

Proposed Amendment #2 of A Plan for the Neighborhoods of the 5th Ward

The City of St. Louis Planning Commission is holding a Public Hearing on Wednesday, February 4, 2015 at 5:30 p.m. at 1520 Market St., Suite 2000 regarding Amendment #2 of A Plan for the Neighborhoods of the 5th Ward at its regular meeting.

A Plan for the Neighborhoods of the 5th Ward was adopted by the Planning Commission as a Neighborhood Plan in March 2002. The Neighborhood Plan's study area includes four neighborhoods in their entirety -- St. Louis Place, Carr Square, Columbus Square and Old North St. Louis -- as well as portions of four other neighborhoods. Amendment #1 of the Neighborhood Plan was approved by the Planning Commission on June 2, 2004. Amendment #1 facilitated the development of a multi-family elderly housing facility in the St. Louis Place Neighborhood.

A Neighborhood Plan is intended to provide a more detailed framework of analysis for an area than the City's Strategic Land Use Plan (SLUP) of the St. Louis Comprehensive Plan, which is the City's general land use plan that covers the entire City.

The Neighborhood Plan classified every portion of the study area into one of 14 proposed land uses. These land uses are listed in the legends of the various attached proposed land use maps.

A table containing descriptions and information on the proposed changes for the study area is shown below. In addition to background information, there is a map showing the geographic boundaries of proposed land use changes for the area.

Written and oral comments on the proposed Amendment #2 can be made at the Public Hearing. Comments also can be made prior to the hearing in care of Roman Kordal by e-mail at kordalr@stlouis-mo.gov, by postal mail at Roman Kordal, City of St. Louis Planning and Urban Design Agency, 1520 Market St., Suite 2000, St. Louis, MO 63103, or by fax at 314-613-7014. These comments will be forwarded to the Planning Commission for its review at the Public Hearing and before a vote on the proposed Amendment #2. For further information, please contact Roman Kordal at 314-657-3872.

**Table of Proposed Changes to A Plan for the Neighborhoods of the 5th Ward --
Amendment #2**

Description of Area or Project	Neighborhood Name	Nbr #	Current "Proposed Land Uses"	Proposed "Proposed Land Uses"
Proposed Cass Ave., Jefferson Ave./Parnell St., Montgomery St., North 22 nd St. Redevelopment Area	St. Louis Place Carr Square	60 61	Single Family Light Industrial Transportation/Utilities or Communications Institutional/Community Facilities Parks & Recreation Proposed Large Land Use (For Further Study)	Mixed Use

**Proposed Amendment #2 of A Plan for the Neighborhoods of the 5th Ward
Proposed Cass Ave., Jefferson Ave./Parnell St., Montgomery St., North 22nd St.
Redevelopment Area
Background Information**

Proposed Amendment #2 is a proposal to amend A Plan for the Neighborhoods of the 5th Ward, an adopted Neighborhood Plan, for an area located in the St. Louis Place and Carr Square neighborhoods.

Proposed Amendment #2 is based on a proposed Chapter 99 Blighting Study and Redevelopment Plan that was initiated by the Land Clearance for Redevelopment Authority of the City of St. Louis (LCRA). The Blighting Study and Redevelopment Plan for the Cass Ave., Jefferson Ave./Parnell St., Montgomery St., North 22nd St. Redevelopment Area is intended to facilitate the long-term development of the area and a potential new facility for the National Geospatial-Intelligence Agency. The approximately 142-acre site (including rights-of-way) includes a portion of the former Pruitt-Igoe site and an area extending northward to the alley located south of St. Louis Ave., between N. Jefferson Ave/Parnell St. on the west and N. 22nd St. on the east. (See the attached aerial photo for the location of the Redevelopment Area.)

The Redevelopment Area is located northwest of Downtown and is in the heart of the NorthSide Regeneration Area, a large TIF district that includes large concentrations of blighted property.

The majority of the Redevelopment Area consists of vacant land. Other existing land uses include residential (single-family homes and other residential uses), commercial, institutional and industrial. A significant number of these buildings are currently vacant.

The current National Geospatial-Intelligence Agency facility -- an arm of the U.S. Defense Department -- is located at 3200 S. 2nd St., along the Mississippi River just south of the Anheuser-Busch complex. Due to concerns over the age and condition of its existing facility, the agency is looking at several sites in the St. Louis metropolitan area to relocate to. The City of St. Louis proposes to keep the agency and its 3,000 employees in the City by having it relocate to the Redevelopment Area. It's expected that that the agency will select a site by 2016 and complete its move in 2021 or 2022.

The proposed facility would be located north of Cass Ave., although it may require some additional land south of Cass Ave. Future land uses for the area south of Cass Ave. have not yet been determined. Thus, the proposed land uses for the Redevelopment Area are broadly identified as "Institutional, Commercial and/or Residential Use", as shown in the attached Blighting Study and Redevelopment Plan's Project Area Plan. This designation would also apply if the agency didn't relocate to the site.

