



Plan Commission

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

AGENDA

PLAN COMMISSION MEETING

Wednesday, July 26, 2023 at 6:30 pm

Location: Hybrid meeting (both in-person and virtual* attendance options)

Heman Park Community Center

975 Pennsylvania Avenue, University City, MO 63130

**For virtual meeting details, see next page.*

- 1. Roll Call**
- 2. Approval of Minutes**
 - a. May 31, 2023 Plan Commission Meeting
 - b. June 28, 2023 Plan Commission Meeting
- 3. Public Comments** – (Limited to 3 minutes for individual’s comments, 5 minutes for representatives of groups or organizations.)
- 4. Old Business**
 - a. None
- 5. New Business**
 - a. **Working Session**
Applicant: Subtext, LLC
Request: Working session to obtain feedback from the Plan Commission on a proposed mixed-use development in the Delmar Loop
Address: 6630-6654 Delmar Boulevard
- 6. Other Business**
 - a. None
- 7. Reports**
 - b. Council Liaison Report
- 8. Adjournment**



Plan Commission

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

VIRTUAL MEETING DETAILS

PLAN COMMISSION MEETING

Wednesday, July 26, 2023 at 6:30 pm

Location: Hybrid meeting (both in-person and virtual* attendance options)

Heman Park Community Center

975 Pennsylvania Avenue, University City, MO 63130

**For virtual meeting details, see below:*

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/87993612671?pwd=a1FJbGNjQ2lOUW1SR3JKTnlzS01kZz09>

Passcode: 973258

Or One tap mobile:

+13052241968,,87993612671#,,,,*973258# US

+13092053325,,87993612671#,,,,*973258# US

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

+1 305 224 1968 US

+1 564 217 2000 US

+1 309 205 3325 US

+1 669 444 9171 US

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 646 931 3860 US

+1 689 278 1000 US

+1 929 205 6099 US (New York)

+1 719 359 4580 US

+1 301 715 8592 US (Wash., DC)

+1 253 205 0468 US

+1 360 209 5623 US

+1 253 215 8782 US (Tacoma)

+1 386 347 5053 US

+1 346 248 7799 US (Houston)

+1 507 473 4847 US

Webinar ID: 879 9361 2671

Passcode: 973258

International numbers available: <https://us02web.zoom.us/j/87993612671>

Citizen Participation

Comments may be sent via email to: 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.



Department of Planning and Development

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

MEETING MINUTES (DRAFT)

PLAN COMMISSION

Location: Videoconference (Zoom)

6:30 pm; Wednesday, May 31, 2023

The Plan Commission held its regular session via video conference on Wednesday, May 31, 2023. The meeting commenced at 6:30 pm and concluded at 8:17 pm.

Call to Order – (6:30 pm) Chairwoman Holly called the meeting to order.

1. Roll Call

Present

Al Fleischer Jr.

Charles Gascon – joined at 7:05 pm

Ellen Hartz

Mark Harvey – joined at 7:15 pm

Margaret Holly

Patricia McQueen

Tori Gonzalez

Jeff Hales (Council Liaison)

Staff Present

John Wanger, Director of Planning & Development

Mary Kennedy, Planner

John Mulligan, City Attorney

2. Approval of Minutes

- a. February 24, 2023 Plan Commission meeting minutes were approved with no changes.
- b. March 30, 2023 Plan Commission meeting minutes were approved with no changes.
- c. April 26, 2023 Plan Commission meeting minutes were approved with no changes.

3. Public Comments – none

4. Old Business – none

5. New Business

a. **Comprehensive Plan Update – planning NEXT**

Sarah Kelly of planning NEXT presented an update on the City's comprehensive planning process and asked Plan Commissioners to provide feedback on the future character and land use map and place types. Ms. Kelly emphasized the importance of using a character-based approach rather than a solely land use-based approach, the latter being a more traditional tool for land use planning. The future character and land use map will be a tool for staff, the Plan Commission, and the City Council to guide future development, evaluate changes to the City's zoning code, and to help better regulate physical form. Ms. Kelly also explained that in addition to the future character and land use map, the comprehensive plan will recommend policies, programs, and projects.

Chair Holly suggested that the comprehensive plan also help guide "builders" of housing and smaller scale buildings who are not necessarily "developers."

There was some discussion about reestablishing or better utilizing the Infill Review Board (IRB), which as it stands now requires 75% of residents to initiate review of infill to convene the board. Council Member Hales suggested that creating an Architectural Review Board (ARB) made up of architects from University City might be a better route and could replace the IRB. Dr. Wagner, Director of Planning & Development, confirmed that establishing an ARB is in the City's work plan, but will be on hold until the City updates its zoning ordinance following adoption of the comprehensive plan.

Shelby Oldroyd of planning NEXT presented the draft character/place types. Chair Holly asked for clarification on how "smaller lots" vs "larger lots" would be defined in the plan. Ms. Oldroyd and Ms. Kelly explained that the character types can be described with imagery, or they can be more prescriptive with dimensions. Ms. Kelly gave an overview of the future character and land use map and then opened for questions and discussion.

Commissioner Fleischer asked what feedback we have gotten from the community on density, walkability, vacancy, redevelopment, etc. Ms. Kelly explained that people have said they want to see more activity in certain areas, such as on Olive or in the Loop, and that there was a lot of support for neighborhood nodes. Mary Kennedy, Senior Planner, added that we received several comments to bring more activity into the Loop and specifically infill on parking lots in the Loop. Ms. Oldroyd added that there were many comments on improving safety and access for walking and biking.

Commissioner Fleischer asked for clarification on how much change is being recommended to land use, such as for the areas designated "Innovation District" and "Regional Retail District." Commissioner Gascon responded that development is long-term and that realistically, there will not be large changes in land use across the city, citing the Market at Olive development as a project that has been ongoing for 5-7 years. Commissioner McQueen added that we must also be conscious of our past with redlining and urban renewal. Commissioner Holly added that it's important to lead with the goals and objectives of the plan, such as supporting housing variety and affordability, and then present the map. She also emphasized the importance of using existing U City residential images for the character types to avoid confusion and clarify that the City is *not* recommending large scale redevelopment of neighborhoods.

There was some discussion about the character types and commissioners asked for some clarification on how to differentiate the commercial and mixed-use character types, such as Community Corridor and Activity Center. There was some agreement that the Loop needs to be treated slightly differently.

Council Member Hales added that the third ward does not have Activity Centers like Jackson & Pershing, due to the planning practices and development trends at the time.

Commissioner Gonzalez shared some excerpts from a plan for the West End neighborhood in the City of St. Louis that aim to uplift existing community members and to improve quality of life without displacing residents.

Commissioner Gascon reminded the Plan Commission that U City is not growing, so it's unlikely there will be an influx of new residents to support significant increased density across the City, but that we should be thinking about increasing housing options in areas with better amenities and access.

John Mulligan, City Attorney, asked whether a future zoning code update would involve switching to a form-based zoning code, changing existing use classifications within existing zoning districts, etc. Mr. Mulligan requested a comparison of existing zoning to the future land

use map to see where future zoning changes would be needed. Council Member Hales agreed that this comparison would be helpful. Dr. Wagner added that there's a range of approaches to zoning changes that could support implementation of the comprehensive plan, including form-based if the Plan Commission and Council decide to go in that direction.

Council Member Hales pointed out a couple parcels that are shown as Parks, Recreation, and Open Space that are currently commercial. Commissioner Gascon explained that some of these, particularly at Olive & Midland are problematic for redevelopment in the floodplain, and are therefore suggested to be reserved for green space or low-impact development with stricter standards for stormwater mitigation.

Commissioners Holly and Hartz re-emphasized the importance of addressing the history of redlining and housing segregation and their impacts on the community.

There was some additional discussion about the legal basis of the comprehensive plan and its role as a policy guide for the City.

Ms. Kelly wrapped up the presentation with an overview of the upcoming community engagement opportunities in July and August.

