

# CENTENE CLAYTON CAMPUS CONCEPTUAL DESIGN PRESENTATION

June 6, 2016

This presentation is part of Centene Corporation's efforts to determine the feasibility of this project. Centene's final decision as to whether any project is feasible is expressly conditioned upon receipt of various approvals from the State of Missouri, St. Louis County and the City of Clayton. Centene's presentation tonight should not be considered a commitment or announcement on the part of Centene to undertake a project or make any capital investment at the property.

## **Our Values**

At the heart of our business are the reasons behind what we do day in and day out. In addition to managing the healthcare of our members, we also manage our economic, social and environmental impacts, as well as the relationships in the workplace, the marketplace, the delivery chain, the community, the industry and the public policy realm.

**CENTENE**  
*Corporation*

WHO WE ARE



# St. Louis

based company founded in Milwaukee in 1984

28,000 employees

#124

on the Fortune 500 list

#4

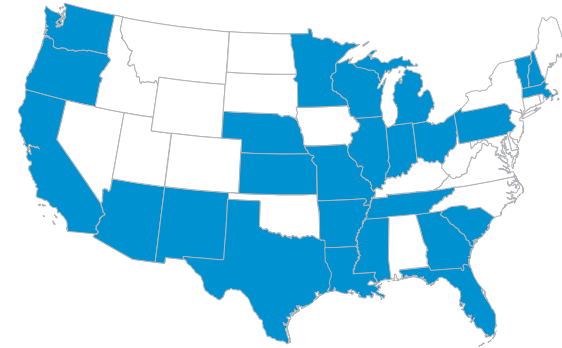
Fortune's Fastest Growing Companies (2015)

\$39.0 - 39.8 billion

expected revenue for 2016

\$7.8 billion in cash and investments

WHAT WE DO



# 26 states

with government sponsored healthcare programs

Medicaid (22 states)

Exchanges (15 States)

Medicare (12 States)

Correctional (8 States)



2 international markets

# 11.5 million members

includes 2.8 million TRICARE eligibles

# 270+

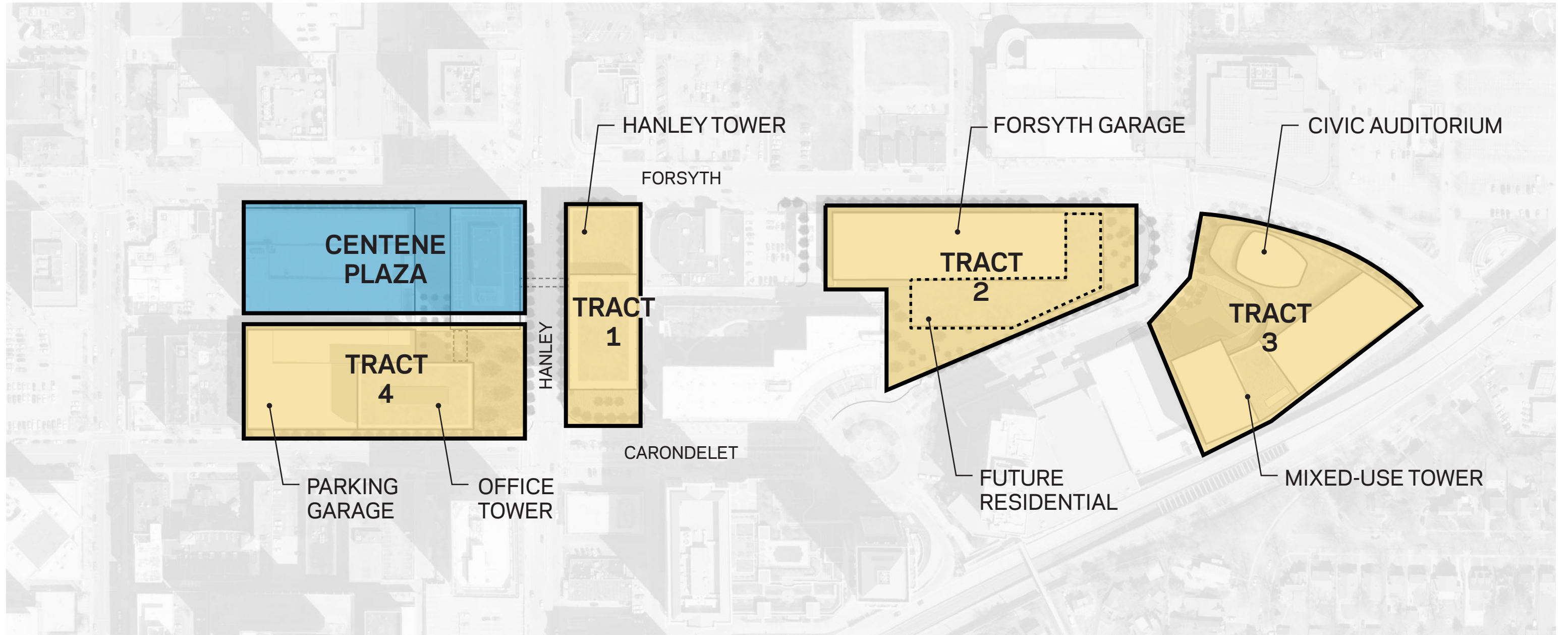
 Product / Market Solutions

## Design Principles

- Create a **socially responsible** and **sustainable** workplace environment on a cohesive world-class campus
- Develop a project that creates a **neighborhood** for our work force that combines the ideals of **live, work and play**
- Design a campus that interacts with the community and is **secure, connected, accessible** and **safe** both day and night
- Celebrate the ethos, values and culture of Clayton, the city we believe is the **geographic center of the St Louis region** with the amenities Centene needs to attract the workforce of tomorrow
- Create **public open spaces** and an **amazing pedestrian experience** that encourages a healthy energized environment



# Sub District Identification Plan

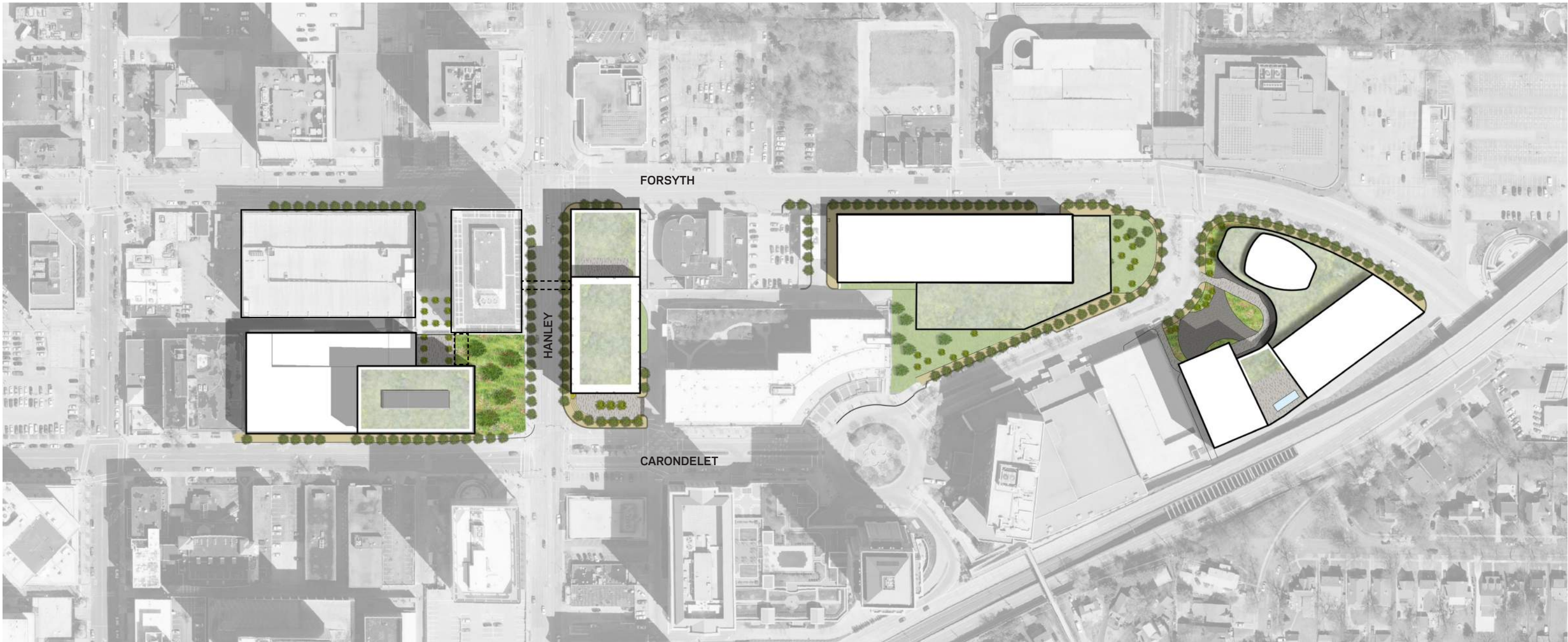


# Master Plan Vision

- Tract 1
- Tract 2
- Tract 3
- Tract 4



# Landscape and New Plazas In Clayton

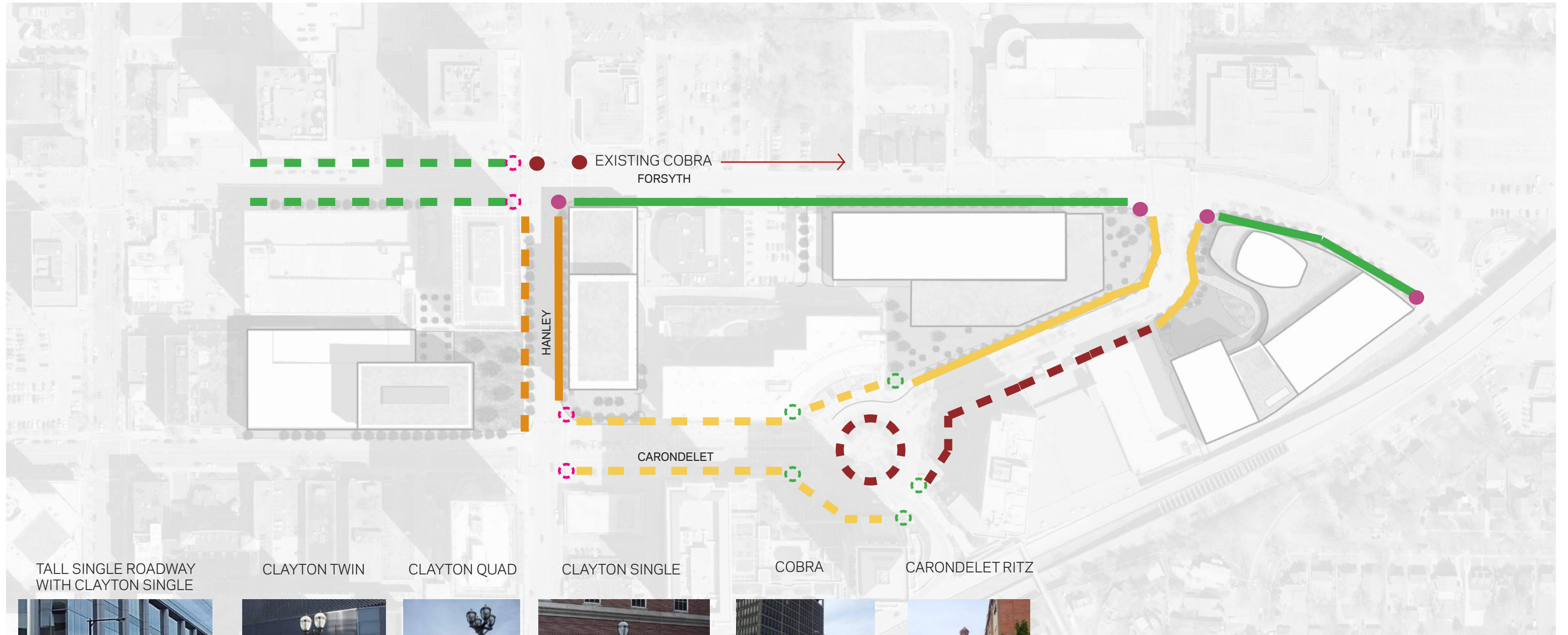




# Landscape and New Plazas In Clayton



# Lighting + Streetscape



TALL SINGLE ROADWAY WITH CLAYTON SINGLE

CLAYTON TWIN

CLAYTON QUAD

CLAYTON SINGLE

COBRA

CARONDELET RITZ



EXISTING: 

PROPOSED: 



EXISTING: 

PROPOSED: 



EXISTING: 

PROPOSED: 



EXISTING: 

PROPOSED: 



EXISTING: 

PROPOSED: 



EXISTING: 