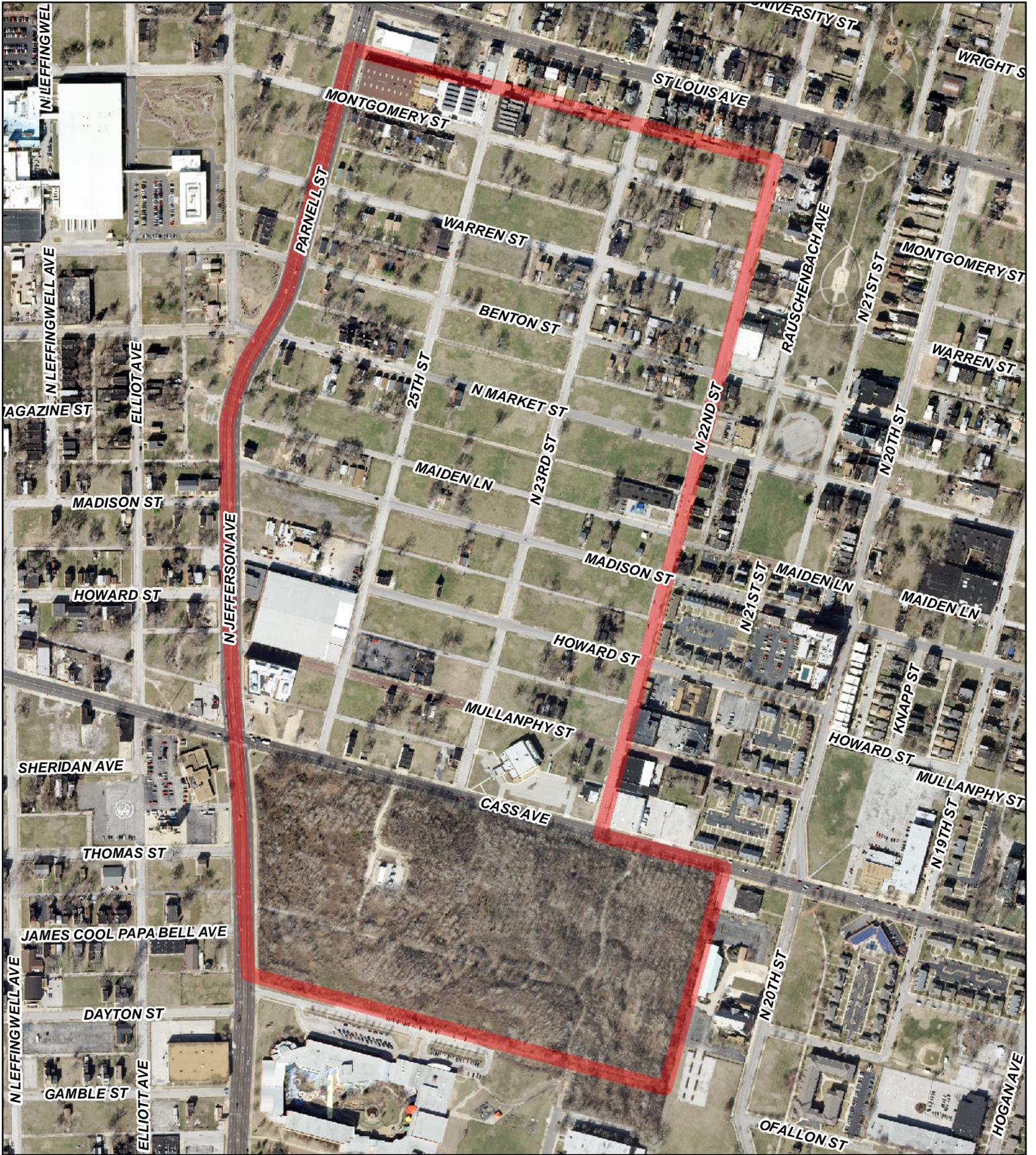
In order to prepare the site for the proposed development and demonstrate that the City has the capacity to make the site available for redevelopment, LCRA will need to, among other tasks, make provisions to acquire the remaining parcels in the Redevelopment Area and make provisions to vacate many, if not all, of the existing rights-of-way in the Redevelopment Area.

Currently, the Redevelopment Area includes the following seven proposed land uses: Single Family, Mixed Use, Light Industrial, Transportation/Utilities or Communications, Institutional/Community Facilities, Parks & Recreation, and Proposed Large Land Use (For Further Study). The latter proposed use was designated for most of the Redevelopment Area north of Cass Ave. Due to a lack of consensus as to what the proposed land use should be for this area and time constraints in completing the Neighborhood Plan, this designation called for more in-depth study. The Neighborhood Plan recommended that the proposed land use for this area should be determined by any or a combination of the following: "A subsequent revision to this Plan; Chapter 99/100/353 Process; Community Unit Plan or Planned Unit Development" and that "All of these will be subject to future review and determination by the Planning Commission." The Neighborhood Plan further stated that: "Future development should respect the surrounding land uses, especially the schools and residential neighborhoods. Future land uses should be compatible with these facilities and should not detract from the quality of their open space."

Amendment #2 of A Plan for the Neighborhoods of the 5th Ward proposes changing six of the proposed land uses -- Single Family, Light Industrial, Transportation/Utilities or Communications, Institutional/Community Facilities, Parks & Recreation, and Proposed Large Land Use (For Further Study) -- to the seventh proposed land use -- Mixed Use. This would, in effect, mean that the entire Redevelopment Area would be classified as Mixed Use. The Mixed Use designation would provide for the development of the National Geospatial-Intelligence Agency facility, as well as the needed flexibility for other proposed development projects and land uses if the proposed facility is not built on the site. Maps of the Neighborhood Plan's current proposed land uses and the proposed changes -- for the entire study area (see page ESS 1-5), as well as for the individual St. Louis Place (see page 10-13) and Carr Square neighborhoods (see page 7-6) -- are attached.

In addition to amending the Neighborhood Plan's proposed land use maps, text related to the topic of proposed land use in the Neighborhood Plan will be amended to match the map changes, as appropriate. Implementation of the proposed Chapter 99 Blighting Study and Redevelopment Plan for the Cass Ave., Jefferson Ave./Parnell St., Montgomery St., North 22nd St. Redevelopment Area would require significant rezoning, right-of-way vacations and a potential new street pattern on the former Pruitt-Igoe site. Any proposed rezoning and vacations of existing rights-of-way would be reviewed for conformity with the proposed land use map by the Planning Commission at a subsequent Planning Commission meeting.

Aerial Photography (2012)

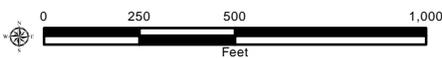


 Proposed Cass Ave., Jefferson Ave./Parnell St., Montgomery St., North 22nd St. Redevelopment Area

CITY OF ST. LOUIS
PLANNING
 & **COMMUNITY DEVELOPMENT**

Neither the Planning and Urban Design Agency nor the City of St. Louis guarantee the accuracy or adequacy of the information contained herein.

File Name: Proposed-C-J-P-M-N-RedevelopmentArea_AerialBase_Map-1-14-2015.mxd
 Creation Date: 01-14-2015 by W.B.