6. Other Business – none

7. Reports

- a. **Housing & Third Ward Revitalization Task Force Report:** Commissioner McQueen reported that a consultant has been hired and they will schedule a meeting with the Task Force. Chair Holly asked if the Task Force has connected with the Commission on Senior Issues and Commissioner McQueen responded that they have not yet.
- b. **Council Liaison Report:** Council Member Hales reported that Washington University is currently reviewing a condition to their Conditional Use Permit (CUP) before formally presenting the CUP to the Council for approval.

8. Adjournment – The meeting was adjourned at 8:17 pm.



Department of Planning and Development

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

MEETING MINUTES (DRAFT)

PLAN COMMISSION

Location: Videoconference (Zoom)
6:30 pm; Wednesday, June 28, 2023

The Plan Commission held its regular session via video conference on Wednesday, June 28, 2023. The meeting commenced at 6:30 pm and concluded at 7:02 pm.

Call to Order – (6:30 pm) Chairwoman Holly called the meeting to order.

1. Roll Call

Present

Al Fleischer Jr.
Ellen Hartz
Margaret Holly
Patricia McQueen
Tori Gonzalez
Jeff Hales (Council Liaison)

Absent

Mark Harvey
Charles Gascon

Staff Present

John Wanger, Director of Planning & Development
Mary Kennedy, Planner
John Mulligan, City Attorney

2. Approval of Minutes – none

3. Public Comments – none

4. Old Business – none

5. New Business

a. Comprehensive Plan Summer Outreach Schedule

Chair Holly opened the meeting and gave a brief overview of the upcoming schedule of summer outreach/community engagement opportunities and asked Commissioners to volunteer to attend. Below is a summary:

- July 19 (Wed) – Ellen, Al, John, Patricia, Mary
- July 25 (Tues) – Al, Patricia, Ellen
- August 1 (Tues) – Tori, Margaret, Al
- August 12 (Sat) – Al, Ellen, John

b. Comprehensive Plan Review & Adoption Schedule (Tentative)

Chair Holly presented the tentative schedule for the Plan Commission and Council review and eventual adoption of the comprehensive plan. Commissioner Hartz suggested having an additional Plan Commission meeting for review. There was general agreement that an additional meeting would be necessary. Staff will check with planning NEXT (comprehensive plan consultant) to see if pushing the schedule back two weeks works with their schedule and

remaining budget.

Council Member Jeff Hales shared that he will be out of town for the September 27 Plan Commission and October 9 City Council meetings. He offered to have another Council Member attend the September 27 meeting.

Over the next 2-3 months, staff and Commissioners Holly and Gascon will begin reviewing text for the chapters of the plan before the Plan Commission receives a final draft to review.

The Advisory Committee will also have a chance to review the plan in September. Depending on schedule, that meeting may be combined with one of the Plan Commission meetings listed in the tentative schedule.

6. **Other Business** – none
7. **Reports** – none
8. **Adjournment** – The meeting was adjourned at 7:02 pm.

DRAFT



PLAN COMMISSION

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 862-3168

MEMORANDUM

TO: Plan Commission

FROM: Department of Planning & Development

DATE: July 26, 2023

SUBJECT: Work Session: Proposed Mixed-Use Development at Delmar & Leland (“LOCAL University City”)

CC: Gregory Rose, City Manager
John Mulligan, City Attorney

In a work session at the upcoming July 26, 2023 Plan Commission meeting, Subtext, a St. Louis-based development group will present their proposed mixed-use development at 6630-6654 Delmar (former Commerce Bank and Craft Alliance sites). The proposed development is a seven-story building with 314 dwelling units including townhomes and apartments ranging from studio to 3-bedroom units, 8,160 square feet of commercial space (retail and restaurant), several shared outdoor residential spaces, and an integrated parking structure that will serve both the residential and commercial uses.

The work session is intended to allow Subtext to introduce their proposal and obtain feedback from the Plan Commission prior to submitting an official application to rezone the property, which would occur at a later meeting. After the initial work session, Subtext will meet with surrounding neighbors to get input on the development. The developer intends to return to the Plan Commission for one additional work session to give an update on what they heard from neighboring residents, and then present an official application to rezone the property at a later Plan Commission meeting in the fall.

Staff would recommend that the developer apply for a Planned Development – Mixed-Use (PD-M) Map Amendment accompanied by a Preliminary Development Plan and Preliminary Plat (Major Subdivision). Based on analysis of the current proposal, a Conditional Use Permit (CUP) for parking reductions would be necessary. Staff believes that a Text Amendment may also be necessary to address some minor conflicts with standards in the zoning code.

Attachments:

1. Preliminary Site Plan, Floor Plans, and Metrics

subtext

| **esg**
ARCHITECTURE & DESIGN

Delmar Blvd & Leland Ave Concept | July 26, 2023

subtext

Subtext is a St. Louis based, integrated real estate development company that creates better ways for young professionals and students to live and connect.

We've built communities housing over 10,000 residents and have a pipeline over the next three years to house an additional 5,400. Collaborating with our partners, we're able to both maximize project value and build communities that foster belonging.

As we develop housing, we uncover what it means to be home.



Born and raised in St. Louis, Brandt leads corporate strategy at Subtext. Brandt takes a hands-on leadership approach, overseeing development with a focus on creating spaces that allow Subtext's residents to live their best lives. Since the company's inception, Brandt has guided its growth into a leading student and multifamily housing development, construction management and property management platform.

Brandt obtained an MAcc from the University of Missouri and began his career as an accountant for PricewaterhouseCoopers. In 2009, Brandt and Tim co-founded an investment and management company focused on opportunistic repositioning of residential real estate. Driven by a shared vision of developing vibrant communities in top markets across the country, Brandt and Tim launched Subtext in 2014.



A St. Louis native, Tim oversees the design and construction management of Subtext's development platform. Driven by a passion for the built environment, Tim takes tremendous pride in bringing complex, meaningful projects to life and creating communities with enduring appeal for Subtext's residents.

Tim obtained a Bachelor of Science in Business Management from the University of Central Missouri and began his career redeveloping over 550,000 SF of historic projects with Blue Urban, a Midwest-based developer. Before launching Subtext with Brandt in 2014, Tim and Brandt co-founded an investment and management company focused on opportunistic repositioning of residential real estate in 2009.

subtext

At Subtext, we develop purpose-built rental properties across the country. By fusing a hospitality mindset with experience-based design principles, we create spaces that help our residents be their best selves and live their best lives.

So we always do our homework, to make sure our homes work for them – whether that’s a young professional moving to a new city, an empty nester entering their next life stage, or a student just starting college. And to make sure it’s the right fit, we use advanced location economics and market analytics to choose prime locations.

We then thoughtfully customize each new building’s design based on the community it’s joining. But it doesn’t stop there. We continue to evolve each building’s experience based on our residents’ feedback, even after it’s built, to guarantee it’s always up to their wants, needs, and standards.

At Subtext, we always have and always will start from the foundation: our residents.



LOCAL

Under the LOCAL brand, Subtext develops market rate multifamily housing in dynamic locations. LOCAL properties focus on efficient units to deliver cost-effective luxury housing combined with a boutique mindset that turns amenities into experiences.

LOCAL properties feature a branded fitness and resident spa, flex Co-working and collaboration spaces, regular community dinners, volunteer events, and group outings.