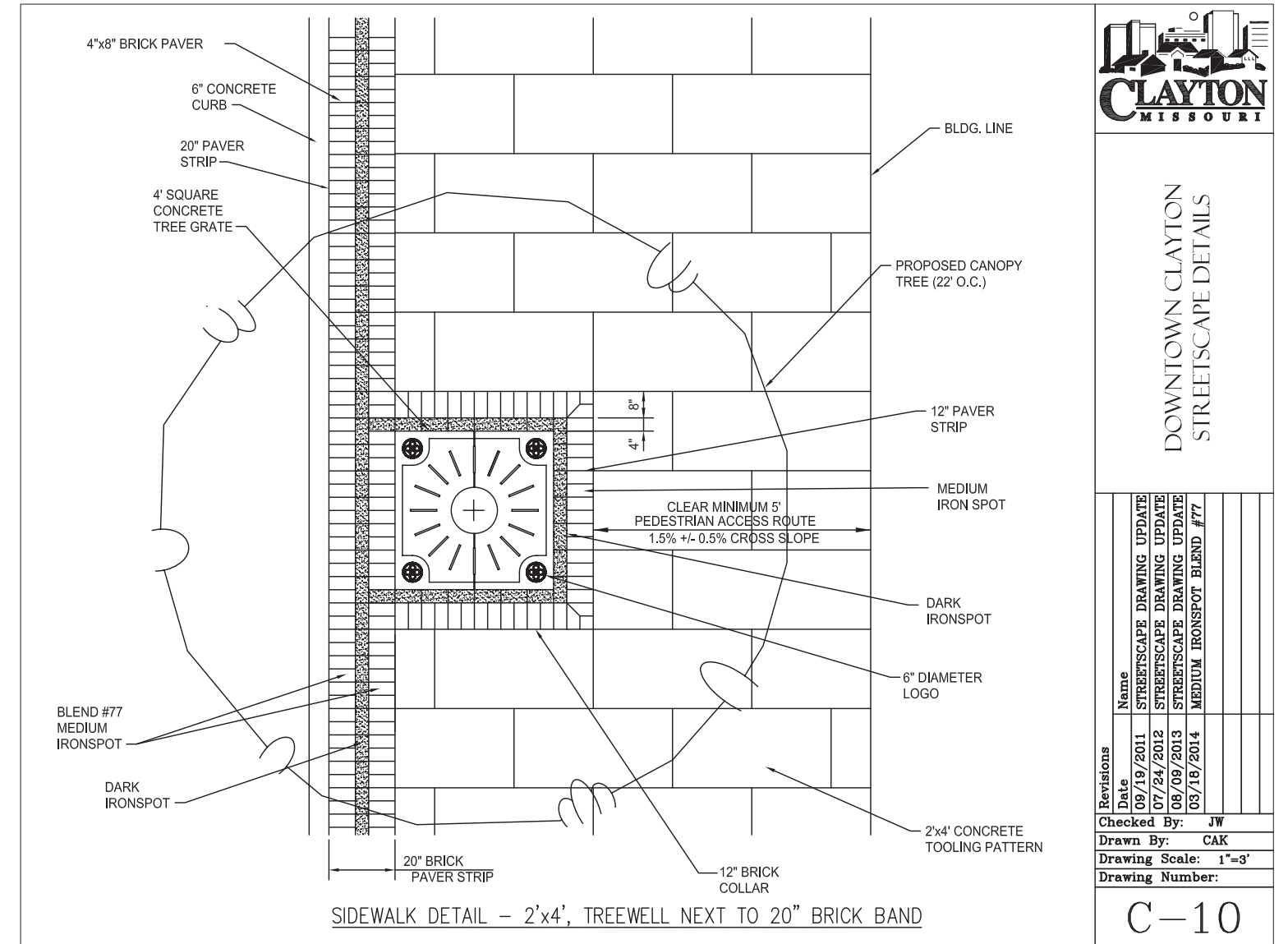
PROPOSED: 

CITY OF CLAYTON LIGHTING STANDARDS HAVE BEEN IMPLEMENTED IN THIS DESIGN.

HOK LIGHTING GROUP WILL PROVIDE LIGHT LEVELS PER CITY OF CLAYTON LIGHTING STANDARDS

DUE TO THE LIGHT FIXTURE UPLIGHT COMPONENT THESE FIXTURES WILL CHALLENGE LEED REQUIREMENTS

# Streetscape - City Standards

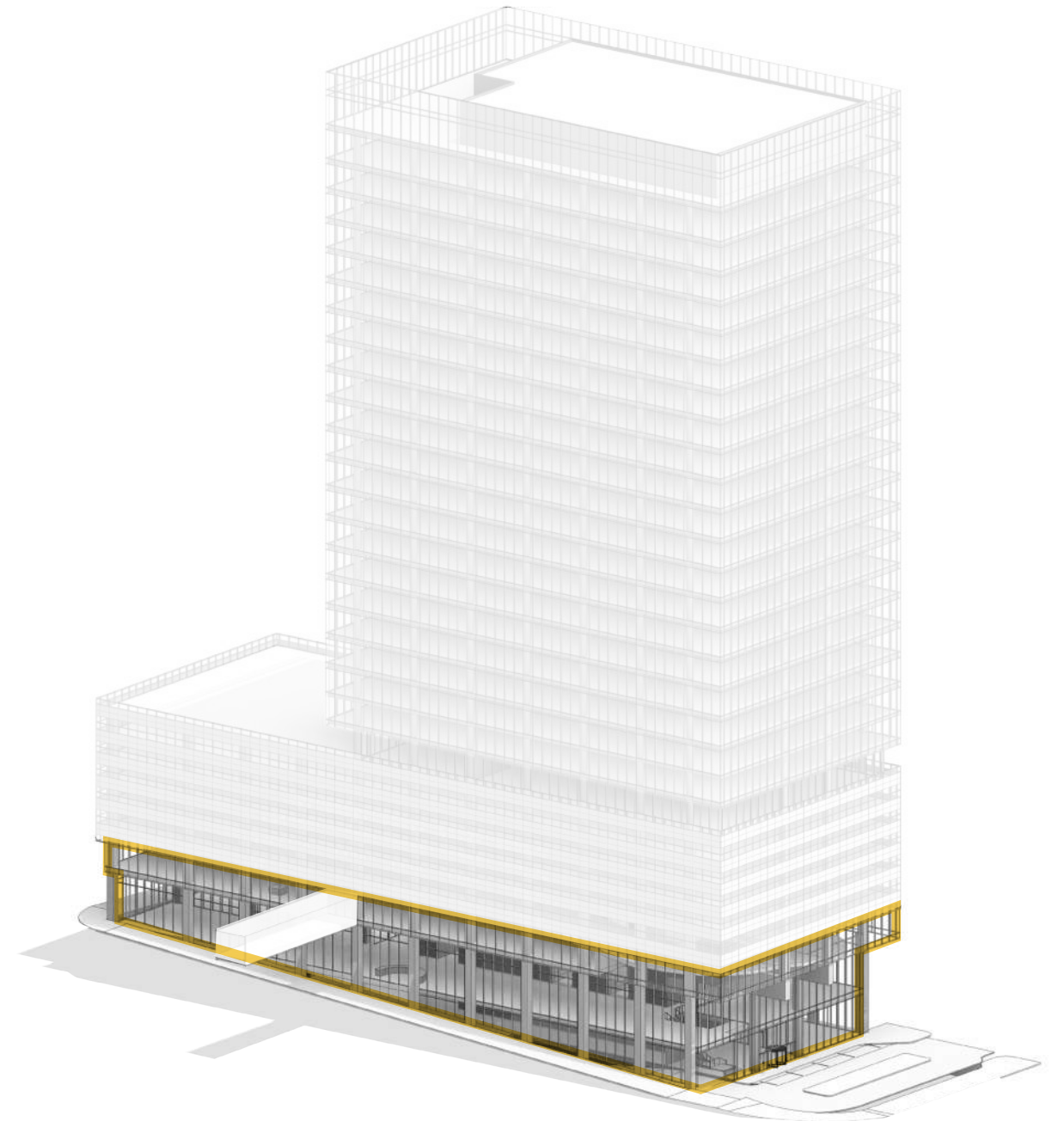


# Master Plan Vision - Tract 1

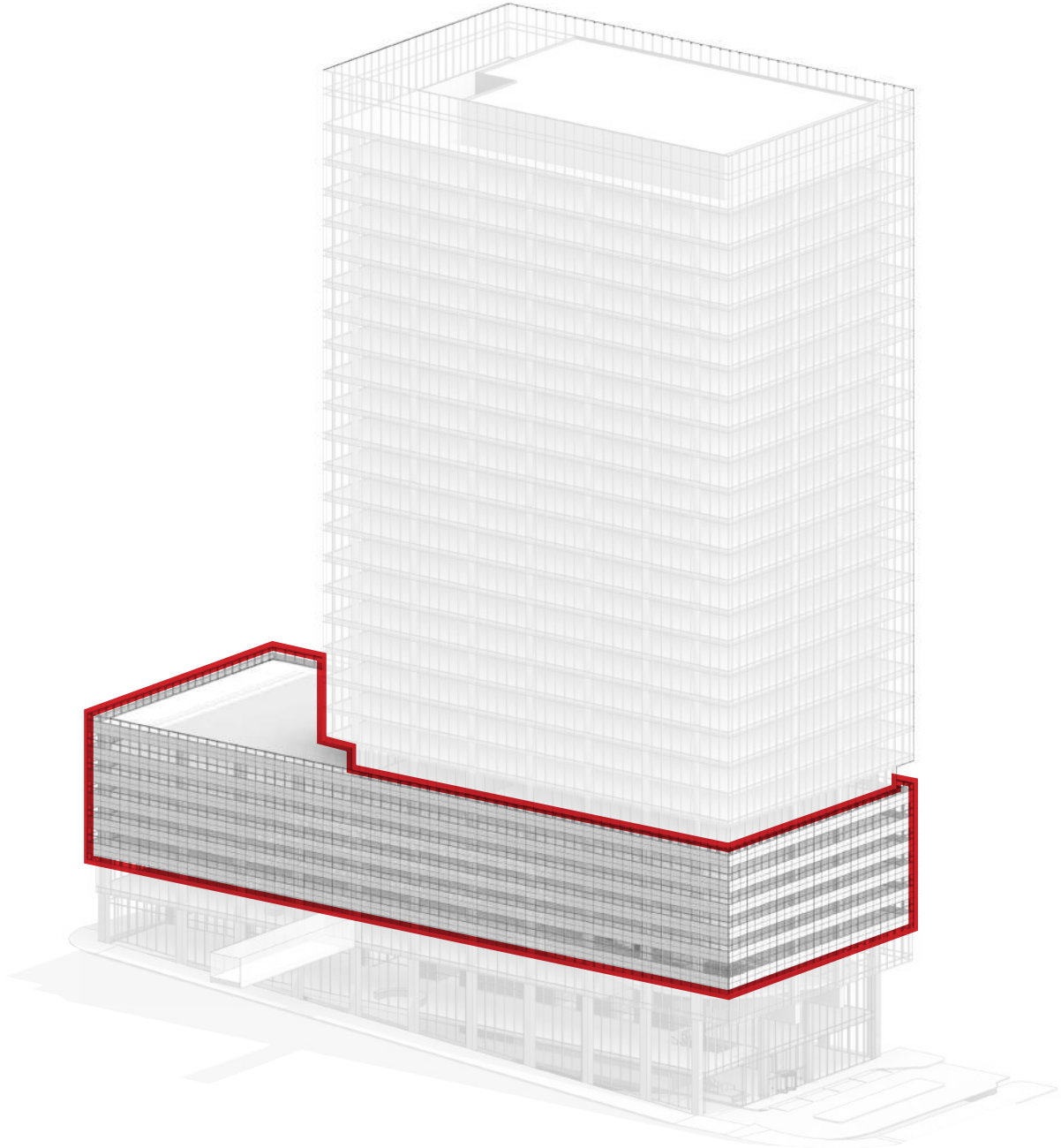
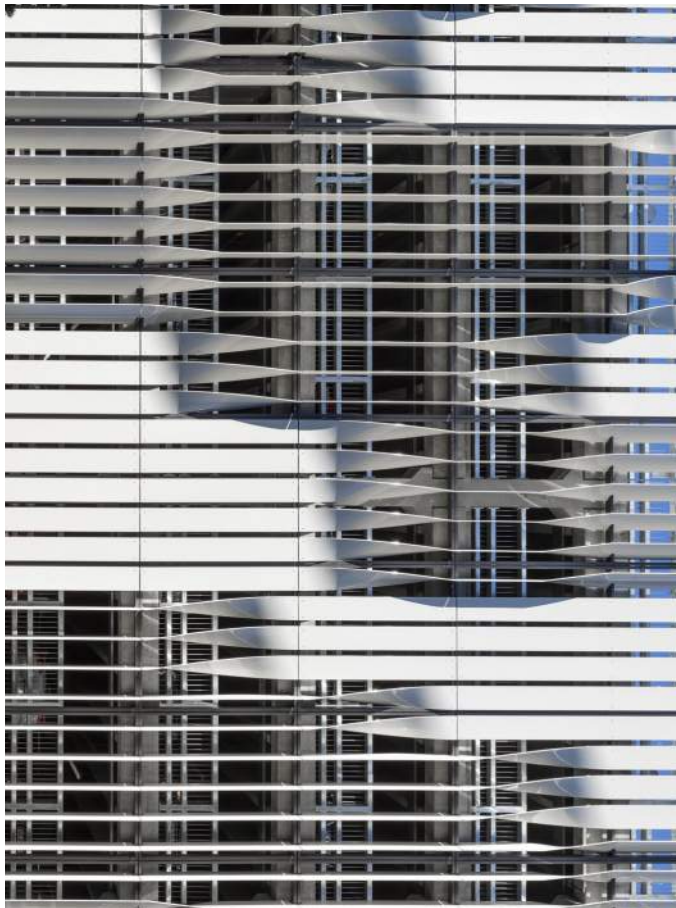
- TRACT 1
- TRACT 2
- TRACT 3
- TRACT 4



