

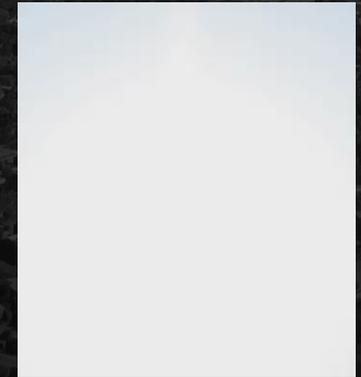


CITY OF CREVE COEUR COMPREHENSIVE PLAN UPDATE

FOCUS GROUP FOLLOW-UP SESSION
Planning & Zoning Commission

AGENDA

- Introduction
- Draft Comprehensive Plan
- Discussion

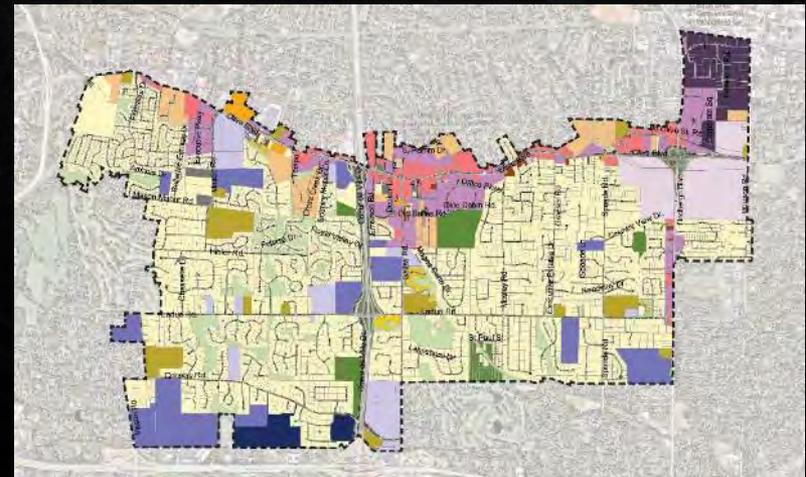
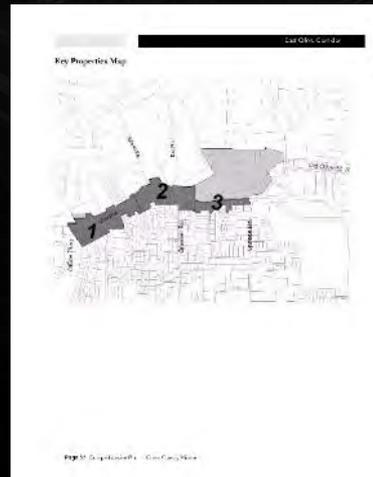


PROJECT OBJECTIVE: A COMPREHENSIVE PLAN

A comprehensive plan is an **official document**, adopted by a city as a **policy guide to decisions** about the physical, social, cultural, recreational, and economic development of the community **over a 15- to 20-year timeframe**.

This includes land use, infrastructure, transportation, public facilities, physical development, capital improvement priorities, governance, and operations.

Typically, comprehensive plans are updated every 10 years



DRAFT VISION STATEMENT

Creve Coeur will continue to prosper, improve livability, and become environmentally responsive by preserving and capitalizing on new opportunities for the City's key commercial, residential, environmental, and civic assets.

Through comprehensive place-making, Creve Coeur will develop a unique and recognizable physical identity; create healthy and vibrant neighborhoods; and become a regional leading green and environmentally-friendly community.

DRAFT COMPREHENSIVE PLAN GOALS

- 1. Placemaking & Community Identity**
- 2. Residential Development & Preservation**
- 3. Economic Growth & Community Services**
- 4. Community Amenities & Facilities**
- 5. Parks, Open Space & Environment**
- 6. Transportation, Connectivity & Mobility**
- 7. Community Sustainability & Resilience**

Draft 5-17-2016



DRAFT
COMPREHENSIVE PLAN

***Placemaking & Community Identity
[Land Use]***

GOAL 1:

Placemaking & Community Identity

Creve Coeur will establish a unique regional identity and develop a 18/7 community experience to become **a great place to live, shop, work, and play!**

GOAL 1:

Placemaking & Community Identity

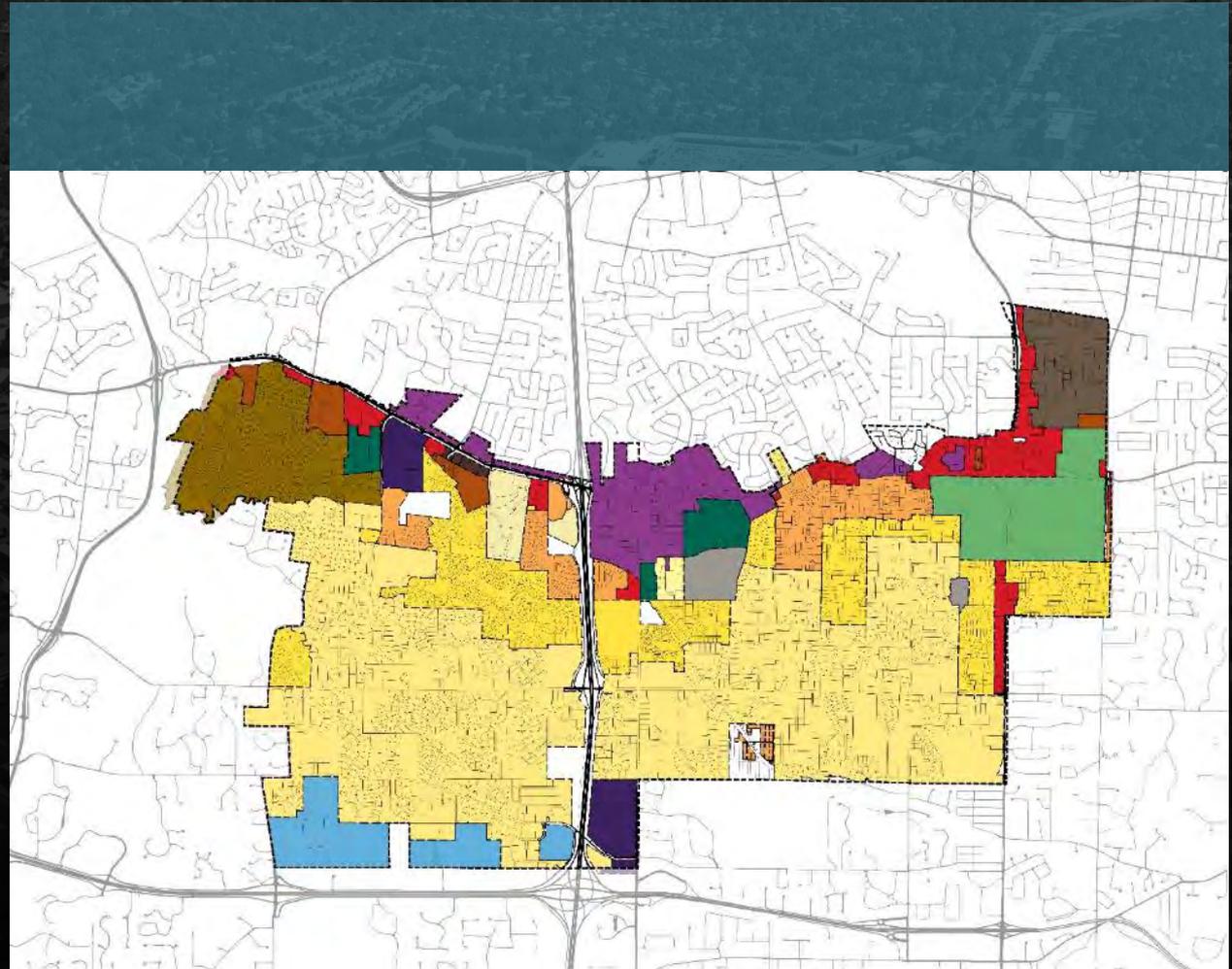
1. Create mixed-use, walkable districts.
2. Improve walkability and bikeability.
3. Improve city streetscapes and continue public realm enhancements.
4. Celebrate the community with identifiable gateways and public art.
5. Preserve high-quality existing neighborhoods and community assets.
6. Support high-quality, contemporary architecture and development.
7. Ensure cultural, arts, educational, and entertainment opportunities throughout the community.
8. Update the City's zoning code to facilitate and promote development that matches the community's vision for Creve Coeur.
9. Ensure that adjacent non-residential and residential development is compatible with each other.
10. Improve the quality of new development by establishing architectural design guidelines and lot development standards, including illustrations of desired development patterns.
11. Require landscape buffer zones between non-residential uses and residential districts.
12. Preserve Creve Coeur's historic properties.
13. Provide an increased number of community events and programs.
14. Develop a "central gathering place" that is the heart of the community.

EXISTING CONDITIONS

ZONING

1. "A" Single-Family Residential
2. "B" Single-Family Residential
3. "C" Single-Family Residential
4. "D" Single-Family Residential
5. "AR" Attached Single-Family Residential
6. "HE" Higher Education District
7. "PH" Planned Hospital District
8. "PO" Planned Office District
9. "RO" Research & Office District
10. "MX" Mixed-Use District
11. "PC" Planned Community District
12. "GC" General Commercial District
13. "CB" Core Business District
14. "LI" Light Industrial District

The current zoning & land use is convoluted and does not represent a vision for the City!



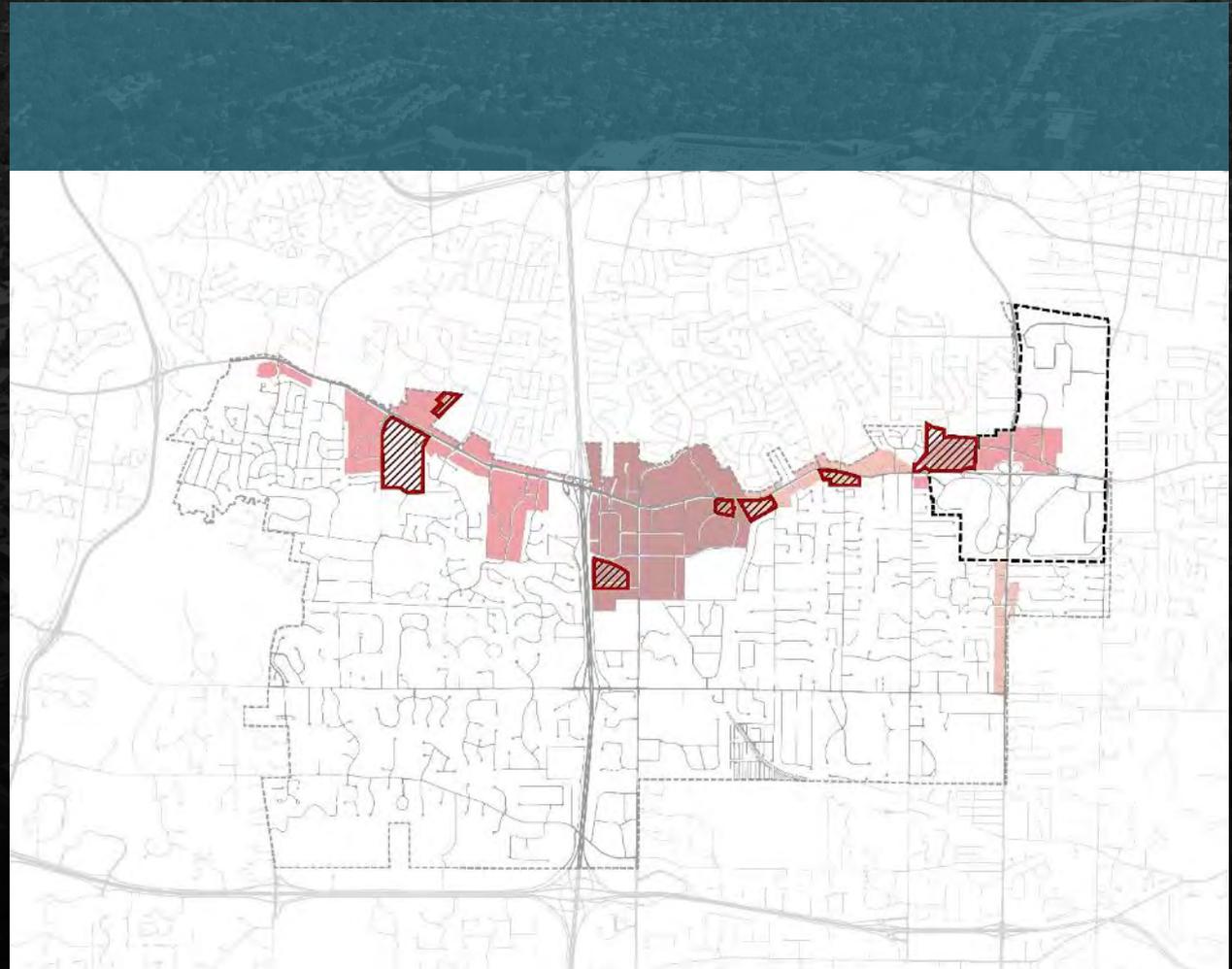
Under the current zoning code, density is permitted to increase **up to 3 times greater** in certain zoning districts

EXISTING CONDITIONS

REDEVELOPMENT OPPORTUNITY SITES

- Plant Sciences District Planning Area
- Balmoral Place Redevelopment
- HBE Site Redevelopment
- Multi-Family Redevelopment
- Mixed-Use / Multi-Family Redevelopment
- Creve Coeur Pavilion Reinvestment
- East Olive @ Graeser
- BJC West Campus
- Plant Sciences District Redevelopment

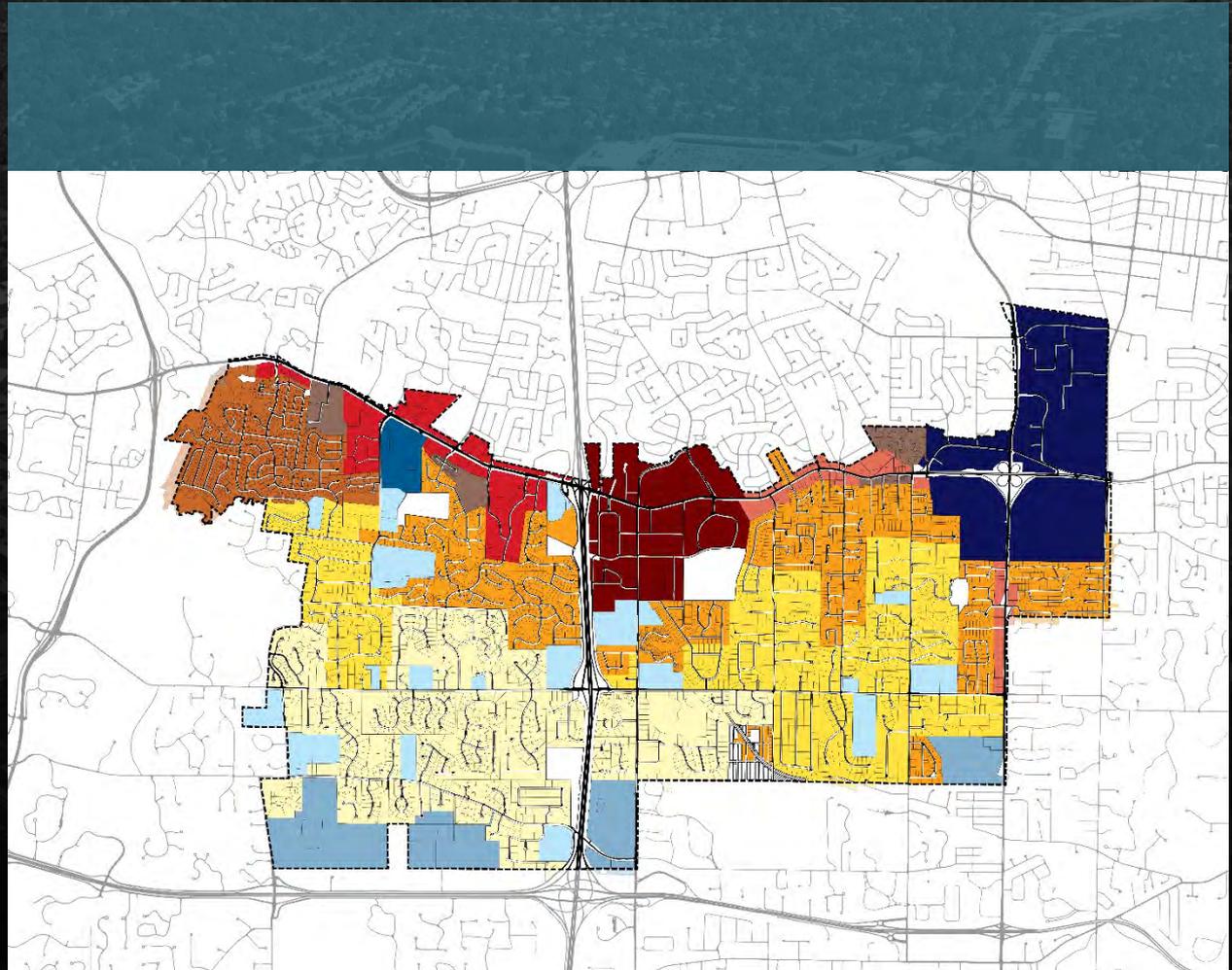
The current zoning & land use is convoluted and does not represent a vision for the City!



DRAFT PLAN

LAND USE & CHARACTER COMMUNITY PLACE TYPE DISTRICTS

- Provides **strategic recommendations** for future land use, development character, public space, open space, and landscape.
- Integrates land use and physical environment to establish an intended vision for each Place Type that addresses the communities **goals and desires**.

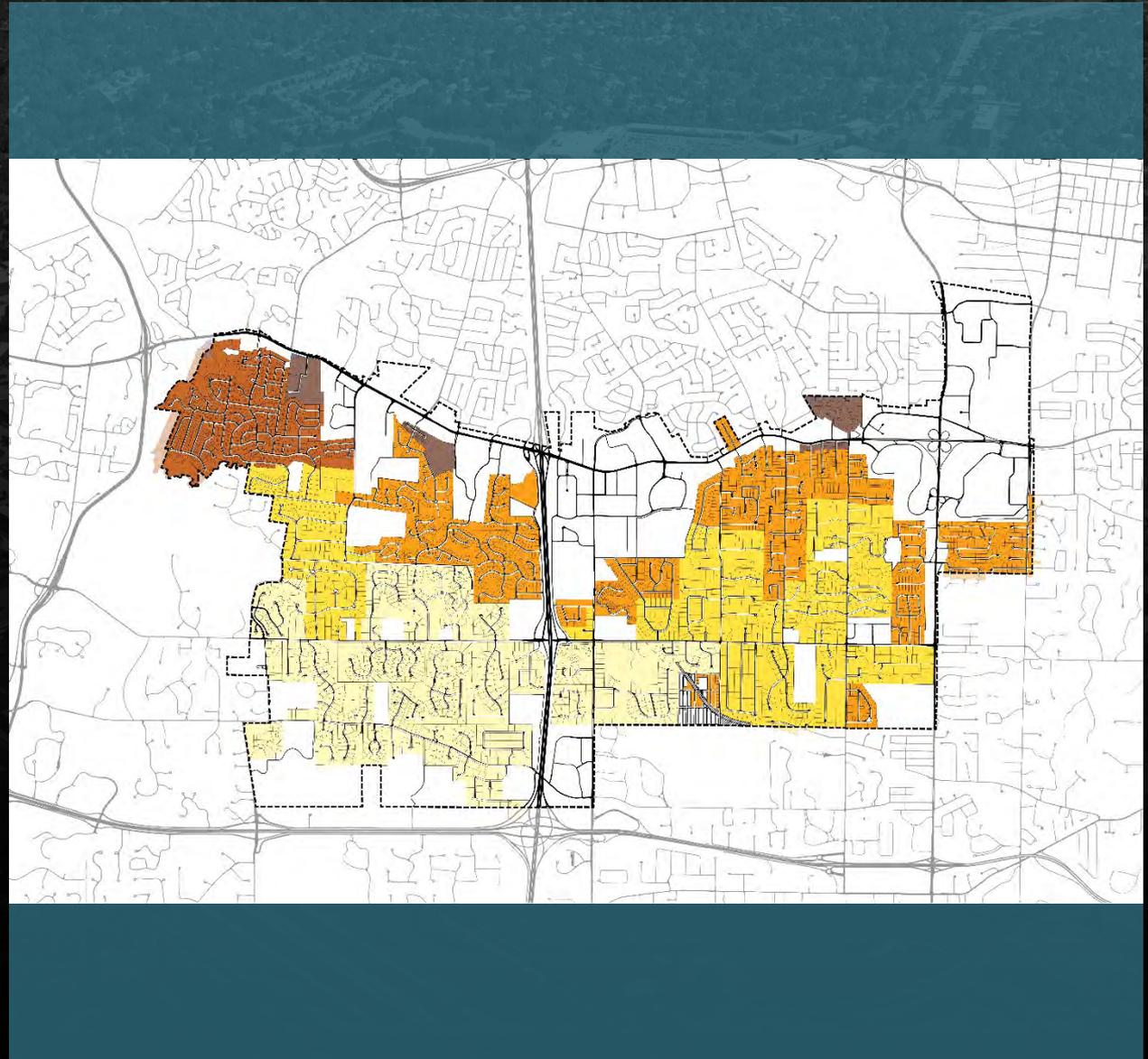


Objective: Utilize placemaking and community character to ensure that future land use and development achieves the vision of Creve Coeur's residents for the future of your community.

DRAFT PLAN

LAND USE & CHARACTER PLACE TYPE DISTRICTS

-  I – Countryside Estate (CE)
-  II – Estate Neighborhood 2 (ER-2)
-  III – Estate Neighborhood 1 (ER-1)
-  IV – Suburban Neighborhood 2 (SR-2)
-  V – Suburban Multi-Family Neighborhood 1 (SR-1)



DRAFT PLAN

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-  VI – Civic (CV)



DRAFT PLAN

LAND USE & CHARACTER PLACE TYPE DISTRICTS

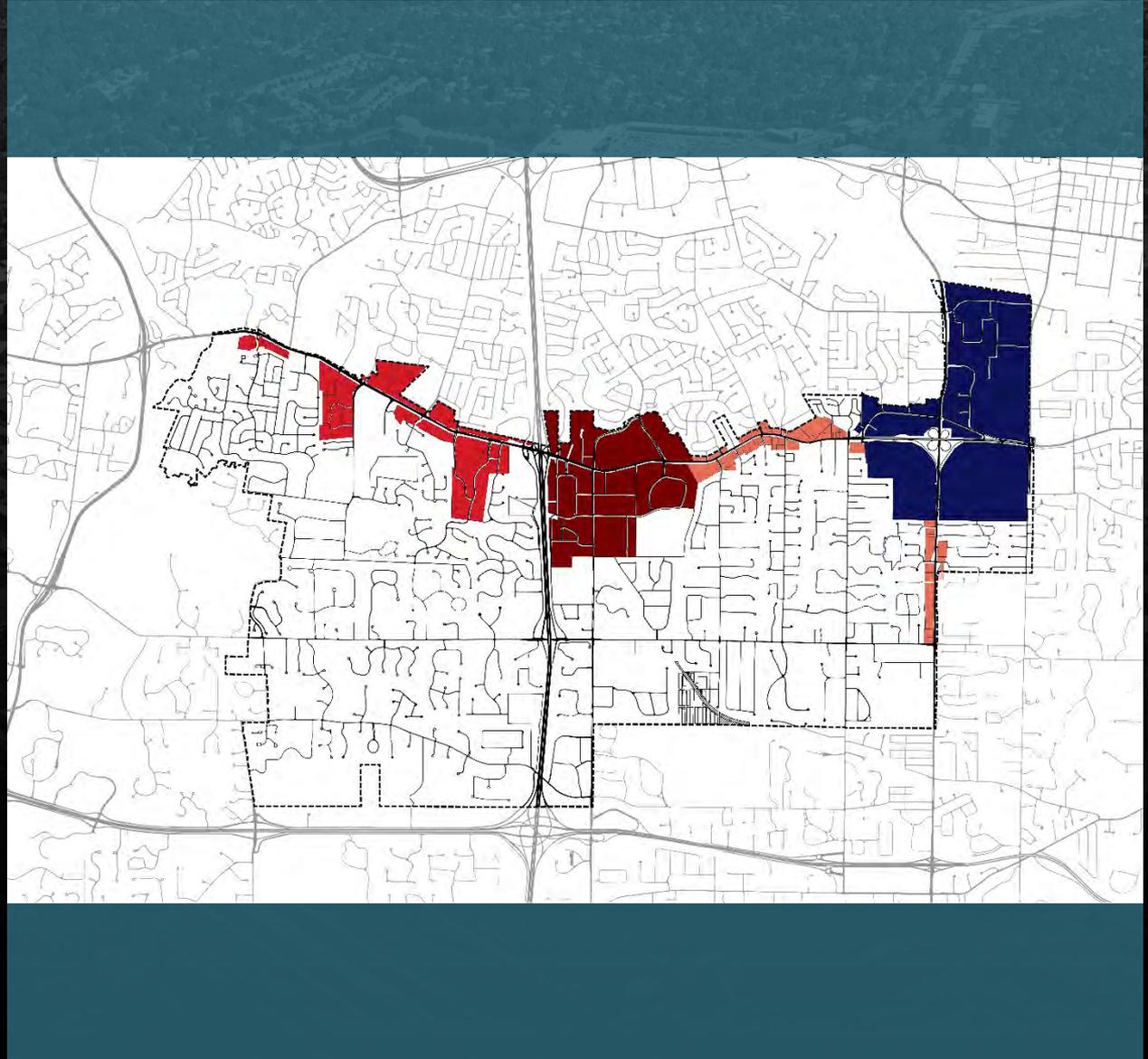
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DRAFT PLAN

LAND USE & CHARACTER PLACE TYPE DISTRICTS

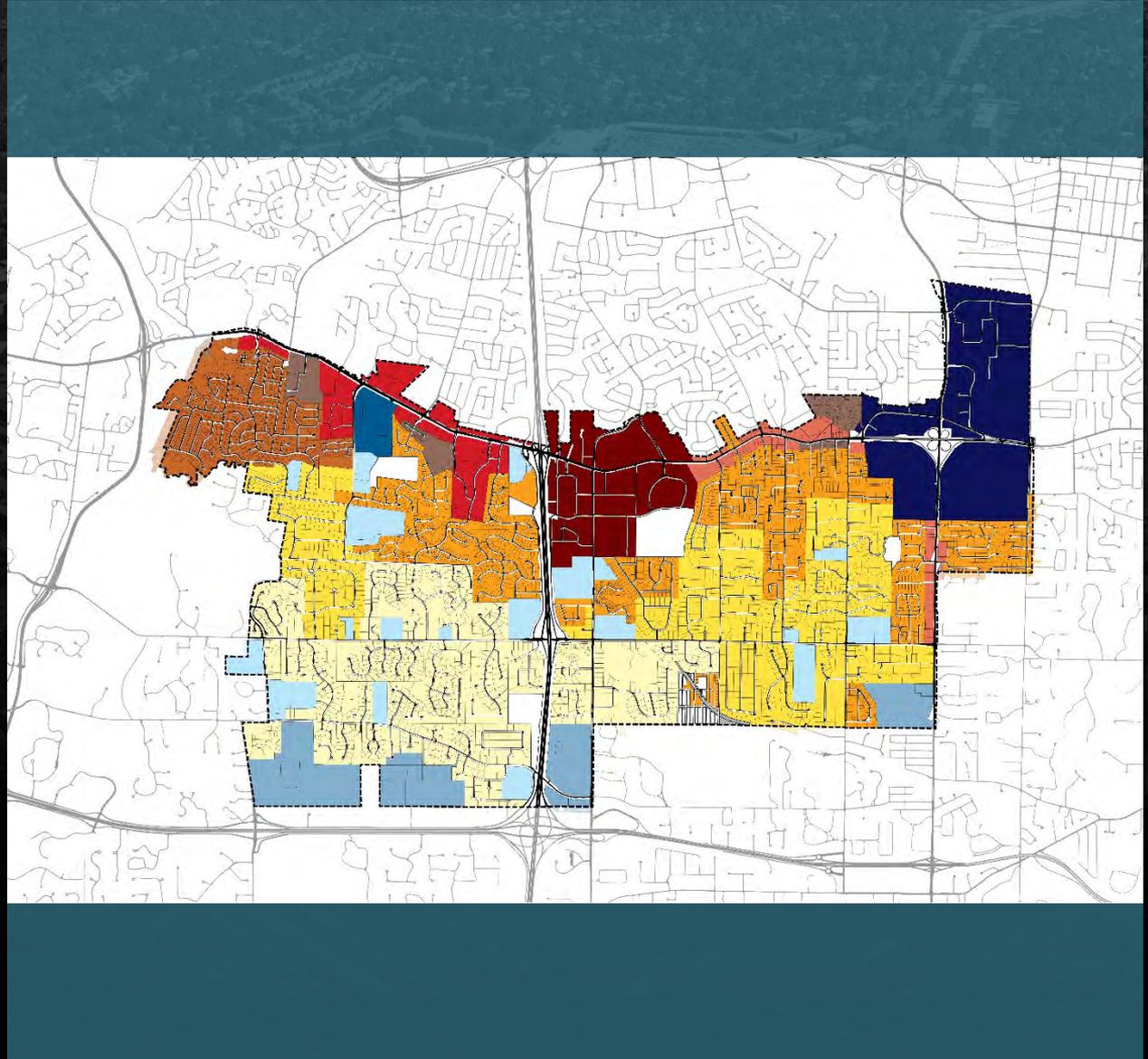
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-  IX – Neighborhood Commercial District (NC)
-  X – Mixed-Use District (MU)
-  XI – Community Center District (CC)
-  XII – Mixed-Use Innovation Campus (MUIC)



DRAFT PLAN

LAND USE & CHARACTER PLACE TYPE DISTRICTS

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DRAFT PLAN

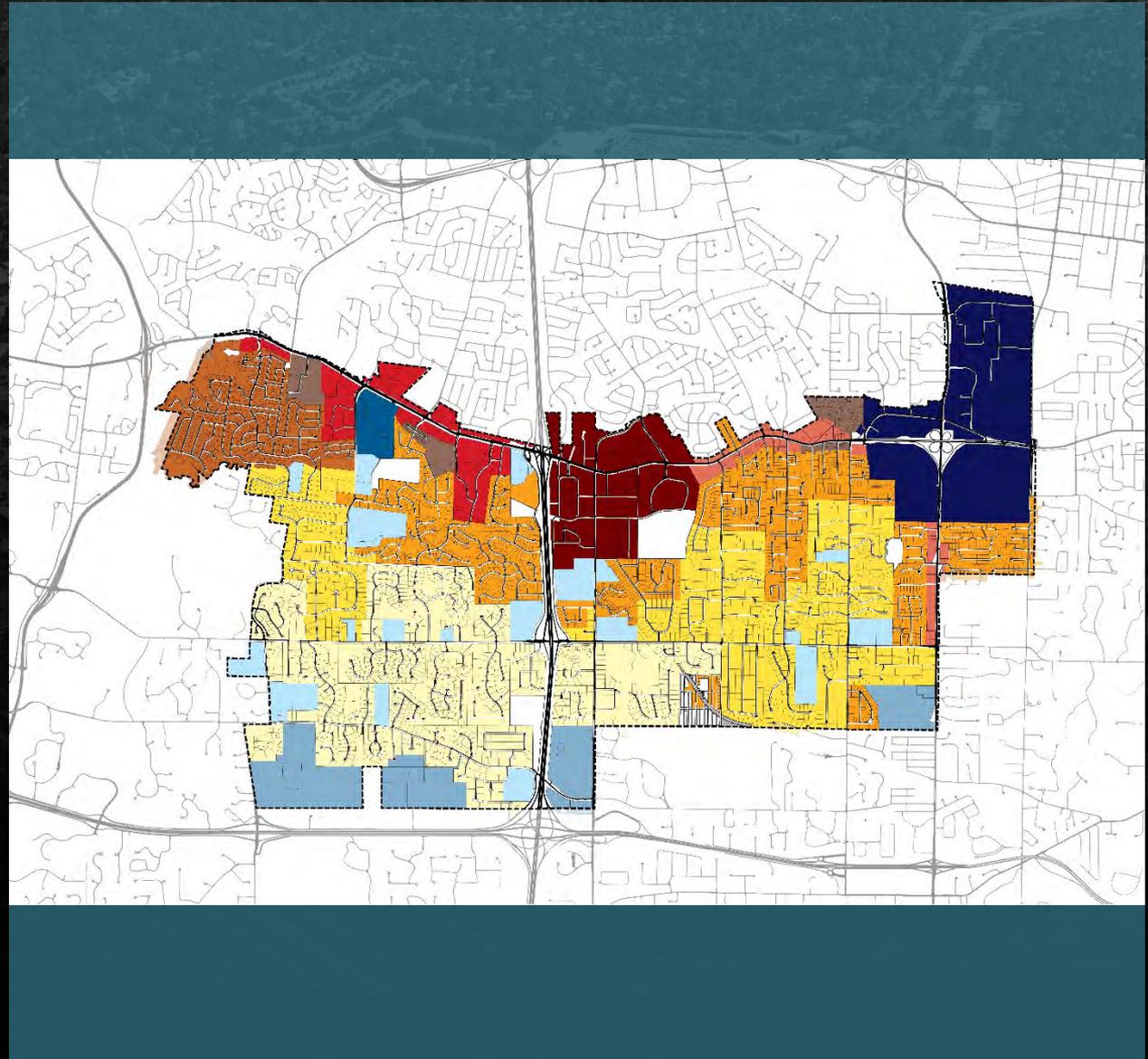
LAND USE & CHARACTER PLACE TYPE DISTRICTS

- Development fulfilling the Comprehensive Plan Vision can occur by right and incrementally...

Implementation of the Plan is not reliant on a few large scale development projects!

- A place-based zoning code that guides development and land use to support the goals and desires of the community
- A fully-integrated Comp Plan and zoning code, utilizing coterminous districts...

Removes inconsistencies and conflicts between the two documents.



Draft 5-17-2016

H3 STUDIO TEAM

COMPREHENSIVE PLAN UPDATE

THE CITY OF CREVE COEUR, MO

An aerial photograph of a city, likely Creve Coeur, Missouri, showing a mix of residential and commercial buildings, roads, and green spaces. The image is overlaid with a semi-transparent blue filter. The text is positioned in the lower-left quadrant of the image.

**DRAFT
COMPREHENSIVE PLAN**
Residential Development & Preservation

GOAL 2:

Residential Development & Preservation

Creve Coeur will preserve and evolve its **high-quality residential development** and extremely stable property values while providing a greater inter-connectivity of walkways, open space, and trails.

