



**PARKS COMMISSION  
CENTENNIAL COMMONS  
7210 Olive Blvd.**

**Tuesday, April 18, 2023  
6:30 p.m.**

**AGENDA**

- A. MEETING CALLED TO ORDER**
- B. ROLL CALL**
- C. APPROVAL OF AGENDA**
- D. APPROVAL OF MINUTES**
  - 1) March 21, 2023
- E. CITIZEN PARTICIPATION**
- F. DEPARTMENT REPORT**
- G. COUNCIL LIAISON REPORT**
- H. COMMISSION MEMBERS PARK INSPECTIONS REPORT**
- I. UNFINISHED BUSINESS**
  - 1) Parks Centennial Update
- J. NEW BUSINESS**
  - 1) Comprehensive Plan Presentation
- K. COMMISSION COMMENTS**
- L. ADJOURNMENT**

**MINUTES OF A REGULAR MEETING OF THE  
PARK COMMISSION  
CITY OF UNIVERSITY CITY, ST. LOUIS COUNTY, MISSOURI  
TUESDAY, APRIL 18, 2023**

**Agenda Item A: Call Meeting to Order**

Park Commission President, James Wilke called the meeting to order at 6:32 pm.

**Agenda Item B: Roll Call**

Those in attendance included Commission President James Wilke, Commission Members Carl Hoagland, Su Schmalz, Amy Gascon, Lisa Hummel, and Patrick Fox. Also, in attendance was Council Liaison Steve McMahon, Staff Liaison Darren Dunkle, Director of Parks, Recreation and Forestry, Todd Strubhart, Deputy Director of Maintenance, and Lynda Euell-Taylor Deputy Director of Recreation Services.

**Agenda Item C: Approval of the Agenda**

Commission Member Hoagland motioned to move Agenda Item J - New Business - #1 and #2 to be moved up after Agenda Item E - Citizen Participation and Commission Member Fox seconded. The motion was approved.

**Agenda Item D: Approval of the Minutes**

Commission Member Fox motioned, and Commission Member Hoagland seconded to approve the February Minutes. The motion was approved.

**Agenda Item E: Citizen Comments**

- 1) Lory Mueller of 8419 Cornell Avenue made a request to have pickleball lines at all or at least most of the tennis courts.
- 2) Mr. Chris Gaffney of 7459 Stratford Ave. representing the Alta Dena Subdivision stated that the subdivision had raised funds for the purpose of erecting a monument on Pershing Ave. at in celebration of their centennial. He further stated that is approved the subdivision would take responsibility for the ongoing maintenance.

**Agenda Item J –**

- 1) Monument Signs - Mr. Dunkle reported that the city had received inquiries regarding the possibility of installing subdivision monument signs within certain medians within the city. Since all city owned medians that are located within the rights-of-way are by ordinance a city park, the commission is being asked if they think that the placement of said monuments should be constructed in these areas and if so, what would be appropriate (type, size, locations, speed limit restrictions, etc.).

Commission Member Hummel stated that her only concerns would be visibility and lighting. Commission President Wilke stated that his concerns would be drawing lines on who and what monuments could be placed. Commission Member Fox stated that there would need clear guidance and have parameters to the limits on size and no political or commercial use, etc.

Citizen Comment - Mr. Kevin Taylor a resident at 7022 Canton stated that the Commission had historically denied such request in the past and the Commission should be consistent.

Commission Member Fox motioned, and Commission Member Hoagland seconded to have a policy on monument signs created by the Parks Department that included the placement and size of the monument but excluded political and commercial use. The motion was approved.

- 2) Centennial Commons Memberships – Mr. Dunkle reported that a discussion would center on whether residents should be allowed to purchase a partial or full membership. Currently a resident can purchase a day pass to Centennial Commons, but no memberships are being sold because the facility is not fully functional. Existing members are using the facility for free.

Discussion by the Commission took place regarding the possibility of offering a monthly membership fee on a temporary basis. Deputy Director of Recreation, Ms. Lynda Euell-Taylor stated that residents can currently purchase a 20-visit punch card for \$72.00 or purchase a day pass.

