

**Revised Draft Parkview Gardens Neighborhood  
Sustainable Development Plan  
Public Meeting – December 12, 2013  
FAQ's (Frequently Asked Questions)**

1. **What is the objective of the plan?** The Revised Draft Plan serves as a comprehensive vision and guide for the future of the Parkview Gardens neighborhood that integrates transportation, housing, public space, cultural arts, economic development, and other amenities in a sustainable manner over a 15- to 25-year timeframe.
2. **Is this plan the same as a zoning ordinance?** No, the Revised Draft Plan is neither an ordinance nor legally binding. It contains recommendations to achieve the vision for the future of the neighborhood. Adoption of the Revised Draft Plan won't change the existing zoning classification of the properties in the neighborhood. Amendments to the Zoning Ordinance or rezoning of property is one of the tools that could be considered to implement the vision of the plan. However, it will be subject to a separate, additional public hearing process and City Council approval, and only if a specific development proposal is received in the future.
3. **Were there public outreach and engagement efforts throughout the various development stages of the plan?** Yes, extensive efforts on public outreach and engagement were carried out throughout the planning process, including 4 public workshops, 3 public meetings/comment sessions, and various briefing sessions that were opened to the public. Over 240 people signed in at those meetings. Interviews were conducted and a project gallery was made available to allow public viewing of draft plans and materials. Other communication and outreach tools were utilized to keep the public informed and to solicit feedback e.g. project website, media announcement, flyers, mass mailings, and outreach and status update to special interest groups such as churches and the Loop Special Business District. Refinements to the public outreach and engagement efforts occurred at times during the process, to more effectively reach target individuals or groups.
4. **Are structured parking and mixed-use development recommended for the two city-owned public parking lots behind Cicero's and Fitz's?** Not in the Revised Draft Plan, although they were included in the early version of the draft plan. Base on additional public comments received, the Plan Commission directed the consultant to remove all references related to the initial redevelopment concept from the public parking lot behind Cicero's. The plan map in the Revised Draft Plan indicates those two parking lots to remain for surface parking as now.
5. **How will the existing and future parking needs in the study area and beyond including the Loop be addressed?**  
The University City Plan Commission, at their July 25, 2012 meeting, passed a motion 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.”

The next Comprehensive Plan Update process will begin in early 2014. Extensive community engagement and public feedback will be sought. Your participation during that process is strongly encouraged.

6. **What is “shared-parking”? Is that the same as “structured parking”?** “Shared-Parking” is shared use of the same public or private parking area by various users of different types of nearby land uses e.g. residents, employees, visitors, and shoppers. For example, one parking area can serve multiple establishments that are located close to each other, rather than each building providing its own parking on-site. . “Shared-Parking “does not equate to “structured parking”.
7. **What is the purpose of the proposed Loop Parking Operations and Management District? Are the 2 public parking lots behind Cicero’s and Fitz’s included within the boundaries of the proposed parking district?** The purpose of the proposed parking district is to build, manage, and operate sufficient parking within the district in the Loop area. As currently depicted in the Revised Draft Plan, those two public parking lots are not included within the boundaries of the proposed parking district.
8. **Are new residential developments within the neighborhood area obligated to provide the required off-street parking on-site?** Yes, they are required to do so currently per the Zoning Ordinance (Section 34-92.3 Location of Parking Area and Section 34-94 Minimum Required Off-Street Parking and Loading Spaces). Applications for a parking variance may be made to and considered by the Board of Adjustment on a case-by-case basis, subject to a public hearing process. Variances can only be granted if hardship, excluding financial hardship, can be demonstrated based on the criteria contained in Sec. 34-142.3 and 4 Review Considerations of the Zoning Ordinance.
9. **Can the two surface parking lots behind Cicero’s and Fitz’s be expanded and remain free surface parking?** This would be a policy decision at the discretion of City Council. It is outside the scope of the Revised Draft Plan to dictate the extent of charges, if any, for any of the public or private parking areas within the study area. However, the Revised Draft Plan may contain recommendations for parking strategies.
10. **Could the Revised Draft Plan, if adopted, be amended or updated in the future?** Yes, recognizing that changes to the characteristics of the study area and factors affecting development in the area may occur over time, an amendment or update to the plan may be considered by the City in the future.