



SLUP



ZONING



Planning Commission Meeting

Francis G. Slay, Mayor



Wednesday November 4, 2015



CITY OF ST. LOUIS
PLANNING
URBAN DESIGN
AGENCY



REDEVELOPMENT



Agenda

- Call to Order
- Approval of Minutes – October 7, 2015

Agenda

ACTION ITEMS

Approval to Conduct a Presentation & Public Hearing

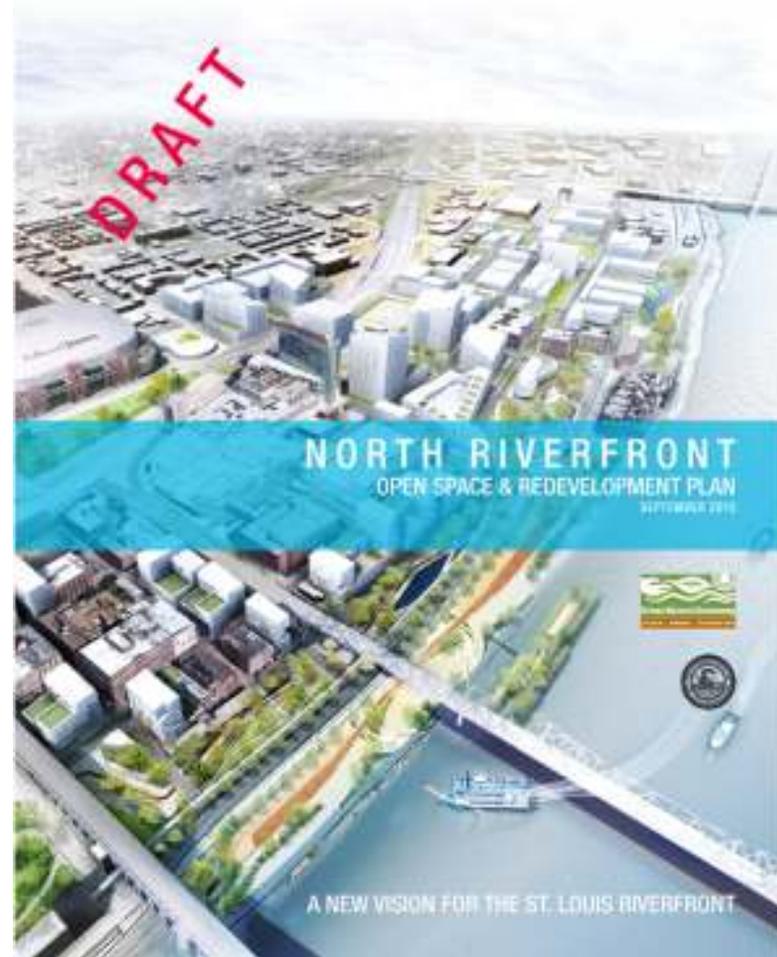
PDA-145-15-TOP North Riverfront Open Space &
Redevelopment Plan

Near North Riverfront Neighborhood

North Riverfront Open Space & Redevelopment Plan

Approval of P.C. to Conduct a Presentation & Public Hearing at a Future P.C. Meeting

- The purpose of the plan was to develop a vision for the riverfront which would take advantage of the riverfront and rich history of the site to develop a world-class destination.
- The plan was completed in September 2015
- The plan was prepared by a multi-disciplined team of consultants led by Forum Studios.



North Riverfront Open Space & Redevelopment Plan



- This resolution takes no action on the adoption of the Neighborhood Plan.
- It approves conducting a Presentation and Public Hearing at a future P.C. meeting & authorizes staff to advertise (public notices) for the Public Hearing.

Agenda

ZONING

Review of Petition for Zoning Amendment

PDA-103-15-REZ

2300 Cass Ave., 2311-2431 Carr St.
and 1420 N. 24th St.

“Pruitt-Igoe Site”

Rezone ‘D’ & ‘DG’ to ‘G’

Carr Square Neighborhood

Petition for Zoning Amendment

Rezoning from 'D' and 'D&G' to 'G'

- The 34.6 acre Rezoning Area (Pruitt-Igoe site) is two vacant parcels (2300 Cass & 2311-2431 Carr) and an Ameren electrical substation (1420 N 24th).
- The site is located on the SE corner of N. Jefferson & Cass Ave. in the Carr Square neighborhood.
- The consolidated site is expected to be subdivided for office, retail, hospital, hotel & restaurant uses.
- Rezoning to 'G' District eliminates dual zoning & allows the proposed mixed use development projects.



