



## Green Practices Commission

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 863-9146

# AGENDA



## **GREEN PRACTICES COMMISSION MEETING**

**Thursday, August 10 - 6:00 – 7:30 p.m.**

**Heman Park Community Center, 975 Pennsylvania Avenue**

1. Roll Call
2. Opening Round
3. Approval of Minutes
  - a. 6/08/17 Green Practices Commission Meeting Minutes
4. Special Presentations
  - a. Paul Boyer, Civil Engineering Design Consultants – Kingsland Walk Site Development
  - b. Tim Schmalz – Climate Action Plan update
  - c. Public Comments (Limited to 3 minutes for individual's comments and 5 minutes for representatives of groups or organizations)
5. New Business
  - a. Jonathan – Johannesburg Studio overview
6. Old Business
  - a. Sustainability Strategic Plan Update and outstanding draft reports
7. Commission Reports
  - a. Lois Sechrist – Energy
  - b. Bob Elgin – Waste/Resource Conservation
8. Closing Round
9. Adjournment



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### Meeting Minutes – University City Green Practices Commission

June 8, 2017 **DRAFT**

Location: Heman Park Community Center  
Attendees Present: Jonathan Stitelman (Chairperson), Lois Sechrist, Bob Elgin, Dianne Benjamin, Jenny Wendt (Staff Liaison), Richard Juang

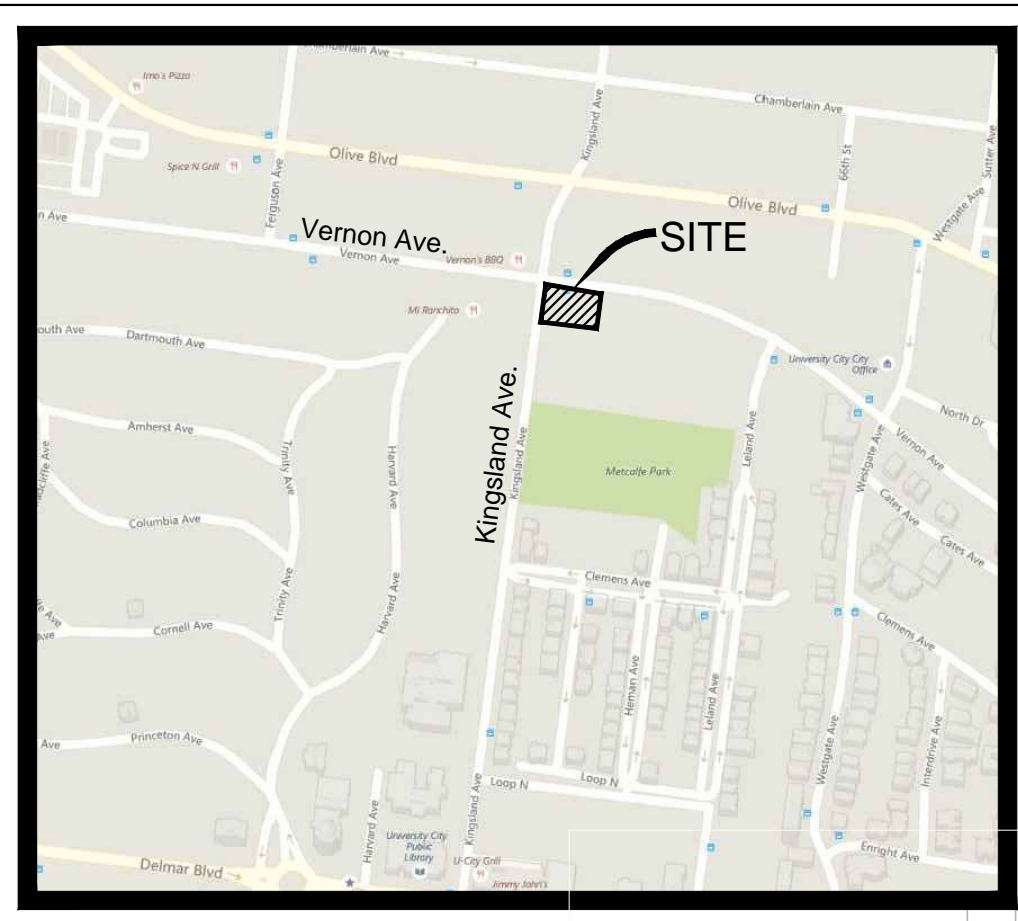
Absent: Terry Crow (Council Liaison), Scott Eidson