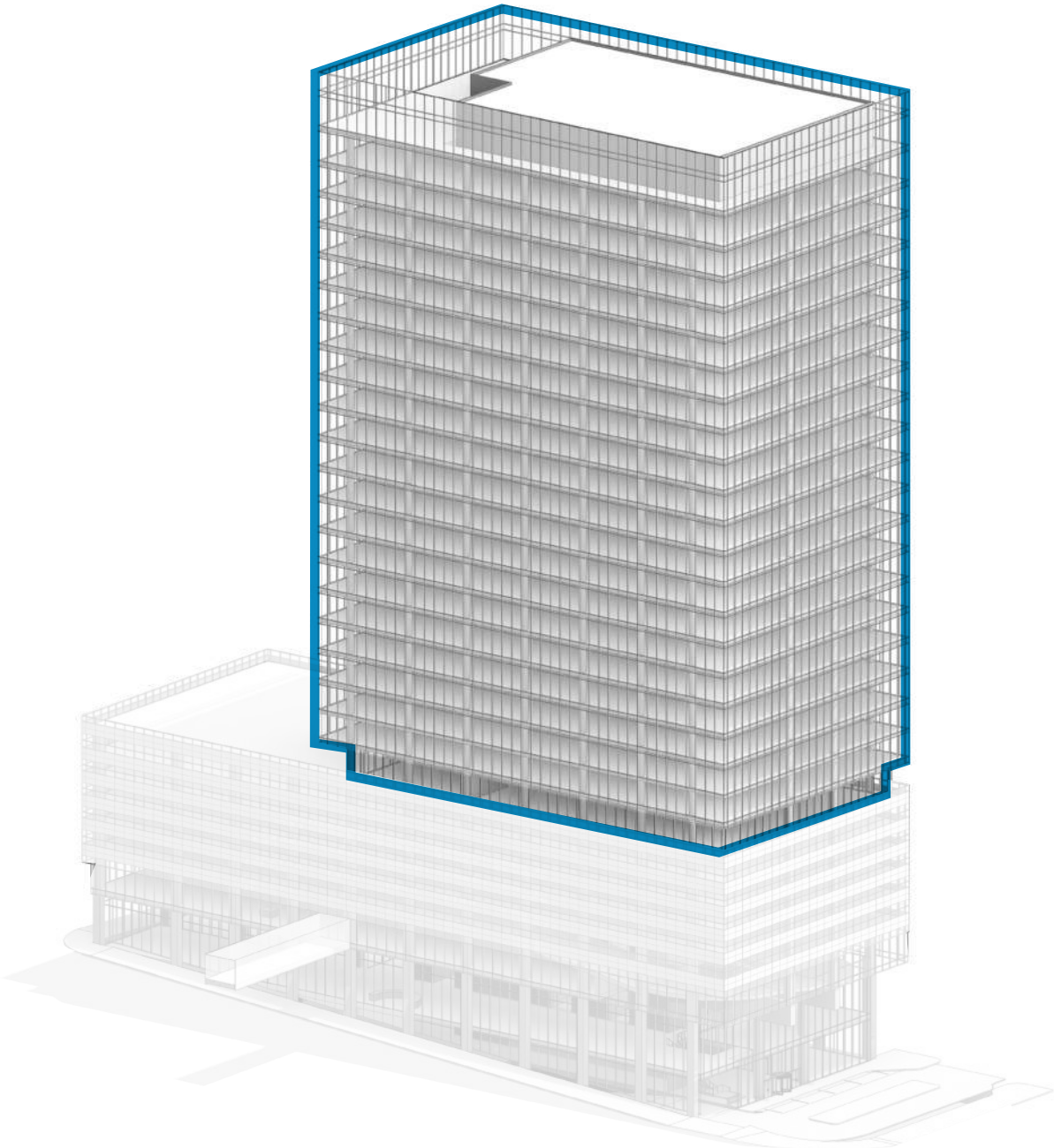
# Tract 1 Retail/Office

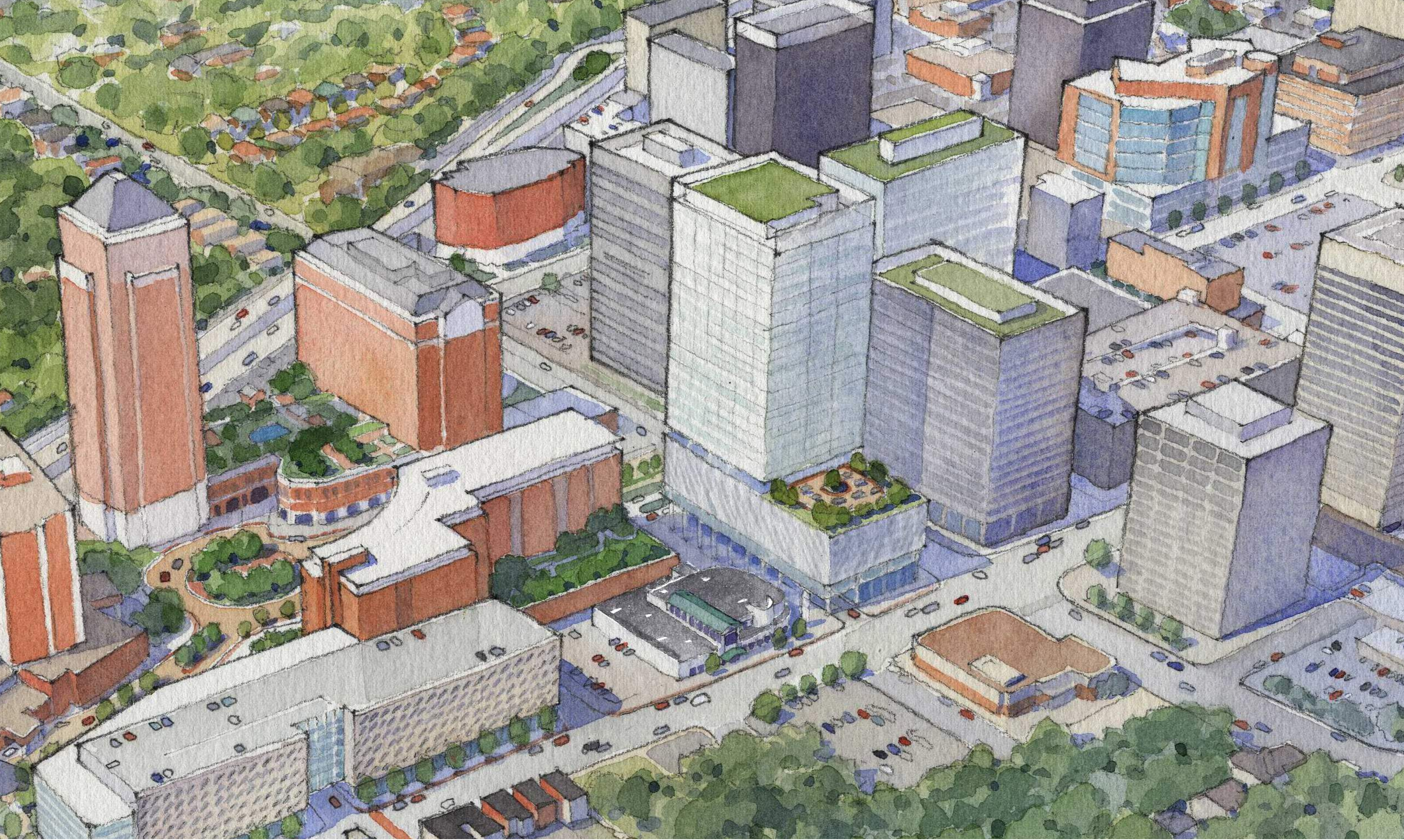


# Tract 1 Parking



Tract 1 Office

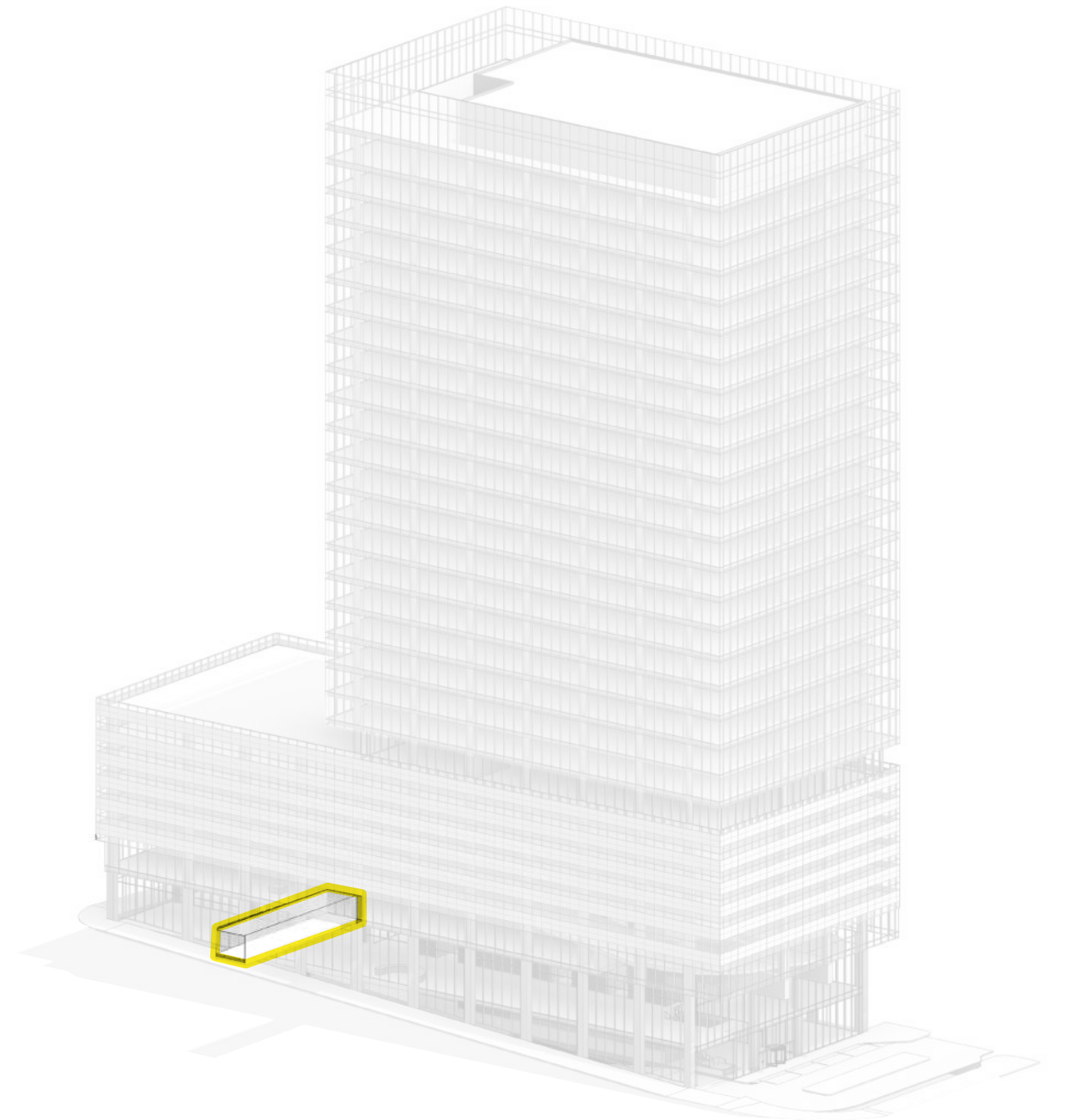








# Tract 1 Bridge

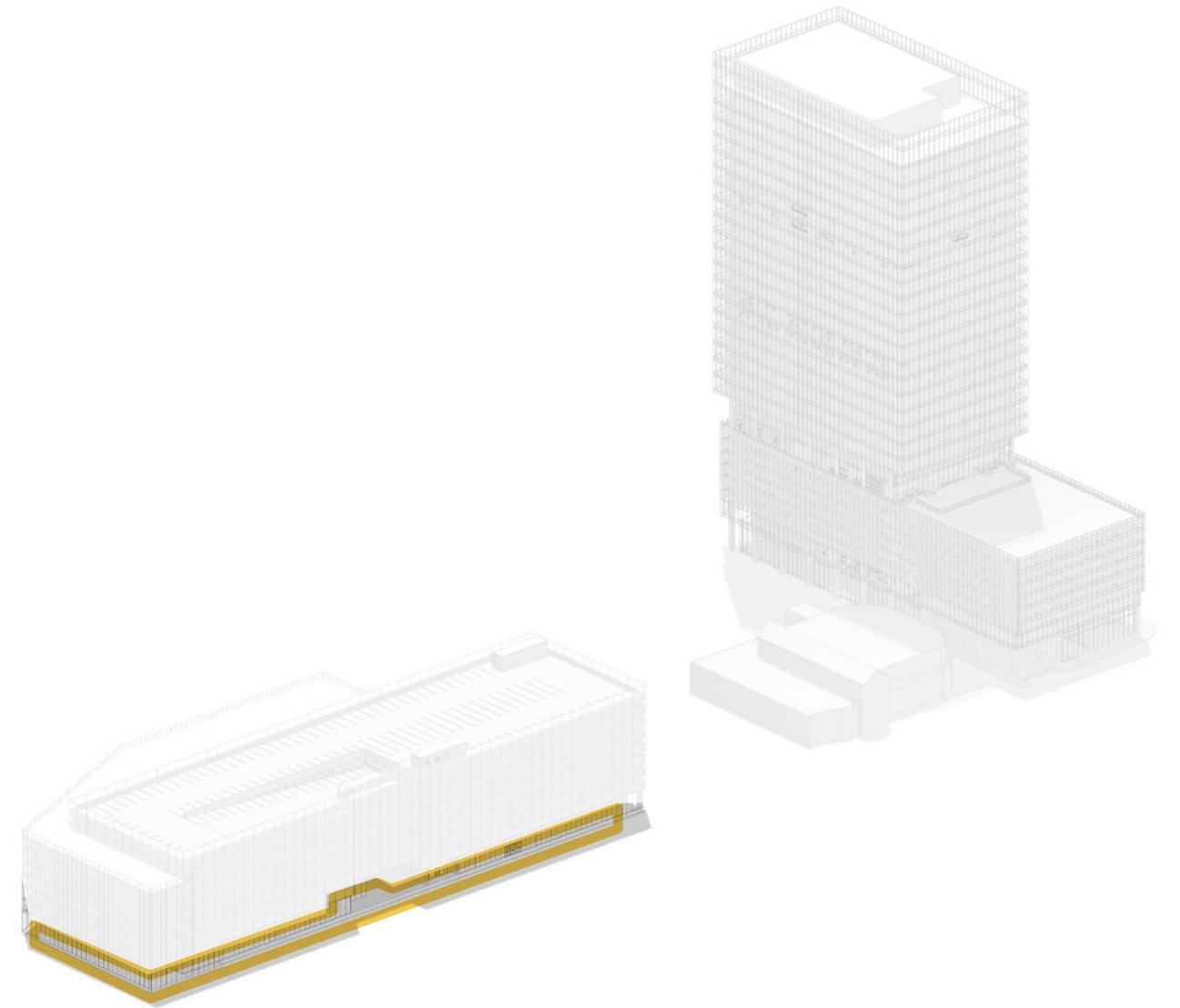


