

UNIVERSITY CITY COUNCIL
STUDY SESSION
5th Floor of City Hall
6801 Delmar
February 11, 2019

AGENDA

Requested by the City Manager

1. MEETING CALLED TO ORDER

The City Council Study Session was held in the Council Chambers on the fifth floor of City Hall, on Monday, February 11, 2019. Mayor Crow called the Study Session to order at 5:30 p.m.

In addition to the Mayor, the following members of Council were present:

Councilmember Steven McMahon
Councilmember Paulette Carr
Councilmember Jeffrey Hales
Councilmember Tim Cusick
Councilmember Stacy Clay
Councilmember Bwayne Smotherson

Also in attendance was City Manager, Gregory Rose; City Attorney, John F. Mulligan Jr.; Planner, Collen Durfee; Public Works and Parks Senior Manager, Errol Tate.

2. CHANGES TO REGULAR COUNCIL AGENDA

Hearing no changes to the regular Council Agenda, Mayor Crow turned the meeting over to Mr. Rose.

3. PARKING REQUIREMENTS

Mr. Rose stated tonight's Study Session is comprised of two issues:

- a. An introduction to the concept of shared parking
- b. Council's opinion on the scope of the Parking Study

Shared Parking

Ms. Durfee stated staff has been working on making revisions to the Parking Code which entailed taking a comprehensive look at the parking requirements for all of the City's districts. As a result, the shared parking component was added to the Code to allow the City to more efficiently utilize space.

- Shared parking is a development/land use strategy that allows complementary land uses to share spaces, rather than producing separate spaces for separate uses that are based on the peak hours of operation.

Why Shared Parking Works

- Accommodates and promotes mixed-use development. Typically, there are always several uses located within one building that provides for diverse tenants and adds stability.

- More efficient use of space.
- It reduces the amount of impervious surface by lessening the requirements for each parking lot.
- Reduces vacancies. Oftentimes there is not enough on-site or off-street parking to accommodate a new tenant's parking requirements, which places an undue burden on the owner to fill vacancies. Shared parking can relieve this burden by utilizing parking spaces from neighboring businesses during their off-peak hours.
- Less congestion and fewer emissions lead to sustainable practices.

How Will Shared Parking Work in U City

- Issuance of a Conditional Use Permit (CUP) to provide oversight and review.
- The requirement of a 500 feet max distance from tenant/use to the parking site.
- Applicants must demonstrate proof of use compatibility with proposed shared parking spaces (*See shared parking table*).
- Additional exceptions to minimums can still apply. (All exceptions are reviewed by staff.)
- Written agreement between parties sharing parking and the parking lot owner that is registered with the County. This agreement becomes null and void once the use changes.

How to Calculate Parking Spaces for Shared Parking

Table Number 1 of Exhibit A, breaks down the general uses in the City by category and tries to predict what the intense use will be throughout the week and at specific times of the day.

- For example, Entertainment and Recreation: from 5 p.m. to 1 a.m. Monday through Thursday, 100% of the parking would be required.

Table Number 2 of Exhibit A, depicts a mixed-use development with a restaurant, grocery store and residential condos that have been used to determine the new minimums for shared parking.

First, the minimum Code requirement is applied; i.e., from 6 a.m. to 5 p.m. it's most likely that 75% of this development's spaces would be used. Next, you total up all the numbers and that provides you with the time of day the majority of spaces would be used at one time; (*the numbers in bold represent the new minimums for shared parking*). For this example, the required spaces without shared parking would normally be 55, but with a shared parking arrangement the requirement would only be 51 spaces.

The Parking Study

Mr. Tate stated that staff is looking at different options to conduct this study, which includes hiring a consultant.

Options

- Option 1: Small geography, full scope
- Option 2: Larger geography, limited scope
- Option 3: Larger geography, full scope

Role of the Consultant

- Supply/Demand Analysis
- Areas to be focused on

- University City Loop Business District and Surrounding areas
- Forsyth Blvd (North Side only)
- Areas west of Forest Park Parkway which includes parking within the Clayton Downtown district
- Detailed data collection (land, on and off-street parking, license plate survey)
 - Develop a plan for improvements
 - Assist with stakeholder/business/resident meetings
 - Evaluation of current parking policy(s)
 - Parking equipment; *(Some equipment is currently being implemented)*
- Obtain parking information from the City that would be relevant to this study, including possible GIS Shapefiles (maps), and parking restrictions maps.
- Perform on-street parking observations; i.e., on a weekday between 1:00 p.m. and 7:00 p.m. and on a weekend between 3:00 p.m. and 7:00 p.m. These observations would reveal the relative occupancy (Full, 90%, 75%, 50%, 25%, Mostly Empty) of parking along each block segment at hourly or bi-hourly intervals. Existing parking restrictions would be inventoried. Efforts would be undertaken to identify parking users, including investigating primary arrival, departure periods, monitoring of walk routes, etc.
- Summarize the field data obtained in Task 2 and generate exhibits and graphics to illustrate the findings.
- Research parking strategies employed in other Cities in an effort to preserve on-street parking for adjacent land uses.
- Recommend parking management strategies applicable to each zone and provide guidance to the City regarding implementation and ongoing management.
- Document the findings of the study in a brief report, including graphics, charts, and figures to summarize the information
- Attend up to two meetings with the City to discuss the findings of this study and answer questions.

Estimated Cost of Consultant

- Zone 1 (Loop Area) \$15,000.00
- The addition of Zones 2/3 (near Clayton downtown and Forsyth) \$13,000.00
- A combined total of \$28,000

Mayor Crow asked if there would be a cost-savings if all three zones were reviewed by the consultant at one time? Mr. Tate stated that it would be cheaper to draft one proposal for all three zones. Mayor Crow questioned whether Council believed there were any other areas with parking constraints that should be included within the study?

