WORKSESSION AGENDA
PLANNING AND ZONING COMMISSION MEETING
CITY OF CREVE COEUR, MISSOURI
TUESDAY, FEBRUARY 16, 2016
5:30 PM

CALL TO ORDER

DISCUSSION ITEM

Comprehensive Plan Work Session
The City's planning consultant, H3 Studio, will be conducting a work session with the Commission from 5:30 p.m. until 6:30 p.m. on February 16, 2016. The consultant will review the elements of the Plan to date and receive input from the Commission regarding the process to date.

Pursuant to Section 610.022 RSMO, the Planning and Zoning Commission could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. and/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.

Posted: _____

Jason W. Jaggi
Director of Community Development

city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

MEMO TO THE PLANNING & ZONING COMMISSION

Meeting Date: February 16, 2016

Subject: Comprehensive Plan Work Session

Memo Prepared by: Jason W. Jaggi, AICP, Community Development Director

Attachments: Material by H3 Studio in Preparation for P&Z Work Session

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The City's planning consultant, H3 Studio, will be conducting a work session with the Commission from 5:30 p.m. until 6:30 p.m. on February 16, 2016. The consultant will review the elements of the Plan to date and receive input from the Commission regarding the process to date.

Attached are the following materials for review in preparation for this work session:

- Key Community Issues (as of February 12, 2016)
- Draft Vision Statement (Revised as of February 12, 2016)
- Draft Comprehensive Plan Goals (Revised as of February 12, 2016)
- Draft Comprehensive Plan Community Vision, Goals and Recommendations

Staff and the consultant would also like to discuss the input received thus far and discuss the timeframe for public review and input for the remainder of the planning process.

Attachment: 021616 Comp Plan Work Session Memo (1786 : Comprehensive Plan Work Session)

DRAFT COMPREHENSIVE PLAN

Community Vision, Goals & Recommendations

Attachment: Draft Goals Maps & Exhibits (1786 : Comprehensive Plan Work Session)

DRAFT VISION STATEMENT

Creve Coeur will continue to prosper by preserving the City's key commercial, residential and civic assets while capitalizing on new opportunities for residential, commercial, and job growth.

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

Revised, added to & prioritized as of 12-07-15

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

DRAFT COMPREHENSIVE PLAN

Placemaking & Community Character [land use]

Attachment: Draft Goals Maps & Exhibits (1786 : Comprehensive Plan Work Session)

DRAFT COMPREHENSIVE PLAN GOALS

Revised, added to & prioritized as of 12-07-15

GOAL 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!**

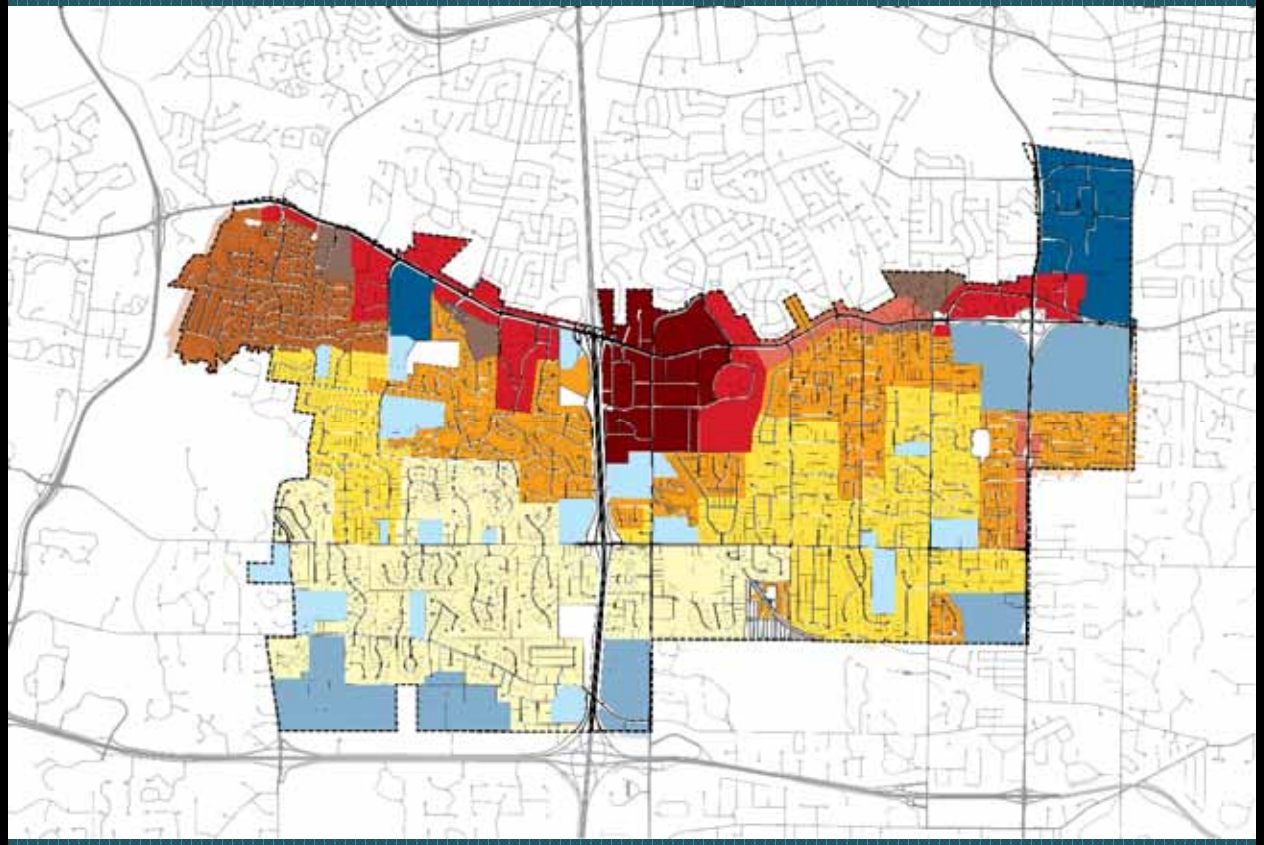
1. **Create mixed-use, walkable districts**
2. **Improve walkability and bikeability**
3. **Improve streetscapes and continue public realm enhancements**
4. **Celebrate the community with identifiable Gateways & Public Art**
5. **Preserve high-quality existing neighborhoods and community assets**
6. **Support high-quality, contemporary architecture and development**
7. **Ensure cultural, arts, educational, and entertainment opportunities.**

Attachment: Draft Goals Maps & Exhibits (1786 : Comprehensive Plan Work Session)

DRAFT PLAN

LAND USE & CHARACTER

COMMUNITY PLACE TYPE DISTRICTS



Objective: **Utilize placemaking and community character to ensure that future land use and development achieves the vision of Creve**

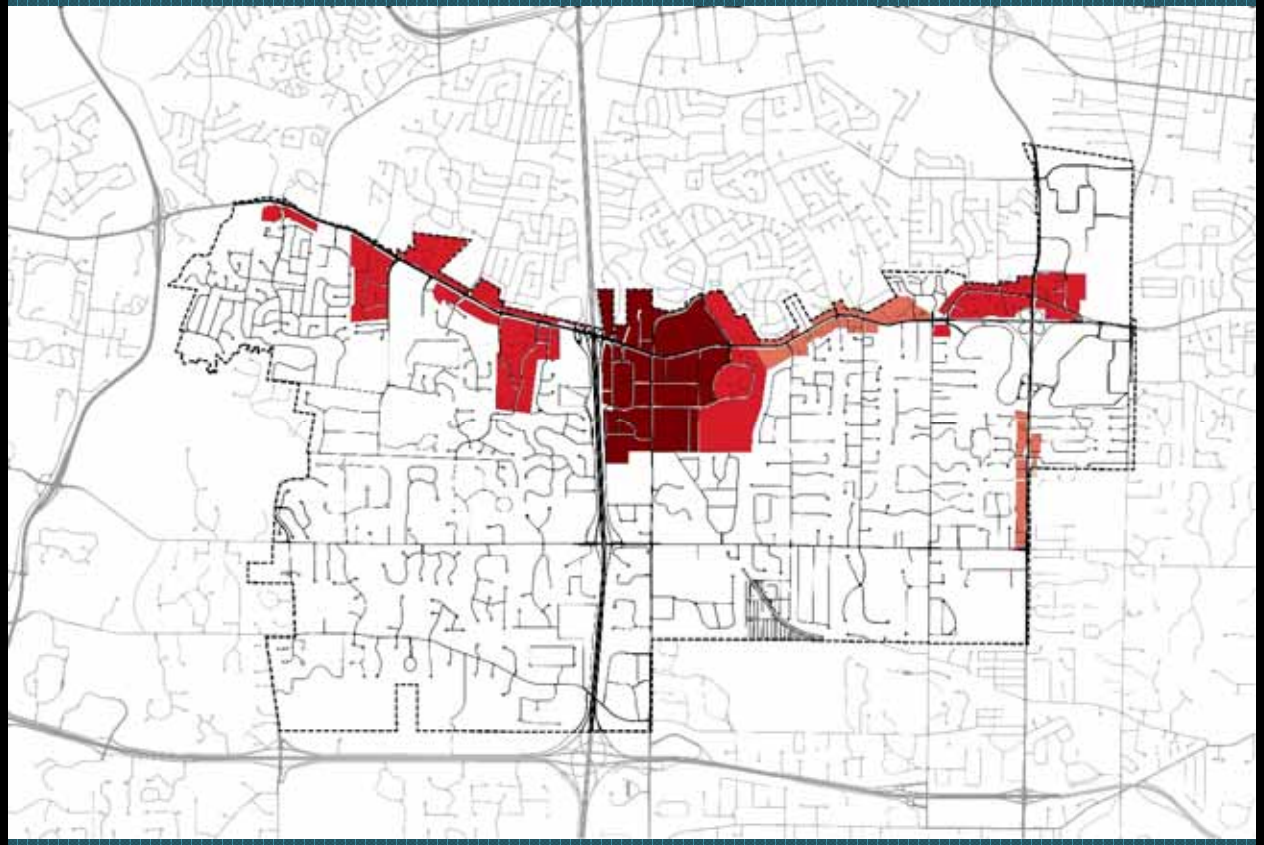
Attachment: Draft Goals Maps & Exhibits (1786 : Comprehensive Plan Work Session)

DRAFT PLAN

LAND USE & CHARACTER

COMMUNITY PLACE TYPE DISTRICTS

- I – Community Center District (CC)
- II – Mixed-Use District (MU)
- III – Neighborhood Commercial District (NC)



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LAND USE & CHARACTER

COMMUNITY PLACE TYPE DISTRICTS

- I – Community Center District (CC)
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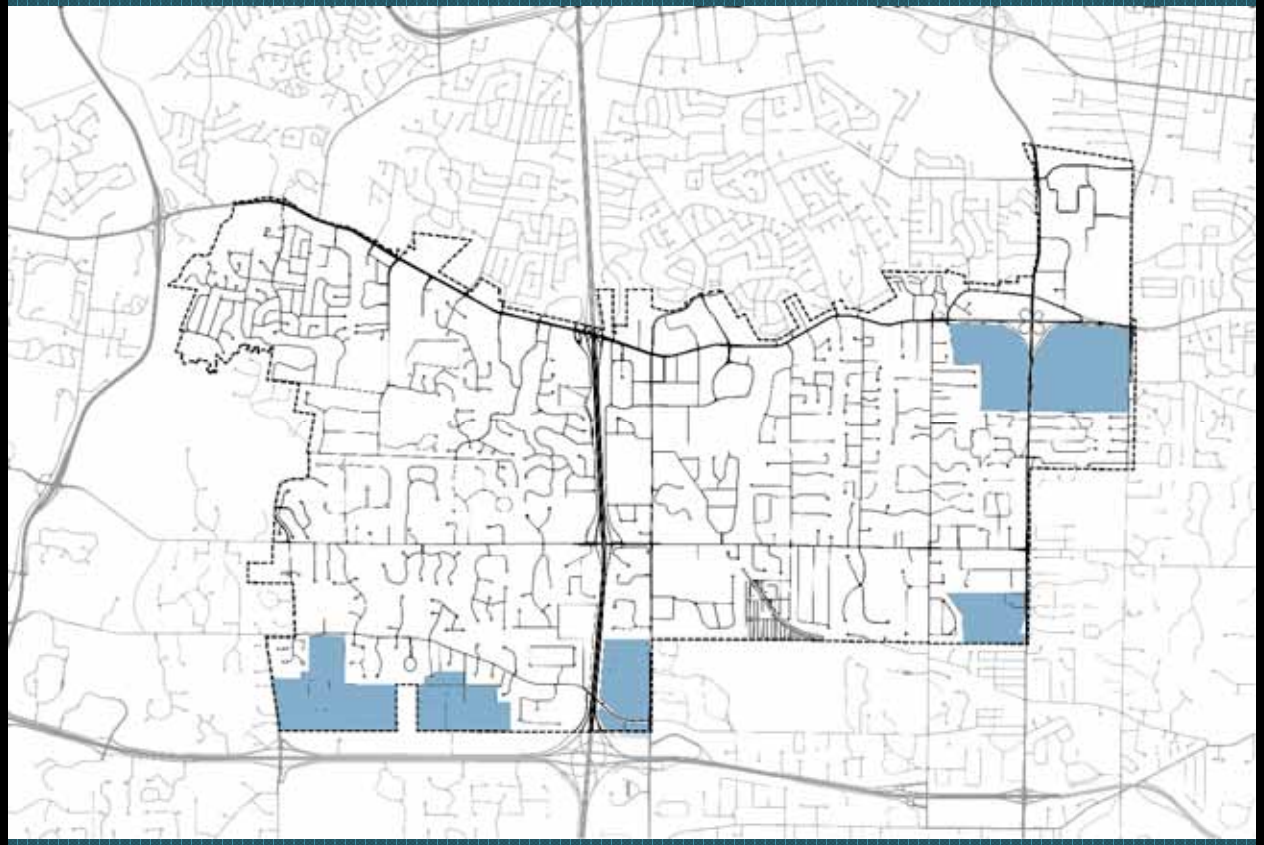
- V – Campus-Suburban (C-S)



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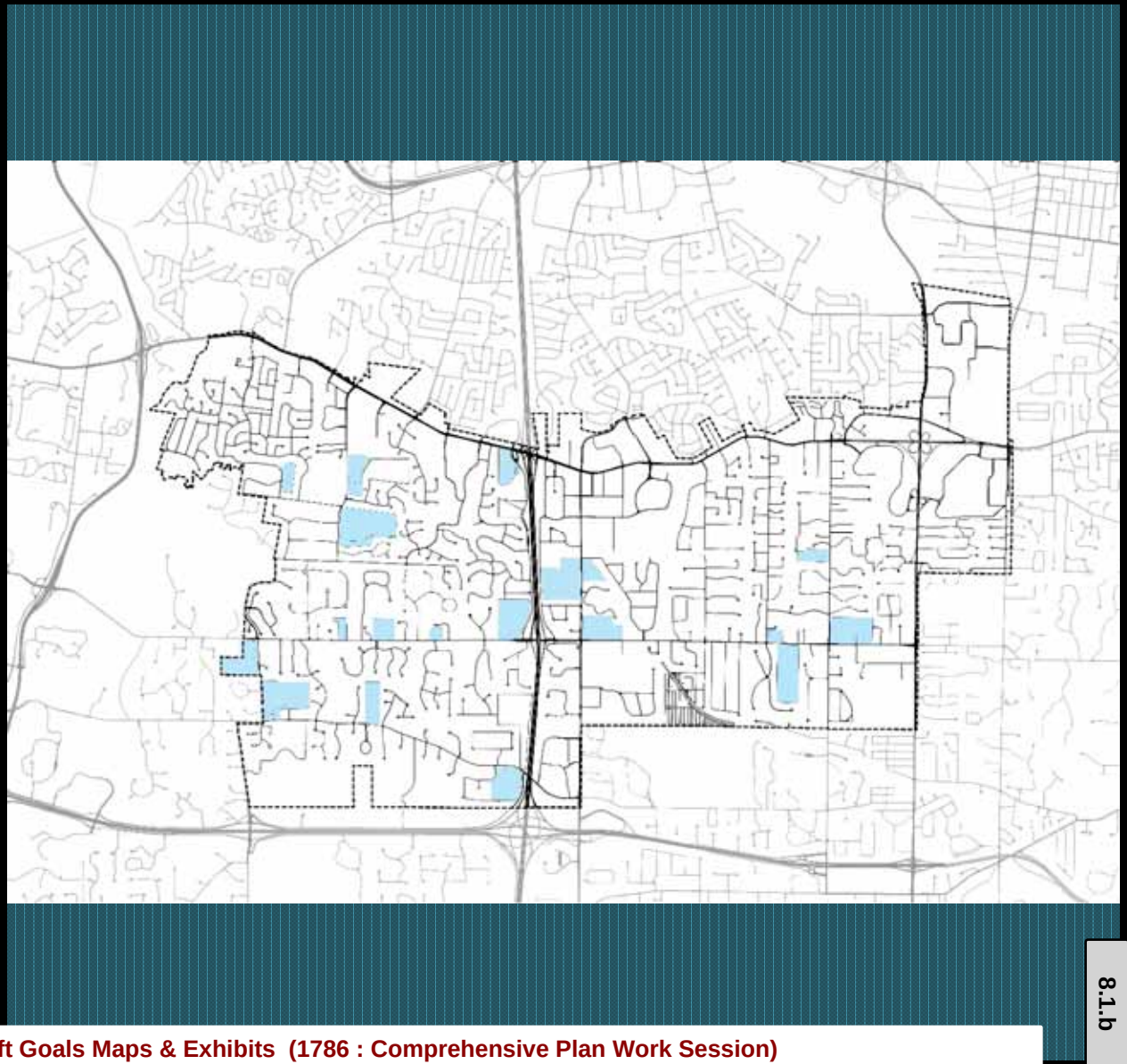

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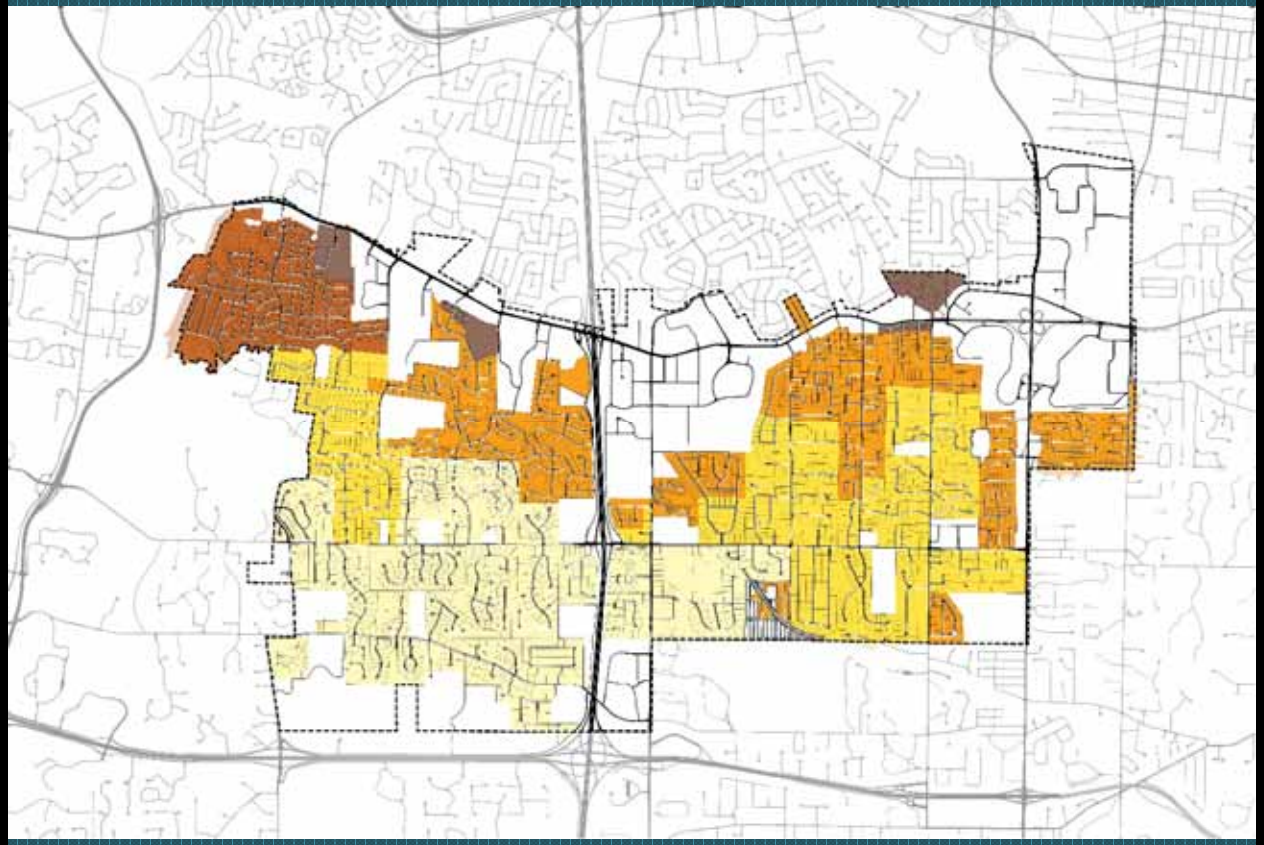

