

## EXHIBIT B (Revised)

1. Plan document may be further condensed by moving the following sections to the appendix:

I-5 to I-8	Individual project goals detail
I-9 to I-19	Details of the 4 Phases
2-2 to 2-4	History
2-15 to 2-22	Details of environmental conditions

For each of 8 Focus Areas, just keep subdistrict map, proposed land use/zoning maps, and recommendation section. The rest will go to Appendix as background information for each Focus Area.

16-1 to 16-6	Basics on Design Standards
17-1 to 17-7	Entire Chapter except total neighborhood development expense summary (17-3) should remain in main document.
18-4 to 18-7	Phasing maps
19-4 to 19-23	Various financing sources

2. Areas proposed for multi-family but are excluded from Murphy Park Phase III should be changed in terms of future land use map & zoning map; i.e. 10-22, 10-23, I-19/20-3 maps should be in conformance with latest Murphy Park Phase III (see attached map).
3. UE substation on Map I-19/20-3 should be accurately color-coded (N. of MLK).
4. Carr St. strip commercial, between 19<sup>th</sup> & 20<sup>th</sup> Streets should be properly shown on existing land use map.
5. On existing land use map, lumber company should be identified as industrial, not commercial.
6. Certain text on page 2-13 should be modified:

The land holdings of various public entities will create numerous development opportunities and will encourage developers to look to the Fifth Ward for growth opportunities. Together with the City of St. Louis, three other quasi-governmental agencies control a significant amount of vacant lots and buildings, i.e., the Land Clearance for Redevelopment Authority (LCRA), the Land Reutilization Authority (LRA) and the Planned Industrial Expansion Authority (PIEA).

7. There is a glaring omission in the section on Waste Disposal and Random Dumping on pages 2-16 to 2-20. The City's Forestry Division tackles all weed and debris problems on vacant lots and in vacant buildings in the City, not the Refuse Division. They also deal with much of the debris in alleys. A paragraph relating Forestry's various programs is needed.
8. On page 4-1, it is stated that certain demographic data was gleaned from only four neighborhoods, not the entire ward. It's very important to make this clear in the Executive Summary (ES-5), the plan text and plan tables. When data is used only from the four neighborhoods it should be noted as from the "four core neighborhoods" and that only when figures are used that are indeed for the complete ward use the term "ward."

9. Conform to recently approved N. Marked Plan PUD in terms of proposed land use, zoning & design standards.
10. Revise this Plan to conform to the approved New Mississippi River Crossing plan already in place.
11. Pruitt-Igoe site: a) Proposed land use map be changed so that the entire site is coded as mixed use (school grounds as institutional) inclusive of light industrial uses. Actual uses will be determined pending environmental assessment of the site. b) The zoning would be proposed to be classified through the establishment of a Community Unit Plan (or similar for the site).
12. The 5<sup>th</sup> Ward portion of the North Riverfront area (east of I-70) should be coordinated with the pending planning study for a much larger North Riverfront area.
13. The proposed “large land use” area should be determined by any or a combination of the following:
  - a. A subsequent revision to this Plan
  - b. Chapter 99/100/353 process
  - c. Community Unit Plan or Planned Unit DevelopmentAll of these will be subject to future review and determination by the Planning Commission.
14. Where new subdivisions are contemplated, parcels replatted for 50-foot widths are allowed.
15. Date the Building Status and Condition Surveys in the corresponding tables.
16. P. 9-14: existing factory/warehouse buildings are on the south side of Palm Street.
17. Branch and Palm Streets should be converted to two-way streets, pending analysis of capacity for trucks and traffic issues related to Palm St. at North Florissant.
18. Development District CR-3 (including old Carr School) should be for mixed use.
19. Map 2-14: Strodman Park should be colored green.
20. Proposed zoning for Strodman Park should be revised from Industrial District to “B Two-Family Dwelling District”.
21. Closing of N. 11<sup>th</sup> Street in front of Webster School is not warranted.