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## 5 | Neighborhood Sustainable Development Plan



## Envisioning A Sustainable Future

As a first-ring former streetcar suburb of St. Louis located near significant regional amenities, Parkview Gardens, including the Delmar Loop, has historically been one of the most socially and culturally diverse communities in the St. Louis region. Parkview Gardens has retained its historic framework and diverse assets and culture. If nurtured and sustained, Parkview Gardens will reemerge as a more vibrant and self-sufficient, mixed-use urban community. Building upon these authentic assets, the Elements of the Plan (described on the following page) aim to interconnect the economic, social, and environmental qualities through infrastructure, physical characteristics, and development. This will provide the necessary framework for achieving neighborhood sustainability. These Elements are supported by a collective of programs, policies and partnerships.

To begin to achieve this vision, Parkview Gardens must strengthen its walkable and accessible qualities through transit and enhancements throughout the public realm to create a healthier, more livable neighborhood. Embracing the current street life and culture, numerous arts, education, and cultural institutions and venues are abundant in and around Parkview Gardens. Their participation in future growth and development will be instrumental in ensuring equal access to high-quality education and cultural amenities. This, coupled with investment in smart community infrastructure and increased partnerships and participation with institutions, will maintain and grow Parkview Gardens as a regional and national center for innovation in education, media, research, and creative practice. These relationships facilitate the integration of mixed-use development throughout the existing Delmar Loop and creates new corridors for innovative jobs, new housing types, and expanded retail options.

**Parkview Gardens will become the region's premier transit-oriented, healthy and smart neighborhood** by strengthening and building upon its diverse community and vibrant public life; affordable housing and locally owned businesses; historic mixed-use neighborhood plan and architecture; unique asset of parks, greenways and tree-lined walkable streets; the arts, culture, civic and entertainment amenities of the Loop and Civic Center; the nearby MetroLink Station and proposed Loop Trolley; and the adjacency to Washington University in St. Louis in order to create a net-positive triple-bottom-line sustainability impact on the neighborhood's economic, social and environmental systems.

## Elements of the Plan

Developed in partnership with the Parkview Gardens community, stakeholders, and University City the following elements of the Parkview Gardens Neighborhood Sustainable Development Plan work together to create a fully-integrated road map for future success. These Plan elements will help ensure that Parkview Gardens continues its positive trajectory of revitalization, and achieve holistic, triple-bottom-line sustainability to become the premier urban, vibrant, and mixed-use community in the St. Louis region. The elements of the Plan are organized as follows:

**ENVISIONING A SUSTAINABLE FUTURE:** Established in response to the needs and desires of neighborhood residents and stakeholders, the Vision of the Plan outlines the aspirations of the Parkview Gardens community.

**SUSTAINABILITY PRINCIPLES:** The Plan is organized and guided by seven Sustainability Principles. These principles fulfill the Vision of the Plan, as well as the six HUD/DOT Livability Principles that this Plan is mandated to address. These seven Sustainability Principles comprehensively address the economic development, social equity, and healthy neighborhood environment of Parkview Gardens, ensuring a triple-bottom-line approach to decision-making and planning for the future. The seven Sustainability Principles are supported by the *Neighborhood Infrastructures* and *Sustainability Initiatives*, as described below.

**NEIGHBORHOOD INFRASTRUCTURES:** Each Sustainability Principle encompasses one or more *Neighborhood Infrastructures*, which are the physical components of the Plan. *Neighborhood Infrastructures* constitute the **neighborhood “hardware”**—the built elements of the Plan that contribute to creating a sustainable future for Parkview Gardens.

**SUSTAINABILITY INITIATIVES:** Each Sustainability Principle also encompasses a series of *Sustainability Initiatives*. These *Initiatives* are the operational components of the Plan, including policies, programs, and partnership recommendations. *Sustainability Initiatives* constitute the **neighborhood “software.”** They are critical to establishing an equitable triple-bottom-line, participatory, and community-based neighborhood.

**SUSTAINABILITY ACTION PLAN:** The Sustainability Action Plan organizes and details the *Initiatives*. It establishes one or more detailed recommendations for each Initiative, with associated indicators, benchmarks, and targets to measure successful outcomes of Plan implementation.

**SUSTAINABILITY PLAN MATRIX:** The Matrix assesses the impact of each *Initiative* against a triple-bottom-line evaluation system. The outcome of this evaluation system is a total impact score that helps rank the overall affect of each initiative on triple-bottom-line sustainability.

