



SLUP



ZONING



Planning Commission Meeting

Francis G. Slay, Mayor



Wednesday January 6, 2016



CITY OF ST. LOUIS
PLANNING
URBAN DESIGN
AGENCY



REDEVELOPMENT



Agenda

- Call to Order
- Approval of Minutes – December 2, 2015

Agenda

Presentation & Public Hearing

Strategic Land Use Plan Amendment #15

Lighthouse Saint Louis
(CB 9121)
Riverview Neighborhood



Amendment #15 of Strategic Land Use Plan (SLUP)

- Presentation by PDA staff
- Presentation by Bill Kuehling, of Thompson Coburn, representing Lighthouse Saint Louis development project
 - Developer: Adam Hartig, of Lighthouse Development, LLC
 - Property Owner: Mark Repking, of BBN, LLC
- Planning Commission to conduct a Public Hearing
- Public comment & review period opened on Dec. 15, 2015 & ends on Jan. 20, 2016
- Planning Commission to vote on adoption of SLUP Amendment #15 at Feb. 3 meeting
 - 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/>)

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)

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

Existing Strategic Land Use Plan



 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

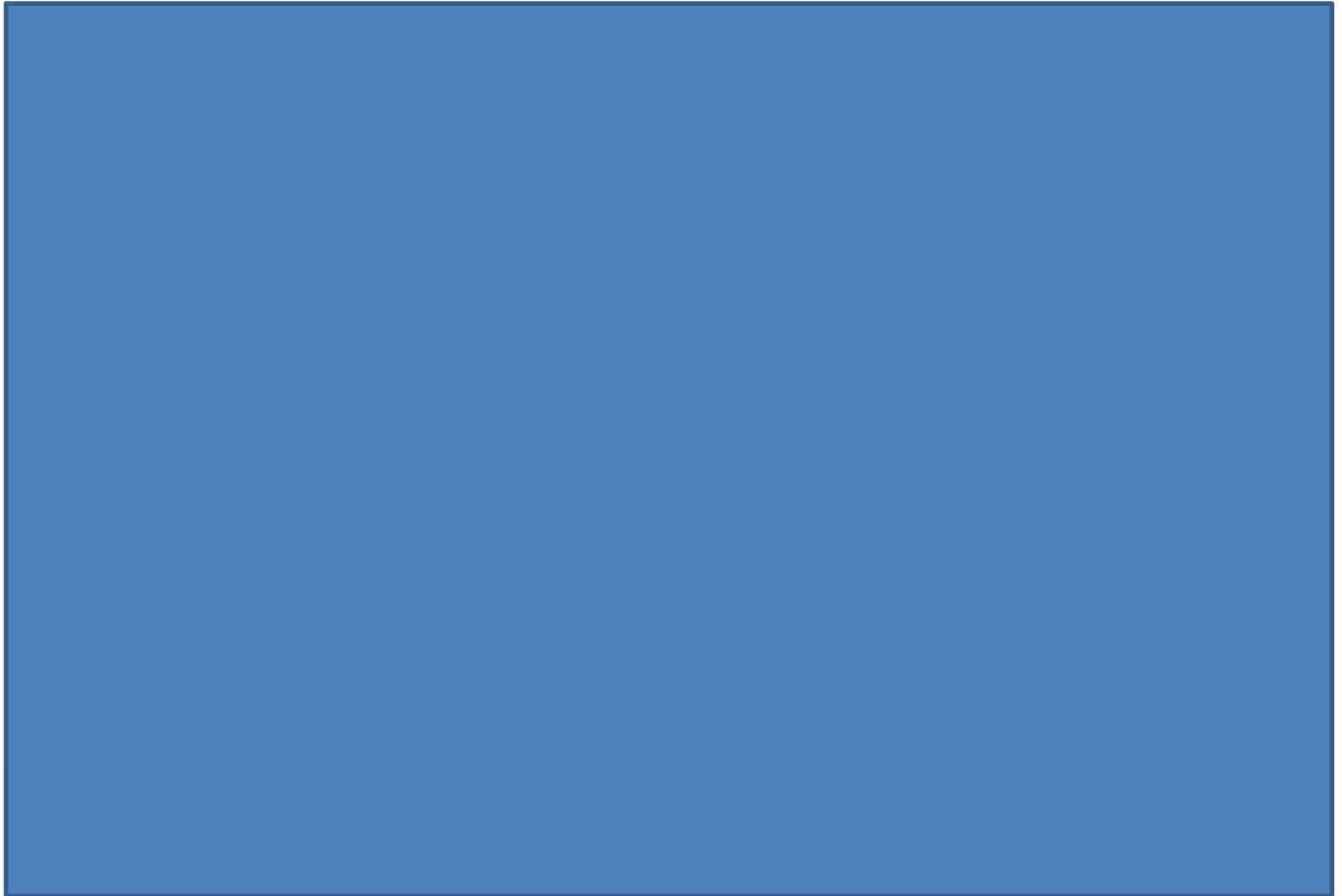
- Neighborhood Preservation Area
- Neighborhood Development Area
- Neighborhood Commercial Area
- Regional Commercial Area
- Recreation/Open Space Preservation and Development Area
- Business/Industrial Preservation Area
- Business/Industrial Development Area
- Institutional Preservation and Development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



