

1 **COMMITTEE SUBSTITUTE**

2 **BOARD BILL NO. 103 INTRODUCED BY: ALDERWOMAN PHYLLIS YOUNG,**

3 **ALDERWOMAN KACIE TRIPLETT**

4 An ordinance establishing a Gateway Mall Advisory Board and providing for its membership,
5 authority and responsibilities.

6 **WHEREAS**, in 2007 the Gateway Foundation, at the urging of Mayor Francis Slay, worked
7 with a number of planners and development professionals and the Planning and Urban Design
8 Agency to develop the “St. Louis Gateway Mall Master Plan” for the Gateway Mall area,
9 defined as the area bounded by Broadway, Market Street, 21st Street, and Chestnut Street,
10 together with the area bounded by Tucker Boulevard, Olive Street, 15th Street and Chestnut
11 Street.

12 **WHEREAS**, the City contemplates finalizing the 2007 St. Louis Gateway Mall Master Plan and
13 presenting it for approval to the Planning and Urban Design Commission pursuant to Chapter
14 3.48 of the City Code; and

15 **WHEREAS**, the establishment of a Board to perform certain functions with respect to
16 implementation of the Gateway Mall Master Plan is desirable;

17 **NOW THEREFORE, BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

18

19 Section One. There is hereby established a Gateway Mall Advisory Board.

20 Section Two. The membership and terms of office of members of the Gateway Mall Advisory

21 Board shall be as specified in Exhibit A hereto, incorporated herein by this reference.

1 Section Three. The appointments of members of the Gateway Mall Advisory Board by the
2 Mayor, other than ex officio members, shall be subject to the approval of the Board of Aldermen
3 by resolution.

4 Section Four. The Gateway Mall Advisory Board shall have the authority and responsibilities set
5 forth in Exhibit B hereto, incorporated herein by this reference.

6 Section Five. The requirement of Article Eight, Section Twelve of the City Charter, that all City
7 officers not excepted by such section or by ordinance devote full time to their duties of their
8 office, shall not be applicable to the members of the Gateway Mall Advisory Board.

9 **Exhibit A**

10 **GATEWAY MALL ADVISORY BOARD: MEMBERSHIP**

11 The following members shall be appointed by the Mayor, subject to the approval of the Board of
12 Aldermen:

- 13 1. A designee of the St. Louis Public Library;
- 14 2. Four representatives of businesses with physical locations adjacent to the Gateway Mall;
- 15 3. A real estate developer with one or more projects adjacent to the Gateway Mall;
- 16 4. A representative of the Downtown St. Louis Residents' Association;
- 17 5. A representative of an organization which has conducted a festival or other special event in the
18 Gateway Mall within two (2) years prior to appointment;
- 19 6. An architect or landscape architect;

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- 1 7. A representative of a public arts organization or agency;
- 2 8. A person with expertise in urban sustainability;
- 3 9. A person appointed at large; and
- 4 10. Two persons, one designated by each of the Aldermen of Wards Six and Seven ,
- 5 respectively; after revision of ward boundaries, one person designated by the aldermen of any
- 6 ward in which any part of the Gateway Mall is located.

7 The following members shall serve ex officio:

- 8 1. The Chairman of the Parks and Environmental Matters Committee of the Board of Aldermen
- 9 or his designee;
- 10 2. The Aldermen of Wards Six and Seven or their designees; after revision of ward boundaries,
- 11 the aldermen of any ward in which any part of the Gateway Mall is located, or their designees;
- 12 3. A representative of the Planning and Urban Design Agency;
- 13 4. A representative of the Department of Parks, Recreation and Forestry designated by the
- 14 Director of that department;
- 15 5. The Special Events Program Executive;
- 16 6. The Soldiers Memorial Superintendent;
- 17 7. A designee of the Partnership for Downtown St. Louis; and
- 18 8. A designee of the Gateway Mall Conservancy.

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1 The terms of all the ex-officio members shall correspond to their respective official terms. Of the
2 members appointed by the Mayor, three shall be appointed initially for terms of one year, four
3 for terms of two years, four for terms of three years and four for terms of four years. All
4 members thereafter shall be appointed for terms of four years. No member appointed by the
5 Mayor shall be an officer or employee of the City or of any political subdivision thereof. All
6 members shall have one vote on the Board.

