



THE PARKVIEW GARDENS PARKS PLAN

FINAL REPORT

Prepared by H3 Studio, Inc. for

THE CITY OF UNIVERSITY CITY DEPARTMENT OF
PARKS, RECREATION AND FORESTRY
THE PARKVIEW GARDENS ASSOCIATION, AND
WASHINGTON UNIVERSITY IN ST. LOUIS

For Adoption By The City of University City City Council

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ACKNOWLEDGMENTS

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Above: The Delmar Loop at Kingsland Avenue.

Top: Looking north along Interdrive in the historic Parkview North neighborhood.

Bottom: Ackert Park, lower terrace.



INTRODUCTION

Defined by its sturdy brick apartments and graceful tree-lined streets, University City's Parkview Gardens is a unique and remarkably located neighborhood in the St. Louis metropolitan area. Situated adjacent to one of the nation's great commercial streets—The Delmar Loop—and University City's historic civic center, the Parkview Gardens neighborhood is bounded on two sides by a vibrant shopping, entertainment, and cultural arts district. Parkview Gardens is also located within a 10-minute walk of MetroLink and a 15-minute walk of two major parks, University City's Heman Park to the west and Forest Park—the major recreational and cultural amenity of the St. Louis region—to the south. Fully connected via public transit to nationally-recognized commercial and entertainment districts, business centers, research institutions, and parks, the Parkview Gardens neighborhood is unlike any other in the greater St. Louis area.

Parkview Gardens possesses an equally-rich historical legacy. Built between 1913 and 1924, The Parkview Gardens neighborhood represents one of the St. Louis area's major concentrations of historic, walk-up apartment buildings, a relatively unusual typology in St. Louis residential neighborhoods. Parkview Gardens also contains the Delmar Gardens subdivision, a rare and unusually well-preserved example of a middle-class, multi-family subdivision designed by internationally-renowned architect, planner, and Garden City proponent Henry Wright. Built during his tenure in St. Louis following his work on the 1904 World's Fair, Delmar Gardens is one of only two Wright-designed multi-family neighborhoods in St. Louis.



Above: Looking west along Clemens Avenue in the historic Parkview North neighborhood.

Instituted as partnership between the City of University City, The Parkview Gardens Association, and Washington University in St. Louis in February 2009, the Parkview Gardens Park Plan is a long-range design and implementation plan for the three municipal parks of the Parkview Gardens neighborhood—Metcalf Park, Ackert Park, and Eastgate Park. The genesis of the Parkview Gardens Park Plan is two-fold; first, University City and neighborhood stakeholders recognize that Parkview Gardens is experiencing a fundamental revitalization. Second, the 2008 University City Parks Master Plan—a 20-year operations & maintenance plan developed through a public engagement—identified Metcalfe, Ackert, and Eastgate parks as leading the University City parks system in terms of deficiencies in design and park user-ship.

With twenty municipal parks totaling over 280 acres, University City and its neighborhoods are defined by the quality and quantity of their park land. As such, University City and its partners have committed to a bold vision for the Parkview Gardens Neighborhood; the redevelopment plan for the Parkview Gardens parks focuses on how the parks can best serve the community while functioning as a catalyst for the continued revitalization of the Parkview Gardens Neighborhood. The long-term success of the Parkview Gardens parks depends largely on positioning these parks within the context of residential and mixed-use development that supports a strong population of daily park users. It is necessary, therefore, that the Parkview Gardens parks serve as a framework for neighborhood development, securing not only the success of the parks but also the overall sustainability of the Parkview Gardens neighborhood.



Below: Leland Avenue, one of the divided streets in the Henry Wright-designed Delmar Gardens subdivision west of Ackert Walkway.



Above: Metcalfe Park, looking west, as seen today from Leland Avenue.

Top: The upper terrace of Ackert Park, as seen from Leland Avenue.

Bottom: Eastgate Park, viewed from the corner of Eastgate and Cabanne Avenue.



THE PARKVIEW GARDENS PARK PLANNING PROCESS

PURPOSE & OBJECTIVES: The Parkview Gardens Parks Plan—consisting of a Neighborhood Open Space Plan, Park Master Plans for Metcalfe, Ackert, and Eastgate Parks, and an Implementation Plan—was developed in partnership with the City of University City, the Parkview Gardens Association, and Washington University in St. Louis (known as the “Client Group”) through a comprehensive process of research, analysis, and design proposals that were tested and refined in a rigorous schedule of public outreach and review. The objective of this planning process is to create a Redevelopment Plan for Metcalfe, Ackert, and Eastgate Parks that addresses the design, programming, operations, and maintenance of the Parks themselves as well providing specific recommendations as to how the Parks and the public space of the neighborhood can support the continued revitalization of the Parkview Gardens neighborhood.

PLANNING PROCESS: This process began with the assembly of an Advisory Committee and a series of Stakeholder Interviews identified by the Client Group. The Stakeholder Interviews, conducted confidentially between identified stakeholders and H3 Studio (the “Consultant”), provided a forum for individuals to speak candidly to the Consultant regarding the community and its aspirations. The Advisory Committee, comprised of representatives from University City, Washington University, and the community served as a representative body of public interest that the Consultant could confer with regularly for the purpose of input, guidance, and review.

The Stakeholder Interviews and subsequent analysis of the neighborhood conducted by the Consultant resulted in a list of Consensus Issues & Ideas, developed by the Consultant and revised through a process of public review. These may be found in *Appendix C: Neighborhood Consensus Issues & Ideas*. While the planning process was begun with the intention of addressing the individual parks, it soon became clear that the concerns put forth by the public—issues of park use, undesirable behaviors, and perceptions of safety—were as intrinsic to the Parkview Gardens neighborhood as they were to the parks themselves. Understanding the role of parks in the continued revitalization of Parkview Gardens, the scope of the project was expanded to include a neighborhood open space plan. A **VISION STATEMENT** and a series of **DESIGN PRINCIPLES** were created to address specific issues at the neighborhood scale; four **SCENARIO PLANS**—ranging in scope from modest to visionary—were developed from the Design Principles and provided options of ways that the ideas developed through the public engagement process could give shape to the neighborhood Vision. The Scenario Plans are illustrated in detail in *Appendix D: Neighborhood Open Space Plan Scenarios*. Through a cycle of public engagement to collect feedback and guidance and build support for the proposal, these Scenario

Plans were distilled into a single **NEIGHBORHOOD OPEN SPACE PLAN**. Utilizing parks to orchestrate the continued revitalization and sustainability of Parkview Gardens while preserving the unique historic character of the neighborhood, the Neighborhood Open Space Plan is the foundation of the individual **PARK MASTER PLANS** and the Parkview Gardens Parks Plan **IMPLEMENTATION PLAN & SCHEDULE**.

In addition to presentation and review by the Advisory Committee, the work of the Parkview Gardens Park Plan was presented to the public-at-large in three separate Public Work Sessions. This comprehensive sequence of public engagement, summarized in detail to the right, has resulted in design plans and a specific implementation strategy developed with absolute transparency and supported by widespread consensus amongst neighborhood residents. These are the hallmarks of a successful public planning process.

PLAN APPROVAL: The Parkview Gardens Park Plan was approved by the City of University City Parks Commission on Monday, January 25, 2010. The Plan will be submitted to the City of University City City Council on Monday, February 8, 2010 in a special work session and the City Council will vote on approval of the plan at their February 22, 2010 session.

ADMINISTRATIVE STRUCTURE: The Parkview Gardens Parks Plan is developed in partnership with the City of University City, the Parkview Gardens Association, and Washington University in St. Louis. The Consultant was contracted by Washington University in St. Louis' Office of Government and Community Relations under the authority of Henry S. Webber, Executive Vice Chancellor of Administration. Nancy E. MacCartney, CPRP, Director of Parks, Recreation and Forestry for the City of University City and Cheryl Adelstein, Director of Community Relations and Local Government Affairs for Washington University in St. Louis, served as the prime Client Group representatives and acted as co-conveners of the Parkview Gardens Parks Plan Advisory Committee. Michael Giger, President of the Parkview Gardens Association and Dennis Lutsky, Association Treasurer, represented the Parkview Gardens Association on the Advisory Committee and in Client Group work sessions.

REPORT ORGANIZATION: The Parkview Gardens Parks Plan Report begins with a summary of the neighborhood analysis followed by a detailed description of the Parkview Gardens Open Space Plan with the supporting Vision Statement and Design Principles. Each Park Master Plan is then presented with a summary of Existing Conditions, a Design Concept statement, and a detailed breakdown of Park Landscapes, Programming, Operations and Maintenance, and Implementation. Finally, the Implementation Plan and Schedule provides an overview as well as specific tasks, recommendations and schedules. Supporting materials, including maps and diagrams, are presented at the end of the Report in a series of Appendices.

PLANNING SEQUENCE

- 1.0 Assembly of base information. Assembly of Advisory Committee, and Stakeholders. Preparation of base maps.
18-19 May 2009: Stakeholder Interviews
- 2.0 Analysis of the Context, Neighborhood, and Park Study Areas. Development of Composite Issues & Ideas.
2 June 2009: Advisory Committee Meeting 01
23 June 2009 : Public Workshop 01
- 3.0 Revisions to Composite Issues & Ideas. Development of Vision and Design Principles for the Parkview Gardens Neighborhoods and Neighborhood Open Space Scenarios.
20 July 2009 : Advisory Committee Meeting 02
25 August 2009: WUSTL Real Estate Committee
30 August 2009: University City City Council Presentation 01
- 4.0 Revisions to the Design Principles and Neighborhood Open Space Scenarios and development of Programmatic Concepts for Metcalfe, Ackert, and Eastgate Parks.
8 September 2009: Advisory Committee Meeting 03
22 September 2009: Public Workshop 02
29 September 2009: Client Work Session 01
- 5.0 Revision to the Preferred Neighborhood Open Space Plan Option as selected in Public Workshop 02. Development of Draft Implementation Plan & Schedule and Draft Park Master Plans for Metcalfe and Ackert Park and Eastgate South.
24 November 2009: Joint Park Commission Meeting/Advisory Committee Meeting 04/ Public Workshop 03
18 December 2009: Client Work session 02
- 6.0 Revisions to the Draft Park Master Plans and Draft Implementation Plan & Schedule. Creation of the Final Park Master Plans, Implementation Plan & Schedule, and Parkview Gardens Park Plan Final Report and Executive Summary.
25 January 2010: Approval of the Parkview Gardens Park Plan by the University City Parks Commission.
- 7.0 Submission of Parkview Gardens Park Plan to the University City City Council for approval
8 February 2010: University City City Council Work Session
22 February 2010: University City City Council vote for adoption of the Parkview Gardens Park Plan



Above: Princeton and Trinity Avenue in the University Heights No. 1 subdivision, as seen from the top of the Magazine Building (University City City Hall), ca. 1905. (Courtesy Missouri Historical Society)

PARKVIEW GARDENS HISTORY



Above: 1909 map of the Delmar Loop, showing Delmar Garden and the Delmar Speed Ring. (Courtesy University City Public Library)

Below: Delmar Boulevard, ca. 1909, from the top of the Magazine Building looking east. (Courtesy Missouri Historical Society)



The Parkview Gardens neighborhood as we know it today is actually two historic neighborhoods. At the time of the 1904 World's Fair, the site was a wild, hilly, tract on the south bank of the River Des Peres, itself no more than a swampy creek subject to ferocious seasonal flooding. The land was home to the Delmar Speed Ring horse-racing track to the east and the Delmar Garden amusement park to the west. The Ferguson Street Car Line ran between them, crossing Delmar Boulevard at Melville Avenue and picking up 66th Street north of Olive. Down the hill from Delmar Garden was a limestone quarry and clay pit known as Lamb's Quarry, now the location of Metcalfe Park. Delmar Boulevard and the surrounding area was crisscrossed with streetcar lines destined for outlying towns like Ferguson and Creve Coeur to the north and west.

Following the Fair and University City's incorporation in 1906, rising property values closed the Speed Ring and, in 1913, the land was re-platted as a middle-class counterpart to Julius Pitzman's Parkview subdivision to the south on Skinker Boulevard. Called Parkview North, it was built as a neighborhood of walk-up apartments set along gracefully-curving streets. Deep front-lot setbacks and dense street-tree plantings of towering sweet gums and pin oaks were modeled on the ideals of Ebenezer Howard's Garden City Movement. The platting of the area for residential development required canalization and straightening of the River Des Peres, and it was oriented in northwest-southeast alignment, mid-block between Cates and Cabanne Avenue. The main north-south streets, Eastgate Avenue and Westgate Avenue, were respectively named for the east and west gates of the old Speed Ring.