Aerial Photograph

Chapter 99 Area (Red Boundary)

Cass Ave., Jefferson Ave./Parnell St. , Montgomery St. N. 22nd
Chapter 99 Blighting Study & Redevelopment Plan.
(Ord. 69977)

NGA site

Portion of Chapter 99 Plan north of Cass Ave.

Pruitt-Igoe site (Rezoning Area)

Portion of Chapter 99 Plan south of Cass Ave.



Background – Pruitt-Igoe Site

- In February, the Commission approved three (3) resolutions related to the National Geospatial-Intelligence Agency.
- The Pruitt-Igoe site is being rezoned to allow the mixed-use opportunities proposed in the SLUP and Neighborhood Plans.
- The Zoning Administrator & PDA Staff recommend “G” Local Commercial & Office District because its height limit of 3 stories or 50 feet are compatible with the preferences NGA has expressed for surrounding areas.
- The MO Department of Natural Resources determined that the site doesn’t pose any unacceptable risks to human health or environment, assuming that appropriate land uses are ensured.
- An environmental covenant provides 1) no domestic use of groundwater, 2) non-residential use & 3) soil management plan.

Rezoning Area



Corner of Jefferson Ave. and Cass Ave.



East Corner of Pruitt-Igoe Site



NE Corner of Site near St. Stanislaus Kostka Church

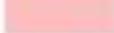


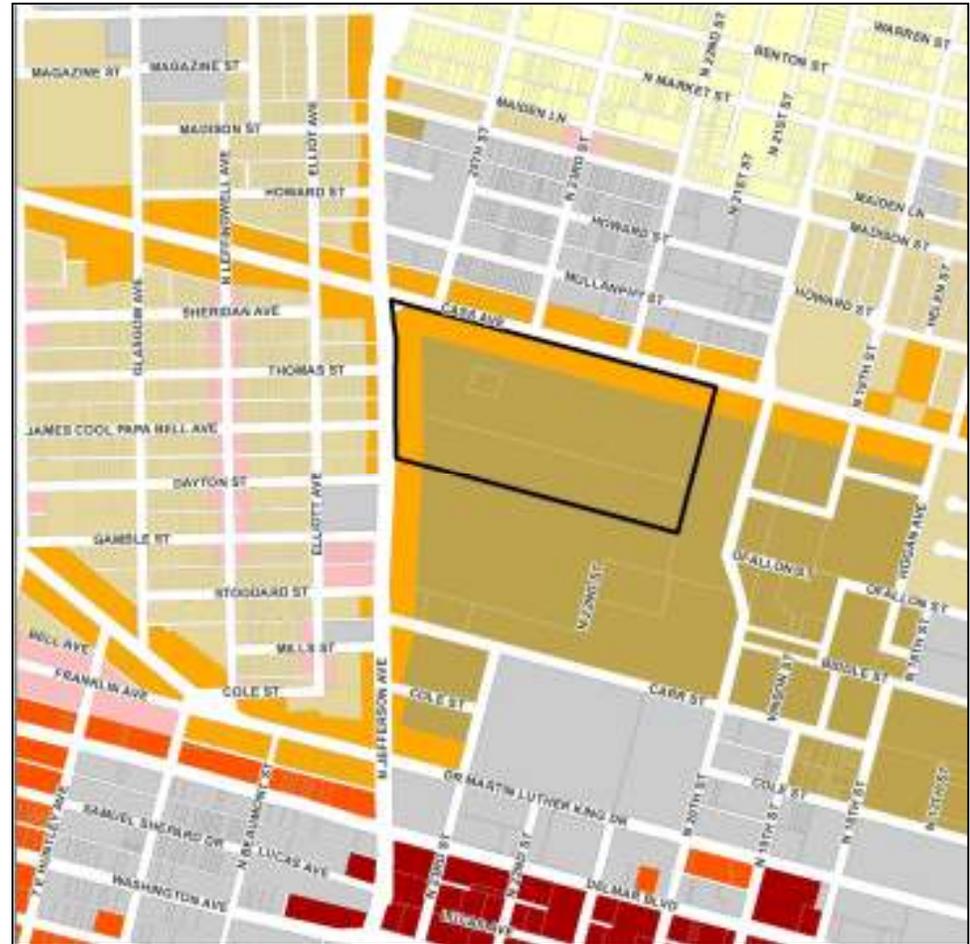
Southwest Corner of Pruitt-Igoe Site

Petition for Zoning Amendment

Rezone to "G" Local Commercial & Office District

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



SLDC / LCRA Presentation BEGIN

Vicinity of Rezoning Area



View Over NGA Site looking southeast toward Downtown
Pruitt-Igoe Site is upper right

Pruitt-Igoe Site Plan Study – Provided by SLDC/LCRA



Northern section (Lots A, B, C, D & E) fronts on Cass Ave. across from the NGA site with 2-4 story mixed-use buildings containing office, retail, restaurants and hospitality space.

