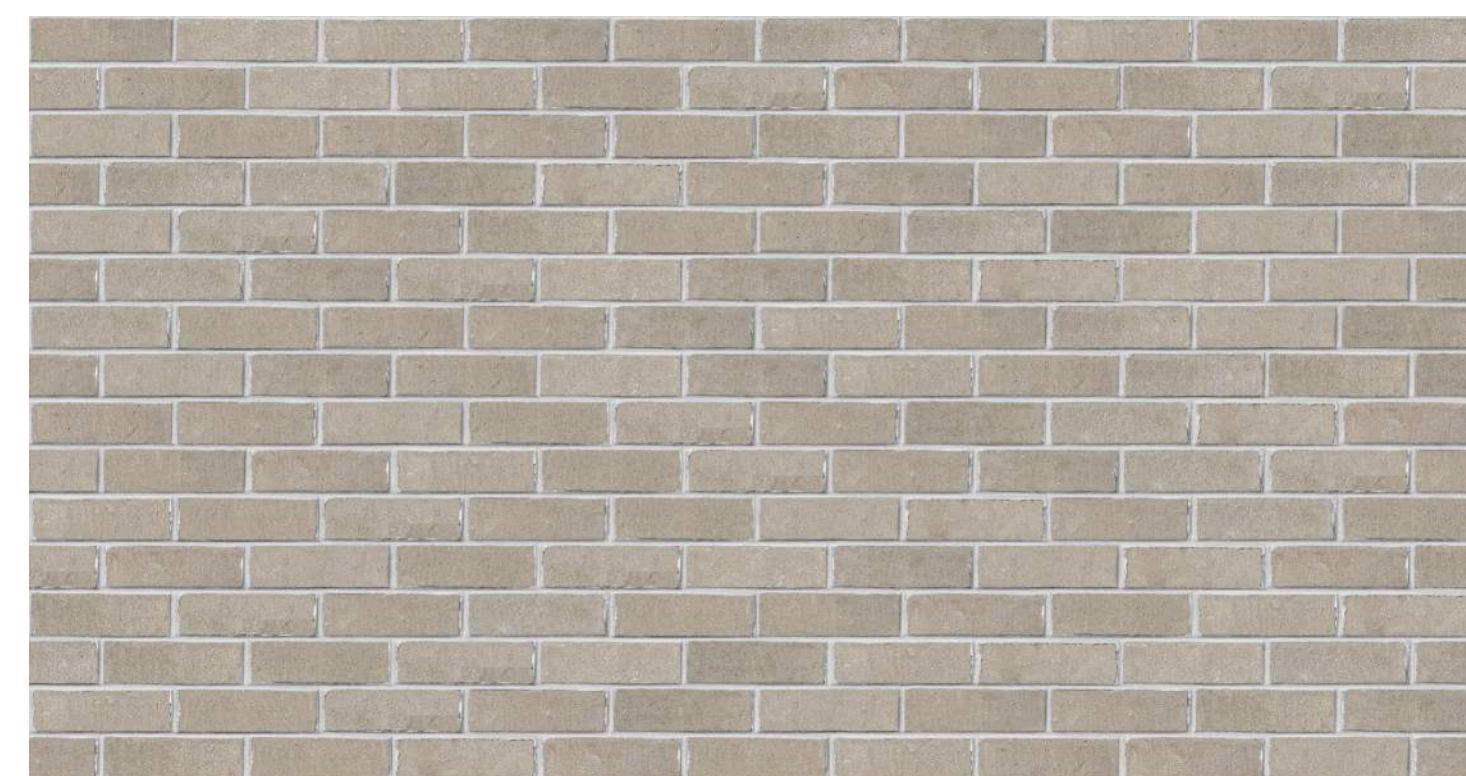
3 TYPICAL RESIDENTIAL OVER PARKING
1/8" = 1'-0"