# Master Plan Vision - Tract 2

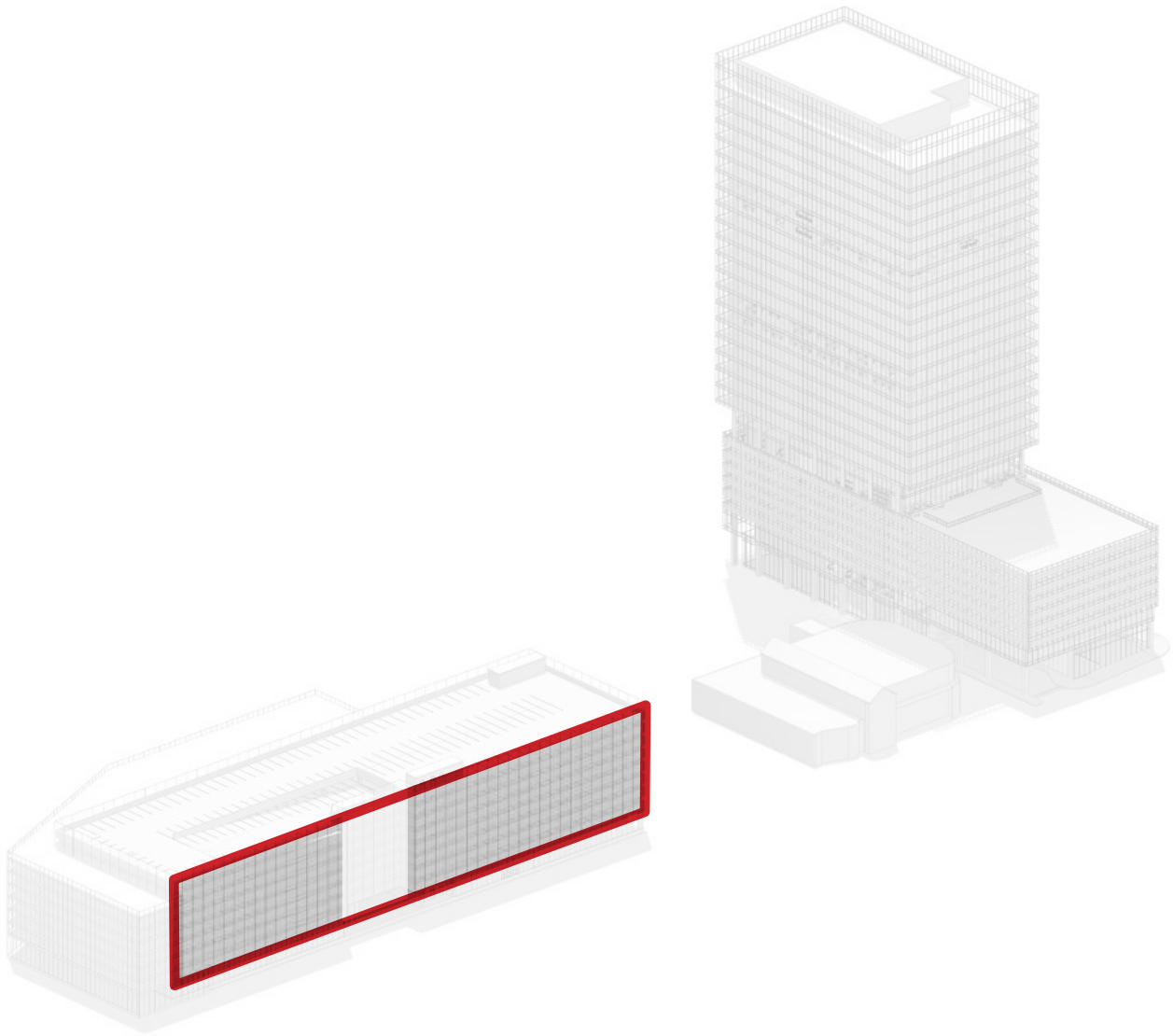
- TRACT 1
- TRACT 2
- TRACT 3
- TRACT 4



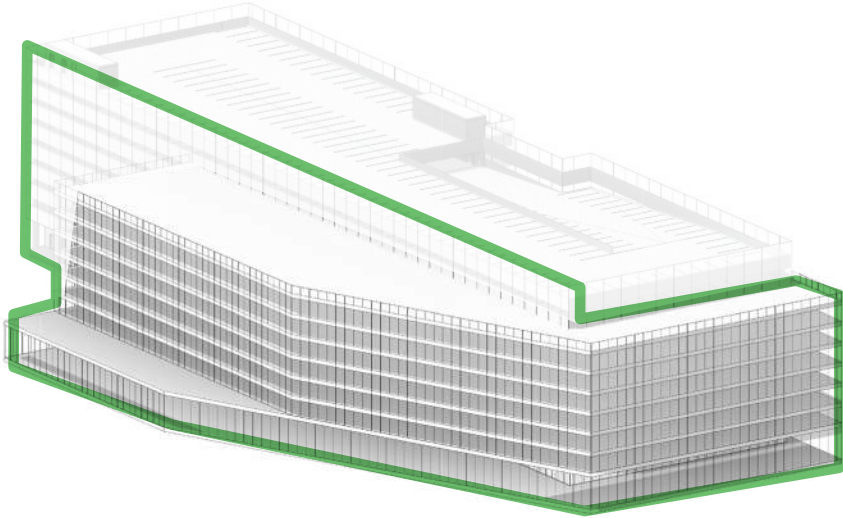
# Tract 2 Retail - Future

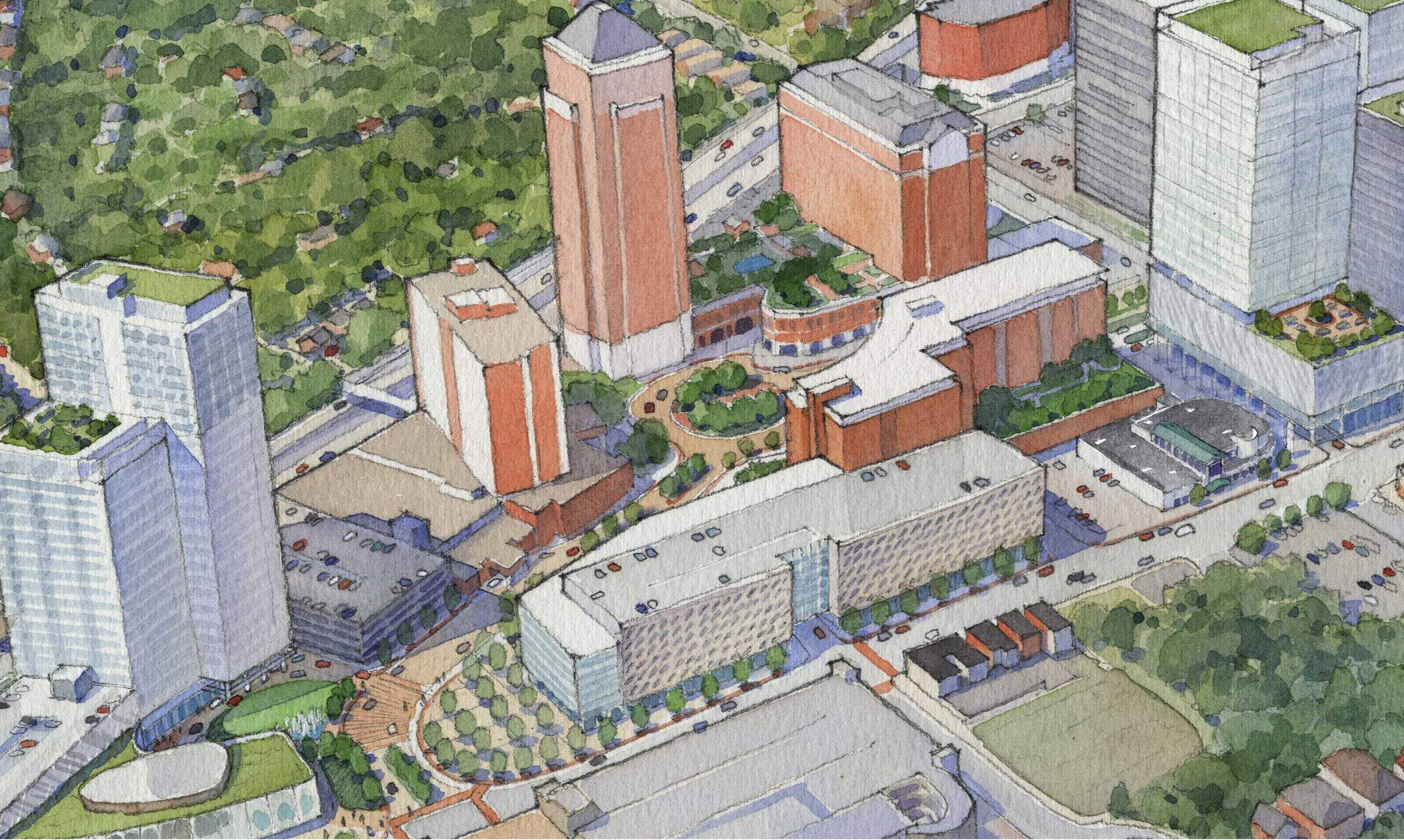


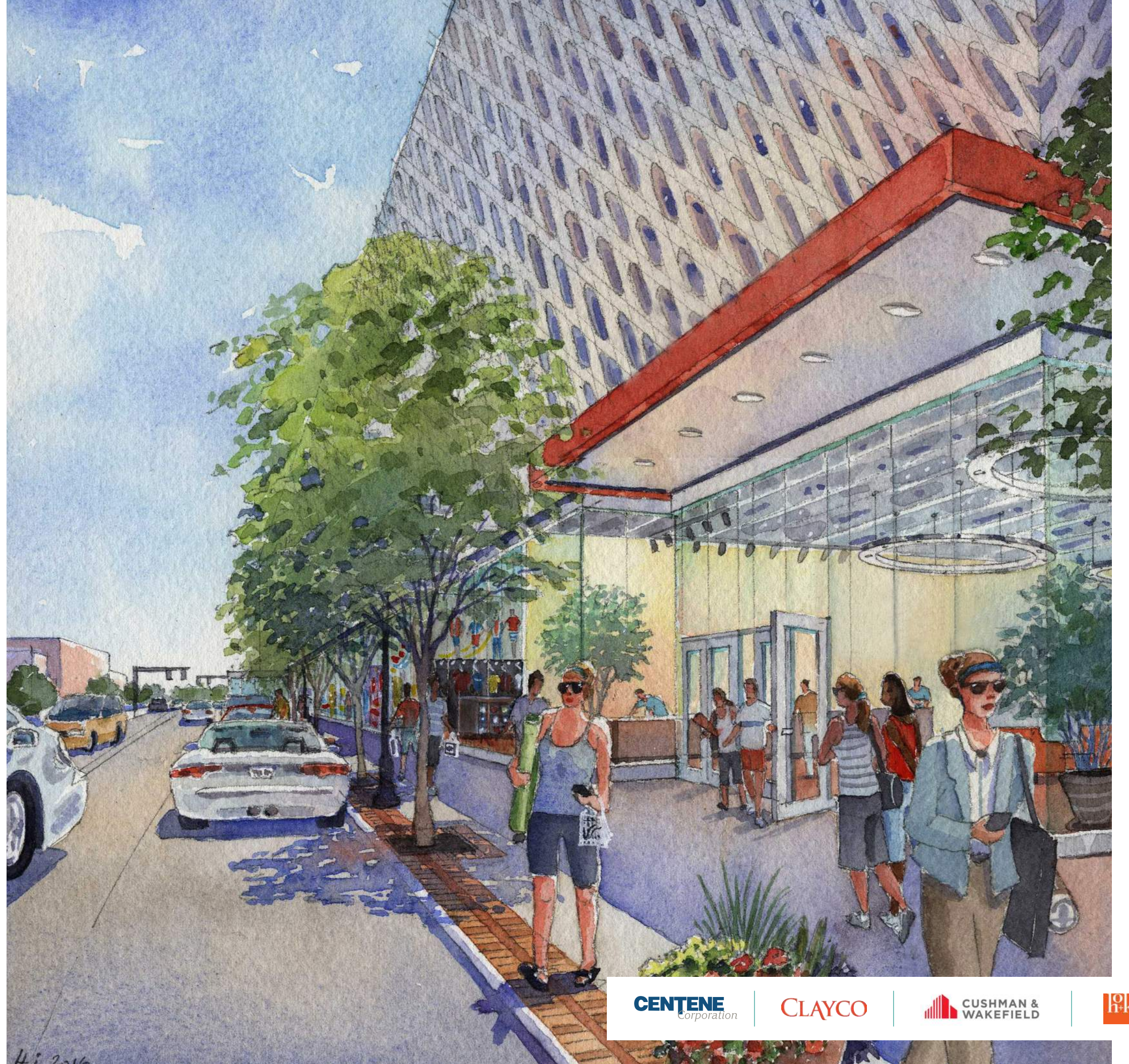
