

## TRAFFIC COMMISSION MEETING ZOOM Virtual Meeting

Date: 9-9-20

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

Tim Cusick Council liaison - Present

Shawn Whitley Police Liaison - Present

John Mulligan City Attorney – Present

Due to the previous meeting of 8/24/ 2020, the following were invited and present at zoom meeting: Cliff Cross, Director Planning and Development, University City; Julie Nolfo, Lochmueller Group; Vic Alstom, Lux Living (Developer) and Lee Cannon , CBB Consultants.

3. Approval of Agenda: 1. Delcrest/ Delmar RevivalSTL – Parking and Hotel Clarification; 2. 78th and Wayne 4-way Stop Request; 3. Plymouth and Pennsylvania – No Thru Traffic Motion by Commissioner Fuller to approve the agenda and motion 2nd by Commissioner Tiers. Motion approved by a unanimous voice vote of the Commission.

4. Approval of Minutes: The minutes of July 8, 2020 and August 24th 2020 were waived until the October meeting.

5. Agenda items

A. Delcrest/ Delmar RevivalSTL – Parking and Hotel Clarification (This was an update of from the 8/24/2020 meeting). Chairman Stewart requested Mr. Tate provide updates to this item.

1. Mr Tate reminded the Commission that the original proposed number of parking spaces was 410. This number was proposed by the developer. After last meeting, staff and Mr. Cross from planning and development applied parking formulas and determined the total number of spaces to be needed were 435 spaces.

2. Mr. Canon of CBB stated he had been in consultation with Mr. Cross, the Lochmueller group, and the developer. Mr. Cannon/ CBB proposes a minimum of 406 stalls. Mr. cross had calculated a need for 435 stalls. When the developers 510 stalls were calculated with a 5.7% exception CBB presented a total number of needed spaces of 406. This number was presented at the September 2nd Planning and Development meeting. Mr. Canon reminded the cost of developing the extra 25 spaces could cost \$500,000. Mr. Cannon indicated the developer had requested to complete 410 spaces.

3. Mr. Tate requested a clarification of the hotel type. The hotel type will be a business hotel.

4. At request of Mr. Steward, Mr. Vic Alstom, Lux Living (Developer) stated the complex will be both a hotel and apartment building. The hotel brand will be an extended stay hotel with most of the units being one-bedroom units. The extended stay hotel is in the model of a business hotel. The apartments are 250 in number mostly, one-bedroom apartments consisting of total square footage of 500 to 550 square feet. There will be a small number of two-bedroom units which would be considered in the model of home / office apartments. The developer anticipates that parking will be based on one spot per bedroom unit thus there will be more than ample parking spots. Developer is requesting feedback from the Commission to take to Planning and Development.

5. Mr. Cross Stated the city staff as well as Planning and Development have looked at parking based on a shared basis. They calculated parking ratios at percentages at .7 and .82 Ratios at peak hours on the 435 spaces figure. The ratios are industry standards that are used to calculate various parking ratios. When a further parking reduction ratio figure of 5.7% (an industry standard to account for variables such as public transportation, type of hotel etc.) is then applied to adjust down the needed spaces , the final figure recommended by staff and development is 410 spaces. Commissioner Stewart asked Mr. Cross if the 5.7% reduction was the reduction of 435 spaces to 410 spaces. Mr. Cross responded, "Yes." Julie Nolfo Lochmueller Group stated the 434 space figure was adequate for the city's study, while Mr. Crosses figures arrived at 435. Mr. Cross requested the traffic Commission to critique, respond, or approve these recommendations.

6. Commission Chairman Stuart then lead a discussion with commissioners as follows:

\*Commissioner Tiers asked if the complex would then include parking spaces for the apartments, the hotel, and the restaurant. He stated he had concerns if the restaurant intended to draw many from the community and what impact this would have on the number of parking spaces. He further wanted to know if the developer was comfortable with the 435 spaces being reduced to 410 and if the 410 number would adequately cover the number of spaces needed for the three activities of development. Mr. Cannon stated the developer would be comfortable with the number of stalls, Vic Alstom developer stated the developer was OK with these figures of 435 spaces reduced to 410. Commissioner Tiers then stated he was good with the 435 number.

\*Commissioner Schaeffer questioned whether handicap spots would be located on each level of the parking garage. The architect responded yes.

\*Commissioner Stewart question how parking would be assigned, would there be open parking or would residence be assigned specific parking and the same for the  
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hotel. Mr. Alstom Indicated parking would be an 8-story building with parking

being accessible from each floor. Parking for the apartments would be assigned parking specifically on the same floor as the apartment building and then the hotel would have a number of open parking spots on the same floor.

