

# The Pacer

**Published by the Parkview Gardens Association  
and the Parkview Gardens Special Business District**

## Departures and Arrivals

### *Changes at local educational institutions*

Cheryl Adelstein, assistant vice chancellor for community relations and local government affairs at Washington University, is retiring. The Parkview Gardens Association thanks her for her service to the community, and for serving on our board of directors for many years. PGA welcomes her successor, JoAnna Schooler. Wash U has announced that its next chancellor will be Andrew D. Martin. The School District has announced that Michael Peoples will be the new principal of University City High School.

## Book Bonanza

### *To benefit the Y*

The 39th annual YMCA Book Fair returns to Greensfelder Recreation Center in Queeny Park on August 17-21, 2018. Pay \$10 and get first pick of thousands of books, magazines, CDs, DVDs and vinyl records on Preview Day, Friday the 17th. Admission is free on the other days. Info: (314) 436-1177

## Labor Day

### *Plus U City Events*

Mon Sept. 3 is Labor Day. The library and city hall will be closed. Heman Park pool closes for the season at the end of the day. Trash pickup is postponed to Tues. The Big Muddy Blues Fes-

Dogs for details. The Community Resource Fair will be held Sept. 15 from 8 am-2 pm at Heman Park pool parking lot. Yard sale booths, information on U City resources and organizations, free document shredding.

UCPD's Citizen's Police Academy holds its first session Sept. 11. The five-week program seeks to foster better communications between police and citizens through education. For more information email [flemons@ucitymo.org](mailto:flemons@ucitymo.org).

## Long Hot Summer

### *Olive Redevelopment*

The next public hearing on the Olive-170 plan will be held at 6 pm Aug. 23 at U City High School, 7401 Balson Ave. This will be the fourth public meeting of the city's TIF Commission to discuss the plan, and if the first three are any guide, it will be well-attended and lively. The Olive-170 redevelopment is the biggest issue facing U City at present. People are debating it in Parkview Gardens, even though we're at the opposite end of the city. If you're new to the neighborhood or have been away for the summer, here is a brief recap of the controversy.



*PGA thanks the volunteer groups who helped out on garden workdays in June and July. These are postulants of the Capuchin order in Vito's Community Garden on Leland.*

tival is Aug. 31-Sept. 2 on Laclede's Landing. The Botanical Garden holds its Japanese Festival Sept. 1-3. The Labor Day parade begins at 9 am Sept. 1 at 13th St. and Olive Blvd.

The Annual Puppy Pool Party will be held at Heman Park pool Sept. 8-9. Check the Facebook page of U City People for

The first public meeting was May 23. It drew extensive media coverage, including a *St. Louis Post-Dispatch* editorial in opposition that asked, "Should University City give away \$70.5 million in tax increment financing, uproot residents and destroy a close-knit, middle-class African-American neighborhood to bring in a new big-box store?"

The *Post's* answer was No. The editorial explained that TIFs "allow developers to use new tax revenue the stores generate to help finance construction. Opponents argue that business developments should stand on their own commercial merits and that new revenue should go for municipal services, including schools and police." In the *St. Louis Business Journal* May 29, Katherine Russ also warned U City against the project. As a Sunset Hills resident, she had seen a similar development there by the same developer, Novus, go wrong, resulting in decreased property values.

Supporters of the project countered that when the new shopping center, with an anchor store widely believed to be Costco, replaces the old one, annual retail sales for the location will rise from \$6 million to a projected \$162 million. The developer deserves

the TIF because it is creating a mighty generator of sales tax revenue for the city. Councilmember Paulette Carr (Ward Two), who also sits on the TIF Commission, wrote in her newsletter that the U City proposal was not comparable to the Sunset Hills redevelopment, having built-in safeguards that the latter lacked.

At another big, loud meeting June 6, Councilmembers

of U City and the school district. A June 10 poll on NextDoor found 73% of respondents in favor of the development, 18% against.

At a June 22 public meeting, Ward Three resident and project opponent Sonya Pointer said a rise in property values could get out of control, leading to gentrification and displacement of residents. U City resident and project supporter Nicole Angieri said that

at present U City residents go to neighboring cities to shop at big box stores, costing the city sales tax revenue. But opponents argue that in an era of booming online shopping, projections of continuing high sales for big box stores may be over-optimistic and unreliable.

Mayor Terry Crow supports the project. He has pointed out repeatedly that property owners are willing, even eager, to sell to Novus, which is offering favorable prices. He has expressed interest

in a possible Community Benefits Agreement, a contract between community leaders and a developer that spells out specific boons and protections for residents of the development area. "It can address topics such as fair employment, affordable housing, youth resources, racial equity, and historic preservation," wrote a proponent, Margaux Sanchez. Parkview Gardens resident Tom Sullivan, an opponent of the project, has complained of a lack of transparency and conflicts of interest in the city's dealings with the developer.