# Tract 2 Parking



# Tract 2 Residential + South Garage Facade







4.8.2016

**CENTENE**  
Corporation

**CLAYCO**

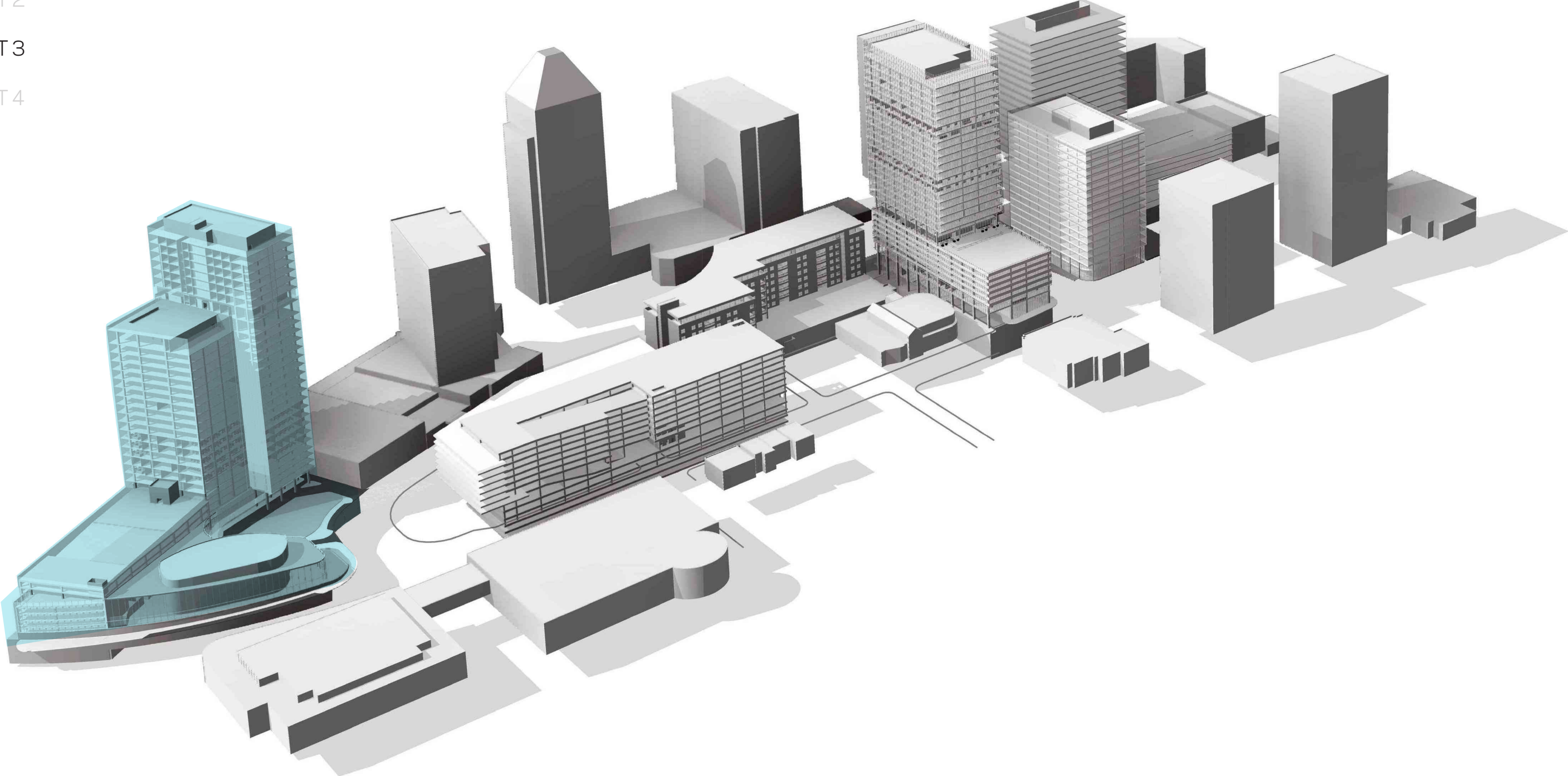
**CUSHMAN & WAKEFIELD**

**hok**

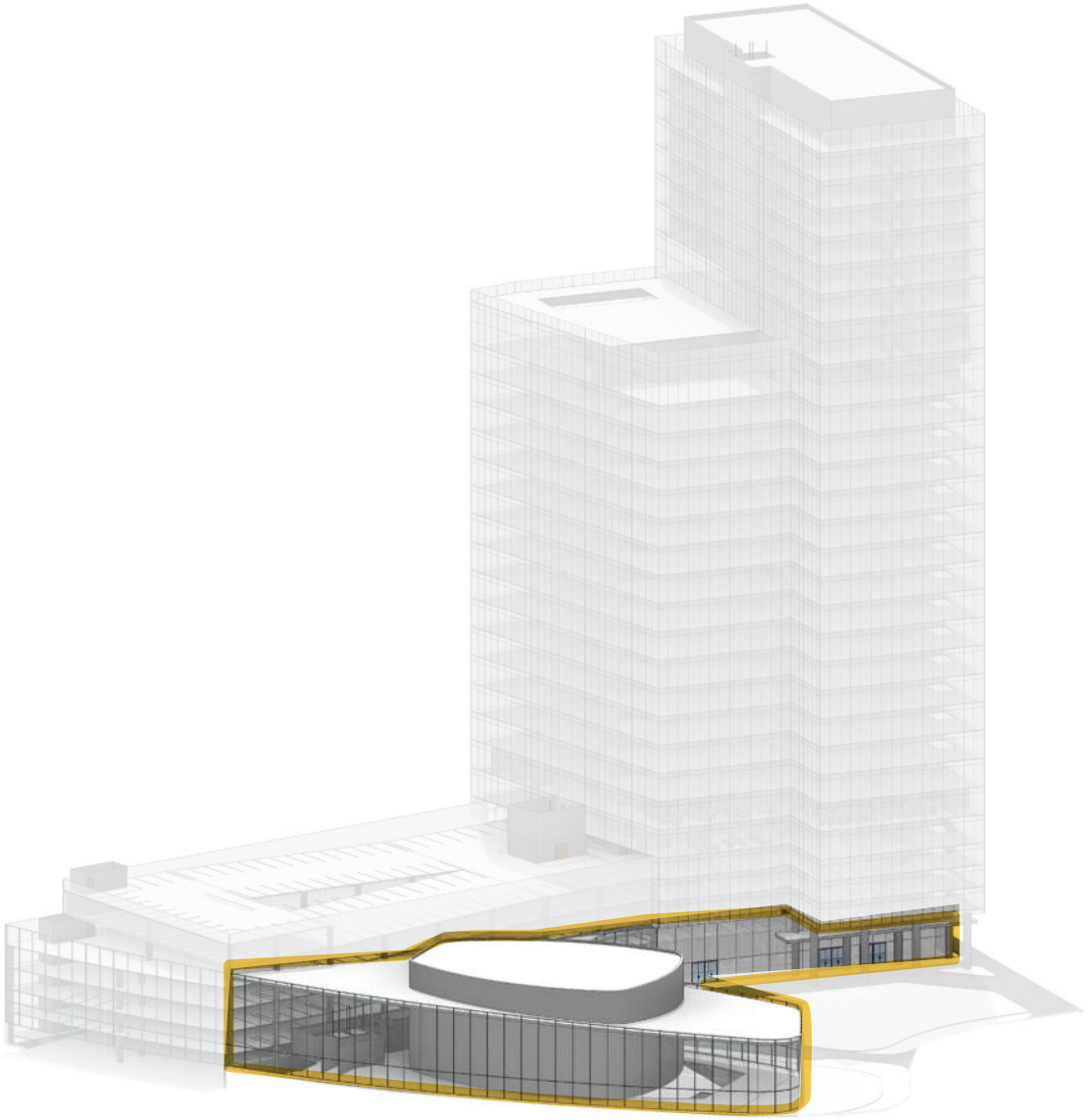
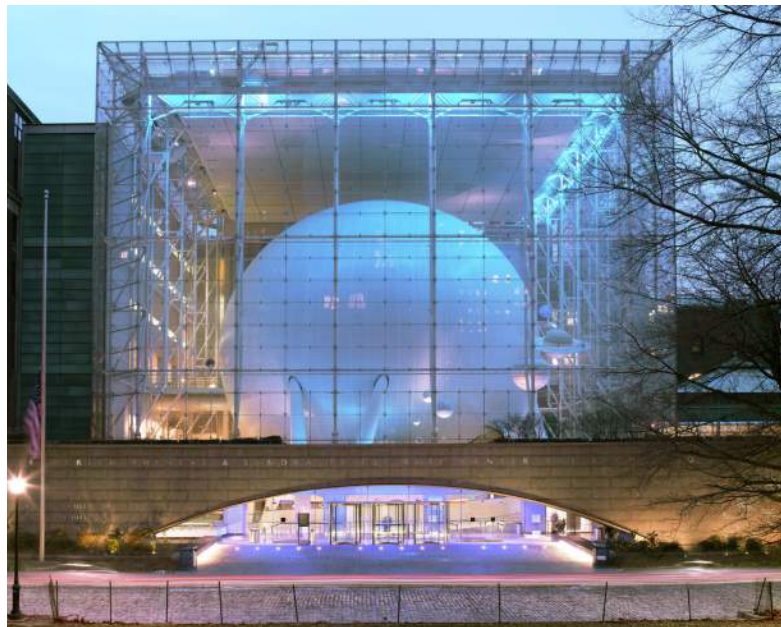