GOAL 2:

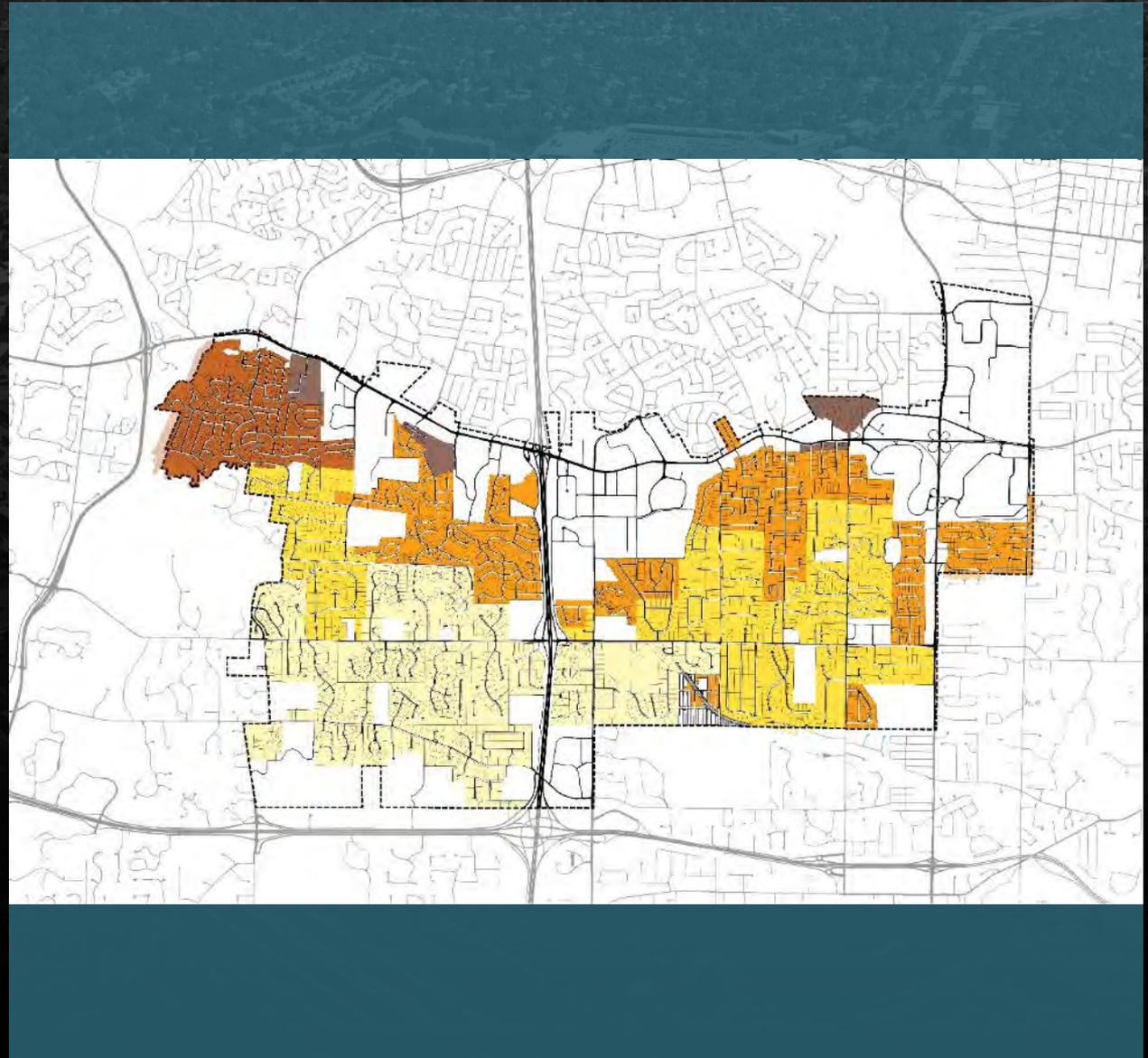
Residential Development & Preservation

1. Increase housing options to attract changing market demographics—including senior citizens aging-in-place and young professionals and families.
2. Guide the rebuilding of out-date housing stock in selected areas to improve housing diversity and maintain a competitive residential market.
3. Continue to diversify lot sizes and types.
4. Improve neighborhood walkability and connectivity.
5. Incentivize stormwater and green infrastructure best management practices (BMPs), including bioswales, pervious pavement, and native plantings, for new developments, teardowns and infill development, and significant additions to existing homes (51% or greater of the existing home).
6. Update Creve Coeur's building code to promote green building best practices.
7. Establish a limit for the amount of pervious pavement that does not count toward site coverage allowance (currently, there is no limit for residential lots) for new developments, teardowns and infill development, and significant additions to existing homes.
8. Promote green infrastructure BMPs for homeowners, including rain gardens, native plantings, pervious pavement.
9. Mitigate the impact of non-residential uses such as lighting, noise, and trash on residential uses where they are adjacent.
10. Protect residential areas from negative encroachment of non-residential uses.

DRAFT PLAN

LAND USE & CHARACTER COMMUNITY PLACE TYPE DISTRICTS (RESIDENTIAL)

-  I – Countryside Estate (CE)
-  II – Estate Neighborhood 2 (ER-2)
-  III – Estate Neighborhood 1 (ER-1)
-  IV – Suburban Neighborhood 2 (SR-2)
-  V – Suburban Multi-Family Neighborhood 1 (SR-1)



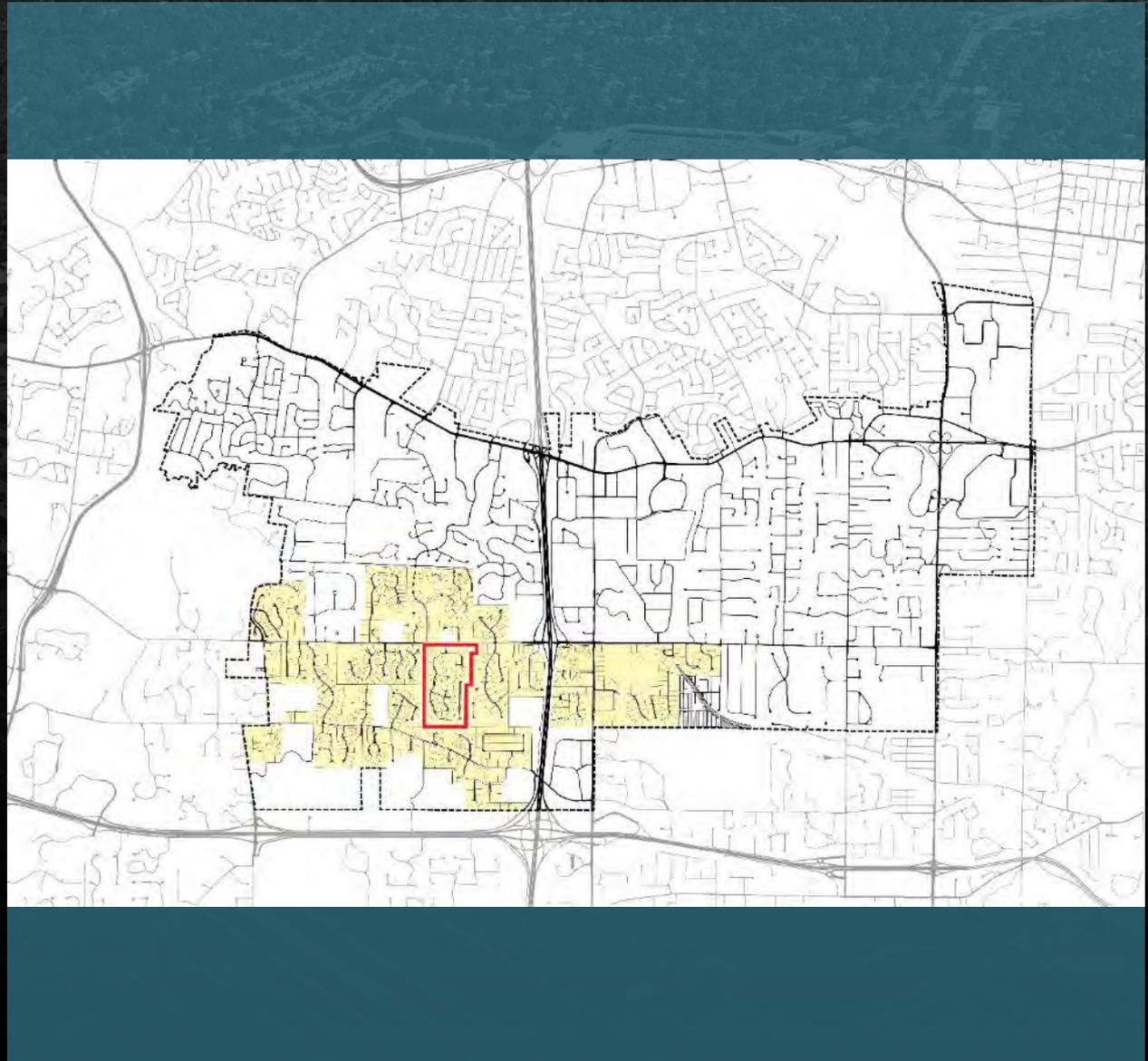
DRAFT PLAN

RESIDENTIAL PLACE TYPES

Type I – Countryside Estate (CE)

Countryside Estate describes large-lot (1 acre and larger), detached single-family residential neighborhoods with a cul-de-sac street systems—with or without pedestrian facilities—**built around large tracts of subdivision common ground for the use of homeowners.**

Includes portions of the current **“A” Single-Family Residential District.**



Type I – Countryside Estate (CE)

Existing Character Images



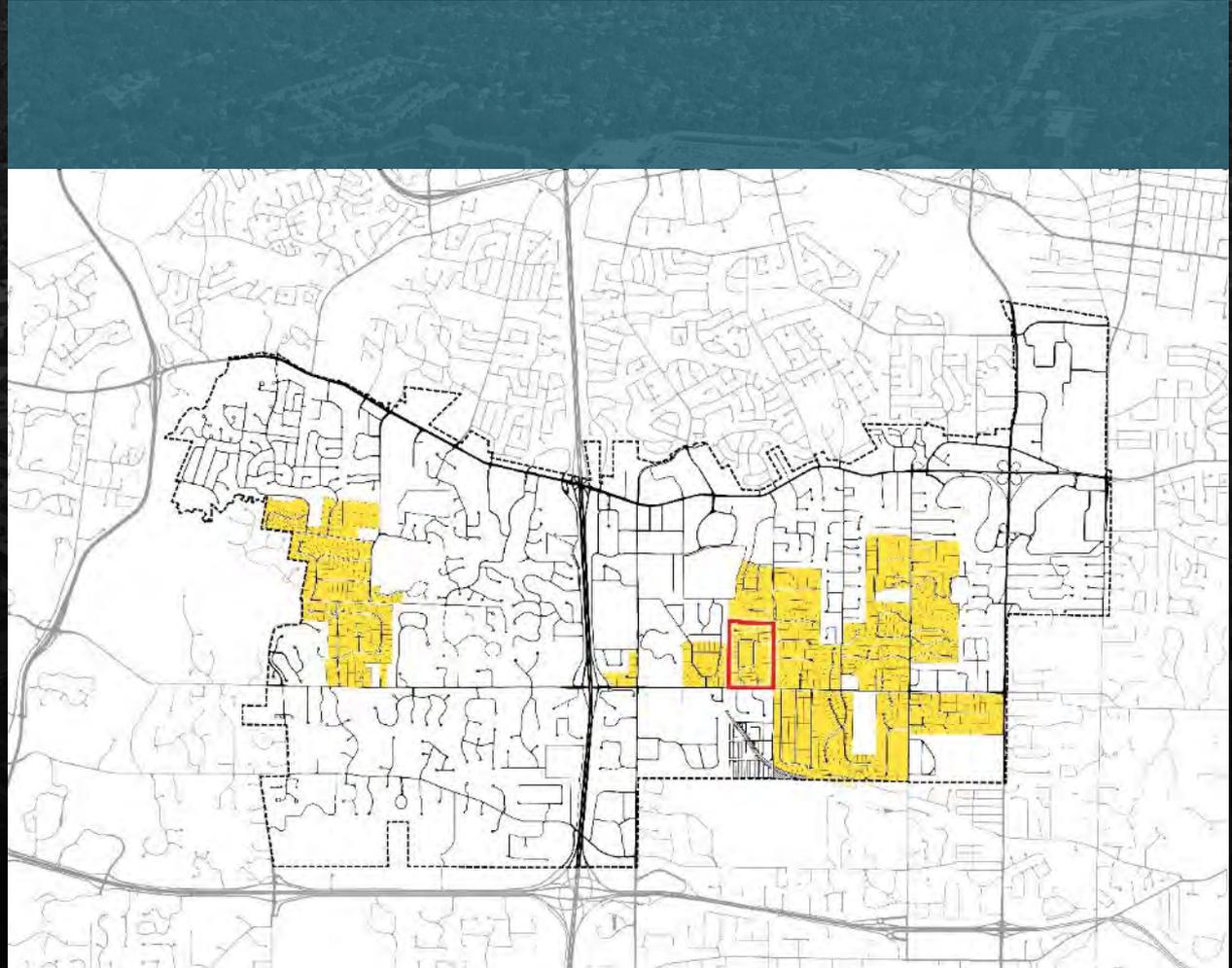
DRAFT PLAN

RESIDENTIAL PLACE TYPES

Type II – Estate Neighborhood 2 (ER-2)

Estate Neighborhood 2 describes large-lot (1 acre and larger), detached single-family residential neighborhoods with a cul-de-sac street systems—with or without pedestrian facilities—and without tracts of subdivision common ground.

Includes portions of the current “A” Single-Family Residential District.



Type II – Estate Neighborhood 2 (ER-2)

Existing Character Images



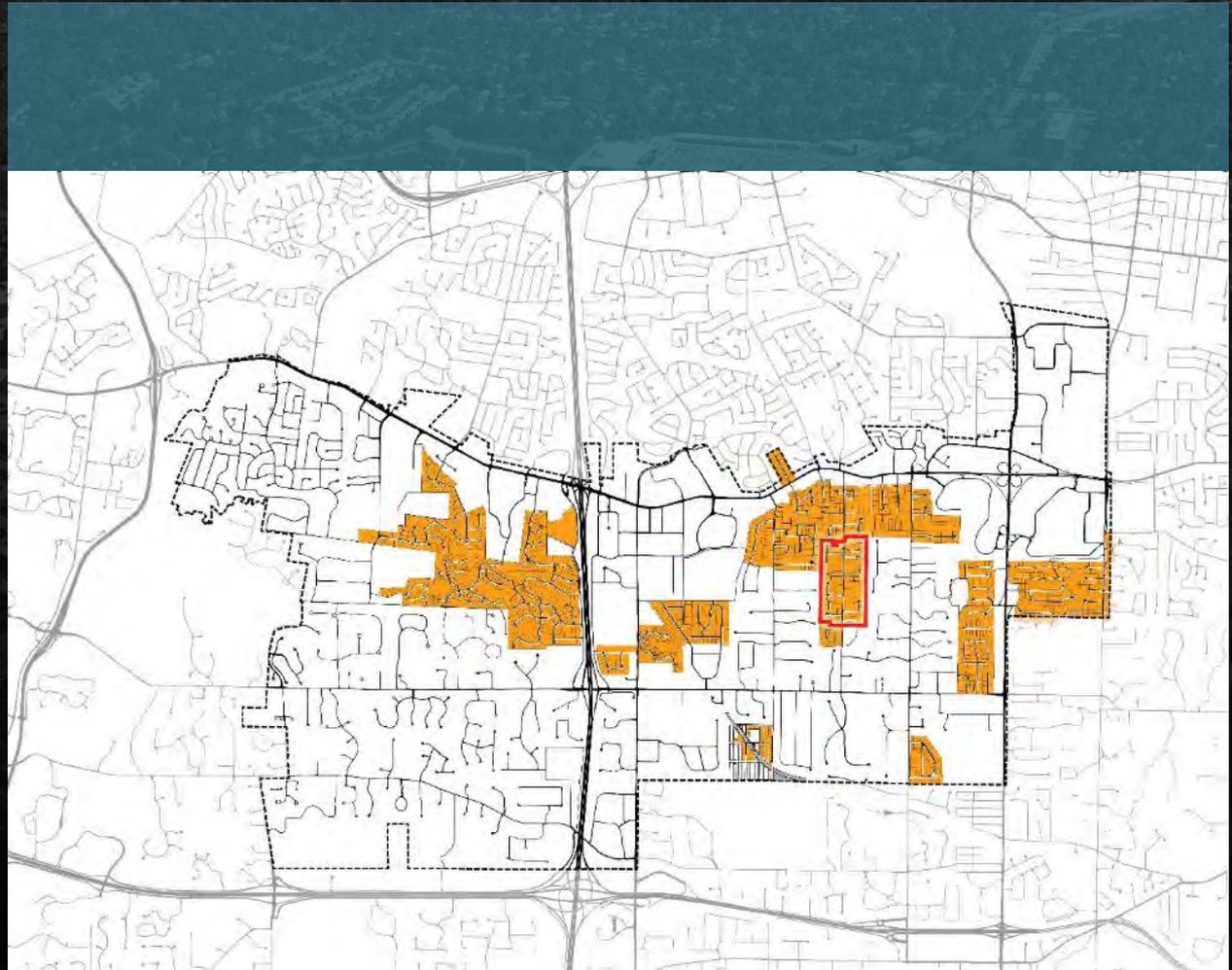
DRAFT PLAN

RESIDENTIAL PLACE TYPES

Type III – Estate Neighborhood 1 (ER-1)

Estate Neighborhood 1 describes medium-lot (10,000 sq. ft. to 1 acre), detached single-family residential neighborhoods with a cul-de-sac street systems, with or without pedestrian facilities.

Includes the current “B” & “C”
Single-Family Residential
District.



Type III – Estate Neighborhood 1 (ER-1)

Existing Character Images



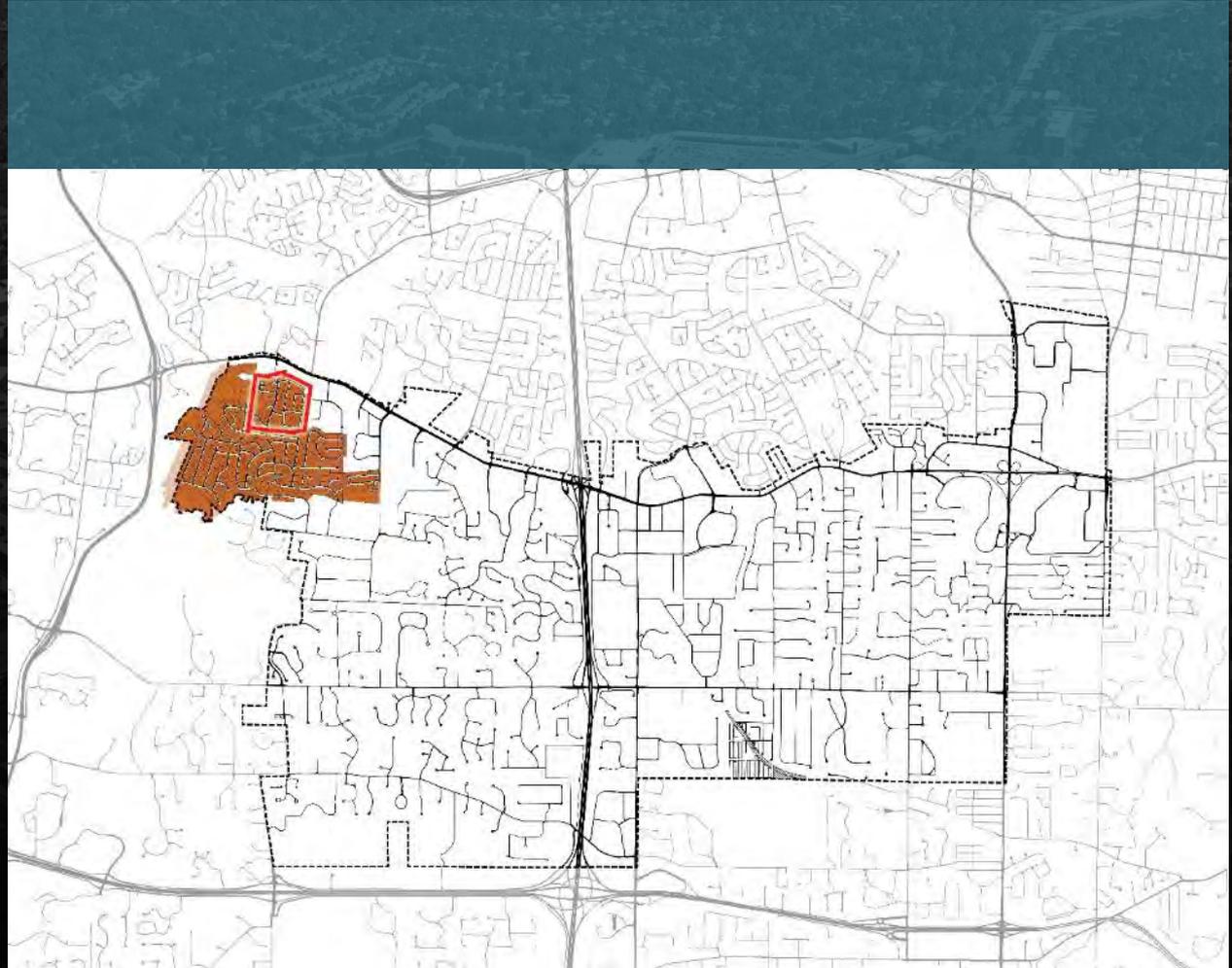
DRAFT PLAN

RESIDENTIAL PLACE TYPES

Type IV – Suburban Neighborhood 2 (SR-2)

Suburban Neighborhood 2 describes small-lot (less than 10,000 sq. ft.), detached single-family residential neighborhoods with an interconnected street grid and pedestrian facilities.

Coterminous with the current
“D” Single-Family Residential
District.



Type IV – Suburban Neighborhood 2 (SR-2)

Existing Character Images



DRAFT PLAN

RESIDENTIAL PLACE TYPES

Type V – Suburban Multi-Family Neighborhood 1 (SR-1)

Suburban Neighborhood 1 describes multi-family, attached residential dwellings built around an interconnected, internal vehicular and pedestrian circulation system.

Coterminous with the current
“AR” Attached Single-Family
Residential District.



Type V – Suburban Multi-Family Neighborhood 1 (SR-1)

Existing Character Images



COMPREHENSIVE PLAN UPDATE

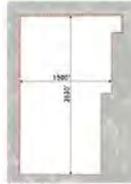
THE CITY OF CREVE COEUR, MISSOURI

COMPREHENSIVE PLAN UPDATE

THE CITY OF CREVE COEUR, MISSOURI



Existing Neighborhood Plan



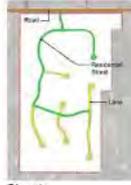
District
The district area is 86 acres.



Blocks
The blocks makeup 64% of the district.



Lots
Typical lot size is 8 to 1 acre with exceptions being larger lots of 2.5 acres and smaller lots of .5 acres.



Streets
The street area is 5% of the R.O.V. is 10%. Public sidewalk area on a segment of a street (both sides).



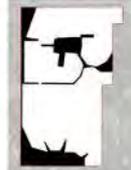
Buildings
Buildings makeup 7% of the district.



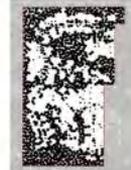
Impervious Surfaces
Impervious surfaces account for 20% of the total district area.



Natural Features
The topography ranges in elevation from 300-650 feet. There are no bodies of water or waterways.



Parks/Common Areas
Common areas makeup 10% of the district.

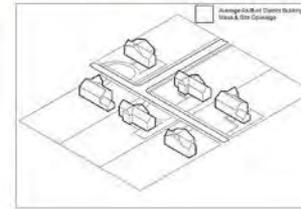


Tree Canopy
The tree canopy is 44 acres and covers 51% of the district.

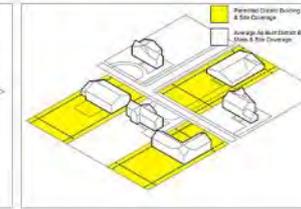
Existing Challenges

- **Streets:** lack of interconnection to adjacent subdivisions
- **Walkability:** lack of continuous sidewalks
- **Bikability:** one multi-use path on Ladue Road
- **Buildings:** additions and renovations to newer homes
- **Impervious Surface:** storm water retention within subdivision and common areas
- **Common Areas:** public accessibility
- **Landscaping:** inconsistent tree coverage on lots

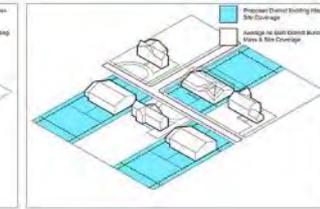
Existing As-Built Condition



Permitted Condition (Zoning)



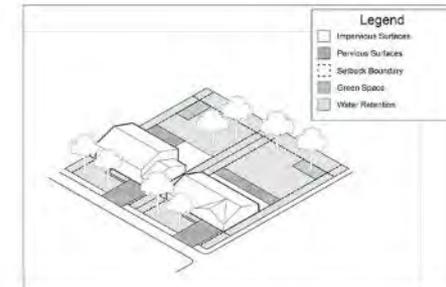
Proposed Character District



Proposed District Improvements



Proposed Lot Characteristics



Existing Zoning ("A" Residential)

Minimum Lot Area:	1 Acre (43,560 s.f.)
Minimum Lot Width:	150 feet
Minimum Lot Depth:	150 feet
Maximum Structure Height:	2-1/2 stories or 35 ft. (whichever is less)
Minimum Dwelling Unit Floor Area:	1,600 square feet
Maximum Floor Area Ratio (FAR):	0.3 (Three-tenths)
Maximum Site Coverage:	25%*
Minimum Front Yard Setback:	50 feet
Minimum Side Yard Setback:	15 feet or 15% lot width (whichever is less)
Minimum Rear Yard Setback:	30 feet

* Pervious (permeable) surfaces do not count against maximum site coverage.

Key Map



Character Images



XI - Countryside Estate (CR)

XI - Countryside Estate (CR)

Recommendations for Residential Place Types

For new development, new subdivisions, teardowns & infills, and significant expansions (51% or greater of the existing building)

Lot Development Standards

- Establish a front build-to line in place of front setback line for all lots
- Provide a maximum for the amount of pervious pavement that does not count toward site coverage
- Eliminate floor area ratio (FAR) limitations and establish building height limits

Street & Connectivity Standards

- Provide street and public realm facility enhancements according to street type classifications (according to the Streets Plan section)
- Develop bicycle facilities, pedestrian, and multi-use pathways (according to the Bicycle and Pedestrian Connectivity Plan)

Stormwater & Runoff Mitigation

- Provide regulatory incentives for increased stormwater detention/recharge (green infrastructure) on private lots

Tree Coverage Standards

- Establish tree planting and coverage standards for private lots, common ground, and street trees.

Green Space Preservation

- Establish a minimum percentage of vegetated green space to be preserved on site.

Draft 5-17-2016



DRAFT
COMPREHENSIVE PLAN

***Economic Growth & Community
Services Plan***

GOAL 3:

Economic Growth & Community Services

Creve Coeur will capitalize on new job growth and commercial development opportunities to **strengthen its position as a major regional business center and provide the necessary neighborhood services for the community.**

GOAL 3:

Economic Growth & Community Services

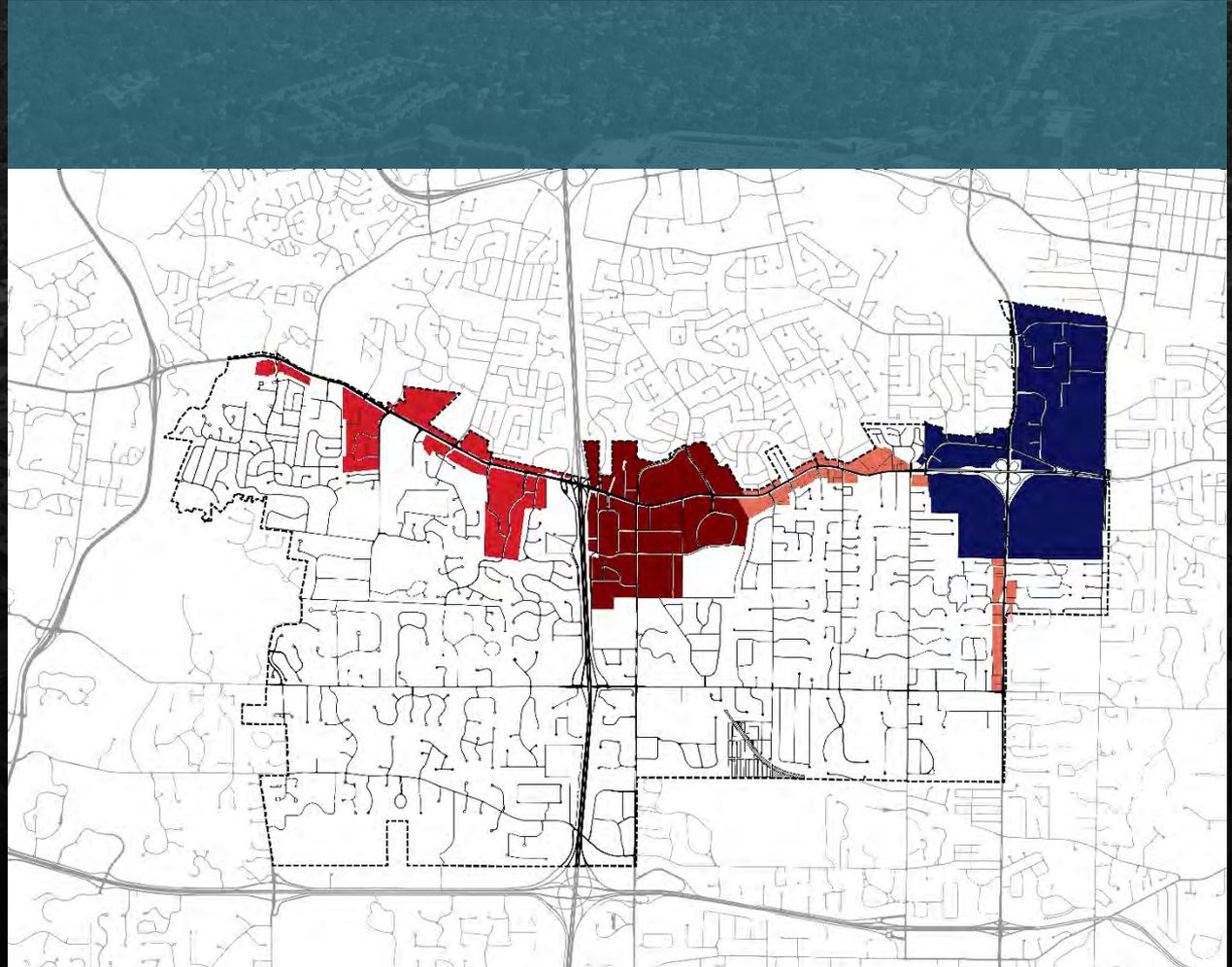
1. Ensure future economic growth is responsive to the changing economy, consumer preferences, demographics, and captures the “place-making dividend”.
2. Provide the community services, amenities, and experience necessary to leverage and capture these changing consumer preferences.
3. Transform the Olive Boulevard corridor with an integrated central Business District and supporting mixed-use districts
4. Improve regional transportation services to Olive Boulevard corridor
5. Build upon the future high-tech development of the region’s plant science and research district.
6. Embrace strategic public/private partnerships for redevelopment.
7. Guide regional retail and services (serving as a destination amenity for the St. Louis area) to the Community Center District area. Other business areas should focus on local retail and services designed to serve the Creve Coeur community and immediately-surrounding areas.
8. Actively work with the St. Louis Economic Development Partnership and St. Louis County on establishing the regional Plant Science Innovation District to preserve the long-term economic strength of Creve Coeur.
9. Foster development of a town center, which would include the design and construction of a public gathering place or places.
10. The City should become an active and integral participant with the St. Louis Regional Chamber.
11. Prioritize the construction of broadband fiber infrastructure and high-speed internet access.

DRAFT PLAN

REDEVELOPMENT OPPORTUNITIES

PROPOSED COMMERCIAL PLACE TYPES

-  IX – Neighborhood Commercial District (NC)
-  X – Mixed-Use District (MU)
-  XI – Community Center District (CC)
-  XII – Mixed-Use Innovation Campus (MUIC)



DRAFT PLAN

REDEVELOPMENT OPPORTUNITIES PROPOSED CAMPUS PLACE TYPES

-  VII – Campus-Suburban (C-S)
-  VIII – Campus-Urban (C-U)



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COMPREHENSIVE PLAN UPDATE

THE CITY OF CREVE COEUR, MO

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REDEVELOPMENT
OPPORTUNITIES

PROPOSED COMMERCIAL
PLACE TYPES

PROPOSED FRONTAGE
PLAN

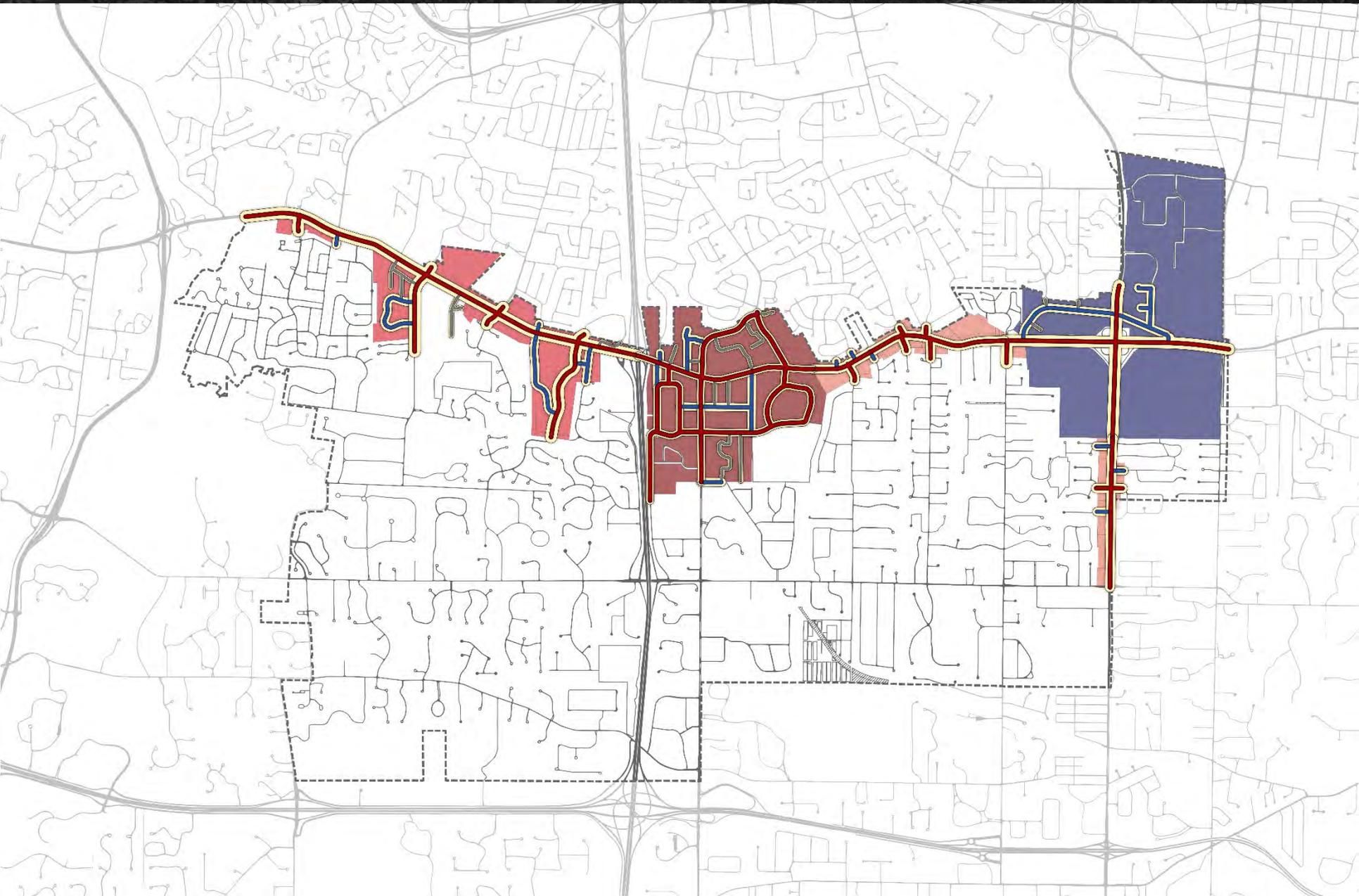


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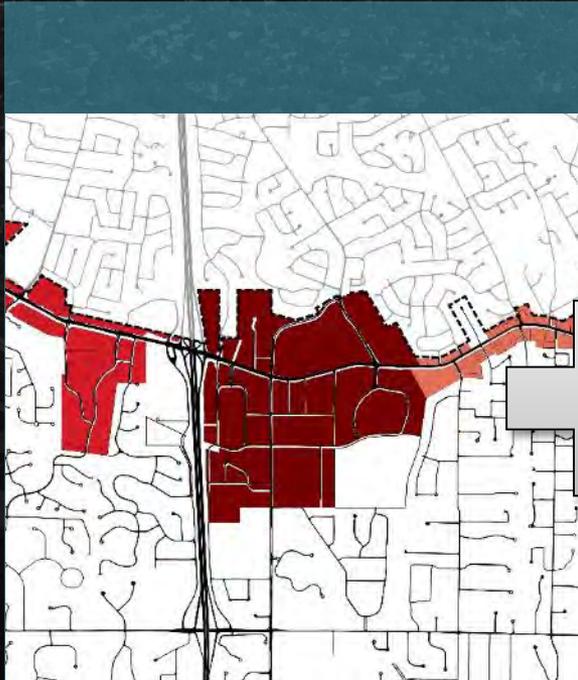
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COMPREHENSIVE PLAN UPDATE

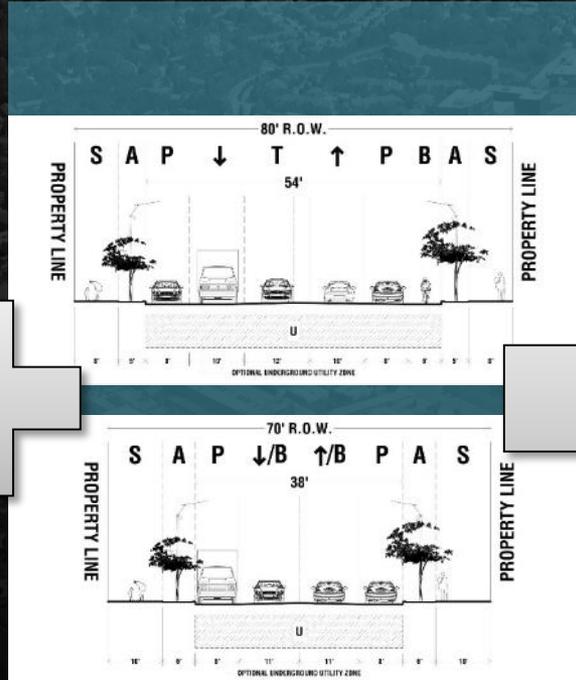
THE CITY OF CREVE COEUR, MO



COMPONENTS OF THE FRONTAGE PLAN



**Commercial Place
Type District**



Street Type



Frontage Type

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COMPREHENSIVE PLAN UPDATE

THE CITY OF CREVE COEUR, MO



Central Business District

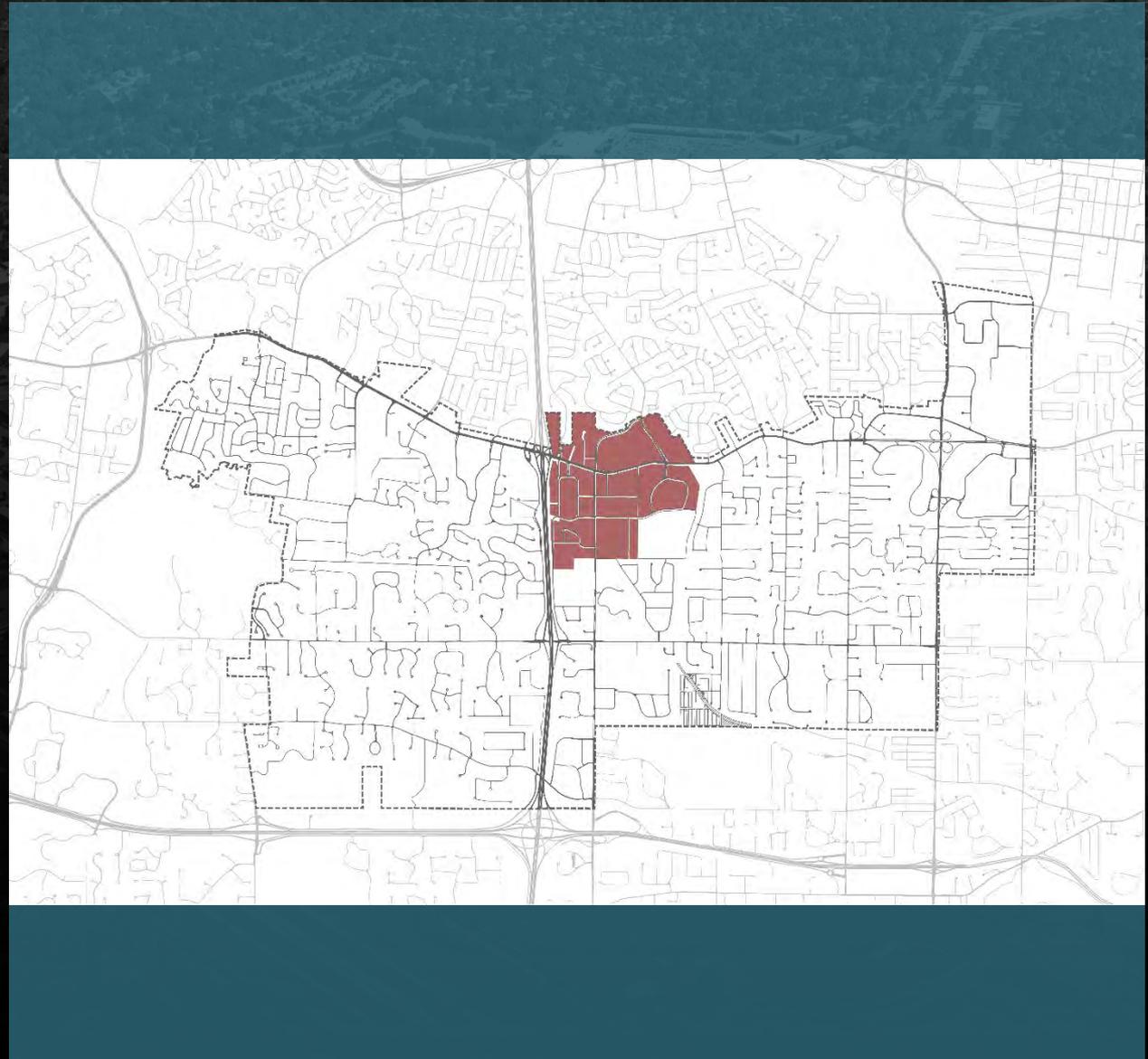
DRAFT PLAN

FRONTAGE PLAN

“Central Business District”

Type XI – Community Center District (CC)

The Community Center District is intended for the development of high-density, high-intensity, and mixed-use commercial, retail, office, and multi-family residential in a walkable, urban environment.



