



SLUP



ZONING



Planning Commission Meeting

Francis G. Slay, Mayor



Wednesday February 3, 2016



CITY OF ST. LOUIS
PLANNING
URBAN DESIGN
AGENCY



REDEVELOPMENT



Agenda

- Call to Order
- Approval of Minutes – January 6, 2016

Agenda

Adoption

Strategic Land Use Plan Amendment #15

Lighthouse Saint Louis
(CB 9121)
Riverview Neighborhood



Amendment #15 of Strategic Land Use Plan (SLUP)

- Public Notice ads appeared in Dec. 15, 2015 issues of The City Journal & St. Louis Daily Record
- PDA's background information & recommendations for SLUP amendment are available at:
 - PDA website (<http://www.stlouis-mo.gov/planning/>)
- Jan. 6, 2016 P.C. Meeting
 - Presentation by PDA staff
 - Presentation by Bill Kuehling, of Thompson Coburn LLP, representing Lighthouse Saint Louis development project
 - Developer: Adam Hartig, of Lighthouse Development, LLC
 - Property Owner: Mark Repking, of BBN, LLC
 - Public Hearing
- Public review period opened on Dec. 15, 2015 & ended on Jan. 20, 2016
- Feb. 3, 2016 P.C. Meeting
 - P.C. to vote on adoption of SLUP Amendment #15

Amendment #15 of Strategic Land Use Plan (SLUP)

- SLUP Amendment #15 based on proposed development of Lighthouse Saint Louis, a multi-phase, mixed-use dev. project
- Location
- Boundaries
- 84 acres (3 parcels)
 - 73.5 acres in City
 - 10.5 acres in County
- 70 acres (2 parcels)
 - 70 acres in City
 - 0 acres in County
- Vacant land
- Site recently raised out of 100-year flood plain via a Section 404 permit granted by U.S. Army Corps of Engineers

Aerial Photo (2014)



Amendment #15 of Strategic Land Use Plan (SLUP)



Amendment #15 of Strategic Land Use Plan (SLUP)



Amendment #15 of Strategic Land Use Plan (SLUP)



Development site
(Looking eastward)



Proposed extension of Riverfront Trail
(Looking northward)

Amendment #15 of Strategic Land Use Plan (SLUP)



Riverwalk
(Looking northward)



Downtown skyline
(Looking southward)

Amendment #15 of Strategic Land Use Plan (SLUP)



I-270/Riverview Dr. interchange
(Looking southward)



Missouri Welcome Center Rest Area
(Looking westward)

Amendment #15 of Strategic Land Use Plan (SLUP)



MotoMart/Subway, 11005 Riverview Dr.
(Looking westward)



Single-family home, 11121 Riverview Dr.
(Looking westward)

Amendment #15 of Strategic Land Use Plan (SLUP)



Single-family home, 11125 Riverview Dr.
(Looking westward)



Coal Bank Rd.
(Looking westward)

Amendment #15 of Strategic Land Use Plan (SLUP)



Watkins Creek
(Looking eastward)



Watkins Creek Pumping Station
(Looking eastward)

Amendment #15 of Strategic Land Use Plan (SLUP)



City limit along Riverview Dr.
(Looking northward)



Massman Construction Co. property
(Looking northward)

Amendment #15 of Strategic Land Use Plan (SLUP)

- Retail uses
 - Range from gas station/ convenience store to large-scale retail store
- Hotel & residential uses
 - Sited to take advantage of riverfront views
- Recreational uses & amenities
 - Visitor center
 - Lighthouse
 - Boardwalk
 - Riverwalk
 - Marina
 - Bicycle path & trailhead
- Infrastructure Improvements
 - Interior road system
 - Access road improvements
 - Installation of all utilities



Amendment #15 of Strategic Land Use Plan (SLUP)

Existing Strategic Land Use Plan

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



 Lighthouse Saint Louis

Strategic Land Use Categories

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



Amendment #15 of Strategic Land Use Plan (SLUP)

- SLUP Amendment #15 proposes changing the existing ROSPDA Strategic Land Use Category for 2 parcels – 11050 Riverview Dr. and 11110-80 Riverview Dr. -- to a new Strategic Land Use Category -- Specialty Mixed Use Area (SMUA).
- The SMUA Strategic Land Use Category is defined as: *“Areas ... where it is intended that a unique mix of uses be preserved and developed.”*
- The SMUA designation would:
 - Allow the proposed commercial development to be built.
 - Would still allow the construction of a number of recreational uses and amenities, & provide relatively rare recreational amenities and access for residents to enjoy the Mississippi River and the riverfront.
 - Would further the City’s adopted Sustainability Plan by implementing some of its strategies:
 - Increase riverfront development and provide safe public access and associated recreational activities
 - Celebrate and increase activity along the Mississippi Riverfront
 - Remove/change infrastructure to improve riverfront access
 - Leverage the Mississippi River as an inexpensive transportation, drinking water, and recreation resource

Amendment #15 of Strategic Land Use Plan (SLUP)

Proposed Strategic Land Use Plan Amendment #15

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



- Lighthouse Saint Louis
 - Change from ROSPDA to SMUA
- Strategic Land Use Categories**
- 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



Public Review Comments



EXHIBIT B

Kordal, Roman <kordalr@stlouis-mo.gov>

Proposed Amendment #15 Lighthouse at # 270

1 message

Libby Reuter <libbyreuterwc@gmail.com>

Thu, Jan 7, 2016 at 7:04 PM

Reply-To: "libby. reuter" <libby.reuter@charter.net>

To: kordalr@stlouis-mo.gov

Cc: Brad Walker <bwalker@moenviron.org>, "libby. reuter" <libby.reuter@charter.net>

As a St. Louis resident interested in St. Louis' place at the heart of the Mississippi River watershed, I support creating new ways that people can connect with the river as a recreational and clean water resource. The Lighthouse development and the proposed amendment to the St. Louis Strategic Land Use Plan prompts a few questions about how this development will help the city meet its goals for sustainable development.

