

Ladue Advisory Committee Meeting

October 10, 2020- 6:00 to 7:30pm

Meeting Notes

ATTENDEES

Mark Ratterman

Mary Hermann (Lemkemeier)

Laure Hullverson

Susan Ryan

Jane Epstein Lavey

Joe Gazzoli

Donn Lux

Frank Blair

Chris Cedergreen

Susan Gausnell

H3 Studio: Tim Breihan, Julia Pancoast, and John Hoal

Shockey Consulting: Beth Quindry

City of Ladue: Andrea Sukanek and Nancy Spewak

AGENDA

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|-----------|---|---|
| 6:00 p.m. | Welcome | Mayor Nancy Spewak |
| 6:10 p.m. | Introductions | Group |
| 6:20 p.m. | Presentation: <i>-Community Advisory Committee Role</i> <i>-Previous Comprehensive Plan</i> <i>-Trends, Issues & Opportunities</i> | H3, Tim Breihan Shockey Consulting, Beth Quindry |
| 6:50 p.m. | Work Session: <i>-Issues & Opportunities Identification</i> | Working Groups |
| 7:20 p.m. | Report Out + Theme Discussion | Group |
| 7:30 p.m. | Adjourn and Next Meeting <i>-next meeting anticipated to be scheduled week of January 27</i> | |

REPORT OUT - TOP DISCUSSION ITEMS

- Downsize Housing in Ladue - More Diversity of housing size as long as it's well done
- Architecture Review / consistent character
- Zoning Does not match City character / vision
- Technology – Cell Service
- Connectivity Walk / Bike
- Stormwater
- Downtown Business District
 - Central gathering space / heart of the community
 - Safety / walkability / bikeability

EXISTING LAND USE & ZONING

- **ISSUES**
 - Zoning & Ordinances don't match City's Goals & Plans
 - Variances required for improvements (Codes result in many non-conforming buildings)
 - Difficult review process for modifications to existing homes
 - Fences & Gates are contrary to open space character of Ladue – No consistency in how decisions are made regarding fences and gates, needs changes
 - Architecture Guidelines to maintain character
 - Rules are not common sense and too onerous
 - Ordinances that are not necessarily followed / enforced
 - Not enough consistency in development overall – large 45,000 square feet homes are viewed as unsightly
 - Difficult to make modifications to existing homes; at the same time there are developments approved that appear random and lacking in quality/character
- **OPPORTUNITIES**
 - Need more zoning districts to solve non-conforming issues and allow smaller lot/denser housing in appropriate areas
 - Where would they go? There is enough.
 - Allow increased density east of I-170 (generate tax dollars)
 - Innovation at Rock Hill Quarry – Rock Hill Quarry should be developed
 - Make development process easier – streamlined development review

NEIGHBORHOODS & HOUSING

- **ISSUES**

- Lack of downsize / small lot housing options – empty nesters
- Do we need to consider something multi-family / townhome or smaller house smaller yard? Multi-family housing would dramatically change the character of Ladue
- Where to located downsize housing options?
- Housing stock is aging and codes inhibit improvements
- Housing stock is old. Need downsize/villa options
- No issue with townhomes, but with the placement of those townhomes amidst single family homes.
- Loss of character from tear-downs and rebuilds – Do zoning regulations have enough guidelines?
- ARB is a mystery
- New construction does not contribute character – New Construction that does not represent what Ladue is; what's allowed vs. existing character in neighborhoods
- Challenge for new construction to fit into all the rules & regs
- Builders transplant building styles out of character
- Some newer homes are too big too much home visually
- Ways to attract the younger families 25 – 44?
- More housing options; need young people; aging in place
- Need Setback rules
- Need to have a vision as a community and think beyond one property at a time.
- Tear-downs that transition to McMansions without character or creativity are not desirable

- **OPPORTUNITIES**

- Rock Hill Quarry site opportunity for higher density residential Multi-family could be considered in the Rock Hill Quarry development because of its location
- Rock Hill Quarry site could have park area or mixed use
- Allow smaller lot/denser housing in appropriate locations
- Senior housing options
- Could high quality townhomes be interspersed with estates or somehow spread out in different parts of Ladue so they are not concentrated in one area?
- Requirement to donate an easement for future bikeways/sidewalks with each tear down, city-requested permit – other places do this.
- Quality needs to be consistently high for all buildings
- Fast-track development process as an incentive if requirements are met (have very specific codes (size, materials, etc)
- Diversify housing and include luxury townhomes