4 RESIDENTIAL LOBBY ENTRY
1/8" = 1'-0"



LARGE FORMAT MASONRY
USED AT RETAIL LEVEL



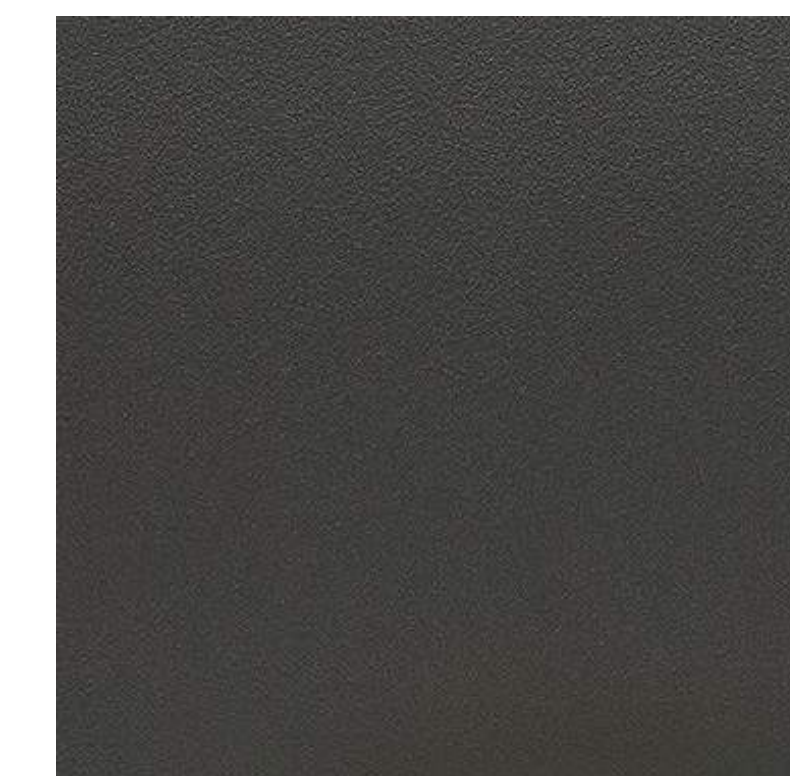
RUNNING BOND THIN BRICK VENEER
USED AT RESIDENTIAL LEVELS



PRECAST CORNICE DETAIL



ALLUMINUM
COMPOSITE PANELS
USED AT CANOPY
FASCIA AND COPING



NICHIHA
TUFFBLOCK - STEEL

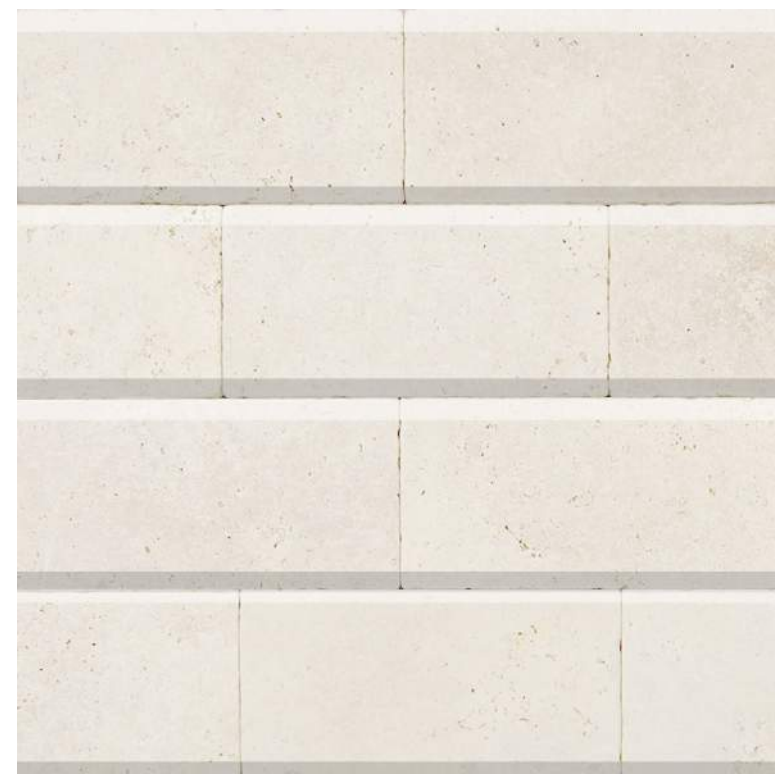


NICHIHA
CORBOSA (DARK)