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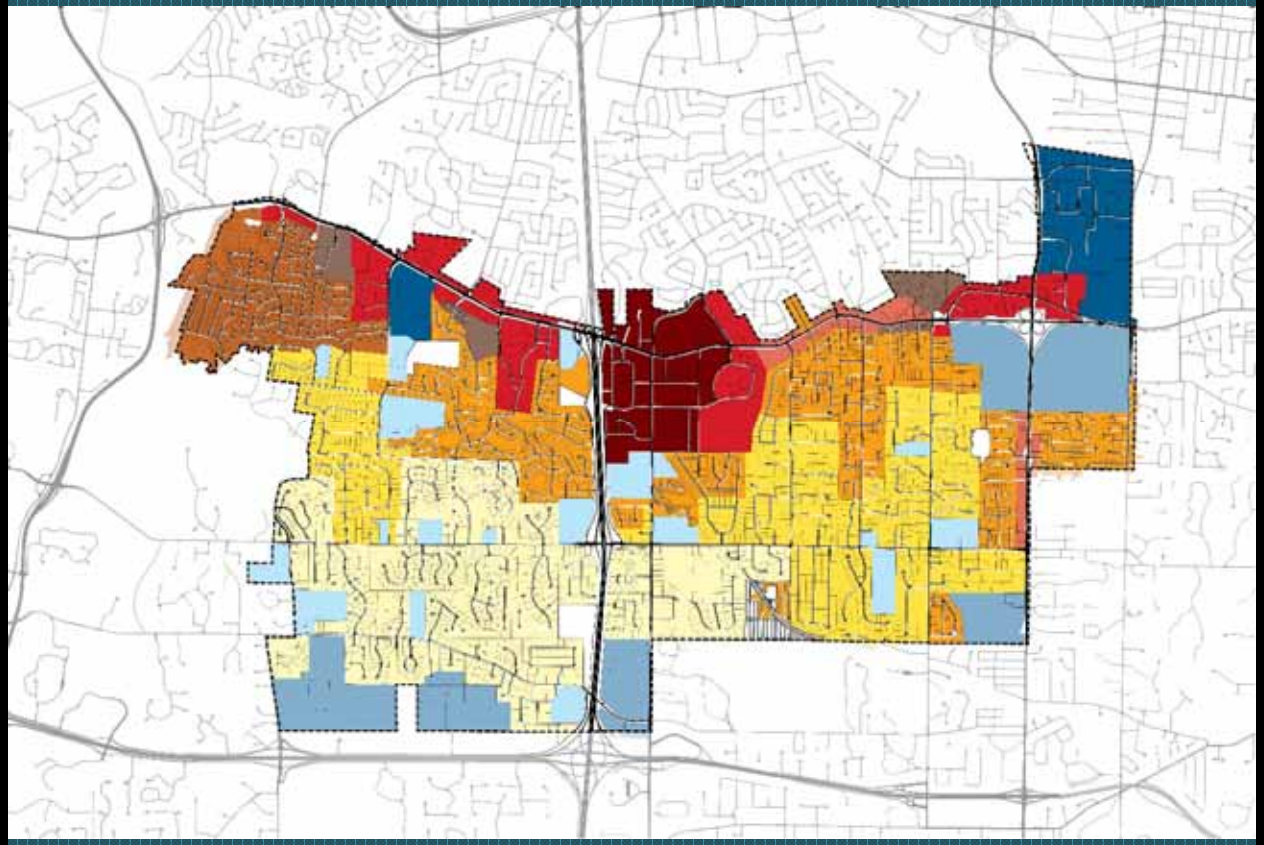


DRAFT COMPREHENSIVE PLAN

Recreation & Natural Amenities Plan

Attachment: Draft Goals Maps & Exhibits (1786 : Comprehensive Plan Work Session)

DRAFT COMPREHENSIVE PLAN GOALS

Revised, added to & prioritized as of 12-07-15

GOAL 2:

Parks, Open Space & Environment

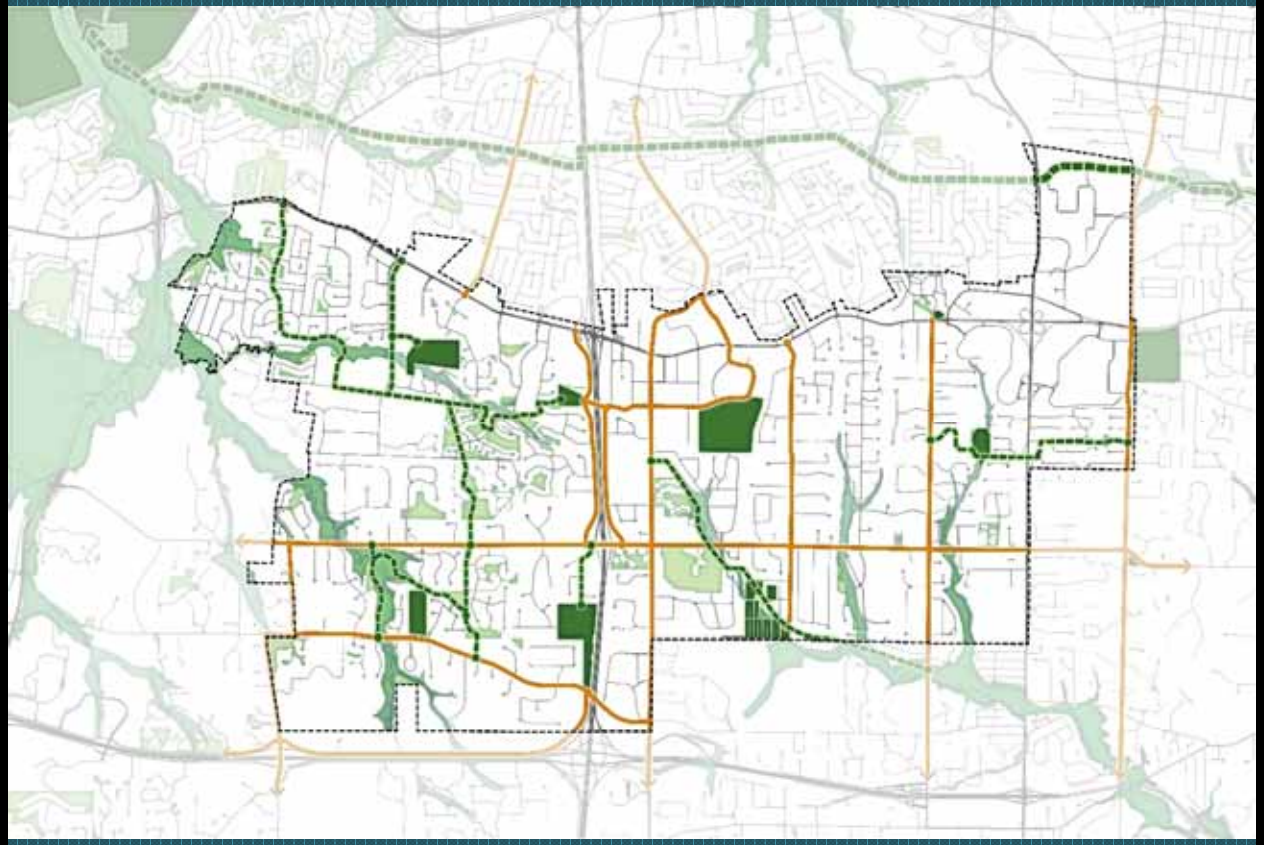
Creve Coeur will utilize its physical geography and diverse landscapes to become **a regionally-recognized premier green community** and to **increase the amount of accessible public parks and open space** for environmental preservation and recreation.

1. **Enhance the existing parks and open spaces to establish greater plant and wildlife diversity.**
2. **Mitigate flooding and waterway impacts, and improve water quality.**
3. **Actively pursue the integration of trails and bikeways in to the landscape.**
4. **Acquire open spaces, natural areas, and creeks as needed**
5. **Develop an environmental overlay zone for the preservation of landscape and tree canopy.**

DRAFT PLAN

ENVIRONMENTAL PLAN

RECREATION & NATURAL AMENITIES PLAN



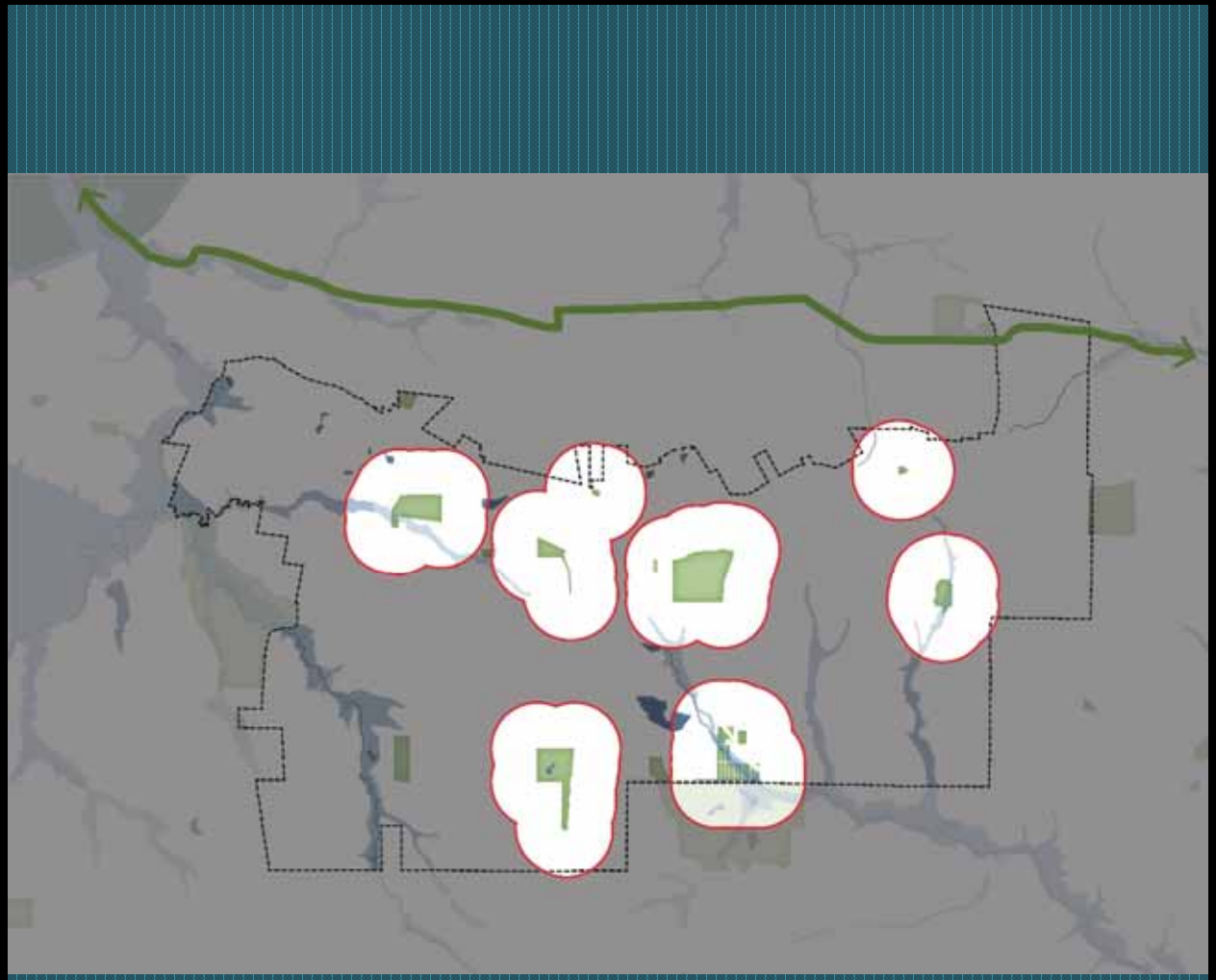
Objective: **Utilize Creve Coeur's natural amenities to create an expanded, interconnected system of parks, open space, and passive**

Attachment: Draft Goals Maps & Exhibits (1786 : Comprehensive Plan Work Session)

EXISTING CONDITIONS

BASE MAP
LANDFORM & HYDRO
RECREATION FACILITIES

- Parks
- Greenways



Public Parks:
153 Acres

8.6 Acres per 1,000 Residents

NRPA Standard:
10 Acres per 1,000 Residents)

Approximately ***25% of households*** and ***5% of businesses*** are within a 5-minute walk (1/4 mile) of a city park!

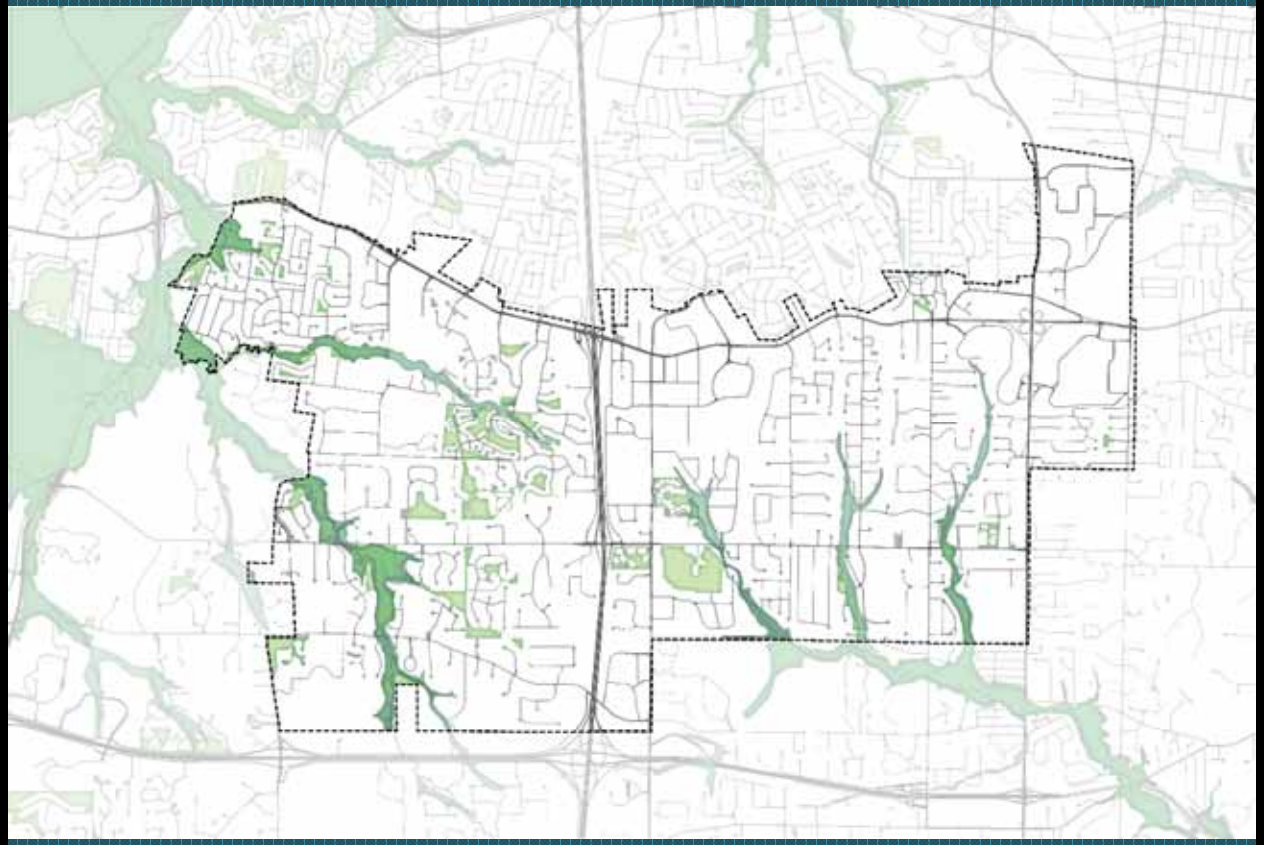
Attachment: Draft Goals Maps & Exhibits (1786 : Comprehensive Plan Work Session)

