



BUILDING BLOCKS: MAKING SMART GROWTH HAPPEN AT THE LOCAL LEVEL

*Sustainable Land Use Code Audit
Technical Assistance for
City of University City, MO*

**Raymond Lai, AICP
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Community Development**

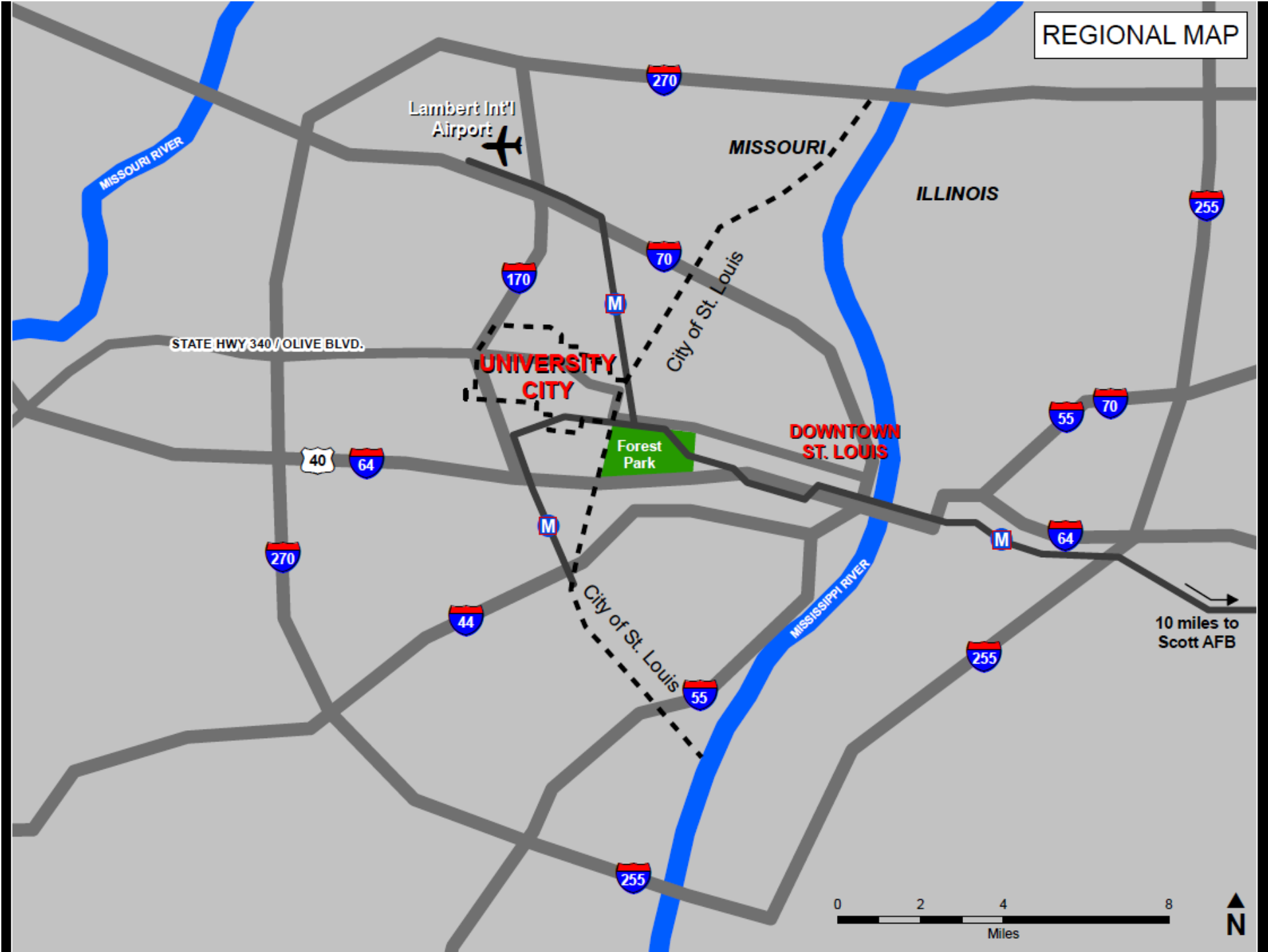
**@ New Partners for Smart Growth
Conference February 7, 2013**



City Location



REGIONAL MAP



Lambert Int'l
Airport

MISSOURI

ILLINOIS

STATE HWY 340 / OLIVE BLVD.