1 inch = 500 feet

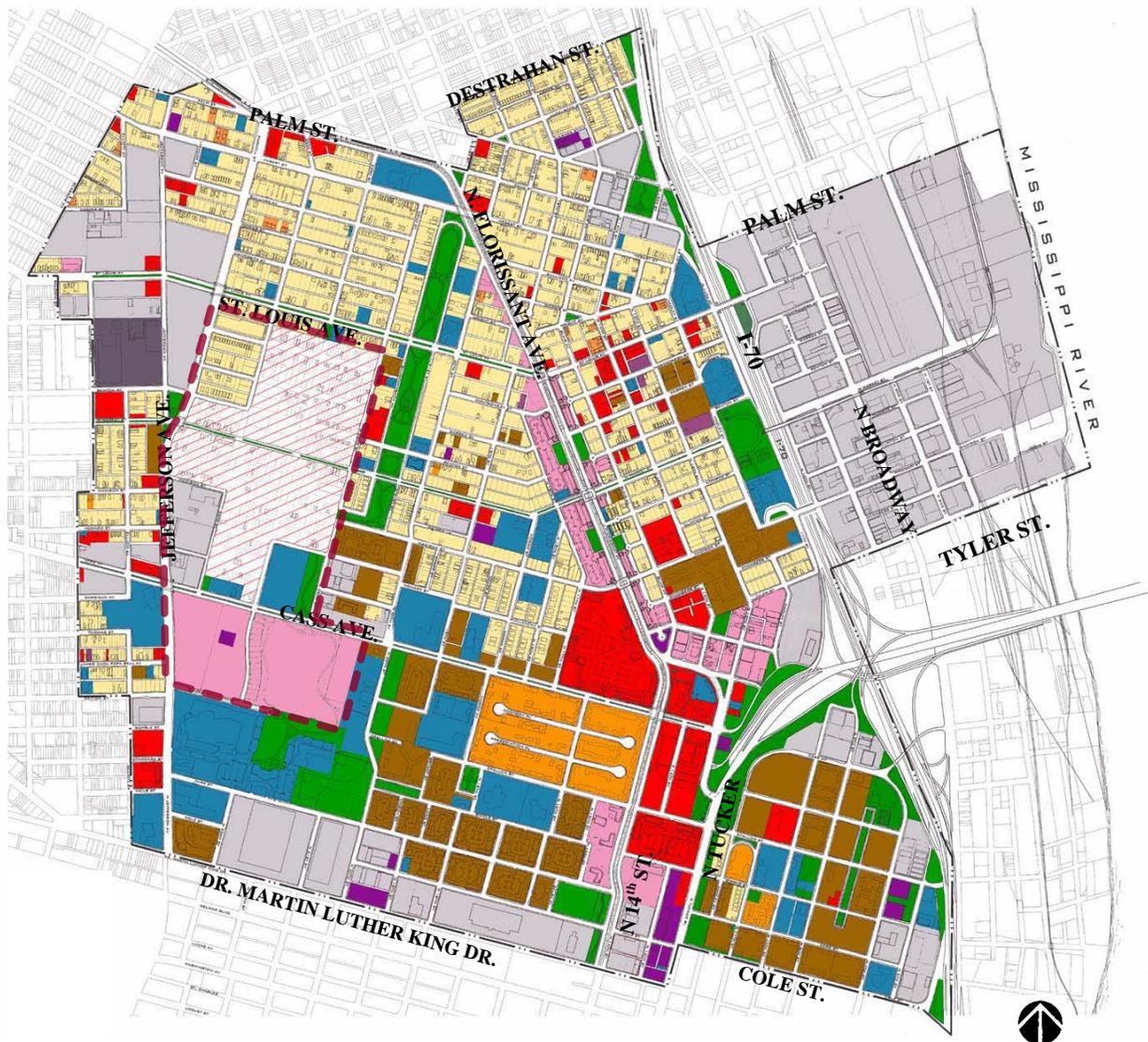
The funding of this map, was financed wholly through a grant from the Department of Housing and Urban Development and the Community Development Administration under the provision of Title of the Housing and Community Development Act of 1974 (Pub. L. 93-383 42 USC 5301 et seq.)

Existing Neighborhood Plan's Proposed Land Use Map for Entire Study Area

Proposed Land Use Map

- LAND USE CATEGORIES**
-  SINGLE FAMILY
 -  2 FAMILY
 -  3-4 FAMILY
 -  MULTI-FAMILY
 -  MIXED USE
 -  RETAIL TRADE (MULTIPLE, VARIOUS)
 -  OFFICES
 -  LIGHT INDUSTRIAL
 -  HEAVY INDUSTRY
 -  TRANSPORTATION / UTILITIES OR COMMUNICATIONS
 -  INSTITUTIONAL / COMMUNITY FACILITIES
 -  PARKS & RECREATION
 -  VACANT LAND / BUILDINGS
 -  PROPOSED LARGE LAND USE (FOR FURTHER STUDY)

 Proposed Cass Ave., Jefferson Ave./Parnell St.,
 Montgomery St., North 22nd St. Redevelopment Area