The Lighthouse plan includes a stone dike in the river. The Army Corps of Engineer's Upper Mississippi River Chart #26 (attached) doesn't show an existing dike. Has this been studied by a fluvial geomorphologist to determine what effect this river-training structure will have on river current? What is the potential for damage to the St. Louis city facilities down-river? After the recent floods, I wonder if this with this change in the direction of the river's flow, the nearby City of St. Louis's water treatment plant could be negatively impacted during high water or floods? Also, would the location of the dike contribute to the ongoing erosion at the former St. Louis construction landfill farther down river? If so, this could release lead, asbestos, and other toxic materials into the river. Either of these effects could be in direct conflict with the Sustainability Plan goal of providing clean drinking water.

Additionally, I would ask how will the proposed change provide public safe public access to the river? Would the marina allow the public to launch their boats, or would it be only for members? Will the public be allowed to fish from the docks or shore?

Public Review Comments



Public Review Comments

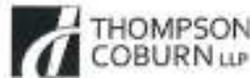


EXHIBIT C

Memorandum

To: Roman Kordal, Urban Planner

From: William Kuehling 

Date: January 27, 2016

Re: SLUP Amendment #15 Response to Comments

1. Response to Libby Reuter:

"Ms. Reuter is correct that the stone dike that would be part of the proposed marina does not currently exist.

The Marina and attendant dike are planned to be part of phase 2 of the project.

Developers of the site have had preliminary discussions with the U. S. Army Corps of Engineers regarding the proposed marina, and it is anticipated that a structure of this type will be required. However in these preliminary discussions the Corps of Engineers have been very encouraging of the idea

Prior to the construction of any structure in the river, Corps of Engineers approval is of course necessary. As part of that approval process the Corps will require detailed plans and studies that will look at the implications of such a structure on the river itself and on other river users, including the City of St. Louis Water Division. These detailed studies will be done as part of phase 2 of the project.

It should be noted that the developers have also presented the concept of the marina to various City officials, including the head of the Water Division and no one has expressed any concerns regarding the effect of the marina on the water intakes at the Chain of Rocks water treatment plant, or any other concerns regarding impacts on other users. It is important to remember that that the Chain of Rocks treatment plant is not only protected by the Chain of Rocks themselves, but by a cofferdam at the location.

Regarding providing the public safe access to the river, the developers believe that the project will accomplish this sustainability goal. The marina is planned to be a public marina open to anyone. There will also be a boat ramp at the site which will not only serve the marina, but also general public users. There will also be an area with steps leading into the river from the public "Riverwalk", which will run along the river for a long portion of the site. Any member of the public will be able to go into the river at these steps, if they so wish. (However, due to water quality concerns developers do not plan on encouraging swimming.)

Public Review Comments



Kordal, Roman <kordalr@stlouis-mo.gov>

Comment: Amendment#15

1 message

Bob Criss <criss@wustl.edu>
To: kordalr@stlouis-mo.gov

Wed, Jan 20, 2016 at 11:26 AM

The site north of 270 is a very poor choice for additional development, and rezoning this parcel for such use would be very poor policy. Even if enough fill were added to prevent flooding of the proposed development, water levels would increase elsewhere in our community because the floodwaters that would have been stored there would be displaced. How can such matters even be discussed only days after another tragic example of this effect? This proposal doesn't pass the laugh test, unless you want our suffering community to be the laughing stock.

All such projects are viewed as permissible because computer models are used to "certify" that they will cause no harm. Real experience is far better than models. Witness what has happened since Charles Bell's prophetic paper in *Science* (1975; attached), titled "The 1973 Flood and Man's Constriction of the Mississippi River". Our region should be ashamed of its longstanding and continuing aggravation of this obvious problem.

Robert E. Criss
Professor
Department of Earth & Planetary Sciences
Washington University
1 Brookings Drive, Campus Box 1169
St. Louis, MO 63130-4899
Phone: (314) 935-7441
Fax: (314) 935-7361
Email: criss@wustl.edu
http://eps.wustl.edu/people/Bob_Criss

Public Review Comments

28 August 1973, Volume 185, Number 4204

SCIENCE

The 1973 Flood and Man's Constriction of the Mississippi River

C. B. Bell, Jr.

Nature's capricious flow, never more serene.—Homer, 20-26 B.C. (7)

The news media reported the 1973 Mississippi deluge as a 200-year flood, yet the flow was only a 30-year event (2). I analyzed the hydrologic history to find out the reasons for record-breaking stages.

The 1973 flood broke the stage (river level) records between Huntington, Iowa, and Cape Girardeau, Missouri, a distance of 362 km (225 miles). At Saint Louis, Missouri, the flood, which began 10 March, continued for 75 consecutive days, exceeding the record set in 1844 when the river was in flood for 56 days during the entire year. The river crested at Saint Louis on 20 April 1973 at a stage height of 13.18 m (43.21 m above flood stage) and a peak discharge of 34,180 m³/sec. The stage topped the 189-year record by 0.1 m. The flood peak was 0.65 m higher in 1973 than in 1844 but the discharge was about 23 percent less than the estimated flow for 1844. The 1968 flood had the same flow as the 1973 flood but the peak was 2.51 m lower.

Meyer (3), Leopold (4), and Keenans (5) attribute rise in stage to man-made levees, which confine the water to the channel and prevent it from spreading over the floodplain. Bell (6) and Simon et al. (7) attribute higher stages to a combination of levee confinement and navigation works such as wing dikes, side channel dikes, and cutwaters, which reduce channel cross section by causing net bank deposition. Increased flooding on the Missouri River has been attributed to navigation works (8).

Maximum and minimum annual stage were studied for two canal and six gaged pages on the Mississippi using polynomial

time trend analysis. At canal pages both discharge and river stage records are taken at intervals over a distance of 129.5 km from Chain of Rocks, Missouri, to Chouteau, Illinois (Fig. 1). Polynomial time trend analysis of maximum annual discharge was done for Saint Louis and Chouteau pages. Estimates of the discharge from the early 20th century were obtained using plots of stage versus discharge (rating curves), using the 1973 flood, and differential stage analysis. Changes in average flood elevation in relation to flood peaks were studied. Average return durations of a series of sections taken at low water when the discharge was about the same were studied to determine a base-

line before and after the peak. Average bottom elevations for higher flows were calculated from results of the U.S. Geological Survey using the same location as the standard low-water section. Finally, the history of man-made modifications of the river was studied to see if they correlated with changes in the river's hydrology.