LANDSCAPE, ECOLOGY & FORESTRY

- **ISSUES**

- Unmaintained brush plantings along roadways
- Invasive species (Honeysuckle)
- Lack of public landscaping along roadways
- Tree ordinance too restrictive for addressing older trees which pose hazard for power lines
- Permission to get tree removal is onerous; no common sense approach
- Trees being torn down; old large trees dying; not planting new; Reforestation Plan? – Incentives?
- Need to better protect streams & creeks
- Improve aesthetics & landscaping of Clayton Road Business District
- Need tighter standards – public and private
- City should take strong role in making private property owners take care of their landscaping

- **OPPORTUNITIES**

- Educate on invasive species eradication
- More native plant requirements
- Beautify Ladue with public landscaping on roadways
- Beautification of common areas
- Encourage planting of specific tree species for reforestation
- BOSTA is working on an ordinance that promotes use of native plants

OPEN SPACE, PARKS & GREENWAYS

- **ISSUES**

- Lack of park space with amenities in Ladue
- Lack of walkability to Parks & Open Space
- Crime, Safety & Privacy
- Related to community events & programming
- Bridle Trail needs updating
- Need Signage for walking and biking especially on Clayton Road
- Need more parks and greenways

- **OPPORTUNITIES**

- More green space & parks in Ladue
- Edie's Mulch Site trail & Future Ameren ROW trail alignment
- Connections to Deer Creek Trail
- Dog Park at the corner of Conway & Warson north of High school
- Farm property off Litszinger bend could be a future park

TRANSPORTATION & CONNECTIVITY

- **ISSUES**

- Sidewalk safety & lack of walkability & Federal ADA compliance
- Traffic Issues (McKnight, Clayton, Ladue, Conway, Warson)
- Traffic concerns relative to Rock Hill Quarry Site development
- Don't negatively impact parking (business owner perspective)
- Crosswalks; Lights; slower traffic; parking is sad
- Walkability / Bikeability of Clayton Road
- Upkeep Bridle Trail
- Walkability improvements needed throughout the City
- Interstate 64/40 is a barrier in the community for connectivity and walkability
- No connectivity to Clayton Road Shopping at Clayton & Price

- **OPPORTUNITIES**

- Improved walkability / bikeability & street design (i.e. complete streets)
- Become an age friendly community
- Improve connectivity to schools, commercial districts & neighborhoods
- Desire to walk to Clayton Road Business District
- Narrow Clayton Road from 4 to 3 lanes at Business District (not sure about this)
- Require sidewalk setbacks along major roadways for aesthetics & pedestrian comfort
- Safe access to walk/bike to schools / businesses; support active walking / biking
- Walkability from Litszinger to Lifestyle Fitness & shops / development at Frontenac & Library
- Need wider sidewalks in places
- Sidewalks on Ladue Road Please – Kids Walk to Reed, JBS, MICDS
- Bridle Trail
- People like to bike to forest park
- Expand Pathways & Sidewalks:
 - Clayton Road Business District
 - Ladue Road from Price to Warson
 - Explore opportunities in woods near Tilles Park
- Cut-throughs are a part of the community. Would like to create a Childrens map of Ladue that maps out all of the cut-throughs and makes people aware of their existence
- Trail connection from Litszinger to Clayton Road Business District along Floodway and west to Library and Frontenac Shopping
- Trails: Ameren ROW connecting Rock Hill Quarry through to Conway Road; expand Bridle Trail to connect to Litszinger at Lindbergh to Ladue Road at St. Louis Country Club

COMMUNICATIONS & TECHNOLOGY

- **ISSUES**
 - Limited and unreliable cell service
 - Broadband (fiber/wireless) needs to be comprehensive
 - Community needs to keep up with technology
 - Continue to improve Ladue Website
- **OPPORTUNITIES**
 - Installation of additional cell towers (concealed & tasteful)
 - Municipal Mesh Network
 - City conduct a comprehensive study of technology needs
 - Police/Fire Link
 - Put more cell towers up – make them look like pine trees

INFRASTRUCTURE & STORMWATER

- **ISSUES**
 - Stormwater runoff & flooding
 - Stormwater issues negatively impact property values
 - Power lines conflict with trees and are visually unattractive
 - Utility companies damage roadways and carelessly repair
 - Private Infrastructure that lacks upgrades (cost. Etc.)
 - Stormwater runoff & flooding issue; large homes on smaller lots
 - Need more funding for Stormwater infrastructure improvements
 - City needs to work with MSD – detention basins are an eyesore and don't work
 - We must maintain the infrastructure we have
- **OPPORTUNITIES**
 - Alternative Power Sources / Solar
 - Underground power lines – New Construction
 - City-wide approach to flooding issues – must address in partnership with MSD
 - Join with adjacent communities to demand utilities provide more timely and permanent repairs

