

North Central Community Urban Design Plan

1.

Partner with & leverage institutional anchors.

CONTRIBUTING STRATEGIES

- 1.1: Document the community history and assets of the neighborhood.
- 1.2: Identify and preserve the existing significant historical architectural and cultural resources of the neighborhood in future developments.
- 1.3: Develop community and educational programs around the local history and culture of North Central.
- 2.3: Increase access to and the number of high-quality public parks, community gardens, school yards, and outdoor recreation amenities and connect and integrate with the existing parks and the Hodiamont Greenway and Brickline Greenway.
- 4.1: Develop creative-arts industries and local employment opportunities in partnership with the Grand Center Arts District.
- 4.3: Leverage North Central locations for local business start-ups, including business incubators and live-work spaces.
- 4.4: Work with local institutions and funders on programs that support North Central businesses and entrepreneurs.
- 4.5: Establish community-based training and entrepreneurship programs, focusing a comprehensive range of skills.
- 5.4: Strengthen coordination between neighborhood organizations in North Central.
- 6.5: Partner with community development financial institutions (CDFIs) for Plan implementation.
- 11.1: Establish a community-based development organization and funding sources for implementation of the North Central Plan and ongoing community-led development.

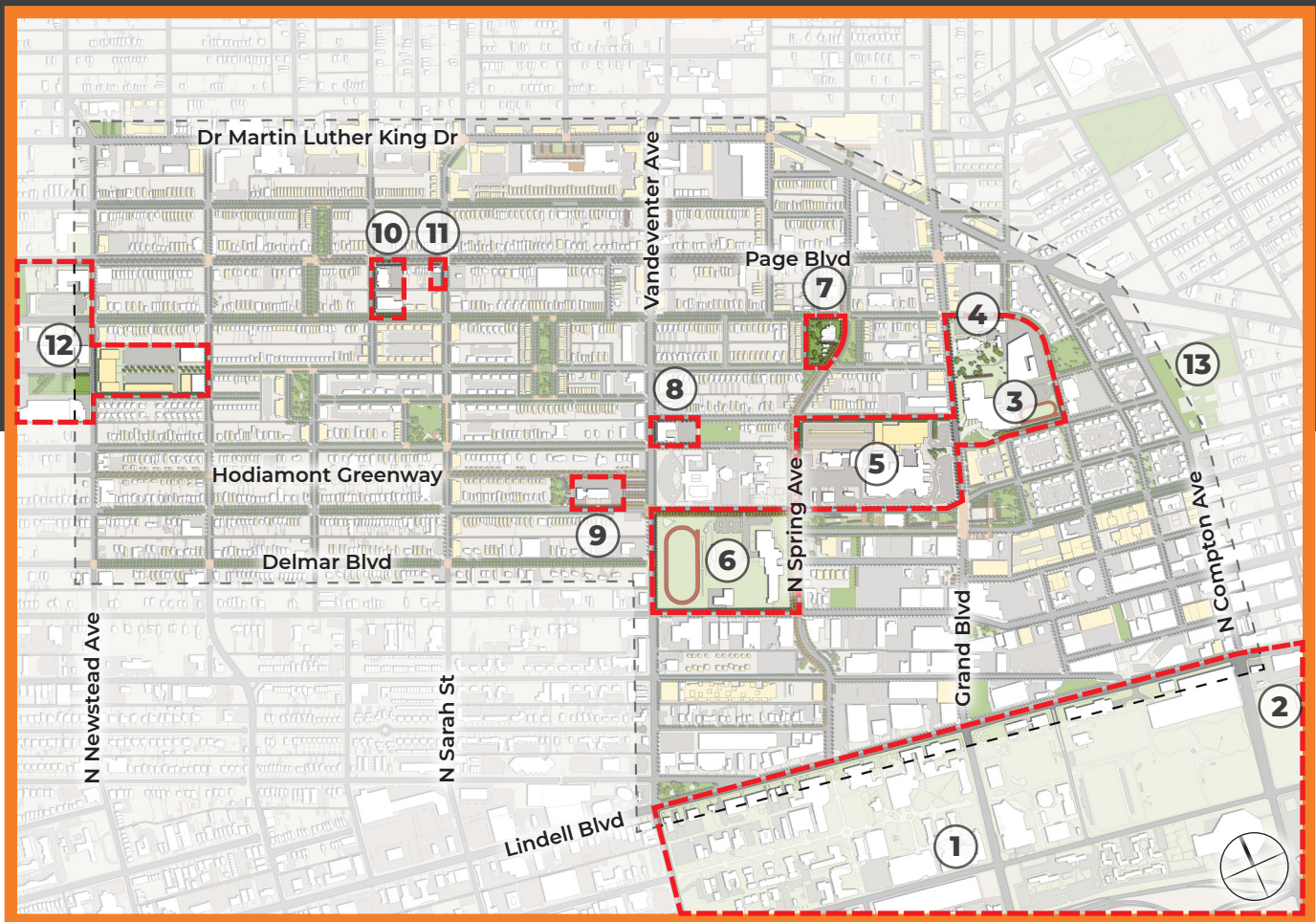
A key asset of North Central are the numerous community-based institutions located in and around the North Central neighborhoods. These institutions are vested stakeholders in the North Central community. They serve a regional population and draw visitors from throughout greater St. Louis.

These institutions provide a wide variety of programs and resources that can—and should—contribute to the equitable revitalization of North Central. Developing strong and long-term relationships with institutional partners is foundational for successful implementation of this Plan. Examples of partnership opportunities can include:

- » Working with Ranken Technical College to improve enrollment and participation by community residents in job training programs.
- » Working with Grand Center Inc. and constituent organizations on public art projects, programming, and neighborhood beautification.
- » Partnering with area churches to expand access to community assistance programs.

These examples are not exhaustive, and additional ideas and recommendations are provided in *Appendix: North Central Community Action Items*. In order to maximize the effectiveness of these partnerships, the North Central community must organize to advocate for itself through the creation of a community-based development organization (Strategy 11.1).

North Central Community Urban Design Plan



KEY INSTITUTIONS

- | | |
|---|---|
| <ul style="list-style-type: none"> 1. Saint Louis University (SLU) 2. Harris-Stowe State University 3. St. Louis Public Schools (SLPS) & Clyde C. Miller Career Academy 4. St. Alphonsus Liguori “The Rock” Roman Catholic Church 5. Cochran VA Medical Center 6. Cardinal Ritter College Preparatory High School | <ul style="list-style-type: none"> 7. Scruggs Memorial CME Church 8. Deaconess Center for Child Well-Being 9. Cole Elementary School 10. Transformation Christian Church (TCC) 11. TCC World Outreach Ministries 12. Ranken Technical College 13. Jordan “Pop” Chambers Park |
|---|---|

North Central Community Urban Design Plan

2.

Grow the Grand Center Arts District.

CONTRIBUTING STRATEGIES

- 2.1: Achieve and maintain a sustainable mix of land-uses that balances housing types with the opportunity to support close proximity to transit, employment, and community and commercial facilities.
- 2.2: New development, both residential and commercial, should reinforce the strengths of existing neighborhoods, combining new construction with rehabilitation to create a series of distinct places.
- 2.5: Develop connected, distinctive walkable districts with identifiable centers, edges, and gateways.
- 3.1: Provide a diversity of housing types in North Central, including apartments for young adults and couples; homes for families; and accessible, easy-to-maintain houses for seniors aging in place.
- 3.2: Connect qualified local developers with rehab opportunities.
- 3.3: Facilitate construction of new infill housing on vacant land.
- 4.1: Develop creative-arts industries and local employment opportunities in partnership with the Grand Center Arts District.
- 4.4: Work with local institutions and funders on programs that support North Central businesses and entrepreneurs.
- 5.3: Streets are the focus of community life and should be designed to be safe for pedestrians, bicyclists, and drivers alike, and encourage civic engagement.
- 5.4: Strengthen coordination between neighborhood organizations in North Central.

Grand Center is the most regionally-identifiable aspect of North Central, and draws tens of thousands of regional visitors annually. While Grand Center has historically focused on Grand Boulevard, recent opportunities have seen Grand Center's development expanding east and west into the adjacent neighborhoods.

This expansion has resulted in a number of opportunities to connect both the physical development and programming of Grand Center with the North Central residential neighborhoods. Historically, the arts district has located its service functions—ancillary development, parking garages, etc.—to its east and west periphery. This has resulted in a kind of “no-man’s land” between the established residential neighborhoods of the Vandeventer and Covenant Blu Grand Center and the activity centers of the Grand Center Arts District. As a result, Grand Center has been an island, disconnected from the neighborhoods by “dead blocks” of parking lots and streets that prioritize vehicular traffic over walkability.

The North Central Plan recognizes that these development patterns provide a significant opportunity for infill development and increased efficiency of land use. Grand Center has the opportunity to improve the function of district parking by replacing existing surface parking with one or more centralized parking structures. This will free up land occupied by parking lots for new infill development.

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In keeping with the character of the district, these areas can be infilled with loft-style mixed-use, multi-family and live-work units and creative office space. This development pattern has a precedent in the increase in development of student housing, housing for young professionals, and creative/arts industries that are being built around the North Central Plan area. Such development will effectively link the Grand Center Arts District east to Midtown and west to the Central West End—two established adjacent neighborhoods—and create vibrant, contextually-relevant neighborhoods in areas that are today characterized by vacancy and underdevelopment.

Grand Center is a stakeholder and partner in the creation of the North Central Plan, and has indicated their commitment to reconnecting to the broader North Central neighborhoods.

North Central Community Urban Design Plan

3.

Create a wellness district around Cochran VA Medical Center.

CONTRIBUTING STRATEGIES

2.3: Increase access to and the number of high-quality public parks, community gardens, school yards, and outdoor recreation amenities and connect and integrate with the existing parks and the Hodiament Greenway and Brickline Greenway.

2.4: Create an integrated network of safe, comfortable, and walkable streets connecting parks, greenways, schools, and community gathering places, neighborhood centers and amenities.

2.5: Develop connected, distinctive walkable districts with identifiable centers, edges, and gateways.

2.7: Build for sustainable, resilient, and just policies in future developments.

2.8: Support social infrastructure and civic engagement for residents through physical design and programming.

7.4: Engage with regional partners to reduce racial and geographic disparities according to the St. Louis Equity Indicators Baseline Report.

8.2: Create a health and wellness district around Cochran VA Medical Center and other existing healthcare facilities.

8.4: Consider the feasibility of developing a community center in North Central or partnering with existing centers to provide affordable access.

8.5: Implement comprehensive, year-round community programs for youth, seniors, and families.

8.6: Make existing arts and cultural amenities more accessible to North Central residents.

8.7: Provide resources that helps each child in North Central to flourish.

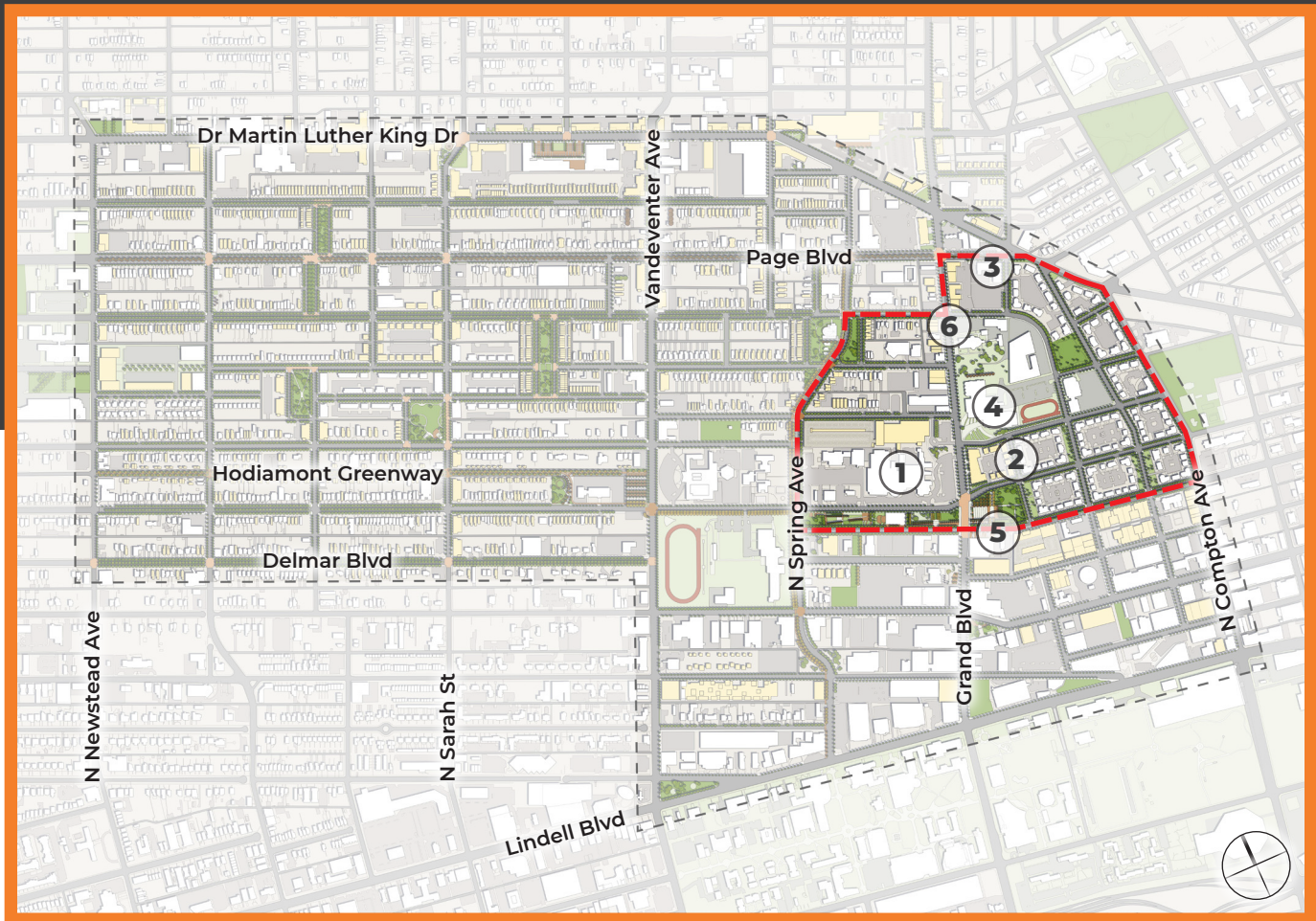
A significant need expressed by the North Central community is access to resources for health. This includes healthcare facilities, of course, but also includes amenities for healthy and active living. Recreational and fitness opportunities; healthy food; walkability and bikeability; healthy housing options; and activities with your neighbors all contribute to improved health, well-being, and quality of life.

Increasingly, this approach of collective impact—identifying the various issues that contribute to well-being and addressing them holistically—is recognized by healthcare and supportive service providers to improve quality of life at all stages of life. Utilizing partnerships with key institutions, the North Central Plan aims to create a health and wellness district to support the needs of the area's most at-risk populations.

OPPORTUNITIES ADDRESSED

- » Expanding availability and access to healthcare services.
- » Improving health outcomes for residents of all ages and stages of life.
- » Providing programming for seniors and youth.
- » Supporting at-risk residents, including seniors and veterans.
- » Supporting an excellent quality of life for all North Central residents.

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KEY INITIATIVES

1. Partner with the Cochran VA Medical Center and SLUCare to develop holistic healthy and active living programs and resources.
2. Partner with St. Louis Housing Authority to develop innovative housing solutions, with a focus on at-risk seniors and veterans.
3. Partner with St. Louis Housing Authority to expand Continuum of Care services with a focus on holistic healthy living.
4. Partner with St. Louis Public Schools and the Clyde C. Miller Career Academy to develop programs for youth.
5. Develop a new park, bounded by N. Grand Boulevard, Enright Avenue, Delmar Boulevard, and N. Theresa Avenue to provide excellent-quality recreation and passive experiences in nature.
6. Partner with St. Alphonsus Liguori “Rock” Church to provide community outreach supportive services.

Please refer to the following pages for additional information and details.



CASE STUDY: VITA PARTNERSHIP STAMFORD, CONNECTICUT

The Vita Health & Wellness Partnership is a network of local agencies working collectively to assist all who live throughout our community to be as healthy as possible. Our work ranges from expanding access to medical and mental health care to linking education with social services, to improving access to substance abuse prevention and treatment.

Beginning with a partnership of Charter Oak Communities and Stamford Hospital and swelling to over two dozen community providers, Vita has gained national recognition for turning Stamford's West Side into a health-themed neighborhood with a volunteer-powered, urban farm at its heart.

