



**Housing and Third Ward Revitalization Task Force**

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

MEETING OF THE HOUSING AND THIRD WARD REVITALIZATION TASK FORCE  
**VIA VIDEOCONFERENCE**  
**Monday, February 5, 2024**  
**6:30 p.m.**

**IMPORTANT NOTICE REGARDING**  
**PUBLIC ACCESS TO THE TASK FORCE MEETING & PARTICIPATION**

**Housing and Third Ward Revitalization Task Force will Meet Electronically on February 5, 2024**

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

**Webinar** via the link below:

<https://us02web.zoom.us/j/89744813249?pwd=dG9MSVdzR2g0R1BaOTNYb0tySnMrQT09>

Passcode: 621326

**Audio Only Call**

Or One tap mobile :

+13052241968,,89744813249# US +13092053325,,89744813249# US

Or Telephone:

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

+1 305 224 1968 US +1 309 205 3325 US +1 312 626 6799 US (Chicago) +1 646 931 3860 US  
+1 929 205 6099 US (New York) +1 301 715 8592 US (Washington DC)+1 669 900 6833 US (San Jose)  
+1 689 278 1000 US +1 719 359 4580 US +1 253 205 0468 US +1 253 215 8782 US (Tacoma)  
+1 346 248 7799 US (Houston) +1 360 209 5623 US +1 386 347 5053 US +1 507 473 4847 US  
+1 564 217 2000 US +1 669 444 9171 US

Webinar ID: 897 4481 3249

International numbers available: <https://us02web.zoom.us/j/89744813249?pwd=dG9MSVdzR2g0R1BaOTNYb0tySnMrQT09>

**Citizen Participation:**

Those who wish to provide a comment during the "Citizen Participation" portion as indicated on the agenda; may provide written comments to Deputy City Manager Brooke A. Smith ahead of the meeting.

ALL written comments must be received **no later than 12:00 p.m. the day of the meeting.** Comments may be sent via email to: [bsmith@ucitymo.org](mailto:bsmith@ucitymo.org) or mailed to the City Hall – 6801 Delmar Blvd. – Attention Brooke A. Smith. Such comments will be provided to Task Force Members 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, a **name and address must be provided.** Please also note if your comment is on an agenda or non-agenda item. If a name and address are not provided, the provided comment will not be recorded in the official record.

## AGENDA

### HOUSING AND THIRD WARD REVITALIZATION TASK FORCE

1. Call to Order
2. Roll Call
3. Community Outreach Event
4. Public Comments - (Limited to 3 minutes for individual's comments, 5 minutes for representatives of groups or organizations.)

*ALL written comments must be received **no later than 12:00 p.m. the day of the meeting.** Comments may be sent via email to: [bsmith@ucitymo.org](mailto:bsmith@ucitymo.org) or mailed to the City Hall – 6801 Delmar Blvd. – Attention Brooke A. Smith, Deputy City Manager. Such comments will be provided to the Task Force Members 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, 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.*

5. Task Force Member Comments
6. Adjourn



# Scenarios + Stories

**3rd Ward Housing + Revitalization Task Force**

5 February 2024

# **AGENDA**

**Why We Are Here** (5 minutes)

**Where We've Been** (5 minutes)

**Emerging Scenarios** (75 minutes)

**Next Steps** (5 minutes)

**WHY WE ARE HERE**

# Refine planning scenarios TOGETHER

## PLAN PURPOSE RECAP



Guide equitable growth for the short and long term



Ensure outcomes that strengthen the local economy & prevent displacement



Conduct engagement that is thoughtful and meaningful



Empower stakeholders to carry the plan forward and ensure that community change is reflective of who they are

# Ways TIF Could Be Used

## 3rd Ward Residential Neighborhoods, \$10M total

- Housing rehabilitation and other housing activities
- Neighborhood Improvements
- Acquisition of residential property
- Landscaping
- Demolition of vacant property
- Park development
- Construction of housing
- Renovation of commercial properties

## Olive Blvd Commercial Corridor, \$5M

- Renovation of commercial property
- Acquisition of commercial property
- Demolition of vacant property
- Public improvements
- Landscaping
- Park development
- Construction for commercial uses

# Comprehensive Plan v. Small Area Plan

- City-wide
- Describes a community's vision, values & priorities
- Guides decision-making over a long period of time (typ. 10 years)
- Makes recommendations for development, housing, economic vitality, transportation, public spaces
- Incorporates perspectives from residents, business owners, and other community members
- Directs changes to legislation, such as zoning codes and standards

