



**Department of Public Works and Parks**

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

**TRAFFIC COMMISSION MEETING  
HEMAN PARK COMMUNITY CENTER  
975 PENNSYLVANIA  
WEDNESDAY, May 10, 2023  
6:30 PM**

**1. Call to Order**

**2. Roll Call**

**3. Approval of Agenda**

**4. Approval of Minutes:**

❖ February 8, 2023, March 8, 2023, special meeting March 14, 2023

**5. Agenda items:**

A. Comprehensive Plan Update

B. The Preserve at Canton

**6. Council Liaison Report**

**7. Miscellaneous Business**

**8. Adjournment**

Prior to the meeting, we recommend that you visit the site(s). Please e-mail [dgirdler@ucitymo.org](mailto:dgirdler@ucitymo.org) to confirm your attendance.

TRAFFIC COMMISSION MEETING  
Heman Park Community Center  
975 Pennsylvania Avenue, University City MO 63130

Date: 2/8/23

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

2. Roll Call

Bart Stewart	Commissioner & Chair - Excused
Dennis Fuller	Commissioner - Present
Craig Hughes	Commissioner - Present
Cirri Moran	Commissioner & Acting Chair-Present
Jane Schaefer	Commissioner - Present
Jerold Tiers	Commissioner – Present
Larry Zelenovich	Commissioner – Present
Darin Girdler	PWP Director – Present
Mirela Celaj	PWP Asst. Dir.- Present
Eugene Kuelker	PWP Staff – Present
Shawn Whitley	Police Liaison - Present
John Mulligan	City Attorney - Present

3. Approval of Agenda

Motion by Commissioner Schaefer to approve the agenda and motion 2<sup>nd</sup> by Commissioner Tiers. Motion approved by a unanimous voice vote of the Commission.

4. Approval of Minutes of: 1/11/23

Motion by Commissioner Schaefer to approve the minutes of Hughes and motion 2<sup>nd</sup> by Commissioner Hughes. Motion approved by a unanimous voice vote of the Commission.

5. Agenda items

A. Request to remove parking restrictions on the 7600 block of Gannon.

(1) Requested by Alan Simpson, President U. City Shul, 700 North and South Road.

(2) Attorney Mark Jacob, a member of U. City Shul was present at the meeting and spoke with Mr. Simpson and on behalf U. City Shul.

- a. Mr. Jacob and Mr. Simpson presented a petition of 150 members of the congregation and 13 Business owners supporting the request to remove parking restrictions on the 7600 block of Gannon.
- b. Mr. Jacob reminded the Commission that the girl school had initiated this request in 2010 after the initial restriction was placed.
- c. Mr. Jacob cited city code 355 and argued that the 7600 block of Gannon should not qualify as restricted status. He cited that city code 355 section A-2 notes that the traffic count has to exceed 2000 per day therefore this block does not qualify. To support the statement Mr. Jacobs submitted to the commission, a traffic volume map conducted by the Missouri Department of Transportation.
- d. Mr. Jacob concluded that this is just the right thing to do.

(3) Resident Jeff Glogower, 7617 Gannon Ave, was present and addressed the Commission.

- a. Mr. Glogower was in opposition to this request and cited city code section 355.030, dealing with nonresident parking and residential neighborhoods. A copy of Mr. Glogower's letter was presented to all Commission members in their packet.
- b. Mr. Glogower pointed out that the Commission had addressed this during the 11-9-2022 Traffic Commission meeting and at that time noted the city attorney stated the procedure for requesting resident parking restrictions was to obtain more than 75% signatures of the residents of the affected block in question. Mr. Glogower notes in his letter to the traffic Commission that the signatures obtained by Mr. Jacob are not residents of the Gannon neighborhood but rather members of the synagogue who reside in University City as well as business owners in the north and South business district who are also not residents of the 7600 block of Gannon. Mr. Glogower provided all members of the Commission his letter of opposition.

(4) Commission discussion.

- a. Commissioner Tiers noted the history of parking restriction on the 7600 block of Gannon beginning back in 2010.
- b. Commissioner Fuller noted the discussion of this restriction from the Traffic Commission meeting of 11-9-22 which the city attorney cited that only residents can lift a parking restriction.

- c. Commissioner Fuller pointed out that Mr. Jacob and Mr. Simpson had presented a petition of the members of the congregation and business owners rather than the residents of the neighborhood.
- d. Commission Chair Moran polled commission members as to how they wished to proceed with the request.
- e. Commissioner Tiers suggested that the current property owners of the 7600 block of Gannon have to be polled and greater than 75% of them have to agree to lift the restriction.

(5) **MOTION** by Commissioner Zelenovich to reject the request to lift the parking restriction in the 7600 block of Gannon in the absence of a petition in excess of 75% of the existing residents signatures to lift the restriction. The motion was seconded by Commissioner Schaefer. The motion passed by a unanimous voice vote of the Commission.