UNIVERSITY
CITY

City of St. Louis

M

M

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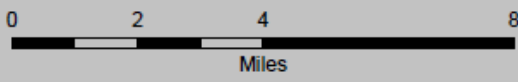
City of St. Louis

Forest
Park

DOWNTOWN
ST. LOUIS

MISSISSIPPI RIVER

10 miles to
Scott AFB





COMMUNITY CONTEXT

- City founded in 1902 by Edward G. Lewis
- Incorporated in 1906
- Total Land Area is 5.9 square miles (landlocked)
- Predominantly residential community – approximately 80% of the land area
- Zoning Ordinance adopted in June 1922
- One of the first adopted Housing Occupancy Inspection programs in the country (1967)
- Inner-Ring Suburb of St. Louis Metro Area

Census

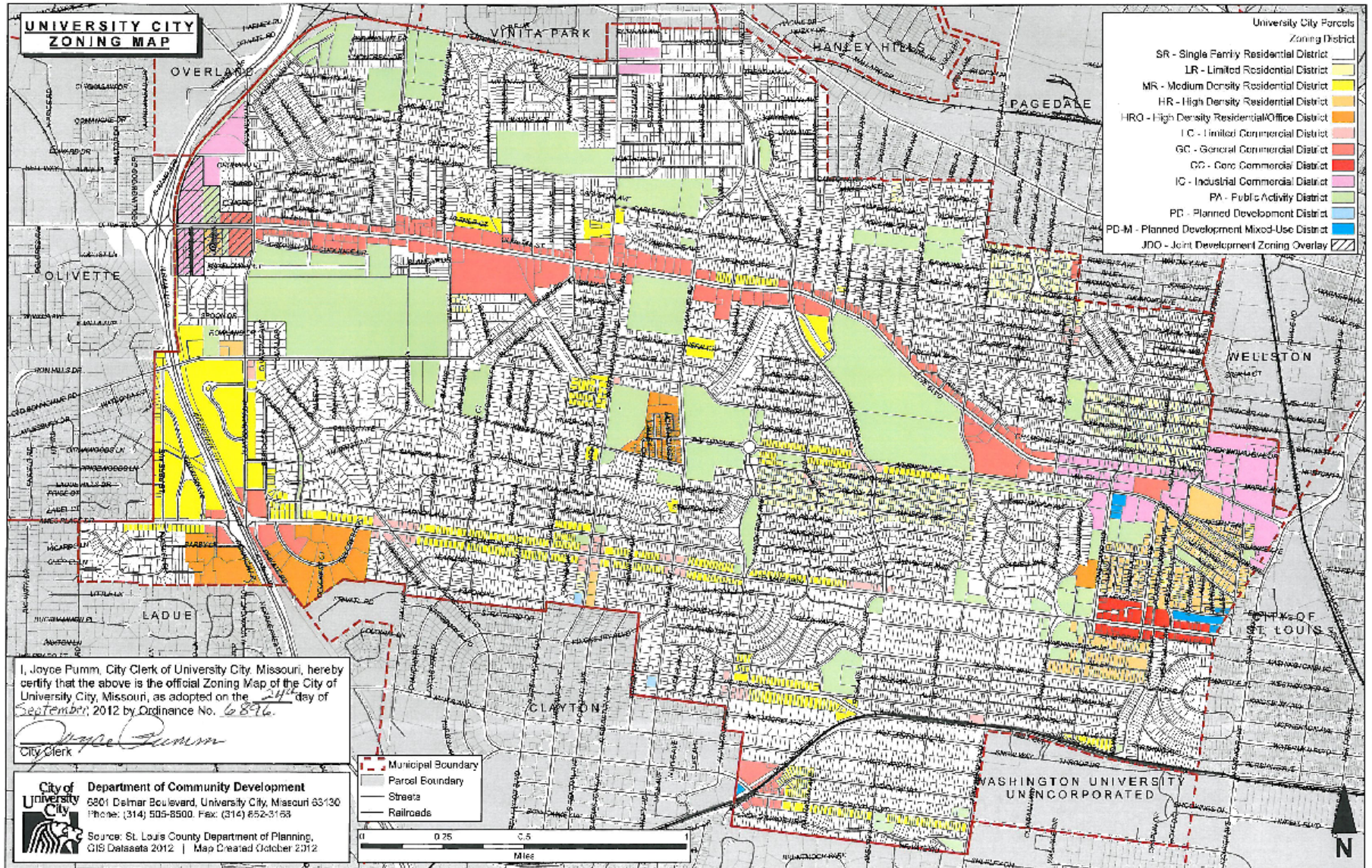
University City	2000	2010	% Change
Population	37,428	35,371	-5.4%
Median Household Income	\$40,902	\$50,852	24%
White Persons	49.60%	50.80%	1.2%
Black Persons	44.20%	41.10%	-3.1%
Asian Persons	3%	4.30%	1.3%
Other Persons	3%	2.80%	-0.2%