Applying the Social Determinants of Health, Vita Partnership members are encouraged to design and implement collaborative, community-based programs including housing, nutrition, education, healthcare, community, and jobs. The Vita Partnership has aligned around these Core Values:

- » Strengthen relationships between, and maximize the impact of, partners' collective efforts to improve health and wellness
- » Focus on prevention, addressing the upstream or social determinant causes of health, applying members' expertise to fill gaps in the social safety net
- » Engage the broader community, including member and non-member organizations and the general population, leveraging resources and involving multiple interests to achieve goals
- » Demonstrate the impact of our work through the collection, use and dissemination of qualitative and quantitative data.

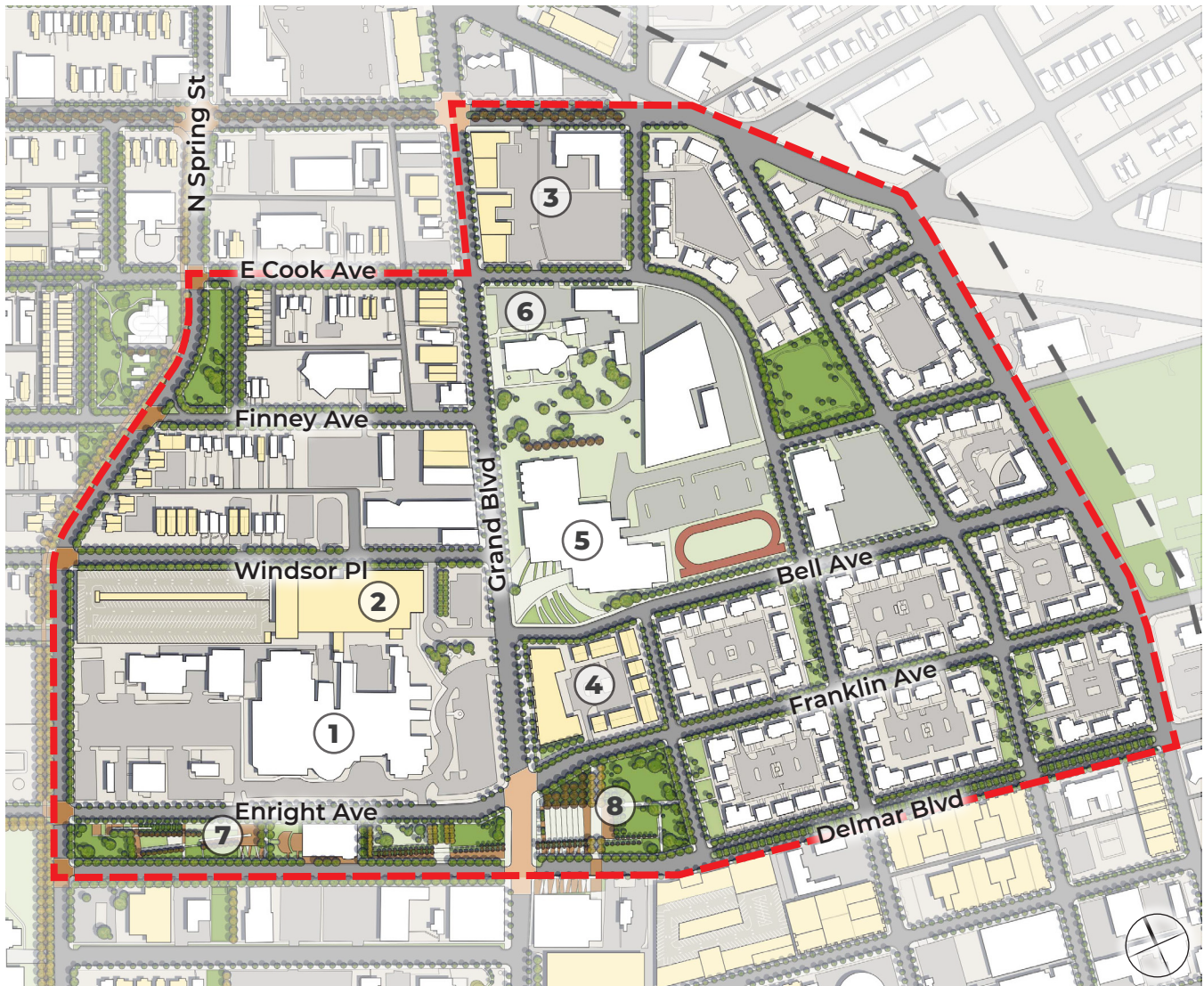
For additional information, please visit:
<https://vitastamford.com>

What is a Health + Wellness District?

A Health and Wellness District is a place where community development investments are targeted to improve community-wide health outcomes, inspire healthy behaviors, and improve community well-being and quality of life.

Healthy communities are those that thrive when they embrace the principles of walkability; active living; access to healthy food and healthy lifestyle choices; and promote sustainable job readiness through local jobs, facilitating the development of supporting businesses, and education and job skills training.

Utilizing a collective impact model, a health + wellness district is based on the concept that healthcare and health outcomes—a key component of every resident's quality of life—are related to and influenced by a community's access to food, activity, and awareness of healthy choices. Working holistically to enhance the quality of—and access to—these resources can reduce incidences of obesity, diabetes, cancer, miscarriage, pre-mature birth, and susceptibility to other diseases that not only shorten life expectancy and reduce quality of life, but also significant cost to healthcare facilities and the households they service. By proactively addressing the circumstances that contribute to pathologies and mortality, communities make themselves stronger and more sustainable through the health and vitality of their residents.



HEALTH + WELLNESS DISTRICT COMPONENTS & PARTNERS

- | | |
|---|---|
| 1. Cochran VA Medical Center. | 5. Clyde C. Miller Career Academy / St. Louis Public Schools. |
| 2. Future proposed Cochran VA Medical Center expansion. | 6. St. Alphonsus Liguori "Rock" Roman Catholic Church |
| 3. St. Louis Housing Authority. | 7. Cochran Healing Garden. |
| 4. Future proposed St. Louis Housing Authority development. | 8. New Community Park. |

North Central Community Urban Design Plan

4.

Infill & strengthen community shopping centers.

CONTRIBUTING STRATEGIES

- 2.1: Achieve and maintain a sustainable mix of land-uses that balances housing types with the opportunity to support close proximity to transit, employment, and community and commercial facilities.
- 2.2: New development, both residential and commercial, should reinforce the strengths of existing neighborhoods, combining new construction with rehabilitation to create a series of distinct places.
- 2.5: Develop connected, distinctive walkable districts with identifiable centers, edges, and gateways.
- 4.2: Revitalize existing commercial corridors and nodes with high-quality, community-supporting development.
- 4.3: Leverage North Central locations for local business start-ups, including business incubators and live-work spaces.
- 4.4: Work with local institutions and funders on programs that support North Central businesses and entrepreneurs.
- 7.1: Improve accessibility and reduce commuting time between North Central and major employment and retail centers.
- 7.2: Support the development of commercially-viable mixed-use corridors and neighborhood centers.
- 7.3: Facilitate development of local retail and commercial amenities.

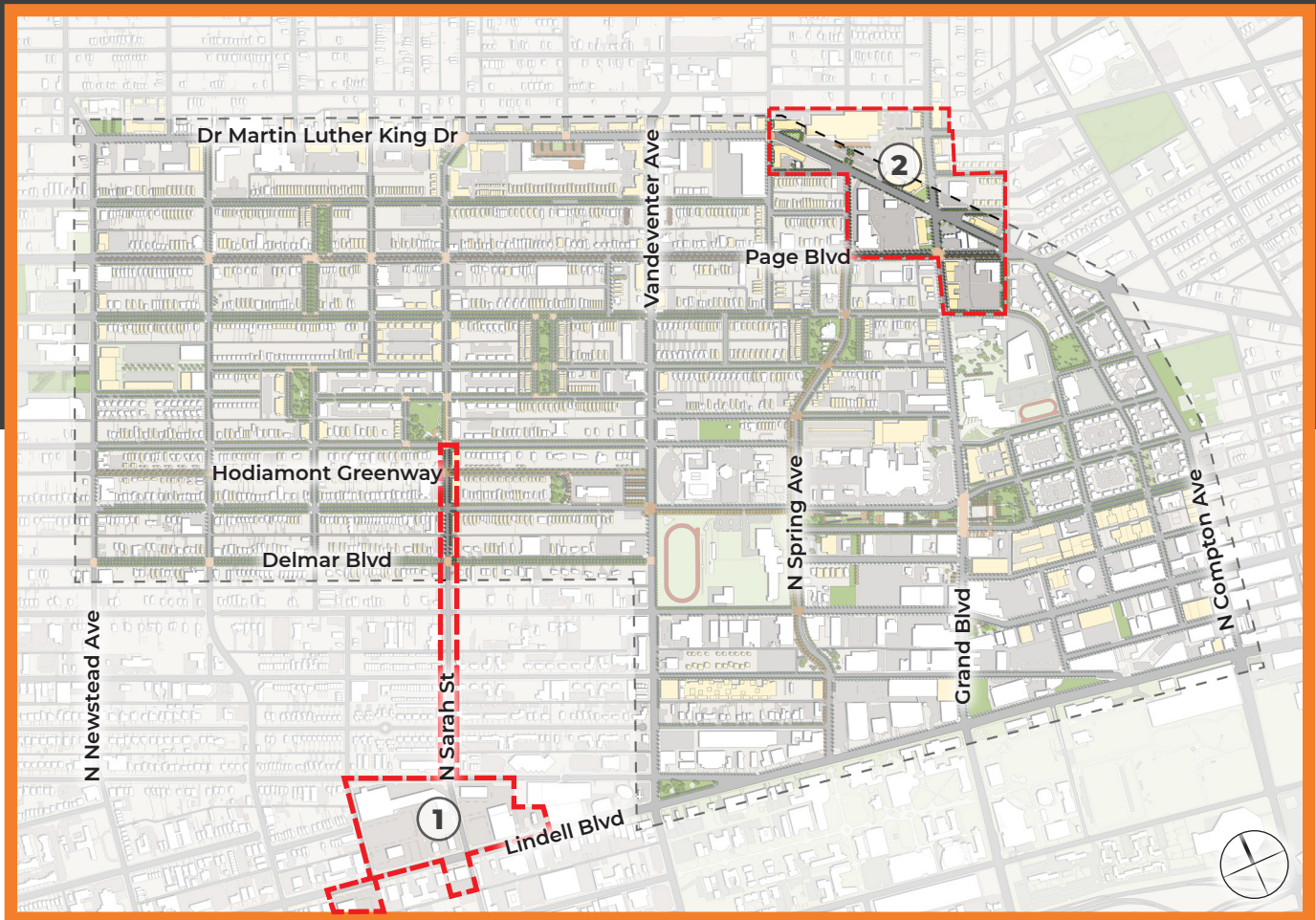
A key revitalization opportunity mentioned by North Central residents in this process is access to high-quality, day-to-day shopping opportunities. Like most communities in North St. Louis, North Central lacks the variety of shopping and retail amenities that other parts of the City enjoy.

However, there are two key retail centers located in or immediately adjacent to the North Central Plan area that provide a significant opportunity for enhanced, local shopping access for residents: Lindell Marketplace (located at Lindell Boulevard and N. Sarah Street) and MLK Plaza (located at Dr. MLK Drive, Cass Avenue, and N. Grand Boulevard).

OPPORTUNITIES ADDRESSED

- » Expanding access to retail and community service amenities, including grocery stores, retailers, healthcare facilities, banks, and pharmacies.
- » Creating economically-viable commercial corridors and centers.
- » Leveraging North Central locations for new business development
- » Addressing existing vacancy.
- » Furthering the environmental quality and beautification of North Central.
- » Contributing to the renewed identity of North Central and its individual districts.

North Central Community Urban Design Plan



KEY INITIATIVES

1. Enhance walkable and bikeable access to Lindell Marketplace by improving the streetscape of N. Sarah Street south of W. Belle Place.
2. Reconfigure and expand the existing MLK Plaza to create a new major commercial center at the intersection of Dr. MLK Drive and N. Grand Boulevard.

Please refer to the following pages for additional information and details.

Lindell Marketplace & Surroundings

Located in the Central West End neighborhood, Lindell Marketplace is only 1/3 mile from edge of the Vandeventer Neighborhood (and 1/2 mile from the Turner Park at the neighborhood's core). Lindell Marketplace includes a Schnuck's super-market, a pediatric medical care provider, two (2) pharmacies, a bank, six (6) fast-food/fast casual restaurants, and numerous other retailers.

Lindell Marketplace is accessible by MetroBus from North Central, and within a ten (10) minute walk of approximately 30 percent of existing North Central households. However, the pedestrian environment of N. Sarah Street is of poor quality and does not promote easy walkability. Enhancements to N. Sarah's streetscape, including high-quality 6-foot sidewalks, consistent 8-foot tree lawns, regular street trees, intersection bump-outs, and designated crosswalks will improve pedestrian comforts and bikeable, walkable access for North Central residents.

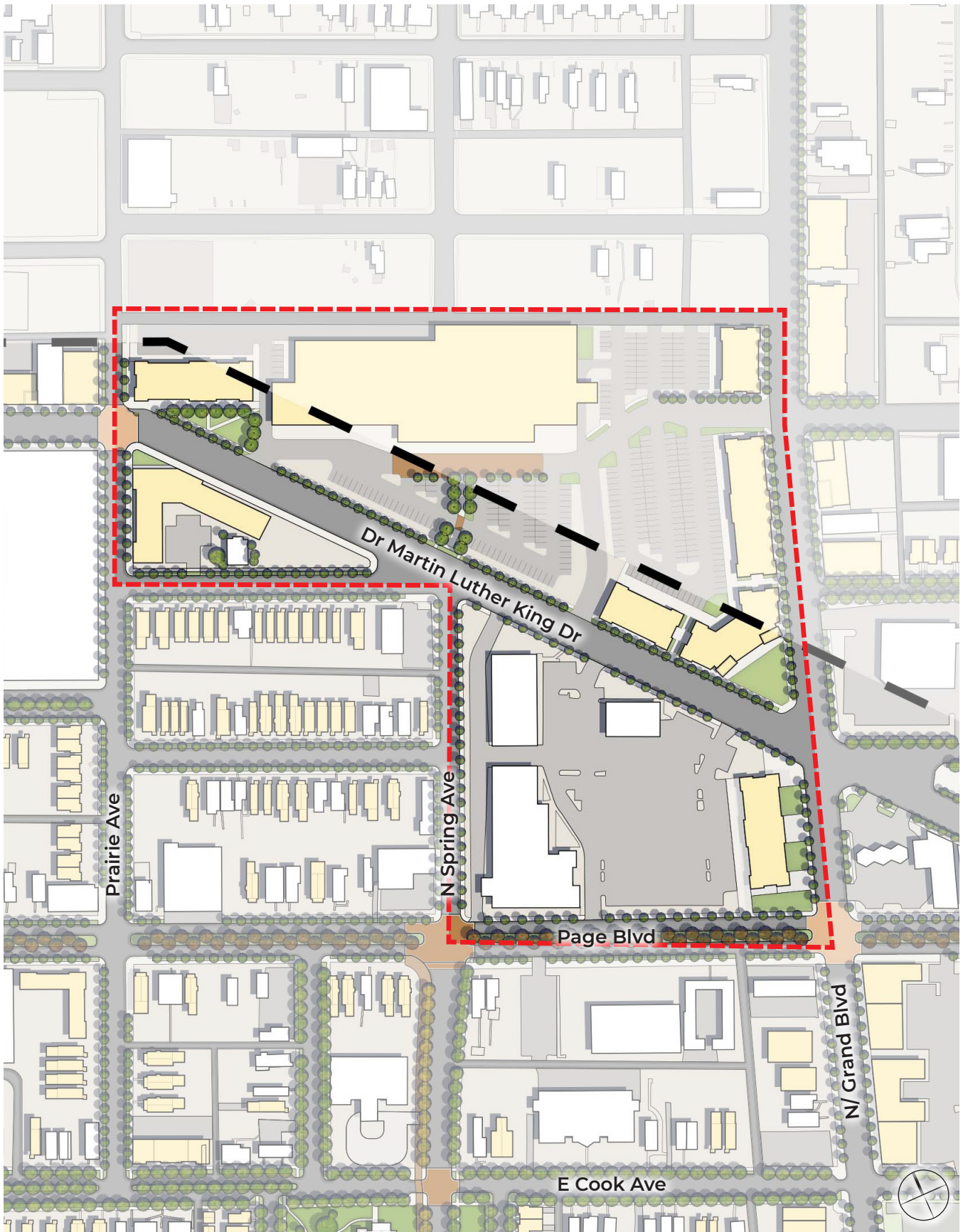
MLK Plaza & Surroundings

Located at the north edge of the North Central Plan Area, MLK Plaza is within a ten (10) minute walk of approximately 50 percent of existing North Central Households and is well-served by transit. MLK Plaza features a Save-A-Lot grocery store, a pharmacy, and bank, along with other retailers. The pedestrian environment around MLK Plaza is of poor quality, and it is surrounded by numerous detrimental land uses (i.e. auto salvage) and vacant lots.

