



## Virtual Public Engagement Summary *live Zoom meeting + online open house*

### I. PHASE 3 ENGAGEMENT OVERVIEW

The purpose of engagement during Phase 3 of the comprehensive planning process was to gather community input on draft plan components and receive additional comments on the plan's vision, goals and strategies. Virtual engagement included a live Zoom meeting held on June 23, 2020, and an extended online open house, available from June 24 to July 12 on the project website. Virtual engagement was used to follow social distancing guidelines in place due to COVID-19. Outreach to invite residents to the virtual meeting included eblasts, social media, and communication through subdivision trustees. A complete description of outreach methods can be found in Appendix C.

Forty-seven (47) people attended the live Zoom meeting on June 23; sixty-five (65) people participated in the online open house. With some overlap between the two groups, a total of eighty-six (86) people participated in some form, exceeding the attendance for the first (in-person) public meeting in March.

This summary includes:

- Key findings
- Engagement assessment
- Survey results
- Questions received before and during the meeting

### II. KEY FINDINGS

Throughout the planning process, several themes have remained consistent and were evident in community feedback in Phase 3 virtual engagement as well: preservation of community character, interest and concerns about housing options, desire for walking and biking, desire for more recreation opportunities and activities for families in Ladue, and access to high speed internet.

- **Desire to preserve community character**

The most important factors for preserving community character in Ladue were identified as preserving trees and open space (97%); preserving existing homes and promoting renovations (64%); and managing size of new homes being built (61%). An open-ended response regarding

community character stated the desire for preservation of its distinctive charm, character and architectural excellence.

- **Desire for housing options**

69% of survey respondents considered Ladue Road @ I-170 Business District an appropriate location for housing options such as high-quality attached homes, condos, and luxury apartments. Other locations offered as response options received less support, Clayton Road business district (40%), and within small lot zoned areas (28%). Comments received elsewhere indicate a small minority of individuals who are opposed to any new housing options and others that offer tepid support with concerns about quality and character.

- **Desire for walking and biking improvements**

When asked what idea excited them and was most important to them, 70% of meeting survey respondents said “developing a walk and bike plan for the City.” The issue also received considerable attention in questions received before the meeting.

- **Desire for more recreation opportunities and activities for families**

In both questions received before the meeting and during the meeting itself, attendees expressed interest in more parks, more recreation, and more to do for families in general (outside of school events and activities). One respondent, a newer resident to Ladue put it this way:

“An important part of Ladue’s character is its school system, yet beyond the school, little of Ladue is accessible to families in the sense of parks or community centers.”

- **Desire for access to high speed internet**

Participants raised a priority issue through feedback collected from the open-ended questions (Q4 and Q5) regarding the need for high speed internet access, stating that without high speed internet, housing values will be negatively impacted moving forward.

### III. ENGAGEMENT ASSESSMENT

#### *Representation*

86 people participated in the live Zoom meeting and/or the online open house, which exceeded attendance of the first (in-person) public meeting. Based on meeting survey results:

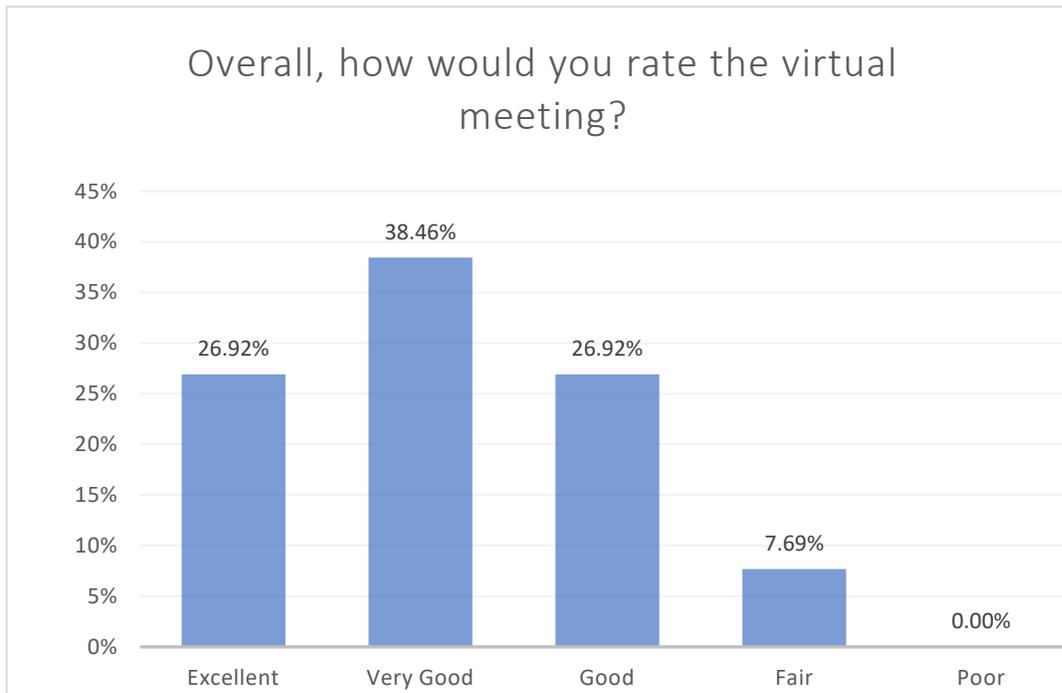
- representation by age was in line with Ladue’s demographics
- a majority of respondents (60%) have lived in Ladue more than 10 years
- slightly more than half of respondents (56%) live in households with more than 2 people, i.e. households likely to have children

Notably, new people came into the process during this phase of engagement which is encouraging and likely a reflection of the convenience offered by participating virtually over an extended period of time.