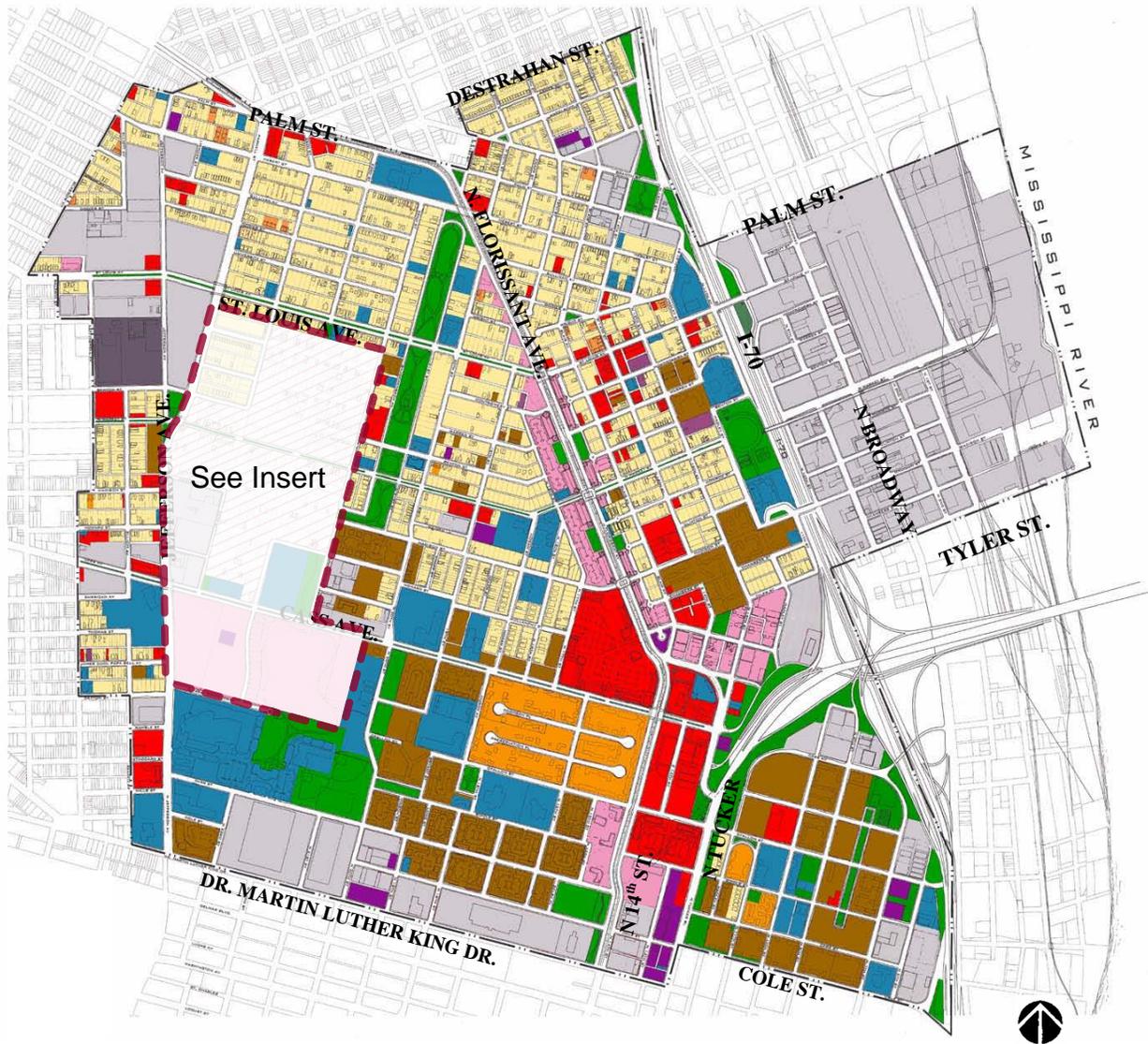


Area of Existing Proposed Land Use Map for Entire Study Area to Change with Amendment #2

Proposed Land Use Map

- LAND USE CATEGORIES**
- SINGLE FAMILY
 - 2 FAMILY
 - 3-4 FAMILY
 - MULTI-FAMILY
 - MIXED USE
 - RETAIL TRADE (MULTIPLE, VARIOUS)
 - OFFICES
 - LIGHT INDUSTRIAL
 - HEAVY INDUSTRY
 - TRANSPORTATION / UTILITIES
OR COMMUNICATIONS
 - INSTITUTIONAL / COMMUNITY
FACILITIES
 - PARKS & RECREATION
 - VACANT LAND / BUILDINGS
 - PROPOSED LARGE LAND USE
(FOR FURTHER STUDY)

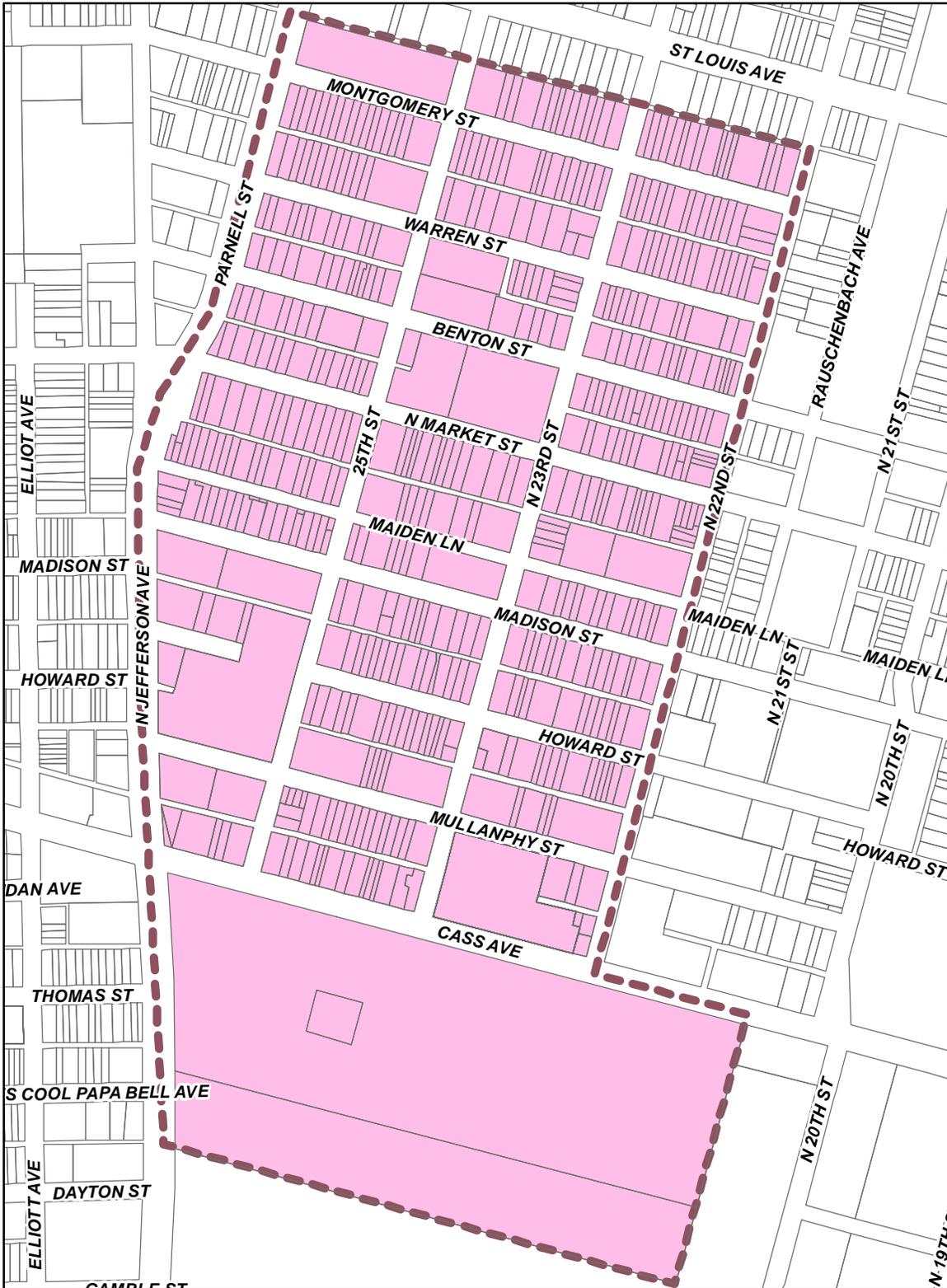
 Proposed Cass Ave., Jefferson Ave./Parnell St.,
 Montgomery St., North 22nd St. Redevelopment Area