# Master Plan Vision - Tract 3

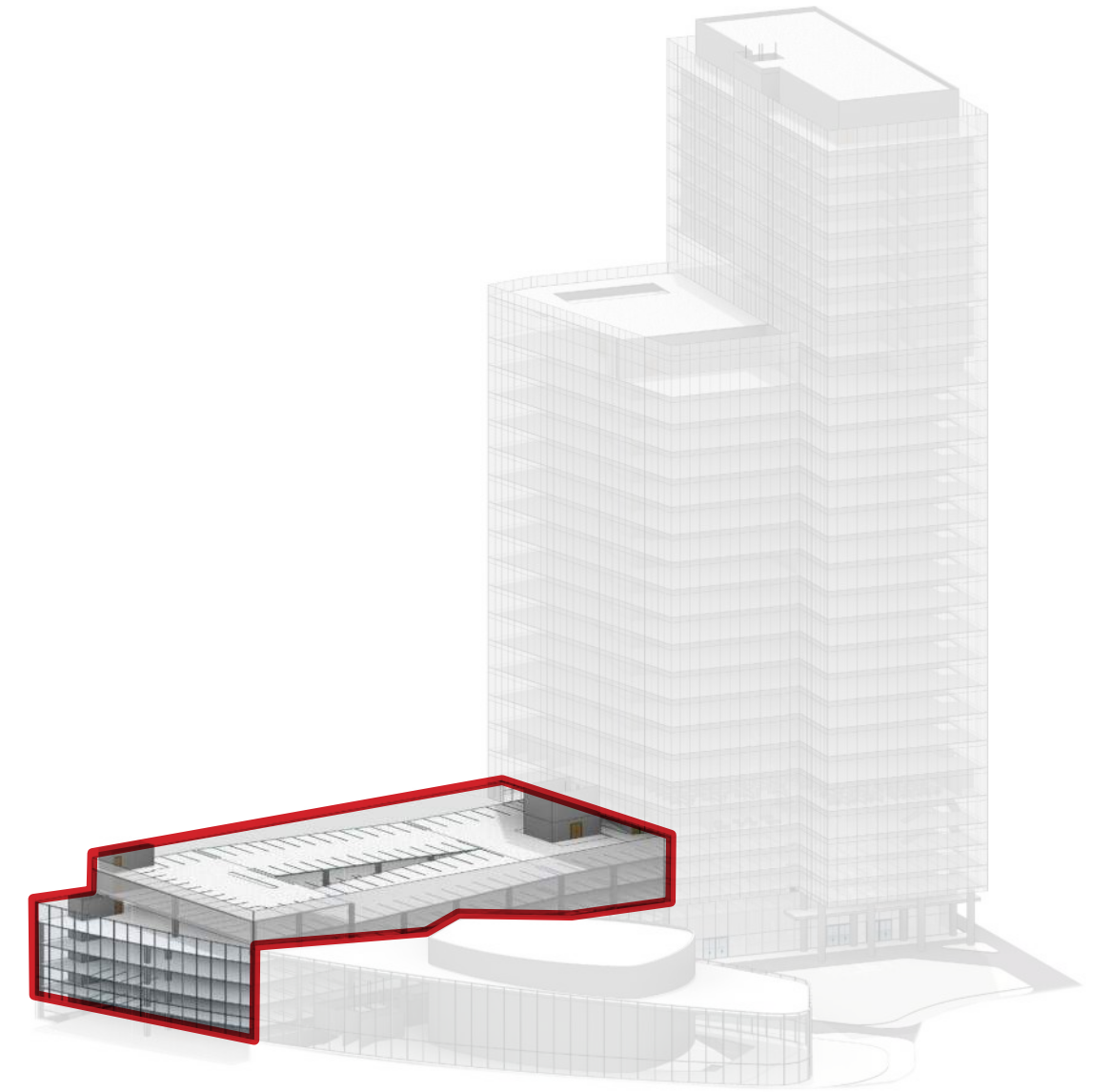
- TRACT 1
- TRACT 2
- TRACT 3
- TRACT 4



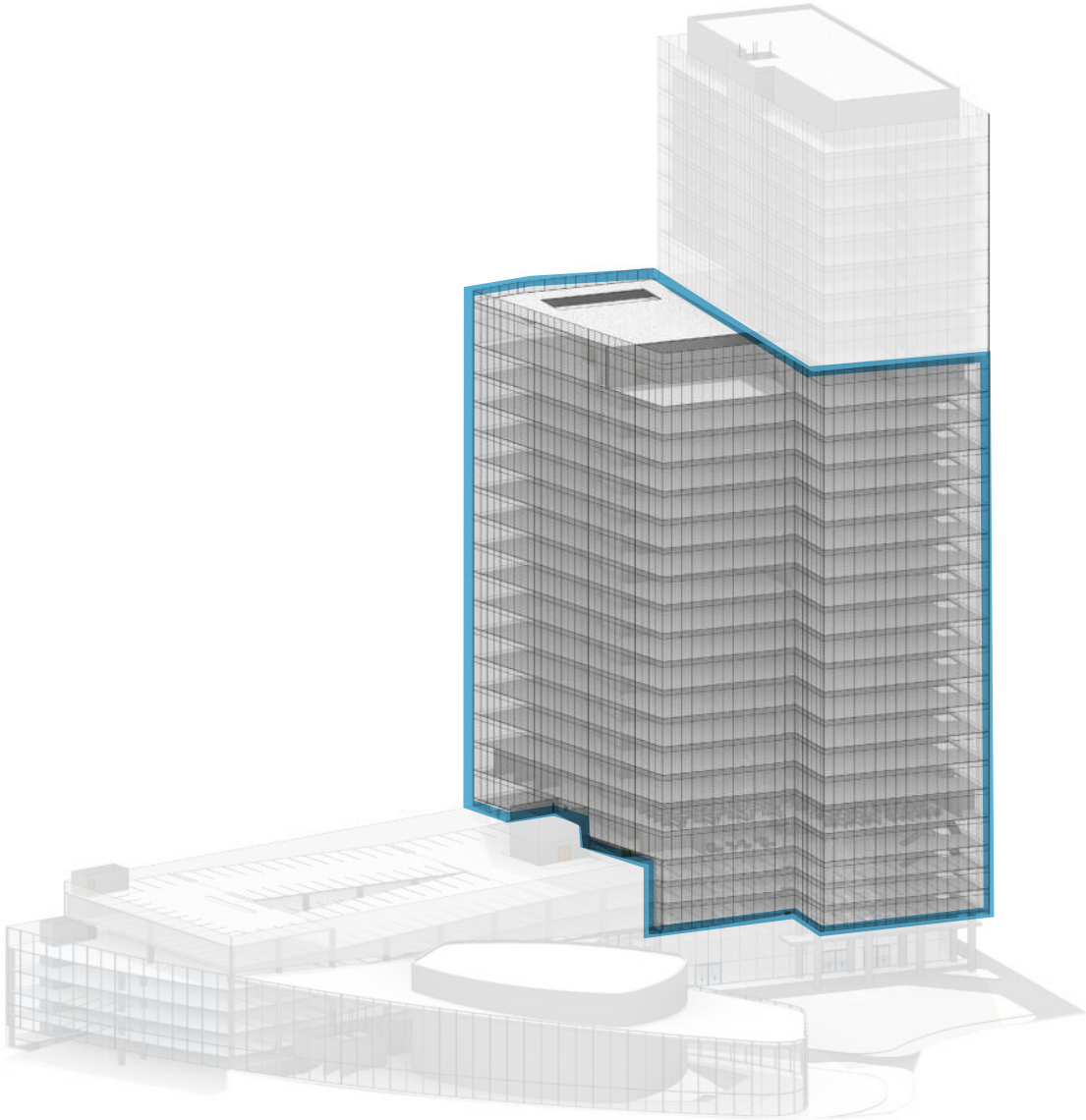
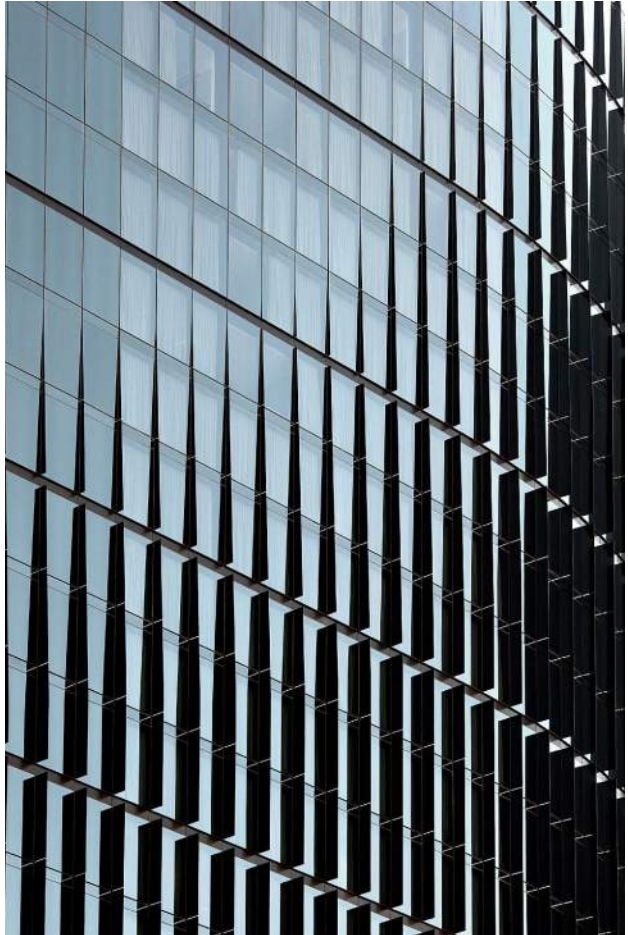
# Tract 3 Corporate/Civic Auditorium