Historical Changes in Hydrology

The minimum yearly stage at Saint Louis has been falling since 1865 (Fig. 2A). According to Simon et al. (9) and Meyer (3, 4) this results from the draw-down erosion of the river bottom due to man-induced channel confinement. Man's tampering with the river started in 1837 when Lieutenant Robert E. Lee built the first confinement dike to remove sandbars threatening the Saint Louis harbor. The river was narrowed by man from 126 m in 1809 to 61.8 m in 1857, and finally to 58.6 m in 1909 (5, 9). Channel confinement has taken place over the middle Mississippi from Saint Louis to Cairo, Illinois (6). Although the width of the river at one place at Saint Louis was stabilized at about 410 m in 1857 and about 85 percent of the navigation width was constricted before 1850 (3), bottom erosion and silting hydrologic effects continued until 1933. There were no dike systems of Saint Louis in 1936, only wing dikes and other navigation works. There appears to have been at least a 20-year lag between the construction of wing dikes and the effects of bank-fall widths and bottom erosion.

A plot of average bottom elevations of sections measured when the discharge was about 4930 m³/sec (the mean flow of the river) was made over time for five stations in the Saint Louis reach. All stations were within a distance of 3.7 km. It is remarkably similar to the time trend of minimum annual stage, showing that at Saint Louis the trend reflects bottom elevation. The low trend of minimum annual stage is the result for the four large floods in the middle 19th century (and in not statistically significant) (Fig. 2B). After about 1900, there is increased dispersion in the data.

The author is assistant professor of geology in the Department of Earth and Atmospheric Sciences, Saint Louis University, Saint Louis, Missouri 63103.



Fig. 1. The Mississippi River and tributaries, showing gage stations from Chain of Rocks to Chouteau.

Public Review Comments

Draft Response to Bob Criss:

Mr. Criss expresses concerns regarding the displacement of water and other impacts on the river due to this project.

Mr. Criss's concerns might warrant discussion if in fact execution of the project required importing fill and raising the level of the land. **However, it does not. There is no new fill is required to be added to this site for this project.**

Flooding is always a concern when located next to a river. However, we believe this site to be more secure from flooding than the portion of the City of St. Louis protected by the flood wall. The flood wall protects up to a 50 foot river level. This site is above a 50 foot river level. The flood wall would be breached first.

During the recent high water on the area rivers, the site was well below flood stage.

Comments

- “While any riverfront development project is certainly deserving of scrutiny in light of previous and recent flooding in the St. Louis area, the proposed development project would provide recreational uses and amenities that may not be realized otherwise at this unique site. Thus, PDA staff is recommending approval of SLUP Amendment #15.”
- If approved, a zoning change for the site would be presented to the Planning Commission for its review in the coming months.
- Opportunity for comments from Lighthouse Saint Louis representatives
- Questions/Discussion
- Vote on Adoption

Agenda

ZONING

Review of Petition for Zoning Amendment

PDA-009-16-REZ 1300-22 Hampton **AF to F**

PDA-010-16-REZ 7144R Manchester
& west part of 7155 Lanham **J & A to F**

PDA-011-16-REZ 6839 Fyler **A to F**

***Cheltenham, Ellendale & Lindenwood Park
Neighborhoods***

Petition for Zoning Amendment

1300-22 Hampton

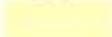
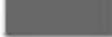
- Rezoning of 1 parcel from dual “AF” District to “F” District only.
- “L” shaped Rezoning Area is on SE corner of Hampton & West Park in the Cheltenham Neighborhood
- 2-story office building on Hampton is zoned “F” District & 1-story addition and parking lot along Devlin is zoned “A” District.
- Rezoning allows the commercial/office uses without a variance.



Petition for Zoning Amendment

Existing Zoning

Legend

-  A Single-Family Dwelling District
-  B Two-Family Dwelling District
-  C Multiple-Family Dwelling District
-  D Multiple-Family Dwelling District
-  E Multiple-Family Dwelling District
-  F Neighborhood Commercial District
-  G Local Commercial and Office District
-  H Area Commercial District
-  I Central Business District
-  J Industrial District
-  K Unrestricted District
-  L Jefferson Memorial District



Rezoning Petition Area



Building at top & parking below on right



2-story building SE corner of Hampton & West Park



1-story rear addition from West Park & Devlin



Parking lot & south façade from Devlin

Rezoning Petition Area Vicinity



View of Hampton – west of Rezoning Area



View of West Park – north of Rezoning Area



View of Hampton – south of Rezoning Area



View of Devlin - south & east of Rezoning Area

Petition for Zoning Amendment

Strategic Land Use Plan (Opportunity Area)

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



Comments

- PDA staff recommends approving the petition to change the zoning to 'F' Neighborhood Commercial District as being in conformity with the SLUP's Opportunity Area with its positive commercial/office use located in a generally underutilized stretch of Hampton Ave.
- The Zoning Administrator recommends "Given that the subject property was originally constructed for professional offices/commercial /retail use; that surrounding properties are used and zoned commercially and residentially; that by rezoning subject property would bring it into conformity for its past and present uses; and that good zoning practices work toward the elimination of improper zoning designations, there is a basis established that a more liberal zoning classification would be appropriate and would enhance the general welfare of the city."
- PDA Staff recommends the Rezoning Petition for approval.

Petition for Zoning Amendment

7144R Manchester Ave. & Western Portion of 7155 Lanham Ave.