Source: University City Public Library



City Zoning Map



Impetus to Our EPA Building Blocks Application – Sustainable Land Use Code Audit

- Applied in 2011 & 2012 (awarded in 2012)
- 2012 – University City among 56 communities across the nation & only city in the St. Louis metropolitan area received technical assistance tools
- Main Impetus to Application - Parkview Gardens Neighborhood Sustainable Development Planning Project (e.g. parking requirements for urban neighborhood against sustainable development) and land use code review (warranted for city-wide)
- Recognize one size does not fit all (urban vs. sub-urban)

A VISION FOR PARKVIEW GARDENS

CONNECTING PEOPLE, PLACES & PARKS

Parkview Gardens: A Sustainable & Accessible Neighborhood

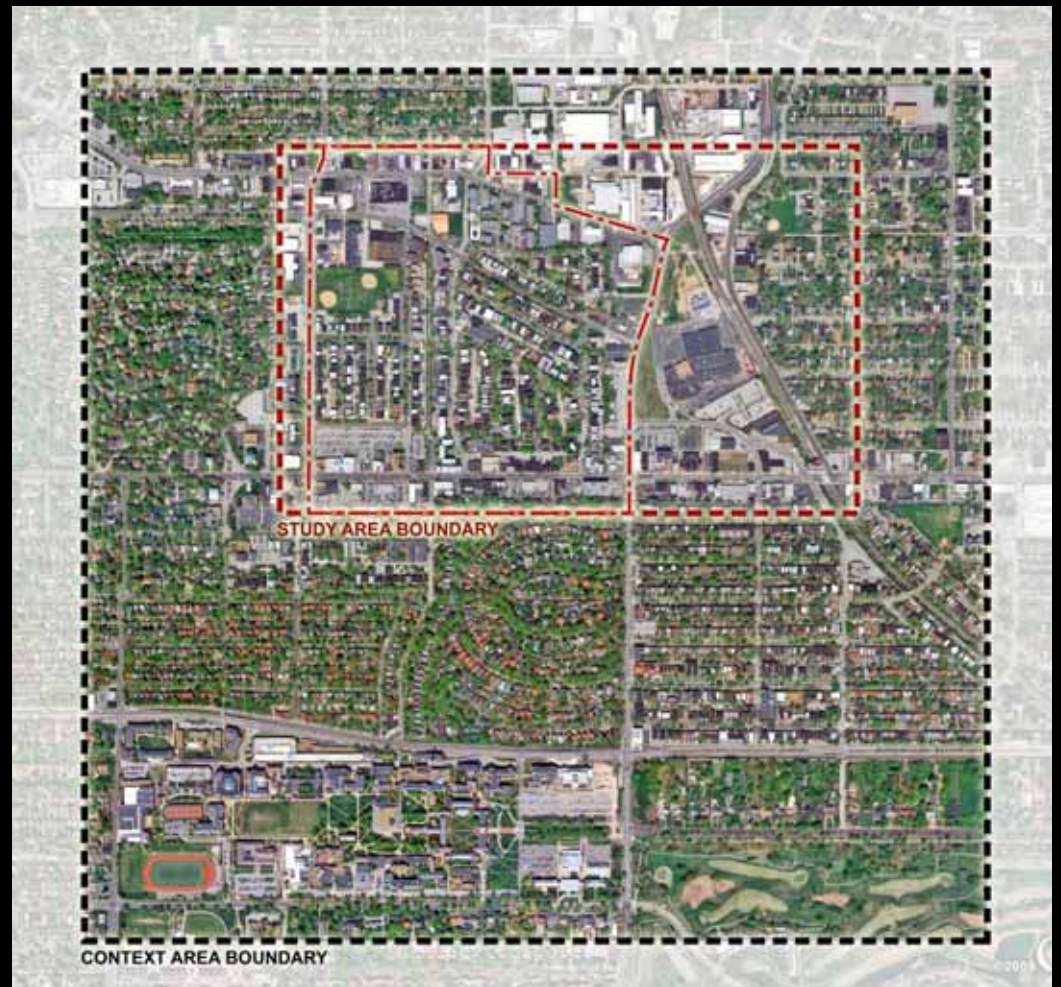


UNIVERSITY CITY, MISSOURI

PROJECT INCEPTION

HUD-DOT PARTNERSHIP FOR SUSTAINABLE COMMUNITIES

The City of University City, in partnership with Washington University, the Parkview Gardens Association, Great Rivers Greenway, Trailnet, RHCDA, developed a grant proposal entitled *"Parkview Gardens: A Sustainable & Accessible Community"* for a HUD-DOT Partnership for Sustainable Communities grant. On October 20, 2010, University City was notified of their receipt of the grant award.



**Funded by Joint DOT (TIGER II) - HUD
Community Challenge Planning Grant +
Local Matches**

PROJECT BOUNDARIES

DETAILED STUDY AREA

- 162 acres
- 3,306 residents (2000 Census)
- 450 existing buildings (2/3 residential)
- 76.1% renters
- Median age of residents: 27.5
- Median household Income: \$27,700

ISSUES TO BE ADDRESSED

- Lack of neighborhood connectivity
- Need for additional affordable housing
- Need to improve quality of existing open spaces for recreation and transportation