Insert of Area of Proposed Land Use Map to Change to Mixed Use

Proposed Land Use Map

-  Proposed Cass Ave., Jefferson Ave./Parnell St., Montgomery St., North 22nd St. Redevelopment Area
-  MIXED USE
-  Streets and Alleys in Area Subject to Vacation and/or Reconfiguration



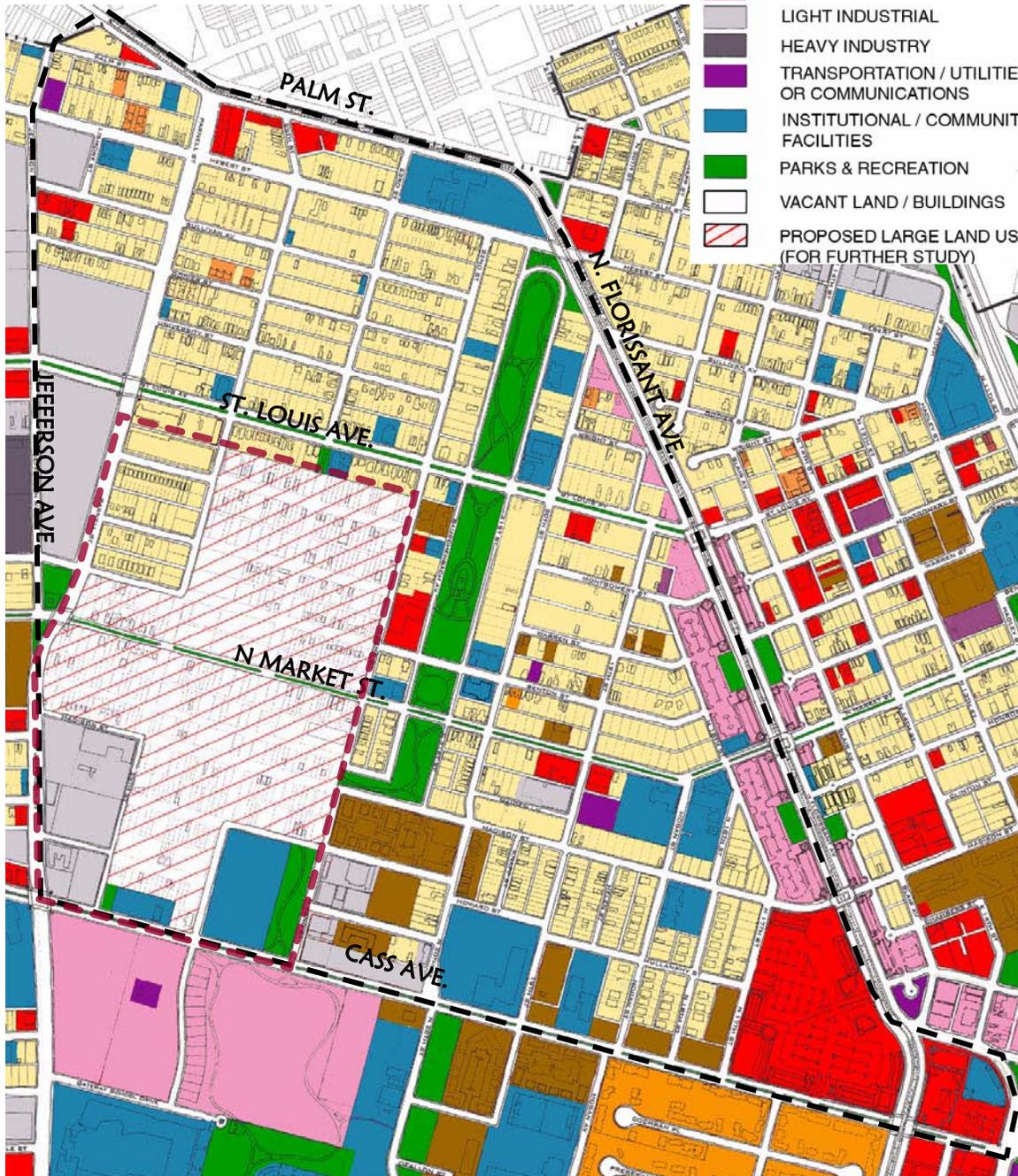
Existing Neighborhood Plan's Proposed Land Use Map for St. Louis Place Neighborhood

St. Louis Place Focus Area

 Proposed Cass Ave., Jefferson Ave./Parnell St.,
Montgomery St., North 22nd St. Redevelopment Area

