



## **Traffic Commission**

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8560, Fax: (314) 862-0694

# **A G E N D A**

## **TRAFFIC COMMISSION MEETING**

Heman Park Community Center  
975 Pennsylvania Avenue, University City MO 63130

**July 12, 2017 at 6:30 p.m.**

**1. Call to Order**

**2. Roll Call**

**3. Approval of Agenda**

**4. Approval of Minutes**

A. June 14, 2017 meeting minutes (will provided at meeting)

**5. Agenda items**

- A. 7100 Block of Lindell Boulevard Residential Parking Permit Petition
- B. 7200 Block of Lindell Boulevard Residential Parking Permit Petition
- C. 7000-7100 Block of Northmoor Drive Residential Parking Permit
- D. Purcell Avenue and Etzell Avenue – No Through Street
- E. Loop South Street and Leland Avenue - All Way Stop
- F. Delmar Boulevard and I-170 Centennial Greenway Expansion
- G. Kingsland Walk Senior Living Facility

**6. Council Liaison Report**

**7. Miscellaneous Business**

**8. Adjournment.**

Prior to the meeting, we recommend that you visit the site(s). Please call (314) 505-8571 or email [etate@ucitymo.org](mailto:etate@ucitymo.org) to confirm your attendance.

## STAFF REPORT

MEETING DATE: July 12, 2017  
APPLICANT: Lori and Jim Messina – 7108 Lindell Boulevard  
Location: 7100 Lindell Boulevard - Between 7100 Lindell Blvd and Asbury Ave  
Request: Residential Parking Permit request  
Attachments: Traffic Request Form

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### Existing Conditions:

Lindell Blvd form 7100 Lindell Blvd to Asbury Ave.



Signed Petition dated 06/23/2017

### **Currently there is no residential parking permit system Implemented**

At the June 14, 2017 Traffic Commission meeting, a motion was passed to request a petition for the Residential Parking Permit.

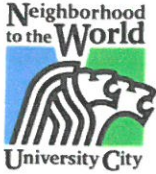
Implement a Residential Parking Permit System in the 7100 block of Lindell Blvd between Asbury Ave and 7000 Block of Lindell Blvd, on both sides of the street (per the Traffic Commission recommendation from June 2017).

Residential Parking Only from 9 a.m. to 9 p.m., every day of the week. This restriction matches the hours and days of adjacent streets.

The petition submitted included signatures from 22 property owners, out of 22 properties in the requested area. This constitutes 100% of property owners in agreement.

**Conclusion/Recommendation:**

City Staff recommends that the Traffic Commission approve the petition as presented. system.



**Department of Public Works and Parks**

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8560, Fax: (314) 862-0694

**RESIDENTIAL PARKING PERMIT PETITION**

TO: UNIVERSITY CITY- TRAFFIC COMMISSION

PROBLEMS CAUSED BY NON-RESIDENT PARKING (PROBLEMS SHOULD BE CHRONIC AND WELL DOCUMENTED). USE ADDITIONAL PAGE IF NECESSARY

The residents would like to establish a residential permit parking zone in the 7100 block of the Lindell in effect from 9 a.m. to 9 p.m. The surrounding blocks of Forsyth, Maryland and Westmoreland and the 7000 block of Lindell have Residential Permit parking restrictions in place and the 7200 block is also pursuing residential permit parking. Non-resident parking makes it difficult to access our driveways or park in front of our homes. We have frequent non-resident parkers associated with Washington University who remained parked throughout the day.

SPECIFIC AREA REQUESTED TO BE RESTRICTED:

7100 block of Lindell and the portion of Asbury from Forsyth to the intersection of the 7100 and 7200 Lindell.  
See attached map

REQUESTED RESTRICTED TIME PERIOD (SHALL NOT EXCEED 12 HOURS DAILY)

9 a.m. to 9 p.m.

NOTE:

THIS PETITION SHOULD BE SIGNED BY AT LEAST SEVENTY-FIVE (75%) PERCENT OF THE PROPERTY OWNERS ADJACENT TO THE BLOCK OF THE PUBLIC STREET INVOLVED.

The Public Works Department staff will review this petition and, if warranted, this matter will appear as an agenda item for a traffic commission meeting. If a meeting is held, you will be encouraged to attend so that you may state your concerns.

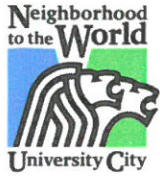
NAME: Lori and Jim Messina

ADDRESS: 7108 Lindell, University City, MO 63130

PHONE (HOME): 314-725-7722 PHONE (WORK): 314-422-2608

Date: June 23, 2017

Please return completed to Angelica Gutierrez, at the Public Works Department, 3<sup>rd</sup> floor of the City Hall, located at 6801 Delmar Blvd, University City, MO 63130. Phone: (314) 505-8560 Fax: (314) 862-0694



**Department of Public Works and Parks**

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8560, Fax: (314) 862-0694

**PETITION**

Block: 7100 Name of Street: Lindell Blvd.  
 Hours restricted: 9 a.m. to 9 p.m.

NAME (PRINTED)	SIGNATURE	ADDRESS
Charles or Ann Cramer	<i>Charles Cramer</i>	7100 Lindell
Nicole Tosi or Craig Wedbush	<i>Nicole Tosi</i>	7101 Lindell
John or Kristin Kuchem	<i>John Kuchem</i>	7104 Lindell
Mark or Peggy Shamleffer	<i>Brygg A Shamleffer</i>	7105 Lindell
James or Lori Messina	<i>Lori Messina</i>	7108 Lindell
Stephen Schutz	<i>Stephen Schutz</i>	7109 Lindell
Abigail or William Keough	<i>Abigail Keough</i>	7113 Lindell
Elizabeth Goldkamp	<i>Elizabeth Goldkamp</i>	7116 Lindell
Mark Schlitzman Margaret Gillerman	<i>Mark Schlitzman</i> (co-owner of hotels)	7117 Lindell
Dennis or Mary Doyle	<i>Mary Crown Doyle</i>	7120 Lindell
Wayne or Anna Hanebrink	<i>Wayne Hanebrink</i>	7125 Lindell
Julie Moloney	<i>Julie Moloney</i>	7131 Lindell
Stephen Miles or Linling Xu	<i>Linling Xu</i>	7135 Lindell
Brent or Leslie Sumner	<i>Brent Sumner</i>	7142 Lindell
Agatha or Thomas Brockland	<i>Thomas N. Brockland</i>	7146 Lindell
Randy Rener Jean Dames	<i>Randy Rener</i>	7149 Lindell



Department of Public Works and Parks

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8560, Fax: (314) 862-0694

PETITION

Block: 7100 Name of Street: Lindell Blvd.
Hours restricted: 9 a.m. to 9 p.m.

Table with 3 columns: NAME (PRINTED), SIGNATURE, ADDRESS. Contains handwritten entries for Vance or Courtney Dickerson, Robert or Nancy Petersen, Dana Mareshie, Andrew Sobel or Pam Lokken, John or Elizabeth Cahill, and Kristen Logan.

