

TO: CITY OF ST. LOUIS PLANNING COMMISSION  
FROM: DON ROE, DIRECTOR, PLANNING AND URBAN DESIGN AGENCY  
RE: ADOPTION OF A PLAN FOR THE NEIGHBORHOODS OF THE 5<sup>th</sup> WARD

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## **EXECUTIVE SUMMARY**

This resolution seeks the adoption by the Planning Commission of A Plan for the Neighborhoods of the 5<sup>th</sup> Ward.

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## **BACKGROUND**

On December 6, 2000, the Planning Commission approved Resolution No. PDA-099-00-ADM, adopting a rule setting forth: (i) minimum submittal requirements as a condition to the Commission's consideration of neighborhood plans, and (ii) establishment of an opportunity for public comment by holding at least a public hearing.

In fall 2001, staff received a document with an appendix for A Plan for the Neighborhoods of the 5<sup>th</sup> Ward ("Plan") from the Schwetye Architects Consulting Team for consideration and adoption by the Planning Commission. Schwetye Architects, the lead of a multi-disciplinary consulting team selected by a City's selection committee, was hired by the City of St. Louis under a contract executed in June, 1999 to create an integrated comprehensive plan for the neighborhoods of the 5<sup>th</sup> Ward.

The boundaries of the approximately 1555-acre planning area just north of downtown are based on those of the 5<sup>th</sup> Ward in 1999. In essence, it includes the four neighborhoods of Carr Square, Columbus Square, Old North St. Louis, and St. Louis Place in their entirety and portions of four other adjacent neighborhoods (Downtown West, JeffVanderLou, Near N. Riverfront, and Hyde Park) on the periphery. It is noted that the boundaries of the 5<sup>th</sup> Ward have been adjusted most recently per Ordinance 65377 as a result of the redistricting effort based on the 2000 Census.

This neighborhood plan is based on a four-phase community-based planning effort commenced in September, 1999. Throughout the planning process, about twenty public meetings, neighborhood-oriented and community-wide, were held with residents, business owners, and other stakeholders to keep them engaged and informed about the plan development. Public input was solicited via various means at different stages of plan preparation. The original draft plan document was revised several times based on public comments and input from the Planning and Urban Design Agency before the latest draft plan was prepared for Planning Commission's consideration.

At their December 5, 2001 meeting, the Planning Commission contended that the minimum submittal requirements had been met and a public hearing was set for January 9, 2002. Copies of the draft Plan were made available at several locations for public preview prior to the public hearing. The executive summary of the draft Plan and several maps were also posted on the City's web site for public viewing and download.

At the well attended public hearing on January 9, 2002 before the Planning Commission, the planning consultants made a presentation of the Plan and a public forum was held to solicit public comments. While three individuals spoke in favor of the Plan, nine spoke with concerns on the Plan.

However, written public comments were accepted through February 11 and are included in Exhibit A of this Resolution.

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### **STAFF COMMENT AND RECOMMENDATION**

A Plan for the Neighborhoods of the 5<sup>th</sup> Ward, a result of a community-based planning process, was designed to serve as a plan for the revitalization of the neighborhoods of the near Northside area. In addition, it could be used to supplement the portion of the Comprehensive Plan for this planning area. The Plan, when adopted, will be used by the Planning Commission to “review specific rezoning requests, street and alley vacation requests, proposed development plans and related development activity” within these planning boundaries for compliance, in conjunction with the City’s Comprehensive Plan (per Section Eight, Sub-Paragraph 8 of Ordinance 64687).

Upon review of the draft Plan, staff have made comments (Exhibit B) that should be addressed by the planning consultants for the final plan document. Considering the relatively minor nature of these comments, staff is of the opinion this Neighborhood Plan is a sound planning document and a reasonable guide for continued revitalization for these neighborhoods involved. Thus, it is recommended that the Plan be adopted as a “Neighborhood Plan” by the Planning Commission, subject to revisions to be made per comments contained in Exhibit B.

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### **REQUESTED ACTION**

That the Planning Commission adopts A Plan for the Neighborhoods of the 5<sup>th</sup> Ward as revised per staff comments in Exhibit B, as a Neighborhood Plan and a supplement to the Comprehensive Plan for the area generally bounded by Palm St./Destrahan St. on the north, Interstate 70/Mississippi River on the east, Cole St./Dr. Martin Luther King Dr. on the south, and Leffingwell Ave./Glasgow Ave. on the west and as specifically depicted in the Plan.

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NOW, WITH ALL PROCEDURAL REQUIREMENTS COMPLIED, THEREFORE, BE IT RESOLVED BY THE CITY OF ST. LOUIS PLANNING COMMISSION AS FOLLOWS:

1. A Plan for the Neighborhoods of the 5<sup>th</sup> Ward, as revised per staff comments in Exhibit B, is hereby adopted as a Neighborhood Plan and a supplement to the portion of the Comprehensive Plan for the area generally bounded by Palm St./Destrahan St. on the north, Interstate 70/Mississippi River on the east, Cole St./Dr. Martin Luther King Dr. on the south, and Leffingwell Ave./Glasgow Ave. on the west and as specifically depicted in the Plan.
2. The Director of the Planning and Urban Design Agency of the City of St. Louis is hereby directed to update a citywide map identifying the names and boundaries of Neighborhood Plans adopted by the Planning Commission.
3. The Director of the Planning and Urban Design Agency of the City of St. Louis is hereby directed to notify the Board of Aldermen of the City of St. Louis of this neighborhood plan adoption.