- Smaller & specific area of focus
- Detail-oriented when looking at challenges and solutions
- Creates a near-future implementation strategy
- Enables local government to prioritize and coordinate capital projects
- Creates specific, community-led opportunities for private investment
- Typically adopted as amendments to a city's Comprehensive Plan



# Task Force Role

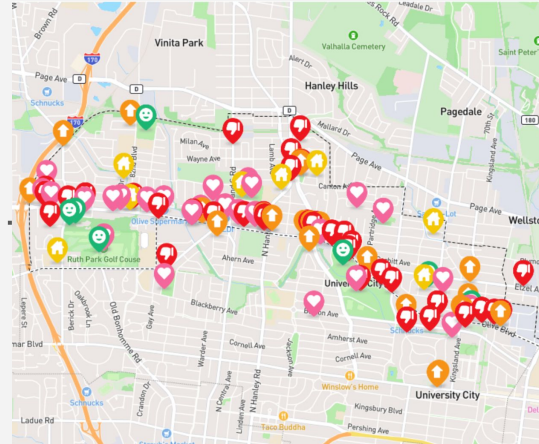
- Provide information/insights
- Connect the process to the community
- Inspire, enable and partner on engagement efforts
- Review and translate input gathered



**WHERE WE'VE BEEN**



**WE ARE HERE**



**FOR the 3rd WARD** U CITY

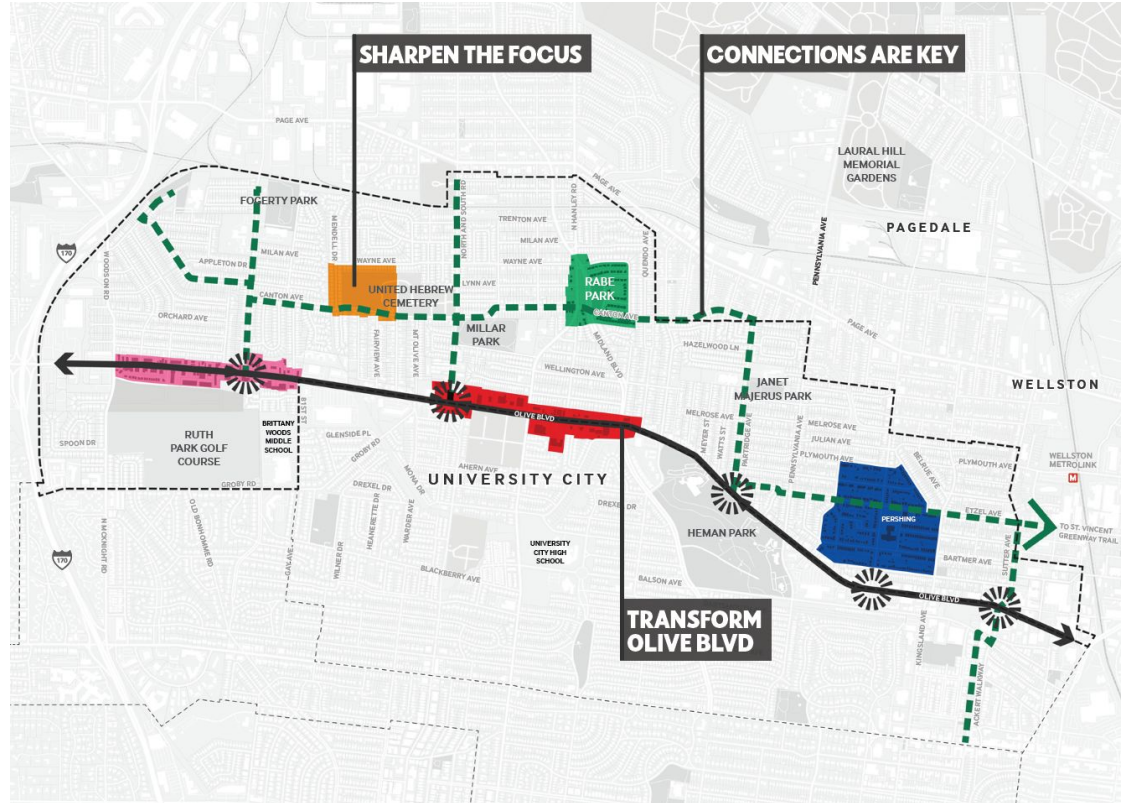
**HEY, GARDEN LOVERS!**  
See you this Sunday in the 3rd Ward at the U City in Bloom Garden Tour!