# Residential Permit Parking Request

## 7100 Block of Lindell and Asbury

26 Properties—75% is 19.5—Have 2 properties = 81%

7226	7229	7225	7225	7218
7222	7219	7219	7219	7214
7218	7215	7217	7217	7210
7212	7205	7209	7209	7206
7208	7201	7201	7201	7200
7204	7201	7157	7157	7152
	7199	7149	7149	7148
7148	7143	7145	7145	7144
	7139	7141	7141	7138
7138	7135	7135	7135	7134
7136		7131	7131	7130
7130		7129	7129	7126
7128	7127	7125	7125	7122
7124	7125	7117	7117	7118
7120	7121	7113	7113	7114
7116	7115	7109	7109	7112
7110	7101	7105	7105	7106
7106	7071	7101	7101	7102
7104	7067	7073	7073	7068
7100	7061	7071	7071	7060
7060	7055	7065	7065	7060
7056	7053	7059	7059	7056
7052	7049	7053	7053	7056
7050	7045	7047	7047	7052
7046	7041	7041	7041	7046
7042	7035	7037	7037	7042
7036	7031	7033	7033	7038
7032	7027	7033	7033	7034
7026	7023	7031	7031	7030
7024	7019	7025	7025	7026
7020		7021	7021	7022
7018		7015	7015	7018
7012		7011	7011	7010
7008		7005	7005	7006
7001		7001	7001	7006

Asbury

Lindell

Forsyth Blvd

Big Bend Boulevard



## Department of Public Works and Parks

3801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8560, Fax: (314) 862-0694

### STAFF REPORT

MEETING DATE: July 12, 2017  
APPLICANT: Cecilia Hanan Reyes and William Acree – 7244 Lindell Boulevard  
Location: 7200 Lindell Boulevard - Between Asbury Ave and 7254 Lindell Blvd  
Request: Residential Parking Permit request  
Attachments: Traffic Request Form

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#### Existing Conditions:

Lindell Blvd from Asbury Ave and Manhattan Ave.



★ Signed Petition dated 06/23/2017

**Currently there is no residential parking permit system Implemented**



At the June 14, 2017 Traffic Commission meeting, a motion was passed to request a petition for the Residential Parking Permit.

Implement a Residential Parking Permit System in the 7200 block of Lindell Blvd between Asbury Ave and 7247 (north) and 7254 (south) Lindell Blvd, on both sides of the street (per the Traffic Commission recommendation from June 2017).

Residential Parking Only from 9 a.m. to 9 p.m., every day of the week. This restriction matches the hours and days of adjacent streets.

The petition submitted included signatures from 24 property owners, out of 24 properties in the requested area. This constitutes 100% of property owners in agreement.

Conclusion/Recommendation:

City Staff recommends that the Traffic Commission approve the petition as presented. system.



RECEIVED JUN 23 2017

Department of Public Works and Parks
6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8560, Fax: (314) 862-0694

RESIDENTIAL PARKING PERMIT PETITION

TO: UNIVERSITY CITY- TRAFFIC COMMISSION

PROBLEMS CAUSED BY NON-RESIDENT PARKING (PROBLEMS SHOULD BE CHRONIC AND WELL DOCUMENTED). USE ADDITIONAL PAGE IF NECESSARY

The residents would like to establish a residential permit parking zone on a portion of the 7200 block of the Lindell in effect from 9 a.m. to 9 p.m. The surrounding blocks of Forsyth, Maryland and Westmoreland and the 7000 block of Lindell have Residential Permit parking restrictions in place and the 7100 block is also pursuing residential permit parking. Non-resident parking makes it difficult to access our driveways or park in front of our homes. We have frequent non-resident parkers associated with Washington University who remained parked throughout the day.

SPECIFIC AREA REQUESTED TO BE RESTRICTED:

7200 block of Lindell from 7200 through 7254 on the south and from 7201 to 7247 on the north side of the Street. See attached map.

REQUESTED RESTRICTED TIME PERIOD (SHALL NOT EXCEED 12 HOURS DAILY)

9 a.m. to 9 p.m.

NOTE:

THIS PETITION SHOULD BE SIGNED BY AT LEAST SEVENTY-FIVE (75%) PERCENT OF THE PROPERTY OWNERS ADJACENT TO THE BLOCK OF THE PUBLIC STREET INVOLVED.

The Public Works Department staff will review this petition and, if warranted, this matter will appear as an agenda item for a traffic commission meeting. If a meeting is held, you will be encouraged to attend so that you may state your concerns.

NAME: Cecilia Hanan Reyes and William Acree, Pam Lokken and Andrew Sobel

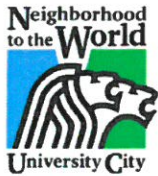
ADDRESS: 7244 Lindell, University City, MO 63130, 7200 Lindell, University City MO 63130

PHONE (HOME): 314-640-5774 PHONE (WORK): 314-935-6474

PHONE (HOME): 314-808-0010 PHONE (WORK): 314-935-5752

Date: June 23, 2017

Please return completed to Angelica Gutierrez, at the Public Works Department, 3rd floor of the City Hall, located at 6801 Delmar Blvd, University City, MO 63130. Phone: (314) 505-8560 Fax: (314) 862-0694



**Department of Public Works and Parks**

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8560, Fax: (314) 862-0694

**PETITION**

Block: 7200 Name of Street: Lindell  
 Hours restricted: 9 a.m. to 9 p.m.

NAME (PRINTED)	SIGNATURE	ADDRESS
Andrew Sobel or Pamela Lokken	<i>Pamela Lokken</i>	7200 Lindell
John or Elizabeth Cahill	<i>Elizabeth Cahill</i>	7201 Lindell
Bradley Hines or Rachel Byrd	<i>Bradley Hines</i>	7204 Lindell
John or Mary Ellen Skilling	<i>Mary Ellen Skilling</i>	7206 Lindell
Taylor Olson	<i>Taylor Olson</i>	7209 Lindell
Richard or Genevieve Haas	<i>Genevieve Haas</i>	7210 Lindell
Carols Carvajal or Catherine Williamson	<i>Carols Carvajal</i>	7214 Lindell
Greg Pohlman aka C Ford Option LLC	<i>Greg Pohlman</i>	7216 Lindell
Donna Schwarz	<i>Donna Schwarz</i>	7219 Lindell
Greg Pohlman	<i>Greg Pohlman</i>	7220 Lindell
George or Vicki Ibera	<i>George Ibera</i>	7222 Lindell
Constance <sup>BERNI</sup> <del>Berri</del>	<i>Constance Berni</i>	7228 Lindel
David Ganz	<i>David Ganz</i>	7229 Lindell
Robert or Bethany Miller	<i>Bethany Miller</i>	7230 Lindell
Grant Ankrom or Nichole Frankenberg	<i>Grant Ankrom</i>	7234 Lindell
Mary Patricia Coffelt	<i>Mary Patricia Coffelt</i>	7237 Lindell
Jesse Harris or Elizabeth Tarpey	<i>Jesse Harris</i>	7239 Lindell
Mark Bisch		7243 Lindell