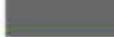
- Rezoning of 7144R Manchester Ave. from “J” to “F” & rezoning of western portion of 7155 Lanham Ave. from “A” to “F”
 - 1.08-acre site located near City Limits
 - Large parking lot & driveway providing access to parking lot
 - Rezoning would allow construction of new deck at rear of commercial building located at 7150 Manchester Ave. & consolidation of 3 parcels
 - Pitzman’s Co. of Surveyors

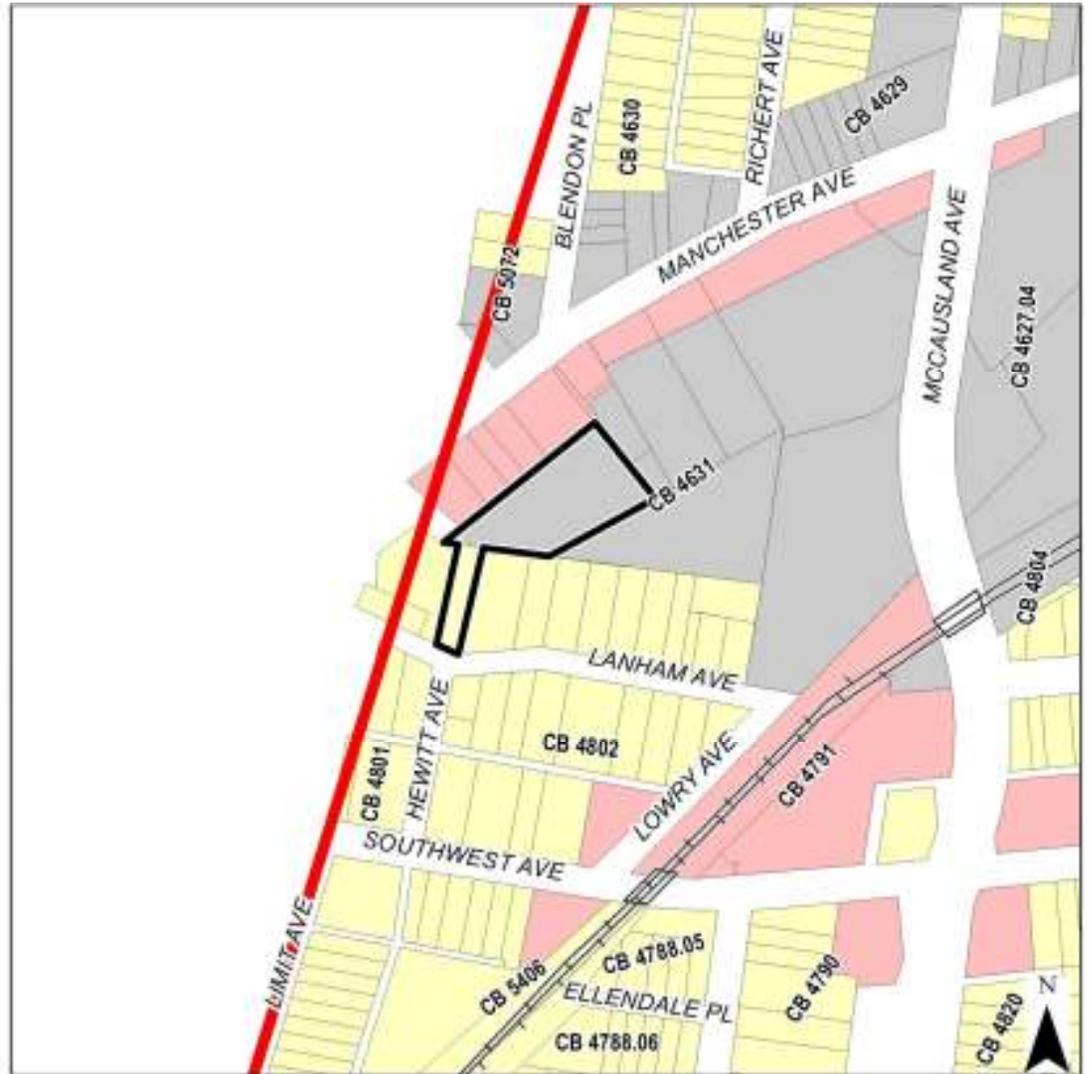


Petition for Zoning Amendment

Existing Zoning

Legend

-  A Single-Family Dwelling District
-  B Two-Family Dwelling District
-  C Multiple-Family Dwelling District
-  D Multiple-Family Dwelling District
-  E Multiple-Family Dwelling District
-  F Neighborhood Commercial District
-  G Local Commercial and Office District
-  H Area Commercial District
-  I Central Business District
-  J Industrial District
-  K Unrestricted District
-  L Jefferson Memorial District



Rezoning Site



Parking lot, 7144R Manchester Ave.
(Looking eastward)



Driveway, Western portion of 7155 Lanham Ave.
(Looking northward)

Adjacent Properties



Vacant commercial building,
7150 Manchester Ave.

Adjacent Properties



Vacant commercial building,
7150 Manchester Ave.



Vacant commercial building,
7150 Manchester Ave.

Adjacent Properties



Mixed-use building,
7154 Manchester Ave.



Mixed-use building,
7156 Manchester Ave.



2 mixed-use building
7154 & 7156 Manchester Ave.

Adjacent Properties



2 commercial buildings,
7166-68 Manchester Ave.



Mixed-use building,
7100 block of Manchester Ave.



Manchester Ave. streetscape
7100 block of Manchester Ave.

Adjacent Properties



Apartment building,
7209 Lanham Ave.



Vacant lot/parking lot,
7205 Lanham Ave.



Vacant lot,
Eastern portion of 7155 Lanham Ave.



Single-family building,
7149 Lanham Ave.

Adjacent Properties



Vacant lot/parking lot,
7134R Manchester Ave.



Honea Auto Body parking lot,
7134 Manchester Ave.

Adjacent Properties



Driveway to parking lot
(vacated alley),
7136 Manchester Ave.



Vacant commercial building &
parking lot,
7146 Manchester Ave.



Vacant commercial building &
parking lot,
7146 Manchester Ave.

Adjacent Properties



Cusumano's Pizza and Sports Bar & Honea Auto Body),
7147 & 7145 Manchester Ave.



Mixed-use building,
7159 Manchester Ave.



"Welcome to... Maplewood"
sign,
7159 Manchester Ave.