**IMPLEMENTATION PLAN:** The Implementation Plan consists of short-term, early action items under the jurisdiction of University City. These key recommendations can and should be pursued by University City and accomplished in a 5-7 year timeframe. Successful completion of the Implementation Plan is critical to success of Parkview Gardens’ future.



Rendering At Vernon and Kingsland





View of proposed Streetscape & Development

## Sustainability Principles

**1|0 Increase economic development opportunities, choice & neighborhood prosperity** by growing a diverse job market, promoting innovation and creative industries with easy access to educational opportunities and high-tech smart infrastructure, expanding housing and transportation choices, and creating equitable access to neighborhood resources such as libraries, schools, and parks.

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### **Neighborhood Infrastructures**

Jobs, Housing & Smart Community

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### **Sustainability Initiatives**

#### 1.1 Achieve Full Mixed-Use Market Potential

Approve a development plan that supports the findings from the Market Study. Ensure that future development adheres to the preferred plan and that it meets the standards for vibrant and sustainable future neighborhood.

#### 1.2 Provide a Variety and Diversity of House Types

Increase the diversity of housing types according to the development plan to reach the broadest market possible.

#### 1.3 Increase Access to Equitable, Affordable Housing

Increase the type of affordable housing options available in the neighborhood and support or legislate mixed-income developments in newly developed property in the neighborhood. Create a plan to redevelop the concentrated area of affordable housing on Olive Boulevard.

#### 1.4 Improve Neighborhood Jobs/Housing Balance

Increase the diversity and variety of job opportunities within and adjacent to the neighborhood. Diversify housing types and housing price ranges across a wide market that corresponds to the variety of jobs, institutions, and changing housing market desires.

#### 1.5 Encourage the Continued Development of North Campus & the Area East of Skinker

Continue to grow Washington University North Campus and East of Skinker Boulevard as a dense and diverse mixed-use, transit oriented regional center.

#### 1.6 Develop the Infrastructure and Programs for a Smart Community

Provide a 21st century digital technology infrastructure that responds to the new “knowledge based digital” economy and reposition the broader neighborhood as a smart community and a center for innovation, arts and creativity.

#### 1.7 Research & Develop/Target Market for Business Development and Retention

Partner with a research group to research and develop a target market for business development and retention.

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**2|0 Revitalize Parkview Gardens as a walkable, compact, transit-oriented, and car-optional neighborhood** by increasing the transportation options and creating an active pedestrian network to reduce household transportation cost, reduce environmental impact of personal mobility, increase access to neighborhood amenities and transit, build community identity, and promote public health.

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### **Neighborhood Infrastructures**

Mobility & Transit Infrastructure

Compact & Car-Optional Development

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### **Sustainability Initiatives**

#### 2.1 Increase Street Connectivity & Neighborhood Accessibility

Create more entrances to the neighborhood. Increase the number of intersections in the neighborhood and improve quality and safety of intersections for pedestrians, cyclists, and vehicles.

## 2.2 Increase Transit Options & Accessibility with the Loop Trolley

Support the implementation of the Loop Trolley: help ensure an appropriate timeline for construction and an appropriate partnership for operation.

## 2.3 Increase Neighborhood Walkability & Pedestrian Comfort

Ensure that all streets have universally accessible sidewalks; that all streets have street trees where physically possible; that all streets, public right of way, and parks have adequate pedestrian lighting for safety and comfort; and ensure an accessible and effective public safety system.

## 2.4 Increase Neighborhood Bikeability, Use, Education, and Safety

Increase the number of dedicated bike lanes in the neighborhood; the number of streets with share-the-road signage/sharrows; the number of bike racks; and increase bike awareness, bike advocacy, and bike ridership among residents, workers, and visitors.

## 2.5 Reduce Code for Residential Parking

Subject to the Surface Parking Lot Recommendations, reduce the number of residential parking spaces required by code.

## 2.6 Surface Parking Lots; Develop a Loop Parking District

Consistent with the Surface Parking Lot Recommendations, create a Parking Operations and Management District for The Loop that builds, manages and operates sufficient parking for the entire district.

## 2.7 Promote Shared & Alternative Parking Strategies

Create various shared parking strategies for businesses, residents, and transit riders; amend parking code to align with neighborhood character and goals; and create special parking conditions depending on site conditions.