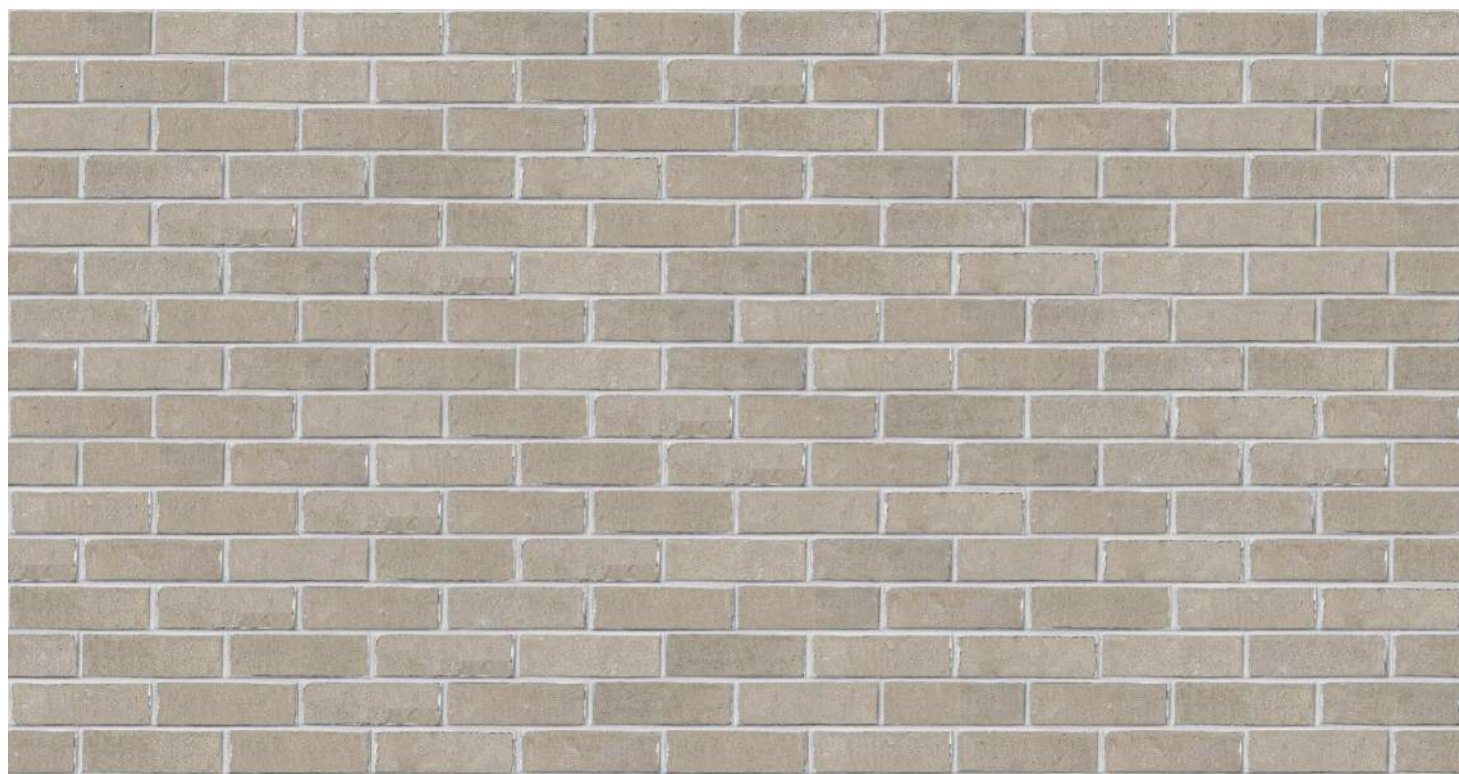
GRAESER STATION



1 OVERALL WEST ELEVATION
1" = 10'-0"



LARGE FORMAT MASONRY
USED AT RETAIL LEVEL



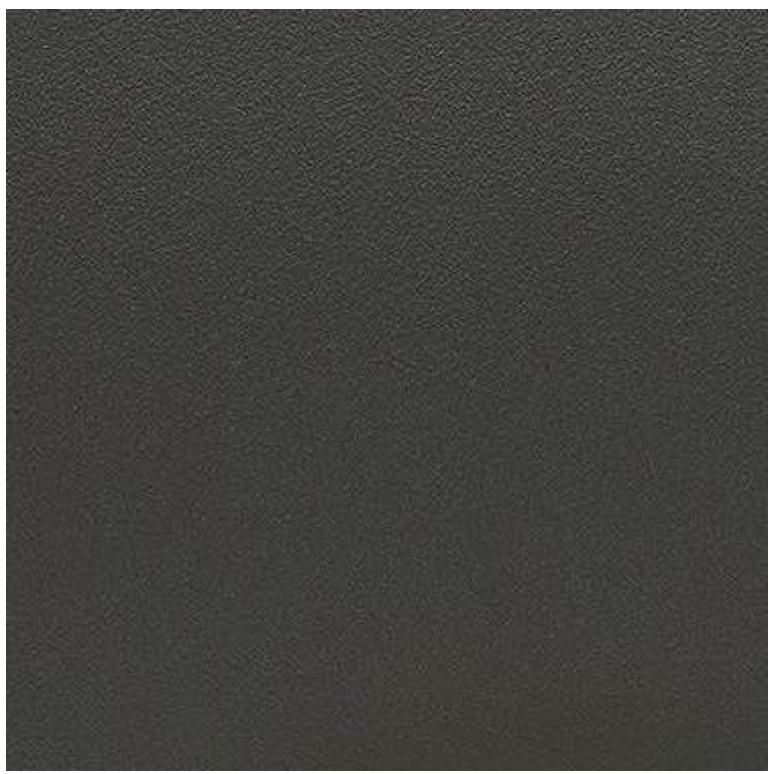
RUNNING BOND THIN BRICK VENEER
USED AT RESIDENTIAL LEVELS



PRECAST CORNICE DETAIL



ALLUMINUM
COMPOSITE PANELS
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FASCIA AND COPING



NICHIHA
TUFFBLOCK - STEEL



NICHIHA
CORBOSA (DARK)