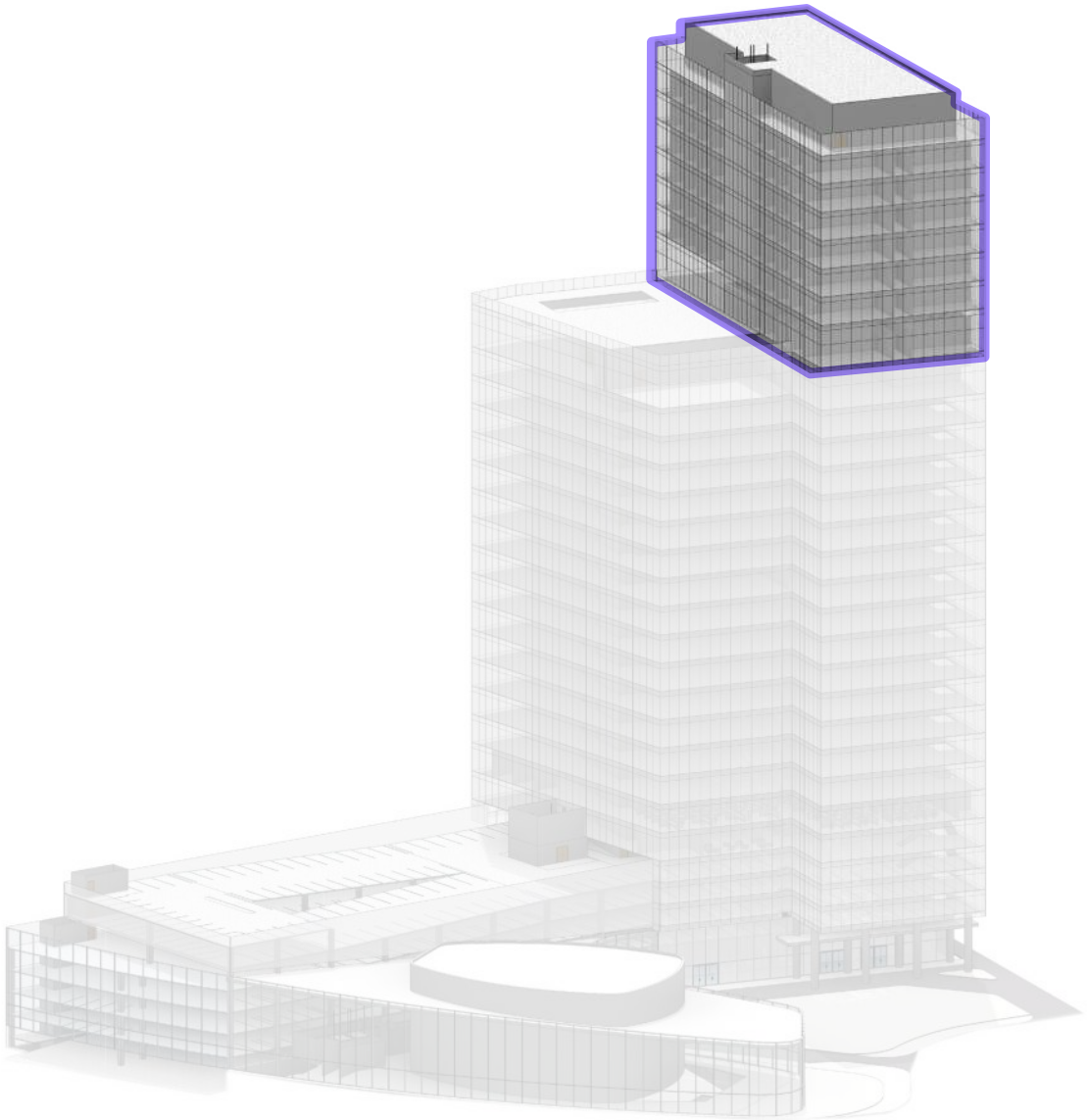
# Tract 3 Parking



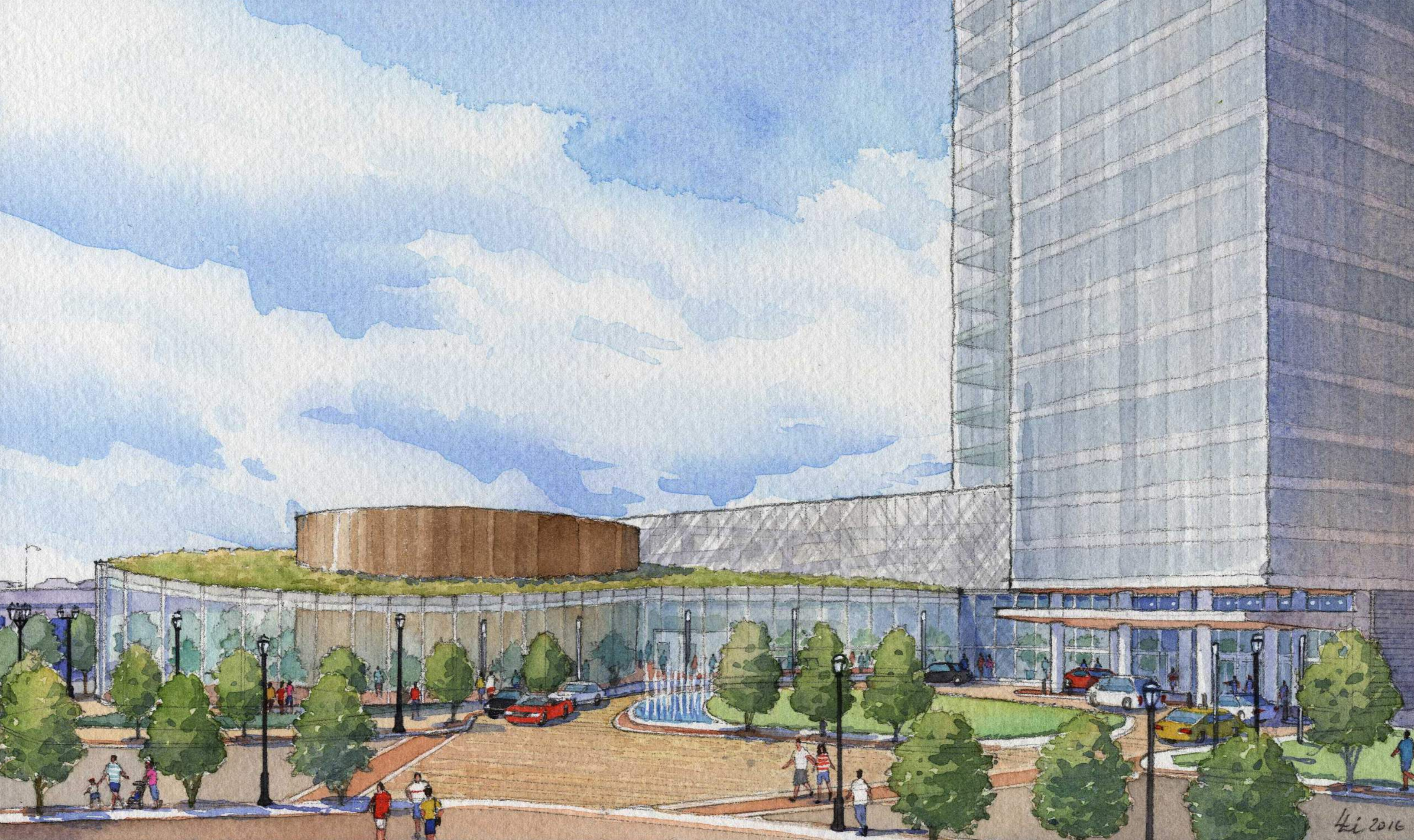
Tract 3 Office



# Tract 3 Hotel







Li 2016

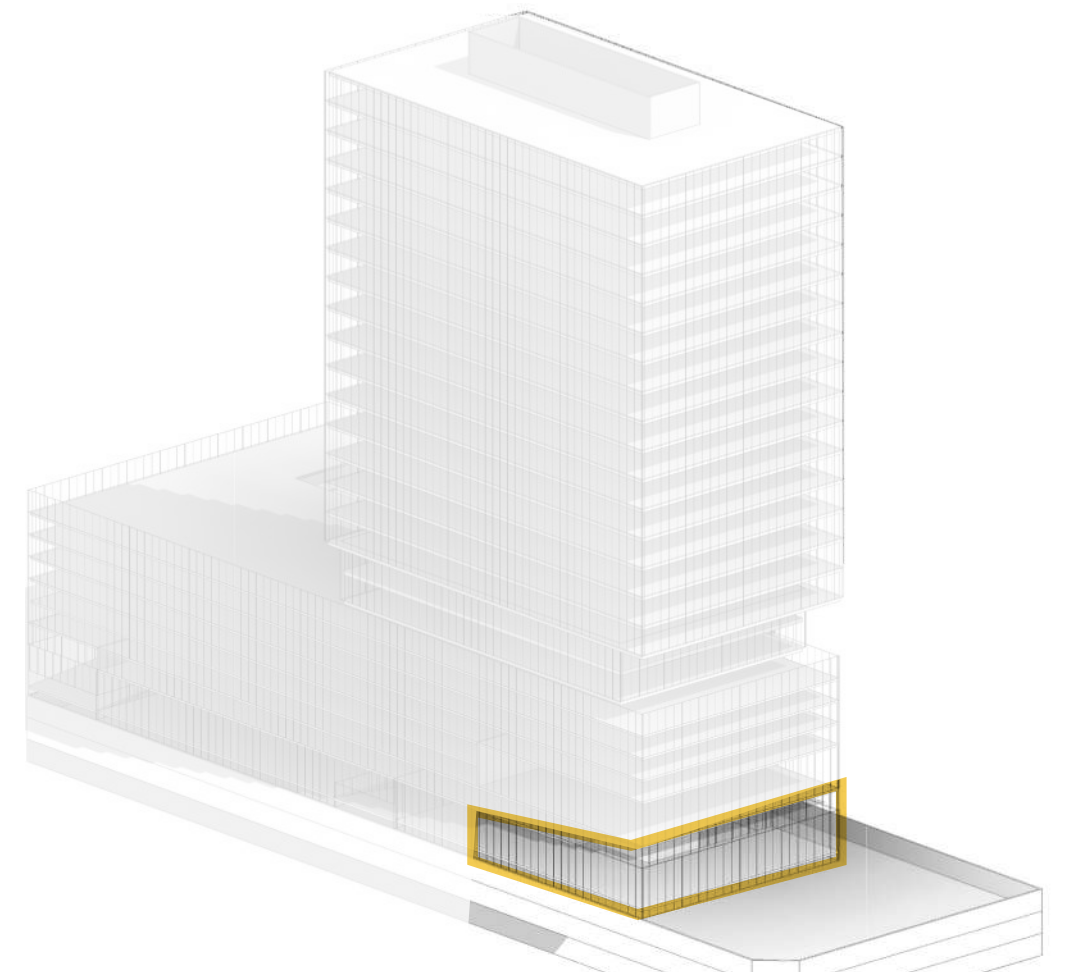
# Master Plan Vision - Tract 4

- TRACT 1
- TRACT 2
- TRACT 3
- TRACT 4

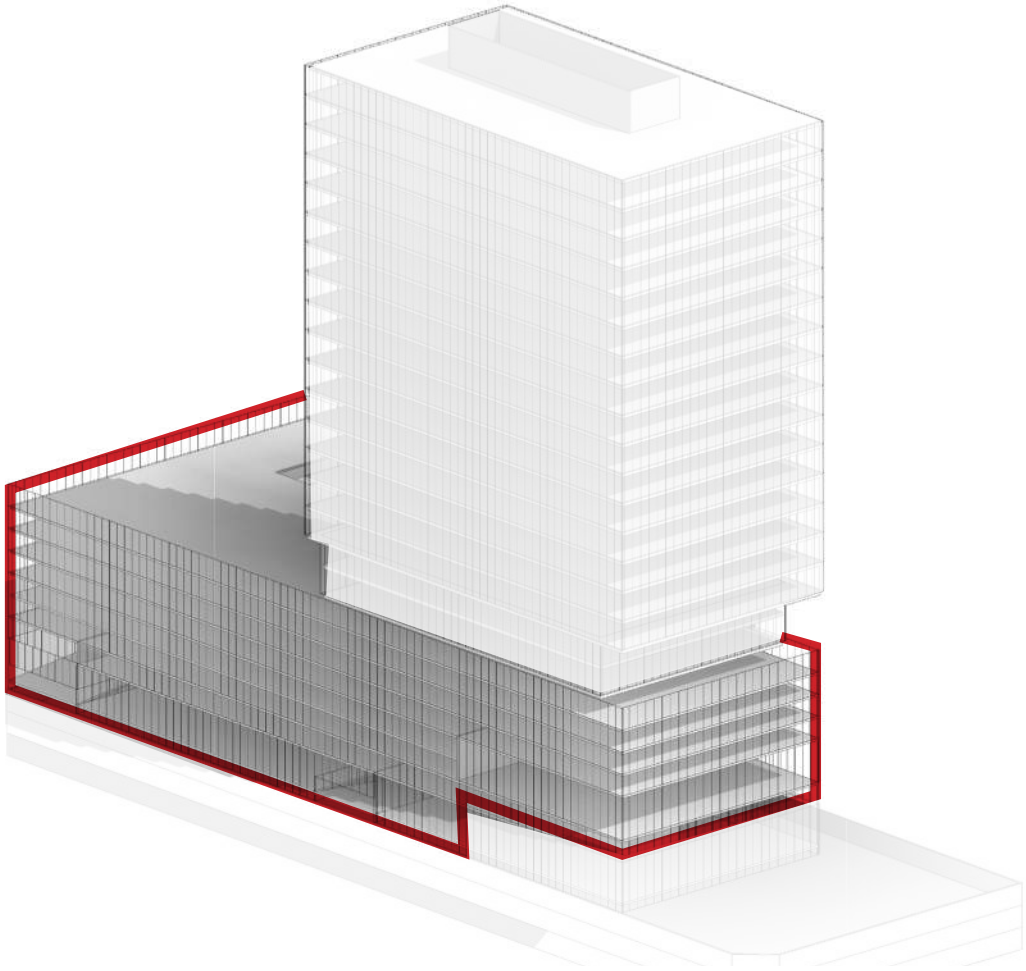
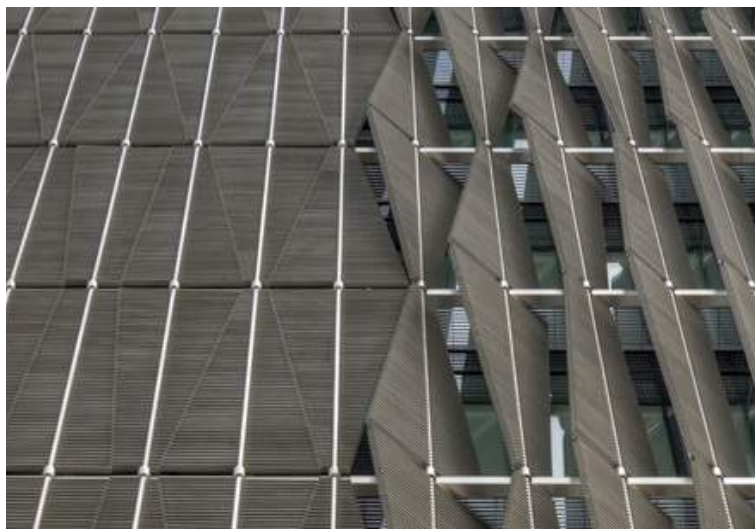