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**3|0 Build upon existing community qualities and characteristics** to bolster community identity, ownership, and inclusiveness by leveraging public amenities such as the historic architecture, proposed parks and greenways, and signature arts, culture, and retail establishments.

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### ***Neighborhood Infrastructures***

Public Space

Urban Design Framework

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### ***Sustainability Initiatives***

#### 3.1 Continue to Infill the Loop with Mixed-Use Buildings & Amenities

Encourage development in the Loop to infill available vacant lots fronting Delmar Boulevard in an incremental, market-based way. Increase the number and diversity of public and private amenities available in the Loop

#### 3.2 Create Human-scaled High Quality & Vibrant Public Spaces

Increase the vibrancy of existing public spaces and create new vibrant public spaces.

#### 3.3 Increase & Maintain Neighborhood Park Space and Use

Increase neighborhood park space and activate parks with enhanced programs, spaces to serve the intergenerational neighborhood, and high quality spaces for outdoor activities.

#### 3.4 Expand Influence & Participation in Community Gardens

Increase the area for community gardens by consolidating them in neighborhood parks and increase participation in community gardening.

#### 3.5 Preserve Existing Historic Character of the Neighborhood

Preserve existing historical character and ensure that new buildings are contextual and appropriate for the neighborhood in program and design.

#### 3.6 New Buildings to be Urban and Contextual in Scale, Material, & Detail

Ensure that new buildings are contextual and appropriate for the neighborhood in program, scale, and design.



Proposed Delmar Streetscape

**3.7 Maintain & Improve Existing Tree-Lined Pedestrian-Scaled Streets**

Increase the number of street trees and, where possible, streets with trees on both sides. Maintain and improve the character of streets by creating a form-based street design standards that help create human scale, high quality & vibrant streets. Maintain high quality, safe, and clean streets with cohesive materiality and consistent design standards.

**3.8 Increase Number of & Participation in Public Events, Festivals, etc.**

Increase the number of and participation in public events, festivals, etc. in the Loop and in the greater neighborhood.

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**4|0 Expand existing arts, culture, and education assets and partnerships** by increasing collaboration among the neighborhood participants, attracting new creative and educational enterprises, and establishing the neighborhood as a unique arts and culture district.

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**Neighborhood Infrastructures**

Arts, Culture & Education

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**Sustainability Initiatives**

**4.1 Create a 1% for Public Art Program for the Loop and the Neighborhood**

Create a 1% for Public Art Program to expand the range and number of public art installations in the public realm throughout the neighborhood.

**4.2 Support the Development & Occupation of Live/Work Artist Spaces**

Increase the number of live/work artist spaces in the neighborhood to continue supporting an active artist community.

**4.3 Develop Program to Cultivate Local Artist(s) & Business Partnerships**

**4.4 Support the Development of Additional Venues for Arts, Culture, & Education Programs**

**4.5 Encourage Sustainability Education Partnerships within Existing Arts, Culture, and Education Institutions**

Increase sustainability awareness through educational and advocacy partnerships with existing institutions, businesses, and arts, culture, and education institutions.

**4.6 Create a Culture, Arts, and Design Master plan that is Inclusive of All the Arts**

**4.7 Use Arts, Culture & Design to Build Community, Sense of Place, & Identity**

Create the Arts, Culture and Design Master plan (4.6) with the goal to enhance the sense of place and community identity of Parkview Gardens and the Loop.

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**5|0 Promote community health, safety, and empowerment** by expanding housing and transportation choices for people of all ages, incomes, races, and ethnicities and creating equitable access to neighborhood resources such as libraries, schools, and parks.

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**Neighborhood Infrastructures**

Food

Waste, Recycling & Utilities

Active Living, Public Health & Safety

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**Sustainability Initiatives**

**5.1 Develop New Neighborhood Grocery Store**

Create a new grocery store at the corner of Skinker and Delmar to serve neighborhood residents and Loop visitors.

**5.2 Maintain & Expand the Existing Farmers Market**

Expand the Delmar Farmers Market, increase operational hours and seasons, and ensure that design of the market creates a new vibrant community center to serve the neighborhood.

5.3 Relocate & Increase the Number of Community Gardens  
Relocate, increase area, and increase participation in community gardens.