B. Request restricted parking 7000, 7100, South side Forsyth Blvd.

(1) Requested by China R. Novak 7018 Forsyth Blvd.

(2) Initial request made and presented 4-13-22. As initial request did not include a resident petition, the request was tabled until Ms. Novak obtained a petition of more than 75% of the resident owners of the 7000 and 7100 Blocks of Forsyth Blvd.

(3) Resident Novak returns this date a list of electronic signatures of the owners of record for each of the parcels of real estate in excess of seventy-five % of the parcels of real estate adjacent to the block of the public street involved.

(4) Commission Discussion

a. Commission Chair Moran asked how the signatures were obtained. Resident Novak responded that they were obtained electronically and there were no actual signatures but a listing of the residents or parcel owners who electronically signed the petition.

b. City attorney Mulligan agrees with electronic signatures but stated resident Novak needs to document the verification process.

c. Resident Novak indicated that she was instructed to do it this way by the former PWP Director.

d. After a brief discussion between the City Attorney Mulligan, PWP Director Girdler and Commission chair Moran, it was agreed resident

Novak will bring the e-signature process verification to the City Attorney Mulligan and PWP Director Girdler before the next meeting.  
(5) Request for restricted parking 7000, 7100, South side Forsyth Blvd. tabled to March Commission meeting.

C. Speed bumps / Humps.

(1) Requested by Carrie McGuire & Devan Mason

(2) PWP Director Girdler stated that it is not city policy to erect any type of speed bumps on city streets. The public works office will contact residents McGuire and Mason to discuss this request and possibly just other traffic calming suggestions.

(3) No further action will be taken by the Commission at this time.

6. Council Liaison Report, Council Liaison Not present, No report.

7. Miscellaneous Business

A. Commission Chair Moran introduced and welcomed PWP Director Darin Girdler and PWP Assistant Director Mirela Celaj.

8. Adjournment.

No further business appearing, Commissioner Tiers made a motion to Adjourn, Motion 2nd by Commissioner Schaefer, the motion passed by a unanimous voice vote of the Commission.

Meeting Adjourned at 8:41 PM

Respectfully submitted,  
Dennis Fuller, Commissioner

TRAFFIC COMMISSION MEETING  
 Heman Park Community Center  
 975 Pennsylvania Avenue, University City MO 63130

Date: 3/8/23

1. Call to Order At 8:15 P.M. by Chairman Stewart

(note: Due excused absences and illness of commissioners, a quorum was not present until 8:15 PM. However, due to the number of community residents present for agenda item number 4, see paragraph 5D below, a presentation by Chris Beard, 411 N. 10<sup>th</sup> St., Lochmueller Group (Project #522-0416) and discussion by community members was initiated at about 6:45 PM. A full audio recording of this discussion is available at;  
<http://apps.ucitymo.org/PublicPortal/Browse.aspx?startid=35288>)

2. Roll Call

Bart Stewart	Commissioner & Chair - Present
Dennis Fuller	Commissioner - Present
Craig Hughes	Commissioner - Present
Cirri Moran	Commissioner -Excused
Jane Schaefer	Commissioner - Excused
Jerold Tiers	Commissioner – Present
Larry Zelenovich	Commissioner – Excused
Darin Girdler	PWP Director – Present
Mirela Celaj	PWP Asst. Dir.- Present
Shawn Whitley	Police Liaison - Present
John Mulligan	City Attorney - Present

3. Approval of Agenda

Motion by Commissioner Fuller to approve the agenda and motion 2<sup>nd</sup> by Commissioner Tiers. Motion approved by a unanimous voice vote of the Commission.

4. Approval of Minutes of 2/8/2023, Waived until next meeting.

5. Agenda items:

- A). Request restricted parking 7000, 7100, South side Forsyth Blvd.  
 (1) Requested by China R. Novak 7018 Forsyth Blvd.

(2) Initial request made and presented 4-13-22. As initial request did not include a resident petition, the request was tabled until Ms. Novak obtained a petition of more than 75% of the resident owners of the 7000 and 7100 Blocks of Forsyth Blvd.

(3) Resident Novak returned 2/8/2023 with list of electronic signatures of the owners of record for each of the parcels of real estate in excess of seventy-five % of the parcels of real estate adjacent to the block of the public street involved. City attorney Mulligan allowed that electronic signatures are legal but needed to be authenticated. City attorney Mulligan and Public Works Director Girdler agreed to meet with resident Novak to authenticate signatures and return next meeting to address initial request. electronic forms and have determined they are acceptable. PW Asst. Dir Mirela Celaj did the calculation, and this petition exceeds the 75% threshold. Staff has no issues.

(5) **Motion** by Commissioner Tiers to approve the request for restricted parking 7000, 7100, South side Forsyth Blvd. second by commissioner Hughes. **Motion approved by a unanimous voice vote of the Commission.**

B. Request by city staff to allow the school district to close the eastbound lane of Balson Ave. from Hanley Rd. to Jackson Ave. Monday through Friday, 2:45 PM to 3:00 PM during the school year.

