

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