There is a major opportunity for expansion of MLK Plaza. It is recommended that the seven (7) blocks bounded by Cote Brillante Avenue (north), Dr. MLK Drive (south); N. Grand Boulevard (east), and E. Prairie Avenue (west) be consolidated and redeveloped as a large commercial and retail development. This development is comprised of 125,000 to 150,000 square feet of new retail space in a flexible format that could support **[1]** a large-format retail anchor with **[2]** supporting small- to medium-size (1,400 to 10,000 square feet) stores and restaurants.

Located on the Brickline Greenway and the #70 Grand bus line, such a retail development would serve not only North Central but The Ville, Greater Ville, Midtown, JeffVanderLou, and other surrounding neighborhoods, as well as further the goals of the City's Equitable Economic Development Strategy for the Dr. MLK Drive corridor. This development would address numerous vacant parcels and un-supportive existing land uses. Furthermore, it would significantly improve the visual quality, identity, and function of N. Grand Boulevard, Dr. MLK Drive, and their intersection, creating a recognizable gateway to the Covenant Blu Grand Center neighborhood.

Future development of this initiative should coordinate with the Veteran's Community Project Planned Unit Development (PUD), located immediately north of this site on Aldine Avenue.



North Central Community Urban Design Plan

5.

Establish a neighborhood center around enhanced community amenities.

CONTRIBUTING STRATEGIES

2.2: New development, both residential and commercial, should reinforce the strengths of existing neighborhoods, combining new construction with rehabilitation to create a series of distinct places.

2.3: Increase access to and the number of high-quality public parks, community gardens, school yards, and outdoor recreation amenities and connect and integrate with the existing parks and the Hodiament Greenway and Brickline Greenway.

2.4: Create an integrated network of safe, comfortable, and walkable streets connecting parks, greenways, schools, and community gathering places, neighborhood centers and amenities.

2.5: Develop connected, distinctive walkable districts with identifiable centers, edges, and gateways.

2.8: Support social infrastructure and civic engagement for residents through physical design and programming.

4.2: Revitalize existing commercial corridors and nodes with high-quality, community-supporting development.

4.3: Leverage North Central locations for local business start-ups, including business incubators and live-work spaces.

5.3: Streets are the focus of community life and should be designed to be safe for pedestrians, bicyclists, and drivers alike, and encourage civic engagement.

6.5: Partner with community development financial institutions (CDFIs) for Plan implementation.

8.4: Consider the feasibility of developing a community center in North Central or partnering with existing centers to provide affordable access.

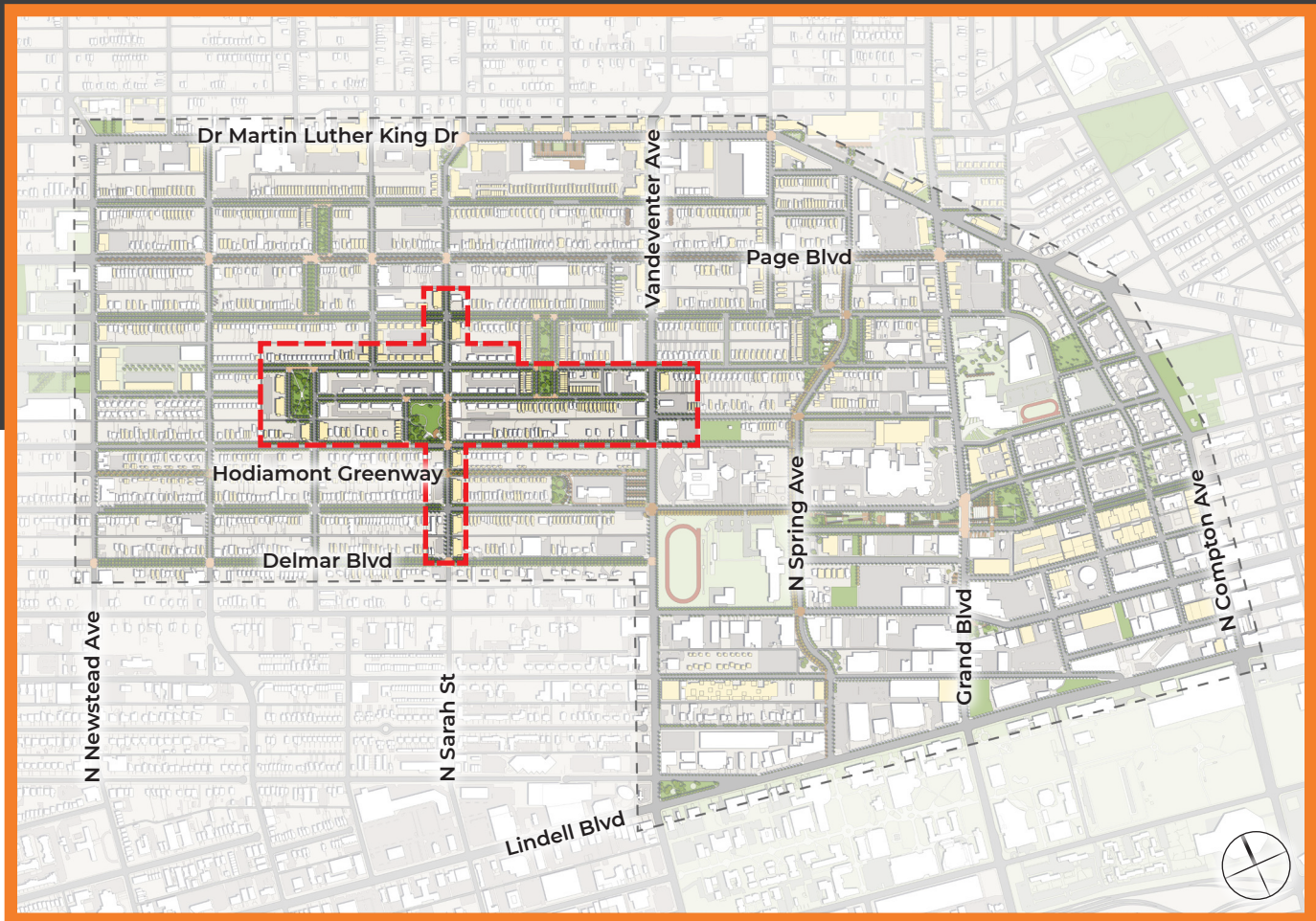
One of the most recognizable development projects that emerged from the original North Central Plan is North Sarah. This mixed-use development, surrounding Turner Park, is the de facto center of the Vandeventer Neighborhood.

The North Sarah development stretches along Finney Avenue, C.D. Banks Avenue, and W. Belle Place from the Deaconess Center on Vandeventer to the former Stevens Elementary School on Whittier Street. Though successful in its own right, North Sarah has been unable to catalyze broader development and reinvestment in its surroundings. With its distinctive mixed-use and live-work buildings on N. Sarah Street and N. Vandeventer, however, it is strategically-positioned in relationship to key neighboring amenities. The following improvements are recommended to establish an enhanced neighborhood center:

OPPORTUNITIES ADDRESSED

- » Leveraging North Central locations for new business development
- » Addressing existing vacancy.
- » Furthering the environmental quality and beautification of North Central.
- » Contributing to the renewed identity of North Central and its individual districts.
- » Providing outdoor space for recreation, and pedestrian connections through long blocks.

North Central Community Urban Design Plan



KEY INITIATIVES

1. Expand and reconfigure Turner Park with public streets on all faces of the park.
2. Adaptively reuse the vacant Stevens Elementary School site.
3. Construct a new residential park between W. Cook Avenue and C.D. Banks Avenue.
4. Infill vacant lots along N. Sarah Street with a mix of new live-work residential and mixed-use buildings.
5. Infill vacant lots and improve the streetscape of N. Vandeventer Avenue.
6. Infill vacant residential lots along east-west streets in the neighborhood center.

Please refer to the following pages for additional information and details.

Neighborhood Center

Building upon the existing asset of North Sarah, the North Central Plan recommends the establishment of an expanded and strengthened community center around enhanced neighborhood parks and amenities:

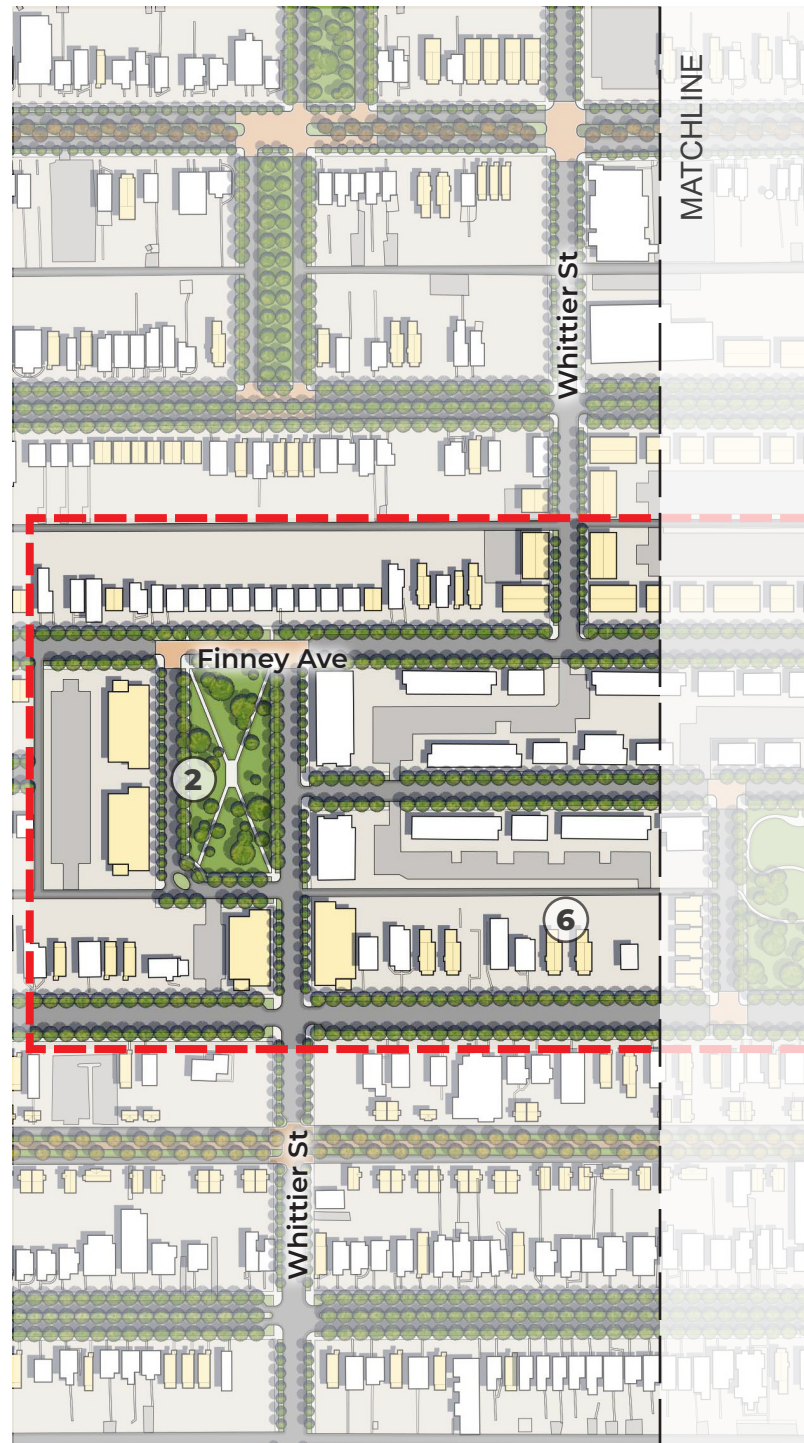
1. TURNER PARK: The City of St. Louis should prioritize the expansion and reconfiguration of Turner Park in future planning efforts. The City should work internally and with the community to expand Turner Park to the existing parcel of land on the southwest corner owned by the City of St. Louis, creating a rectangular park shape. Construct a new public street or pedestrian right-of-way on the west side of Turner Park to provide public frontages for all four (4) park edges. Public frontages have been shown to improve users perceptions of park safety and eliminate undesirable or nuisance behavior. Replat vacant lots west of Turner Park and build new, park-facing attached townhomes.

2. STEVENS ELEMENTARY SCHOOL: Adaptively reuse the Stevens Elementary School site. Construct a new residential park (“Stevens Park”) on the eastern half of the site, from Finney Avenue to the north to the service alley north of W. Belle Place to the south. Construct new public streets on the south and west edges of the new park. Infill the western half of the site with new, multi-family residential development.

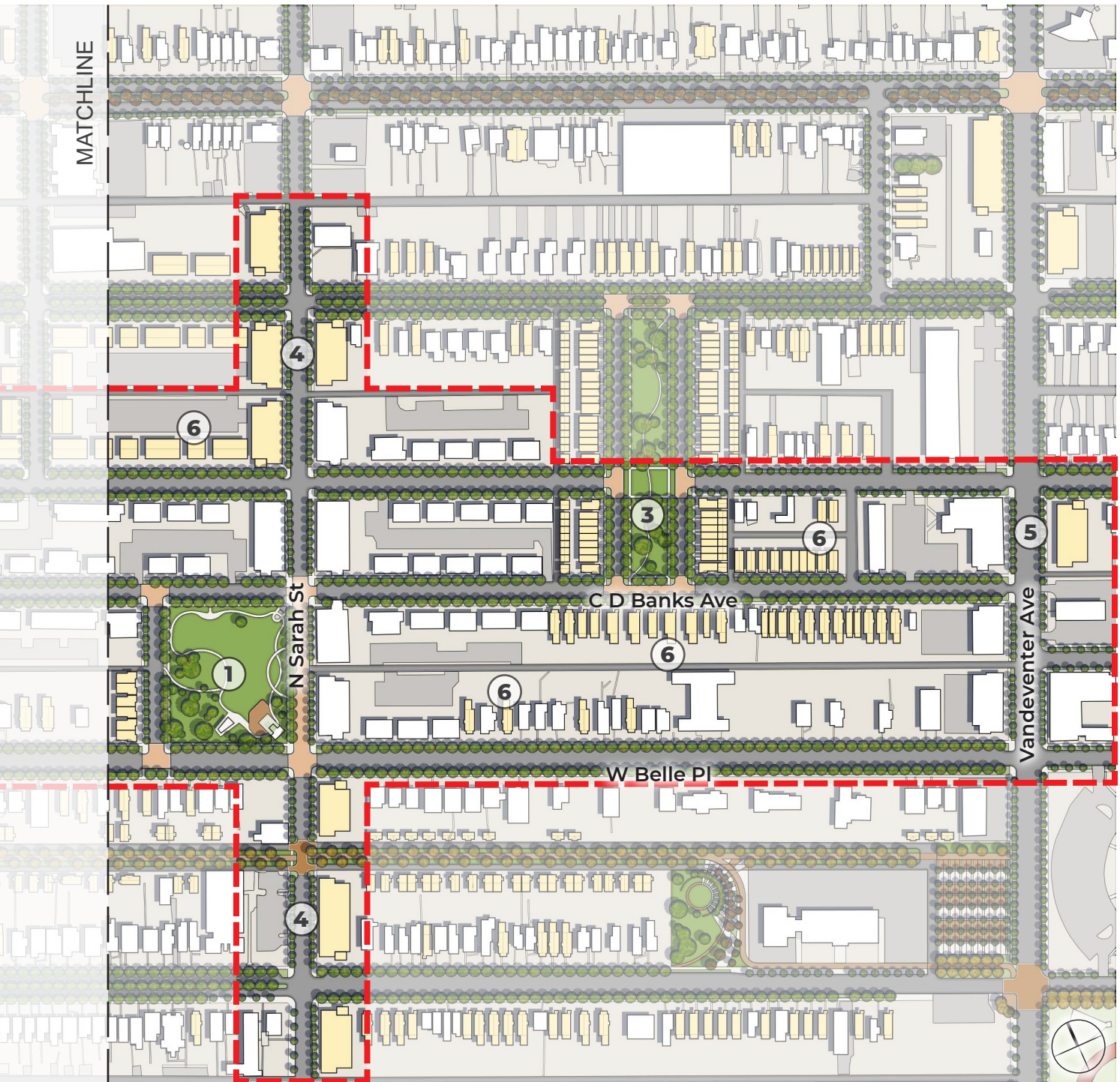
Alternately, consider the redevelopment of the Stevens Elementary School as a community center or community recreation facility.