Type XI – Community Center District (CC)

Existing Character Images



Type XI – Community Center District (CC)

Proposed Character Images... What we are trying to achieve!



Type XI – Community Center District (CC)

Proposed Character Images... What we are trying to achieve!



DRAFT PLAN

FRONTAGE PLAN

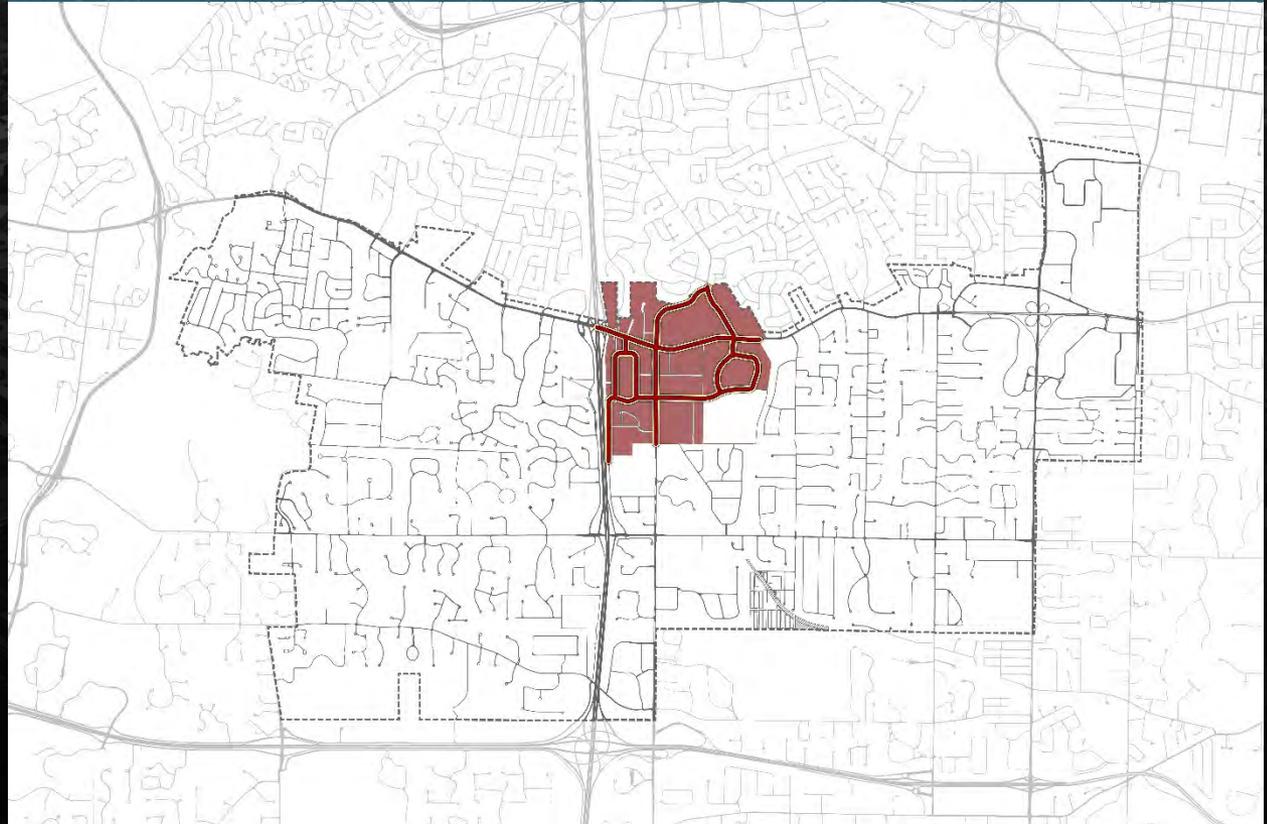
“Central Business District”

PRIMARY STREETS

- Active ground floor uses
- Consistent build-to line
- Parking should primarily be located behind buildings
- Consistent landscaping along Olive with street trees, lighting & pedestrian amenities
- Building signs
- Encourage site amenities (outdoor dining, plazas, fountains, bicycle parking, “parklets”, etc.)

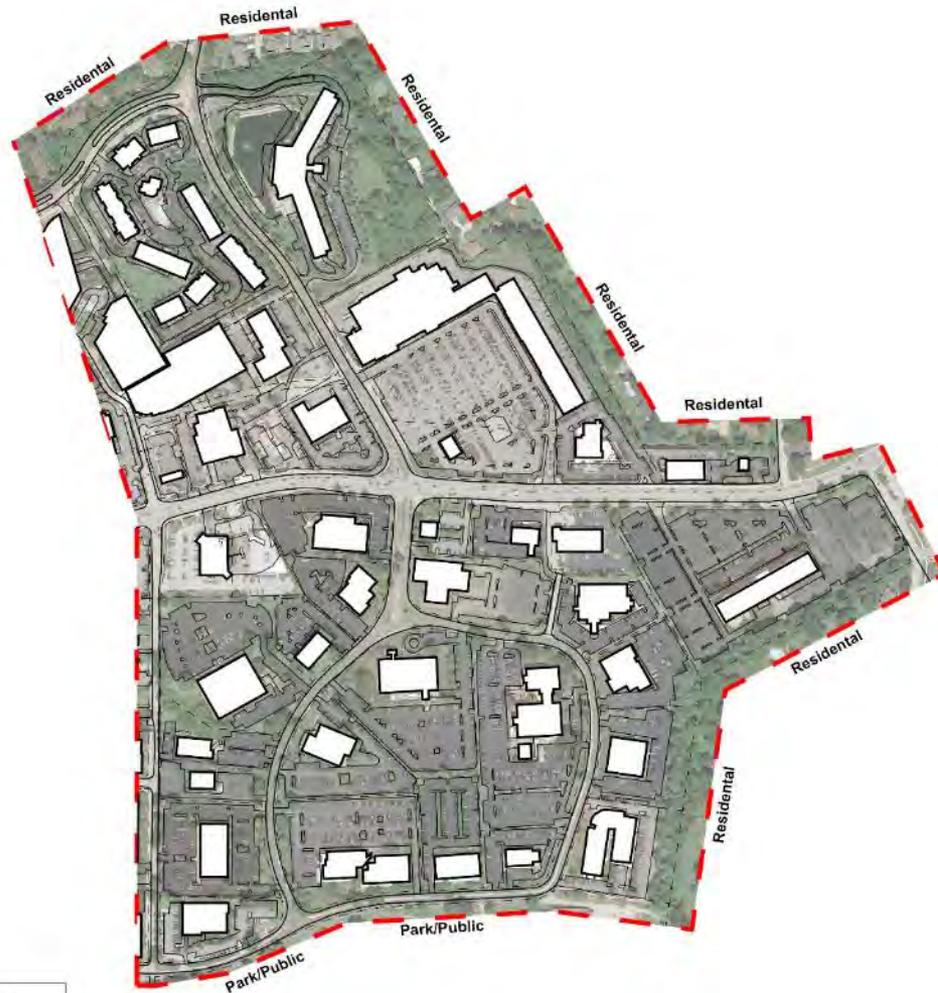
Frontage Plan Recommendations

For new development & redevelopment



To the extent practicable, recommendations should also apply to significant additions to further the vision for the district.

FRONTAGE PLAN EXAMPLE – Existing Conditions



	Landscape Improvements
	Building Setback
	Parcel Boundry
	New Building
	Existing Building

FRONTAGE PLAN EXAMPLE – Incremental Infill



FRONTAGE PLAN EXAMPLE – Redevelopment



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COMPREHENSIVE PLAN UPDATE

THE CITY OF CREVE COEUR, MO



West Olive Corridor

DRAFT PLAN

FRONTAGE PLAN

“West Olive Corridor”

Type X – Mixed-Use District (MU)

The Mixed-Use District is intended for the development of a variety of medium-density commercial, retail, office, and multi-family residential on large development sites in a walkable environment with street-facing storefronts and centralized parking.



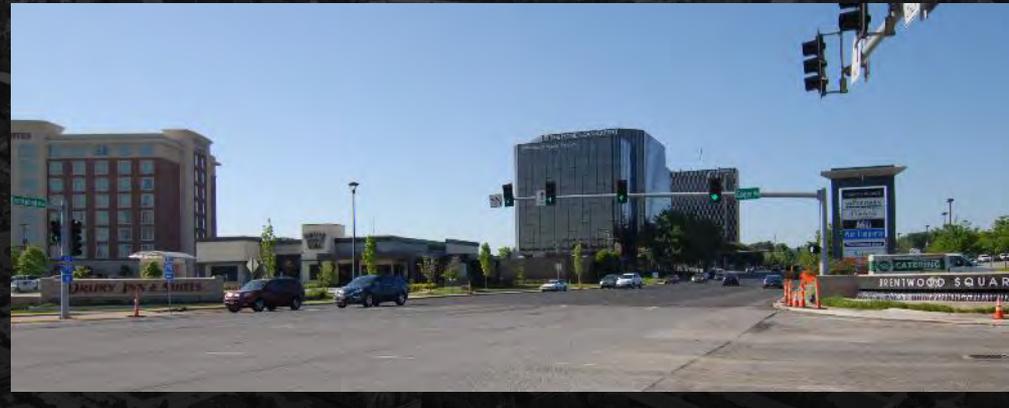
Type X – Mixed-Use District (MU)

Existing Character Images



Type X – Mixed-Use District (MU)

Proposed Character Images... What we are trying to achieve!



DRAFT PLAN

FRONTAGE PLAN

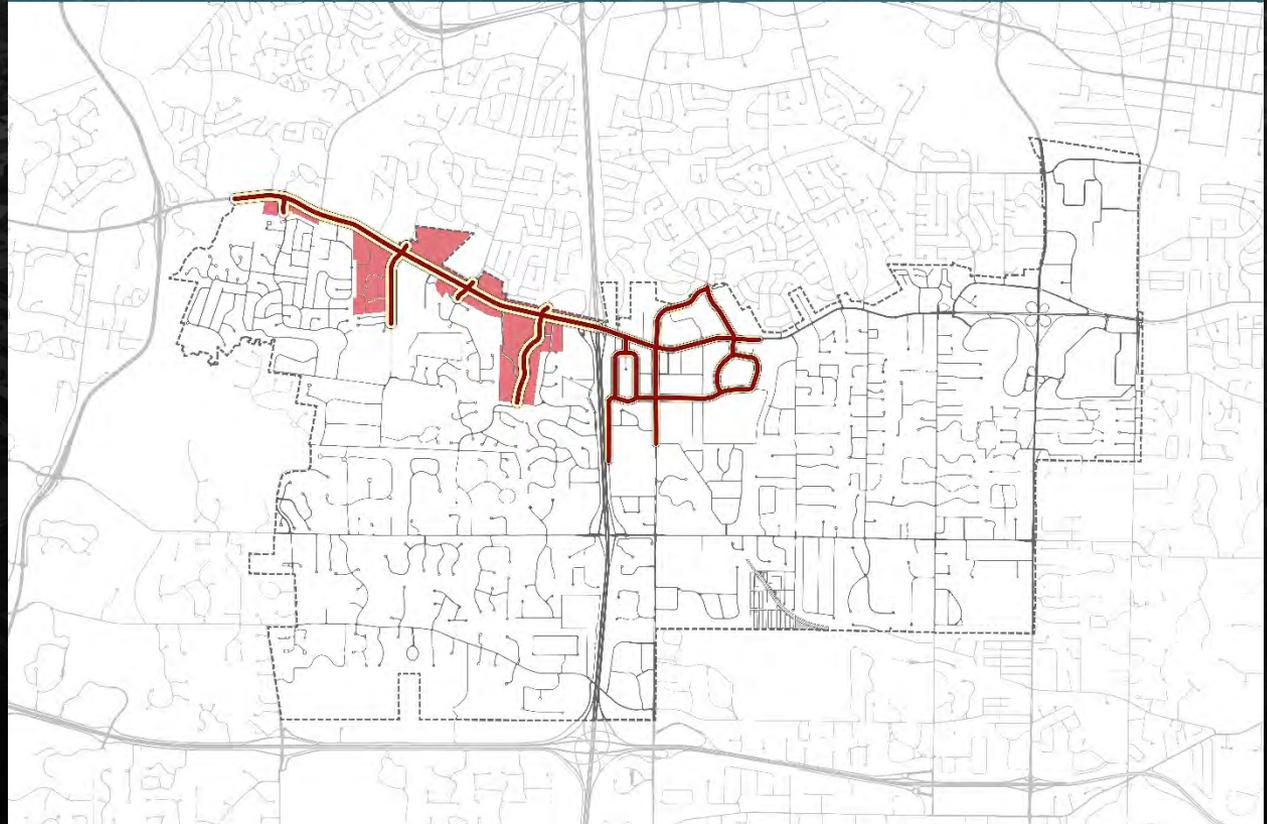
“West Olive Corridor”

PRIMARY STREETS

- Active and office ground floor uses
- Consistent build-to line
- Parking can be located in front of buildings, but parking behind buildings is encouraged.
- Consistent landscaping along Olive with street trees, lighting & pedestrian amenities
- Building signs with limited ground signs

Frontage Plan Recommendations

For new development & redevelopment



To the extent practicable, recommendations should also apply to significant additions to further the vision for the district.

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COMPREHENSIVE PLAN UPDATE

THE CITY OF CREVE COEUR, MO



East Olive / Lindbergh Corridor

DRAFT PLAN

FRONTAGE PLAN

“East Olive / Lindbergh Corridor”

Type IX – Neighborhood Commercial District (NC)

The Neighborhood Commercial District is intended for the development of a variety of medium- to low-density commercial, retail, office, and neighborhood service business in a commercial corridor with shallow lot depths.



Type IX – Neighborhood Commercial District (NC)

Existing Character Images



Type IX – Neighborhood Commercial District (NC)

Proposed Character Images... What we are trying to achieve!



DRAFT PLAN

FRONTAGE PLAN

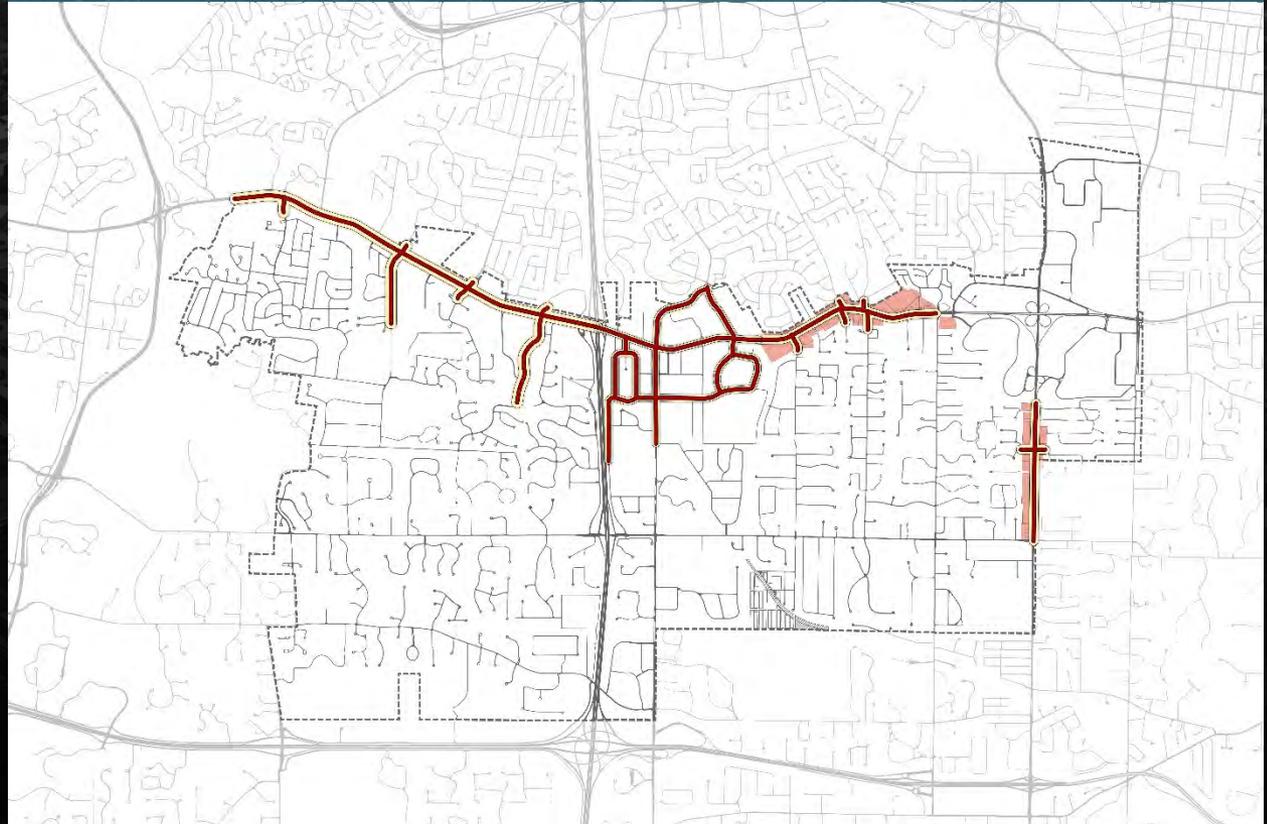
“East Olive / Lindbergh Corridor”

PRIMARY STREETS

- Active, office & residential ground floor uses
- Consistent build-to line
- Parking should primarily be located behind buildings
- Consistent landscaping along Olive with street trees, lighting & pedestrian amenities
- Building signs
- Encourage outdoor dining and retail site amenities

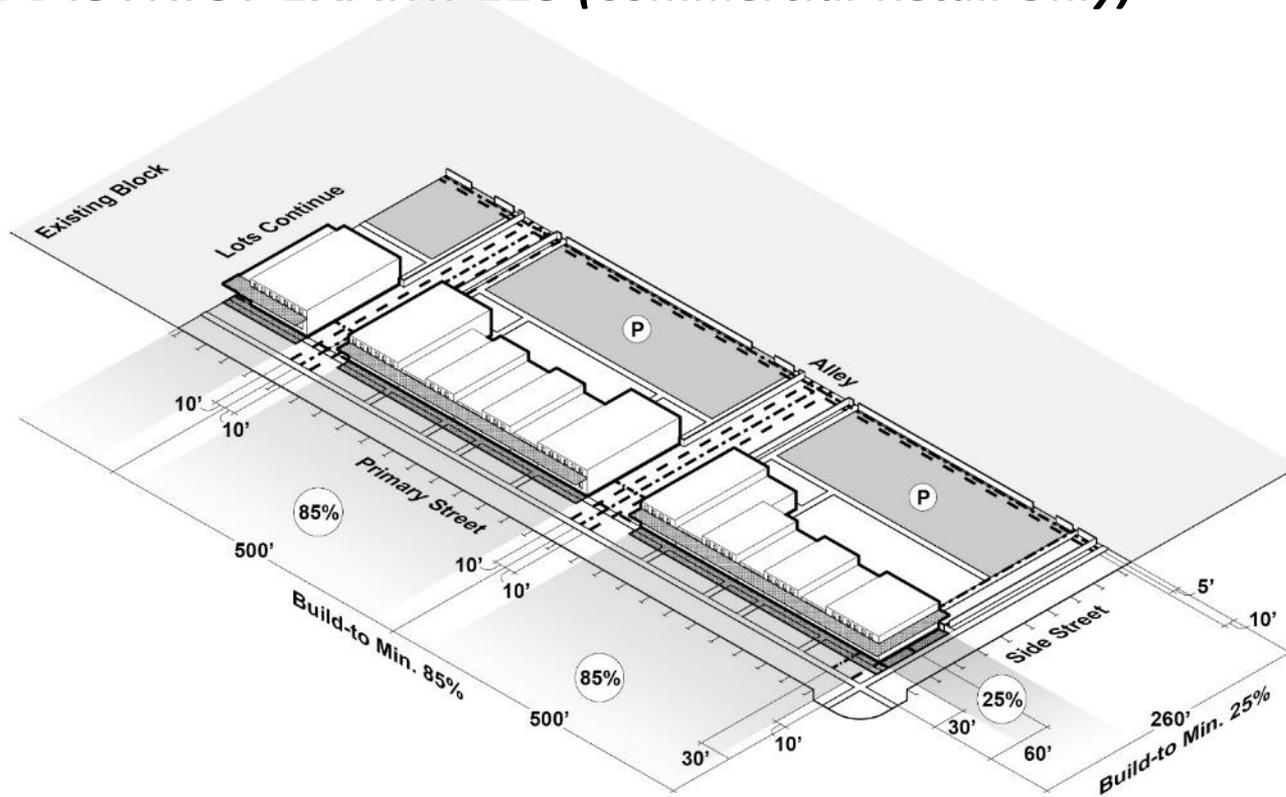
Frontage Plan Recommendations

For new development & redevelopment



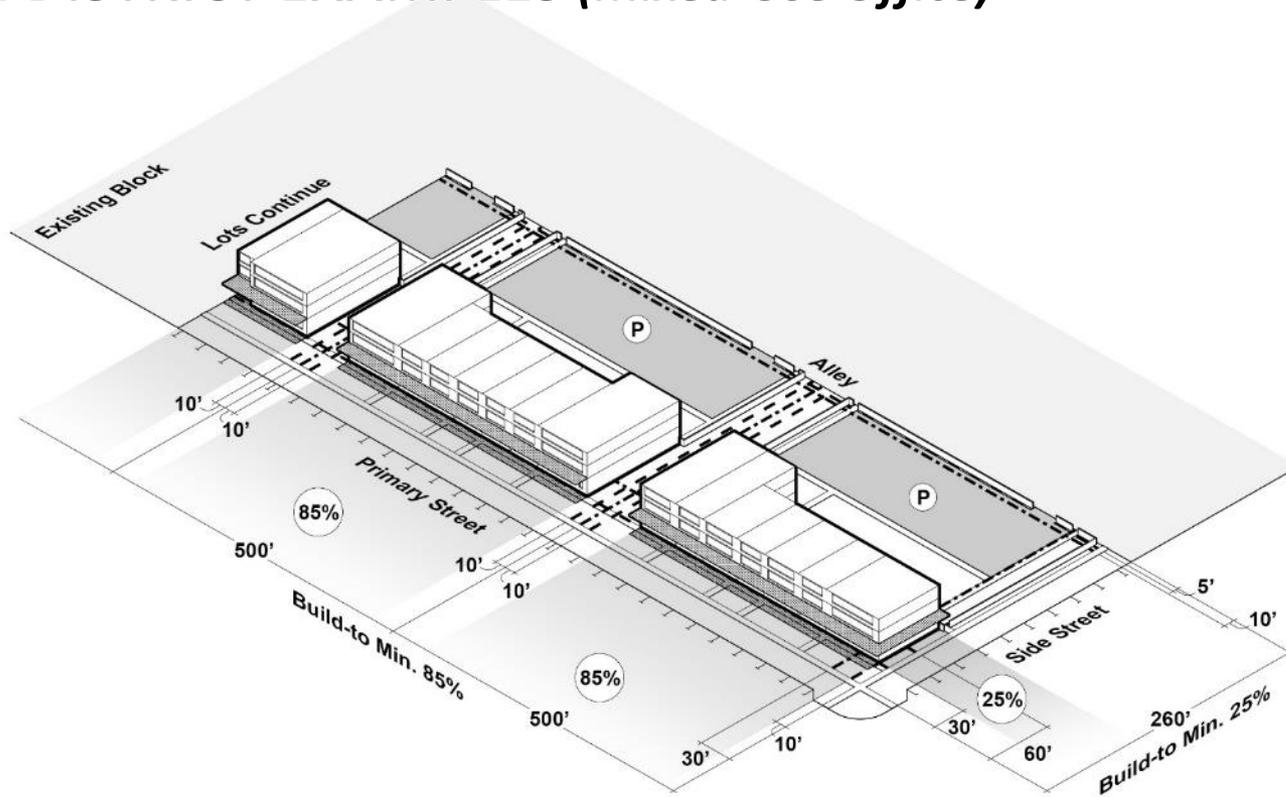
To the extent practicable, recommendations should also apply to significant additions to further the vision for the district.

EAST OLIVE DISTRICT EXAMPLES (Commercial-Retail Only)



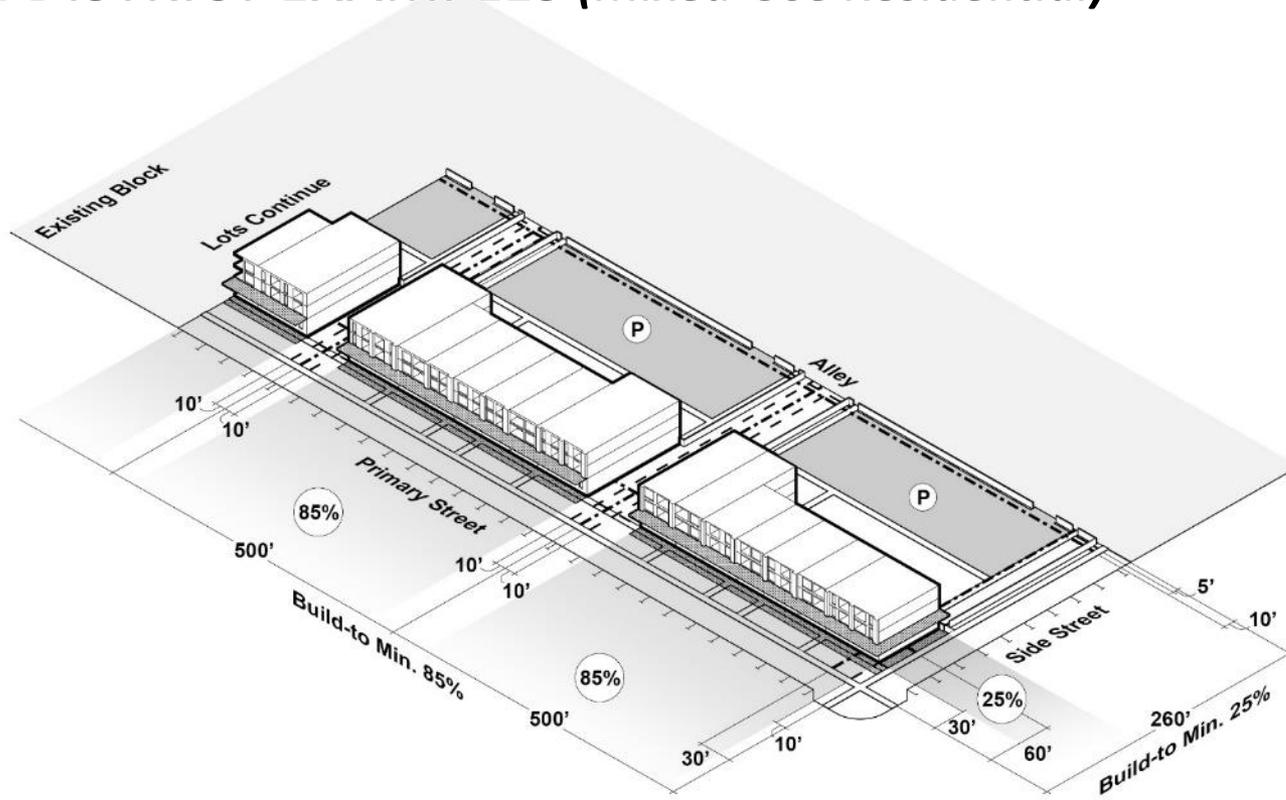
-----	Building Setback
- · - · - ·	Parking Setback
.....	Building Max. Height
▨▨▨▨▨▨	Max. Encroachment
■	Parking

EAST OLIVE DISTRICT EXAMPLES (Mixed-Use Office)



-----	Building Setback
- - - - -	Parking Setback
.....	Building Max. Height
▨	Max. Encroachment
■	Parking

EAST OLIVE DISTRICT EXAMPLES (Mixed-Use Residential)



-----	Building Setback
- - - - -	Parking Setback
.....	Building Max. Height
▨▨▨▨▨	Max. Encroachment
■	Parking

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H3 STUDIO TEAM

COMPREHENSIVE PLAN UPDATE

THE CITY OF CREVE COEUR, MO



Plant Sciences Innovation District

DRAFT PLAN

FRONTAGE PLAN

“Plant Sciences Innovation District”

Type XII – Mixed-Use Innovation Campus (MUIC)

The Mixed-Use Innovation Campus district is intended for the development of specialized office, laboratory, institutional, and research buildings for high-tech and biotech industries, supported by vibrant, ground floor mixed-use development and other community amenities.



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H3 STUDIO TEAM

COMPREHENSIVE PLAN UPDATE

THE CITY OF CREVE COEUR, MO

Type XII – Mixed-Use Innovation Campus

Proposed Character Images... What we are trying to achieve!



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FRONTAGE PLAN

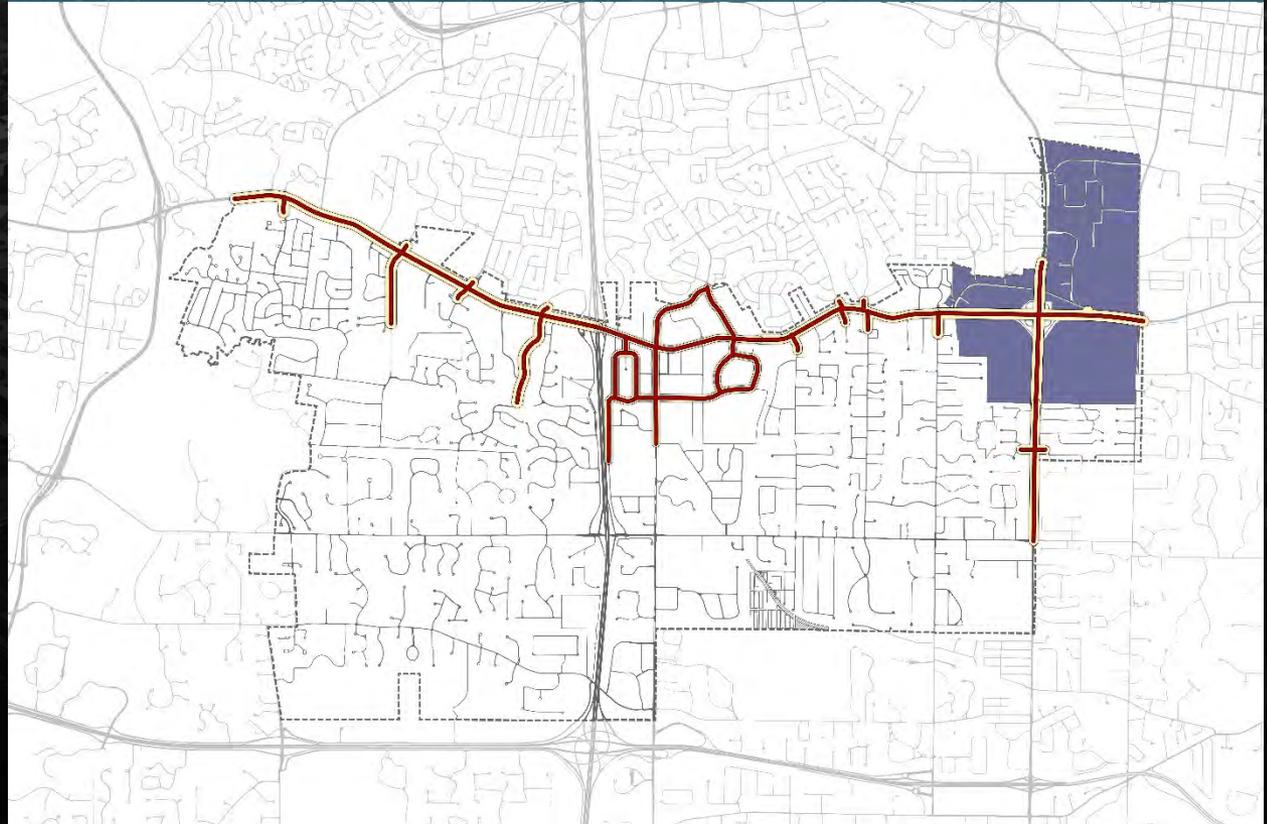
“Plant Sciences Innovation District”

PRIMARY STREETS

- Active, office & residential ground floor uses
- Consistent build-to line
- Parking should primarily be located behind buildings
- Consistent landscaping along Olive with street trees, lighting & pedestrian amenities
- Building signs
- Encourage outdoor dining and retail site amenities

Frontage Plan Recommendations

For new development & redevelopment



To the extent practicable, recommendations should also apply to significant additions to further the vision for the district.