DRAFT PLAN

ENVIRONMENTAL PLAN

RECREATION & NATURAL AMENITIES PLAN

- Open Space & Green Corridors

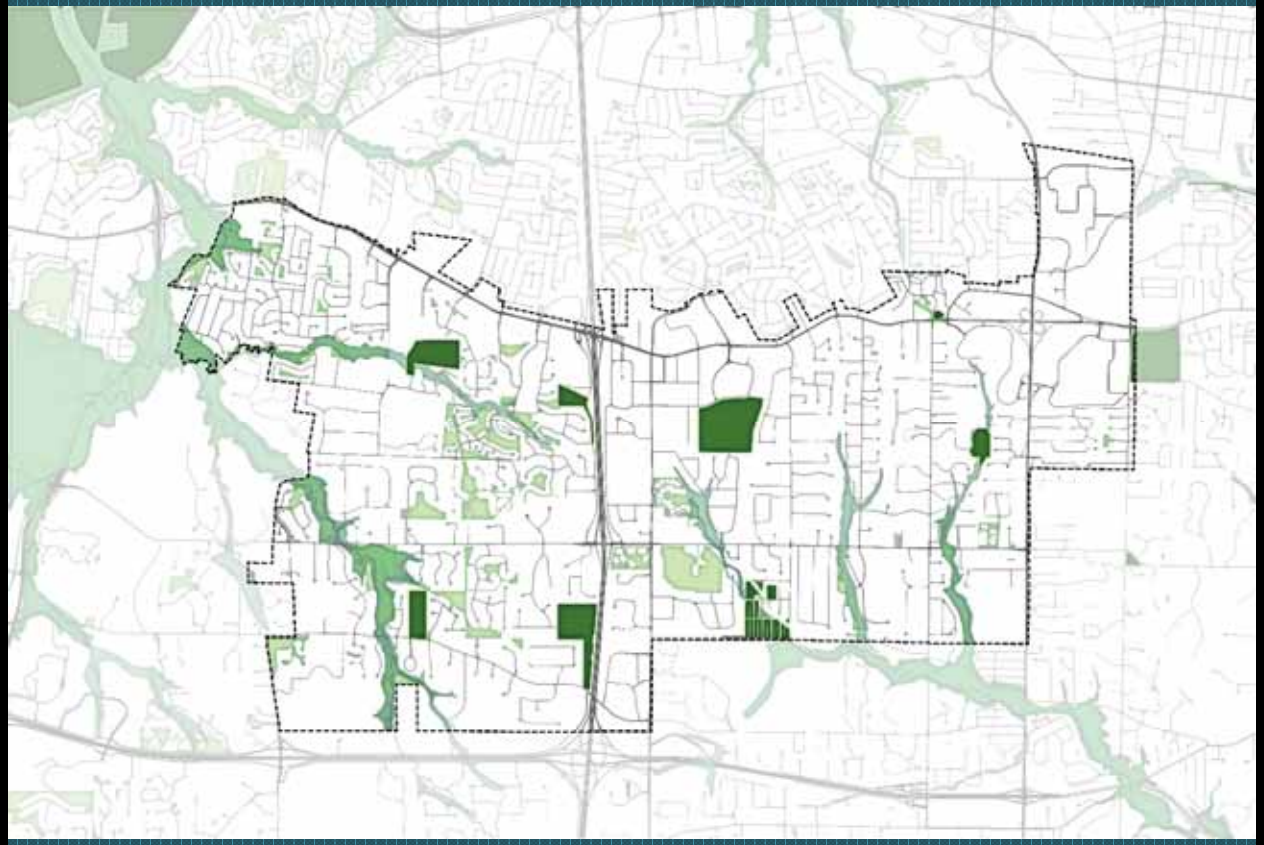


DRAFT PLAN

ENVIRONMENTAL PLAN

RECREATION & NATURAL AMENITIES PLAN

- Open Space & Green Corridors
- Primary Recreation Areas

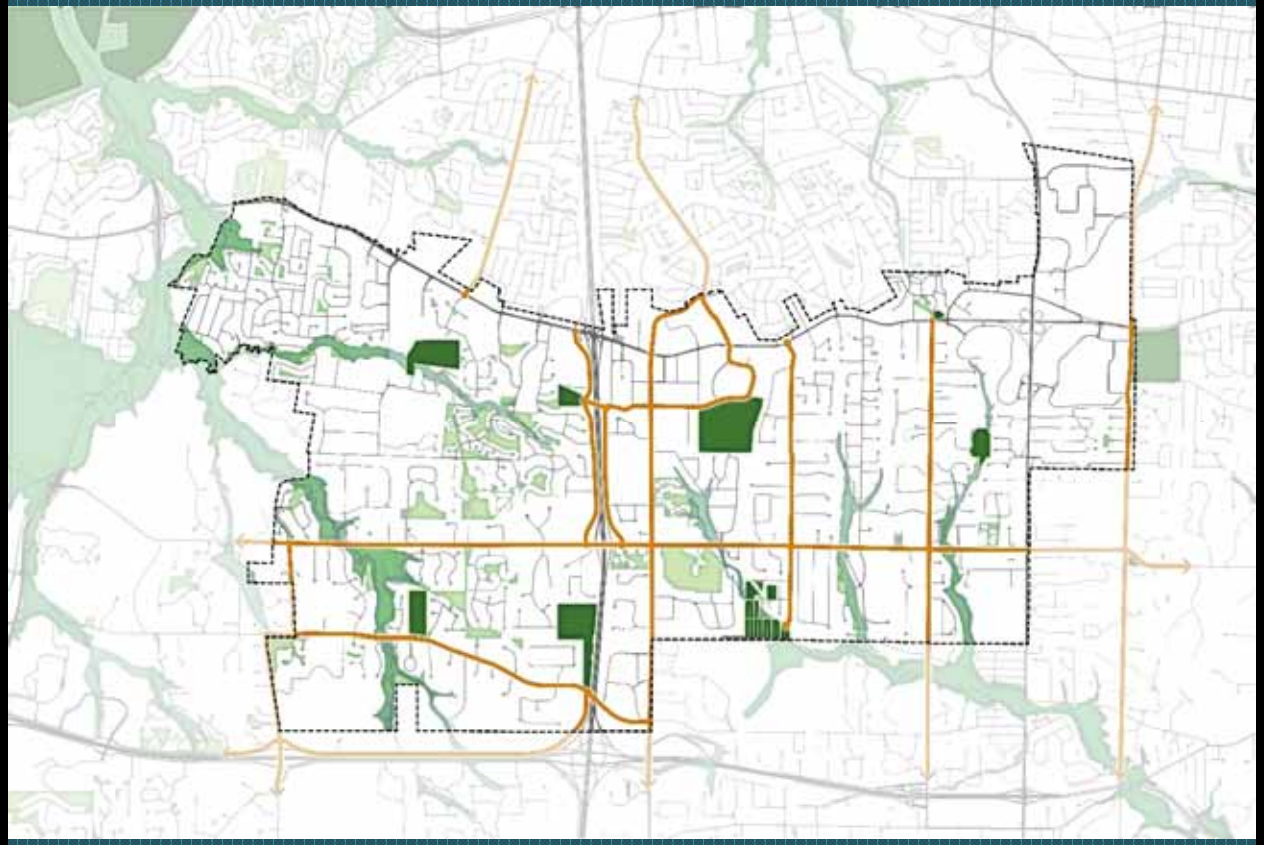


DRAFT PLAN

ENVIRONMENTAL PLAN

RECREATION & NATURAL AMENITIES PLAN

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

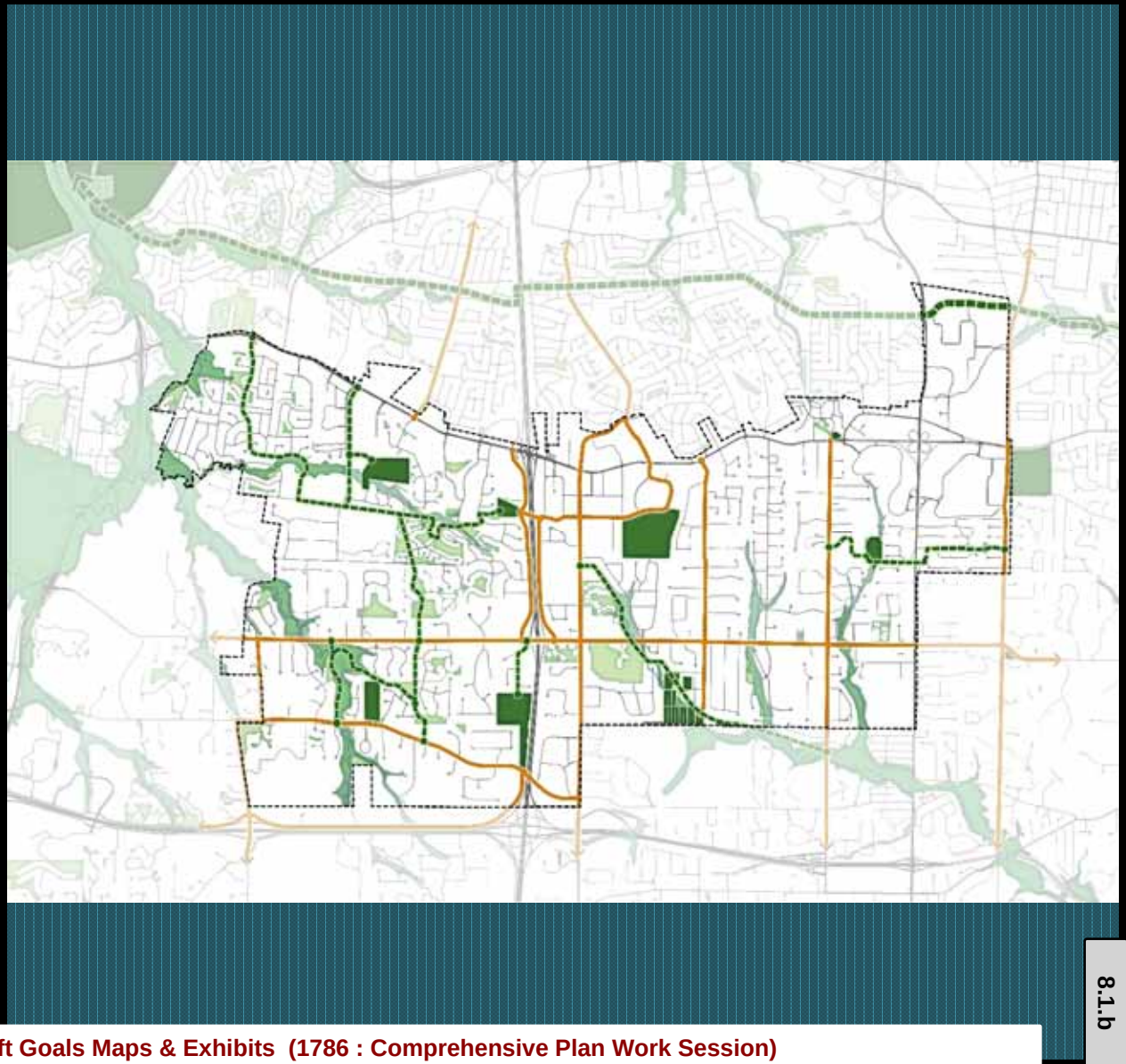


DRAFT PLAN

ENVIRONMENTAL PLAN

RECREATION & NATURAL AMENITIES PLAN

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

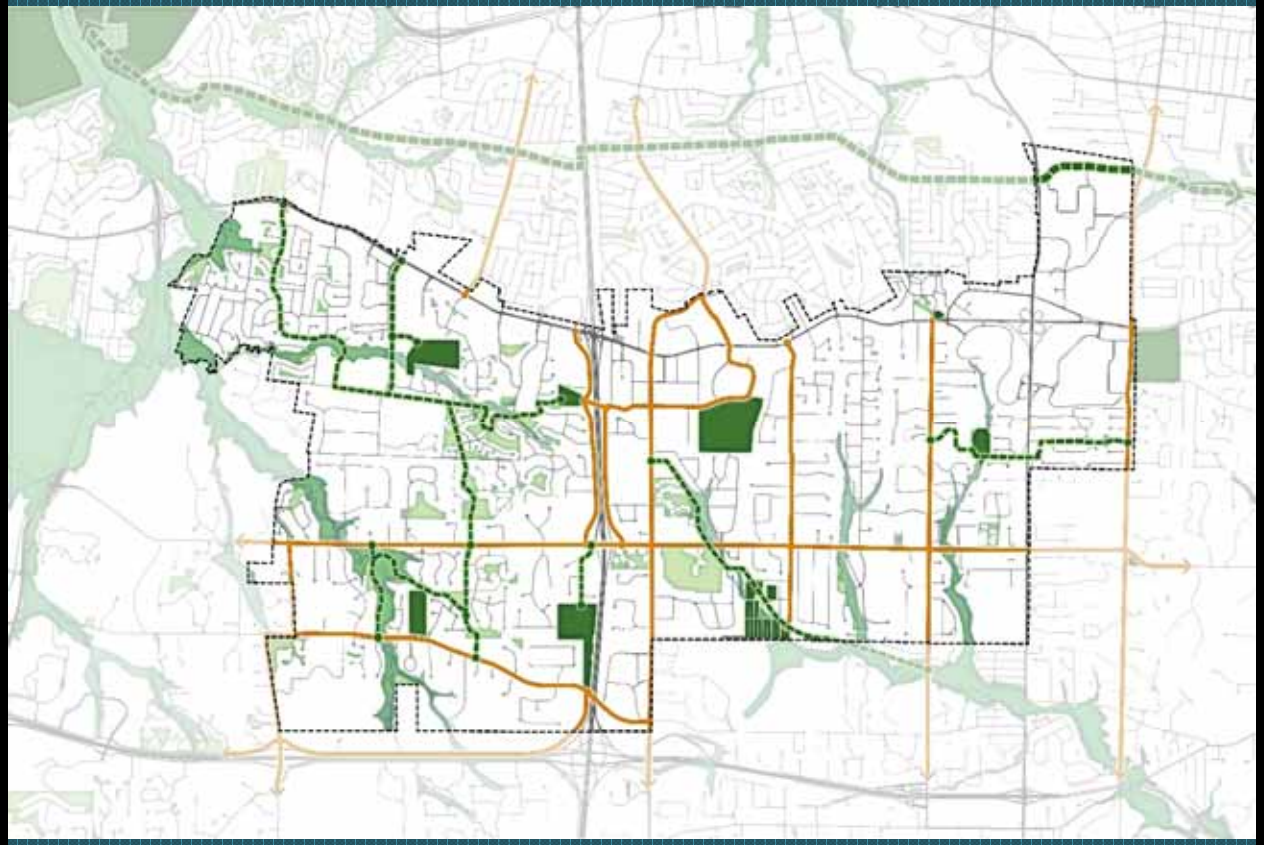


DRAFT PLAN

RECREATION & NATURAL AMENITIES PLAN

KEY RECOMMENDATIONS:

- Utilize the environmental overlay as a **natural amenities framework**
- Utilize riparian corridors and existing common ground for **greenway trails**
- Develop **dedicated multi-use pathways** along key streets
- **Connect to parks and recreation amenities**
- Designate a portion of the municipal golf course and the Creve Coeur Racquet Club as **future park space**, should current use or ownership change



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

Attachment: Draft Goals Maps & Exhibits (1786 : Comprehensive Plan Work Session)

DRAFT COMPREHENSIVE PLAN

Economic Development Plan

Attachment: Draft Goals Maps & Exhibits (1786 : Comprehensive Plan Work Session)

DRAFT COMPREHENSIVE PLAN GOALS

Revised, added to & prioritized as of 12-07-15

GOAL 3:

Economic Growth & Community Services

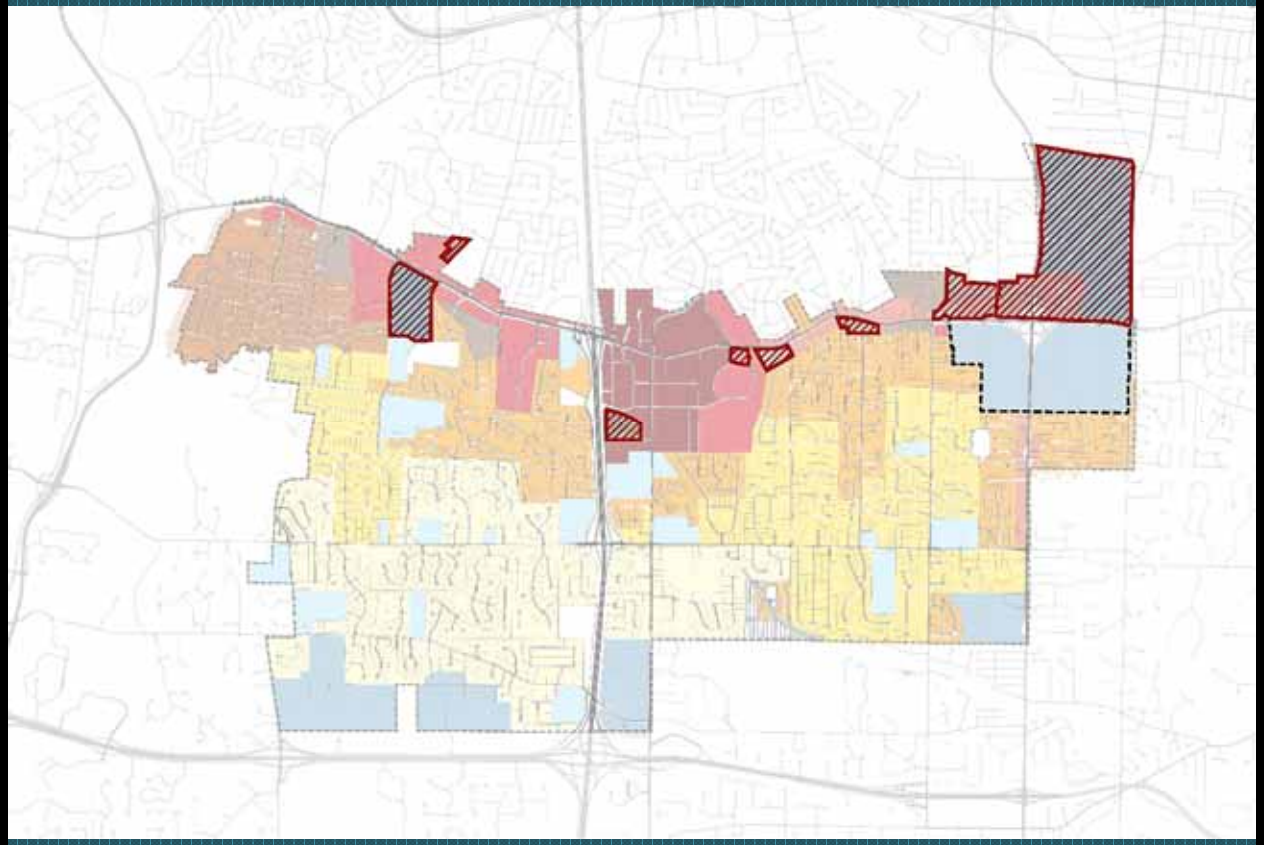
Creve Coeur will capitalize on new job growth and commercial development opportunities to **strengthen its position as a major regional business center and provide the necessary neighborhood services for the community.**

1. **Ensure future economic growth is responsive to changing consumer preferences and 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 development of the regional plant science district**
6. **Embrace strategic public/private partnerships for redevelopment**

Attachment: Draft Goals Maps & Exhibits (1786 : Comprehensive Plan Work Session)

DRAFT PLAN

LAND USE & CHARACTER
ECONOMIC
DEVELOPMENT PLAN



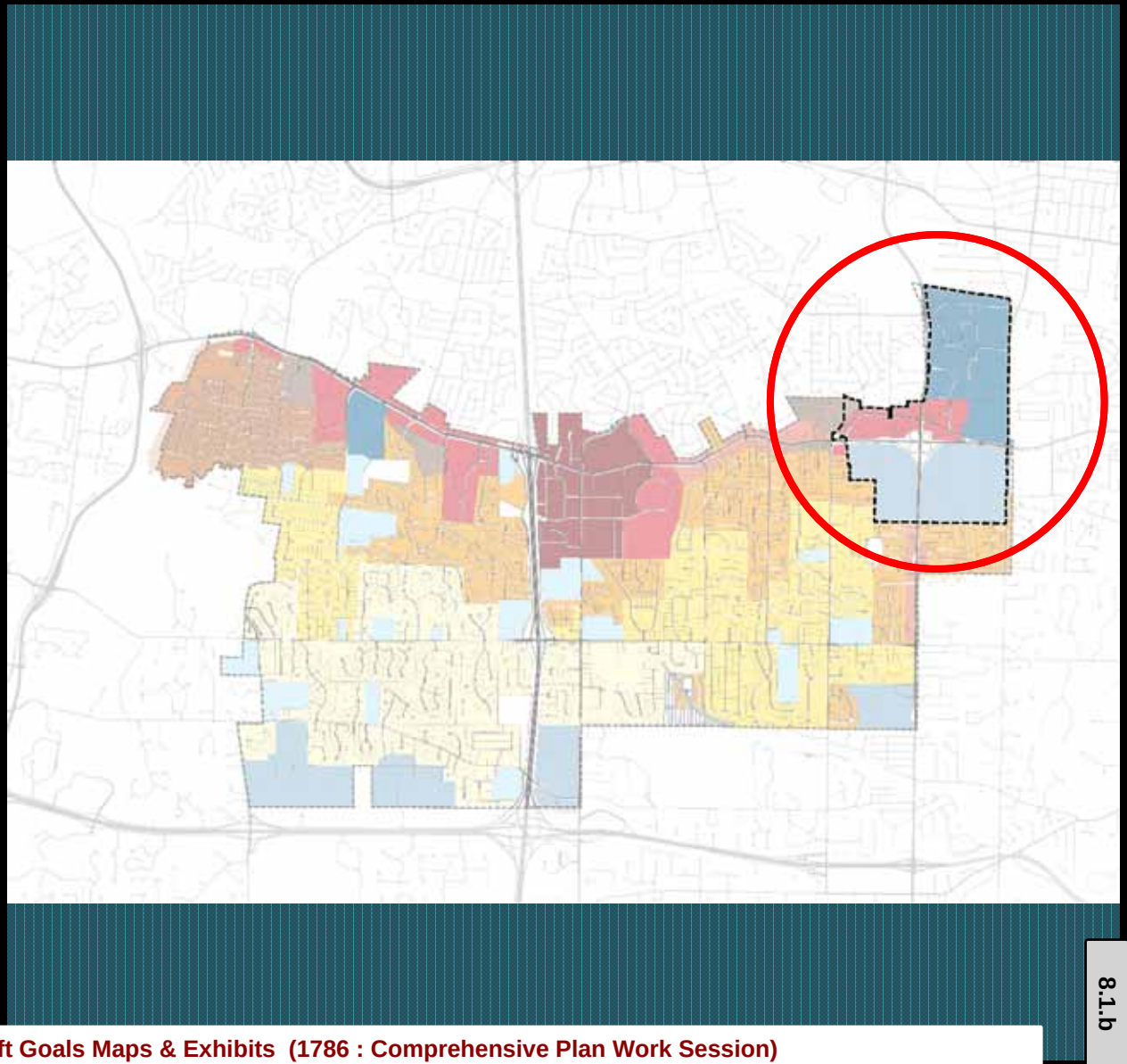
Objective: **Support economic development that contributes positively to the character of Creve Coeur and positions the City for**

