

Notes for Manchester Planning Advisory Committee Meeting on August 29, 2018

Meeting began at 6:05 pm with introductions of consultants and staff; John Brancagilone and Dan O'Neil of PGAV and Andy Franke of Planning Design Studio, City staff Bola Akande, Lisa Koerkenmeier and Kimberly Allen, and Manchester Planning Advisory Committee members Dan O'Neil, Tom Shipley, Dan Glowski, Bob Boley, Alderwoman Kathy O'Neill, Judy Chiodini, Rebecca Jacobs, John Ritter, Mark Favazza, Jeff Gould, Paul Moran, and Alderwoman Sunny Sims.

Overview of the Manchester Road renewal efforts was provided by Ms. Koerkenmeier and included plans for the Deer Creek flood mitigation, Manchester Road improvements, the bike tunnel and the greenway connector. The Manchester Road improvements include street scape enhancements; a tree lawn, street sign improvements and gateway monuments. There is also an addition of a ten (10) foot wide shared path on the south side of Manchester Road which will loop around the project area and is approximately one mile in length.

Overview of Manchester Road Renewal Efforts – “Brentwood Bound”

- Flood Mitigation Efforts (Phase 1)
- Manchester Road Improvements – Streetscape Enhancements (MODOT/City)
- Manchester Road Pedestrian/Bike Tunnel – Mary/Dorothy Avenues (City/Great Rivers Greenway, GRG)
- Land Use/Zoning/Development

Mr. Brancagilone reviewed the purpose of the development moratorium and the goal of this planning advisory committee to assist with the creation of a Master Plan and zoning recommendations for the project area for the future redevelopment of this area.

Purpose of the Moratorium

- Stop undesirable use or reuse of existing properties until a development direction can be established
- Note that occupancy of a vacant or existing building for a use the same as or essentially the same can probably not be prevented

Goals and Objectives of the Process

- Evaluate the development potential of the area considering market potential and land areas and feedback from initial developer discussions
- Create a development plan scenario that increases the value of existing properties by encouraging consolidation of existing parcels into larger combinations and thus encourages existing owners to sell to developers
- Establish zoning regulations that will promote the appropriate land use scenarios
- Establish design standards for development that will ensure building and site design quality
- Integrate the GRG and MODOT improvements into the development plan
- Determine where to start promoting developer interest

Mr. O'Neil presented the generalized ("bubble") diagram of potential land uses and development concepts for the corridor. The general land use scenarios are intended to be used for development of a refined concept for use in the report document (which will become an amendment to the Comprehensive Plan) and the zoning model for the area will also be created. Please refer to the presentation. Mr. Franke provided additional information of the areas to be used for the flood mitigation and the potential to create recreational and open space amenities for the community.

Mr. Moran asked about the utility poles and if they are going to bury the lines when the project is under construction. The cost to bury the lines is over 12 million and at this time the funding does not call for the lines to be buried. There is discussion about adding a vault to allow the conduit to be installed at a later date.

Ms. Chiodini asked about traffic studies for proposed developments and how traffic impacts of new development would be reviewed in the future. Larger land assemblage and good traffic access management implemented by reducing the number and length of curb cuts would be applied and additional shared access points and cross access easements will be encouraged when reviewing development proposals.

Mr. Franke noted the 10-foot wide pedestrian walk on the south side of Manchester Road would assist with connectivity throughout the City and can be extended to the community parks and the Hanley Industrial area. In addition to the tunnel at Mary Avenue, this plan may include the identification of additional crossings along Manchester Road.

Alderwoman O'Neill asked if MODOT has reviewed these concepts with and is agreeable to the plan. Ms. Koerkenmeier noted with TWM designing for both MODOT and the City, these concepts have been shared, but not all are part of the bid process at this time. The tunnel is included with MODOT's project.

Mr. Favazza asked if there was a difference between entertainment and restaurants. The "entertainment" category is more of a focus on live entertainment and interaction such as micro distilleries, the activities and experiences offered may be considered more of a destination and attract regionally.

Mr. Brancagilone shared the tentative time frame for this process and the **next meeting date of Monday, October 8th at 6 PM at the Brentwood Recreation Complex** was established.

Moratorium, Development Plan, and Zoning Process Timing

The table below represents a tentative time frame for the process.

07/16/2018	BOA adopts the Moratorium and appoints MPAC (8/20/18)
08/29/2018	Initial MPAC meeting and presentation of development plan "bubble" concept
September	PGAV creates refined development concept plan with input from City staff and PDS; PGAV concurrently develops zoning control and design standard concepts
10/8/2018	MPAC meets for presentation and discussion of development concept plan, zoning control mechanism(s), and design standards
Fourth week in Oct	MPAC meets to review refinements or changes to development concept plan, zoning control mechanism(s), and design standards based on 10/03 meeting
November/December	PGAV (w/ input from City staff and PDS) prepares all work elements for submission to the Planning Commission and Board of Aldermen
By January or February of 2019	Adoption of plan and zoning changes
By March or April of 2019	Solicit developer proposals for first site identified during planning process