

**CITY OF OLIVETTE
COMPREHENSIVE PLAN UPDATE ADVISORY COMMITTEE
MEETING MINUTES
JULY 13, 2023**

The City of Olivette Comprehensive Plan Update Advisory Committee hosted a meeting July 13, 2023, at 6:00 PM at the Olivette City Center, 1140 Dielman Road, Olivette, MO 63132. The meeting was conducted both in person and via videoconferencing on Zoom.

1. ROLL CALL

On roll call, the following Consultants, Committee Members, and City Staff were present in person: Consultants Beth Quindry, and Gabby Danback.

Committee Members Carrol Waggoner, Rob Patershuk, Annie Bocchetti, Jim Persons, Stephanie Todd, Robel Esayas, Rick Knox, and Eric Zegel.

City Staff: Director of Planning and Community Development Carlo Trejo, Senior Planner Dawn Doty, Acting City Manager Darren Mann, and Planning and Zoning Administrator Jack Carswell.

On roll call the following participants were online via videoconferencing: Consultant April Snay.

Ms. Quindry opened by explaining the meeting agenda stating that the meeting will open with a summary of the conducted market analysis, and highlights from the conducted public engagement.

Ms. Quindry also informed the Committee on the status of the Comprehensive Plan, and she stated that as of the meeting on July 13, 2023, they were roughly half-way through the process. Ms. Quindry also reiterated the documents that the Committee was sent prior to the meeting and reformed them on the framework.

Ms. Quindry also informed the Committee that the exercise conducted at the previous meeting was used to draft the framework and vision statement and expressed the locations in which that information went.

Ms. Quindry also provided the Committee with a quick overview of the exercises the Committee engaged in later in the meeting.

2. MARKET ANALYSIS AND ENGAGEMENT SUMMARY

Consultants Beth Quindry and Gabby Danback presented the Committee with information regarding the previously completed Market Analysis, which included information about Olivette's Spending Potential Index (SPI), surrounding municipalities compared to Olivette, and housing. The presentation also included information about the Consultants previous, present, and upcoming engagement strategies. Many Committee members asked questions in response to the data that was highlighted. The Consultants answered and responded to all the Committee's questions and comments. Ms. Quindry held a discussion with the Committee regarding apartments and the increase in density.

Ms. Quindry also presented the Committee with a map highlighting the regions in which individuals who participated in the city's survey were located. The map allowed the Committee to visualize the locations where there is a lack of public engagement.

Ms. Quindry provided the Committee with updates on upcoming engagement opportunities and focus groups.

3. DRAFT VISION STATEMENT

Ms. Quindry provided the Committee with examples, ideas, and components that may be used in the upcoming Vision Statement. Some examples included, public infrastructure improvements, creative economic options, encouraging commercial property owners to re-invest. Next, Ms. Quindry discussed housing in relation to the Vision Statement. Ms. Quindry highlighted examples the new Comprehensive Plan will aim to emphasize. Examples included protecting and increasing affordable housing, encouraging development that benefits the community, and more.

Ms. Quindry also stated that framework provided was to highlight the direction of the plan and statement and provided the Committee with a status update and any additional information. The Committee discussed neighborhood cut throughs for walkability, property value, developments.

Committee Member Waggoner stated that Olivette needs a better way in which to deal with mediation, and conflict between the density and commercial activity along Olivette Boulevard. Implementing a more structured process, including procedures the community can rely on, was one example. This would allow the developer and the surrounding neighborhoods to understand that if there is a conflict, that there is a set or procedures to follow to begin to address the issues.

Committee Member Stephanie Todd compared neighboring municipalities' visions with Olivette's draft and stated that it is important to protect and preserve the housing Olivette has.

Ms. Quindry stated that the vision did not change much from the previous modifications made alongside the Commission from the May 11th, 2023, meeting. The community fleshed out some ideas which changed the examples of how the statements can come to life, however it did not change the statements themselves. Ms. Quindry also noted the individuals that provided help with the framework and draft vision statement and thanked them.

4. GROUP ACTIVITIES REGARDING FUTURE LAND USE, CHARACTER AREAS, AND AREAS OF OPPORTUNITY

Ms. Quindry provided the Committee with extra information regarding the activities, their instructions, their purpose, and how they related to the Comprehensive Plan. The activities included the Olive Boulevard Character Area Station, Alternative Commercial Station, and Vacant Properties Station.

The Committee broke into three groups and went to their designated activity tables. Each group spent thirty minutes at each activity table. Discussions were held at each table that related to the topic of the activity.

5. QUESTIONS AND NEXT STEPS

Once every group completed the activities, Consultant Gabby Danback presented the results from each station. Ms. Danback read out the results and examples provided by the Committee. Ms. Quindry and Mr. Trejo answered Committee questions regarding information about/on the activities, such as the grey dots positioned on intersections to represent private property. One topic discussed by members of the committee was creating a destination that is unique to not only Olivette, but the city of St. Louis which would increase visitors. The Committee discussed their results from the activity.

Ms. Quindry provided the Committee with updates regarding the Comprehensive Plan, upcoming focus groups, engagement opportunities, and future meetings.

6. ADJOURNMENT

Ms. Quindry asked for any closing questions and comments. There were none. The meeting adjourned at 8:48 PM.

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