DRAFT PLAN

FRONTAGE PLAN

All Areas

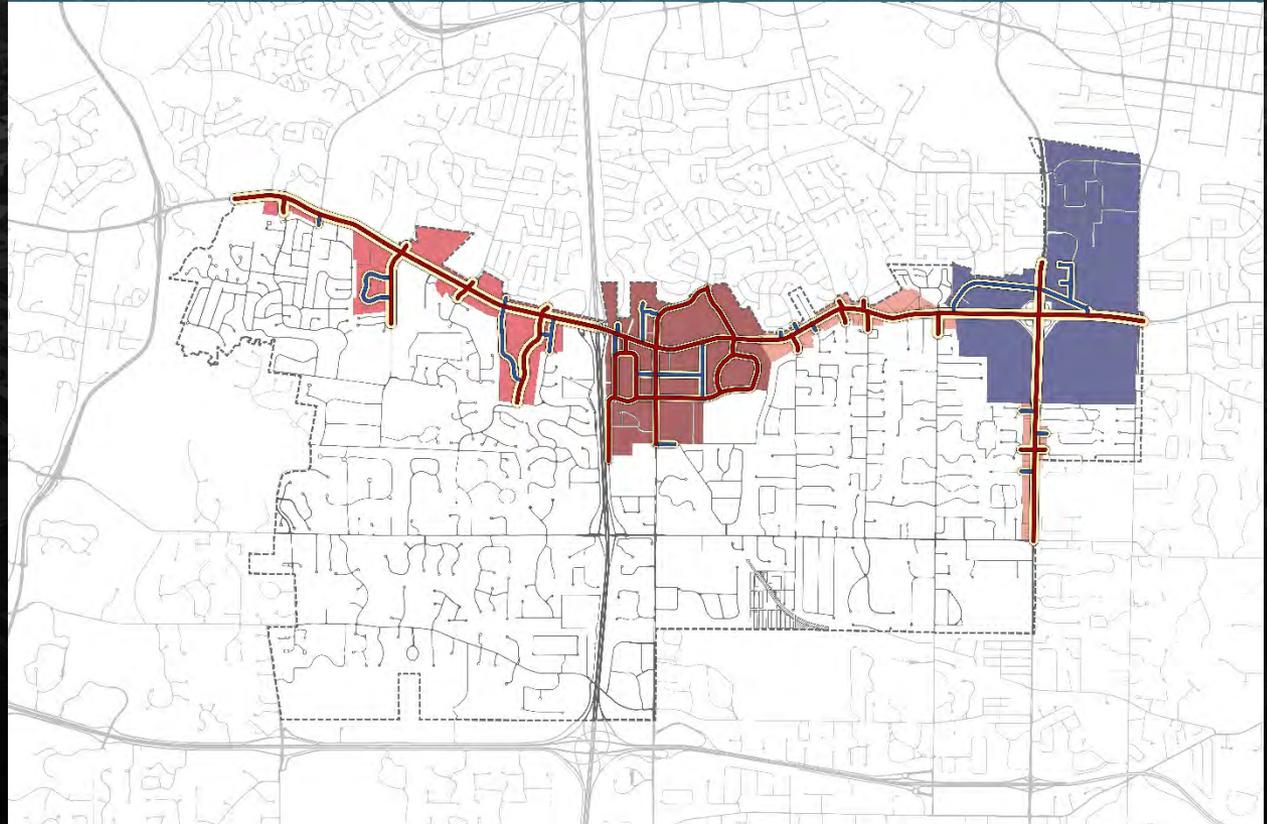
PRIMARY STREETS

SECONDARY STREETS

- Active, office & residential ground floor uses
- Consistent build-to line
- Side-lot and rear lot parking frontages and parking structures
- Building signs wayfinding ground signs
- Encourage outdoor dining and retail site amenities

Frontage Plan Recommendations

For new development & redevelopment



To the extent practicable, recommendations should also apply to significant additions to further the vision for the district.

DRAFT PLAN

FRONTAGE PLAN

All Areas

PRIMARY STREETS

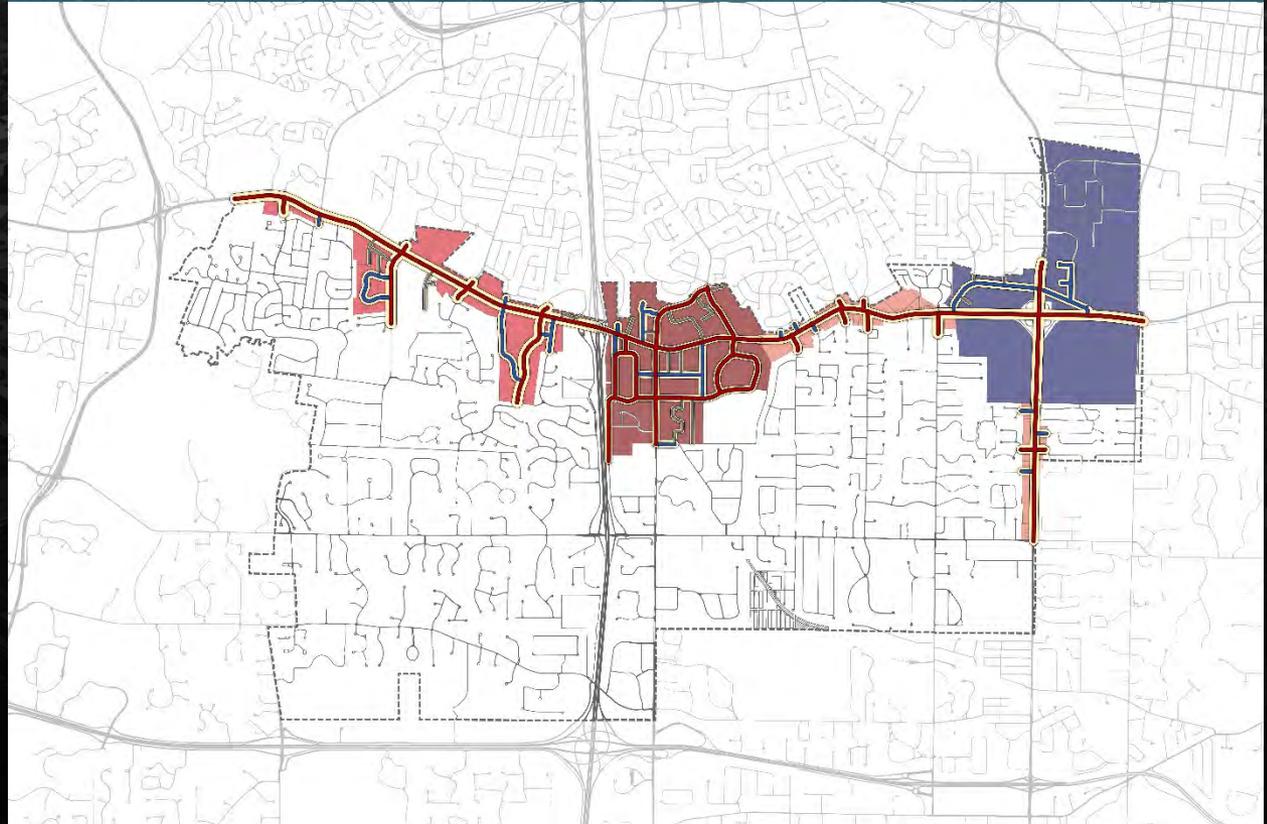
SECONDARY STREETS

SERVICE STREETS

- Limited setback requirement for service access
- No limitation on ground floor uses
- No limitation on parking

Frontage Plan Recommendations

For new development & redevelopment



To the extent practicable, recommendations should also apply to significant additions to further the vision for the district.

DRAFT PLAN

COMMUNITY CENTER DISTRICT – GOLF COURSE SCENARIOS

- The **current Comp Plan** calls for partial redevelopment of the NW corner of the golf course as a “public park with a plaza” to serve as “an anchor to the Central Business District”.
- Scenarios have been developed, **at the direction of P&Z Commission**, regarding the future of the golf course.
- The Commission needs to provide **direction on the scenarios...** what should be included and what should not.



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COMMUNITY CENTER DISTRICT – GOLF COURSE SCENARIOS

All scenarios have the following in common...

- They are **Comp Plan-level land use scenarios**, not site master plans
- They all maintain **at least half of the site** as a public park amenity
- They are all predicated upon **future attitudes and use of the golf course** (...if, and only if, the golf course is no longer a golf course...)



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GOLF COURSE SCENARIOS

SCENARIO 1:

Keep the Municipal Golf Course

- Retain the existing golf course as is
- Undertake improvements to the facility over time to improve play and use



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GOLF COURSE SCENARIOS

SCENARIO 2:

Central City Park

- Redevelop the entire golf course property as a new central city park
- Improve and expand the Dielmann Complex over time



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GOLF COURSE SCENARIOS

SCENARIO 2:

Central City Park

- Redevelop the entire golf course property as a new central city park
- Improve and expand the Dielmann Complex over time
- *OPTIONALLY: Add new perimeter streets on the south and west edges to improve visibility and access*



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GOLF COURSE SCENARIOS

SCENARIO 3-A:

Central City Park & Government Center

- Redevelop the entire golf course property as a new central city park
- Construct a new Government Center and/or Police Station in the park along Olde Cabin Road
- Improve and expand the Dielmann Complex over time
- *OPTIONALLY: Add new perimeter streets on the south and west edges to improve visibility and access*



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GOLF COURSE SCENARIOS

SCENARIO 3-A:

Central City Park & Government Center

- Redevelop the entire golf course property as a new central city park
- Construct a new Government Center and/or Police Station *facing* the park along Olde Cabin Road
- Improve and expand the Dielmann Complex over time
- *OPTIONALLY: Add new perimeter streets on the south and west edges to improve visibility and access*



DRAFT PLAN

PROPOSED CAMPUS PLACE TYPES

 VII – Campus-Suburban (C-S)

 VIII – Campus-Urban (C-U)



PLACE TYPES

PROPOSED CAMPUS PLACE TYPES

Type VIII – Campus-Urban (C-U)

The Campus-Urban district is intended for the development of large office structures, institutional facilities, research buildings, educational, and healthcare facilities on major arterial roads with a high-intensity, walkable street frontage.

Minimum size: 5 Acres

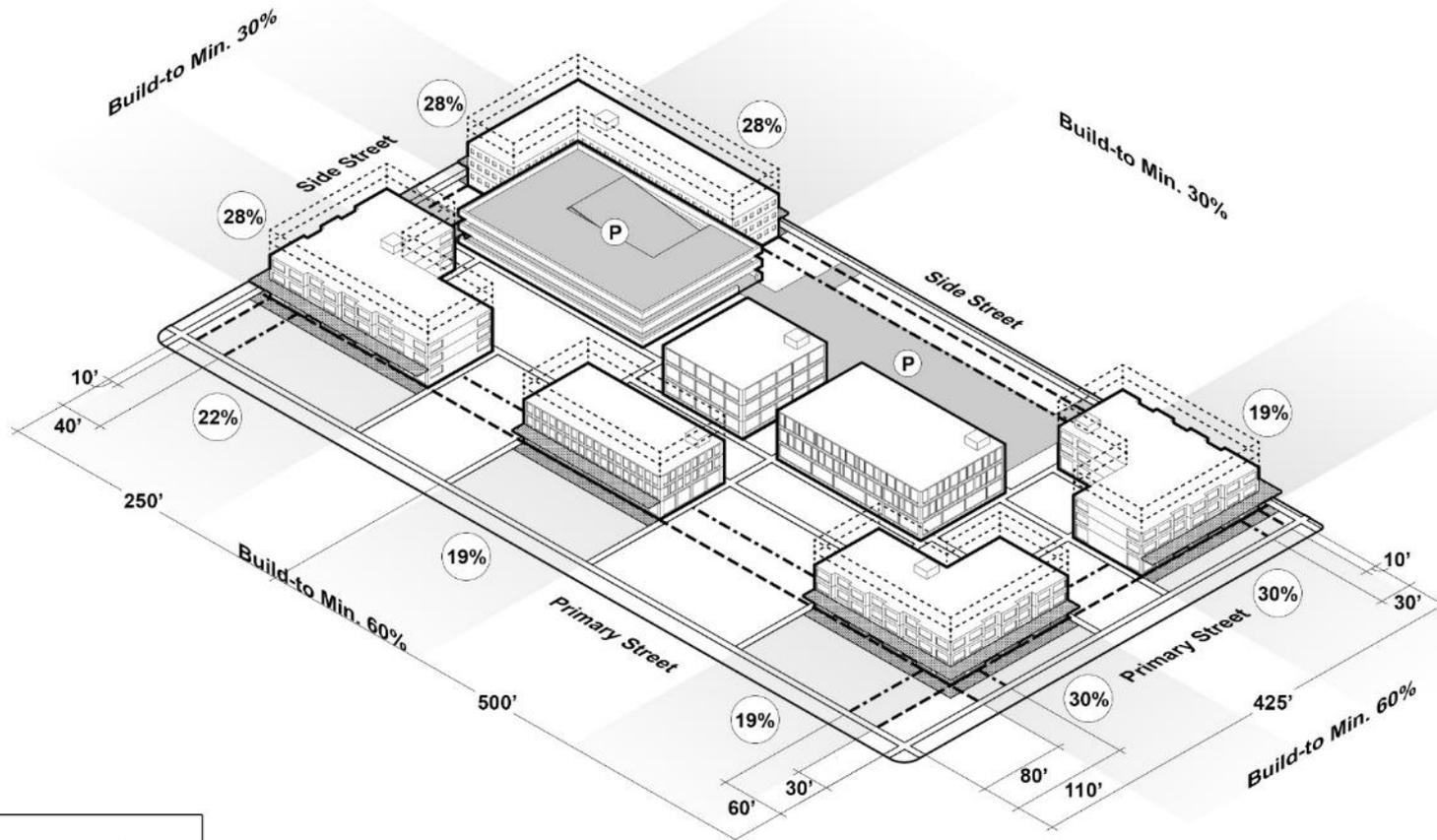


Type VIII – Campus-Urban (C-U)

Existing Character Images

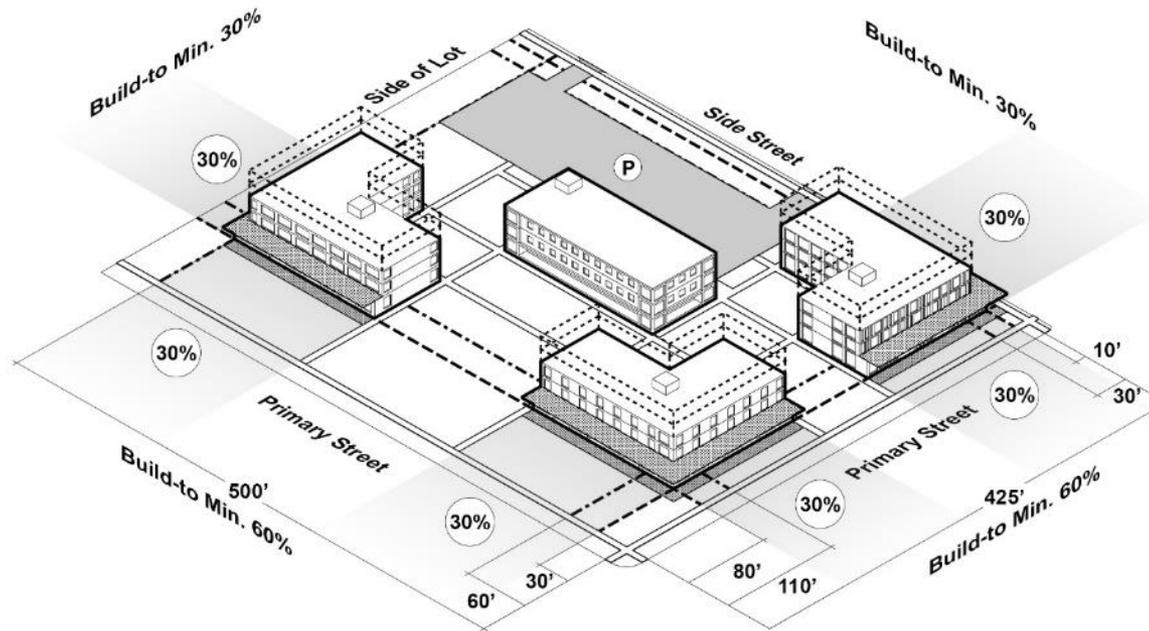


CAMPUS – URBAN (Full-Block Configuration)



-----	Building Setback
- · - · - ·	Parking Setback
.....	Building Max. Height
▨	Max. Encroachment
■	Parking

CAMPUS – URBAN (Partial-Block Configuration)



-----	Building Setback
- · - · - ·	Parking Setback
.....	Building Max. Height
▨	Max. Encroachment
■	Parking

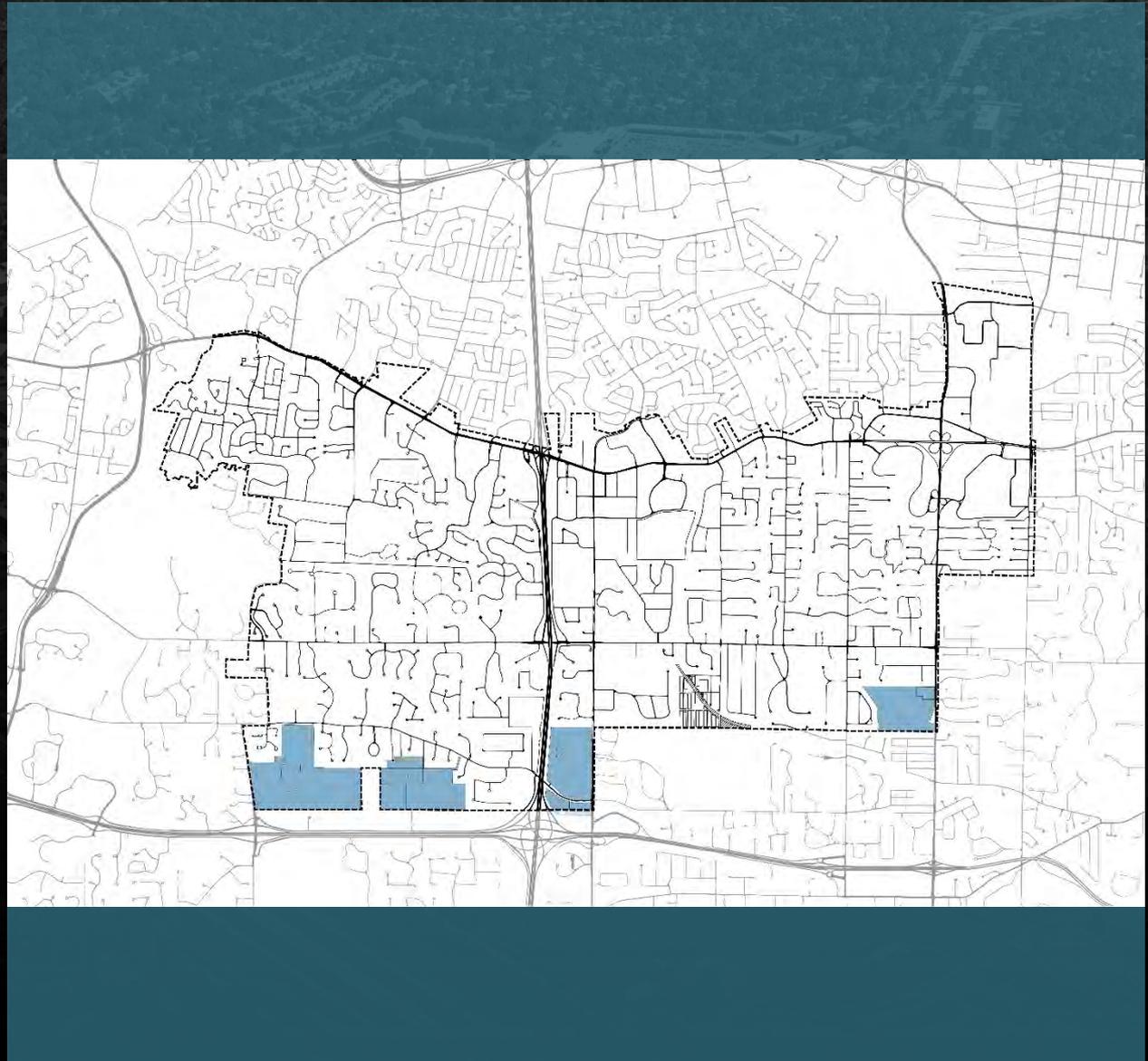
PLACE TYPES

PROPOSED CAMPUS PLACE TYPES

Type VII – Campus- Suburban (C-U)

The Campus-Urban district is intended for the development of large office structures, institutional facilities, research buildings, educational, and healthcare facilities in predominantly residential areas or on secondary roads with low-intensity, landscape frontages.

Minimum size: 10 Acres

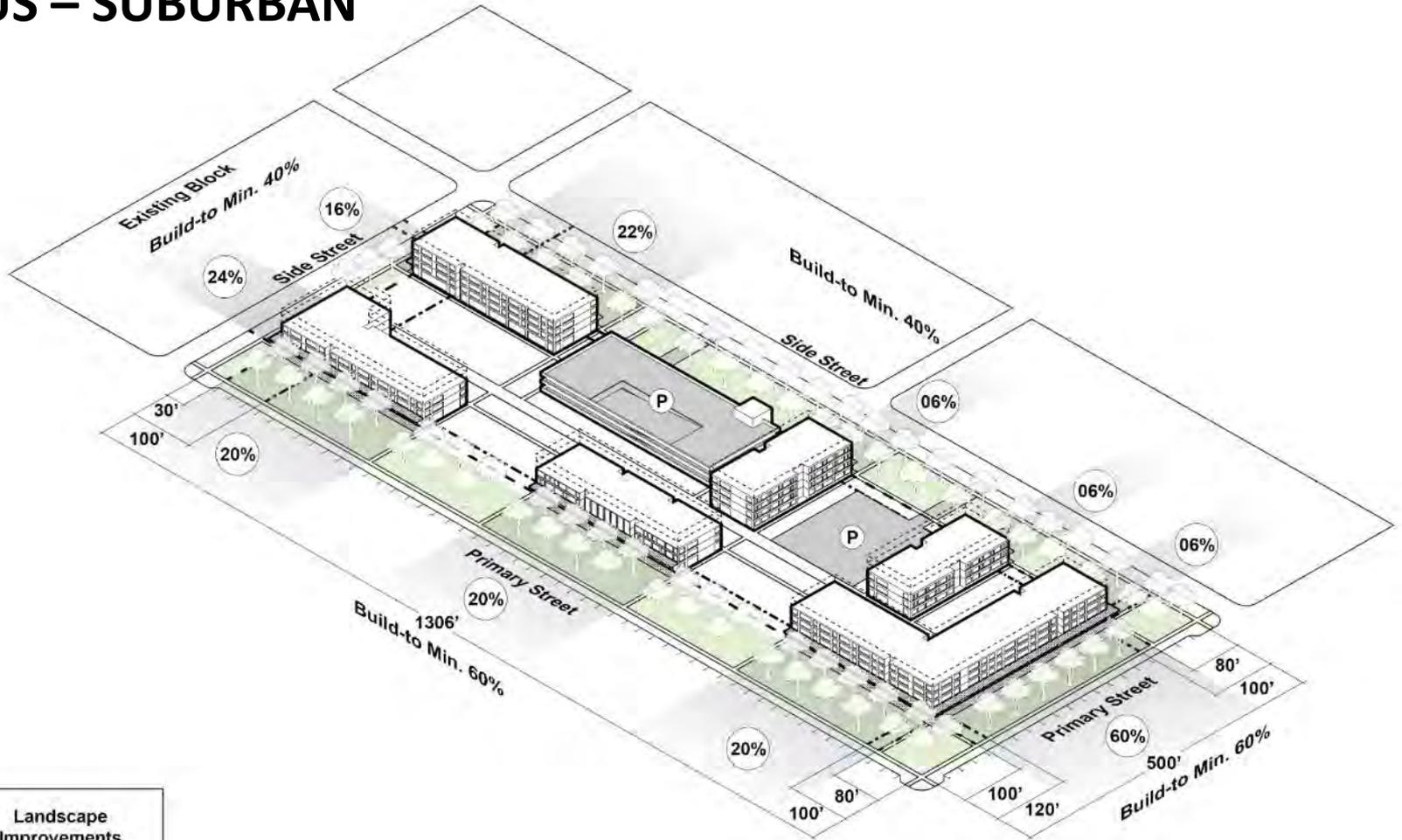


Type VII – Campus-Suburban (C-S)

Existing Character Images



CAMPUS – SUBURBAN



	Landscape Improvements
	Building Setback
	Parking Setback
	Building Max. Height
	Max. Encroachment
	Parking

Recommendations for Commercial Districts

For new development and redevelopment.

To the extent practicable, these recommendation should also apply to significant additions (51% or greater of the existing building) to further the vision of the district.

GENERAL RECOMMENDATIONS

- Update existing design guidelines for commercial buildings for each commercial/mixed-use Community Place Type match the desired district character.
- Establish a consistent landscape and public realm vision for Olive Boulevard across all Place Type districts.
- Establish tree planting and coverage standards for commercial/mixed-use lots and surface parking lots
- Establish a minimum percentage of vegetated green space to be preserved on site.
- Coordinate with Ayers Saint Grosse (ASG), the planner for the Plant Sciences Innovation District, on recommendations for the Mixed-Use Innovation Campus

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H3 STUDIO TEAM

COMPREHENSIVE PLAN UPDATE

THE CITY OF CREVE COEUR, MO



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COMPREHENSIVE PLAN

Community Amenities & Facilities

GOAL 4:

Community Amenities & Facilities

Creve Coeur will enhance existing public facilities and provide a variety of high-quality public amenities and community facilities **that meet the needs and desires of all Creve Coeur residents.**

GOAL 4:

Community Amenities & Facilities

1. **Improve City facilities, including the police department headquarters, City Hall, and City fire stations.**
2. **Enhance existing and develop new recreational facilities at existing City parks and recreation areas.**
3. **Continue to improve the quality and responsiveness of City services.**
4. **Continue to actively develop and implement the Capital Improvement Program that addresses the needs and desires of the community.**
5. **Ensure that the Creve Coeur, West Overland, and Monarch Fire Protection Districts continue to provide quality services to residents of the City; maintain a water system that provides for acceptable fire flow rates, and ensure the continuation of a strong level of police services.**
6. **Expand partnership and cooperative agreements with the various government entities and public and private institutions within the region.**
7. **Reexamine the City's relationship with the County to determine the extent and quality of the provision of services shared by the City and County.**
8. **Conduct a detailed inventory of present and potential future power needs within the city, particularly along Olive Boulevard and as they relate to needs of the emerging high tech businesses.**
9. **Develop a mechanism to map all fiber optic infrastructure within the City; encourage deployment of fiber optic more evenly throughout the City; establish a procedure to measure the amount of fiber optics by mileage.**
10. **Establish a High-Tech Users Group to guide discussion and develop specific recommendations related to electrical and other infrastructure issues.**
11. **Maintain existing and develop new reciprocal agreements to share facilities with surrounding municipalities.**

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H3 STUDIO TEAM

COMPREHENSIVE PLAN UPDATE

THE CITY OF CREVE COEUR, MO

An aerial photograph of a city, likely Creve Coeur, Missouri, showing a mix of residential, commercial, and industrial buildings, roads, and green spaces. The image is overlaid with a semi-transparent blue filter.

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COMPREHENSIVE PLAN

***Parks, Open Space &
Environment Plan***

GOAL 5:

Parks, Open Space & Environment

Creve Coeur will utilize its physical geography and diverse landscapes to become **a regionally-recognized premier green community** and to **increase the amount of accessible public parks and open space** for environmental preservation and recreation.

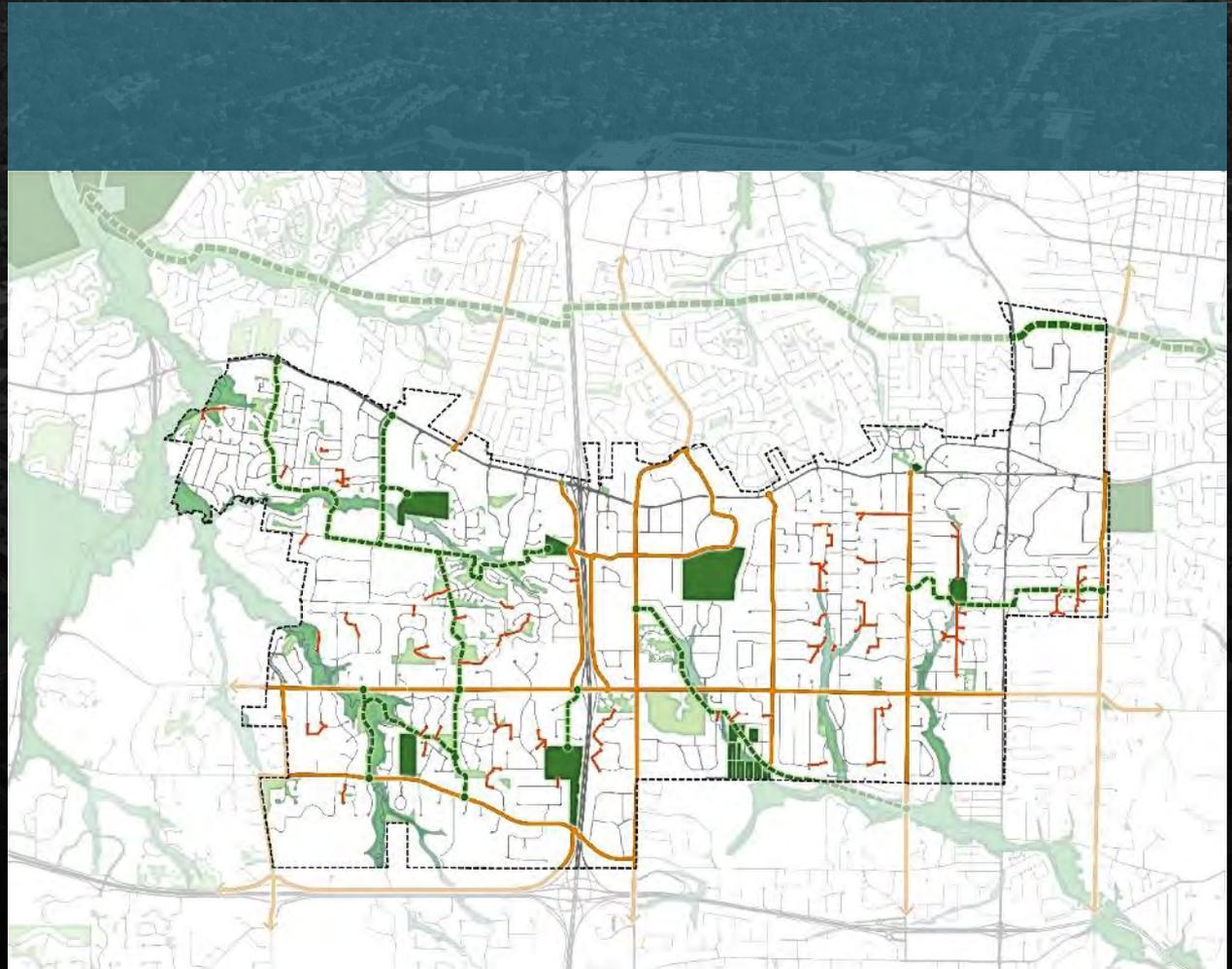
GOAL 5:

Parks, Open Space & Environment

1. **Actively purchase and acquire open spaces, natural areas, creeks, and rights-of-way as needed to create a connected open space network and develop a trail system.**
2. **Actively pursue the integration of trails and bikeways in to the landscape and create a comprehensive community wide network of off-street and on-street connections for pedestrians between parks and open spaces, commercial centers, schools, and neighborhoods.**
3. **Develop an environmental overlay zone for the preservation of landscape and tree canopy.**
4. **Require new commercial, institutional, and multi-family development or redevelopment to include public amenities such as pedestrian connections, bicycle facilities, public sitting/gathering areas, and open space, as appropriate.**
5. **Explore the development of a central urban park or plaza as the central gathering space of the community (perhaps as part of the Community Center district), community recreation center, youth center, library, or community center.**
6. **Identify and designate parcels for possible future purchase by the City and redevelopment as public park space.**
7. **Expand the use of cooperative agreements with local schools to provide access to recreational facilities, school playgrounds, and open space.**
8. **Enhance Creve Coeur's existing parks and open spaces to establish greater plant and wildlife diversity.**
9. **Mitigate flooding and waterway impacts from adjacent development and improve water quality.**
10. **Work with the Creve Coeur Racquet Club for expanded recreational opportunities for City residents through a public-private partnership or other mechanism.**

DRAFT PLAN

RECREATION & NATURAL AMENITIES PLAN

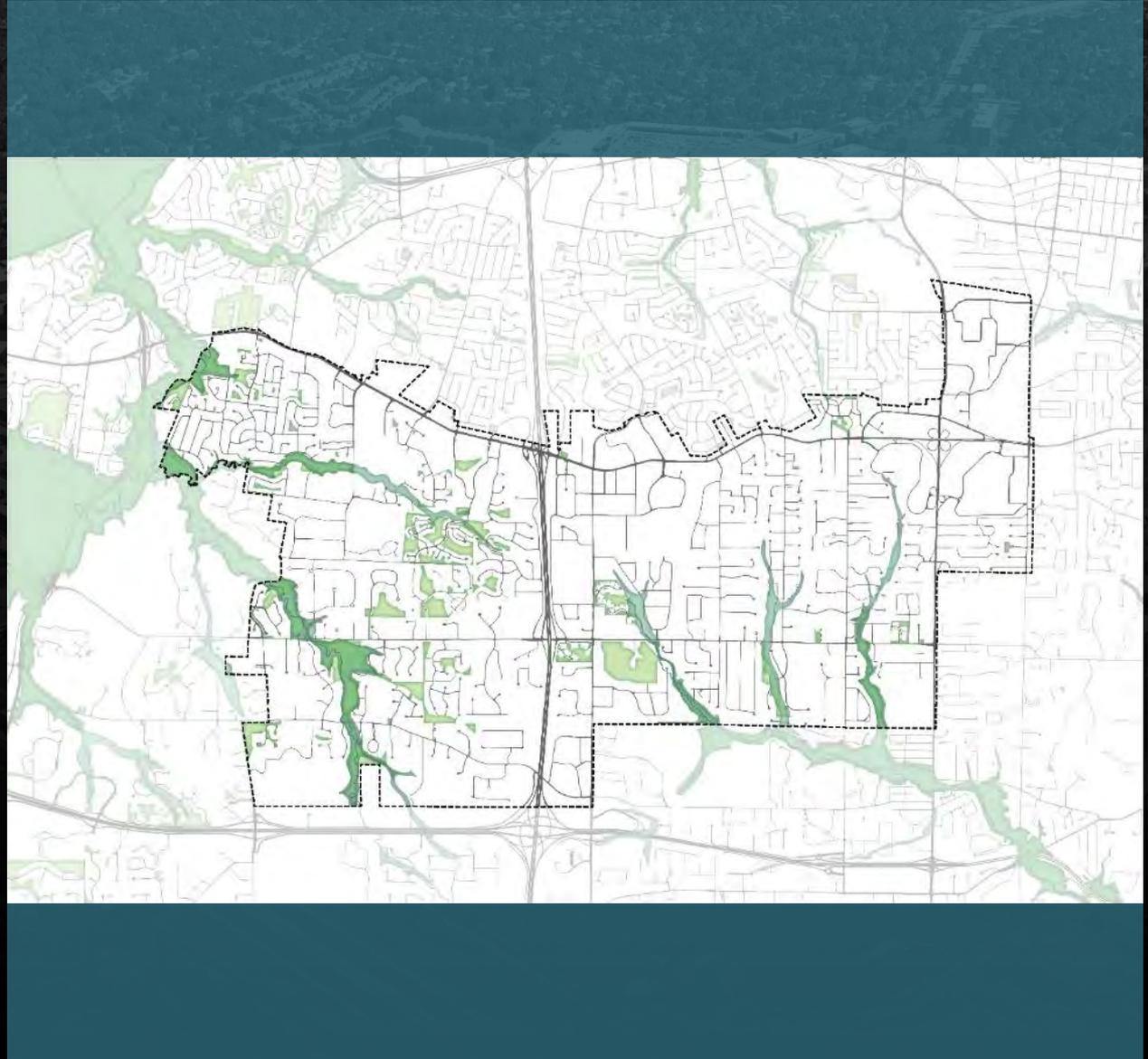


Objective: Utilize Creve Coeur's natural amenities to create an expanded, interconnected system of parks, open space, and passive and active recreation facilities.