- Lighthouse Saint Louis
- 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
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- Specialty Mixed Use Area
- Opportunity Area
- Change from ROSDA to SMUA

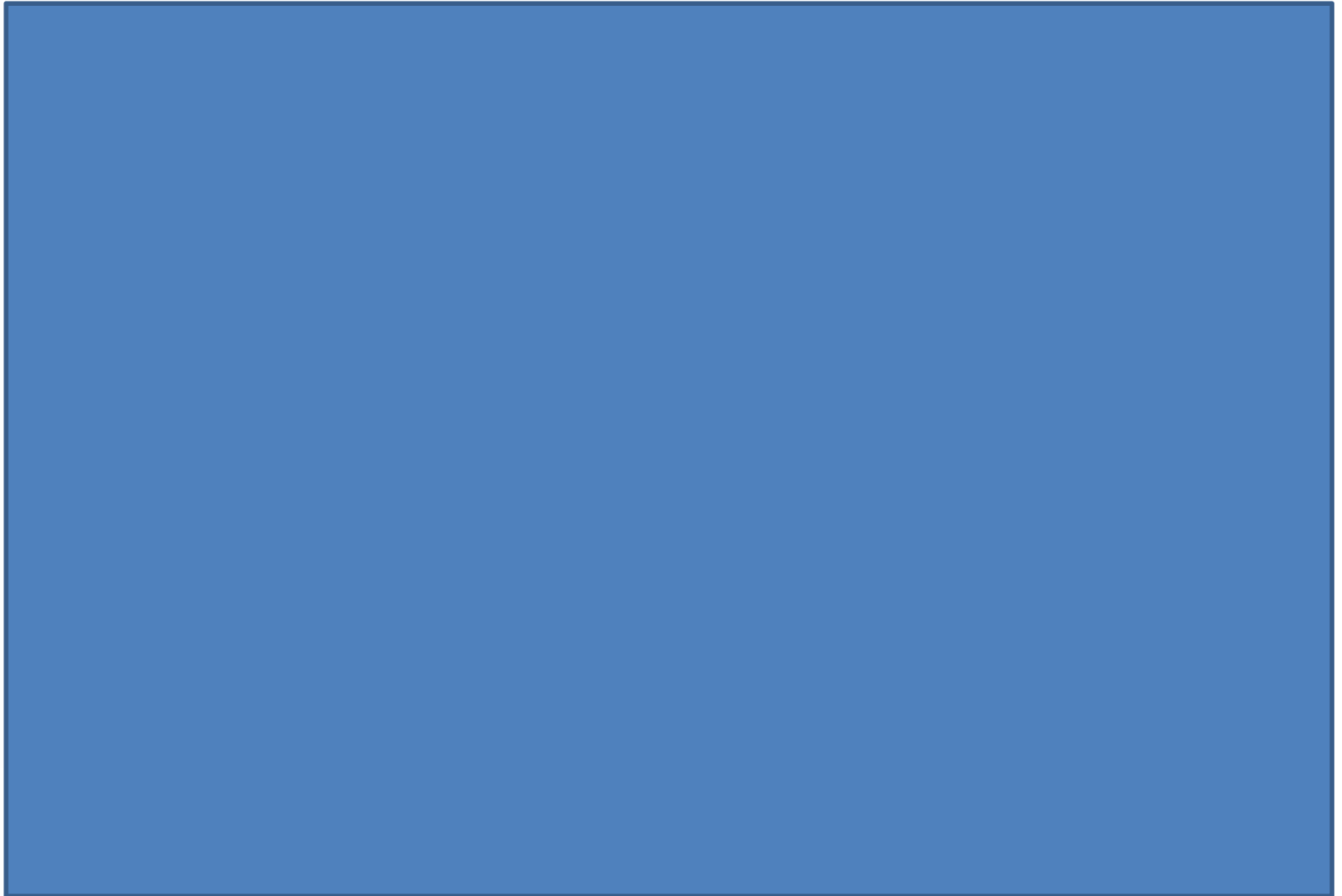


Photo / Video



Add Caption

Photo / Video



Add Caption

Agenda

ACTION ITEMS

Approval to Conduct a Presentation & Public Hearing

PDA-155-04-CMP Strategic Land Use Plan
Amendment #16

Citywide

Amendment #16 of Strategic Land Use Plan (SLUP)

Strategic Land Use Plan of the St. Louis Comprehensive Plan

Amendment #16 considers

- **1)** large-scale changes from OA to other SLUP land use categories based on the study of Opportunity Areas (OA) and their vicinities.
- **2)** a general update based on PC approved action items or the adjacency provision.
- This resolution only approves advertising & conducting presentation and public hearing at future meetings



Background

Future meetings

- Staff Presentation
- Public Hearing
- Public comment & review period
- Proposed SLUP changes
 - *Transition to other land use categories based on OA Study.*
 - *Items approved by PC since March 2014. Or*
 - *Development over time & items approved by PC on same block.*
- PC goes through list of items and “approves” or “omits”