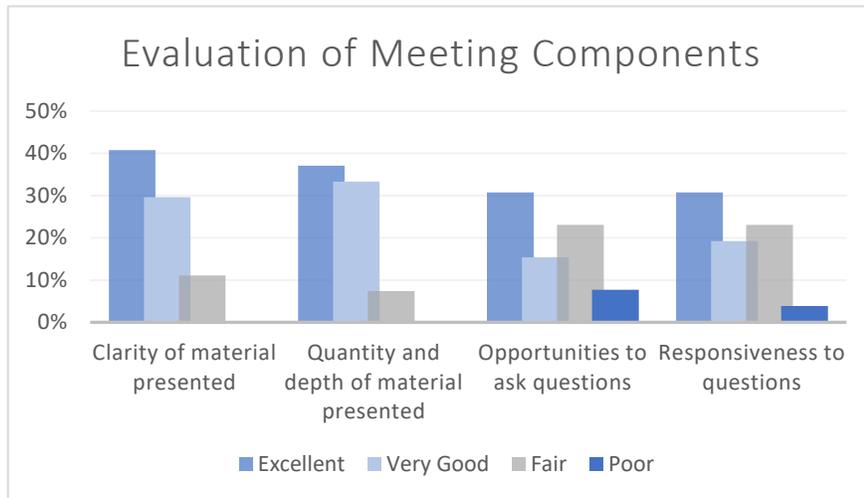
#### *Evaluating virtual engagement*

Since this was the first time virtual engagement was used by the City for this type of large scale public meeting, survey questions were included to evaluate the virtual meeting experience.

According to the post-meeting survey, the live Zoom meeting was well received by most attendees: 65% rated the meeting excellent or very good, 27% rated it good, and 8% rated it fair.



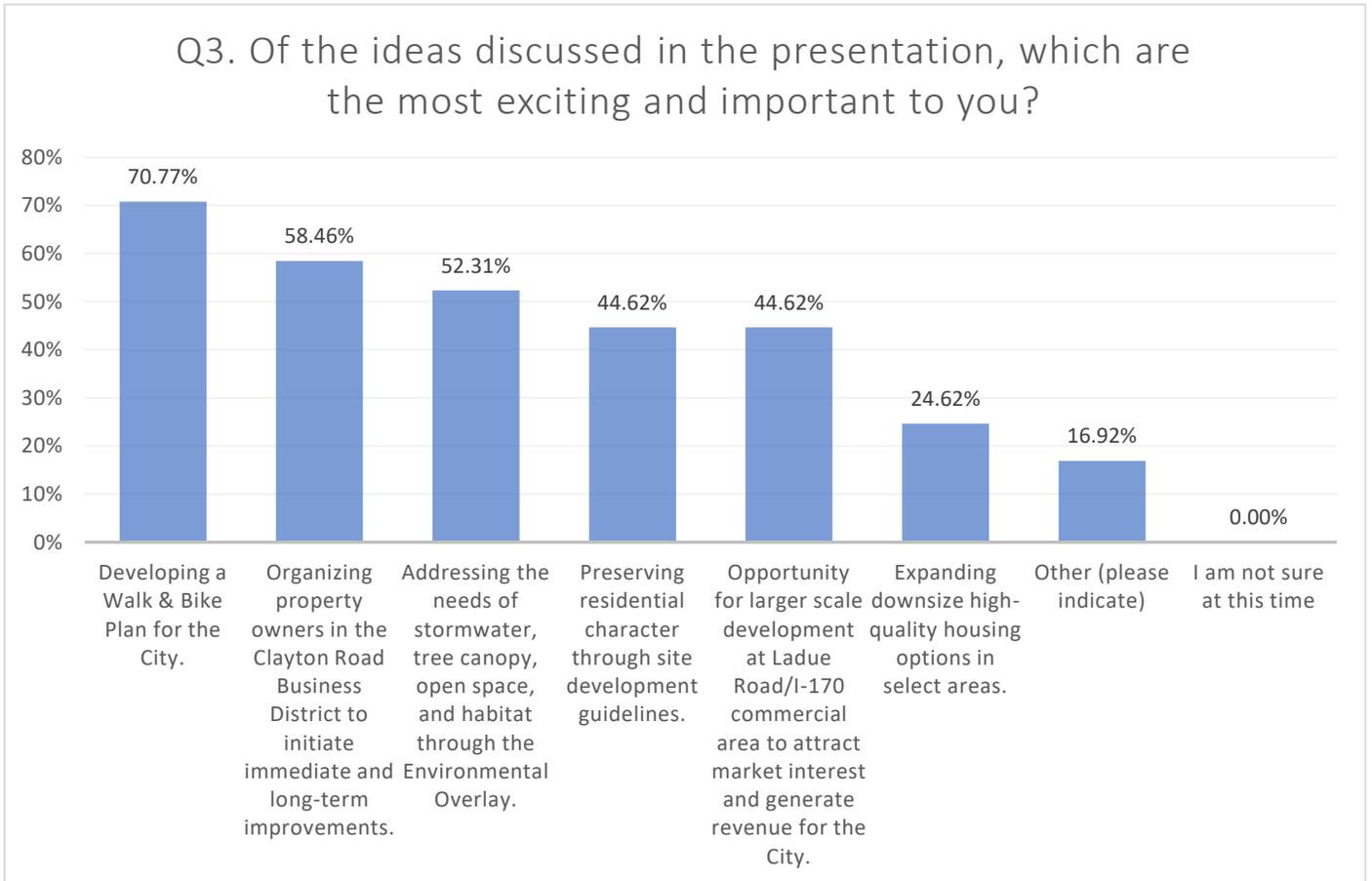
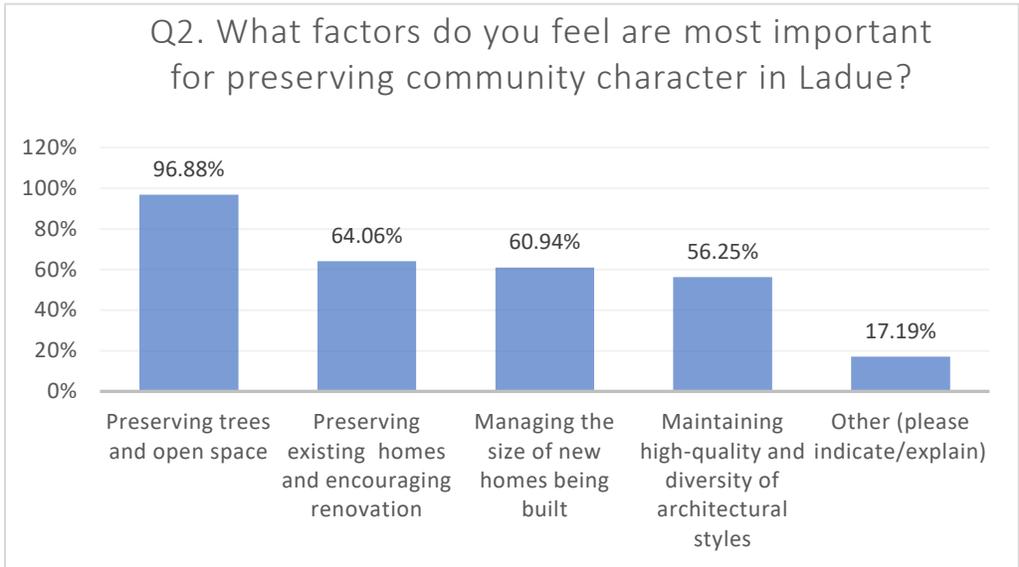
The meeting received largely positive results for clarity of material presented (71% excellent or very good) and the quantity and depth of materials presented (70% excellent or very good). Opportunities to ask questions and responsiveness to questions were not rated as highly with about a third of respondents providing fair or poor ratings.