DRAFT PLAN

RECREATION & NATURAL AMENITIES PLAN

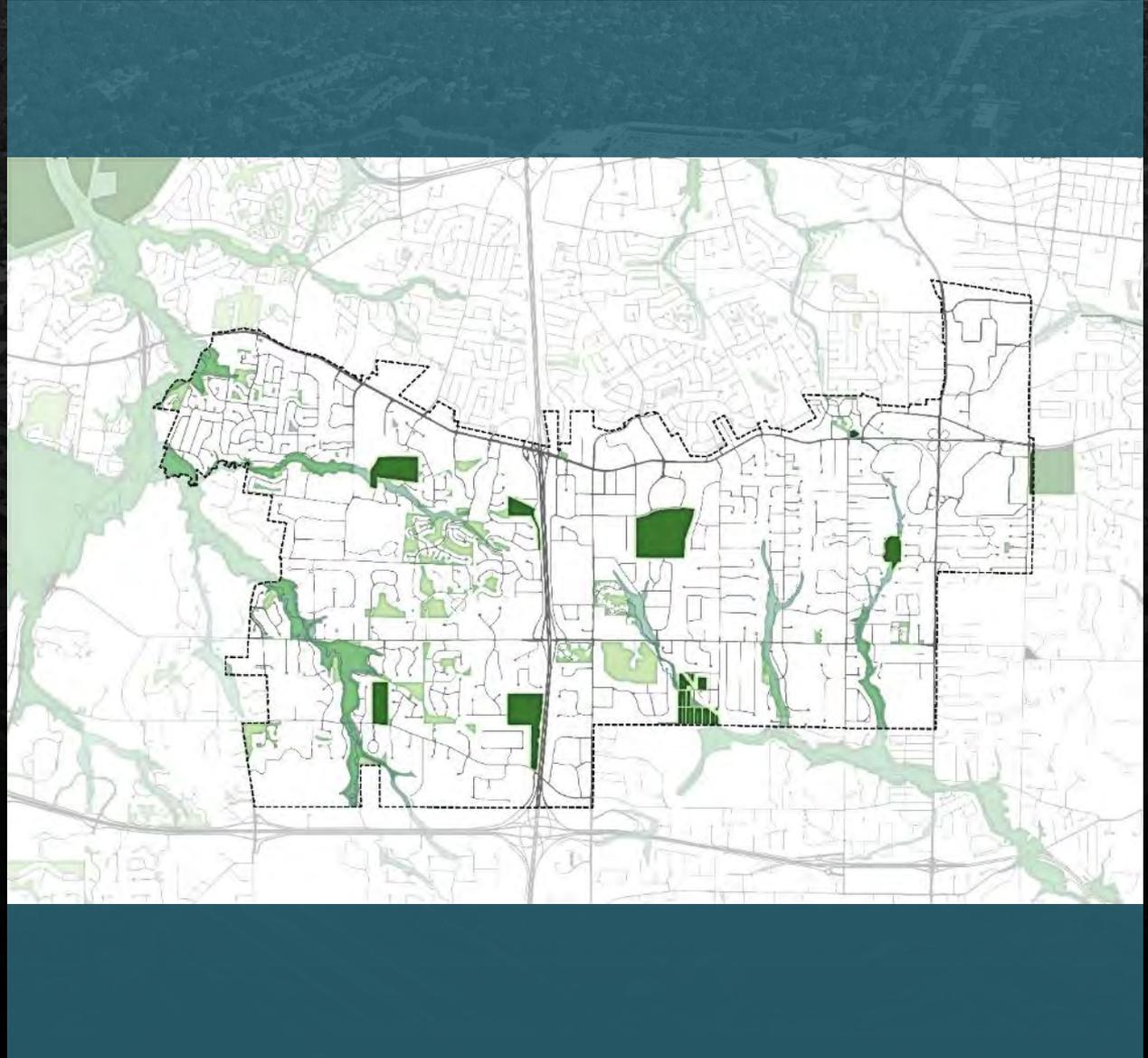
- Open Space & Green Corridors



DRAFT PLAN

RECREATION & NATURAL AMENITIES PLAN

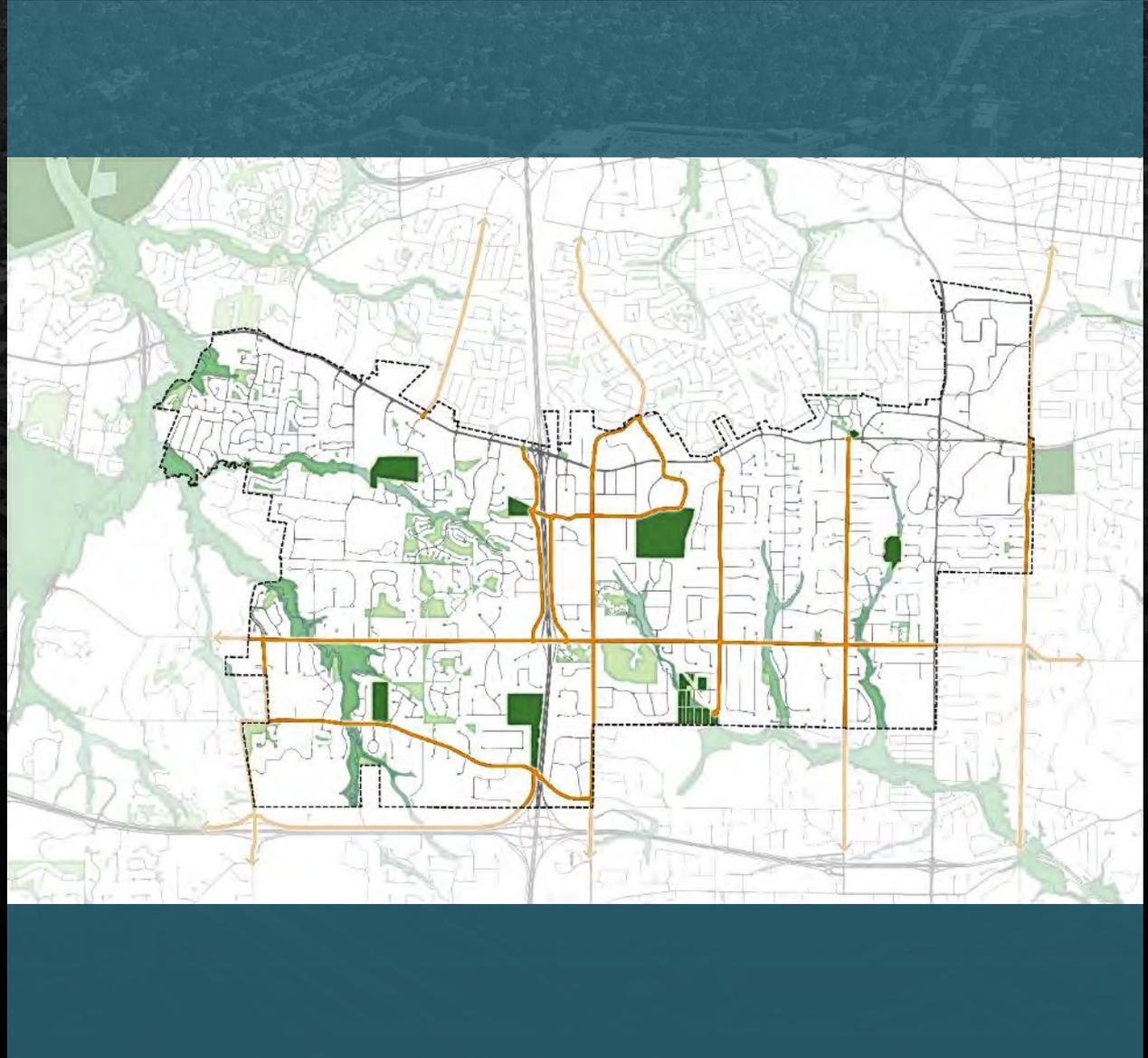
- Open Space & Green Corridors
- Primary Recreation Areas



DRAFT PLAN

RECREATION & NATURAL AMENITIES PLAN

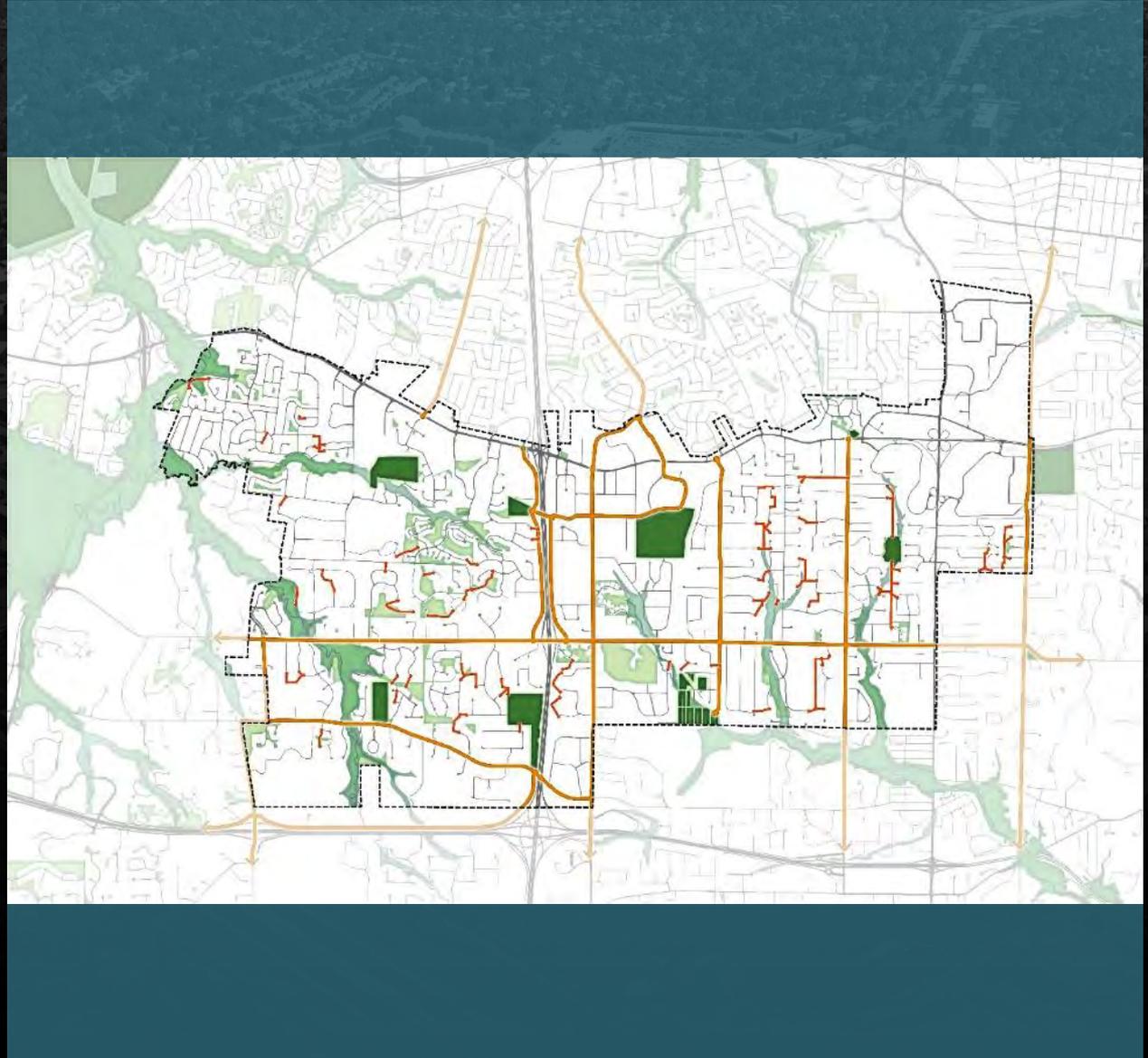
- Open Space & Green Corridors
- Primary Recreation Areas
- Multi-Use Pathways (Bicycle & Pedestrian)



DRAFT PLAN

RECREATION & NATURAL AMENITIES PLAN

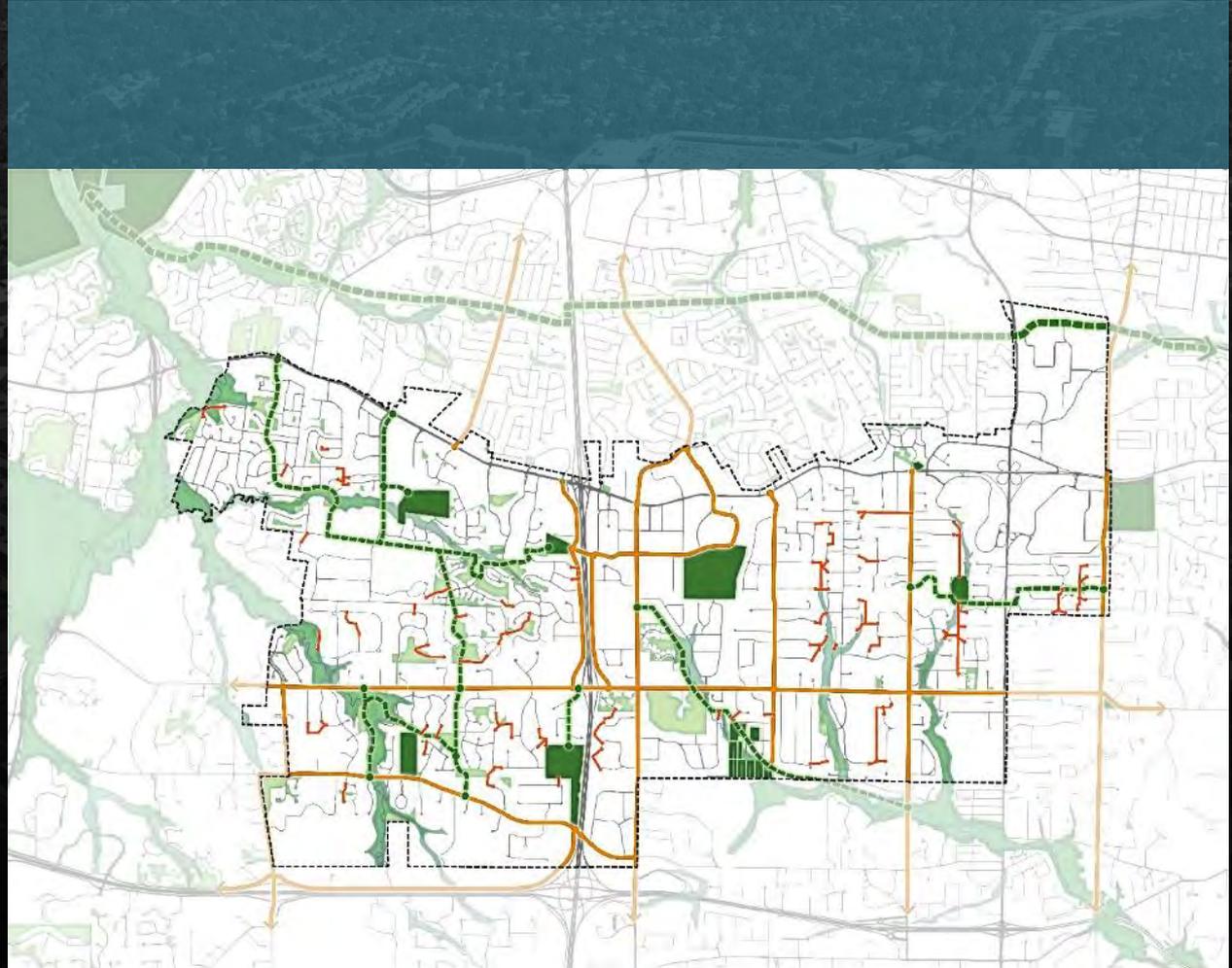
- Open Space & Green Corridors
- Primary Recreation Areas
- Multi-Use Pathways (Bicycle & Pedestrian)
- Pedestrian Walks (Between Neighborhoods)



DRAFT PLAN

RECREATION & NATURAL AMENITIES PLAN

- Open Space & Green Corridors
- Primary Recreation Areas
- Multi-Use Pathways (Bicycle & Pedestrian)
- Pedestrian Walks (Between Neighborhoods)
- Greenway Trails (Bicycle & Pedestrian)



Objective: Utilize Creve Coeur's natural amenities to create an expanded, interconnected system of parks, open space, and passive and active recreation facilities.

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H3 STUDIO TEAM

COMPREHENSIVE PLAN UPDATE

THE CITY OF CREVE COEUR, MO



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COMPREHENSIVE PLAN

Transportation, Connectivity & Mobility

GOAL 6:

Transportation, Connectivity & Mobility

Creve Coeur will utilize development and partnerships with other jurisdictions to better **manage automobile traffic, reduce traffic congestion and improve transit, walkability and bikeability.**

GOAL 6:

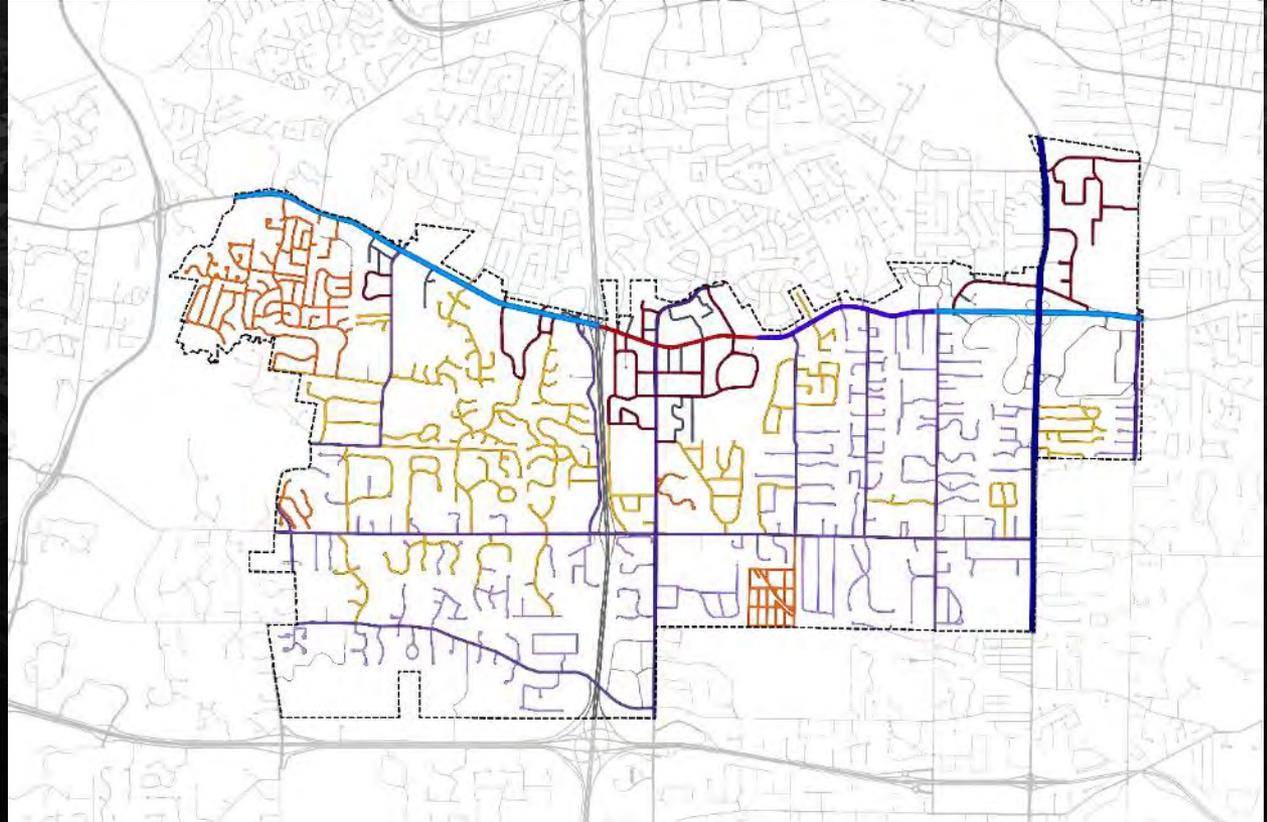
Transportation, Connectivity & Mobility

1. **Develop a comprehensive network of pedestrian and bicycle infrastructure and facilities to become a premier walkable and bikeable community**
2. **Improve access to public transit opportunities to ensure an equity of mobility for all residents and visitors—regardless of age, income, or ability.**
3. **Use environmental design, operations, and management to help reduce vehicular congestion on Olive Boulevard.**
4. **Reduce traffic impact and cut-through traffic in residential areas.**
5. **Improve north-south vehicular flow in the western half of the City.**
6. **Promote vehicular cross-access between commercial parking lots.**
7. **Improve coordination with East-West Gateway Council of Governments (EWGCOG) to increase the City's role in regional transportation planning and transportation initiatives.**
8. **Develop modified engineering and design standards for streets that do not adversely affect pedestrian and bicycle performance.**
9. **Develop procedures for addressing requests for local traffic calming.**
10. **Increase local connectivity to the Great Rivers Greenway District's (GRG) regional "River Ring" greenway network and facilitate implementation of GRG projects in Creve Coeur.**
11. **Establish minimum level of service standards for residents and visitors and require new development and redevelopment in the Creve Coeur area to mitigate traffic impacts.**

DRAFT PLAN

STREETS PLAN

- Boulevard Type
- Avenue Type (I & II)
- Commercial Street I Type
- Commercial Street II Type
- Commercial Street III Type
- Road I Type
- Road II Type
- Neighborhood Street
- Residential Street
- Lane

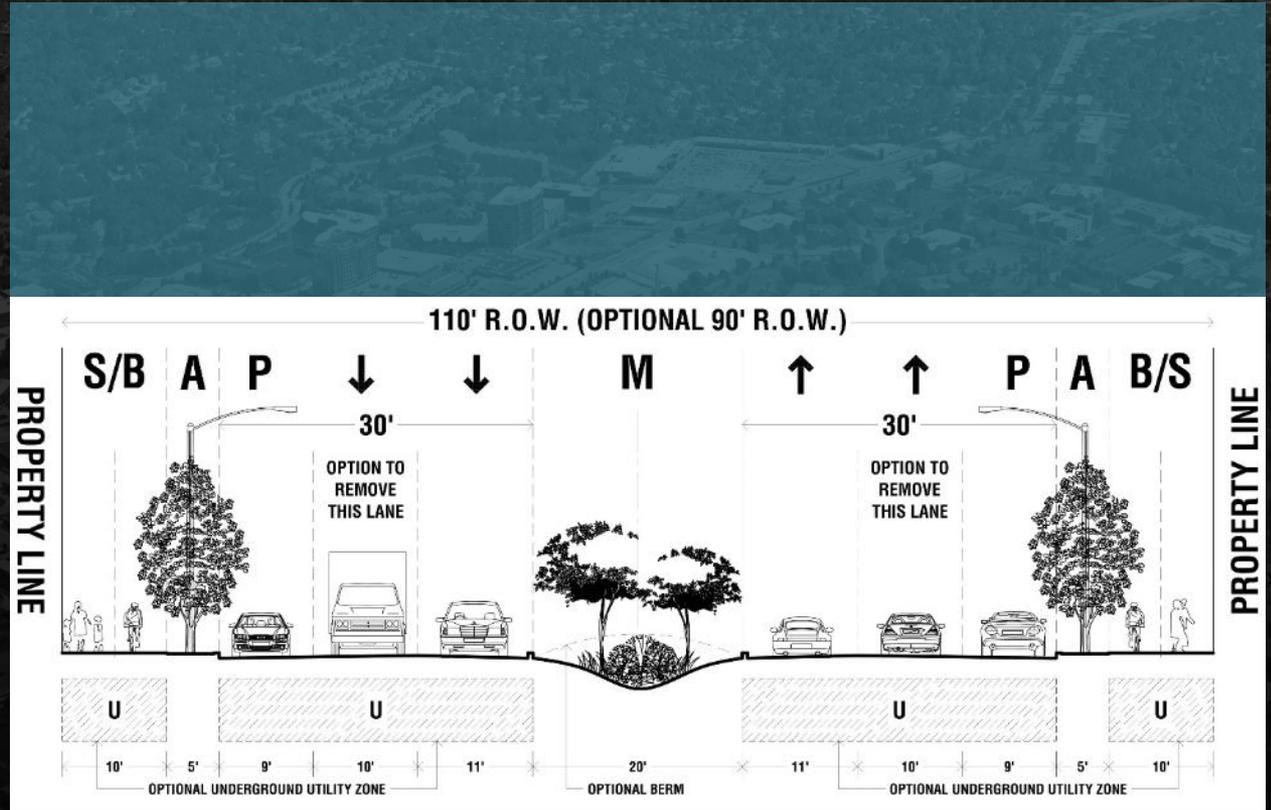


Objective: Enhance Creve Coeur's street network as a key part of the City's identity and improve the function and safety for all users—cars, pedestrians, transit riders, and bikes.

DRAFT PLAN

STREETS PLAN

- Boulevard Type

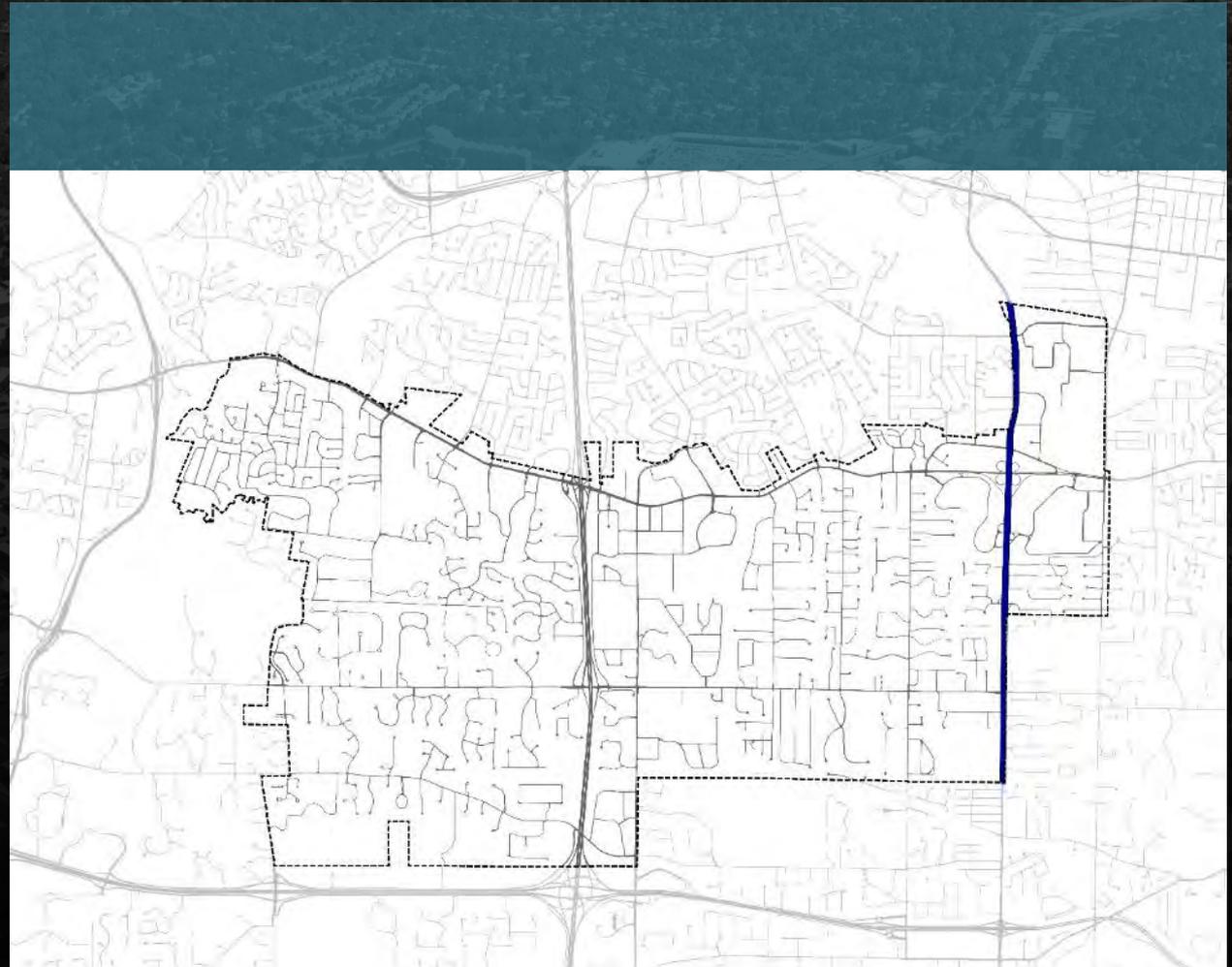


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DRAFT PLAN

STREETS PLAN

- Boulevard Type

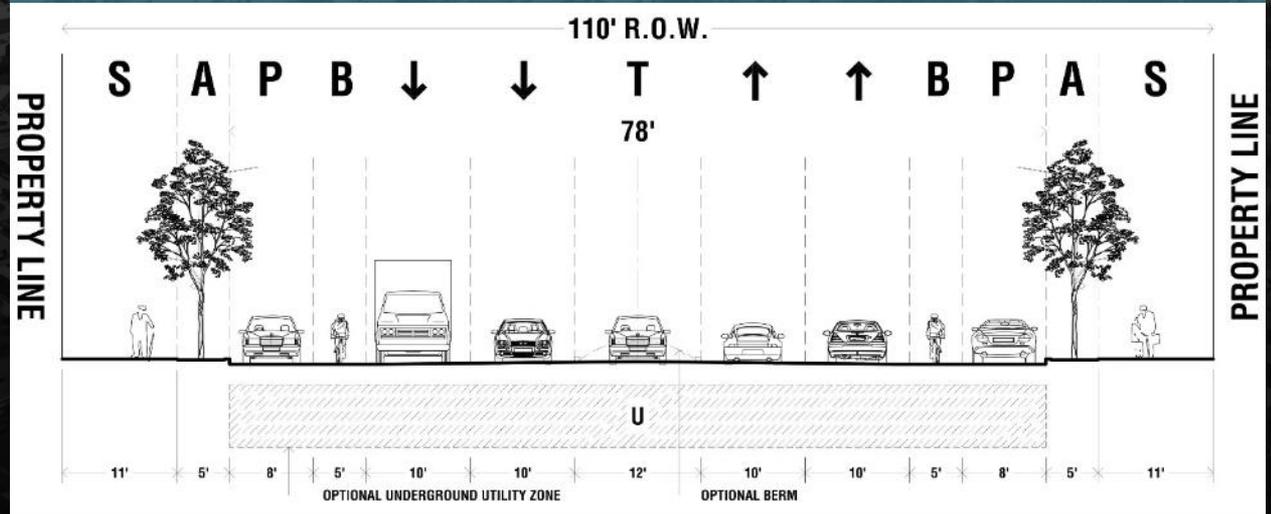


Objective: Enhance Creve Coeur's street network as a key part of the City's identity and improve the function and safety for all users—cars, pedestrians, transit riders, and bikes.

DRAFT PLAN

STREETS PLAN

- Boulevard Type
- Avenue Type (I & II)

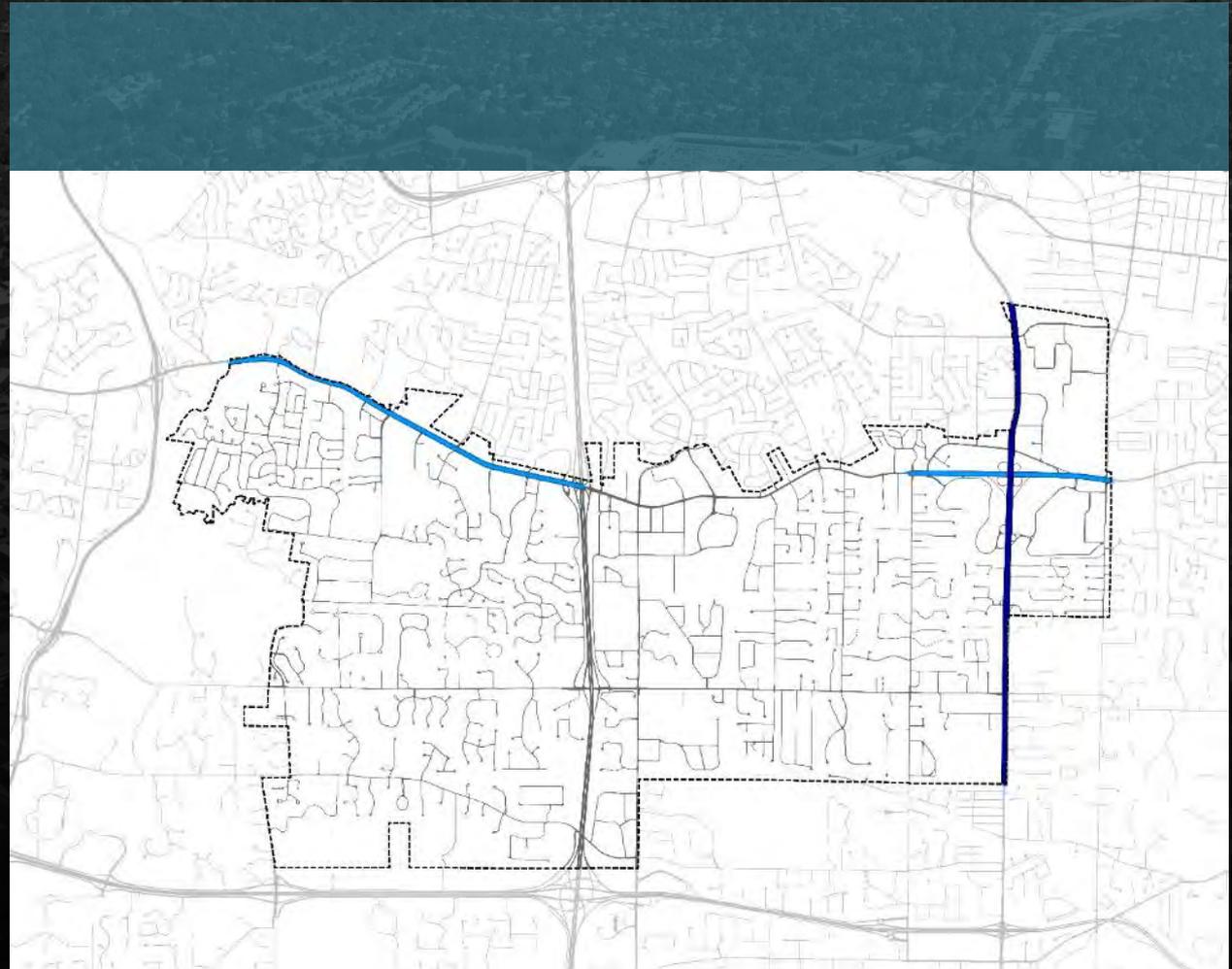


Objective: Enhance Creve Coeur's street network as a key part of the City's identity and improve the function and safety for all users—cars, pedestrians, transit riders, and bikes.