Neighborhood Planning Area



PROJECT SCHEDULE

June 8, 2011: PPP Committee Meeting/
Public Workshop 01
August 30: PPP Committee Meeting/
Public Workshop 02
Week of September 19: PPP Committee Review Session, Phase 3.0
September 28: Plan Commission Presentation 01
November 9: PPP Committee Meeting/
Public Workshop 03
January 25, 2012: Plan Commission Presentation 02
February 1: PPP Committee Meeting/
Public Workshop 04
February 13: City Council Study Session
April 25: Draft Parkview Gardens Sustainable Development Plan Public Hearing
May 23: Plan Commission Public Comment Session
June 27: Plan Commission Additional Public Comment Session
July 10: Plan Commission Study Session
Fall: Additional Draft Plan Revisions
Early 2013: Revised Draft Plan to Plan Commission /City Council for Adoption



SCOPE

- 1.0 SITE INVESTIGATION
- 2.0 GUIDING LIVABILITY PRINCIPLES
- 3.0 ENVISIONING A SUSTAINABLE
FUTURE
- 4.0 DRAFT SUSTAINABLE
DEVELOPMENT PLAN
- 5.0



Public Workshops

PM 01: LIVABILITY PRINCIPLES

A VISION FOR PARKVIEW GARDENS
THE CITY OF UNIVERSITY CITY, MISSOURI

ISSUES: ENVIRONMENT

IDEAS: ENVIRONMENT

LIVABILITY PRINCIPLES

ECONOMY

EQUITY

ECONOMY

EQUITY

PUBLIC WORKSHOP BY HOKUSAWA
DRAW IT & SEE IF IT WORKS!

PM 02: SUSTAINABLE PLAN OPTIONS

A VISION FOR PARKVIEW GARDENS
THE CITY OF UNIVERSITY CITY, MISSOURI

OPTION 1: MARKET

OPTION 2: MARKET +

OPTION 3: MIXED-USE + RESIDENTIAL MARKET +

PUBLIC WORKSHOP BY HOKUSAWA
DRAW IT & SEE IF IT WORKS!

PM 03: PLAN PREFERRED OPTION

PREFERRED OPTION: NEIGHBORHOOD SUSTAINABLE DEVELOPMENT PLAN
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THE CITY OF UNIVERSITY CITY, MISSOURI

GOALS

VISION

SUSTAINABILITY

REGULATORY CODE

COMMENTS

PUBLIC WORKSHOP BY HOKUSAWA, PUTTING THE PIECES TOGETHER
TELL US WHAT YOU THINK!