Above: Postcard showing the interior of "The Villa at Delmar Garden, ca. 1912. (Courtesy University City Public Library)

By 1919, the Delmar Garden Amusement Park and Lamb's Quarry were closed, and Kansas City-born architect, planner, and real estate developer Henry Wright sought to create a new subdivision on the site. Wright—a Garden City proponent and practitioner—had designed the Brentmoor and Brentmoor North subdivisions in Clayton following his work on the World's Fair. In Delmar Gardens, he designed a compact and humane neighborhood of rectilinear blocks with broad streets with central medians. By keeping the lot depth shallow and orienting the dwelling units parallel to the street, he created light-filled housing with visibility onto the shared green space of the streets. Constructed between 1921 and 1924, Delmar Gardens served as the prototype for the multi-family housing that Henry Wright would perfect the following year in his Sunnyside Gardens development in Queens, New York.

By 1925, both Parkview North and Delmar Gardens were complete, but they had been developed as independent subdivisions, separated by a street car right-of-way that faced the backs of buildings. The River Des Peres still flowed through site in an open channel; the Army Corps of Engineers improvement project begun the previous year ended at the City limits. University City designated a park in Parkview North—Eastgate Park—in 1923. Located on the north bank of the River Des Peres at Eastgate and Cabanne Avenue—at the mouth of the massive culvert that directed the flow of the River Des Peres underground—it was built on land that flooded annually and was therefore unsuitable for homes. Down the hill from Delmar Gardens, the abandoned Lamb's Quarry had been re-purposed as a municipal dump.



Above: Delmar Boulevard looking east, ca. 1905. The Delmar Speed Ring grandstands can be seen to the left. (Courtesy Missouri Historical Society)

Below: The Villa at Delmar Garden. (Courtesy University City Public Library)





Above: The site of Metcalfe Park, ca. 1955. Looking northwest from the corner of Leland Avenue and Clemens Avenue, the River Des Peres is in the background behind the tree line. At the time this photograph was taken, the site was being used as a dump. (Courtesy University City Public Library)

In 1954, Metropolitan Sewer District extended the underground flow of the River Des Peres from Skinker Boulevard west to Kingsland Avenue. The open channel flowing through Parkview North was buried and Vernon Avenue was built on top of it, allowing for the development of the Lamb's Quarry site. In 1955, University City acquired the site of the quarry for clean-up and filling. In 1962, the parcel was extended to Kingsland Avenue and the city designated it Metcalfe Park. Between 1962 and 1967, the abandoned Ferguson Street Car right-of-way and adjacent parcels were purchased by University City and developed as Ackert Park and Walkway. The development of park land in Parkview Gardens as we know it today was complete.

THE PARKVIEW GARDENS NEIGHBORHOOD TODAY

In a city defined by the single-family home, Parkview Gardens is a remarkable collection of multi-family architecture lining great curvilinear streets, making it one of the most unique neighborhoods in the area. Parkview Gardens is listed on the National Register of Historic Places as a National Historic District and is comprised of a solid stock of significant buildings and a dense, mature tree canopy. Bounded on the west by Kingsland Avenue—University City's civic and institutional core—and on the south by the Delmar Loop—one of the American Planning Association's Great Streets of America—there are also significant redevelopment projects proposed within the neighborhood. The City of University City will construct a new fire station at 6601 Vernon Ave—the northwest corner of Vernon and Westgate Ave, and a new high-density, mixed-use development—Kingsland Walk—is planned for the southeast corner of Vernon and Kingsland Avenue, extending to the edge of Metcalfe Park. Washington University is continuing to redevelop its student housing facilities in the neighborhood, and Citizens for Modern Transit has proposed the construction of the Loop Trolley, a streetcar connecting the Loop, MetroLink, and Forest Park along Delmar Boulevard. Finally, the University City Comprehensive Plan Update of 2005 designates the blocks of Cates Avenue, Cabanne Avenue, and North Drive and the site of Pete's Shur-Sav as redevelopment areas, indicating the city's commitment to implement TIF districts and other financing mechanisms to facilitate new development. These maps may be found in *Appendix B: Neighborhood Area Analysis Maps*.



Above: Ackert Park, lower terrace, ca. 1962. The buildings in the background have since been demolished. (Courtesy University City Public Library)

The Parkview Gardens Association, the Byron Corporation, and Washington University own approximately 60 percent of the real estate in Parkview Gardens. These three entities are dedicated to providing high-quality housing to Washington University staff and graduate students and have served as a major stabilizing force and development catalyst within the neighborhood. In addition, the Parkview Gardens Association functions as a special assessment district, with generated tax revenues used to fund the purchase,

maintenance, and operations of Association properties. 2000 Census data shows that over three-quarters of the neighborhood's 3,300 residents—76.1 percent—are renters and that 59.8 percent are non-family households, with a median age of 27.5 years old. These figures are indicative of a large population of student residents. Finally, over 75 percent of Parkview Gardens residents have access to one or no cars. In considering the future of the Parkview Gardens neighborhood, the continued provision of quality affordable housing and significantly increasing pedestrian accessibility and access to public transit are clear priorities.

While the framework of the neighborhood is solid, Parkview Gardens has three key issues that negatively neighborhood revitalization. Parkview Gardens is essentially divided into three pieces. Ackert Walkway bisects the neighborhood into its historical division of Parkview North and Delmar Gardens. Along the length of Ackert Walkway only three opportunities exist to cross from one side to the other—Ackert Park, the mid-block walkway at Enright Avenue, and the mid-block walkway at Cates Avenue. Due to the drop in elevation between the west side of the neighborhood and the east side, only the walkway at Enright Avenue is currently A.D.A.-accessible.

More fundamentally, Parkview North is divided by Vernon Avenue, which functions as a cut-through between Skinker Boulevard and Kingsland Avenue to Olive Boulevard. Vernon Avenue captures a significant amount of traffic from Delmar Boulevard diverting this traffic onto neighborhood streets at high speeds. This presents an effective barrier to pedestrian connectivity. In addition, Vernon is a psychological barrier between the portions of the neighborhood "South of Vernon" and "North of Vernon," a condition exacerbated by marginal development along Cabanne Avenue, Skinker Boulevard and Olive Boulevard. North of Vernon and Eastgate Park are generally perceived as being unsafe; in fact, this part of the Parkview Gardens Neighborhood—including Eastgate Park—is the University City Police Department's largest source of emergency service calls.

Third, and key to the Parks Plan, the Parkview Gardens Parks are the back door of the neighborhood, located behind and facing the sides and backs of buildings. The developmental history of Parkview Gardens is critical to the understanding the current relationship of the neighborhood to its parks; the Parkview Gardens neighborhood came to be as a series of privately-funded and -implemented real-estate developments, occurring independently of one another and designed to be self-contained. The parks of Parkview Gardens occurred subsequent to the development of the area's built fabric—in some cases a half-century later. As a result, the Parkview Gardens Parks were inserted on land that was otherwise deemed unsuitable for building—floodplains, dumps, and infrastructure right-of ways. Instead of forming an armature of public space around which neighborhood fabric is built, the parks are in backyard, in-between, and throw-away spaces. Instead being watched from front doors, the parks are viewed from back-alleys and fire escapes.



Above: The Clemens Avenue service alley along the south edge of Metcalfe Park. This is the main parking lot and vehicular entrance to Metcalfe Park.



Below: Vernon Avenue, looking west from Eastgate Avenue. This section of Vernon Avenue, which runs mid-block between Cabanne and Cates Avenue, was built in 1954 over the former open channel of the River Des Peres.



NEIGHBORHOOD OPEN SPACE PLAN

EXISTING CONDITIONS: The historic development of parks in the Parkview Gardens neighborhood took place on leftover parcels of land that weren't suitable for building. The resulting condition—parks located on the periphery of the neighborhood facing the sides and backs of buildings—is the primary cause of the Parkview Gardens parks' lack of use. Successful parks maintain a daily user base predicated on the sense of safety and comfort that the park provides. Visibility and accessibility from the surrounding context—streets, sidewalks, and buildings—is one critical aspect of park design.

The current location and configuration of the Parkview Gardens parks severely reduces their visibility and access; Ackert Park is embedded in a row of buildings, Eastgate Park is located behind fast food restaurants at a busy and pedestrian-unfriendly intersection, and 75 percent of the perimeter of Metcalfe Park—by length—is concealed behind buildings. These conditions, inherent to the structure of the neighborhood itself, will likely prevent the Parkview Gardens parks from ever functioning successfully, regardless of their internal design and programming.

VISION: *Build upon Parkview Gardens' historical legacy and continue to develop a walkable, vibrant, and sustainable transit-oriented neighborhood framed by great streets and parks.*

DESIGN & DEVELOPMENT PRINCIPLES:

1. Preserve and enhance the unique historic legacy and urban fabric of the Parkview Gardens Neighborhood.
2. Revitalize the Parkview Gardens neighborhood as a transit-oriented, walkable, mixed-use neighborhood.
3. Redesign and/or relocate parks to foster the continued revitalization of the Parkview Gardens neighborhood.
4. Maintain or increase the current neighborhood population and tax revenues with new infill and mixed-use development.
5. Surround parks with residential populations to ensure daily usership, to serve as armatures for social interaction, and to maximize their effect as development catalysts.
6. Maintain and improve the public streets to enhance pedestrian connectivity, safety, and walkability.
7. Utilize neighborhood parks and streets as green infrastructure.
8. Locate and design parks to enhance operations, maintenance, and safety.



NEIGHBORHOOD OPEN SPACE PLAN

1. Continue to strengthen and redevelop the edges of the neighborhood.
2. Extend Enright Avenue east to North Skinker Boulevard.
3. Close Vernon Avenue cut-through between North Skinker Boulevard and Westgate Avenue.
4. Extend Ackert Walkway north to Olive Boulevard.
5. Expand Metcalfe Park to the corner of Leland Ave and service alley and develop a new public right-of-way.
6. Utilize Ackert Park as an east-west connector
7. Relocate Eastgate Park with two new parks.
8. Developing sustainable landscapes, bike and pedestrian connectivity, and green infrastructure.
9. Attain a Sustainable Sites Initiative 1-Star Rating for each park.

1) Continue to strengthen the north and east edges of the neighborhood with new development and public improvements to support the revitalization of the parks and increase connectivity to adjacent development.

The Parkview Gardens neighborhood is already well-bounded on the south and west edges by the Delmar Loop and University City's civic/institutional core. The north and east edges, however, are a mix of non-contiguous and often times incompatible uses and vacant or underdeveloped property. A successful plan for the Parkview Gardens' parks requires a base of daily park users that will be provided by continued redevelopment of the north and east edges of the neighborhood. Full redevelopment of these edges has the capacity to add 700-1000 new units of housing at 3 to 4-story densities, with the potential to double the current neighborhood population and warrant the development of additional park space.

2) Increase connectivity by extending Enright Avenue east to North Skinker Boulevard and the Delmar MetroLink station; develop east-west, on-street bike lanes along Enright, Clemens, and Cabanne Avenues.

Parkview Gardens is located within a ten-minute walking radius (1/2 mile) of the Delmar MetroLink station, qualifying the neighborhood as a transit-oriented development (T.O.D.) under the LEED for Neighborhood Development Pilot Rating System. However, the only existing connections to east of Skinker Boulevard and the MetroLink occur at Delmar Boulevard and Vernon Avenue. By extending Enright Avenue west to Eastgate Avenue, a direct link between the Parkview Gardens neighborhood and the Delmar MetroLink station is created. In addition, on-street bike lanes along Enright Avenue, Clemens Avenue, and Cabanne Avenue, existing MetroBus service, and the proposed Loop Trolley provide a multi-modal network of connections to regional public transit.

3) Close Vernon Avenue between North Skinker Boulevard and Westgate Avenue; reconfigure street alignment and traffic direction north of Vernon Avenue to enhance neighborhood connectivity and support redevelopment of the Olive Boulevard corridor.

Closing Vernon Avenue and rerouting traffic onto neighborhood streets will reduce speeds and discourage the use of the neighborhood as a cut-through. By realigning Cabanne Ave, making Cabanne Avenue two-way, and providing a new entrance to neighborhood at Skinker Boulevard, current traffic volumes on Vernon Avenue can be accommodated but at a reduced speed appropriate to neighborhood streets. Additionally, extending Eastgate Avenue north to Olive Boulevard and changing Westgate Avenue between Vernon and Olive Boulevard into a two-way street will dramatically improve vehicular access into and out of the Parkview Gardens neighborhood.