Petition for Zoning Amendment

Strategic Land Use Plan (Neighborhood Commercial Area)

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



Comments

- Proposed rezoning of 2 parcels would achieve 3 objectives (per the Zoning Administrator):
 - The proposed consolidation would allow for the continued use of an existing commercial property that provides special event opportunities, services & jobs for the immediate & surrounding areas
 - Would bring it into conformity with the Zoning Code
 - Good zoning practices work toward the elimination of improper zoning designations
- Proposed rezoning is in conformity with Strategic Land Use Plan
- PDA staff recommends approval of proposed rezoning

- Possibility of a Planning Commission initiation of a rezoning for 3 adjacent parcels in the future

Adjacent Properties



Apartment building,
7209 Lanham Ave. ("A" Single-Family Dwelling)



Vacant lot/parking lot,
7205 Lanham Ave. ("A" Single-Family Dwelling)



Petition for Zoning Amendment

6839 Fyler – Proposed Larger Gas Station / Circle K C-Store

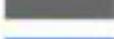
- Rezoning of 1 parcel from “A” to “F” District.
- The Rezoning Area is immediately east of the Circle K C-Store & Phillips 66 Gas Station on the northeast corner of Jamieson & Fyler just south of I-44 exits in the Lindenwood Park Neighborhood
- Rezoning of the parcel and consolidation with the corner parcel (already F District) allows construction of the larger Convenience Store & Gas Station.



Petition for Zoning Amendment

Existing Zoning

Legend

-  A Single-Family Dwelling District
-  B Two-Family Dwelling District
-  C Multiple-Family Dwelling District
-  D Multiple-Family Dwelling District
-  E Multiple-Family Dwelling District
-  F Neighborhood Commercial District
-  G Local Commercial and Office District
-  H Area Commercial District
-  I Central Business District
-  J Industrial District
-  K Unrestricted District
-  L Jefferson Memorial District



Rezoning Petition Area



NE corner of Jamieson & Fyler near I-44



Circle K / Phillips 66 - left, Rezoning house - right



Gas Station, C- Store and Rezoning House

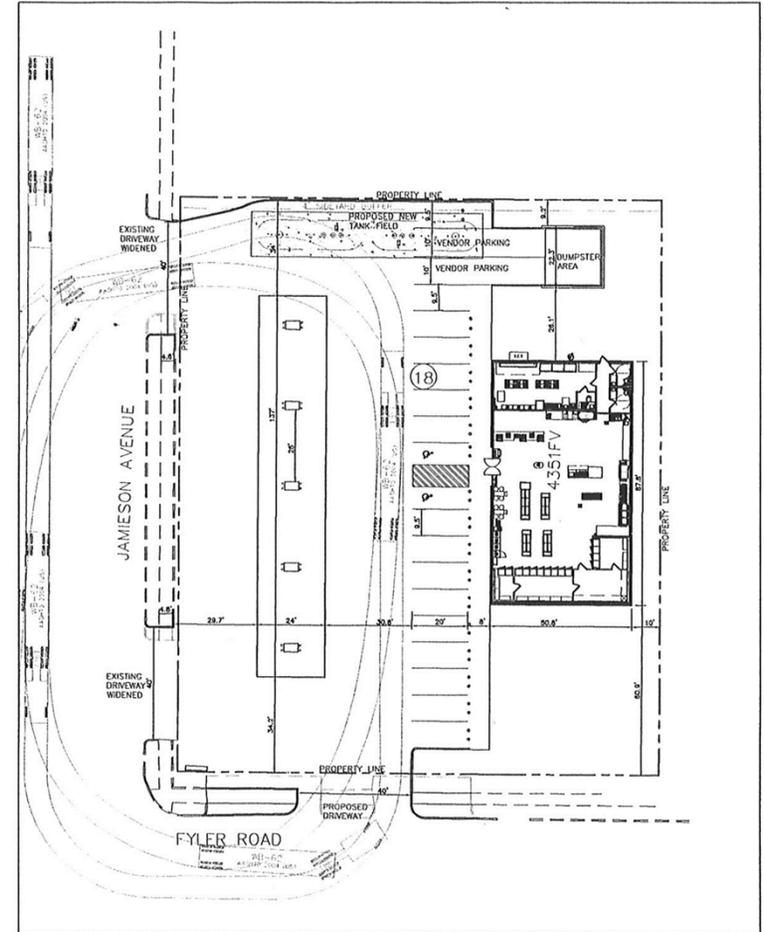


Rezoning Area house - right

Proposed Development Site



View north of Proposed Development Site



PROPOSED SITE PLAN 5 INLINE
SCALE: 1"=20'

Site plan of Proposed Gas Station / C-Store

Rezoning Petition Area Vicinity



View of Jamieson – north of Rezoning Area



View of northside of Fyler – east of Rezoning Area



View of southside of Fyler – south of Rezoning Area



View of southside of Fyler - SE of Rezoning Area

Comments

- PDA staff recommends approving the petition to change the zoning to 'F' Neighborhood Commercial District as being in conformity with the SLUP's Neighborhood Preservation Area which encourages existing and infill corner commercial uses.
- The Zoning Administrator recommends "Given that the subject property will provide for improved commercial opportunities in the immediate area; that by rezoning subject property would bring it into conformity with the Zoning Code; and that good zoning practices work toward the elimination of improper zoning designations, there is a basis established that a less restrictive zoning classification would be appropriate and would enhance the general welfare of the city."
- PDA Staff recommends the Rezoning Petition for approval.