Southern section (Lots F, G, H, I & J) is HealthWorks Village with NSR Urgent Care Hospital (Lot F & G) and medical offices, pharmacy, fitness and specialty treatment centers.

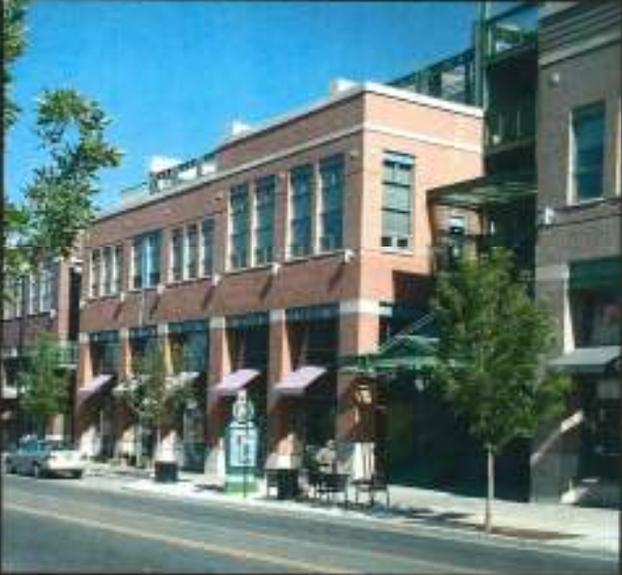
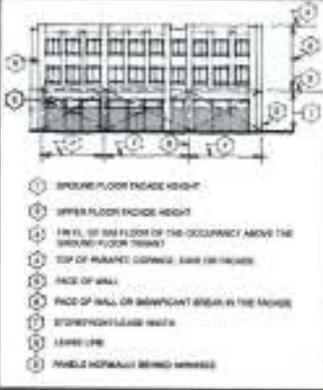
Ameren is to relocate substation along the southern boundary .

Pruitt-Igoe Site Design Guidelines

SAINT LOUIS NORTH SIDE: potential realm of guidelines

Architecture

- Character
- Form and massing
- Entries
- Materials
- Lighting



① GROUND FLOOR FINISH HEIGHT
② UPPER FLOOR FINISH HEIGHT
③ FIN ISL. OF 3RD FLOOR OF THE OCCUPANCY ABOVE THE REFERRED FLOOR FINISH
④ TOP OF PLANTED CORNICE, BALCONY RAILINGS
⑤ FACE OF WALL
⑥ FACE OF WALL OR SIGNIFICANT BREAK IN THE FACADE
⑦ STOREFRONT LEASE WALLS
⑧ LEASE LINE
⑨ PANELS NORMALLY BEHIND WINDOWS

Proposed Design Guidelines (Civitas) details LCRA' plans for the Pruitt-Igoe site.

Guideline Goal is to address the architectural character and guide development of a dense, urban environment including the form and massing of buildings as well as streetscape layout and design.

Written LCRA Recommendations on all building, conditional use & sign permits.

Why NGA?

- **North St. Louis is one of 4 sites for relocation**
- **3,100 employees with potential for expansion**
- **Average salary \$83,000**
- **\$1.6B Project**
- **Over 3000 direct and indirect construction related jobs**