GRAESER STATION



GRAESER STATION

11004 OLIVE BLVD



7/14/2025



GRAESER STATION

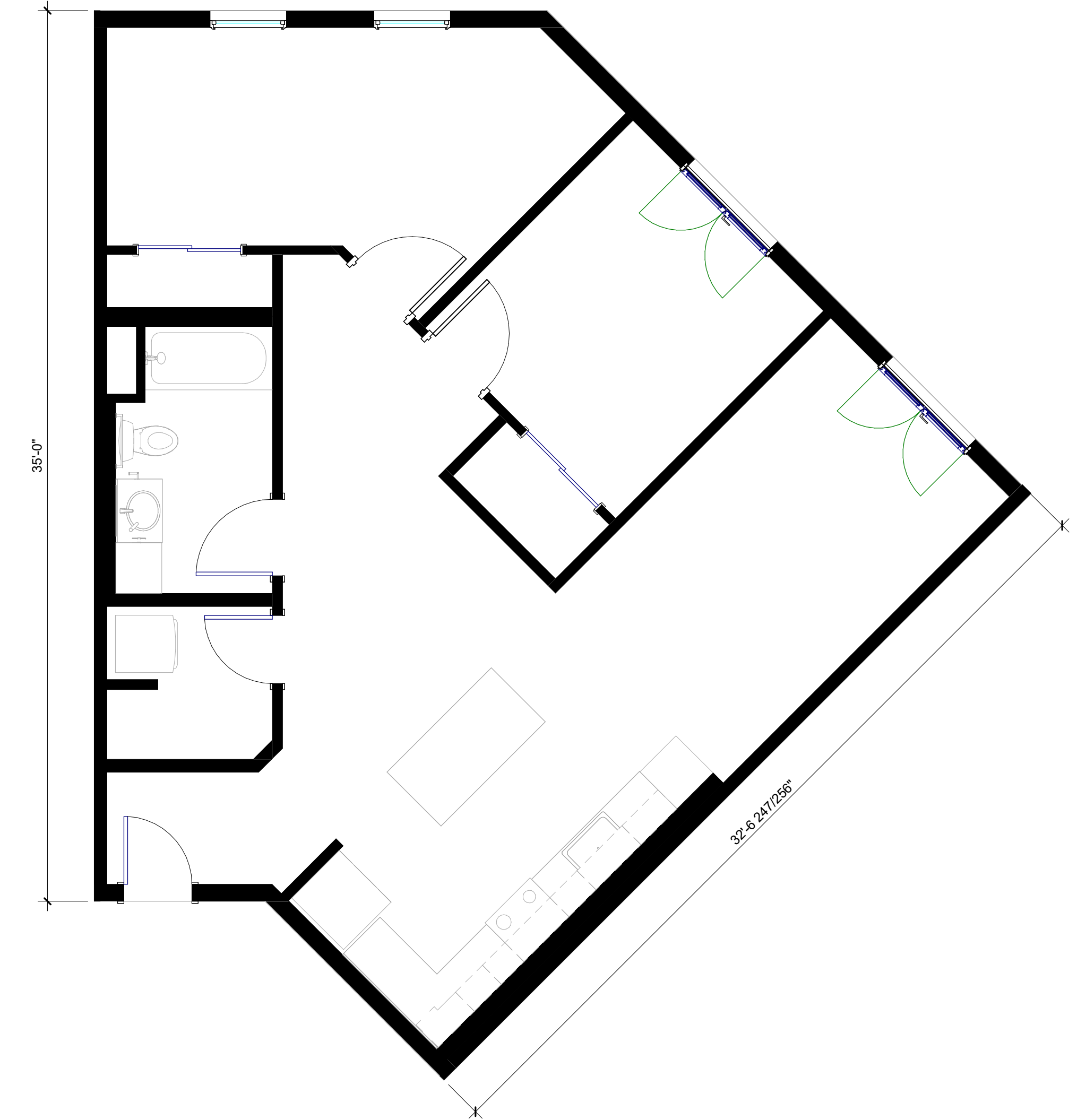
11004 OLIVE BLVD



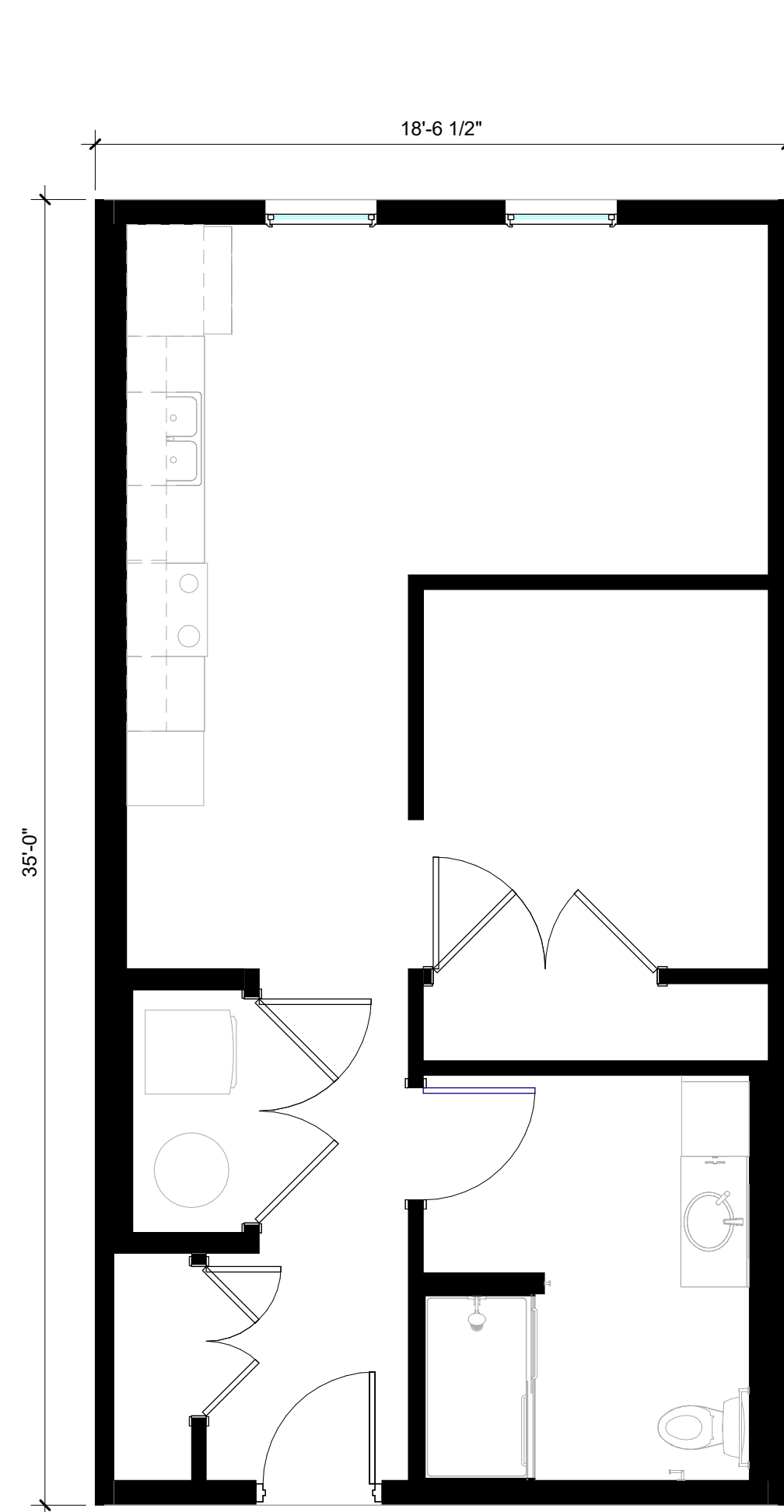
2 BEDROOM END w/BALCONY - A
1,247 SQFT