Agenda

Chapter 353 Redevelopment Plan

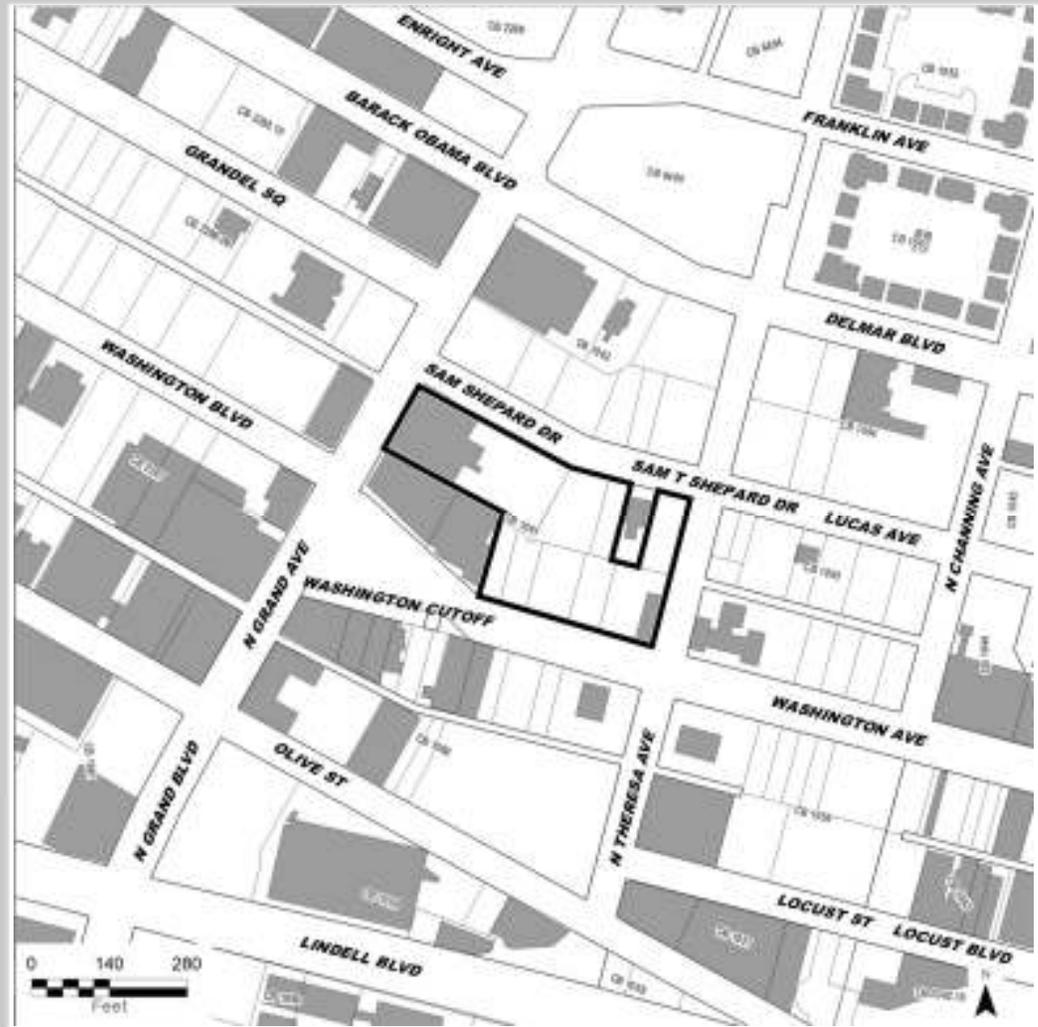
PDA-156-15-RDX

634 North Grand 353
Redevelopment Area

Covenant Blu / Grand Center Neighborhood

634 North Grand 353 Redevelopment Plan

- 2.5-acre site -- 10 parcels -- in Covenant Blu/Grand Center neighborhood
- Vacant office building, occupied storage building, & surface parking lots
- 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 the submitted Redev. Plan



Background

- Ald. Marlene Davis (19th Ward) recently introduced Board Bill #235, which proposes to declare the proposed Redev. Area to be blighted.
- Board Bill was referred to P.C. for its study and recommendation.
- The P.C. reviewed the proposed blighting at its January 6, 2016 meeting & forwarded its recommendation to declare the site blighted to the Board of Aldermen.

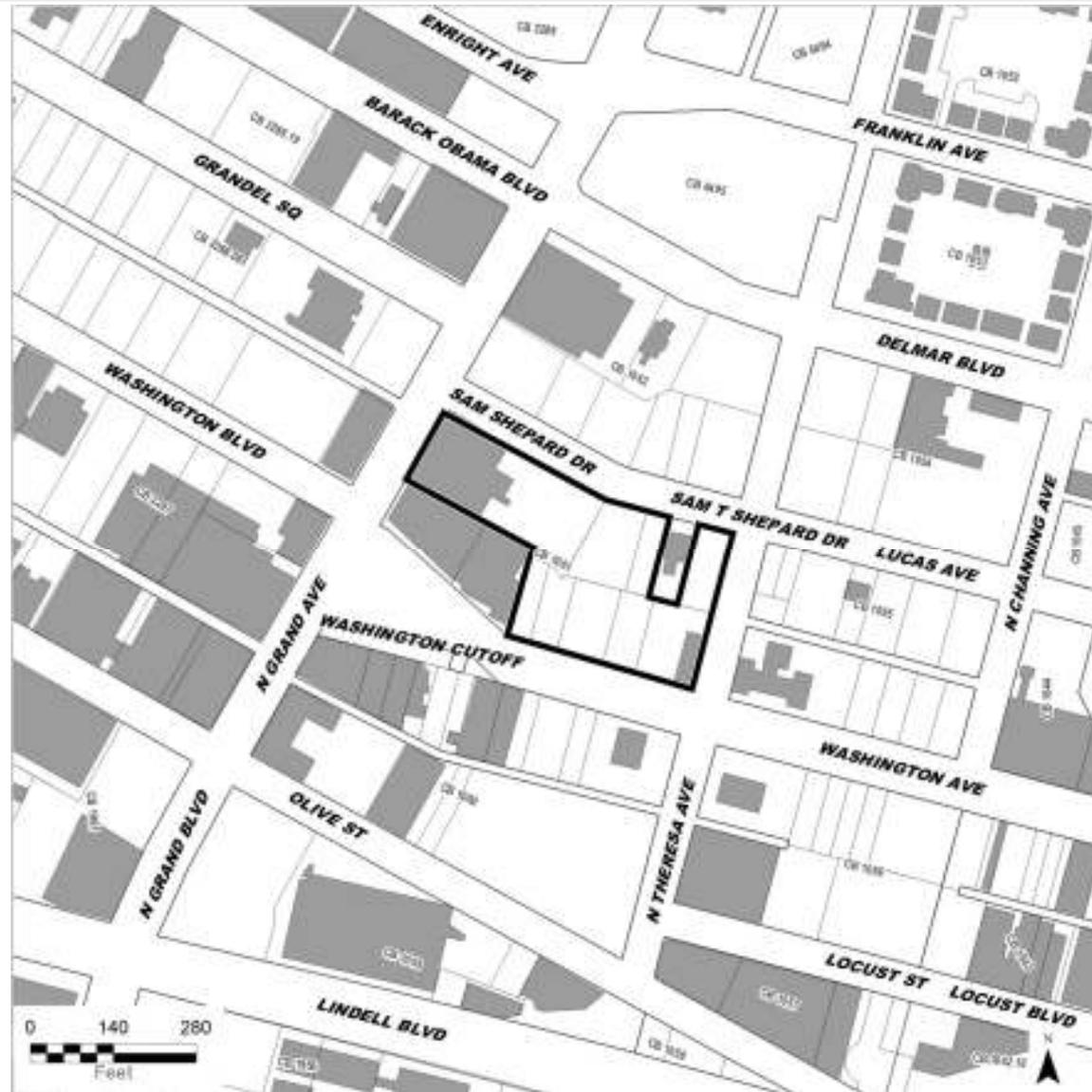
- Ald. Marlene Davis (19th Ward) recently introduced Board Bill #236, which proposes to approve the 634 North Grand 353 Redevelopment Plan, which was submitted by the 634 Redevelopment Corporation.
- Board Bill was referred to P.C. for its study and recommendation.
- P.C. must make a determination as to whether to approve the submitted Redev. Plan & forward its recommendation to the Mayor & HUDZ Committee.