RECOMMENDATIONS

- Mixed-use commercial/residential redevelopment of the Olive Boulevard and North Skinker Boulevard corridors
- Three- to four-story density
- Urban building typology with zero lot-line setbacks and rear-access parking
- Pedestrian and public streetscape improvements including sidewalks, parking lanes, streetscape lighting, and street trees
- Public-private funding and incentive mechanisms

RECOMMENDATIONS

- Extend Enright Avenue west from North Skinker Boulevard to Eastgate Avenue
- Signalized crossing with safety pavement of North Skinker Boulevard at Enright Avenue
- Striped, on-street bike lanes on Enright, Clemens, and Cabanne Avenues
- Coordinate with the proposed Loop Trolley and existing MetroBus routes to ensure that transit stops fall within a minimum of a 1/4-mile walking radius of each other

RECOMMENDATIONS

- Close Vernon Avenue between North Skinker Boulevard and Westgate Avenue
- Realign Cabanne Avenue between Skinker Boulevard and Westgate Avenue and reconfigure for two-way traffic
- Signalized crossing with safety pavement of North Skinker Boulevard at Cabanne Avenue
- Reconfigure Westgate Avenue for two-way traffic north of Cabanne Avenue
- Extend Eastgate Avenue north to Olive Boulevard



Continue to strengthen the north and east edges of the neighborhood with new development and public improvements.



Increase connectivity by extending Enright Avenue east to North Skinker Boulevard and the Delmar MetroLink station.



Close Vernon Avenue between North Skinker Boulevard and Westgate Avenue and reconfigure street alignment and traffic direction north of Vernon Avenue to enhance neighborhood connectivity and support redevelopment of the Olive Boulevard corridor.

4) Extend Ackert Walkway north to Olive Boulevard and adjacent neighborhoods.

Currently, Ackert Walkway is essentially a “walkway to nowhere,” dead-ending at Vernon Avenue. Compared to Greenway South, which connects the Washington University Danforth Campus to the Loop, Ackert Walkway is highly underused. While development of the GRG Centennial Greenway along Vernon Avenue may bring new use, the reason that Greenway South is more highly-trafficked is because it connects two destinations. Responding to the long-term plans for redeveloping the Olive Boulevard corridor, it is important that Ackert Walkway be extended north to Olive Boulevard and beyond in order to connect to these planned destinations, increasing neighborhood connectivity and giving new relevance to Ackert Park.

5) Expand Metcalfe Park to the corner of Leland Avenue and service alley; extend the public face of Metcalfe Park by developing a new public street and parking along the south edge of Metcalfe Park from Kingsland Avenue to Leland Avenue.

One of the problems faced in the redevelopment of Metcalfe Park is its general lack of visibility and access from its surrounding neighborhoods; by length, 75 percent of the perimeter of Metcalfe Park is concealed behind buildings. By expanding Metcalfe Park onto the three built parcels on Leland Avenue north of the service alley and developing a new public right-of-way and parking facilities along the park’s south edge, three sides of the park—two-thirds of its total perimeter—will be publicly visible and accessible. Not only will this enhance the perceptions of safety in Metcalfe Park by increasing the number of “eyes on the park,” it also has the potential to increase the value of surrounding facing properties.

6) Utilize Ackert Park and existing crossing points to develop accessible, walk-able and bike-able connections that increase the integration of the east side of the neighborhood—Parkview North—and the west side of the neighborhood—Delmar Garden—across Ackert Walkway.

Historical use and development renders Ackert Walkway a virtual barrier between the two halves of the Parkview Gardens neighborhood—the historic Parkview North to the east and Delmar Gardens to the west. Limited and poorly designed access points across Ackert Walkway limit and discourage access. By removing visual barriers and providing continuous, A.D.A.-accessible paths, Ackert Park can serve to integrate the east and west sides of the neighborhood.

RECOMMENDATIONS

- Extend Ackert Walkway north of Vernon Avenue to Olive Boulevard and align with 66th Street
- Extend 66th Street south to Vernon Avenue alongside the Ackert Walkway extension

RECOMMENDATIONS

- Remove three residential buildings on the 800-block of Leland Avenue
- Expand Metcalfe Park southeast to the corner of Leland Avenue and the service alley
- Develop a public right-of-way along the south edge of Metcalfe Park between Kingsland Avenue and Leland Avenue
- Implement pedestrian and public streetscape improvements to Heman Avenue north of Clemens Avenue, including street trees and lighting.

RECOMMENDATIONS

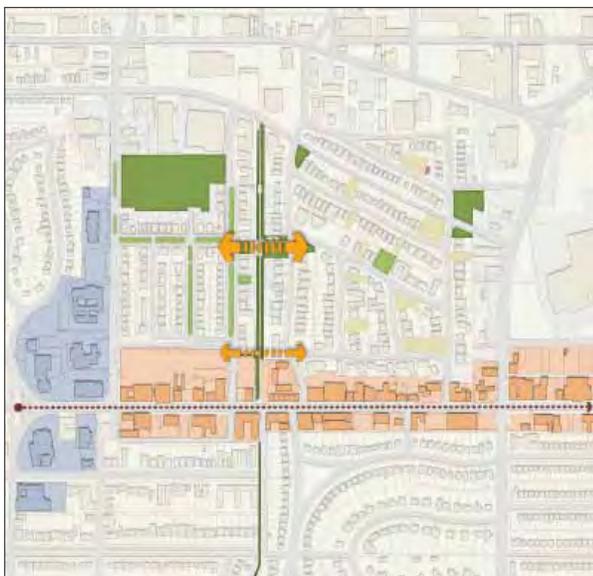
- Remove visual barriers in Ackert Park
- Develop continuous, A.D.A.-accessible paths in Ackert Park connecting Westgate Avenue to Leland Avenue
- Implement pedestrian and safety improvements in Ackert Park and at Enright Avenue including pathway improvement, pathway clarification, wayfinding signage, and lighting



Extend Ackert Walkway north to Olive Boulevard and adjacent neighborhoods.



Expand Metcalfe Park and extend the public face of the park by developing a new public street and parking.



Utilize Ackert Park and existing crossing points to develop accessible, walk-able and bike-able connections that increase the integration of the neighborhood.

7) Relocate Eastgate Park by creating two new parks that are centrally-focused and surrounded by redevelopment.

Positioned behind fast-food restaurants at the corner Vernon Avenue—a major traffic cut-through—the current location of Eastgate Park is on the periphery of the neighborhood, easily accessible but poorly visible. These conditions make it an attractive location for loitering and other undesirable activities and hamper operations and maintenance. As a result, it is underused and generally perceived of as unsafe. Developing two new parks will provide park amenities necessary to support the changing population demographic of Parkview Gardens and double the overall acreage of neighborhood park land from what it is today. By embedding these parks within the neighborhood, perceptions of safety will be enhanced by increasing the number of “eyes on the park.” They also have the potential to increase the value of surrounding facing properties.

8) Create great streetscapes by developing sustainable landscapes, bicycle and pedestrian connectivity, and green infrastructure throughout the Parkview Gardens neighborhood.

The National Complete Streets Coalition defines Complete Streets as those designed and operated to enable safe access for all users—pedestrians, bicyclists, motorists and transit riders of all ages. As the primary public space of the neighborhood, it is critical that streets support a multiplicity of users. By providing on-street parallel parking, striped bike lanes, safety crosswalks with textured pavement to slow traffic, stop signs at all intersections, and one-way couplet systems to direct the flow of traffic, vehicular traffic can be calmed to increase the comfort and safety of pedestrians and cyclists. In addition, green infrastructure like bioswales can filter pollutants, promote stormwater recharge, alleviate the burden on storm sewers, and provide landscape enhancements to the public space of the street.

9) Attain a minimum of 1-Star Rating for each park under The Sustainable Sites Initiative Guidelines and Performance Benchmarks 2009 or subsequent current edition.

The Sustainable Sites Initiative is an independent certification and rating system administered jointly by the American Society of Landscape Architects, the Lady Bird Johnson Wildflower Center at the University of Texas, Austin, and the United States Botanic Garden. Modeled after the U.S. Green Building Council's (USGBC) LEED rating system for buildings, the Sustainable Sites Initiative's goal is to encourage the design and construction of sustainable landscapes through the use of habitat and biodiversity protection, the use of native plants, water, and energy-saving strategies, and the development of active recreation amenities supporting healthy, active lifestyles. Sustainable Sites Initiative ratings are based on a scale of 1- to 4-Stars.

RECOMMENDATIONS

- Develop a new park in the north section of the neighborhood on the block bounded by Eastgate Avenue, Cabanne Avenue, and North Drive
- Develop a new park in the south section of the neighborhood on the block bounded by Eastgate Avenue, Clemens Avenue, Enright Avenue, and Limit Avenue.
- Utilize parks as a catalyst for new development, redevelopment, and improvement of adjacent properties

RECOMMENDATIONS

- Safe pedestrian crossings with stop signs and textured safety pavement
- On-street, striped bicycle and jogging lanes
- Paired, one-way couplet streets
- Improvement of sidewalks
- Rain gardens and/or bioswales in existing tree lawns
- Improvement of street tree plantings and street lighting

RECOMMENDATIONS

- Native plant species
- Constructed habitats
- Transit-oriented development
- Shaded parking and low-albedo pavement
- Storm water collection, recharge, and recycling
- Energy-efficient design
- Active recreation amenities and programming



Relocate Eastgate Park by creating two new parks that are centrally-focused and surrounded by redevelopment.



Create great streetscapes by developing sustainable landscapes, bicycle and pedestrian connectivity, and green infrastructure throughout the Parkview Gardens neighborhood.



Attain a minimum of 1-Star Rating for each park under The Sustainable Sites Initiative Guidelines and Performance Benchmarks 2009 or current edition.



METCALFE PARK MASTER PLAN

Constructed between 1955 and 1962 on the former Lamb's Quarry, Metcalfe Park is sandwiched between the historic Delmar Gardens apartments and a band of underdeveloped industrial facilities on Vernon Avenue. Currently, over 75 percent—based on total frontage—of the park's boundary is located behind buildings.

EXISTING CONDITIONS: According to the 2008 University City Parks Master Plan evaluation, Metcalfe Park is "underutilized except for during football and soccer seasons." Metcalfe Park houses no real facilities except for its soccer field, two softball diamonds, and playground. Metcalfe Park's tree population represents reasonable biodiversity and is comprised primarily of pin oaks with a variety of coniferous species. However, the park currently features no understory plantings and no intentional populations of herbaceous plants.

Hydrological management is a continuing issue on site; the grade of Metcalfe Park directs a large amount of runoff from Leland Avenue directly onto the flat playing fields. Drains are located along the eastern edge of the park, but are insufficient to evacuate all of the runoff; as a result, the playing fields—Metcalfe Park's only real attraction—are often saturated with water. In 2002, a Metropolitan Sewer District excavation along Vernon Avenue caused the center section of Metcalfe Park to sink five feet, a result of the site's underlying karst geology. Detailed analytical maps of Metcalfe Park may be found in *Appendix E: Park Site Analysis Maps, Issues & Ideas*. Because of its large size—5.6 acres—and the fact that it is located at the periphery of the neighborhood largely behind buildings, it is unlikely that Metcalfe Park will ever function as a significant neighborhood park. In University City's 2008 Master Plan Survey, 72.2 percent of respondents indicated that they had never visited Metcalfe Park.

DESIGN CONCEPT: The success of Metcalfe Park will be in increasing its use as well as its visibility and access from the street and in developing it as a multi-age, multi-use destination park. This demographic includes families with children who will visit Metcalfe Park to take advantage of particular amenities as well as attendees of special events that utilize Metcalfe Park as a venue.

PARK LANDSCAPES: The Metcalfe Park Master Plan is developed around a Great Lawn that provides event space and informal gathering and recreation. Discovery Gardens and Wetlands along the eastern edge mitigate hydrological issues while providing a variety of educational programs, and Adventure Playground provides an amenity that University City currently lacks. A detailed description of the Metcalfe Park Master Plan is presented on the following pages.





METCALFE PARK LANDSCAPES

- 1. ENTRY PLAZA
- 2. GREAT LAWN
- 3. SEATING TERRACE & PARKING BOSQUE
- 4. EVENT PAVILION
- 5. SPRAY FOUNTAIN
- 6. WETLAND
- 7. DISCOVERY GARDEN
- 8. ADVENTURE PLAYGROUND
- 9. THE CIRCUIT

ENTRY PLAZA

Located along Kingsland Avenue on the west side of the park, the Entry Plaza serves as the main public face of Metcalfe Park. Containing linear groves of trees for shaded seating and spray fountain, the Entry Plaza also provided outdoor seating for the planned food service retail space at the southwest corner of the Kingsland Walk mixed-use development. The Entry Plaza is envisioned as a piazza-like space that also functions as Metcalfe Park's primary identity from the street.