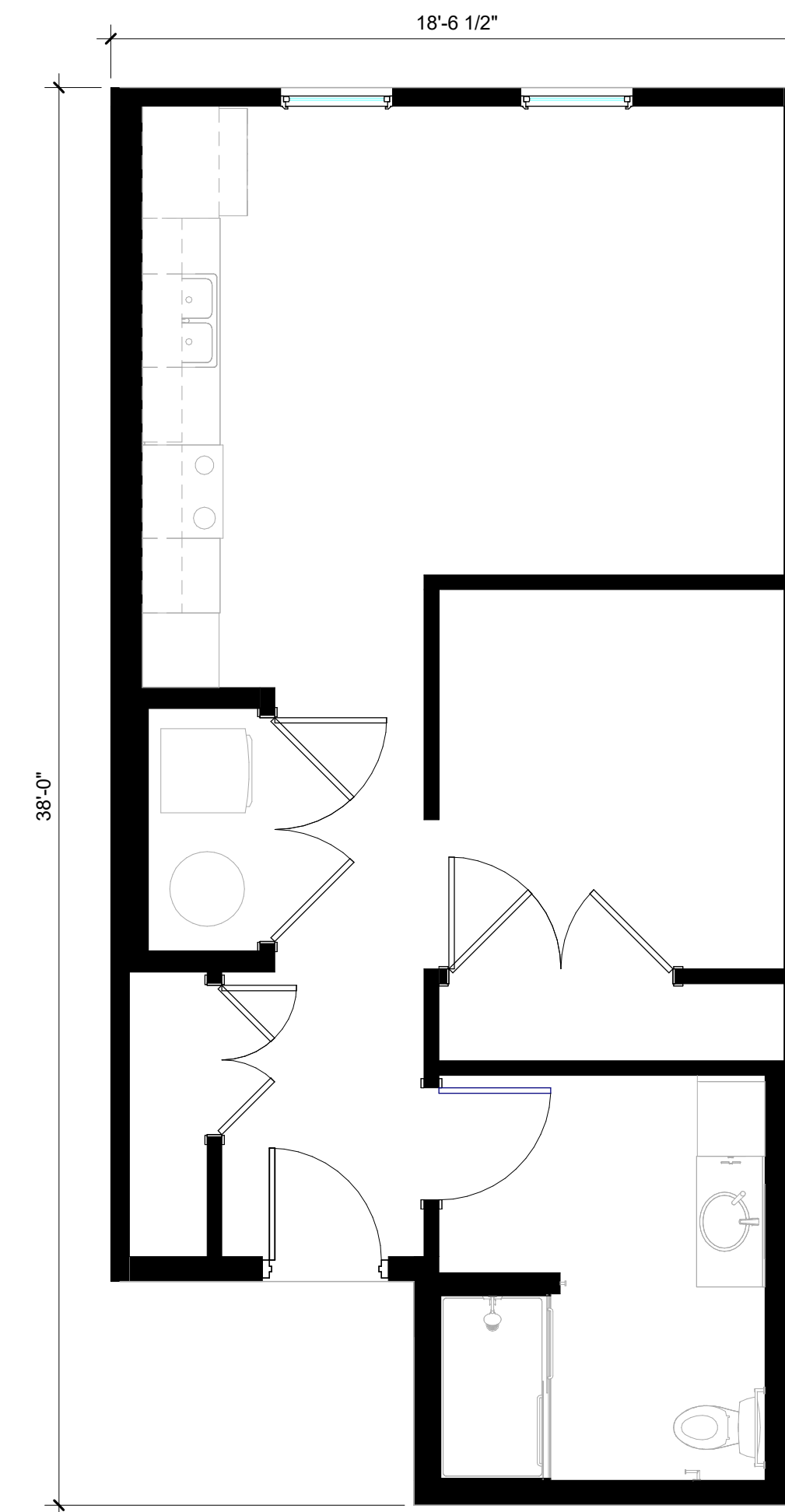
2 BEDROOM END w/BALCONY - B
1,313 SQFT



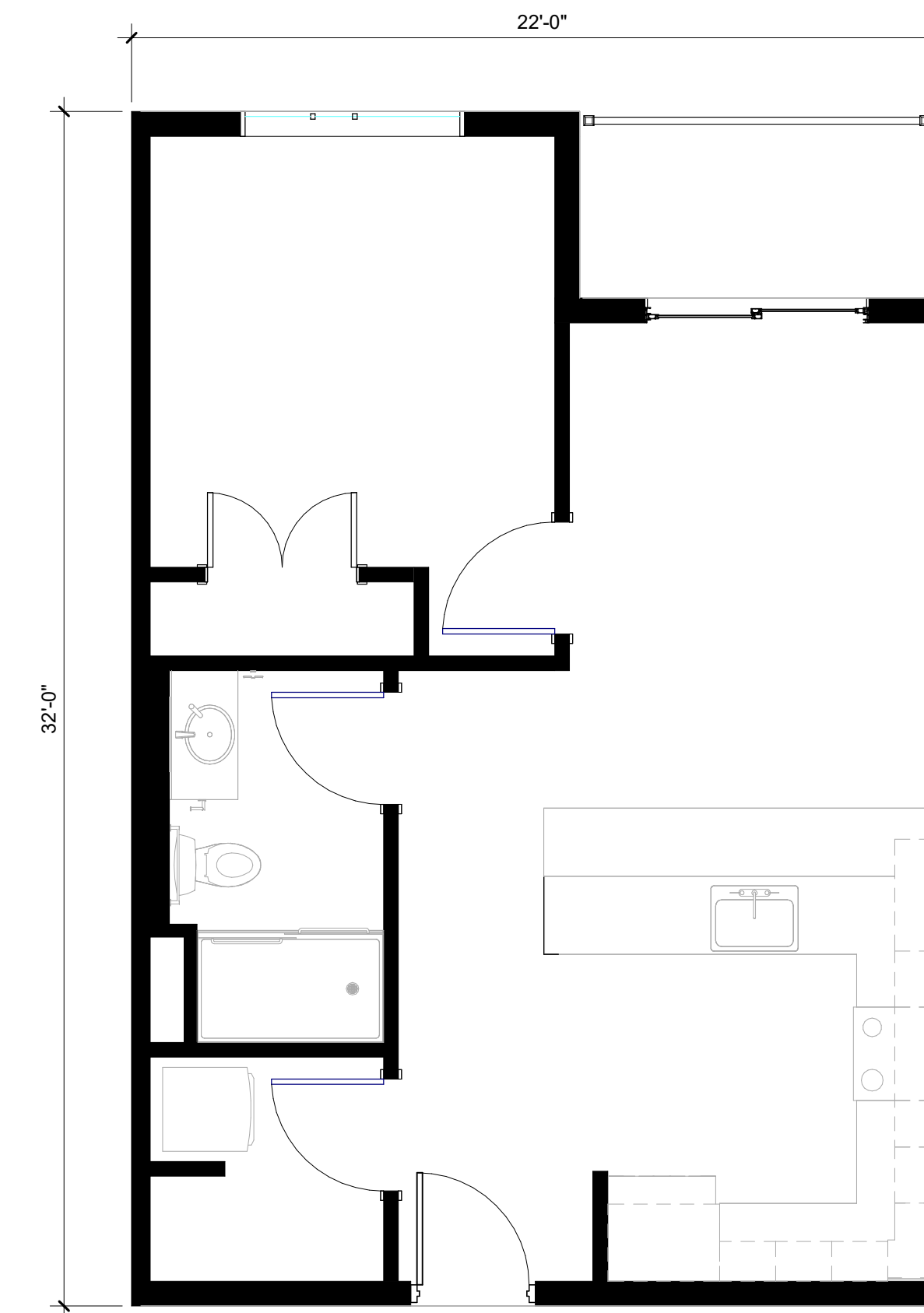
2 BEDROOM CORNER w/BALCONY - A
960 SQFT



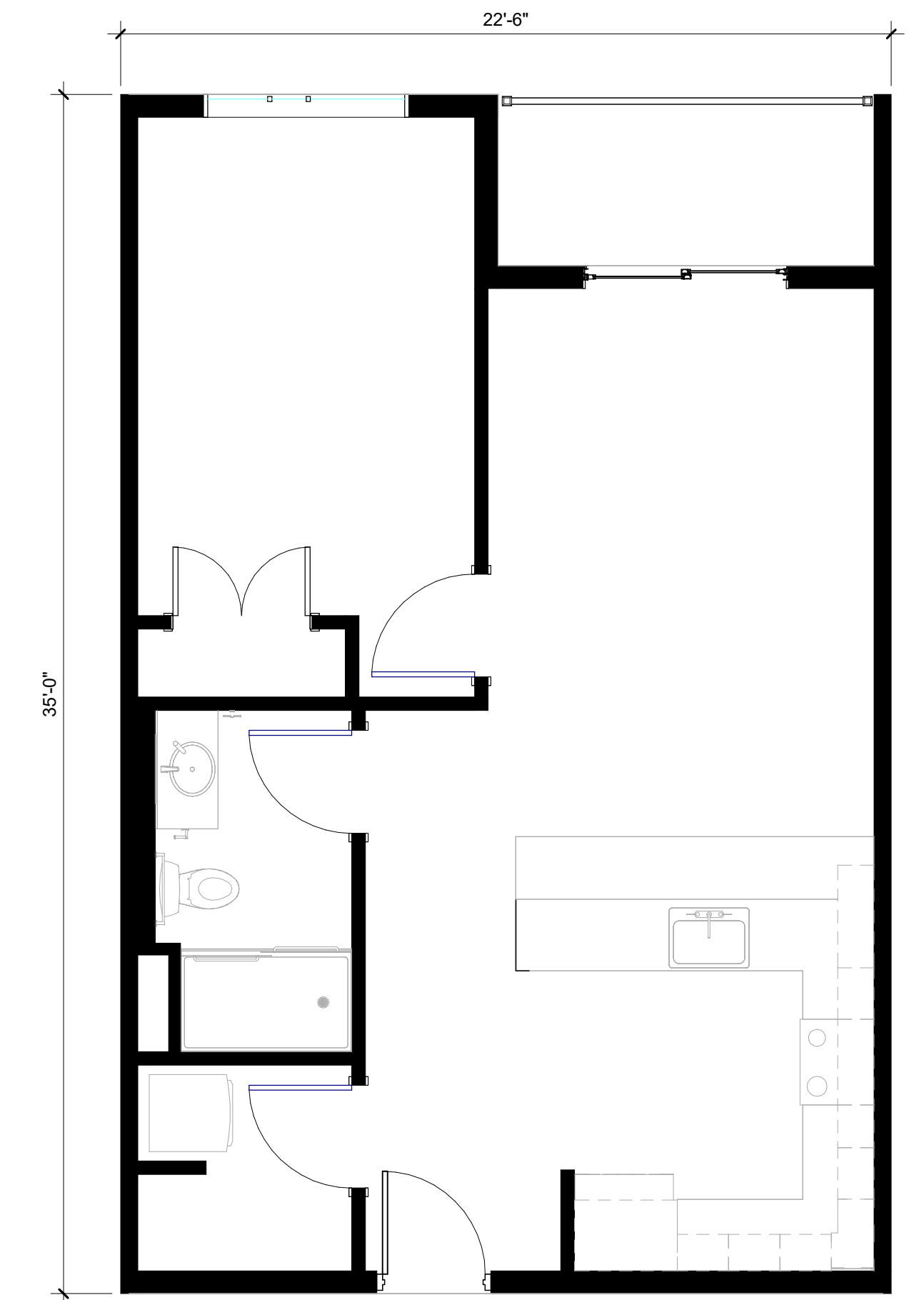
STUDIO 1 BEDROOM
631 SQFT




