



**Plan Commission**

6801 Delmar Boulevard, University City, Missouri 63130 | 314-505-8500 | Fax: 314-862-3168

**COMPREHENSIVE PLAN ADVISORY COMMITTEE MEETING**

Thursday, June 22, 2023 at 6:00 pm

via Videoconference

**Topic:** University City Plan Commission

**Date and Time:** Thursday, June 22, 2023 at 6:00 PM Central Time (US and Canada)

**Location:** Virtual (Zoom) – see details below for attending virtually.

**Observe and/or Listen to the Meeting** (your options to join the meeting are below):

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81402718901?pwd=THpZdnJOTENieFQ0NU5ER3ZXUGJPUT09>

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Webinar ID: 814 0271 8901

International numbers available: <https://us02web.zoom.us/j/81402718901>

**Citizen Participation**

Comments may be sent via email to: [jwagner@ucitymo.org](mailto:jwagner@ucitymo.org) or mailed to the City Hall – 6801 Delmar Blvd. – Attention John L. Wagner, Director of Planning and Development. Such comments will be provided to the Plan Commission prior to the meeting. Comments will be made a part of the official record and made accessible to the public online following the meeting. Please note, when submitting your comments or invites, a **name and address must be provided**. Please also note if your comment is on an agenda or non-agenda item, and a name and address are not provided, the provided comment will not be recorded in the official record.

The City apologizes for any inconvenience the meeting format change may pose to individuals, but it is extremely important that extra measures be taken to protect employees, residents board/commission members and elected officials during these challenging times.

# AGENDA

## Advisory Committee Meeting #5

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**DATE:** June 22, 2023  
**TIME:** 6:00-7:30 pm  
**LOCATION:** Virtual via Zoom

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*Purpose:*

- 1) *Discuss moving from revised objectives to more specific actions;*
- 2) *Share proposed formats and materials for round 2 public engagement;*
- 3) *Discuss outreach and publicity for round 2 engagement.*

<b>1. WELCOME</b>	Staff	6:00 pm
<b>2. ROUND 1 FEEDBACK</b>	planning NEXT	6:05 pm
<b>3. GUIDING IDEAS</b>	planning NEXT	6:10 pm
<b>4. REVISED OBJECTIVES AND ACTIONS</b>	planning NEXT / All	6:20 pm
a. Discussion of revised objectives and potential actions		
<b>5. ROUND 2 ENGAGEMENT</b>	planning NEXT	7:20 pm
a. Review of formats and schedule		
b. Activities		
<b>6. OUTREACH AND PUBLICITY FOR ENGAGEMENT</b>	planning NEXT / All	7:25 pm
a. Review of outreach toolkit		
b. Other strategies, techniques, events and venues		
<b>7. NEXT STEPS / ADJOURN</b>	planning NEXT / Staff	7:30 pm

## **Draft Guiding ideas for the We Make U City Comprehensive Plan**

Update 6/18/23

*The following text has been drafted to capture why the comprehensive plan is important and how it can positively impact the future of the City. It was developed based on the concerns, values, and ideas expressed by the community, and is supported by the planning team's analysis. It is designed to summarize key ideas succinctly for the public on a display board that will be shared at the July 2023 Open House and associated second round of engagement.*

*The statements are framed with a description of the City's historic and/or current conditions followed by a statement about the opportunities that the comprehensive plan presents relative to those conditions.*

University City has experienced population decline in recent decades. These trends are not expected to change significantly as the St. Louis Metro area population is projected to decline from 2.8 million in 2022 to 2.77 million by 2050 (source: S&P Global forecasts). The comprehensive plan is an opportunity to recommend specific actions that can be taken to manage a smaller population and make choices that will positively impact the quality of life of all community members.

The City has a wide variety of housing types, which are organized into distinctive neighborhoods. The comprehensive plan is an opportunity to celebrate what makes these neighborhoods special while addressing the fact that not all community members have historically had access to the same quality neighborhoods. It also recognizes that existing housing may not match future preferences and demands, especially for young people and older adults.

Historic practices of exclusion based on race have shaped how the St. Louis region—and University City—have developed, including policies that have restricted where people live and the amenities and services to which they have access. This history has led to significant segregation within the City, a pattern which does not promote equity. The comprehensive plan is an opportunity to address these challenges and create a policy guide to help provide freedom of movement to community members. It will help to create broader choices in where residents live and how they access amenities and services they need. This will require making tough choices in the immediate term.

Major flooding events have impacted the City in recent decades, inundating neighborhoods and destroying property. The comprehensive plan is an opportunity to share a vision for the physical environment in flood prone areas. This plan recognizes that development should be generally discouraged or significantly adapted in these areas.

While University City was shaped by the streetcar system, over time the automobile has become the dominant form of transportation, which has created barriers for non-car users. The comprehensive plan is an opportunity to make it easier and safer for people of all ages to move through the City on foot or by bicycle and to better connect neighborhoods by sidewalk, pathways, and other safe and comfortable routes. These changes also better support local businesses by connecting them to neighborhoods and promote a more sustainable City.

University City has a range of amenities and services, including a mix of retail and restaurants in the Loop, along Olive Blvd, and in several other locations. The comprehensive plan is an opportunity to “fill

in the gaps,” improving access for parts of the City that are not as well served by the amenities and services, including encouraging a more useful mix in some locations.

University City has many parks and open spaces that are well distributed across the City. The comprehensive plan is an opportunity to put forth a long-term strategy for maintenance and to consider how parks and open spaces might better meet the City’s needs.

Because of the variety of housing stock, residents of University City come from a wide range of socioeconomic backgrounds. The comprehensive plan is an opportunity to continue to “make space for everyone” and maintain that level of diversity with an eye towards making a stronger community where all citizens feel welcome and valued. This can be done by actions such as creating more housing choice and building social/community infrastructure through gathering places that are welcoming to all.

Washington University is a major institution that owns property within University City and is anticipated to continue to acquire property and repurpose buildings. The comprehensive plan is an opportunity to define mutually beneficial arrangements whereby both the University and the City can partner and share the benefits of improvements to the City’s physical environment.

University City government has experienced challenges in recent years due to the COVID-19 pandemic and flooding. The comprehensive plan is an opportunity to build off of recent improvements in governance to recommit to transparency, improve cooperation between departments, and create systems to allow community members to continue to be engaged in planning and policymaking.