



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

FRANCIS G. SLAY, Mayor

File No. PDA-145-15-TOP

**To:** City of St. Louis Planning Commission  
**From:** Don Roe, Director  
**Subject:** Adoption of Topical Plan – North Riverfront Open Space & Redevelopment Plan  
**Date:** December 2, 2015

## Summary

**Submittal:** Topical Plan for Planning Commission review and adoption.

**Topical Plan:** The North Riverfront Open Space & Redevelopment Plan has been available online and at the main library prior to its presentation by Forum Studios at the December 2, 2015 Planning Commission meeting / public hearing.

**Site:** The area is 180 acres generally bounded by the Eads Bridge on the south, the Riverfront on the east, the Stan Musial Veterans Memorial Bridge to the north, and North Broadway to the west.

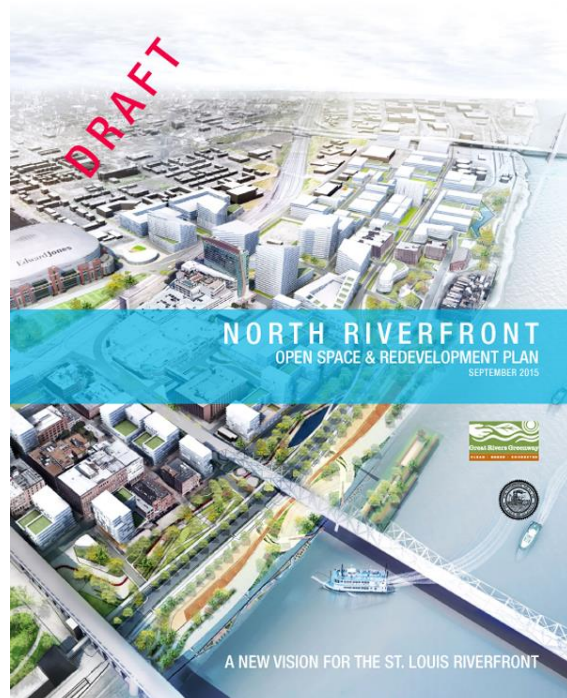
**Clients:** Great Rivers Greenway (GRG) and the St. Louis Development Corporation (SLDC), in partnership with the City of St. Louis Planning & Urban Design Agency (PDA), contracted with a multi-disciplined team of consultants led by Forum Studios to prepare the North Riverfront Open Space & Redevelopment Plan.

**Consultants:** Forum Studios, leader of the Consultant team in association with Urban Strategies, Inc., Development Strategies, Access Engineering LLC, David Mason & Associates, Lochmueller Group, and Vector Communications.

The purpose of the plan was to develop a vision for the riverfront which would take advantage of the location and rich history of the site to develop a world-class destination where one can live, learn, work, and play. The North Riverfront Open Space & Redevelopment plan is the culmination of a design process that began in January 2015 with the initial meeting of Stakeholders and Technical Advisory Committee members and ended with a Town Hall Public Meeting on July 8, 2015.

## Recommended Action

That the Planning Commission finds the North Riverfront Open Space & Redevelopment Plan to be in conformity with the City's Strategic Land Use Plan and the Downtown Development Action Plan and **adopts** the North Riverfront Open Space & Redevelopment Plan as a Topical Plan.



## 1.0 Background

### Plan

- A Topical Plan is defined as “a plan relating to a specific topic, for example transportation, or to a land use or operational issue deemed to be of importance to the City, generally containing greater details as to current conditions, trends, projects and recommendations than the Comprehensive Plan, and, in general, expanding upon and illustrating the basic goals, objectives and principles that are contained in the Comprehensive Plan, and reflecting a clear understanding of the aspirations of residents, business persons and other stakeholders likely to be impacted by the implementation of the plan.”
- The North Riverfront Open Space & Redevelopment Plan comprises 180 acres directly north of the Gateway Arch, extending all the way to the new Stan Musial Veterans Memorial Bridge, bounded by the Mississippi River to the east and Interstate 44 to the west. The plan’s boundaries contain parts of both the Downtown and Near North Riverfront Neighborhoods.
- Input from the community and key stakeholders was paramount to this plan. The planning process for the North Riverfront Open Space & Redevelopment Plan began in January 2015 with the initial meeting of Stakeholders and Technical Advisory Committee members and concluded with a Town Hall Public meeting on July 8, 2015. In addition to the three (3) Stakeholder/TAC meetings, the public planning process also involved two (2) meetings with the affected property owners. This engagement helped to fine tune the plan’s guiding principles, as well as its goals and objectives.
- The Plan’s goals and objectives include: 1) create a new and exciting world-class riverfront destination, reconnecting our community to its most important asset, and re-energizing the STL brand as one of the great American river cities; 2) optimize utilization of the land with an appropriate mix of attractive uses, where people can Live, Work, Learn and Play; 3) develop a place-based plan that responds to the local and regional context – leveraging the historical, cultural, and natural assets of the district; 4) create a clear hierarchy of safe, well-connected, and meaningful open space, linking this district to the river, downtown, the adjacent neighborhoods and the river ring; 5) create a flexible plan that allows for future growth and phased development that can adapt to market changes and evolve over time; 6) ensure this “eco-district” leverages the City’s Sustainability Plan and promotes environmental, social, and economic sustainability; 7) re-connect people to nature, enabling a healthier, more environmentally savvy community, providing recreational opportunities, and improving overall well-being; and 8) facilitate an inclusive and accountable planning process to provide opportunities for public and stakeholder input, and truly implementable outcomes.
- This effort did not start from scratch and, in fact, builds upon several previous plans with the intention of building on their successes while focusing on a new visionary plan that could be successfully implemented. The plan’s suggested mix of unique uses to be developed and preserved demonstrates its conformity with the Specialty Mixed Use Area (SMUA) designation by the City’s Strategic Land Use Plan. The North Riverfront Open Space & Redevelopment Plan also bolsters goals set forth in the Downtown Development Action Plan by envisioning Laclede’s Landing and the Near North Riverfront as the premiere riverside neighborhood living opportunity in St. Louis with additional entertainment and mixed uses that build upon the existing uses and activities in the area. The plan also furthers the realization of an enhanced Riverfront Trail helping to complete the ‘green’ network envisioned by the Downtown Development Action Plan.

