

## Parkview Gardens: A Sustainable and Accessible Neighborhood

### City of University City Written Work Plan

#### **Grant Purpose**

The City of University City, Missouri has been awarded a \$315,687 grant for “Parkview Gardens: A Sustainable and Accessible Neighborhood” to create a redevelopment and sustainability plan for the Parkview Gardens area of the City that will be leveraged with \$317,813 in local cash and in-kind contributions. This project will expand upon recent planning efforts in the Parkview Gardens area. The City and area stakeholders recognized that Parkview Gardens was in need of fundamental revitalization, so in February 2009 the City initiated a partnership with Washington University in St. Louis and the Parkview Gardens Association to undertake a long-range design and implementation plan for the three municipal parks in the Parkview Gardens neighborhood. The Parkview Gardens Association is comprised of landlords, business owners and residents of the area. It has been working to maintain and enhance the neighborhood for more than 28 years and has bought and renovated over 20 buildings in the area. A special tax on local property owners and businesses, administered by two Special Business Districts, pays for these neighborhood improvements.

There are several interrelated issues that need to be addressed in order to ensure the sustainability of the Parkview Gardens neighborhood: a lack of neighborhood connectivity, a need for additional affordable housing, and a need to improve the quality of existing open spaces so that they can be better utilized for both recreation and transportation.

Parkview Gardens neighborhood has a significant east-west divide at Ackert Walkway, a north-south pedestrian and bicycle path that links part of the neighborhood’s residential area to the commercial area to the south. There are limited pedestrian opportunities to cross from one side of this east-west divide to the other and only one is currently A.D.A. accessible. On the north, a heavily trafficked street, Vernon Avenue, presents an effective barrier to north-south pedestrian connectivity and there is no connection from Vernon north to Olive Blvd., a major artery on the north end of the neighborhood. Improved connections between Ackert Walkway and the Centennial Greenway that runs along Vernon Avenue must also be found.

Vernon is a psychological barrier between the portions of the neighborhood “South of Vernon” and “North of Vernon,” a condition exacerbated by marginal development along adjacent streets. North of Vernon is generally perceived as being unsafe; in fact, this part of the Parkview Gardens neighborhood is the City Police Department’s largest source of emergency service calls. In addition, on the east side of the neighborhood, another wide arterial street, Skinker Blvd., and other physical barriers limit access to the MetroLink light rail station immediately to the east.

Federal Urban Circulator Program funding from the Department of Transportation has recently been secured for the construction of the “Delmar Loop Trolley,” a streetcar connecting the Delmar Loop, a MetroLink light rail stop, and Forest Park. At 1,371 acres, Forest Park is one of the largest municipal parks in the country with annual visitation of over 12 million people a year.

Therefore, there is an opportunity to connect Parkview Gardens more closely with these transportation investments and amenities.

Parkview Gardens also has a need for additional affordable housing. 2000 Census data shows that over three quarters of Parkview Gardens' 3,300 residents are renters. Over the years, the Parkview Gardens Association has developed 114 units of affordable housing for low-income tenants with rental rates well below those of other apartment buildings in the general area. However, even after those units became available, according to 2000 CHAS data, 25% of renter households in the Parkview Gardens neighborhood were still severely housing cost burdened (i.e., they pay over 50% of their income on rent) and 41% of renter households still had some housing cost burden (i.e., they pay over 30% of their income on rent). These rates are higher than for University City and the County as a whole. To meet this need, University City needs to provide affordable homes to 423 Parkview Gardens renter households.

Finally, the parks in Parkview Gardens are located behind and facing the sides and backs of buildings. Because the parks were developed subsequent to the development of the area's built fabric, in some cases a half-century later, they were inserted on land that was otherwise deemed unsuitable for building—floodplains, dumps, and infrastructure right-of ways. This left Parkview Gardens with open spaces that do not serve meaningful recreational, transportation, or environmental purposes.