Councilmember Hales asked if staff had already identified specific areas to be included in Zones 2 and 3? Mr. Tate stated while staff is looking to Council to provide them with guidance on the specifics, they had looked at Pershing west of Forest Park Parkway, West Moreland and Maryland.

Councilmember Hales stated he also believes that the 7300 blocks of Forsyth, in its entirety, should be included. And although Altadena and other streets within those adjacent neighborhoods may not have as much value today, as the eastern end of Clayton continues to develop, pressure will grow in those areas. Mr. Tate stated the study could also encompass areas that can be included in paid parking.

Councilmember Clay asked Mr. Tate if he would explain what a license plate survey consisted of? Mr. Tate stated that a license plate reader is used to determine how long and how often a parking space is being occupied by specific individuals.

Councilmember Cusick questioned if the study would be conducted during a timeframe that accounts for the impact large universities can have on parking and the number of people from out-of-town that visit The Loop in the summer? Mr. Tate stated staff had envisioned capturing the volume of students that exist before their summer break. Councilmember Cusick asked whether Zones 2 and 3 would encompass portions of Clayton? Mr. Tate stated the consultant has the option of reviewing Clayton's Parking Study to obtain information about any areas within their city limits.

Councilmember Clay questioned whether the month of May would be a good time period to get the nexus of increased commercial activity in The Loop and Wash U students? Mr. Tate stated that it would be.

Councilmember Hales suggested that the 7300 blocks of Lindell, the side streets Delin and Manhattan, and the 6600 and 6700 blocks of Washington and Kingsbury also be included since they have a great deal of commuter parking.

Councilmember Cusick asked what geographic areas were being considered in Zone 1? Mr. Tate stated to the north staff has identified Vernon up to Kingsbury and then as far south as Big Bend to the City Limits.

4. Roll-Call vote to go into a Closed Council Session according to RSMo 610.021 (1): Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys.

Councilmember Cusick moved to go into a Closed Session, seconded by Councilmember Hales.

Roll Call Vote Was:

Ayes: Councilmember McMahon, Councilmember Hales, Councilmember Cusick, Councilmember Smotherson, Councilmember Clay, Councilmember Carr, and Mayor Crow.

Nays: None.

5. ADJOURNMENT

Mayor Crow thanked staff for their presentation and closed the Study Session at 5:44 p.m. to go into a Closed Session on the second floor. The Closed Session reconvened in an open session at 6:27 p.m.

LaRette Reese
City Clerk

Exhibit A

Table No. 1: How to calculate parking spaces required for shared parking

<u>Land Use</u>	Percentage of Required Parking Spaces by Period				
	<u>Monday-Thursday</u> <u>Day and Evening</u>		<u>Friday-Sunday</u> <u>Day and Evening</u>		<u>Nighttime</u>
	<u>6 AM - 5 PM</u>	<u>5 PM - 1 AM</u>	<u>6 AM - 5 PM</u>	<u>5 PM - 1 AM</u>	<u>1 AM - 6 AM</u>
EMPLOYMENT	<u>100%</u>	<u>10%</u>	<u>5%</u>	<u>5%</u>	<u>5%</u>
RETAIL OR SERVICE	<u>75%</u>	<u>75%</u>	<u>100%</u>	<u>90%</u>	<u>5%</u>
RESTAURANT	<u>50%</u>	<u>100%</u>	<u>75%</u>	<u>100%</u>	<u>25%</u>
ENTERTAINMENT and RECREATION	<u>30%</u>	<u>100%</u>	<u>75%</u>	<u>100%</u>	<u>5%</u>
PLACE OF WORSHIP*	<u>5%</u>	<u>25%</u>	<u>100%</u>	<u>50%</u>	<u>5%</u>
SCHOOL	<u>100%</u>	<u>10%</u>	<u>10%</u>	<u>10%</u>	<u>5%</u>
DWELLING	<u>25%</u>	<u>90%</u>	<u>50%</u>	<u>90%</u>	<u>100%</u>
LODGING	<u>50%</u>	<u>90%</u>	<u>75%</u>	<u>100%</u>	<u>100%</u>

***Place of Worship parking needs will be considered on a case by case basis as different faiths gather at different days and times during the week.**

Table No. 2:

Example of mixed use development with restaurant, grocery store, and condo

<u>Land Use</u>	<u>Percentage of Required Parking Spaces by Period</u>				
	<u>Monday-Thursday</u> <u>Day and Evening</u>		<u>Friday-Sunday</u> <u>Day and Evening</u>		<u>Nighttime</u>
	<u>6AM to 5PM</u>	<u>5PM to 1AM</u>	<u>6AM to 5PM</u>	<u>5PM to 1AM</u>	<u>1AM to 6AM</u>
<u>RETAIL OR SERVICE</u>	<u>75% x 10 = 7.5</u>	<u>75% x 10 = 7.5</u>	<u>100% x 10 = 10</u>	<u>90% x 10 = 9</u>	<u>5% x 10 = 0.5</u>
<u>RESTAURANT</u>	<u>50% x 15 = 7.5</u>	<u>100% x 15 = 15</u>	<u>75% x 15 = 11.25</u>	<u>100% x 15 = 15</u>	<u>25% x 15 = 3.25</u>
<u>DWELLING</u>	<u>25% x 30 = 7.5</u>	<u>90% x 30 = 27</u>	<u>50% x 30 = 15</u>	<u>90% x 30 = 27</u>	<u>100% x 30 = 30</u>
TOTAL	23	50	37	51	34