

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. 10th 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 2nd 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 Chana 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