LAND USE CATEGORIES

-  SINGLE FAMILY
-  2 FAMILY
-  3-4 FAMILY
-  MULTI-FAMILY
-  MIXED USE
-  RETAIL TRADE (MULTIPLE, VARIOUS)
-  OFFICES
-  LIGHT INDUSTRIAL
-  HEAVY INDUSTRY
-  TRANSPORTATION / UTILITIES
OR COMMUNICATIONS
-  INSTITUTIONAL / COMMUNITY
FACILITIES
-  PARKS & RECREATION
-  VACANT LAND / BUILDINGS
-  PROPOSED LARGE LAND USE
(FOR FURTHER STUDY)



Proposed Land Use

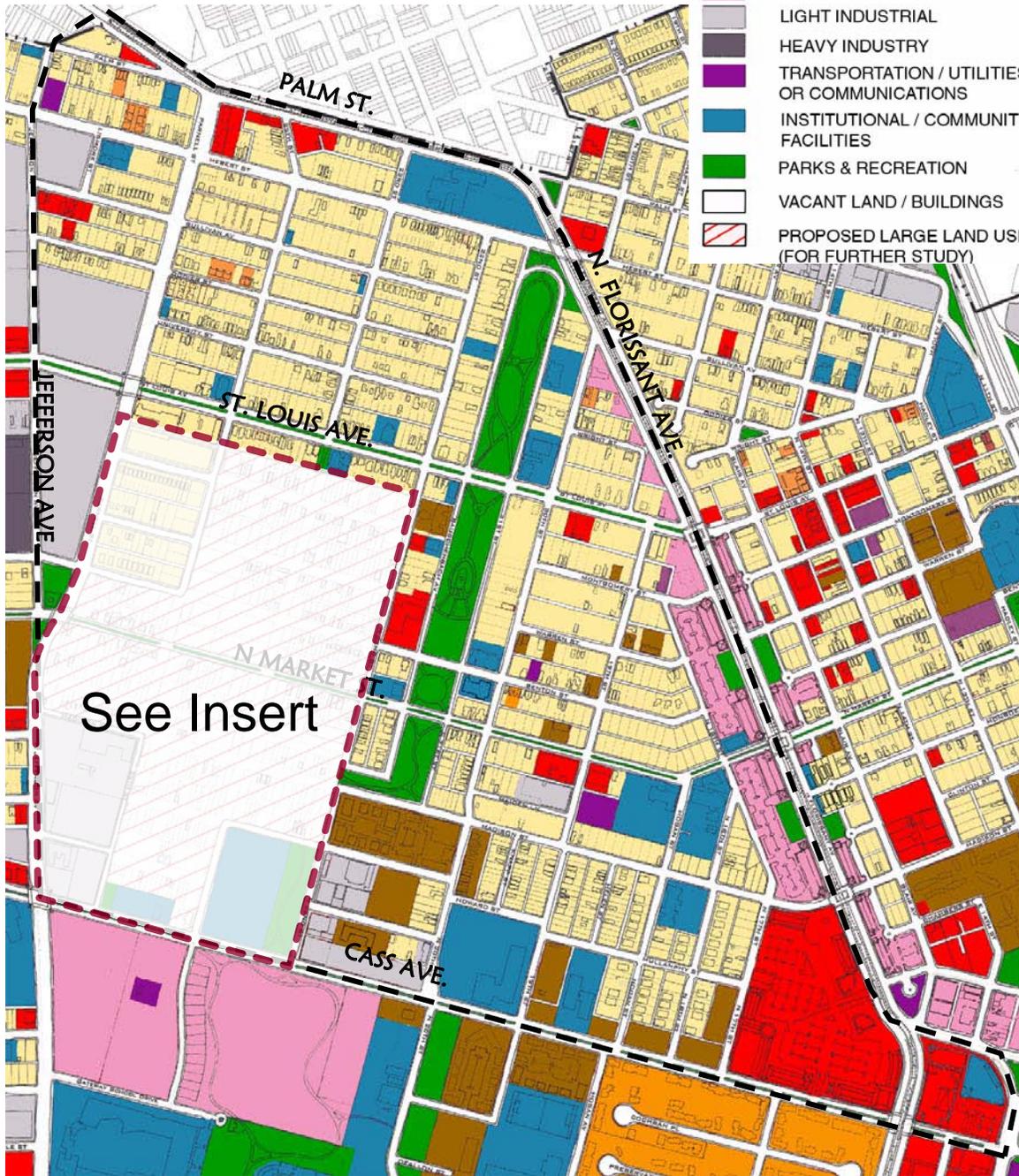
Area of Existing Proposed Land Use Map for St. Louis Place Neighborhood to Change with Amendment #2

St. Louis Place Focus Area

 Proposed Cass Ave., Jefferson Ave./Parnell St.,
 Montgomery St., North 22nd St. Redevelopment Area

LAND USE CATEGORIES

-  SINGLE FAMILY
-  2 FAMILY
-  3-4 FAMILY
-  MULTI-FAMILY
-  MIXED USE
-  RETAIL TRADE (MULTIPLE, VARIOUS)
-  OFFICES
-  LIGHT INDUSTRIAL
-  HEAVY INDUSTRY
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-  VACANT LAND / BUILDINGS
-  PROPOSED LARGE LAND USE
(FOR FURTHER STUDY)