5.4 Integrate with Community Supported Agriculture Organizations  
Support resident participation in Community Supported Agriculture Programs as a primary source for healthy local food.

5.5 Develop an Active Living, Social Services and Public Wellness Program  
Create a holistic plan for active living events, public wellness programs, and improved access to social services.

5.6 Create Open Space Amenities within 1/4 Mile of Every Residence  
Ensure that all residents have access to a public open space within ¼ mile walking distance.

5.7 Increase Participation in Community Governance & Organizations  
Increase the number of residents participating in community governance, associations, public events, etc.

5.8 Develop a Virtual Interactive Neighborhood Community Network  
Develop a virtual and interactive neighborhood community network to allow residents, visitors, businesses, and institutions to connect and share information.

5.9 Provide Amenities & Services for an Intergenerational Neighborhood  
Provide amenities and services to support an intergenerational neighborhood including services and public spaces for seniors, teens, families, young professionals, and children.

5.10 Implement an Educational Program on Neighborhood Sustainability  
Increase knowledge about neighborhood sustainability by creating an education program that partners with existing institutions and businesses.

5.11 Improve Pedestrian Lighting and Emergency Lighting  
Increase the number of emergency lights and equalize distribution throughout the neighborhood and improve the pedestrian lighting conditions throughout the neighborhood.

5.12 Create a Community Emergency Management Plan  
Create an emergency preparedness, management, and response plan for natural and man-made disasters.



Skinker Delmar Intersection rendering

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**6|0 Protect, support, and expand healthy urban environmental systems** by developing policies and projects, and buildings programs and networks that promote recycling, energy-use reduction, water cleanliness and conservation, waste management, and habitat preservation.

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***Neighborhood Infrastructures***

Blue | Green Infrastructure

Habitat & Ecology

Energy

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***Sustainability Initiatives***

6.1 Encourage and Incentivize Water Conservation & Efficiency  
Incentivize low flow/water conserving hardware in existing homes, require it in new construction, and retrofit all public facilities in the neighborhood with low flow fixtures. Incentivize native plants and efficient/low flow watering systems. Require public spaces to use native species and low flow irrigation systems.

6.2 Permit Stormwater Harvesting for Non-Potable Uses  
Allow and encourage rain barrels and/or underground rain water cisterns for all existing and new structures in the neighborhood.

6.3 Reduce Amount of Impervious Surface  
Increase the use of permeable paving in public and private uses. Create green alleys with permeable brick pavers, porous asphalt, grass pavers, etc. Increase the number of green roofs. Encourage native plantings and a reduction in turf grass.

6.4 Encourage Native and Sustainable Landscapes  
Encourage native and sustainable landscapes with local flora to help stormwater infiltration, habitat, and biodiversity.





**6.5 Encourage the Use of Bioswales and Rain Gardens**

Encourage the use of bioswales and rain gardens for stormwater infiltration and biodiversity.

**6.6 Permit and Encourage Urban Agriculture**

Encourage personal and community urban agriculture to increase local food production and healthy diets.

**6.7 Require all Developments to be LEED & Sustainable Sites Certified**

Encourage sustainable development throughout the neighborhood.

**6.8 Maintain, Diversify & Enhance Street and Park Tree Cover**

Increase neighborhood-wide tree canopy coverage and ensure that tree canopy doesn't decline. Increase diversity in tree species. Consistently monitor tree canopy coverage and tree health.

**6.9 Increase Tree Canopy Coverage and Diversity on Private Property**

Encourage landowners to increase tree canopy coverage on private properties.

**6.10 Develop Waste, Recycling, & Composting Programs**

Create a neighborhood-wide waste recycling and composting program.

**6.11 Increase Use of Renewable Energy (Solar, Geothermal)**

Increase the amount of renewable energy used in the neighborhood and increase the amount of renewable energy generated in the neighborhood.

**6.12 Promote and Incentivize Energy Efficiency and Use Reduction**

Promote and incentivize energy efficiency and energy use reduction in buildings and personal transportation.

**6.13 Promote Building Weatherization for Energy Use Reduction**

Encourage and incentivize all existing buildings to be weatherized.

**6.14 Require White Roofs and Encourage Green Roofs**

Require all new buildings to have white roofs, incentivize buildings to have green roofs, and incentivize buildings to convert from black roofs to white or green roofs.

**6.15 Install and Monitor Air Quality Recording Stations**

Improve overall air quality and monitor for increased neighborhood health and wellness.