Agenda

Chapter 353 Blighting Study

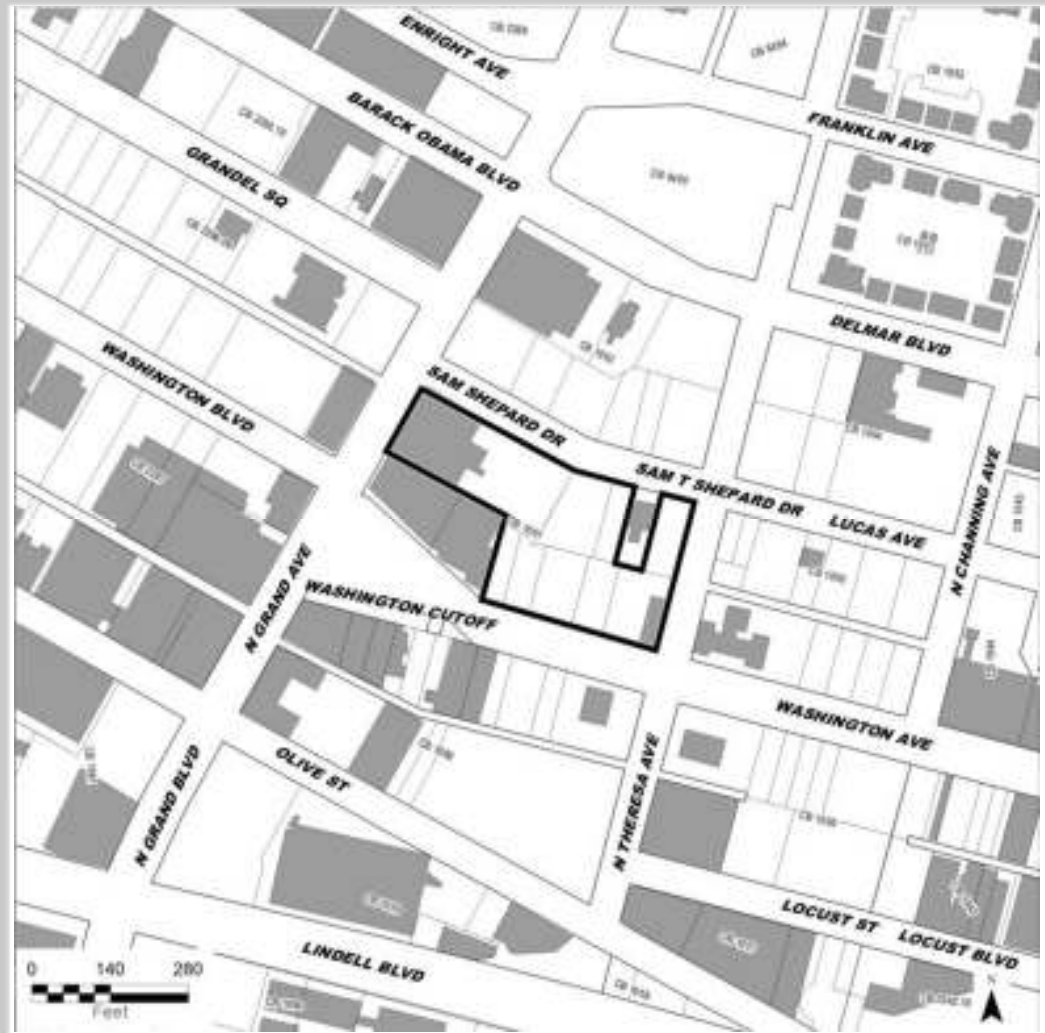
PDA-156-15-RDX

634 North Grand 353 Redevelopment
Area Chapter 353 Blighting Study

Covenant Blu / Grand Center Neighborhood

Proposed 634 North Grand 353 Redev. Area Chap. 353 Blighting

- 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 site is a blighted area



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. must transmit its recommendations to Board of Aldermen within 60 days after receipt of the Board Bill.