DRAFT PLAN

LAND USE & CHARACTER

ECONOMIC DEVELOPMENT PLAN

- Plant Sciences District Planning Area

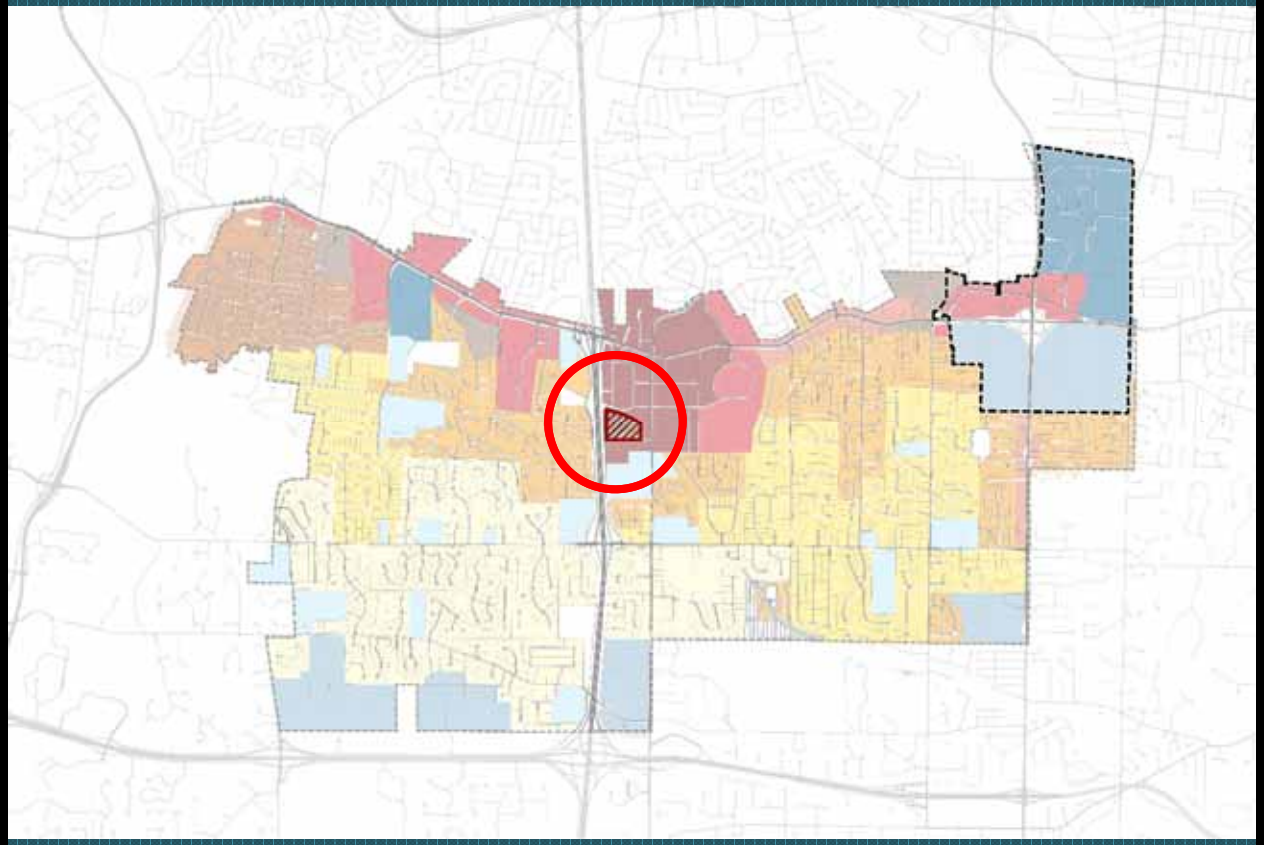


DRAFT PLAN

LAND USE & CHARACTER

ECONOMIC DEVELOPMENT PLAN

- Plant Sciences District Planning Area
- Balmoral Place Redevelopment



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LAND USE & CHARACTER

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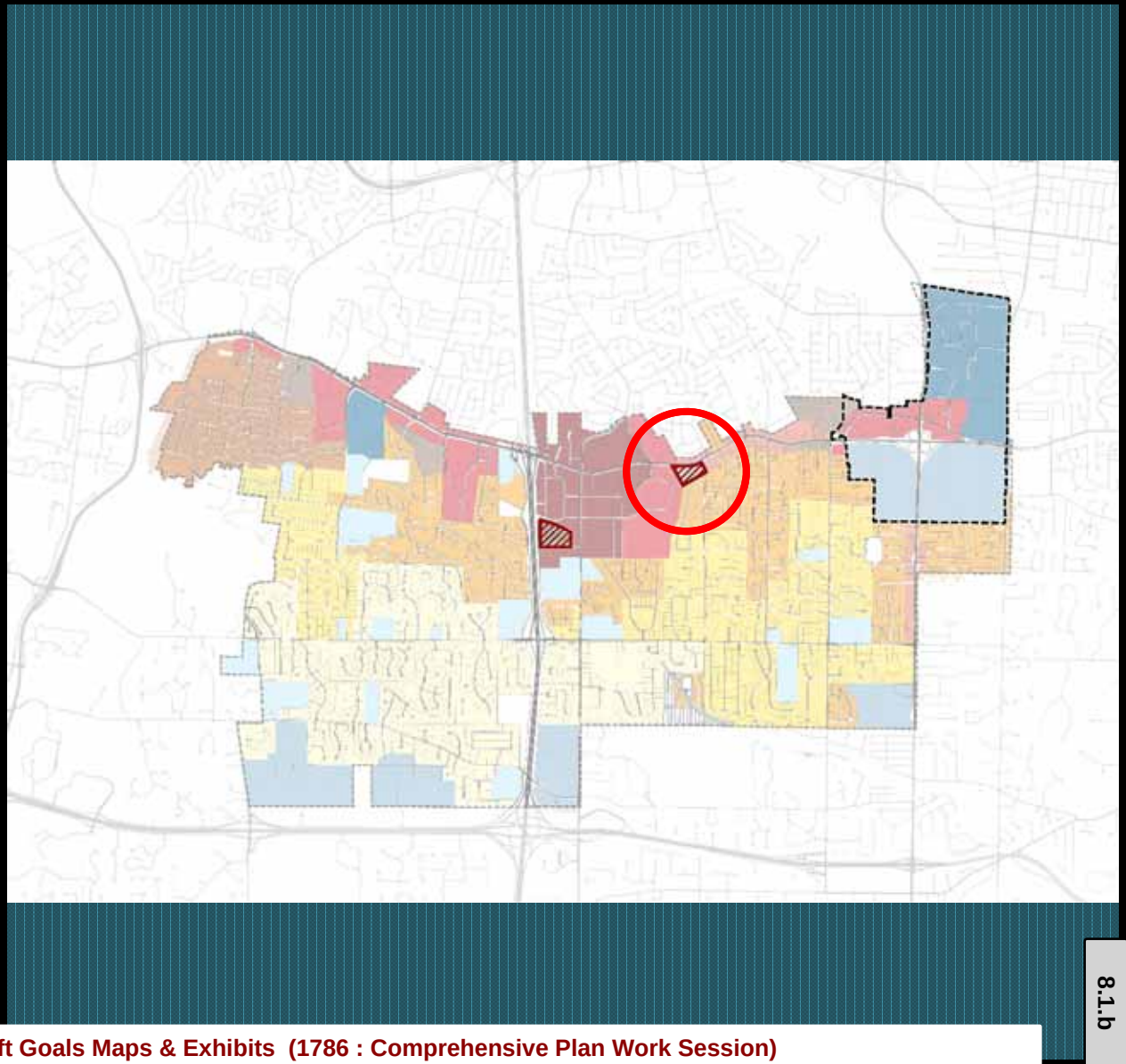
- HBE Site Redevelopment



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LAND USE & CHARACTER

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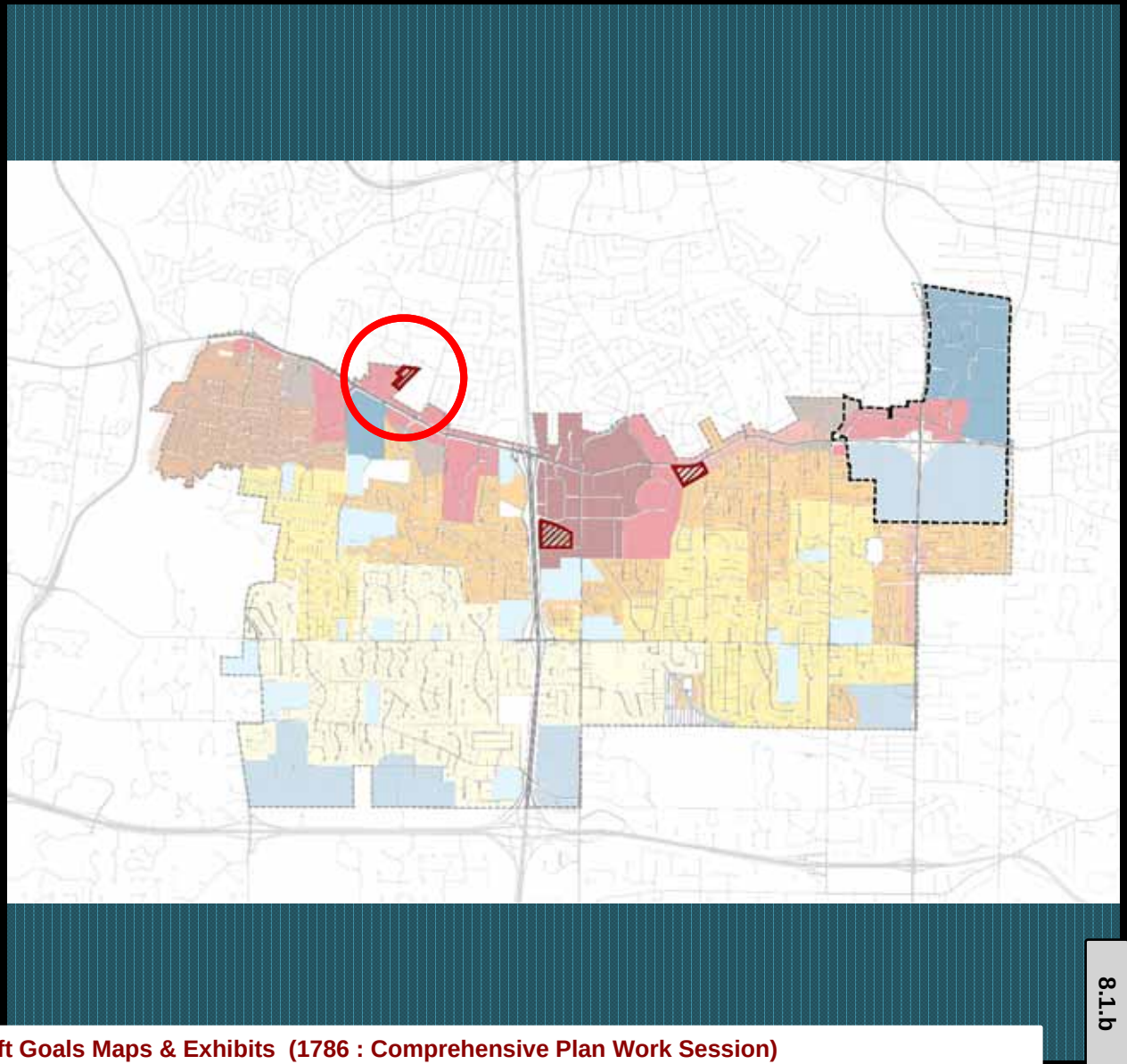
- Plant Sciences District Planning Area
- Balmoral Place Redevelopment
- HBE Site Redevelopment
- Multi-Family Redevelopment



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LAND USE & CHARACTER

ECONOMIC DEVELOPMENT PLAN

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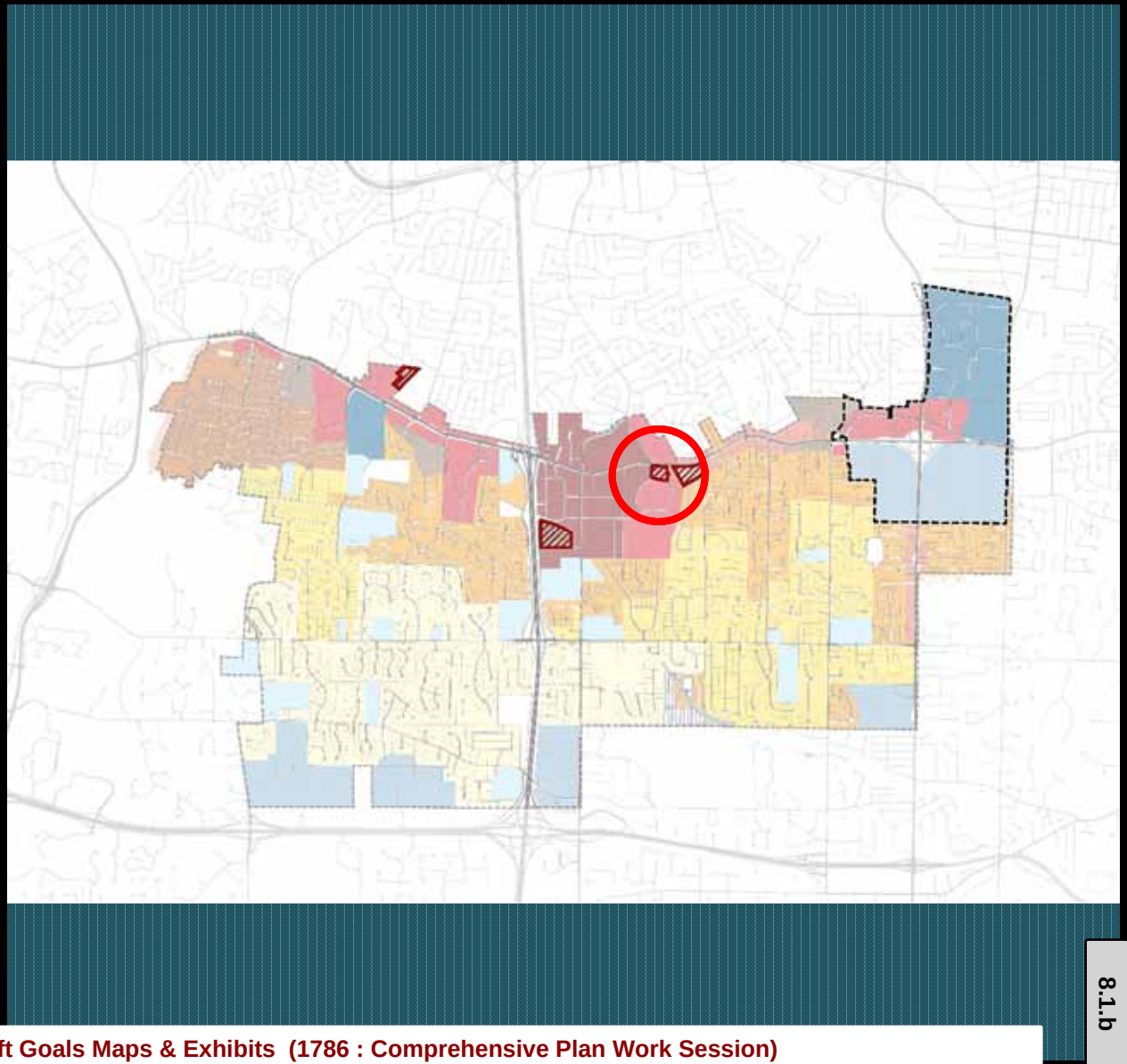
- Balmoral Place Redevelopment
- HBE Site Redevelopment
- Multi-Family Redevelopment
- Mixed-Use / Multi-Family Redevelopment



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LAND USE & CHARACTER

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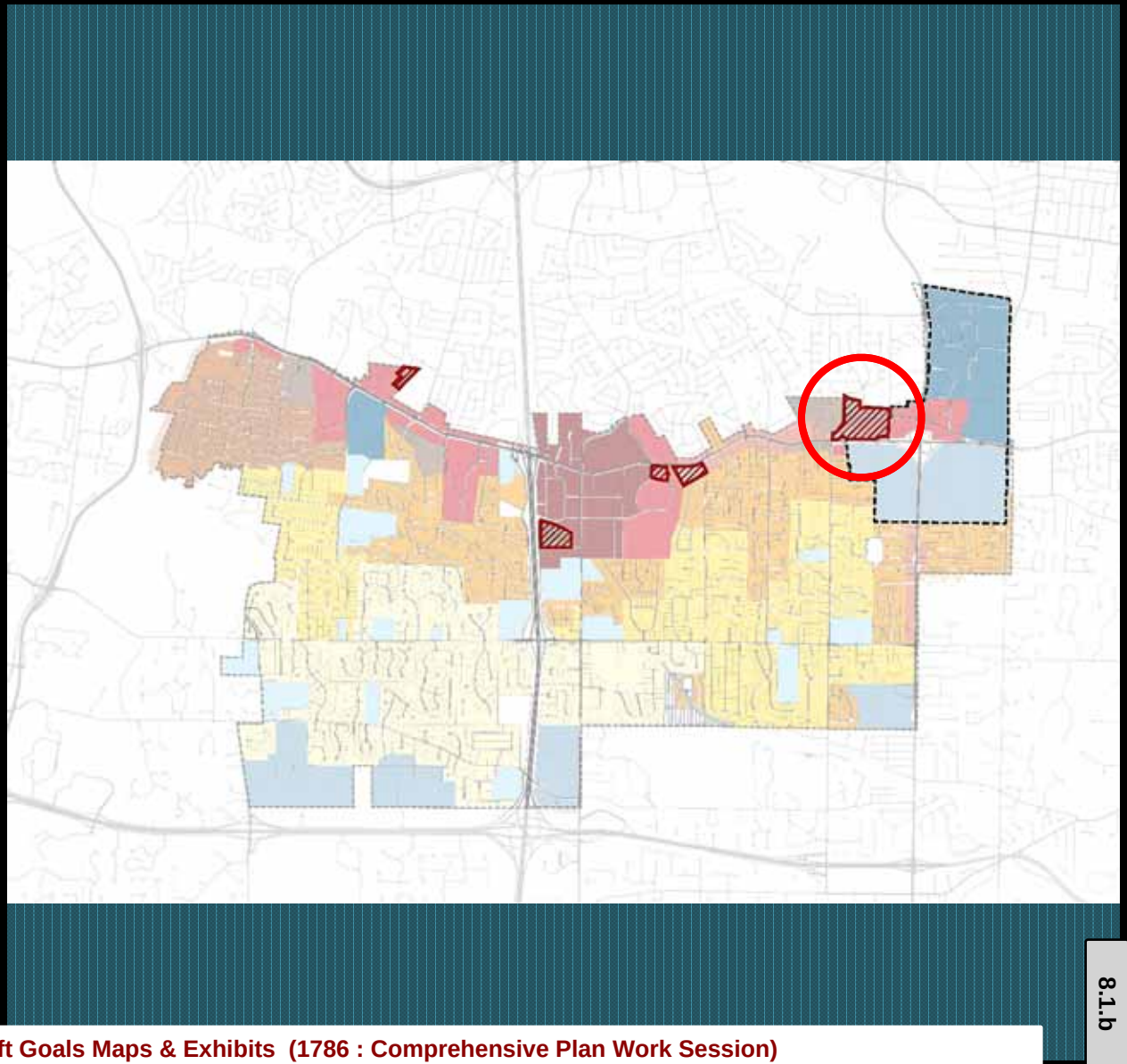
- HBE Site Redevelopment
- Multi-Family Redevelopment
- Mixed-Use / Multi-Family Redevelopment
- Creve Coeur Pavilion Reinvestment



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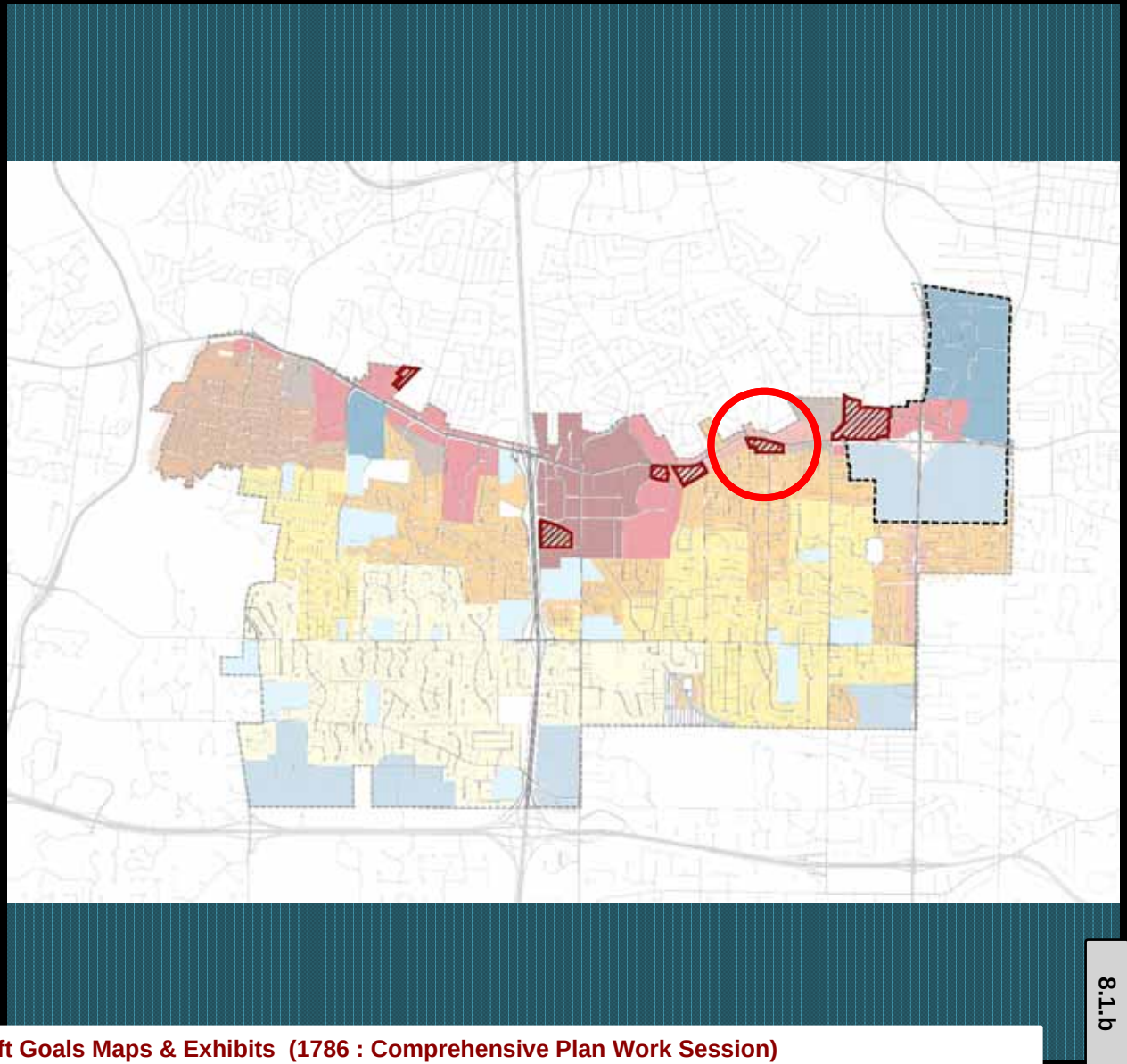
- East Olive @ Graeser



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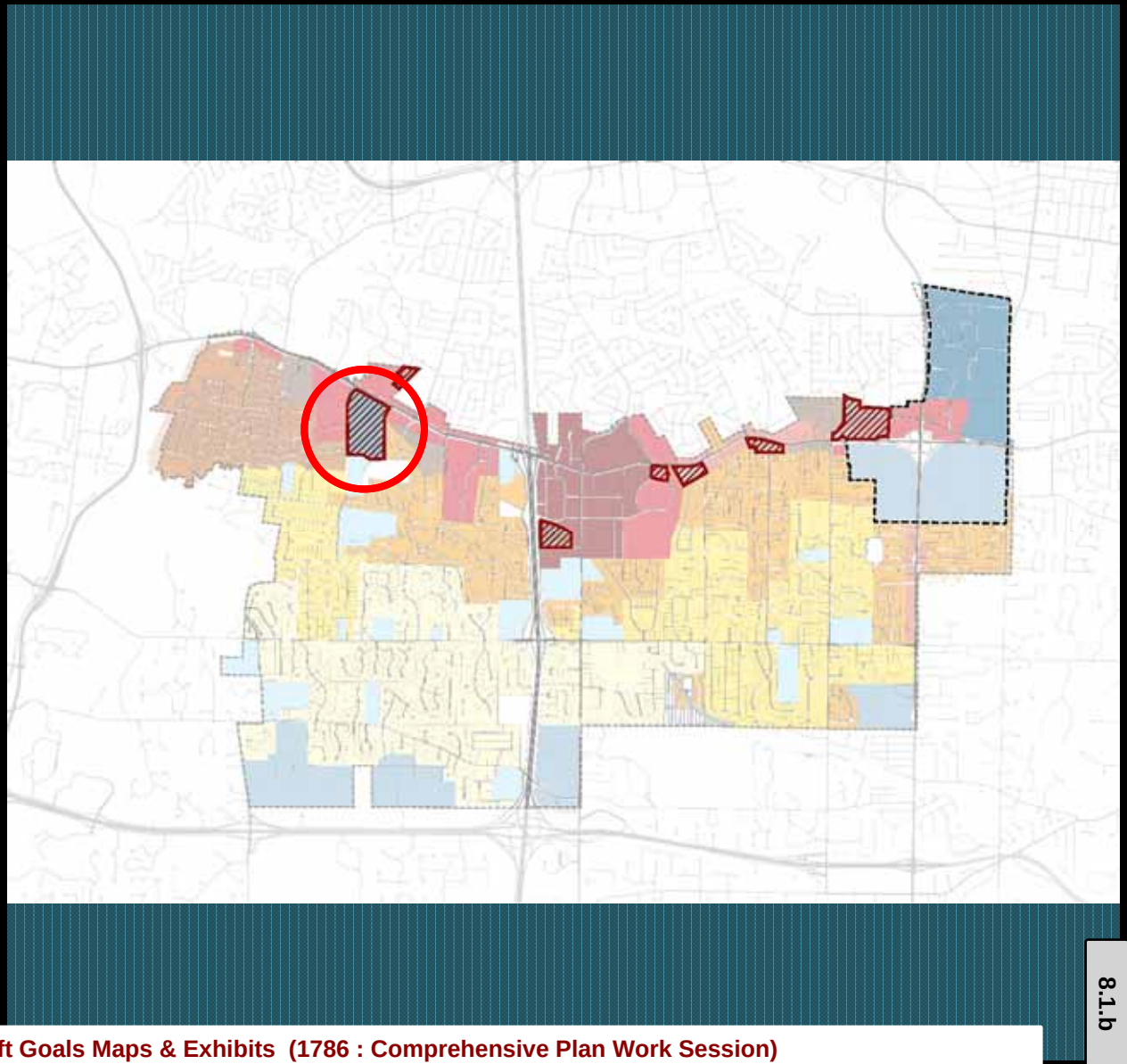