7 **EXHIBIT B**

8 **RESPONSIBILITIES AND AUTHORITY OF THE GATEWAY MALL**
9 **ADVISORY BOARD**

- 10 1. Monitor the implementation of the Master Plan and provide ongoing community input about
11 Gateway Mall. "Master Plan" as used herein means a Gateway Mall Master Plan as approved by
12 the Planning and Urban Design Agency.
- 13 2. Oversee and review compliance with the Master Plan and provide review of proposed
14 modifications to the Plan.
- 15 3. Constitute a part of a public review and comment process for major Gateway Mall projects,
16 for consistency with the Master Plan, as specified by the "Project Approval Process" schematic
17 diagram, attached hereto as Exhibit 1.
- 18 4. Conduct a public review of any proposed permanent expansion, modification, replacement,
19 relocation, adaptive re-use, or removal of existing buildings, roads, parking lots, paths,
20 recreation areas or natural areas within the Gateway Mall ("Proposed Physical Changes"). No
21 City board (including but not limited to the Boards of Estimate and Apportionment, Aldermen
22 and Public Service) commission, agency, or department shall take any action upon any proposed

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1 ordinance, contract, permit, appropriation, or other form of authorization of a Proposed Physical
2 Change, until a public review has been conducted. Such public reviews shall be conducted within
3 thirty days after they are initiated. The Gateway Mall Advisory Board (“Board”) may initiate a
4 public review by written notice to the Director of Parks, Recreation and Forestry (the "Director")
5 that it is doing so. The Director may initiate a public review by written notice to the Board to
6 conduct a public review including full particulars concerning the Proposed Physical Change. In
7 conducting such review, the Board may provide opportunities for citizen involvement and public
8 input as it deems necessary. After completing such review, the Board shall promptly report to the
9 Mayor, the Director, and the public whether the Board finds:

- 10 i) the Proposed Physical Change is significant or minor;
- 11 ii) the Proposed Physical Change is consistent or inconsistent with the Master Plan, or, is
12 not addressed by the Master Plan; and
- 13 iii) if the Proposed Physical Change is not addressed by the Master Plan, whether the
14 Board considers the Proposed Physical Change beneficial to the Gateway Mall, or not
15 beneficial to the Gateway Mall, with stated reasons.

16 The Board in its reports may address such other matters or findings as it believes will assist the
17 public to evaluate the proposals which are reported on.

18 5.. Keep the public informed and advised of matters relating to the Master Plan.

19 6. Perform such other functions and take such other actions as are consistent with its
20 responsibilities and authority as stated in paragraphs 1 to 5, inclusive.

1 7. The Board is not authorized and shall not have power to amend or change the Master Plan.
2 The Board may recommend changes to the Master Plan for consideration by the Planning and
3 Urban Design Agency.

4 8. The Board is authorized to reasonably request of, and shall receive from, the Director, meeting
5 space, clerical assistance from time to time, and supplies. The Director's obligation to comply
6 with such requests is subject to Departmental budgetary limitations as determined by him in
7 good faith.

8 9. The Director shall on an ongoing basis provide to the Board, with or without request from the
9 Board, information necessary and appropriate for the Board to consider in carrying out its
10 responsibilities under paragraphs 1 to 7 inclusive. The Board shall receive from the Director any
11 public reports prepared or received by department personnel relating to or concerning Gateway
12 Mall.

13 10. The Board may request and upon such request shall promptly receive information from the
14 Director concerning plans of the City affecting the Gateway Mall.

15 11. The Board shall meet at least once in each calendar quarter after public notice as required by
16 law and as determined by the Board.

17 12. The Board shall select officers and adopt rules for the conduct of its business, consistent with
18 any applicable law, including but not limited to Chapter 610 and section 105.452 RSMo. 2000
19 as amended. The Board shall keep detailed minutes of its meetings and proceedings and
20 maintain files of its correspondence and communications. The Board may adopt rules and
21 procedures, consistent with applicable law, which it believes appropriate concerning records of

1 communications to Board members and disqualification of members from voting on matters
2 originated by the group, organization, institution, person, or entity which nominated them, or, in
3 the case of ex officio members other than aldermen, the organization or City office in which they
4 are employed.

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