(1) Karl Scheidt, 7700 Olive, representative from the schools was present to answer any questions.

(2) PW staff did not discover any public safety issues as they tend to avoid schools during a response unless it is for the school, and time period is only for half an hour. Staff's only concern is the southbound left turn lane from North Hanley onto Balson Avenue and whether it should also be blocked for this short period of time.

(3) Discussion

a. Mr. Girdler questioned whether the city would need to get the county's permission for Hanley Rd.

b. City attorney Mulligan stated the city has control of Balson, but city will need to pass an ordinance to allow limited control of a city street. However, the code allows for experimental regulation for 90 days.

c. Mr. Girdler proposed a test period first and then propose a change to city ordinance.

d. Mr. Girdler questioned if school would provide, place and remove barriers. Mr. Scheidt indicated they already had barriers available and would manage the placement.

(4) **Motion** by Commissioner Tiers to allow the school district to close the eastbound lane of Balson Ave. from Hanley Rd. to Jackson Ave. Monday through Friday, 2:45 PM to 3:00 PM during the remainder of the school year with school staff working with Public Works staff for barrier placement and removal. Second by Commissioner Hughes. **Motion approved by a unanimous voice vote of the Commission.**

C. Request by city staff to allow the school district to place a parking restriction on both sides of Pershing Ave. from Rossi drive to the west, Monday through Friday 8:15 AM to 9:00 AM and 3:15 PM to 4:00 PM during the school year, August to June.

(1) Karl Scheidt, 7700 Olive, representative from the schools was present to answer any questions.

(2) City staff did not discover any public safety issues as they tend to avoid schools during a response unless it is for the school. Staff's concern is with the request for both north and south sides as the south side of that area is multi-family that do use on street parking. City staff recommends the north side restriction only.

(3) Discussion

a. Mr. Girdler recommends restriction on the north side only and recommends extension to the West and of the tennis courts.

b. Karl Scheidt, of university city school district agrees with Mr. Girdler's recommendations.

(4) **Motion** by Commissioner Fuller to place a parking restriction on the north side of Pershing Ave. from Rossi drive to the west edge of the tennis courts, Monday through Friday 8:15 AM to 9:00 AM and 3:15 PM to 4:00 PM during the school year, August to June. Second by commissioner Tiers. **Motion approved by a unanimous voice vote of the Commission.**

(D) Discussion of Washington University Traffic Impact Study, 2-24-23, regarding the buildings at 6900 Delmar and 6901 Washington being considered for conversion to academic use.

(1) Applicant: Washington University



(2) Request: Review of Traffic Study and recommendation of modified traffic circulation pattern, including location of parking spaces. The Applicant is proposing to purchase the buildings at 6900 Delmar Boulevard and 6901 Washington Avenue to house one of the academic departments currently on the main campus of the University. To make this happen, alterations to the site plan of 560 Trinity Avenue (560 Music Building) would be required. This site is currently owned by Washington University. This proposal will be reviewed by the Historic Preservation Commission on March 15, 2023, and the Plan Commission on March 22, 2023. The Applicant has provided several items for the Commission's review: 1. A Project Narrative summarizing their proposal; 2. A Traffic Study; 3. A map of the project location and the surrounding area; 4. An aerial photo of the existing conditions; and 5. A series of proposed site plans showing the possible location of the required parking spaces and the traffic circulation pattern of each scenario. The Traffic Study is detailed and outlines the anticipated daily traffic patterns associated with the proposal. Staff agrees with the recommendations as outlined on page 13 of the Traffic Study. The Commission may consider any of the proposed Scenarios. Two (2) provide 37 parking spaces and one (1) provides 48 on the 560 Trinity Avenue lot. Please note that any proposed site plan would need to be approved by the Historic Preservation Commission on March 15th and the Plan Commission on March 22nd. There are a number of issues to consider with this proposal, not the least of which is parking. Parking for not only the 6900 and 6901 buildings, but the approved parking arrangements for the 560 Trinity site, COCA as well as the Castlereagh Apartments located immediately east of the 560 building on Delmar Boulevard. COCA, 560 Music Building and the apartments have parking spaces allocated in the parking garage located behind the apartments and east of the 560 site. These spaces and the use of the parking garage have been approved through approval of a number of Conditional Use Permits (C.U.Ps) in the last few years. It is important that the reuse of the two (2) structures at 6900 Delmar Boulevard and 6901 Washington Avenue, if the Applicant acquires them, be adequately parked according to the Zoning Ordinance. It is equally important to ensure that the 560 Music Building, COCA, and the Castlereagh Apartments stay adequately parked if this proposal becomes reality. Page 2 March 8, 2023, Traffic Commission The proposed reuse of the two buildings at 6900 Delmar Boulevard and 6901 Washington Avenue