RECOMMENDATIONS

- Hardscape paving
- Shade alleé of Sugar Maple trees, 20-foot by 20-foot planting grid
- Park signage
- Fixed benches
- Movable tables

GREAT LAWN

The centerpiece of Metcalfe Park, the great lawn is an informal gathering, play, and recreation space that is sized to accommodate pick-up sports games and organized event activities like art fairs, farmers markets, the University City Ice Festival, and community movie nights. Constructed with a reinforced subsurface grade and drainage to ensure dry conditions and durability through a wide range of uses, the Great Lawn will feature a permanent stage pavilion as well as the ability to accommodate trailers and other portable facilities.

RECOMMENDATIONS

- Reinforced subsurface grade and drainage
- Turf grass
- In-ground irrigation system
- Sized to accommodate softball or youth soccer
- Permanent stage pavilion on north edge

SEATING TERRACE & PARKING BOSQUE

Located along the southern edge of the Great Lawn, a berm provides elevated, terraced seating for informal gathering and organized events as well as buffering the parking facilities from the Great Lawn. A public right-of-way along the south edge of Metcalfe Park, the Parking Bosque provides a sustainable solution for dedicated park parking. Constructed from low-albedo, pervious pavement, the Parking Bosque reduces radiant heat emissivity and stormwater runoff. A canopy of columnar trees further reduces the pavement's heat-island effect while providing shade to both cars and the Seating Terrace from southern sunlight.

RECOMMENDATIONS

- 48-inch tall berm with terraced seating facing the Great Lawn
- 24 perpendicular parking spaces
- Low-albedo (emissivity) pervious paving
- Linear swale with hydrophytic planting
- Bosque of Black Locust trees, 40-foot by 40-foot planting grid



EVENT PAVILION

Similar to the Piper Palm House in Tower Grove Park or Forest Park's World's Fair Pavilion, the Event Pavilion is Metcalfe Park's primary structure—containing restrooms and storage facilities—as well as an optional, revenue-generating event venue. Equipped with a catering kitchen and the ability to be semi- or fully-enclosed, the Pavilion can be rented for private functions like weddings and receptions.

SPRAY FOUNTAIN

Located in a highly-visible area on the Entry Plaza, the Spray Fountain is a passive water feature that also functions as an active recreation amenity for toddlers, small children, and parents. Modeled after the spray fountain in City Garden, it is an amenity with a proven track-record of generating widespread community excitement and attracting destination users.

WETLAND

The Wetland responds to the natural topography and hydrology of the site, collecting stormwater from Leland Avenue and Heman Avenue to support aquacultures of indigenous aquatic plants and riparian habitats. While the Wetland will most likely need to be supplemented with municipal water, particularly in the dry summer months, they are designed as green infrastructure to collect, retain, filter, and recharge stormwater runoff, limiting the need for subterranean storm sewers in the park.

RECOMMENDATIONS

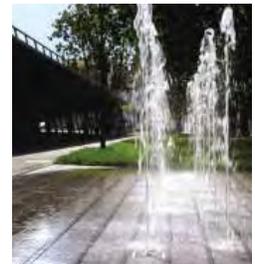
- 5,400 square-feet, fully-enclosable
- Restrooms
- Storage
- Catering Kitchen
- Rentable for private events
- Outdoor seating with café tables and chairs
- Restaurant in neighboring mixed-use Kingsland Walk development

RECOMMENDATIONS

- 2,900 square-feet
- Hardscape paving with in-ground water jets
- In-ground lighting
- Seating bench
- 36-inch tall safety wall

RECOMMENDATIONS

- Rainwater-fed swale with supplemental municipal water supply
- Indigenous hydrophytic riparian plantings
- Interpretive signage
- Observation boardwalk and docks
- Reduce potable water irrigation requirements by 50 percent or more from established baseline levels



DISCOVERY GARDENS

Comprising the eastern portion of the Metcalfe Park, the Discovery Gardens, along with the Wetland, constitute a water-management infrastructure that also functions as ecological and educational landscapes. Mediating the elevation differential—which slopes to the northwest—these gardens are terraced down the hill and contain a variety of native landscapes and urban agriculturalures. The Gardens will be designed with interpretive signage and activities for children and adults alike, providing educational opportunities related to native plantings, wildlife habitats, and community gardening.

ADVENTURE PLAYGROUND

Located atop the natural promontory at the southeast corner of the park, the Adventure Playground is a unique, destination playground with activities for children 5 to 12 years old. Utilizing various landforms, crawl tunnels, climbing slopes, and climbing structures, this playground is inspired by the historical geography and use of the site as a stone quarry. This playground will be a unique amenity within the University City Parks System.

THE CIRCUIT

A measured, one-quarter mile walking, jogging, and fitness path, The Circuit provides a low-impact amenity with a proven track-record of attracting daily park users.

RECOMMENDATIONS

- Rainwater-fed native wetland habitats with supplemental municipal water supply
- Wet meadows with indigenous hydrophytic grasses
- Hardwood marshes with Red Maple trees
- Observation pathways and boardwalk
- Community agricultural gardens
- Interpretive signage
- Reduce potable water irrigation requirements by 50 percent or more from established baseline levels

RECOMMENDATIONS

- Landform play structure with tunnels
- Freestanding climbing mounds or rocks
- Climbing wall
- Freestanding climbing structures
- Rubberized play surface
- Shade pavilion with seating benches
- Drinking fountains

RECOMMENDATIONS

- Marked 1/4-mile walking/jogging path
- Fitness stations
- Drinking fountains





PROGRAMMING

In general, given the location of Metcalfe Park and lack of adjacent population, the Parkview Gardens Parks Plan recommends that University City actively program and promote use of the park with a variety of special events, revenue-generating private events, and daily programs such as the following:

DAILY USE, NON-REVENUE GENERATING programs include: the Adventure Playground, Spray Fountain, outdoor dining facilities for the adjacent mixed-use development, interpretive Discovery Gardens and Wetlands, community gardening, multipurpose Great Lawn, and fitness circuit.

SPECIAL USE, NON-REVENUE GENERATING programs include: community movie nights and municipal events like the University City Ice Festival.

PRIVATE USE, REVENUE GENERATING programs include: weddings, receptions, parties, and permitted use of picnic shelters.

SPECIAL USE, REVENUE GENERATING programs include: concerts, art fairs, non-municipal festivals, and farmers' markets.



PARK OPERATIONS

MAINTENANCE: The redesign of Metcalfe Park will increase the need for a comprehensive maintenance program that includes:

- Additional manpower and funding, including the utilization of volunteers and cooperative maintenance programs with community organizations like UCity in Bloom;
- A Maintenance Coordinator, reporting to the Parks Operation Superintendent, for Metcalfe Park and Ackert Park & Walkway
- Specialized maintenance for unique landscape types;
- A regular maintenance inspection program, and;
- Adequate equipment and materials.

In addition, the Director of Parks, Recreation, and Forestry and Parks Commission should develop a comprehensive maintenance plan that includes maintenance standards trash removal, landscaping, cleaning of facilities and pavilions, mowing and trimming, wetland management, wildlife management, and horticultural displays.

SECURITY: While the Parkview Gardens Parks Plan addresses physical perceptions of safety in Metcalfe Park, security remains a key operational priority. It is the recommendation of the Parkview Gardens Parks Plan that security features and devices be implemented in the park, such as:

- Additional police call boxes and security floodlights, operable from panic buttons;
- Designated “brightways”—paths and walkways with increased lighting specifically designed for after-dark use—such as the primary interior park pathways and Parking Bosque in Metcalfe Park, and;
- Interior park pathways accessible to emergency and service vehicles.

In addition, the Director of Parks, Recreation, and Forestry and University City Parks Commission, together with the University City Police Department and Washington University Department, should develop a specific plan for increased police patrols and security monitoring in Metcalfe Park and on surrounding public streets, sidewalks, and right-of-ways.

BUDGETARY POLICIES: The Parkview Gardens Parks Plan recommends that the Director of Parks, Recreation, and Forestry and the University City Parks Commission should develop specific budgetary policies to ensure that Metcalfe Park is fully maintained and secured. Areas of policy development will include operational budget development, cooperative sources of operational and maintenance funding, and administrative policies to ensure that revenues generated in the park through special programs, events, and/or private vendors can be used for the operations and maintenance of Metcalfe Park.

IMPLEMENTATION

Funding sources for Metcalfe Park include University City’s general fund, grants, private donations, and supplemental city departmental contributions. The Parkview Gardens Parks Plan recommends the creation and implementation of an Integrated Funding Plan for the Parkview Gardens Parks that takes advantage the Parkview Gardens Association special assessment district and/or a neighborhood TIF district for the development of Metcalfe Park and continued street and public space improvements.



IMPLEMENTATION PHASING

PHASE A: Construction of the Entry Plaza and walkway along the north frontage of the park; construction of the Parking Bosque between Kingsland Avenue and Heman Avenue; construction of Seating Terrace; street improvements to Heman Avenue.



PHASE B: Grading and construction of the Great Lawn, including reinforced subgrade, drainage, and permanent stage pavilion; grading and construction of Discovery & Wetland Gardens within existing park boundary; pathway improvements along the north edge of the park; construction of the Spray Fountain at the Entry Plaza.



PHASE C: Purchase and demolition of the three buildings along Leland Avenue; extension of public right-of-way from Heman Avenue to Leland Avenue; completion of the Discovery & Wetland Gardens and construction of the Adventure Playground; construction of the Event Pavilion at the southern end of the Entry Plaza.





Due to the size and scope of the improvements to Metcalfe Park, the Parkview Gardens Parks Plan specifies a three-phase implementation process. This approach achieves a two-fold objective; first, it provides for the recommended completion of improvements to the west and north section of the park by the third Quarter of 2012. This corresponds with the proposed completion of the Kingsland Walk development, which borders the northwest corner of Metcalfe Park. Second, this phasing allows for large portions of the Master Plan to implemented before purchase of the three residential buildings on Leland Avenue slated to be removed is finalized. The implementation phasing for Metcalfe Park is illustrated on the facing page.



ACKERT PARK MASTER PLAN

Straddling Ackert Walkway, roughly midpoint between Delmar Boulevard and Vernon Ave, Ackert Park is a pocket park, situated on former building lots acquired through land clearance.

EXISTING CONDITIONS: According to the 2008 University City Parks Master Plan evaluation, Ackert Park is “used as both a passive park and a walkway to and from Delmar Loop” with “benches (that) are used as informal gathering places” and “should be redesigned to meet the needs of future trail users and the changing demographic of the neighborhood. ADA access to upper area will require switch-backs.” In University City’s 2008 Master Plan Survey, 63.1 percent of respondents indicated that they had never visited Ackert Park. The slightly higher visitation of Ackert Park compared to the other two Parkview Gardens parks is likely due to regular use of the playground by toddlers and young children and their parents. Detailed analytical maps of Ackert Park may be found in *Appendix E: Park Site Analysis Maps, Issues & Ideas*.

DESIGN CONCEPT: At 1.02 acres, Ackert Park will continue to best function as a pocket park, providing amenities to users who will arrive on foot and visit for 30 minutes or less. Given its proximity—1,055 feet—from the Delmar Loop, it will never have the draw to function primarily as an amenity for Centennial Greenway trail users. Instead, the real opportunity for Ackert Park is to act as a connector between east and west sides of the neighborhood—Parkview North and Delmar Garden. In its current state, Ackert Park does not function as a connector because it has a grade change of approximately 12-feet, accommodated by a earthen terrace on the eastern edge of the site and a 5-foot high retaining wall and steps at Ackert Walkway. This condition prohibits A.D.A. access from the walkway to both Westgate Avenue and Leland Avenue, as well as providing a visual blind spot which is detrimental to the safety and security of the park.

PARK LANDSCAPES: The central feature of the park is the Sloped Lawn, an open green on the west side of the walkway that uses a 1:20 slope to transition between the Heman Avenue frontage and Ackert Walkway. The Lawn provides space for informal gathering and seating, informal recreation, and event seating and is designed to significantly enhance visibility across the park. It is flanked by stepped gardens that provide more intimate seating areas and mediate the elevation change from the Sloped Lawn to the neighboring lots. East of the walkway, a large playground designed for toddlers preserves and enhances Ackert Park’s current, main programmatic element. A detailed programmatic description of the Ackert Park Master Plan is presented on the following pages.





