CITY OF CREVE COEUR
COMPREHENSIVE PLAN UPDATE

DRAFT RECOMMENDATIONS PRESENTATION

Public Workshop #5

H3 STUDIO TEAM

June 6, 2016

TONIGHT'S AGENDA…

- **Recap of Community Feedback, Priorities & Projections…** ***How we've gotten to where we are!***
- **The Vision, Goals & Objectives of the Draft Plan**
- **How the Plan intends to achieve these goals…** ***And what the Vision for the future of Creve Coeur can look like!***

The purpose of tonight's meeting is not to examine every recommendation in detail…

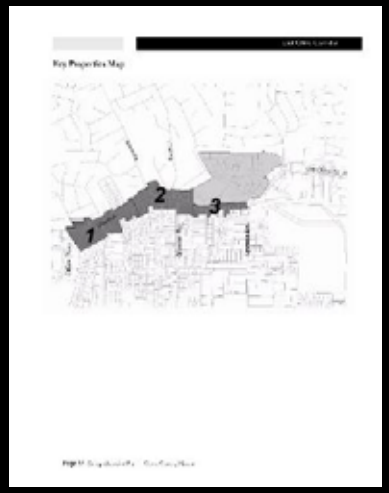
It is to reconfirm the overall concepts of the Plan and how they achieve your Vision!

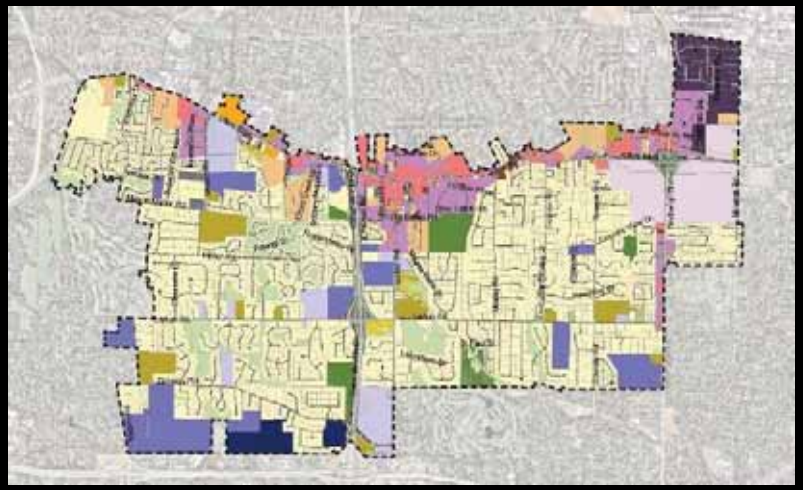
PROJECT OBJECTIVE: A COMPREHENSIVE PLAN

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





PLANNING PROCESS

September 21, 2015:	*Public Workshop #1 Analysis, Issues & Ideas*
Weeks of November 2 & 9:	Focus Group Work Sessions
December 7, 2015:	Public Workshop #2 Draft Vision, Goals & Place Types
January 2016:	City Staff Work Sessions
February 1, 2016:	*Public Workshop #3 Draft Plan Strategies*
March 7, 2016:	*Public Workshop #4 Draft Plan Strategies*
April through May	Focus Group Follow-Up Work Sessions
June 6, 2016:	***Public Workshop #5 Draft Plan Strategies & Recommendations***

To date, we have engaged:

- **130 Residents**
- **50 Non-resident Stakeholders**

Through over 250 individual points of contact!

MARKET SUMMARY

MARKET SUMMARY

IS THERE A MARKET?

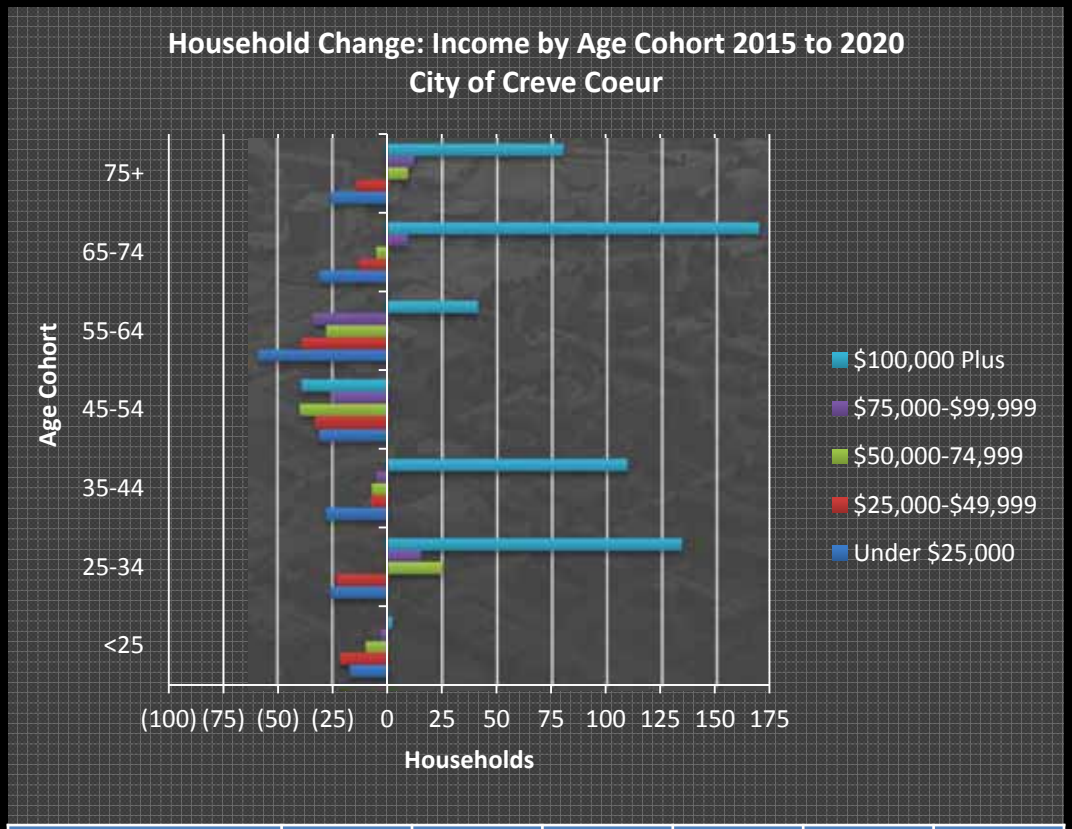
Population growth to 2020:

- ±45 to 51 new population (***0.25 – 0.28%***)
- 17,839 to 17,922 total
- ***St. Louis County growth – 0.75%***

Population growth to 2030:

- ±136 to 154 new population (***0.76 – 0.86%***)
- 17,942 to 18,013 total
- St. Louis County growth – ***1.12%***

Income growth in five years—faster than inflation



St. Louis County and Creve Coeur						
Population Estimates	**2014**	**2015**	**2019**	**2020**	**2025**	**2030**
MO Office of Admin. (2014 Interpolated)	987,239	977,025	970,773	969,216	964,085	958,847
County Census Trended from 2014	1,001,876	1,002,626	1,005,634	1,006,387	1,010,161	1,013,950
Creve Coeur Census Trended from 2014	17,868	17,877	17,913	17,922	17,967	18,013
Creve Coeur ESRI Trended from 2019	17,778	17,788	17,829	17,839	17,890	17,942

MARKET SUMMARY

IS THERE A MARKET?

- **All household growth** is in household incomes of **$50,000 plus**
- Households **under 25** years & **between 45-64 years are declining**
- Households 45-64 years of age comprise 50% of household losses
- Households from 25 to 44 years of age are increasing, but only at upper incomes
- Households 65 and older comprise 51 percent of household gains

Loss of households under age-25 indicates a **deficit in the local housing stock for young people**, and there is growth for 65-plus age group.

A greater diversity of neighborhood and house types are needed!

MARKET SUMMARY

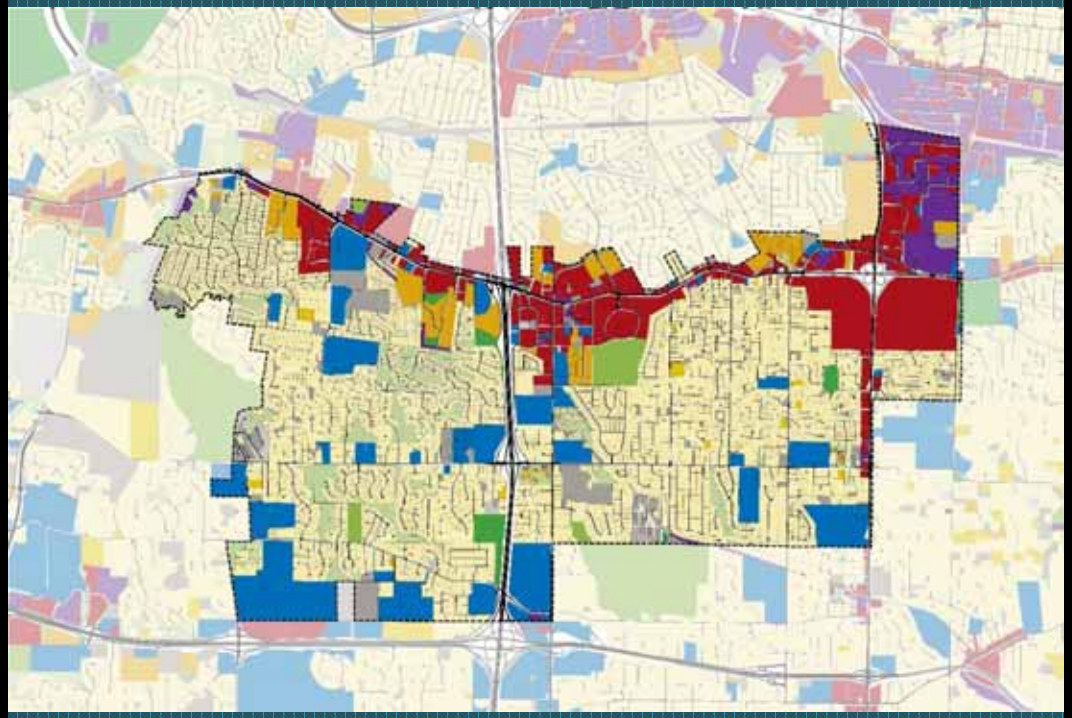
IS THERE A MARKET?

Retail Potential by 2020:

- ± $91.5 million in projected retail leakage (sales outside the city)
- ±100,000 to 150,000 square feet of new destination retail
- If tied to new housing development in a town center, ***up to 250,000 square feet is possible!***

Office Potential:

- From a market perspective, Creve Coeur is overbuilt in office space
- Approximately 30% of Class A and 25% of Class B existing office space is vacant *(NAIDesco)*
- ***Currently, only 867 residents (1.6%) also work in Creve Coeur***



The opportunity for a mixed-use town center…

If only 5% of employees currently living outside of Creve Coeur moved into the city, we would need ***between 1,000 and 2,600 new homes!***

COMMUNITY FEEDBACK:
EXISTING COMP PLAN ASSESSMENT

TOP-RANKED COMMUNITY PRIORITIES (2002 Comp Plan)

1. Business Preservation (30%)
2. A "Walkable and Bikeable" Community (18%)
3. Parks, Trails and Greenways (17%)
4. Creating a Town Center (17%)

HAS THE CITY DONE A GOOD JOB OF ACHIEVING THE 2002 COMP PLAN'S GOALS?

1. ***Residential Preservation and Economic Development***
   67% either agree or strongly agree
2. ***Improving Community Health and Connectivity***
   77% are neutral to strongly disagree
3. ***Improving Community Image and Identity***
   60% either disagree or strongly disagree
4. ***Improving Transportation and Movement***
   60% either disagree or strongly disagree
5. ***Maintaining High-Quality Public Facilities***
   73% are neutral to strongly disagree

KEY COMMUNITY PRIORITIES

1. Business Preservation

Maintaining a strong economic base is crucial for the long-range success of the City; Creve Coeur should address outdated and underutilized commercial development and capitalize on high-tech industrial growth opportunities.

2. Residential & Neighborhood Protection

Some residents feel threatened by potential intrusion of commercial uses into established residential areas, and teardowns and infill of new homes must positively contribute to the character of existing neighborhoods.

3. Community Sustainability

Creve Coeur is a regional leader in community sustainability, and should continue to expand municipal sustainability initiatives and integrate sustainability throughout community and economic development.

4. Parks, Trails, and Greenways

Residents and visitors alike value the “green appearance” of Creve Coeur and want to see it preserved and expanded.

5. A “Walkable and Bikeable” Community

Pedestrian and bicycle facilities are insufficient and inconsistent in Creve Coeur, and current designated bike routes are perceived as unsafe.

KEY COMMUNITY PRIORITIES *(continued…)*

6. Traffic Congestion

Traffic has continued to increase and cause frustration, particularly on Olive Boulevard.

7. Housing and Community Diversity

Support the development of varying housing types and community amenities that matches projected population growth and changes.

8. Community Identity

Creve Coeur does not have a recognizable identity in the region, including an identifiable downtown or central community gathering place.

9. Community Facilities, Amenities, and Services

Residents of Creve Coeur desire expanded and improved public facilities; unique, walkable, and locally-oriented stores and restaurants; and community-supporting service businesses.

10. Effective Implementation

Achieving this Comprehensive Plan will be supported by improving the efficiency of local government and ensuring that the City's legal regulations and ordinances match the community's vision, as articulated in this Plan.

DRAFT PLAN RECOMMENDATIONS

DRAFT VISION STATEMENT

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

Through comprehensive place-making, Creve Coeur will develop a recognizable physical identity; create healthy and vibrant neighborhoods; and become a regional leader in sustainable community development.

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!**

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.

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.**

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 Creve Coeur residents.**

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.

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**.

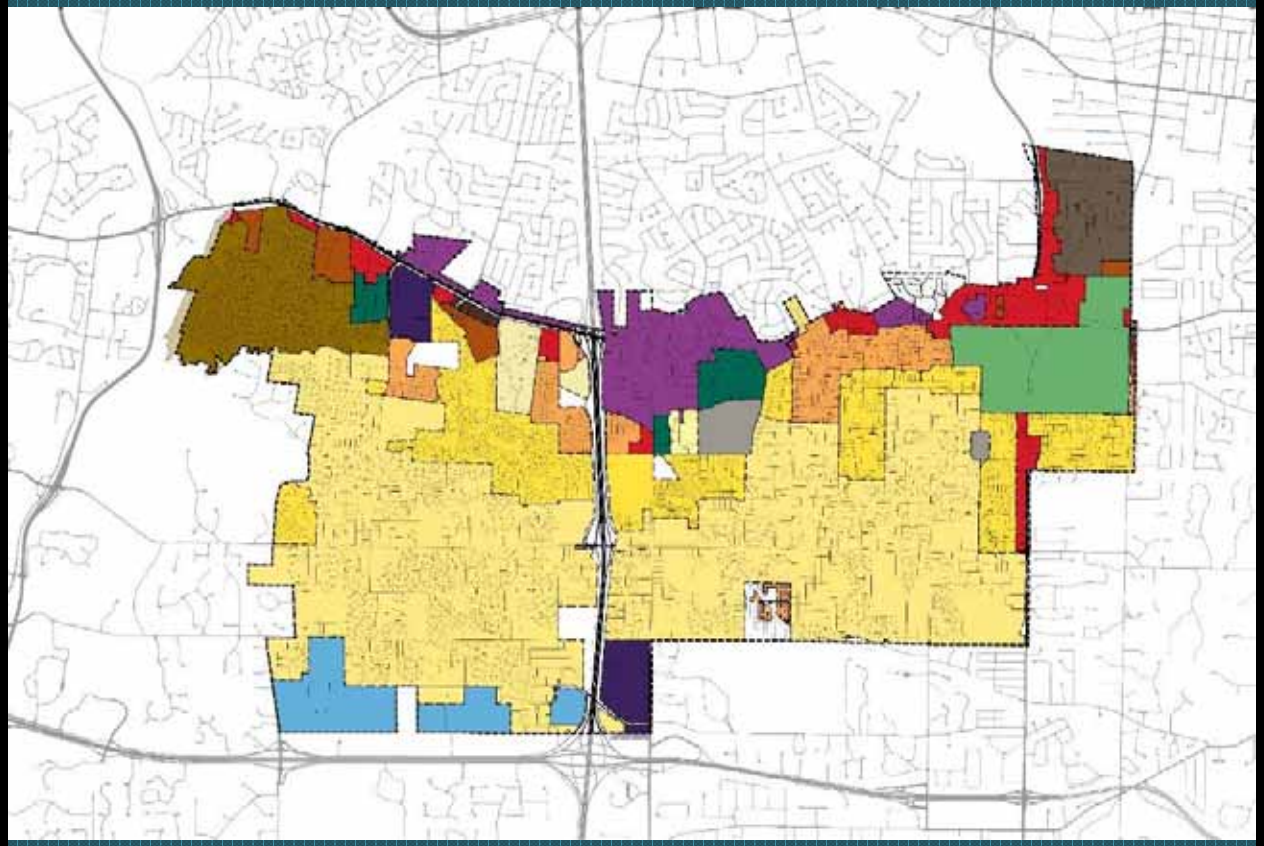
7. Community Sustainability & Resilience

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

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



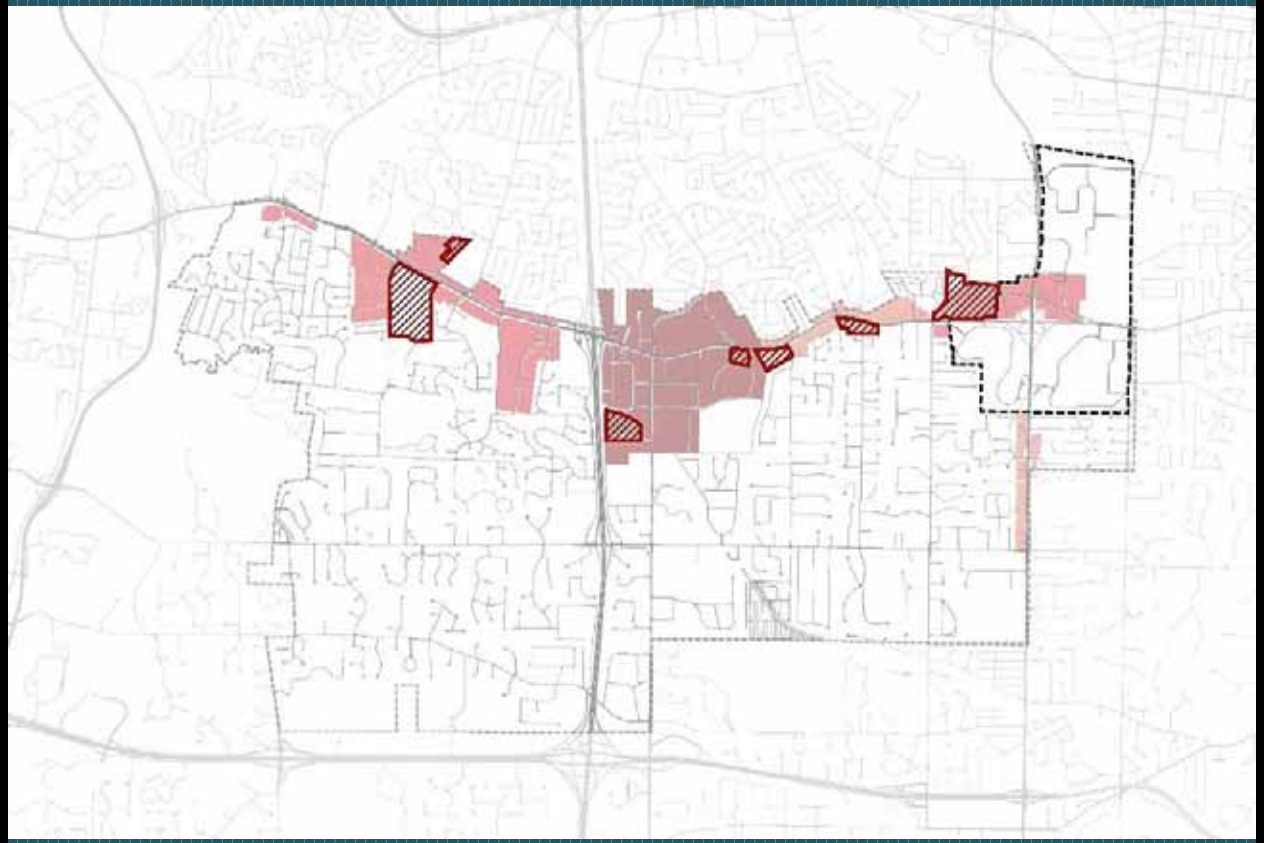
The current zoning & land use does not represent a vision for the City!