are situated on a site which currently has 15 parking spaces. In addition to utilizing these existing spaces, the applicants propose (or 63) to build a new parking lot with 37 (or 48) parking spaces on the 560 Music Center site, directly across Trinity Ave from the site. The total of 52 (or 63) parking spaces are sufficient to support the uses of classrooms and faculty offices. The parking requirements set for in 400.2140 of the zoning ordinance do not perfectly translate to the new uses. The most applicable use category for parking requirements is “schools, business, professional, or technical schools” requires 1 space for every 3 students based on program capacity. With a maximum of 99 students utilizing the proposed classrooms, 33 parking spaces are required. The code does not require additional parking spaces for faculty. However, assuming the 15 full-time faculty and staff planned for the site require one parking space, an additional 15 spaces would be needed. Between faculty, staff, and students, the proposed uses would need 48 parking spaces. With 52 (or 63) spaces proposed, the site plan exceeds the parking demand for the proposed uses. There have been a number of concerns regarding parking when events are held at the 560 Music Center and COCA. Below is a summary of the current parking situation between the 560 Music Center and COCA. ) In 2005, University City approved a conditional use permit to allow the building at 560 Trinity Ave to be used for private school purposes. Since then, it has been referred to as the 560 Building, or 560 Music Center. ) In 2017, University City approved a site plan allowing for the construction of the parking garage on the same site as the 560 Music Center. The garage was planned to accommodate parking for events at the music center, and in the future, accommodate parking for events held at COCA. The garage provides 204 parking spaces. ) In 2018, University City approved a conditional use permit for COCA to satisfy a portion of its parking requirements at the new parking garage. A shared parking agreement was signed between Washington University and COCA to allow the garage to be used by both sites. ) Garage Capacity. The garage, which was completed in 2018, has 204 parking spaces. Of these, 128 are dedicated for COCA’s use, 54 are dedicated to the 560 Music Center, and 6 are dedicated to the Castelreagh Apartments, directly to the north of the garage. Parking Requirements for Existing Uses. Below are the number of parking spaces required per the zoning ordinance for the existing uses: COCA – Catherine B. Berges Theatre: ♣ 454 seats in theater ♣ 117 parking spaces required per code (1 space per 3.5 seats =

130 x 10% reduction for proximity to transit = 117) ♣ 128 parking spaces provided ♣ Exceeds parking requirements by 11 spaces Page 3 March 8, 2023 Traffic Commission 560 Music Center ♣ E. Desmond Lee Concert Hall: 1092 seats ♣ Pillsbury Theater: 300 person capacity (3,266 square-feet) ♣ Recital Hall: 50-person capacity (775 square feet) ♣ 354 parking spaces required per code (based on 1 space per 3.5 fixed seats, 1 space per 50 square feet for spaces without fixed seating) ♣ 54 parking spaces provided ♣ Deficit of 300 parking spaces assuming all three event spaces are being used at full capacity. This is a highly unlikely scenario. Given the above analysis, it appears that the 560 Music Center is under parked. The degree of under parking is exaggerated by the “worst case scenario”, which is highly unlikely – that all three event spaces are being utilized at full capacity simultaneously. It is staff’s opinion that the parking issues with the 560 Music Center will not be made worse by the proposed reuse of the buildings at 6900 Delmar and 6901 Washington for classrooms and faculty offices. The parking proposed for these buildings exceeds the needs of the proposed uses. Furthermore, the classrooms and faculty offices will be most utilized during the weekday mornings and afternoons, not during the evening and on weekends, when the majority of events are held at the 560 Music Center and COCA. When students and faculty leave the offices/classrooms, it will free up additional space for event attendees at the 560 Music Center and COCA, helping to satisfy some of the demand for parking during events.

(3) Staff believes that the proposed Conditional Use Permit that will be before the Plan Commission on March 22, 2023, is appropriate as its uses will be sufficiently parked.

(4) Discussion: Chris Beard, 411 N 10th St., Lochmueller representative presented Project #522-0416 traffic study, conclusions and proposed preliminary scenarios A., B., and C. and was available for questions and discussion. Steve Condren 700 Rosedale Ave. Washington Univ. representative was available for questions.

a. Ted Derring, 7159 Washington, Chair of Grace United Methodist. Grace Methodist church has merged with University City Methodist and Grace has taken over management of the sale of University City Methodist. The traffic study states that there will be minimum impact on traffic and that is probably an overstatement. The issue is

what impact will the sale have on traffic. Mr. Deering stated that Washington University was the only viable buyer and would have the least impact on the community. He further stated that the impact of Washington University buying this property will have little or no traffic impact and probably less than what it was with university city Methodist Church and will probably improve the parking situation. We want the building to be in good hands, I'm a neighbor I want the building to be in good hands and Washington University is the only viable buyer. Mr. Deering encourage the Commission to move on this tonight as they have been under contract for 14 months awaiting decisions by university city.