Citizen Comment - Mr. Andrew Mosesian of 722 Kingsland Ave. asked about expanding hours and requested hours on Sunday.

Commission Member Fox motioned, and Commission Member Hummel seconded to support a temporary reduced monthly membership that would be fifty percent of that of a three-month membership rate on a monthly basis. The motion was approved.

#### **Agenda Item F: Department Report**

Mr. Dunkle reported that staff continued to provide the day-to-day operations of the department and that he would comment on other report items later as they would pertain to specific Agenda Items that were scheduled to be discussed.

- 1) Pickleball – Mr. Dunkle reported that staff is currently working with contractors regarding the placement of pickleball lines on Kaufman and Flynn Park tennis courts. Mr. Dunkle further stated that he had met with representatives of the Parkview Gardens Association in regard to the possible funding of pickleball courts in Metcalfe Park.
- 2) Heman Park Basketball Court Project – Mr. Dunkle reported that staff has continued to meet with representatives of the Big Guard group in regard to the replacement of the basketball courts in Heman Park and that he expected to have a contract in place within the next few months.
- 3) Baseball Fields - Mr. Dunkle reported that staff is continuing to work on plans for the reconstruction of Jack Buck Field, however, there are some difficulties due to the fact that part of the field is located within a floodway. Mr. Dunkle also stated that staff is also looking into the possibility of converting the existing field in Millar Park into a high school level field. Mr. Todd Strubhart, Deputy Director of Parks Maintenance reported that staff is currently working on the ball fields in Heman Park to make sure they are ready for the season.

Citizen Comment - Mr. Kevin Taylor a resident at 7022 Canton stated that his wife has worked for the city for 36 years and the city made an ordinance to prohibit him from being on the Commission. He further stated that the Commission talks about pickleball, CentCom, pool, etc. however, there are never any discussions on baseball fields or reports about talking to the Cardinals Care etc. He stated that he was at a loss, and we should get the fields fixed.

- 4) Heman Park Pool – Mr. Dunkle reported that electrical repairs have begun on the pool and staff has continued their ongoing efforts for the approval from FEMA to move forward with repairs/restoration, however, FEMA has not given a timeline on when they will give approval. Mr. Fox stated that the Commission should acknowledge the work of staff on their efforts.

### **Agenda Item G: Council Report**

- 1) Tour of Centennial Commons - Council liaison McMahon asked the Commission if they would have any interest in getting a tour of the Centennial Commons to look at the flood damage.
- 2) Council Member Cusick – Council Liaison McMahon reported that Council Member Cusick of the Third Ward had resigned from his position and has moved to Arizona. Accordingly, the Council has appointed Mr. Dennis Fuller who has served on the Traffic Commission to fill the vacant position.

### **Agenda Item H: Commission Members Park Inspection Report**

- 1) Ruth Park Woods (Lisa Hummel) – Reported that the Centennial Celebration kickoff will be held at the park, and that there is still an abandoned vehicle located off a side trail.
- 2) Dog Park (Patrick Fox) – Reported that the fencing still needed to be fixed from the flood.
- 3) Millar Park (Lisa Hummel) – Reported on the erosion along the trail and that a piece of the concrete had broken off.

### **Agenda Item I: Unfinished Business**

- 1) UCity 100<sup>th</sup> Birthday – Commission President Wilke reported that the Committee was looking into having four to five events in various park locations. The first event will take place at Ruth Woods Park on Sunday, April 16<sup>th</sup> between 1-2 and that tours will be given.

### **Agenda Item K: Commission Comments**

- 1) Park Rules and Regulations – Commission Member Hoagland stated that he didn't understand why it has taken the City Attorney so long to review and comment on the park rules and regulations.
- 2) Meetings – Commission Member Fox stated that he was glad to be on the Commission, however, he felt that the meetings needed to stay on tasks, and on target, and that residents should only be allowed to speak at the appropriate times.