PM 04: DRAFT PLAN

DRAFT NEIGHBORHOOD SUSTAINABLE DEVELOPMENT PLAN
A VISION FOR PARKVIEW GARDENS
THE CITY OF UNIVERSITY CITY, MISSOURI

PRINCIPLES

VISION

INITIATIVES

IMPLEMENTATION

REGULATORY CODE

COMMENTS

MANAGEMENT DISTRICTS

PUBLIC WORKSHOP BY HOKUSAWA, PUTTING THE PIECES TOGETHER
TELL US WHAT YOU THINK!

PUBLIC OUTREACH & CONTACT

PUBLIC MEETINGS & PUBLIC HEARINGS

- City website
- Project website
- Selected City Boards & Commissions
- Lawn Signs/Advertising Signs
- Media Announcements
- Flyers
- Mass mailings
- Email blasts through Constant Contact
- Facebook Page Updates
- Outreach to special interest groups (Loop SBD, churches, etc.)

STAKEHOLDER INTERVIEWS

- Business leaders, City Officials, Washington U, neighborhood association, etc.

PROJECT GALLERY

- January 17 – February 11, 2012
- April 21, 23, 24, and 25, 2012



ASSETS & OPPORTUNITIES

ISSUES & CHALLENGES

VISION

Parkview Gardens will become University City's premier Transit-Oriented, Sustainable, and Smart Community by building upon its rich history; unique assets of parks, the arts, and the culture and entertainment corridor of the Loop; and its adjacency to University City's Civic Center, City of St. Louis, Washington University North Campus, and adjacent business parks and neighborhoods.



SUSTAINABILITY PRINCIPLES

- 1|0 Increase economic development opportunities, choice & neighborhood prosperity
- 2|0 Revitalize Parkview Gardens as a walkable, compact, transit-oriented, and car-optional neighborhood
- 3|0 Build upon existing community qualities and characteristics
- 4|0 Expand existing arts, culture, and education assets and partnerships
- 5|0 Promote community health, safety, and empowerment
- 6|0 Protect, support, and expand healthy urban environmental systems
- 7|0 Organize for implementation success, civic engagement and community leadership

TRIPLE-BOTTOM LINE INTEGRATED SUSTAINABILITY





pedestrian and bike network



neighborhood parks



connectivity and accessibility



Infill housing



public transit



economic development



holistic green infrastructure



edges of neighborhood



district redevelopment entity



DRAFT NEIGHBORHOOD SUSTAINABLE DEVELOPMENT PLAN



regulatory plan

Draft Neighborhood Sustainable Development Plan



2012 EPA Building Blocks For
Sustainable Communities
Technical Assistance

**Sustainable Land Use Code
Audit**

Sustainable Land Use Code Audit Workshop

- June 18 & 19, 2012
- Goal: Identify ways to improve the city's zoning and subdivision codes to incorporate sustainability
- Commemorated 90th anniversary of birth of City's Zoning Ordinance (June 25, 1922 adoption)
- Demonstration of DOT-HUD-EPA Federal Partnership for Sustainable Communities
- Pre-Workshop: Planning Documents and Land Use Codes to EPA staff and consultant for review



Day One

- ❑ City Tour by EPA Staff and Consultant in afternoon
- ❑ Well-attended Public Meeting in Evening
- ❑ Mayor Shelly Welsch and, U.S. EPA Region 7 Administrator Karl Brooks (Kansas City office) gave welcome remarks
- ❑ Presentation explaining sustainable land use code concept and the audit process by EPA HQ staff and consultant
- ❑ Keen public comments and discussion on various sustainability topics



Day Two

- Morning and afternoon group discussion and brainstorming sessions on sustainable development issues, priority code amendments, and implementation strategies
- Sessions facilitated by Kevin Nelson of EPA Office of Sustainable Communities (Washington, DC), David Doyle, Sustainable Communities Coordinator (Kansas City office), and their consultant of Clarion Associates (Denver, CO)
- A number of stakeholders, city officials and staff, and community leaders/representatives participated



Suggested “Next Steps” Strategies

- Next Steps Memo from EPA consultant
- Suggested land use code changes after adoption of Parkview Gardens Neighborhood Sustainability Plan and Green Practice Commission’s Sustainability Strategic Plan:
 - a) Reducing parking standards and establishing maximum parking requirements
 - b) Reviewing and choosing urban approach to Low Impact Development for drainage mitigation
 - c) Drafting a range of mixed-use districts for more urban and sub-urban areas

Progress...