b. Ruth Decker, 6900 Washington. Stated she was tired of the constant changes and degrading of the neighborhood by Washington University. She noted that the three synagogues and the Methodist Church we're all built to meet the needs of the neighborhood. Why not expand the parking garage on Washington? Mr. Condren responded that Washington University has considered that. But to expand the parking garage the current parking lot would have to be taken down and a newer one built as the current structure cannot not take additional floors.

c. Sarah Oldham 6905 Washington. Opposed to Washington University usage of the two structures as parking in the private neighborhoods has increased and is concerned about additional illegal parking. To state that this will have a minimal impact on traffic is a naive statement it does not account for the impact with this property is developed in the future. She is also concerned about increased traffic on Washington and Trinity. The neighborhood already has instances of traffic grid lock both exiting and entering along the Trinity corridor. Mrs. Oldham does not argue with the study statistics having a negligible impact.

d. Ben Ellerman, 6911 Washington. Stated that the traffic study is inadequate, traffic changes from one day per week to a five day per week usage. Mr. Ellerman questioned how the study was done, the study's collection points, and the peak times of study.

e. David Sandelman, 6910 Washington. Expressed concerns about increased traffic and entering / existing Washington Hts 2 safely.

f. Commissioner Tiers, and reviewing all three options explained that all options show parking on Trinity. Are any of the parking spots historical in nature and is there a request to eliminate on street parking? Stacey , of Lochmueller, 621 N Skinker, stated the study intends to maintain the existing conditions in the area but we are more than happy to respond to suggestions regarding changes or maintenance of existing parking spaces

g. Kevin Ferrell, 6605 Waterman Ave. Ames place subdivision, expressed concerns about pinch points that currently exists in the neighborhood especially along Trinity and as opposed to any additional build-out crosswalks on Trinity.

h. Kevin Ferrell, read an e-mail which was presented to the public works director from Jackie Detering, 6625 Waterman Ave., Ames Place resident. Ms. Detering expresses concerns of potential traffic issues on Trinity, especially if street parking is continued on Trinity or adding any additional shuttle stops or pinch points for pedestrians On Trinity.

i. Ron Rogers, 6647 Waterman, Ames place subdivision, work on modifying the plan to have the most efficient traffic flow on Trinity.

j. Terrence Fyfe, 6940 Washington. What I hear is skepticism about whether there is adequate parking this seems to be a practical issue and should the traffic Commission even be concerned with parking should not the residents have some input about the parking?

k. Chris Beard of Lochmueller, I'm hearing take away all outcroppings on Trinity, don't add any addition pedestrian crossings and continue shuttle bus through parking lot as options. I'm willing to make any modifications to any of these plans. Steve Condran of Washington University agrees with Mr. Beard, tell us what you want with the traffic flow and we will be willing to modify.

l. Jo Ann Schooler, #1 Brookings, Washington University. We came tonight with option three which is a product of options one and two. We can make modifications to option 3.

m. Commissioner Hughes suggested all parties work on option 3 / option C.

n. John Wagner, Director of the Planning Commission noted that Option A would be better for historic preservation. He noted that historic preservation will be discussing this on March 15 and the

preservation of the entrance at the roundabout on both sides of Trinity are of concern for the historic preservation committee.

o. Commissioner Tiers summarized that all parties in this discussion appear to have 3 items to resolve; 1. The bus drop off/pick up point stays in parking lot, 2. no bump-outs or new crosswalks on Trinity, 3. no parking on the 560 side (east side) of Trinity.

p. Commission Chair Stewart suggested all parties agree to look at issues stated by Commissioner Tiers and come back with modifications to Option Plan A for a special meeting March 14.

6. Council Liaison Report: Nothing presented.

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 10:12 PM

Respectfully submitted,  
Dennis Fuller, Commissioner

TRAFFIC COMMISSION MEETING  
 Heman Park Community Center  
 975 Pennsylvania Avenue, University City MO 63130

Date: 3-14-2023

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 - Excused
Cirri Moran	Commissioner - Present
Jane Schaefer	Commissioner - Present
Jerold Tiers	Commissioner – Present
Larry Zelenovich	Commissioner – Excused
Darin Girdler	PWP Director – Present
Mirela Celaj	PWP Asst. Dir.- Present
Lt. Shawn Whitley	Police Liaison – Present at 6:55
John Mulligan	City Attorney - Present
John Wagner	Dir Planning - Present

3. Approval of Agenda

Motion by Commissioner Schaefer to approve the agenda and motion 2<sup>nd</sup>.  
 by Commissioner Moran. Motion approved by a unanimous voice vote  
 of the Commission.

4. Approval of Minutes of 2/8/2023 & 3/8/2023.

Commissioner Chair Stewart waived the approval of 2/8/2023 &  
 3/8/2023 minutes until the next regular scheduled meeting of the traffic  
 Commission.