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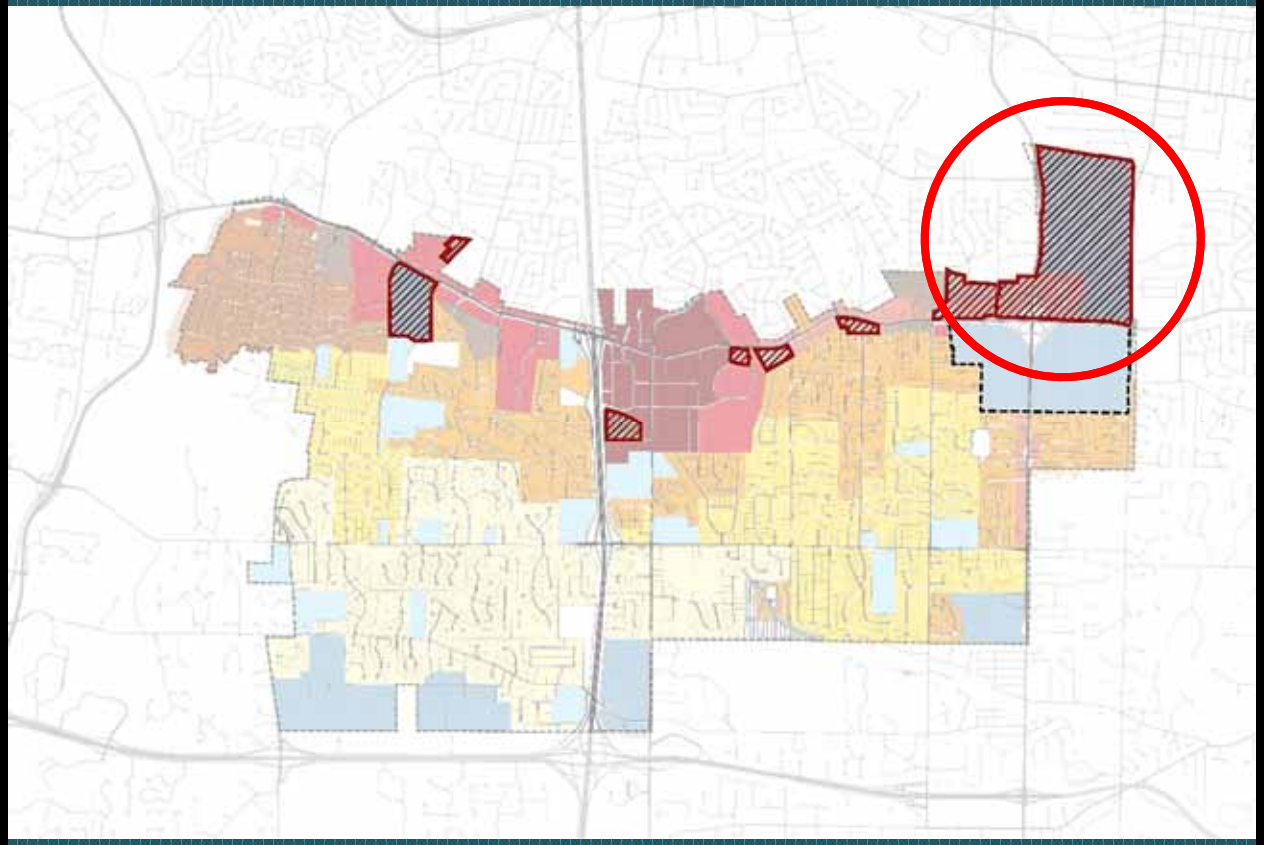

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PLACE TYPES

EXISTING ZONING DISTRICTS

PROPOSED PLACE TYPES

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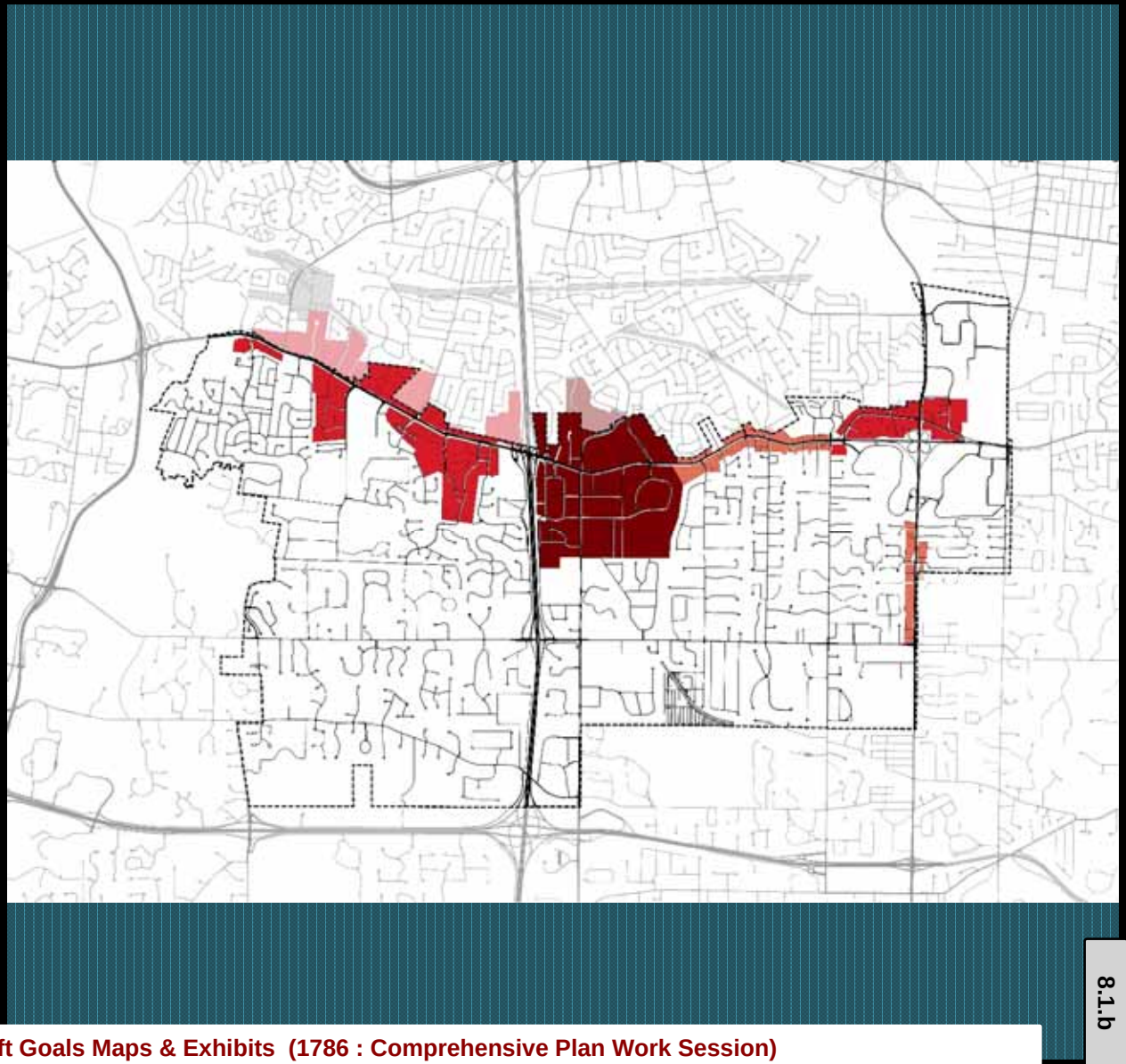
- II – Mixed-Use District (MU)
- III – Neighborhood Commercial District (NC)



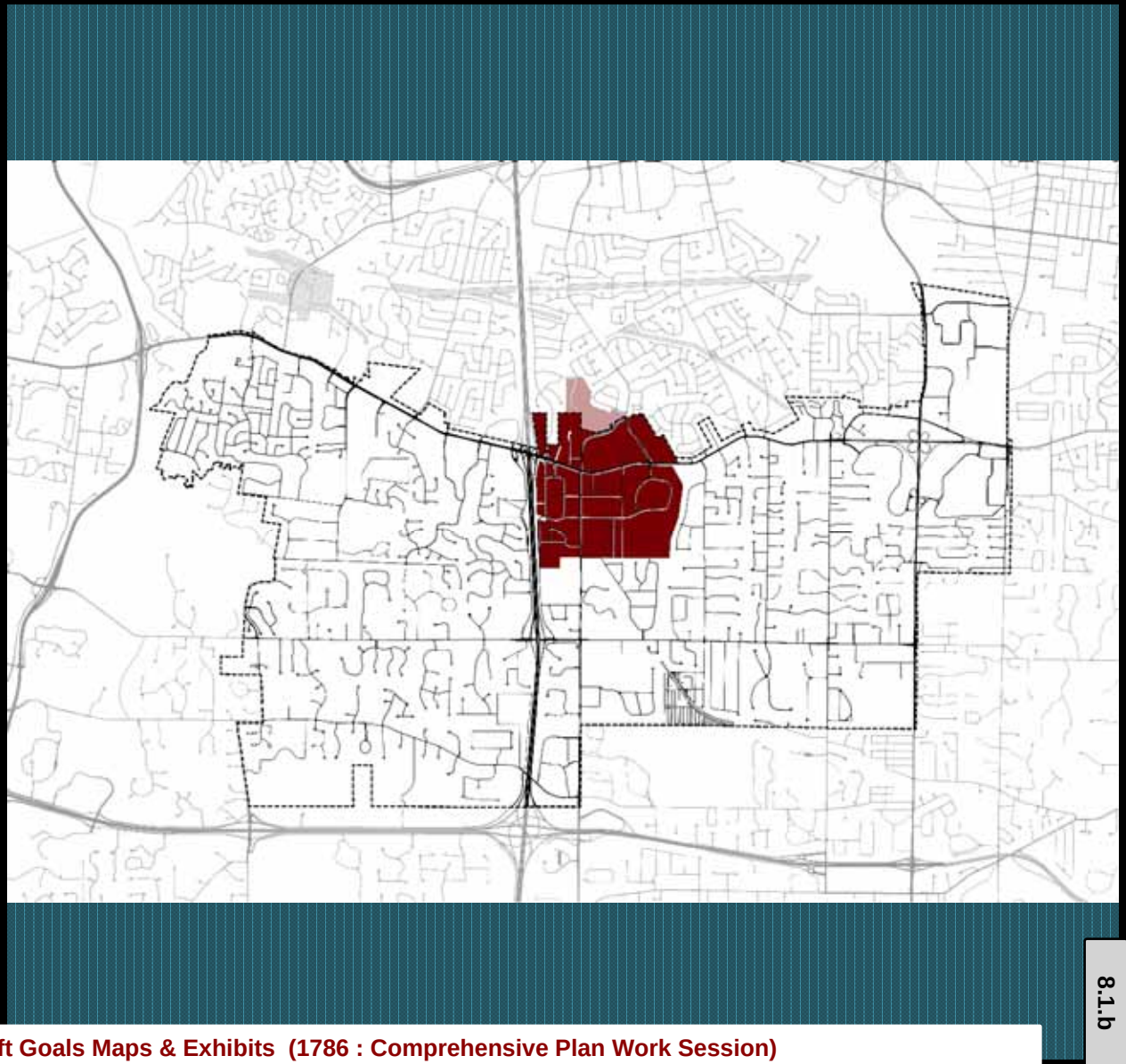
PLACE TYPES

EXISTING ZONING DISTRICTS

PROPOSED PLACE TYPES

Type I – 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 I – Community Center District (CC)

Existing Character Images

Attachment: Draft Goals Maps & Exhibits (1786 : Comprehensive Plan Work Session)

PLACE TYPES

EXISTING ZONING DISTRICTS

PROPOSED PLACE TYPES

Type I – Community Center District (CC)

Size Comparison

Downtown Clayton, overlaid on the Community Center District

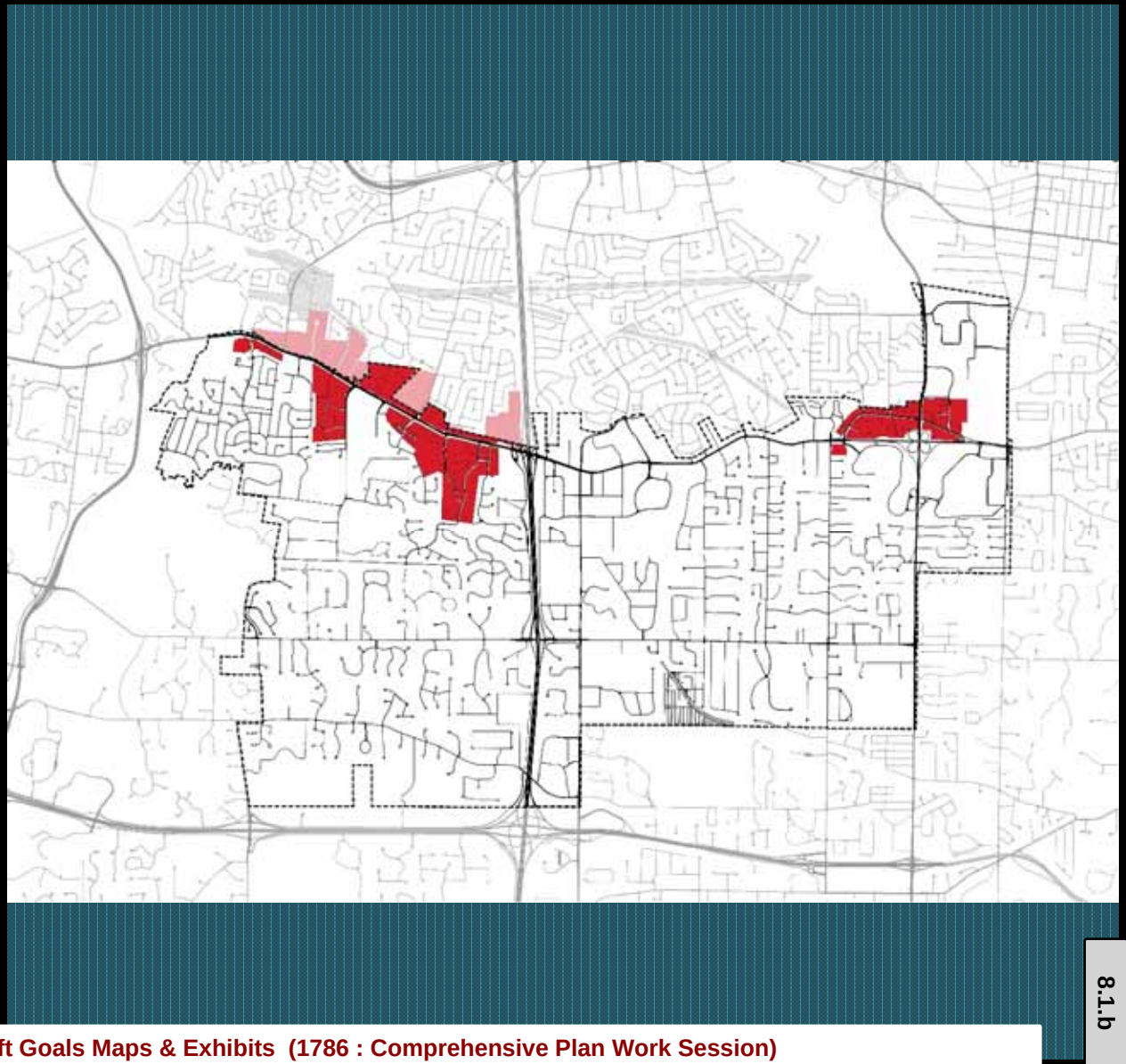
PLACE TYPES

EXISTING ZONING DISTRICTS

PROPOSED PLACE TYPES

Type II – 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 II – Mixed-Use District (MU)

Existing Character Images

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PLACE TYPES

EXISTING ZONING DISTRICTS

PROPOSED PLACE TYPES

Type II – Mixed-Use District (MU)

Size Comparison

West County Mall and Edward Jones, overlaid on the Mixed-Use District

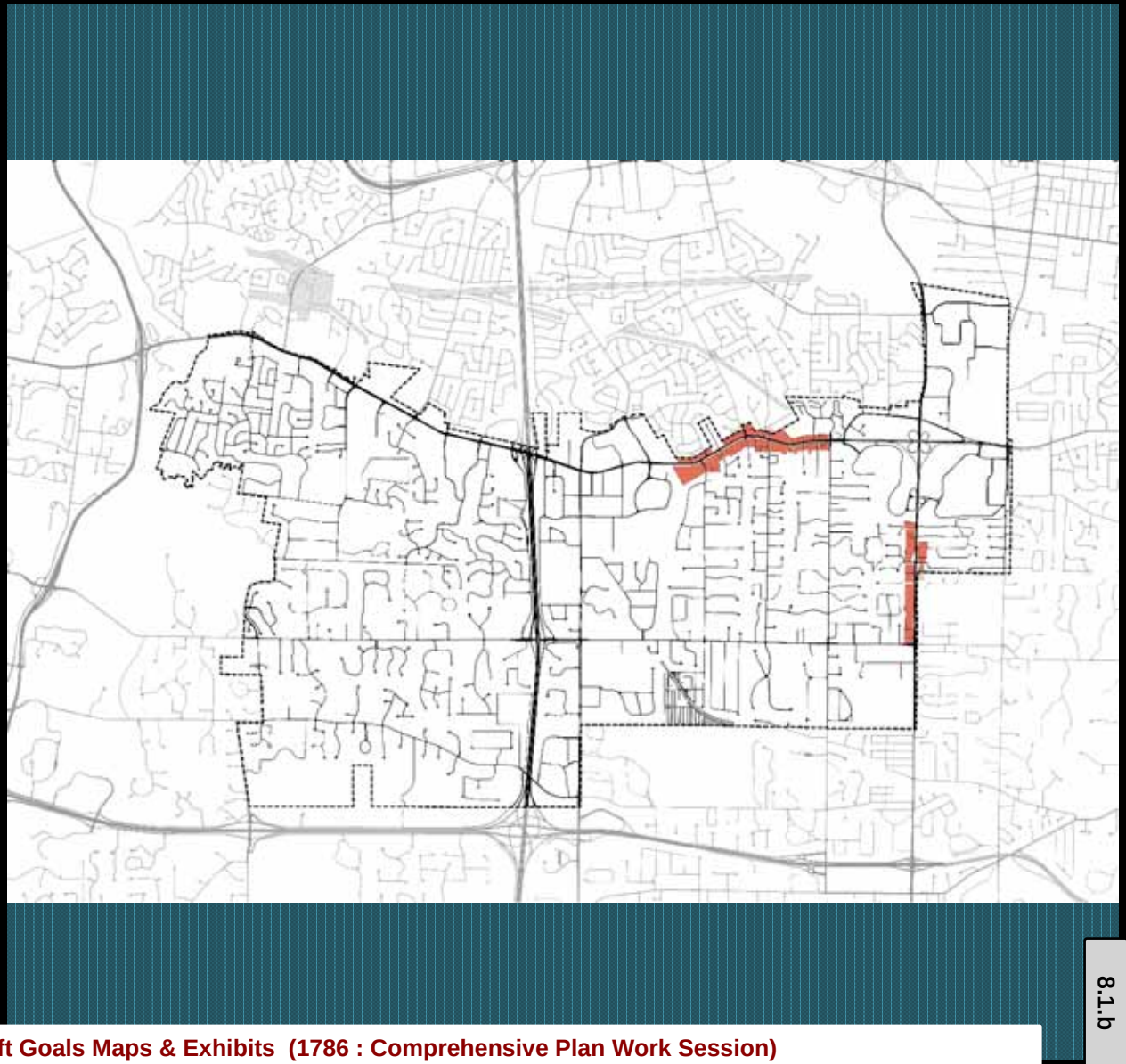
PLACE TYPES

EXISTING ZONING DISTRICTS

PROPOSED PLACE TYPES

Type III – 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 III – Neighborhood Commercial District (NC)

Existing Character Images

Attachment: Draft Goals Maps & Exhibits (1786 : Comprehensive Plan Work Session)