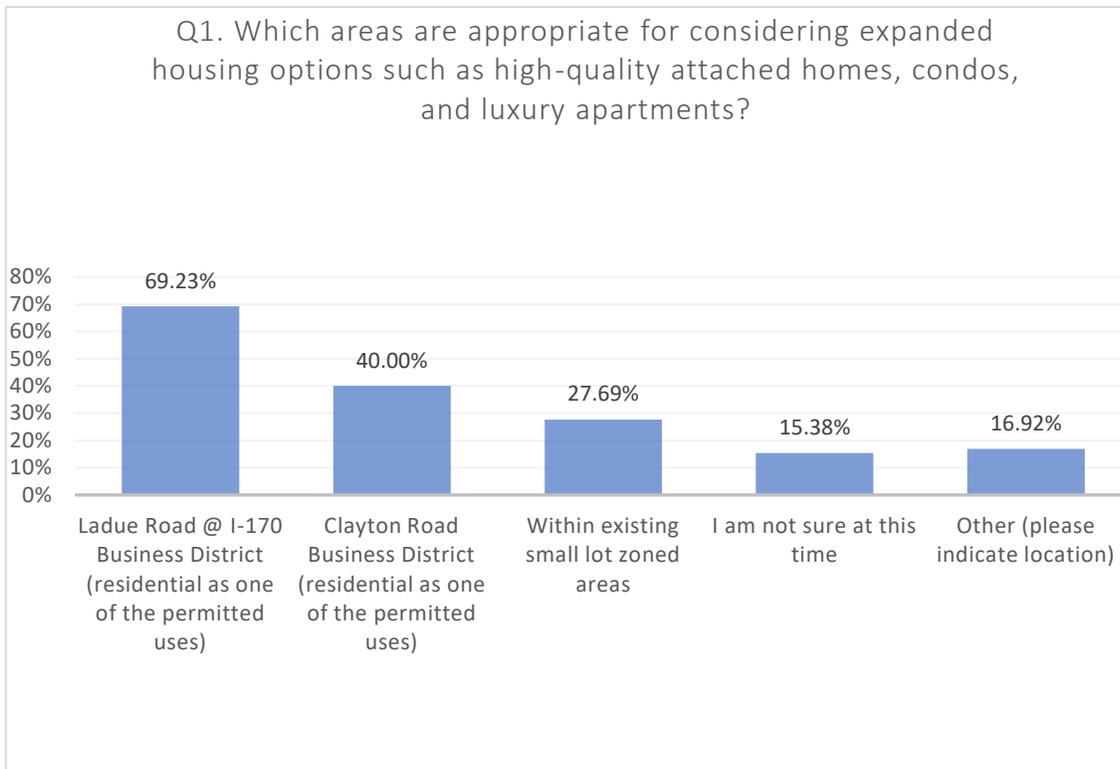


*Recommendations for Future Engagement*

Strong participation in the Zoom live meeting and virtual open house demonstrate that Ladue residents are open and willing to participate in online engagement and it can be a valuable tool - not only to replace in-person opportunities on a temporary basis during COVID-19 - but to expand public participation at any time. Based on survey results, residents would like to see improved ways to provide input during virtual meetings. The City can explore more interactive virtual meeting features, available in Zoom and other platforms, that include polling and participant “chat” to allow greater interaction between city staff and attendees. Future meetings could also dedicate more time for live questions and answers (and less time to presentation material) to make sure all questions are addressed.

IV. SURVEY RESULTS: Community Character, Most Exciting Ideas, and Housing Options





**V. SURVEY RESULTS, OPEN ENDED QUESTIONS: Other Issues of Importance and Vision/Goals/Strategies**

*Other issues of importance (Q5)*

Through the meeting survey, participants were given the chance to answer an open-ended question, “Is there something important to you that was not covered in the presentation?” About half of survey respondents provided an answer. Some used the opportunity to confirm or emphasize issues raised in the presentation and several indicated they did not have anything to add. Others raised topics heard elsewhere during the planning process: quality of cell signal and internet speeds in Ladue, recycling and trash collection, burying power lines, managing noise, light pollution, body cameras on police, and diversity. Open-ended responses to this question were integrated into feedback collected on the Draft Vision, Goals and Strategies which can be found in Appendix A and are included in the chart on the following page.

*Draft Vision, Goals, and Strategies (Q4 & Website Survey Link)*

Respondents were given an opportunity to review and comment on the Draft Vision, Goals and Strategies for the comprehensive plan, which had been revised after initial presentation at the first public meeting in March. The table below shows the number of comments received for the vision and for each goal. A complete list of comments can be found in Appendix A.

	DRAFT VISION, GOALS & STRATEGIES	Number of Comments
	VISION	1
GOAL 1	Preserve & Enhance the City-wide Community Character of Ladue	2
GOAL 2	Protect and Manage Ladue’s Natural Resources as well as the Public and Private Landscapes	10
GOAL 3	Maintain Preserve, and Evolve Ladue’s Residential Subdivisions while Encouraging Home Renovation and Expanding Housing Opportunities	9
GOAL 4	Improve the Attractiveness, Identity and Competitiveness of Ladue’s Commercial and Business Districts.	5
GOAL 5	Enhance Multi-Modal Access and Mobility for Citizens of All Ages and Abilities	12
GOAL 6	Facilitate & Encourage High-Quality Improved Infrastructure and Reliable Public Utilities	11
GOAL 8	Maintain the City of Ladue’s Fiscal Health, Economic Sustainability, and Stewardship of Public Resources.	9
GOAL 9	Encourage a Sense of Community through Civic Events and Partnerships	7
	General / Miscellaneous comments on the Vision, Goals & Strategies	24
	TOTAL COMMENTS RECEIVED	90

