Land Use Committee

Date: July 11, 2017
Time: 8:30am to 10:00am
Location: Forest Park Visitor’s Center - Learning Lab Room

Next Steps
1. Trailnet will review pricing parking by demand and find examples
2. Trailnet will review research why Enterprise scaled back their Car-Share service in some markets. More specifically what criteria did they use when making that decision?
3. Committee members were asked to promote the survey
4. Going forward the committee will complete the matrix of policy criteria

Attendees:

<table>
<thead>
<tr>
<th>Name</th>
<th>Affiliation</th>
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<tr>
<td>Glenn</td>
<td>Burleigh</td>
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<tr>
<td>John</td>
<td>Cruz</td>
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<tr>
<td>Matt</td>
<td>Green</td>
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<tr>
<td>Kevin</td>
<td>McKinney</td>
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<td>Michelle</td>
<td>Peterson</td>
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<td>Bryan</td>
<td>Robinson</td>
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<td>Don</td>
<td>Roe</td>
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<td>Jacob</td>
<td>Trimble</td>
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<td>Phil</td>
<td>Valko</td>
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<td>Alex</td>
<td>Devlin</td>
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<td>Grace</td>
<td>Kyung</td>
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<td>Cindy</td>
<td>Mense</td>
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Land Use Committee Minutes - July 11, 2017

Agenda

1. Introductions - Please review attendee list.

2. Approve Committee minutes
   a. Discussed the need for a quorum
      i. What constitutes a quorum?
         1. At least half of committee based on the full committee consisting of 10 members need to be present and vote to approve the minutes.
   b. May minutes approved by a motion to approve by Phil Valko and seconded by Bryan Robinson. No abstentions or nays.

3. Review timeline for committee
   a. August Blender Workshop will bring together all committees on August 9 at Washington University from 8-12.
      i. No concerns or feedback

4. Review land use policy one pagers (Review here)
   a. What is the intent?
      i. Potential for a multi-level framework for policy information.
         1. First, executive summary
         2. Second, some detail, might resemble draft information sheets
         3. Third, full detail
   b. Suggestions and Concerns
      i. Glossary of terms that public may not be familiar with.
      ii. Keep vision clear. Trailnet can’t be all things to all people.
      iii. Strategies we’re taking as a precursor. One sheets are more tactical.
      iv. Opportunity to input community benefit agreements (CBA).
      v. Form-based Code isn’t necessarily better equipped to deal with bicycle lanes and sidewalks.
         1. Zoning is better for dealing with private property
         2. Great Streets can regulate public right of way
   vi. Inclusionary Zoning
      1. Neighborhoods may have concerns with the policies
      2. Incentives will be necessary in St. Louis
   vii. Equitable Transit Oriented Development (eTOD)
      1. Where does parking fit in?
         a. When we’re discussing eTOD, parking can be a tool in regulation and incentives.
         b. Parking maximums are an issue that will be difficult, but that doesn’t mean we should not explore the topic
         c. Review pricing parking by demand (Parking Elasticity)
i. Using market analysis to leave 20% open at all times

ii. Committee has concerns that parking may not make a city more affordable.
   1. One benefit is that it encourages residents to use public transportation.

d. Committee members discussed impact of automated vehicles and its effects on parking regulations
e. Question committee members would like Trailnet to explore:
   i. Why did Enterprise remove Car-Share in certain markets? what criteria did they use to make that decision?

viii. Going forward the Land Use committee will help Trailnet choose land use related initiatives.

ix. Site ordinances when possible within the one pagers
   1. e.g. Central West End by Park Central Development

5. Group activity to draft land use criteria matrix. Information can also be viewed in this [excel document](#).
   a. What (What is the principal criteria for the facility?) :
      i. Increase and maintain affordable housing
         1. Improving amenities and quality of life
            a. Policy: Inclusionary Zoning
            b. In less affluent communities it'll require incentives and policies.
         2. Expand Affordable Housing Trust Fund
            a. Discussion of city vs. state fund
         3. Develop tools for small housing units.
            a. Both single family and rentals
         4. Form-based districts
            a. Require scale and density.

   ii. Decrease CO2
      1. Electric busses
      2. eTOD
      3. Parking maximums
      4. Complete Streets
      5. Require emissions inspection in St. Louis County

   iii. Support Car Optional Living
      1. N/S Metrolink
      2. BRT
      3. eTOD
a. Concern: No clear control of standard or affordability. When there is development community leaders should be able to mold it into what the neighborhood needs.
   i. Grant incentives by geography not project. This would allow for greater incentives/opportunities surrounding transit.

iv. Promote Placemaking Opportunities
   1. CBA on large project
   2. Promote temporary uses of vacant lots

v. Reduce Divided Geography
   1. Support 24:1 Initiative
   2. Policies that promote dense mixed use neighborhoods
   3. Reduce fractured governments
   4. Taking topography into account.
   5. Expand policies, incentive driven development to nearby neighborhoods that may not be experiencing high development. Example, Central West End to Fountain Park.
   6. TOD
   7. How are we defining geography?
   8. Improving the street network by removing pots.
      a. Concerns that a neighborhood may like the pots, in order to keep More bias about keeping people out

vi. Reduce Mobility Cost
   1. Better transportation accessibility
      a. Improved bus headways
   2. Promote walkability
   3. Create and promote neighborhood services
      a. Concern of displacing people

vii. Improve Safety for biking and walking
   1. Env Placemaking design
      a. Use Environmental design to make places safe
   2. Community driven imp of bike lanes.
      a. Including bike education and community driven implementation
      b. Bike lanes adjacent to popular roads
      c. Strict enforcement of laws

viii. Socioeconomic Diversity
   1. Local Resources for ESL Communities
   2. Inclusionary Zoning
   3. Rent Control
      a. No specific model. More conceptual in neighborhoods that are becoming desirable.

ix. Promote & Advance Racial Equity
1. Align goals with Ferguson report.
2. Replicate Detroit Home Mortgage Program.
   b. Partnership between City of Detroit, CDFI, local banks.

x. Grow local economy:
   1. Temporary usage of vacant sites
   2. Promote small businesses and support CDFI
   3. Loosen zoning for local food production

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   d. Going forward the committee will complete the matrix of policy criteria