### **Agenda Item L: Adjournment**

Commission Member Hummel motioned, and Commission Member Hoagland seconded at 7:54 pm to adjourn the meeting. The motion was approved.



## Department of Planning & Development

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

### MEMORANDUM

TO: Parks Commission  
FROM: Mary Kennedy, Planner  
DATE: April 18, 2023  
SUBJECT: Comprehensive Plan Update & Critical Questions

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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 still currently underway (workshops, online and paper surveys, pop-up events).

The planning team would like to present to the Parks Commission an update on the planning process and begin a discussion on a couple critical questions:

1. The comprehensive plan could recommend that new green space is introduced within the Flood Mitigation Area in lieu of encouraging new development that would be vulnerable to flooding. This green space could serve as a community amenity, and have environmental benefits such as to help with stormwater management and restore natural ecosystems and habitat. **If green space is developed within the flood plain, how can it best support the City's sustainability goals?**
2. When looking at ½ and ¼-mile service areas, it appears that most residents of University City can access parks. However, the 2008 Parks Plan stated that "In the east part of the city the parks are smaller reflecting the difficulty of acquiring park land after an area was already developed. There are also areas of the city which are not served by certain types of parks at all." **Is this still the case in 2023, and what specific types of parks are less accessible—and do you think may be desirable—in the east or elsewhere?**

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.





# WeMake UCITY



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## Parks Commission Meeting

April 18, 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, stakeholder meetings
- **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.