## VI. QUESTIONS RECEIVED

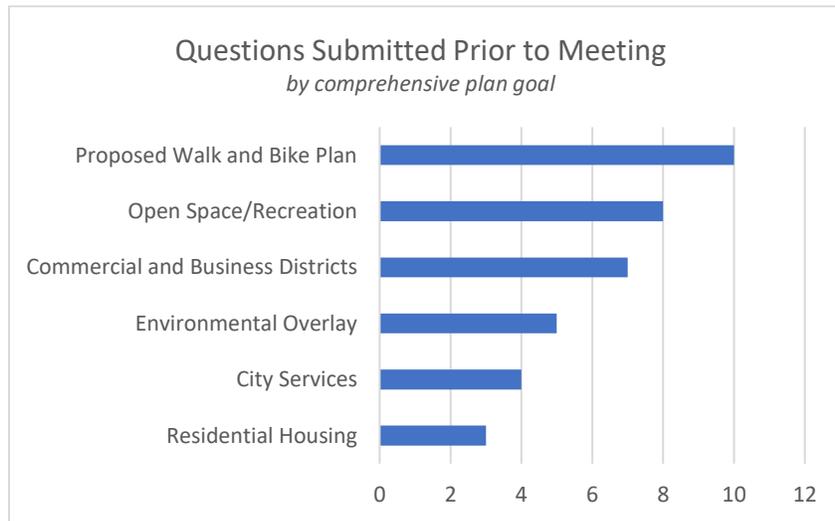
### *Prior to the Meeting*

Attendance to the virtual meeting required registration and part of that process involved an optional question on what issues attendees would like to discuss during the meeting. 105 individuals completed registration. Topics receiving the most questions included the proposed walk and bike plan, open space/recreation, and commercial and business districts. A complete list of questions received before the meeting can be found in Appendix B.

### **Key take-aways:**

Without prompting through presentation material or pre-determined response options, those who registered for the public meeting expressed:

- Strong support for walking and biking
- Desire for parks and recreation activities in Ladue or through partnerships with others
- Desire for more dining and retail opportunities for residents



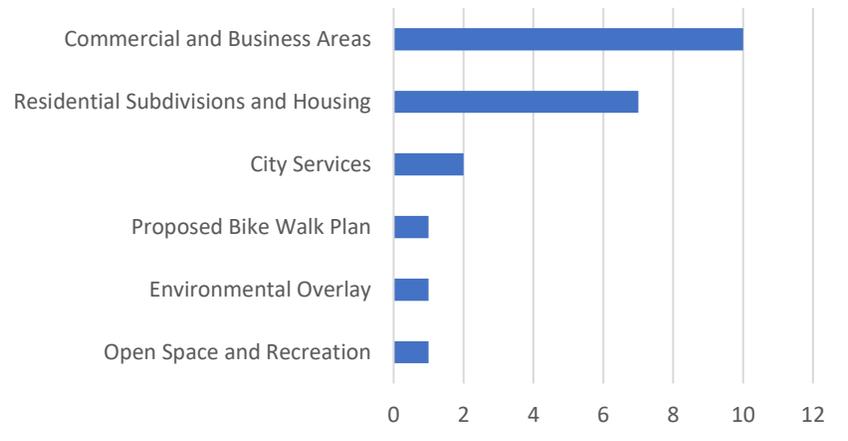
### *During the Meeting*

During the virtual meeting, attendees could ask questions and make comments using the Q&A function in Zoom. Commercial and business areas and residential subdivisions and housing received the most comments. The emphasis on these two areas was likely influenced by the attention given to them in the presentation. A full list of questions submitted during the meeting can be found in Appendix B.

### **Key Take-Aways:**

- Attendees expressed some support and some concerns about commercial development. While no comments indicated complete opposition, many offered caveats regarding quality, size and location.
- Attendees expressed mixed ideas about housing. Of the seven comments during the meeting, one was totally opposed to new housing options, one was in full support for multi-family housing, and remaining comments were neutral or caveats on quality, size, or location.

### Questions/Comments During Virtual Meeting *by comprehensive plan topic*



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## APPENDIX A

### Comments to Vision, Goals, and Strategies

## Draft Vision Statement

Moving forward, the City of Ladue will utilize a comprehensive approach to guide placemaking and preservation that maintains the City's desired character—defined by its natural landscape, distinctive residential subdivisions and commercial districts, premier institutions, regional accessibility, efficient and effective government services, and the provision of community amenities for a high-quality of life—while addressing the future needs and aspirations of the community.

Comment Received:

- There is nothing in this vision statement that eludes to inclusivity, diversity and connections to surrounding neighborhoods and St. Louis. I believe there are many residents in Ladue that actually desire this and would like this reflected in the vision. Otherwise it is just sticking to a 20<sup>th</sup> century past version of Ladue. Preservation and quality of life is important, but we should adapt, particularly to draw new younger families.

## Draft Goals & Strategies

### **GOAL 1: Preserve & Enhance the City-wide Community Character of Ladue.**

Comments:

- The effort should be around maintaining the character of the city we love and ensuring that character is intact 20 years from now.
- Our hope for Ladue is the preservation of its distinctive charm, character and architectural excellence.

### **GOAL 2: Protect and Manage Ladue's Natural Resources as well as the Public and Private Landscapes.**

Comments:

- Do not integrate Rodes Park into a greater design scheme, do not sanitize or add paved parking. It is not Tilles Park in character, it is a public landscape and one of very few. This is a core element of the City's character and should not be misunderstood. Limit regulations based on environmental overlay planning.
- Goal two and the outlined strategies set goals for a more sustainable and diverse environment. This will require a cultural change. Buy a copy of Doug Tallamy's new book, "Nature's Best Hope", for every home owner so they can see the possibility of rescuing areas devoted to sterile, chemical dependent and thirsty lawns in favor of more ecological landscape design, incorporating native plants.
- Consider purchasing Tilles Park from county to ensure it's preservation.
- I'd like to see a dog park included in the park/green spaces plan.
- I would like to see an emphasis on eradicating honeysuckle. Not sure the answer but here is my perspective. Since 1985 we have lived on Twin Springs Lane, backing up to the new park on Edie's mulch site. We have a 3 acre lot 2/3rds of which we do not use as it is woods that go down to the creek on a very steep hill. Our children played in these woods, loved going down to the creek & traveling to other friend's houses in other neighborhoods via the riding trails that are at the bottom of the hill by the creek. This whole area is now consumed by honeysuckle. I would love to get rid of it but the cost would be prohibitive & it would just come back if the neighboring properties did not follow suit. Would love to see this subject somehow incorporated in the plan.
- We also support the tree ordinance to try to preserve the green landscape of Ladue.

