

TRAFFIC COMMISSION MEETING
Virtual Meeting via ZOOM

Date: 8-24-2020

1. Call to Order At 6:30 P.M. by Chairman Stewart

2. Roll Call

Bart Stewart Commissioner & Chair - Present
Dennis Fuller Commissioner - Present
Craig Hughes Commissioner - Present
Jeffrey Mishkin Commissioner - Present
Jane Schaefer Commissioner - Present
Jerold Tiers Commissioner - Present
Errol Tate Staff Liaison - Present
Sinan Alpaslan PWP Director - Present
Jeffrey Hales, Jr. Council liaison – Present
Lt. Shawn Whitley Police Liaison - Present
John Mulligan City Attorney – Present

3. Special Announcement – Council Liaison, Councilman Jeff Hales announced that the new elected council members had been sworn in at the last council meeting. He further announced that his term as Council Liaison would be ending with this meeting. He further announced that the new Council Liaison would be council member Tim Cusick. Council member Cusick was present online for the meeting and was then introduced to the commission members

4. Approval of Agenda:

Agenda items; Delmar & I-170 Developments Traffic Study
Motion by Commissioner Schaefer to approve the agenda and motion 2nd
by Commissioner Tiers.

5. Approval of 7/9/2020 Minutes: As this meeting was a special called meeting, the minutes of 7/9/ 2020 were waived until the October meeting by Commission Chair Stewart.

6. Agenda items

A. Delmar & I-170 Developments Traffic

(1.) Mr. Tate, of Public Works staff introduced the agenda item and requested the Commission to review the Comprehensive Traffic Study of the three projects; 1. Delcrest Plaza Development, 2. Delmar Mixed Use Development (west of I-170), 3. the Crown Center Development.

(2) Two of the three developers (Delcrest Plaza and Delmar mixed use) hired CBB to complete a traffic impact study for the proposed projects. University city engaged our traffic engineer, Lochmueller group to develop a cumulative impact study of the three development projects (The Comprehensive Traffic Study).

(3) Present online for the study discussions were Lee Cannon of CBB, Julie Nolfo and Michelle Bresnahan of Lochmueller Group, and Mr. Cliff Cross, Director of Planning and Development University City.

(4) The city staff report (ref CBB/Revival/STL, Staff Report, 8/24/20) for the Delmar/170 made the following recommendations:

Background:

- The proposed developments are Delcrest Plaza Development - a mixture of apartment units, hotel, and retail/restaurant space. Delmar Mixed Use Development – apartment units with a drive through coffee shop. The Crown Center Development – update to the existing facilities.
- Two of the three developers (Delcrest Plaza and Delmar Mixed Use) hired CBB to complete a traffic impact study for the proposed projects. University City engaged our traffic engineer Lochmueller Group to develop a cumulative impact study of the three development projects (Comprehensive Traffic Study).

Conclusion/Recommendation:

Following Lochmueller’s review of all the three redevelopment projects comprehensively, the following comments and recommendations are outlined;

- The Delcrest Plaza Development plans to remove two existing full access curb cuts on Delmar- and two on Delcrest this was requested by St. Louis County. Curb cuts will be replaced with one large enter/exit on Delcrest. The separation relative to the Walgreens Driveway will need to be defined more to show the non-conflict in turning for the two sites. Dimensions will need to be provided for the pick-up/drop-off area along Delcrest to ensure maneuverability. There will also be a service access only on the Ladue Crossing Road which will need to meet sight distance requirements. The proposed development would generate a total of approximately 210 and 245 trips during the weekday morning and evening peak hours.
- The Delmar Mixed Use Development plans to have two full access driveways on Delmar Blvd. It is recommended that the development add a two-way left-turn lane along Delmar Boulevard adjacent to the development and put in a cross access to the Gatesworth Community instead of having the patrons/residents/staff leave the site if they want to access the new development (Coffee Shop). This Development would generate approximately 185 and 155 new trips during the weekday morning and evening peak hours.
- The Crown Center Development currently has an existing 244-unit multi-family residential development for senior living with associated accessory services on site. Therefore, the “redevelopment” would essentially be an update to the existing facilities without changing the use, significantly modifying the number of units provided, or the site’s access. Therefore, the redevelopment of Crown Center would not contribute any additional traffic to the surrounding road system as it is already captured in the existing conditions.

Cumulatively, the impact of the above-noted redevelopment project proposals on the pre-development conditions does not require implementation of additional infrastructure improvements. What did come to light are that the existing I-170 ramps even before we consider development are showing signs of stress during the PM peak hour. While it's easy to conclude that any additional traffic from these developments makes that worse, the MoDOT controlling criteria for measuring unacceptable congestion are not met in this case. MoDOT uses a common measure of 15 seconds per vehicle increase as indicative of a need for improvements to be considered.

