

**SLUP**



**ZONING**



# Planning Commission Meeting

Francis G. Slay, Mayor



**Monday, November 14, 2016**



CITY OF ST. LOUIS  
**PLANNING**  
& URBAN DESIGN  
AGENCY



**REDEVELOPMENT**



# Agenda

- Call to Order
- Approval of Minutes – November 2, 2016

# Agenda

## Action Item:

## Chapter 353 Redevelopment Plan:

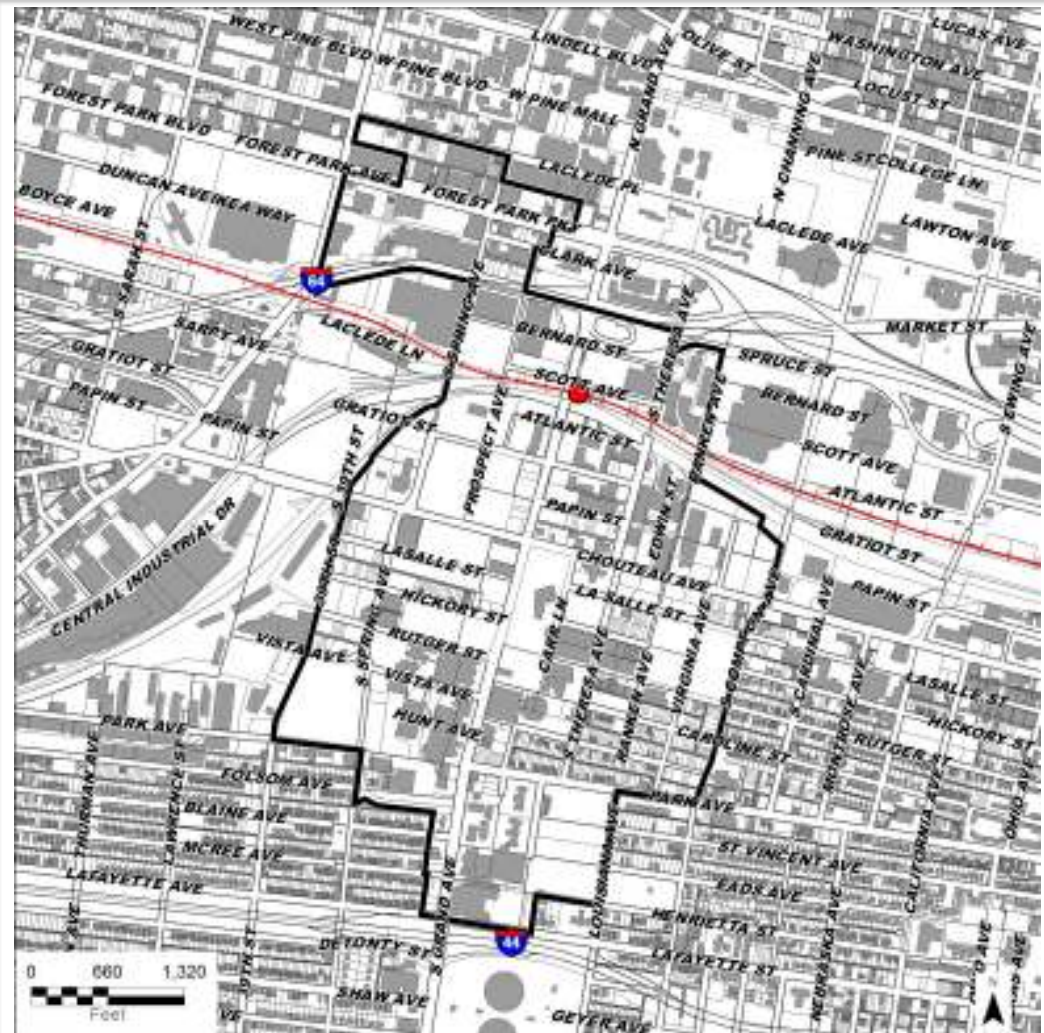
**PDA-071-16-RDX**     St. Louis Midtown  
353 Redevelopment Plan –  
(Multiple CB's)