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 does not represent a vision for the City!

KEY ISSUES…

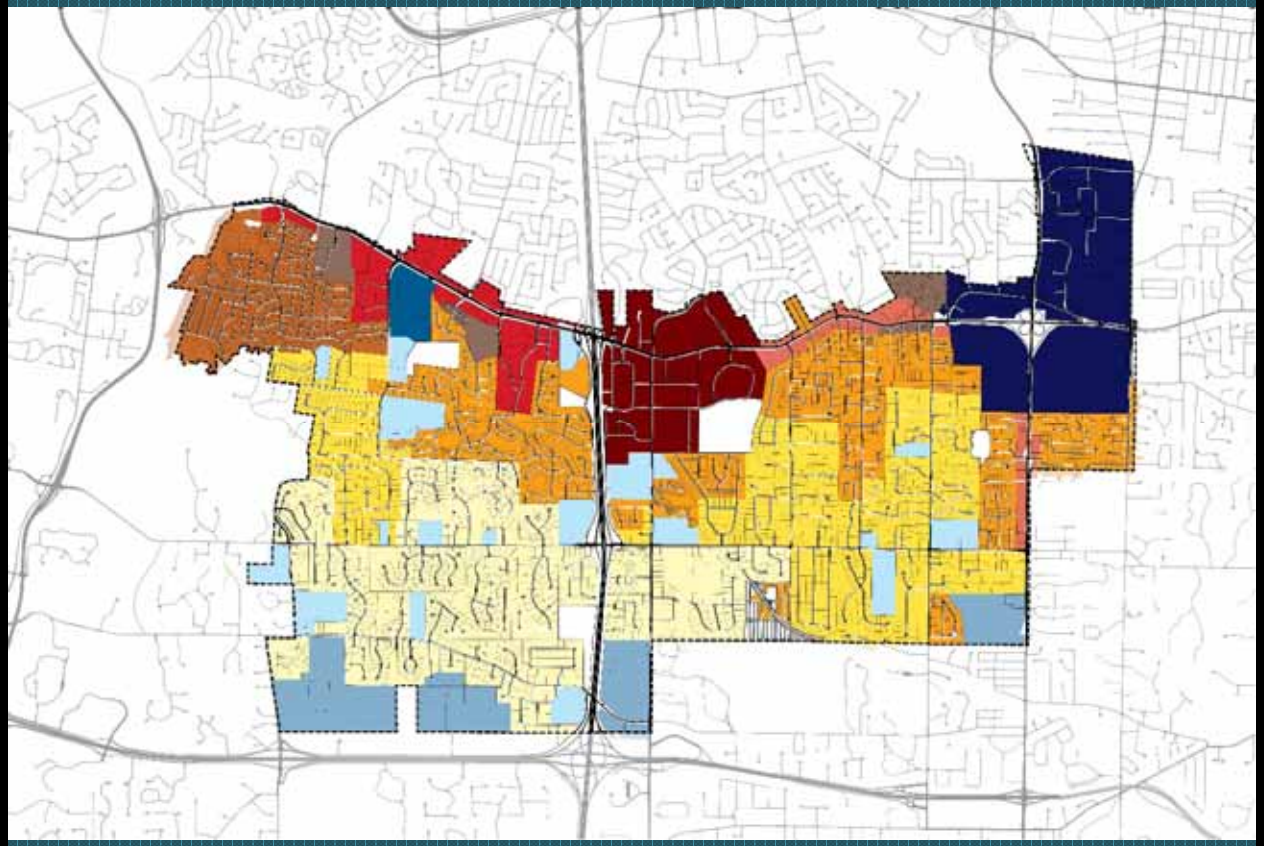
- **Residential zoning allows development that is very different from existing neighborhoods!**
- **There is no unified vision—or PLAN—for Olive Boulevard!**
- **Creve Coeur doesn't have enough park space—based on national standards—and the parks are not well-connected.**
- **Streets and infrastructure focus on cars only, to the detriment of bikes and pedestrians.**

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)
- VI – Civic (CV)
- VII – Campus-Suburban (C-S)
- VIII – Campus-Urban (C-U)
- IX – Neighborhood Commercial District (NC)
- X – Mixed-Use District (MU)
- XI – Community Center District (CC)
- XII – Mixed-Use Innovation Campus (MUIC)



WHAT ARE PLACE TYPE DISTRICTS?

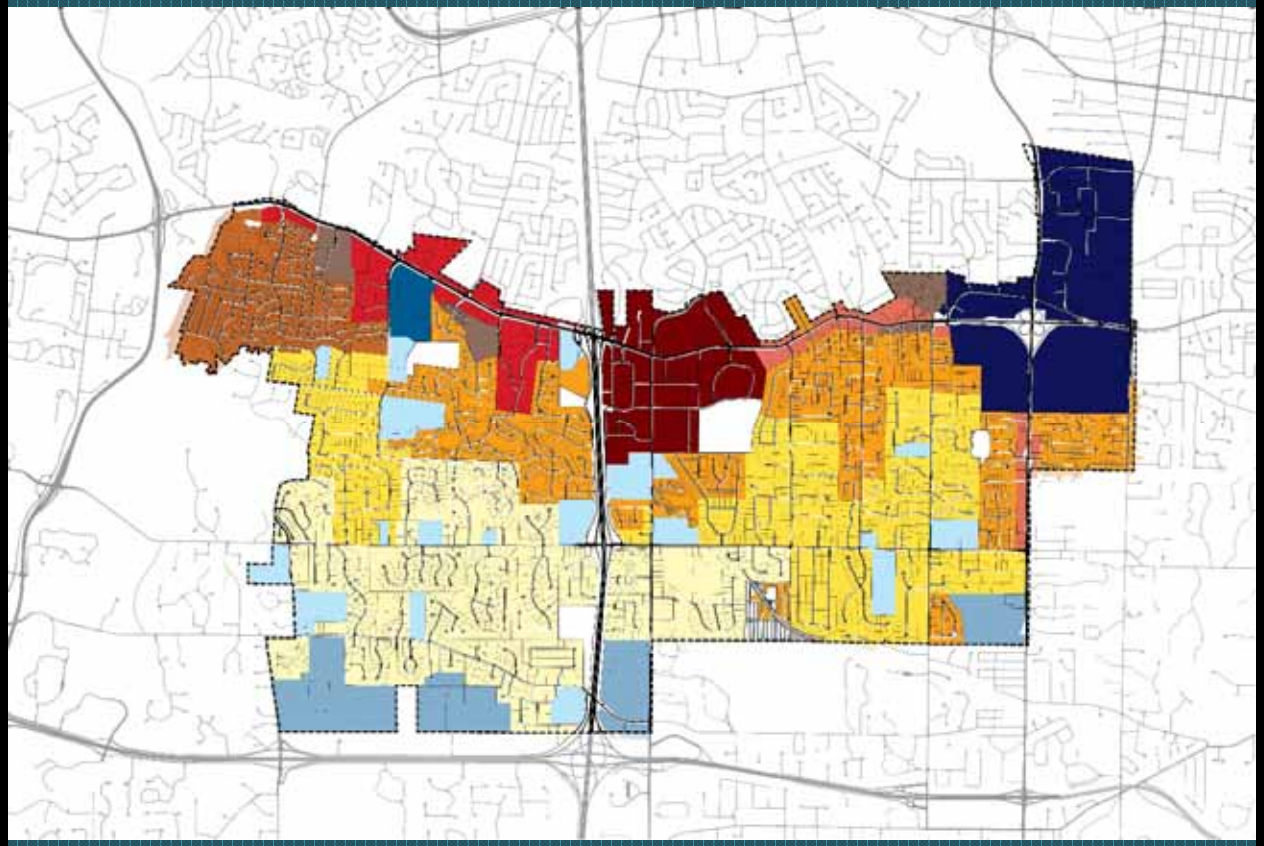
- These plan takes the place of a *future land use plan* in a typical Comprehensive Plan
- Place type districts integrate both *land use* and *qualitative physical characteristic*, including:
  - ✓ Building form
  - ✓ Streetscapes & public space
  - ✓ Ground floor use (for non-residential lots)
  - ✓ Parking location (for non-residential lots)
  - ✓ Public amenities
  - ✓ Sustainability recommendations
- Place type districts establish an *overall vision* for the district and provide *development recommendations* to achieve that vision.

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.*



DRAFT PLAN

LAND USE & CHARACTER

PLACE TYPE DISTRICTS

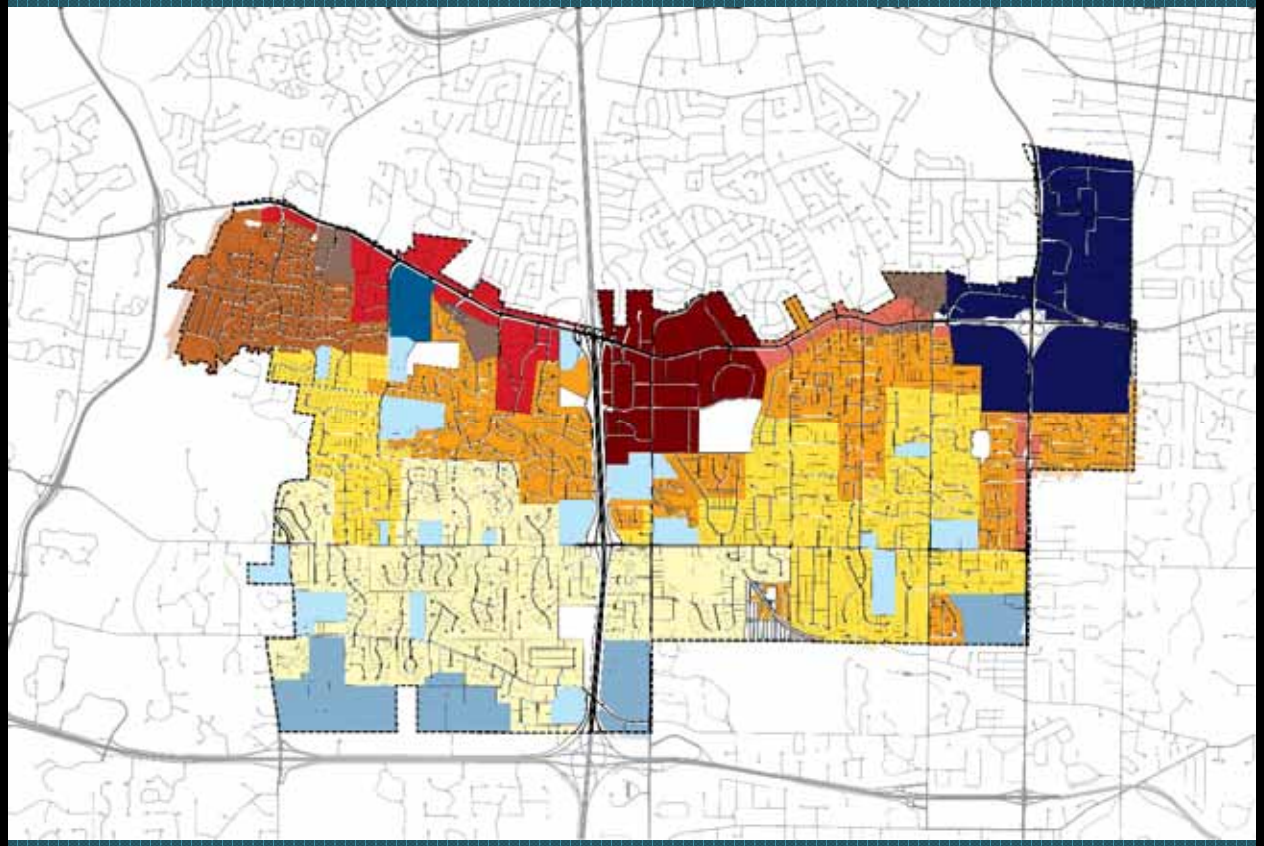
- Development fulfilling the Comprehensive Plan Vision can occur by right and incrementally…

  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.



Residential Neighborhoods

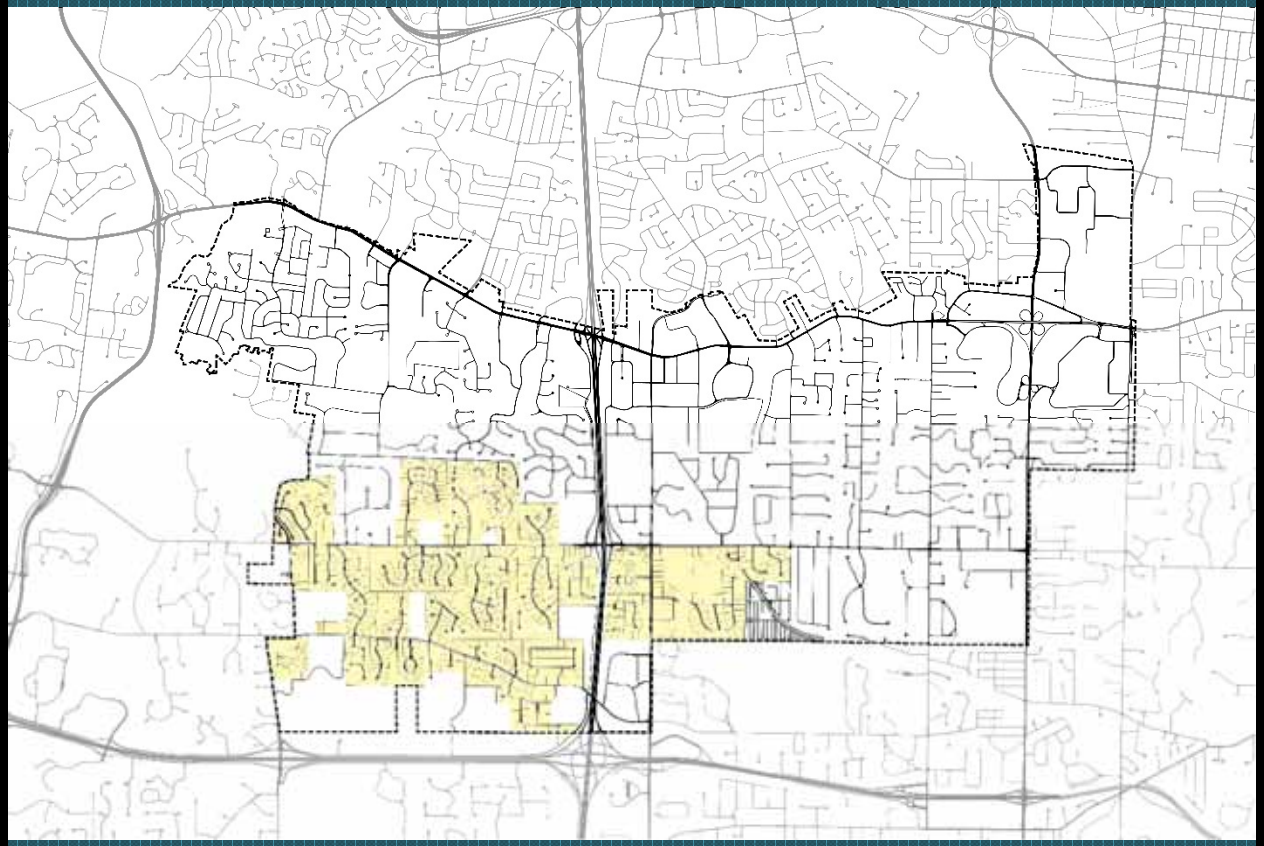
DRAFT PLAN

RESIDENTIAL PLACE TYPES

Type I – Countryside Estate (CE)

- 1 acre lots and larger
- Detached single-family neighborhoods
- Cul-de-sac street system
- Limited sidewalks
- **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

