

PLANNING COMMISSION OF THE CITY OF ST. LOUIS
Regular Meeting – Minutes
Wednesday, November 4, 2015 at 5:30 P.M
1520 Market St – Suite 2000 – Conference Room B

Commissioners Present: Acting Chair Dan Jay, Ald. Lyda Krewson, Michael Powers, Denise Peoples, Patrick Brown, Rich Bradley, Ted Spaid, Tracy Boaz, Jennifer Allen

Commissioners Absent: Ald. Jeffrey Boyd, Dave Visintainer
(2 Commission vacancies)

Staff Present: Don Roe, Dick Zerega, Roman Kordal, Adona Buford, Don Taylor; Bob Lordi and Dylan Mosier (Zoning)

Counsel Present: David Meyer, City Counselor's Office

Guests: Otis Williams, Michael Griffin, William Laskowsky, Darryl Piggee

At 5:32 p.m., Director Don Roe addressed the Commissioners and informed them that Chair Visintainer was unable to attend, and that a quorum was present. Commissioner Ted Spaid moved to appoint Dan Jay acting chair of the meeting, and Commissioner Rich Bradley seconded the motion. The following Commissioners present voted to approve by roll call vote: Alderwoman Krewson, Rich Bradley, Michael Powers, Denise Peoples, Dan Jay, Ted Spaid, and Jennifer Allen.

Acting Chair Jay then asked for a motion on the minutes from the October 7, 2015 meeting. Alderwoman Krewson moved to approve; Commissioner Brown seconded. The following Commissioners present voted to approve by roll call vote: Alderwoman Krewson, Rich Bradley, Michael Powers, Patrick Brown, Denise Peoples, Tracy Boaz and Jennifer Allen. Dan Jay and Ted Spaid abstained as they were not present at that meeting.

The Commission took up item 3, *PDA-145-15-TOP – North Riverfront Open Space and Development Plan – Approval to Conduct a Presentation and Public Hearing (at a Future Meeting) – Downtown and Near North Riverfront Neighborhoods*. Don Roe presented the item. He noted that the public hearing will likely be at the December meeting. Commissioner Brown moved to approve the Resolution, and Commissioner Powers seconded. All commissioners present voted to approve by roll call vote: Alderwoman Krewson, Rich Bradley, Michael Powers, Denise Peoples, Patrick Brown, Dan Jay, Ted Spaid, Tracy Boaz and Jennifer Allen.

The Commission took up item 4, *PDA-103-15-REZ – 2300 Cass Ave., 2311-2431 Carr St. & 1420 N 24th St. - Rezoning by Petition – Rezone D & DG to G – Pruitt-Igoe site – Carr Square Neighborhood (CB 6484 & 6485)*. Dick Zerega presented the item. He explained the change from the redevelopment plan's recommendation to rezone the property as H, and provided an overview of the potential project, including views of the form and massing of the prospective

redevelopment. He also discussed the prospective National Geospatial-Intelligence Agency project and its potential impact on the design on the adjacent Pruitt-Igoe property and Otis Williams on behalf of LCRA summarized the status of the NGA competition and selection process for the site. Otis Williams, in response to questions from the Commission, explained the need for rezoning at this time: there is a need to get projects financed and the rezoning will assist in moving the projects forward. He discussed the potential medical service provider and his history. Commissioner Allen expressed her concern that there was no evidence that any proposed project for the site reflected the cultural and social significance of the former Pruitt-Igoe housing complex site. Commissioner Spaid moved to approve the Resolution, and Commissioner Brown seconded. The following commissioners present voted to approve by roll call vote: Alderwoman Krewson, Rich Bradley, Michael Powers, Denise Peeples, Patrick Brown, Dan Jay, Ted Spaid, and Tracy Boaz. Commissioner Jennifer Allen voted no. Following the vote, Don Roe noted that Commissioner Allen's concerns would be recognized and raised going forward.

The Commission took up item 5, *PDA-133-15-RDM – 1207-25 N. Grand Blvd. & 3610-60 Page Area (Covenant Blu / Grand Center Neighborhood) – Chapter 99 Blighting Study and Redevelopment Plan – LCRA #2035 (CB 2294)*. Roman Kordal presented the item.

Commissioner Powers expressed concerns regarding notice of the blighting to the present owners of the property, because no redeveloper was proposed. Michael Griffin on behalf of LCRA, and staff responded to questions by noting that the project may enhance the value of the property by providing 15-year tax abatement but the point was to incentivize a redeveloper to buy the property and use the abatement to assist a redevelopment project. Mr. Griffin noted that there was no sustainability impact statement because the statements are designed to be filled out by redevelopers, and no redeveloper is present in this case. He explained that a new checklist is being developed to move the sustainability plan component from tabulation to expectation. Commissioner Allen expressed concerns with the location of off-street parking in the redevelopment plan. Otis Williams clarified that parking will be under the review of permits and will be reviewed. Commissioner Powers expressed further concerns on why this particular location was targeted for redevelopment incentives. Michael Griffin explained that the Alderwoman was in support of a redevelopment tailored to encourage the highest level use and design the site could support and remediate blight. Further discussion involved suggestions that the boilerplate redevelopment plans should be revisited and potential consideration of a preservation review process or zoning changes for the site. Commissioner Spaid moved to approve the Resolution, and Commissioner Brown seconded. The following commissioners present voted to approve by roll call vote: Alderwoman Krewson, Rich Bradley, Denise Peeples, Patrick Brown, Dan Jay, Ted Spaid, Tracy Boaz and Jennifer Allen; Michael Powers abstained.

Don Roe recommended that the Commission take up informational item 6 at the December meeting, and there was no objection by the Commissioners.

Chair Jay noted that Don Roe was available to discuss the list of items delegated to him for approval with his analysis and recommendations, which were included with the materials provided to the Commissioners.

With no further business before the Commission, Chair Jay adjourned the meeting at 6:55 PM.

A handwritten signature in cursive script, appearing to read "D. Visintainer", written over a horizontal line.

Dave Visintainer, Chair