The future community-based development organization (CBDO) and/or other community organization shall pursue discussion with the Board of Education about this initiative, what it would entail, and who will manage and take ownership of the site.

3. W. COOK AVENUE RESIDENTIAL PARK: Construct a new residential park spanning from C.D. Banks Avenue north to W. Cook Avenue, between N. Vandeventer and N. Sarah Street. Refer to *Focus Area #7* on Page 115 for more detail.



4. NORTH SARAH STREET: Infill vacant lots along N. Sarah Street with a mix of live-work residential and mixed-use buildings, extending the mixed-use center of North Sarah north to W. Cook Avenue and south to Delmar Boulevard. Construct enhanced streetscapes with consistent sidewalks, landscape zones, and street trees.



5. NORTH VANDEVENTER AVENUE: Infill vacant lots and construct enhanced streetscapes along N. Vandeventer Avenue, from Finney Avenue south to Delmar Boulevard.

6. RESIDENTIAL STREETS: Infill vacant lots along W. Cook Avenue, Finney Avenue, C.D. Banks Avenue, and W. Belle Place with a variety housing types. Refer to *Focus Area #10* on Page 134 for more detail.

North Central Community Urban Design Plan

6.

Revitalize Delmar as a residential boulevard and linear park.

CONTRIBUTING STRATEGIES

1.2: Identify and preserve the existing significant historical architectural and cultural resources of the neighborhood in future developments.

2.3: Increase access to and the number of high-quality public parks, community gardens, school yards, and outdoor recreation amenities and connect and integrate with the existing parks and the Hodiamont Greenway and Brickline Greenway.

2.4: Create an integrated network of safe, comfortable, and walkable streets connecting parks, greenways, schools, and community gathering places, neighborhood centers and amenities.

2.8: Support social infrastructure and civic engagement for residents through physical design and programming.

3.2: Connect qualified local developers with rehab opportunities.

3.3: Facilitate construction of new infill housing on vacant land.

5.3: Streets are the focus of community life and should be designed to be safe for pedestrians, bicyclists, and drivers alike, and encourage civic engagement.

6.5: Partner with community development financial institutions (CDFIs) for Plan implementation.

Delmar Boulevard is a key historical and cultural thoroughfare in St. Louis, associated today with the “Delmar Divide”—the demarcating line between the vibrant and prosperous central corridor and the struggling, disinvested neighborhoods of north St. Louis. In the 1950s and 60s in the North Central Plan Area, however, Delmar connected the heart of the Grand theater district to Gaslight Square, a thriving, racially-integrated, bohemian enclave of artists and entertainers.

The North Central Plan re-envisioned Delmar Boulevard as the spine connecting the Vandeventer Neighborhood to the West through the Grand Center Arts District to the Covenant Blu Grand Center Neighborhood and Midtown to the east.

OPPORTUNITIES ADDRESSED

- » Documenting and celebrating the culture and history of North Central.
- » Increasing access to the number of high-quality parks and open spaces.
- » Furthering the environmental quality and beautification of North Central.
- » Creating defined centers and gateways.
- » Contributing to the renewed identity of North Central and its individual districts.

North Central Community Urban Design Plan



KEY INITIATIVES

1. Reconstruct Delmar Boulevard—west of Vandeventer Avenue and east of N. Theresa Avenue—as a residential boulevard with broad sidewalks and tree lawns, a center median, and street trees.
2. Redevelop the blocks between Delmar Boulevard and Enright Avenue—from N. Spring Street to N. Theresa Avenue—as a linear park connecting through and providing a centerpiece to the Grand Center Arts District.

Please refer to the following pages for additional information and details.

Residential Boulevard

Delmar Boulevard, both west of Vandeventer Avenue and east of N. Theresa Avenue, is a two lane street with an incredibly wide 70-foot right-of-way and minimal streetscaping, sidewalks, and public realm. Using excess right-of-way width, it is recommended that these sections of Delmar be redesigned with a center 12- to 16-foot median, widened 8-foot sidewalks, and consistent 10-foot tree lawns. Three rows of street trees—at the street edge and in the median—provide a distinctive, comfortable, and walkable public realm character to the boulevard.

Delmar Boulevard Park

Between the Cardinal Ritter campus and Grand Center, Delmar consists of a distinctive linear park the both connects through and provides a centerpiece for the Arts District. Travelling up hill from Vandeventer east to Grand, the narrow block between Delmar and Enright is redeveloped as in intimate park. Using the natural grade and topography of the block, this part provides a variety of multipurpose gathering spaces and venues for public art installations and activities. Sweetie Pie’s Upper Crust is integrated into the center of the park.

East of Grand, the current surface parking lot is redeveloped as a major outdoor performance venue, physically-connected to Powell Symphony Hall. Like Old Post Office Plaza Downtown, this park will serve as both a passive day-to-day multipurpose park as well as a premier venue for outdoor special events.

The future community-based development organization (CBDO) and/or other community organization shall pursue discussion with the United States Veterans Administration (VA) and the Cochran VA Medical Center to verify what the VA and Medical Center intend to do with the sites around the Medical Center.



PARCELS IDENTIFIED FOR REDEVELOPMENT

- | | |
|------------------------|-----------------------|
| 3525 Delmar Boulevard | 3718 Enright Avenue |
| 807 N. Grand Boulevard | 3738 Enright Avenue |
| 3617 Delmar Boulevard | 3741 Delmar Boulevard |
| 3678 Enright Avenue | 3743 Delmar Boulevard |
| 3710 Enright Avenue | |



DELMAR BOULEVARD PARK COMPONENTS

- | | |
|--|--|
| <ul style="list-style-type: none"> 1. Community amphitheater and multi-purpose space. 2. Passive recreation area. 3. Seating grove. 4. Powell Hall entrance plaza. 5. Grand Boulevard Plaza and Lawn. 6. Grand Boulevard Sculpture Garden. | <ul style="list-style-type: none"> 7. Sweetie Pie's Upper Crust and Banquet Center. 8. Sweetie Pie's garden. 9. Cochran Healing Garden. 10. Delmar Sculpture Garden. 11. Spring Lawn. |
|--|--|



Delmar Boulevard @ N. Leonard Ave – Existing Conditions



Delmar Boulevard @ N. Leonard Ave – Proposed Conditions



North Central Community Urban Design Plan

7.

Build small residential parks as a framework for new infill housing.

CONTRIBUTING STRATEGIES

1.2: Identify and preserve the existing significant historical architectural and cultural resources of the neighborhood in future developments.

2.3: Increase access to and the number of high-quality public parks, community gardens, school yards, and outdoor recreation amenities and connect and integrate with the existing parks and the Hodiamont Greenway and Brickline Greenway.

2.6: Create a Beautification Committee, under the umbrella of the Community-Based Development Organization (Strategy 11.1), to monitor and assist in the maintenance and beautification of North Central.

2.8: Support social infrastructure and civic engagement for residents through physical design and programming.

3.2: Connect qualified local developers with rehab opportunities.

3.3: Facilitate construction of new infill housing on vacant land.

5.2: Improve neighborhood safety through both physical improvements and enhanced relationships among residents.

6.5: Partner with community development financial institutions (CDFIs) for Plan implementation.

8.5: Implement comprehensive, year-round community programs for youth, seniors, and families.

9.6: Improve the quality and quantity of trees on public land.

12.2: Improve North Central property values.

12.3: Enhance the environmental quality of North Central.

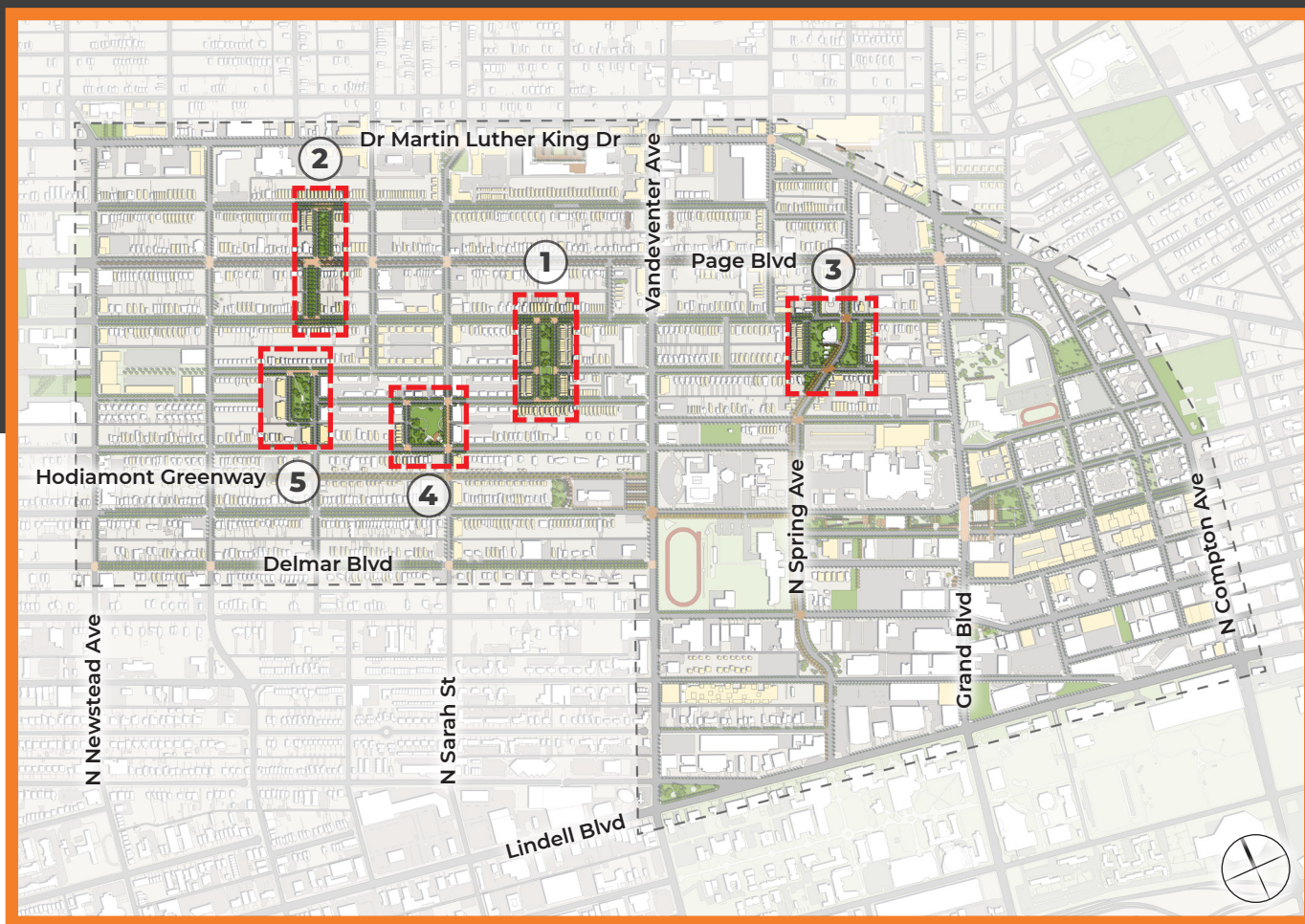
The original North Central Plan included an expansive network of large-scale parks. The intent of this park development was to provide an identifiable center to the community and an open space framework for organizing new development.

Unfortunately, this park network required substantial infrastructure improvements, including the realignment of major City-wide thoroughfares and the acquisition of large swaths of land covering multiple blocks and numerous individual property owners. Without an actionable plan for implementation, these large initiatives were never able to be achieved. Nevertheless, the development of new, residentially-oriented parks in the neighborhood is a priority that emerged from community engagement for the new North Central Plan.

OPPORTUNITIES ADDRESSED

- » Providing outdoor space for recreation, and pedestrian connections through long blocks.
- » Addressing existing vacancy.
- » Furthering the environmental quality and beautification of North Central.
- » Establishing a framework for excellent quality rehab and infill development.
- » Diversification of housing types in North Central to support a variety of households.
- » Contributing to the renewed identity of North Central and its individual districts.

North Central Community Urban Design Plan



KEY INITIATIVES

1. **COOK AVENUE PARK:** Located on the 4000-block of W. Cook Avenue and extending south to C.D. Banks Avenue, this park is located at the site of a 1912 armed resistance by Black homeowners against segregationists. This site of historical significance in the neighborhood is significantly vacant today.
2. **PAGE BOULEVARD PARKS:** Two (2) narrow parks are situated north and south of the 4200-block of Page Boulevard, taking advantage of concentrations of existing vacant parcels.
3. **SCRUGGS MEMORIAL PARK:** Scruggs Park utilizes the Church property as well as surrounding vacant parcels to create a park with the historic sanctuary at its center.

4. **TURNER PARK EXPANSION:** As described in *Focus Area #5*, Turner Park should be expanded and reconfigured.
5. **STEVENS ELEMENTARY SCHOOL PARK:** As described in *Focus Area #5*, Stevens Elementary Schools should be partially-redeveloped as a park.

With the exception of Turner Park, neighborhood parks will likely be developed privately as part of infill development projects and maintained through agreements with developers or community organizations. The City of St. Louis should work with the community to require that new developments incorporate neighborhood parks, and funding should be prioritized for these parks as available. These park locations are not exhaustive, and additional parks can be developed following the precedent of these parks. Please refer to the following pages for additional information.



SITES OF ARMED BLACK RESISTANCE (4004 AND 4008 COOK AVENUE)

Cook Avenue is a street where occupied highly desired homes once stood. Today Cook Avenue is an experience of vacant lots and abandoned structure. The homes that once stood at 4004 and 4008 Cook Avenue were sites of violence against the Black families that moved into the neighborhood during desegregation in the City. The threats and violence against these Black families resulted in multiple events of armed Black resistance and self-defense in order to protect their properties and their families. These sites have been recorded by NAACP in the publication, *The Crisis*.

Cook Avenue Park

Cook Avenue Park is located on the 4000-block of W. Cook Avenue and extends south to C.D. Banks Avenue through Finney Avenue. Utilizing an aggregation of vacant lots spanning two blocks, this Park is located at the historical site of a 1912 armed resistance by Black homeowners against segregationists. This site of historical significance in the neighborhood, as documented by Joshua Aiken as part of *The Material World of Modern Segregation*, a joint program of Ames American Cultural Studies and Washington University in St. Louis (<http://web.artsci.wustl.edu/amcs/MWMS/sites/project/?site=20&Cook%20Avenue>).

Elements of this residential park include:

1. Two (2) new streets, running north-south between W. Cook Avenue and C.D. Banks Avenue on each side of the park.
2. New T-service alleys.
3. New attached townhouse development facing Cook Avenue Park.

PARCELS IDENTIFIED FOR REDEVELOPMENT

3952 Cook Avenue	3956 Finney Avenue
3654 Cook Avenue	3958 Finney Avenue
3958 Cook Avenue	3960 Finney Avenue
3962 Cook Avenue	3962 Finney Avenue
3966 Cook Avenue	3966 Finney Avenue
3968 Cook Avenue	3968 Finney Avenue
3970 Cook Avenue	3970 Finney Avenue
3972 Cook Avenue	4000 Finney Avenue
4000 Cook Avenue	4002 Finney Avenue
4004 Cook Avenue	4006 Finney Avenue
4008 Cook Avenue	4008 Finney Avenue
4010 Cook Avenue	4010 Finney Avenue
4014 Cook Avenue	4012 Finney Avenue
4018 Cook Avenue	4016 Finney Avenue
3957 Finney Avenue	3959 C D Banks Avenue
3959 Finney Avenue	3961 C D Banks Avenue
3963 Finney Avenue	3963 C D Banks Avenue
3965 Finney Avenue	3969 C D Banks Avenue
3969 Finney Avenue	4001 C D Banks Avenue
3971 Finney Avenue	4003 C D Banks Avenue
3975 Finney Avenue	4005 C D Banks Avenue
4003 Finney Avenue	4009 C D Banks Avenue
4011 Finney Avenue	4011 C D Banks Avenue
4015 Finney Avenue	4013 C D Banks Avenue
4017 Finney Avenue	





Cook Avenue Park – Existing Conditions



Cook Avenue Park – Proposed Conditions

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Page Boulevard Parks

Page Boulevard Parks consist of two (2) narrow parks, situated north and south of the 4200-block of Page Boulevard. These parks take advantage of concentrations of existing vacant parcels, and are slotted in between existing occupied homes.

The northern park extends from Page Boulevard north to Evans Avenue. At the northwest corner of Evans Avenue, existing vacant parcels are reoriented 90 degrees to permit attached townhouses to face the new park.

