



**CITY OF UNIVERSITY CITY  
REGULAR MEETING OF THE COMMISSION ON SENIOR ISSUES  
CENTENNIAL COMMONS, 7210 OLIVE BLVD.  
Monday, April 17, 2023 – 6:00 PM**

- Call to Order / Roll Call
- Approval of Minutes
- Citizens' comments: General comments may be made prior to agenda beginning. Citizens must make written request to speak on specific agenda items as items are addressed (Note: Comments are limited to 3 minutes).
- Presentation – Mary Kennedy, Senior Planner: Overview of City's Comprehensive Plan and Requesting Input from Commission on Senior Issues
- Staff Liaison Report
- Council Liaison Report
- New Business
- Old Business
  - Update on Reinstatement of Senior Services Coordinator position
  - Continued brainstorming discussion on How to Let Resident Know About the Senior Commission and ways to keep in touch with the Golden Lions Senior Program participants
- Other Updates/Topics of Concern
- Public/Citizen Participation (comments limited to 3 minutes)
- Closing Comments
- Adjournment

**THIS MEETING IS OPEN TO THE PUBLIC**

**Enclosure:** Draft of Minutes – March 20, 2023; Comprehensive Plan Update Memo and Slides, Commission Roster as of 4.10.23

**PLEASE NOTE: If you are unable to participate,  
please contact Staff Liaison, Lynda Euell-Taylor  
314.505.8525 or 314.505.8625  
or email: [letaylor@ucitymo.org](mailto:letaylor@ucitymo.org)**



CITY OF UNIVERSITY CITY  
REGULAR MEETING OF THE COMMISSION ON SENIOR ISSUES  
VIA VIDEO CONFERENCE  
Monday, March 20, 2023 – 6:00 PM

**Members Present:**

Gretchen Barry, Allieze Ruby Curry, Suzanne Greenwald, Teresa Huether

**Also in attendance:** Council Liaison Aleta Klein, Staff Liaison Lynda Euell-Taylor

**Excused:** None

The meeting was called to order at 6:00pm by Ms. Huether

**Minutes:** Ms. Greenwald moved to approve the January 17, 2023, minutes. Ms. Curry seconded. Minutes approved by acclamation.

**Citizen Comments:** None

**Staff Liaison Report:** Ms. Euell-Taylor announced Centennial Commons has reopened. The hours are currently Monday-Friday 5:30am – 7pm, Saturday 8am – 1pm. Only the indoor track and cardio area are available. Since the contract ended for Aging Ahead, the program is still suspended.

**Council Liaison Report:** Ms. Klein added Heman Swimming Pool is expected to open on time this season. She also provided a status report on the redevelopment at Olive Blvd and I-70. City Council has approved the appointment of Dennis Fuller as a Councilmember for Ward Two filling the vacancy left by former Councilmember Tim Cusick. There are two new appointments scheduled for the Commission on Senior Issues – Christopher Lhotak and Mary Dee Schmidt.

**New Business:** Ms. Teresa Huether was elected Chairperson, with Ms. Allieze Ruby Curry elected Vice-chairperson. Ms. Gretchen Barry will continue to record the minutes. Three new binders will be needed for the new Commission members. Beginning with the April meeting, the Commission will return to in-person meetings held at Centennial Commons Recreation Facility (7210 Olive Blvd.), beginning at 6 pm.

**Old Business:** Members were encouraged to view the Saint Louis County Government website to review what services are provided to seniors. How should we educate the senior residents of University City about these services? Ms. Huether asked members to reflect on what information should be shared and how to communicate it to our seniors. Ms. Greenwald will contact the University City High School to investigate options for engaging students to assist senior citizens.

**Other Updates / Topics of Concern:** None

**Public / Citizen Participation:** None

**Closing Comments:** None

**Adjournment:** Ms. Greenwald motioned to adjourn the meeting; Ms. Barry seconded. The meeting was adjourned at 6:50 pm.



## Department of Planning & Development

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

TO: Commission on Senior Issues  
FROM: Mary Kennedy, Planner  
DATE: April 17, 2023  
SUBJECT: Comprehensive Plan Update

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### **Overview:**

The comprehensive planning process has been underway for several months and has been guided by staff (Department of Planning & Development), a consultant team led by Planning NEXT, the Plan Commission (focused on more technical land use issues), and an Advisory Committee (including Plan Commission members and others who are assisting with outreach and public engagement). The plan will build on the visioning work done in the Community Vision 2040 Roadmap, completed in July 2022, as well as the Economic Development Strategy, completed in 2021.