***Midtown, The Gate District and Tiffany Neighborhoods***

# Chapter 353 Redevelopment Plan

## St. Louis Midtown 353 Redevelopment Plan

- 395-acre site -- 610 parcels -- in Midtown, The Gate District & Tiffany neighborhoods
- Vacant land, institutional, industrial, commercial & residential uses
- Ch. 353 Redev. Plan process different than for Ch. 99/100 Redev. Plans
- Blighting & Redev. Plan require separate reviews by the P.C. & separate ordinances
- P.C. must make a determination as to whether to approve submitted Dev. Plan



## Background

- Chapter 353 Blighting Study
  - Blighting Study was reviewed by P.C. at Sept. 7 meeting
  - Approved by HUDZ Committee at Oct. 19 meeting
  - Approved by Board of Aldermen at Oct. 28 meeting
  - Signed by Mayor (becoming Ordinance 70382)
- Chapter 353 Redevelopment Plan
  - Ongoing working meetings held with SLU, SSM, Lewis Rice, Development Strategies, Aldermen Roddy & Davis, & PDA
  - Redevelopment Plan submitted to PDA Nov. 10
  - PDA notified Mayor, Board of Aldermen & LCRA Nov. 10
  - P.C. to review Redevelopment Plan tonight
    - Review focuses on whether Redevelopment Plan includes required elements and determinations of certain conditions
    - Submits findings & recommendation to Mayor & HUDZ Committee
  - Mayor & HUDZ Committee shall meet to resolve any differences
  - Redevelopment Plan to be approved by ordinance
  - Redevelopment Agreement to be signed between St. Louis Midtown Redevelopment Corp. & City



# St. Louis Midtown Redevelopment Corporation

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A joint venture between Saint Louis University  
and SSM Health St. Louis