- Developing a sense of community by enabling people to volunteer –encouraging the development of a liason with environmental organizations in order to learn about trees, flowers, economics of alternative energy sources, for example. The price of solar panels are going down—the Ladue newsletter could include economic studies of that alternative form of energy. Or doing things together that would make Ladue look better. This could include having a weekly group of litter-haters pick up litter. I understand the legal aspect, but think that can be overcome.
- For beautification of open spaces, the I-64 overpass over Warson Rd/Clayton intersection is like an entryway into Ladue neighborhoods. It would look beautiful to enhance the look of this overpass by planting flowering vines/bougainvillea’s or otherwise decorating the cement around this intersection. We already have a couple planters on the ground at this intersection, but it would be a great opportunity to create a visual floral entryway arching over this road.
- Along the lines of optimizing stormwater runoff, it would be beneficial for the City to offer a similar grant for removing honeysuckle from homeowners’ properties.
- I do like the attack on honey suckle that is on-going.

**GOAL 3: Maintain Preserve, and Evolve Ladue’s Residential Subdivisions while Encouraging Home Renovation and Expanding Housing Opportunities.**

Comments:

- Continue to not allow medium/high density or attached housing, more urban/unit residential might be possible with long range planning but in limited forms and specifically designed centers if at all. This should not be a goal to itself. Do not streamline neighborhoods to single design standards or encourage small lot development.
- I suggest developing a priority that includes (2) allows rezoning of large residential lots for the purpose of creating smaller lots for high quality housing with common greenspace.
- Prefer to not add attached homes or condos to Ladue. Appreciate the yards, open spaces.
- Do not focus on retirement housing.
- I would recognize that Ladue residents would prefer to stay in Ladue in a place like “Conway Close”. We don’t object to a residential space like this but it would have to be well planned and of exceptional quality and not too small. We don’t want to sell out Ladue to the profit interest of developers. Putting in small lots is wildly profitable for developers and other interested persons all at the expense of Ladue residents.
- Don’t overpopulate Ladue with new housing because many of our current roads and streets are overcrowded.
- We do not support changing Ladue into a place for multifamily dwellings outside of the Ladue Road-170 interchange.
- Stronger guidelines for new development of homes.
- Is there interest in changing the rules to allow separate “in-law” buildings ON SIZABLE LOTS?

**GOAL 4: Improve the Attractiveness, Identity and Competitiveness of Ladue’s Commercial and Business Districts.**

Comments:

- I suggest developing a priority that includes (3) provides financial and other incentives for owners of commercial property to “redevelop” in accordance with the plan
- Need more local stores and restaurants

- Enhance current retail options on Clayton Rd.
- LOVE the idea of mixed-use development both at 170 and in the Clayton downtown area (which I live right next to).
- We also support the efforts to enhance the business district along Clayton Road.

**GOAL 5: Enhance Multi-Modal Access and Mobility for Citizens of All Ages and Abilities.**

Comments:

- Limit trail development based on neighboring property input and privacy consideration. Provide for but limit volume of bike traffic. Preserve rural character of Ladue; not heavily engineered, signed, paved, curbed, etc. typ. Best practice development. Avoid overly designed/themed street lighting and sidewalk plans; not appropriate before longer range planning and center development.
- Primary importance needs to be placed on safety for schools and the community and growth of business areas. The need for dual, east/west sidewalks on Clayton Road and reduction to single lane traffic to allow for bicycles, LSV and a safer walkable, stoppable community for children, parents and elderly.
- I think that they [the vision, goals and strategies] are well done. I would like to reiterate the strategy for walkways and trails and connection into the established greenway. It would be nice to take other unused train right ways and make them trails. Mcknight road south of 64 still needs to be addressed and should be included in one of the strategies. A no turn on red getting off of eastbound of 64 at Mcknight would be a good no cost first step. If not better enforcement of the stop sign at that location.
- Walking and bike-friendly roads must be a higher priority.
- Provide safe sidewalk access on the main roadways in the south section of Ladue: Litsinger, Warson Rd., Old Warson Rd., and Woodlawn Roads.
- Safer to walk on Clayton and Ladue Roads. People speed well over the 35 mph limit and pedestrian fatalities occur 50% of the time speeds over 42 mph according to AAA.
- Don't overpopulate Ladue with new housing because many of our current roads and streets are overcrowded.
- Stress walking and recognize fewer cars in the future.
- In addition to internet speeds there is no cycling or sidewalks that cut North/South only East/West. I traveled in N. Woodlawn and every day there are dozens of cyclists and walkers that have to be on the side of the road in order to traverse- this will almost certainly arrive at accidents- I like you overall plan but this has been overlooked.
- Maintaining the trail along Deer Creek and getting back to a good condition after the MSD work (and part of the walk/bike plan).
- I wish there had been more emphasis on developing sidewalks and bike lanes.
- The topic of sidewalks and bike lanes especially in south Ladue was mostly ignored.

## **GOAL 6: Facilitate & Encourage High-Quality Improved Infrastructure and Reliable Public Utilities.**

### Comments:

- Avoid overly designed/themed street lighting and sidewalk plans; not appropriate before longer range planning and center development.
- High speed internet access will be important part of housing values moving forward.
- Internet speeds will be one of the largest contributors to a home's value in the future. Millions of hours of work, entertainment, news, connectivity all comes from how fast is your internet today and how can it get faster tomorrow?
- A top priority in infrastructure should burying the power lines.
- Developing a sense of community by enabling people to volunteer –encouraging the development of a liason with environmental organizations in order to learn about trees, flowers, economics of alternative energy sources, for example. The price of solar panels are going down—the Ladue newsletter could include economic studies of that alternative form of energy. Or doing things together that would make Ladue look better. This could include having a weekly group of litter-haters pick up litter. I understand the legal aspect, but think that can be overcome.
- Do not put technology or development ahead of the express disapproval of residents and how those things detrimentally affect others.
- I didn't see anything about internet – we can only get 6 Mbps at our house which is ridiculously slow; Brentwood and Webster blow us away – any way to gain visibility?
- Poor cell service and the building or expanding of towers. No one is interested in having an ugly tower in their neighborhood and exploring innovative and agreeable solutions with providers and incorporating them into a master plan is important.
- Light pollution at night
- Internet speeds.
- Burying the power lines. These are unsightly , unreliable and in direct conflict of our desire to be a top scale beautiful naturalistic city. Whether in our neighborhood in Fair Oaks where they cause unreliable power supply, or visually up and down Clayton Road to the terrible visual footprint while trying to enjoy our time at RCL; burying the lines should be a top priority for our city. Even an elderly residential complex will require a safe and reliable power supply.