It was concluded by city staff that all projects will not have a significant traffic impact. The city further concluded that no made 4 a change in the infrastructure improvements but the city needs to address the I-170 ramp with Missouri Department of Transportation.

Long term suggestions through the Lockmeuller Group study: 1 increase light timing on Delmar. 2. Add a third Lane in the off ramp. 3. Change the configuration of the Delmar / I-170 exchange.

(5) Mr Lee Canon of CBB (contracted by developer to do traffic and parking study for Delcrest and Delmar Apt. projects provided the following updates:

- Del Mar apartments: lot 1 parking spaces of 424 spaces, meet city code, lot 2 coffee shop parking 31 spaces meet city code lot 3 63 spaces will be ancillary parking.
- Traffic on Delmar, general trips : am 185 PM 155, from July 23rd report presented by CBH, the city and County have reviewed and County has accepted the study.
- CBH recommended removing parking on the Southside of Del Mar, have a three laned striped entrance 4 left turn Lane, these improvements will offset traffic impacts.

In the Delmar apartments mixed use project there are concerns regarding the cross access as well as leaving parking lots and accessing the public street.

(6) Traffic Commission Comments:

- Commissioner Shafer commented about having enough space to turn around on the Delmar apartments access Rd. Mr. Cannon responded that the road will be straightened Ms. Nolfo responded that there are two access spots.
- Commissioner Mishkin questioned the size of the drive through at the coffee shop. Ms. Nolfo Stated the flow to the shop will not be impeded nor will the flow of traffic on to Delmar turning into look coffee shop. Mr. Cannon indicated that this is a generous space for traffic flow.
- Commissioner Mishkin questioned whether an individual could turn left or right onto Delmar out of the parking lot and Commissioner Tiers followed up questioning how many cars can stack to make a turn. Ms Nolfo responded there is a lane onto Kingsland and at Delmar.

- Regarding the apartment hotel complex on the East side of del Crest: Mr. Cannon presented two issues; 1 the pedestrian drop for the hotel will be off Delmar on Delcrest and 2. the location of the drives on Dell Crest will be the hotel on the West and Walgreens on the East Ms Nolfo responded that the city was OK this.
- Mr. Cross questioned how many apartments will be in the hotel /apartment complex? Mr Chakraverty, Developer, responded that due to financing the number had changed to 252. This will result in eight stories of apartments, seven story hotel and six to seven story parking garage.
- Mr. Alpaslan Noted that parking will be paid spaces for both the hotel and apartments.
- Commissioner Hughes questioned will the hotel and apartments have access off the Schnucks Access road. Mr. Cross and Ms Nolfo responded, No. The only access off Schnuck's access Rd will be for trash pickup.
- Commissioner Tiers questioned, was trash pickup for both the apartments and hotels? The developer responded yes.
- City Attorney John Mulligan noted We have some of the documents, but not all of the documents regarding total parking numbers in ratios.
- Mr. Alpaslan stated V study numbers are from two different studies one in July and another on August 14th.
- Mr. Cross stated that the maximum density of 252 spots was set by the developer and parking ratios will be based on this number. Mr. Cannon stated that the numbers used were both .72 and .83 or under 1 (one). Using these ratios, the number of parking spots could thus be increased. And Mr. Cross will rehash those numbers before presenting to the Planning Commission meeting this coming Wednesday.

(7) No further discussion presented, Commissioner Stewart questioned Mr. Tate about the need of the Commission to approve the traffic studies of the three projects. Mr. Tate advised Chairman Stewart that the Commission could vote to pass this onto the Planning Commission. There was discussion regarding the need to get updated numbers of both the number of apartments and approved parking spaces in all projects. Chairman Stewart suggested a motion to move this forward contingent upon the numbers from Planning Commission being provided later and specifically at the next traffic Commission meeting.

(8) Commissioner Tiers made a motion to approve the recommendations of the Lockmeuller group study, which CBB had agreed to, with contingent parking numbers being provided to the Planning Commission that will meet the city regulations and the developers planning needs. Commissioner Fuller seconded the motion and the motion was approved by a unanimous voice vote.

6. Council Liaison Report: Councilman Hales stated the council was considering an early warning system for the city. He also stated the mayor was putting a task force together to rename Jackson Ave.

7. Miscellaneous Business: None presented

8. Adjournment. Adjournment. No further business appearing, Commissioner Tiers made a motion to adjourn, motion was seconded by Commissioner Fuller, and the meeting adjourned at 7:19 PM.