Cass & 23rd Intersection Streetscape Design

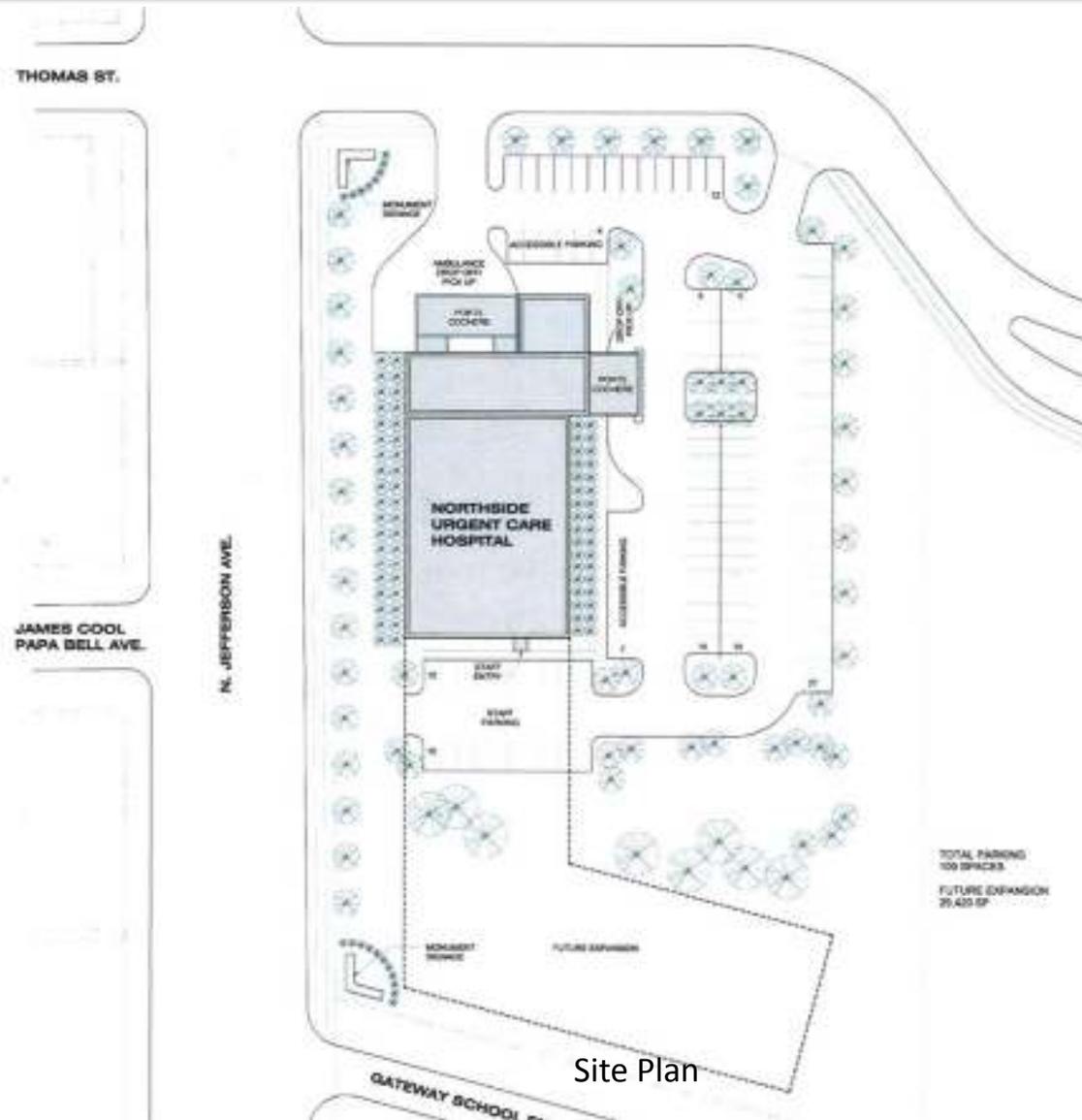


N. 23rd Streetscape Design



N. 23rd Streetscape Design

Northside Urgent Care Hospital



Site Plan

Northside Urgent Care Hospital



Jefferson Street View

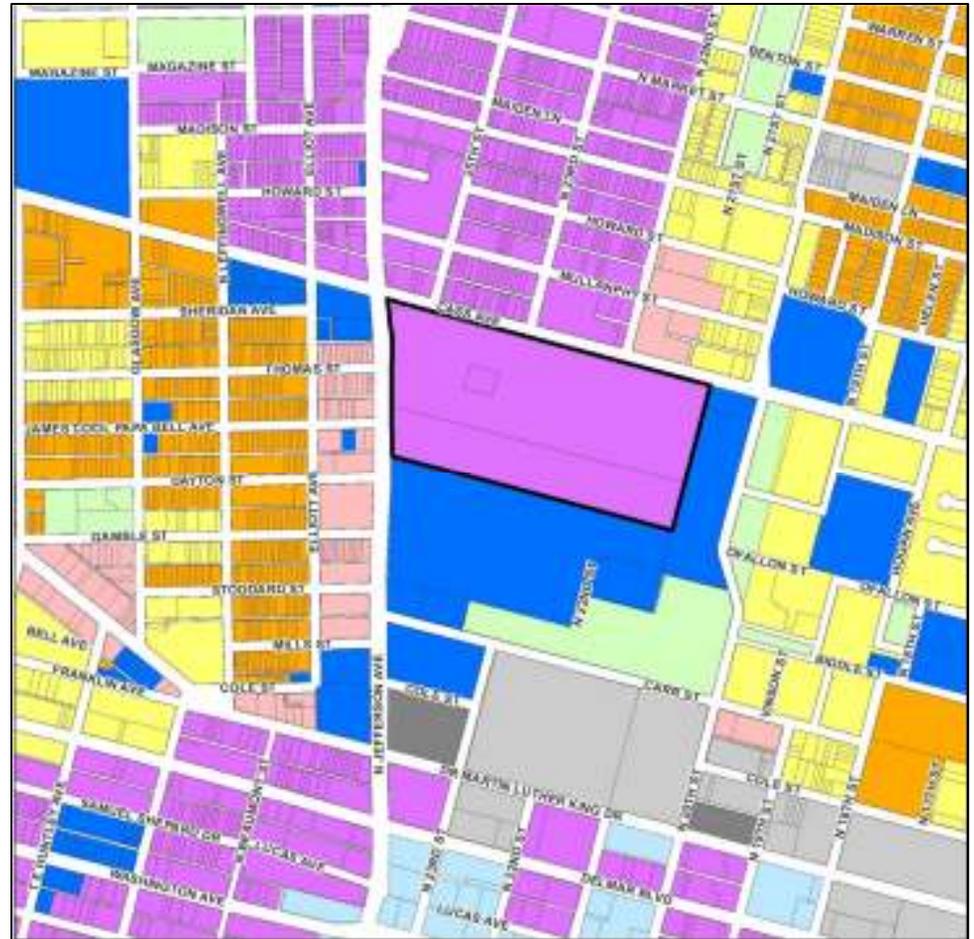
SLDC / LCRA Presentation - END

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

- The Zoning Administrator recommends that the subject areas be rezoned to the 'G' Local Commercial & Office District.

“Given that the subject properties in City Blocks 6484 & 6485 are currently vacant and underutilized;

that the proposed use would bring new institutional and commercial opportunities to the immediate area; and

that by rezoning subject property would bring it into conformity for its intended future use;

there is a basis established that a less restrictive zoning classification would be appropriate and enhance the general welfare of the City”

- The rezoning is in conformity with **1)** the City’s SLUP’s Opportunity Area, which encourages development including mixed-uses, and **2)** A Plan for the Neighborhoods of the 5th Ward’s proposed mix-use.
- PDA staff recommends approval of proposed rezoning.

Agenda

Chapter 99 Redevelopment Area Plans

Over One acre

PDA-133-15-RDM 1207-25 N. Grand Blvd. &