The southern park extends from Page Boulevard south to W. Cook Avenue. Due to the limited width of vacant parcels between well-maintained, occupied houses, this park takes the form of a new street connection between Page and Cook, with a broad center meaning. Because of existing vacant properties, the eastern edge of this park is aligned with the western edge of the park to the north.

Elements of these residential parks include:

1. Four (4) new one-way streets; two (2) streets, running north-south between Page Boulevard and Evans Avenue, and two (2) streets running north-south between Page Boulevard and W. Cook Avenue, on each side of the parks.
2. New attached townhouse development facing Page Avenue Park North.

PARCELS IDENTIFIED FOR REDEVELOPMENT

4226 Evans Avenue	4233 Page Boulevard
4230 Evans Avenue	4237 Page Boulevard
4234 Evans Avenue	4236 Page Boulevard
4238 Evans Avenue	4242 Page Boulevard
4242 Evans Avenue	4246 Page Boulevard
4244 Evans Avenue	4239 W. Cook Avenue
4246 Evans Avenue	4243 W. Cook Avenue
4200 W. Evans Avenue	4245 W. Cook Avenue
4229 Page Boulevard	





SCRUGGS MEMORIAL CME CHURCH

Scruggs Memorial Church was established in 1877. In 1872, a Methodist Sunday school began at 3700 Page Avenue. As the number of students grew, a Methodist society was established and, in 1877, this new congregation began construction of a church on the southeast corner of Cook and Spring Avenues.

The church was renamed after Mr. Scruggs in 1907, becoming the Richard M. Scruggs Memorial Episcopal Church, South. In 1925, the Cook Avenue church was sold to the African Methodist Church. They continue to worship in this building, now calling themselves the Scruggs Memorial Christian Methodist Episcopal (CME) Church.

Scruggs Memorial Park

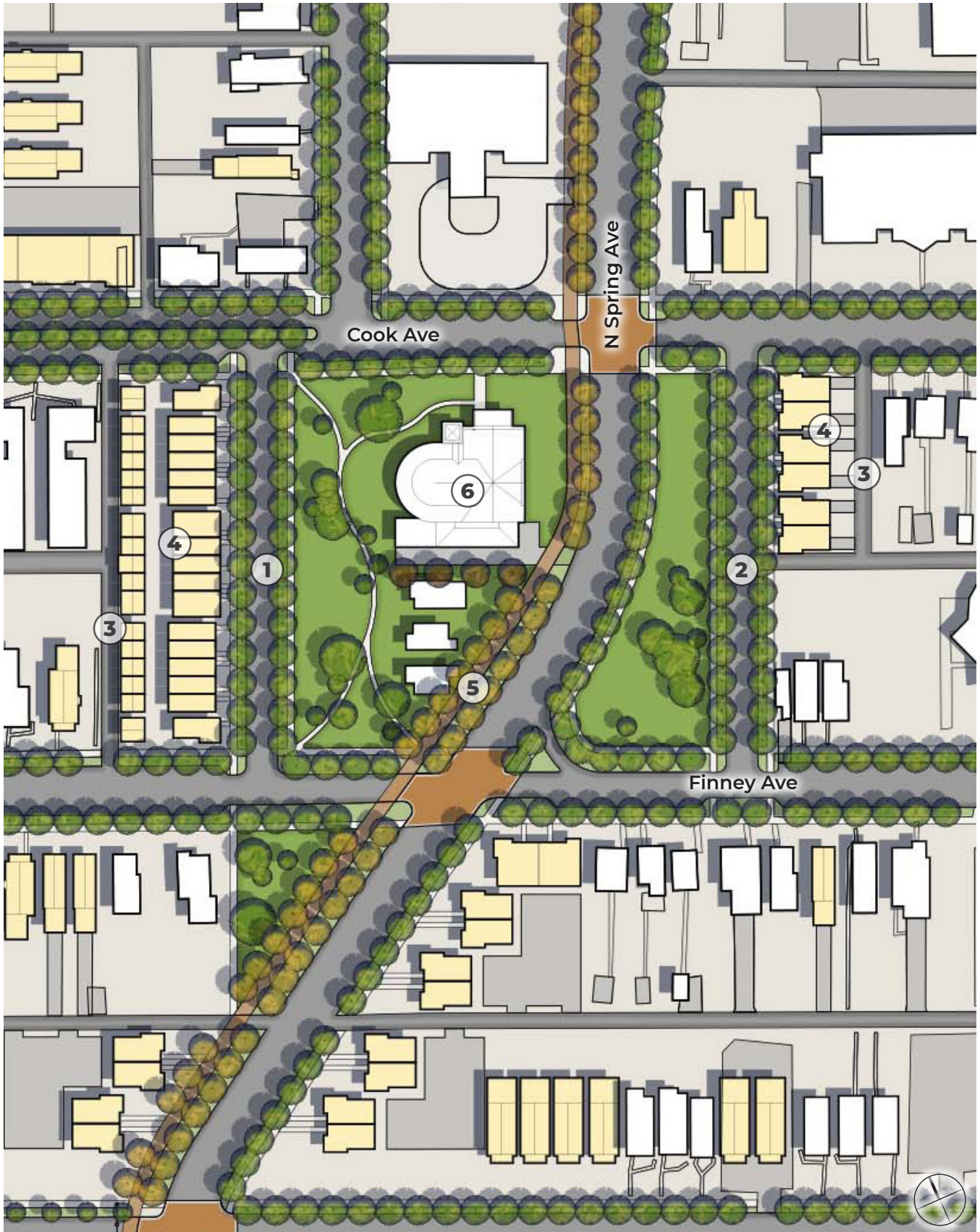
Scruggs Memorial Park utilizes the Church property as well as surrounding vacant parcels to create a neighborhood park with the historic sanctuary building at its center. Located on the Brickline Greenway, this park will provide a culturally-significant attraction on the greenway route, as well as a celebratory and dignified setting the Scruggs Memorial Church.

Elements of this residential park include:

1. Realignment of Redd Foxx Street west.
2. One (1) new streets, running north-south between E. Cook Avenue and Finney Avenue on the east side of the park.
3. New T-service alleys.
4. New attached townhouse and fourplex development facing Scruggs Memorial Park.
5. Incorporation of the Brickline Greenway into the park’s public space.
6. Incorporation of the Scruggs Memorial sanctuary building into the park.

PARCELS IDENTIFIED FOR REDEVELOPMENT

3648 Cook Avenue	1111 Redd Foxx Lane
3652 Cook Avenue	3665 Finney Avenue
3654 Cook Avenue	3671 Finney Avenue
3658 Cook Avenue	3673 Finney Avenue
3662 Cook Avenue	3701 Finney Avenue
3700 Cook Avenue	3703 Finney Avenue
3702 Cook Avenue	3707 Finney Avenue
3704 Cook Avenue	3709 Finney Avenue
3708 Cook Avenue	3723 Finney Avenue
3710 Cook Avenue	
3712 Cook Avenue	
3716 Cook Avenue	





Turner Park Expansion

As described in *Focus Area #5*, Turner Park should be expanded and reconfigured as part of the enhancement of the neighborhood center.

Elements of the Turner Park Expansion include:

1. In future planning efforts, the City should work internally and with the community to expand Turner Park to an existing parcel of land owned by the City of St. Louis. Expansion and reconfiguration of Turner Park will create a rectangular park shape.
2. Construction of a new public street or pedestrian right-of-way on the west side of Turner Park to provide public frontages for all four (4) park edges. Public frontages have been shown to improve users perceptions of park safety and eliminate undesirable or nuisance behavior.
3. Replatting of vacant lots west of Turner Park to face the park.
4. New attached townhouse and fourplex development facing Turner Park.

The future community-based development organization (CBDO) and/or other community organization shall pursue discussion of Turner Park expansion with the Director of Parks, Recreation, and Forestry, and proposed new streets with the Director of Streets and the Director of Public Utilities.

PARCELS IDENTIFIED FOR REDEVELOPMENT

4126 C D Banks Avenue
 4125 W. Belle Place
 4137 W. Belle Place
 4141 W. Belle Place





Turner Park – Existing Conditions



Turner Park – Proposed Expansion & New Development

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Stevens Elementary School Park

As described in *Focus Area #5*, Stevens Elementary Schools should be partially-redeveloped as a park as part of the enhancement of the neighborhood center.

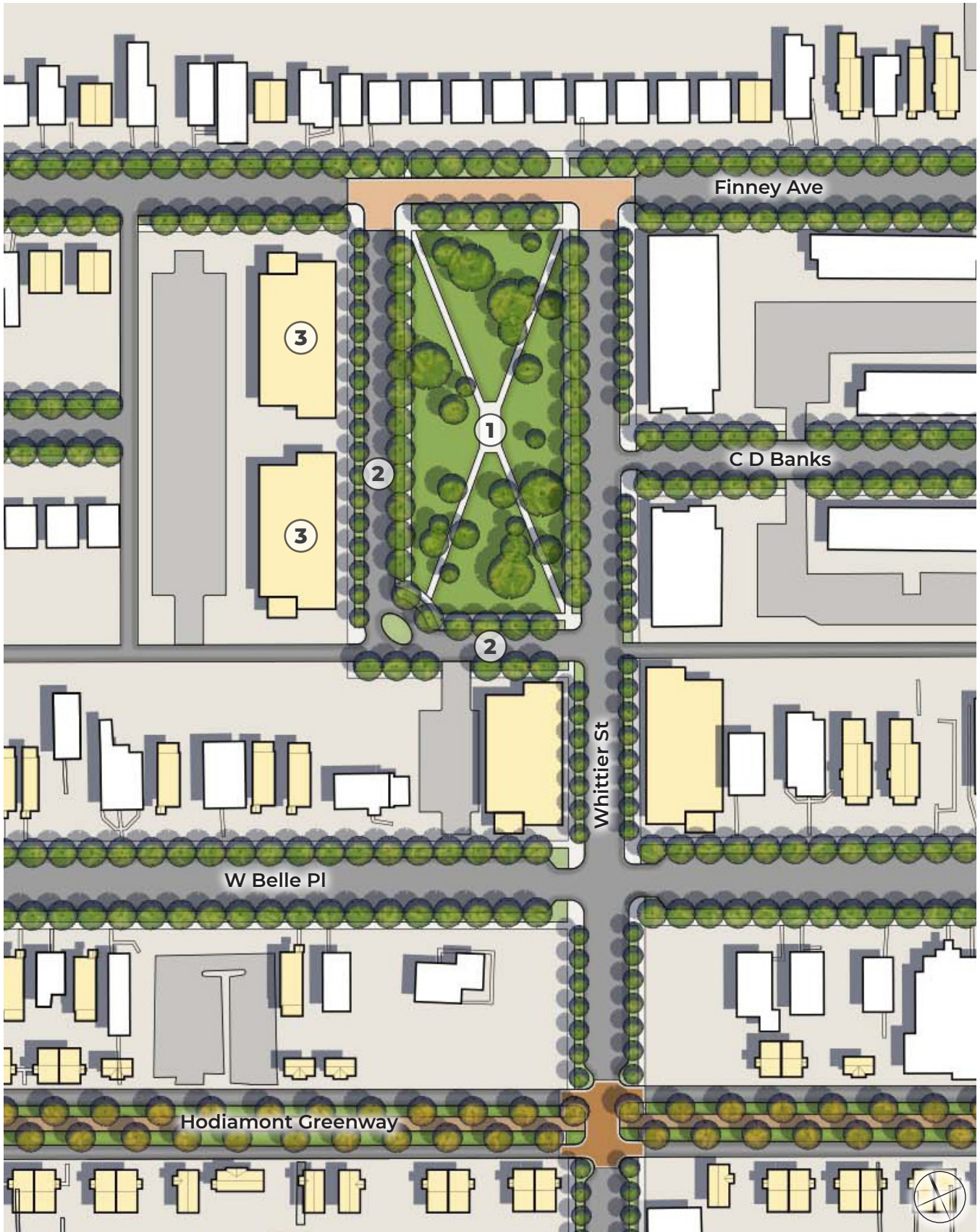
Elements of the Stevens Elementary School Park include:

1. Construct a new residential park (“Stevens Park”) on the eastern half of the site, from Finney Avenue to the north to the service alley north of W. Belle Place to the south.
2. Construct new public streets on the south and west edges of the new park.
3. Infill the western half of the site with new, multi-family residential development.

The future community-based development organization (CBDO) and/or other community organization shall pursue discussion with the Board of Education about this initiative, what it would entail, and who will manage and take ownership of the site.

PARCELS IDENTIFIED FOR REDEVELOPMENT

4200 W. Finney Avenue
4200 C D Banks Avenue



North Central Community Urban Design Plan

8.

Develop Dr. MLK Drive and connect to north to The Ville.

CONTRIBUTING STRATEGIES

2.3: Increase access to and the number of high-quality public parks, community gardens, school yards, and outdoor recreation amenities and connect and integrate with the existing parks and the Hodiamont Greenway and Brickline Greenway.

2.8: Support social infrastructure and civic engagement for residents through physical design and programming.

4.1: Develop creative-arts industries and local employment opportunities in partnership with the Grand Center Arts District.

4.2: Revitalize existing commercial corridors and nodes with high-quality, community-supporting development.

4.3: Leverage North Central locations for local business start-ups, including business incubators and live-work spaces.

4.4: Work with local institutions and funders on programs that support North Central businesses and entrepreneurs.

4.5: Establish community-based training and entrepreneurship programs, focusing a comprehensive range of skills.

6.5: Partner with community development financial institutions (CDFIs) for Plan implementation.

7.2: Support the development of commercially-viable mixed-use corridors and neighborhood centers.

7.3: Facilitate development of local retail and commercial amenities.

7.4: Engage with regional partners to reduce racial and geographic disparities according to the St. Louis Equity Indicators Baseline Report.

8.4: Consider the feasibility of developing a community center in North Central or partnering with existing centers to provide affordable access.

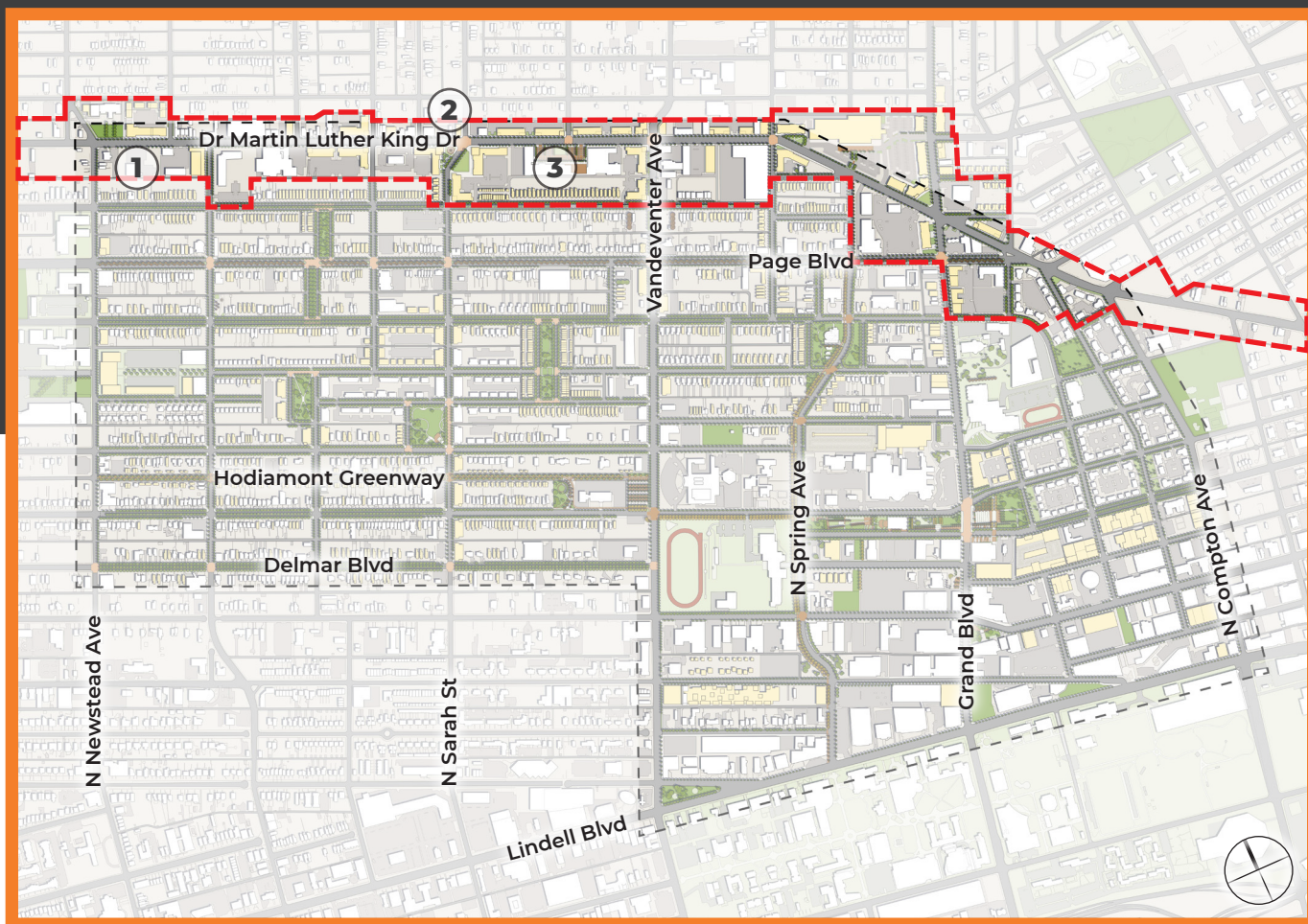
A historic street car line, the Dr. MLK corridor was once the heart of African-American commerce, shopping, and entertainment, and served as the seam between culturally-significant neighborhoods. Today, Dr. MLK Drive is characterized by vacancy and disinvestment.