5. Agenda items: Note at the conclusion of the Traffic Commission meeting of  
 3/8/2023, Commission Chair Stewart suggested all parties agree to look at issues  
 stated by Commissioner Tiers and come back with modifications to Option Plan A  
 for a special meeting March 14, 2023. Representatives of Lochmueller and  
 Washington University were present and presented proposed revisions to  
 Washington University Traffic Impact Study, Option Plan A

A. Washington University Traffic Impact Study, Option Plan A Revisions 3/10/23. The Lochmueller Group and Washington University had revised Plan A on 3/10/23 and returned this evening for this discussion. Jo Anne Schooler of Washington University and Mr. Chris Beard and Stacy Whey of Lochmueller Group were present and available for questions.

- (1) Mr. Chris Beard , Lochmueller Group presented four changes;
  - a. Maintain the present pavement apron at Trinity and Del Mar.
  - b. No change in shuttle operations with the shuttle delivering through the parking lot and maintaining current parking lot.
  - c. Parking on Trinity restricted to the West side of the street. No parking on east side of Trinity. This will result in an increase and the width available for traffic movement of seven feet thus increasing the available traffic width to 29 feet.
  - d. Remove crosswalk bump-outs on Trinity thus allowing crosswalk only at traffic circle or at the corner of Trinity and Washington.

(2) Discussion Commissioners

- a. Commissioner Tiers pointed out that there will be a decrease in on-street parking of about eight spaces. Mr. Chris Beard agrees.
- b. Commissioner Moran thanks both parties for the changes because those changes were and will be a big benefit for the residents of Ames place. Commissioner Moran questioned what guarantees we have from Washington University that this will remain a single department and that another department might be put in there later. Commissioner Moran expressed concerns about coordination between venues and guarantee not to open for public use at a later time. Stacy Whey, Lochmueller Group, responded that Washington University is willing and comfortable to address all concerns with a conditional use permit.
- c. Jo Anne Schooler, Washington University added the building will also be used as office space for the department. This will be a single department use and small classroom space use. Ms. Schooler added that Washington Univ. are not at liberty at this time to say what department.

(3) Discussion Residents

- a. David Sandbern, 6910 Washington, has office in 6900 Delmar. Stated there are increasing traffic issues at Washington and Trinity. Further, the current traffic study is an aggregate of the traffic on Tuesdays through



Thursdays but does not show the exceptional events and is proposing an electronic gate at Washington and Trinity to prevent traffic flow into Washington. Mr. Sandbern wants a conditional use permit that requests an assessment of the use of an electronic gate. Wants to better understand both the increase in traffic density and safety for the neighborhood as a reason for doing the study.

b. Commissioner Stewart questioned city attorney Mulligan if a conditional use permit could be issued for this use. Attorney Mulligan responded that the conditional use permit is for the use of the property at 6901 Washington and is directed toward what the city can do in a variety of conditions.

c. Commissioner Moran responded to resident Sanburn and other residents of Washington Heights 2 that the two properties for sale are included in their indenture, and they should have a discussion about their concerns of traffic and parking as it pertains to their subdivision but that is not part of this discussion and this Commission.

c. Ruth Decker, 6900 Washington, our indenture says that a church must remain a church. What benefit does our subdivision have by having you (Wash. Univ) in these properties? Jo Anne Schooler, Washington University, responded that we have brought this to the city and the community as an opportunity to maintain and improve the properties.

d. Marshall Turner 6907 Washington, Washington University is a good steward. They maintain their properties well. Is not opposed to the sale but has concerns regarding traffic and wants traffic managed. Has spoken with the three trustees, they have similar concerns and does not want parking in the subdivision by Washington University. Commissioner Moran reminded Mr. Turner that parking on Washington was a problem of the subdivision and the subdivision can control that if they wish.

e. Ben Ellerman 6911 Washington, stated he did not see how the traffic Commission can make a decision based on the numbers of the current traffic study that was done over three days. This plan will most likely increase traffic for our neighborhood and therefore I do not see how the Traffic Commission to make a decision based on these numbers. With the events going on at COCA now as well as the added venues that Washington U. will now have, doesn't see any way that traffic is going to do anything but increase. Jo Anne Schooler, Washington University, responded that parking for the 560 Music Center has been expanded and that lot will have

permit parking during the day and parking spaces will be open on nights and weekends.

f. Commissioners Stewart and Moran directed Mr. Ellerman to take his concerns about the existing parking venue for COCA to the Planning Commission.

g. Sarah Oldham, 6905 Washington expressed 2 concerns, 1. What guarantees do we have that Washington University will not make unilateral decisions that will affect all of us, but we will have no input into the decisions, and 2. She pointed out that COCA has a full schedule of summer camps which she presented and this will make traffic during the day a huge problem. (Mrs. Oldham handed the 2023 summer program of COCA to all Commission members and most members of the audience) Last summer was gridlock and with the addition of the Washington U program she sees it as being worse.

h. Commissioner Moran asked JoAnne Schooler if Washington University would have classes in the summer at these venues. Schooler responded yes but not to the extent that they are during the regular semesters in the fall and spring.

g. Mr. Beard reiterated that the purpose of the traffic study is to determine if the proposed development will have a measurable impact on the traffic on a typical day at peak times. This is not a worst-case scenario. The study suggests only a 4% increase. These results are similar to the earlier COCA study and both show consistencies in minimal traffic increase. Mr. Ellerman stated that he had the COCA study in his hand and he respectfully disagrees with Mr. Beard.