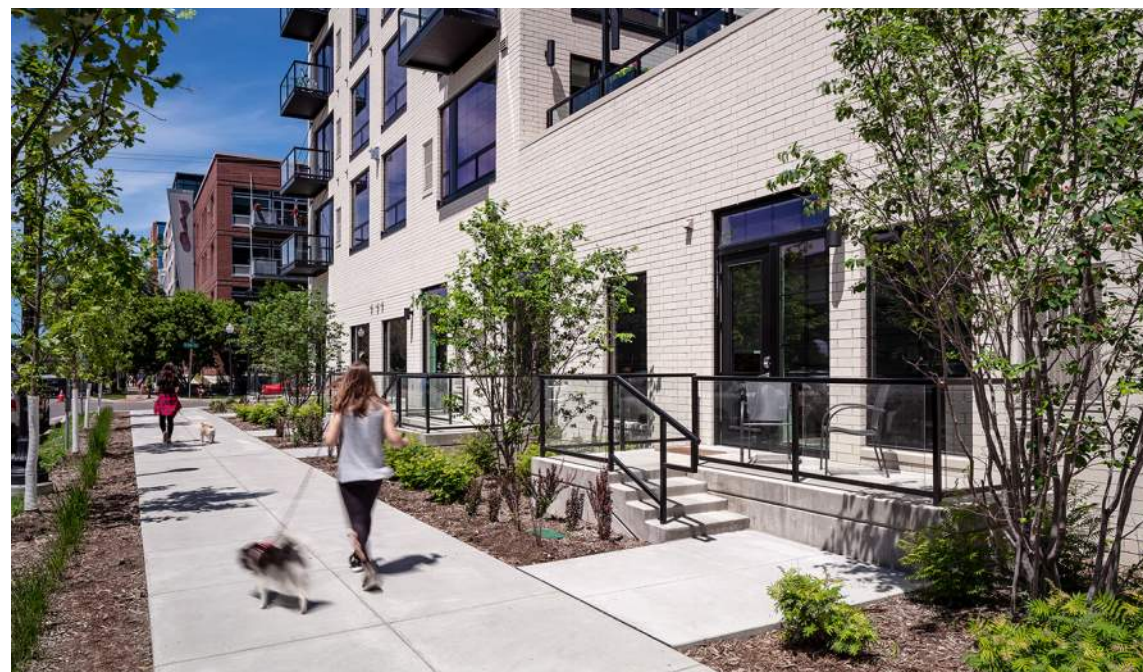
verve

Under the VERVE brand, Subtext develops purpose-built student housing. VERVE properties focus on 4-bedroom and 5-bedroom unit mixes to foster a shared student experience during this critical moment in life.

VERVE properties include a clubhouse, game room, and gathering spaces to enrich student’s lives.

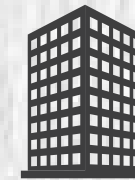
Our mission is to enrich the built environment by designing projects that artfully differentiate our clients in the marketplace, tell vibrant stories of people and place, and uplift the human spirit.

Focusing on four primary markets—residential, hospitality, workplace and science and technology design—ESG brings a wealth of expertise and interdisciplinary knowledge to every project bringing the best and most thoughtful design solutions to our clients.



RESIDENTIAL

MULTI-HOUSING
STUDENT HOUSING
SENIOR HOUSING



WORKPLACE

CREATIVE WORKPLACE
SCIENCE & TECH
CORPORATE OFFICE
TENANT IMPROVEMENT

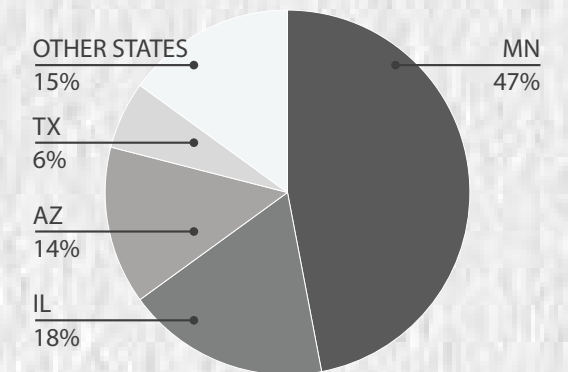


HOSPITALITY

HOTEL
RESTAURANT
RETAIL/SPA

40

YEARS IN BUSINESS



ESG PROJECTS THROUGHOUT THE UNITED STATES



125

EMPLOYEES

Architects
Interior Designers
Graphic Designers
Drafters
Spec Writers
Construction Admins.

Community Benefits



Community Focused Retail

LOCAL University City will provide over 8,000 SF of modern retail space, reconnecting existing retail along Delmar.

Enhanced Streetscape

An enhanced pedestrian and patio dining experience will allow residents to experience everything The Loop has to offer, while attracting new visitors from outside the area.

Urban Residential Experience

LOCAL University City will offer a unique urban residential experience, featuring a variety of options from Townhomes to Studios.

Redevelopment of Vacant Space

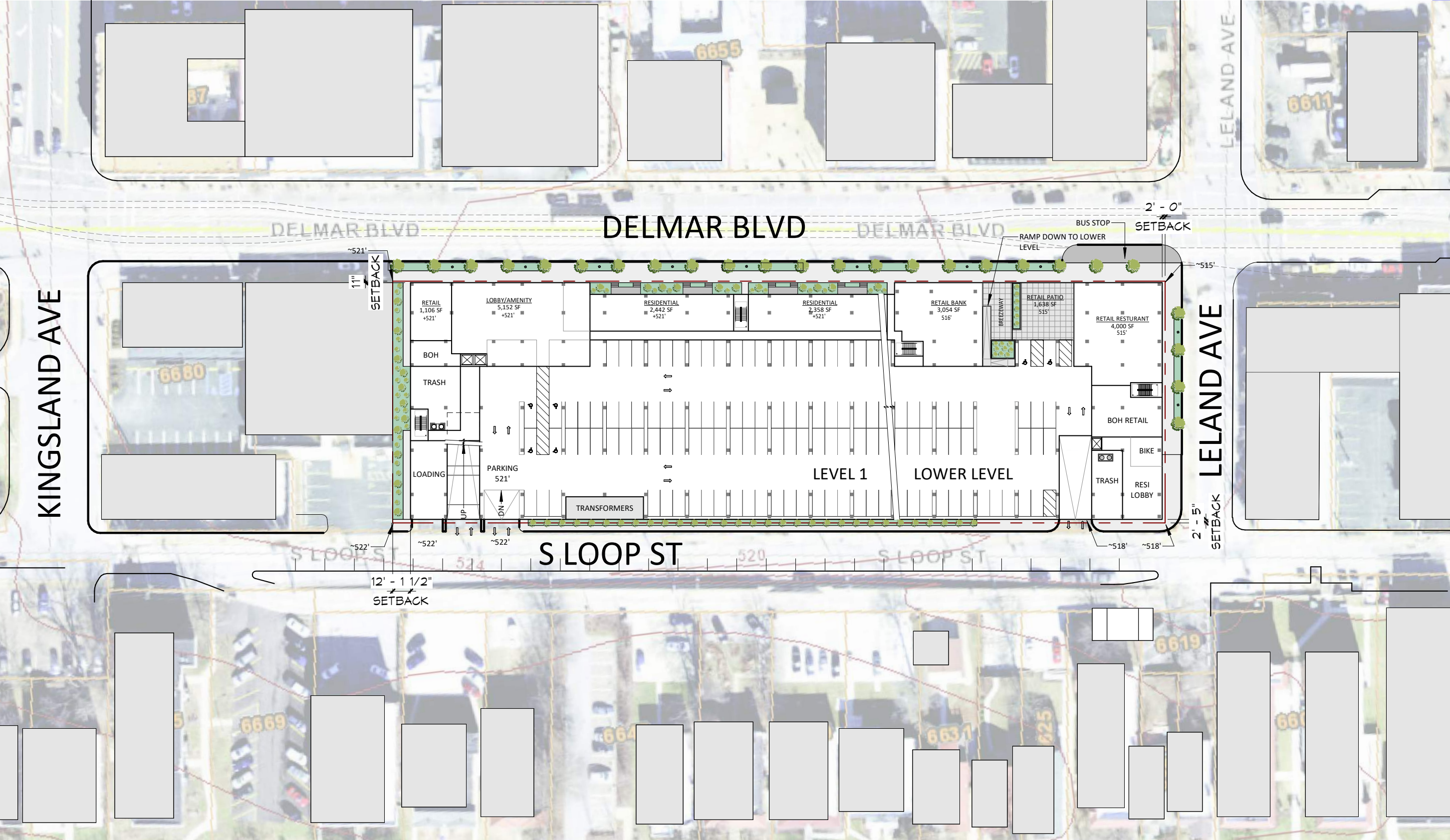
LOCAL University City will redevelop a suburban style building to bring a renewed vitality to the block and increased revenue to the tax rolls.