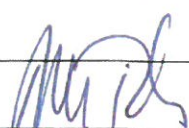


**Department of Public Works and Parks**

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8560, Fax: (314) 862-0694

**PETITION**

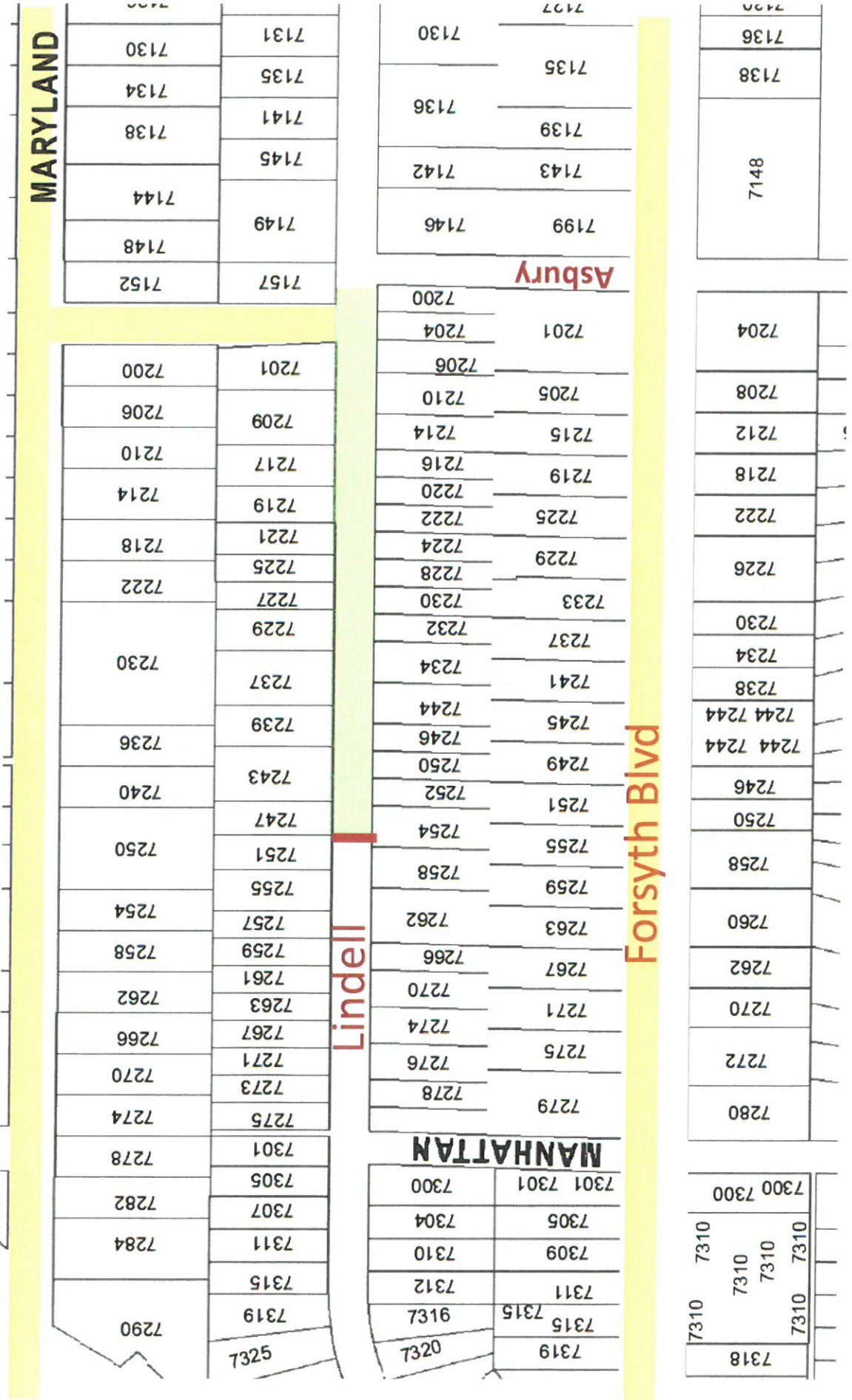
Block: 7200 Name of Street: Lindell  
 Hours restricted: 9 a.m. to 9 p.m.

NAME (PRINTED)	SIGNATURE	ADDRESS
Andrew Sobel or Pamela Lokken		7200 Lindell
John or Elizabeth Cahill		7201 Lindell
Bradley Hines or Rachel Byrd		7204 Lindell
John or Mary Ellen Skilling		7206 Lindell
Taylor Olson		7209 Lindell
Richard or Genevieve Haas		7210 Lindell
Carols Carvajal or Catherine Williamson		7214 Lindell
Greg Pohlman aka C Ford Option LLC		7216 Lindell
Donna Schwarz		7219 Lindell
Greg Pohlman		7220 Lindell
George or Vicki Ibera		7222 Lindell
Constance Berri		7228 Lindel
David Ganz		7229 Lindell
Robert or Bethany Miller		7230 Lindell
Grant Ankrom or Nichole Frankenberg		7234 Lindell
Mary Patricia Coffelt		7237 Lindell
Jesse Harris or Elizabeth Tarpey		7239 Lindell
Mark Bisch		7243 Lindell

# Residential Permit Parking Request

7200 Block of Lindell – Partial – Green Area

Orange Area already has Residential Permit Parking



# Residential Permit Parking Petition

7200 Block of Lindell – Partial

30 properties, 75% is 23, have 24 signatures on the petition

## MARYLAND

7152	7157
7148	7149
7144	7145
7138	7141
7134	7135
7130	7131

7200	7201
7206	7209
7210	7217
7214	7219
7218	7221
7222	7225
7222	7227
7230	7229
7230	7237
7236	7239
7240	7243
7250	7247
7250	7251
7254	7255
7254	7257
7258	7259
7262	7261
7262	7263
7266	7267
7270	7271
7270	7273
7274	7275
7278	7301
7282	7305
7284	7307
7290	7311
	7315
	7319

## Lindell

7130	7135
7136	7139
7142	7143
7146	7199
7197	7197

7200	7201
7204	7206
7210	7210
7214	7214
7216	7216
7220	7220
7222	7222
7224	7224
7228	7228
7230	7230
7232	7232
7234	7234
7244	7244
7246	7246
7250	7250
7252	7252
7254	7254
7255	7255
7258	7258
7259	7259
7262	7262
7266	7266
7270	7270
7274	7274
7276	7276
7278	7278
7279	7279

## Asbury

7319	7315
7315	7315
9137	9137
7310	7310
7304	7304
7300	7300
7301	7301

## MANHATTAN

## Forsyth Blvd

7136	7138
7148	7148

7204	7204
7208	7208
7212	7212
7218	7218
7222	7222
7226	7226
7230	7230
7234	7234
7238	7238
7244	7244
7244	7244
7246	7246
7250	7250
7258	7258
7260	7260
7262	7262
7270	7270
7272	7272
7280	7280

7310	7310
7310	7310
7310	7310
7310	7310
7318	7318



**Department of Public Works and Parks**

3801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8560, Fax: (314) 862-0694

**STAFF REPORT**

MEETING DATE: July 12, 2017  
APPLICANT: Betty and Tad Dageforde – 7052 Northmoor Drive  
Location: 7000-7100 Northmoor Drive – Between Big Bend Blvd and Asbury Ave  
Request: Residential Parking Permit request  
Attachments: Traffic Request Form

**Existing Conditions:**

Northmoor Drive from Big Bend Blvd to Asbury Ave





7000-7100 Northmoor Drive between Big Bend Blvd and Asbury Ave has no parking restrictions. Both sides are available for parking.

Street is within one (1) block from both a municipal boundary and Washington University, thus is eligible for a Residential Parking Permit system.

**Request:**

Implement a Residential Parking Permit System on 7000-7100 Northmoor Drive – Between Big Bend Blvd and Asbury Ave, on both sides of the street between 8am and 5pm.

Include Our Lady of Lourdes teachers as permit users.

**Conclusion/Recommendation:**

It is recommended that the Traffic Commission determines the list of affected households for a petition to implement the residential parking permit system.



**Department of Public Works and Parks**

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8560, Fax: (314) 862-0694

**TRAFFIC REQUEST FORM**

**LOCATION OF REQUEST:**

7000 and 7100 blocks of Northmoor. See attached property map.