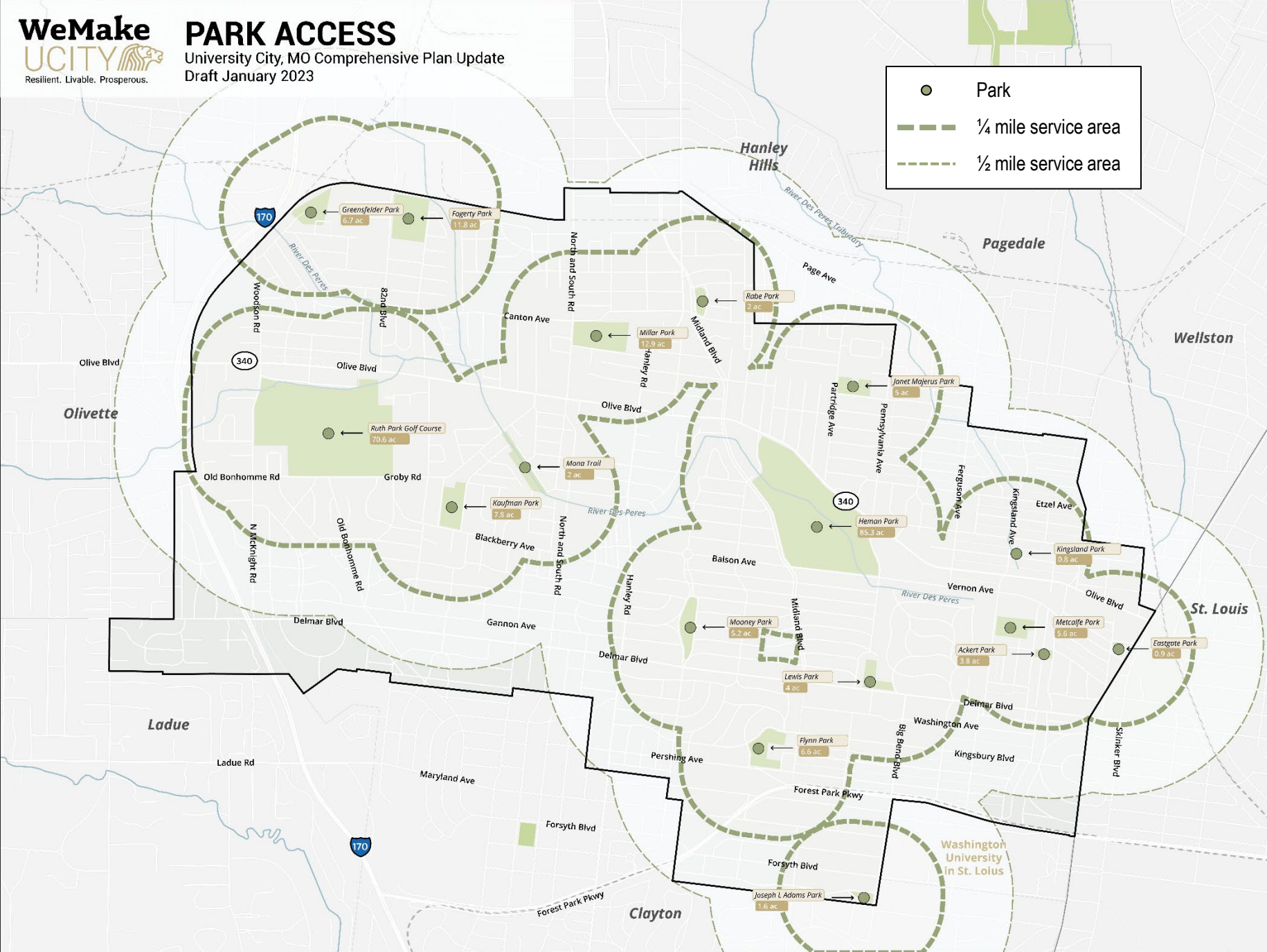
# Critical Question 1

## Potential green space in flood prone areas

The comprehensive plan could recommend that new green space is introduced within the Flood Mitigation Area in lieu of encouraging new development that would be vulnerable to flooding. This green space could serve as a community amenity, and have environmental benefits such as to help with stormwater management and restore natural ecosystems and habitat.

***If green space is developed within the flood plain, how can it best support the City's sustainability goals?***

- Park
- ¼ mile service area
- ½ mile service area



Total Parks:

**21**

Total Park  
Acreage:

**260**

# Critical Question 2:

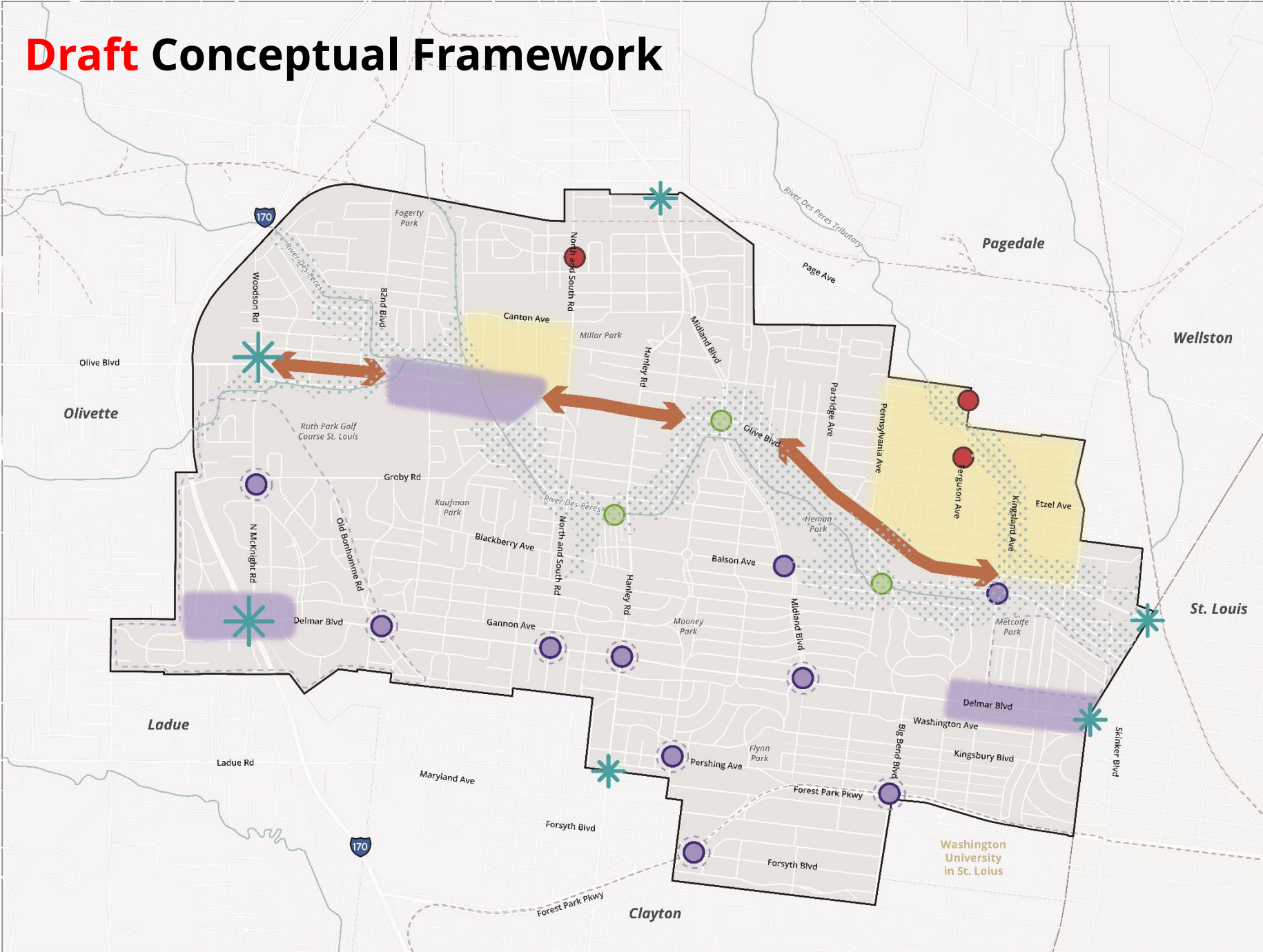
## Park access

When looking at ½ and ¼-mile service areas, it appears that most residents of University City can access parks. However, the 2008 Parks Plan stated that “In the east part of the city the parks are smaller reflecting the difficulty of acquiring park land after an area was already developed. There are also areas of the city which are not served by certain types of parks at all.”

***Is this still the case in 2023, and what specific types of parks are less accessible—and do you think may be desirable—in the east or elsewhere?***



# 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

## **Community Gateway:**

- Create attractive entries into the City

## **Mixed-Use District:**

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

# Corridors, Districts, and Nodes

## Neighborhood Activity

### Nodes:

- Connect businesses and services to residential areas
- Safe pedestrian and bicycle access

## Civic Activity Nodes

- 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 U City 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!

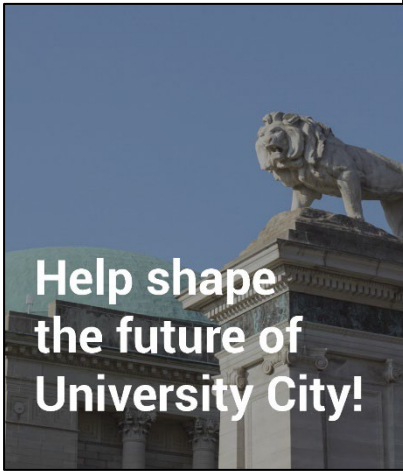

#### In-Person Events

<b>Thursday, March 2</b> 6:00 - 7:30 pm Heman Park Community Center	<b>Saturday, March 4</b> 10:00 - 11:30 am Heman Park Community Center
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*Registration Recommended – Visit [WeMakeUCity.com](http://WeMakeUCity.com)*

<b>Online Activities</b> Complete interactive online activities at <a href="http://WeMakeUCity.com">WeMakeUCity.com</a>	<b>Paper Surveys</b> Fill out a paper version of the activities at <b>City Hall, the Public Library, or the University City Schools District Office</b>
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Learn more, visit: [WeMakeUCity.com](http://WeMakeUCity.com)



## Help shape the future of University City!

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



Questions?





Thank you!

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