- (4) Commission Chairman Stuart asked for final comments from commissioners.
- a. Commissioner Tiers stated he did not hear anything that tells him anyone doesn't like the revisions to Plan A. I think the issues with traffic on Washington do need to be brought to the traffic Commission and would encourage those residents to do so.
  - b. Commissioner Schaefer stated she saw no problems with the plan has revised. It looks and sounds like a lot of thoughts have gone into this plan.
  - c. Commissioner Moran stated she is sad to see the church go. Washington University has the pockets to take care of the properties and have consideration for the neighborhoods. She thinks this is the best we can do.

d. Commissioner Fuller stated that he has reviewed all the plans. He agrees with the revised Plan A as the best that we can do and supports Washington University taking ownership of the two properties. He encouraged the Washington Heights 2 neighborhood to bring their parking concerns to the Traffic Commission and agrees that a further study should be supported for the corner of Washington and Trinity.

e. With no further discussion from the Commission, Commission Chairman Stewart called for a motion.

f. Commissioner Fuller made a **MOTION** to approve Plan A with 3/10/23 revisions and recommend to the Planning Commission add a conditional use permit that the two properties will continue to be used at the current proposed uses and the two buildings shall not be used as public performance or public lecture spaces and Washington University permit spaces will be enforced 8 AM to 6:00 PM weekdays and not enforced all other times.

**Motion second** by Commissioner Moran

**Motion passed** by unanimous voice vote of the Commission.

6. Council Liaison Report - None presented

7. Miscellaneous Business - None presented

8. Adjournment. No further business appearing, Commissioner Moran made a motion to Adjourn, Motion was 2nd by Commissioner Tiers. Meeting Adjourned at 8:30 PM.

Respectfully submitted,  
Dennis Fuller, Commissioner



## Department of Planning & Development

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

TO: Traffic Commission  
FROM: Mary Kennedy, Planner  
DATE: May 4, 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 (ten years or more) 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, paper surveys, pop-up events).

The planning team would like to present to the Traffic Commission an update on the planning process and begin a preliminary discussion. This summer, the team will be drafting recommendations for the plan, and would like to come back to the Traffic Commission to get more specific feedback on those recommendations at that time.





# WeMake UCITY



Resilient. Livable. Prosperous.