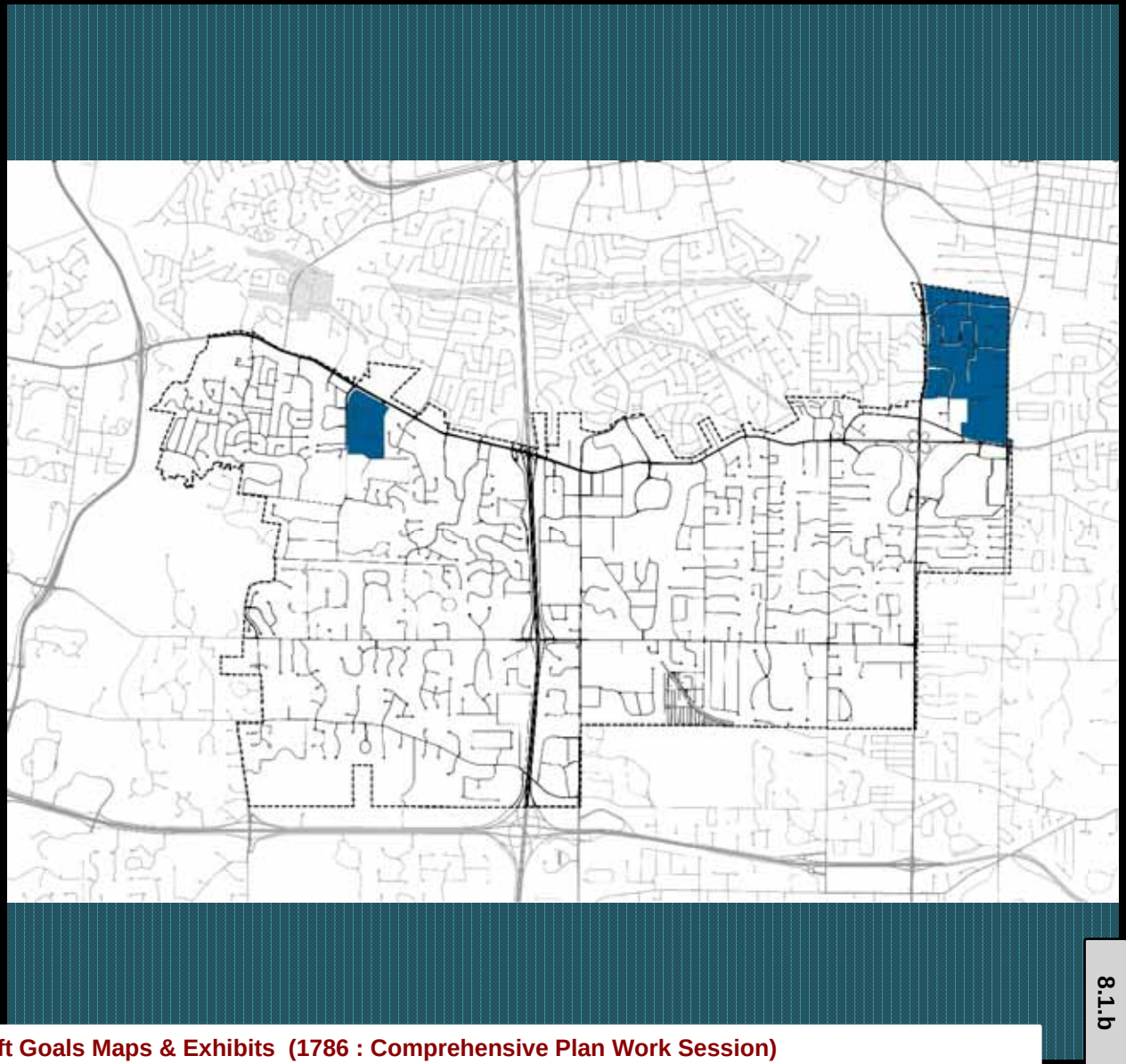
PLACE TYPES

EXISTING ZONING DISTRICTS

PROPOSED PLACE TYPES

Type IV – 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.



Type IV – Campus-Urban (C-U)

Existing Character Images

Attachment: Draft Goals Maps & Exhibits (1786 : Comprehensive Plan Work Session)

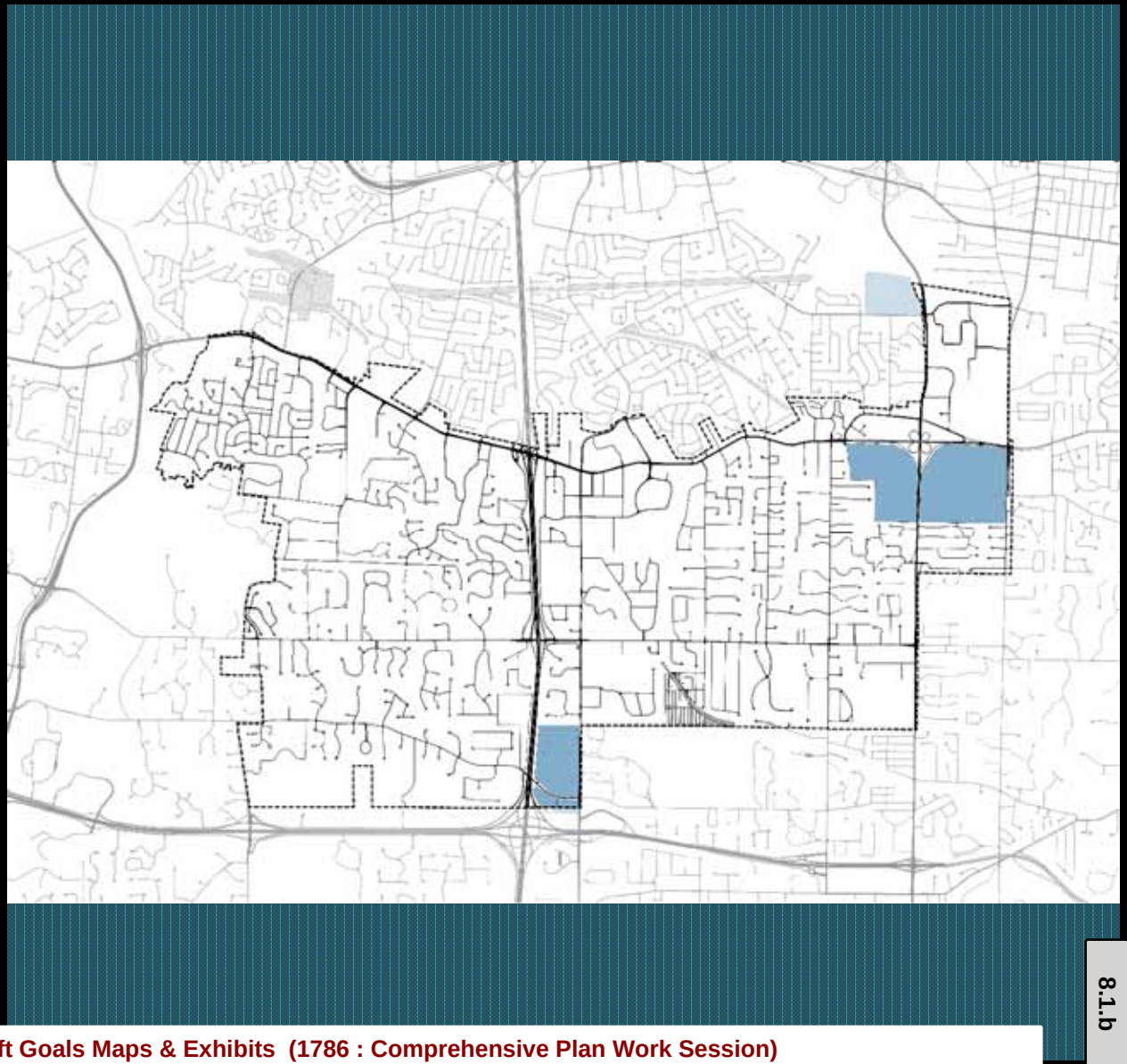
PLACE TYPES

EXISTING ZONING DISTRICTS

PROPOSED PLACE TYPES

Type V – 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.



Type V – Campus-Suburban (C-S)

Existing Character Images

Attachment: Draft Goals Maps & Exhibits (1786 : Comprehensive Plan Work Session)

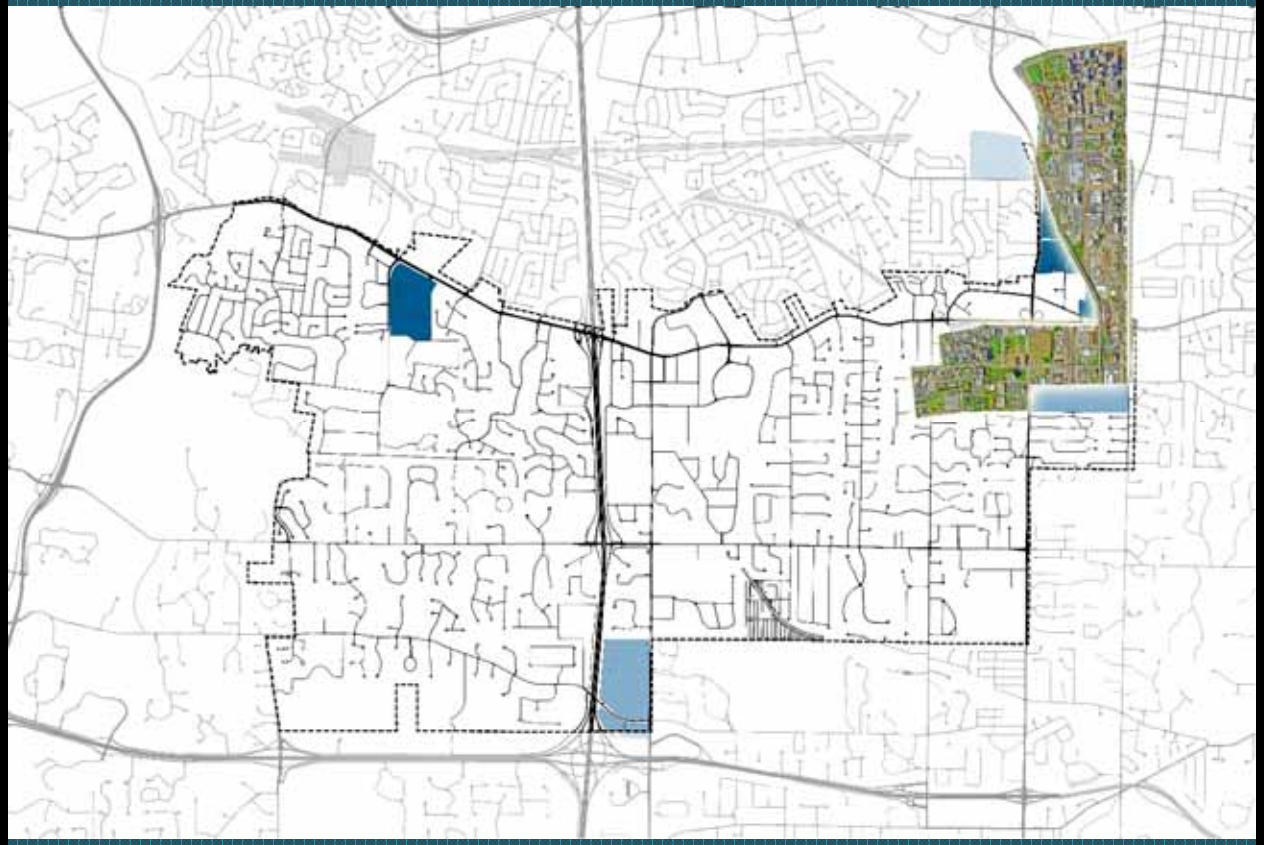
PLACE TYPES

EXISTING ZONING DISTRICTS

PROPOSED PLACE TYPES

Campus Types Combined

Size Comparison



BJC, Cortex, and SLU Medical Center, overlaid on the Plant Sciences Master Plan area

DRAFT COMPREHENSIVE PLAN

Town Center

Attachment: Draft Goals Maps & Exhibits (1786 : Comprehensive Plan Work Session)

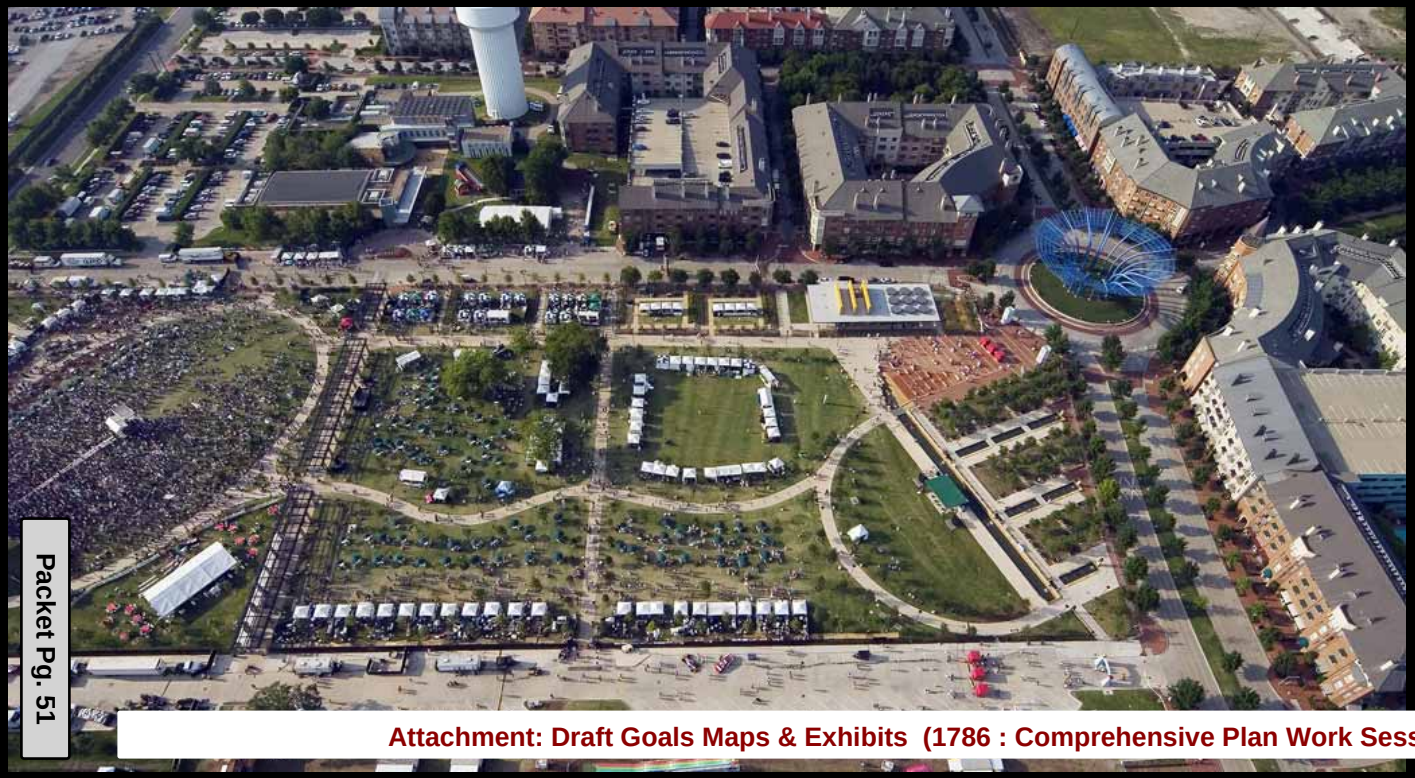
TOWN CENTER

Community Visioning

- **What is the Creve Coeur Town Center?**
  - **What does it look like?**
  - **What features does it have?**
    - ✓ *A central park?*
    - ✓ *A civic town square?*
    - ✓ *A commercial main street?*
- **How big is it?**
- **Where is it located?**

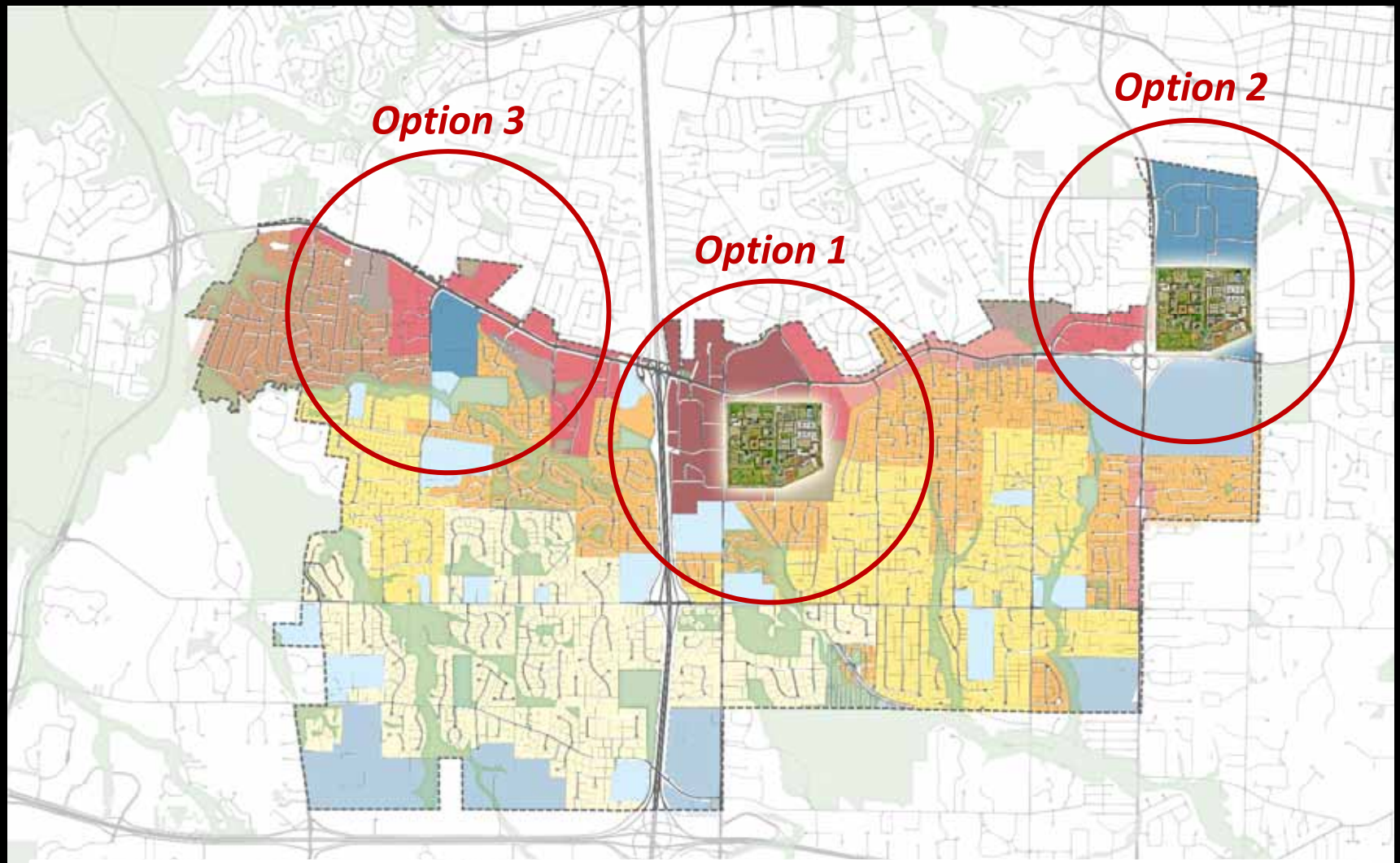
Addison Circle, TX

- 123 Acres
- 60,000 Square Foot Retail Space
- 1,280 Rental Units
- 1,302,000 Square Foot of residential space
- 28 acres of Public Use ie: Civic, transit, and parks