DRAFT PLAN

STREETS PLAN

- Boulevard Type
- Avenue Type I

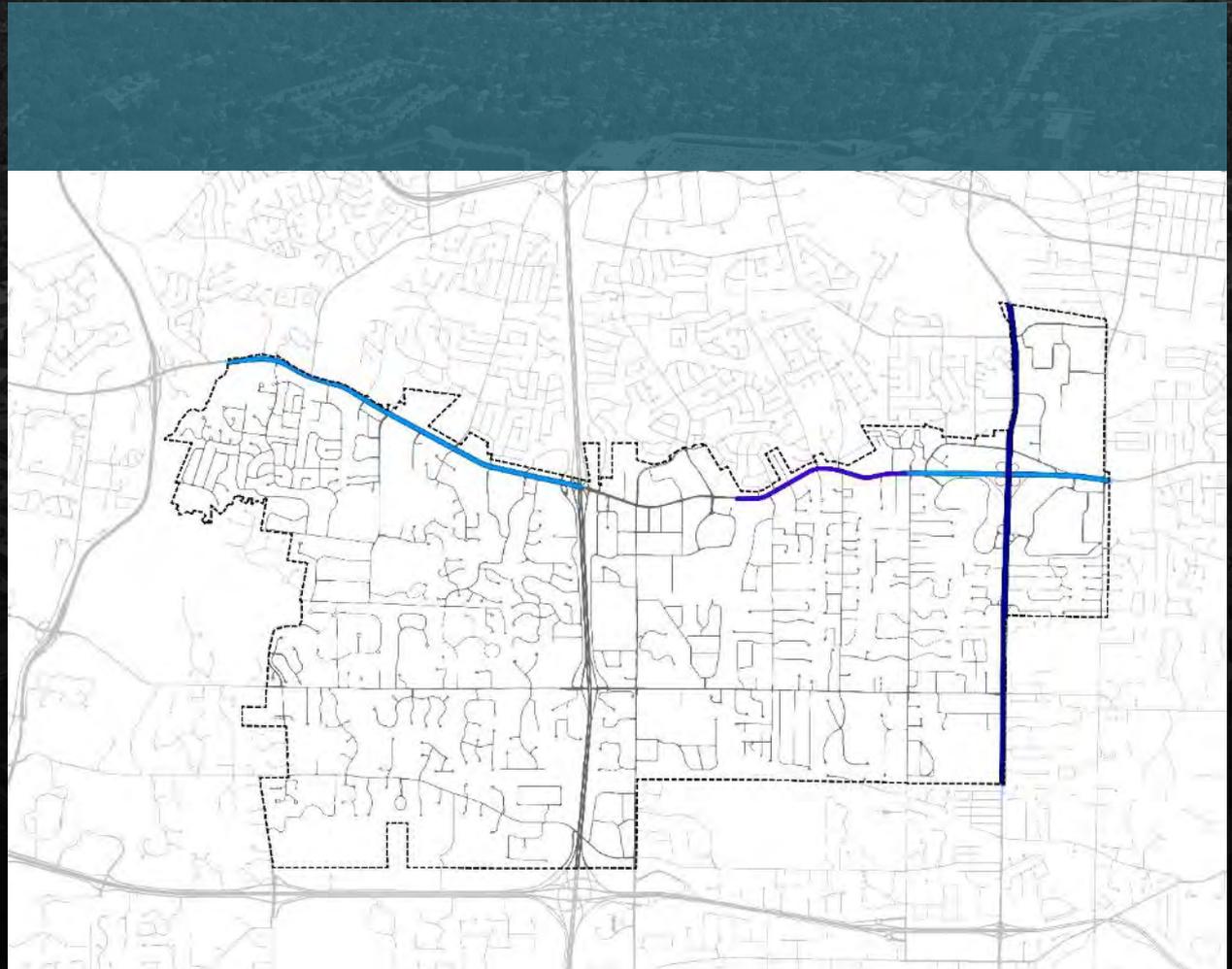


Objective: Enhance Creve Coeur's street network as a key part of the City's identity and improve the function and safety for all users—cars, pedestrians, transit riders, and bikes.

DRAFT PLAN

STREETS PLAN

- Boulevard Type
- Avenue Type II

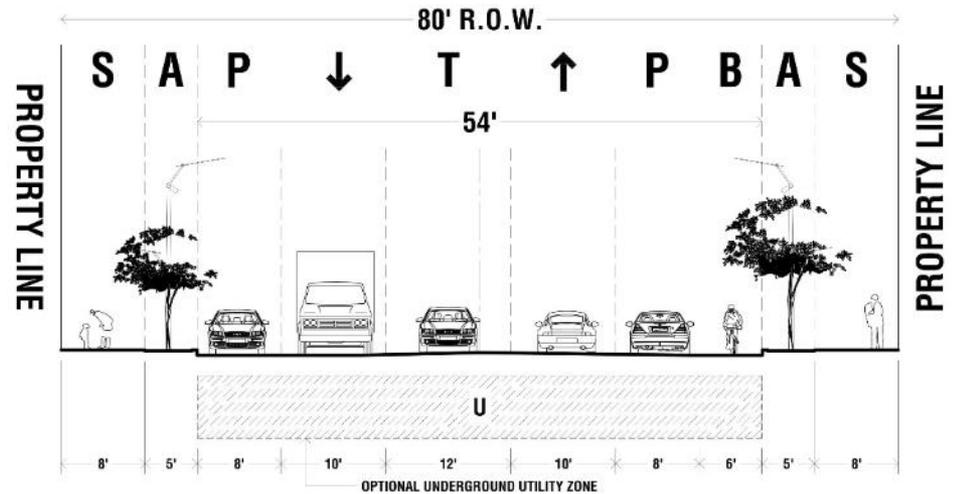


Objective: Enhance Creve Coeur's street network as a key part of the City's identity and improve the function and safety for all users—cars, pedestrians, transit riders, and bikes.

DRAFT PLAN

STREETS PLAN

- Boulevard Type
- Avenue Type
- Commercial Street I Type



Objective: Enhance Creve Coeur's street network as a key part of the City's identity and improve the function and safety for all users—cars, pedestrians, transit riders, and bikes.

DRAFT PLAN

STREETS PLAN

- Boulevard Type
- Avenue Type
- Commercial Street I Type

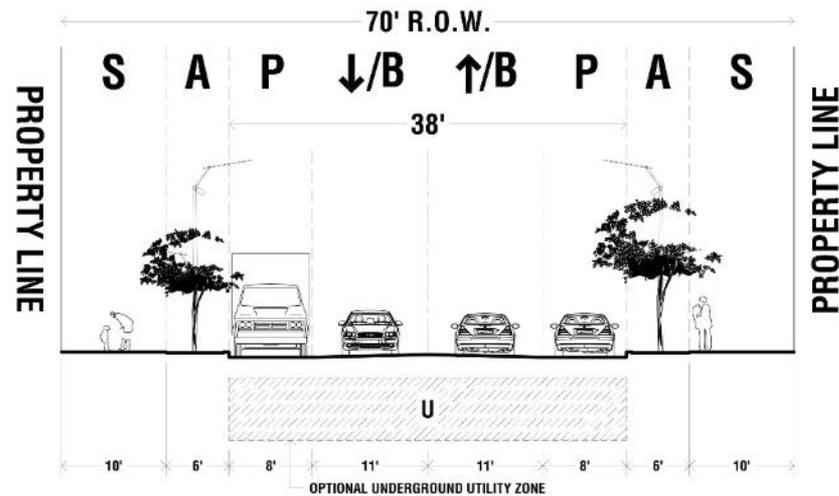


Objective: Enhance Creve Coeur's street network as a key part of the City's identity and improve the function and safety for all users—cars, pedestrians, transit riders, and bikes.

DRAFT PLAN

STREETS PLAN

- Boulevard Type
- Avenue Type
- Commercial Street I Type
- Commercial Street II Type

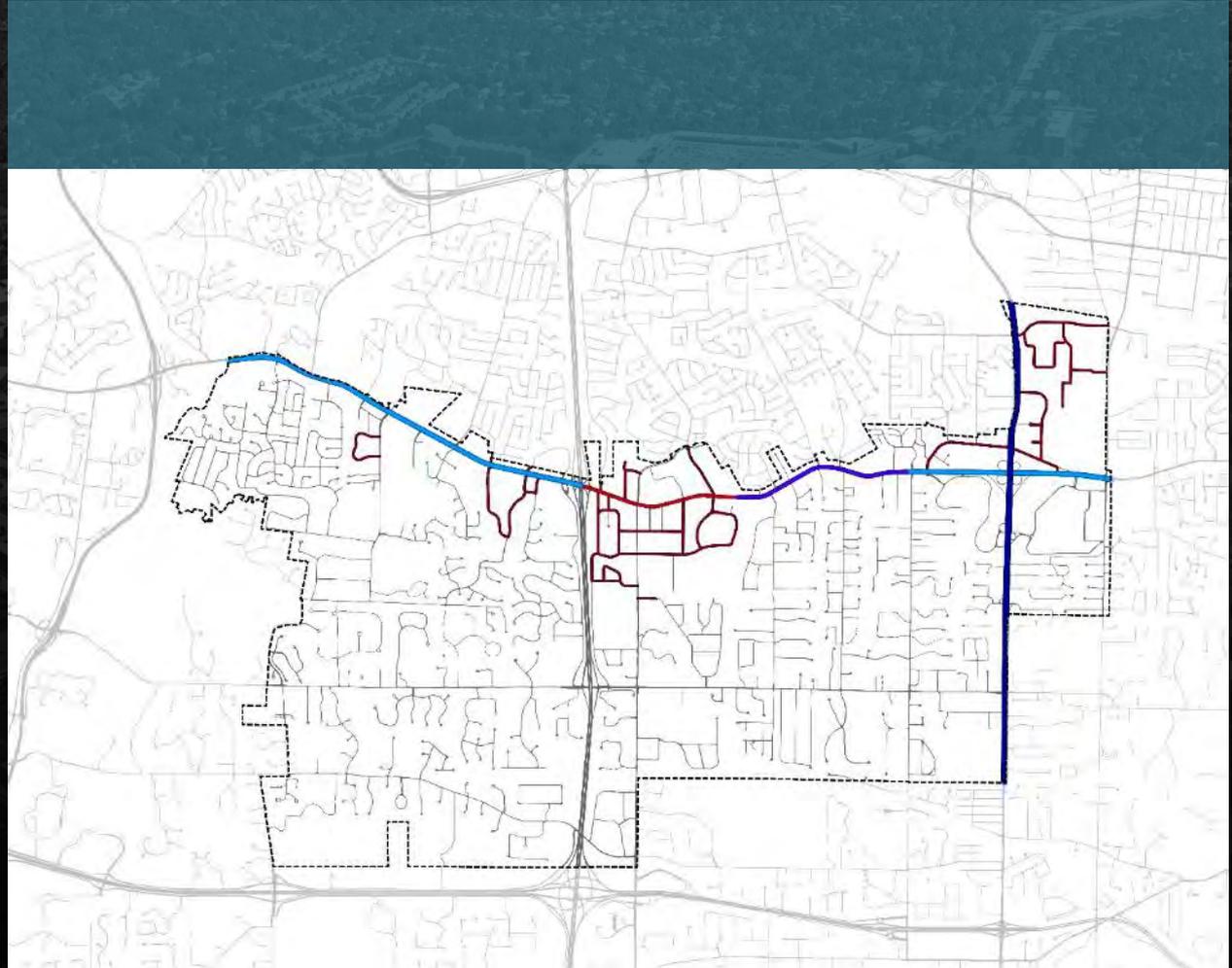


Objective: Enhance Creve Coeur's street network as a key part of the City's identity and improve the function and safety for all users—cars, pedestrians, transit riders, and bikes.

DRAFT PLAN

STREETS PLAN

- Boulevard Type
- Avenue Type
- Commercial Street I Type
- Commercial Street II Type

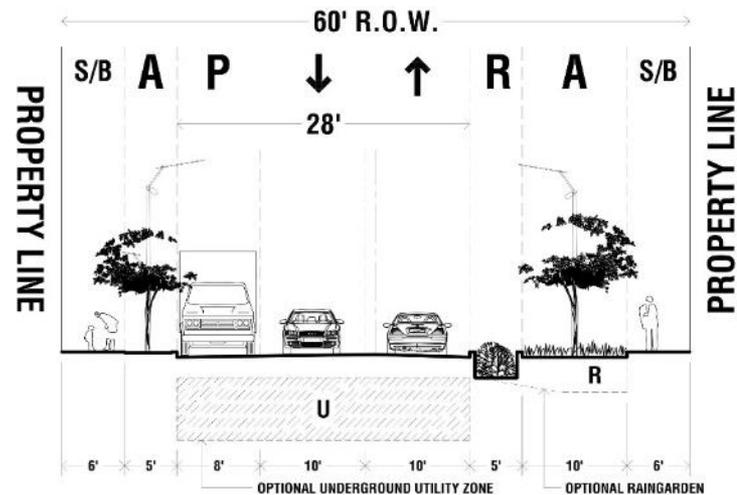


Objective: Enhance Creve Coeur's street network as a key part of the City's identity and improve the function and safety for all users—cars, pedestrians, transit riders, and bikes.

DRAFT PLAN

STREETS PLAN

- Boulevard Type
- Avenue Type
- Commercial Street I Type
- Commercial Street II Type
- Commercial Street III Type

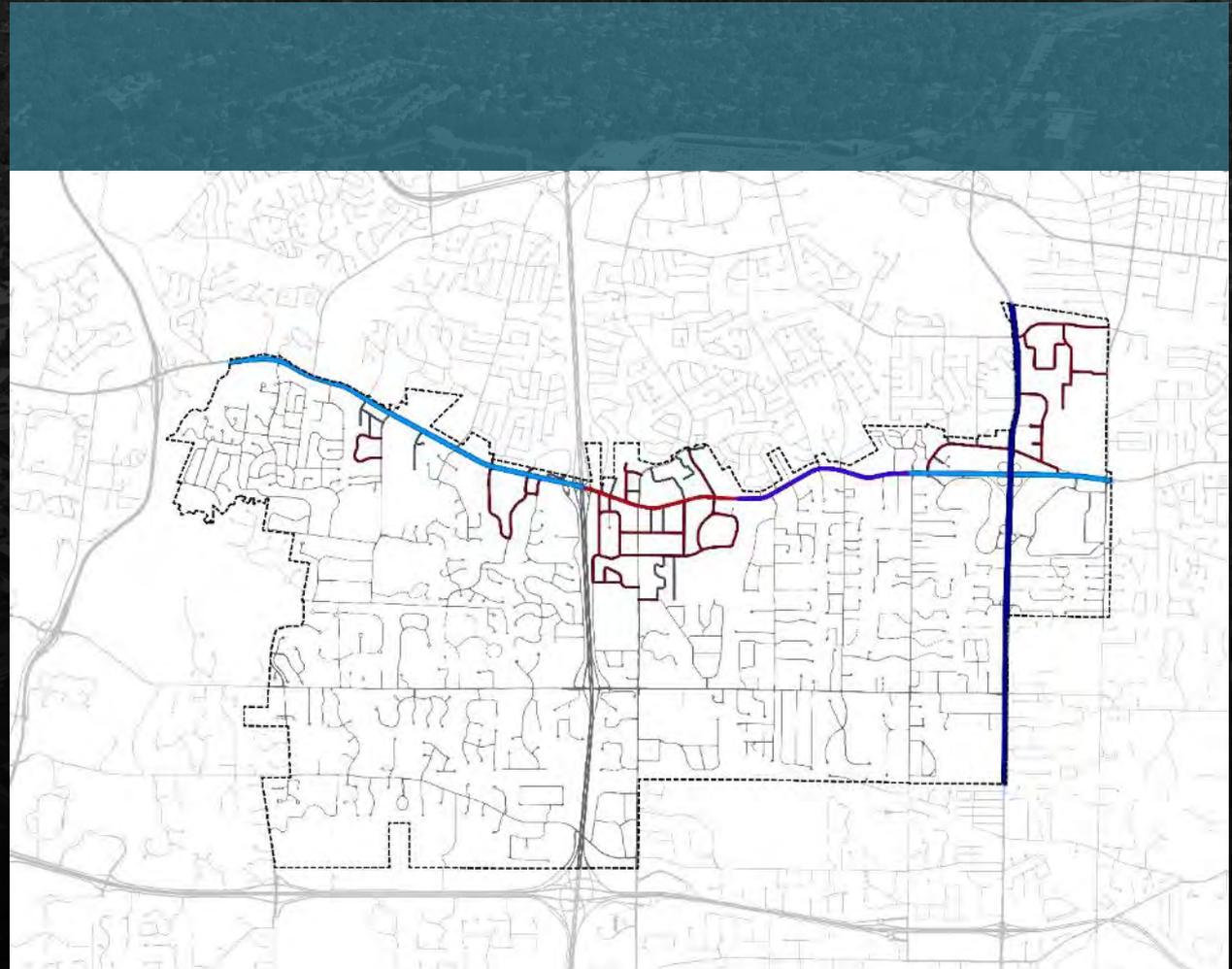


Objective: Enhance Creve Coeur's street network as a key part of the City's identity and improve the function and safety for all users—cars, pedestrians, transit riders, and bikes.

DRAFT PLAN

STREETS PLAN

- Boulevard Type
- Avenue Type
- Commercial Street I Type
- Commercial Street II Type
- Commercial Street III Type

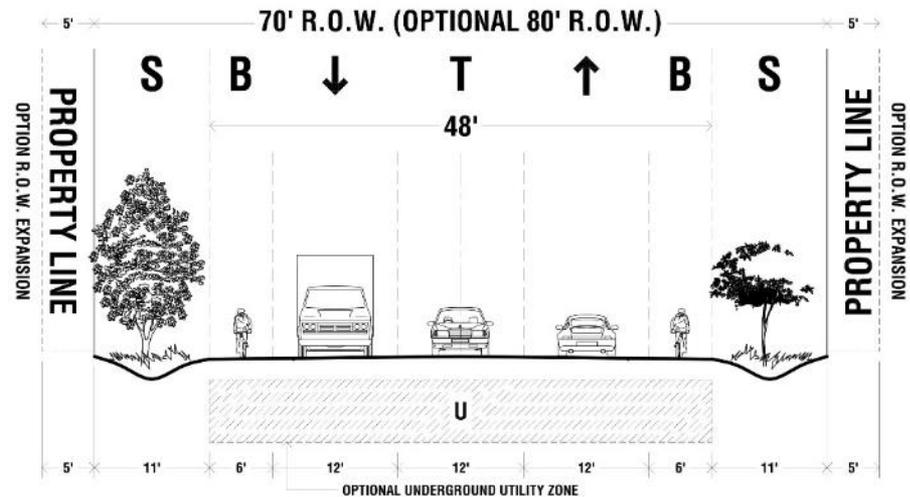


Objective: Enhance Creve Coeur's street network as a key part of the City's identity and improve the function and safety for all users—cars, pedestrians, transit riders, and bikes.

DRAFT PLAN

STREETS PLAN

- Boulevard Type
- Avenue Type
- Commercial Street I Type
- Commercial Street II Type
- Commercial Street III Type
- Road I Type

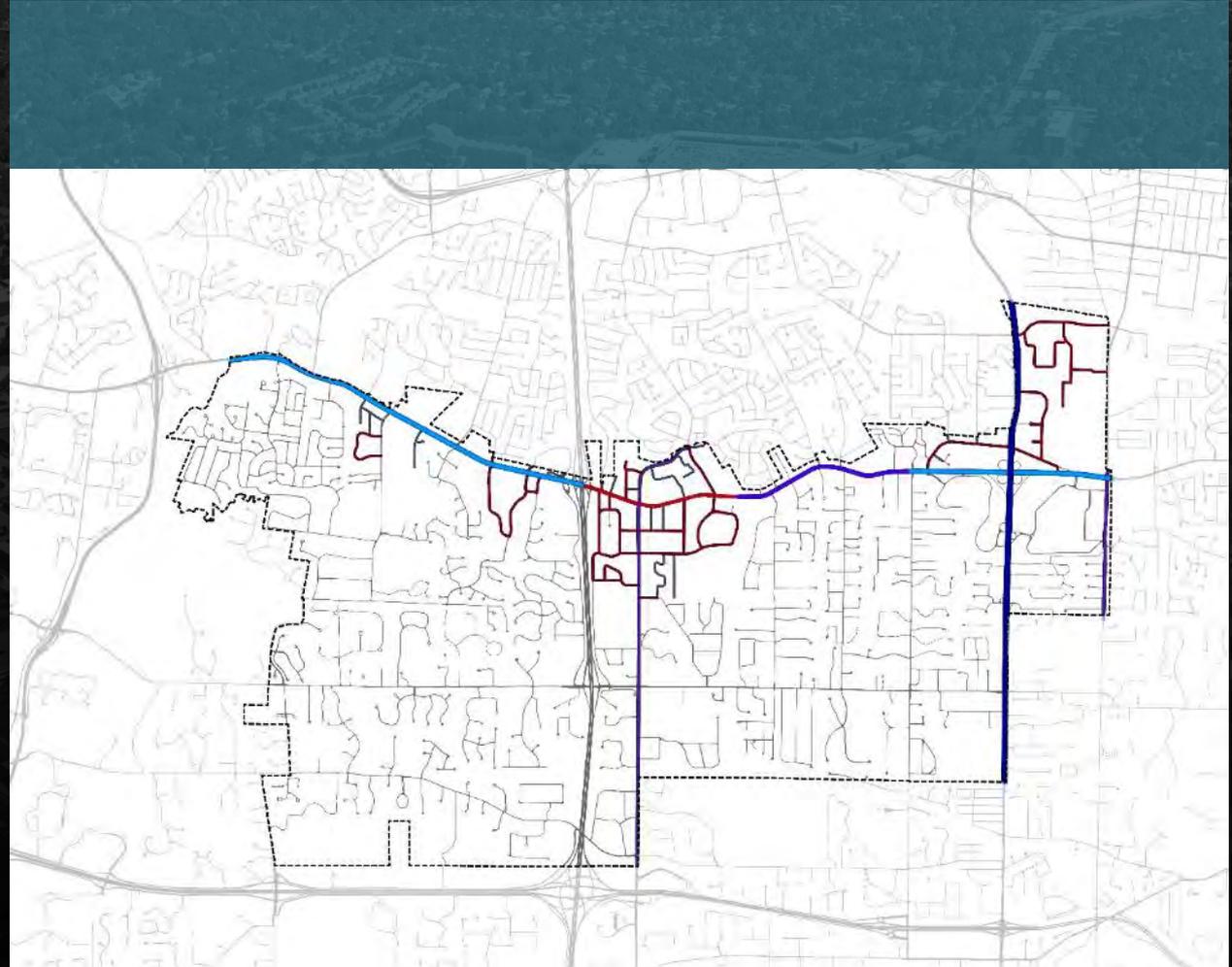


Objective: Enhance Creve Coeur's street network as a key part of the City's identity and improve the function and safety for all users—cars, pedestrians, transit riders, and bikes.

DRAFT PLAN

STREETS PLAN

- Boulevard Type
- Avenue Type
- Commercial Street I Type
- Commercial Street II Type
- Commercial Street III Type
- Road I Type

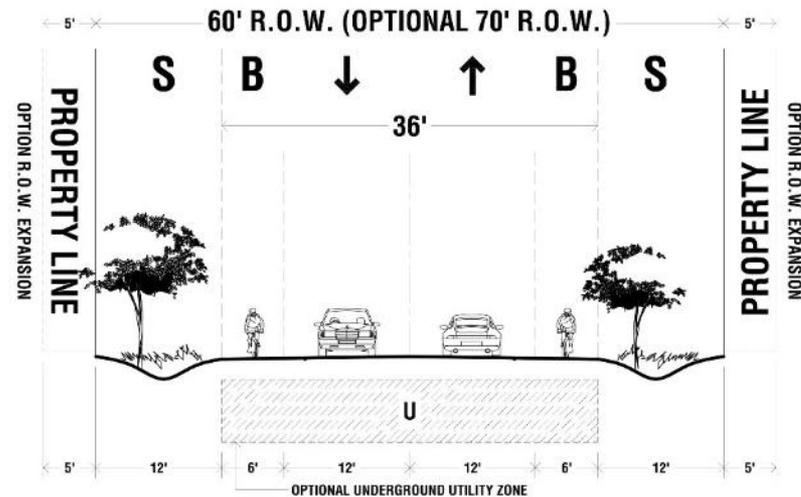


Objective: Enhance Creve Coeur's street network as a key part of the City's identity and improve the function and safety for all users—cars, pedestrians, transit riders, and bikes.

DRAFT PLAN

STREETS PLAN

- Boulevard Type
- Avenue Type
- Commercial Street I Type
- Commercial Street II Type
- Commercial Street III Type
- Road I Type
- Road II Type

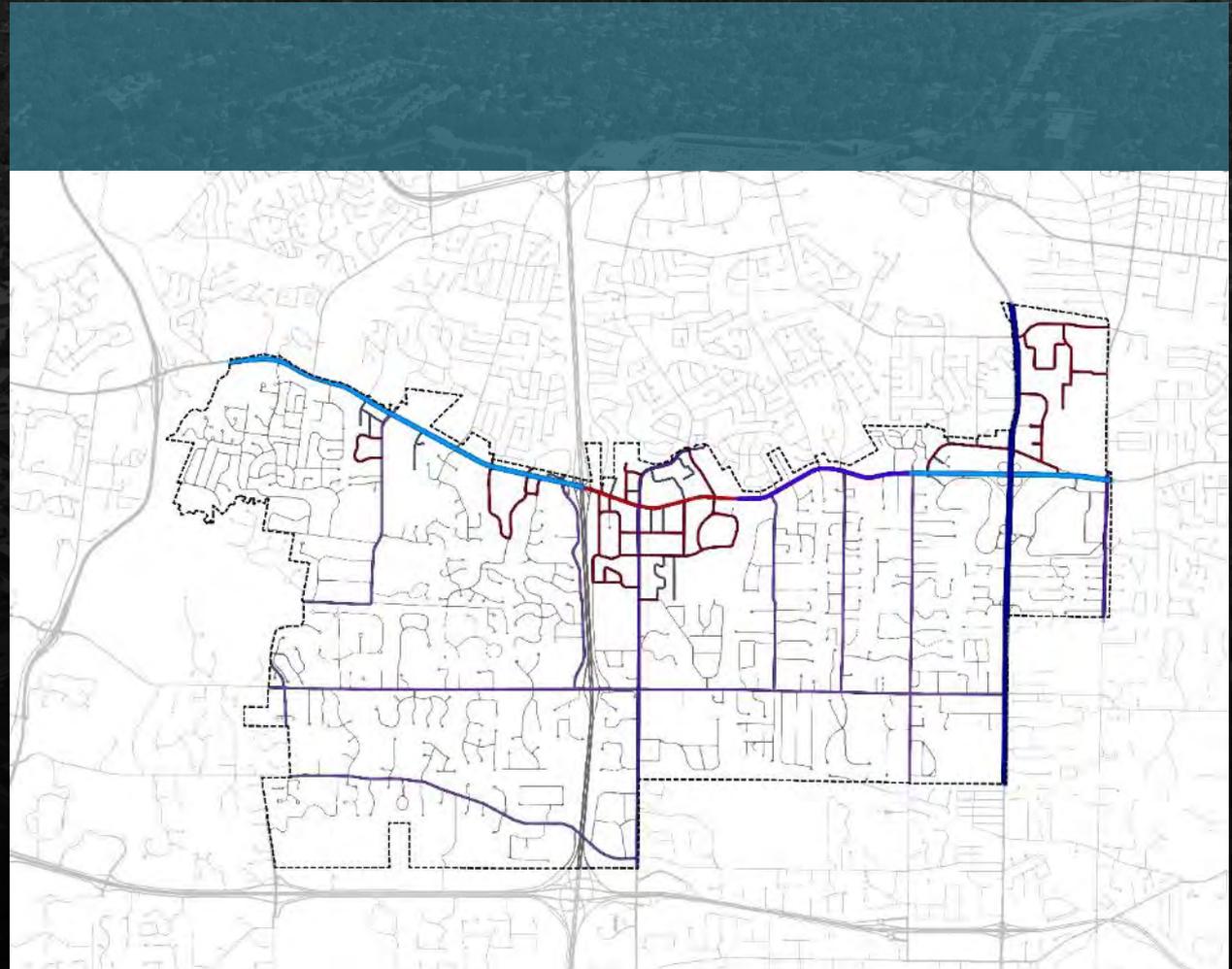


Objective: Enhance Creve Coeur's street network as a key part of the City's identity and improve the function and safety for all users—cars, pedestrians, transit riders, and bikes.

DRAFT PLAN

STREETS PLAN

- Boulevard Type
- Avenue Type
- Commercial Street I Type
- Commercial Street II Type
- Commercial Street III Type
- Road I Type
- Road II Type

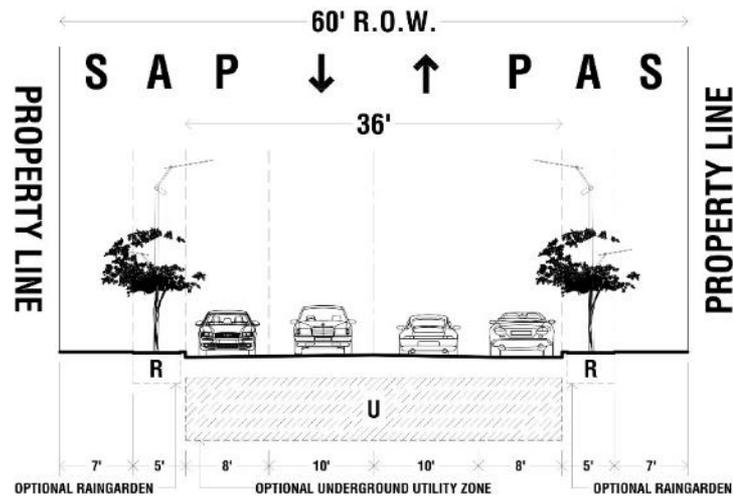


Objective: Enhance Creve Coeur's street network as a key part of the City's identity and improve the function and safety for all users—cars, pedestrians, transit riders, and bikes.

DRAFT PLAN

STREETS PLAN

- Boulevard Type
- Avenue Type
- Commercial Street I Type
- Commercial Street II Type
- Commercial Street III Type
- Road I Type
- Road II Type
- Neighborhood Street

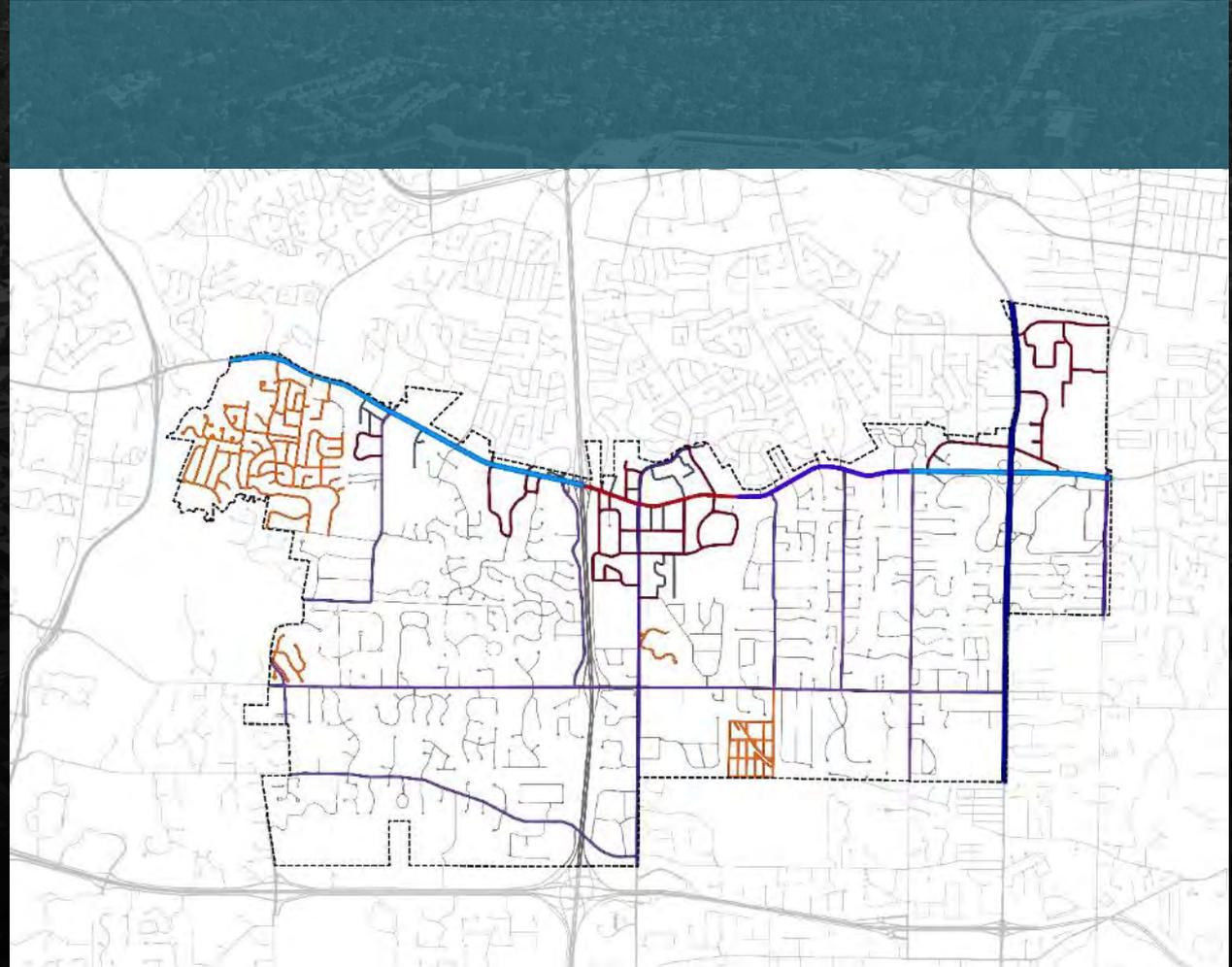


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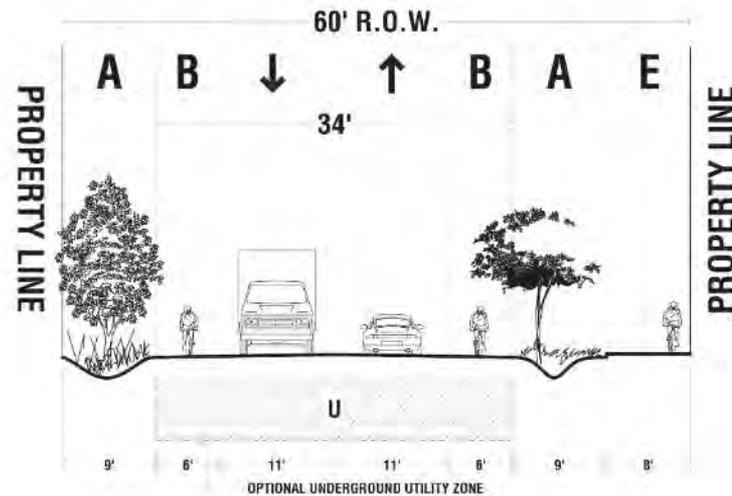


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DRAFT PLAN

STREETS PLAN

- Boulevard Type
- Avenue Type
- Commercial Street I Type
- Commercial Street II Type
- Commercial Street III Type
- Road I Type
- Road II Type
- Neighborhood Street
- Residential Street