While Dr. MLK Drive faces numerous challenges, it also possesses a number important assets and opportunities. New developments have addressed vacancy and provide necessary amenities. MLK connects local and regional destinations, including Wohl Community Center; Vashon High School and the NGA. Finally, Dr. MLK Drive is a focus corridors of the Equitable Economic Development Framework for St. Louis (EEDF).

OPPORTUNITIES ADDRESSED

- » Expanding access to retail and community service amenities, including grocery stores, retailers, healthcare facilities, banks, and pharmacies.
- » Creating economically-viable commercial corridors and centers.
- » Leveraging North Central locations for new creative arts and high-tech industrial business development.
- » Addressing existing vacancy.
- » Contributing to the renewed identity of North Central and its individual districts.

North Central Community Urban Design Plan



KEY INITIATIVES

1. **DR. MLK DRIVE & N. NEWSTEAD AVENUE:** One of several “offset” intersections along MLK, this intersection is the location of the vacant John Marshall Elementary School building. This school is a historic William B. Ittner school and an excellent mixed-use / residential development opportunity at a key gateway to North Central.
2. **DR. MLK DRIVE & N. SARAH STREET:** Another characteristic offset intersection, Dr. MLK Drive and N. Sarah Street is the identifiable gateway to The Ville. There is currently an small plaza on a traffic island with a column commemorating The Ville. This intersection is an excellent opportunity to create an significantly-enhanced gateway to both neighborhoods, with a beautiful public space surrounded by mixed-use development.
3. **KILLARK ELECTRIC SITE:** The largest single redevelopment site within the North Central Plan area, the Killark Electric site is a vacant former manufacturing facility. Located between N. Sarah Street and N. Vandeventer Avenue, this site is 14 acres with an 80,000 square foot industrial building. This site could include a variety of redevelopment and revitalization opportunities, including: adaptive reuse of the existing building; development of a large park and community center serving multiple neighborhoods; development of a large-scale, campus-type development; and other potential uses. The site is also strategically located at the foot of Bishop P.L. Scott / Warne Avenue, which connects north to Fairgrounds Park.

The North Central Plan outlines several potential redevelopment options for this site, which are presented on the following pages.



CASE STUDY: THE MOMENTARY BENTONVILLE, ARKANSAS

The Momentary, a satellite to Crystal Bridges Museum of American Art, is a contemporary art space in downtown Bentonville for visual, performing, and culinary arts. Occupying a decommissioned 63,000-square-foot cheese factory, the Momentary serves as a gathering place to relax, work, eat and drink, and discover today's art through programs, exhibitions, festivals, and more.

The mission of the Momentary is to champion contemporary art's role in everyday life and explore the unfolding story of contemporary American arts in an international context by actively commissioning and exhibiting outstanding works that explore new ideas and inspire action.

The Momentary invites visual artists from around the world to take up residence in one of our three dedicated studio spaces and work on projects in the middle of the Heartland. The artists-in-residence program also includes performing and culinary artists who may occupy spaces outside of the studios.

The Momentary also conducts a robust, regional community outreach program, including an Arts and Social Impact Accelerator Program, food security in partnership with the Northwest Arkansas Food Bank, housing and technology support in partnership with the Northwest Arkansas Continuum of Care, and support of regional artists in partnership with the Northwest Arkansas Regional Arts Council, among others.

For additional information, please visit:
<https://themomentary.org>

Killark Electric Site Option 1 Community Arts Center

Option 1 involves adaptive reuse of the existing Killark Electric building a community arts center. This could be accomplished in partnership with an existing Grand Center institution. A precedent project is The Momentary in Bentonville, Arkansas. Components of this Option include:

1. Adaptive reuse of the Killark building.
2. Parking and special event plaza on Dr. MLK Drive.
3. Mixed-use infill development on N. Sarah Street and N. Vandeventer Avenue.
4. Residential infill on Evans Avenue.

Killark Electric Site Option 2 Park & Community Center

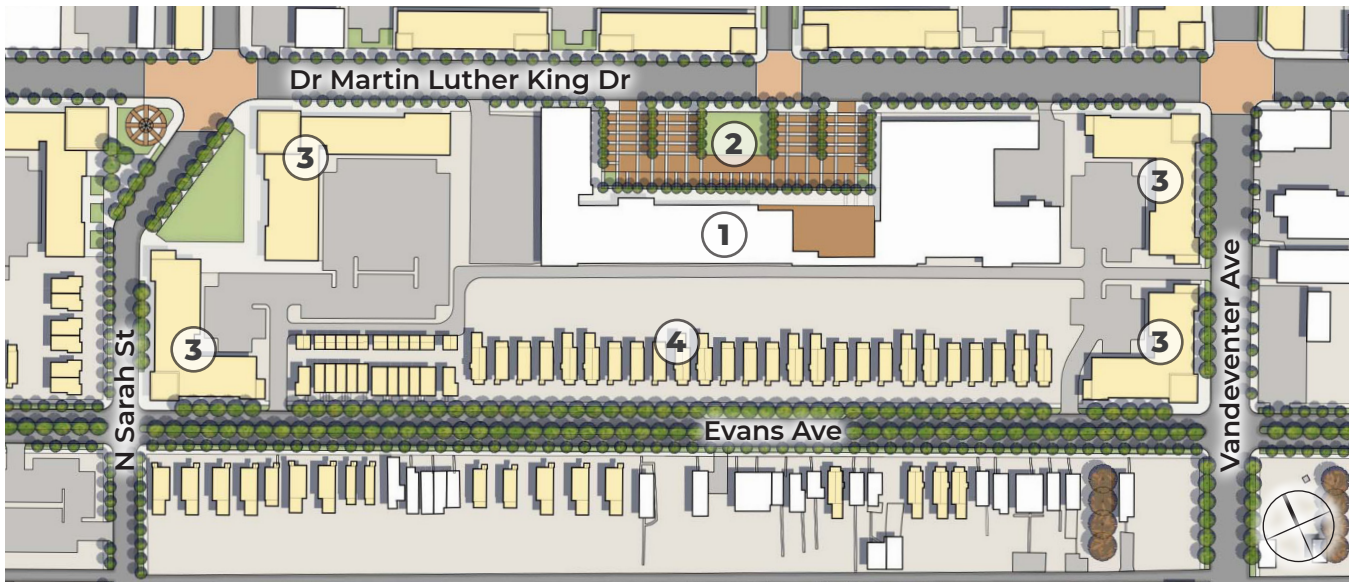
Option 2 involves redevelopment of the whole property as a 14-acre central park and community center. Components of this option include:

1. Two (2) regulation-size football fields.
2. Four (4) regulation-size basketball courts and two half-courts.
3. Multi-purpose field and large-event venue.
4. Performance stage, pavilion, and small-event venue with a seating grove.
5. Community playground and passive outdoor recreation space.

Killark Electric Site Option 3 High-Tech Innovation Campus

Option 3 involves redevelopment of the whole property as a high-tech innovation campus. This site will support 375,000 to 750,000 square feet of educational space, start-up incubators, and other programs. This option could be developed in conjunction with a local institutional partner. Components of this Option include:

1. Central plaza aligned with Bishop P.L. Scott / Warne Avenue.
2. Parking and special event plazas on Evans Avenue.
3. Redevelopment of the half-block south of Evans Avenue to the service alley.



North Central Community Urban Design Plan

9.

Infill new housing along the Hodiament Greenway linear park.

CONTRIBUTING STRATEGIES

2.1: Achieve and maintain a sustainable mix of land-uses that balances housing types with the opportunity to support close proximity to transit, employment, and community and commercial facilities.

2.3: Increase access to and the number of high-quality public parks, community gardens, school yards, and outdoor recreation amenities and connect and integrate with the existing parks and the Hodiament Greenway and Brickline Greenway.

2.6: Create a Beautification Committee, under the umbrella of the Community-Based Development Organization (Strategy 11.1), to monitor and assist in the maintenance and beautification of North Central.

2.7: Build for sustainable, resilient, and just policies in future developments.

2.8: Support social infrastructure and civic engagement for residents through physical design and programming.

3.1: Provide a diversity of housing types in North Central, including apartments for young adults and couples; homes for families; and accessible, easy-to-maintain houses for seniors aging in place.

3.3: Facilitate construction of new infill housing on vacant land.

5.2: Improve neighborhood safety through both physical improvements and enhanced relationships among residents.

5.3: Streets are the focus of community life and should be designed to be safe for pedestrians, bicyclists, and drivers alike, and encourage civic engagement.

Hodiament Greenway is major current initiative of Great Rivers Greenway, repurposing the former Hodiament Streetcar right-of-way. Running mid-block from Vandeventer to the west City Limits, Hodiament Greenway will be a significant linear park connecting the whole North Central corridor to GRG’s expansive regional greenway network. As a mid-block frontage running behind existing homes, Hodiament Greenway provides a unique opportunity to develop alley houses and other alternative house types, increasing housing diversity and providing a potential source of income for existing homeowners.



OPPORTUNITIES ADDRESSED

- » Diversification of housing types in North Central to support a variety of households.
- » Enabling long-term residents to age-in-place.
- » Maintaining affordable housing options and countering gentrification trends as North Central improves over time.
- » Supporting households to build wealth.
- » Improving housing values and desirability.

North Central Community Urban Design Plan



GREENWAYS:

-  Hodiamont Greenway
-  Brickline Greenway

Hodiamont Greenway Linear Park



KEY INITIATIVES

1. Require developers rehabbing homes or building infill housing on the south side of W. Belle Place and the north side of Enright Avenue to provide accessory dwelling units (ADUs)—i.e. “alley houses”—fronting Hodiamont Greenway.
2. Encourage homeowners to build ADUs as a source of household income.
3. Work with GRG to develop a community park and trailhead for Hodiamont Greenway, utilizing the vacant lots west of Cole Elementary School and the Urban League parking lot on Vandeventer Avenue.
4. Work with the City of St. Louis to ensure that ADUs are permitted by right.



PARCELS IDENTIFIED FOR REDEVELOPMENT

**Hodiamont Greenway
Parking Lot**

935 N. Vandeventer Avenue

**Hodiamont Trailhead &
Community Park**

3957 Enright Avenue
3965 Enright Avenue
3969 Enright Avenue
3971 Enright Avenue



Hodiamont Streetcar Right-of-Way – Existing Conditions



Hodiament Greenway – Proposed Conditions

North Central Community Urban Design Plan

10.

Rehab and infill neighborhood housing with a variety of house types on safe, beautiful streets.

CONTRIBUTING STRATEGIES

2.2: New development, both residential and commercial, should reinforce the strengths of existing neighborhoods, combining new construction with rehabilitation to create a series of distinct places.

3.1: Provide a diversity of housing types in North Central, including apartments for young adults and couples; homes for families; and accessible, easy-to-maintain houses for seniors aging in place.

3.2: Connect qualified local developers with rehab opportunities.

3.3: Facilitate construction of new infill housing on vacant land.

3.4: Deploy resources to residents for home renovations and repairs.

3.5: Develop and adopt a form-based code for North Central to regulate the type and character of new infill development and significant renovations to existing buildings.

6.2: Incentivize inclusionary zoning in future development.

6.3: Attract resources to provide support for community residents and property owners.

6.4: Promote and incentivize increased homeownership in North Central.

6.5: Partner with community development financial institutions (CDFIs) for Plan implementation.

7.4: Engage with regional partners to reduce racial and geographic disparities according to the St. Louis Equity Indicators Baseline Report.

9.3: Ensure that streets, sidewalks, and vacant lots are well-maintained.

12.2: Improve North Central property values.

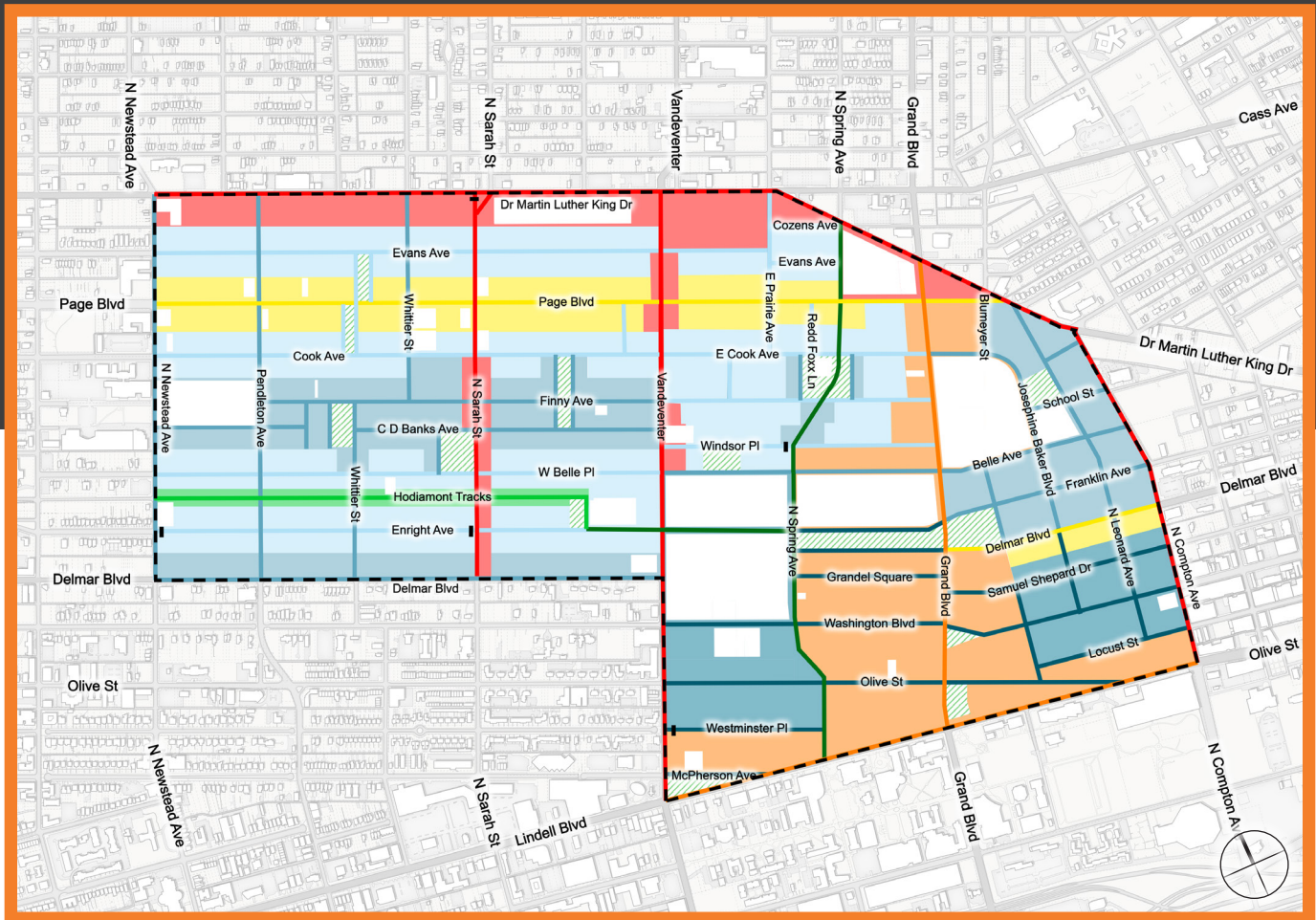
The North Central Plan outlines a strategic approach to incremental development of housing over time. Successful revitalization will build upon the neighborhoods' existing housing stock; maintain housing affordability through a variety of housing types; and provide high-quality housing opportunities for all households.