A comprehensive plan is a long-term (10-20 years) guide to land use and many other interrelated topics. It can lay the foundation for zoning changes and help the Plan Commission review development priorities and guide other decision-making about where and how the physical environment of the City should change over time. Approximately 400 individuals have participated so far in our first round of public engagement, which is underway now (workshops, online and paper surveys, pop-up events).

The planning team would like to present to the Commission on Senior Issues an update on the planning process and begin a preliminary discussion about housing, mobility, and quality of life issues facing seniors in University City.

If you have any questions or comments you'd like to share about the Comprehensive Plan, please contact Mary Kennedy at [mkennedy@ucitymo.org](mailto:mkennedy@ucitymo.org), or 314-505-8516.



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Commission on Senior Issues Meeting

April 17, 2023

# Background

**What is a comprehensive plan?** A 10-20 year document guiding how land is used and the character of future development, considering our population's needs for housing, transportation, environmental resources, and more. It will recommend new policies, programs, and projects, and will help the City evaluate new development.

- **Summer 2022** – process kick off
- **Winter/Spring 2023** – community engagement, technical analysis
- **Summer 2023** – preliminary recommendations
- **Fall 2023** – tentative plan adoption
- 400+ survey responses
- Workshops, stakeholder interviews, focus groups, and pop-up events
- Builds off previous plans and visioning process

# Draft Goal Statements

1. **Preserve and enhance great places.** Maintain existing character, while encouraging creative development, and building resilient, vibrant places.
2. **Advance shared prosperity.** Support and expand a diverse local economy, quality education, and a strong workforce that improves opportunities for all residents.
3. **Connect community.** Invest in community connection to increase mobility options, improve social cohesion, and encourage civic involvement.
4. **Leverage assets.** Capitalize on University City's diverse cultural, historical, and physical assets while investing in new amenities.
5. **Strengthen livability.** Enhance neighborhoods as the building block of the community and center of day-to-day life.
6. **Improve collaboration.** Prioritize commitment to action through responsive governance and strategic partnerships to realize the community's vision.

# Critical Question 1

Quality of life

- *What are the major issues facing seniors' quality of life in University City?*
- *Which neighborhoods in U City best support seniors? Which neighborhoods need the most improvement to support seniors?*

## Critical Question 2










Aging in place

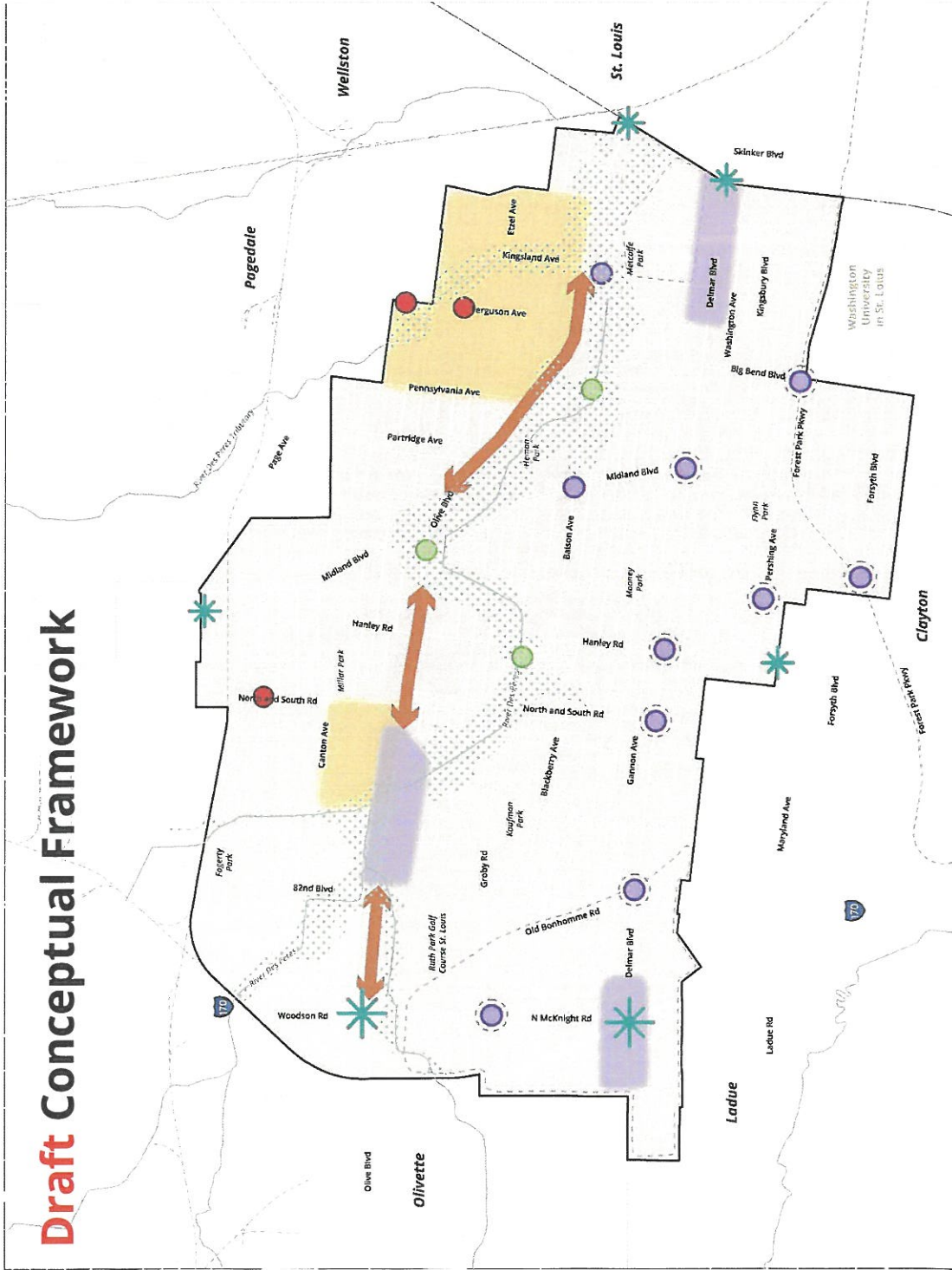
We have heard from the community that University City needs more housing options for aging in place.