ACKERT PARK LANDSCAPES

- 1. SLOPED LAWN
- 2. STEPPED SEATING | GARDENS
- 3. SEATING GROVE
- 4. TODDLER PLAYGROUND
- 5. WILDFLOWER GARDEN
- 6. ACCESSIBLE PATH

SLOPED LAWN

Comprising the entire the western half of Ackert Park, the Sloped Lawn provides an informal recreation space and seating area and mediates the elevation differential between Leland Avenue and Ackert Walkway. By grading the western half of the park evenly over its entire length, a 1:20 slope is achievable. This ensures unobstructed A.D.A. access well as providing east-west visibility across the park. The Sloped Lawn is envisioned as the primary gathering space and focal point of Ackert Park.

RECOMMENDATIONS

- Reinforced subgrade and in-ground irrigation
- 5-percent (1:20) accessible grade
- White limestone bituminous chip-seal or resin pavement pathways along north and south edges
- Sugar Maple and Sweet Gum shade trees

STEPPED SEATING | GARDENS

Transitioning from the new grade of the Sloped Lawn to the existing grade of the service alleys that bound the western half of Ackert Park are the Stepped Seating | Gardens. Flanking the Lawn, these gardens provide intimate seating among large-scale trees and native perennial flowers in shady, grove-like settings. The Stepped Seating | Gardens back up to a retaining wall and decorative fence that shields the park from the ground-level floors of the neighboring residential buildings.

RECOMMENDATIONS

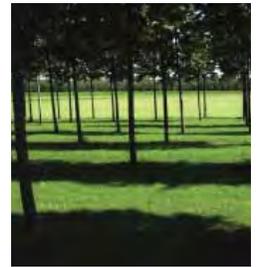
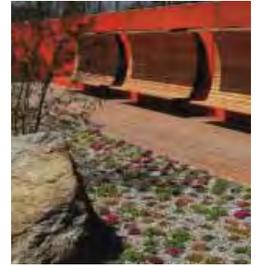
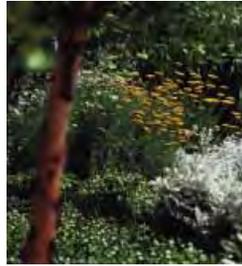
- Terraced gardens
- Retaining walls with integral bench seating
- Indigenous wildflower plantings
- White limestone-chip pathways
- Decorative metal fencing at property line
- Joint maintenance with a park conservancy/ friend's group/UCity In Bloom

SEATING GROVE

Along the south edge of the eastern half of the park, an all bosque of columnar trees provides an informal seating area of benches interspersed with native shade gardens. The Seating Grove provides a shady place to sit while buffering the park from neighboring residential buildings.

RECOMMENDATIONS

- Shade bosque with Pin Oak trees, 20-foot by 20-foot planting grid
- White limestone bituminous chip-seal or resin pavement ground surface
- Understory shade garden of ferns, rhododendrons, and hostas
- Bench seating
- Understory lighting
- Joint maintenance with a park conservancy/ friend's group/UCity In Bloom



TODDLER PLAYGROUND

Along the north edge of the eastern half of the park, opposite the Seating Grove, is an active playground for children 2 to 7 years old. The existing playground is an important amenity in Ackert Park as it accounts for significant portion of park users; replacing this playground with an upgraded facility is an important priority.

RECOMMENDATIONS

- Freestanding play equipment, 2 to 5 year-old age range
- 36-inch tall pyramidal climbing structures
- Colored rubberized play surface
- Shade pavilion with bench seating
- Drinking fountain
- Pin Oak and Sugar Maple shade trees
- Safety lighting

WILDFLOWER GARDEN

The Westgate Avenue frontage of Ackert Park is graded and terraced to match neighboring building lots. A brightly-colored and densely-planted garden of native wildflowers along this terrace will provide visual interest from the sidewalk and a strip of planting along the primary east-west park pathway visually unifies the east and west halves of Ackert Park.

RECOMMENDATIONS

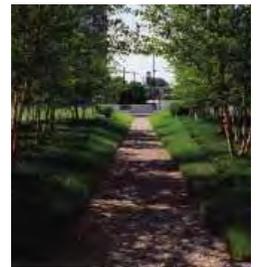
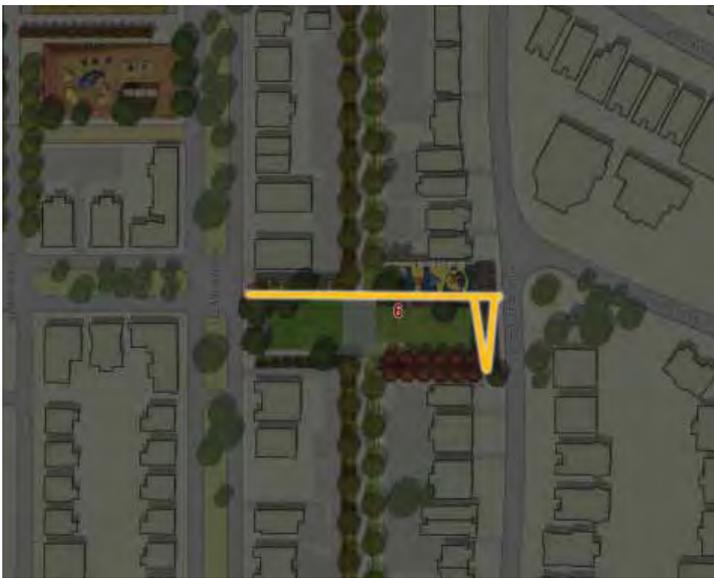
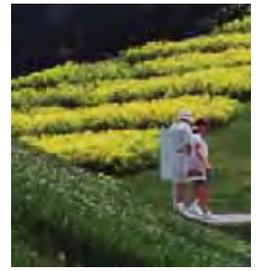
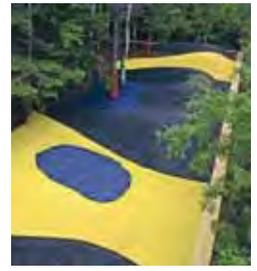
- Densely-planted terrace
- Indigenous perennial wildflowers
- Joint maintenance with a park conservancy/ friend's group/UCity In Bloom

ACCESSIBLE PATH

In the absence of a detailed survey, initial site analysis indicates, that a 1:20 accessible slope can be achieved over the entire east-west width of the park via regrading. Landscape steps at the Westgate Avenue terrace connect to a fully A.D.A. accessible path that extends to Leland Avenue. A single switchback path along the Westgate Avenue frontage provides full A.D.A. accessibility between Westgate and Leland Avenue.

RECOMMENDATIONS

- Concrete paving
- Landscape stairs at eastern end of pathway
- A.D.A. accessible switchback, 5-percent (1:20) maximum grade





ACKERT WALKWAY CONCEPT

EXISTING CONDITIONS: Compared to its counterpart Greenway South, which connects the Delmar Loop to the Washington University in St. Louis Danforth Campus, Ackert Walkway is highly underused. The reason for this is two-fold; first, Ackert Walkway is characterized by reduced visibility and marginal lighting, two elements that contribute to a perceived lack of safety. Second, Ackert Walkway doesn't go anywhere; dead-ending at Vernon Avenue, it is not anchored at both ends in the way that Greenway South is. Additionally, it is not well-connected to the Parkview Gardens neighborhood; its single access point is Ackert Park, which is also currently perceived as unsafe and therefore not well-used.

DESIGN CONCEPT: Successfully reinvigorating Ackert Walkway will ultimately require an anchor at its north end. New mixed-use and commercial redevelopment along Olive Boulevard and of Pete's Shur-Sav have the potential of providing this anchor; until then, it is unlikely that Ackert Walkway will be heavily used by pedestrians. However, Great Rivers Greenway's use of the Walkway for Centennial Greenway provides an opportunity to rethink the walkway as an integral part of the University City parks system.



Beyond developing a destination for users of the walkway, it is essential that a new identity and use be given to Ackert Walkway. The most compelling and universally agreed-upon idea is a Sculpture Walk—a linear, public art display space—along Ackert Walkway and Greenway South. Utilizing the time and talent of artists from Washington University, community arts organizations, and the University City schools, as well as from other local colleges and universities, a Sculpture Walk could be implemented incrementally with minimal cost to University City. A public-private partnership between University City and participating institutions can be used to undertake the repair and upgrade of the walkway. By envisioning Ackert Walkway as a gallery for artists to develop and install public art, a regular base of park users is established. By encouraging the development of public art by both students and professional artists, Ackert Walkway develops a unique identity as a destination within the St. Louis region.

PARK LANDSCAPES: Creating an undulating edge along the east side of the Walkway widens the Walkway for the installation of art features, while dense plantings of wildflowers along the west edge takes advantage of the existing terraced landform, all enhanced by improved seating and designer lighting elements. A light wall—a decorative, polycarbonate up-lit wall—along the east property line provides enhanced security lighting and is a signature park feature.





PROGRAMMING

Given the size of Ackert Park, its location along Ackert Walkway, and the adjacency of residential development, Ackert Park functions as a pocket park, typically travelled to on foot and supporting visitation times of approximately 30 minutes. This function is supported by daily programs such as:

DAILY USE, NON-REVENUE GENERATING programs include: the Toddler Playground, Seating Grove, Sloped Lawn, Great Rivers Greenway Centennial Greenway, and Art Walk.

PARK OPERATIONS

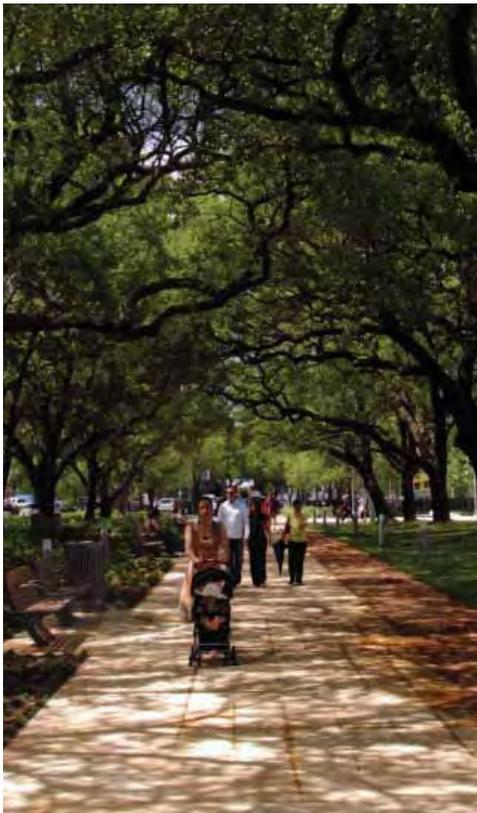
MAINTENANCE: The redesign of Ackert Park will increase the need for a comprehensive maintenance program that includes:

- Additional manpower and funding, including the utilization of volunteers and cooperative maintenance programs with community organizations like UCity in Bloom;
- A Maintenance Coordinator, reporting to the Parks Operation Superintendent, for Metcalfe Park and Ackert Park & Walkway
- A regular maintenance inspection program, and;
- Adequate equipment and materials.

In addition, the Director of Parks, Recreation, and Forestry and Parks Commission should develop a comprehensive maintenance plan that includes maintenance standards for trash removal, landscaping, mowing and trimming, and horticultural displays.

SECURITY: While the Parkview Gardens Parks Plan addresses accessibility, visibility, and physical perceptions of safety in Ackert Park, security remains a key operational priority. It is the recommendation of the Parkview Gardens Parks Plan that security features and devices be implemented in the park, such as:

- Additional police call boxes and security floodlights, operable from panic buttons;
- Designated “brightways”—paths and walkways with increased lighting specifically designed for after-dark use—such as the re-designed Ackert Walkway with improved overhead lighting and the Light Wall, and;
- Interior park pathways accessible to emergency and service vehicles.



In addition, the Director of Parks, Recreation, and Forestry and Parks Commission, together with the University City Police Department and Washington University Department, should develop a specific plan for increased police patrols and security monitoring in Ackert Park and Ackert Walkway.

BUDGETARY POLICIES: The Parkview Gardens Parks Plan recommends that the Parks Director and the Parks Commission will develop specific budgetary policies to ensure that Ackert Park and Ackert Walkway are fully maintained and secured. Areas of policy development will include operational budget development and administrative policies relating to the cooperative development of Ackert Walkway Art Walk.