## **GOAL 7: Maintain and Improve the Provision and Quality of City Services and Governmental Accessibility and Accountability.**

### Comments:

- Encourage multiple trash, recycling and service providers
- I suggest developing a priority that includes (4) assures that public safety remains a high priority.
- Transparency. All City Officials should disclose the relationships they have with developers and other outside entities who make money off Ladue so we can know if there is a personal incentive. Much like doctors have to do.
- Also we feel that advertising vacancies to individuals who are not familiar with and or don't care about the distinctive character and charm and value of the community only encourages the speedy deterioration of Ladue.
- I would just stress the community engagement & involvement. This is what I see missing most in the Ladue community.
- Developing a sense of community by enabling people to volunteer –encouraging the development of a liason with environmental organizations in order to learn about trees, flowers,

economics of alternative energy sources, for example. The price of solar panels are going down—the Ladue newsletter could include economic studies of that alternative form of energy. Or doing things together that would make Ladue look better. This could include having a weekly group of litter-haters pick up litter. I understand the legal aspect, but think that can be overcome.

- Need more on recycling
- Unified Garbage collection so that garbage is not being picked up by various collectors in various ways and provide the city with a way to recycle materials on specific days.
- Body camera on police, more diversity in our police force, better training. At no point should people be shot while shoplifting or not presenting any kind of threat.

#### **GOAL 8: Maintain the City of Ladue’s Fiscal Health, Economic Sustainability, and Stewardship of Public Resources.**

Comments:

- I suggest developing a priority that includes (1) assuring the financial well being and stability of Ladue.

#### **GOAL 9 : Encourage a Sense of Community through Civic Events and Partnerships.**

Comments:

- I think enhanced access to Ladue public school facilities would make Ladue even more desirable to live in.
- Partnering with adjacent communities for recreational opportunities I.E. Shaw Park-swim, tennis, ice. Brentwood-workout facilities.
- We were excited to move to Ladue from Williamsburg, VA 3 years ago because our daughter was starting Kindergarten and we wanted a great school district, safe city, and liked the beauty of Ladue. We certainly love it here! However, we are disappointed for the lack of a Community Center and few playgrounds in Ladue. Ladue’s sophisticated residents and kids need more places to go hang out, take classes, do sports, play and socialize in the shade. An important part of Ladue’s character is its school system, yet beyond the school little of Ladue is accessible to families in the sense of parks or community centers. Making parks and a Community Center an important part of the Ladue plan would increase sense of community and pride. It would be fantastic to be able to socialize in the parks with music festivals, food festivals, kids events, art fairs, etc. Rhodes Park amenities or parking and picnic tables isn’t enough to make me want to go there. It is also dangerous for little kids since it is small and bounded by streets with fair traffic. It is important to enhance the ability for small business restaurants (Mom&Pop “local” restaurants) to make it in Ladue, rather than just the chains like Brio, Panera, Shake Shack. There is value in encouraging incoming groups to add outdoor seating and cultural food chains. Bring more restaurants into the Ladue Rd./170 area.
- Collaboration with other municipalities.
- I would just stress the community engagement & involvement. This is what I see missing most in the Ladue community.
- Also we do not want or need any kind of community center. The people of Ladue choose to go to bath and tennis clubs and to country clubs and would only have their community injured by a community center. A community center would only injure the quality of Ladue.
- Developing a sense of community by enabling people to volunteer —encouraging the development of a liason with environmental organizations in order to learn about trees, flowers, economics of alternative energy sources, for example. The price of solar panels are going down—the Ladue newsletter could include economic studies of that alternative form of energy. Or doing

things together that would make Ladue look better. This could include having a weekly group of litter-haters pick up litter. I understand the legal aspect, but think that can be overcome.

#### Other Comments:

- Good
- This plan seems to have something for everyone which would be nice but is unlikely to be achievable in any near term. I suggest developing a priority that includes (1) assuring the financial well being and stability of Ladue, (2) allows rezoning of large residential lots for the purpose of creating smaller lots for high quality housing with common greenspace, (3) provides financial and other incentives for owners of commercial property to “redevelop” in accordance with the plan and (4) assures that public safety remains a high priority. Then focus on what can actually be done in the near term (zoning?) that give residents a sense that the overall plan will be forthcoming. Too many comprehensive plans that sound good on paper end up gathering dust in a file drawer. Decide what can be done NOW and get on with it.
- Ladue is a very un-diverse place. Is that something we should think about?
- Appearance of Ladue Middle School (looks outdated, in highly visual area)
- I love them [Vision, Goals & Strategies], I think you hit the nail on the head.
- Pretty comprehensive
- Pretty complete
- I think they are complete
- Yes
- The so called “Vision, Goals, and Strategies” actually contain many provisions that work very much against the preservation and promotion of this esteemed community. I would recognize that Ladue residents would prefer to stay in Ladue in a place like “Conway Close”. We don’t object to a residential space like this but it would have to be well planned and of exceptional quality and not too small. We don’t want to sell out Ladue to the profit interest of developers. Putting in small lots is wildly profitable for developers and other interested persons all at the expense of Ladue residents. Also we feel that advertising vacancies to individuals who are not familiar with and or don’t care about the distinctive character and charm and value of the community only encourages the speedy deterioration of Ladue. Also we do not want or need any kind of community center. The people of Ladue choose to go to bath and tennis clubs and to country clubs and would only have their community injured by a community center. A community center would only injure the quality of Ladue.
- The first three goals are paramount.
- I would add another goal, namely to preserve and enhance Ladue’s appeal to families with children.
- The goals seem a complete list, cannot think of anything else to add and non seem like they should be taken out.
- I think they are complete. Ladue is a great place to live. The effort should be around maintaining the character of the city we love and ensuring that character is intact 20 years from now. We do not support changing Ladue into a place for multifamily dwellings outside of the Ladue Road-170 interchange. We also support the tree ordinance to try to preserve the green landscape of Ladue and the efforts to enhance the business district along Clayton Road.
- Developing a sense of community by enabling people to volunteer –encouraging the development of a liason with environmental organizations in order to learn about trees, flowers,

economics of alternative energy sources, for example. The price of solar panels are going down—the Ladue newsletter could include economic studies of that alternative form of energy. Or doing things together that would make Ladue look better. This could include having a weekly group of litter-haters pick up litter. I understand the legal aspect, but think that can be overcome.