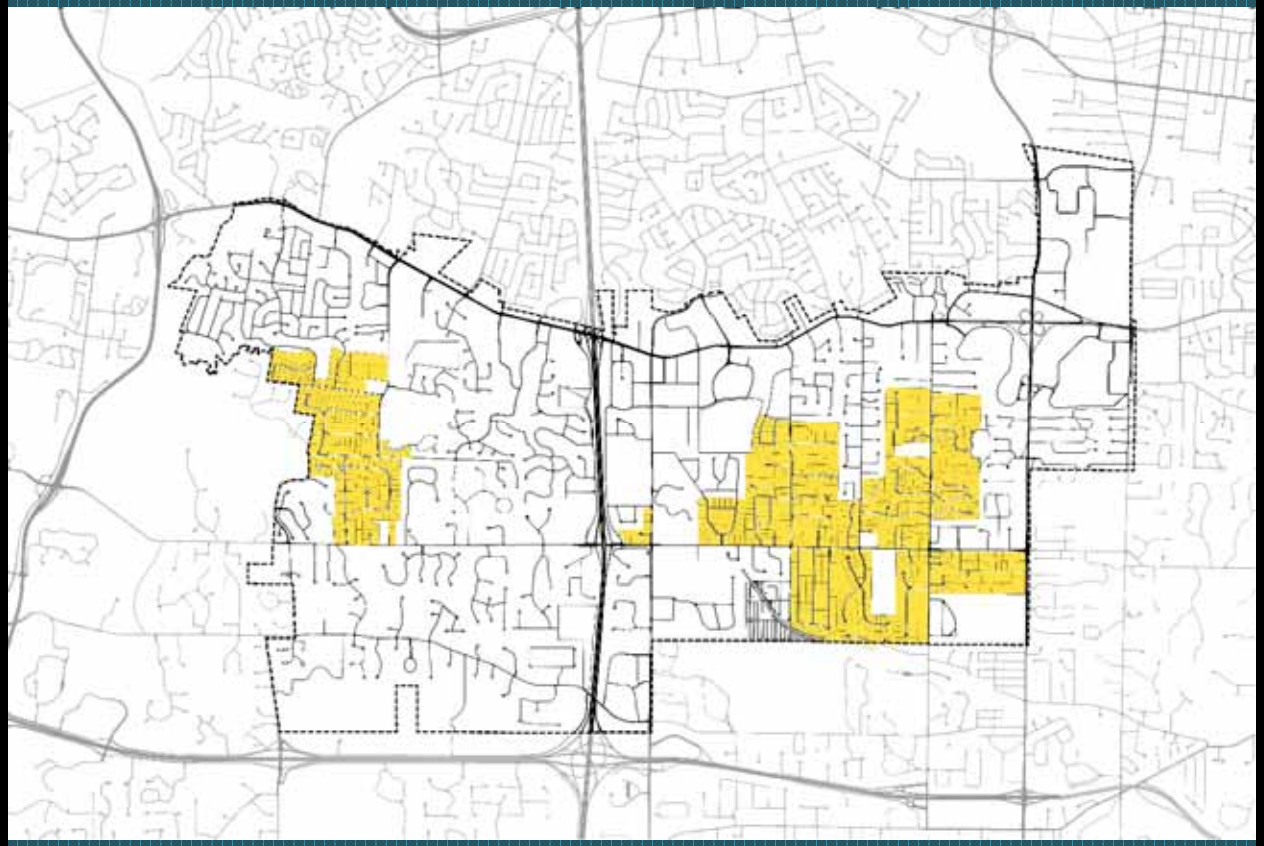
DRAFT PLAN

RESIDENTIAL PLACE TYPES

Type II – Estate Neighborhood 2 (ER-2)

- 1 acre lots and larger
- Detached single-family neighborhoods
- Cul-de-sac street system
- Limited sidewalks
- **No subdivision common ground tracts**

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



Type II – Estate Neighborhood 2 (ER-2)

Existing Character Images

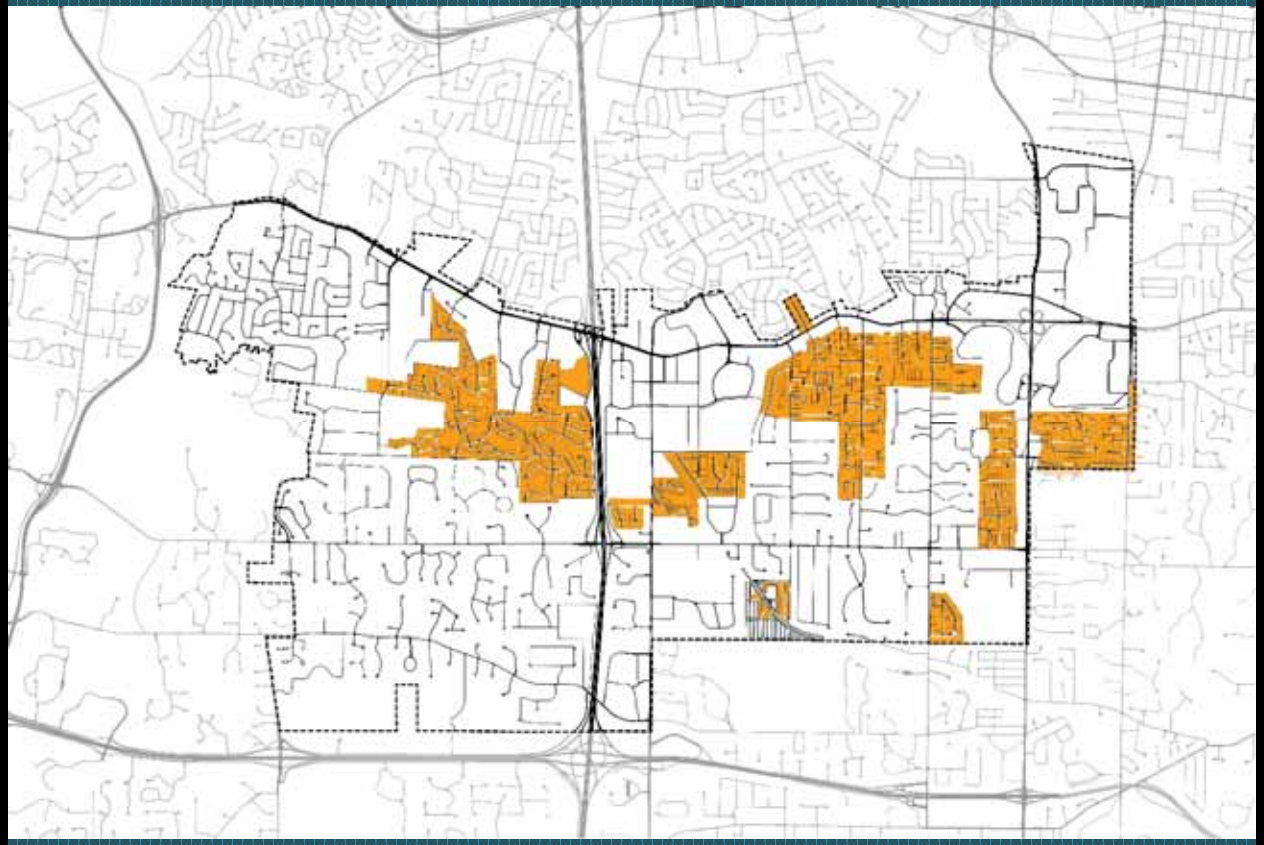
DRAFT PLAN

RESIDENTIAL PLACE TYPES

Type III – Estate Neighborhood 1 (ER-1)

- 10,000 sq. ft. to 1 acre lots
- Detached single-family neighborhoods
- Cul-de-sac street systems
- Sidewalks generally on one side of the street

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)

- Lots less than 10,000 sq. ft.
- Detached single-family
- neighborhoods
- Interconnected street grid
- Sidewalks on one or both sides of the street

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)

- Multi-family, attached residential dwellings
- Interconnected, internal vehicular streets
- Sidewalks on both sides of the street and between buildings

Coterminous with the current **"AR" Attached Single-Family Residential District.**

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

Existing Character Images

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 & Green Space Preservation

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

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.

HOW DOES THIS ADDRESS THE ISSUES OF TEARDOWNS & INFILL?

- **For each of the 5 residential place type districts, specific regulations should be developed as *part of the Comp Plan implementation.***
- **These regulations are expected to include items like:**
  - ✓ How building height is measured for new buildings
  - ✓ Lot build-to lines vs. lot setbacks on primary streets
  - ✓ Allowed site coverage and how it is measured
  - ✓ Required amounts of vegetated green space to be preserved
- **These regulations will be *particular to each place type* district and based on the existing character of the place type's built environment**

Central Business District

DRAFT PLAN

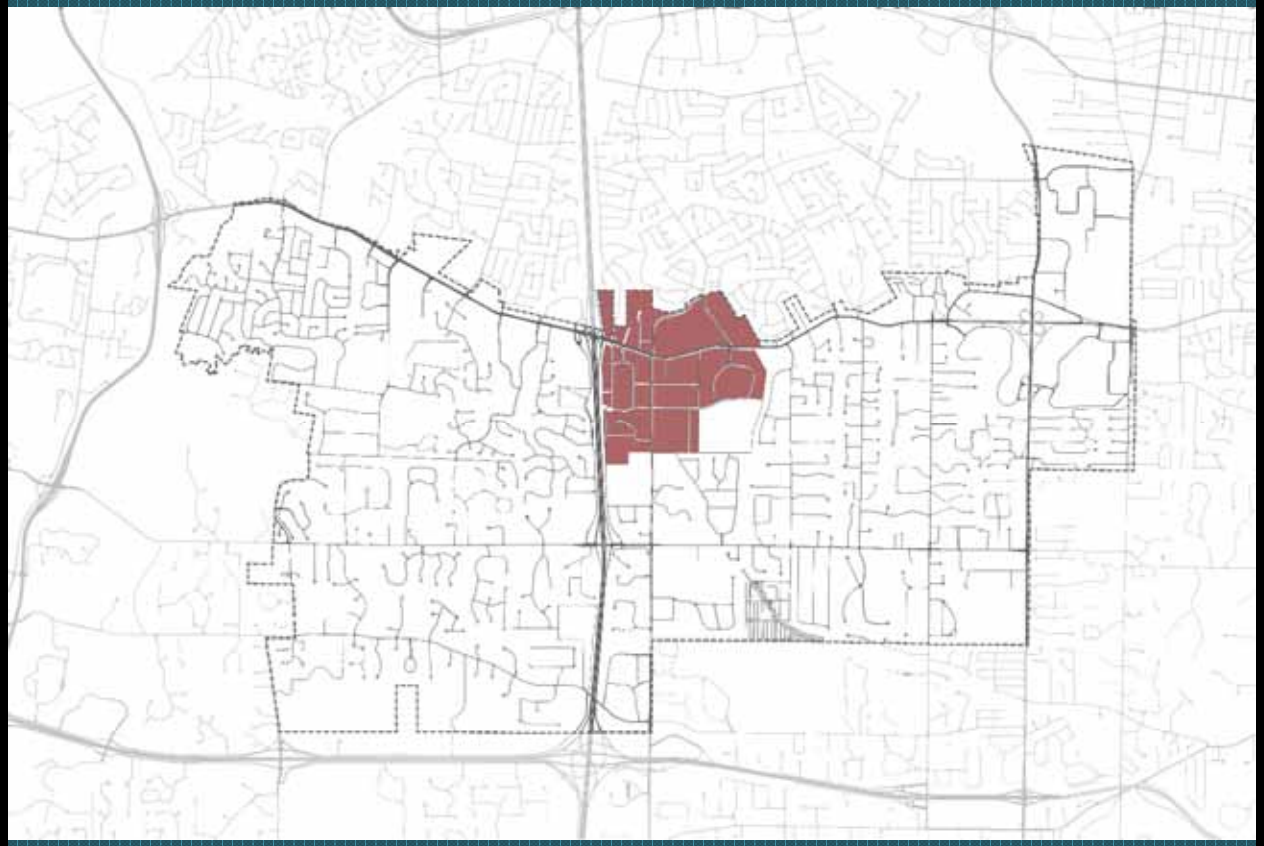
FRONTAGE PLAN

"Central Business District"

Type XI – Community Center District (CC)

- High-density, high-intensity mixed-use development
- Primary commercial, office, and regional retail center
- Walkable streets with active ground floor uses
- Centralized parking behind buildings

"Downtown" Creve Coeur!



Type XI – Community Center District (CC)

Existing Character Images

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Existing Character Images

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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

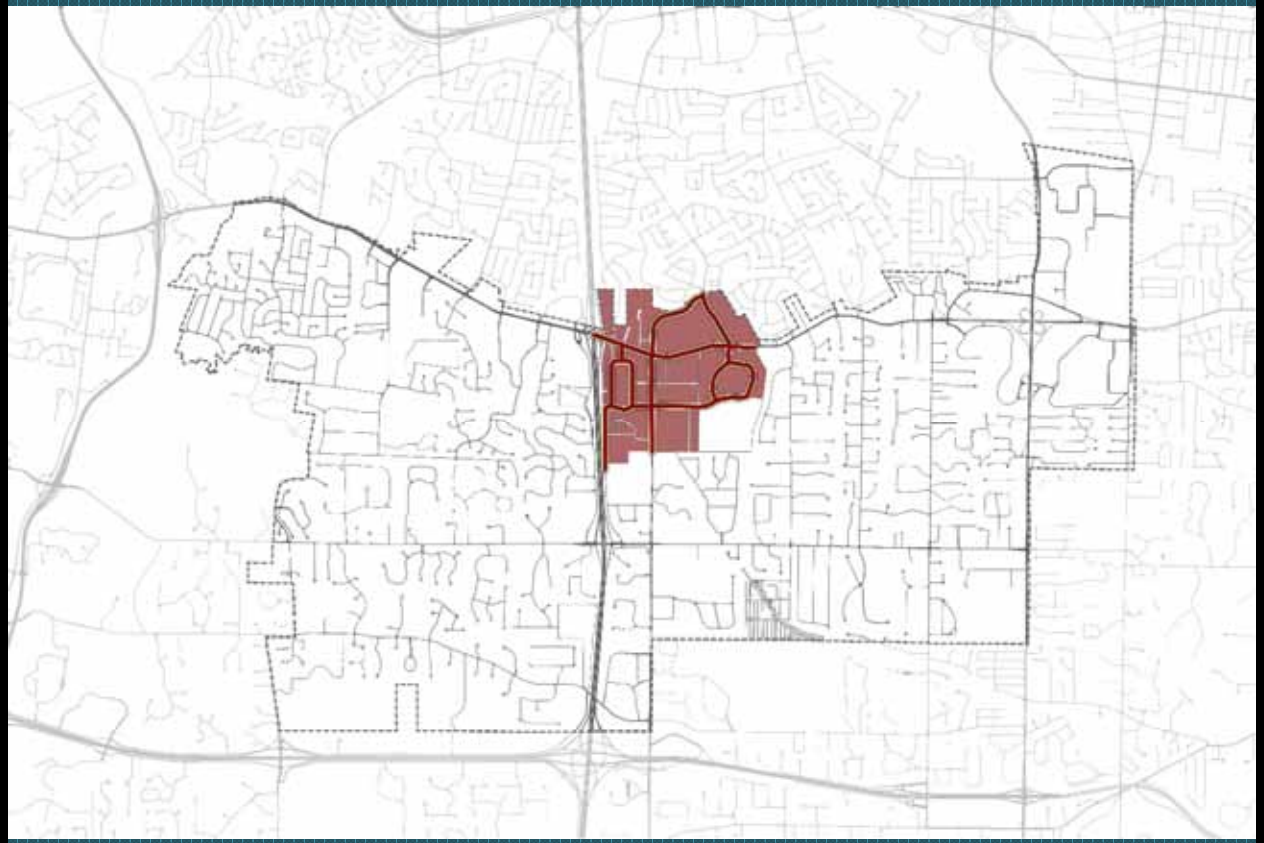
"Central Business District"

RECOMMENDATIONS

- 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.)

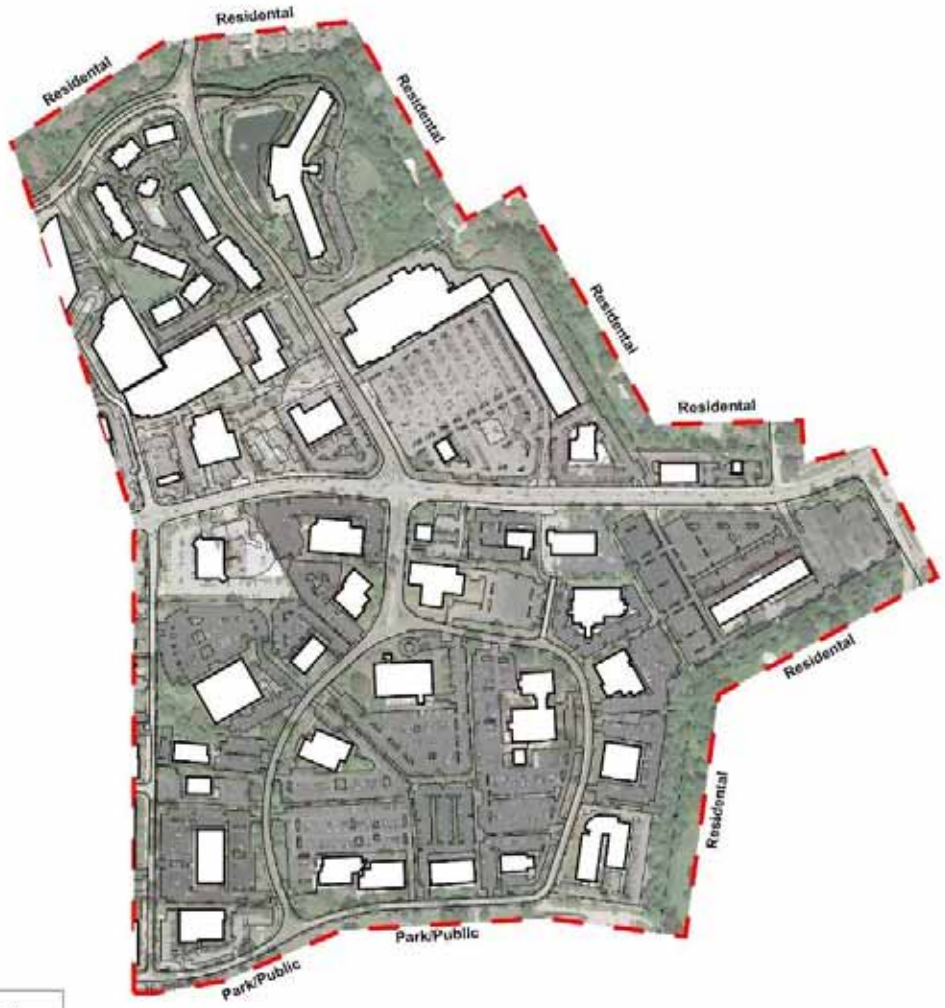
Frontage Plan Recommendations

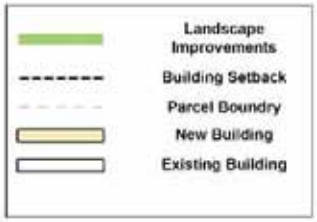
For new development & redevelopment



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

FRONTAGE PLAN EXAMPLE – Existing Conditions





FRONTAGE PLAN EXAMPLE – Incremental Infill

Landscape Improvements
Building Setback
Parcel Boundry
New Building
Existing Building

FRONTAGE PLAN EXAMPLE – Redevelopment

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".