IMPLEMENTATION

Funding sources for Ackert Park and Ackert Walkway include University City's general fund, grants, private donations, supplemental city departmental contributions, and public-private cooperative development agreements. The Plan recommends the creation and implementation of a cooperative, Integrated Funding Plan for the Parkview Gardens Parks that takes advantage of the Parkview Gardens Association special assessment district and/or a neighborhood TIF district for the development of Ackert Park and Walkway.

Given Ackert Park's small size and the scope of proposed redevelopment, the Parkview Gardens Park Plan recommends that implementation of Ackert Park and Walkway begin with full construction of Ackert Park in a single-phase. Upon completion of Ackert Park, Ackert Walkway improvements should be implemented in two phases; Phase A, which comprises the Walkway from Delmar Boulevard north to Ackert Park, should be completed first followed by Phase B, comprising Ackert Walkway from Ackert Park to north to Vernon Avenue. Maintenance or upgrades to Ackert Walkway as part of Great Rivers Greenway's Centennial Greenway development and the extension of Ackert Walkway north of Vernon Avenue to 66th Street are separate action items.



EASTGATE SOUTH PARK MASTER PLAN



Located on Eastgate Avenue between Vernon Avenue and Cabanne Avenue, the 0.93 acre Eastgate Park is the least-visited of the Parkview Gardens Parks.

EXISTING CONDITIONS: Eastgate Park, in its current configuration, comprises one of the most problematic conditions of the Parkview Gardens neighborhood today. Located on the periphery of the neighborhood, it is widely perceived in the public as a source of undesirable and illicit activity. The location of the park—bounded by two fast-food restaurants to the east and facing the sides of residential buildings to the north and south, limits the visibility and exacerbates the difficulties with operations and maintenance.

DESIGN CONCEPT: Throughout the public engagement process there was broad consensus around relocating Eastgate Park to a site that better serves neighborhood users. According to University City's 2008 Master Plan Survey, a staggering 85.6 percent of survey respondents had never visited Eastgate Park. Based on this input, the Parkview Gardens Park Plan recommends replacing Eastgate Park with two new parks—Eastgate North and Eastgate South—embedded in the neighborhood fabric. This strategy has a number of distinct advantages; currently, none of the Parkview Gardens parks face neighboring building, a condition that diminishes the perception of safety and park use. Embedding these two parks in the neighborhood is the most ideal condition for an urban park. As well, parks have proven to increase the value and desirability of these surrounding properties, an important consideration when formulating a neighborhood development strategy. Finally, Henry Wright's Delmar Gardens was originally designed and constructed with public green space located in the centers of its blocks. Embedding these parks within the neighborhood restores a unique historical feature lost to the development of parking necessary to accommodate cars.



Given its adjacency to many Washington University-owned properties, the university has expressed interest in taking an active role in the implementation and operation of Eastgate South. Since the residents are mostly students or faculty, they will require amenities that the neighborhood does not currently provide. Eastgate South provides a unique opportunity to develop a park that can address this primary demographic of the neighborhood—young adults. As such, the Eastgate South Master Plan envisions a park in the spirit of a European plaza, dominated by features that enable and encourage a variety of informal gatherings and uses. A detailed description of the Master Plan is presented on the following pages.



EASTGATE SOUTH PARK LANDSCAPES

1. FOLDED LAWN
2. HAMMOCK GARDEN
3. PLAZA
4. PAVILIONS
5. SPRAY FOUNTAIN
6. VENDOR KIOSK & OPERATIONAL AMENITIES

FOLDED LAWN

Comprising the entire northeastern half of the park site, the folded lawn is gently-sloping, grassy lawn for informal gathering and event seating. Envisioned as the focal point and primary gathering space of Eastgate South, the Folded Lawn is sized to accommodate pick-up games of soccer and frisbee and neighborhood movie nights as well studying, sunbathing, and other informal activities. A stage platform at the foot of the sloping fill serves as both a performance venue and elevated gathering space.

RECOMMENDATIONS

- Sloped lawn with turf grass
- 4-percent (1:25) maximum grade
- Reinforced subgrade with in-ground irrigation
- Elliptical stage platform with power hook-up

HAMMOCK GARDEN

Set in a formal grove of columnar shade trees, the Hammock Garden replicates the ad hoc proliferation of hammocks seen on Washington University's South 40 residential campus. Permanently-installed metal poles with brackets will support removable hammocks that can be checked out from a central, on-site storage facility. Removable hammocks, which can be collected and stored at night, should help to minimize the attraction of undesirable behavior.

RECOMMENDATIONS

- Bosque of Pin Oak trees, 20-foot by 20-foot planting grid
- Decomposed granite bituminous chip-seal or resin pavement surface
- In-ground metal poles with hammock attachments
- Removable hammocks, checked out from on-site storage and management facility

PLAZA

Given the emerging young-adult population of the surrounding neighborhood, it is important that Eastgate South provide amenities that serve this demographic. The Plaza comprises a multi-use space that supports a variety of both organized and informal activities. Gathering and hanging out, studying, dining, picnicking, sunbathing, and sand volleyball are accommodated alongside concerts, fairs, and farmers' markets in a space modeled after a European urban plaza.

RECOMMENDATIONS

- Decomposed granite bituminous chip-seal or resin pavement surface
- Sand pit with volleyball net
- Movable café tables and chairs
- Perimeter rain gardens planted with indigenous, hydrophytic plants
- Pathways with in-ground lighting
- Designer park lighting with ample illumination for after-dark usage



SPRAY FOUNTAIN

Located along Eastgate Avenue, which is destined to become a higher-trafficked street within the neighborhood, the Spray Fountain provides a physical safety buffer and acoustical shield between the park and the traffic on Eastgate Avenue. A passive water feature, the Spray Fountain will be designed to provide water recreation to park users in the summer months.

RECOMMENDATIONS

- 1,875 square-feet
- Hardscape paving with in-ground water jets
- In-ground lighting
- Seating bench

PAVILIONS

Freestanding pavilions serve as a vertical, sculptural element within the landscape of the park and provide sheltered seating for informal gatherings, picnics, and barbecues.

RECOMMENDATIONS

- Six 250 square-foot covered pavilions
- Tables and picnic seating
- Barbecue grills
- Reservable or rentable for private functions

VENDOR KIOSK & OPERATIONAL AMENITIES

A multi-purpose building providing storage and operational facilities, the Vendor Kiosk could also serve as a remote location—associated with an adjacent Loop business—for serving food, snacks, and beverages. Locating such a facility in the park itself is an important programmatic consideration that can significantly attract park users. Portable or non-physical amenities—such as moveable chairs, public address equipment or sound systems for organized park events, and WiFi access within the park—can be administered from the multi-purpose kiosk.

RECOMMENDATIONS

- Snack and beverage vendor
- Hammock and movable chair check-out and management
- Storage facility
- WiFi hotspot
- Public-address and sound system
- Coordination with or operation by restaurant facility in adjacent mixed-used development





PROGRAMMING

Eastgate South Park's adjacency to Washington University's new undergraduate housing development suggests a variety of amenities, daily programs, and events that appeal to the primarily young adult demographic of the neighborhood, such as:

DAILY USE, NON-REVENUE GENERATING programs include: the Hammock Garden, Folded Lawn, Spray Fountain, WiFi hotspot, and outdoor dining facilities for adjacent mixed-use developments.

SPECIAL USE, REVENUE GENERATING programs include: concerts, art fairs, non-municipal festivals, farmer's markets, and limited-service food vendors.

PARK OPERATIONS

MAINTENANCE: The development of Eastgate South Park will require a comprehensive maintenance program that includes:

- A cooperative maintenance partnership with Washington University and the Parkview Gardens Association to ensure administrative, manpower, and funding requirements;
- A Maintenance Coordinator and dedicated maintenance crew for Eastgate South Park, under the authority of the public-private partnership.
- Specialized maintenance and operation of unique amenities;
- A regular maintenance inspection program, and;
- Adequate equipment and materials.

In addition, the public-private partnership should develop a comprehensive maintenance plan that includes maintenance standards for trash removal, landscaping, mowing and trimming, maintenance of special features, and horticultural displays.

SECURITY: While the Parkview Gardens Parks Plan addresses physical perceptions of safety in Eastgate South Park, security remains a key operational priority. It is the recommendation of the Parkview Gardens Parks Plan that security features and devices be implemented in the park, such as:

- Additional police call boxes and security floodlights, operable from panic buttons;
- Designated "brightways"—paths and walkways with increased



lighting specifically designed for after-dark use—such as the Ground-Lit Pathways crossing the Eastgate South Park Plaza, and;

- Interior park pathways accessible to emergency and service vehicles.

In addition, the Director of Parks, Recreation, and Forestry and Parks Commission, together with the University City Police Department and Washington University Department, should develop a specific plan for increased police patrols and security monitoring in Eastgate South Park.

BUDGETARY POLICIES: This Plan recommends that the public-private partnership will develop specific budgetary policies to ensure that Eastgate South Park is fully maintained and secured. Areas of policy development will include operational budget development, cooperative sources of operational and maintenance funding, and administrative policies to ensure that revenues generated in the park through special programs and/or private vendors can be used for the operations and maintenance of Eastgate South Park.



IMPLEMENTATION

Funding sources for Eastgate South Park include grants, private donations, and the recommended public-private partnership. The Parkview Gardens Parks Plan recommends the creation and implementation of an Integrated Funding Plan for the Parkview Gardens Parks that takes advantage the Parkview Gardens Association special assessment district, and/or a neighborhood TIF district for the development of Eastgate South Park.

Given the configuration and design of Eastgate South Park and the scope of the land acquisition required to begin implementation, the Parkview Gardens Park Plan recommends that the construction of Eastgate South Park occur in a single phase once land acquisition is complete. The extension of Enright Avenue is an independent action item that will ideally occur before construction of Eastgate South Park begins.





EASTGATE NORTH PARK OPTIONS

Development of a useful master plan for Eastgate North Park must be preceded by the completion of a Neighborhood Development & Sustainability Plan, as outlined in the Implementation Plan & Schedule. The recommendation of the Parkview Gardens Park Plan makes certain assumptions regarding the development potential of the Olive Boulevard corridor adjacent to the proposed Eastgate North site. However, in the absence of comprehensive market analysis and development study—with an associated funding strategy—it is difficult to make recommendations as to the scale, scope, and program of Eastgate North Park.

The Neighborhood Open Space Framework Plan makes two recommendation options regarding the size and configuration of Eastgate North Park. The first option is for a partial-block park development on the eastern end of the 900-block of Eastgate Avenue. Incorporating eight existing parcels, this scheme would allow Eastgate Park to be relocated at its current size of 0.93 acres while preserving the remainder of the block for residential development. The second option calls for redevelopment of the entire block of Eastgate between Cabanne Avenue and North Drive. At 2.8 acres, this scheme allows for a greatly-expanded park, doubling the overall park acreage in the neighborhood and incorporating a number of program types not currently offered in the Parkview Gardens neighborhood.

Given the location of Eastgate North and current perceptions of undesirable behavior within that section of the Parkview Gardens neighborhood, it is important that programmatic considerations strive for the development of a large and very regular user base for the park. Development of a dog park on a portion of the site, for instance, may be desirable, as dog parks have proven track record of drawing a regular and devoted group of park users. Likewise, community gardens must be regularly maintained, ensuring a sense of ownership by residents and daily, focused park visitation; Eastgate North is an excellent site on which to implement expanded community gardens for the Parkview Gardens Neighborhood.





EASTGATE PARK EXISTING LOCATION



EASTGATE NORTH PARK OPTION 1



EASTGATE NORTH PARK OPTION 2



IMPLEMENTATION PLAN & SCHEDULE



Encompassing the development of over 14 acres of park space as well major street and infrastructure improvement projects and supported by new residential and mixed-use development, the Parkview Gardens Park Plan is a broad-reaching and ambitious vision. Working closely with the Client Group, it is expected that the full scope of the Parkview Gardens Park Plan can be implemented over a period 20 years. This is an ambitious timeframe that, while not overly aggressive, will require continuous and sustained work over the entirety of the schedule. However, consensus suggests that it is a realistic timeframe. This is made possible in part by the staggering of projects to occur in sequence rather than in parallel, thus limiting the partnership's commitment to only one project at a time and preserving the City's capacity to undertake other necessary projects concurrent with the implementation of the Parkview Gardens Park Plan.