- ***What types of housing options (apartments, assisted living, accessory dwelling units/in-law suites, etc.) should the City encourage?***
- ***Have you seen good examples in other communities?***



# Draft Conceptual Framework

- Enhanced Corridors 
- Community Gateways 
- Mixed-Use District 
- Existing Neighborhood Activity Nodes 
- Potential Neighborhood Activity Nodes 
- Potential Civic Activity Nodes 
- Focused Growth and Redevelopment 
- Community Stabilization 
- Flood Mitigation Area 



# Corridors, Districts, and Nodes

## ↔ Enhanced Corridors:

- Strengthen the appearance of the corridors
- Neighborhood-serving commercial
- Improved mobility options

## ■ Mixed-Use District:

- Encourage infill development
- Regional and local draw
- Commercial and residential uses
- Improved mobility options

## \* Community Gateway:

- Create attractive entries into the City

# Corridors, Districts, and Nodes

- **Neighborhood Activity** ● **Civic Activity Nodes**
- **Nodes:**
  - Connect businesses and services to residential areas
  - Safe pedestrian and bicycle access
  - New or expanded parks and open space
  - Utilize flood-prone areas
  - Stormwater mitigation

# Development Strategies

## Focused Growth and Redevelopment

- Support higher-density residential and mixed-use redevelopment

## Community Stabilization

- Address vacancy and underutilized sites
- Integrate mixed-use development and neighborhood nodes

## Flood Mitigation Area

- Address previous flooding impacts and integrate stormwater interventions

# Continue Engagement

- Paper surveys available at the University City Hall, the Public Library, and the University City School District Office
- Online activities available at **WeMakeUCity.com**
- Rack cards available for pick-up at City Hall
- Social media images, flyers, and other outreach material available through OneDrive, which will be shared again after the meeting

**Shape the Future of University City**

We Make UCity is a special opportunity for everyone to share their ideas about the future of University City through a new comprehensive plan. The plan will address how land is used, how retail and office is developed, the look and feel of neighborhoods, public services and amenities, and more.

Join us for the first round of engagement and help shape your community!

**Three Ways to Get Involved!**

**In-Person Events**

**Thursday, March 2**  
6:00 - 7:30 pm  
Herman Park Community Center  
Registration Recommended — Visit [WeMakeUCity.com](http://WeMakeUCity.com)

**Saturday, March 4**  
10:00 - 11:30 am  
Herman Park Community Center  
Registration Recommended — Visit [WeMakeUCity.com](http://WeMakeUCity.com)