## Public Hearing/Public Comments

A presentation is planned by the leader of the consultant team to the Planning Commission at its December 2, 2015 meeting. Additionally, the plan has been available on-line and at the Public Library's main building.

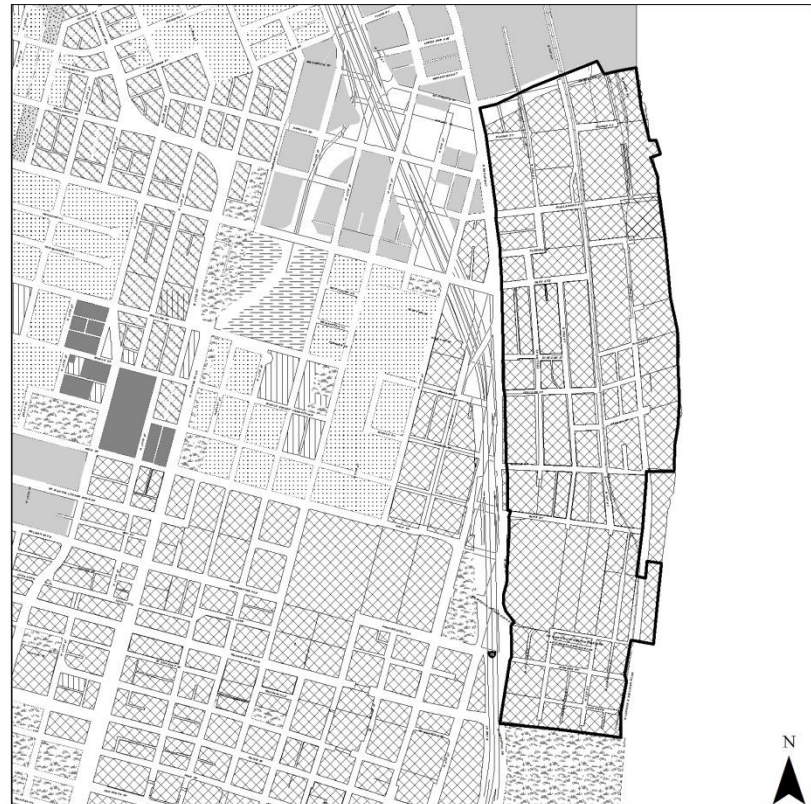
### 2.0 Comments

The entirety of the area bounded by the North Riverfront Open Space & Redevelopment Plan is designated as Specialty Mixed Use Area (SMUA) category according to the Strategic Land Use Plan.

The SMUA Category is defined as: *“Specialty Mixed Use Areas like Downtown St. Louis where it is intended that a unique mix of uses be preserved and developed”.*

The North Riverfront Open Space & Redevelopment Plan Area is designated as SMUA category which intends for a unique mix of uses be preserved and developed. The North Riverfront Open Space & Redevelopment Plans objectives are in conformity with the City's more general Strategic Land Use Plan.

Upon further review, the PDA staff feels that the North Riverfront Open Space & Redevelopment Plan is a sound planning document to guide future development of the Laclede's Landing/Near North Riverfront area and recommends that the Planning Commission adopt the North Riverfront Open Space & Redevelopment Plan as a Topical Plan.



#### 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
Recreational and Open Space Preservation	Opportunity Area

### 2.1 Public Input

The Planning Commission will hold a presentation and conduct a public hearing at its December 2, 2015 meeting. The planning process for the North Riverfront Open Space & Redevelopment Plan began in January 2015 with the initial meeting of Stakeholders and Technical Advisory Committee members and concluded with a Town Hall Public meeting on July 8, 2015. In addition to the three (3) Stakeholder/TAC meetings, the public planning process also involved two (2) meetings with the affected property owners. The North Riverfront Open Space & Redevelopment Plan has been available online and at the Main Branch of the Public Library prior to this presentation by the leader of the consultant team to the December 2, 2015 Planning Commission meeting.

## 2.2 Previous Commission Action

The Planning Commission will hold a presentation and conducted a public hearing at its December 2, 2015 meeting.

## 2.3 Requested Action

City of St. Louis Ordinance #64687, Section 12 states: “The Planning Commission may direct the Agency Director to prepare Neighborhood Plans or plans relating to combinations of neighborhoods, Topical Plans, or other plans addressing issues deemed to be of importance to the city. In all cases the Planning Commission shall have the right to review, modify, and adopt or reject such plans.”

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## Requested Action

That the Planning Commission finds the North Riverfront Open Space & Redevelopment Plan to be in conformity with the City’s Strategic Land Use Plan and the Downtown Development Action Plan (adopted plans) and **adopts** the North Riverfront Open Space and Redevelopment Plan as a Topical Plan.

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NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF ST. LOUIS PLANNING COMMISSION AS FOLLOWS:

1. The North Riverfront Open Space & Redevelopment Plan is hereby found to be in conformity with the City’s Strategic Land Use Plan and the Downtown Development Action Plan and is adopted as a Topical Plan.
2. The Director of the Planning and Urban Design Agency is hereby directed to notify the Board of Aldermen of its adoption of the North Riverfront Open Space & Redevelopment Plan.