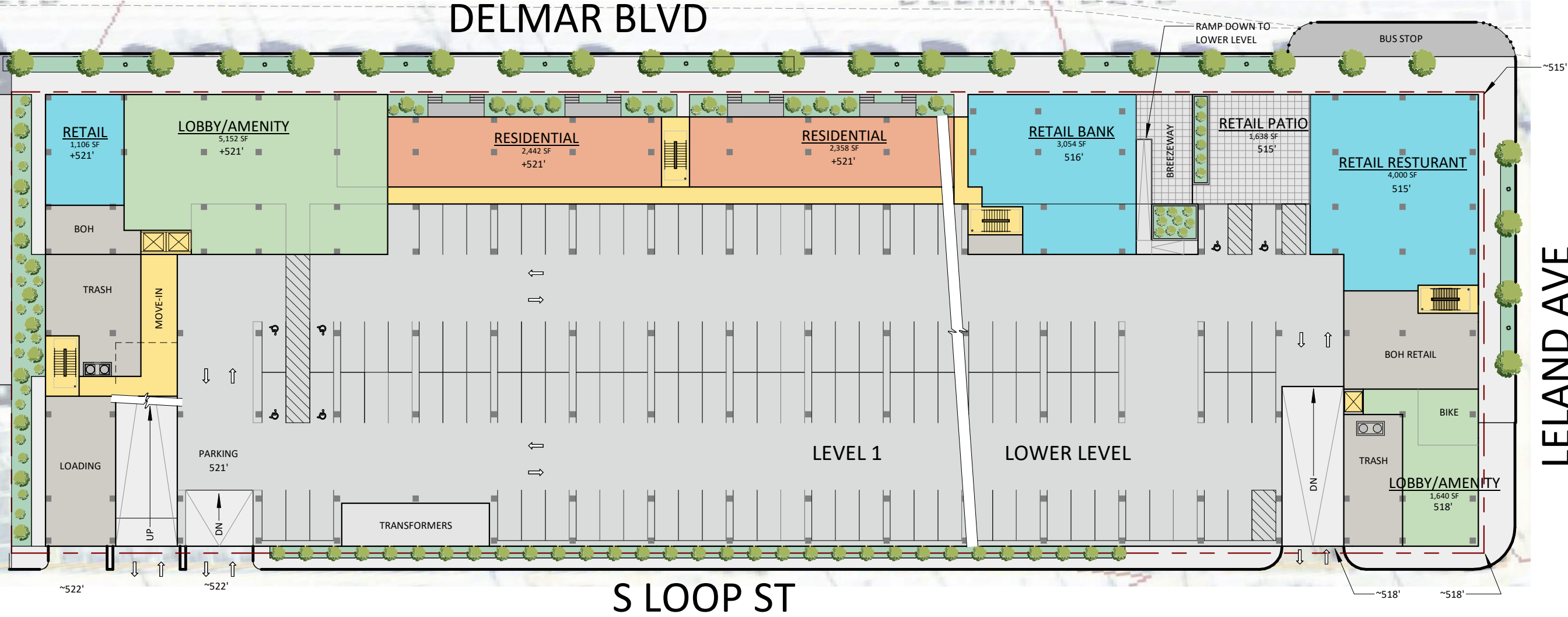
Site Context Diagram



Concept Site Plan

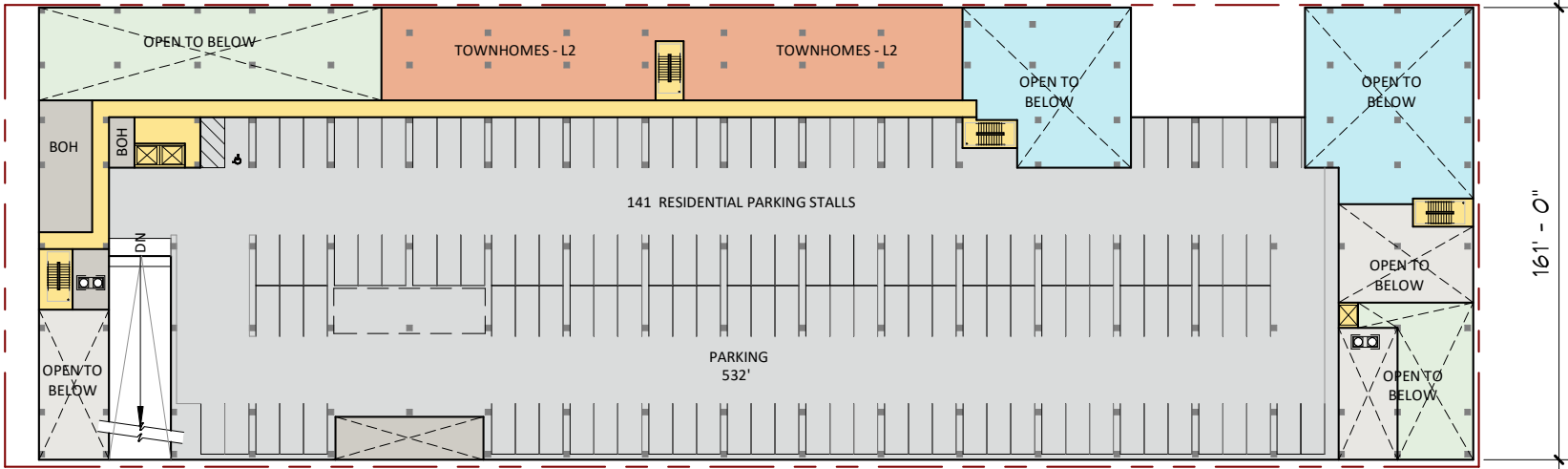


Concept Street Level Plan

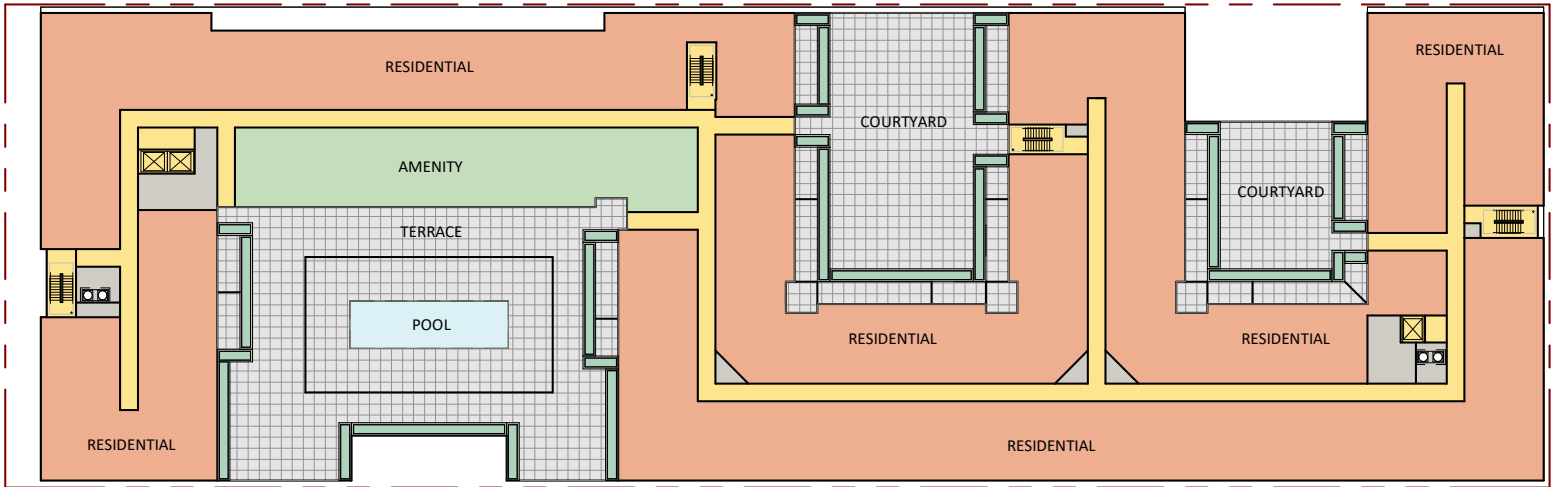


STREET LEVEL (LOWER LEVEL & LEVEL 1 COMBINED)