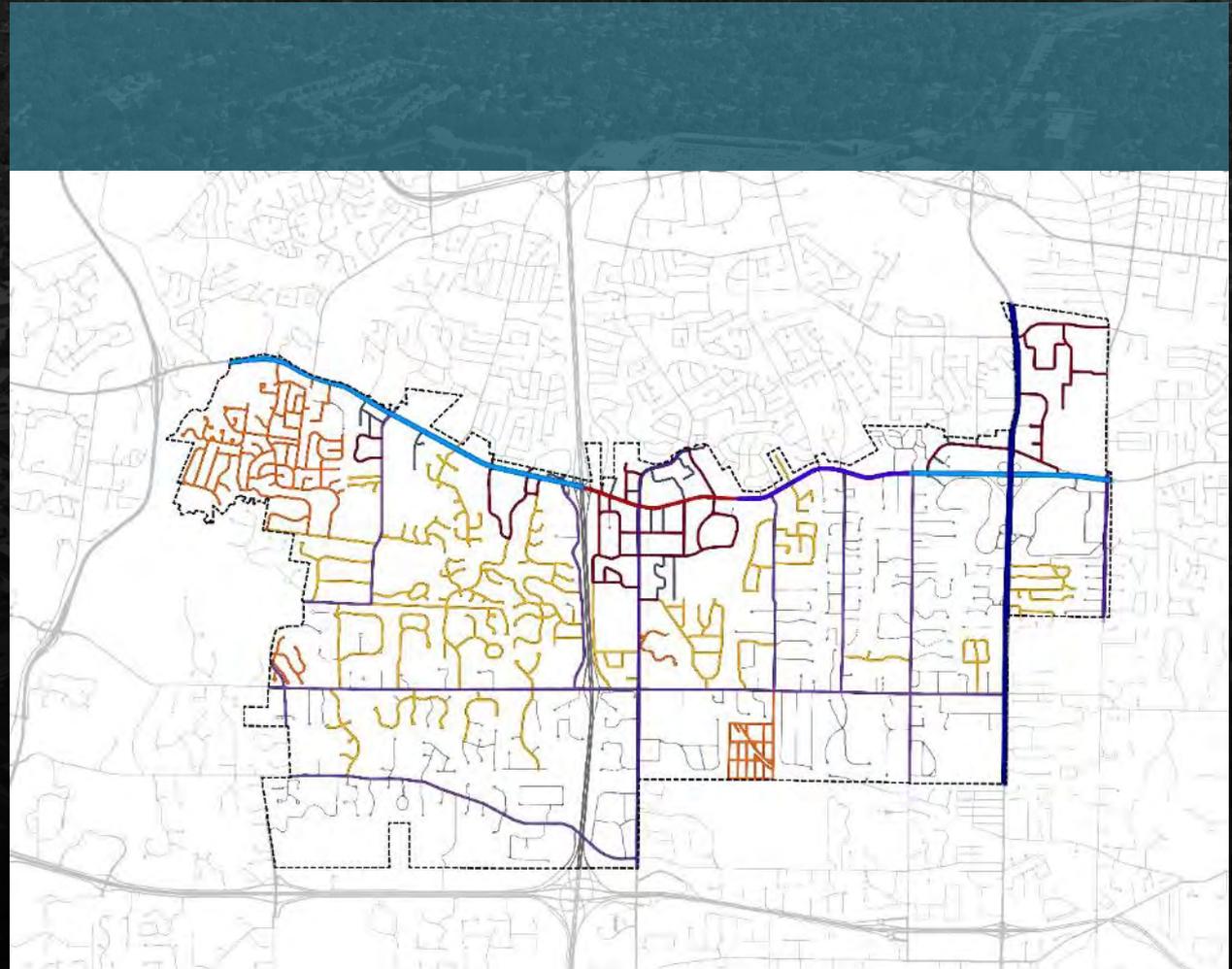


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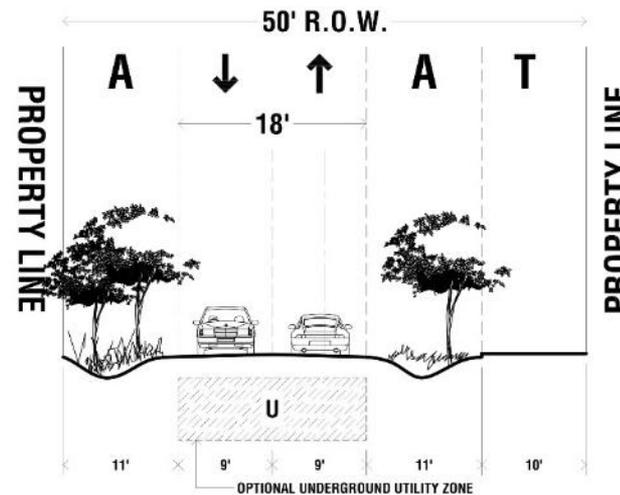


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DRAFT PLAN

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- Commercial Street I Type
- Commercial Street II Type
- Commercial Street III Type
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- Road II Type
- Neighborhood Street
- Residential Street
- Lane

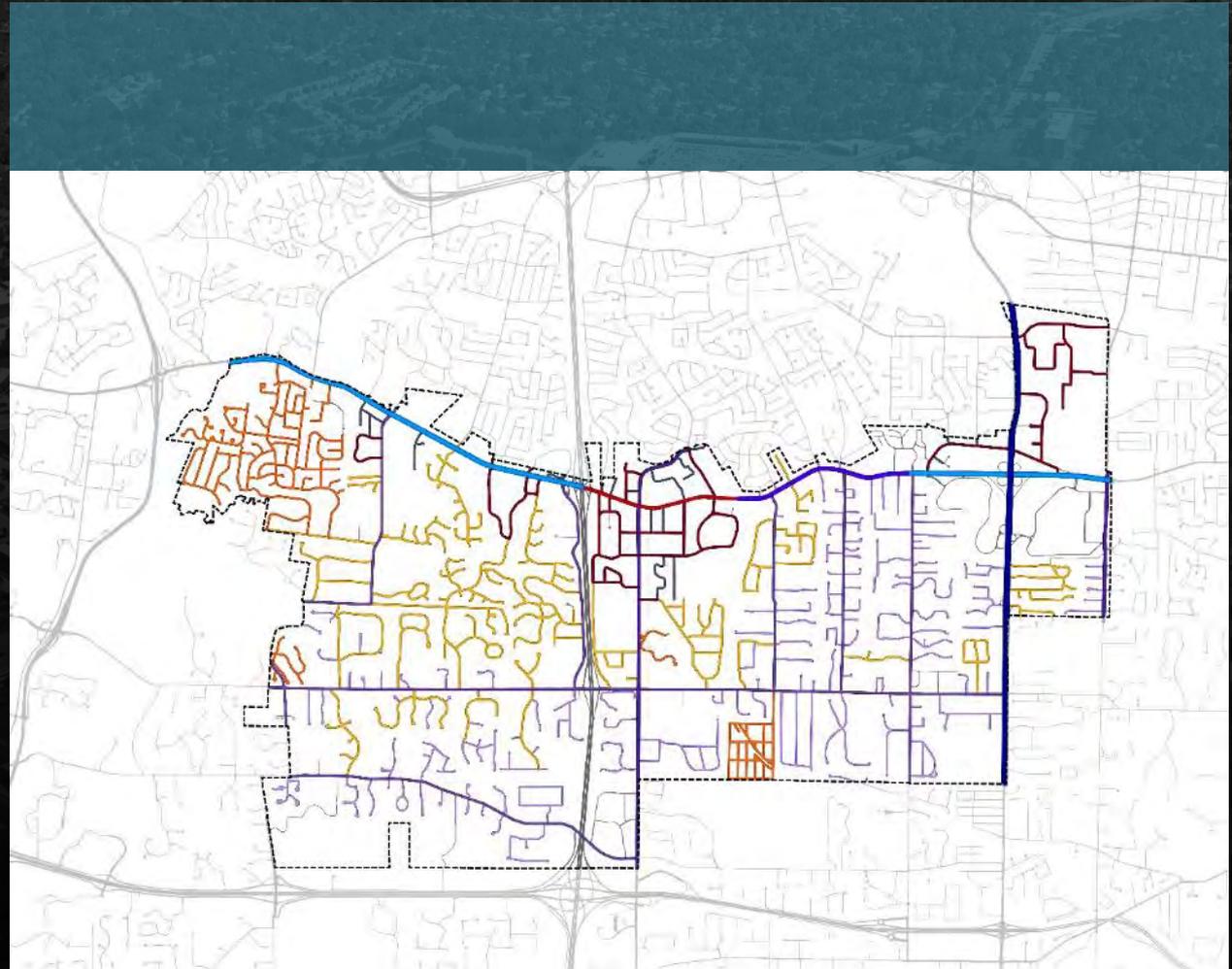


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DRAFT PLAN

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DRAFT PLAN

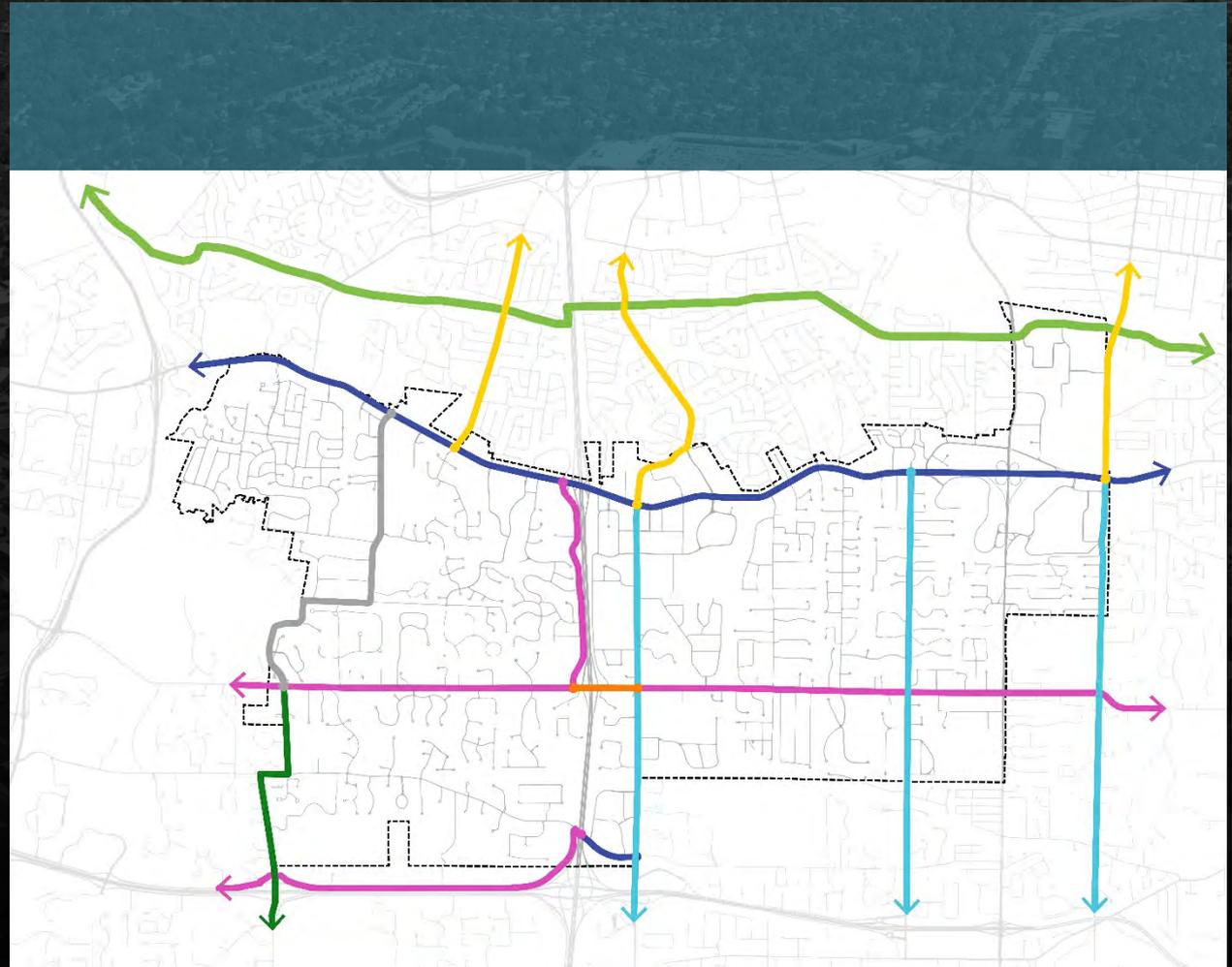
PLANNED REGIONAL BIKE ROUTES

(GRG Gateway Bike Plan)

-  Centennial Greenway
-  Bike Lane
-  Shared Lane Markings
-  Share the Road
-  Paved Shoulder
-  Wide Outside Lane
-  Needs Further Analysis

The are numerous planned regional access points and connections ...

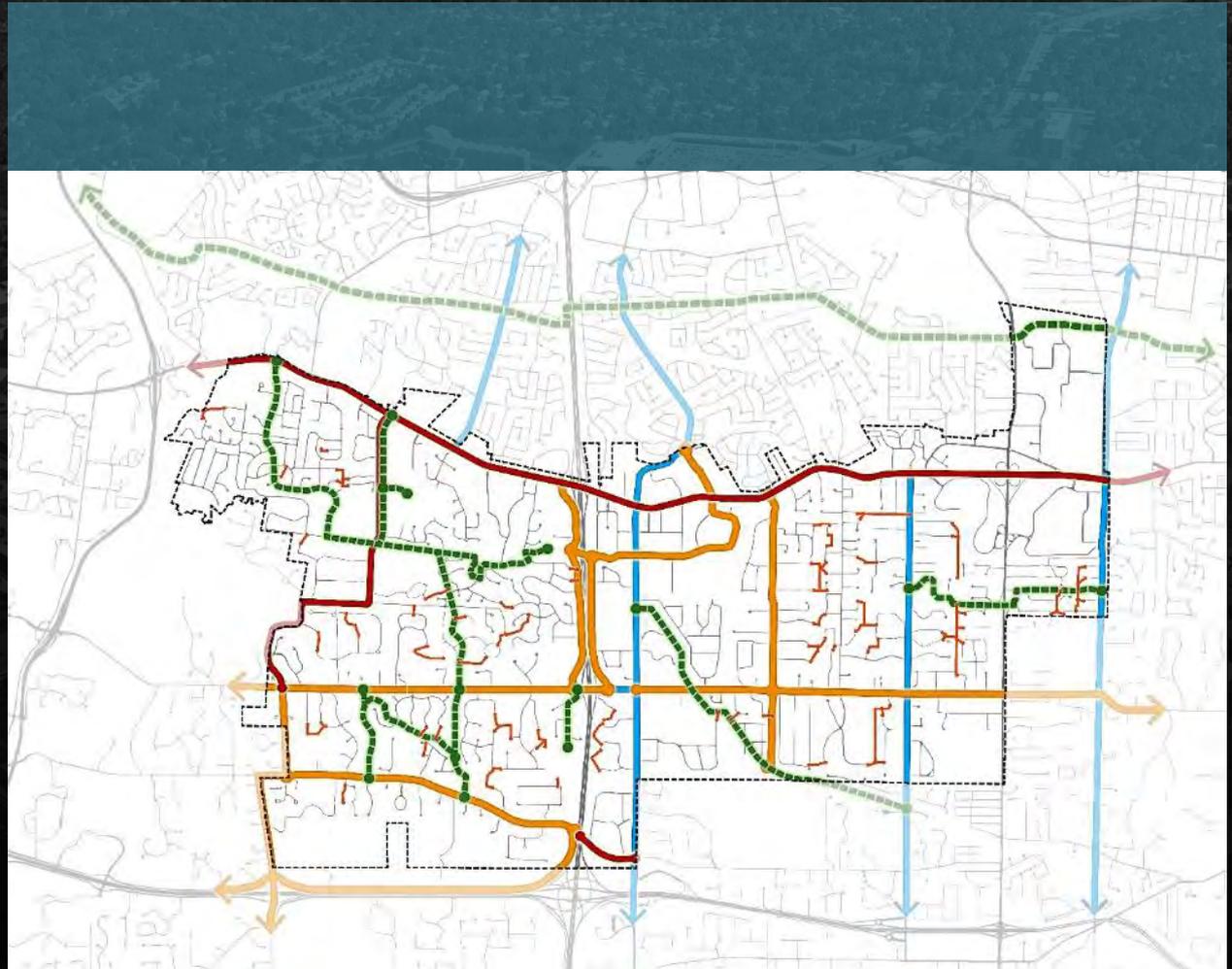
Creve Coeur is approx. $\frac{3}{4}$ of a mile from Centennial Greenway.



DRAFT PLAN

STREETS PLAN

BICYCLE & PEDESTRIAN
CONNECTIVITY PLAN



Objective: Provide a network of high-quality pedestrian and bicycle paths and trails that enable all residents to safely and comfortably move throughout Creve Coeur, regardless of age or ability.

DRAFT PLAN

STREETS PLAN

BICYCLE & PEDESTRIAN CONNECTIVITY PLAN

- Dedicated Bicycle Lanes
- Multi-Use Protected Pathways (Bicycle & Pedestrian)

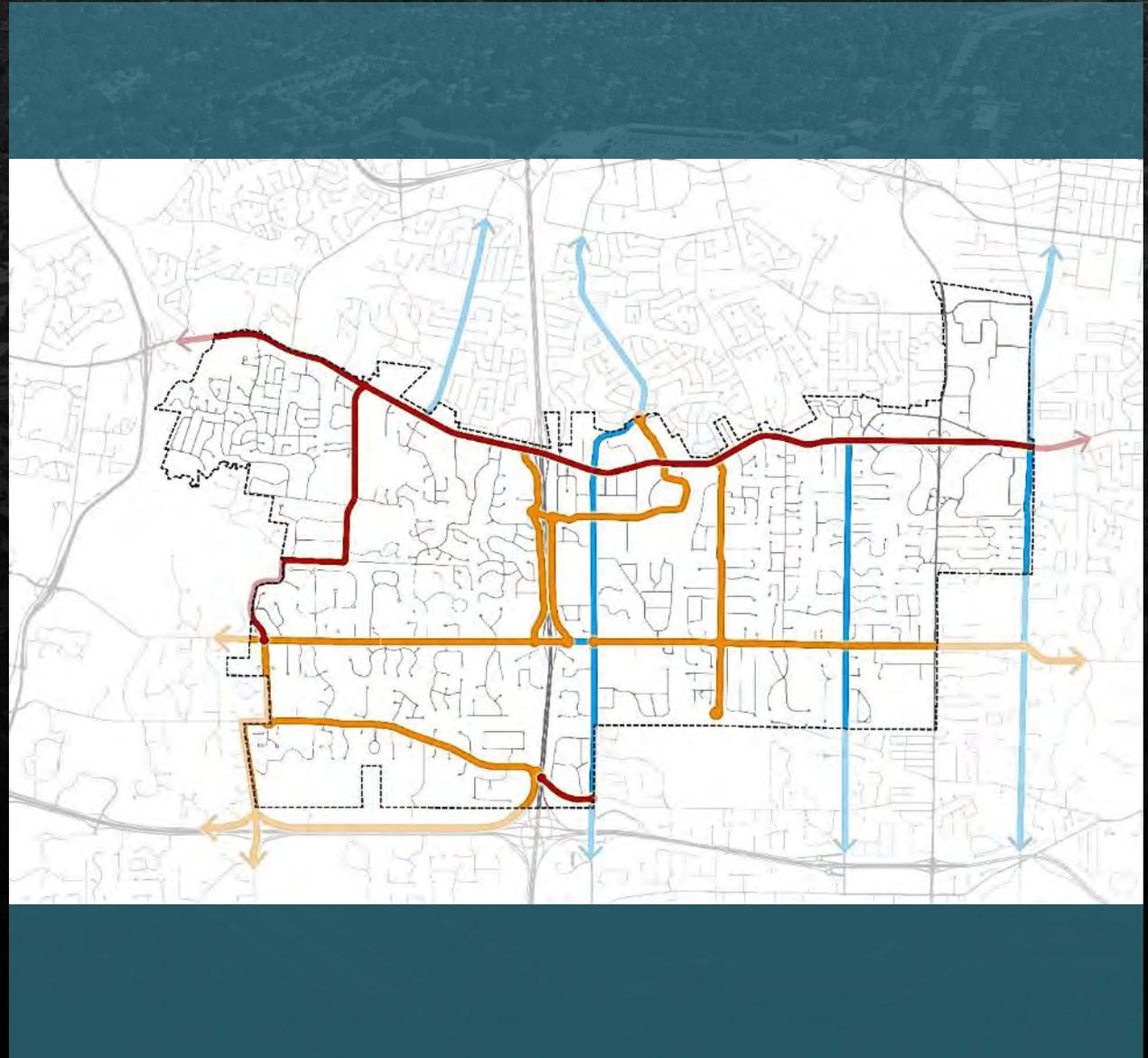


DRAFT PLAN

STREETS PLAN

BICYCLE & PEDESTRIAN CONNECTIVITY PLAN

- Dedicated Bicycle Lanes
- Multi-Use Protected Pathways (Bicycle & Pedestrian)
- Shared-Lanes (Bicycle)

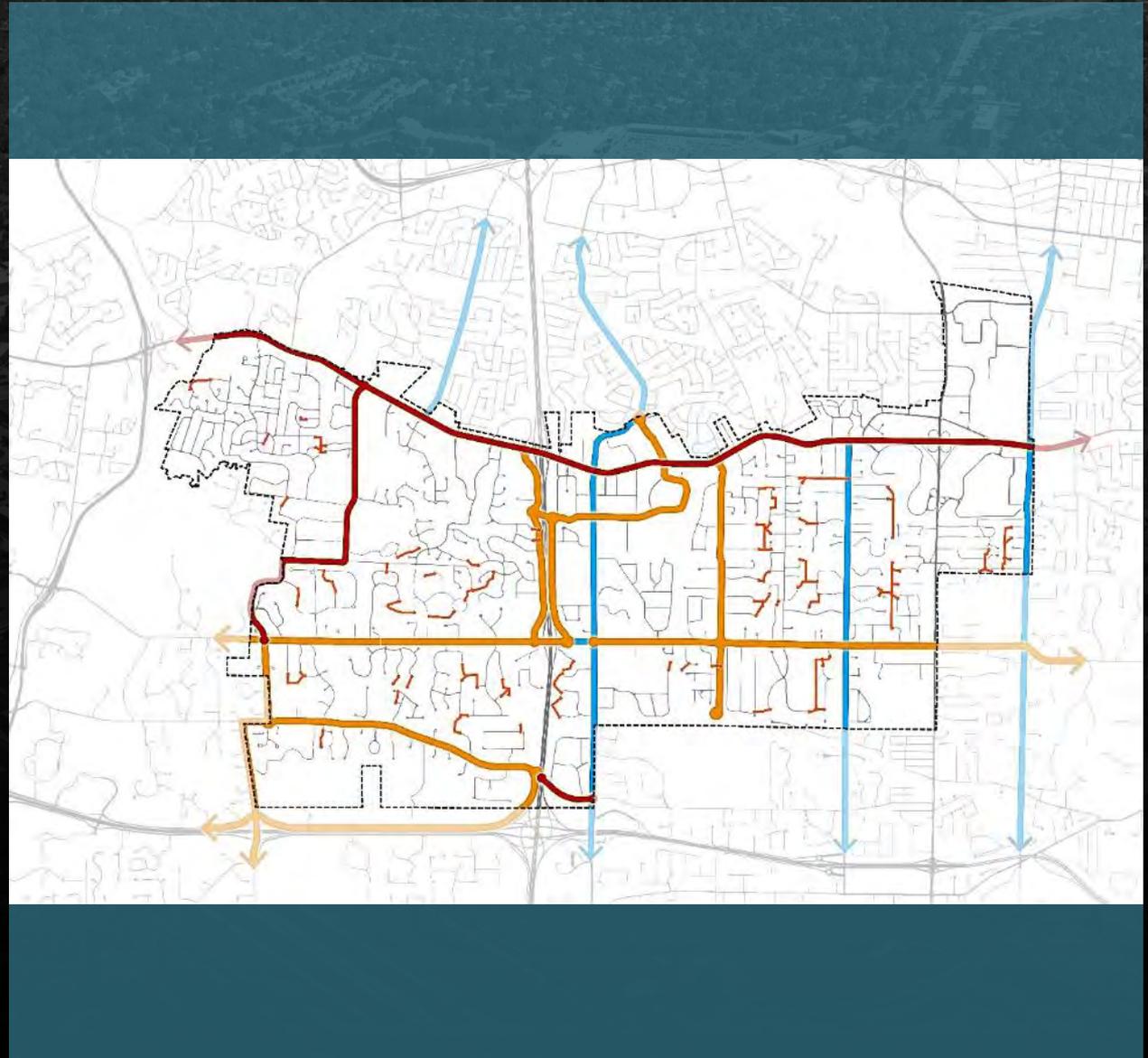


DRAFT PLAN

STREETS PLAN

BICYCLE & PEDESTRIAN CONNECTIVITY PLAN

- Dedicated Bicycle Lanes
- Multi-Use Protected Pathways (Bicycle & Pedestrian)
- Shared-Lanes (Bicycle)
- Walks (Pedestrian)

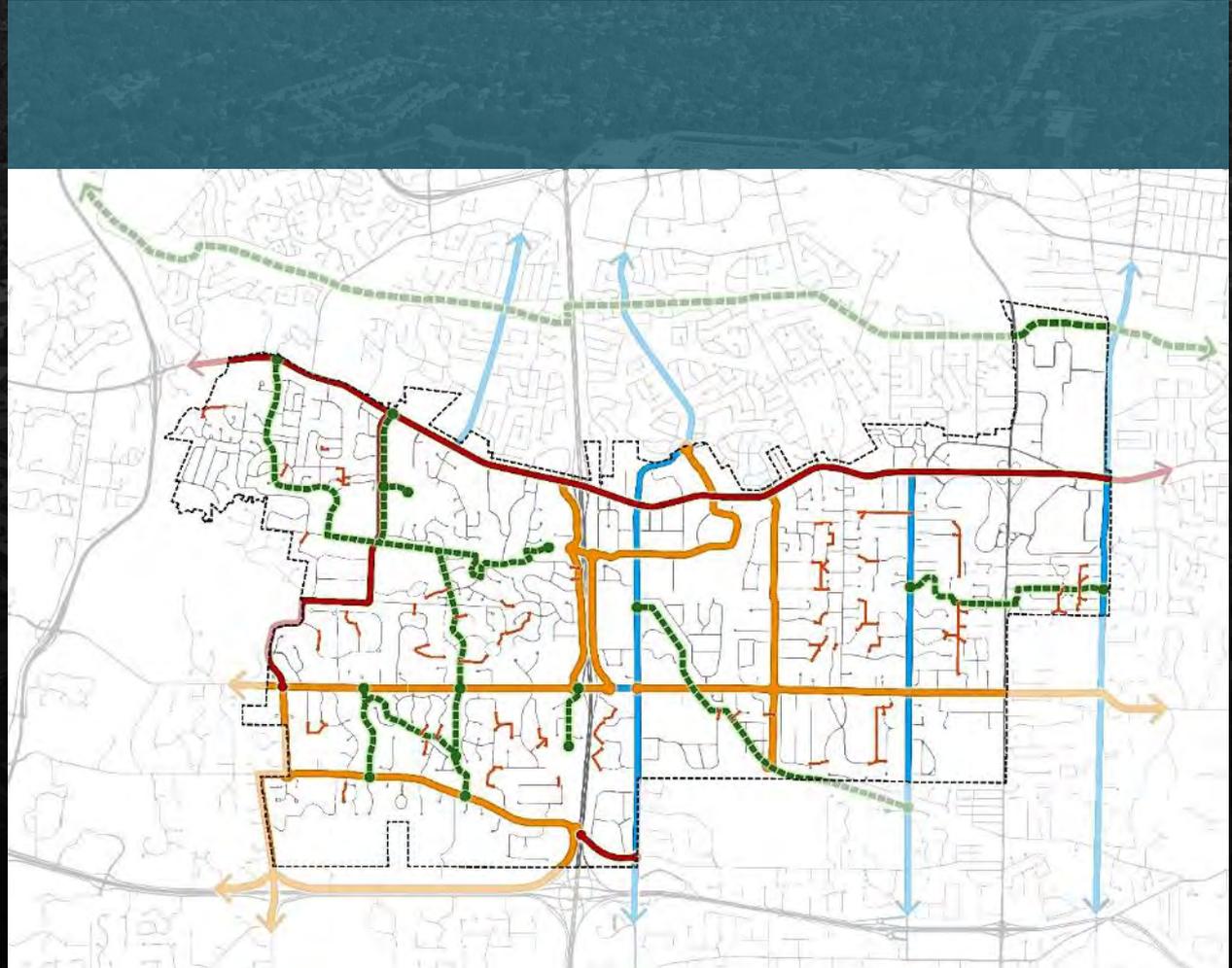


DRAFT PLAN

STREETS PLAN

BICYCLE & PEDESTRIAN CONNECTIVITY PLAN

- Dedicated Bicycle Lanes
- Multi-Use Protected Pathways (Bicycle & Pedestrian)
- Shared-Lanes (Bicycle)
- Walks (Pedestrian)
- Off-Street Multi-Use Trails (Bicycle & Pedestrian)



Objective: Provide a network of high-quality pedestrian and bicycle paths and trails that enable all residents to safely and comfortably move throughout Creve Coeur, regardless of age or ability.

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H3 STUDIO TEAM

COMPREHENSIVE PLAN UPDATE

THE CITY OF CREVE COEUR, MO



DRAFT
COMPREHENSIVE PLAN
Community Sustainability & Resilience

GOAL 7:

Community Sustainability & Resilience

Creve Coeur will **lead the region in integrating community sustainability with on-going revitalization.**

GOAL 7:

Community Sustainability & Resilience

1. Build a network of greenways, pedestrian, and bike facilities to link neighborhoods, schools, and other community amenities to provide equitable mobility options and promote healthy lifestyles.
2. Facilitate the development of community-supportive retail and services to ensure long-term community vibrancy and resilience.
3. Achieve a sustainable jobs/housing balance within Creve Coeur.
4. Adopt Phase II of the City's Climate Action Plan; Establish a regular schedule for future updates of the Climate Action Plan with new benchmarks, a new planning horizon with updated strategies, and updated targets.
5. Develop a Community Resilience Plan to provide for enhanced food security, emergency service access, and alternative transportation options in the event of natural disasters and social unrest.
6. Expand the use of renewable energy in City-owned public facilities and promote renewable energy use for all Creve Coeur residents.
7. Establish city-wide targets for the ratio both public-accessible and private open space.
8. Establish a city-wide Environmental Overlay District to address high-priority storm water and erosion problems identified by Metropolitan St. Louis Sewer District in its Creve Coeur and Deer Creek Watershed reports; and proactively mitigate storm water runoff and improve water quality.
9. Establish a storm water level-of-service and prioritize the problems identified in the City's storm water study based on those criteria and accelerate the implementation of the City's Storm Water Master Plan to deal with the prioritized storm water problems.
10. Actively work to achieve objectives of the OneSTL Regional Plan for Sustainable Development.

GOAL 7:

Community Sustainability & Resilience

1. Municipal Initiatives *(Existing & Ongoing)*

- Greenhouse Gas Inventory & Climate Action Plan
- Municipal Facilities Operations (Purchasing, Energy Audit, Green Power Comm., Etc.)
- 25X20 Pledge

2. Natural Resources Plan

- Floodplain and Flood Damage Regulations (Existing, Chapter 415)
- Stream Buffer Conservation Areas (Existing, Chapter 430)
- Open Space Preservation
- Tree Protection and Tree Coverage
- Residential Lots
- Non-Residential Lots

3. Community Resilience Plan

- Food Security
- Emergency Services
- Transportation Alternatives
- Energy Independence

DRAFT PLAN

ENVIRONMENTAL OVERLAY DISTRICT

Applies to...

Riparian Corridors, Common Areas & Parks

Applies to...

Residential Lots

Applies to...

Commercial & Mixed-Use Lots

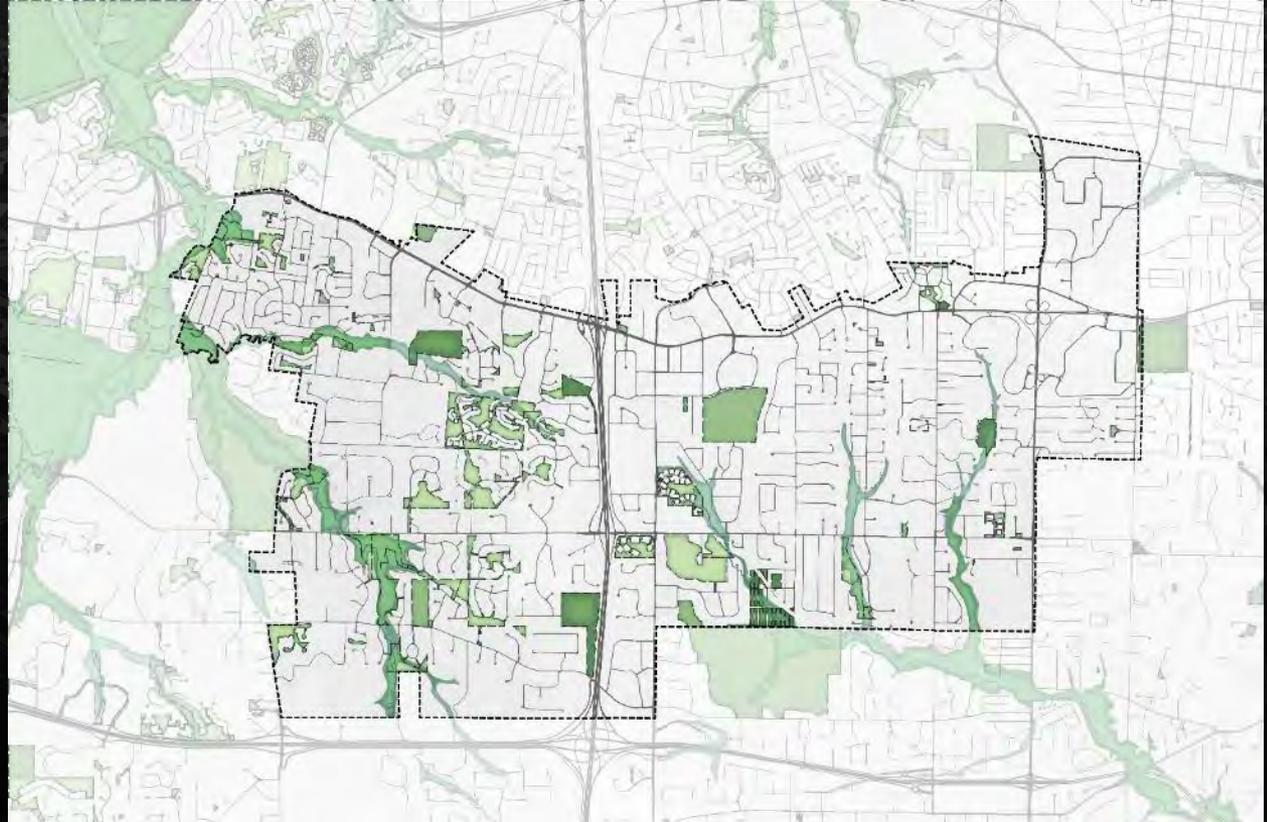
Addresses issues of...

- **Sensitive Ecological Areas (steep slopes, wetlands, waterways, etc.)**
- **Natural Open Space**
- **Habitat**
- **Plant Life Diversity**
- **Water Quality**
- **Urban Heat Island Effect**
- **Visual Appeal**

DRAFT PLAN

NATURAL RESEOURCES PLAN

- Landform & Hydrology
- Common Ground
- Recreation Areas
- Public Parks
- Floodplain Corridors



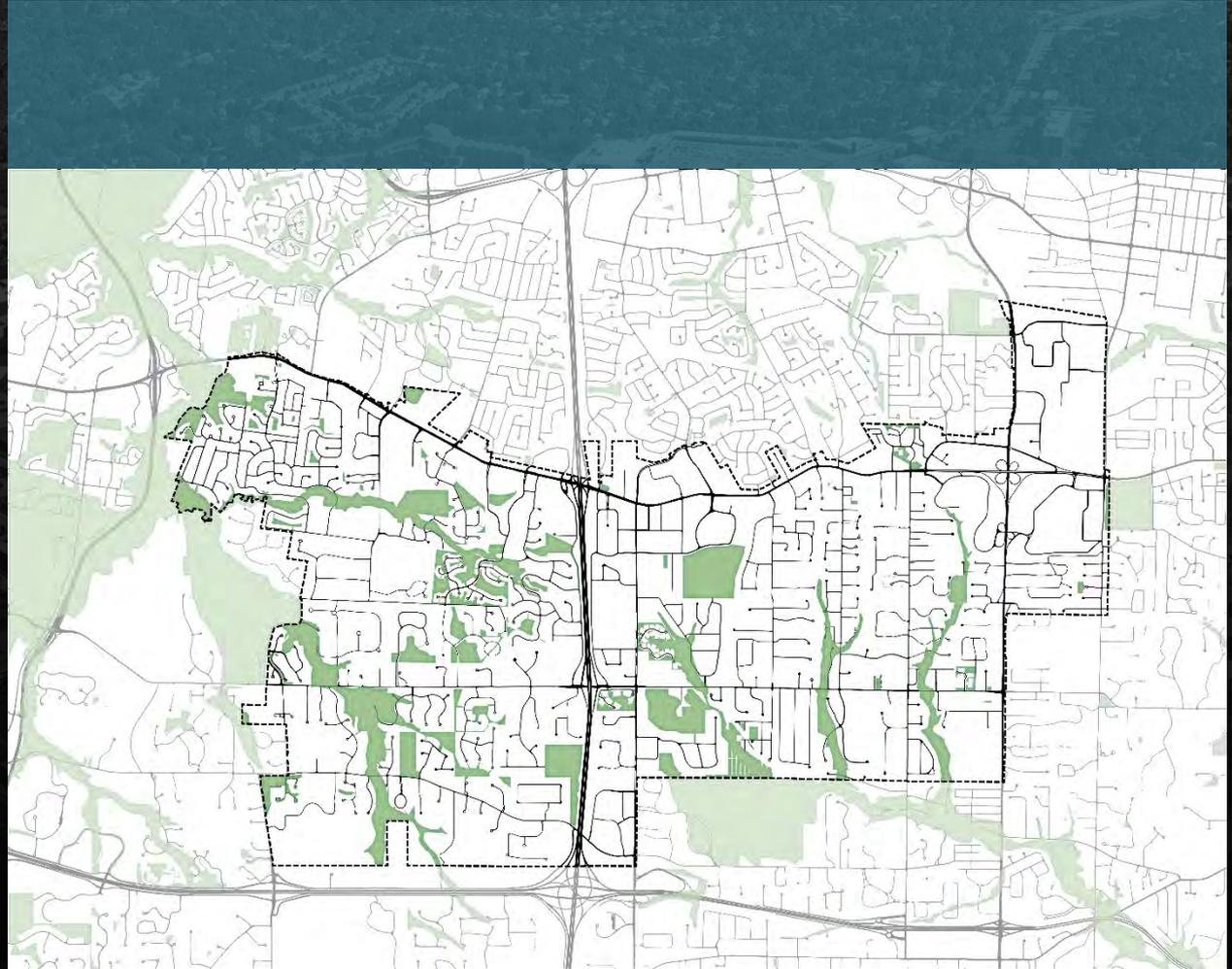
Objective: Preserve and enhance the natural environment of Creve Coeur; mitigate flood risk; improve water and air quality; and enhance community appearance and the overall quality of life.