Through a detailed analysis of existing conditions, the Plan sets forth a system of housing and street types based on the existing character of each street and its buildings. This system provides a menu of housing types and streetscape improvements that are contextual to the neighborhoods and will strengthen the existing character of North Central. The City of St. Louis and MODOT should prioritize implementation of streetscape improvements that meet the community's needs by working with community residents and developers to establish, enforce, and implement streetscape and public realm design standards.

OPPORTUNITIES ADDRESSED

- » Diversification of housing types in North Central to support a variety of households.
- » Enabling long-term residents to age-in-place.
- » Maintaining affordable housing options and countering gentrification trends as North Central improves over time.
- » Improving housing values and desirability.

North Central Community Urban Design Plan



KEY INITIATIVES

1. Work with the City to develop and adopt a Form-Based District for North Central.
2. Work with the City of St. Louis to ensure that ADUs are permitted by right.
3. Work with the City's Land Reutilization Authority (LRA) to connect LRA-owned properties with qualified local developers.
4. Purchase and land-bank existing vacant lots and vacant buildings.
5. Advertise vacant lots and vacant buildings and issue Requests for Proposals (RFPs) to qualified local developers.

Initiatives should be driven by the community through the community-based development organization (Strategy 11.1).

HOUSING TYPE:

- Neighborhood General Type 1
- Neighborhood General Type 2
- Neighborhood General Type 3
- Neighborhood Center Type 1
- Neighborhood Center Type 2
- Neighborhood Core
- Accessory Dwelling Unit (ADU)

STREET TYPE:

- Neighborhood Street Type 1
- Neighborhood Street Type 2
- Neighborhood Street Type 3
- Greenway Type 1
- Greenway Type 2
- Boulevard Type 1
- Boulevard Type 2
- Boulevard Type 3

OTHER:

- Park

What is Missing Middle Housing?



Missing Middle Housing are house-scale buildings with multiple units in walkable neighborhoods. These building types, such as duplexes, fourplexes, cottage courts, and courtyard buildings, provide diverse housing options and support locally-serving retail and public transportation options.

We call them “Missing” because they have typically been illegal to build since the mid-1940s and “Middle” because they sit in the middle of a spectrum between single-family homes and mid-rise apartment buildings, both in terms of form and scale, as well as number of units and often, affordability. In the diagram above, the Missing Middle types are shown in yellow, providing many housing options in between the single-family homes and higher intensity apartment buildings.

And while they are “missing” from our new building stock, these types of buildings are beloved by many who have lived in them. Ask around, and your aunt may have fond memories of living in a fourplex as a child, or you might remember visiting your grandmother as she grew old in a duplex with neighbors nearby to help her out. And today, young couples, teachers, single, professional women and baby boomers are among those looking for ways to live in a walkable neighborhood, but without the cost and maintenance burden of a single-family home. Missing Middle Housing helps solve the mismatch between the available U.S. housing stock and shifting demographics combined with the growing demand for walkability.

THE MARKET FOR MISSING MIDDLE HOUSING

A greater variety of household sizes and demographics require a greater variety of housing choices. Young, highly educated, technology-driven millennials desire mobile, walkable lifestyles. They are willing to exchange space for shorter commutes, mixed-use neighborhoods, and shared open spaces for community interaction.

At the same time, baby boomers are working and living longer. They want to stay mobile and active in their later years. They also want to find ways to stay in their community without having to care for a large home and yard.

Multigenerational homes have increased by 17% since 1940. The growing senior population, more families with working parents, diverse family cultures, and an increased desire to live in intergenerational neighborhoods all contribute to growing demand for multigenerational households.

Finally, housing affordability is a primary concern for many Americans. There is an increasing segment of the population that spends more than 30% of their income on housing, reducing their purchasing power. Smaller homes and apartments cost less to rent or purchase and maintain, while urban neighborhoods provide services and amenities within walking distance as well as a variety of affordable transportation options.

For more information, please visit Missing Middle Housing at <http://missingmiddlehousing.com>.

Neighborhood General Type 1

- » Detached Single-Family Homes
- » Duplex Homes



Neighborhood General Type 2

- » Duplex Homes
- » Stacked Fourplex
- » Courtyard Buildings
- » Cottage Courts
- » Attached Townhouses



Neighborhood General Type 3

- » Stacked Fourplex
- » Courtyard Buildings
- » Attached Townhouses
- » Stacked Triplex
- » Live / Work Units



Neighborhood Center Type 1

- » Stacked Fourplex
- » Courtyard Buildings
- » Stacked Triplex
- » Medium Multiplex (Walk-Up Apartment Homes; 6 to 10 units)



Neighborhood Center Type 2

- » Stacked Triplex
- » Live / Work Units
- » Mixed-Use Buildings (2 to 3 stories)



Neighborhood Core

- » Live / Work Units
- » Mixed-Use Buildings (3 to 6 stories)
- » Mid-rise Apartment Buildings (3 to 6 Stories)




Accessory Dwelling Unit (ADU)

- » Alley Houses
- » Carriage Houses
- » Cottage Courts





Streetscape & Public Realm Implementation Tools



City of St. Louis
SUSTAINABLE NEIGHBORHOOD TOOLKIT

Version 1.0
This is a living document.
Check these City websites for the latest version of this Toolkit:
www.stlouis-mo.gov/sustainability
www.sustainableneighborhood.net

CITY OF ST. LOUIS SUSTAINABLE NEIGHBORHOOD TOOLKIT

Some of the most effective strategies for realizing a successful neighborhood-scale project are to build on the strength and energy of people in the community, and to partner with others who share common goals and interests. Implementing the tools in the Sustainable Neighborhood Toolkit will be easier and more effective when people work together. Below are some general recommendations for identifying an existing neighborhood organization in the City of St. Louis, as well as tips for starting a new one.

The Sustainable Neighborhood Toolkit provides a variety of actionable activities that communities can use to improve their neighborhoods. Example tools to “Clean the Streets & Beautify the Streetscape”. Refer to www.sustainableneighborhood.net for additional information.

GETTING STARTED...

1. **Contact** Brightside St. Louis, part of the City's Parks, Recreation, and Forestry Department, and learn about their annual Project Blitz, the most well known street clean-up organization in St. Louis. Brightside will work with your neighborhood as long as you have a block captain that is organizing your community. To find out if you have a block captain, contact your neighborhood association. You can fill out a block captain form [here](#).
2. **Organize** Your Block Captain will have to request tools. Brightside will supply trash bags and tools needed to host a clean-up day, as long as you prepare in advance. Step by step preparation instructions are available [here](#). Contact the Street Department or Missouri Botanical Garden for tips on plants.
3. **Collaborate** Brightside St. Louis also has a Graffiti Removal Program, a Litter-Awareness Program, and the 'Lend Me A Hand Tool' Program that assists neighborhoods in clean-up efforts.
4. **Work** You can host your own clean-up day by working closely with your neighborhood association. Helpful step-by-step organizing guides for planning, getting volunteers, advertising, getting tools, and implementing the day can be found [here](#):
 - » http://www.grassrootsgrantmakers.org/wp-content/uploads/2011/10/Neighborhood_Cleanup.pdf
 - » <http://lancaster.unl.edu/community/articles/organizedcleanup.shtml>
 - » <http://www.happynews.com/living/cleaningtips/organizing-community-cleanup.htm>
5. **Work** When working independently, you may have to ask volunteers to bring tools such as garbage bags, gloves, rakes, lawn mowers, etc. Contact the Streets Department to request a large dumpster for bulk waste or to schedule your clean-up day around the bulk waste removal schedule, which occurs once a month and is included in standard waste service fees.
6. **Beautify** Ask Gateway Greening or Brightside for yardwaste dumpsters to provide yardwaste disposal. To start beautification, create or rejuvenate planter boxes to add green landscape. They help with water, habitat, and clean air, and improve the image of your neighborhood. If your neighborhood does not have a green committee, start one with other interested residents to spearhead current and future green projects.
7. **Rejuvenate** Rejuvenate existing planters before creating new planters. Create a schedule to maintain the planters with volunteers throughout the growing season. Work with artists, volunteers, and youth to paint or decorate the planters or to create an enhanced or more usable public space similar to the planters at St. Vincent Greenway and Ruth Porter Park.
8. **Select** When creating new planters, contact the Streets Department to see if they can supply 'Schoemehl Pots' to match existing planters in your community.
9. **Workday** If organized appropriately, planters can be ordered and installed by the City. Your neighborhood association may also be able to fund the project. In Forest Park Southeast, new corner planters are funded and maintained by Washington University Medical Redevelopment Center.
10. **Maintenance** Maintain plantings by consistently watering, weeding, and mulching.

Neighborhood Street Type 1

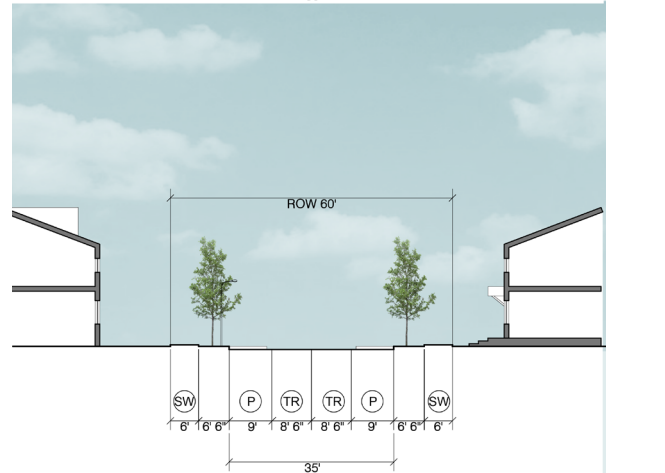
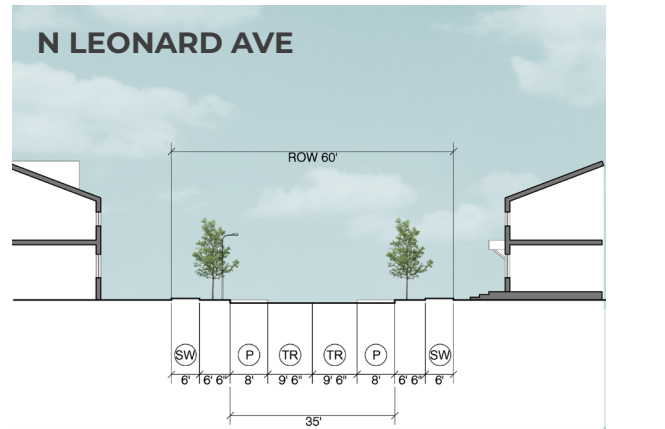
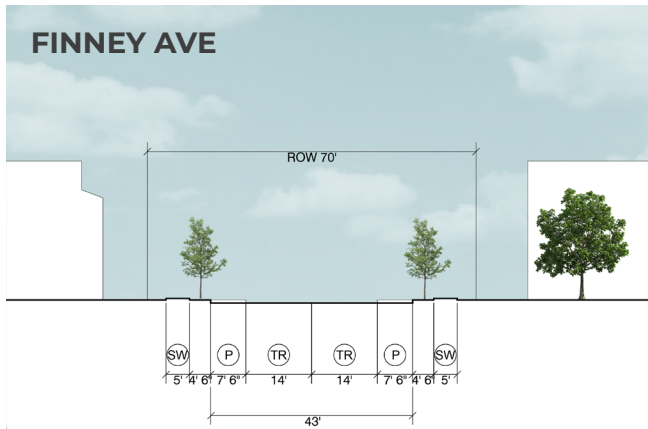
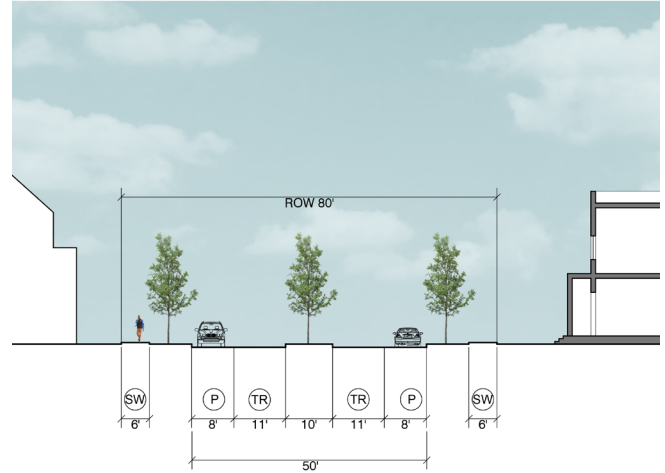
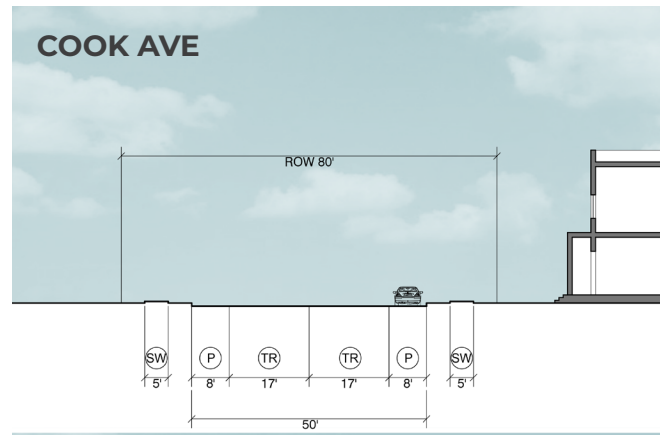
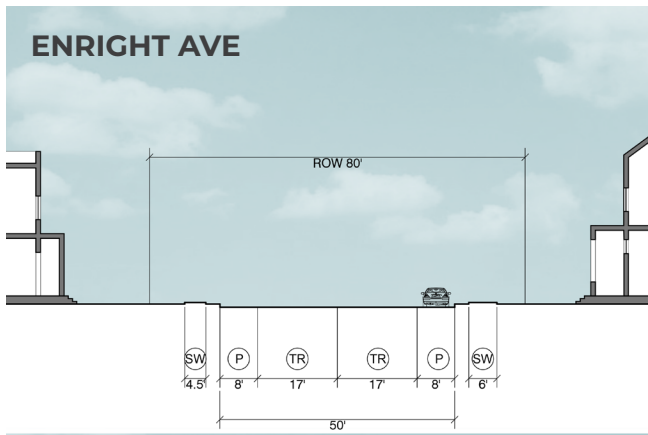
- » 6-foot Sidewalk and 8-foot Tree Lawn
- » Intersection Bump-out
- » 10-foot Median (when Right-of-Way [ROW] is 70 feet or greater)
- » Mid-block Crosswalk



Neighborhood Street Type 2

- » 6-foot Sidewalk and 8-foot Tree Lawn
- » Intersection Bump-out
- » 10-foot Median (when ROW is 70 feet or greater)
- » Mid-block Crosswalk
- » Mid-block Roundabout