3610-60 Page Blvd.

Covenant Blu / Grand Center Neighborhood

1207-25 N. Grand Blvd. & 3610-60 Page Blvd. Redev. Area

LCRA Plan # 2035

- 2.9-acre site -- 18 parcels -- located at SW corner of N. Grand Blvd. & Page Blvd. in Covenant Blu/Grand Center
- Gas station, motel, parking lot, 4 residential buildings & several vacant lots
- Blight the site and provide a framework to issue an RFP to attract a developer(s) to implement a mixed-use development
- Land Clearance for Redevelopment Authority (LCRA)
- Ald. Marlene Davis



1207-25 N. Grand Blvd. & 3610-60 Page Blvd. Redev. Area



1207-25 N. Grand Blvd. & 3610-60 Page Blvd. Redev. Area



Vacant lot,
1207 N. Grand Blvd.



2 residential buildings,
1209-11 N. Grand Blvd.



3 vacant lots,
1213-25 N. Grand Blvd.

1207-25 N. Grand Blvd. & 3610-60 Page Blvd. Redev. Area



BP gas station,
3610 Page Blvd. (AKA 1213-25 N. Grand Blvd.)



Ebony Motel,
3622 Page Blvd.

1207-25 N. Grand Blvd. & 3610-60 Page Blvd. Redev. Area



Vacant lot,
3630 Page Blvd.



Vacant lots/parking lot (for
Grand Manor),
3600 block of Page Blvd.



2 residential buildings,
3656-58 Page Blvd.

1207-25 N. Grand Blvd. & 3610-60 Page Blvd. Redev. Area



Grand Manor,
3645 Cook Ave.



Residential building,
3633 Cook Ave.



Vacant lots,
3600 block of Cook Ave.