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**7|0 Organize for implementation success, civic engagement and community leadership** by coordinating implementation between University City and the City of St. Louis with non-profit management, form-based regulations, sustainability impact assessment, and ongoing community collaboration.

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***Sustainability Initiatives***

**7.1 Create a Development Corporation**

Create an overlay Development Corporation/Non-Profit entity to ensure a coordinated funding and project implementation approach and schedule an organizational system to assist in the operation and maintenance of the neighborhood.

**7.2 Develop a Funding, Management & Maintenance Implementation System**

Develop a Funding, Management & Maintenance and Implementation System governed by the Parkview Gardens Development Corporation.

**7.3 Develop District-wide Specific Form-Based Code**

Develop a district-wide specific Form-Based Sustainability Zoning Regulation and to ensure that future development matches the intention and objectives of this plan by right, not by variance.

**7.4 Develop a Sustainability Impact Assessment System, Benchmarks, Metrics & Targets**

Develop a Sustainability Assessment System with specific goals and metrics to track sustainability progress over time.

**7.5 Develop an Ongoing Community Participation, Collaboration & Reporting Structure**

Ensure ongoing community participation in the planning process by creating a standard structure for community participation.



The Neighborhood Sustainable Development Plan (fold-out)









View of proposed Loop Trolley

## Neighborhood Infrastructures: Creating the Civic Ecology of Parkview Gardens

The *Neighborhood Infrastructures* and *Sustainability Initiatives* define the physical fabric and operations of the Parkview Gardens neighborhood, and work together to create Parkview Gardens’ civic ecology. Pioneered by sustainable-design experts SERA Architects, the civic ecology is a “web-like pattern of relations between humans, their ecosystem, and the economy” that comprises the “human-natural ecosystem” embedded in all urban environments. Harnessing this civic ecology is key to realizing holistic neighborhood sustainability.

*Energy flows, local food production systems, local-global economic webs, social networks, community governance, resource sharing networks, and integrated land use and transportation are just some of the community systems that, when synergized in a specific place, constitute a complex human ecosystem. Nurturing this web of relationships and flows affords communities the means to enhance their local wealth (environmental, economic, and cultural), resilience, and competitiveness, and to take control of designing and managing their future (SERA Architects.)*



Community gardening

New development must be balanced with increased awareness, sensitivity, and innovation in neighborhood environmental sustainability. Innovation must also occur in neighborhood systems to replace inefficient open-loop systems with efficient closed-loop cycles, and must leverage one another to increase the intensity of sustainable outcomes. These outcomes will provide residents, businesses, and visitors with a vested interest in the future of Parkview Gardens. Individual stakeholderism is key to realizing this future as residents have envisioned—a high quality, walkable, transit-oriented, livable, and healthy neighborhood with a lively and active community that celebrates diversity, innovation, arts, and commerce for the region.



View of possible Ackert Walkway improvements

The Parkview Gardens Neighborhood Sustainable Development Plan is comprised of both physical neighborhood improvement projects—new development, parks, streetscapes, transit and accessibility enhancements, and high-performance green infrastructure—as well as a range of operational policies, programs, and partnerships. These programming, policy, and partnership recommendations are outlined in the *Sustainability Initiatives* presented on the preceding pages and detailed in the Sustainability Action Plan. The “software” of the Neighborhood Sustainable Development Plan, these items are activities that engage and empower residents, businesses, stakeholders, and visitors to support a safe, vibrant and diverse community that is invested in the collective future and advancement of Parkview Gardens.

Physical improvements to the Parkview Gardens neighborhood—capital improvement projects—shape the physical character and urban fabric of Parkview Gardens. These improvements comprise the *Neighborhood Infrastructures* that are presented in detail on the following pages. The “hardware” of Parkview Gardens’ continued and future revitalization, the *Neighborhood Infrastructures* are physical projects that, in total, comprise the Neighborhood Sustainable Development Plan.

# Neighborhood Infrastructures

Active Living, Public Health & Safety →

Waste, Recycling & Utilities →

Food →

Energy →

Habitat & Ecology →

Blue | Green Infrastructure →

Arts, Culture & Education →

Job, Housing & Smart Community →

Urban Design Framework →

Compact & Car-Optional Development →

Public Space →

Mobility & Transit Infrastructure →

Existing Conditions →