If you can't make it to Garden Tour, help out by completing a short survey and online map activity.

[UCity3rdWard.com](http://UCity3rdWard.com)

# Phase 1 Themes

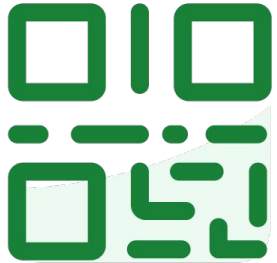
- Tailored Owner Tools
- Sharpen the Focus
- Connections are Key
- Transform Olive Blvd
- Close the Operating Entity Gap



# **PHASE 2 EMERGING SCENARIOS**

# **1. Homeowner Toolbox**

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Join at [slido.com](https://slido.com)  
#1115380

① Click **Present with Slido** or install our [Chrome extension](#) to display joining instructions for participants while presenting.

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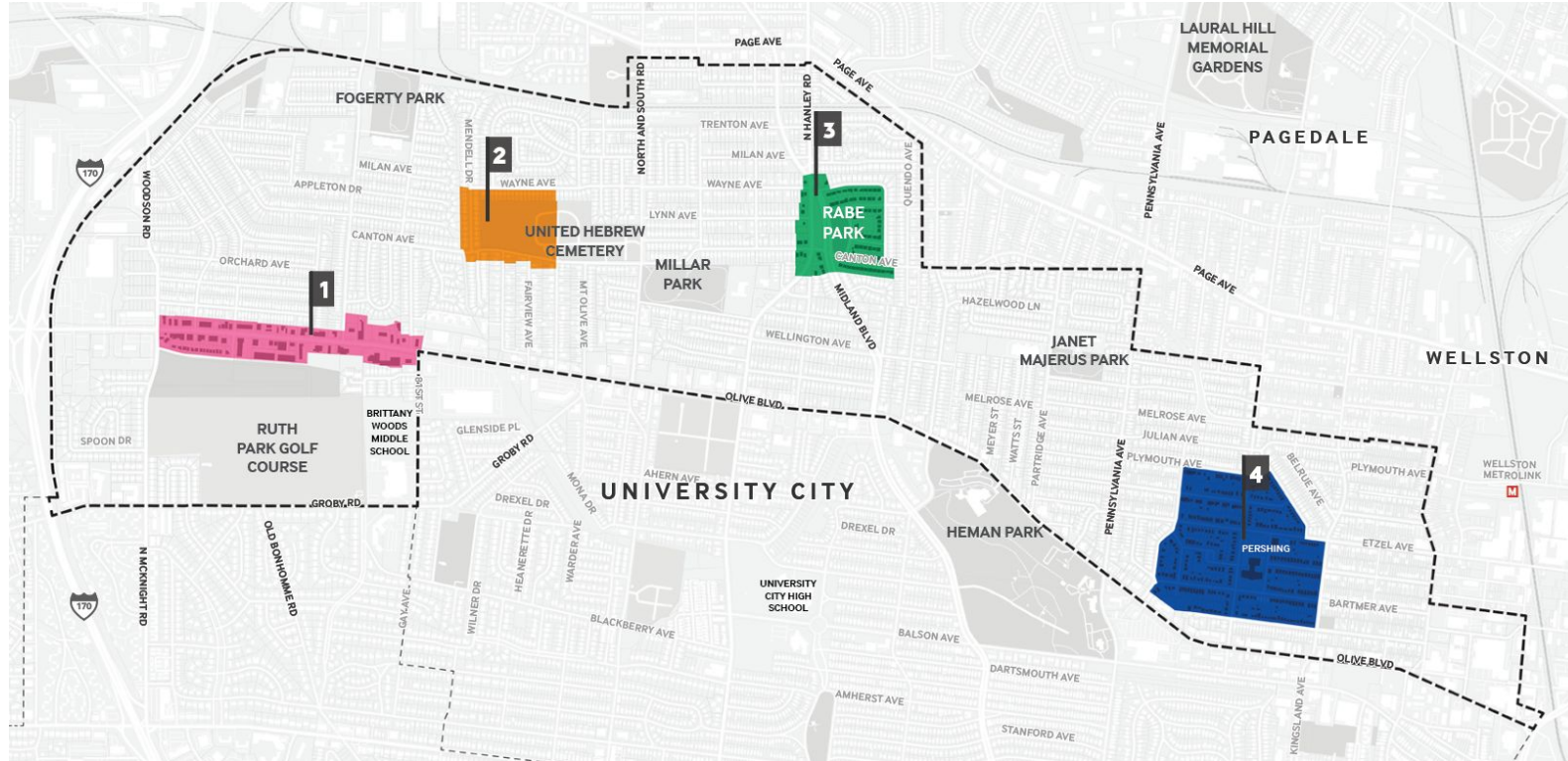
**Which of these resources/initiatives are most useful for Ward 3 residents to have access to? (Select the Top 5)**