University City's goal, and the overarching project goal, is a connected, inclusive Parkview Gardens neighborhood in University City, Missouri where housing, infrastructure, open space, and economic development strategies complement existing and planned public transportation resources (such as the Metro Link light rail station, Centennial Greenway, and Delmar Loop Trolley) to increase long term community and environmental sustainability. Implementation of the sustainability plan will provide affordable housing with LEED certification. The neighborhood will be enhanced to be transit oriented and ideal for walkers and bikers. The parks will be designed to be the center of community life.

### **Objectives of Sustainable Community Challenge Grant**

1. To develop affordable housing designs which are LEED certifiable for identified infill housing and larger scale development.
2. To produce 50% design development plans for neighborhood parks and walkways; including art components.
3. To plan for transit oriented access and egress for the neighborhood.

### **Parkview Planning Partners (PPP)**

The chart below shows the commitment of in kind and cash match for the project. In-Kind contributions from the PPP are primarily for technical expertise and overall collaboration and management of the grant. The exception is Washington University which is providing classroom design and planning work in the following areas:

Ackert Walkway Design Options -Washington University in St. Louis Sam Fox School of Design and Visual Arts

Affordable Housing Design - Washington University in St. Louis Sam Fox School of Design and Visual Arts

This work will then be incorporated into the final plan by H3 Studios.

<b>Organization</b>	<b>In Kind Match</b>	<b>Cash Match</b>
City of University	\$21,385	\$15,000
Washington University	\$149,180	\$50,000
Parkview Garden Association	\$5,000	\$25,000
Great Rivers Greenway	\$2,500	\$10,000
Regional Housing & Community Development Alliance	\$13,600	
Trailnet	\$2,000	
Regional Arts Commission	\$10,500	
Arcturis	\$10,048	
Gateway Foundation	\$3,600	

## Major Activities

<p>A. Support and form the Parkview Planning Partners (PPP) to oversee and lead the planning process. The PPP is made up the partners (cash and in-kind) that committed to the grant application. The PPP members will have a partnership agreement, code of conduct and recognize the federal grant requirements. The PPP will meet on a regular basis to review work product of the consultants and interact with citizens in the planning process.</p>
<p>B. Consultants selected for overall planning, communications, outcome measurement and a walk audit. Proposals will be requested from qualified consultants, reviewed by a subcommittee of the PPP and selection recommendations passed on to the City who will enter into contracts with the consultants.</p>
<p>C. Public Outreach via web page, print, and social networking to inform the public and encourage their participation through public meetings and the interactive aspects of the web site and social media. All products of the planning process will be incorporated onto the web site.</p>
<p>D. Stakeholder Interviews conducted with public officials and community leaders to indentify issues and opportunities that need to be considered during the planning process.</p>
<p>E. Research and data collection – base line data on demographic &amp; utilization and then replicated every year for 4 years.</p>
<p>F. Market Study – Research on type of market there is for housing, financial feasibility of being able to implement and then maintain the overall sustainability plan recommendations. Final work product is an integrated funding plan.</p>
<p>G. Conduct Environmental study for parks – analyze the topographical and geotechnical aspects of the park lands to determine issues that will affect the designs such as drainage, soils, topography. The results will be presented in a</p>

<p>progress report.</p>
<p>H. Develop Design Guidelines for parks by utilizing livability principals and public input. A workshop with the public and PPP will be scheduled specifically for the livability principals and how they can be implemented to the neighborhood parks and the overall sustainability plan. A report on the Visions, Goals and Principals will be written.</p>
<p>I. Develop schematic designs for park improvements and walkways incorporating the environmental study and design guidelines. Refining the conceptual designs based on environmental study, design guidelines and public input schematic designs will be presented to the public and PPP as a draft.</p>
<p>J. 50 % Design Development for Metcalfe and Ackert Parks will be completed after further refinement and detail design work is completed. Drafts will be reviewed by City professional staff and incorporated into the final sustainability plan.</p>
<p>K. Develop Design Guidelines for housing including style and type of energy efficient structures preferred by residents. A workshop with the public and PPP will be scheduled specifically for the livability principals and how they can be implemented to infill and redevelopment housing and the overall sustainability plan. A report on the Visions, Goals and Principals will be written.</p>
<p>L. Develop Design Guidelines for Transportation . A workshop with the public and PPP will be scheduled specifically for the livability principals and how they can be implemented to improve the transportation infrastructure and the overall sustainability plan. A report on the Visions, Goals and Principals will be written.</p>
<p>M. Housing Design studio at Washington University to develop a number of LEED certifiable housing type structures that are compatible to the historic neighborhood and meet market demand. Graduate students, architectural faculty and assisted by Arcturis, an international architectural and design firm, will design affordable housing based on the design guidelines. Presentation to the public and design professionals will lead to further refinement and the final designs will be incorporated into the final sustainability plan.</p>
<p>N. Community Walk Audit Conducted by volunteers to analyze walk ability and bike ability of neighborhood will be planned and organized by Trailnet. The volunteers will be trained to identify opportunities for improvements to the neighborhood pedestrian and bicycle passages throughout the neighborhood. The results will be incorporated into a report that will be utilized in the traffic</p>