- It seems wonderfully thorough as is
- Complete to the point of confusion!
- Complete
- Noise ordinances. Leaf blowers should be banned or at least greatly restricted. Nothing destroys the ambiance of Ladue like a whining motor on a Saturday morning.
- Ability to go to local mini super market
- Do not put technology or development ahead of the express disapproval of residents and how those things detrimentally affect others.
- I'd like to make sure that decisions are not made with just the wealthiest residents in mind.
- I realize we cannot necessarily generate socio-economic diversity as it is an expensive part of St. Louis in which to reside, however, I hope we will otherwise continue to make every effort to encourage and welcome a wide diversity of people into our small town. The mayor touched on this point.
- I think the presentation and the presenters were fantastic. The meeting was very informative and I look forward to future meetings. Mayor Spewak and the others involved in this project are doing a great job.

## APPENDIX B

### Virtual Meeting Questions

## Questions Received Before the Meeting (organized by plan component/topic)

### **Proposed Bike Walk Plan (10)**

- I am interested in the plan for developing more sidewalks and walking paths in the City, especially on Ladue Road.
- Is there a plan to make it more walkable for those living off Warson Road, south of Clayton?
- What are we doing to make Ladue more bicycle-friendly?
- More bike paths and pedestrian friendly roads?
- Walk and bike safety?
- Better sidewalks? (3)
- What is our plan for proper sidewalks (Ladue Road, Clayton Road)?
- Is the City contemplating putting in a sidewalk on Ladue Road from Warson Road to La Hacienda?

### **Open Space & Recreation (8)**

- Recreational assets and collaboration with other cities?
- Do we have plans to develop any parks or outdoor family gathering places?
- What are the plans for supporting recreational activities? Many other communities subsidize community centers.
- Why do we only have one public park, or rather an over-glorified ravine w/no parking?
- Playing fields for youth leagues?
- What is our plan for green spaces?
- Recreational assets and collaboration with other cities?
- What opportunities can we create for outdoor activity?

### **Commercial & Business Areas (7)**

- What is the plan for drawing in and keeping more small businesses and restaurants?
- Do we have plans to develop any restaurants? (presentation talking point...city is not developer/business owner)
- More urban mix/style development?
- What is the plan to diversity our tax income by fostering more commercial activity?
- I find Ladue restaurants rather staid. Other suburbs, and especially downtown St. Louis, are attracting award-winning, young, and vibrant chefs/restaurants. There is a bubbling energy that I feel is lacking in Ladue. How do we create that energy, buzz, here? How do we make it exciting, a place that I will "stay home" to explore or entice my friends to join me?
- More liquor licenses for additional restaurants in the business districts?
- How can we improve business growth for our residents including grocery shopping?

### **Environmental Overlay (5)**

- What is the plan for the Edie's Mulch site?
- How does the City plan to address stormwater?
- Conservation and water management?
- What more can we do to promote development that cuts down less trees?
- Invasive plant species eradication in creek areas?

## City Services (4)

- Body cameras on all cops?
- When would you expect the pensions to be fully funded then get out of the pension business?
- Can the City offer trash/recycling service city-wide?
- What are we doing about community policing and getting to know our officers?

## Residential Sub-Divisions & Housing (3)

- Will there be senior living facilities within the city limits?
- What consideration will be given to more condos or attached homes for those residents downsizing?
- How does the City plan to keep the great character of Ladue as a small, quiet community?

## Other (5)

- How will we engage and build bridges with our neighboring municipalities to dismantle racism in Ladue and the broader community?
- Will school district lines be redrawn to accommodate overcrowding?
- How will we preserve the charm of Ladue amid the surge of the ugly agenda sweeping the country?
- How will it support needs for diversity and inclusion with the broader St. Louis community?
- Why don't we have better bus shelters?

## Questions and Comments Received During the Meeting (organized by plan component/topic)

### Environmental Overlay (1)

**Comment:** While we're discussing the character and environment I'd like to put in a suggestion for incentivizing the removal of bush honeysuckle on private property.

**Response, Anne Lamitola:** We've made a concerted effort about honeysuckle removal education. If you're removing honeysuckle you're not restricted to the two-truck limit for brush pick-up. We're removing it on City property and planning a fall event.

### Open Space & Recreation (1)

**Q.** How many golf courses does a city the size of Ladue need?

### Proposed Bike Walk Plan (1)

**Comment:** On bike and walking paths. I grew up in Ladue, each day after school I rode my horse with many friends through an established horse trail network. I believe it still exists.

### Commercial & Business Areas (10)

**Comment:** Re: concerns about owning a business in Ladue: Less empty retail space and better walkability would create a more favorable environment for business owners. Right now there is great concern over empty retail space (needs to be filled with retail vs. commercial) business (ex: Clayton Road business district, Price and Clayton Road intersection).

**Comment:** Commercial development is soul killing to the pastoral setting of Ladue. The strict zoning with limited fencing and hard scape was devised in the 1930s to preserve the natural environment.

**Comment:** I find it unexpected that Mr. Hoal waxes poetically about retail stores when the combination of on-line shipping and COVID are threatening to kill retail. I think wait and see on these impacts on retails. A self-taxing zone might be the kiss of death.

**John Hoal:** There is no doubt that retail districts will be completely different over the next 10 years. These districts will not look the same. It will be important for the retail areas to work together. Issues will need to be on the table and the conversation needs to start.

**Comment:** The speaker is correct about 170/Ladue east zone. It was intentionally zoned to buffer high density from pastoral Ladue. If the zoning is relaxed, the visionary 1930 plan will become ordinary like neighboring cities.

**Comment:** Re: the height of buildings alongside I-170, please be mindful of the residential housing on the other side of I-170. Elevated lights can cast a wide-ranging glow, which can be problematic.