- The current direction from Council has been that **no redevelopment of the golf course will occur**. If that changes in the future, scenarios have been developed, **at the direction of P&Z Commission**, regarding potential future uses of the golf course.

DRAFT PLAN

COMMUNITY CENTER DISTRICT – *GOLF COURSE SCENARIOS*

Statement of Future Use

"If the golf course were not to continue to be used as a golf course, the **whole property should be maintained as a public asset, providing public accessibility and use**.

The following scenario Exhibits are examples of potential future use. These are comp-plan level land-use examples, and not site plans."

DRAFT PLAN

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**

DRAFT PLAN

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**

DRAFT PLAN

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***

DRAFT PLAN

GOLF COURSE SCENARIOS

SCENARIO 3-B:

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***

West Olive Corridor

DRAFT PLAN

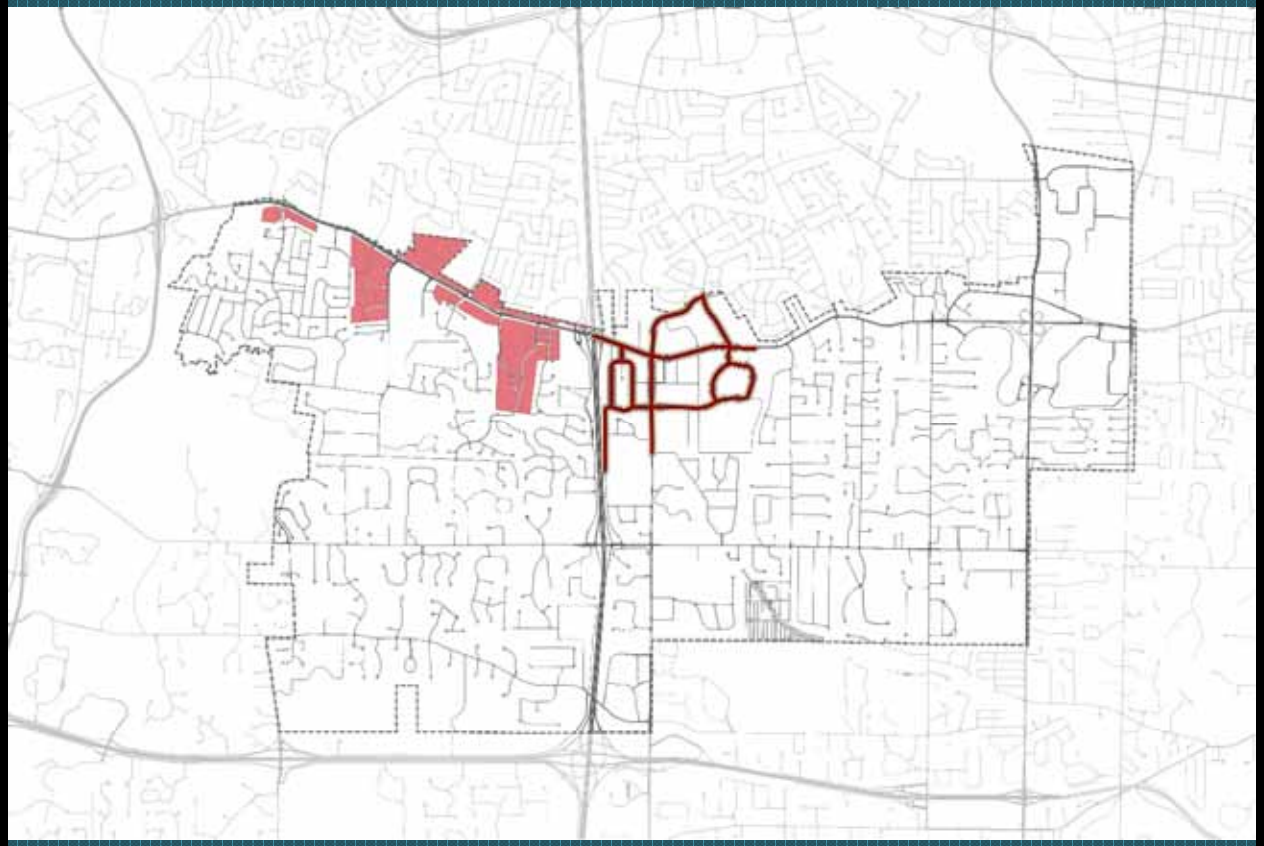
FRONTAGE PLAN

"West Olive Corridor"

Type X – Mixed-Use District (MU)

- Medium-density mixed-use development
- Commercial, office, and local retail and services
- Large-lot development with parking lots serving multiple stores
- Car-oriented with improved walkability

The "day-to-day" business and shopping area (banks, grocery stores, etc.)



Type X – Mixed-Use District (MU)

Existing Character Images

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Proposed Character Images… **What we are trying to achieve!**

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DRAFT PLAN

FRONTAGE PLAN

"West Olive Corridor"

RECOMMENDATIONS

- 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.

East Olive / Lindbergh Corridor

DRAFT PLAN

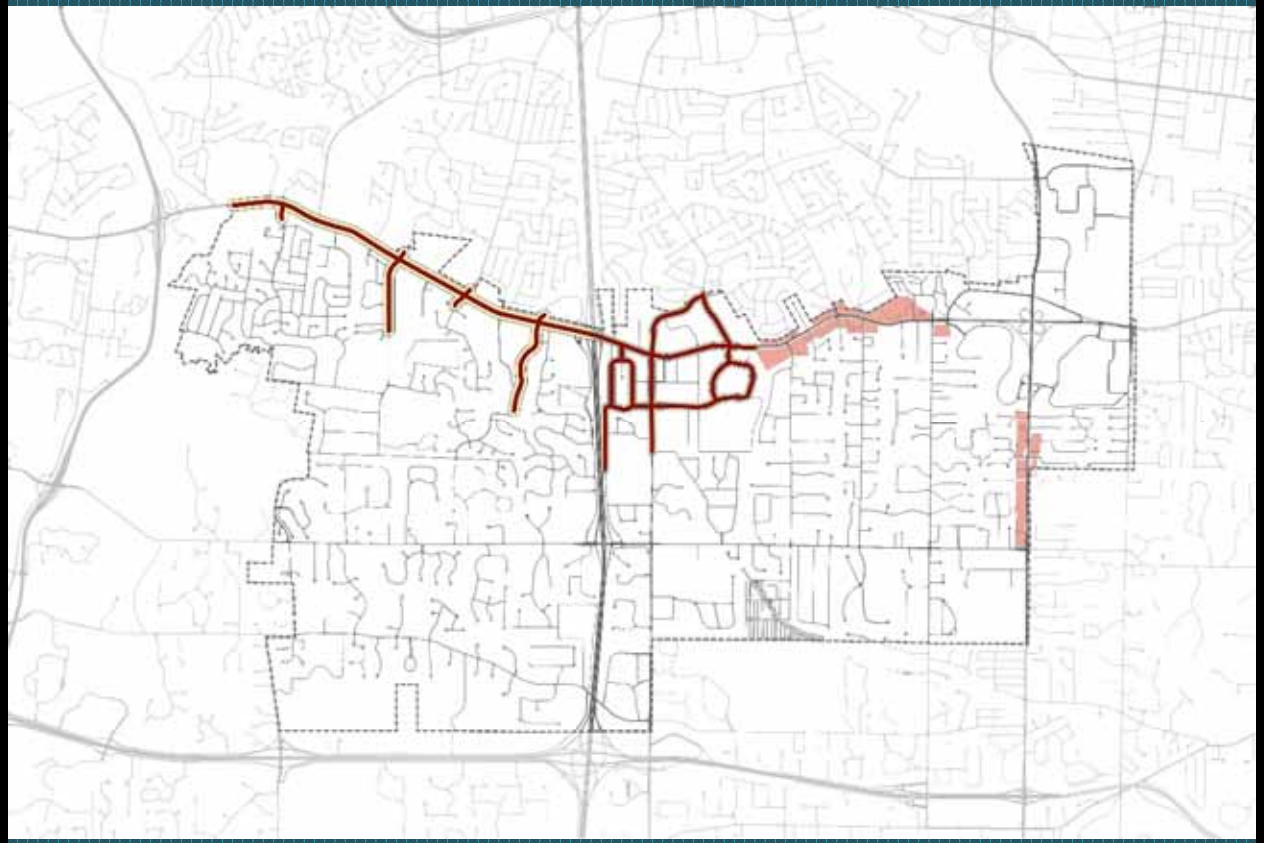
FRONTAGE PLAN

"East Olive / Lindbergh Corridor"

Type IX – Neighborhood Commercial District (NC)

- Medium- to low-density mixed-use development
- Commercial, office, local retail and services, and residential
- Shallow lot storefronts with most parking shared behind buildings

A unique, identifiable, and walkable shopping and restaurant area (like Clayton Road east of Warson).



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Existing Character Images

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Type IX – Neighborhood Commercial District (NC)

Proposed Character Images… **What we are trying to achieve!**

DRAFT PLAN

FRONTAGE PLAN

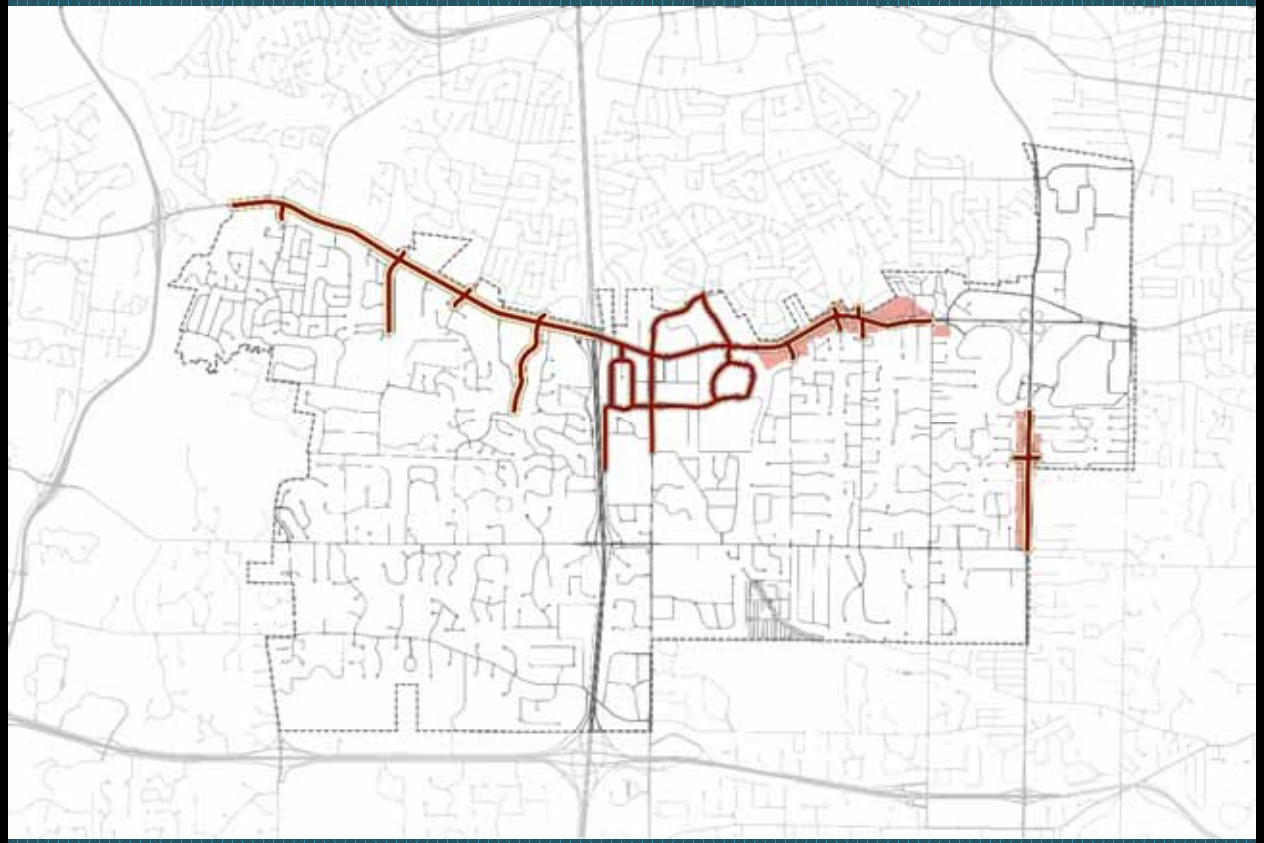
"East Olive / Lindbergh Corridor"

RECOMMENDATIONS

- Active, office & residential ground floor uses
- Consistent build-to line minimal gaps between buildings
- 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.

Plant Sciences Innovation District

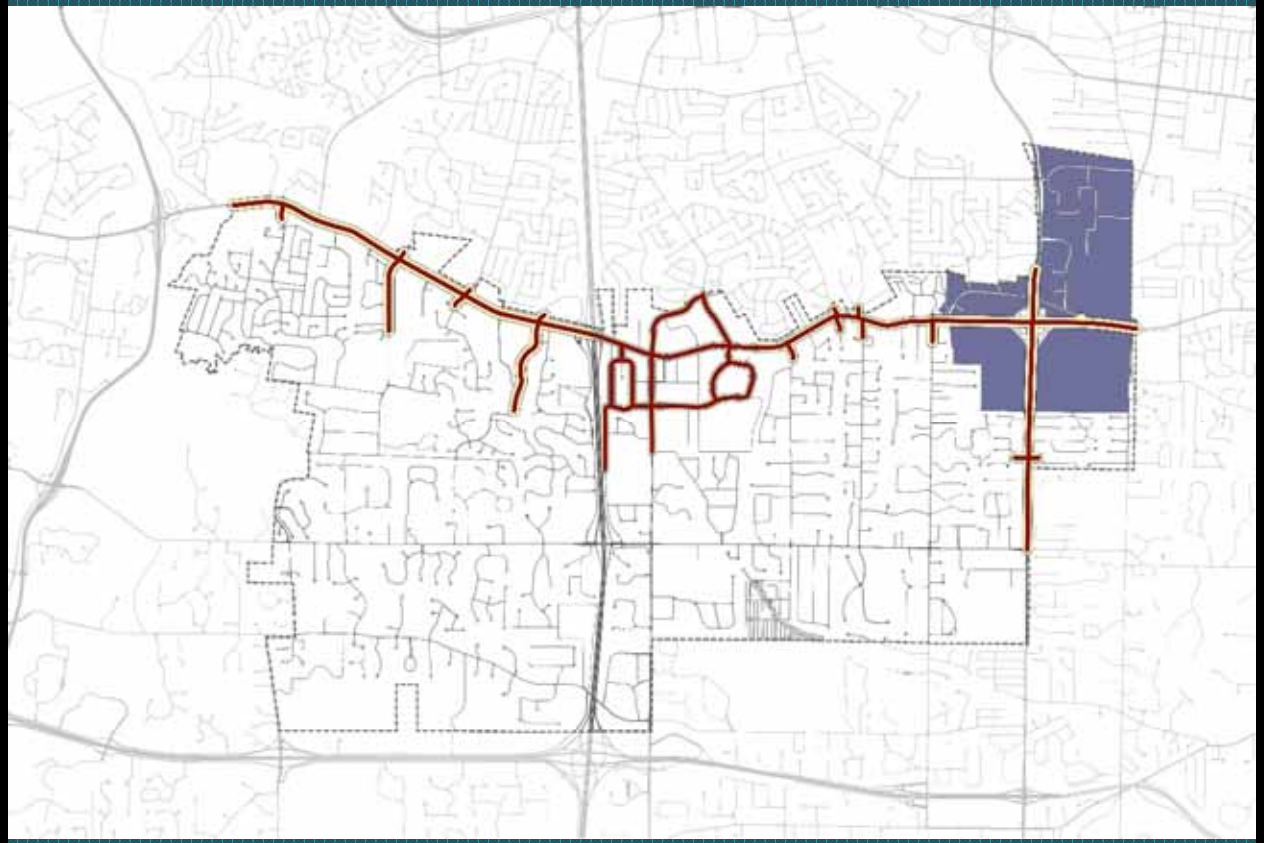
DRAFT PLAN

FRONTAGE PLAN

"Plant Sciences Innovation District"

Type XII – Mixed-Use Innovation Campus (MUIC)

- High-density mixed-use development
- Commercial, office, and biotech laboratory/research facilities
- Active, mixed-use ground floors
- Large centralized parking structures and internal public space amenities



Type XII – Mixed-Use Innovation Campus

Proposed Character Images… **What we are trying to achieve!**

DRAFT PLAN

FRONTAGE PLAN

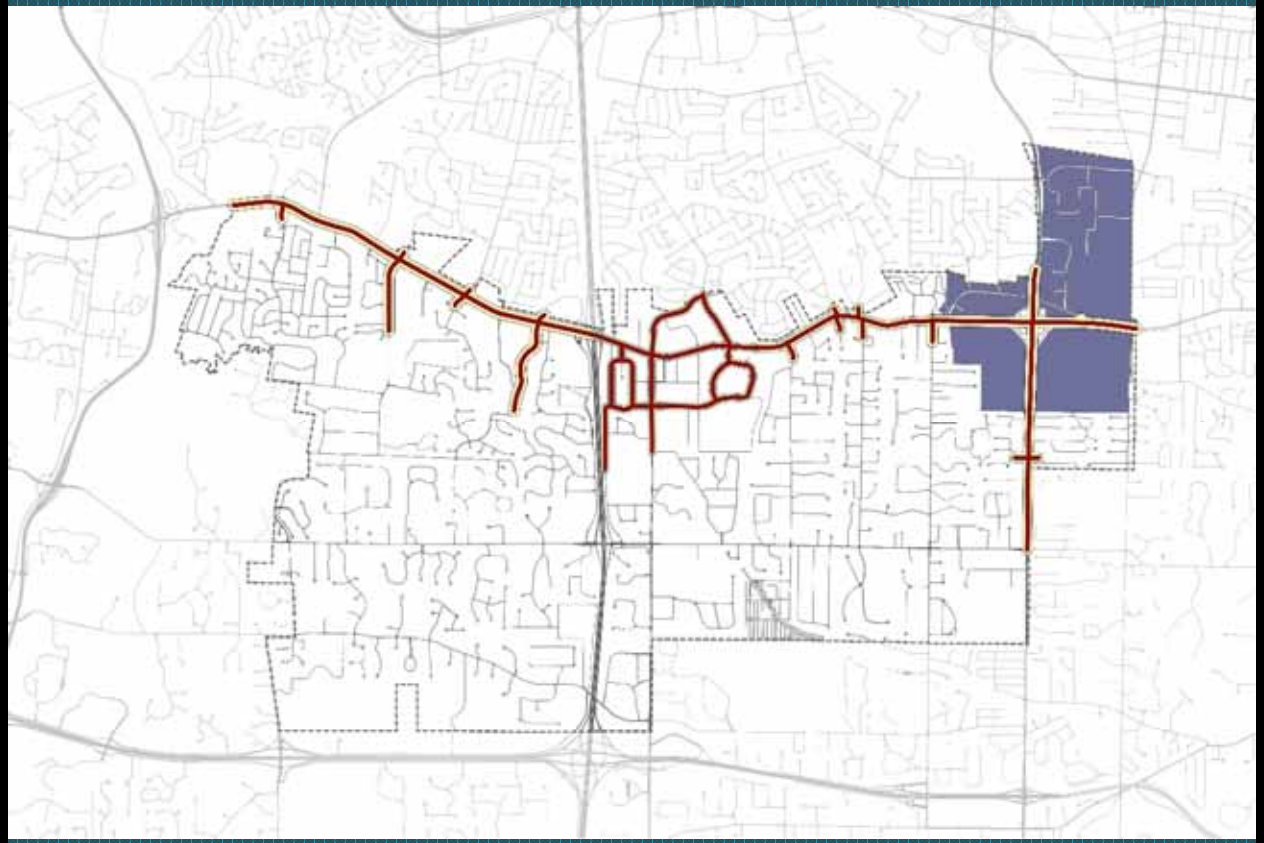
"Plant Sciences Innovation District"

RECOMMENDATIONS

- 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



This place type is coterminous with the Plant Sciences Innovation District Planning Process, and this place type is designed to accommodate and support their Master Plan.

