

# **Plan Commission Public Meeting**

## **Revised Draft Parkview Gardens Neighborhood Sustainable Development Plan**

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### ***MEETING SUMMARY***

Heman Park Community Center  
December 12, 2013—7:00 pm

#### **Panel Present at Meeting:**

Ben Senturia, Meeting Facilitator, Plan Commission Member  
Tim Breihan, Senior Urban Designer and Project Manager at H3 Studio  
Andrea Riganti, Director of Community Development  
Raymond Lai, Deputy Director of Economic and Community Development

#### **PROJECT BACKGROUND AND OVERVIEW**

Ben Senturia stated that this was an opportunity to comment on the Revised Draft Parkview Gardens Neighborhood Sustainable Development Plan and explained the order of the meeting. Ms. Riganti indicated that funds supporting this project were obtained with a grant from HUD (U.S. Department of Housing and Urban Development) and DOT (U.S. Department of Transportation). She indicated that the Draft Plan had been revised in light of public input and emphasized that it was still a draft with time yet to revise it.

Mr. Breihan provided a presentation summarizing the project to date including the creation of the Revised Draft Plan and public engagement that was involved. Overall, the Revised Draft Plan was intended to ensure that the Parkview Gardens Neighborhood would be a transit-oriented, healthy, and sustainable neighborhood.

#### **FREQUENTLY ASKED QUESTIONS**

Mr. Lai went over the list of frequently asked questions that was distributed to those in attendance (attached).

#### **QUESTIONS AND ANSWERS**

A Question and Answer session was held to provide further information and explanation and to solicit feedback from those in attendance.

Several attendees expressed their concerns and opinions of the Revised Draft Plan. Some of the comments and opinions expressed included the following:

It was stated that development of a Plan that focused on Transit Oriented Development was forward-thinking on the part of University City.

Representatives of The Loop Special Business District stated that they had been working with City staff to make some revisions to wording in the Revised Draft Plan and it was their opinion that an understanding was close to being reached.

One attendee stated he was a property owner in the City of St. Louis within the study area and expressed concern that he had not been previously invited to participate in the process and was

concerned about potential future zoning changes. Mr. Lai stated that signs about the public meeting were posted in the neighborhood at the same locations as for previous meetings and this was not a proposed zoning change. Mr. Lai assured the property owner he would be contacted in the future and would assist him with questions he might have.

There was concern expressed about the fact that original redevelopment plan for the City-owned Parking Lot #4 had been removed from the Revised Draft Plan and no justification was provided. Mr. Senturia stated that the change had been done in response to comments from citizens at previous meetings, but acknowledged that this feedback might not have been indicative of the opinion of all citizens.

Regarding the comment about Parking Lot #4, one of the attendees stated that visitors use the lot because it's surface parking which was preferred. He stated that the benefits from a garage at this location would be nominal.

Another attendee stated that the business owners in The Loop want free, surface parking; however, the amount contributed in tax dollars from The Loop businesses is inaccurate and not as high as the business owners claim it is. It was stated that the City provided the maintenance for this parking lot and it currently does not provide revenue for the City.

Mr. Senturia stated that the discussion of all the parking lot issues would also be encouraged as the Comprehensive Plan Update process gets underway and occurs over the next couple years. Linda Locke, Chairperson of Plan Commission, briefed the audience about the extensive public engagement planned as part of the upcoming Comprehensive Plan Update process.

Mr. Lai responded to questions about the location of the municipal boundary between University City and the City of St. Louis and provided clarification for those in attendance.

#### **MEETING ADJOURNMENT AND OPEN HOUSE**

Upon the conclusion of the Question and Answer session, the meeting adjourned to an Open House in the North Hall of the Community Center where maps of the Revised Draft Plan were available to view and staff members were available for individual discussion.

#### **WRITTEN COMMENTS**

Attendees were also encouraged to submit written comment on forms provided at the meeting. Some of the comments submitted addressed Parking Lot #4 redevelopment concept and that it should still be included in the Revised Draft Plan and that apartment or condo development with structured parking would be preferred at this location. Other comments addressed the need to include Carbon Dioxide reduction and storm water control in the Plan; encourage more sustainable forms of transit and dense parking; support for community gardens; and the need to provide an explanation of the key sustainability concepts emphasized in the Plan for those who might not be familiar with the project rather than focusing on the issue of parking and concerns about Parking Lot #4. It was also mentioned that the municipal boundary should be clearly indicated on the Plan.