<p>N. Community Walk Audit Conducted by volunteers to analyze walk ability and bike ability of neighborhood will be planned and organized by Trailnet. The volunteers will be trained to identify opportunities for improvements to the neighborhood pedestrian and bicycle passages throughout the neighborhood. The results will be incorporated into a report that will be utilized in the traffic study with recommendations in the final sustainability plan.</p>
<p>O. Design Studio at Washington University for improvements to Ackert Walkway. Graduate students, faculty (landscape architecture, urban design and visual arts), and technical assistance from Gateway Foundation and St. Louis Regional Arts Commission, will design Ackert Walkway based on the design guidelines. Presentation to the public and design professionals will lead to further refinement and the final designs will be incorporated into the final sustainability plan.</p>
<p>P. Traffic Study - vehicles, public transportation, pedestrians and bicycles - to determine optimal access/egress to neighborhood. Final recommendation on all aspects for traffic will be incorporated into the final sustainability plan.</p>
<p>Q. Parking Study to determine needs in a transit oriented neighborhood including recommendations on city code and zoning changes will be incorporated into the final sustainability plan.</p>
<p>R. Develop the draft and final sustainability plan – Incorporating the housing, transportation and park drafts and then their respective final plans into an overall sustainability plan. Draft and final plans will be reviewed by the PPP and at public workshops before going to the Park Commission, Planning Commission and City Council. Final sustainability plan will be produced and once approved disseminated through the project web site.</p>

## **Task Responsibilities**

**Grant Administrator** – Nancy MacCartney will oversee the planning grant, coordinate public meetings and PPP. She will manage the consultant contracts for compliance and recommend to the City any payments. She will work with work directly with HUD and DOT on all federal requests and requirements.

**Director of Community Development** – Andrea Riganti, along with Raymond Lai, Deputy Director, will serve as the City representatives on the grant and will process all approved consultant invoices and request for grant reimbursements.

**Primary Consultant** – H3 Studios – John Hoal will oversee the bulk of the consulting work along with the sub-consultants. H3 Studios will perform the following tasks:

### **1. Site Investigation**

- Assembly of Base Information
- Base Map and 3D Digital Model
- Neighborhood Development Plan Area Analysis
- Review of Existing Zoning and Sustainability Regulations
- Park Site Topographical Analysis
- Stakeholder Interviews
- Review and Update of the Parkview Gardens Neighborhood Parks and Open Space Plan

### **2. Guiding Livability Principals**

- Draft Vision, Goals and Sustainability/Livability Principles
- Parkview Gardens Planning Partners (PPP) Committee Meeting and Public Workshop 01
- Refinement of Vision, Goals and Sustainability/Liability Principles
- Progress Report

### **3. Envisioning a Sustainable Future**

- Neighborhood Sustainability Plan Options
- Preliminary Economic Development Assessment
- Parkview Gardens Schematic Designs
- Ackert Walkway Public Art and Public Space Design Charrette
- Parkview Garden's Planning Partners (PPP) Committee Meeting and Public Workshop 02
- Progress Report

- Parkview Garden’s Planning Partners (PPP) Committee Meeting and Progress Report