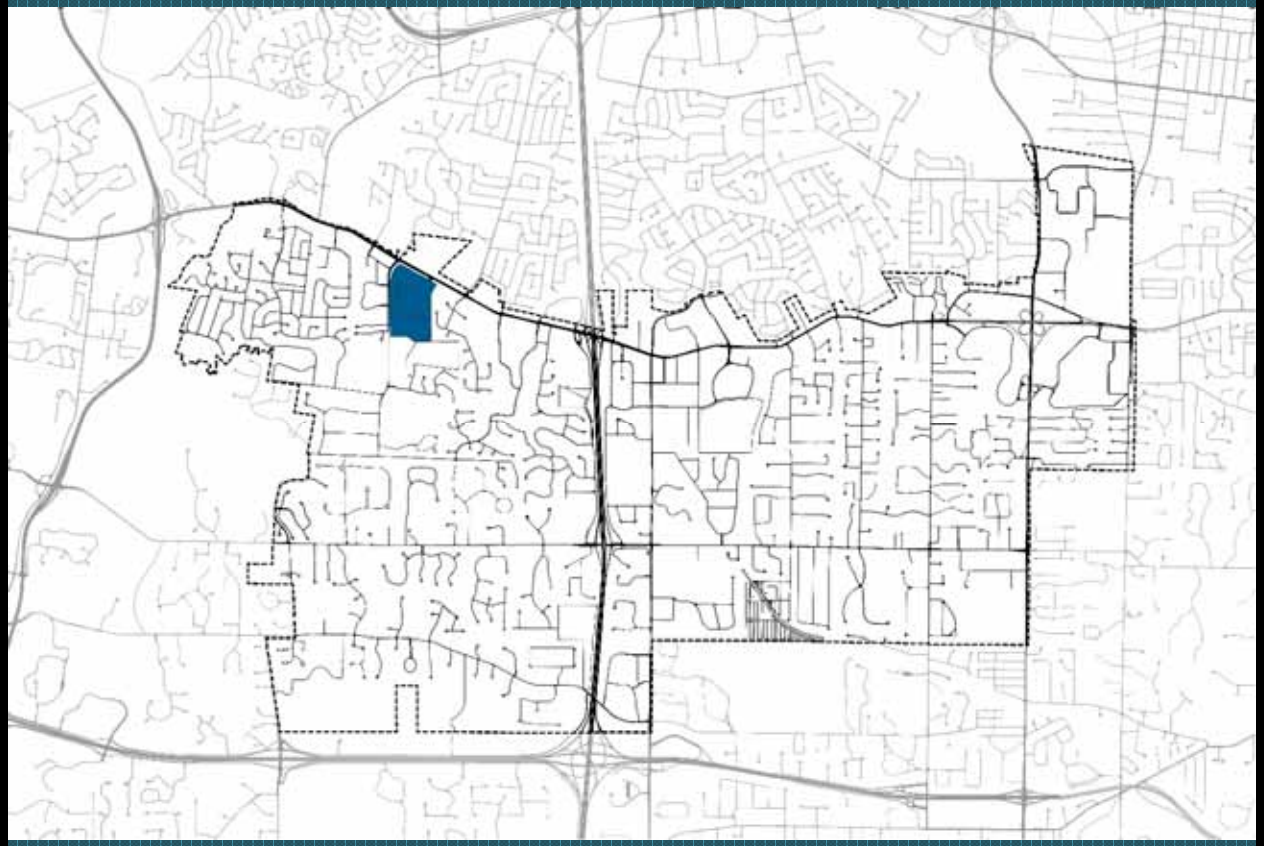
PLACE TYPES

CAMPUS PLACE TYPES

Type VIII – Campus-Urban (C-U)

- Institutional facilities (hospitals, schools, etc.) on a single site
- 5 acre or larger sites
- Landscape buffer zone between adjacent residential uses
- Guides development of the site perimeter while allowing maximum flexibility within.

High-intensity, mixed-use edges on major streets are allowed and encouraged



Type VIII – Campus-Urban (C-U)

Existing Character Images

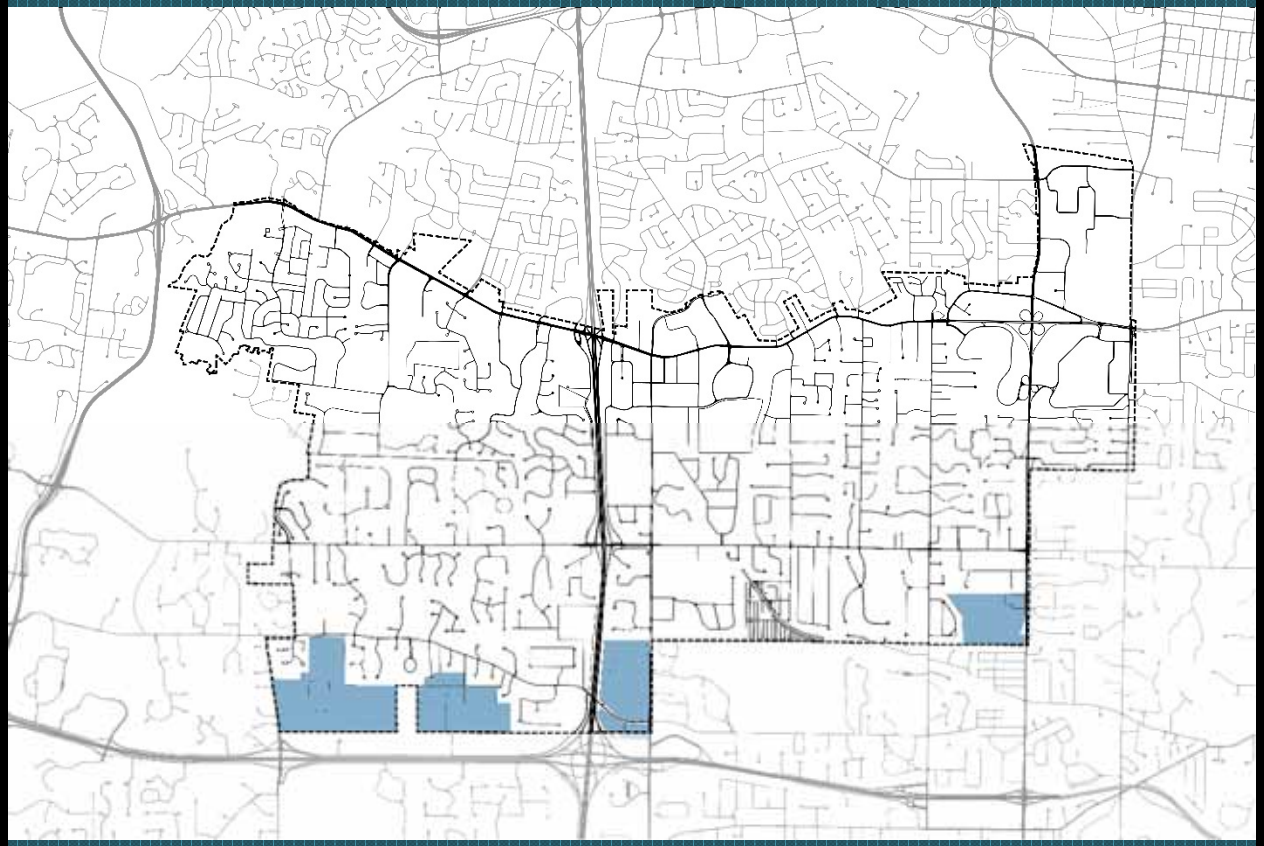
PLACE TYPES

CAMPUS PLACE TYPES

Type VII – Campus-Suburban (C-U)

- Institutional facilities (hospitals, schools, etc.) on a single site
- 10 acre or larger sites
- Landscape buffer zone between adjacent residential uses
- Guides development of the site perimeter while allowing maximum flexibility within.

Broad, landscaped site perimeter with deep setbacks.



Type VII – Campus-Suburban (C-S)

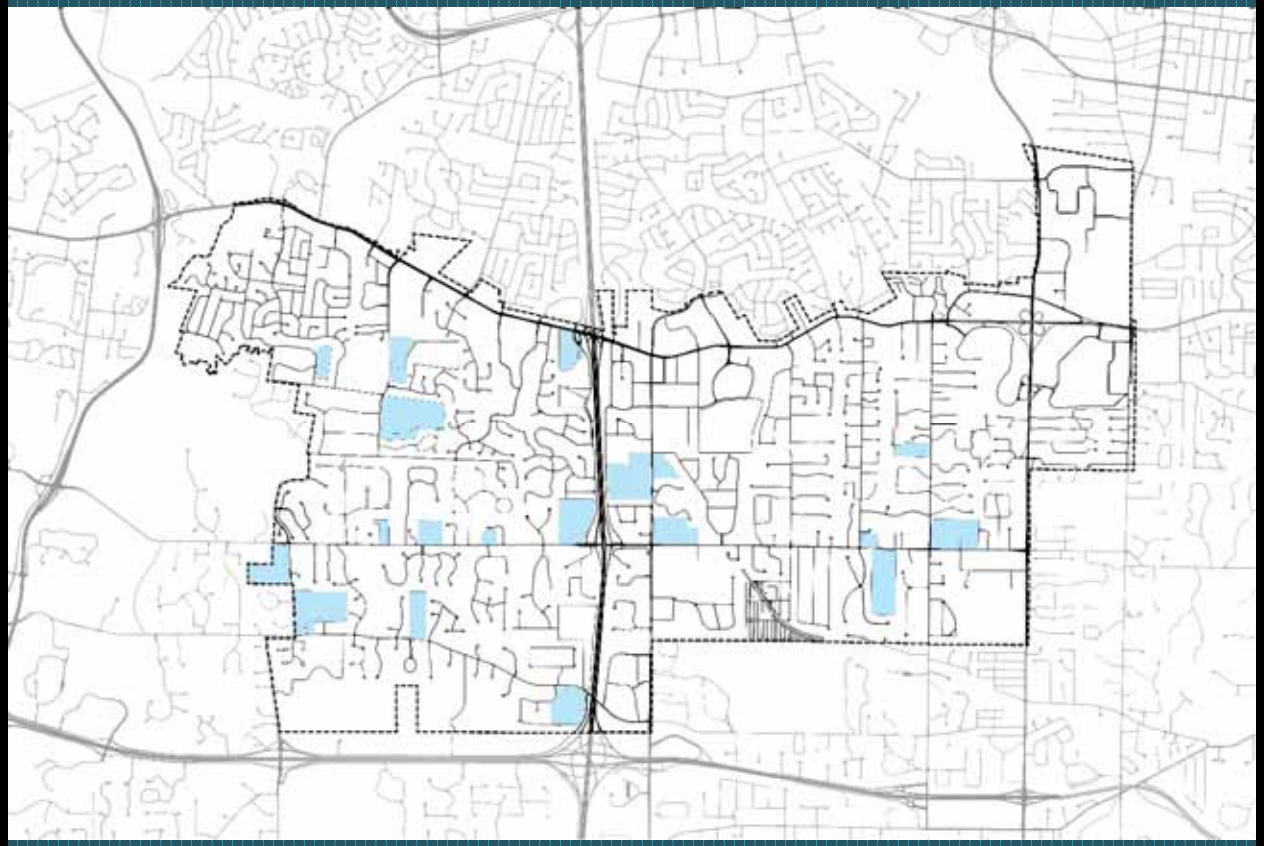
Existing Character Images

PLACE TYPES

CAMPUS PLACE TYPES

Type VI – Civic (CV)

- Schools, churches, religious facilities, and public facilities
- Single primary building with optional ancillary buildings on a single lot
- Landscape buffer zone between adjacent residential uses
- Guides development of the site perimeter while allowing maximum flexibility within.



Type VI – Civic (CV)

Existing Character Images

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**

DRAFT PLAN

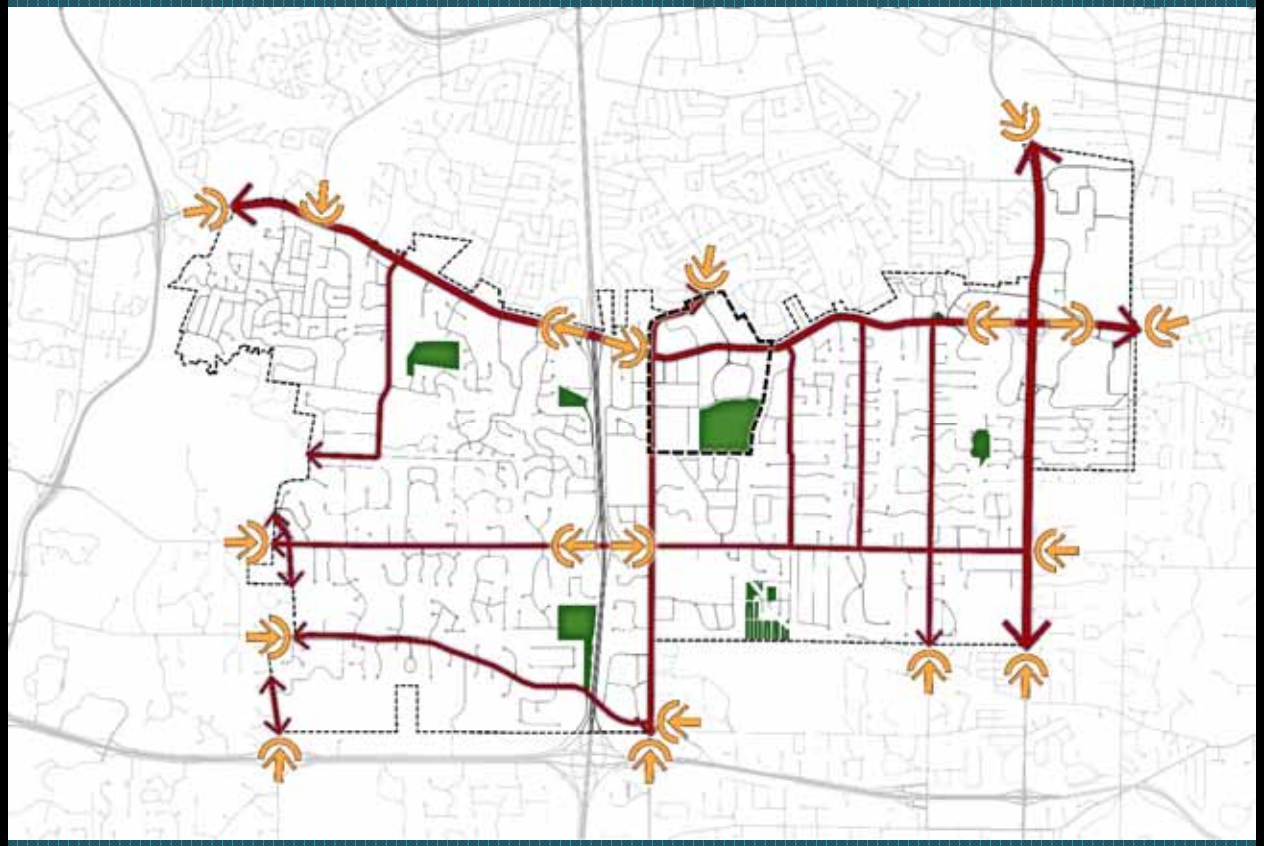
Commercial Sustainability Recommendations for New Development & Redevelopment

- **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**
  - Encourage the use of low-voltage LED site lighting and solar-powered lighting (including parking lot lighting)
- **Roofing Best Practices**
  - Encourage reflective white roofing and/or green (vegetated) roofing systems
  - Allow that green roof system to contribute to on-site stormwater detention facilities.
- **Green Space Preservation**
  - Establish a minimum percentage of vegetated green space to be preserved on site.
- **Recycling**
  - Encourage recycling facilities and services for all City businesses, organizations, and multi-family residential developments.

