


# City Council Work Session - January 28, 2013

A VISION FOR PARKVIEW GARDENS  
CONNECTING PEOPLE, PLACES & PARKS

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CITY COUNCIL STUDY SESSION # 2



UNIVERSITY CITY, MISSOURI  
H3 STUDIO  
JANUARY 28, 2013

**H3** A VISION FOR PARKVIEW GARDENS  
CONNECTING PEOPLE, PLACES & PARKS

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**AGENDA**

**THE PLANNING PROCESS**

- Scope of Work
- Public Contact & Outreach
- Public Engagement Schedule
- Stakeholder Interviews
- Plan Revision

**DRAFT NEIGHBORHOOD SUSTAINABLE DEVELOPMENT PLAN (As Amended per Plan Commission Motion on July 25, 2012)**

**CITY COUNCIL DISCUSSION**



## PROJECT INCEPTION

### HUD-DOT PARTNERSHIP FOR SUSTAINABLE COMMUNITIES

The City of University City, in partnership with Washington University, the Parkview Gardens Association, Great Rivers Greenway, Trailnet, RHCDA, developed a grant proposal entitled ***"Parkview Gardens: A Sustainable & Accessible Community"*** for a HUD-DOT Partnership for Sustainable Communities grant. On October 20, 2010, University City was notified of their receipt of the grant award.



## PLANNING PROCESS

- The objective of this plan is to continue to revitalize and redevelopment Parkview Gardens to increase community & environmental sustainability and improves the quality of life and access to employment opportunities.
- This is a 15- to 20-year plan that unifies existing plans and studies including the *Parkview Gardens Parks and Open Space Plan* and the *Delmar Loop Retail Study*
- This plan was developed through a public engagement planning process that was developed in partnership with the U.S. Dept. of Housing and Urban Development and U.S Dept. of Transportation and approved by the University City, City Council.

A COLLABORATIVE & ITERATIVE  
COMMUNITY PLANNING PROCESS

- 1.0 SITE INVESTIGATION
  - Analysis at Two (2) Scales
  - Parkview Gardens Park Site Surveys
  - Stakeholder Interviews
- 2.0 GUIDING LIVABILITY PRINCIPLES
  - Draft Vision, Goals, and Sustainability/Livability Principles
  - PPP Committee Meeting 01/Public Workshop 01
  - Refinement of Vision, Goals, and Sustainability/Livability Principles
- 3.0 ENVISIONING A SUSTAINABLE FUTURE
  - Parkview Gardens Sustainable Development Plan Options
  - Preliminary Economic Development Assessment
  - Parkview Gardens Parks Schematic Design
  - PPP Committee Meeting 02/Public Workshop 02
- 4.0 DRAFT SUSTAINABLE DEVELOPMENT PLAN
  - Preferred Option Sustainable Development Plan
  - Refinement of Economic Development Assessment
  - Preliminary Integrated Funding Plan
  - Parkview Gardens Parks 30% Design Development
  - PPP Committee Meeting 03/Public Workshop 03
- 5.0 FINAL SUSTAINABLE DEVELOPMENT PLAN
  - Draft Neighborhood Sustainable Development Plan
  - Refinement of Integrated Funding Plan
  - Parkview Gardens Parks 50% Design Development
  - PPP Committee Meeting 04/Public Workshop 04
  - Final Neighborhood Sustainable Development Plan
  - Final Public Presentation



PM 01: LIVABILITY PRINCIPLES

PM 02: SUSTAINABLE PLAN OPTIONS

PM 03: PLAN PREFERRED OPTION

PM 04: DRAFT PLAN

**PUBLIC OUTREACH & CONTACT**

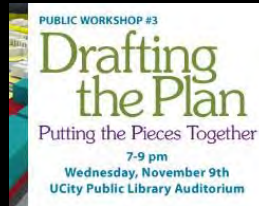
**PUBLIC MEETINGS & PUBLIC HEARINGS**

- City website
- Project website
- Selected City Boards & Commissions
- Lawn Signs/Advertising Signs
- Media Announcements
- Flyers
- Mass mailings
- Email blasts through Constant Contact
- Facebook Page Updates
- Outreach to special interest groups (Loop SBD, churches, etc.)

**STAKEHOLDER INTERVIEWS**

**PROJECT GALLERY**

- January 17 – February 11, 2012 (Mondays, Tuesdays, and Saturdays)
- April 21, 23, 24, and 25, 2012



**PUBLIC ENGAGEMENT SCHEDULE – 2011**

June 8, 2011:	PPP Committee Meeting/Public Workshop 01 Guiding Livability Principles, Issues & Ideas <i>Notice to Proceed Given</i>
August 30:	PPP Committee Meeting/Public Workshop 02 Sustainable Development Plan Options <i>Notice to Proceed Given</i>
September 22:	PPP Committee Review Session, Phase 3.0 Sustainable Development Plan Options <i>Notice to Proceed Given</i>
October 5:	Plan Commission Presentation 01 Sustainable Development Plan Options <i>Notice to Proceed Given</i>
Week of October 10 & Week of October 24	Stakeholder Interviews (17 People Interviewed)
October 12, 2011	Traffic & Green Practices Commission Presentations
November 9:	PPP Committee Meeting/Public Workshop 03 Preferred Option Sustainable Development Plan <i>Notice to Proceed Given</i>
December 14:	PPP Committee Review Session, Phase 4.0 Preferred Option Sustainable Development Plan <i>Notice to Proceed Given</i>