**4. Draft Sustainable Development Plan**

- Preferred Option: neighborhood Sustainable Development Plan
- Refinement of Economic Development Assessment
- Preliminary Integrated Funding Plan
- Affordable Housing Design Studio Mid-Project Review
- Parkview Gardens Thirty-Percent (30%) Design Development
- Plan Commission Presentation 01
- Parkview Garden’s Planning Partners (PPP) Committee Meeting and Public Workshop 03
- Progress Report
- Parkview Garden’s Planning Partners (PPP) Committee Meeting and Progress Report

**5. Parkview Gardens Sustainable Development Plan**

- Draft Neighborhood Sustainable Development Plan
- Review of Vehicular Access, Traffic and Parking Design
- Refinement of Integrated Funding Plan
- Affordable Housing Design Studio Final Review and Work Product Deliverable
- Parkview Gardens Fifty-Percent (50%) Design Development
- Park Commission Presentation 01
- Parkview Garden’s Planning Partners (PPP) Committee Meeting and Public Workshop 04
- Plan Commission Presentation 02
- City Council Meeting Work Session
- Final Public Presentation
- Final Neighborhood Sustainable Development Plan and Report Submittal
- Final City Council Presentation

**6. Sub consultants and area of expertise/responsibility**

- CH2MILL – Transportation
- Development Strategies – Market, Economic Development Assessment and Integrated Funding Plan
- David Mason and Associates – Landscape Architecture

**Outcome Measurement** – Regional Housing & Community Development Alliance (RHCD) – Eleanor Tutt - is providing all outcome management for five (5) years starting in 2011 by assembling the base data and then re-measuring for the next four (4) years.



**Communication** – 501Creative – Karen Handelman - are under contract to provide communication for the project primarily through the web, social media and branding of the project. They will post all documents on the web and maintain an extensive e-mail and social media contacts to maximize participation and attendance at public meetings.

**Walk Audit** – Trailnet – Cindy Mense – are under contract to provide the walk audit for the project utilizing trained volunteers to conduct the audit. Their report will be utilized by H3 in their work.

### **Anticipated Outcomes**

This planning grant will result in concrete plans and recommendations that when implemented:

1. Increase multi modal accessibility to light rail, bus, trolley, Centennial Greenway and a safer walkable and bikeable neighborhood.
2. Provide additional affordable housing options.
3. Provide energy efficient homes that reduce emissions and utility costs
4. Identify sustainable funding sources to implement the plan
5. Parks designed to serve as the center of community life
6. Parks that are environmentally and economically sustainable
7. Parks that incorporate the arts in the design and programming
- 8.