- A formal Redevelopment Agreement between the Redevelopment Corporation and the City would need to be signed.

Background

- **Phase 1**
 - \$53 million renovation of office building
 - 139-room hotel (with 22,000 sq. ft. of related uses)
 - 24,000 sq. ft. of office space
 - 1,200 sq. ft. of retail space
- **Phase 2**
 - \$61 million mixed-use development
 - 140-160 apartments
 - 5,000-15,000 sq. ft. of office/retail space
 - 500-space parking garage

634 North Grand 353 Redevelopment Plan



Selected Findings of Blighting Study

- Office building was built as Missouri Theater Building in 1920, and storage building was built in 1957.
- Office building has been vacant since 2007, when City's Health Dept. relocated due to building's increasing functional obsolescence (electrical & mechanical systems).
- Remainder of site is under-utilized.
- Vacancy increases the risk of fire, crime & personal injury.
- Existing infrastructure is inadequate or outmoded (electrical service, data and fiber infrastructure, water service, lack of disabled access).
- Office building & parking lots are in moderately deteriorated condition.
- Site is an economic liability, based on:
 - Its inability to pay reasonable taxes.
 - Its inability to attract meaningful investment despite its prime location.
- Negative impact on nearby development in Grand Center.

634 North Grand 353 Redevelopment Plan



Vacant office building,
634 N. Grand Blvd.



Boarded & open windows,
634 N. Grand Blvd.

634 North Grand 353 Redevelopment Plan



“Blocked-in” storefronts & new windows on
2nd & 3rd floors,
634 N. Grand Blvd.



Boarded-up storefronts,
634 N. Grand Blvd.

634 North Grand 353 Redevelopment Plan



Damaged terra cotta,
634 N. Grand Blvd.



Boarded-up windows,
634 N. Grand Blvd.

634 North Grand 353 Redevelopment Plan



Deteriorated windows/dirty terra cotta,
634 N. Grand Blvd.



Boarded-up windows & door,
634 N. Grand Blvd.

634 North Grand 353 Redevelopment Plan



Rusty window frame,
634 N. Grand Blvd.

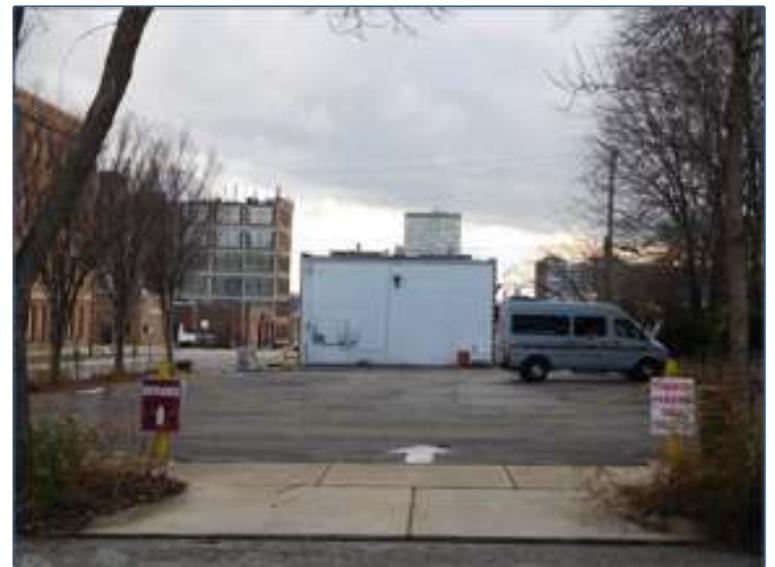


Deteriorated structure,
634 N. Grand Blvd.

634 North Grand 353 Redevelopment Plan



Cracks in surface parking lot,
3514-20 Dr. Samuel T. Shepard Dr.



Surface parking lot,
3500 Dr. Samuel T. Shepard Dr.

634 North Grand 353 Redevelopment Plan



Storage building,
3501 Washington Blvd.



Surface parking lot,
3511-19 Washington Blvd.



Telephone poles on surface parking
lot, 3511-19 Washington Blvd.



Surface parking lot with potholes,
3517-25 Washington Blvd.

634 North Grand 353 Redevelopment Plan



Cracked sidewalk,
3517-25 Washington Blvd.



Third Baptist Church,
620 N. Grand Blvd.



Third Baptist Church,
620 N. Grand Blvd.