**STATE THE NATURE OF YOUR REQUEST:** The residents would like to establish a residential permit parking zone for the 7000 and 7100 blocks of Northmoor Dr. The surrounding blocks of Forsyth, (north side) and Lindell 7000 (and 7100 and 7200 are under consideration) have Residential Permit Parking restrictions in place. The area under consideration is primarily single family homes with the exception of a few park parcels owned by the City of University City and three parcels owned by the Archdiocese of St. Louis for use of Our Lady of Lourdes school and rectory buildings. Residential Permit parking is being pursued because Northmoor is immediately adjacent to Washington University's South 40 housing area. Freshman and Sophomore who reside on the South 40 are prohibited from bringing cars to campus and sometimes park vehicles for several days at a time on Northmoor.

**WHAT ACTION ARE YOU REQUESTING THAT THE CITY TAKE CONCERNING YOUR REQUEST?** There is substantial agreement from more than 75% of the residents who want to pursue Residential Permit Parking in the area indicated on the map. We would like the City's support of this request.

**WHAT IMPACT WOULD THE ACTION HAVE ON ANY ADJACENT RESIDENTS OR STREETS?** The request could have an impact Our Lady of Lourdes School and Church. To remedy that, we would ask that the Residential Permit Parking hours are 8 a.m. to 5 p.m. Monday-Friday. Further we would request that Lourdes teacher be considered "residents" and that they be able to park on Northmoor without restrictions as they have no other place to park. If these concerns cannot be addressed, that we would seek to have only a portion of the 7100 block included in the Residential Permit Parking district to accommodate the concerns of Our Lady of Lourdes School.

**NOTE:** The Public Works Department staff will review this request and, if warranted, this matter will appear as an agenda item for a traffic commission meeting. If a meeting is held, you will be encouraged to attend so that you may state your concerns.

**NAME:** Betty And Tad Dageforde  
**ADDRESS:** 7052 Northmoor Drive  
**PHONE (HOME):** 314-721-6240 **PHONE (WORK):**       
**Email:** Dage4de@att.net  
**Date:** June, 21, 2017

Please return the completed form to the Public Works and Parks Department, 3<sup>rd</sup> floor of City Hall, attention Errol Tate, Public Works Liaison of the Traffic Commission, via email at [etate@ucitymo.org](mailto:etate@ucitymo.org).

Or, by mail/fax: Traffic Commission



Possible  
End of District

PRIVATE



## STAFF REPORT

MEETING DATE: July 12, 2017  
APPLICANT: Joseph Mosby– 1086 Colby Ave  
Location: Purcell Avenue at Etzel Avenue  
Request: Create no through traffic  
Attachments: Traffic Request Form

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### Existing Conditions:

Purcell Avenue at Etzel Avenue



Currently there are no restrictions for through traffic in the 1000 Block of Purcell Ave.

### Request:

The resident request no through traffic on this portion of Purcell Ave. to help bring less traffic through the neighborhood, safety for residential children, litter control and a crime deterrent.

### Conclusion/Recommendation:

We are requesting that the Traffic Commission determine the need of a petition from all property owners of the block affected by this request for future consideration. We are also requesting the Traffic Commission to approve a traffic study for this area, because Purcell Ave it is believed to be a cut through street from Olive Blvd.



**Department of Public Works and Parks**

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8560, Fax: (314) 862-0694

**TRAFFIC REQUEST FORM**

LOCATION OF REQUEST:

Corner of Etzel & Purcell (south)

STATE THE NATURE OF YOUR REQUEST:

Block off Street

WHAT ACTION ARE YOU REQUESTING THAT THE CITY TAKE CONCERNING YOUR REQUEST? Assist with Closure

WHAT IMPACT WOULD THE ACTION HAVE ON ANY ADJACENT RESIDENTS OR STREETS? Less traffic, Slower traffic, Safety to residential Children, decrease in Crime & trash on Street.

NOTE: The Public Works Department staff will review this request and, if warranted, this matter will appear as an agenda item for a traffic commission meeting. If a meeting is held, you will be encouraged to attend so that you may state your concerns.

NAME: Joseph Mosby  
ADDRESS: 1086 Colby Ave U. City MO 63130  
PHONE (HOME): 314-224-9413 PHONE (WORK): \_\_\_\_\_  
Email: jkmosby@hotmail.com  
Date: 6-13-2017

Please return the completed form to the Public Works and Parks Department, 3<sup>rd</sup> floor of City Hall, attention Errol Tate, Public Works Liaison of the Traffic Commission, via email at [etate@ucitymo.org](mailto:etate@ucitymo.org).

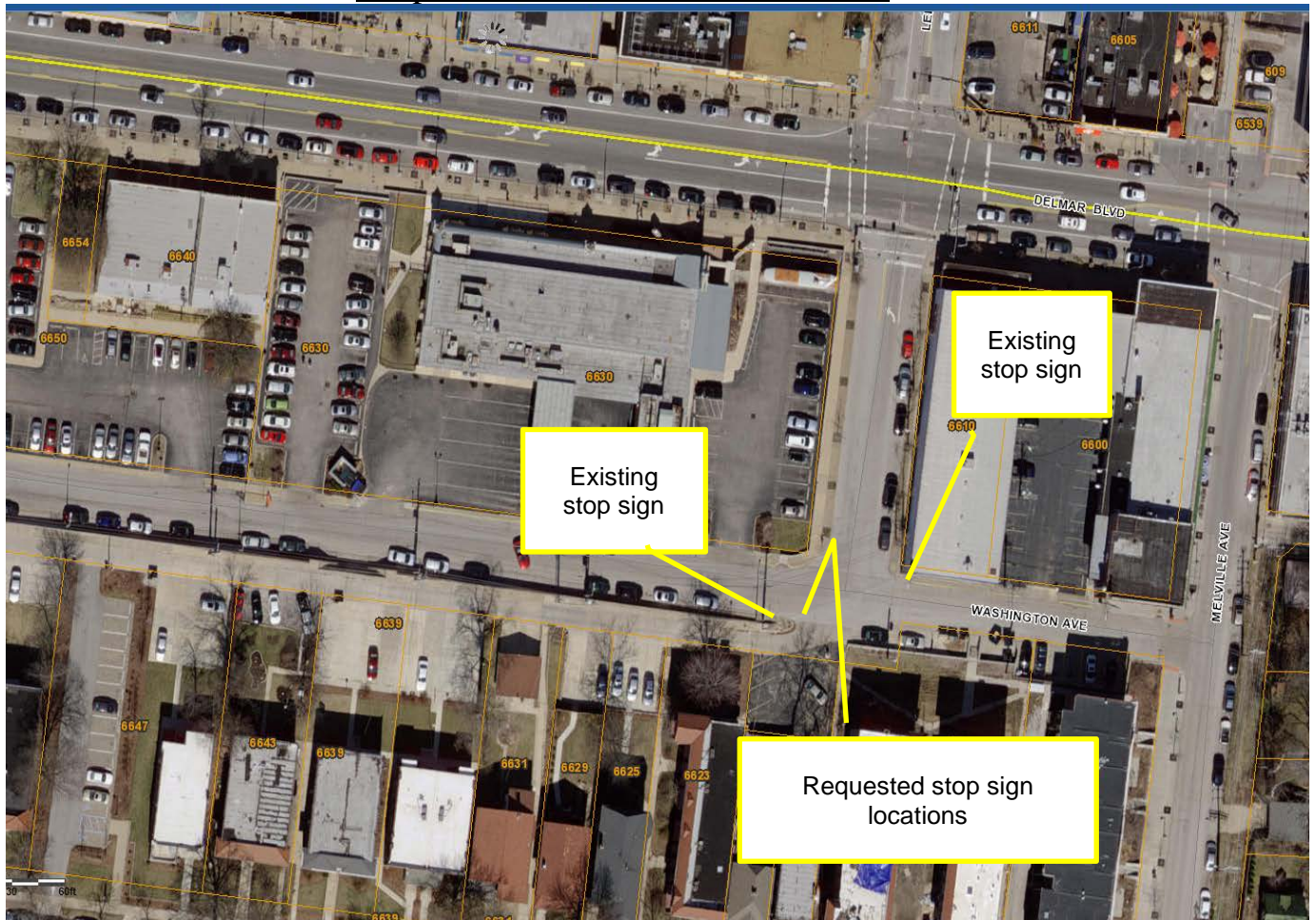
Or, by mail/fax: Traffic Commission  
C/O Public Works Department  
6801 Delmar Blvd. 3<sup>rd</sup> Floor  
University City, MO 63130  
(314) 505-8560  
(314) 862-0694 (fax)