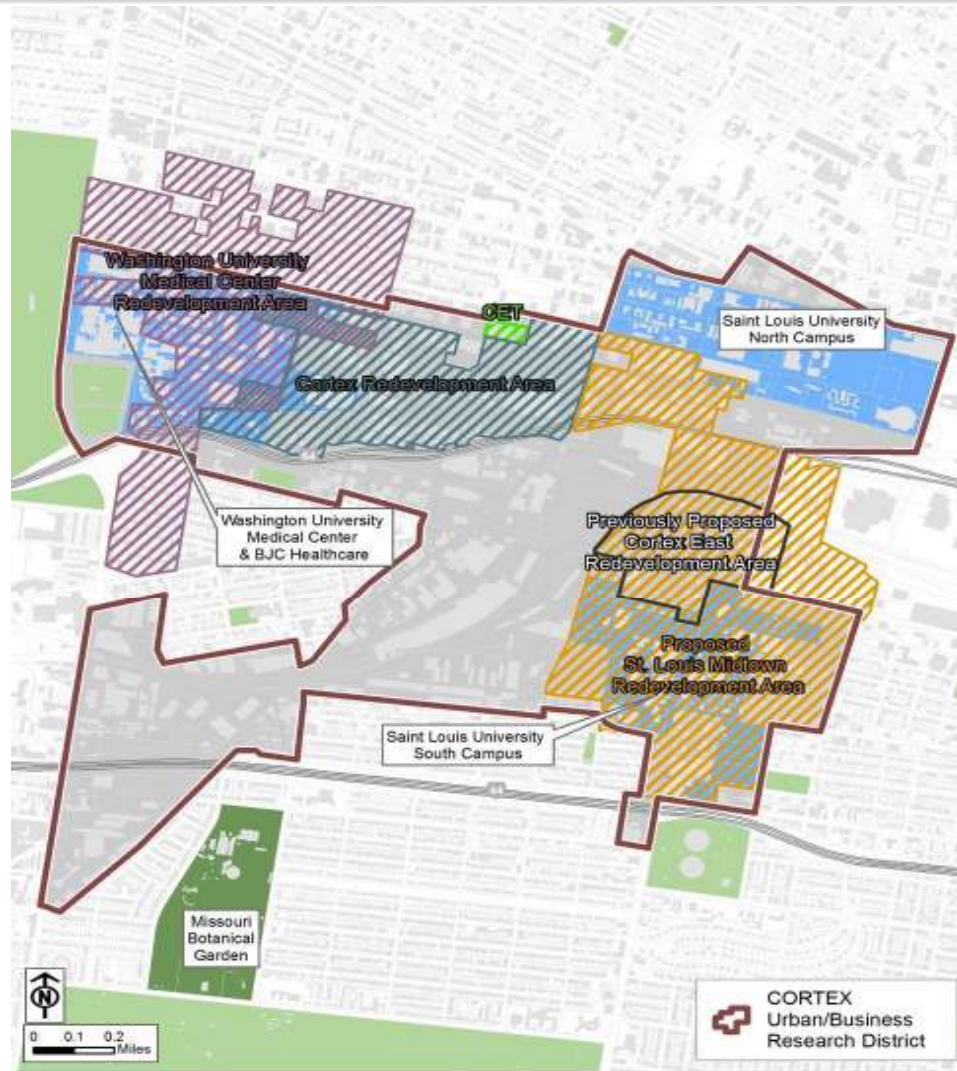


### 2014 AERIAL IMAGERY

St. Louis Midtown 353 Redevelopment Area  
St. Louis, Missouri

 DEVELOPMENT STRATEGIES®

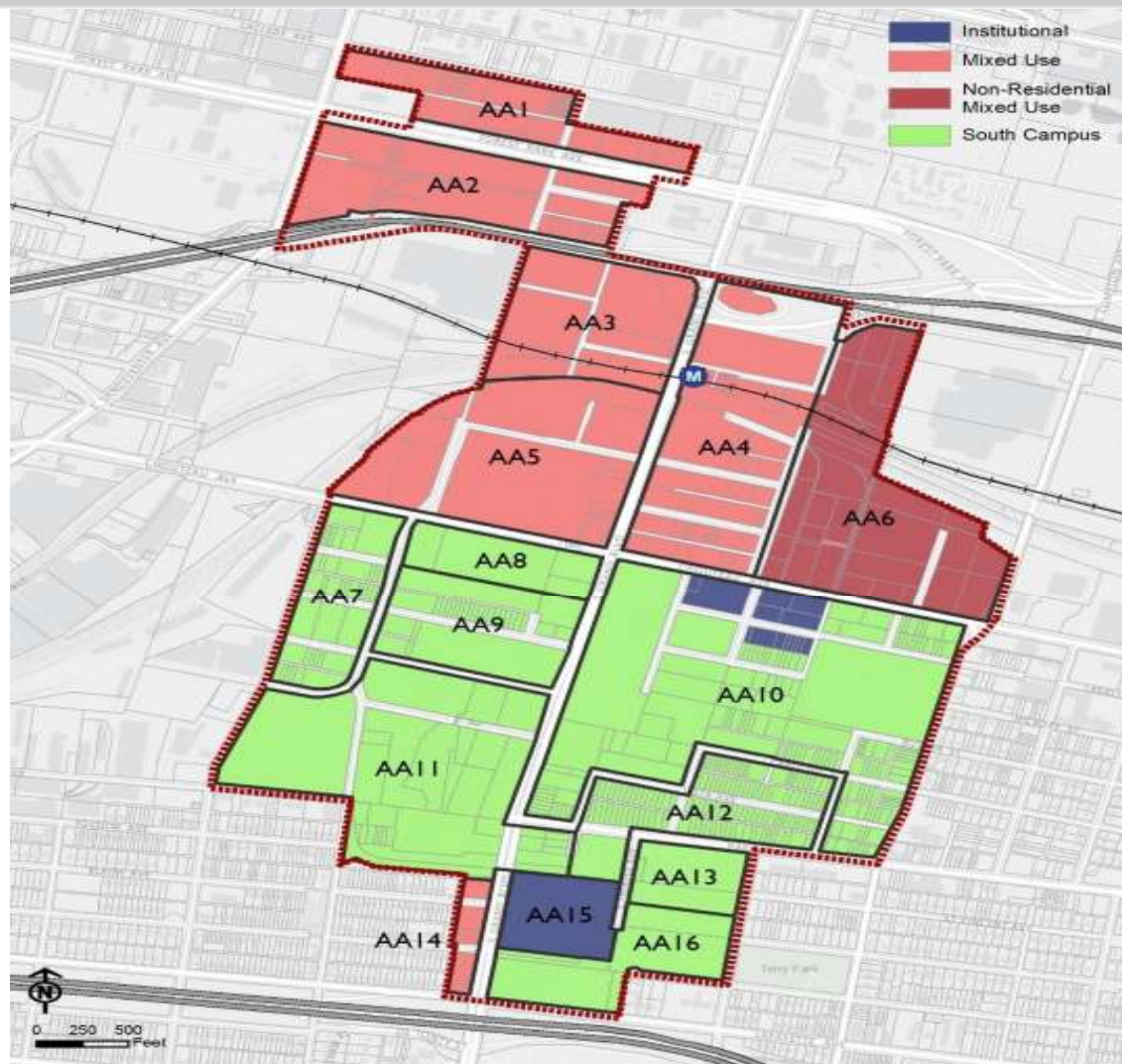
August 2016



**CORTEX URBAN/BUSINESS RESEARCH DISTRICT AND REDEVELOPMENT AREAS**  
 St. Louis Midtown 353 Redevelopment Area  
 St. Louis, Missouri

**DEVELOPMENTSTRATEGIES®**  
 October 2016





### ACTION AREAS & PROPOSED LAND USE

St. Louis Midtown 353 Redevelopment Area  
 St. Louis, Missouri

 DEVELOPMENT STRATEGIES\*

October 2016



### BUILDINGS TO BE DEMOLISHED IN INITIAL DEVELOPMENT PHASE

St. Louis Midtown 353 Redevelopment Area  
 St. Louis, Missouri

 **DEVELOPMENT STRATEGIES**<sup>®</sup>  
 October 2016



### PROPOSED REAL ESTATE ABATEMENT PERIOD

St. Louis Midtown 353 Redevelopment Area  