Parkview Gardens: A Sustainable and Accessible Neighborhood			City of University City					
Livability Principles Addressed: Provide more transportation choices, support existing communities, coordinate policies and leverage investment, value communities in neighborhoods, promote equitable and affordable housing, coordinate policies and leverage investment								
Long Term Outcomes: Plan developed and implemented with identified funding sources from the plan, parks serve as the center of community life, parks that are sustainable, parks that incorporate the arts in the design and programming, multi modal accessibility, inclusion of additional affordable housing options, energy efficient homes that reduce emissions and utility costs, reduce emissions due to sustainable building and retrofitting								
TASK	DESCRIPTION	DELIVERABLE	RESPONSIBILITY	DUE	STATUS	MEASURES	EVALUATION	NOTES
Task A1	Support and form the Parkview Planning Partners (PPP) to oversee and lead the planning process.	PPP meetings held to review stages of the planning process. All PPP members approve agreement, grant requirements and code of conduct.	HUD/DOT Grant Administrator, Nancy E. MacCartney	Winter-Spring 2012		PPP member list, meeting minutes and attendance, agreements on file	Survey of PPP on the extent to which their priorities were incorporated into the final plan	
Task A2	Consultants selected	Proposals reviewed for principal consultant and sub consultants, proposals reviewed and negotiated for the research/data collection and the walk audit consultant, request for proposals interview and negotiation completed for communication consultant	HUD/DOT Grant Administrator, Nancy E. MacCartney	Winter-Spring 2011	Completed	Contracts (over \$25,000) approved by City Council and all signed.	Contracts in place	
Task A3	Public Outreach	Web site developed and maintained throughout planning process, print marketing pieces and social networking used to invite and involve the public in the planning process. Four public meetings held to gather input at the various stages of the planning process.	S01 creative, Karen Handelman	Spring 2011 - Spring 2012		Web site operational and being accessed by a diverse number of people, number of people attending public meetings	Feedback from web viewers and public meeting participants	
Task A4	Stakeholder Interviews		H3 Studios, John Hoal	Summer, 2011		Number of interviews conducted	Review the interview transcripts to see if they provide the kind of information/feedback we were looking to get.	
Task A5	Research and data collection	Base line data collected on housing, parks, and transportation demographics, utilization, condition and/or status. Updated annually for 4 years to measure plan implementation goal attainment.	Regional Housing and Community Development Association, Eleanor Tutt	(annually) (Spring 2011 - Summer 2015)		Reports received	Accuracy and thoroughness reports	
Task A6	Market Study	Analysis of market demand for housing, transportation and parks and a sustainable tax base that includes implementation of the plan recommendations and the long term maintenance costs	H3 Studios, John Hoal	Summer, 2011		Report received		
Task A7	Develop the draft and final sustainability plan	Draft and final reports of the sustainability plan prepared and public presentations to general public, plan commission and city council. Plan to include the following components; housing, parks, infrastructure, environment, economic development, design guidelines and integrated funding.	H3 Studios, John Hoal	Summer 2011- Spring, 2012		Reports received on time and to a high professional standard		
Task A8	Sharing of plan process and results	Development of Process Toolkit, Responsibility Flashcards, and presentation to professional organizations	S01 creative, Karen Handelman	Winter, 2011 - Spring - 2012		Web hits and number of presentations	Feedback from web views and presentation participants	
Task P1	Conduct Environmental study for parks		H3 Studios, John Hoal					
Task P2	Develop Design Guidelines for parks	Draft and Final report on parks and open space improvements and sustainable development plan	H3 Studios, John Hoal	Summer 2011- Spring, 2012		Reports received on time and to a high professional standard	Accuracy and thoroughness of reports	
Task P3	Develop schematic designs for park improvements and walkways incorporating the environmental study and design guidelines		H3 Studios, John Hoal					
Task P4	50 % Design Development for Metcalfe and Ackert Parks Completed	Parks design development, civil engineering and costs estimates	H3 Studios, John Hoal	Spring 2012		Design blueprints and cost estimates received on time and to a high professional standard	Accuracy and thoroughness of plans and cost estimates	
Task H1	Develop Design Guidelines for housing including style and type of energy efficient structures preferred by residents		H3 Studios, John Hoal					
Task H2	Housing Design studio at Washington University	Draft and Final report on housing sustainable development plan	Washington University, Don Koster	Fall, 2011 - Spring 2012		Reports received on time and to a high professional standard	Accuracy and thoroughness of reports	
Task H3	Housing Environmental study		H3 Studios, John Hoal					
Task H4	Housing Weatherization locations identified		H3 Studios, John Hoal					
Task T1	Community Walk Audit Conducted	Report on walk audit	Trailnet, Cindy Mense	Winter - Spring, 2011	Walk completed, report pending	Reports received on time and to a high professional standard	Accuracy and thoroughness of reports	
Task T2	Design Studio at Washington University for improvements to Ackert Walkway	Conceptual Design prepared and preferred design chosen to be further designed in Task P4	Washington University, John Hoal	Winter - Spring, 2011		6 student design teams prepare and present concepts and preferred design selected	Comments for design selection committee	
Task T3	Traffic Study - vehicles, public transportation, pedestrians and bicycles - to determine optimal access/egress to neighborhood		H3 Studios, John Hoal					
Task T4	Parking Study to determine needs in a transit oriented neighborhood		H3 Studios, John Hoal					
Task T5	Environmental Study for Transportation	Draft and Final report on transportation/infrastructure sustainable development plan	H3 Studios, John Hoal	Spring - Summer, 2011		Reports received on time and to a high professional standard	Accuracy and thoroughness of reports	
Task T6	Develop Design Guidelines for Transportation		H3 Studios, John Hoal					