**STAFF REPORT**

MEETING DATE: July 12, 2017  
APPLICANT: City Of University City  
Location: Loop South Street at Leland Avenue  
Request: All Way Stop  
Attachments: Traffic Request Form

**Existing Conditions:**

Loop South Steet and Leland Avenue



At the intersection of Loop South and Leland; there are no stop signs for traffic on Leland southbound and there is no stop sign for the roadway that intersects with Loop South in the northbound direction as well. Loop South in the eastward direction has a stop and Washington Ave has a stop in the westward direction.

**Request:**

With the current approval of Loop South from one way to two-way traffic for the entire length of the street, staff would like to implement an all way stop for all roads at this intersection for safety of vehicles and pedestrians.

**Conclusion/Recommendation:**

It is recommended that the Traffic Commission approve an all way stop of the intersection of Loop South Street and Leland Avenue.





**Department of Public Works and Parks**

3801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8560, Fax: (314) 862-0694

**STAFF REPORT**

MEETING DATE: July 12, 2017  
APPLICANT: Great Rivers Greenway  
Location: Delmar and I-170  
Request: Centennial Greenway Expansion  
Attachments: Concept Drawings A, B, and C

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**Existing Conditions:**

Delmar and I-170



Request: Traffic commission review and recommendations of the concept drawings



**NOTE:**  
Simulations have determined the proposed road diet will not impact vehicular level of service.

**Berick Dr**  
**ROAD DIET/PED CONNECTION**  
Remove 3rd Lane, Traffic Calming, Reduce Crossing Distance, Planting, Increase Bike/Ped Realm

**ACCESS MANAGEMENT/PARKING**  
Add Parking, Traffic Calming, Reduce Crossing Distance, Increase Bike/Ped Realm

**PAINTED CROSSING**  
Traffic Calming, Safety, Reduce Crossing Distance, Heighten Greenway Identity

**DECORATIVE PLANTING**  
Barrier for Crossing McKnight, Natural Gateway, Enhance Aesthetic Character

**TRAIL SIGNAGE**  
Signage Mounted to Both Sides of Existing Pole  
GRG Vehicular Trailblazer Gx-2, GRG Vehicular Trailblazer Gx-2, GRG Vehicular Trailblazer Gx-9

**PLAZA**  
Trail Calming, Identify Bike/Ped Mixing, Pervious Pavement, Heighten Intersection Awareness, Enhance Aesthetic Character

**ROADWAY NARROWING**  
Raised Medians, Flex Posts & Striping, Traffic Calming, Safety, Reduce Crossing Distance, Increase Bike/Ped Realm

Schnucks Access

**DECORATIVE PLANTING**  
Screen Infrastructure, Natural Gateway, Enhance Aesthetic Character

**CHICANE GREENWAY**  
Trail Calming, Safety, Enhance Aesthetic Character

**TRAIL SIGNAGE**  
GRG Vehicular Trailblazer Gx-1 & GRG Trailblazer Guide Gx-2

**RAISED MOUNTABLE CORNER**  
Channelizes Turn Lane, Traffic Calming, Safety, Reduce Crossing Distance, Enhance Aesthetic Character

**SHIFT TURN LANE WEST**  
Increase Bike/Ped Realm

**PLAZA**  
Trail Calming, Identify Bike/Ped Mixing, Pervious Pavement, Heighten Intersection Awareness, Enhance Aesthetic Character

**TRAIL SIGNAGE**  
GRG Vehicular Trailblazer Gx-2

**PAINTED CROSSING with REFUGE**  
Traffic Calming, Safety, Reduce Crossing Distance, Heighten Greenway Identity

**SHIFT LANES**  
Shift Right Turn Lane East, Shift Other 3 Lanes West, Increase Bike/Ped Realm

**ROAD DIET**  
Traffic Calming, Reduce Crossing Distance, Increase Bike/Ped Realm

**TRAIL SIGNAGE**  
Signage Mounted to Both Sides of Existing Pole  
GRG Vehicular Trailblazer Gx-2

**PLAZA**  
Trail Calming, Identify Bike/Ped Mixing, Pervious Pavement, Heighten Intersection Awareness, Enhance Aesthetic Character

**URBAN GRAPHIC FENCE**  
GRG Graphic Along Fence, Heighten Trail Awareness, Enhance Aesthetic Character

**BUFFERED GREENWAY**  
Tree Lawn, Traffic Calming, Widen Path at Intersection, Safety, Heighten Greenway Identity

**RAISED MOUNTABLE CORNER**  
Channelizes Turn Lane, Traffic Calming, Reduce Crossing Distance, Enhance Aesthetic Character

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DATE PREPARED	05/08/2017
ROUTE	Delmar
STATE	MO
DISTRICT	SHEET NO.
COUNTY	ST. LOUIS COUNTY
JOB NO.	
CONTRACT ID.	
PROJECT NO.	
BRIDGE NO.	

DATE	DESCRIPTION
-/-/-	



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P: 314.403.7460

**EFK Moen, LLC**  
Civil Engineering Design  
2508 S. Grand Blvd.  
St. Louis, MO 63108  
P: 636.344.3147

TITLE  
Concept A

SHEET ID

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

CONCEPT "A"



**NOTE:**  
Simulations have determined the proposed road diet will not impact vehicular level of service.

**ROAD DIET/PED CONNECTION**  
Remove 3rd Lane, Traffic Calming, Reduce Crossing Distance, Planting, Increase Bike/Ped Realm

**ACCESS MANAGEMENT/PARKING**  
Add Parking, Traffic Calming, Reduce Crossing Distance, Increase Bike/Ped Realm

**TRAIL SIGNAGE**  
Signage Mounted to Both Sides of Existing Pole, GRG Vehicular Trailblazer Gx-2

**TRAIL SIGNAGE**  
GRG Vehicular Trailblazer Gx-2 & GRG Trailblazer Guide Gx-9

**PAINTED CROSSING with REFUGE**  
Traffic Calming, Safety, Reduce Crossing Distance, Heighten Greenway Identity

**PROTECTED MIXING ZONE**  
Trail Calming, Identify Bike/Ped Mixing, Heighten Intersection Awareness

**TRAIL SIGNAGE**  
GRG Vehicular Trailblazer Gx-2

**TRAIL SIGNAGE**  
Signage Mounted to Both Sides of Existing Pole, GRG Vehicular Trailblazer Gx-2

Schnucks Access

**ROADWAY NARROWING**  
Raised Medians, Flex Posts & Striping, Traffic Calming, Safety, Reduce Crossing Distance, Increase Bike/Ped Realm