*Volunteer helpers from Boeing Employees REACH St. Louis in Clemens Garden.*

Bwayne Smotherson and Stacy Clay, who represent Ward Three where the development area is located, said that they support it because it will raise property values and improve neighborhoods. Novus has announced that almost \$14 million of TIF revenue would go to neighborhood residents and businesspeople, in the form of grants for home improvement or, if necessary, relocation within U City. Rosalind Williams, U City's acting community development director, said the project had the potential to reverse the Third Ward's decline, benefiting the rest

You can follow the unfolding controversy online at numerous sites, including Patch, NextDoor and U City Positively, and by going to <https://www.ucitymo.org/798/Olive-and-170-TIF>.

## Back to School

### *First day of classes*

Washington University: Aug. 27

University of Missouri-

St. Louis: Aug. 20

University City

schools: Aug 14

## A Century Ago

### *In U City*

In the summer of 1918, St. Louisans were entertained by a battle royal over the estate of a rich man. Louis A. Cella had died on April 29. He was a politically-connected businessman who had owned Delmar Racetrack, which he later developed into North Parkview, now the eastern portion of Parkview Gardens. His wife and principal heir died a few days later. The estate, which was supposed to be valued in the millions, turned out to be considerably smaller. There ensued a long court fight between the heirs of Mrs. Cella and those of Mr. Cella, especially his brother Charles. On June 9, the *St. Louis Post-Dispatch* reported that Mrs. C's lawyers had found 13 valuable items missing from the inventory of Mr. C's possessions. They petitioned the court for the removal of his trustees, especially Charles. They also accused him of a shady conveyance of property in North

Parkview from Louis to himself, greatly diminishing the value of the estate. (The whole story of the scandal is included in the booklet *Parkview Gardens: Its Rise and Fall and Rise*, available for purchase or borrowing at U City Public Library.)

In real estate news, the *Post* was promoting West Delmar, a "high class residential development" northwest of the Hanley-

*Post*, which was complaining of paper rationing that reduced its news space, announced on Aug. 7 that one soldier from the St. Louis area had been killed at the front and 19 wounded. Among the wounded was Private A.T. Castlen of U City. On July 23, the U City chapter of the Children's Loyalty League produced a play called "What Can I Do?" on Washington Avenue. On August 11, the *Post*

published excerpts of letters from St. Louisans at the front. Cpl.

Tilghman said he was in "hell in the fullest degree." But the Germans were worse off, according to Lt. Wirfs. He reported capturing enemy soldiers who were still in their teens, ill-fed and ill-clothed. They were well educated, though. One man surrendered in three languages, just to be on the safe side.



*A group from Regions Bank at Clemens.*

Delmar intersection, which boasted "the highest elevation in St. Louis County, with commanding views of city and suburbs." On August 4, L. Brittain bought a house on Maryland Terrace that was "specially adapted to climatic demands," being built of hollow tile and paving brick to beat the summer heat.

On July 28, 710-14 Westgate Ave. was for sale. The building had three five-room apartments which rented for \$50 a month. The building is still there, but rent has gone up a bit.

The effects of the War in Europe were felt in U City. The

## Library Events

*All at the public library, 6701 Delmar*

Aug 15 The documentary *Ralph Ellison: an American Journey* will be shown at 6:30 pm

Aug 18 Free health tests start at 9 am

Sept 10 Orcs and Aliens Book Group discusses *Lock In* by John Scalzi at 7 pm

## Free Video

### *A Quiet Place*

The library now has the DVD of this fine thriller released last spring. Ordinarily, you should see movies, especially scary ones, in a theater, but this one will be much better at home. It's about a farm

family hunted by blind monsters with super-sensitive hearing. They must keep quiet to stay alive. A great premise, but ill-suited to the omniplex era. I saw the film at the Esquire, and during long, silent scenes, the din of explosions, shouts, and crescendos from the super-hero epics being shown in adjacent theaters seeped through the walls and killed the suspense.

## Welcome to the Neighborhood

### *Introducing ourselves*

Just moved in? The Parkview Gardens Association welcomes you, and offers some helpful information on our website, [parviewgardens.org](http://parviewgardens.org). The PGA is also responsible for the light-pole banners, the extra-bright streetlights, the flower and vegetable gardens and other amenities. This neighborhood improvement group, consisting of landlords, businesspeople and residents, was founded in 1980. You'll be welcome at our next meeting in autumn. Membership is \$25 a year.

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### **Parkview Gardens Assn.**

**830 Vanderbilt Avenue**

**University City MO 63130**

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## News of the Neighborhood

Inside:

- \*Buy Books to Benefit YMCA
- \*Read up on Olive/170 issue before it re-ignites
- \*Get Back to School on Time