

Ladue Advisory Committee Meeting

February 5, 2020 - 4:00 to 5:30pm

Meeting Notes

ATTENDEES

Mark Ratterman

Mary Herman (Lemkemeier)

Laure Hullverson

Libby Donnell

Mark Critchfield

Ray Stranghoener

Sara Reiff

Nick Chicoine

Jane Epstein Lavey

Frank Blair

Chris Cedergreen

Nancy Ylvisaker

Susan Gausnell

Tim Kaufmann

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

Shockey Consulting: Beth Quindry

City of Ladue: Andrea Sukanek and Nancy Spewak

Questions and Comments During Presentation

Q: Many subdivisions and private streets have indentures that supplement city zoning when it comes to overbuilding. Will the Comprehensive Plan consider them? The private streets don't have the resources and often the wherewithal to make changes, and their indentures are often older than the zoning code.

A: The comp plan will define the character that will guide/direct any changes to the zoning code. Indentures will be considered through the rewriting of the zoning code

Q: Regarding the ratio of business and retail to residential property - have you looked at how we compare to others and how we maintain that diversity of retail/restaurants?

A: the city chose the three focus areas with this in mind; Ladue has limited commercial opportunities (if there is a desire for more...where can it go?); we have just starting looking at that.

Q: What is the role of the high school? The Ladue School District? Is there a role for the high school to play as a gathering place? People move here and nearby to be part of Ladue schools...

A: Schools are certainly important. Part of larger question about gathering space/community center.

Q: Regarding Goal 2, protect and manage Ladue's natural environments: we have to meet MSD requirements, especially relevant in commercial developments.

A: the City can opt to exceed MSD standards.

Q: We could use more information, maybe an educational workshop, regarding environmental impact of stormwater runoff.

A (Mayor): We have offered something like that to subdivision trustees before. We should do it again.

Q: Have there been master plans for the Clayton Road business district?

A: We are aware of one Streetscape Plan.

Comment: Regarding Goal 4 – SLU Campus, also Washington U have consistent physical markers (well done, under the radar, not too commercial) to establish boundaries.

Comment, Goal 7: very hard to build some of these things without setting apart space; there aren't gathering places now; could we create them even if they are small – pocket parks along Clayton Road, etc.?

A: are schools the gathering center...or do we need something separate, a recreation center?

Comment: are we self-censuring ourselves based on resources; we have a lot of philanthropic people in our community...would they want to donate land or resources if there is a great plan? [agreement that this could be possible]

Comment (John Hoal), Goal 9: the zoning code has very little site design

Response: Suggestion to deal with stormwater runoff and maintain tree coverage → minimize cutting grades, work with existing contours...

Comment: What can we include in the Comprehensive Plan regarding the City's fiscal health? There is no long-term fiscal plan for revenue stability for the City.

Response: Forest Park is doing an asset management – they can put a dollar value on some sort of life-cycle of improvements.

Comment: We seem to have vacant commercial space somewhat regularly; can we charge owners for commercial properties that sit vacant for too long?

Response #1 (JH): some cities have done that.

Response #2: we have some businesses moving from Clayton to Ladue; retail space is being turned into nonretail space (offered in response to last comment about commercial property sitting vacant); people come because the traffic and parking are better here in Ladue (calls for a balance between density and traffic/parking impact). [some disagreement among regarding this idea]

Small Group Discussion Notes

Ladue Crossing (Ladue Road @ I-170)

- Improve accessibility
- Improve Image
- Maximize revenue generating development

- Planned development
- Height appropriate 5 stories
- Underutilized
- Unattractive area
- Highway visibility
- Entrance to Ladue (Landscaping)
- Not bikeable or walkable from Ladue Road (at Highway)

Clayton Road Business District

- Parking centralized so walking can be right in front of stores
- Crosswalks!!!
- More restaurant/lunch spots (juice bar)
- Lane reduction on Clayton Rd (2 travel / 1 optional bypass)
- This will likely be the heart of the City
- Mixed-use / upper level residential
- Combined District parking (with walkways, landscaping and wayfinding)
- CID for implementation
- Consistent street lighting
- Gem of Ladue, special retail area
- Complicated with multiple owners
- Master Plan Walkable boutique area
- How do we connect from South of 40 to north of 40 (walk/bike trail to connect – Edie’s Mulch Site)
- Crosswalk / stop lights
- Special pavement
- Incentive plan for owners – implementation tool

Rock Hill Quarry

- 30% greenspace requirement
- Don’t disturb nature
- TIF/TDD/CID overlay incentives
- Economic feasibility – cleaning up the land fill for development
- Not attractive to major retail
- Stormwater retention – in flood plain
- Office park as alternative to Clayton
- Increase tax base
- Can multi-family be built on the land fill
- North of Creek – Higher density residential townhomes, villas, single family (small scale upper price model)
- Connect to Deer creek trail tie into Bridle Trail
- South of Creek – Horse stables / public pool/ skating rink

- Opportunities:
 - High quality small residential
 - Park
 - Retail / office park / hanley industrial (ex: enterprise in Clayton w/ lakes greenery / corporate headquarters)
 - Great I-64 access
 - Not a community center that is duplicative of public school facilities
 - Share resources with Rock Hill (cost/maintenance/patrol)
 - Hanley/Manchester Sunen office park