Addison Circle, TX

Addison Circle, TX

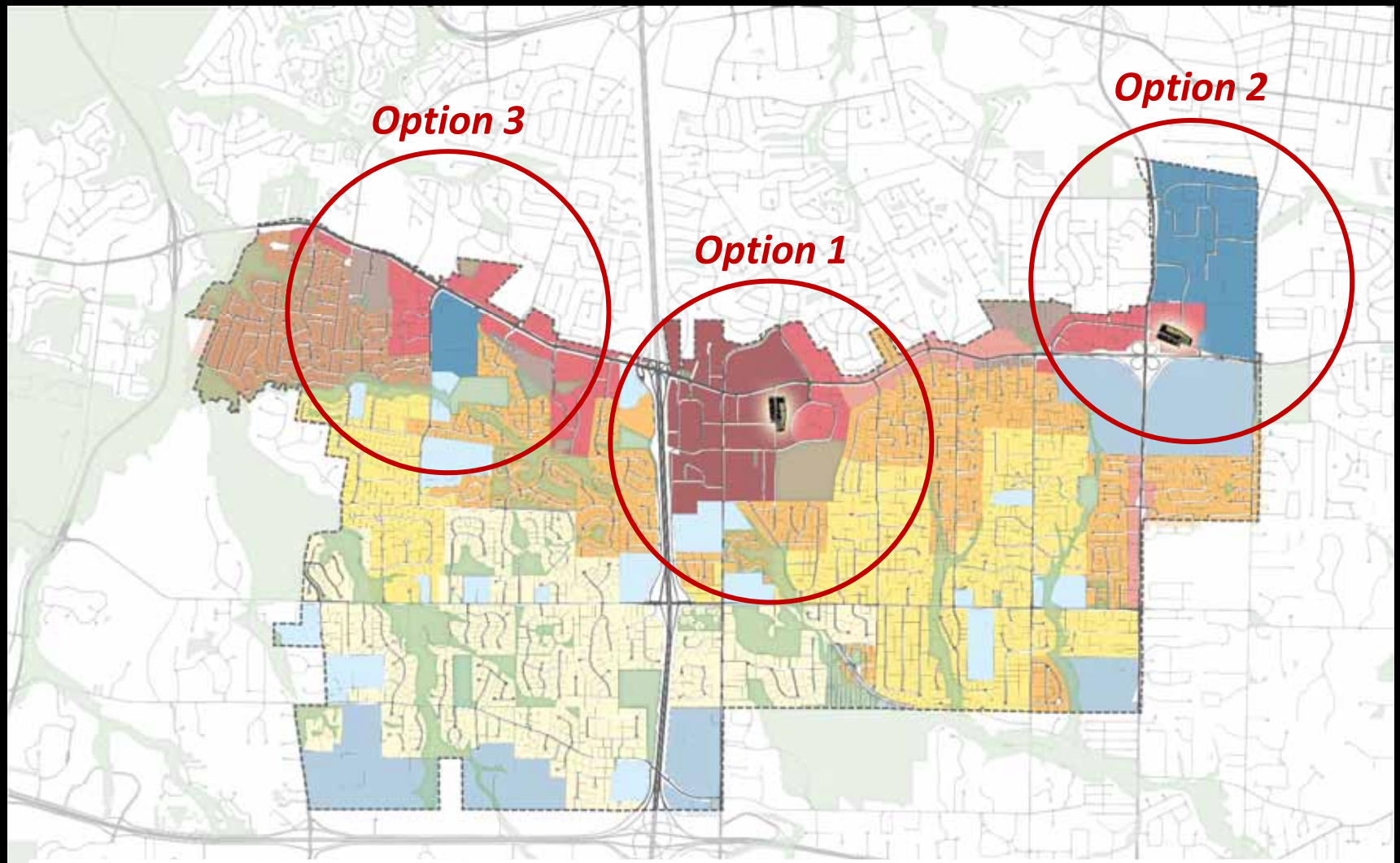


The Boulevard in Brentwood

- 5.4 Acres
- 123,243 Square Feet of Retail Space

The Boulevard in Brentwood

The Boulevard in Brentwood

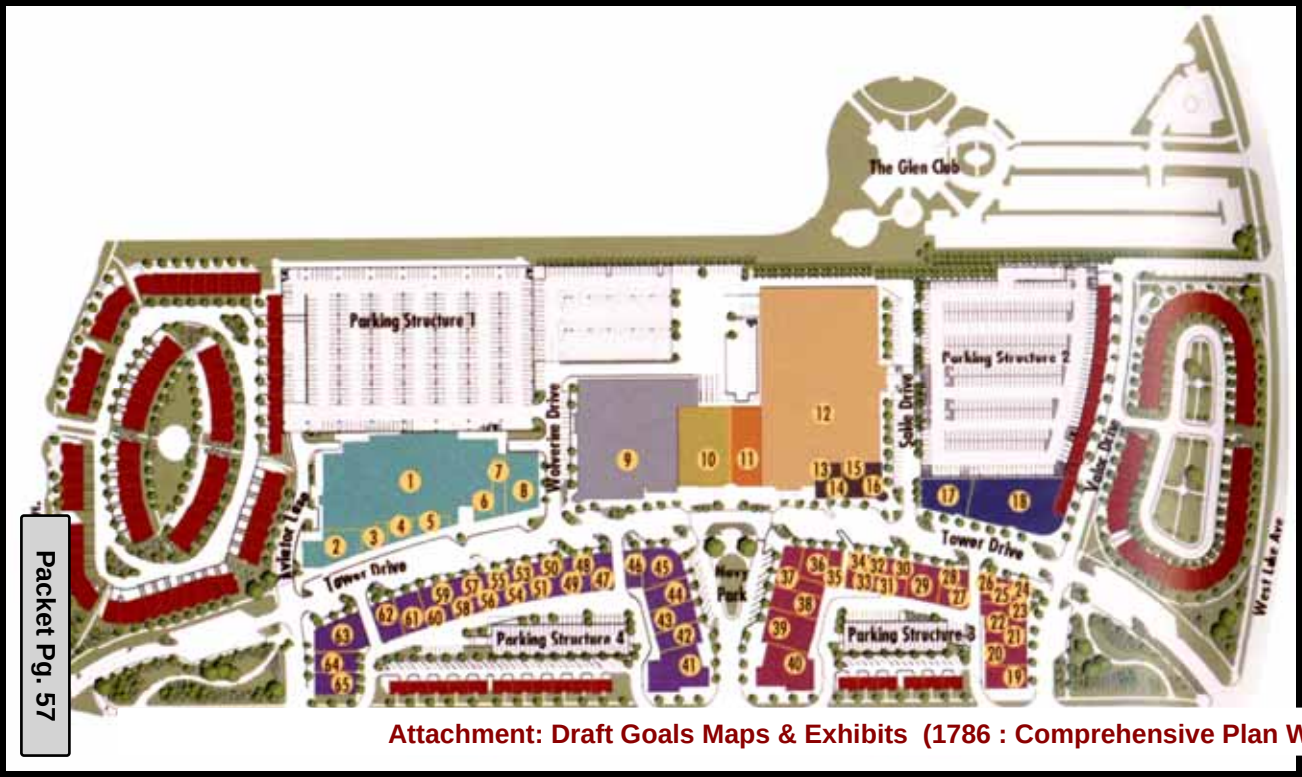


Attachment: Draft Goals Maps & Exhibits (1786 : Comprehensive Plan Work Session)

The Glen in Glenview, IL

Statistics
Site Area: 45 acres/18.2 hectares
Land Use:
- Retail: 473,206 sq. ft.
- Residential: 335 units
- Parking: 2,406 spaces

Background
A 45-acre, mixed-use development located on a former Naval Air Station in suburban Chicago.



Attachment: Draft Goals Maps & Exhibits (1786 : Comprehensive Plan Work Session)

The Glen in Glenview, IL

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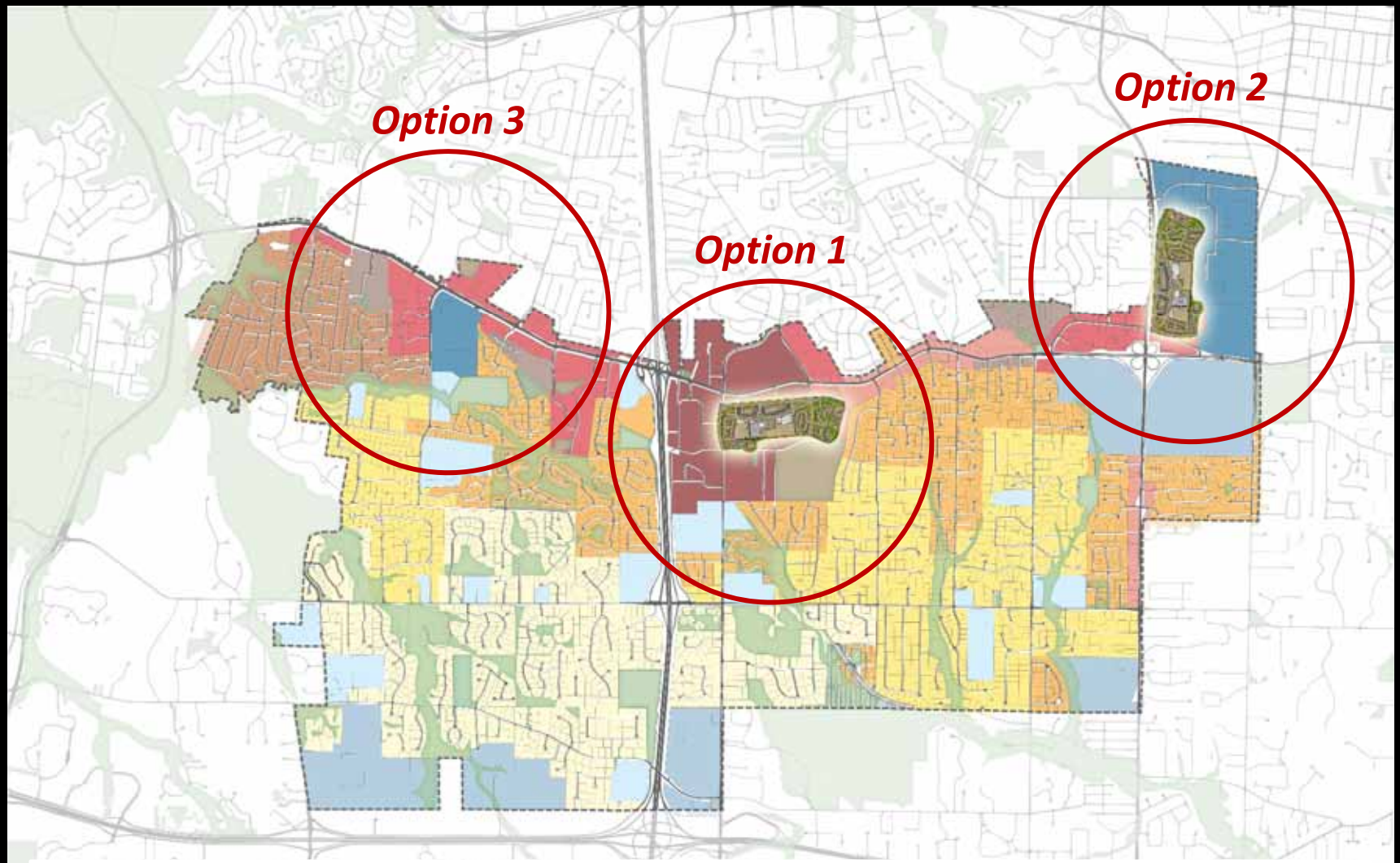
The Glen in Glenview, IL

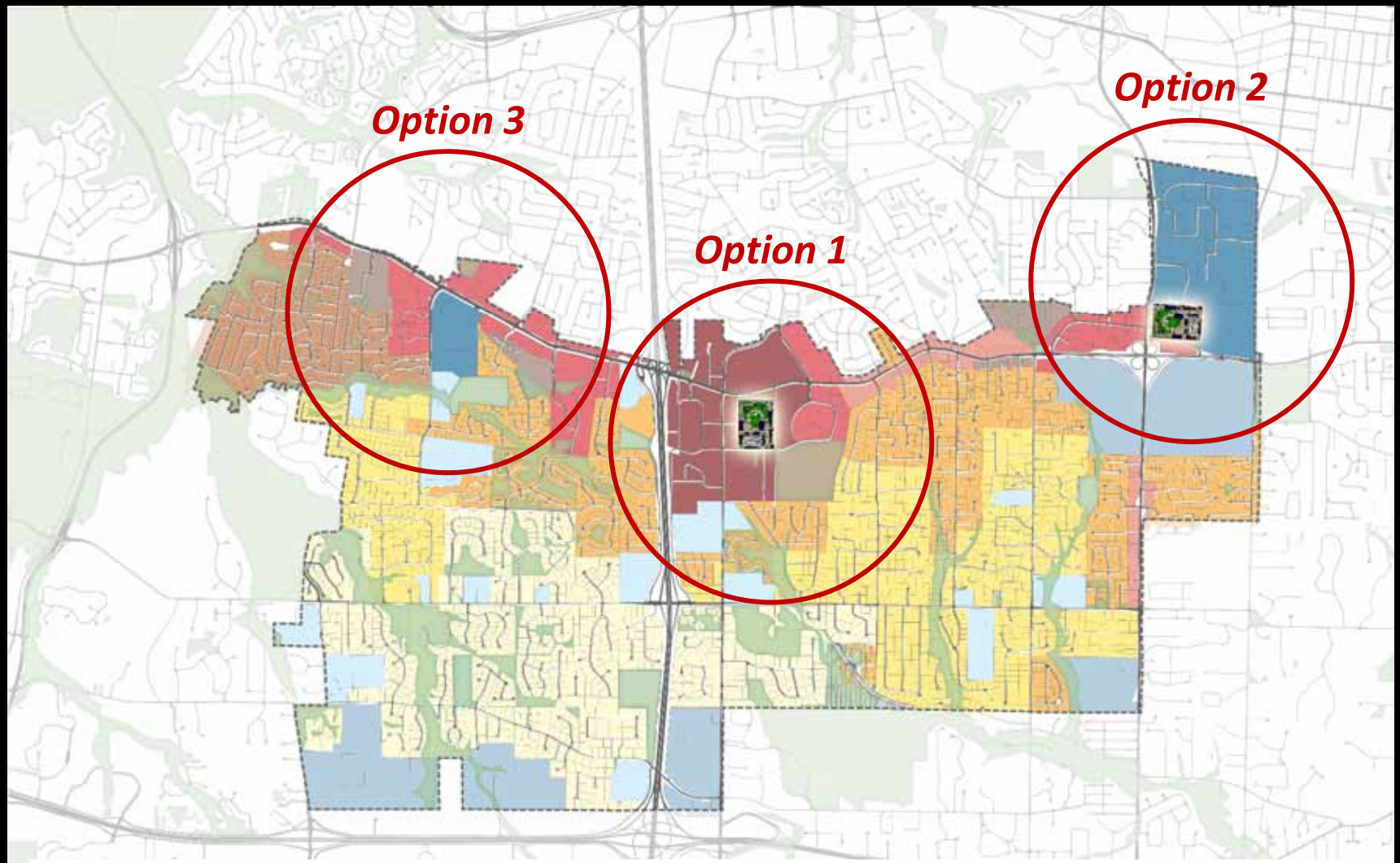


Midtown Crossing in Omaha, NE

- 20 Acres
- 850 residential units (apartments and condos)
- 225,000 sq. ft. of dining, entertainment, and shopping
- 38 retailers and restaurants
- Parking for over 3,000 vehicles

Midtown Crossing in Omaha, NE

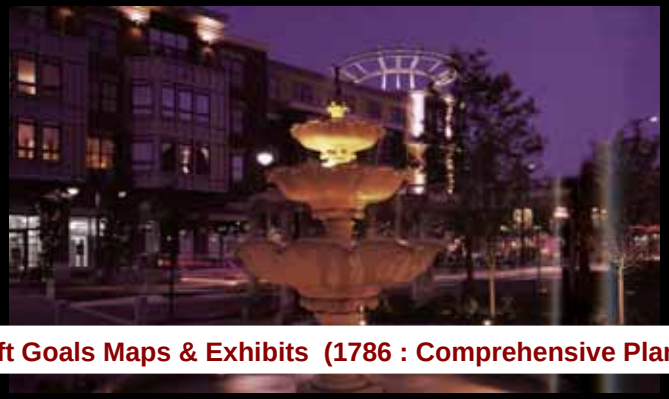
Midtown Crossing in Omaha, NE



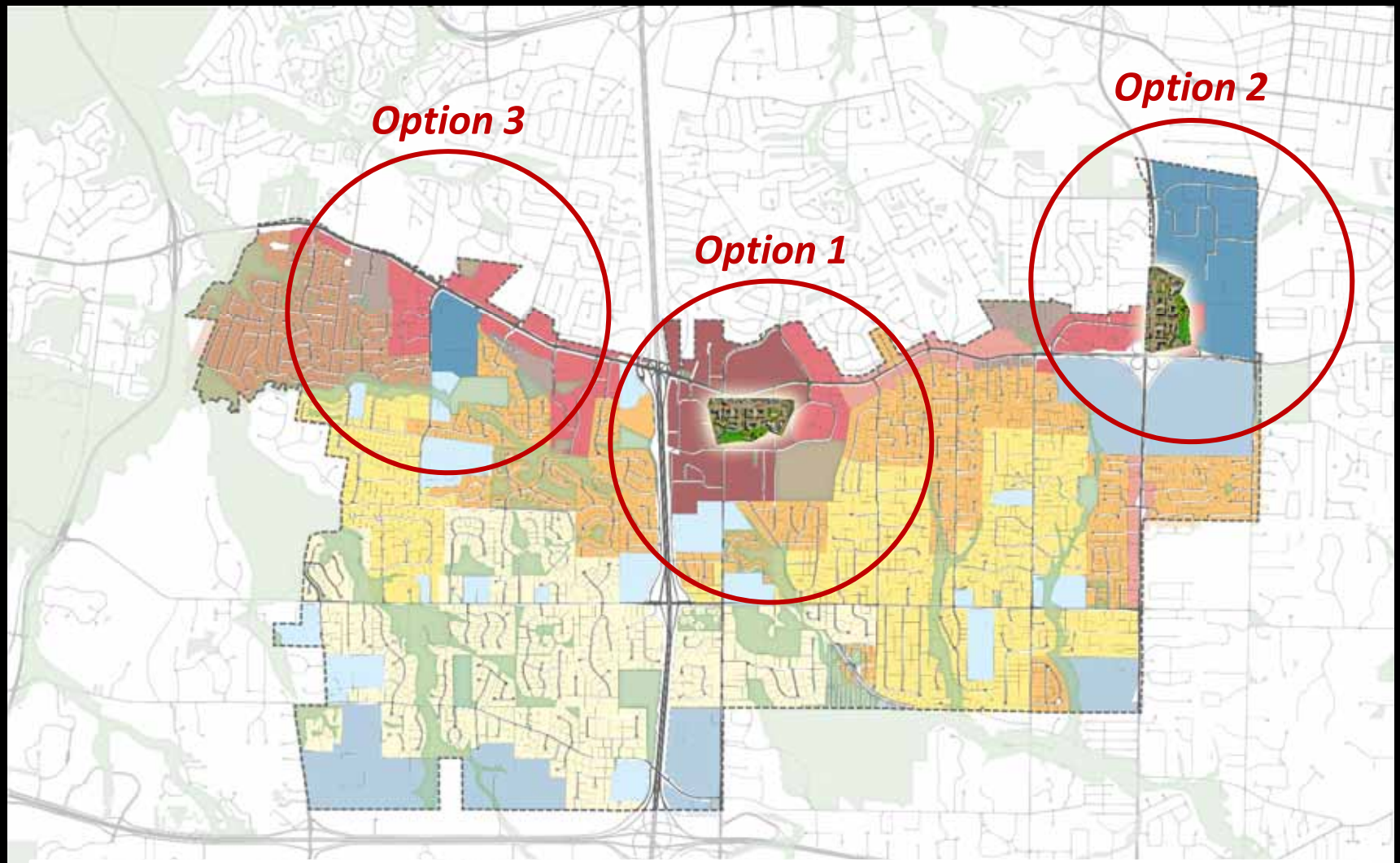
Saint Louis Park, MN

- 17.5 Acres
- 655 residential units (340 apts, 315 condos)
- 89,000 sq. ft. of retail, dining and grocery
- 1,600 public and private parking spaces
- Info 5

Saint Louis Park, MN



Saint Louis Park, MN



Southlake, TX

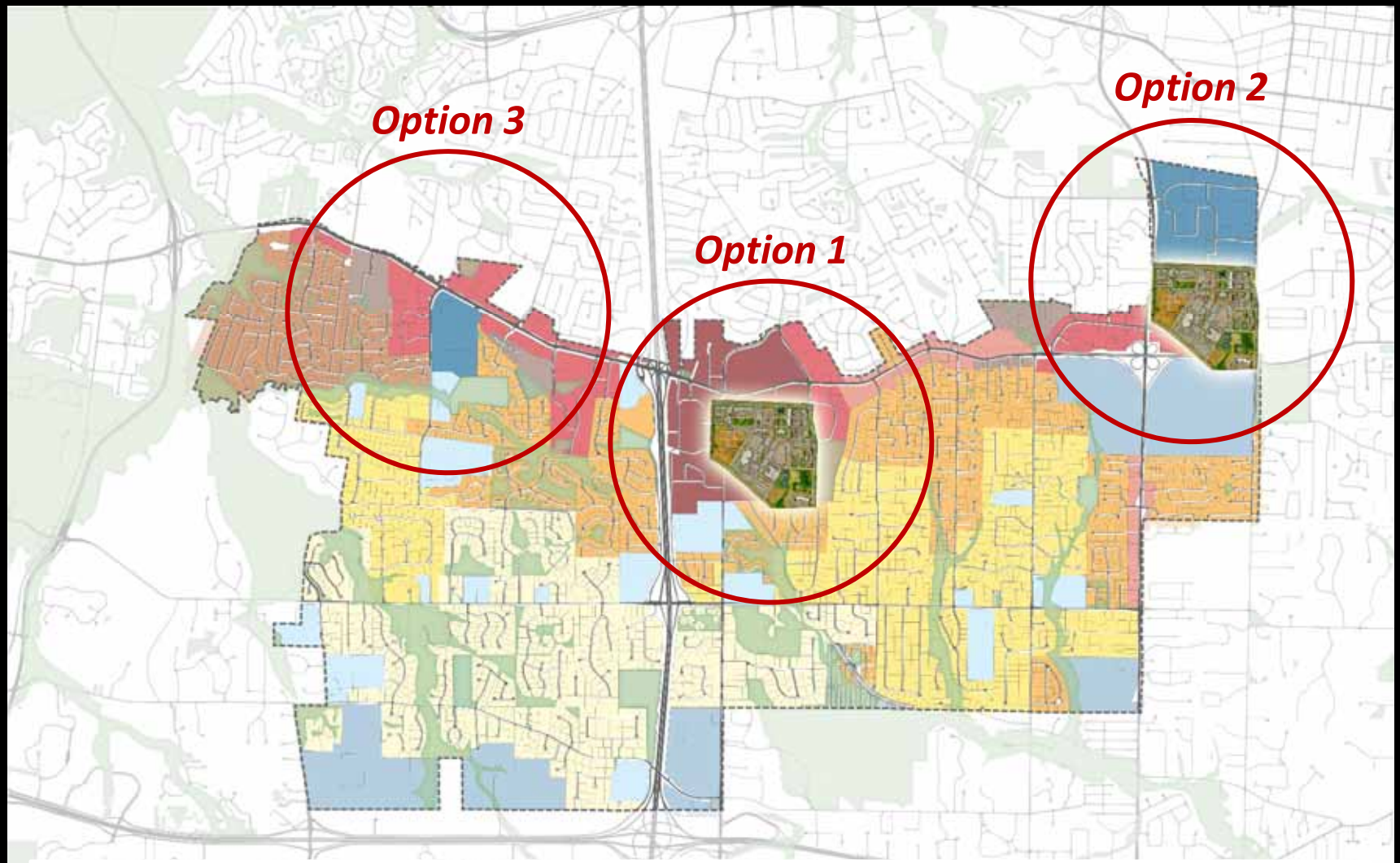
- 130 Acres
- 67 residential units
- 840,000 sq. ft. of retail space
- 3 public parks
- All parking lots and garages are free