1. Meeting Called to Order - Roll Call at 6:05
2. Opening Round
  - a. June 18, 2017 there will be an open house at the Sutter Meyer House about pollinator gardens.
  - b. Dianne - University City has joined cities across the country to continue to abide by the Paris Accords
  - c. Jenny – Working a Transportation Alternative Proposal grant for Phase 4 of the bike routs.
3. Approval of Minutes
  - a. 5/11/17 Green Practices Commission Meeting Minutes were approved with minor amendments
4. Special Presentations
  - a. Tim Schmalz – Climate Action Plan update
    - i. A final report will be coming out shortly.
    - ii. The report will be formatted to properly convey actionable items while still presenting information in a more user friendly manner
    - iii. Commission members will review
  - b. Public Comments (Limited to 3 minutes for individual's comments and 5 minutes for representatives of groups or organizations)
    - i. None
5. New Business
  - a. Jonathan – expedition overview
    - i. Will be going to Johannesburg in South Africa to explore urban conditions in a fast-growing city while providing ideas of sustainable design and reviewing the importance of urban design.
  - b. OneStl/T-Rex Partnership
    - i. Monthly meeting are occurring at T-Rex to discuss sustainability.
    - ii. Next meetings will occur July 25, 2017 and August 29, 2017

- iii. Commission members are encouraged to attend, discuss, and bring back ideas.
6. Old Business
  - a. Sustainability Strategic Plan Update Reporting
    - Education/Communication/Advocacy – Scott Eidson
      - i. Not present to report
    - Waste/Resource Conservation – Bob Elgin
      - i. Bob has looked at the plan and provided newer goals that are attainable and measurable
      - ii. Minor suggested changes were offered
      - iii. Goals will be reviewed.
7. Council Liaison Report
  - a. No report, Counsel Member absent
8. Closing Round
9. Adjournment

# SITE 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

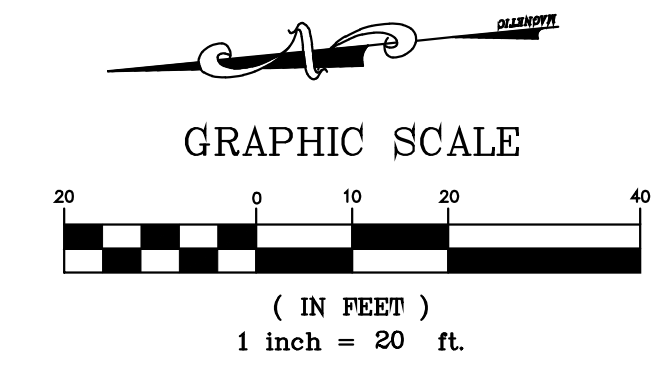


LOCATION MAP  
(NOT TO SCALE)

## PROPERTY DATA

OWNER = KINGSLAND WALK DEVELOPMENT LLC  
 SITE ADDRESSES = 6668 VERNON AVENUE UNIVERSITY CITY, MO 63130  
 LOCATOR NO.'s = 18H431221  
 SITE AREA (TOTAL) = 0.96± ACRES (41,733 s.f.±)  
 WUNNENBERG'S STREET GUIDE = PG. 25, 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