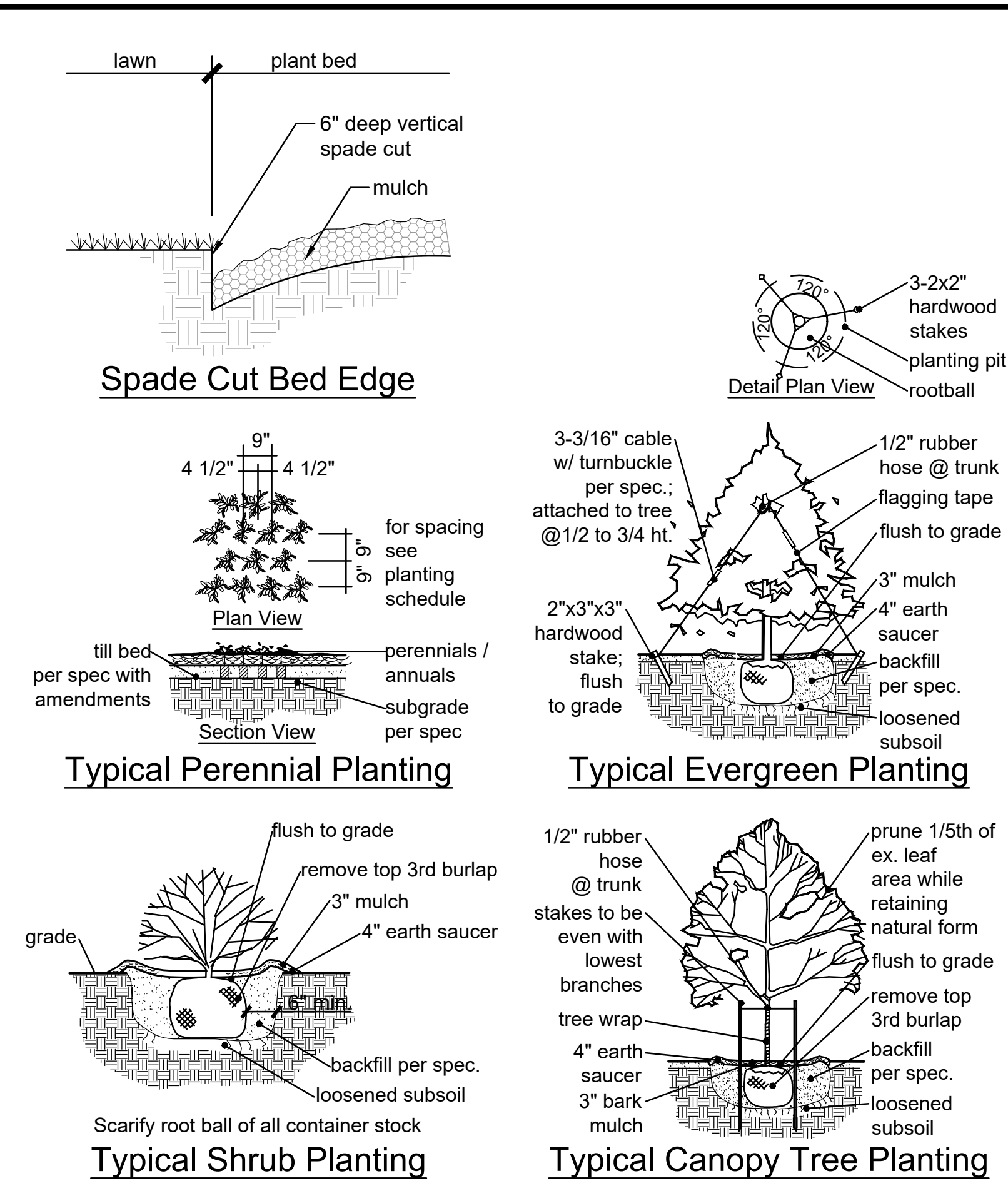
STUDIO 1 BEDROOM END
638 SQFT



1 BEDROOM w/BALCONY - A
639 SQFT



1 BEDROOM w/BALCONY - B
713 SQFT



Gerald Saunders - Landscape Architect
 NO License # LA-007

Consultants:

Graeser Station Multi-Family-Retail Building

11004 Olive Boulevard
Creve Coeur, Missouri 63141

[illegible]

Drawn:	KP
Checked:	RS

LOOMIS ASSOCIATES
landscape architects + planners
750 spirit 40 park drive, chesterfield, missouri 63005
t. 636-519-8668
www.loomis-associates.com