**TRAIL SIGNAGE**  
GRG Vehicular Trailblazer Gx-1 & GRG Trailblazer Guide Gx-9

**CHANNELLIZED TURN LANE**  
Striping, Traffic Calming, Safety, Reduce Crossing Distance

**SHIFT TURN LANE WEST**  
Increase Bike/Ped Realm

McKnight Rd

**ROAD DIET**  
Traffic Calming, Reduce Crossing Distance, Increase Bike/Ped Realm

**DECORATIVE PLANTING**  
Eliminate I-170 On-ramp Bike/Ped Crossing, Screen Infrastructure, Enhance Aesthetic Character

**CHANNELLIZED TURN LANE**  
Striping, Traffic Calming, Reduce Crossing Distance

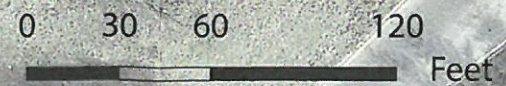
**PAINTED CROSSING with REFUGE**  
Traffic Calming, Safety, Reduce Crossing Distance, Heighten Greenway Identity

**TRAIL SIGNAGE**  
GRG Vehicular Trailblazer Gx-2

**SHIFT LANES WEST**  
Increase Bike/Ped Realm

**BUFFERED GREENWAY**  
Flex Posts, Striping & Curb Separation, Grade Separated from Existing Walk, Safety, Heighten Greenway Identity

Delmar Blvd.



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DATE PREPARED 05/08/2017	
ROUTE Delmar	STATE MO
DISTRICT	SHEET NO.
COUNTY ST. LOUIS COUNTY	
JOB NO.	
CONTRACT ID.	
PROJECT NO.	
BRIDGE NO.	

DATE	DESCRIPTION
-/-/-	



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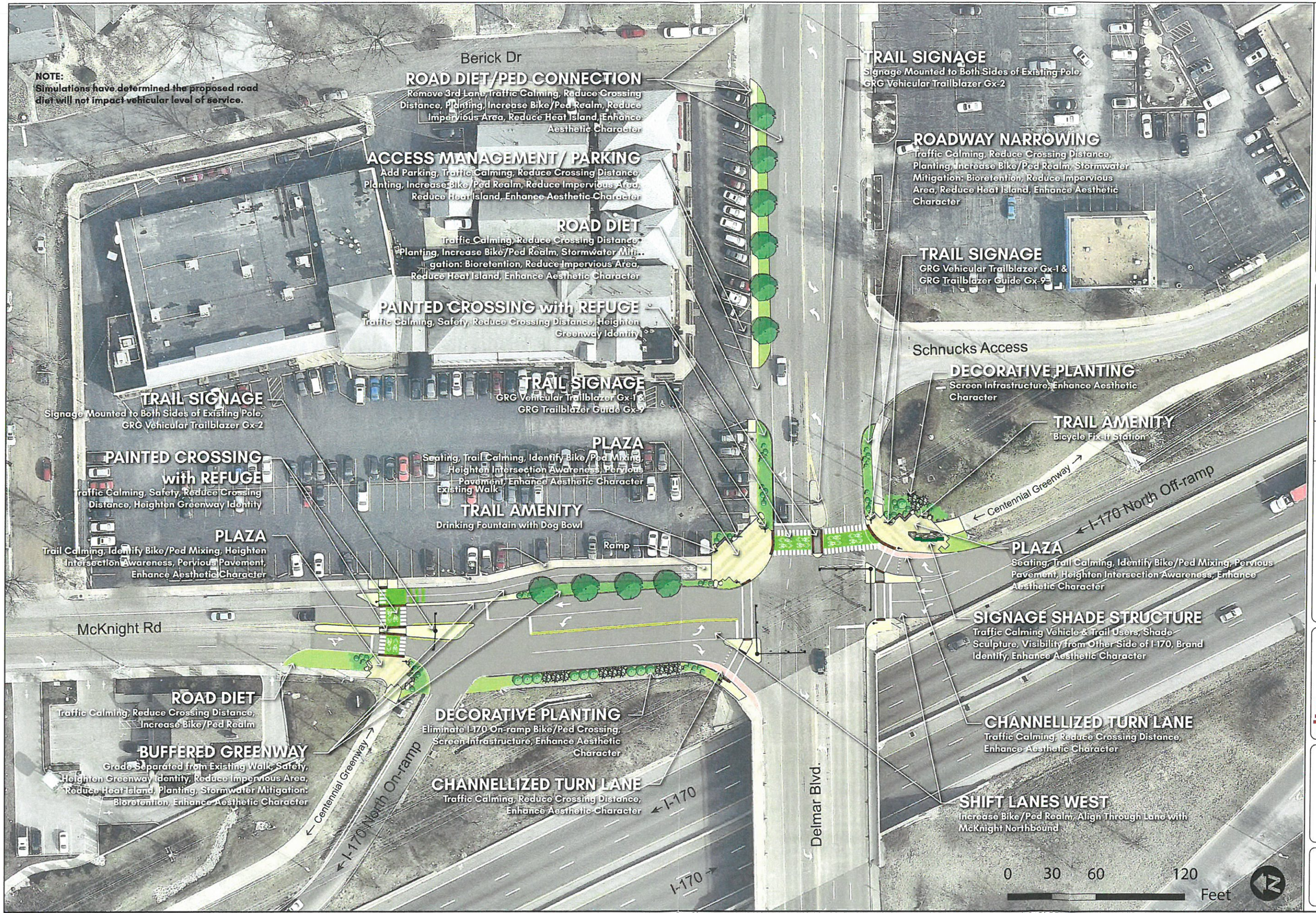
**EFK Moen, LLC**  
Civil Engineering Design  
2500 N. Grand Blvd.  
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P: 636.244.3747

TITLE  
Concept B

SHEET ID

IF A SEAL IS PRESENT ON THIS SHEET IT HAS BEEN ELECTRONICALLY SEALED AND DATED.

CONCEPT "B"



**NOTE:**  
Simulations have determined the proposed road diet will not impact vehicular level of service.

**ROAD DIET/PED CONNECTION**  
Remove 3rd Lane, Traffic Calming, Reduce Crossing Distance, Planting, Increase Bike/Ped Realm, Reduce Impervious Area, Reduce Heat Island, Enhance Aesthetic Character

**ACCESS MANAGEMENT/PARKING**  
Add Parking, Traffic Calming, Reduce Crossing Distance, Planting, Increase Bike/Ped Realm, Reduce Impervious Area, Reduce Heat Island, Enhance Aesthetic Character

**ROAD DIET**  
Traffic Calming, Reduce Crossing Distance, Planting, Increase Bike/Ped Realm, Stormwater Mitigation, Bioretention, Reduce Impervious Area, Reduce Heat Island, Enhance Aesthetic Character

**PAINTED CROSSING with REFUGE**  
Traffic Calming, Safety, Reduce Crossing Distance, Heighten Greenway Identity

**TRAIL SIGNAGE**  
Signage Mounted to Both Sides of Existing Pole, GRG Vehicular Trailblazer Gx-2

**TRAIL SIGNAGE**  
GRG Vehicular Trailblazer Gx-1 & GRG Trailblazer Guide Gx-9

**PAINTED CROSSING with REFUGE**  
Traffic Calming, Safety, Reduce Crossing Distance, Heighten Greenway Identity

**PLAZA**  
Seating, Trail Calming, Identify Bike/Ped Mixing, Heighten Intersection Awareness, Pervious Pavement, Enhance Aesthetic Character

**PLAZA**  
Trail Calming, Identify Bike/Ped Mixing, Heighten Intersection Awareness, Pervious Pavement, Enhance Aesthetic Character

