



## CITY COUNCIL AGENDA ITEM

**To:** Mayor Graham and City Council

**From:** Ted Shekell, Planning Director  
Walter Denton, City Administrator

**Date:** March 17, 2008

**Subject:** **Resolution** Authorizing the Mayor to Sign a Contract for Professional Services with Streiler Planning, LLC

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**List of committees that have reviewed:** The Community Development Committee reviewed and recommended approval of the contract with a vote of 4-0 at its March 10, 2008 meeting.

**Contract Summary:** Attached is a contract for professional planning services with Streiler Planning, LLC for development of a Commercial Design Handbook for the City of O'Fallon. The purpose of this Handbook is to give staff and the City Council guidance concerning the architectural design of new commercial buildings, particularly those that come through the City's Planned Use process. In the absence of a handbook or a set of consistent design guidelines, it often puts both the City and the applicant in the difficult position of trying to guess what architectural design concerns exist on a proposed project.

Streiler Planning, LLC is a private planning firm headed up by Todd Streiler, AICP, former planner with ARCTURIS. The City has worked with Todd and ARCTURIS in the past on other planning projects, including the residential visual preference survey in 2007. Streiler Planning, LLC has partnered with 180° Design Studio and M<sup>2</sup> Architecture Studio to ensure expertise in all facets of the project. Streiler Planning, LLC, staff's main contact for the project, has experience with the public planning process, architectural review boards, and development of municipal regulations. 180° Design Studio is an award winning firm that has experience developing user-friendly and well laid-out design guidelines for local government. M<sup>2</sup> Architecture Studio, the architectural firm that designed the buildings for Creekside Promenade, has experience designing high-end commercial buildings, and will consequently provide valuable insight into the private sector side of the design equation. Staff believes that this partnership will result in a user-friendly commercial design handbook that will set consistent design guidelines to help ensure we maintain high-quality development throughout the City of O'Fallon into the future. There are several goals of this contract. The first goal is to assess existing conditions in six commercial districts. These districts include Central Park Drive, Regency Park Drive, Highway 50, the future Business/Industrial Park near Exit 21, and the neighborhood and regional commercial districts identified in the Comprehensive Plan. The second goal is to hold focus group sessions with key parties, including local business owners, developers, architects, and public officials. The input gathered from these sessions will inform the consultants about the

concerns of these parties. The third goal is to create example building designs for each of the 6 commercial districts. These examples will help form a flexible yet distinct style for the districts. The fourth goal of the contract is to develop a design handbook, quick reference brochure, and presentation boards to aid staff in conveying desired architectural design concepts to applicants and the community. These items will be presented to the City Council for review. Finally, the consultants will provide training for City staff and decision-makers on how to apply the handbook by using current projects as examples.

It should be noted that no architectural review board or any additional administrative layers are being proposed as part of this project. It is expected that the existing system of review by City staff, Planning Commission, and City Council should be sufficient to implement the Handbook.

**Legal Considerations, if any:** None.

**Budget Impact:** The contract is for an amount not to exceed \$29,929, and the project is expected to take approximately 4 months to complete.

**Staff Recommendation:** Staff recommends approval of the contract.