DRAFT PLAN

PUBLIC ART, GATEWAYS & WAYFINDING PLAN

- Key Streets (targeted streetscape enhancements)
- City-owned Parks & Recreation Areas
- Key City Gateways
- Optional Public Art Focus Area (Community Center District)



Public Space and Public Art

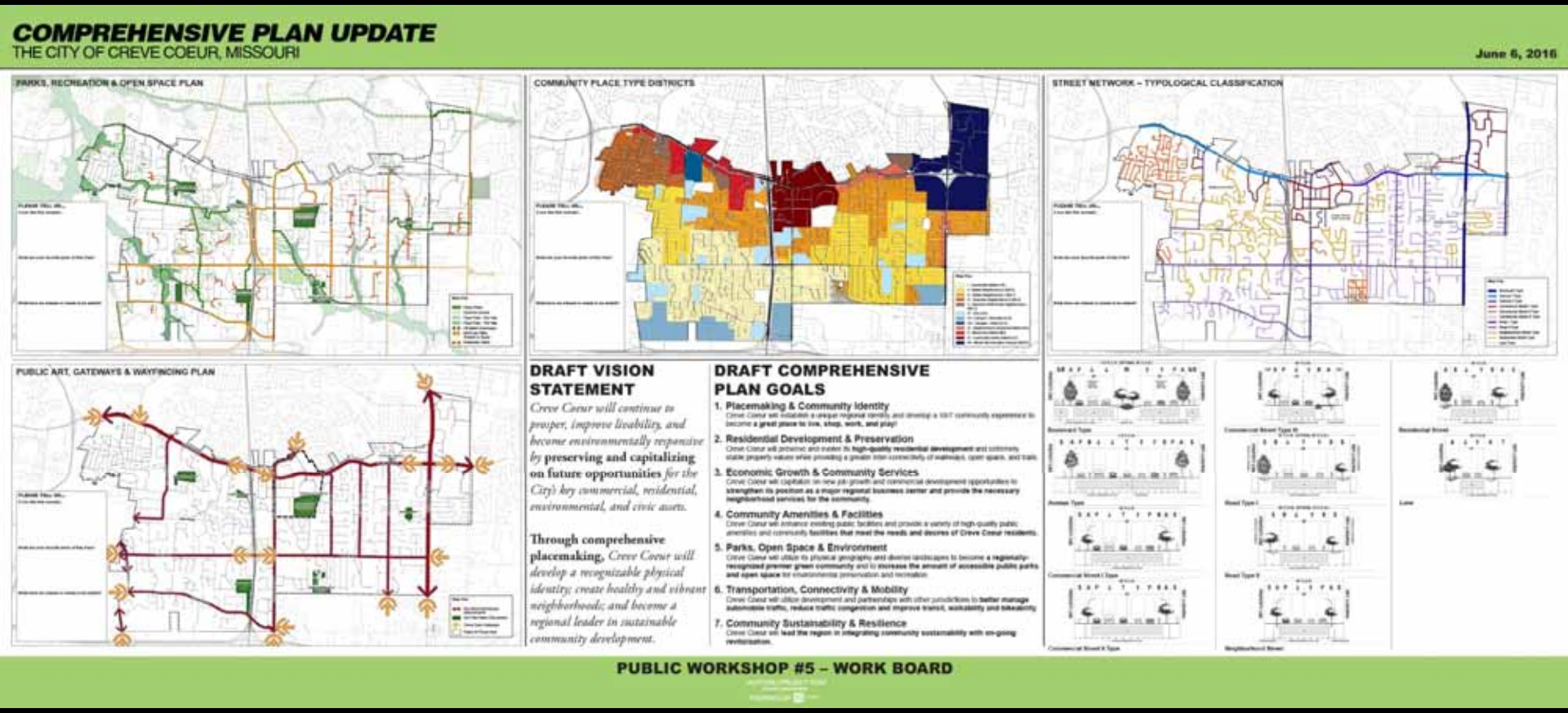
Existing Character Images

Public Space and Public Art

Existing Character Images

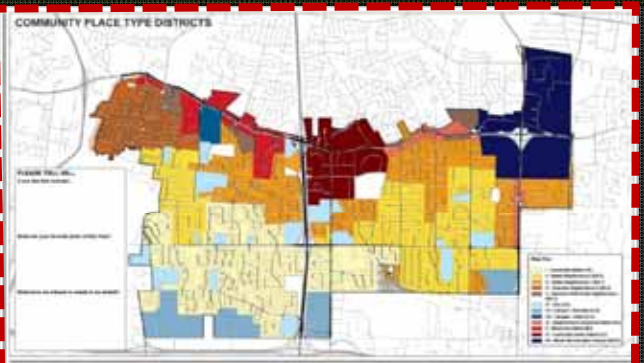
Small-Group Work Session #1

Table Board



Small-Group Work Session #1

Table Board



DRAFT VISION STATEMENT

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

Through comprehensive placemaking, *Creve Coeur will develop a recognizable physical identity; create healthy and vibrant neighborhoods; and become a regional leader in sustainable community development.*

DRAFT COMPREHENSIVE PLAN GOALS

1. **Placemaking & Community Identity**
   Creve Coeur will establish a unique regional identity and develop a 24/7 community experience to become a **great place to live, shop, work, and play!**
2. **Residential Development & Preservation**
   Creve Coeur will preserve and market its **high-quality residential development** and extremely stable property values while providing a greater inter-connectivity of walkways, open space, and trails.
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.**
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 Creve Coeur residents.**
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.
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.**
7. **Community Sustainability & Resilience**
   Creve Coeur will **lead the region in integrating community sustainability with on-going revitalization.**

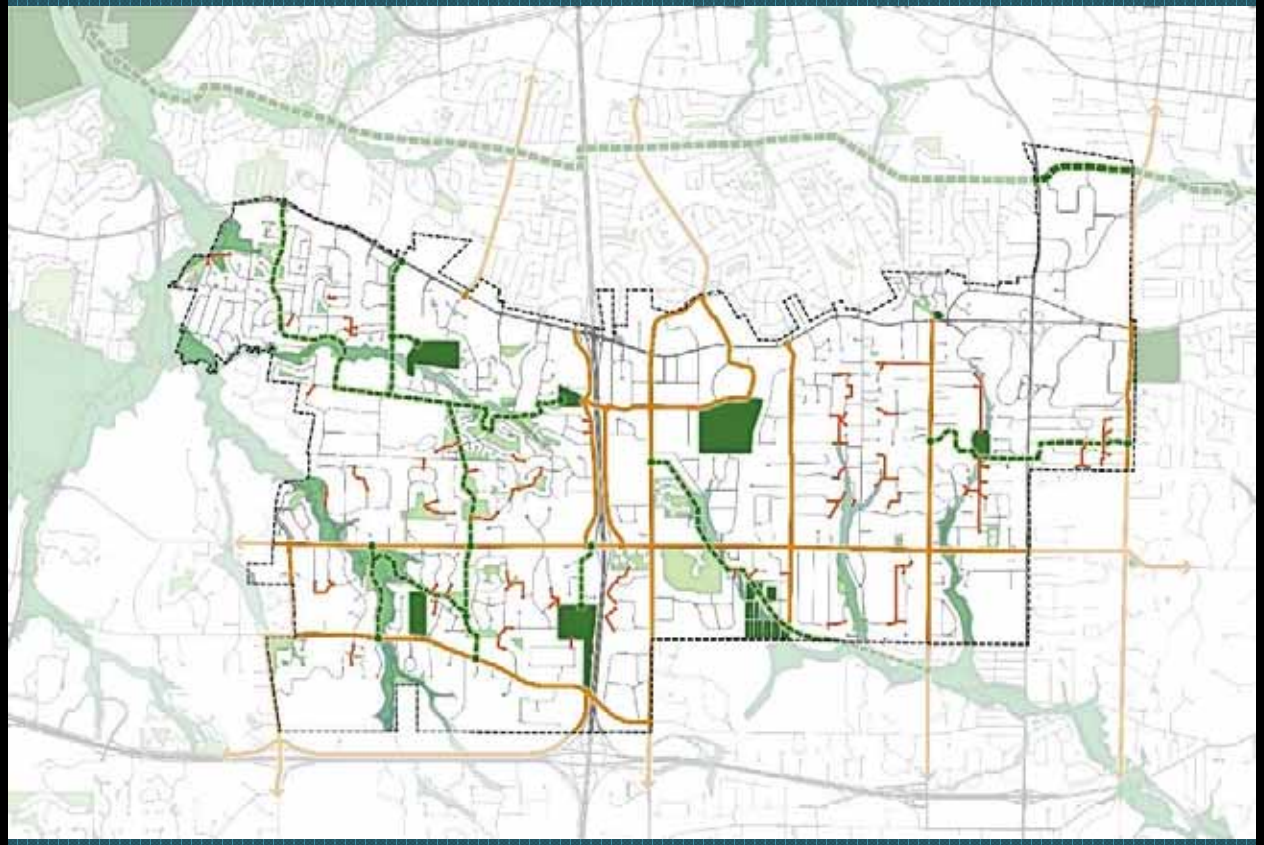
Please Tell Us…

- ***If you like these concepts…***
- ***What are your favorite parts of this plan?***
- ***What have we missed or needs to be added?***

Parks, Open Space & Public Amenities

DRAFT PLAN

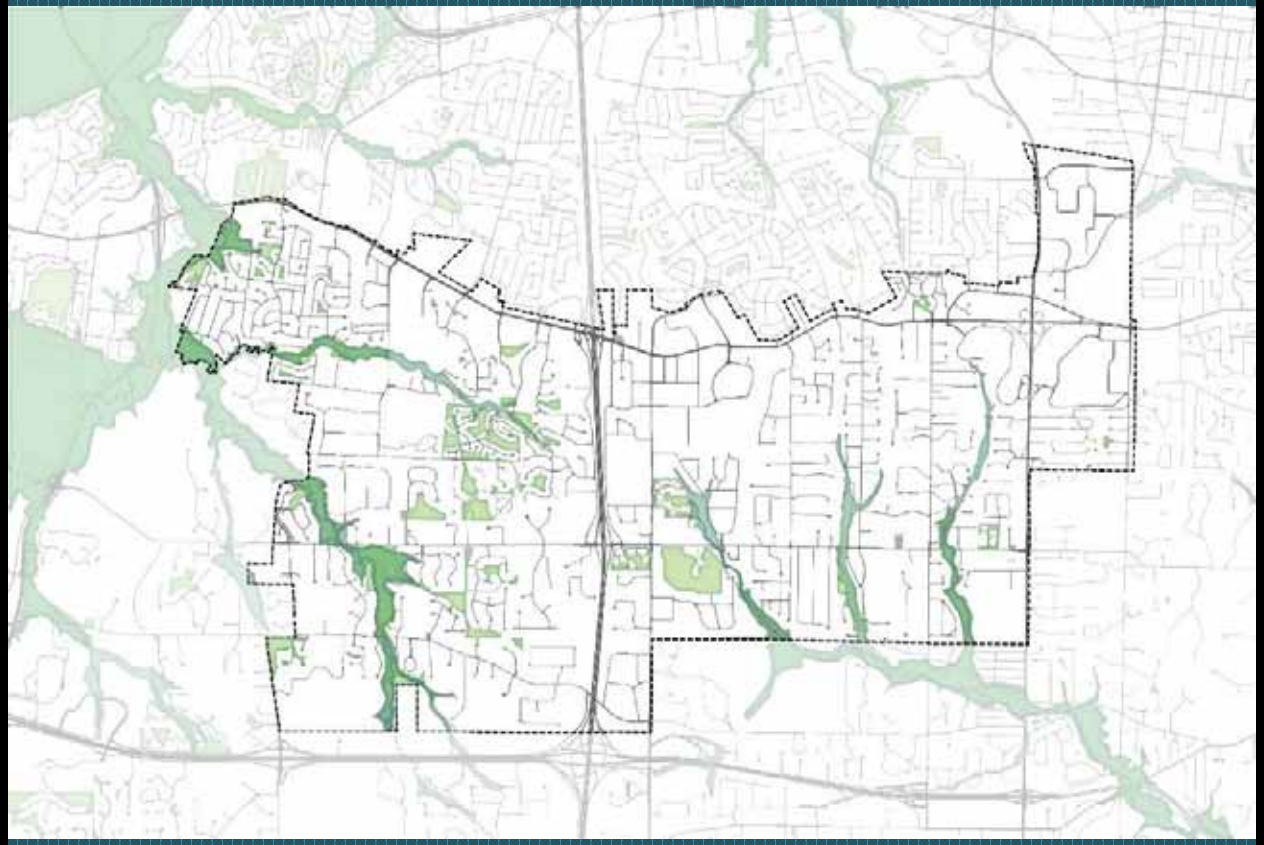
PARKS, RECREATION & OPEN SPACE PLAN



DRAFT PLAN

PARKS, RECREATION & OPEN SPACE PLAN

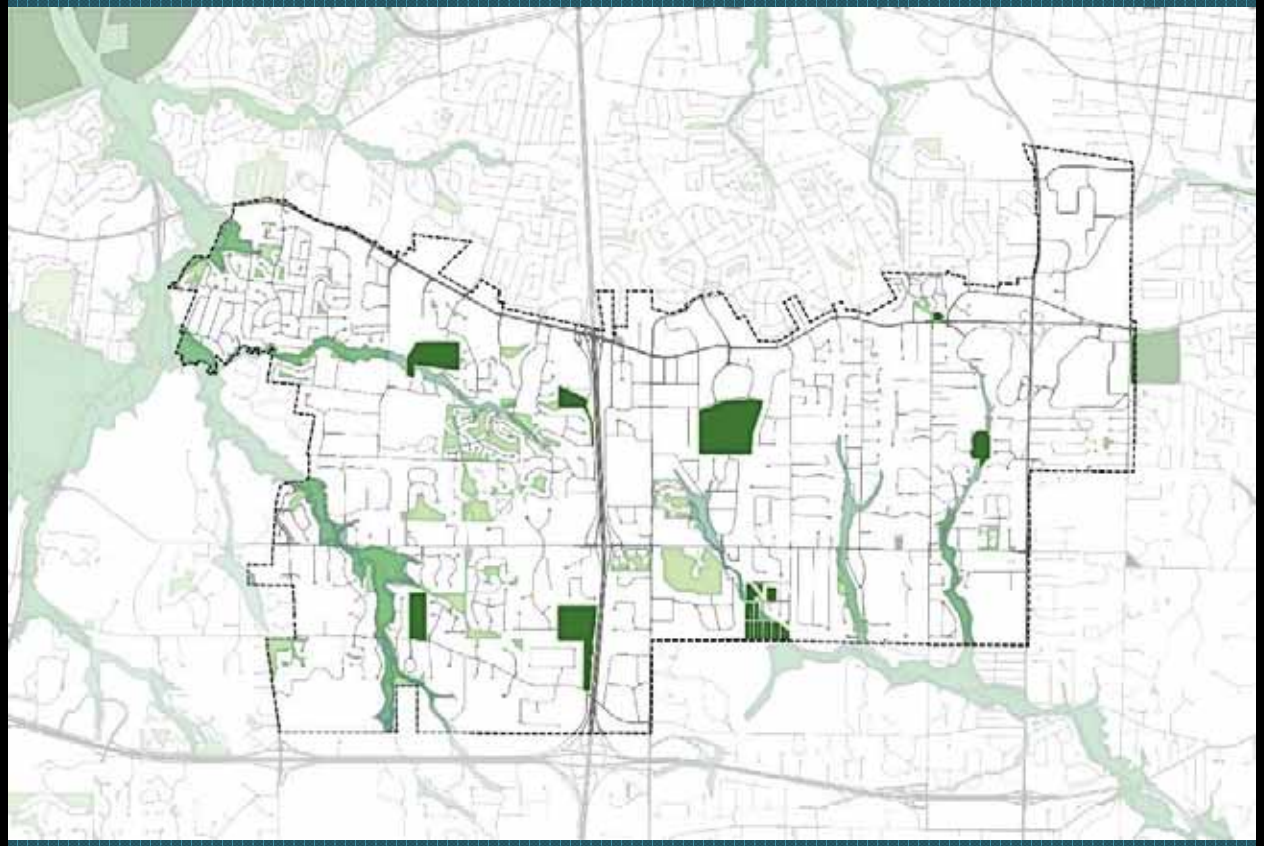
- Open Space & Green Corridors



DRAFT PLAN

PARKS, RECREATION & OPEN SPACE PLAN

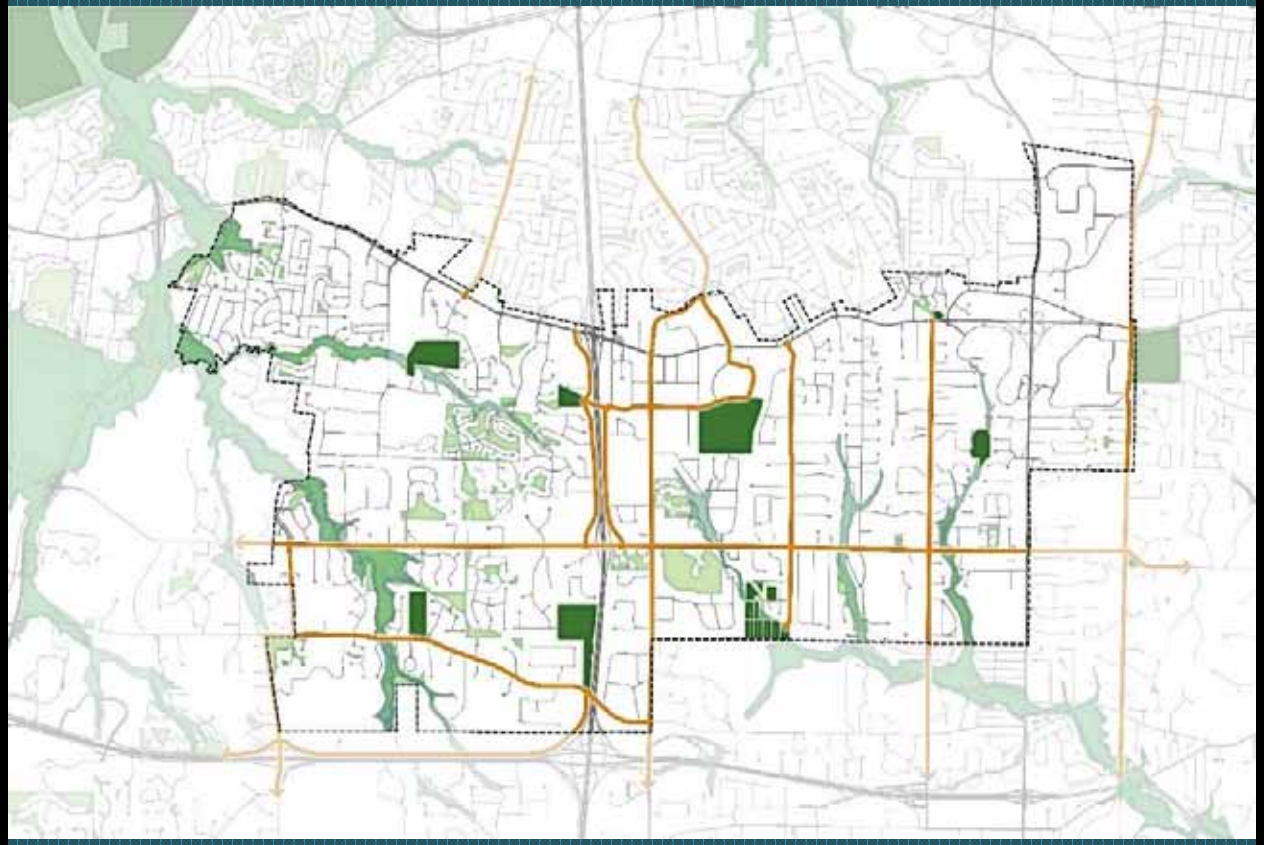
- Open Space & Green Corridors
- Primary Recreation Areas