Following successful approval of the Parkview Gardens Park Plan by the University City Park Commission and the University City City Council, there are four Tasks that form the prologue of the implementation process that can and should begin immediately. These Tasks are 1) The creation and approval of a Neighborhood Development & Sustainability Plan, which will outline the necessary supporting residential and mixed-use development for the new and renovated parks; 2) the creation and approval of an Integrated Funding Plan, which outlines the public funding implications of the Neighborhood Development & Sustainability Plan and Parks Plan; 3) development of a Schematic Design Plan and Opinion of Probably Cost for Metcalfe Park and Ackert Park; and 4) the development and approval of a Public-Private Partnership between the City of University City, The



Parkview Gardens Association, and Washington University in St. Louis for the funding, implementation, operation, and management of either or both Eastgate North and Eastgate South Parks

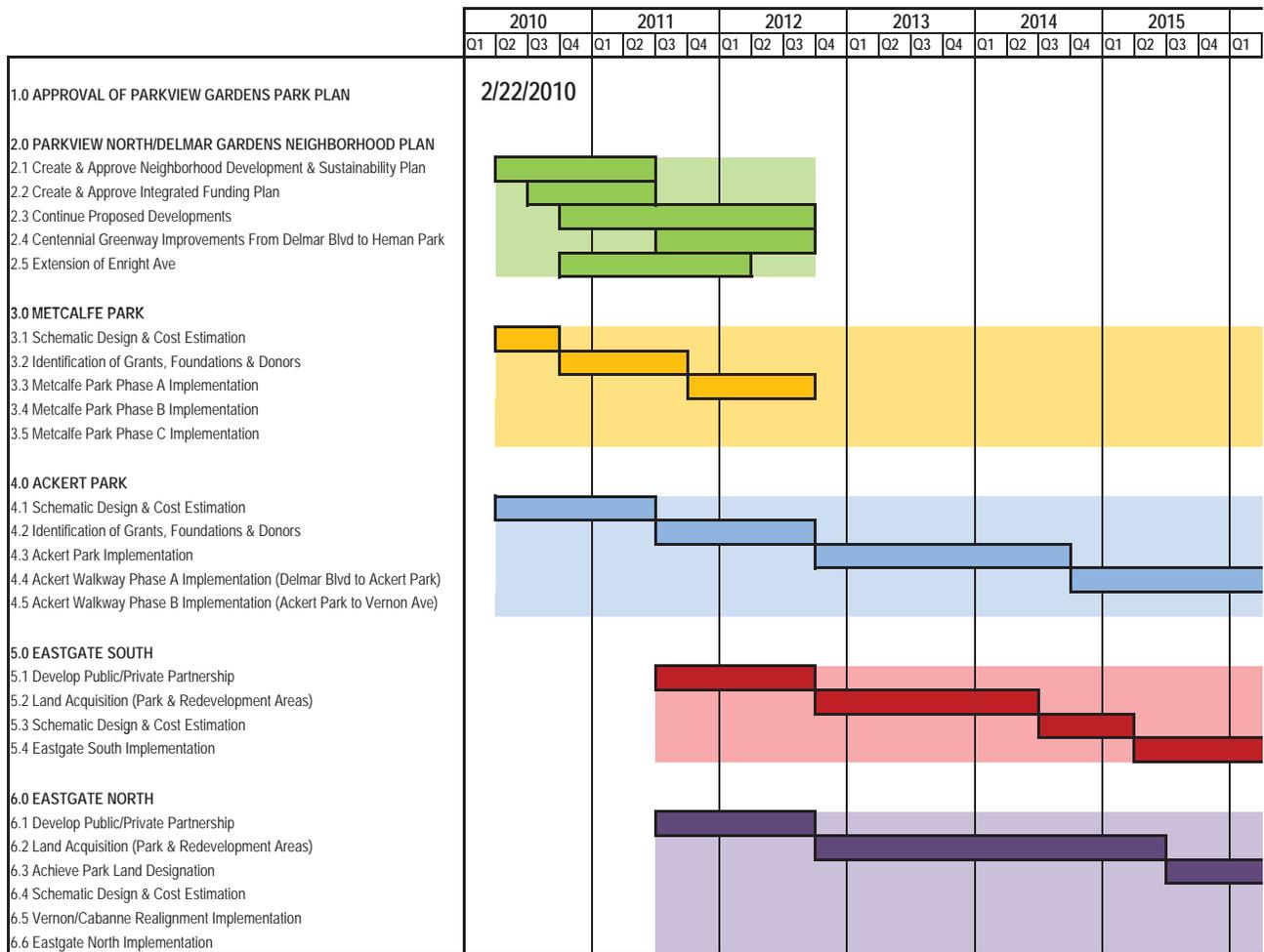
1) Create and Approve a Neighborhood Development & Sustainability Plan (Q2, 2010-Q2, 2011)

Building upon the work already completed on the Neighborhood Open Space Plan, the Neighborhood Development & Sustainability Plan comprises an in-depth analysis existing neighborhood conditions, including building inventory & analysis, tax revenue generation, housing & retail market conditions, development capacity, existing Redevelopment Areas, and streets & infrastructure. The Neighborhood Development & Sustainability Plan synthesizes new and existing studies into a single, comprehensive planning document that achieves the required supporting residential and mixed-use development for the vision of the Parkview Gardens Park Plan. Its primary function is to support the Neighborhood Open Space Plan with appropriately-scaled development to ensure that use of the Parkview Gardens parks and the financial health of the City of University City remain at current baseline levels or improve.

2) Create and Approve an Integrated Funding Plan (Q3, 2010-Q2, 2011)

Concurrent with the creation of the Development & Sustainability Plan, it is necessary to develop an Integrated Funding Plan. The financial counterpart to the Development & Sustainability Plan, the Integrated Funding Plan must orchestrate the various public-private





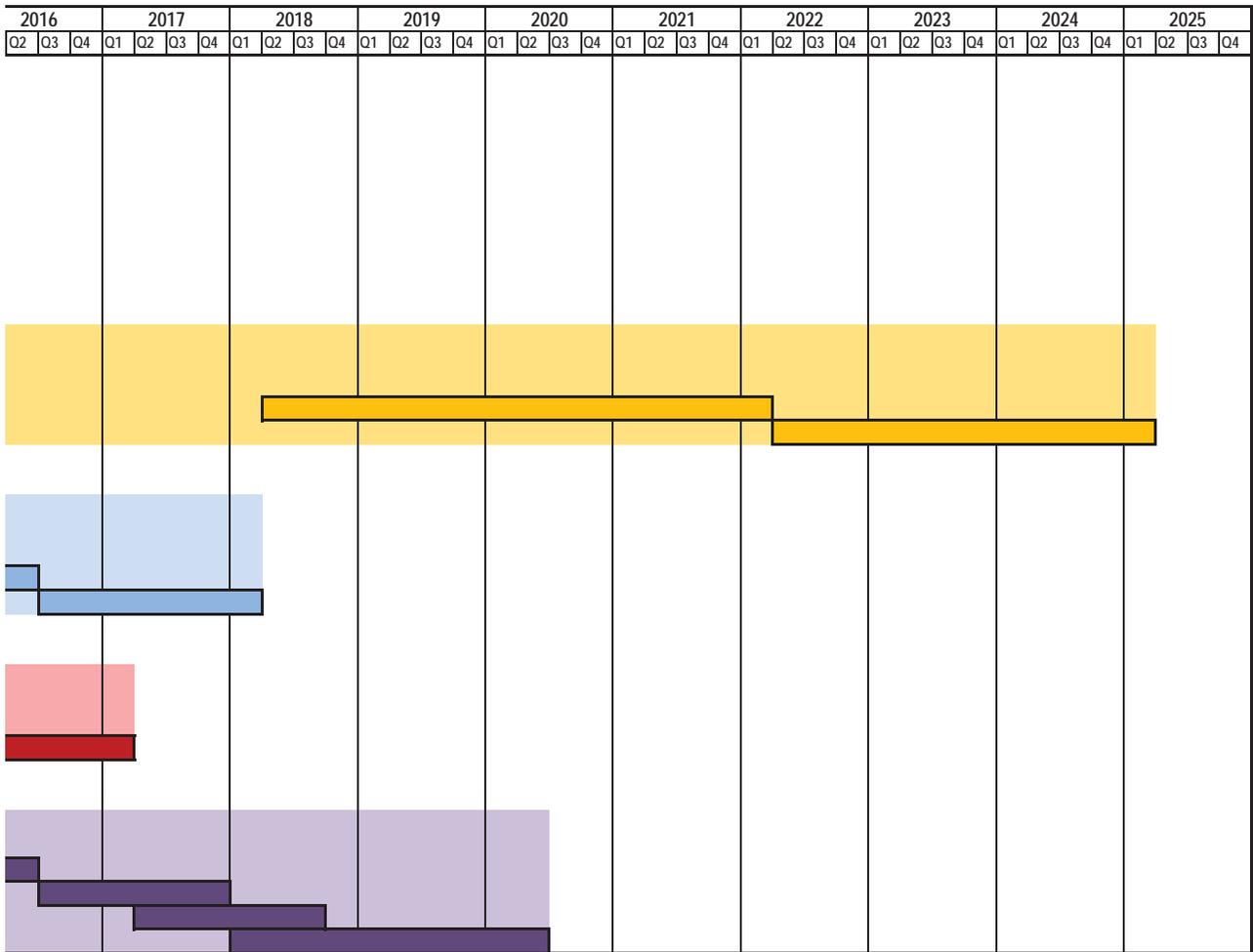
funding mechanism that University City has at its disposal to finance the Parkview Gardens Park Plan. For instance, the Parkview Gardens Association special-assessment district could assist or a new neighborhood or Olive Boulevard TIF district can leverage neighborhood development to fund park improvements.

3) Develop a Schematic Design Plan and Opinion of Probable Cost for Metcalfe Park and Ackert Park (Q2, 2010-Q3, 2010)

Following the approval of the Parkview Gardens Park Plan, it will be necessary to develop Schematic Design Plans for each park. Based on engineering surveys of each site, the schematic design plan is a further development of the Master Plan and establishes the specific details of the park design. This allows for the design and specification of all aspects of earthwork and site improvement including grading, excavation, surface drainage, and earth retaining structures as well as the establishment of sustainable site performance criteria, as well as the development of Opinions of Probable Cost, a necessary component to establish funding mechanisms.

4) Develop and Approve a Public-Private Partnership for Eastgate North and Eastgate South: (Q1, 2011-Q2, 2012)

Because the development of Eastgate North and Eastgate South



will likely have the greatest impact on private real-estate holdings within the Parkview Gardens Neighborhood, it is logical that one or both of these parks be funded, implemented, and managed through a Public-Private Partnership. Because of its adjacency to new undergraduate housing developments, Washington University has expressed interest in entering into a partnership with University City for the implementation and operation of Eastgate South; there also exists a similar potential for Eastgate North. It is recommended that this Partnership be in place early on to assist in structuring further development on the Eastgate North and Eastgate South parks.