**TRAIL AMENITY**  
Drinking Fountain with Dog Bowl

**TRAIL SIGNAGE**  
Signage Mounted to Both Sides of Existing Pole, GRG Vehicular Trailblazer Gx-2

**ROADWAY NARROWING**  
Traffic Calming, Reduce Crossing Distance, Planting, Increase Bike/Ped Realm, Stormwater Mitigation, Bioretention, Reduce Impervious Area, Reduce Heat Island, Enhance Aesthetic Character

**TRAIL SIGNAGE**  
GRG Vehicular Trailblazer Gx-1 & GRG Trailblazer Guide Gx-9

Schnucks Access

**DECORATIVE PLANTING**  
Screen Infrastructure, Enhance Aesthetic Character

**TRAIL AMENITY**  
Bicycle Fix-It Station

**PLAZA**  
Seating, Trail Calming, Identify Bike/Ped Mixing, Pervious Pavement, Heighten Intersection Awareness, Enhance Aesthetic Character

**SIGNAL SHADE STRUCTURE**  
Traffic Calming Vehicle & Trail Users, Shade Sculpture, Visibility from Other Side of I-170, Brand Identify, Enhance Aesthetic Character

**CHANNELLIZED TURN LANE**  
Traffic Calming, Reduce Crossing Distance, Enhance Aesthetic Character

**SHIFT LANES WEST**  
Increase Bike/Ped Realm, Align Through Lane with McKnight Northbound

**DECORATIVE PLANTING**  
Eliminate I-170 On-ramp Bike/Ped Crossing, Screen Infrastructure, Enhance Aesthetic Character

**CHANNELLIZED TURN LANE**  
Traffic Calming, Reduce Crossing Distance, Enhance Aesthetic Character

**ROAD DIET**  
Traffic Calming, Reduce Crossing Distance, Increase Bike/Ped Realm

**BUFFERED GREENWAY**  
Grade Separated from Existing Walk, Safety, Heighten Greenway Identity, Reduce Impervious Area, Reduce Heat Island, Planting, Stormwater Mitigation, Bioretention, Enhance Aesthetic Character

"THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT."

DATE PREPARED		05/08/2017	
ROUTE	STATE	ROUTE	STATE
Delmar	MO	Delmar	MO
DISTRICT		SHEET NO.	
COUNTY		COUNTY	
ST. LOUIS COUNTY		ST. LOUIS COUNTY	
JOB NO.		JOB NO.	
CONTRACT ID.		CONTRACT ID.	
PROJECT NO.		PROJECT NO.	
BRIDGE NO.		BRIDGE NO.	

DATE	DESCRIPTION
-/-/-	



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TITLE  
Concept C

SHEET ID

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CONCEPT "C"

## STAFF REPORT

MEETING DATE: July 12, 2017  
APPLICANT: Kingsland Walk Development  
Location: Kingsland and Vernon 6668 Vernon Ave  
Request: Review for comments  
Attachments: Sketch Drawing

---

### Existing Conditions:

6668 Vernon Avenue



Request: Traffic commission review and recommendations for the proposed Senior Living Facility

#### Details:

- 4 Story assisted living facility
- 68 total beds
- 19 employees (max shift)
- 21 parking stalls

\*Full plan set to be provided at meeting

# Overall Site Plan

## CONCEPTUAL DEVELOPMENT PLAN KINGSLAND WALK

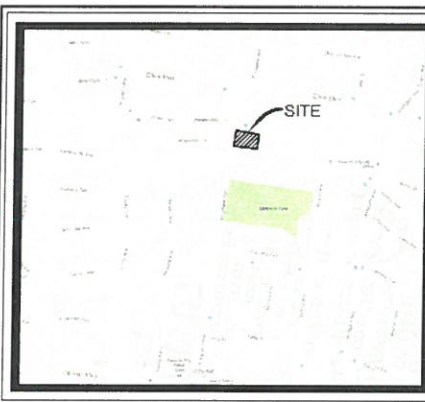
HEMAN PARK CONDOMINIUMS A CONSOLIDATION OF PART OF LOTS 1 & 2, ALL OF LOTS 3-7 IN BLOCK 5 OF VERNON PLACE AND PART OF LOT 17, CLEMENS EXTENSION OF OLIVE STREET ADDITION UNIVERSITY CITY, ST. LOUIS COUNTY MISSOURI

### PROPERTY DATA

OWNER = KINGSLAND WALK DEVELOPMENT LLC  
 SITE ADDRESSES = 6668 VERNON AVENUE  
 UNIVERSITY CITY, MO 63130  
 LOCATOR NO.'s = 18H431221  
 SITE AREA (TOTAL) = 0.86± ACRES (41,733 s.f.±)  
 WUNNENBERG'S STREET GUIDE = PG. 26, M18  
 EXISTING ZONING = "PD-M" PLANNED DEVELOPMENT MIXED USE DISTRICT  
 PROPOSED ZONING = "PD-R" PLANNED DEVELOPMENT RESIDENTIAL  
 FIRE DISTRICT = UNIVERSITY CITY FIRE DEPARTMENT  
 SCHOOL DISTRICT = UNIVERSITY CITY  
 WATER SHED = RIVER DES PERES