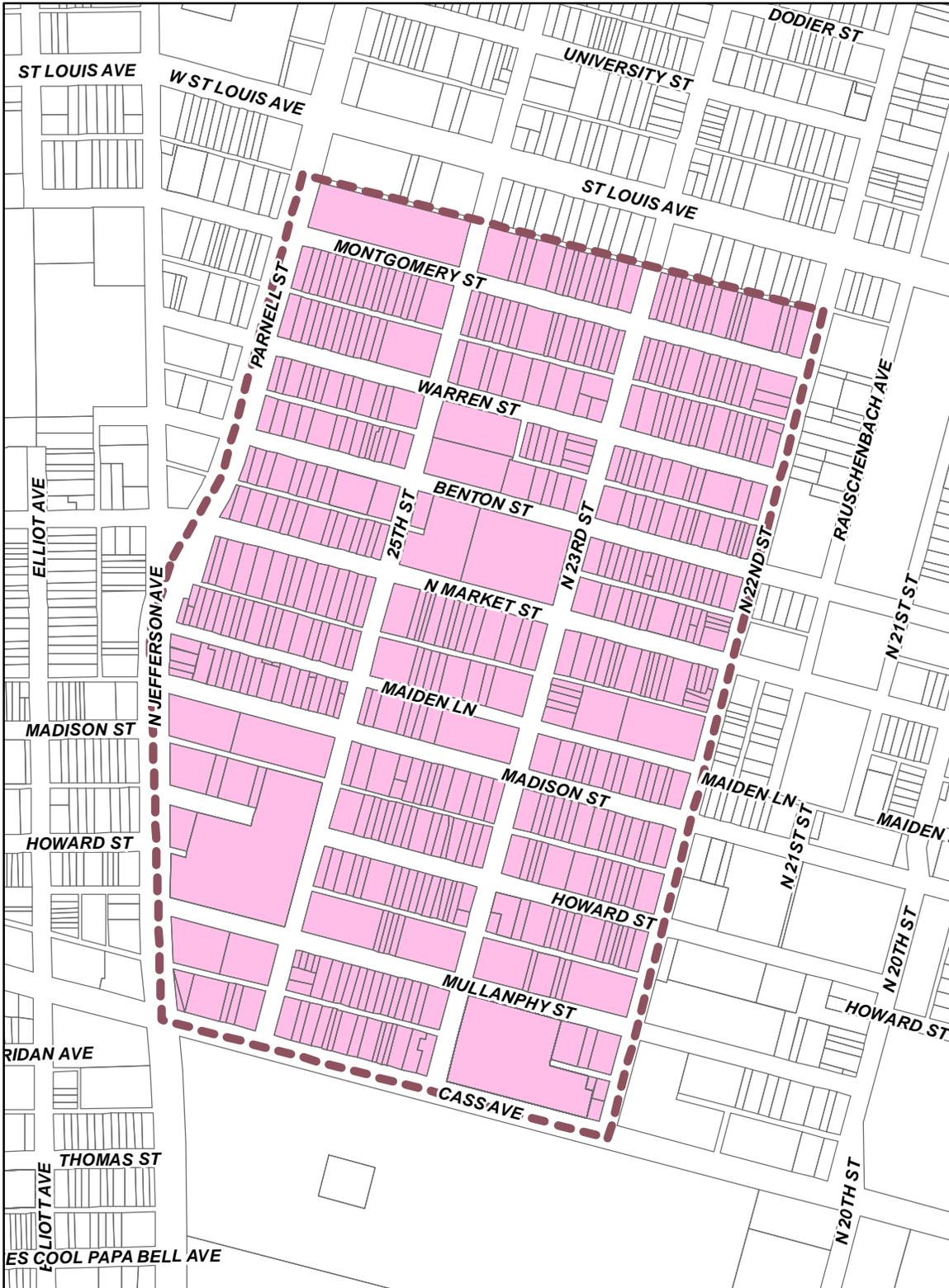
Proposed Land Use

Insert of Area of Proposed Land Use Map to Change to Mixed Use

Proposed Change to Neighborhood Plan **Insert to Page 10-13** St. Louis Place Focus Area

Proposed Land Use Map

-  Proposed Cass Ave., Jefferson Ave./Parnell St., Montgomery St., North 22nd St. Redevelopment Area
-  MIXED USE
-  Streets and Alleys in Area Subject to Vacation and/or Reconfiguration



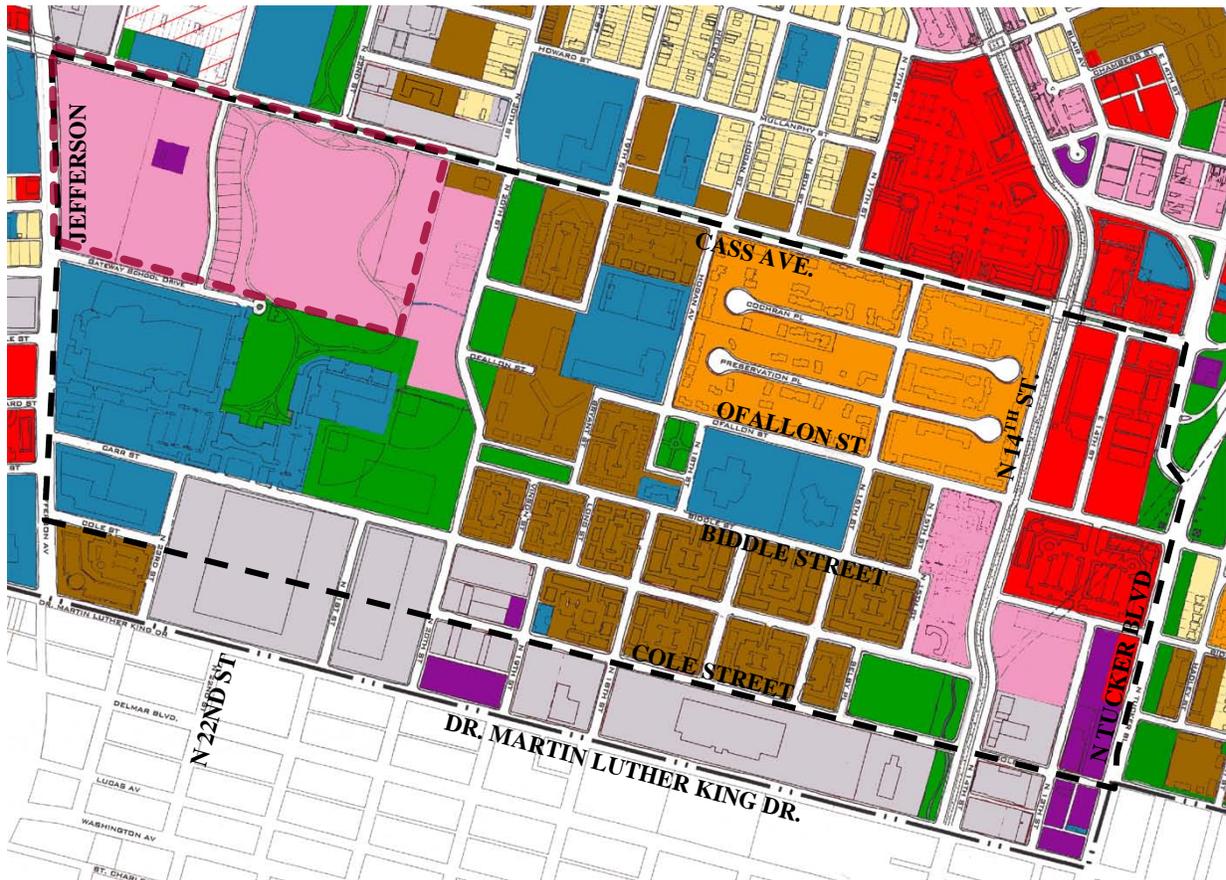
Existing Neighborhood Plan's Proposed Land Use Map for Carr Square Neighborhood