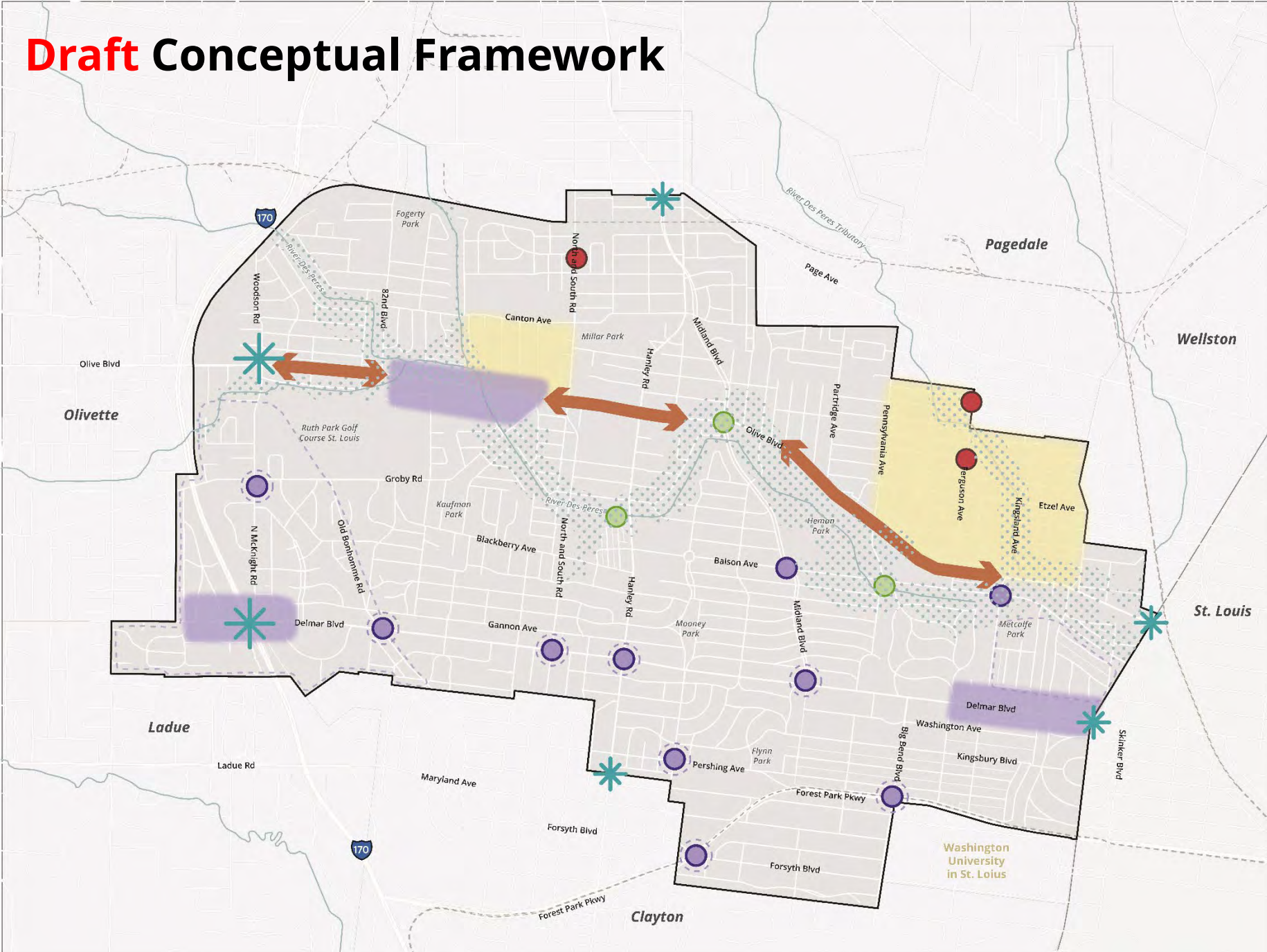
Traffic Commission Meeting



# Draft Goal Statements

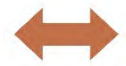
- 1. Preserve and enhance great places.** Maintain existing character, while encouraging creative development, and building resilient, vibrant places.
- 2. Advance shared prosperity.** Support and expand a diverse local economy, quality education, and a strong workforce that improves opportunities for 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.

# 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

# Critical Question 1:

Higher density housing within flood prone areas

It's not anticipated that the comprehensive plan will recommend significant new development in the Flood Mitigation area. However, in selected locations previous plans and community members have recommended higher density (multifamily) housing, such as north side of Heman Park. A potential recommendation in these areas is to allow some, limited multifamily residential development in these locations, provided that it includes accommodations such as elevating the building, incorporating barriers, or adding stormwater retention features.

***Is this something that should be pursued?***

# Critical Question 2

## Non-structural nodes in flood prone areas

There are some existing development nodes within the Flood Mitigation areas and some others that community members have identified as potential good locations for activity nodes. While significant development may not be appropriate in these areas, the plan could recommend non-structural gathering places (e.g. parks and open spaces).

***How should non-structural nodes be developed within these areas and what factors are important to consider in designing them?***

# 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 to anyone who can help with outreach

## 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 <i>Registration Recommended – Visit WeMakeUCity.com</i>	<b>Saturday, March 4</b> 10:00 - 11:30 am Heman Park Community Center <i>Registration Recommended – Visit WeMakeUCity.com</i>
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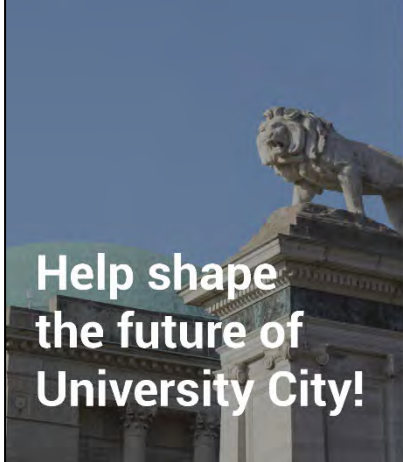
#### Online Activities

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!

### WeMake UCITY

Resilient. Livable. Prosperous.

**There are many ways to get involved!**

Visit [WeMakeUCity.com](http://WeMakeUCity.com) for more information.



Questions?





Thank you!

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St. Louis, Missouri 63110

David Mason and Associates, Inc.  
Missouri Certificate of Authority Number:  
Engineer: 001103  
Architect: 000620  
Survey: 000936

# 7701 CANTON AVENUE TOWNHOUSES

Professional Seal:  
  
Todd B. Scheibe, P.E. - CIVIL  
E-24757

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The seal(s) and signature(s) apply only to the document to which they are affixed, and expressly disclaim any responsibility for all other plans, specifications, estimates, reports or other documents or instruments relating to or parts of the Architectural or Engineering project.

No.	Description	Date

Sheet Title:  
**PRELIMINARY  
SITEPLAN**

Date: 7/28/22  
 Project Number: 2022130-00  
 Designed By: TBS  
 Drawn By: TJR/NPB  
 Checked By: TBS

Sheet Number:  
**C100**