DRAFT PLAN

PARKS, RECREATION & OPEN SPACE PLAN

- Open Space & Green Corridors
- Primary Recreation Areas
- On-Street Multi-Use Routes (Bicycle & Pedestrian)

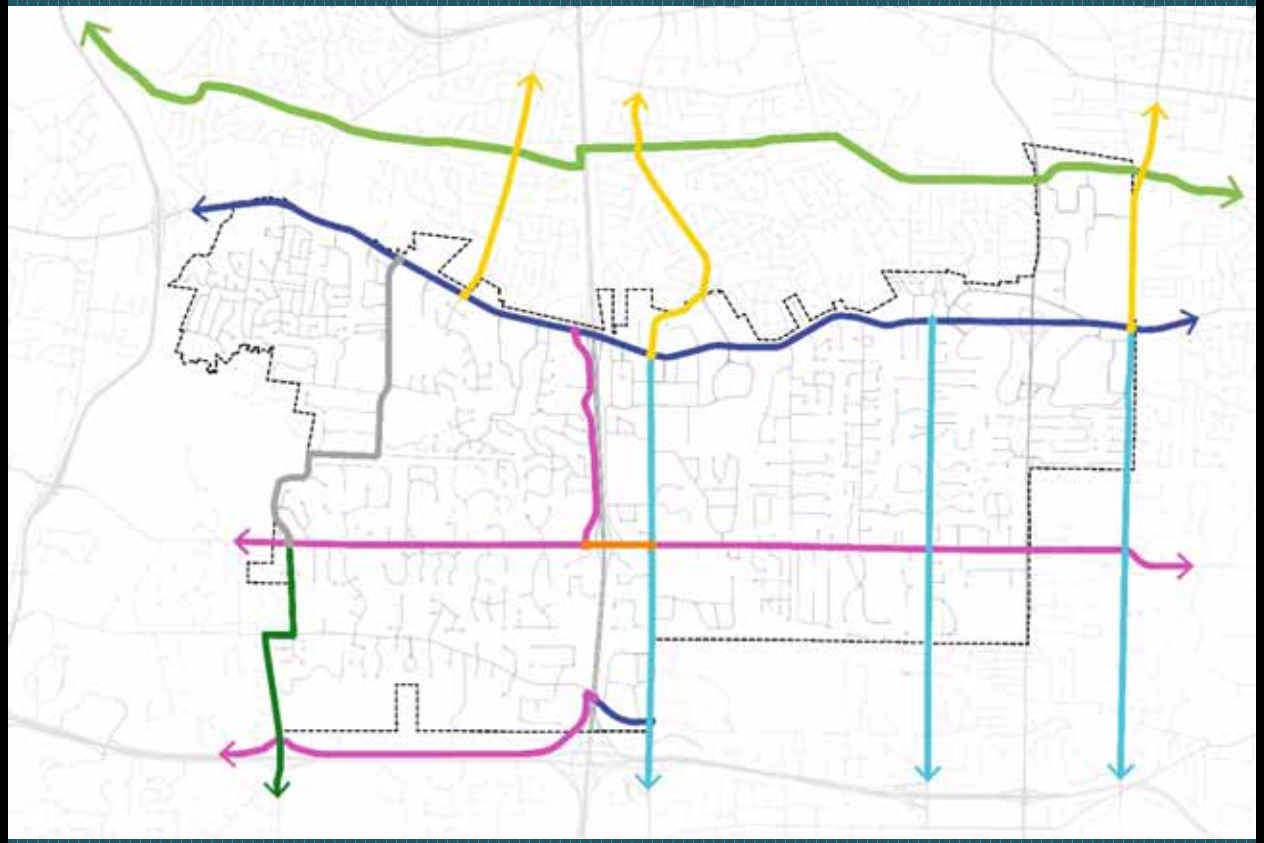


DRAFT PLAN

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 …

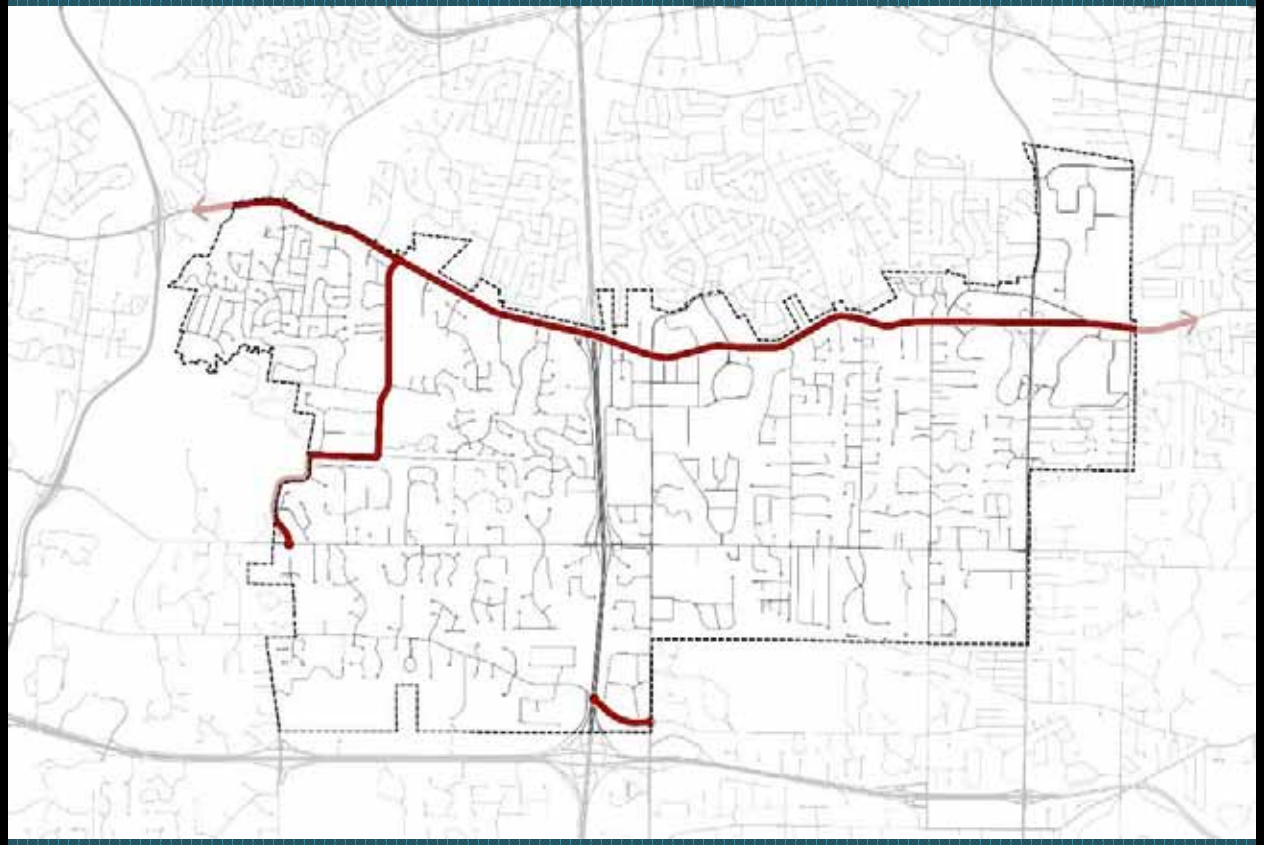
Creve Coeur is approx. ¾ of a mile from Centennial Greenway.

DRAFT PLAN

PARKS, RECREATION & OPEN SPACE PLAN

BICYCLE & PEDESTRIAN CONNECTIVITY PLAN

- Dedicated Bicycle Lanes

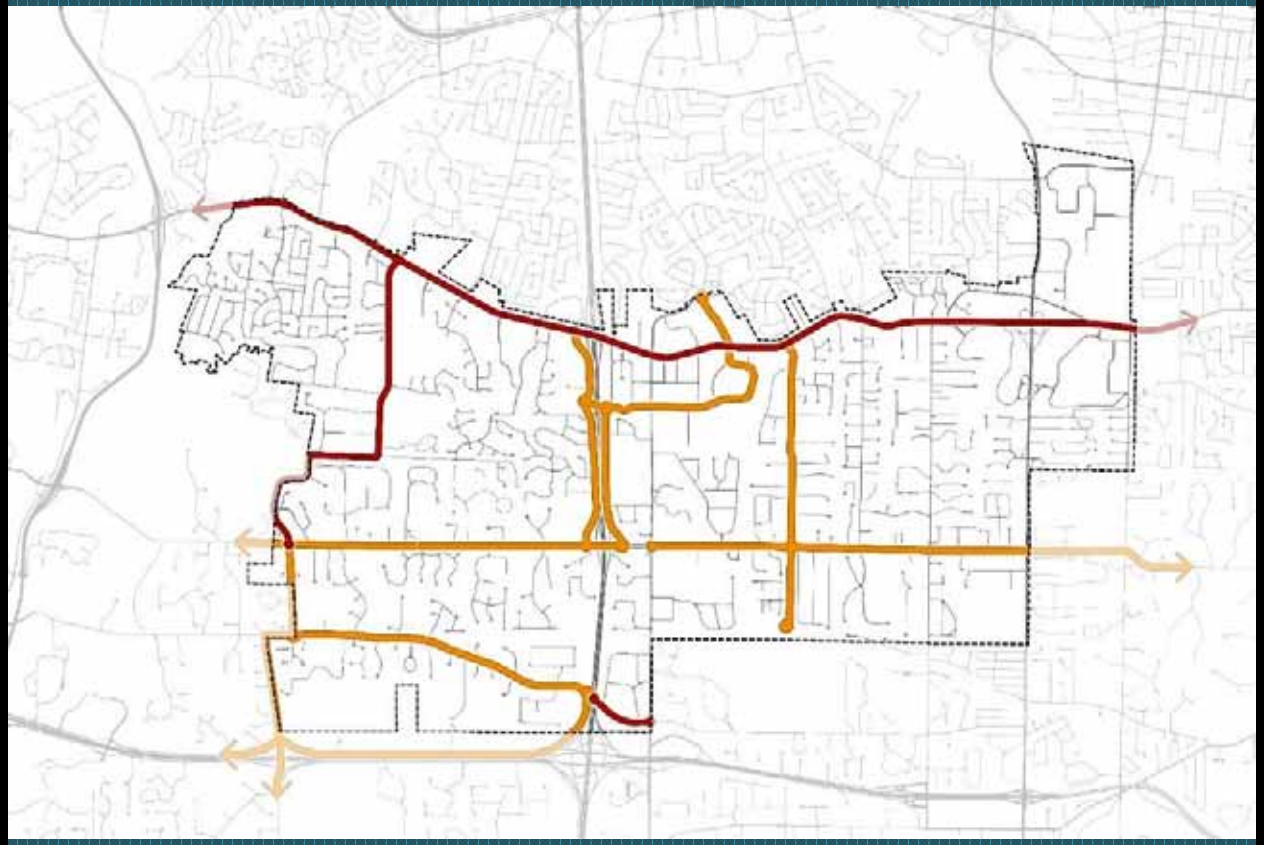


DRAFT PLAN

PARKS, RECREATION & OPEN SPACE PLAN

BICYCLE & PEDESTRIAN CONNECTIVITY PLAN

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

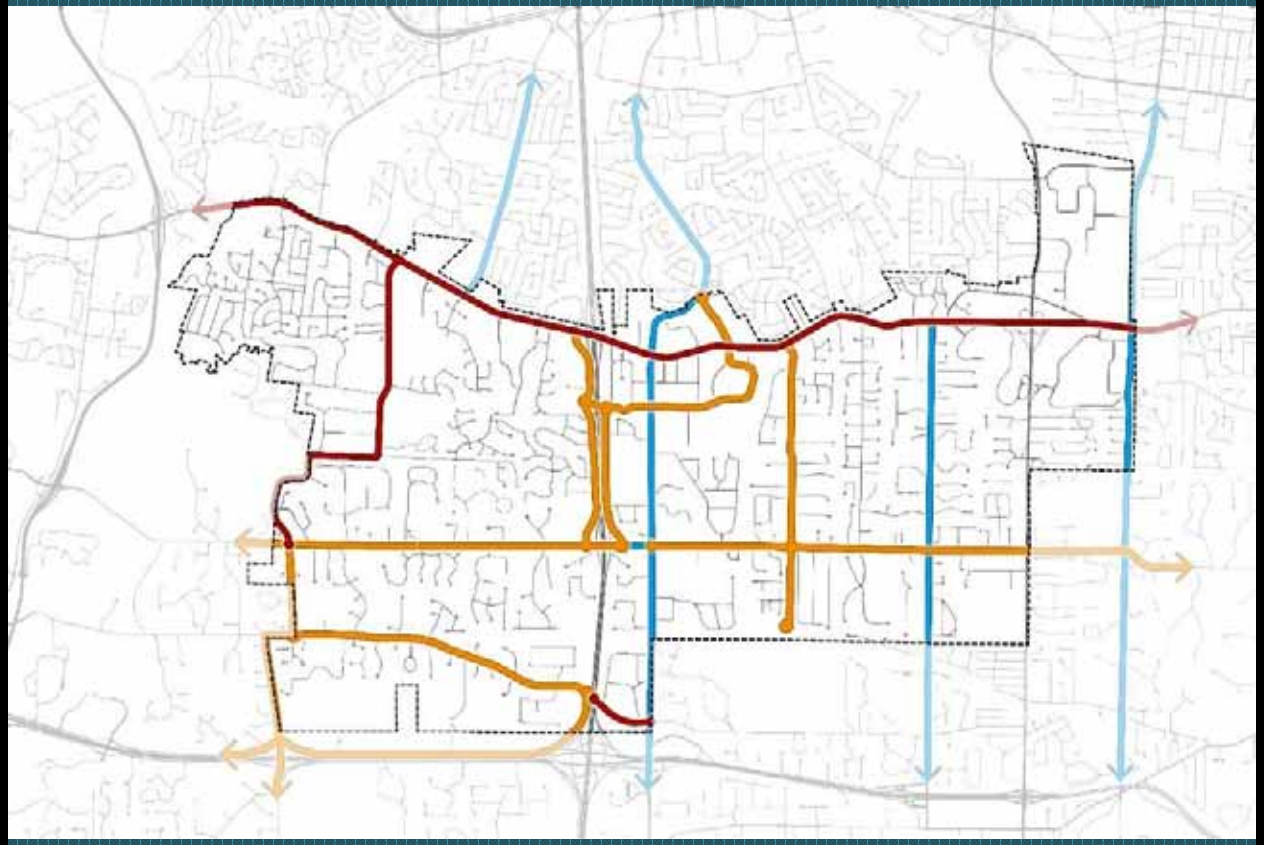


DRAFT PLAN

PARKS, RECREATION & OPEN SPACE PLAN

BICYCLE & PEDESTRIAN CONNECTIVITY PLAN

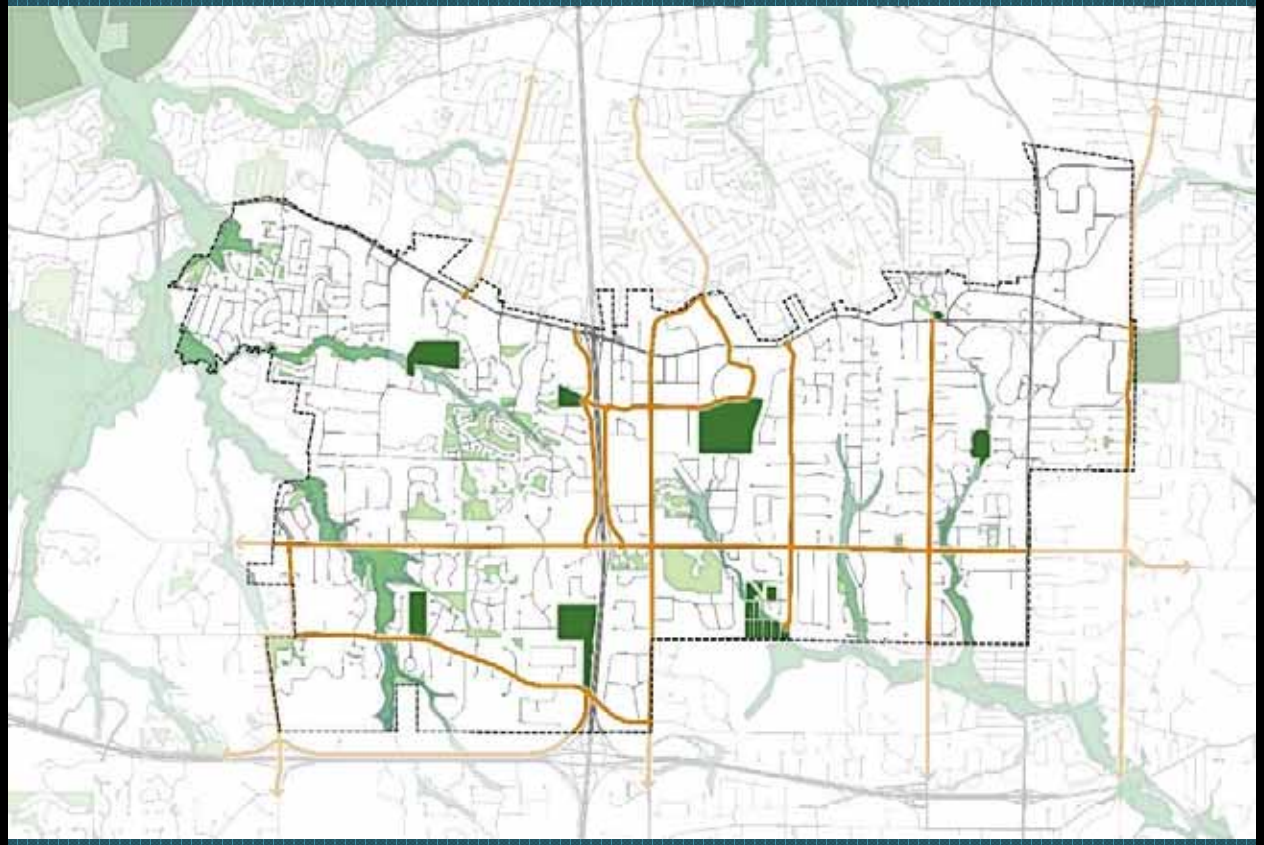
- Dedicated Bicycle Lanes
- Multi-Use Protected Pathways (Bicycle & Pedestrian)
- Shared-Lanes (Bicycle)