DRAFT PLAN

NATURAL RESEOURCES PLAN

- Landform & Hydrology
- Common Ground
- Recreation Areas
- Public Parks
- Floodplain Corridors

Special Conservation Areas



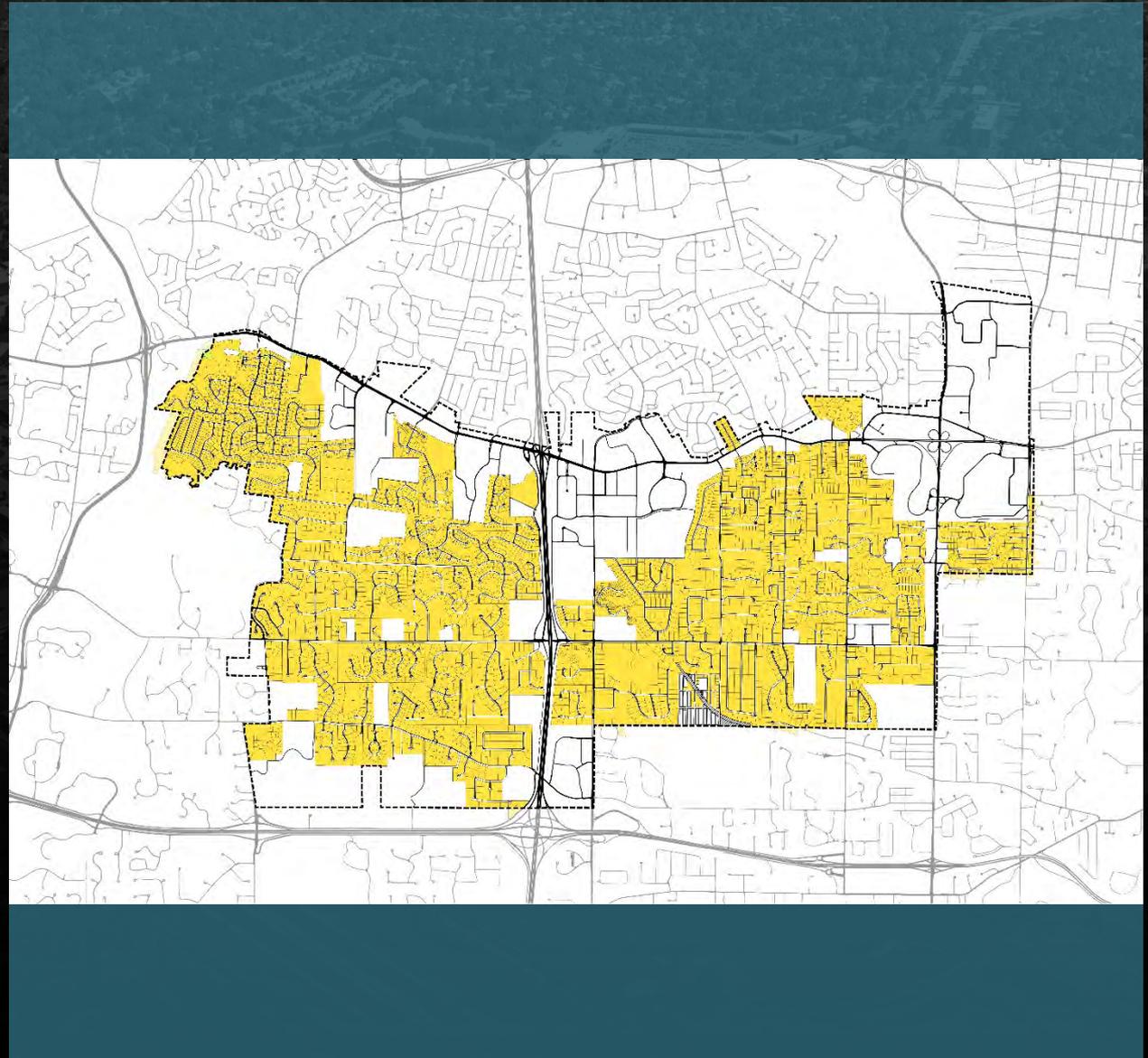
DRAFT PLAN

NATURAL RESEOUCES PLAN

- Landform & Hydrology
- Common Ground
- Recreation Areas
- Public Parks
- Floodplain Corridors

Special Conservation Areas

Residential Place Type Districts



DRAFT PLAN

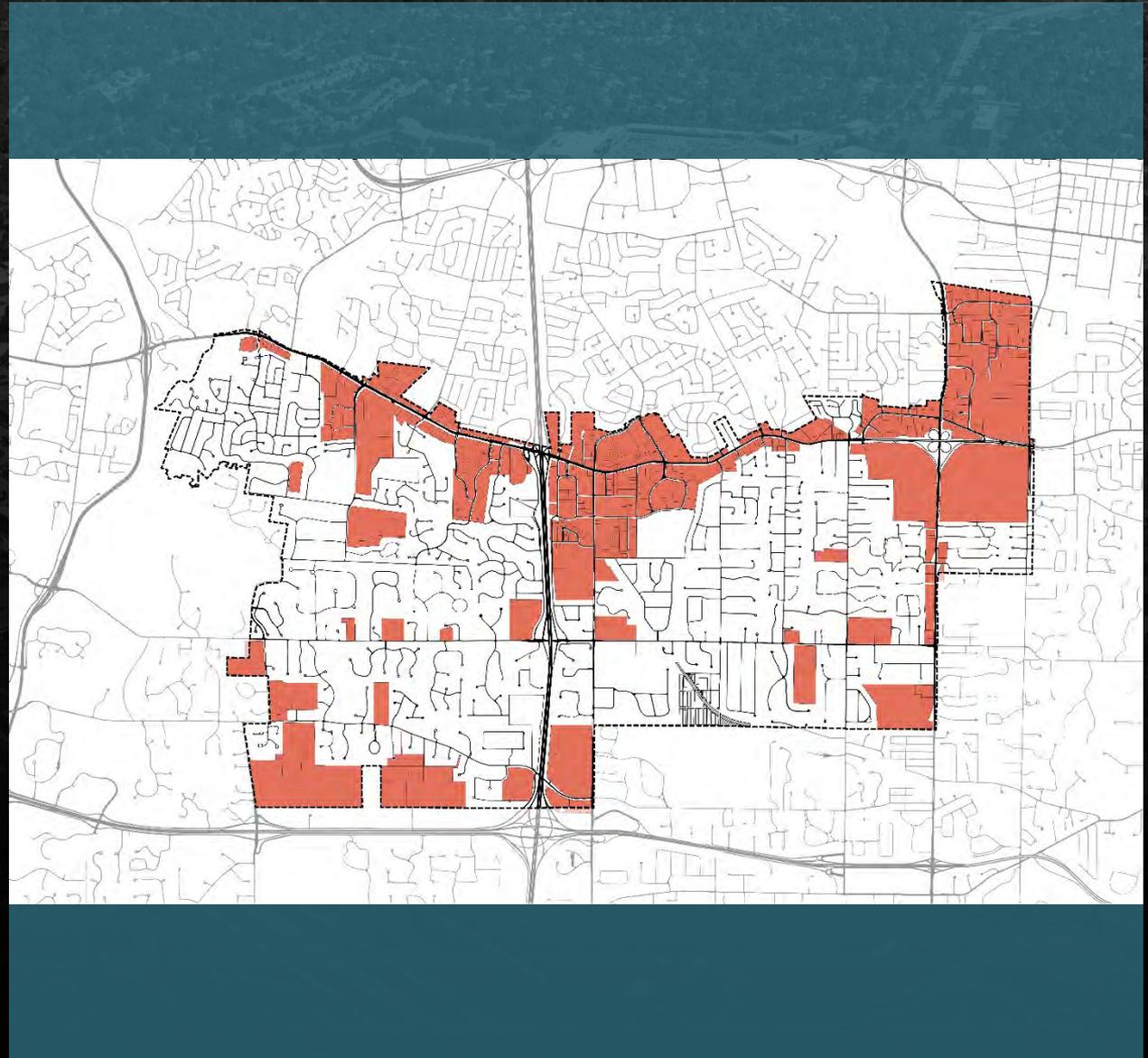
NATURAL RESEOUCES PLAN

- Landform & Hydrology
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Special Conservation Areas

Residential Place Type Districts

Non-Residential Place Type Districts



DRAFT PLAN

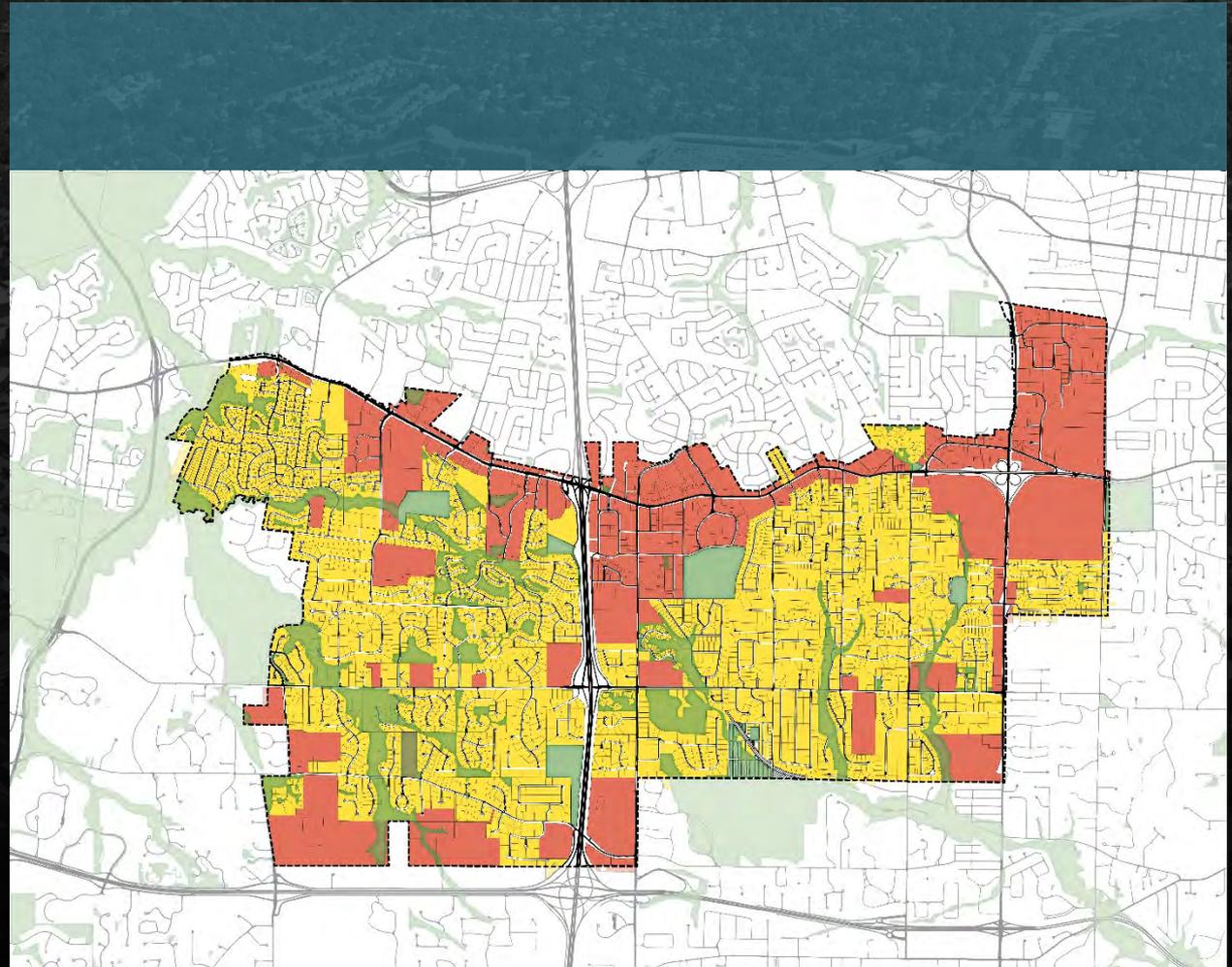
NATURAL RESEOURCES PLAN

- Landform & Hydrology
- Common Ground
- Recreation Areas
- Public Parks
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Special Conservation Areas

Residential Place Type Districts

Non-Residential Place Type Districts



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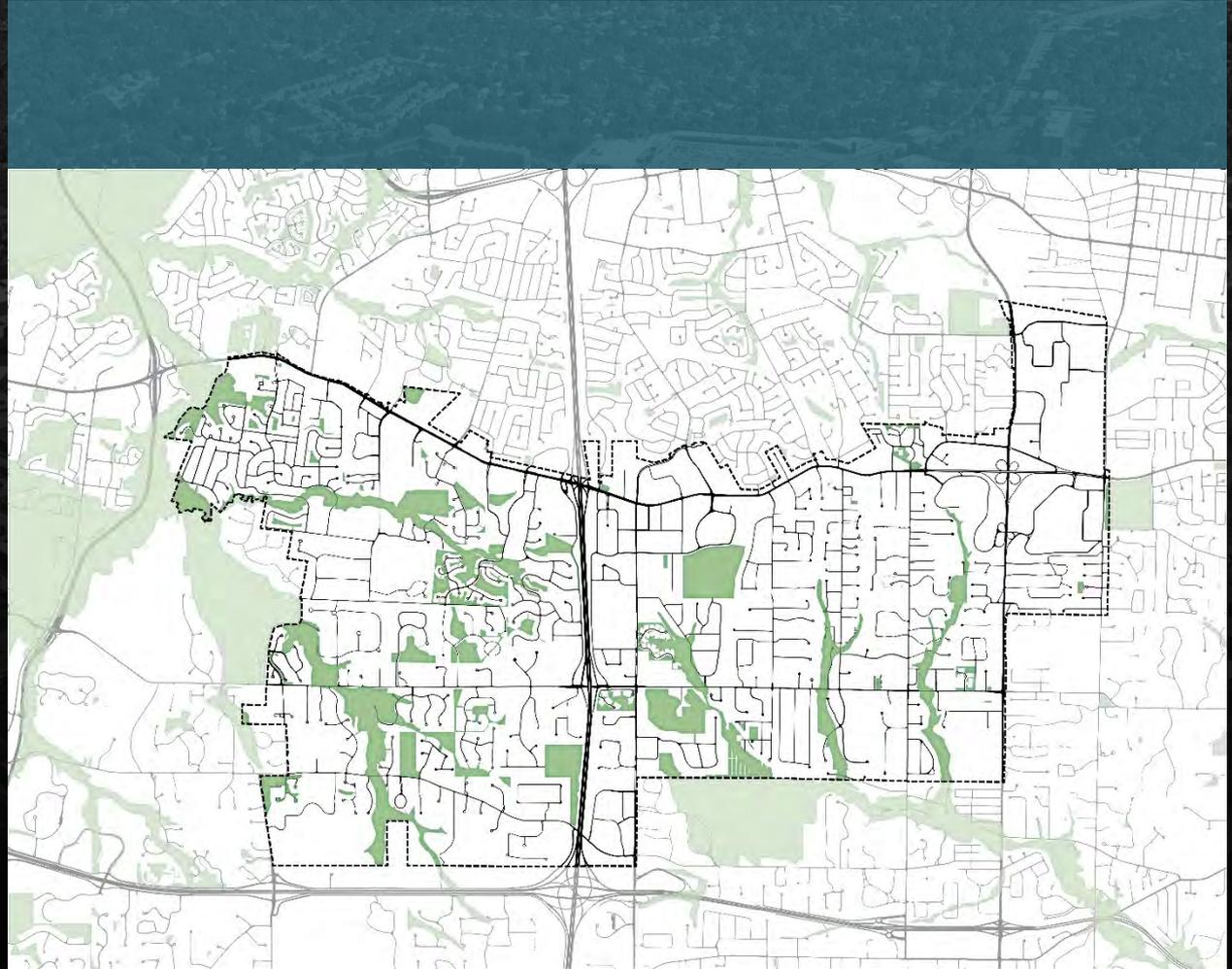
COMPREHENSIVE PLAN UPDATE

THE CITY OF CREVE COEUR, MO

DRAFT PLAN

NATURAL RESEOURCES PLAN

Special Conservation Areas



DRAFT PLAN

NATURAL RESOURCES PLAN – *Special Conservation Areas*

Recommendations

For new development, new subdivisions, teardowns & infills, and significant expansions (51% or greater of the existing building)

Flood Hazard and Control Regulations – Chapter 415, Code of Ordinances

- **Ensure that there is no net loss of floodwater storage capacity in Creve Coeur.**

Stream Buffer Protection Regulations – Chapter 430, Code of Ordinances

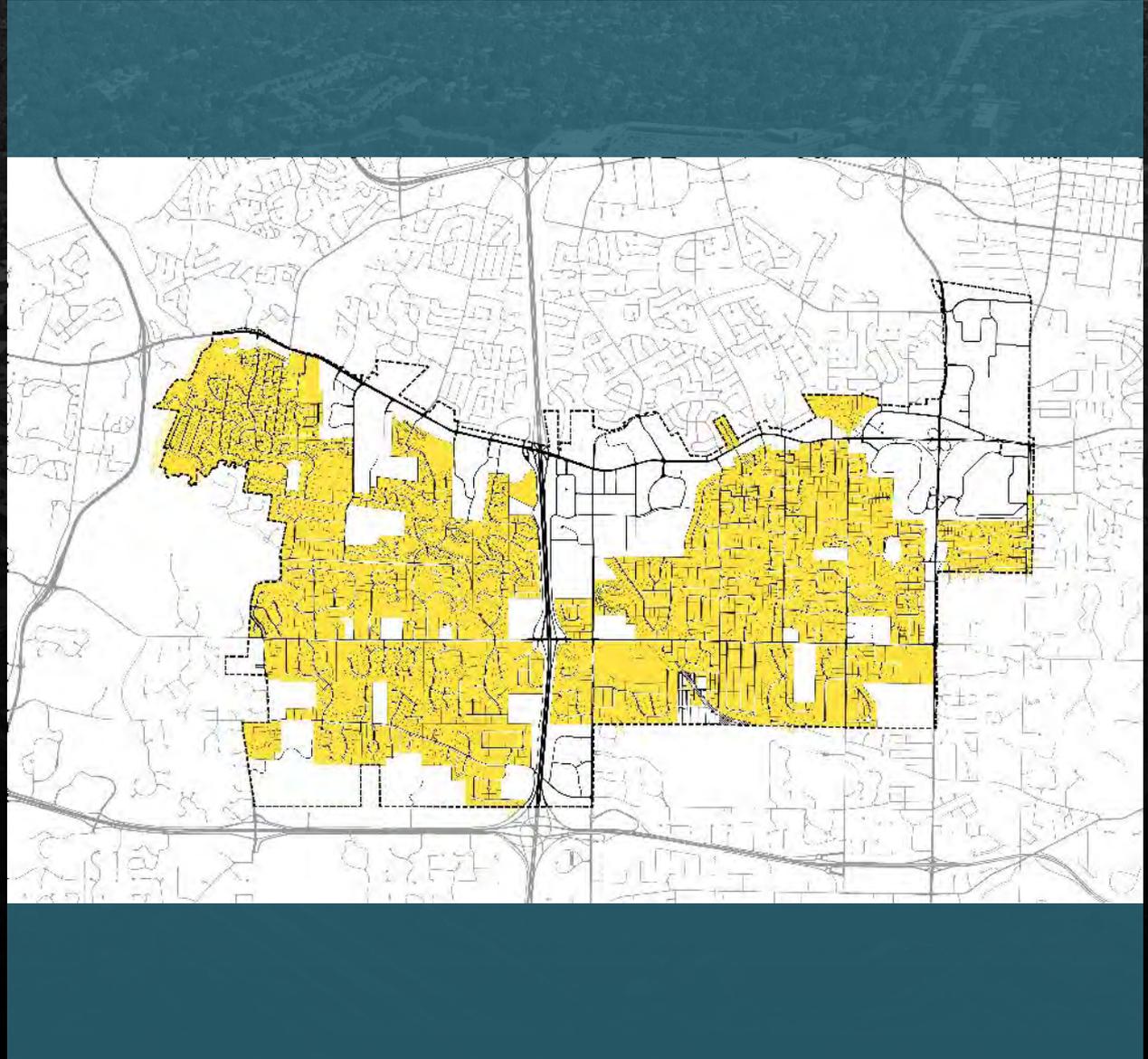
Open Space Preservation

- **Designate City open space as for future preservation, including:**
 - **City Parks**
 - **Private recreational facilities**
 - **Subdivision common grounds**
 - **Utility rights-of-way**

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ENVIRONMENTAL OVERLAY DISTRICT

Residential Place Type Districts



DRAFT PLAN

ENVIRONMENTAL OVERLAY DISTRICT – *Residential Place Types*

Residential Lot Recommendations for new development and redevelopment

- **Pervious Pavement**
 - Limit the amount of pervious pavement that does not count toward site coverage, up to a maximum
- **Stormwater Runoff**
 - Develop and enact a local Stormwater Ordinance to address lots of less than one (1) acre with regulations comparable to the MS4 and MSD regulations for lots one (1) acre and larger.
- **Tree Coverage**
 - Develop tree coverage preservation standards for residential lots
- **Green Space Preservation**
 - Establish a minimum percentage of vegetated green space to be preserved on site.

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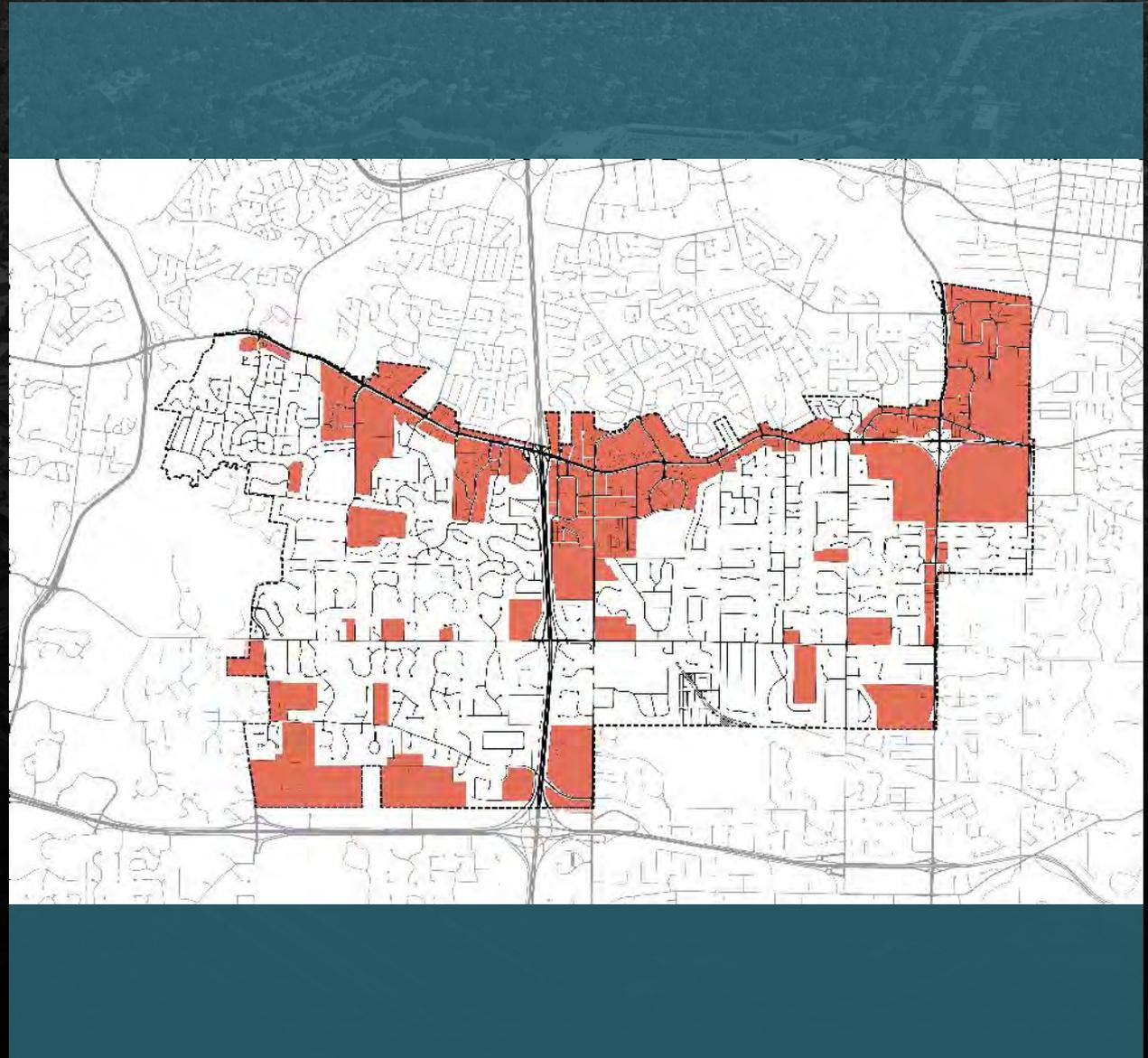
COMPREHENSIVE PLAN UPDATE

THE CITY OF CREVE COEUR, MO

DRAFT PLAN

ENVIRONMENTAL OVERLAY DISTRICT

Non-Residential Place Type Districts



DRAFT PLAN

ENVIRONMENTAL OVERLAY DISTRICT – *Non-Residential Place Types*

Non-Residential Lot Recommendations for new development and redevelopment

- **Pervious Pavement**
 - Allow pervious pavement that does not count toward site coverage, up to a maximum, as incentives for stormwater & tree coverage best practices
- **Stormwater Runoff**
 - Develop and enact a local Stormwater Ordinance to address lots of less than one (1) acre with regulations comparable to the MS4 and MSD regulations for lots one (1) acre and larger.
- **Tree Coverage**
 - Establish minimum tree coverage requirements for surface parking lots.
 - Develop tree coverage preservation standards for residential lots
- **Energy-Efficient Lighting**
 - Incentivize low-voltage LED site lighting (including parking lot lighting) by allowing an increase in pervious surface coverage, up to a specified maximum
- **Roofing Best Practices**
 - Encourage reflective white roofing and/or green (vegetated) roofing systems
 - Ensure that vegetated green roofing system areas contribute to on-site stormwater detention facilities.
- **Green Space Preservation**
 - Establish a minimum percentage of vegetated green space to be preserved on site.

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COMMUNITY RESILIENCE PLAN

Food Security

- Expand/enact additional ordinances allowing household suburban agriculture (including small animal husbandry)
- Provide regulatory incentives for household gardens
- Provide municipal support for community gardens
- Establish one of more community-supported agriculture (CSA) programs with a preference for locally-sourced produce

Emergency Services

- Obtain StormReady certification from the National Weather Service (NWS)
- Establish a low-power, wi-fi based emergency service notification and response system with a 72-hour independent power source
- Facilitate creation of a citywide, wireless mesh communication system

Transportation Alternatives

- Provide safe pedestrian facilities at a minimum interval of one-quarter (1/4) mile
- Provide dedicated bicycle facilities at a minimum interval of one-half (1/2) mile
- Implement a comprehensive Safe Routes to School (SR2S) program
- Develop and enact a Complete Streets ordinance

Energy Independence

- Provide regulatory incentives for the use of ground-source (geothermal) climate system in residences
- Provide regulatory incentives for the use of solar energy in residential and non-residential properties
- Provide a local property tax credit for the use of ground-source heating and cooling and/or solar energy.

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COMPREHENSIVE PLAN UPDATE

THE CITY OF CREVE COEUR, MO



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COMPREHENSIVE PLAN

Annexation Potential

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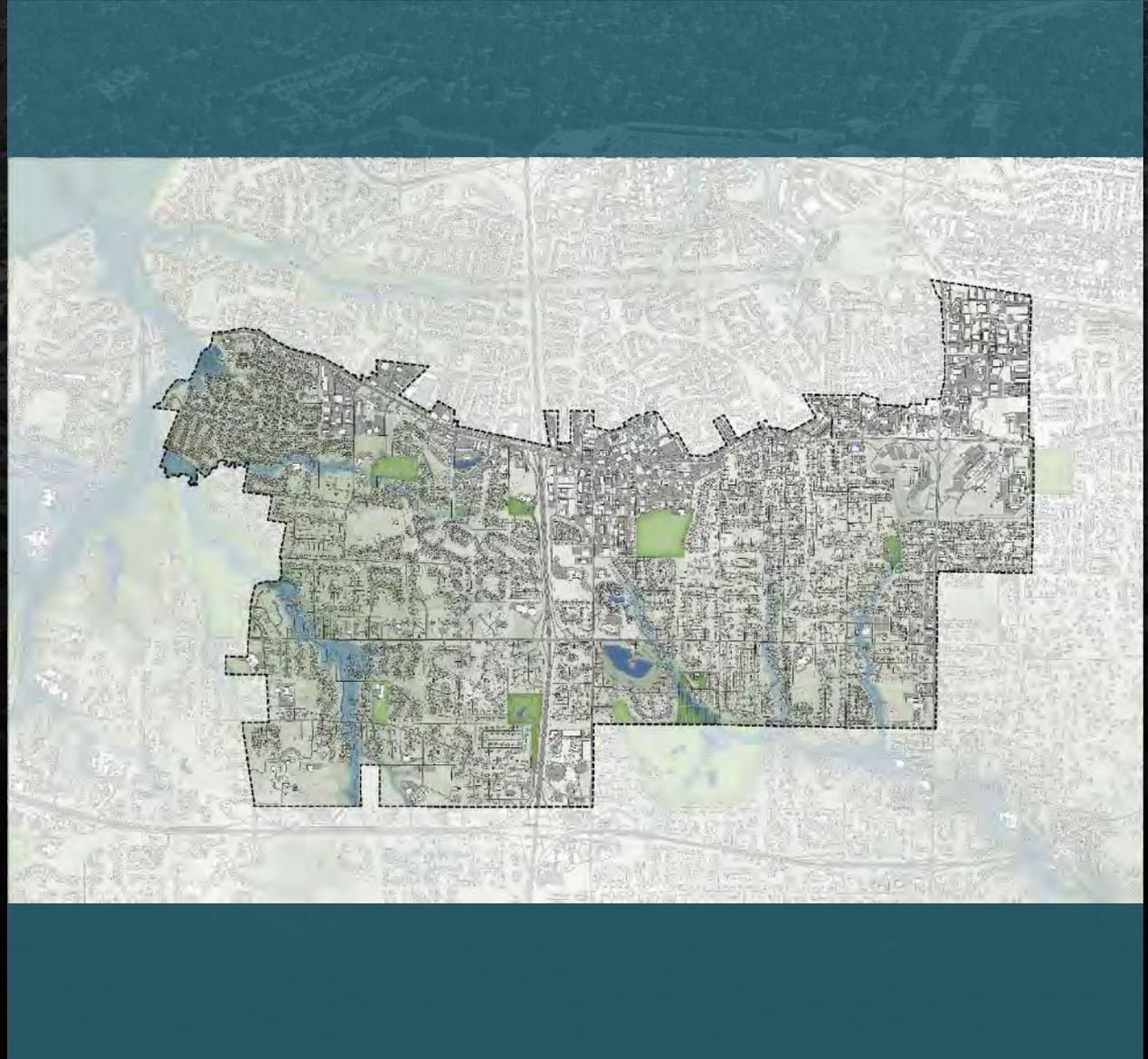
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COMPREHENSIVE PLAN UPDATE

THE CITY OF CREVE COEUR, MO

POTENTIAL ANNEXATION

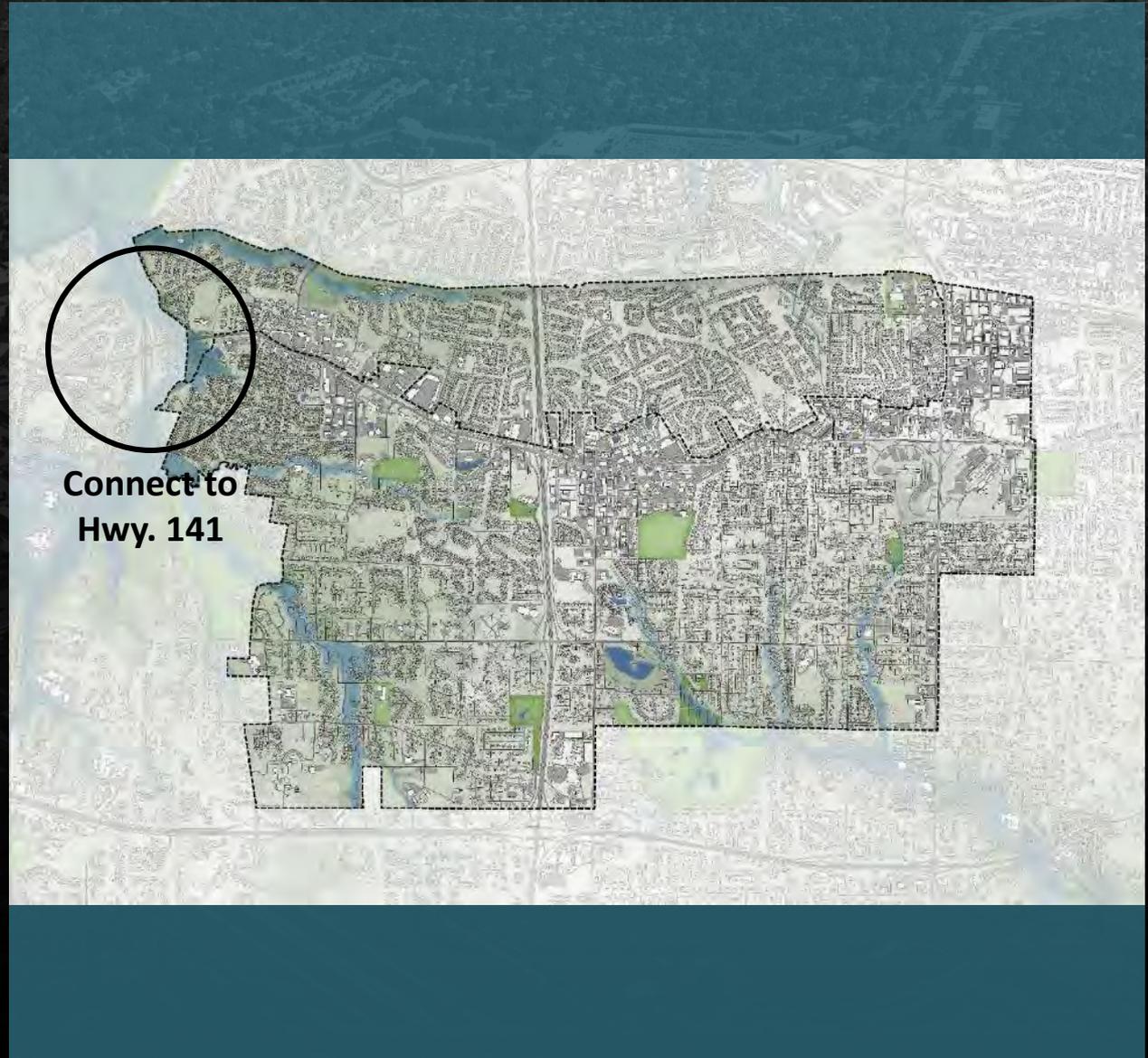
EXISTING CITY BOUNDARY



POTENTIAL ANNEXATION

EXISTING CITY BOUNDARY
POTENTIAL ANNEXED
LAND & REVISED
BOUNDARY

- 2,348 Acres
(3.67 Sq. Mi.)
- 4,300 Housing Units
(Est.)
- *Expands Creve Coeur's tax base*
- *Positions Olive Boulevard in the middle of, instead of on the edge of, the community*
- *Increases housing diversity*



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THANK YOU!