 St. Louis, Missouri

**DEVELOPMENTSTRATEGIES<sup>®</sup>**  
 October 2016

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St. Louis Midtown Redevelopment Corporation

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## Background

- Section 11.06.080 of City's Revised Code specifies certain elements that need to be included in the Redevelopment Plan. (Listed as A-V in resolution.)
- **Required Elements**
  - A. A general description of proposed land use & traffic circulation.
  - B. Legal description.
  - C. Various stages.
  - D. Existing buildings to be demolished immediately.
  - E. Existing buildings to be demolished at later time.
  - F. Proposed improvements to buildings.
  - G. Proposed buildings to be constructed.
  - H. Proposed open space.
  - I. Parcels proposed to be sold or donated to various public entities.

## Background

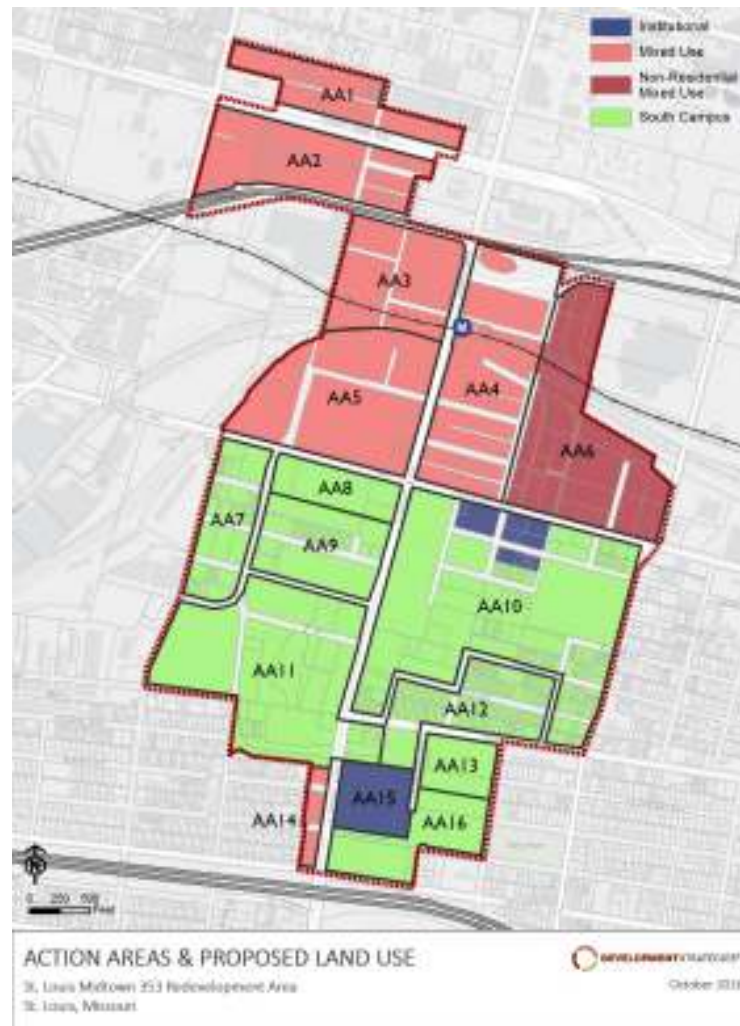
- J. Proposed zoning changes.
- K. Proposed street changes.
- L. Character of existing residential uses.
- M. Relocation of families to be displaced.
- N. Proposed residential uses.
- O. Proposed financing of redevelopment.
- P. Persons involved with implementation of redevelopment plan.
- Q. Properties to be acquired by eminent domain.
- R. Properties to be acquired by eminent domain by City.
- S. City or other public property proposed to be acquired.
- T. Statement regarding fair employment practices.
- U. Statement regarding availability of facilities to general public.
- V. Other information requested by Planning Commission.