1207-25 N. Grand Blvd. & 3610-60 Page Blvd. Redev. Area



MLK Plaza



MLK Plaza sign

1207-25 N. Grand Blvd. & 3610-60 Page Blvd. Redev. Area



St. Louis Housing Authority,
3520 Page Blvd.



Walgreens,
1400 N. Grand Blvd.

Comments

- Conformity with City's Strategic Land Use Plan
- Does not provide for the use of eminent domain
- Does provide for the use of up to 15 years of tax abatement
- Staff recommends approval of Chapter 99 Blighting Study and Redevelopment Plan

Agenda

Informational Item (DEFERRED TO NEXT MEETING)

▪ Strategic Land Use Plan

Annual changes in the SLUP land use categories have reflected implementation of adopted plans.

Review the transition from Opportunity Areas (OA) to other land use categories since 2005.

Propose a staff study of all OA that recommends pro-active larger-scale transitions to the other nine (9) designated SLUP land use categories.

SLUP Land Use Categories

Opportunity Area (OA) Clusters

- *“Key underutilized locations where the use of land is in transition.”*
- *“Specific development proposals will be entertained as they present themselves.”*
- Opportunity Areas are located in 50 clusters range from single sites, to groups of sites, on up to corridor of sites .



Development Trends

Transition from OA to other land uses since 2005

- 21 of 50 clusters (42%) have experience some development
- 29 of 50 clusters (58%) have experience no development
- About 60% of OA transitional land use development occurred in a central corridor bounded by Page (north) & I-44 (south).
- Another 30% occurred north of Page and 10% south of I-44.

Study Methodology

Quantifiable data defines common characteristics that lead to a fresh look at land uses in the 50 OA Clusters

- Pro-active planning study proposes future land use based on
 - 1) analyzing quantifiable data measures including building permits and market value analysis for OA clusters and within a 1/10 mile buffer area outside the OA cluster
 - 2) identify common characteristics of land use transition
 - 3) recommend new land uses based on land use trends, development patterns and planning principles

Step #1 - Quantitative Data Measures

Cluster #26 – Midtown Corridor

Permit Activity since 2005: 4 building permits totaling \$8.4 million including George Walsh Bldg., VA Medical Offices , Lucas Heights rehab & mixed use bldgs. on Locust & Olive .

Buffer area of 1/10 mile has 55 building permits for \$90 million includes Wells Fargo, Harris Stowe U, St. Louis U., Metro. Village and Lucas Heights apartments, loft buildings, housing & offices .

Market Value Analysis: Midtown Cluster #26 is rated Category B (2nd highest) on east-end of Olive & Locust , but no value in industrial areas or areas with few sales.

Existing Strategic Land Use



Strategic Land Use Categories

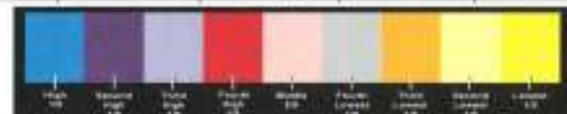


Step #2 - Common Characteristics of Land Use Transition

Group "A" SMUA Corridors Group "B" Hot Spots Group "C" Mid-Range Residential & Industrial