\*Commissioner Mishkin Questioned whether the 435 included handicap spaces and space is assigned specifically to the hotel versus specifically assigned to the apartments. Mr. Cannon and Mr. Cross both responded that industry standard dictates a specific set of numbered spaces for guests in a ratio of those assigned. ADA standards are followed for the industry so there would be a specific number of handicap spots based on these total numbers. These are all calculated into these 410 spots.

\*City attorney Mulligan questioned Mr. Cross as to whether the city code allowed an 80% shared percentage. Mr. Cross indicated the code allows flexibility to lower that number and the 80% level was used to lower the number to 4:35 with an additional 10% transient figure being applied to that number. Mr. Mulligan pointed out that there needed could be a written agreement on shared parking between the hotel owner and the apartment owner. Mr. Cross indicated that this would be a condition of the permit and the final plan. There was then a discussion between Mulligan, Cross, and Cannon with the developer as to the exact number of spaces that would be shared, those assigned, and visitor parking. There will be approximately 15 spaces for visitors to either the hotel and or apartments outside of a FOB or secured area, some shared parking in the secured area between the apartments, and hotel with actual sharing being with the restaurant. Mr. Canon and Mr. Cross presented a calculation of maximum space is needed during peak hours which resulted in 323.2 spaces for the apartments 43 point two for the restaurant and 117.6 for the hotel with the 5.7 reduction variable and numbers continue to indicate there will be adequate parking.

\*Chairman Stuart brought the discussion to a conclusion asking if there was a motion to accept the recommended numbers.

B. Commissioner Tiers made a motion to accept the number of spaces recommended by staff and consultants of 435, provided that a shared parking contract be maintained between the restaurant, hotel and apartments.

Commissioner Mishkin seconded the motion and the motion passed by a unanimous voice vote of the Commission.

B. 78th and Wayne 4-way Stop Request

APPLICANT: Jeanne Clark-Wilkinson and George Singleton

Location: 78th and Wayne Avenue

Request: 4 Way Stop Sign intersection

1. Currently there are no stop signs on 78th or Wayne at this intersection, there are two yield signs one southbound on 78th and once north bound on 78th.

2. Mr Tate stated there is currently a yield at the intersection and police have reported only two accidents this past two years. Staff is recommending police to put a monitor trailer on site to determine the amount of traffic before further action is taken.

3. Discussion:

\*Commissioner tears would like to have more information before further action is taken he stated he does not see the need for a four way stop.

\*Commissioner Stewart to Lieutenant Whitley, "Can we put a trailer on this site?"

\*Commissioner Hughes states he travels this a lot and suggests a two way stop on 78th St.

\*Lieutenant Whitley stated we may need to convert this to a two way stop.

\*Commissioner Stewart to Mr. Tate, "Can you go to the applicant and question whether they agree to a two way stop?"

4. Commissioner Stuart recommended before further action is taken that Mr. Tate go to the applicant and suggest converting to a two way stop Mr. Tate stated he would check the code first.

#### C. Plymouth and Pennsylvania – No Thru Traffic

APPLICANT: Christine Mosley – 1154 Pennsylvania

Location: Plymouth at Pennsylvania

Request: Create no through traffic

1. The resident requests to block off the east side of Plymouth at the end of the 6900 Block as it approaches Pennsylvania to help prevent the speeding of cars through the area. The resident states that the rate if speed the cars are traveling is unsafe.

2. Conclusion/Recommendation: Prior to making a formal request we will ask the Police Department to place a speed monitor trailer in the area as well as increase the patrol presence. Blocking a street is a huge undertaking for the community, as there is a lot of essential parts that must come together, such as the emergency vehicles, the entire neighborhood, and the school district. There are several speed deterrent initiatives that can be implemented rather than blocking the road.

3. Discussion:

\*Mr. Tate stated the staff is against blocking off any streets. Staff further recommends slash suggest putting up police speed trailer.

\*Commissioner Shafer stated It is not a good idea to block off a street.

\*Commissioner Fuller asked if an option to make it a one way would be possible. Mr. Tate and Lieutenant Whitley replied not really.

\*Commissioner Stewart suggested putting speed trailer there and study speed and traffic and then talk to applicant with recommendations. Mr. Tate agreed

\*No further action will be taken on this agenda item until recommendations are discussed with applicant.

7. Council Liaison Report: Council liaison Mr Tim Cusick presented:

A. Large item pickup has been rescheduled back onto normal schedule during the next two weeks , refer to city pick up schedule.

7. Miscellaneous Business: Nothing presented.

8. Adjournment. Adjournment. No further business appearing, Commissioner Tiers made a motion to Adjourn, Motion was 2nd by Commissioner Hughes, Meeting Adjourned at 8:17 PM Respectfully presented, Dennis Fuller, Commissioner & Recording Sec.

