



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**

FRANCIS G. SLAY, Mayor

File No. PDA-145-15-TOP

To: City of St. Louis Planning Commission

From: Don Roe, Director

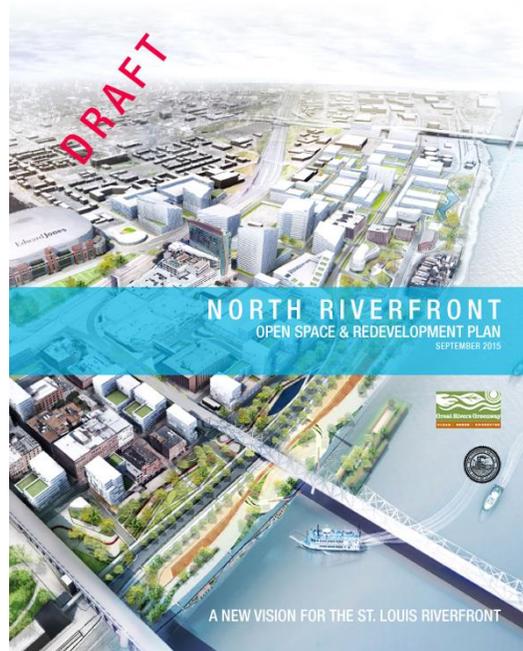
Subject: North Riverfront Open Space & Redevelopment Plan – Approval to Conduct a Presentation and Public Hearing at a Future Planning Commission Meeting

Date: October 30, 2015

Summary

The North Riverfront Open Space & Redevelopment Plan was completed in September 2015 by a multi-disciplined team of consultants led by Forum Studios. The purpose of the plan was to develop a vision for the riverfront which would take advantage of the location and rich history of the site to develop a world-class destination where one can live, learn, work, and play. The North Riverfront Open Space & Redevelopment plan is the culmination of a design process that began in January 2015 with the initial meeting of Stakeholders and Technical Advisory Committee members and ended with a Town Hall Public Meeting on July 8, 2015.

The North Riverfront Open Space & Redevelopment Plan is generally bounded by the Eads Bridge on the south, the Riverfront on the east, the Stan Musial Veterans Memorial Bridge to the north, and North Broadway to the west.



This resolution seeks the approval of the Planning Commission to advertise and conduct a Presentation and Public Hearing to consider the adoption of the North Riverfront Open Space & Redevelopment Plan as a Topical Plan.

This resolution takes no action on the adoption of the North Riverfront Open Space & Redevelopment Plan other than requesting that the Planning Commission agree to conduct a Presentation and Public Hearing and direct staff to fulfill the procedural requirements for the Public Hearing.

Recommended Action

That the Planning Commission approves advertising and conducting a Presentation and Public Hearing to consider the adoption of the North Riverfront Open Space & Redevelopment Plan as a Topical Plan at a future Planning Commission Meeting.

1.0 Background

- Ordinance 64687 requires that an amendment to the City’s Comprehensive Plan be preceded by at least one Public Hearing, and that the advertising (public notice) for the Public Hearing be published in a daily newspaper of general circulation in the City and in The City Journal at least 20 days in advance of the Public Hearing. The Planning Commission has conducted Presentations and Public Hearings in a variety of locales, and as stand-alone events or simply as part of a regular Planning Commission meeting. We are proposing that the Presentation and Public Hearing be included as part of an upcoming regular or special Planning Commission meeting at 1520 Market Street.
- At that future Planning Commission meeting, a Presentation will be made regarding the North Riverfront Open Space & Redevelopment Plan, a Public Hearing will be conducted, and the adoption resolution will be presented to the Planning Commission for its review and subsequent action.
- The purpose of the Public Hearing and Presentation is to consider the adoption of the North Riverfront Open Space & Redevelopment Plan as a Topical Plan. The purpose of the plan was to develop a vision for the riverfront which would take advantage of the location and rich history of the site to develop a world-class destination where one can live, learn, work, and play. The North Riverfront Plan was prepared by a multi-disciplined consulting team led by Forum Studios. Key recommendations of the plan include:
 - Extending the open space system to build upon the success of the CityArchRiver investment to create stronger connections to the river and adjacent communities;
 - Providing a variety of new recreation and mixed-use opportunities and becoming the new image of resurgence for this area of our City;
 - Establishing a new network of streets that not only improve the connectivity and access to site, but also serve as a framework which can adapt and evolve to market changes and future development possibilities; and
 - Prescribing multiple land uses, completely mixed and mingled, to optimize and leverage their specific adjacencies to bring life to a new vibrant “place to be.”

The planning process began in January 2015, and included a series of events hosted throughout the process to engage the public, including multiple advisory committees and vested land owners. The project concluded with a Town Hall Meeting on July 8, 2015.

- The North Riverfront Open Space & Redevelopment Plan is generally bounded by the Eads Bridge on the south, the Riverfront on the east, the Stan Musial Veterans Memorial Bridge to the north, and North Broadway to the west.

2.0 Public Input

Creating the opportunity for the Planning Commission to receive public input regarding the adoption of the North Riverfront Open Space Redevelopment Plan as a Topical Plan is the purpose of this resolution.

Requested Action

That the Planning Commission approves advertising and conducting a Presentation and Public Hearing to consider the adoption of the North Riverfront Open Space & Redevelopment Plan as a Topical Plan at a future Planning Commission Meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF ST. LOUIS PLANNING COMMISSION AS FOLLOWS:

1. The Planning Commission will conduct a Presentation and Public Hearing at a future Planning Commission meeting to seek public input regarding the adoption of the North Riverfront Open Space & Redevelopment Plan as a Topical Plan.
2. The Director of the Planning and Urban Design Agency is hereby directed and authorized to make arrangements and the final determination as to which regular or special meeting of the Planning Commission will include the Presentation and Public Hearing.
3. The Director of the Planning and Urban Design Agency is hereby directed to follow the rules regarding the provision of public notice for the Presentation and Public Hearing, as set forth in Ordinance 64687.