SMUP Opportunity Area (OA) Study Area Number & Name	Market Value Analysis Category	Count of Building Permits within OA Study Area	Sum of Building Permit Costs	Average Building Permit Value	Count of Building Permits within 1/10th Mile of the Edge of an OA Study Area	Sum of Building Permit Costs	Average Building Permit Value
Rest of the City (not in OA Study Area)		5,892	\$4,557,393,368	\$773,473	5,082	\$1,902,996,351	\$371,291
Group "A" SMUA Corridors							
#18 Mueller Outdoor Station	Type A	5	\$21,000,000	\$4,200,000	39	\$26,815,500	\$687,577
#26 Midtown Corridor	Type A	4	\$8,746,200	\$2,186,550	35	\$46,896,400	\$1,339,900
#27 Downtown West Corridor	Type A	38	\$65,349,200	\$1,719,716	90	\$65,349,200	\$726,100
#28 Market to I-64 Corridor	Type A	2	\$14,100,000	\$7,050,000	35	\$19,999,400	\$571,411
#29 East Chatham Corridor	Type A	17	\$6,140,250	\$361,191	30	\$50,578,500	\$1,685,950
#30 West Chatham Corridor	Type A	8	\$1,120,000	\$140,000	80	\$49,816,000	\$622,700
Group "B" Hot Spots							
#21 Denton & Lake	Type A	2	\$1,291,000	\$645,500	28	\$18,381,000	\$656,464
#22 Cheering & Cook	no info	0	0	0	40	\$65,796,000	\$1,644,900
#31 S. Grand & Downtown	Industry	4	\$6,789,800	\$1,697,450	31	\$65,884,500	\$2,125,306
#33 Forest Park & Spring	Industry	0	0	0	32	\$56,943,500	\$1,782,610
#34 Cheering & Brentwood	Type D	7	\$11,987,800	\$1,712,543	35	\$50,995,400	\$1,456,983
#35 S. 8th & Carroll	Type A	0	0	0	4	\$88,600	\$22,150
#36 S. Jefferson & I-64	Type D	0	0	0	0	\$15,575,000	\$1,781,111
#38 Tower Grove & Midway	Type A	7	\$1,111,100	\$158,729	39	\$6,791,000	\$174,128
#39 S. 7th & Barton	Type A/Industry	0	0	0	32	\$2,213,000	\$69,156
#44 Genterville School	Type A	1	\$1,300,000	\$1,300,000	1	\$1,300,000	\$1,300,000
Group "C" Mid-Range Residential							
#1 Riverside Bluff	Type D	0	0	0	0	0	0
#40 Grand Island Brewery	Type D	0	0	0	35	\$2,480,000	\$70,857
#45 Arsenal & Kingshighway	Type D	1	\$60,000	\$60,000	1	\$46,400	\$46,400
#47 Wilson & I-64	Type D	0	0	0	0	\$8,780,000	\$0
#48 Meyer Street & Dale	Type D/Industry	1	\$70,000	\$70,000	0	\$7,945,000	\$474,407
#50 Oldman & Southwind	Type D	0	0	0	1	\$100,000	\$100,000
Group "C" Mid-Range Industrial							
#16 Harbison & Goodfellow	Industry	2	\$580,000	\$290,000	2	\$860,000	\$430,000
#25 N. Jefferson & Cass	no info	5	\$1,100,000	\$220,000	7	\$5,125,000	\$732,143
#26 N. Tucker & Cass	Industry	0	0	0	25	\$41,000,000	\$1,640,000
#41 Grand & Jefferson	Type C/Industry	0	0	0	33	\$4,125,000	\$125,000
#49 Mitchell & Manchester	Industry	0	0	0	2	\$5,980,171	\$2,990,085
		Total: 85			Total: 538		

Note #1: Covers Building Permits issued from 1/1/2005 to 1/1/2014.
 Note #2: 1/10th mile buffer applied to each OA Study Area; some permits and permits have been double-counted if they fell within multiple buffers.



Step #2 - Common Characteristics of Land Use Transition

Group "D" Plan Concepts Group "E" Continuing Opportunity Areas

SLUP Opportunity Area (OA) Study Area Number & Name	Market Value Analysis Category	Count of Building Permits within OA Study Area	Sum of Building Permit Costs	Average Building Permit Value	Count of Building Permits within 1/10th Mile of the Edge of an OA Study Area	Sum of Building Permit Costs	Average Building Permit Value
Group "D" Plan Concepts							
#05 Powell Station	Type III				54	\$38,049,457	\$704,814
#18 Dr. King & Vandewater	Type I				2	\$1,740,000	\$870,000
#11 Dr. King & Deer	Type II				21	\$4,066,000	\$193,619
#13 Dr. King & Union	Type I				3	\$243,000	\$81,000
#14 Union & St. Louis	Type II				3	\$60,000	\$20,000
#24 Fruit Lane	re-tally						
#02 Shawnee Station	Type I				16	\$1,095,000	\$68,438
Group "E" Continuing Opportunity Areas							
#2 N. Broadway & Hall	Type I				4	\$3,095,000	\$773,750
#3 N. Broadway & West	Type I						
#4 West Florence & Sheper	Type I/II	4	\$731,500	\$182,875	18	\$8,371,300	\$465,072
#5 N. Duval & I-70	Type II				2	\$653,000	\$326,500
#6 West Florence & Warrin	Type I				3	\$4,000,000	\$1,333,333
#7 Hahn Park Scattered	Type I				74	\$35,531,733	\$478,807
#9 N. Grand & St. Louis	Industry				2	\$150,000	\$75,000
#12 N. Kinghighway & Highland	Type II				4	\$4,250,000	\$1,062,500
#25 Washburn	Type I				2	\$2,400,000	\$1,200,000
#17 Skidoo & Anshers	Type II				4	\$6,300,000	\$1,575,000
#19 Page & Union	Type II	4	\$515,000	\$128,750	2	\$725,000	\$362,500
#20 Oakman & Clara	Type I	1	\$200,000	\$200,000	12	\$6,000,000	\$500,000
#17 E. Grand & Park	developed				3	\$1,700,000	\$566,667
#43 Maracoo & Bingham	school				2	\$984,000	\$492,000
#46 Arsenal & Lavender	developed						
		Total 85			Total 304	\$35,291,000	\$116,089

Note #1: Covers Building Permits issued from 1/1/2005 to 7/1/2014

Note #2: 1/10th Mile Buffer Applied to each OA Study Area; some permits and parcels have been double-counted if they fall within multiple buffers.

