



Stakeholder Interviews

This section contains the memo detailing the list of stakeholders identified to be interviewed in this process and the summary issues and ideas generated from the meetings. Interviews were conducted over the weeks of October 10 and October 24, 2011. Not all identified stakeholders responded to the interview invitations.

Stakeholder Groups

NEIGHBORHOOD SUSTAINABILITY PLAN FOR PARKVIEW GARDENS

The City of University City, Missouri

STAKEHOLDER INTERVIEWS

SEPTEMBER 21, 2011

STAKEHOLDER

ORGANIZATION

L. Michael Glickert	Ward 2 Councilman	<i>(University City)</i>
Lynn Ricci	Ward 2 Councilwoman	<i>(University City)</i>
Arthur Sharpe, Jr.	Ward 3 Councilman	<i>(University City)</i>
Byron Price	Ward 3 Councilman	<i>(University City)</i>
Stephen Kraft	Ward 1 Councilman	<i>(University City)</i>
Terry Crow	Ward 1 Councilman	<i>(University City)</i>
Honorable Shelley Welsch	Mayor	<i>(University City)</i>
Lehman Walker	City Manager	<i>(University City Administration)</i>
Andrea Riganti	Director of Community Development	<i>(University City Administration)</i>
Raymond Lai	Deputy Director of Planning, Zoning, and Economic Development	<i>(University City Administration)</i>
Evelyn Sheilds-Benford	Director of Public Works	<i>(University City Administration)</i>
Sinan Alpaslan	City Engineer/Assistant Director of Public Works	<i>(University City Administration)</i>
Lyda Krewson	Ward 28 Alderwoman	<i>(City of St. Louis)</i>
Alana Green	Community Development Supervisor	<i>(City of St. Louis Community Development Agency)</i>
Catherine Warner	Director of Sustainability	<i>(City of St. Louis)</i>
John Langa	Vice President of Economic Development	<i>(Metro St. Louis Transit)</i>
Mark Phillips	Long-Range Planner	<i>(Metro St. Louis Transit)</i>
Henry Webber	Executive Vice Chancellor for Administration	<i>(WUSTL)</i>
Mary Campbell	Assistant Vice Chancellor for Real Estate	<i>(WUSTL)</i>
Cheryl Adelstein	Director of Community Relations and Local Government Affairs	<i>(WUSTL)</i>
Sandi LaManna	Director of Resident Services	<i>(Quadrangle Housing/WUSTL)</i>
Justin Carroll	Associate Vice Chancellor for Students	<i>(Residential Life/WUSTL)</i>
Micheal Giger	President	<i>(Parkview Gardens Association)</i>
Bruce Mills	Founding Principal	<i>(Mills Properties)</i>
Stephen Acree	Executive Director/President	<i>(RHDA)</i>
Jessica Bueler	Chairwoman	<i>(Loop Special Business District)</i>
Joe Edwards	Chairman	<i>(East Loop Special Business District)</i>

Focus Group 01

WARD 2 COUNCIL REPRESENTATIVES

L. Michael Glickert	Ward 2 Councilman	(University City)
Lynn Ricci	Ward 2 Councilwoman	(University City)

Focus Group 02

WARD 3 COUNCIL REPRESENTATIVES

Arthur Sharpe, Jr.	Ward 3 Councilman	(University City)
Byron Price	Ward 3 Councilman	(University City)

Focus Group 03

WARD 1 COUNCIL REPRESENTATIVES

Stephen Kraft	Ward 1 Councilman	(University City)
Terry Crow	Ward 1 Councilman	(University City)

Focus Group 04

UNIVERSITY CITY LEADERSHIP

Honorable Shelley Welsch	Mayor	(University City)
Lehman Walker	City Manager	(University City Administration)

Focus Group 05

UNIVERSITY CITY ADMINISTRATION

Andrea Riganti	Director of Community Development	(University City Administration)
Raymond Lai	Deputy Director of Planning, Zoning, and Economic Development	(University City Administration)
Evelyn Sheilds-Benford	Director of Public Works	(University City Administration)
Sinan Alpaslan	City Engineer/Assistant Director of Public Works	(University City Administration)

Focus Group 06

CITY OF ST. LOUIS

Lyda Krewson	Ward 28 Alderwoman	(City of St. Louis)
Alana Green	Community Development Supervisor	(City of St. Louis Community Development Agency)
Catherine Warner	Director of Sustainability	(City of St. Louis)

Focus Group 07

METRO ST. LOUIS TRANSIT

John Langa	Vice President of Economic Development	(Metro St. Louis Transit)
Mark Phillips	Long-Range Planner	(Metro St. Louis Transit)

Focus Group 08

WASHINGTON UNIVERSITY IN ST. LOUIS ADMINISTRATION

Henry Webber	Executive Vice Chancellor for Administration	(WUSTL)
Mary Campbell	Assistant Vice Chancellor for Real Estate	(WUSTL)
Cheryl Adelstein	Director of Community Relations and Local Government Affairs	(WUSTL)

Focus Group 9

WASHINGTON UNIVERSITY IN ST. LOUIS STUDENT HOUSING

Sandi LaManna Director of Resident Services
Justin Carroll Associate Vice Chancellor for Students

*(Quadrangle Housing/WUSTL
(Residential Life/WUSTL))*

Focus Group 10

HOUSING DEVELOPMENT

Micheal Giger President
Bruce Mills Founding Principal
Stephen Acree Executive Director/President

*(Parkview Gardens Association)
(Mills Properties)
(RHODA)*

Focus Group 11

ECONOMIC DEVELOPMENT

Jessica Bueler Chairwoman
Joe Edwards Chairman

*(Loop Special Business District
(East Loop Special Business District))*

Consensus Issues and Ideas

Consensus Issues:

- Condominiums –
 - Existing location seen as politically controversial and unlikely
 - Will likely get push back from business community and possibly from residents
- Olive Needs Attention, but opinions differ about the approach.
 - Some want to maintain Olive Corridor as industrial/retail
 - Some concerns with removing grocery amenity from the 3rd ward
 - Concern about connecting/creating a bridge to the neighborhood north of Olive
- Concern about Eastgate South Park and Eastgate North Park
 - Concerns about removing housing to create more parks
 - Concerned about the possibility of compromising national historic register status, although this has never been a problem before.
 - Concerns that Eastgate South will become a hangout only for college kids
 - Concerns about crime in both parks, particularly Eastgate North
 - Concern that success of Eastgate North Park is difficult, and area will need a major redevelopment and new image for park to be successful.
- Differences on ideas about phasing, but all assume that the Northwest corner will be one of the last development areas.
- Parking is an important consideration for Loop businesses
 - Important for dealing with perceptions of safety

Consensus Ideas:

- Suggestions about Improved retail amenities, not just restaurants, but a mix of local and national retailers:
 - Grocery
 - Pharmacy
 - Urban outfitters
 - Hardware store
 - Drop off laundry
 - Dry cleaner
 - Laundry/Bar
 - Diner
 - Breakfast
 - Bakery
 - Dog park
- Increased Density is important to success of neighborhood and parks
- Alternate condo location at Skinker and Delmar
- Increased rents will help improve funding in the neighborhood and allow for physical buisling improvements
- Connecting to Metrolink is important in TOD development of the neighborhood
 - Great opportunity to create a higher density TOD neighborhood