**Comment:** The Clayton business district was carefully overlaid in 1970 when my father was chairman of zoning. The power lines were moved to the rear of lots at a time when such costly infrastructure was unheard of, however all effort stopped due to the fractional property ownership.

**Beth Quindry:** There are several questions and comments that express concerns about managing commercial and business districts' impact on the pastoral Ladue neighborhoods. On the flip side, others ask how we can get more retail to fill the empty retail spaces.

**Mayor Spewak:** I see the Clayton Road Business District's location in the center of residential area (and its impact). We should all work together: the city, property owners, and the retailers – all must get together to promote themselves. The residential quality of the area is of great significance.

**Comment:** Not a question – but disagree completely the idea of branding and themed approach is not right for Ladue market.

**Comment:** Once you break the zoning to meet desired changes at 170 / Ladue, you will weaken the strict zoning held since 1930 leading to reduction of three acre to one acre to 10K residential.

**Mayor Spewak:** We have residents who want to downsize and can't. We're anxious to get feedback from residents, and from City Planning about how we fit in the needs of today and the future. We always want to be a premier community.

**John Hoal:** Both of the areas east and west of I70 are very distinctive. The current zoning is based on very small buildings; the current code is outdated. Could there be a bigger residential area? Would this be a place for senior housing? If consolidated, these two parcels are your biggest parcels in Ladue that are highly accessible and valuable. If development should occur, identify key planning policies.

**Q.** Wasn't there already a great plan developed some years ago for a reworking of the Clayton Road business district?

**Q.** For the 170 area, how much of that land is privately owned?

## Residential Sub-Divisions & Housing (7)

**Beth Quindry:** Throughout this process concerns were expressed about additional housing, and if expanded, maintaining the current housing quality. Beth asked Andrea Sukanek to explain housing options.

**Andrea Sukanek:** Currently we do not allow any multi-family housing in Ladue, or any attached housing unless in a Planned Development District. We're looking for feedback on the topic.

**Beth Quindry** said that any multi-family options can be designated for a limited area.

**John Hoal:** There is a difference between small lot homes and condos.

**Mayor Spewak:** We will get an opinion from our city attorney on the housing topic. We are giving housing options serious weight.

**Comment:** The City of Ladue vigorously protected the zoning while neighbors relaxed their own to meet current fashions like the condos in Clayton and Richmond Heights. The test of time suggests the character of the Ladue is far more attractive than neighboring communities with lesser cohesive understanding of its purpose.

**Comment:** I'd recommend smaller houses, high quality homes, available on smaller lots – but not condos, which would simply be in contrast to Clayton condos which are plentiful.

**Comment:** Those example homes are hideous in my humble opinion. I live in one of the mid-century modern subdivisions and am glad our HOA rules prohibit infill monstrosities.

**Comment:** The City is surrounded by downsizing options for housing. Don't change zoning and allow developers to carve up the exact thing that defines character. Not all design trends apply to the unique conditions of Ladue.

**Q.** Any plans for senior living place?

**Q.** How about McKnight place Ladue?

**Q.** Is our lack of multi-family housing welcoming? In the spirit of the movement in the nation to recognize our white privilege, should we be more welcoming to all economic diversity.

## City Services (2)

**Comment:** I wish the policing question was broader. I'm not for "defunding" the police, but shifting some emphasis to more positive social services. We don't need police in our schools, we need

more counselors. And re: Black Lives Matter theme – since African Americans are still pulled over for “driving black” in Ladue.

**Mayor Spewak:** Speaking for the police chief as well, our main priority is to keep the community safe. We’ve made community policing a priority. The citizen oversight committee has reviewed and updated three Police Department policies as part of our accreditation process. We support officer training, including avoiding racial profiling and de-escalation tactics, and meeting eight can’t wait guidelines. We should give questions about community safety and our police the highest priority and appropriate attention. Part of our charm as a community should be that we are inclusive, welcoming, and open.

**Q.** Can we form a more solid relationship with MODOT to enhance strips of land adjacent to 64/40? Including the massive litter problem?

#### **Other (4)**

**Q.** Have you seen the pandemic change questions or input from community? Any changes in how you think about our strategies?

**Answer: Mayor Spewak:** The biggest effect is that we haven’t been able to be together for the planning process. I don’t believe the pandemic has greatly impacted the planning process. Obviously, our restaurants and retail are suffering. We will do everything to help them. It’s important to know that Ladue (revenue) is property tax based vs. highly dependent on a sales tax base. Strong fiscal planning will allow us to realize the visions of the Comprehensive Plan.

**Beth Quindry:** the revenue decline may have less impact on the longer-term Comprehensive Plan than the Strategic Plan.

**Andrea Sukanek:** We’ve had good participation in the Comprehensive Planning process with a good turnout both for this meeting and in the earlier questionnaire.

**Comment:** Developers will move quickly on Ladue if the strict down zone is broken. Please study the down zoning of Aspen, CO since 1970, versus other Colorado communities.

**Comment:** I appreciate tonight’s meeting. Helpful to see the process in action.

**Comment:** Ladue residents need to realize that the quality of life in Ladue can be achieved in different and new ways. I think back to a time when so many schools faced the transition of going from single sex to coed. Many people may have thought that this change would destroy the character of the schools. In reality, I think what we discovered is that the change actually strengthened the schools by bringing new talent and merging similar traditions. We can meet the challenges of our time if keep an open mind.

**Q.** Were Ladue and Clayton slave holders?

APPENDIX C  
Outreach Summary

City of Ladue  
 Public Workshop #2 (Virtual Meeting)  
 Outreach Checklist

	Materials to use	Distribution (City of Ladue)
Subdivision Trustee Mailing	Subdivision Trustee Email	Anytime
Comprehensive Plan Mailing List, Advisory Committee	Eblast	Anytime (Shockey will send)
City Eblast	Eblast	1. June 10 2. (repeat as reminder) 6/18
City Social Media Messages	Social Media Messages	Begin 6/9 and continue according to schedule
City Website – public meeting announcement, public meeting on calendar, link to project website	City to prepare	Anytime
Boards and Committees	Eblast or Subdivision Trustee Msg (modify as needed)	Anytime
City Council Notification	Eblast	Anytime
Flyers to Local Businesses [canceled due to COVID-19]	(use meeting announcement)	Anytime (Deer Creek Coffee, Companion Bread, Ladue Market, GiddyUp Jane, Schnarr's, the Nook, Ken Meisner Florist)
Church Outreach	Eblast/reduce length as needed	Anytime