### GENERAL NOTES

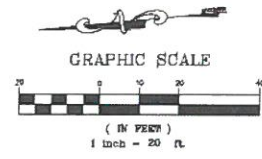
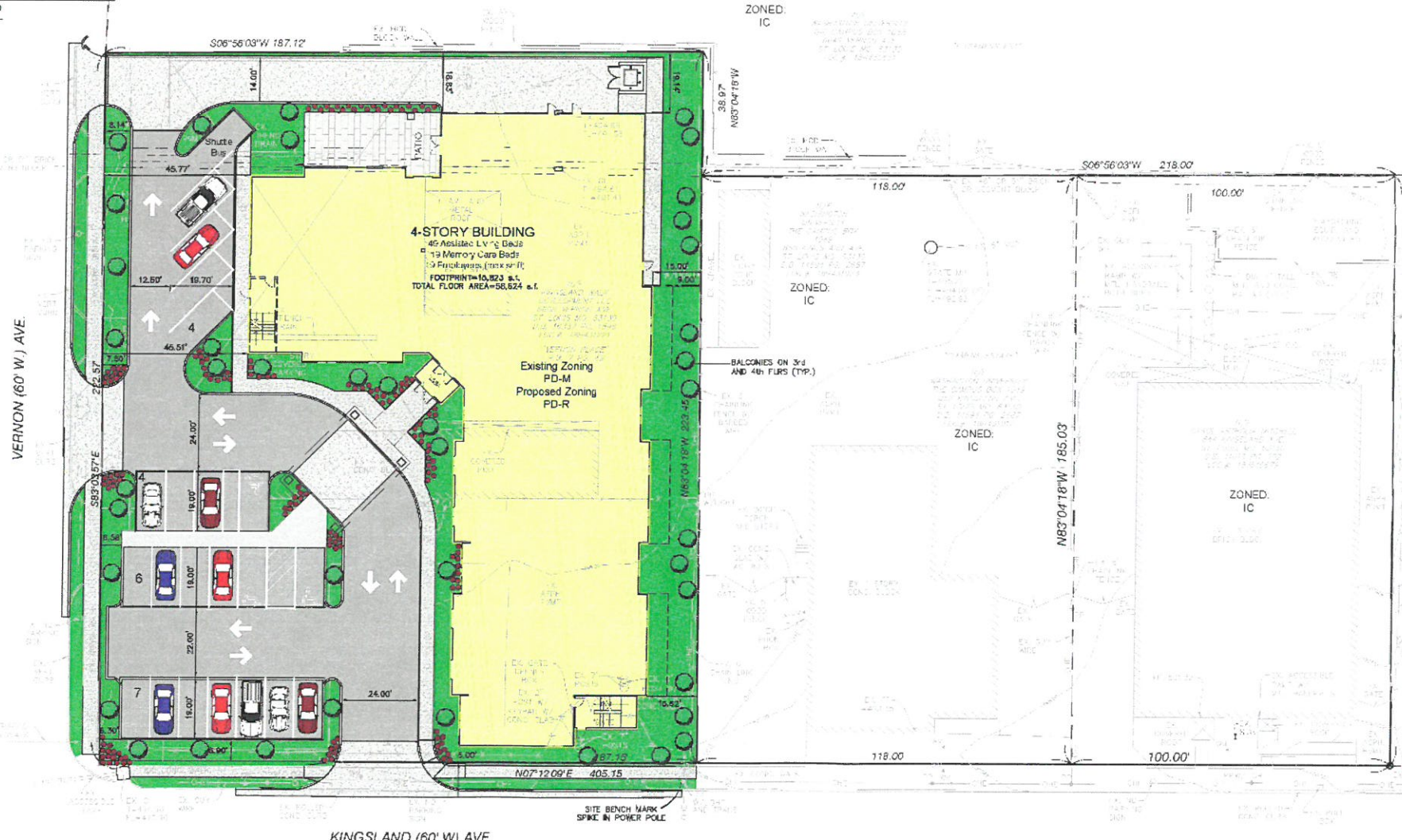
- ALL UTILITIES SHOWN HAVE BEEN LOCATED FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITIES COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
- ALL ELEVATIONS ARE BASED ON THE BENCHMARK SHOWN.
- BOUNDARY AND TOPOGRAPHIC SURVEY BY DOERING ENGINEERING DATED JANUARY 4, 2012.
- ALL ON-SITE MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF UNIVERSITY CITY, ST. LOUIS COUNTY, AND M.S.D.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF UNIVERSITY CITY.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE SUBCONTRACTOR SHALL CONTACT THE GENERAL CONTRACTOR FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF UNIVERSITY CITY.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBER, ORGANIC MATERIAL AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF UNIVERSITY CITY, M.S.D. AND ST. LOUIS COUNTY.
- THE DRIVE ENTRANCE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF UNIVERSITY CITY.
- SEEDING, SODDING, MULCHING AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.
- SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1% (20:1). SLOPES GREATER THAN 1% (20:1) MUST BE DESIGNED AS A RAMP. SIDEWALKS TO BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
- SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADA GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADA GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- NO GRADE SHALL EXCEED 3:1 SLOPE UNLESS APPROVED BY GEOTECHNICAL ENGINEER.
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. DITCHES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
- ALL LANDSCAPED AREAS TO BE FILLED WITH A MINIMUM OF 8" OF TOPSOIL.
- ALL LANDSCAPED AREAS DISTURBED BY OFF-SITE WORK SHALL BE IMMEDIATELY SEEDED OR SOODED, AS DIRECTED BY THE CITY OF UNIVERSITY CITY.
- ADEQUATE TEMPORARY OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES SHALL BE PROVIDED. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEES' VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVEWAY CONDITIONS.
- ALL SEWER CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES. (LATEST EDITION).
- MINIMUM PLANNED DEVELOPMENT SITE SIZE REQUIRED - 1-ACRE EXCEPTION REQUIRED.
- PARKING CALCULATIONS (REFERENCE SEC. 400.2140)  
 REQUIRED PARKING (COVALESCENT AND NURSING HOMES)  
 1 SPACE FOR EVERY 3 PATIENTS BASED ON DESIGNED MAXIMUM CAPACITY.  
 NUMBER OF PATIENTS = 88 PATIENTS  
 REQUIRED PARKING = 88 / 3 = 29 SPACES  
 PROVIDED PARKING = 21 SPACES
- LOADING REQUIREMENTS (REFERENCE SEC. 400.2150)  
 REQUIRED LOADING: (APARTMENT DWELLINGS)  
 ANY BUILDING CONTAINING MORE THAN FIFTY (50) DWELLING UNITS SHALL PROVIDE ONE (1) LOADING SPACE FOR EVERY TWO HUNDRED (200) UNITS OR FRACTION THEREOF.  
 NUMBER OF UNITS = 88 UNITS  
 REQUIRED LOADING SPACES = 1
- SITE COVERAGE (AREA OF SITE COVERED BY BUILDINGS, DRIVEWAYS, PARKING, LOADING AREAS, ETC. EXCLUDING OPEN SPACES, PLAZAS, PEDESTRIAN CIRCULATION AND BUFFER AREAS)  
 SITE AREA = 41,733 s.f.  
 BUILDING AREA = 15,823 s.f./41,733 s.f. x 100 = 37.91%  
 PARKING/LOADING/DRIVES = 14,458 s.f./41,733 s.f. x 100 = 34.64%  
 SITE COVERAGE = 72.55%



LOCATION MAP  
(NOT TO SCALE)

### LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- RIGHT-OF-WAY
- EXISTENT
- OUTLINE
- EXISTING TREE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- SHALE
- TO BE REMOVED
- TO BE REMOVED & RELOCATED
- TO BE USED IN PLACE
- ADJUST TO GRADE
- BACK OF CURB
- FACE OF CURB
- WATER MAIN
- GAS MAIN
- UNDERGROUND TELEPHONE
- OVERHEAD WIRE
- UNDERGROUND ELECTRIC
- SILTATION CONTROL
- FIRE HYDRANT
- POWER POLE
- WATER VALVE
- LIGHT STANDARD



PREPARED FOR:  
 St. Louis Design Alliance  
 6014 DELMAR BOULEVARD  
 ST. LOUIS, MISSOURI 63112  
 PH. (314) 863-1313  
 FAX (314) 863-1393

PREPARED BY:  
**CEDC**  
 CIVIL ENGINEERING  
 DESIGN CONSULTANTS

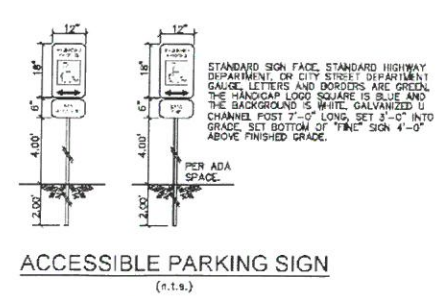
### BENCHMARKS

ST. LOUIS COUNTY BENCHMARK  
 BENCHMARK: 14-310. ELEVATION: 618.00  
 "L" ON THE NORTH-WEST CORNER OF PORCH AT #758  
 KINGSLAND AVENUE; 30' EAST OF THE CENTERLINE OF  
 KINGSLAND AVENUE (NORTHBOUND) AND 150' SOUTH OF  
 CLEMENS AVENUE. (EASTBOUND)

SITE BENCHMARK  
 ELEVATION 498.21  
 "SPIKE" IN POWER POLE

### FLOOD MAP

FEMA MAP # 29189C0216 K, EFFECTIVE DATE FEBRUARY 4, 2015  
 SUBJECT PROPERTY WITHIN FLOOD ZONE X. AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



**CEDC**  
 CIVIL ENGINEERING  
 DESIGN CONSULTANTS

Site Development Plan for  
**KINGSLAND WALK**  
 6668 Vernon Avenue  
 University City, Missouri 63130

No.	Descriptor	Date

**SD1**

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