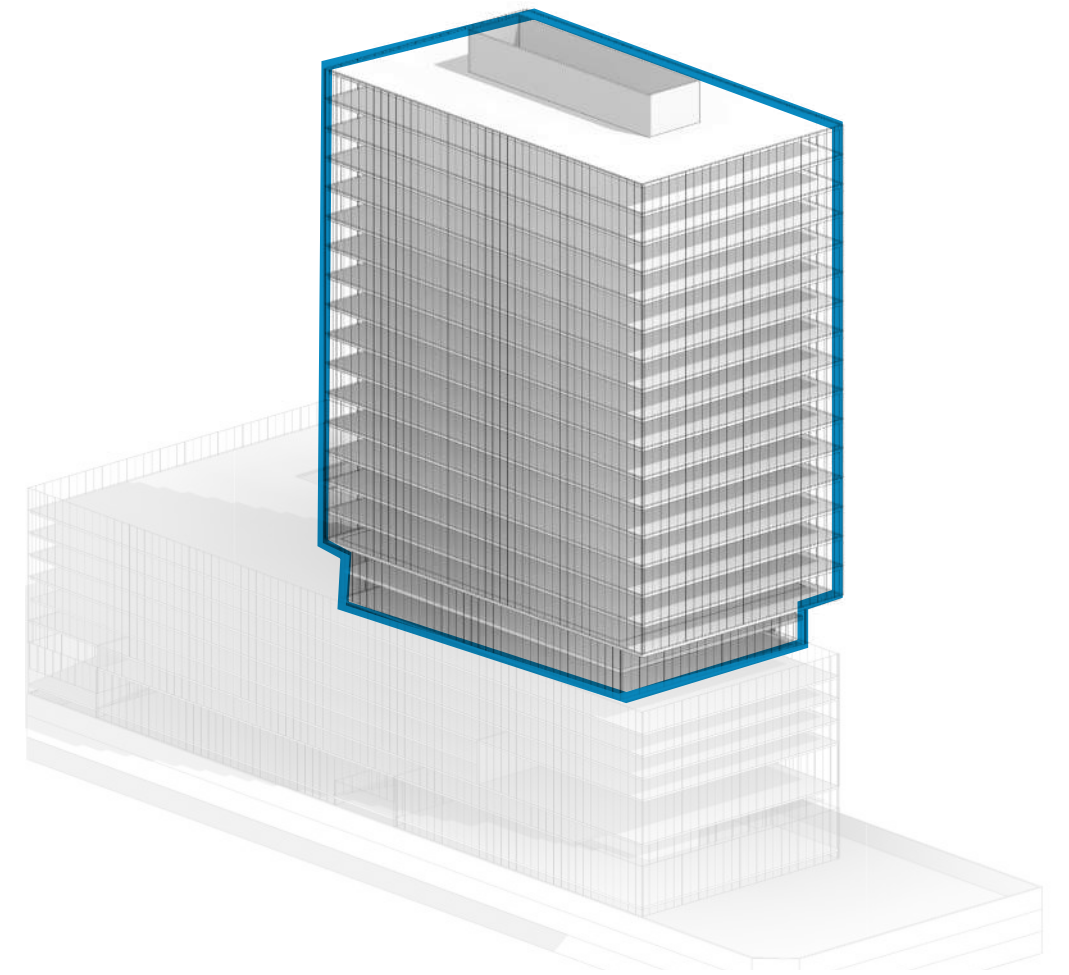
# Tract 4 Retail



# Tract 4 Parking

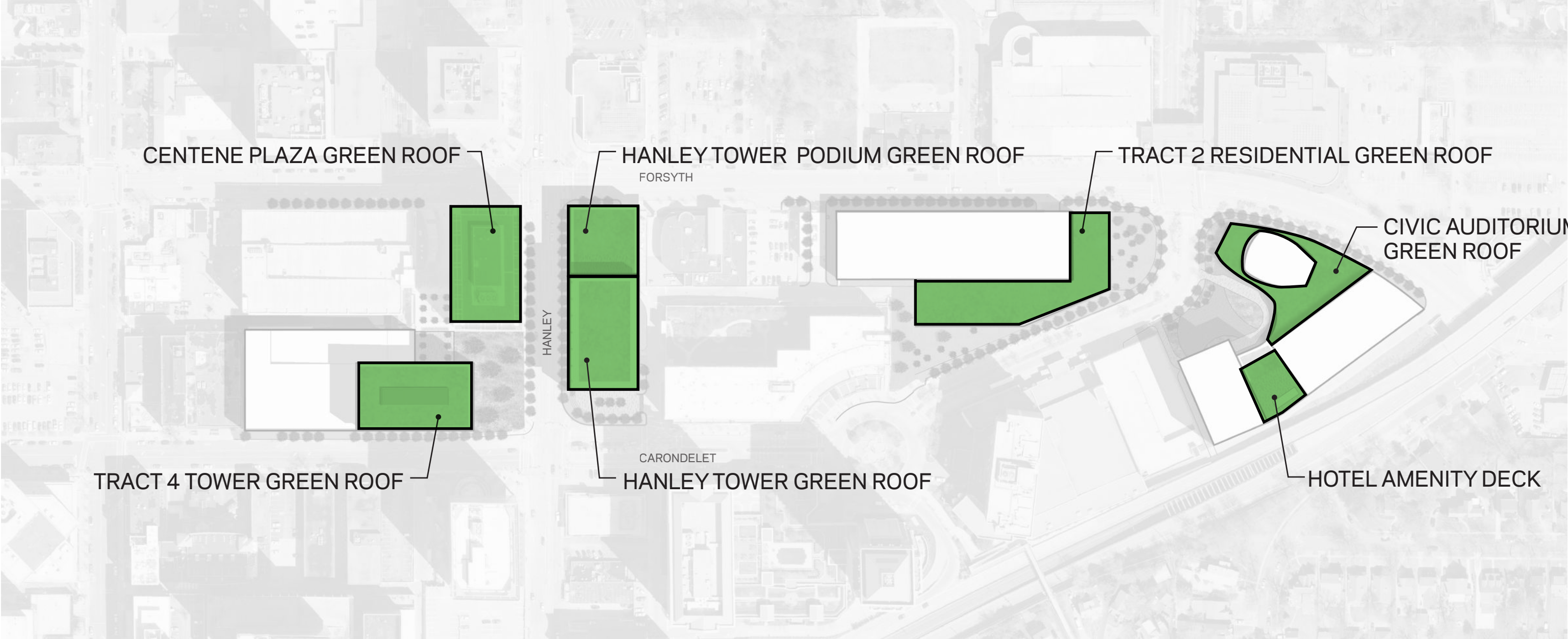


# Tract 4 Office

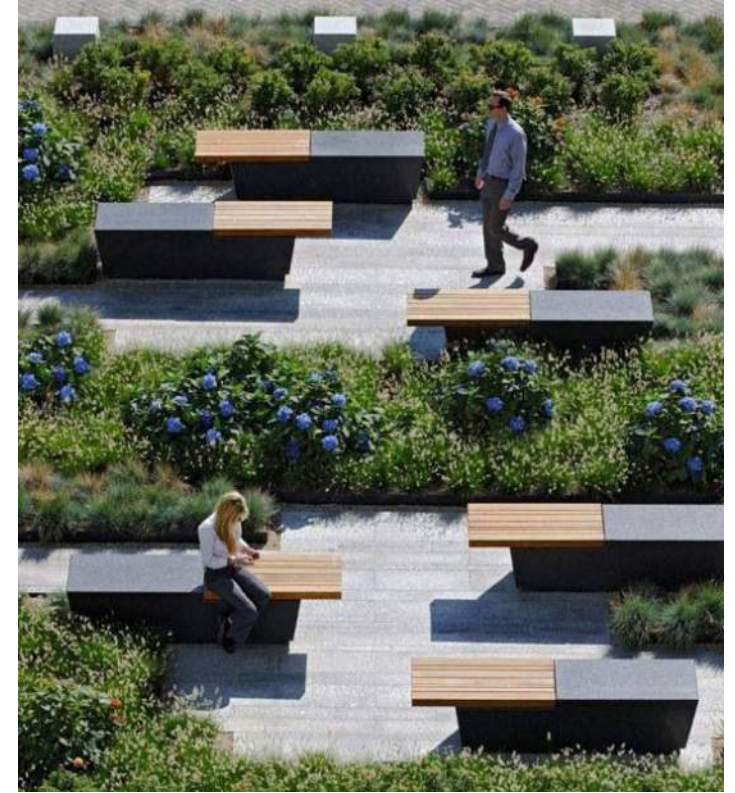




# LEED / Sustainable Design - Green Roofs



# Green Roofs - Precedent / Concept Images

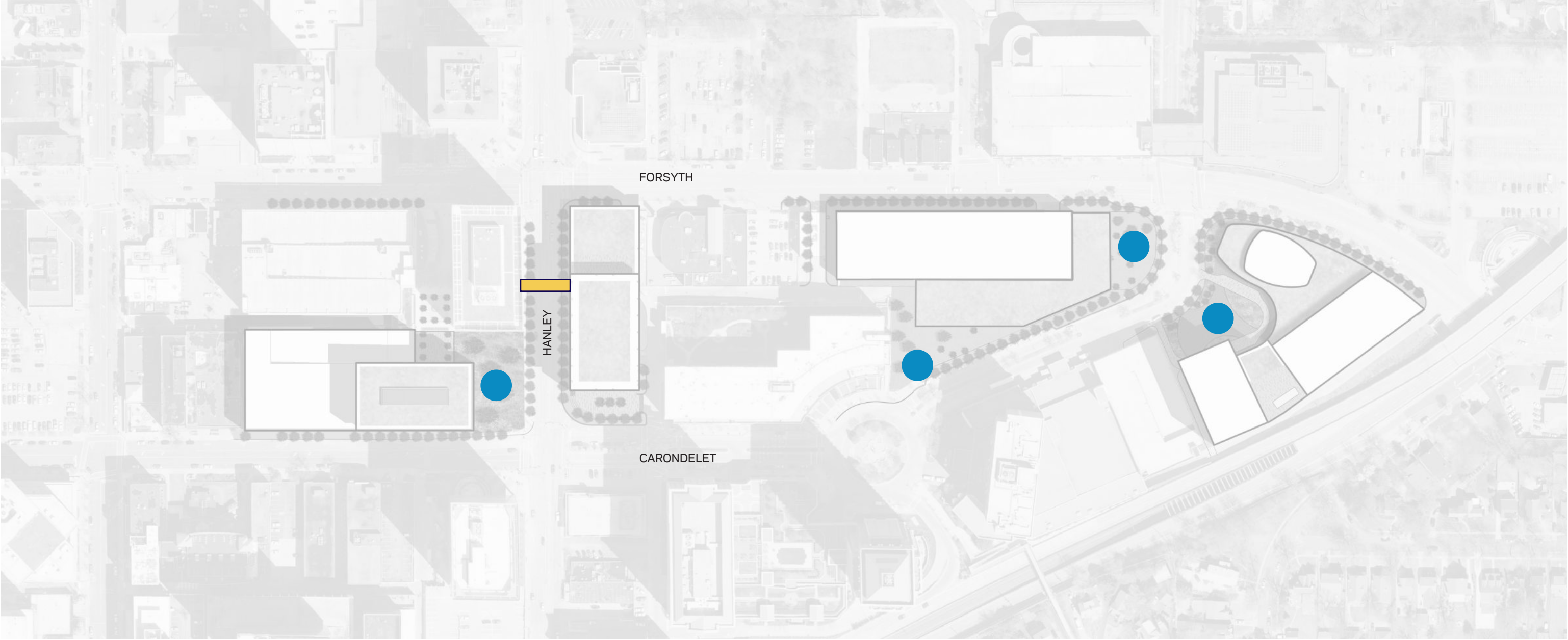


Four Seasons | Downtown St. Louis



360 Rooftop-Bar | Hilton @ The Ballpark

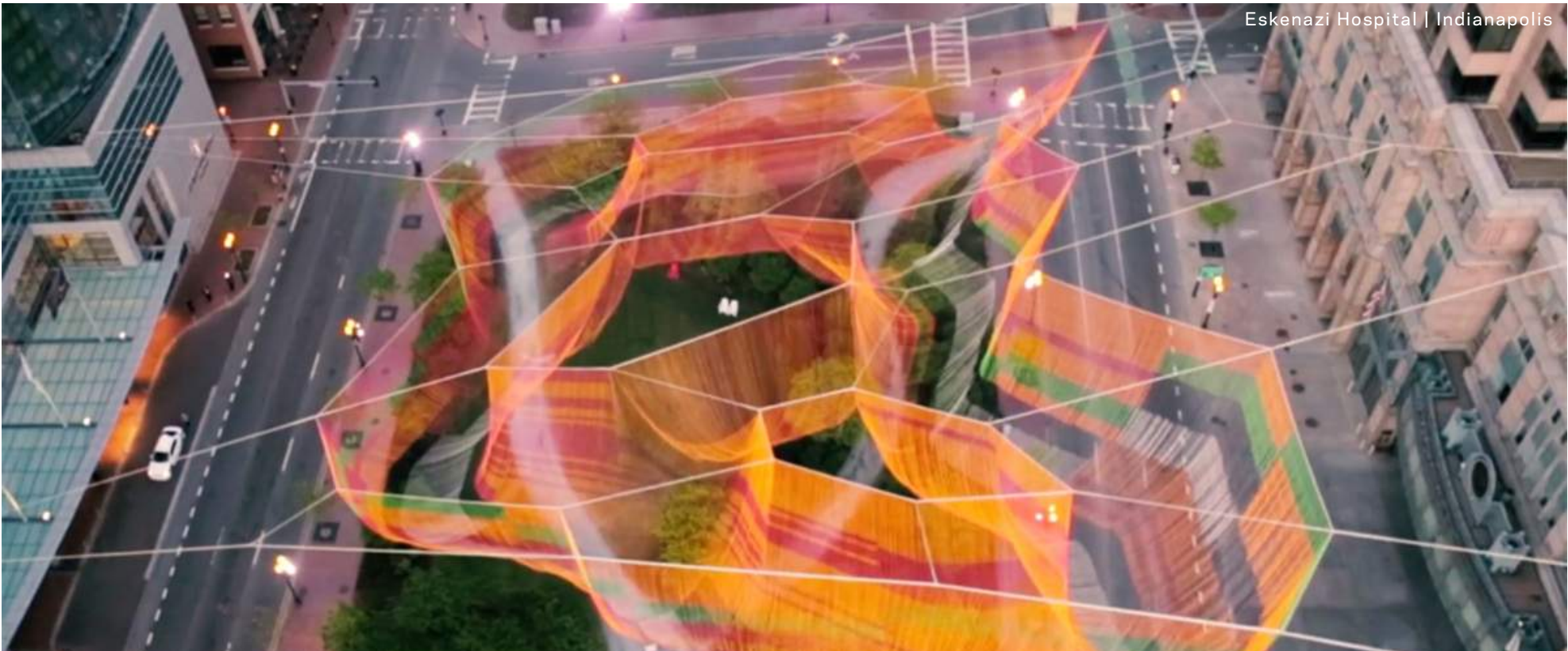
# Public Art Opportunities



 POTENTIAL PUBLIC ART LOCATIONS

 POTENTIAL PUBLIC ART LOCATIONS

# Public Art Opportunities - Precedent Images









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