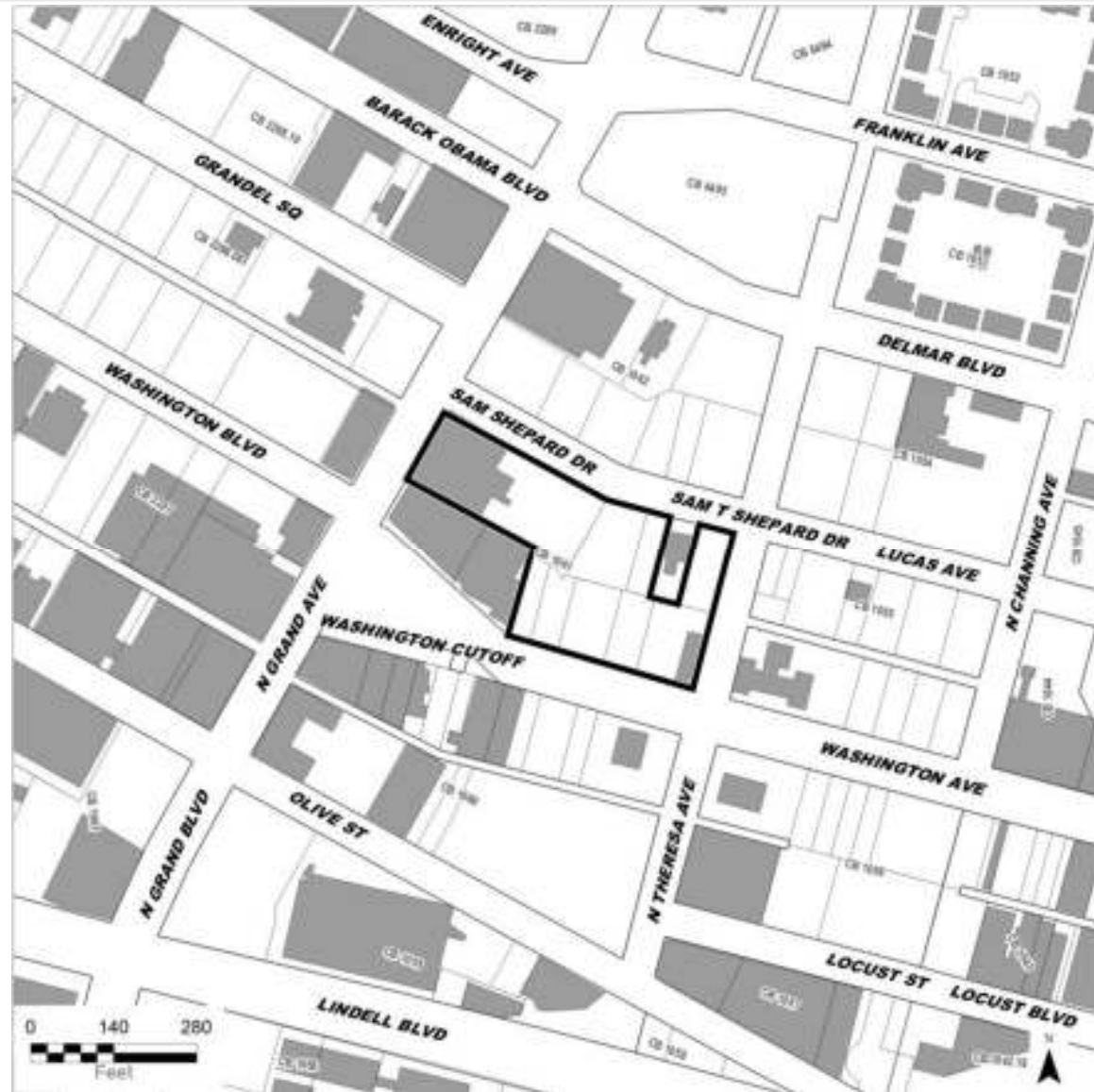
- “Blighted area” -- “that portion of the city within which the legislative authority of such city determines that by reason of age, obsolescence, inadequate or outmoded design or physical deterioration have become economic and social liabilities, and that such conditions are conducive to ill health, transmission of disease, crime or inability to pay reasonable taxes.” (Section 353.020 of Revised Statutes of Missouri, 2000)
- City’s definition of “blighted area” is virtually the same.