Concept Building Plans

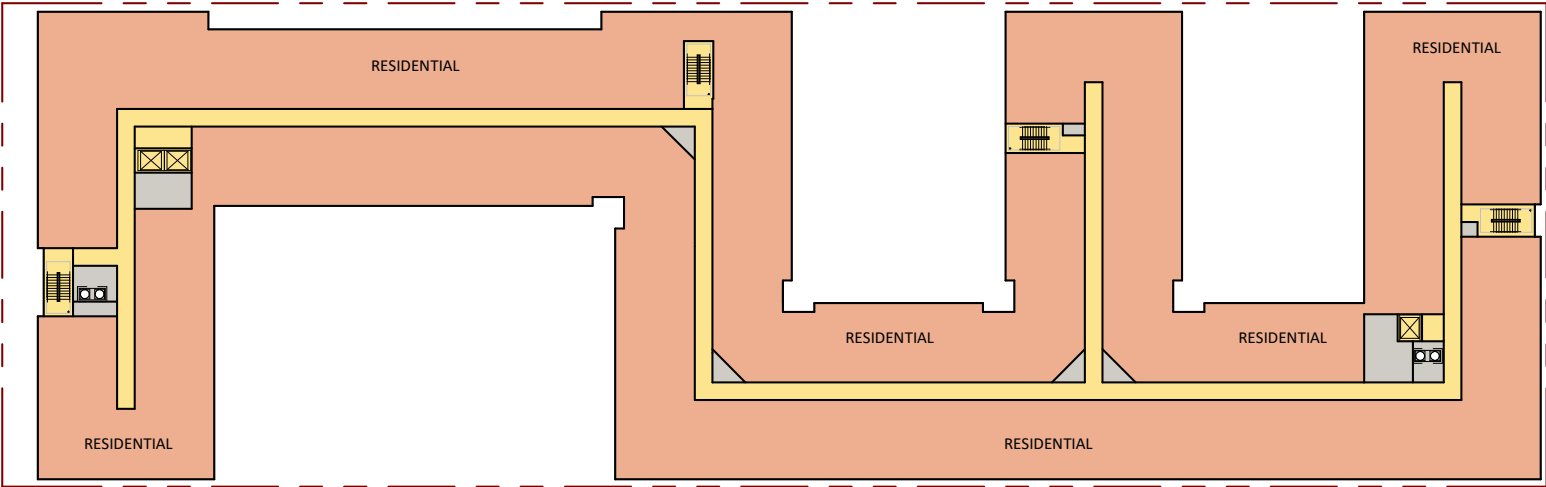


LEVEL 2 PLAN

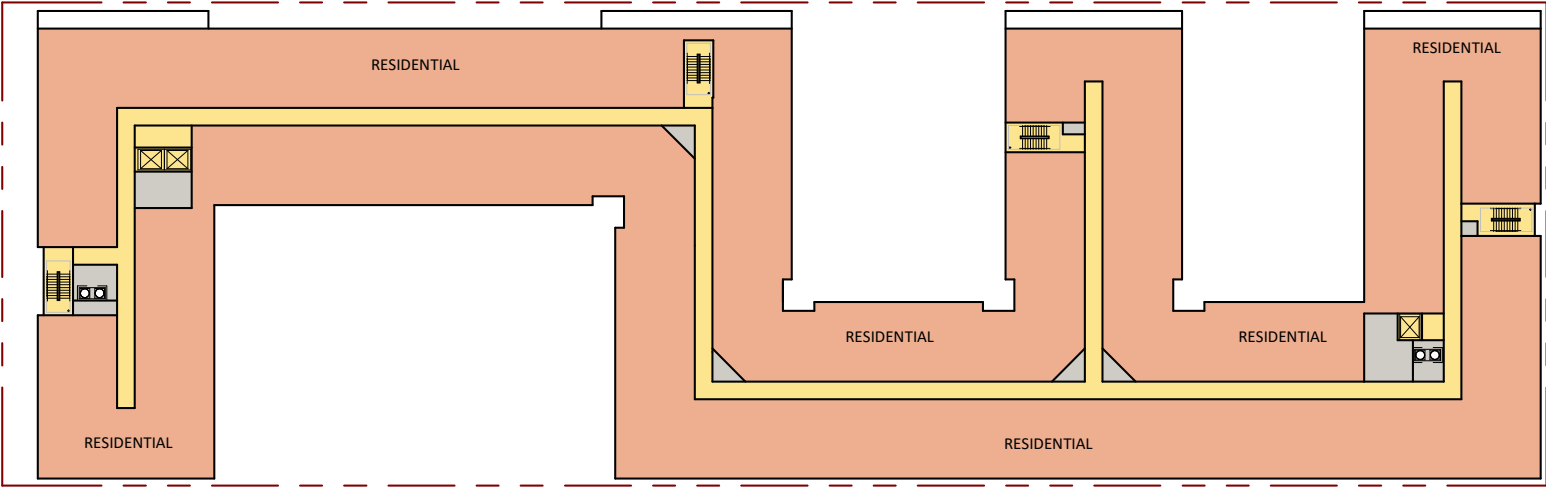


LEVEL 3 PLAN

Concept Building Plans

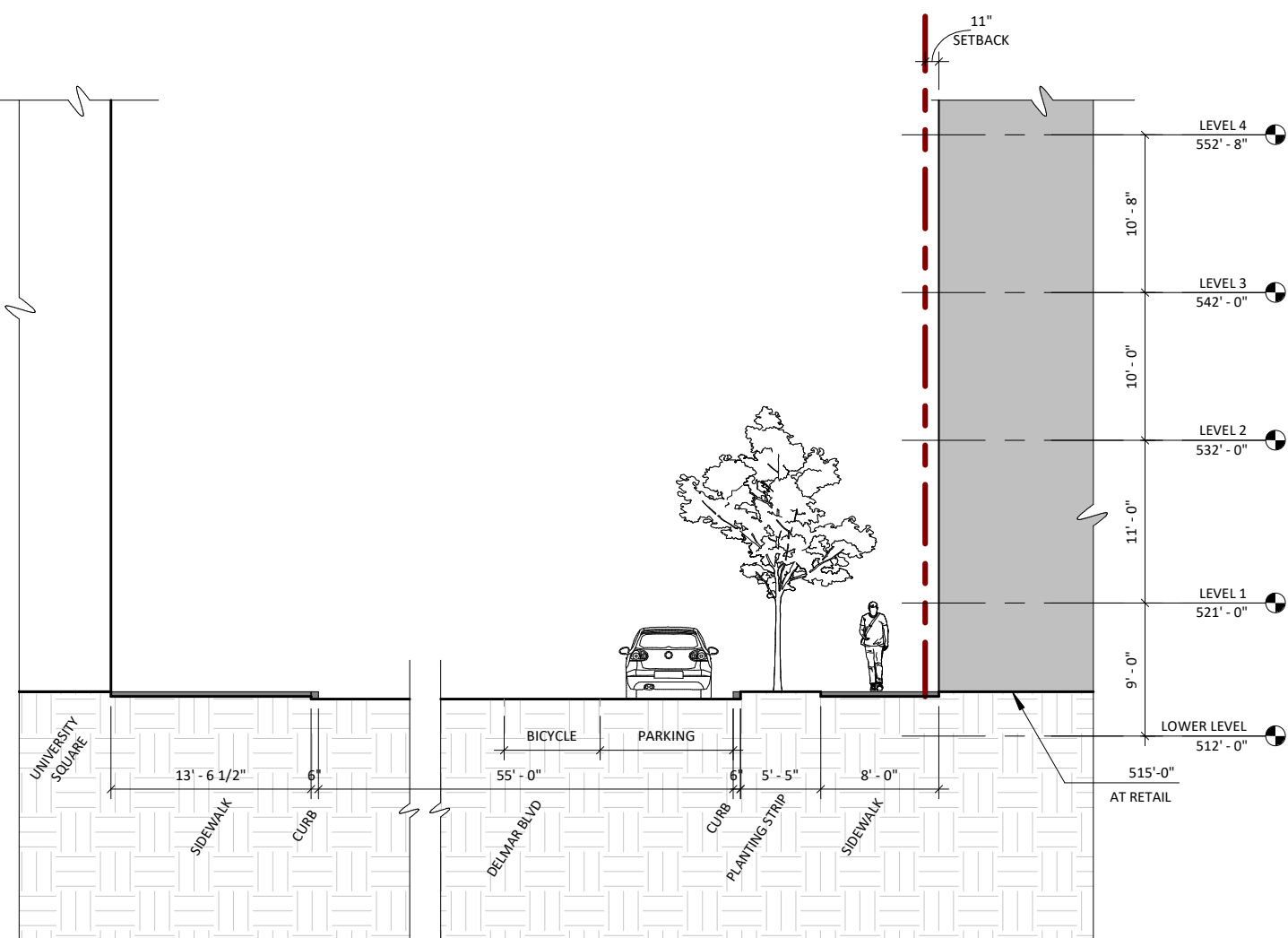


LEVELS 4-6 PLAN

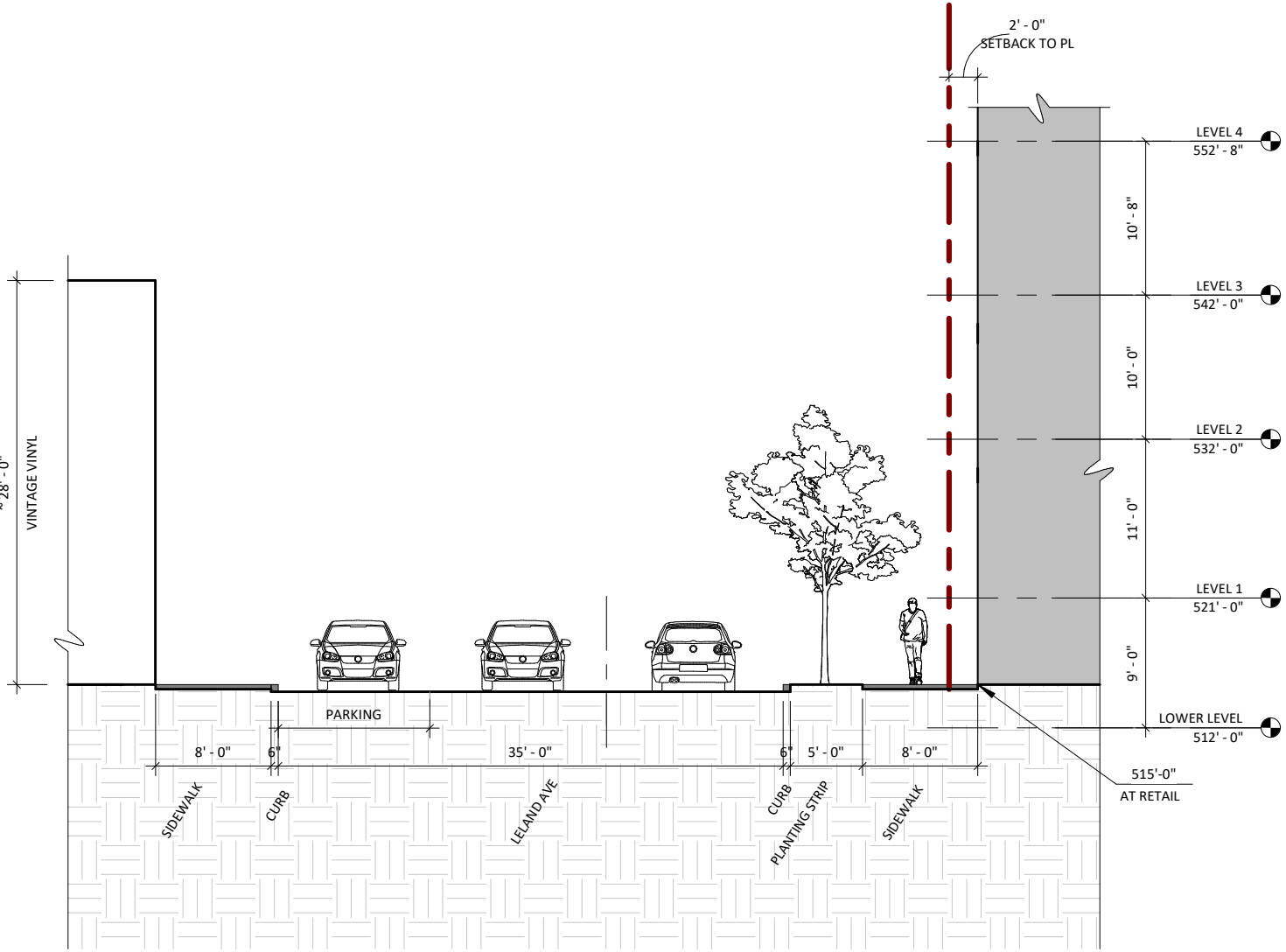


LEVEL 7 PLAN

Streetscape Sections



DELMAR BLVD STREET SECTION



LELAND AVE STREET SECTION

Building Metrics

Levels		Gross SF	Parking GSF	Commercial	Residential GSF	Res. Units
0.5	Parking	66,994	58,300	7,054	-	0
1.5	Commercial / Lobby / Parking	66,978	53,600	1,106	7,120	8
2	Apartments / Parking	64,660	54,500	-	10,160	8