Step #2 - Example of Characteristics

OA #26 Midtown Corridor

SLUP Opportunity Area (OA) Study Area Number & Name	Market Value Analysis Category	Count of Building Permits within OA Study Area	Sum of Building Permit Costs	Average Building Permit Value	Count of Building Permits within 1/10th Mile of the Edge of an OA Study Area	Sum of Building Permit Costs	Average Building Permit Value
Rest of the City not in OA Study Area		5,892	\$4,557,301,369	\$773,473	5,062	\$3,802,856,551	\$771,031
Group "A" SMLIA Corridors							
#18 Midtown Corridor Station	Transit	1	\$177,000	\$177,000	18	\$26,280,000	\$1,460,000
#26 Midtown Corridor	Transit	4	\$8,216,217	\$2,054,054	55	\$98,458,517	\$1,790,000
#27 Downtown West Corridor	Transit	10	\$26,182,334	\$2,618,233	20	\$40,364,668	\$2,018,233
#28 Market to Park Corridor	Transit	2	\$397,000	\$198,500	2	\$397,000	\$198,500
#29 East Chestnut Corridor	Transit	14	\$1,111,000	\$79,357	10	\$821,000	\$82,100
#30 West Chestnut Corridor	Transit	3	\$1,111,000	\$370,333	60	\$44,200,000	\$736,667
Group "B" Hot Spots							
#21 Belmont & Lake	Transit	2	\$1,111,000	\$555,500	24	\$18,781,200	\$782,550
#22 Channing & Cook	no sales	0	0	0	46	\$22,968,000	\$499,304
#31 S. Grand & Channing	Industry	4	\$6,784,800	\$1,696,200	23	\$38,898,000	\$1,691,217
#33 Forest Park & Spring	Industry	0	0	0	38	\$10,840,000	\$285,263
Lowland	Transit	7	\$11,772,800	\$1,681,829	35	\$59,675,000	\$1,705,000
1-44	Transit	0	0	0	3	\$683,000	\$227,667
McNair	Transit	0	0	0	6	\$15,176,000	\$2,529,333
McNair	Transit	2	\$2,222,000	\$1,111,000	29	\$32,700,000	\$1,127,586
McNair	Transit	0	0	0	32	\$2,233,000	\$69,781
McNair	Transit	1	\$1,500,000	\$1,500,000	1	\$1,500,000	\$1,500,000

2nd highest level MVA

4 permits in OA #26

Highest level Building Cost In OA #26

55 permits within 1/10 mile

Highest level Building Cost Within 1/10 mile

Step #3 - Recommended New Land Use Changes

Cluster #26 – Midtown Corridor

Based on renovation trend on Locust & Olive & George Walsh bldg. **OA to SMUA**

Based on renovation of half of multiple family housing units in Lucas Heights & cohesive community. **OA to NPA**

Based on renovation and new 1-story warehouse and commercial buildings on Washington & the western part of the “Locust Business District”. **OA to BIPA**

Based on renovation & new Salvation Army facilities on Washington and Scott Joplin Historic Site on Delmar. **OA to IPDA**

Commercial use recommended along Dr. Martin Luther King Dr. **OA to NCA**



Strategic Land Use Categories

Neighborhood Preservation Area	Business/Industrial Preservation Area
Neighborhood Development Area	Business/Industrial Development Area
Neighborhood Commercial Area (Dr. Martin Luther King Dr)	Institutional Preservation and Development Area (Delmar (Scott Joplin Historic Site))
Regional Commercial Area	Specialty Mixed Use Area
Recreational and Open Space Preservation/Development Area	Opportunity Area

Northeast Area

Agenda

Delegated Items

**PDA-134-15-RDMA,
PDA-135-15-RDRA through PDA-143-15-RDRA**
Chapter 99 Redevelopment Areas under One Acre

Street Vacations: PDA-146-15-VACA

Adjournment

Other Items

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