- A Blighting Study of the area was prepared by Development Strategies.
- If blighting is approved by ordinance, the 634 Redev. Corp. would like to establish a Ch. 353 Redev. Plan. The proposed Redev. Plan would be reviewed by the P.C. at a future meeting & would need to be approved by ordinance.

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

Proposed 634 North Grand 353 Redev. Area Chap. 353 Blighting



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.

Proposed 634 North Grand 353 Redev. Area Chap. 353 Blighting



Vacant office building,
634 N. Grand Blvd.



Boarded & open windows,
634 N. Grand Blvd.

Proposed 634 North Grand 353 Redev. Area Chap. 353 Blighting



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



Boarded-up storefronts,
634 N. Grand Blvd.

Proposed 634 North Grand 353 Redev. Area Chap. 353 Blighting



Damaged terra cotta,
634 N. Grand Blvd.



Boarded-up windows,
634 N. Grand Blvd.

Proposed 634 North Grand 353 Redev. Area Chap. 353 Blighting



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



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

Proposed 634 North Grand 353 Redev. Area Chap. 353 Blighting



Rusty window frame,
634 N. Grand Blvd.



Deteriorated structure,
634 N. Grand Blvd.

Proposed 634 North Grand 353 Redev. Area Chap. 353 Blighting



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



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

Proposed 634 North Grand 353 Redev. Area Chap. 353 Blighting



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.

Proposed 634 North Grand 353 Redev. Area Chap. 353 Blighting



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.

Comments

- Blighting Study prepared by Development Strategies was reviewed by PDA staff.
- Staff conducted its own research and verification of conditions in the area -- including a site survey and photos of the condition of the buildings & parking lots.
- Proposed 634 North Grand 353 Redevelopment Area is a blighted area in accordance with the definitions in the Revised Code of the City of St. Louis and the Revised Statutes of Missouri, 2000.
- Proposed 634 North Grand 353 Redevelopment Area is recommended for redevelopment under the Revised Statutes of Missouri, 2000 and the Revised Code of the City of St. Louis and is necessary and in the public interest.
- Staff recommends approval of Blighting designation.

Agenda

Informational Item

- PowerPoint on “Vacancy” by Don Roe

General presentation regarding vacant land and buildings in the City of St. Louis

Agenda

Delegated Items

- **PDA-001-16-RDMA and PDA-002-16-RDRA through PDA-007-16-RDRA Chapter 99 Redevelopment Areas under One Acre**
- **Street Vacations: PDA-008-16-VACA**

Adjournment

Informational Items

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