## Background

- Section 11.06.120 of City's Revised Code requires that the Planning Commission's recommendation include a determination of certain conditions. (Listed as A-K in resolution.)
- **Determination of Conditions**
  - A. Whether public purpose will be effectuated by Redevelopment Plan.
  - B. Whether Redevelopment Plan is in public interest.
  - C. Whether Redevelopment Plan is in accord with overall redevelopment of Redevelopment Area.
  - D. Whether Redevelopment Plan is consistent with City's comprehensive plan.

# St. Louis Midtown 353 Redevelopment Plan

## Action Areas & Proposed Land Use



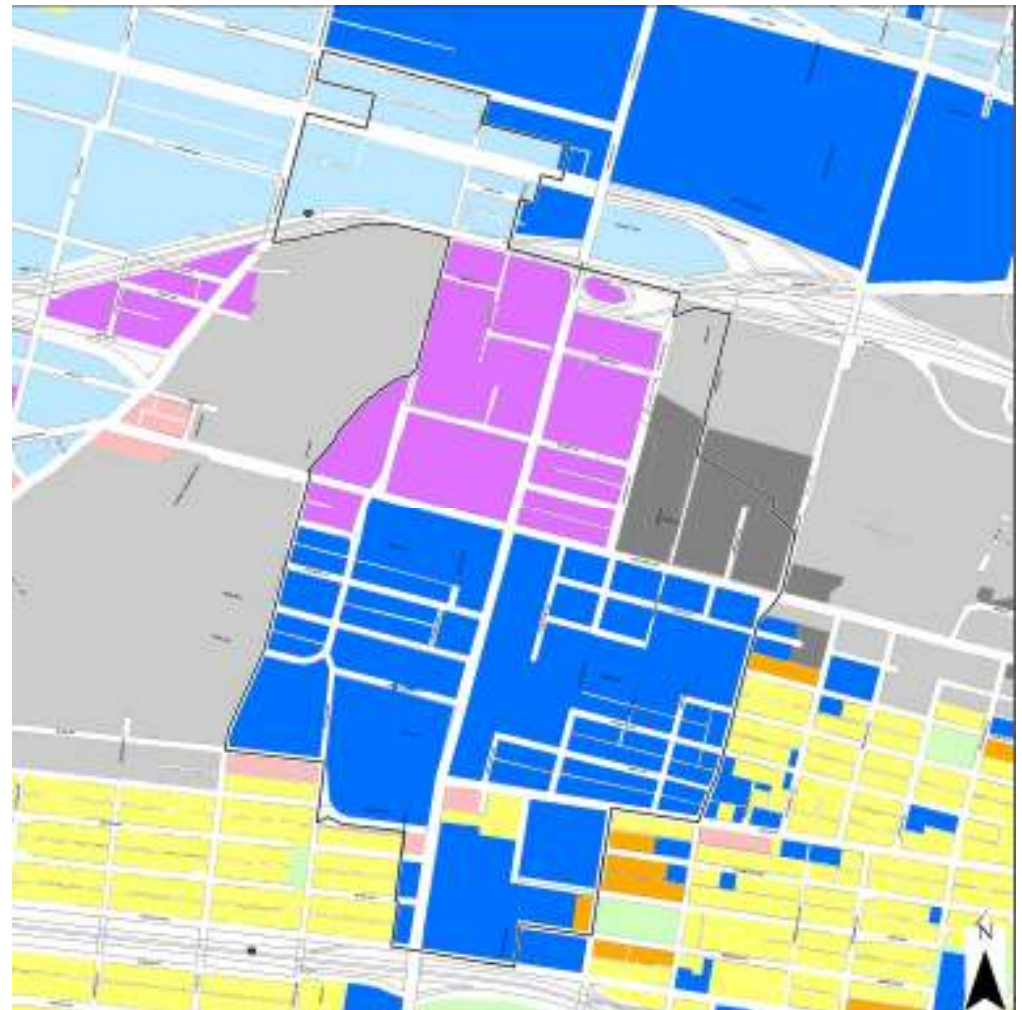


# St. Louis Midtown 353 Redevelopment Plan

Strategic Land Use Plan (SMUA, OA, BIDA & IPDA)

## Legend

- Neighborhood Preservation Area
- Neighborhood Development Area
- Neighborhood Commercial Area
- Regional Commercial Area
- Recreation/Open Space Preservation and Development Area
- Business/Industrial Preservation Area
- Business/Industrial Development Area
- Institutional Preservation and Development Area
- Specialty Mixed Use Area
- Opportunity Area

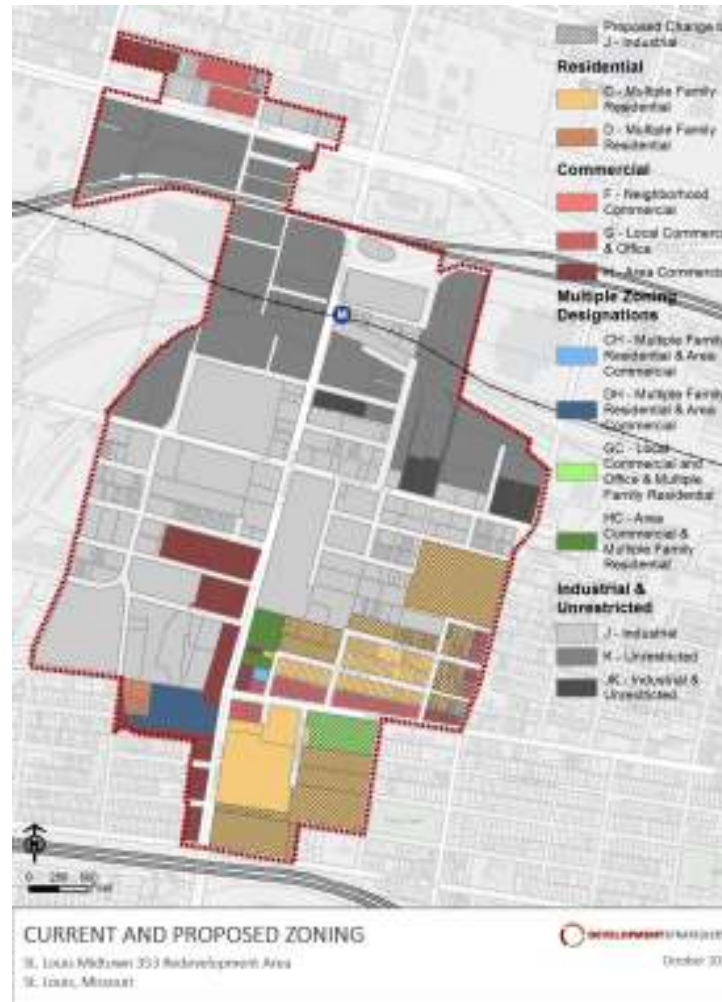


## Background

- E. Whether size of Redevelopment Area will allow a practical & economically satisfactory development.
- F. Whether stages of Redevelopment Plan will allow a practical & economically satisfactory development.
- G. Whether housing will be provided for families displaced by the Redevelopment Plan.
- H. Whether public facilities (e.g., schools, fire, water) are presently adequate.
- I. Whether proposed zoning changes are necessary or desirable.