3	Apartments / Amenities	54,200	-	-	49,950	54
4	Apartments	54,200	-	-	54,200	61
5	Apartments	54,200	-	-	54,200	61
6	Apartments	54,200	-	-	54,200	61
7	Apartments	52,700	-	-	52,700	61
Total		468,132	166,400	8,160	282,530	314

Unit Mix	# of Units
Studio	43
One Bedroom	48
Two Bedroom	146
Three Bedroom	77
Total	314

Parking	
Total Parking Required:	599
Less 10% Transit Reduction:	-60
Less 25% CUP Reduction	-135
Net Total Parking Required:	404
Total Parking Provided:	410

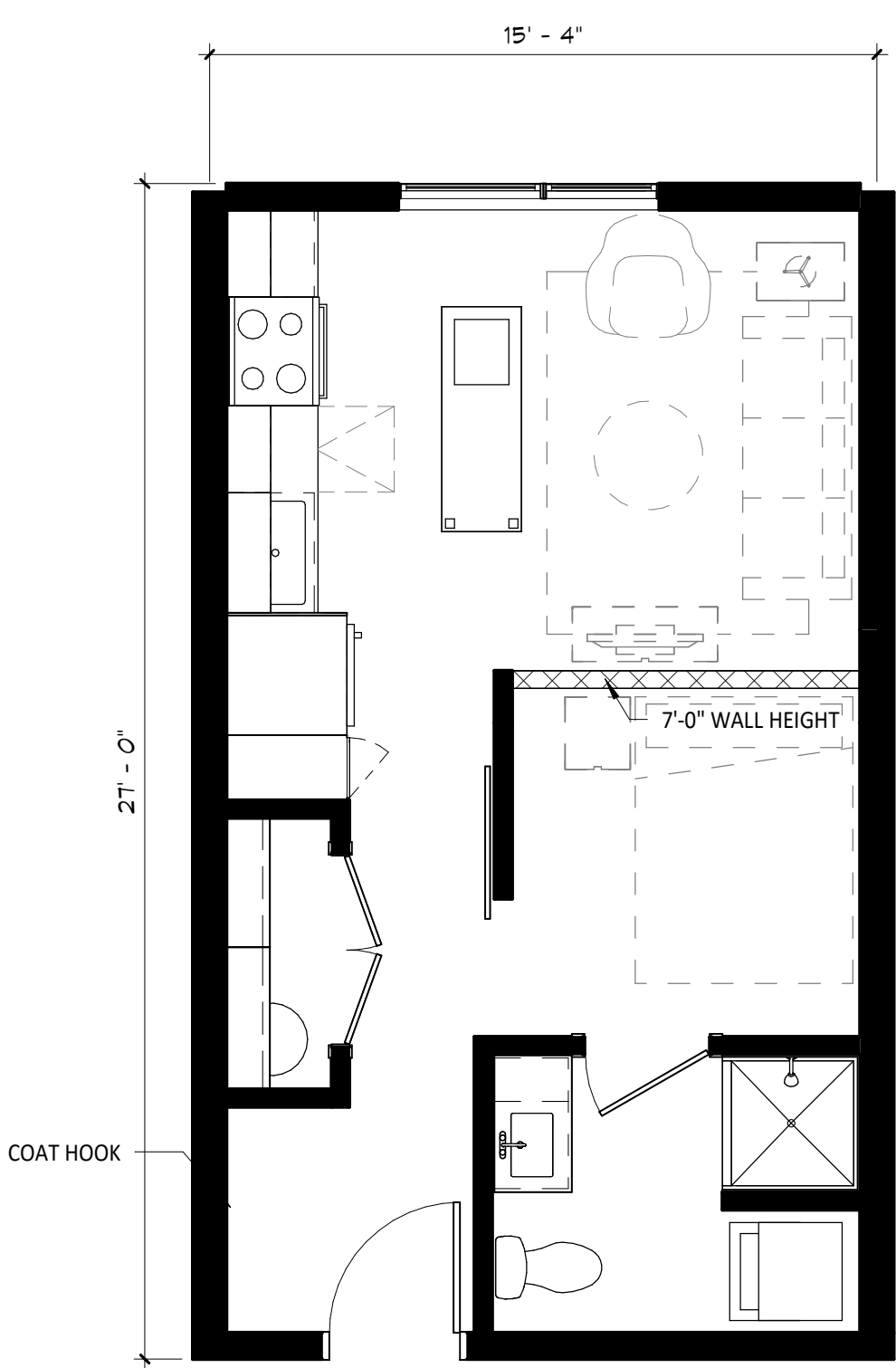
Site Metrics	
Site SF	81,425
Applicable FAR SF	301,732
Site Acreage	1.87
Dwelling Unit / Acre	168
FAR	3.71