DRAFT PLAN

PARKS, RECREATION & OPEN SPACE PLAN

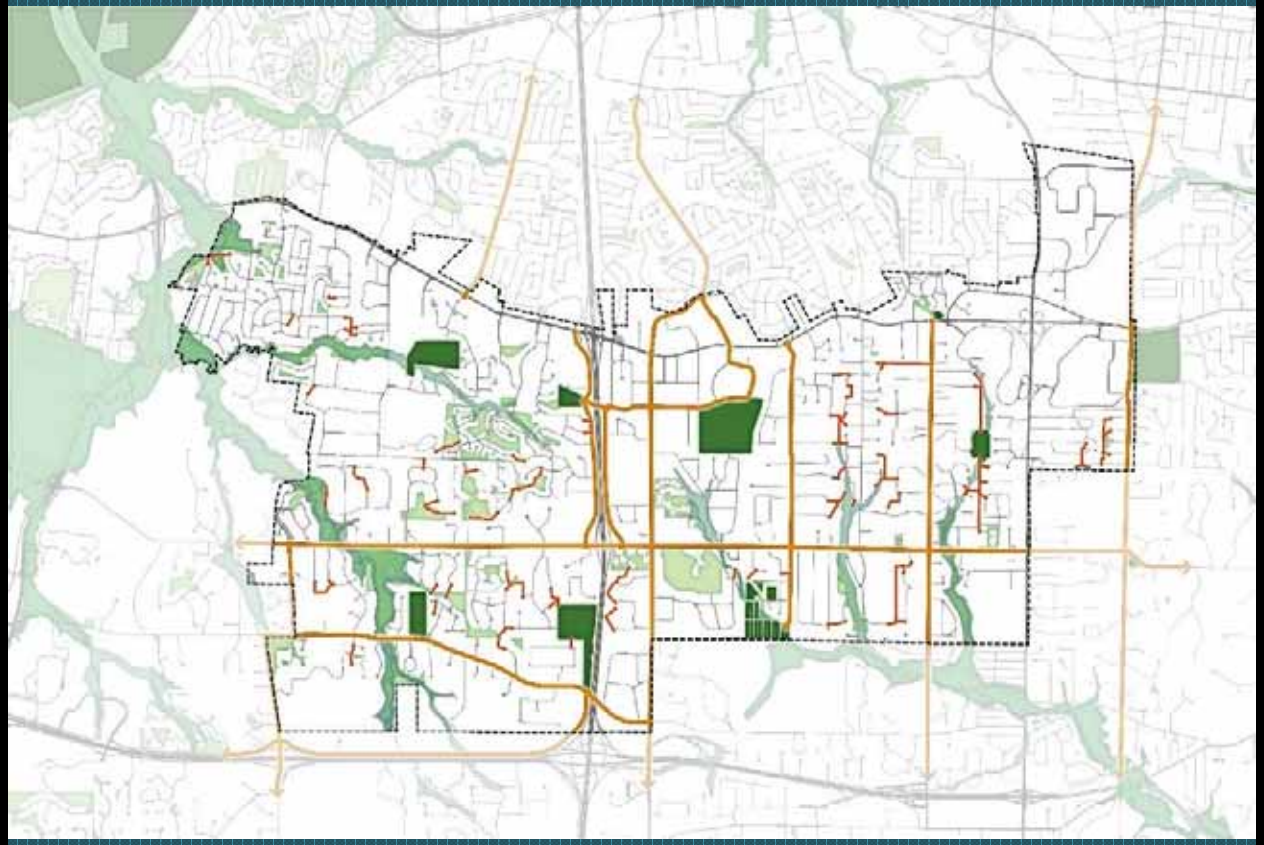
- Open Space & Green Corridors
- Primary Recreation Areas
- On-Street Multi-Use Routes (Bicycle & Pedestrian)



DRAFT PLAN

PARKS, RECREATION & OPEN SPACE PLAN

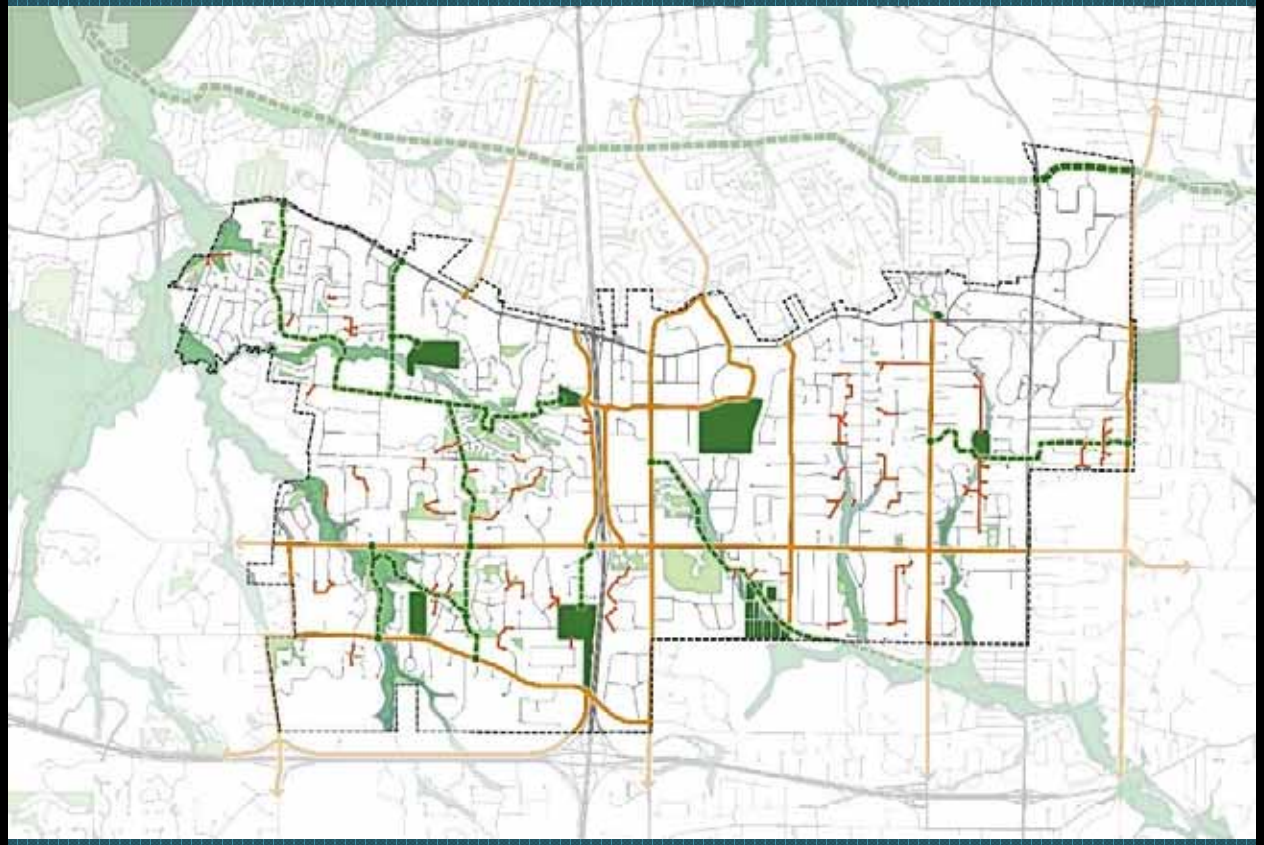
- Open Space & Green Corridors
- Primary Recreation Areas
- On-Street Multi-Use Routes (Bicycle & Pedestrian)
- Pedestrian Walks (Between Neighborhoods)



DRAFT PLAN

PARKS, RECREATION & OPEN SPACE PLAN

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

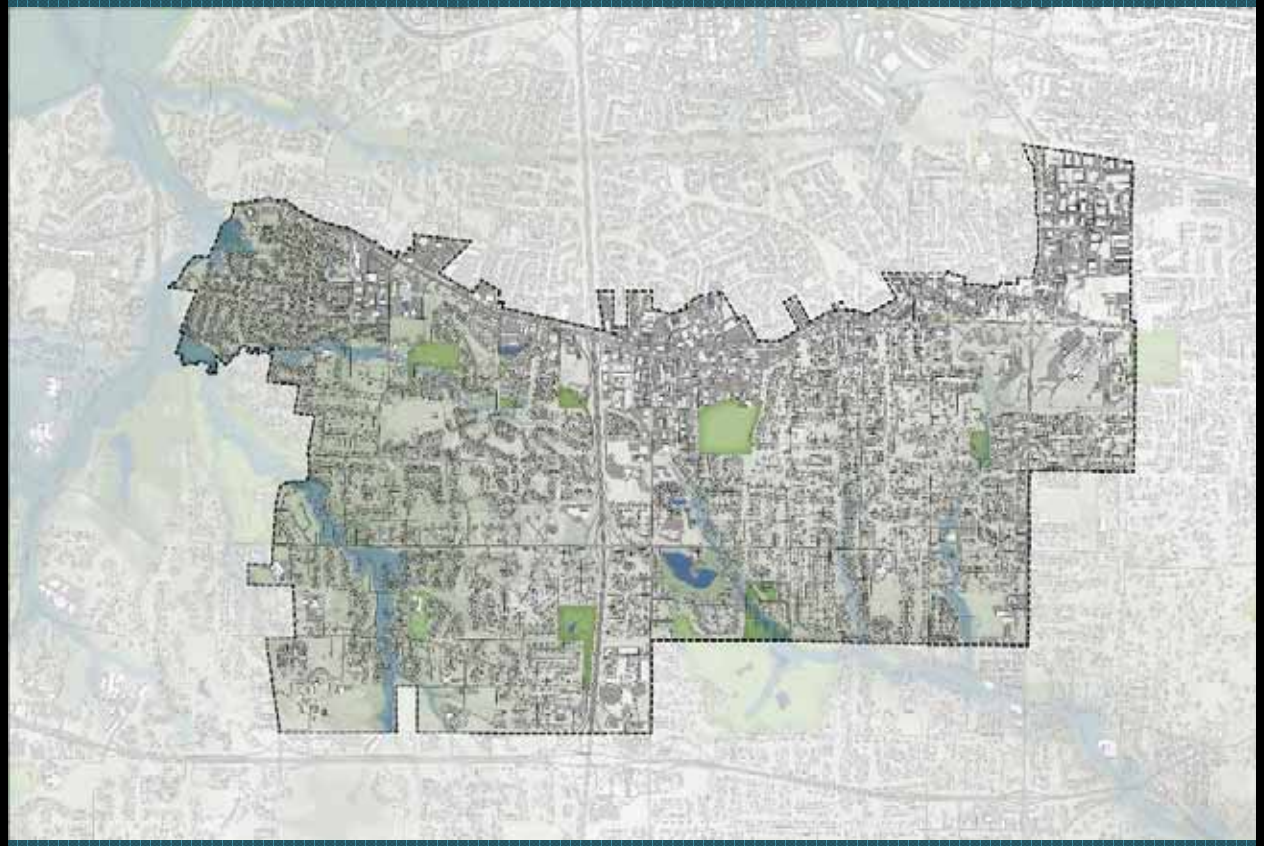


DRAFT COMPREHENSIVE PLAN

Annexation Potential

POTENTIAL ANNEXATION

EXISTING CITY BOUNDARY



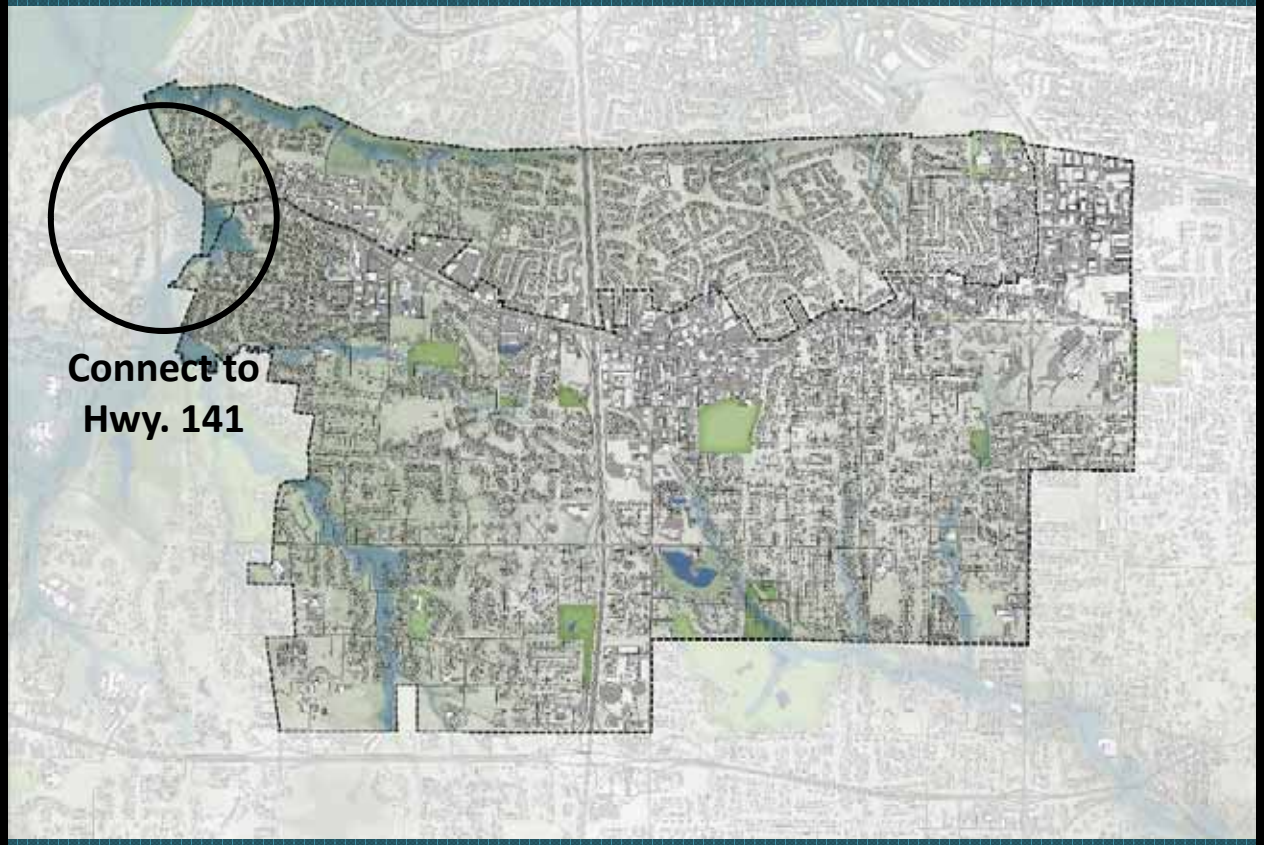
POTENTIAL ANNEXATION

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*



Small-Group Work Session #2

Table Board

Please Tell Us…

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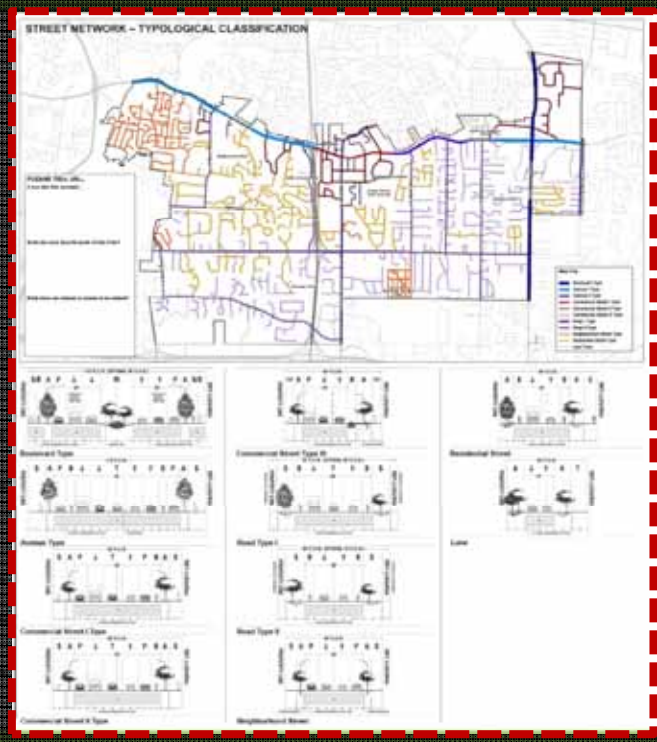

NEXT STEPS…

- *June – July:*
  - **Review Work Sessions with City Staff**
  - **Development of Draft Plan Document**
  - **Posting of Draft Plan**
- *July – August:* **Comprehensive Plan Public Hearings (to be scheduled)**

THANK YOU!