Following completion of these four Tasks, implementation of the Parkview Gardens Park Plan can begin. It is the recommended that priority be given to two projects: 1) the construction of the Metcalfe Park Phase A Improvements and 2) the completion of Centennial Greenway improvements from Delmar Boulevard to Heman Park, including striping Vernon Avenue for a dedicated bike lane and undertaking any required maintenance to Ackert Walkway. Because of their interrelation to the Kingsland Walk development, it is strongly recommended that these two projects be completed by the end of Q3, 2012 to coincide with the completion of the Kingsland Walk. An additional third project, the full implementation of the Ackert Park Master Plan, could ideally be completed by the same deadline; how-

**Parkview Gardens Park Plan
DRAFT IMPLEMENTATION PLAN & SCHEDULE**

ID	Task Name	Duration	Start	Finish	Predecessors	2010		2011		2012		2013	
						Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4
1	1.0 APPROVAL OF PARKVIEW GARDENS PARK PLAN	1 day	Mon 2/22/10	Mon 2/22/10									
2	2.0 PARKVIEW NORTH/DELMAR GARDENS NEIGHBORHOOD PLAN	680 days	Tue 2/23/10	Mon 10/1/12									
3	2.1 Create & Approve Neighborhood Development & Sustainability Plan	18 mons	Tue 2/23/10	Mon 7/1/11	1								
4	2.2 Create & Approve Integrated Funding Plan	18 mons	Tue 2/23/10	Mon 7/1/11	1								
5	2.3 Continue Proposed Developments	560 days	Tue 8/10/10	Mon 10/1/12									
6	2.3.1 Fire Station	18 mons	Tue 8/10/10	Mon 12/26/11									
7	2.3.2 Kingsland Walk	28 mons	Tue 8/10/10	Mon 10/1/12									
8	2.4 Centennial Greenway Improvements From Delmar Blvd to Heman Park	18 mons	Tue 5/17/11	Mon 10/1/12									
9	2.5 Enright Ave Extension Construction	320 days	Tue 7/12/11	Mon 10/1/12									
10	2.5.1 Design Development	2 mons	Tue 7/12/11	Mon 9/5/11	4								
11	2.5.2 Cost Estimation	2 mons	Tue 9/6/11	Mon 10/31/11	11								
12	2.5.3 Construction Documents	3 mons	Tue 11/1/11	Mon 1/23/12	12								
13	2.5.4 Enright Ave Extension Construction	9 mons	Tue 1/24/12	Mon 10/1/12	13								
14													
15													
16	3.0 METCALFE PARK	3900 days	Tue 2/23/10	Mon 2/3/25									
17	3.1 Schematic Design & Cost Estimation	9 mons	Tue 2/23/10	Mon 11/1/10	1								
18	3.2 Identification of Grants, Foundations & Donors	12 mons	Tue 11/2/10	Mon 10/31/11	17								
19	3.3 Park Phase A Implementation	260 days	Tue 10/4/11	Mon 10/1/12									
20	3.3.1 Design Development	2 mons	Tue 10/4/11	Mon 11/28/11	18								
21	3.3.2 Construction Cost Estimation	1 mon	Tue 11/29/11	Mon 12/26/11	20								
22	3.3.3 Construction Documents	3 mons	Tue 12/27/11	Mon 3/19/12	21								
23	3.4 Park Phase A Construction	7 mons	Tue 3/20/12	Mon 10/1/12	22								
24	3.4 Park Phase B Implementation	2440 days	Tue 10/2/12	Mon 7/2/22									
25	3.4.1 Design Development	10 mons	Tue 10/2/12	Mon 7/8/13	23								
26	3.4.2 Construction Cost Estimation	2 mons	Tue 4/10/18	Mon 6/4/18	25,54								
27	3.4.3 Construction Documents	12 mons	Tue 6/5/18	Mon 5/6/19	26								
28	3.4.4 Park Phase B Construction	36 mons	Tue 5/7/19	Mon 2/7/22	27								
29	3.5 Land Acquisition	15 mons	Tue 4/10/18	Mon 6/3/19	1,54								
30	3.6 Achieve Park Land Designation	4 mons	Tue 6/4/19	Mon 9/23/19	29								
31	3.7 Park Phase C Implementation	780 days	Tue 2/8/22	Mon 2/3/25									
32	3.7.1 Design Development	8 mons	Tue 2/8/22	Mon 9/19/22	28,30								
33	3.7.2 Construction Cost Estimation	1 mon	Tue 9/20/22	Mon 10/17/22	32								
34	3.7.3 Construction Documents	6 mons	Tue 10/18/22	Mon 4/3/23	33								
35	3.7.4 Park Phase C Construction	24 mons	Tue 4/4/23	Mon 2/3/25	34								
36													
37	4.0 ACKERT PARK	2120 days	Tue 2/23/10	Mon 4/9/18									
38	4.1 Schematic Design & Cost Estimation	18 mons	Tue 2/23/10	Mon 7/1/11	1								
39	4.2 Identification of Grants, Foundations & Donors	16 mons	Tue 7/12/11	Mon 10/1/12	38								
40	4.3 Park Implementation	480 days	Tue 10/2/12	Mon 8/4/14									
41	4.3.1 Design Development	2 mons	Tue 10/2/12	Mon 11/26/12	39								
42	4.3.2 Construction Cost Estimation	1 mon	Tue 11/27/12	Mon 12/24/12	41								
43	4.3.3 Construction Documents	3 mons	Tue 12/25/12	Mon 3/18/13	42								
44	4.3.4 Park Construction	18 mons	Tue 3/19/13	Mon 8/4/14	43								
45	4.4 Walkway Phase A Implementation (Delmar Blvd to Ackert Park)	480 days	Tue 8/5/14	Mon 6/6/16									
46	4.4.1 Design Development	2 mons	Tue 8/5/14	Mon 9/29/14	44								
47	4.4.2 Construction Cost Estimation	1 mon	Tue 9/30/14	Mon 10/27/14	46								
48	4.4.3 Construction Documents	3 mons	Tue 10/28/14	Mon 1/19/15	47								
49	4.4.4 Walkway Phase A Construction	18 mons	Tue 1/20/15	Mon 6/6/16	48								
50	4.5 Walkway Phase B Implementation (Ackert Park to Vernon Ave)	480 days	Tue 6/7/16	Mon 4/9/18									
51	4.5.1 Design Development	2 mons	Tue 6/7/16	Mon 8/1/16	49								
52	4.5.2 Construction Cost Estimation	1 mon	Tue 8/2/16	Mon 8/29/16	51								
53	4.5.3 Construction Documents	3 mons	Tue 8/30/16	Mon 11/21/16	52								
54	4.5.4 Walkway Phase B Construction	18 mons	Tue 11/22/16	Mon 4/9/18	53								
55													
56	5.0 EASTGATE SOUTH	1460 days	Mon 7/11/11	Fri 2/10/17									
57	5.1 Develop Public/Private Partnership	16 mons	Mon 7/11/11	Fri 9/28/12	1								
58	5.2 Land Acquisition (Park & Redevelopment Areas)	24 mons	Mon 10/1/12	Fri 8/1/14	57								
59	5.3 Schematic Design & Cost Estimation	9 mons	Mon 8/4/14	Fri 4/10/15	58								
60	5.4 Park Implementation	480 days	Mon 4/13/15	Fri 2/10/17									
61	5.4.1 Design Development	2 mons	Mon 4/13/15	Fri 6/5/15	10,59								
62	5.4.2 Construction Cost Estimation	1 mon	Mon 6/8/15	Fri 7/3/15	61								
63	5.4.3 Construction Documents	3 mons	Mon 7/6/15	Fri 9/25/15	62								
64	5.4.4 Park Construction	18 mons	Mon 9/28/15	Fri 2/10/17	63								
65													
66	6.0 EASTGATE NORTH	2300 days	Mon 7/11/11	Fri 5/1/20									
67	6.1 Develop Public/Private Partnership	16 mons	Mon 7/11/11	Fri 9/28/12	1								
68	6.2 Land Acquisition (Park & Redevelopment Areas)	36 mons	Mon 10/1/12	Fri 7/3/15	67								
69	6.3 Achieve Park Land Designation	15 mons	Mon 7/6/15	Fri 8/26/16	68								
70	6.4 Schematic Design & Cost Estimation	18 mons	Mon 8/29/16	Fri 1/12/18	69								
71	6.5 Vernon/Cabanne Realignment	480 days	Mon 2/13/17	Fri 12/14/18									
72	6.5.1 Design Development	3 mons	Mon 2/13/17	Fri 5/5/17	71								
73	6.5.2 Construction Cost Estimation	3 mons	Mon 5/8/17	Fri 7/28/17	72								
74	6.5.3 Construction Documents	6 mons	Mon 7/31/17	Fri 1/12/18	73								
75	6.5.4 Vernon/Cabanne Construction	12 mons	Mon 1/15/18	Fri 12/14/18	74								
76	6.6 Park Implementation	600 days	Mon 1/15/18	Fri 5/1/20									
77	6.6.1 Design Development	3 mons	Mon 1/15/18	Fri 4/6/18	76								
78	6.6.2 Construction Cost Estimation	2 mons	Mon 4/9/18	Fri 6/1/18	77								
79	6.6.3 Construction Documents	6 mons	Mon 6/4/18	Fri 11/16/18	78								
80	6.6.4 Park Construction	18 mons	Mon 12/17/18	Fri 5/1/20	75,79								

Project: Parkview Gardens Implementa Date: Wed 1/13/10

Task Critical Task

Progress Milestone

Summary Rolled Up Task

Rollled Up Critical Task

Rollled Up Progress

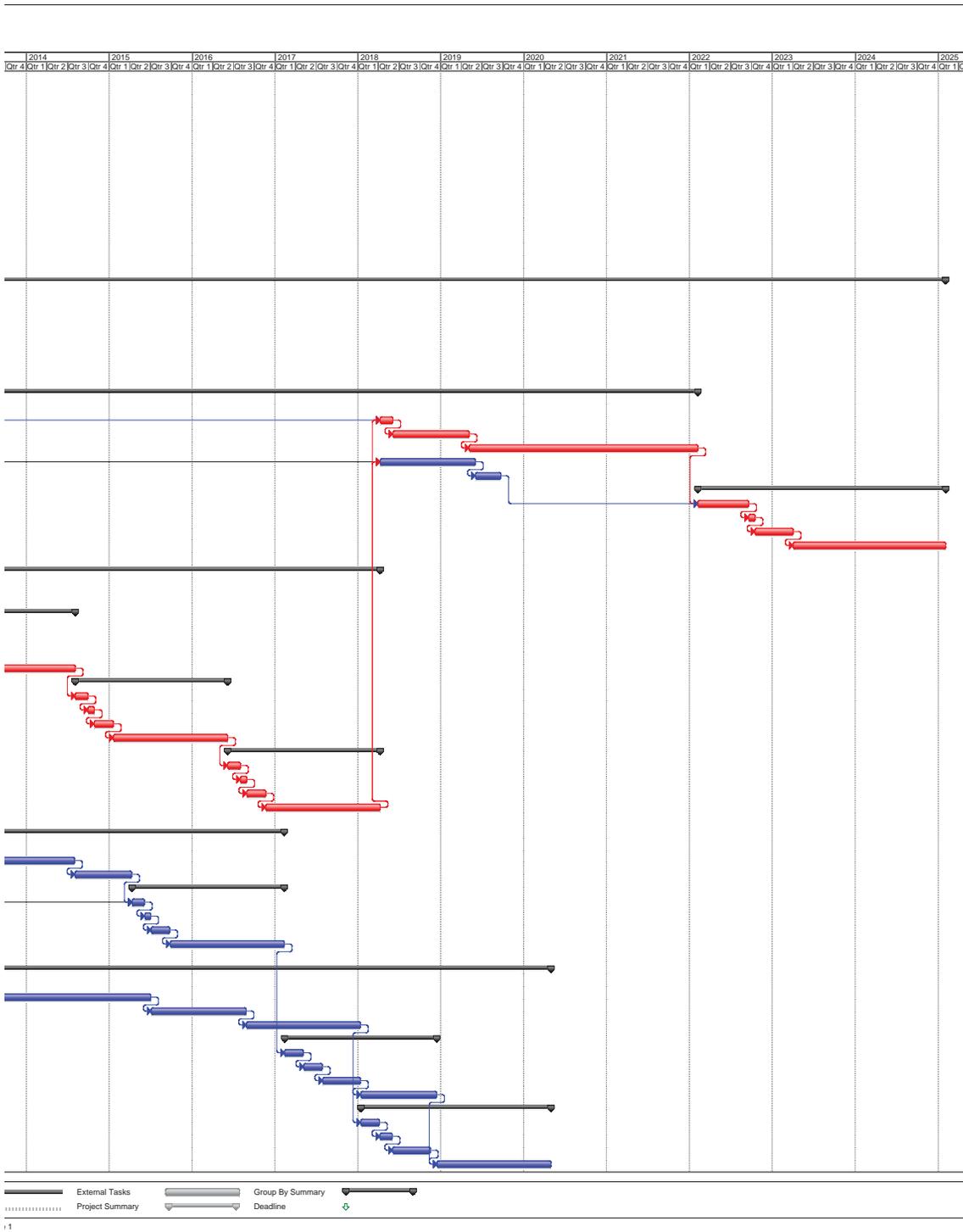
Rollled Up Milestone

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ever, this must depend on University City's financial and personnel capacity. Eastgate South Park can also be moved up to an early-action item depending on the continued development of the Public-Private Partnership.

The remaining Tasks specified in this Plan are scheduled to occur between Quarter 4, 2012 and Quarter 1, 2025. Construction tasks are staggered such that no more than one implementation project or phase is scheduled to occur at a given time to ensure that the



City of University City's capacity to undertake projects is not unduly strained. Of course, if capacity is available and specific needs are identified, the proposed schedule may be accelerated. For example, it may be desirable to close Vernon Avenue between Eastgate Avenue and Westgate Avenue prior to the development of Eastgate North Park, the redevelopment of the current Eastgate Park site and adjacent fast-food restaurants, and the realignment of Cabanne Avenue. A detailed breakdown of implementation tasks and timelines is provided above.