PAUL K. BOYER, P.E. E-28258  
 CIVIL ENGINEER  
 CEDC LICENSE NO.: 2003004674



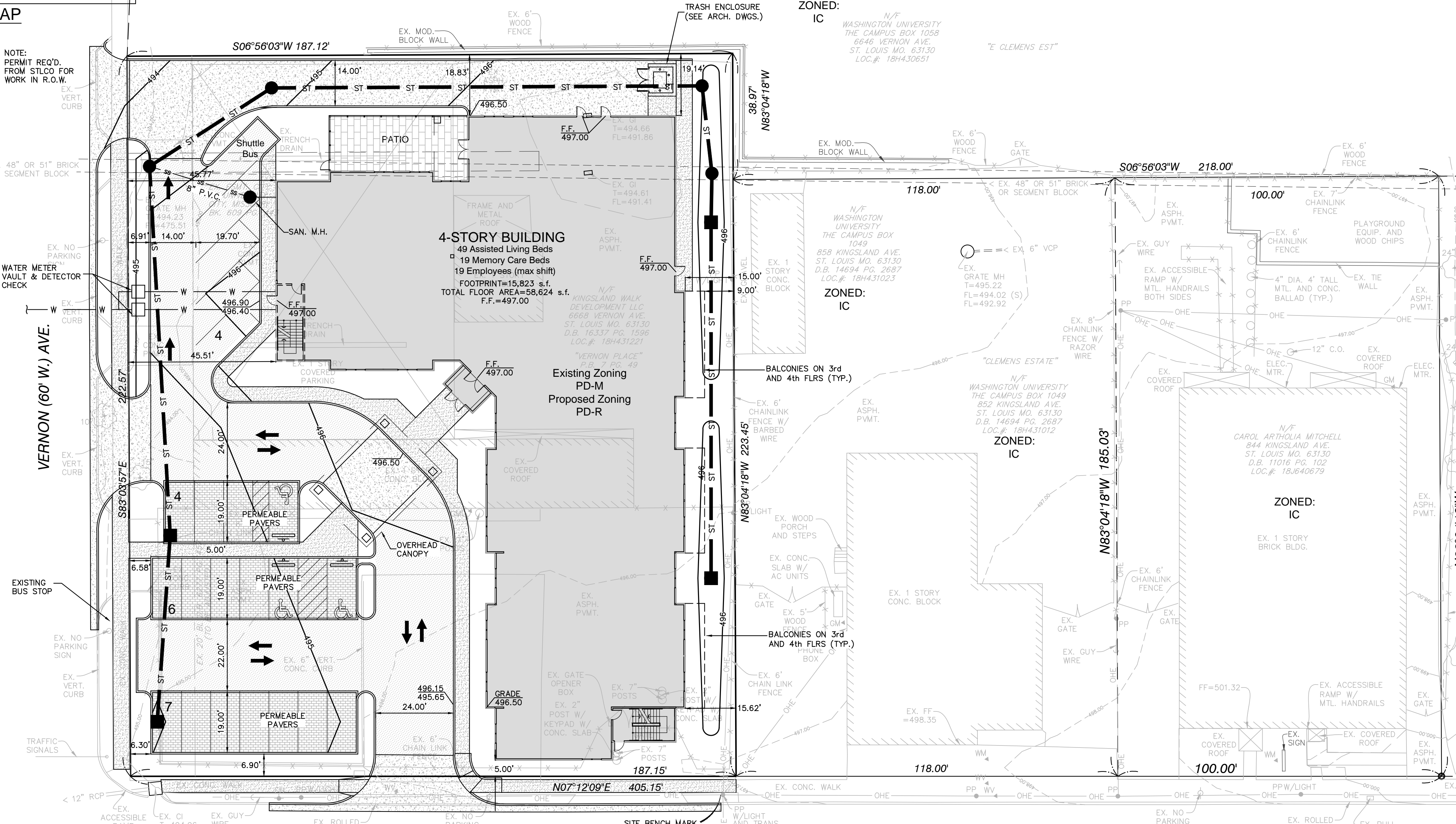
## GENERAL NOTES

- ALL UTILITIES SHOWN HAVE BEEN LOCATED FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY 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 ROCK, MASONRY, ROCK, FROZEN EARTH, RUBBISH, 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 AND ST. LOUIS COUNTY DEPARTMENT OF TRANSPORTATION.
- 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 1V:20H. SLOPES GREATER THAN 1V:20H MUST BE DESIGNED AS A RAMP. SIDEWALKS TO BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
- SIDEWALKS, CURB RAMP, 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 ADAAG GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAG 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. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
- ALL LANDSCAPED AREAS TO BE FILLED WITH A MINIMUM OF 6" OF TOPSOIL.
- ALL LANDSCAPED AREAS DISTURBED BY OFF-SITE WORK SHALL BE IMMEDIATELY SEEDED OR SODDED, 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: (CONVALESCENT AND NURSING HOMES) 1 SPACE FOR EVERY 3 PATIENTS BASED ON DESIGNED MAXIMUM CAPACITY.  
 NUMBER OF PATIENTS = 68 PATIENTS  
 REQUIRED PARKING = 68 / 3 = 23 SPACES  
 PROVIDED PARKING = 21 SPACES PLUS PARKING STALL FOR SHUTTLE BUS (Exception Required)
- 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 = 68 UNITS  
 REQUIRED LOADING SPACES = 1
- SITE COVERAGE (AREA OF SITE COVERED BY BUILDINGS, DRIVEWAYS, PARKING, LOADING AREAS BUT 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 = 14,608 s.f./41,733 s.f. x 100 = 35.00% (EXCLUDES PEDESTRIAN AREAS)  
 SITE COVERAGE = 72.91%

## LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- RIGHT-OF-WAY
- EASEMENT
- CENTERLINE
- EXISTING TREE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- SWALE
- 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

NOTE: PERMIT REQ'D. FROM ST/CO FOR WORK IN R.O.W.