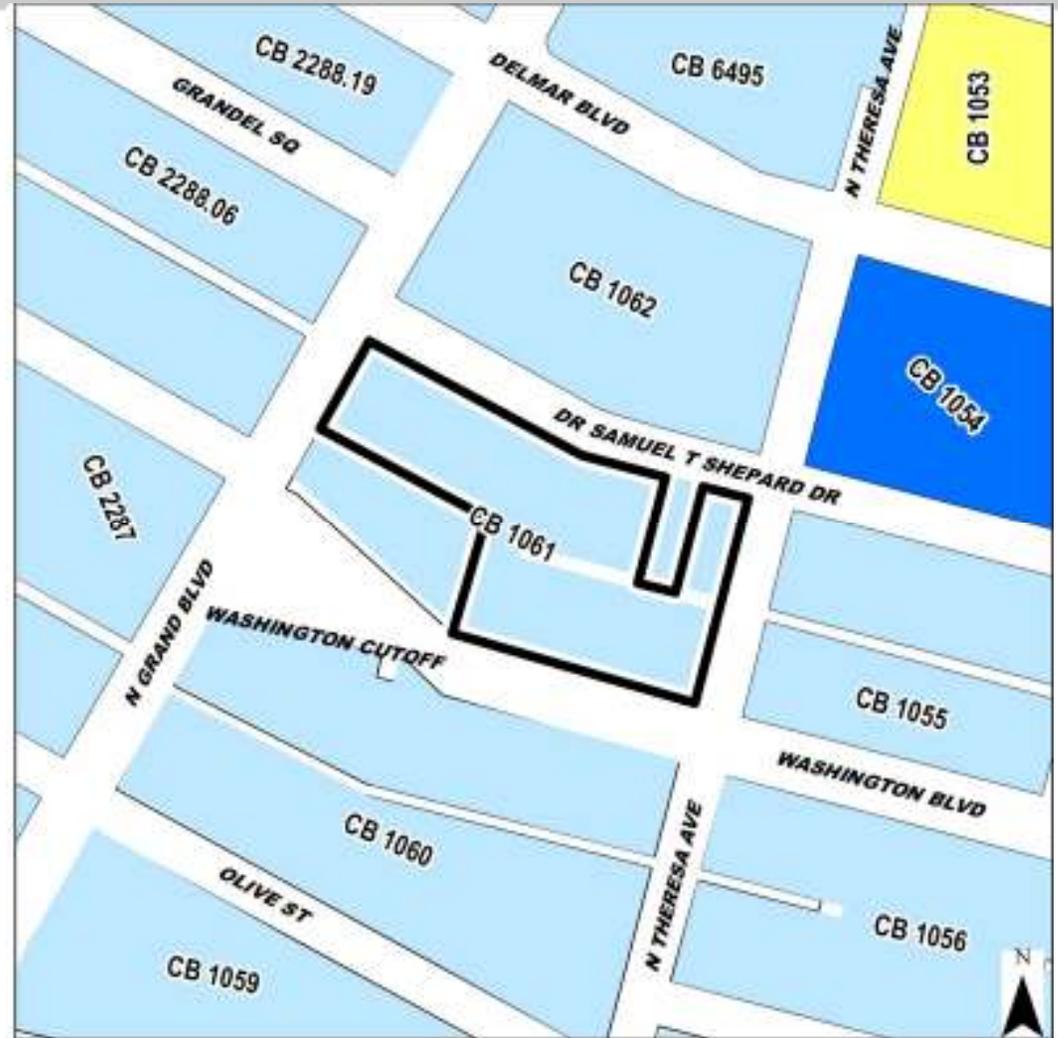
Single-family building,
3508 Dr. Samuel T. Shepard Dr.

634 North Grand 353 Redevelopment Plan

Strategic Land Use Plan (Specialty Mixed Use Area)

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



Comments

- Chapter 11.06 of City's Revised Code specifies certain elements that need to be included in the Redevelopment Plan. (Listed as A-V in resolution.)
 - For example, a legal description, existing buildings, proposed improvements, proposed financing.
 - All required elements were included in the Redevelopment Plan.
- Section 11.06.120 of City's Revised Code requires that PDA's recommendation contain a determination of certain conditions (Listed as A-K in resolution.)
 - For example, consistency with Comprehensive Plan, proposed zoning changes, proposed changes in streets.
 - All determinations were made.
- Proposed Redevelopment Plan is in conformity with City' Strategic Land Use Plan.
- Staff recommends approval of 634 North Grand 353 Redevelopment Plan to Mayor & HUDZ Committee.

Agenda

Action Items:

Preservation Board Review

PDA-021-16-PRS Demolition Decision Review from
Preservation Board
(2711-13 Gravois in CB 2069)

Fox Park Neighborhood

Demolition Decision Review from Preservation Board

2711-13 Gravois in Fox Park Neighborhood

- **Discretion of PC to accept or deny the undertaking of a review**
- **First Step: PC vote on if it will conduct the review**
- **Second Step: If PC decides to conduct the review it provides notice to the affected parties and sets a time and date of the actual review.**
- **Second Step: If PC decides not to do the review, it is treated like all other Preservation Board decisions (applicant & other parties with standing may make an administrative appeal to Circuit Court).**
- **The review shall be limited to determining the correctness of the provisional decision of the Preservation Board by reviewing the record as adduced before the Preservation Board in light of the applicable and appropriate standard.**
- **Oral and written arguments may be made, but no new or additional evidence may be considered.**

Background

Subject:

- Preservation Board decision denying the demolition of 2711 Gravois, a three-story commercial building in the Fox Park Local Historic District; the St. Francis de Sales National Register Historic District; and a Preservation Review District, owned by St. Louis City Catholic Church Real Estate Corporation.
- The matter was called, heard and considered by the board at a hearing on December 14, 2015.
- Brandon S. Rothkopt, Associate General Counsel for the Archdiocese of St. Louis, filed the review request on behalf of the property owner in a letter dated January 12, 2016.

Procedure

- Demolition permits are applied for at the Building Division the routed to relevant reviewers including the Cultural Resource Office (CRO).
- Decisions of the CRO are appealed to the Preservation Board
- The PC can review the provisional decision of the Preservation Board.,

Requested Action

- Planning Commission discussion with staff followed by a vote in regards to accepting the undertaking of this review at a future meeting.
- Planning Commission has 20 days to give written notice of its decision.
- At that time Cultural Resources Office provides full and complete evidentiary record adduced before the Preservation Board.

Agenda

Delegated Items

**PDA-012-16-RDMA through PDA-014-16-RDMA and
PDA-015-16-RDRA through PDA-020-16-RDMA**
Chapter 99 Redevelopment Areas under One Acre

Adjournment

Informational Items

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