# St. Louis Midtown 353 Redevelopment Plan

## Current & Proposed Zoning



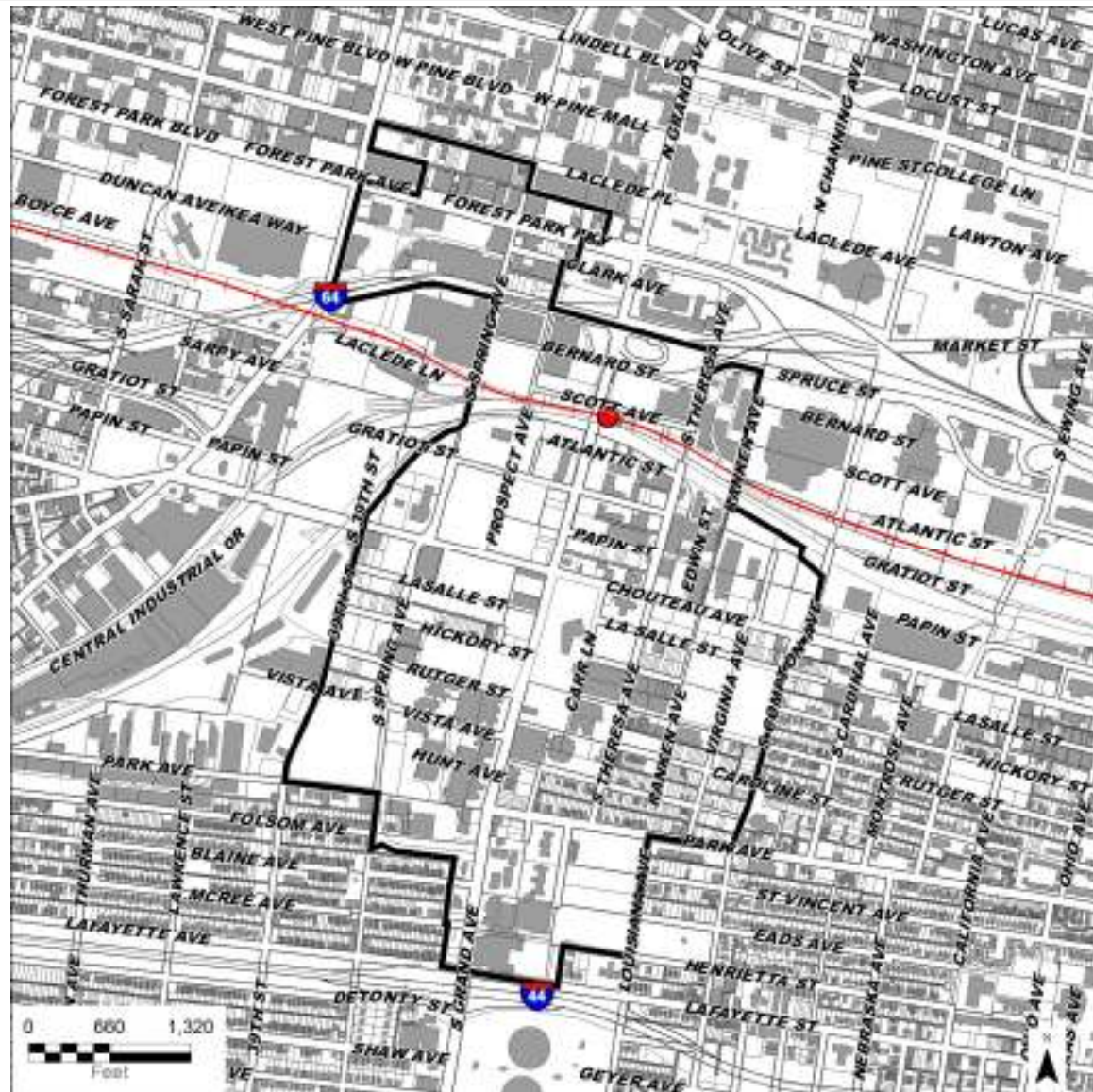
## Background

- J. Whether proposed street changes are necessary or desirable.
- K. Estimated cost of acquisition of property to be acquired by the City for implementation of Redevelopment Plan.

## Comments

- All Required Elements were included in the Redevelopment Plan.
- All Determinations of Conditions were made.
- Proposed Redevelopment Plan is in conformity with City's Strategic Land Use Plan.
- Staff recommends approval of St. Louis Midtown 353 Redevelopment Plan.

# St. Louis Midtown 353 Redevelopment Plan



# Adjournment

## Informational Items

**NONE TO REPORT**

- **New Business**
- **Executive Session**
- **Motion for Executive Session (for next meeting)**
- **Adjournment**