COMMUNITY EVENTS & PROGRAMMING

- **ISSUES**

- Lack of community programming & events
- Need more sense of community – Lack Sense of community
- Where is our community space? Parks or something else?
- Website; gathering space & events
- Need more community events
- Missing a functioning city center; Clayton road Business District is close, but misses the mark (not pedestrian friendly, lacking in opportunities to sit outside, not beautiful enough, too much parking)
- Needs outdoor and indoor places for people to gather and connect to community
- Opportunities to build community and balance tendency in Ladue for privacy - Emphasis on private property has led to denigration of the public realm
- There is no community Center
- Does the lack of a functioning town center make Ladue less attractive to younger residents?

- **OPPORTUNITIES**

- Revive Dogwood Festival & Parade
- Create new community gathering events and places
- Partner with schools for community to use facilities after hours
- The Nook
- Use public spaces – like the high school parking lots or church parking lots
- Better advertising for events
- Could use more events and programming that bring people together and encourage community spirit

GOVERNANCE & CITY SERVICES

- **ISSUES**
 - Crime & safety
 - Prefers recycling drop off to curb-side pick-up
 - City should explore recycling options if most residents are not currently recycling.
 - Limited City funds available for expanded services
 - Lack of diversity in boards & commissions – diversity by housing
 - Rules & regulations not enforced (limited staff capacity) – Limited staff capacity to enforce rules & regulations is the problem
 - Revenue generation is an issue. Could commercial areas be more productive for the City, bring in more revenue?
 - Where will revenue come from for expanded parks, open space, landscaping responsibility?
- **OPPORTUNITIES**
 - Bi-annual town halls to hear from residents
 - Community Center with Fitness Pool for residents – Not a strong demand
 - Community Center (Wonders about newer younger families interest in a community center)
 - Add recycling drop off at City Hall
 - Add Clothing drop off at City Hall
 - Enhance City's revenue base
 - Increase police patrols + Nighttime lighting + Police on Bikes
 - Educate the public about the quality of City services in Ladue
 - Probably need to consider raising taxes
 - Create Ladue Foundation to raise private funds for Ladue
 - Hold an annual new resident reception to welcome new residents and share information about the City.
 - City should email newsletter rather than mail.
 - Could city hall be used more by the community with meeting spaces open to the public? Current building is not welcoming.
 - What best practices are in municipal operations to reduce carbon footprint, protect the environment, and inspire environmental awareness in the community, among both residents and businesses
 - BOSTA considering an initiative to eliminate single use plastics in the business district

OTHERS

- **ISSUES**
 - No formal entry/arrival into Ladue
 - How do you create the opportunities for 25 – 44?
 - What can we do to attract Millennials? Where are younger affluent families choosing to live in the St. Louis area? (understand if Ladue is a community of choice for affluent younger families)
 - Need more turnover in housing; 65+ is retirement
 - Some of the estates are empty much of the time because owners have multiple homes and only live in them part-time. They aren't there so that aren't contributing to the community.
 - Community is stuck in old ways... misses out on opportunities to do something because we are afraid of change and don't have a vision for the future.
 - If people are paying \$1 million + for homes, they should be able to walk safely to something desirable.
- **OPPORTUNITIES**
 - Create more of a visual identity for Ladue through landscape, signage (like Wash U, like SLU)
 - Clayton Road Business District - mix of boutique shops works well
 - Streetscape improvements needed: Landscaping standards, tree standards, lighting, signage
 - Sidewalks that aren't so close to traffic would be more pedestrian friendly
 - More opportunities to cross the street.
 - Add stop signs; 2 lanes? 3 lanes; raised crosswalks
 - no safe place to walk
 - Parking spaces directly onto Clayton Road are dangerous
 - New Crosswalks: Improve the crosswalks; landscape district pavement treatment
 - Could look so much better – likes idea of reducing Clayton Road from 4 lanes to 3 lanes.
 - Could there be a CID or TDD that would fund improvements without taxing Ladue residents directly?
 - Rock Hill Quarry:
 - Landfill; Subsidence Issues; Floodplain
 - Ladue Crossing:
 - 170 is a physical and perceptual barrier
 - area is perceived as unsafe by many
 - Aesthetic improvements
 - could use more streetscape (landscaping, lighting, etc.)