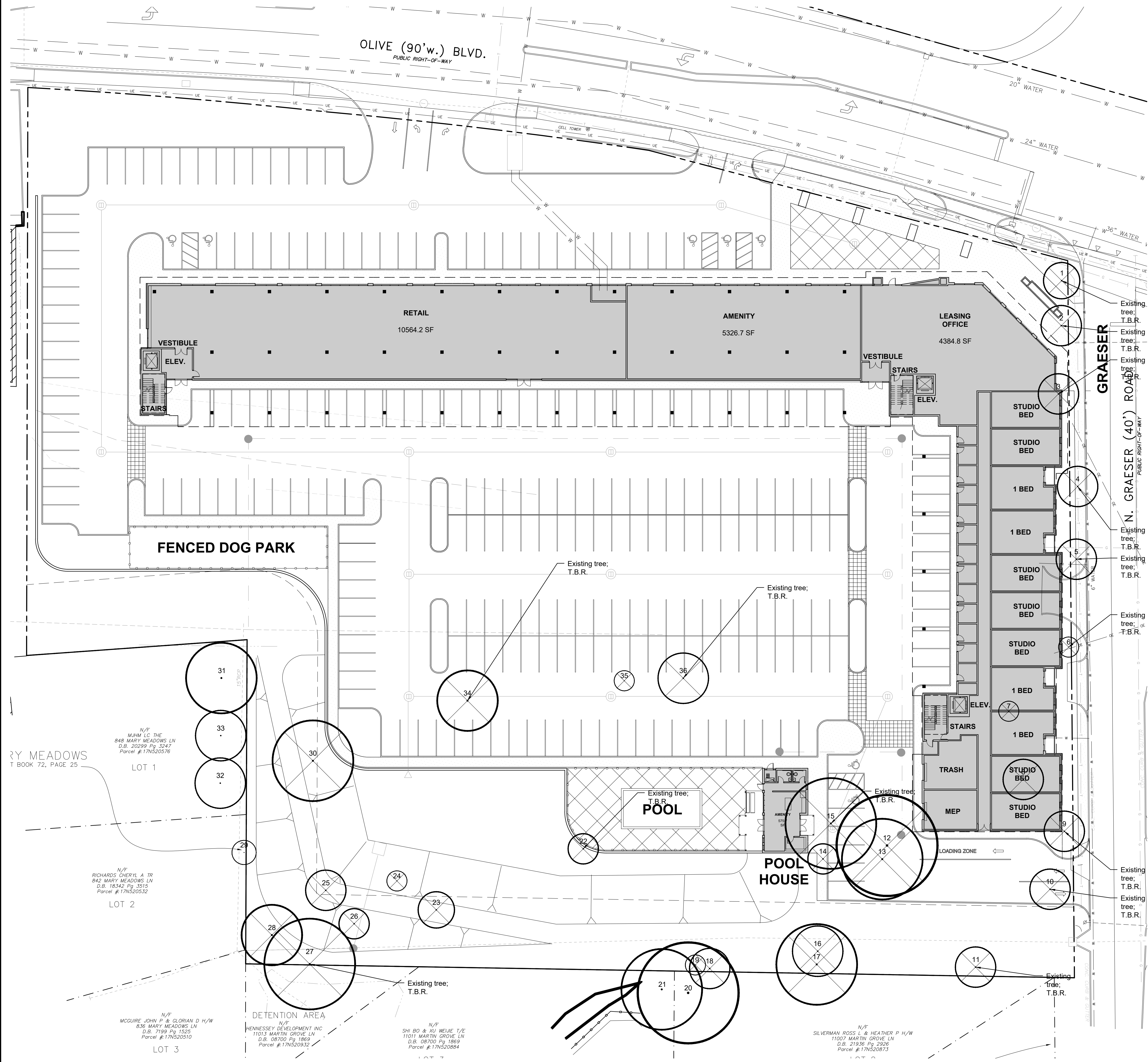
Loomis Associates Inc.
Missouri State Certificate of Authority #: LAC #000019

Sheet Title:	Concept Landscape Plan
Sheet No:	CL1.01
Date:	7/14/25
Job #:	1094.001

 **Concept Landscape Plan**
SCALE 1"=20'

0 20 40 80

PREPARED FOR:
CREVE COEUR HOUSING LLC
CONTACT: Gary Hassenflu
2001 Shawnee Mission Parkway Ste. 250
Mission Woods, KS 66205
EMAIL: ghassenflu@garrisoncompanies.com



Tree Removal and Replacement Plan
SCALE 1"=20'

PREPARED FOR:
CREVE COEUR HOUSING LLC
CONTACT: Gary Hassenflu
2001 Shawnee Mission Parkway Ste. 250
Mission Woods, KS 66205
EMAIL: ghasenflu@garrisoncompanies.com

Tree Inventory							
ID	Tree Name	DBH	Canopy Diameter	Condition Rating	Comment	To Be Removed	Preserved
1	Honeylocust	14	15	2		X	
2	Honeylocust	10	20	2		X	
3	Honeylocust	15	20	2		X	
4	Honeylocust	10	20	2		X	
5	Honeylocust	14	20	2		X	
6	Dead	15	20	0	Dead	X	
7	Pear	7	10	1		X	
8	Spruce (Norway)	12	22	2	Wintercreeper	X	
9	Eastern Red Cedar	21	20	2		X	
10	Eastern Red Cedar	16	20	2	Wintercreeper	X	
11	Mulberry	6	20	1		X	
12	Ohio Buckeye	21	50	2		X	
13	Ohio Buckeye	12	40	2		X	
14	Dogwood	7	15	2		X	
15	Pecan	31	45	2	Twin	X	
16	Boxelder	20	25	2		X	
17	Ash	48	40	1	Mostly dead	X	
18	Linden	20	20	0	Lean	X	
19	Dead	30	0	0	Standing dead	X	
20	Maple	26	50	2	Offsite		X
21	Walnut	22	40	2	Offsite		X
22	Redbud	8	15	2	with Mulberry	X	
23	Spruce (Norway)	13	24	3		X	
24	Dead	24	18	0	Dead Pine	X	
25	White Pine	19	20	1		X	
26	Redbud	10	15	2		X	
27	S. Maple	53	45	1	On property line	X	
28	Eastern Red Cedar	17	30	2		X	
29	Eastern Red Cedar	6	12	2	Offsite, at property line		X
30	Bur Oak	24	40	2		X	
31	White Pine	24	35	2	Offsite		X
32	White Pine	18	25	2	Offsite		X
33	White Pine	20	25	2	Offsite		X
34	White Pine	23	30	1		X	
35	Dead	22	0	0	Dead	X	
36	White Pine	22	25	1		X	

Tree Condition Rating:
Excellent = 4
Good = 3
Fair = 2
Poor = 1
Dead = 0

Revisions:

Date	Description	No.

Drawn: KP
Checked: RS

LOOMIS ASSOCIATES
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t. 636.519.8668
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Sheet Title: Tree Removal and Replacement Plan

Sheet No: TPRP

Date: 7/14/25
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