Washington University in St. Louis – Approved Mixed-Use Development

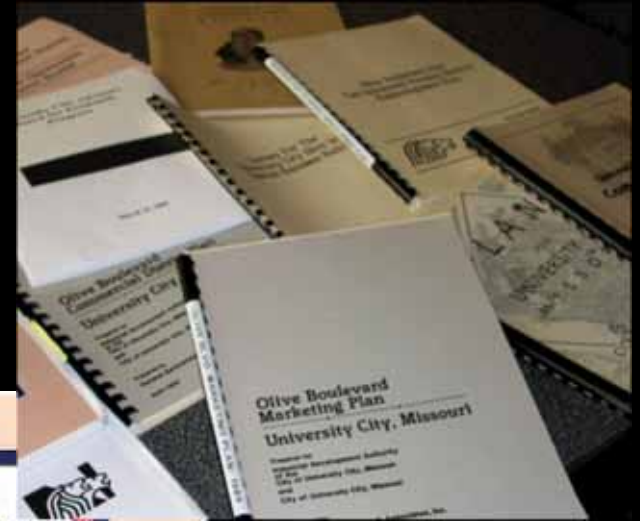
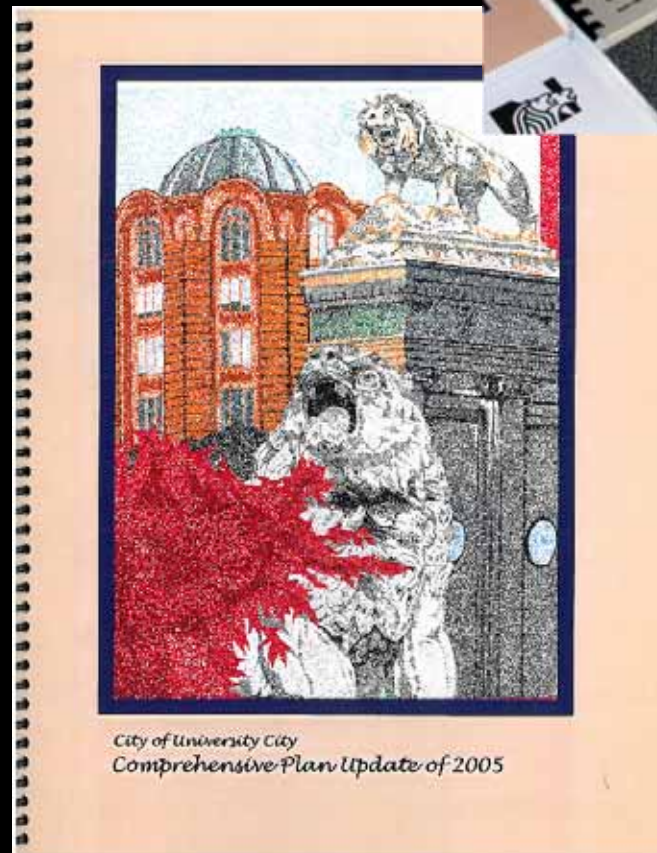
- ❑ \$80M Redevelopment project fronting Delmar Loop in Parkview Gardens neighborhood
- ❑ 5 new buildings in two phases (250 apartment units for about 550-600 students with 22,000 sq. ft. street-level commercial)
- ❑ Reduced residential & commercial parking requirements approved by City Council per Planned District zoning
- ❑ LEED Silver or Gold, with other sustainability features
- ❑ Completion/Opening - Summer 2014
- ❑ In keeping with the Draft Neighborhood Sustainability Plan
- ❑ In addition to \$20M renovation program for existing University apartments in the neighborhood
- ❑ One of the planning partners for the Parkview Gardens planning project





Upcoming Comprehensive Plan Update (City-wide)

- ❑ “Planning To Plan” Stage Now (Plan Commission and its Comprehensive Plan Committee)
- ❑ To begin planning process soon
- ❑ Extensive community engagement
- ❑ Collaborative and inclusive process
- ❑ Aim for completion in mid-2014”



Progress Continued ...

- Adoption of 2009 International Energy Conservation Code (IECC) expected in 2013
- 2014 – Adoption of 2012 IECC anticipated
- Ready to apply for other technical assistance tools and grants





Thank You

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