

This DRAFT DOCUMENT is subject to revisions, including graphics and appearance, based on further comments from the Public Hearing on April 25, 2012 and others.



Evening on Delmar Loop

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## 1 | Introduction



Renovated Condominiums

## Introduction

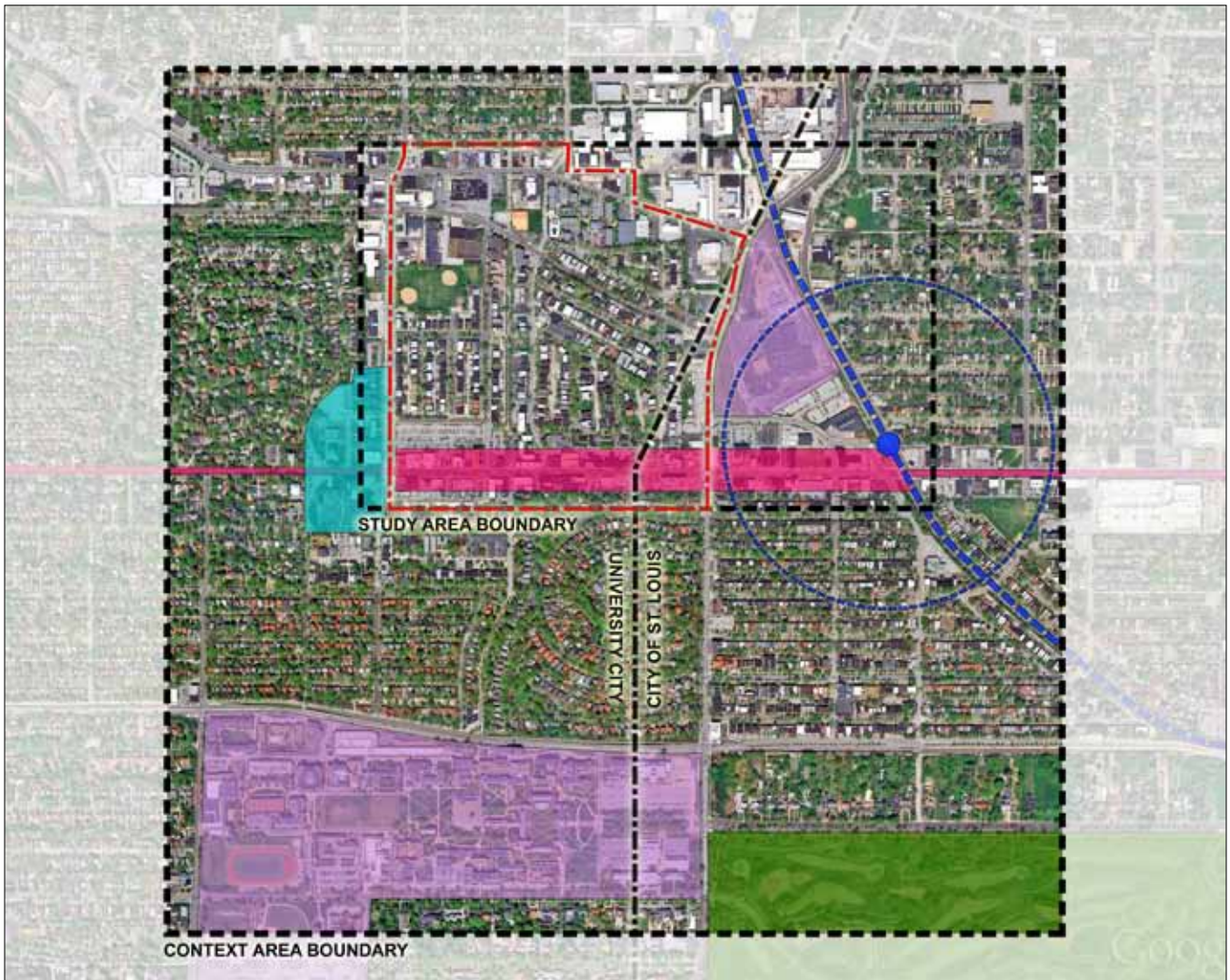
What makes a sustainable community? Sustainable communities are cities and towns that prosper because their citizens work together to produce a high quality of life that they strive to sustain and constantly improve. Sustainable communities flourish because their residents build a mutually-supportive, dynamic balance between social well-being, economic opportunity, and environmental quality.

The most sustainable communities throughout the United States and the world are characterized by increased density; easy access to transportation and an equity of mobility; a balance of housing and local jobs; a range of housing types and household income levels; availability of services and amenities; and great public spaces where residents have access to employment, shopping, recreational, cultural arts, housing, and transportation opportunities regardless of their age, ability, and income level. In short, the most sustainable communities follow the pattern of classic mixed-use neighborhoods.

Defined by historic brick walk-ups; graceful, tree-lined streets; and situated just north of the Delmar Loop—one of the nation’s great commercial streets—Parkview Gardens is unique and remarkably located in the in the St. Louis metropolitan area (See figure 1.1). With neighbors that include the University City Civic Center, Washington University in St. Louis, and Forest Park, Parkview Gardens is surrounded by vibrant shopping, entertainment, and recreational amenities and embedded in the heart of the St. Louis area’s cultural arts district. The neighborhood is also fully-served by public transit that provides access to nationally-recognized commercial districts, employment centers, and research institutions, making Parkview Gardens a classic mixed-use neighborhood unlike any other in the St. Louis region. These characteristics provide an incredible foundation for the creation of a sustainable community.

The Parkview Gardens Neighborhood Sustainable Development Plan builds upon this foundation of Parkview Gardens’ existing character, assets, and historical legacy to establish Parkview Gardens as the region’s first fully-walkable, transit-served, and truly car-optional community. The Plan capitalizes on existing and ongoing public transportation opportunities and initiatives; identified development potential; local, state, and federal partnerships and investments; and a broad base of community support, input, and consensus to address each facet of sustainability—economic empowerment, environmental stewardship, and the development of social equity. This triple-bottom-line approach ensures that the sustainable future of Parkview Gardens is achieved through both public and private investments, that the direction of this vision continues to be driven by neighborhood residents and stakeholders, and that the benefits of this plan are shared by the entire Parkview Gardens community.

Figure 1.1: Context Map



- University City Civic Complex
- Forest Park
- Washington University
- Metrolink
- Delmar Loop
- City of St. Louis/University City Boundary
- Study Area