

# MEMORANDUM

**TO:** PLANNING & ZONING COMMISSION  
**FROM:** JONATHAN D. RAICHE, PLANNING & DEV. SERVICES DIRECTOR  
**SUBJECT:** SECOND ANNUAL UPDATE – ENVISION KIRKWOOD 2035  
**DATE:** JULY 15, 2020  
**CC:** BILL BENSING, PUBLIC SERVICES DIRECTOR  
AMY LOWRY, ASSISTANT CITY PLANNER  
PATTI DODEL, ADMINISTRATIVE ASSISTANT

*JDR*



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As recommended in the “Implementation, Monitoring, & Metrics” chapter in the EnVision Kirkwood 2035 Comprehensive Plan, Staff has prepared the following annual update. In addition to the quarterly update format that uses the Quick Guide format for updates on the goals and objectives, Staff is providing a more in-depth report that focuses on progress on goals and objectives, and a summary of progress in the areas of land use and sub-area studies.

Separately, the Plan mentions that the annual report provides an opportunity to identify any revisions and updates needed in the Plan. At this point, Staff does not believe that any revisions or updates are needed to the document. Staff has gathered the following information to provide this report.

## GOAL & OBJECTIVE PROGRESS

As part of the quarterly reports for EnVision Kirkwood 2035, Staff has provided the updated Quick Guide with information provided in the Status column for each objective of the plan. The plan includes a total of 18 goals and 52 objectives between the following four categories; Housing & Neighborhoods, Mobility & Infrastructure, Active Living & the Environment, and Economic Growth & Vitality. In the first three years of the plan, progress has been made in all 18 goals and 37 of the 52 objectives as indicated in the table below.

Chapter	# of Goals (Objectives)	# of Goals (Objectives) with progress
Housing & Neighborhoods	5 (11)	5 (7)
Mobility & Infrastructure	4 (15)	4 (14)
Active Living & Environ.	4 (12)	4 (8)
Econ. Growth & Vitality	5 (13)	5 (8)

Noteworthy areas of progress in the past year include the following:

1. Successful completion of a 10-month comprehensive review of the City’s development regulations with implementing many of the City’s long-range goals through code revisions.
2. Completion of the Downtown Commercial Market Analysis.
3. Continued implementation of recommendations from the Downtown Master Plan which will help encourage higher density residential and mixed-use.

4. Major capital projects have been completed and are ongoing in with Kirkwood Electric and Kirkwood Water.
5. Staff has developed and budgeted for initiating a Vision Zero Action Plan under the guidance of a City Council subcommittee focused on Vision Zero.
6. Completion of a Traffic Calming Guidance document which institutes a procedure for implementing various traffic calming techniques throughout the City.

**LAND-USE/ZONING SUMMARY**

A summary of the rezoning actions that have occurred since the previous annual update of the EnVision Kirkwood 2035 Plan can be seen below. The more notable request was the request to rezone 11204 – 11224 Big Bend Boulevard from R3 to R5. This location is at a transition between different zoning districts and between different land use categories. Requests at these locations are typically the more controversial and complicated requests. Staff believes that the Land Use portion of the EnVision Kirkwood 2035 does not need to be revised based on any of the rezoning actions that occurred this past year.

<b><u>Property</u></b>	<b><u>Request</u></b>	<b><u>Action</u></b>
11204 – 11224 Big Bend Boulevard	R3 to R5	Approved
Various Downtown Property	I1 to B2	Approved
130 West Adams	B2 to B4	Approved

**SUB-AREA STUDIES**

Chapter 7 of EnVision Kirkwood 2035 identified six sub-areas of the City that would benefit from further in-depth study. The Downtown Master Plan & Parking Study was completed in 2018 and a refresher presentation was provided by DPZ Partners in January of 2020. To implement a recommendation from that plan, Staff hired PGAV to conduct an in-depth analysis of the Downtown Commercial Market. This study was conducted over the 4<sup>th</sup> quarter of 2019 and presented to the City Council in early 2020. The results have been shared with the Special Business District, Kirkwood – Des Peres Area Chamber of Commerce, posted on the City’s website, and referenced by City Staff in discussions with multiple property owners, business owners, and/or developers.

The City also conducted a specific commercial market analysis for the Kirkwood Road and Big Bend area identified in the plan during the last annual update period. The analysis involved various property and business owners within the area and resulted in recommendations for potential uses in the area. Staff has seen a renewed interest in this area with the completion of a new Plaza Tire at 915 S. Kirkwood Road, near completion of a new office building (KirkWork) with co-working space between Prospect and Big Bend, and the approval of a dog day-care at 902 S. Kirkwood Road.

While a formal sub-area study has not been conducted, the City has partnered with MoDOT on a Route 100 project for Manchester Road. The City’s participation in the project has allowed the project to expand beyond the typical sidewalk installation for ADA access to include increased pedestrian safety and aesthetic enhancements. This project has successfully integrated 4 of the 5 recommendations from EnVision Kirkwood 2035 into the project. The corridor improvements include the following:

1. Reducing private access points wherever possible to provide safer access management.
2. Providing a landscape buffer between the sidewalk and the travel lanes for increased pedestrian safety.
3. Providing decorative, stamped concrete areas with landscaping at key intersections, small entry-way monuments at key locations, enhanced bus-shelters, and pedestrian-scale lighting throughout the corridor.

In addition to making progress in these areas, the Kirkwood By Design code update project also included an updated approach to architectural review that created a clear link and higher standards for the Kirkwood Road/Manchester Road intersection.

Another sub-area from the EnVision Kirkwood 2035 plan, Urban Village Or Neighborhood Business areas, have also seen progress since the plan was adopted. One of the recommendations included for this sub-area was to consider a lane reconfiguration (road-diet) for the 4-lane section of West Woodbine Avenue. The City-staff implemented a lane reduction during the regularly scheduled overlay for this portion of the road. The project converted 4 travel lanes to 2 travel lanes and 2 buffered bicycle lanes. The Kirkwood By Design project re-calibrated the various zoning regulations in the B-1 District to create opportunity for more permitted uses with predictable restrictions to help continue to protect adjacent residential neighbors. Lastly, the Kirkwood By Design project included architectural design standards specific to these three areas identified as Urban Villages in the EnVision Kirkwood 2035 plan.

The two sub-area that have not yet had significant additional study conducted in the past three years are the Meacham Park area and the Leffingwell Industrial area. Staff believes that the above mentioned studies and projects indicate clear progress in two of the six sub-areas identified within the EnVision Kirkwood 2035 within the first three years of implementation.