Carr Square Focus Area

LAND USE CATEGORIES

-  SINGLE FAMILY
-  2 FAMILY
-  3-4 FAMILY
-  MULTI-FAMILY
-  MIXED USE
-  RETAIL TRADE (MULTIPLE, VARIOUS)
-  OFFICES
-  LIGHT INDUSTRIAL
-  HEAVY INDUSTRY
-  TRANSPORTATION / UTILITIES
OR COMMUNICATIONS
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FACILITIES
-  PARKS & RECREATION
-  VACANT LAND / BUILDINGS

 Proposed Cass Ave., Jefferson Ave./Parnell St.,
Montgomery St., North 22nd St. Redevelopment Area



Proposed Land Use

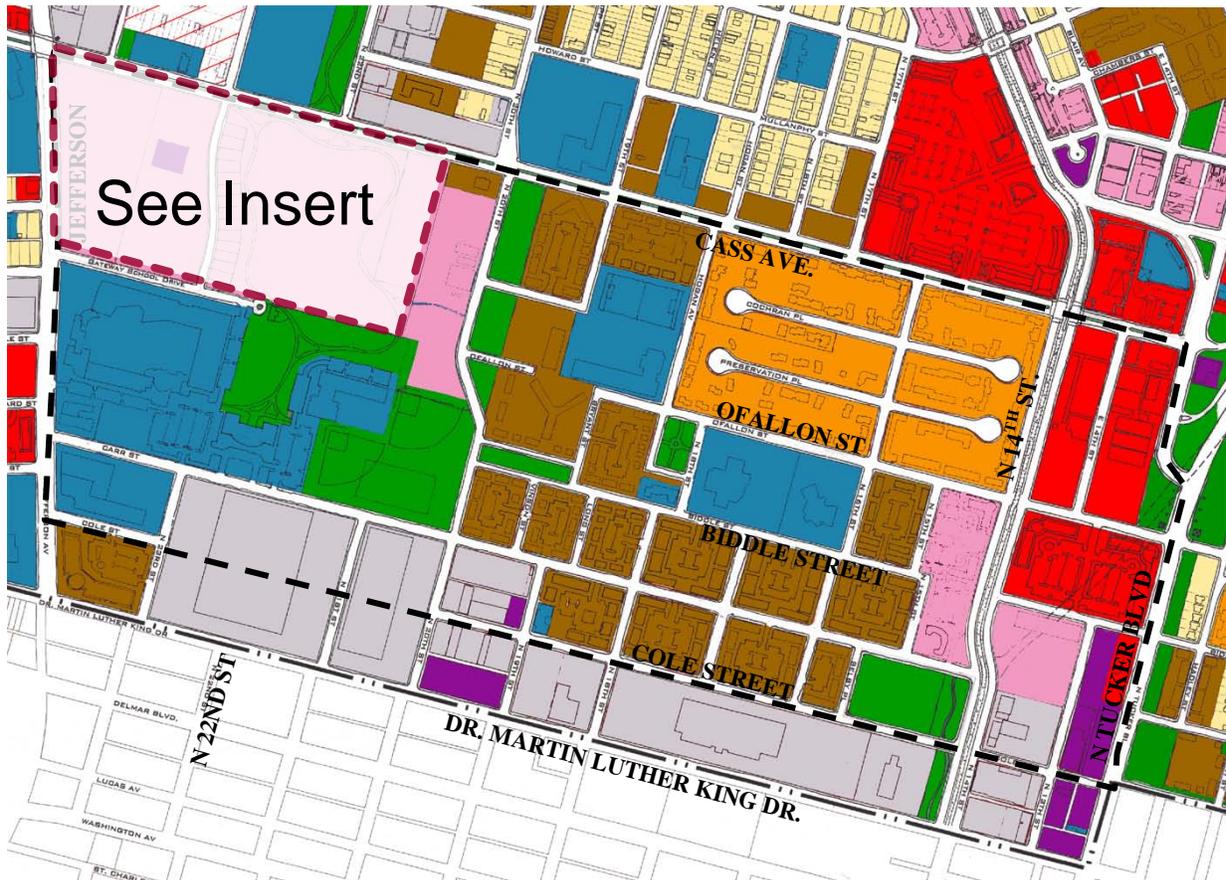
Area of Existing Proposed Land Use Map for Carr Square Neighborhood to Change with Amendment #2

Carr Square Focus Area

LAND USE CATEGORIES

- SINGLE FAMILY
- 2 FAMILY
- 3-4 FAMILY
- MULTI-FAMILY
- MIXED USE
- RETAIL TRADE (MULTIPLE, VARIOUS)
- OFFICES
- LIGHT INDUSTRIAL
- HEAVY INDUSTRY
- TRANSPORTATION / UTILITIES
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- PARKS & RECREATION
- VACANT LAND / BUILDINGS

Proposed Cass Ave., Jefferson Ave./Parnell St.,
Montgomery St., North 22nd St. Redevelopment Area



Proposed Land Use

Insert of Area of Proposed Land Use Map to Change to Mixed Use

Proposed Change to Neighborhood Plan

Insert to Page 7-6

Carr Square Focus Area

Proposed Land Use Map



Proposed Cass Ave., Jefferson Ave./Parnell St., Montgomery St., North 22nd St. Redevelopment Area



MIXED USE



Streets and Alleys in Area Subject to Vacation and/or Reconfiguration