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## **2. Retail for YOU**

# Opportunities for Neighborhood-Serving Retail



# Rabe Park



# Mt. Olive Site (next to cemetery)



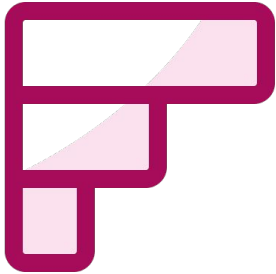
# Pershing



# Olive Boulevard



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# What types of businesses should Ward 3 residents have local access to?

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**NEXT STEPS**



- YARD to develop engagement materials
  - Task Force review & approval at March 18 meeting
- Determine consultant team visit dates
  - Wednesday - Friday, March 20-22
  - Early April

**THANK YOU!**

**3. How do WE make decisions  
for US?**

# Operating System

## HARDWARE



**REAL ESTATE  
DEVELOPMENT**



**INFRASTRUCTURE**



**PARKS**



**PLAZAS**



**STREETS**



**CITY**



**COMMUNITY  
DEVELOPMENT  
CORPORATIONS**



**NEIGHBORHOOD  
ASSOCIATIONS &  
BLOCK CLUBS**



**BUSINESS  
ASSOCIATIONS**

## SOFTWARE



**MARKETING**



**PROGRAMMING**



**PUBLIC ART**



**POP UPS**



**BEAUTIFICATION**



**ADVOCACY**

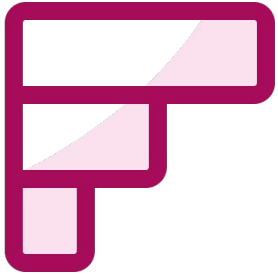
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**What are the entities that should have a role in community operations?**

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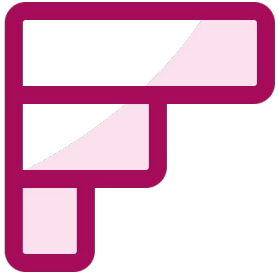
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**Rank the Hardware elements  
in order of priority.**

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**Rank the Software elements  
in order of priority.**

① Click **Present with Slido** or install our [Chrome extension](#) to activate this poll while presenting.

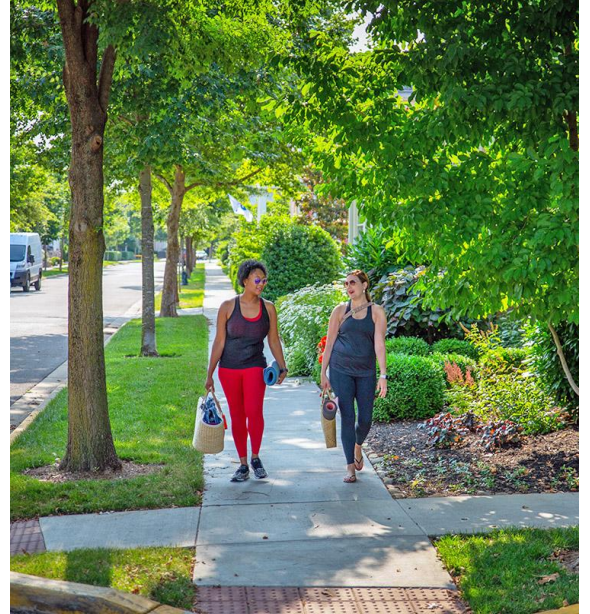
# **4. Connecting YOUR Community**



# Safer streets and intersections



# Connecting parks, retail and neighborhoods



# A Better Olive Boulevard



- Intersections
- Street sections
- A unifier, not a divider