**Online Activities**  
Complete interactive online activities at [WeMakeUCity.com](http://WeMakeUCity.com)

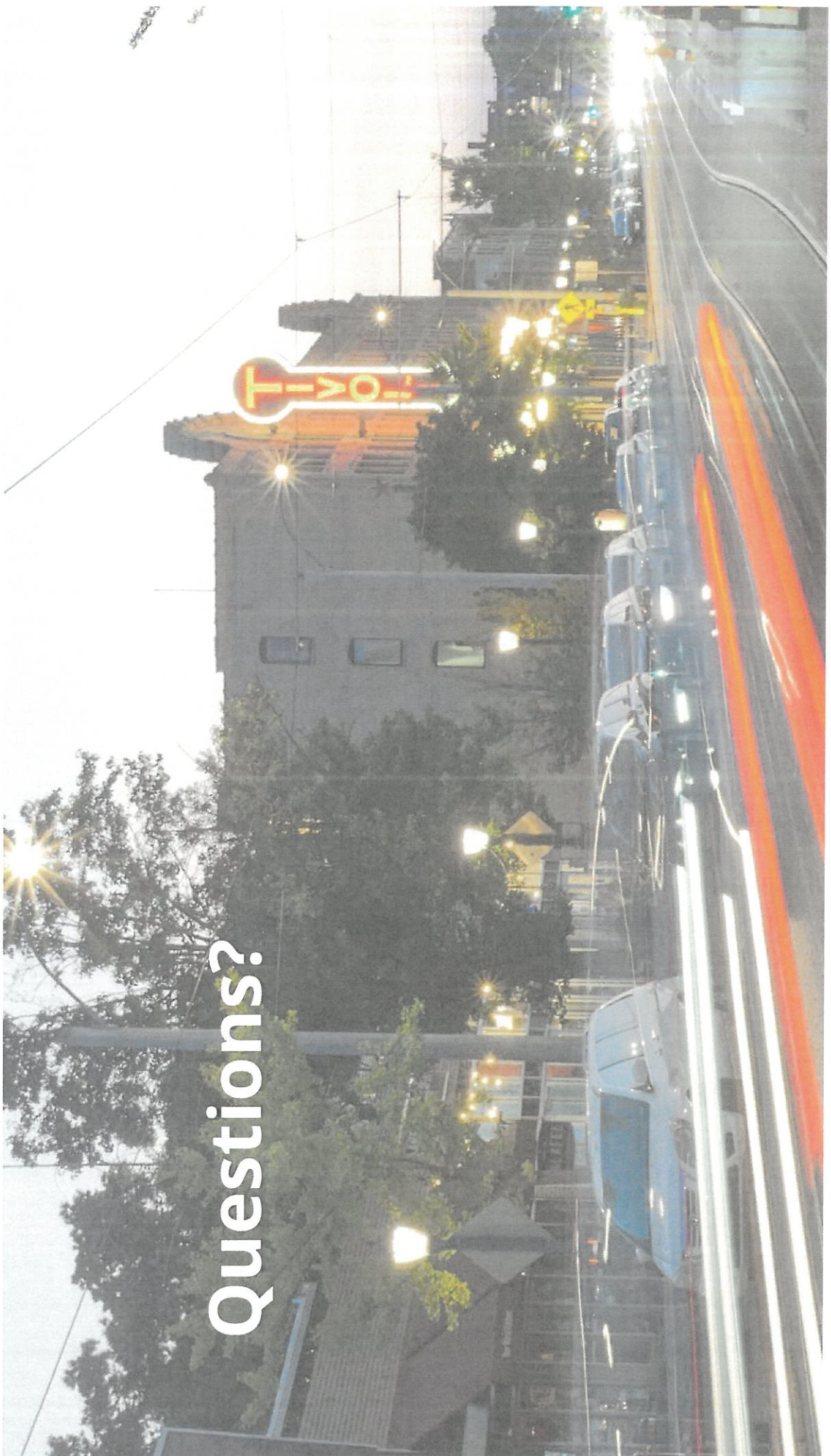
**Paper Surveys**  
Fill out a paper version of the activities at City Hall, the Public Library or the University City Schools District Office

Learn more, visit: [WeMakeUCity.com](http://WeMakeUCity.com)

**Help shape the future of University City!**

**WeMakeUCITY**  
Resilient. Livable. Prosperous.

There are many ways to get involved!  
Visit [WeMakeUCity.com](http://WeMakeUCity.com) for more information.