Building Height		
Level	Elevation	Floor Height
Lower Level	512' - 0"	9' - 0"
Level 1	521' - 0"	11' - 0"
Level 2	532' - 0"	10' - 0"
Level 3	542' - 0"	10' - 8"
Level 4	552' - 8"	10' - 8"
Level 5	563' - 4"	10' - 8"
Level 6	574' - 0"	10' - 8"
Level 7	584' - 8"	10' - 8"
Roof	595' - 4"	10' - 8"
Top of Parapet	599' - 4"	4' - 0"

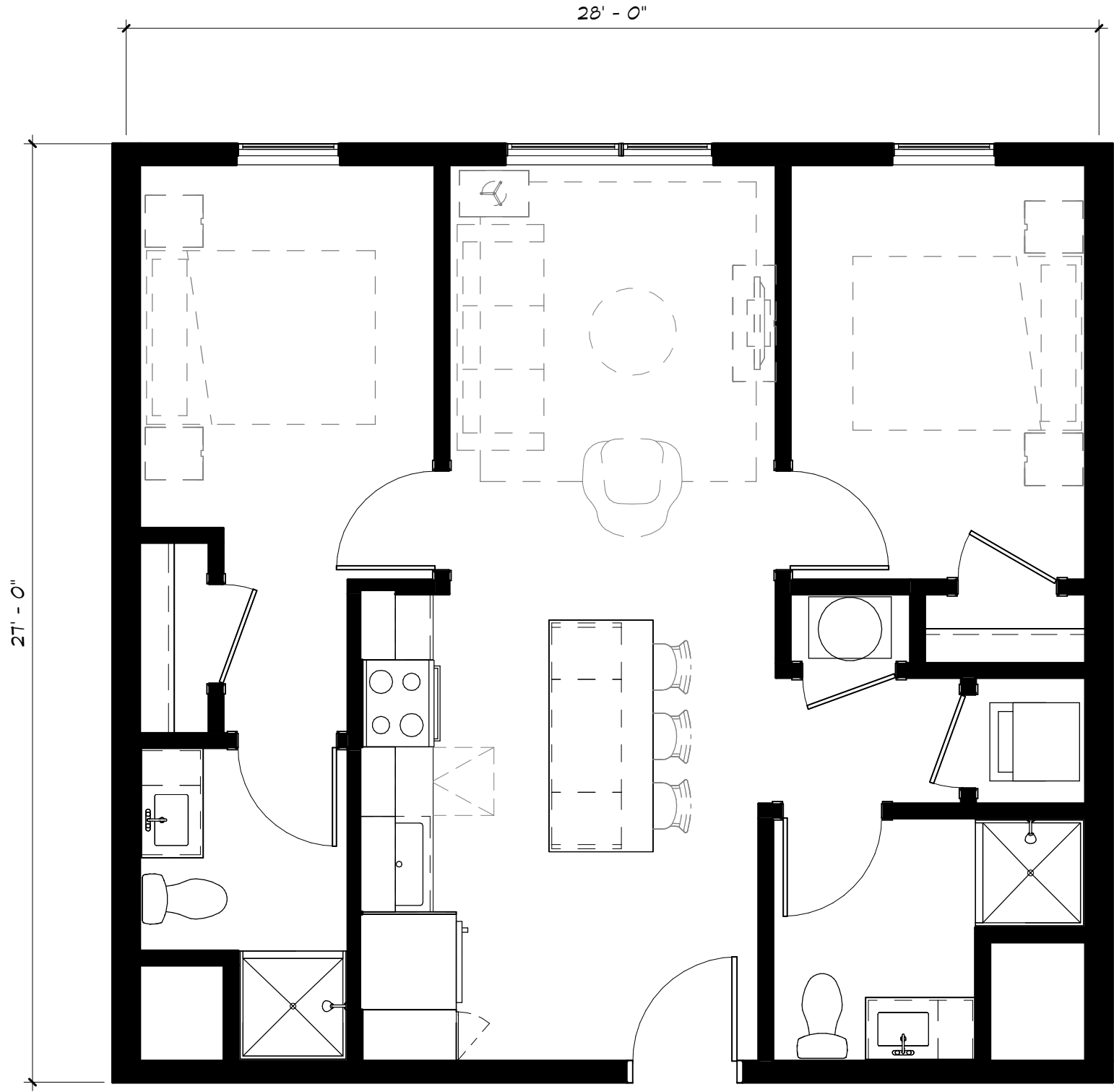
Building Height at Delmar & Leland: **80' - 4"**

Proposed Setbacks	
North (Delmar Blvd)	0' - 11"
East (Leland Ave)	2' - 0"
South (S Loop St)	2' - 5"
West	12' - 1 1/2"