Neighborhood Street Type 3

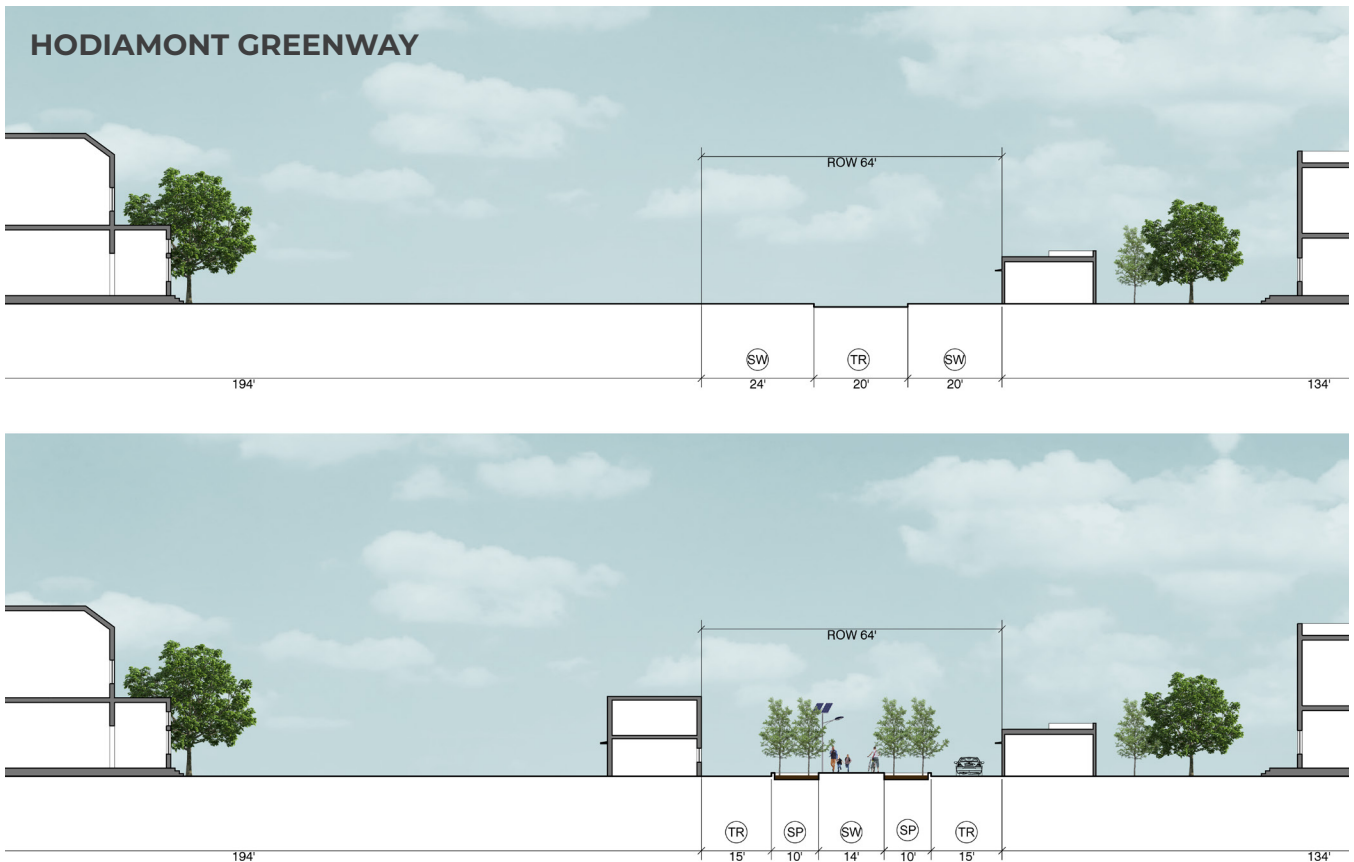
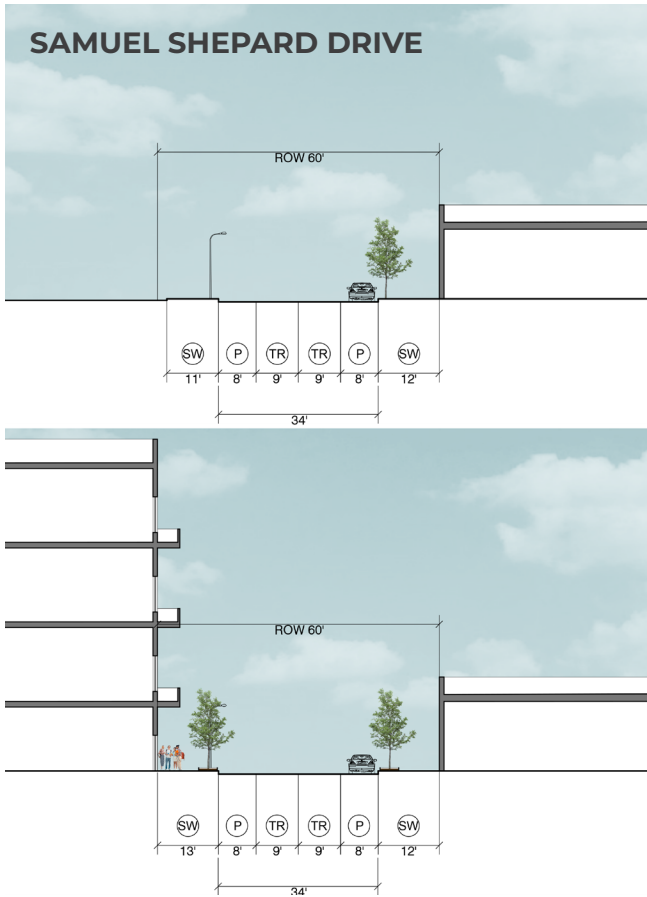
- » 12- to 14-foot Sidewalk (to curb) with 6-foot Tree Wells
- » Intersection Bump-out
- » Mid-block Crosswalk



Greenway Type 1

- » 32- to 36-foot linear park (in center of ROW)
- » 12-foot Greenway Path (in center of linear park)
- » 2 rows of trees (1 on each side of Greenway Path)
- » Intersection Bump Out (at all street crossings)





Greenway Type 2

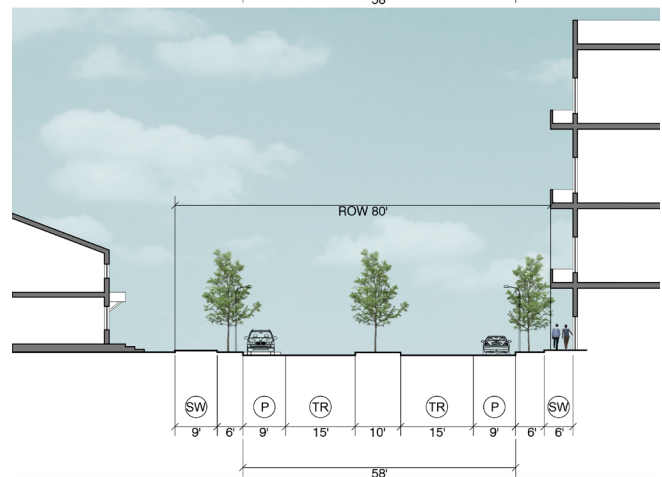
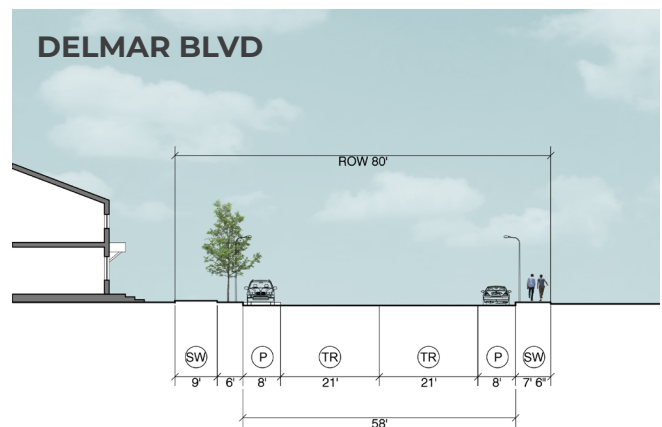
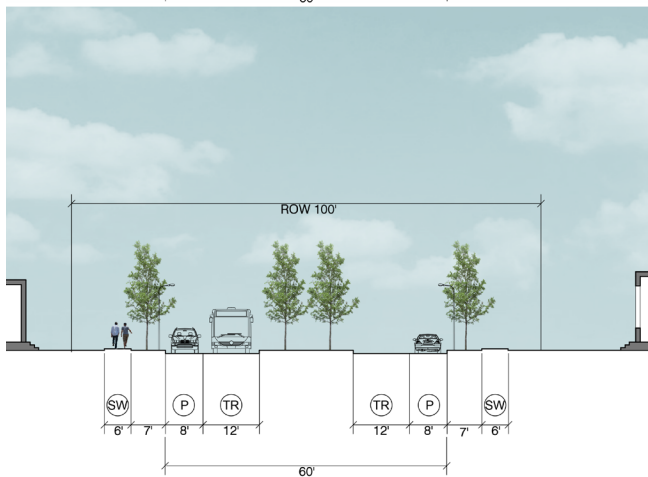
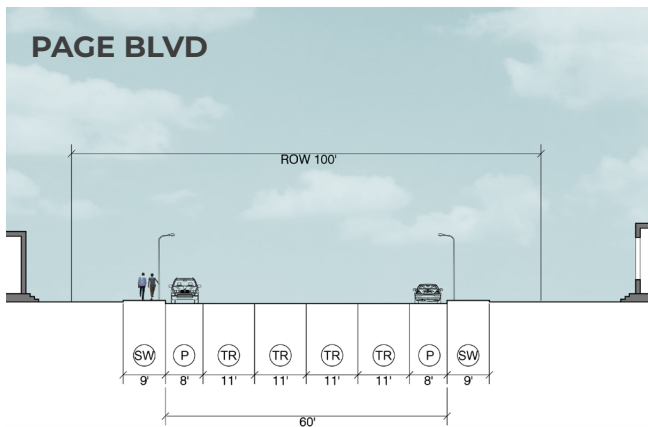
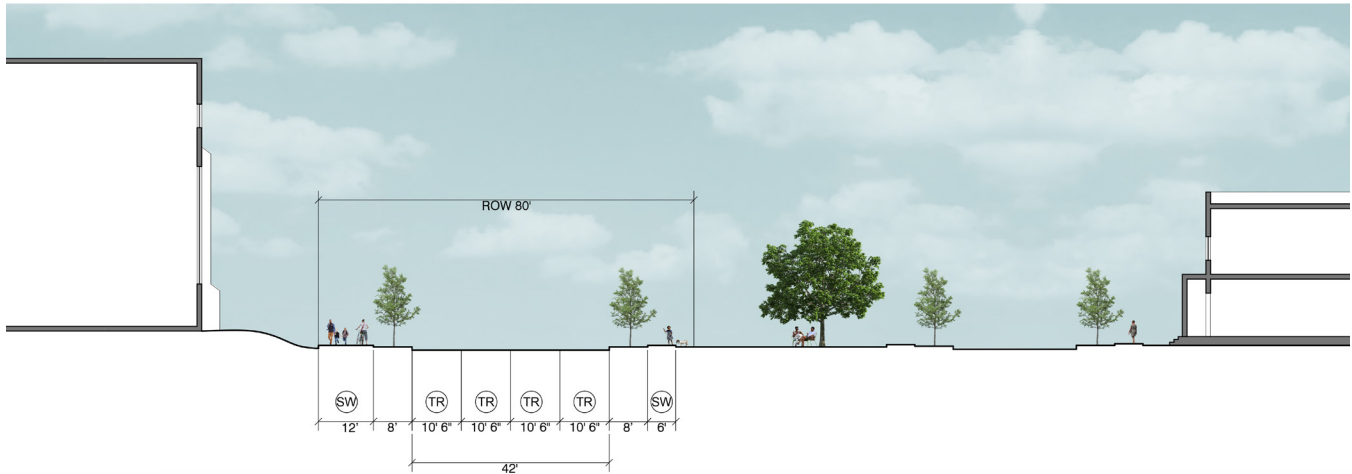
- » 12-foot Greenway Path and 8-foot Tree Lawn
- » 6-foot Sidewalk and 8-foot Tree Lawn (on opposite side)
- » Intersection Bump-out (parallel to Greenway Type 2 street only)



Boulevard Type 1

- » 6-foot Sidewalk and 8-foot Tree Lawn
- » Intersection Bump-out
- » 18- to 20-foot Median with 2 rows of street trees
- » Mid-block Crosswalk
- » Intersection Roundabout





Boulevard Type 2

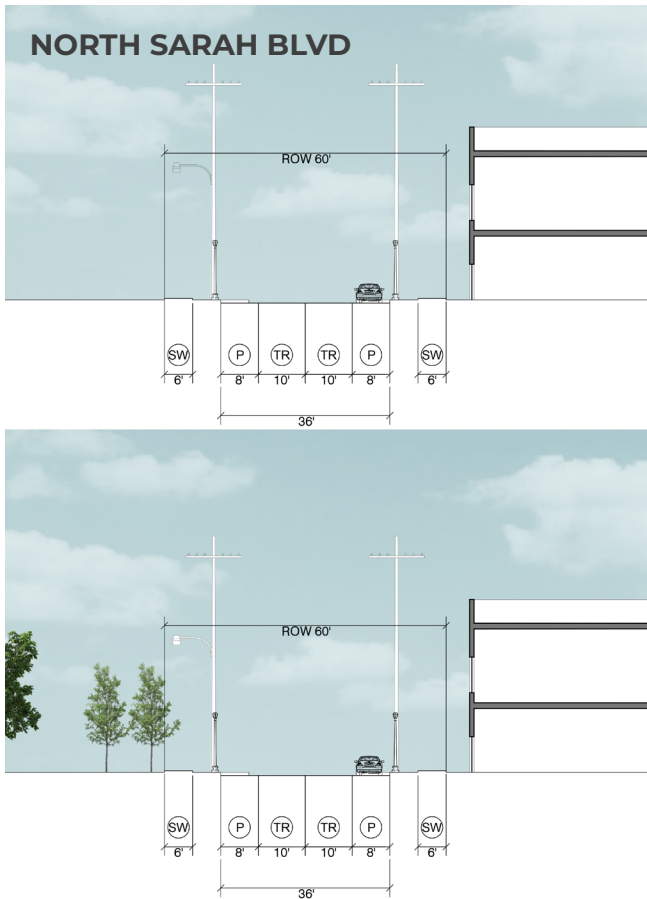
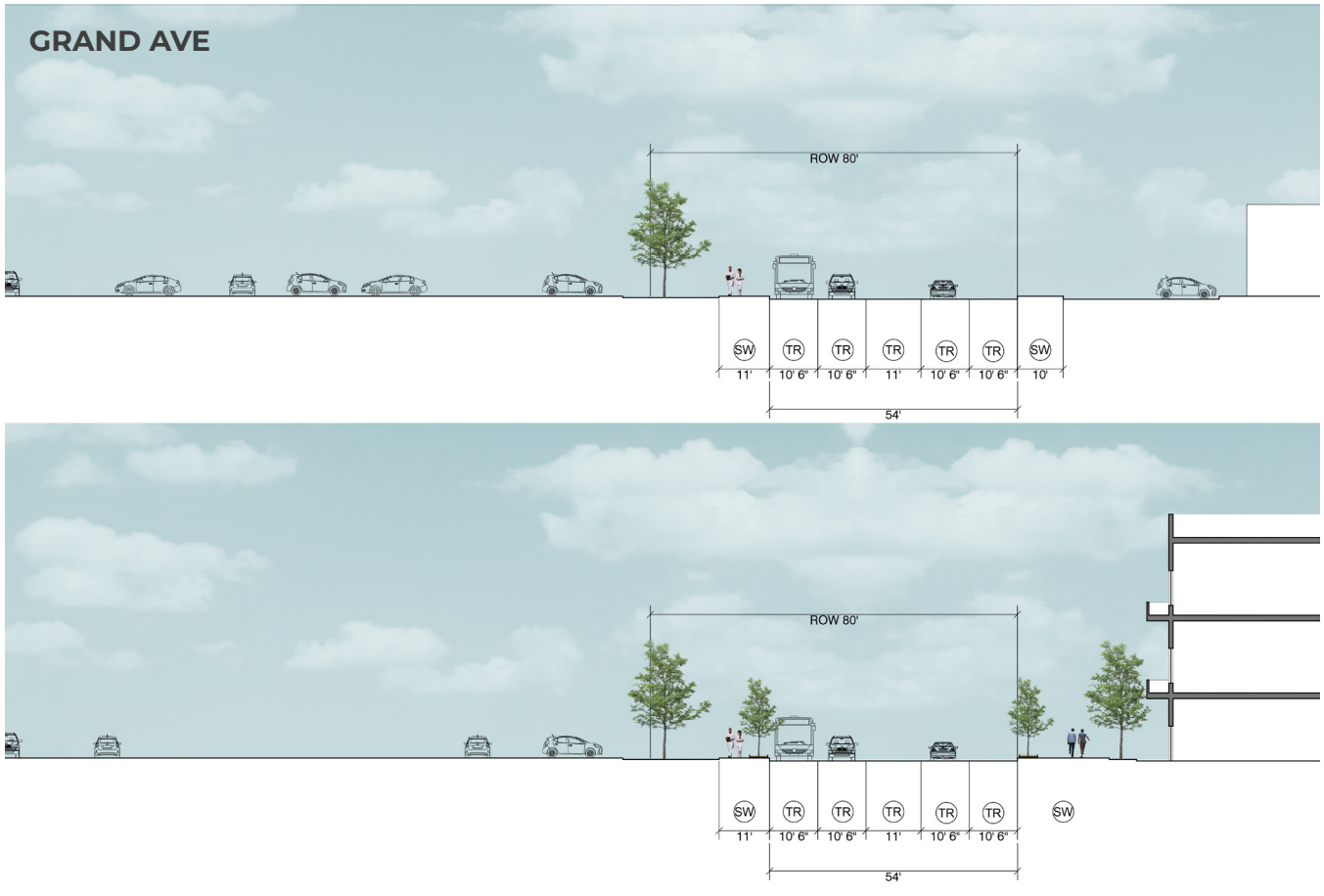
- » 12- to 20-foot Sidewalk (to curb) with 6-foot Tree Wells
- » Intersection Bump-out
- » Mid-block Crosswalk



Boulevard Type 3

- » 6-foot Sidewalk and variable-width tree lawn (minimum 4-foot width; 5-feet or wider preferred, as feasible)
- » Intersection Bump-out (parallel to Boulevard Type 3 street only)
- » Mid-block Crosswalk





North Central Community Urban Design Plan