VERNON (60' W.) AVE. KINGSLAND (60' W.) AVE.

## PREPARED FOR:

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

## PREPARED BY:

**CEDC**  
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 DESIGN CONSULTANTS  
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 314.729.1400  
 Fax: 314.729.1404  
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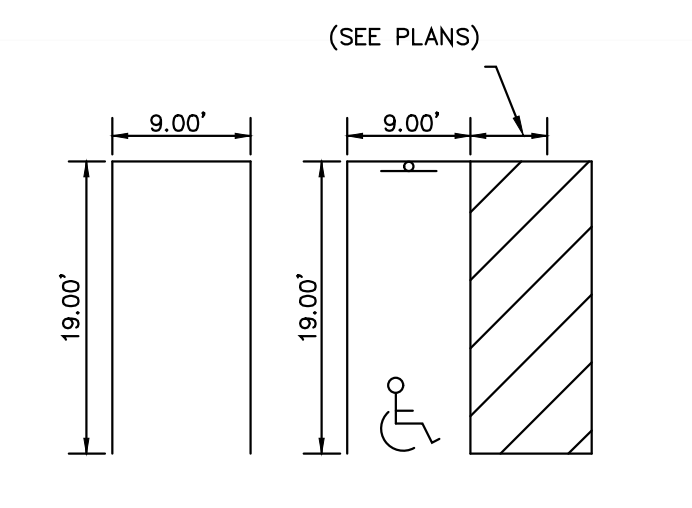
## BENCHMARKS

ST. LOUIS COUNTY BENCHMARK  
 BENCH MARK: 14-310; ELEVATION: 518.00  
 "L" ON THE NORTHWEST CORNER OF PORCH AT #758  
 KINGSLAND AVENUE; 30' EAST OF THE CENTERLINE OF  
 KINGSLAND AVENUE (NORTHBOUND) AND 150' SOUTH OF  
 CLEMENS AVENUE. (EASTBOUND)

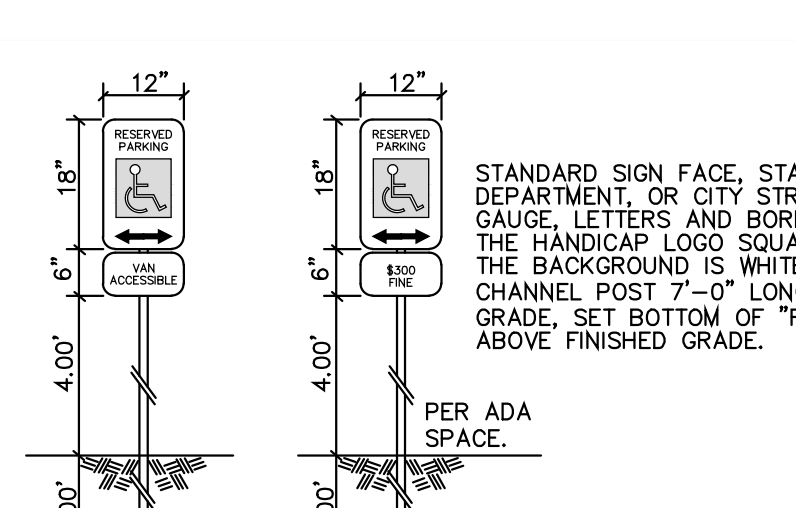
SITE BENCH MARK  
 ELEVATION 498.21  
 "SPIKE" IN POWER POLE

## 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.



TYPICAL PARKING STALLS  
(n.t.s.)



ACCESSIBLE PARKING SIGN  
(n.t.s.)

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**CEDC**  
 CIVIL ENGINEERING  
 DESIGN CONSULTANTS

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

Proj. #	1690
No. Description	Date
Work Session	07/12/17

SITE DEVELOPMENT PLAN

**SD1**



○ CONCEPTUAL RENDERING  
SCALE: NTS



○ CONCEPTUAL RENDERING  
SCALE: NTS



○ CONCEPTUAL RENDERING  
SCALE: NTS



○ CONCEPTUAL RENDERING  
SCALE: NTS