Concept Design - Typical Unit Plans

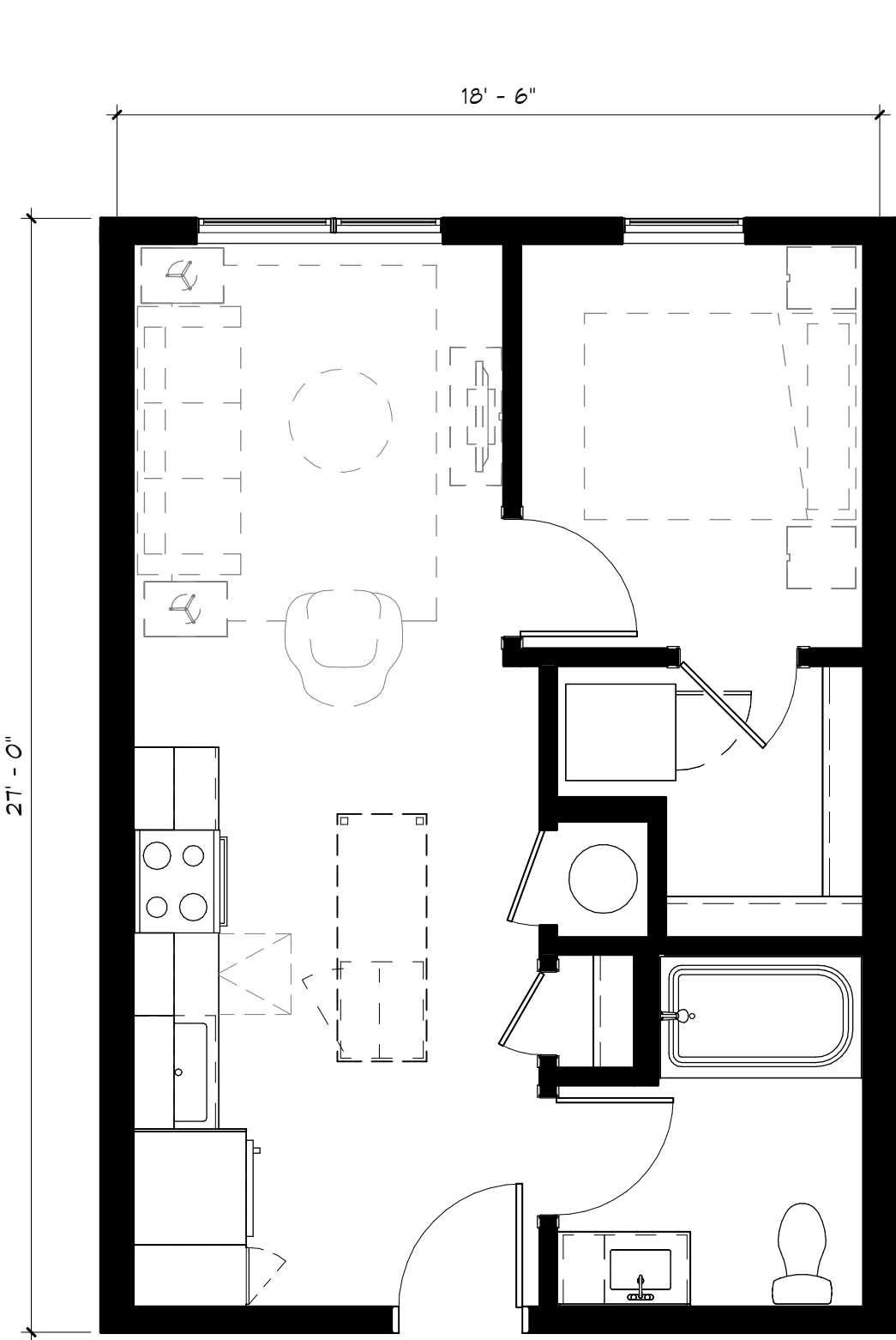


Alcove Unit - 415 sf

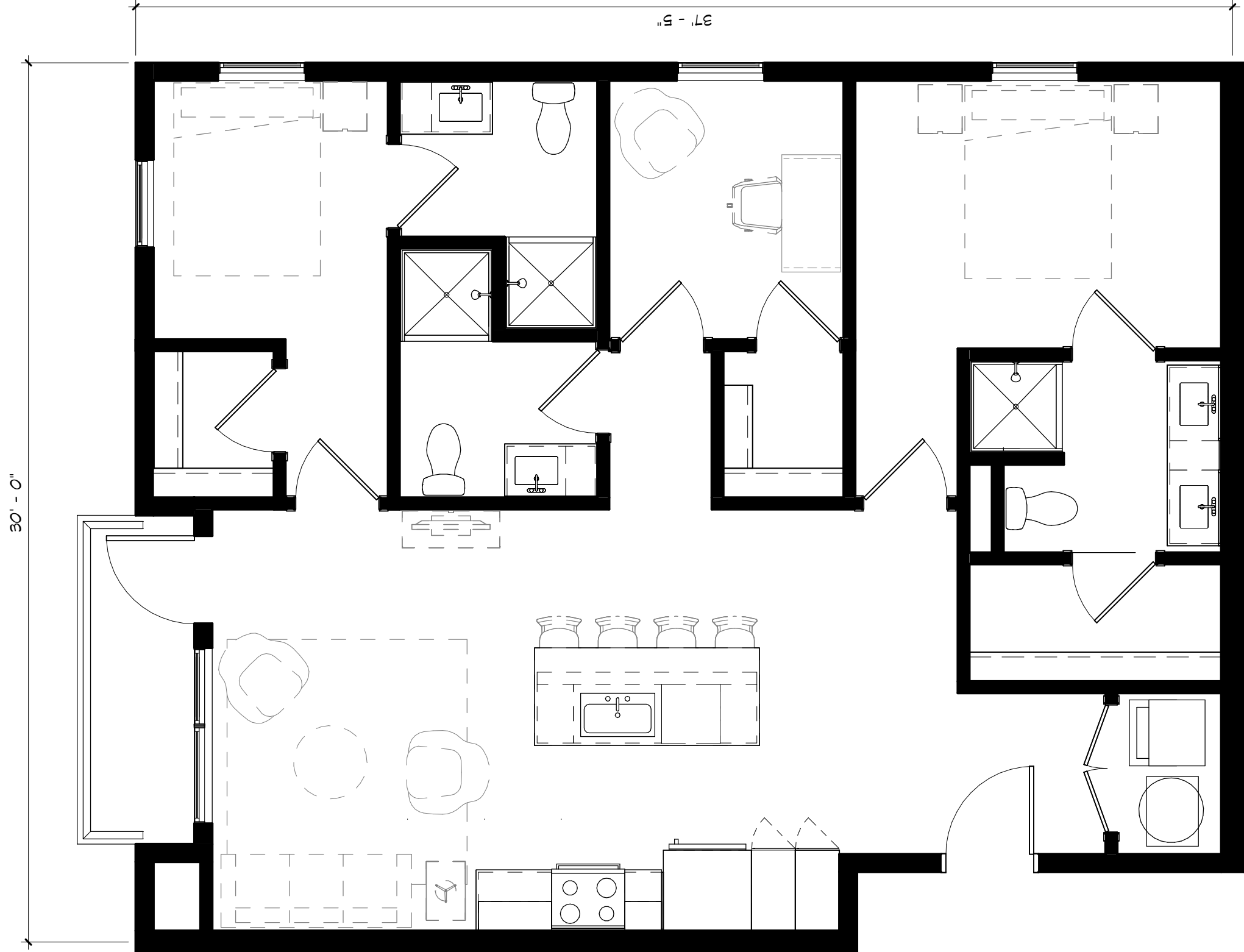


2 Bedroom Unit - 750 sf

Concept Design - Typical Unit Plans



One Bedroom Unit - 500 sf

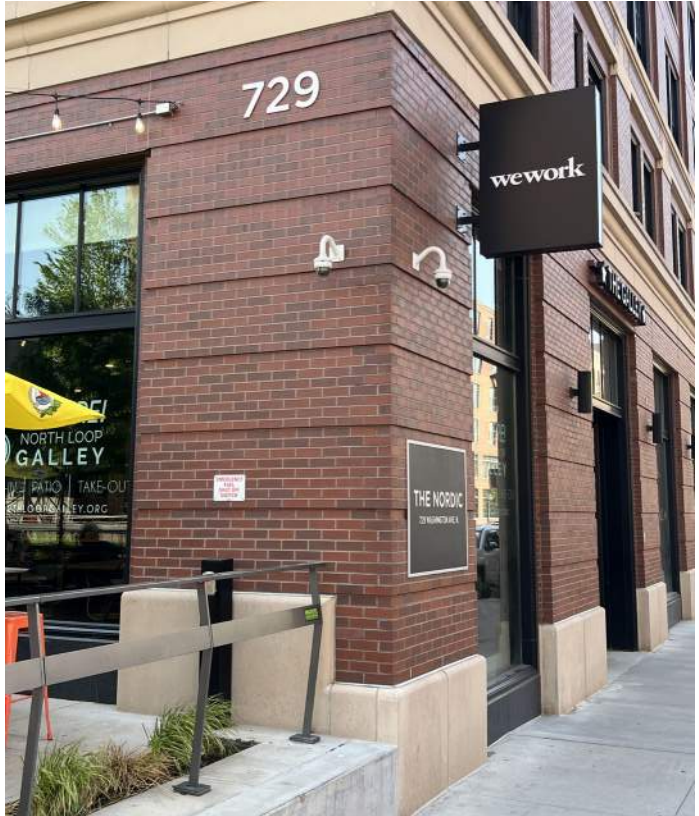


Three Bedroom Unit - 1070 sf

Lobby, Townhome, and Retail Precedent Images



Architectural Design Precedent Images



Architectural Design Precedent Images



subtext

| **esg**
ARCHITECTURE & DESIGN