STAKEHOLDER INTERVIEWS

INVITED INTERVIEWEE	ORGANIZATION	INTERVIEW COMPLETED?	NOTES
• L. Michael Glickert	University City City Council	Did not return invitation	
• Lynn Ricci	University City City Council	Did not return invitation	
• Arthur Sharpe Jr.	University City City Council	Did not return invitation	
• Byron Price	University City City Council	Did not return invitation	
• <b>Stephen Kraft</b>	<b>University City City Council</b>	<b>Yes</b>	
• Terry Crow	University City City Council	Did not return invitation	
• <b>Shelley Welsch</b>	<b>University City</b>	<b>Yes</b>	
• <b>Lehman Walker</b>	<b>University City</b>	<b>Yes</b>	
• <b>Andrea Riganti</b>	<b>University City</b>	<b>Yes</b>	
• <b>Raymond Lai</b>	<b>University City</b>	<b>Yes</b>	
• Evelyn Shields-Benford	University City	Unavailable	<b>Lynnette Hicks attended instead</b>
• <b>Sinan Alpaslan</b>	<b>University City</b>	<b>Yes</b>	
• Lyda Krewson	City of St. Louis	Did not return invitation	
• <b>Alana Green</b>	<b>City of St. Louis</b>	<b>Yes</b>	
• <b>Catherine Werner</b>	<b>City of St. Louis</b>	<b>Yes</b>	
• <b>John Langa</b>	<b>Metro</b>	<b>Yes</b>	
• <b>Mark Phillips</b>	<b>Metro</b>	<b>Yes</b>	
• <b>Hank Webber</b>	<b>Washington University in St. Louis</b>	<b>Yes</b>	
• <b>Mary Campbell</b>	<b>Washington University in St. Louis</b>	<b>Yes</b>	
• <b>Cheryl Adelstein</b>	<b>Washington University in St. Louis</b>	<b>Yes</b>	
• <b>Sandi LaManna</b>	<b>Washington University in St. Louis</b>	Unavailable	
• <b>Justin Carroll</b>	<b>Washington University in St. Louis</b>	<b>Yes</b>	
• <b>Mike Giger</b>	<b>Parkview Gardens Association</b>	<b>Yes</b>	
• <b>Bruce Mills</b>	<b>Mills Properties</b>	Did not attend	
• <b>Stephen Acree</b>	<b>RHCDA</b>	<b>Yes</b>	
• <b>Jessica Bueler</b>	<b>Loop Special Business District</b>	Did not return invitation	
• <b>Joe Edwards</b>	<b>East Loop Special Business District</b>	<b>Yes</b>	

PUBLIC ENGAGEMENT SCHEDULE – 2012

January 25, 2012:	Plan Commission Presentation 02 <b>Draft Sustainable Development Plan</b> <i>Notice to Proceed Given</i>
<b>February 1:</b>	<b>PPP Committee Meeting/Public Workshop 04</b> <b>Draft Sustainable Development Plan</b> <i>Notice to Proceed Given</i>
<b>February 13:</b>	<b>City Council Study Session</b> <b>Draft Sustainable Development Plan</b> <i>No Objections Raised</i>
<b>April 25:</b>	<b>Public Hearing by Plan Commission</b> <b>Final Draft Sustainable Development Plan</b> <i>No Objections Raised</i>
May 23:	Plan Commission Heard Additional Public Comments
<b>June 27:</b>	<b>Plan Commission – Additional Public Hearing</b>
July 10:	Plan Commission Special Study Session
July 25:	Plan Commission Motion to Revise Draft Plan
December 19:	Plan Commission Approval of Identified Required Plan Changes



## MOTION TO REVISE THE DRAFT PLAN

In order to provide an endorsement of the Draft Plan, the University City Plan Commission, at their regularly-scheduled meeting on July 25, 2012, passed a motion to amend the draft plan as follows:

*“Remove the development concept from parking lot #4. Acknowledge that there are unmet existing and future parking needs that must be addressed in the study area (and beyond). The issues will be identified and recommendations put forth in a separate traffic and parking study/strategy and/or the next comprehensive planning process for the next Comprehensive Plan; all options for expanded density and parking will be explored during the 2013 comprehensive planning process, including those raised by the City, the Loop Special Business District, and the community during the vetting process of the Parkview Gardens Neighborhood Sustainability Development Plan.”*

## DRAFT NEIGHBORHOOD SUSTAINABLE DEVELOPMENT PLAN

(As Revised per Plan Commission Motion on July 25, 2012)



### THE REVISED DRAFT PLAN



### THE REVISED DRAFT PLAN

#### PUBLIC SPACE NETWORK

- Existing Street Network
- Amended Street Network
- New Park Boundaries
- Parkview Gardens Bikeway & Loop Trolley
- Improved Streetscape
- Public Space Network



THE REVISED DRAFT PLAN

PUBLIC SPACE NETWORK

BUILDING/PROGRAM TYPES

- Primary Commercial / Grocery Store
- Student Housing / Loop Primary Commercial Infill
- Skinker Mixed-Use / Office & Kingsland – Olive Mixed-Use / Apartments / Affordable Apartments
- Neighborhood Residential Infill
- Ongoing Rehab of Existing Buildings



THE REVISED DRAFT PLAN

PUBLIC SPACE NETWORK

BUILDING/PROGRAM TYPES

PARKING

- Existing surface parking
- Existing Delmar street parking
- Existing structured parking
- Proposed structured parking





THE REVISED DRAFT PLAN