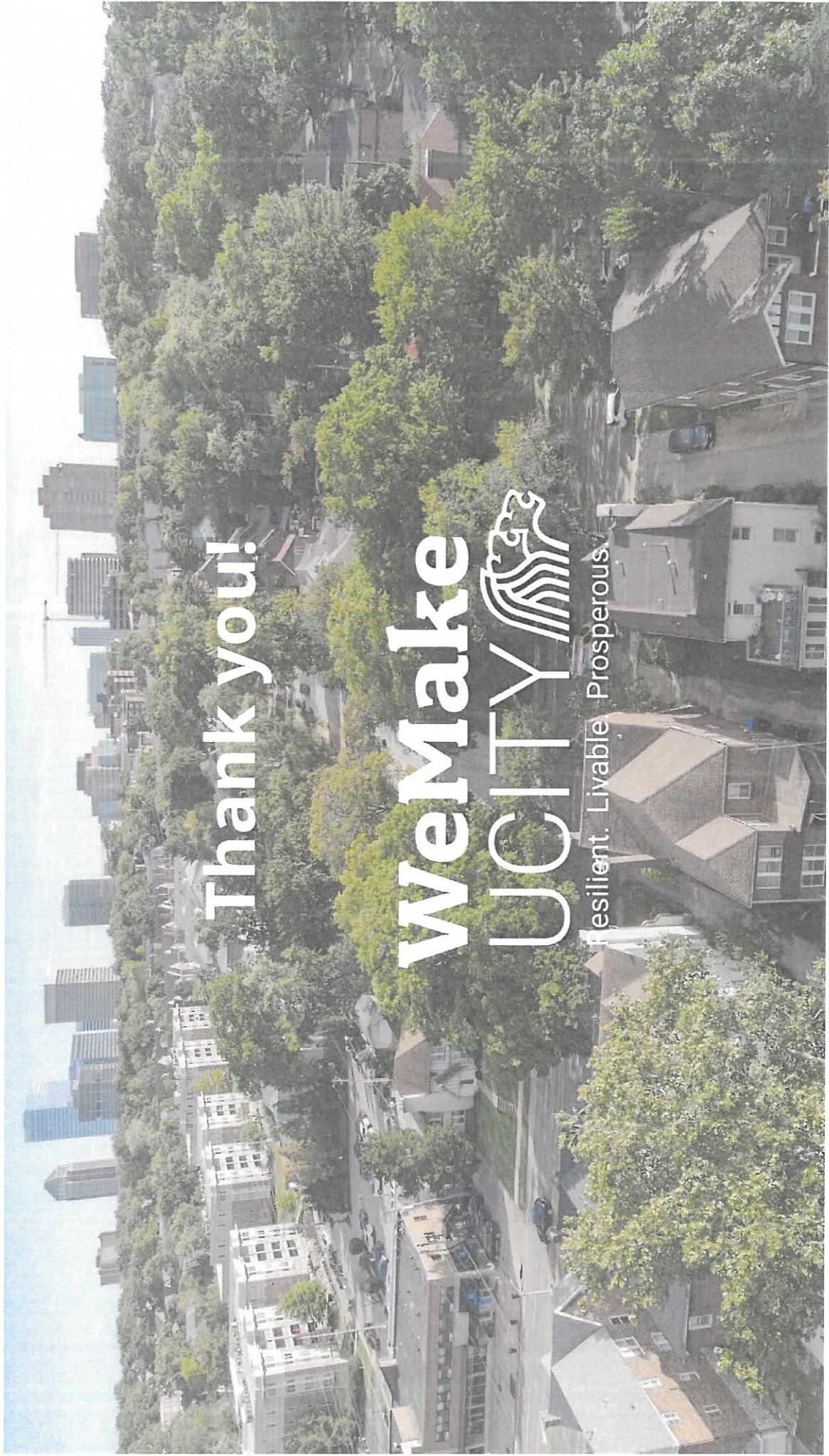
Questions?

Thank you!

**weMake**  
**UCITY**



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## Roster - University City Commission on Senior Issues

Name	Board Position	Address	Phone	Email
Gretchen Barry		504 Old Bonhomme	323.2880 ( c )	<a href="mailto:gretchenbarry5@gmail.com">gretchenbarry5@gmail.com</a>
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Suzanne Greenwald		836 Barkley Square	725.5429 (h) 518.8121 ( c )	<a href="mailto:suz836@hotmail.com">suz836@hotmail.com</a>
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Christopher Lhotak		963 Gay Avenue	412.8211 ( c )	<a href="mailto:lowtack@hotmail.com">lowtack@hotmail.com</a>
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Aleta Klein	Council Liaison		801.512.3912	<a href="mailto:kleinward2@gmail.com">kleinward2@gmail.com</a>
Lynda Euell-Taylor	Staff Liaison	Centennial Commons 7210 Olive Blvd.	505.8525	<a href="mailto:letaylor@ucitymo.org">letaylor@ucitymo.org</a>

as of  
4.10.23