Attachment: Draft Goals Maps & Exhibits (1786 : Comprehensive Plan Work Session)

Southlake, TX

Attachment: Draft Goals Maps & Exhibits (1786 : Comprehensive Plan Work Session)

Southlake, TX

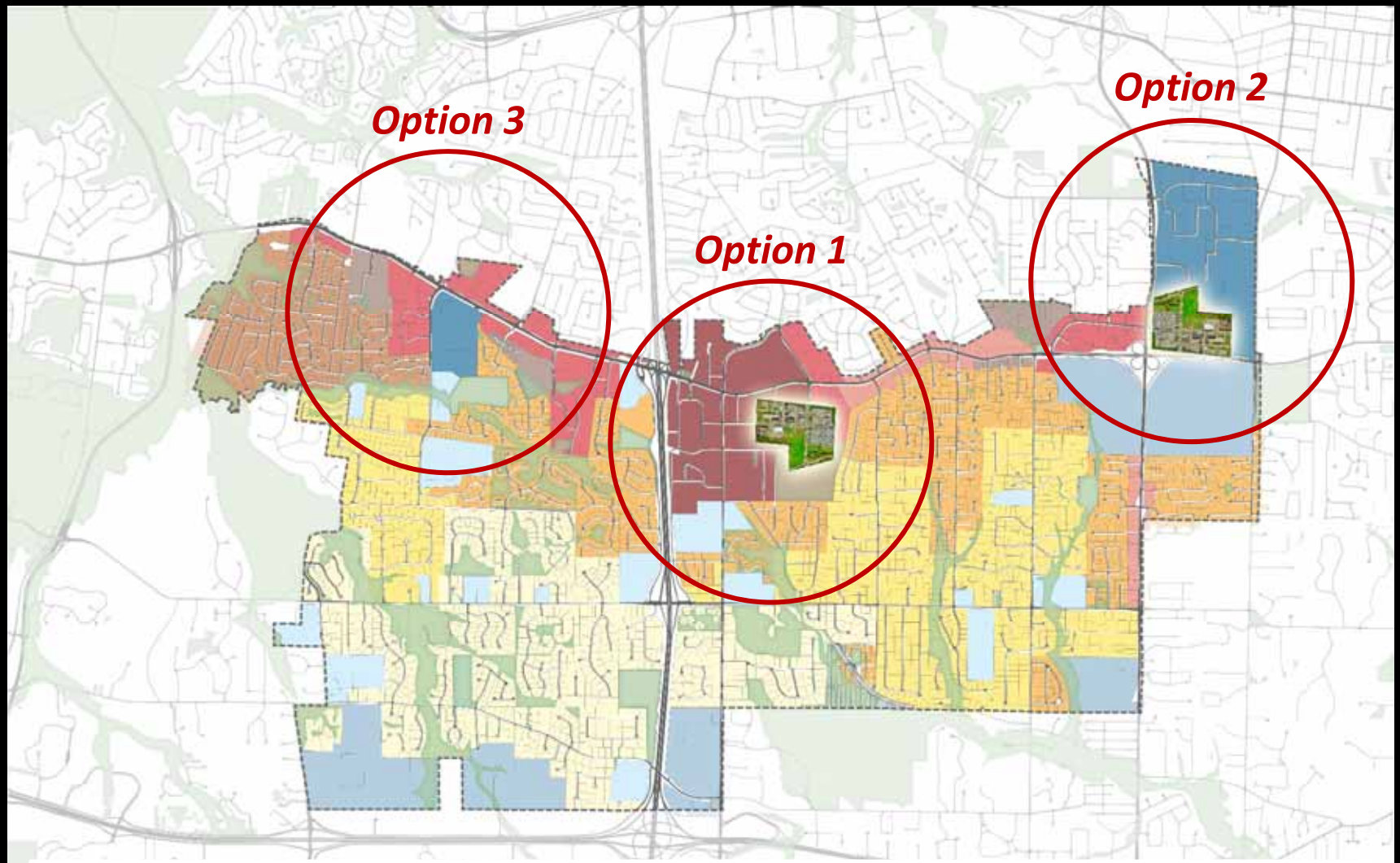


Wildwood Town Center in Wildwood, MO

- 51.1 Acres

Wildwood Town Center in Wildwood, MO

Wildwood Town Center in Wildwood, MO



DRAFT COMPREHENSIVE PLAN

Residential Development & Preservation

Attachment: Draft Goals Maps & Exhibits (1786 : Comprehensive Plan Work Session)

DRAFT COMPREHENSIVE PLAN GOALS

Revised, added to & prioritized as of 12-07-15

GOAL 4:

Residential Development & Preservation

Creve Coeur will preserve and evolve its **high-quality residential development** and extremely stable property values.

1. **Increase housing options to attract changing market demographics—including senior citizens aging-in-place and young professionals and families.**
2. **Continue to diversify lot sizes and types**
3. **Permit the rebuilding of out-dates residential stock in selected areas**
4. **Improve neighborhood walkability and connectivity**
5. **Invest in the green infrastructure of the neighborhood**

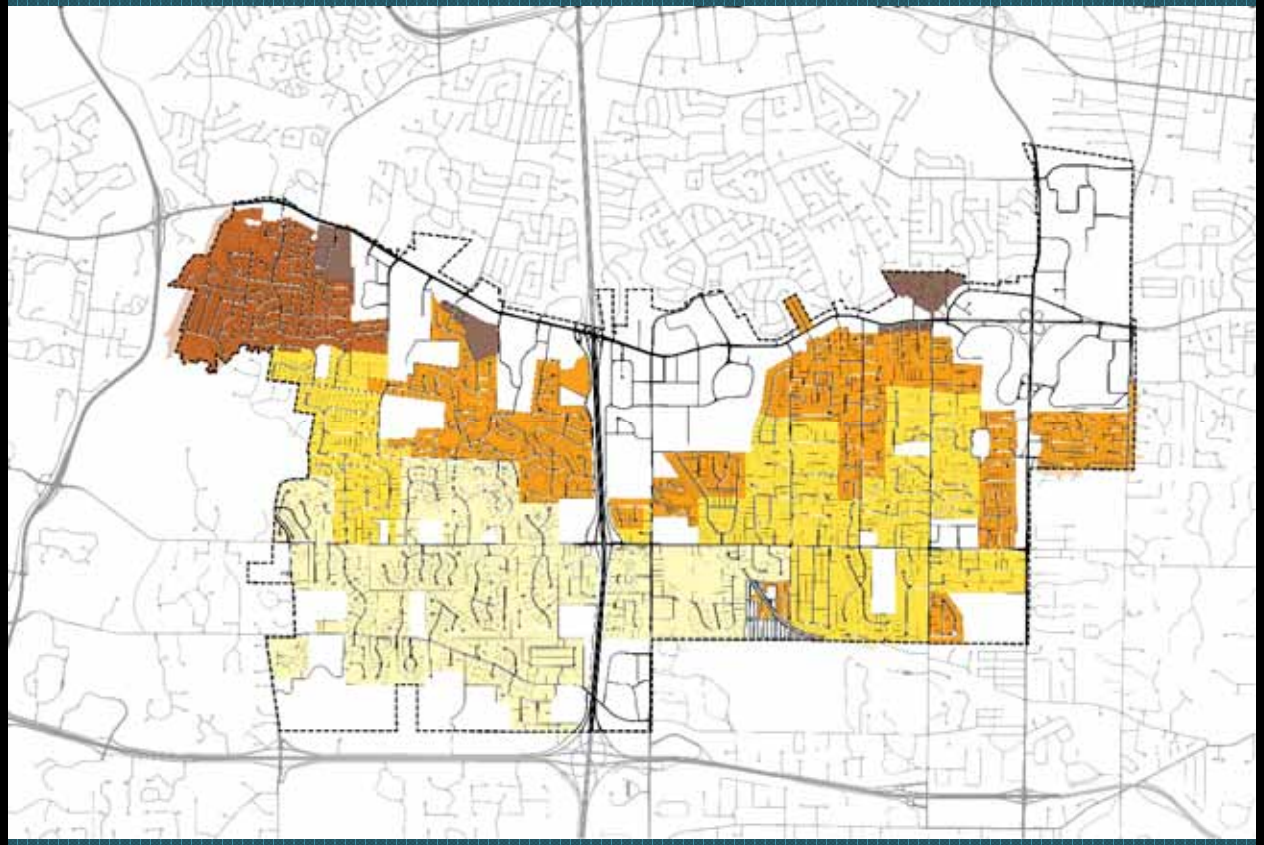
Attachment: Draft Goals Maps & Exhibits (1786 : Comprehensive Plan Work Session)

DRAFT PLAN

LAND USE & CHARACTER

COMMUNITY PLACE TYPE DISTRICTS

- I – Community Center District (CC)
- II – Mixed-Use District (MU)
- III – Neighborhood Commercial District (NC)
- IV – Campus-Urban (C-U)
- V – Campus-Suburban (C-S)
- VI – Civic (CV)
- VII – Suburban Neighborhood 1 (SR-1)
- VIII – Suburban Neighborhood 2 (SR-2)
- IX – Estate Neighborhood 1 (ER-1)
- X – Estate Neighborhood 2 (ER-2)



DRAFT COMPREHENSIVE PLAN

Transportation, Connectivity & Mobility

Attachment: Draft Goals Maps & Exhibits (1786 : Comprehensive Plan Work Session)

DRAFT COMPREHENSIVE PLAN GOALS

Revised, added to & prioritized as of 12-07-15

GOAL 5:

Transportation, Connectivity & Mobility

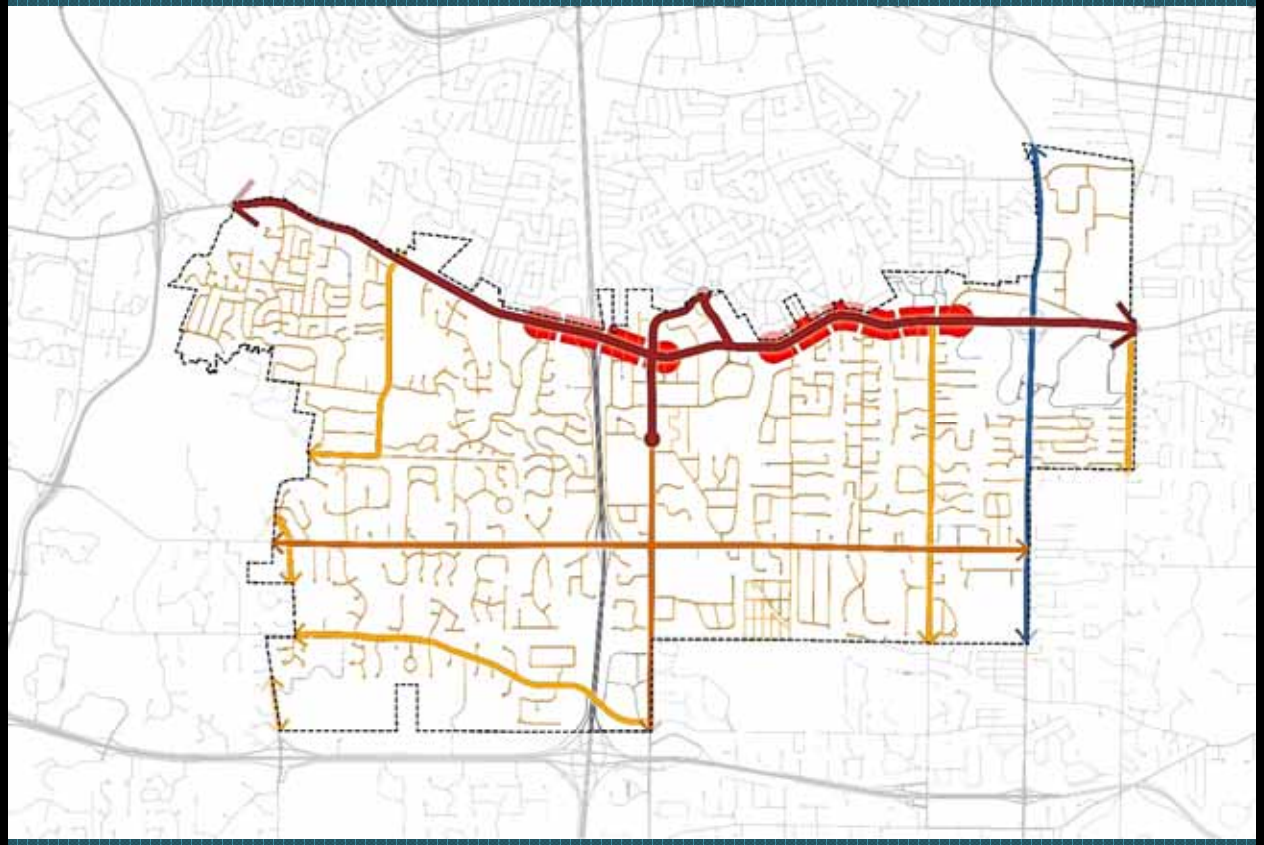
Creve Coeur will utilize development and partnerships with other jurisdictions to better **manage automobile traffic, reduce traffic congestion and improve transit, walkability and bikeability**.

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 to help reduce vehicular congestion design on Olive Boulevard.**
4. **Actively support implementation of the Gateway Bicycle Plan**

Attachment: Draft Goals Maps & Exhibits (1786 : Comprehensive Plan Work Session)

DRAFT PLAN

ENVIRONMENTAL PLAN
RECREATION & NATURAL AMENITIES PLAN
BICYCLE & PEDESTRIAN CONNECTIVITY PLAN
STREETS PLAN



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—**

DRAFT PLAN

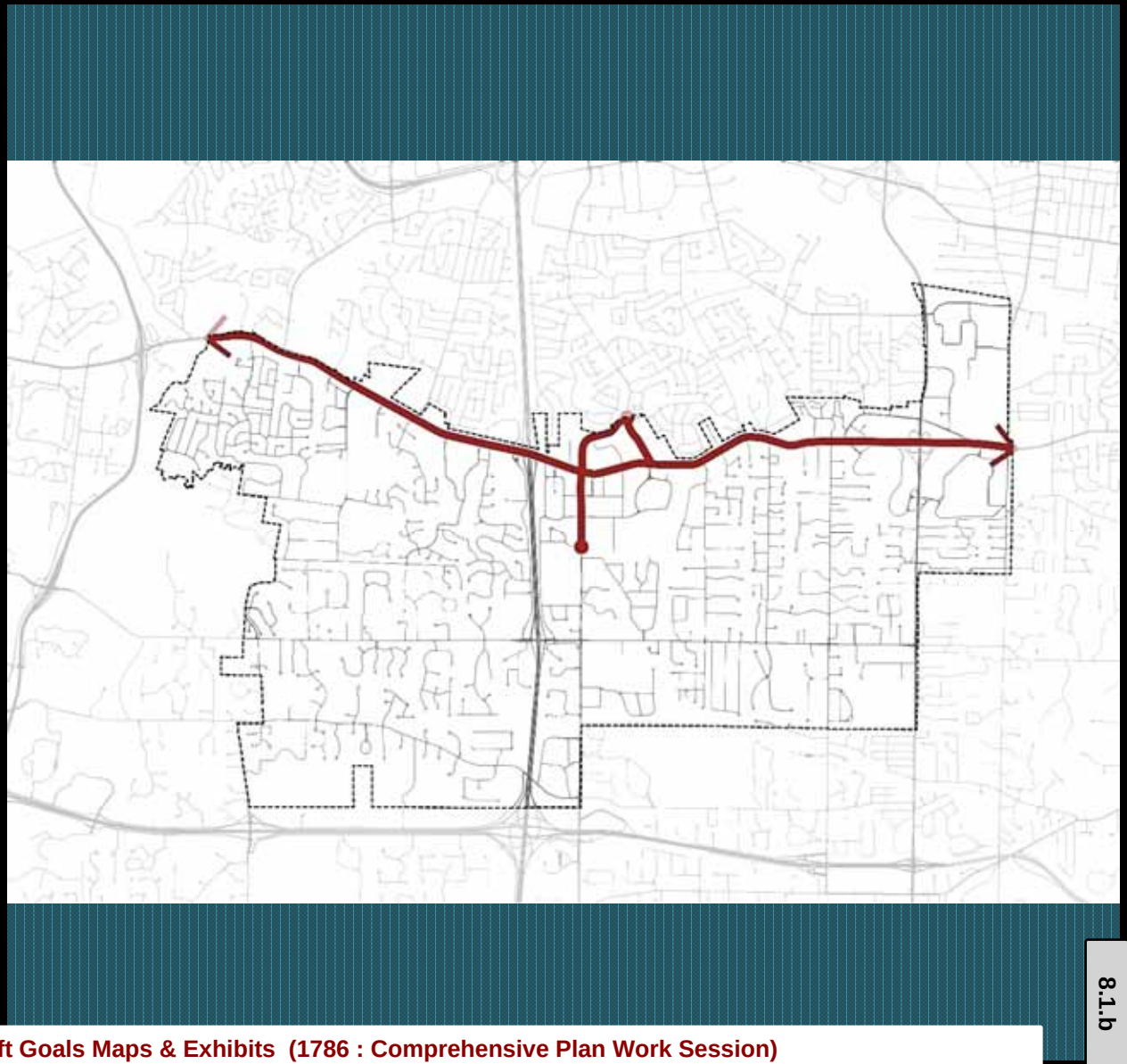
ENVIRONMENTAL PLAN

RECREATION & NATURAL AMENITIES PLAN

BICYCLE & PEDESTRIAN CONNECTIVITY PLAN

STREETS PLAN

- Street Type 1: Primary Commercial



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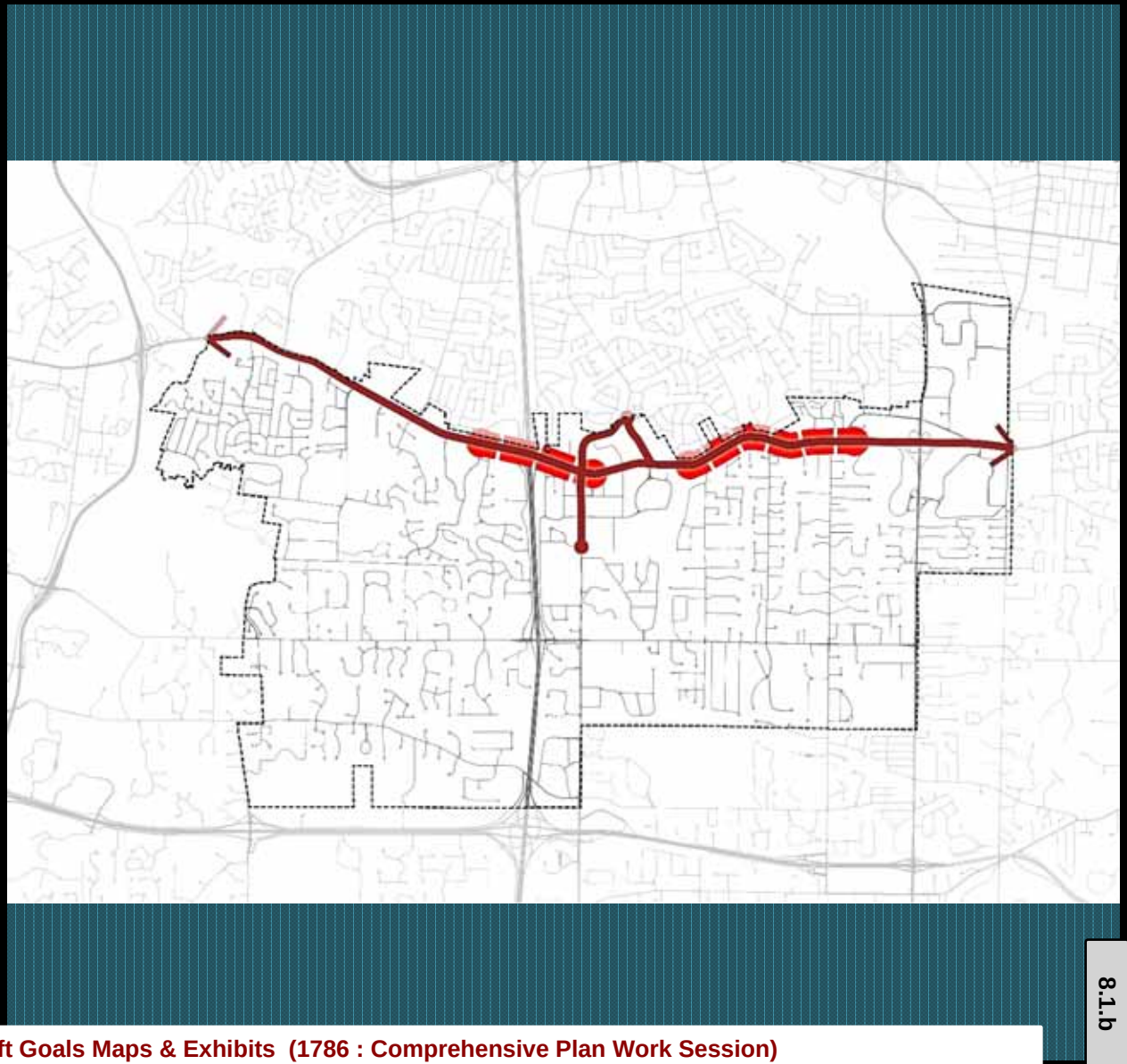
ENVIRONMENTAL PLAN

RECREATION & NATURAL AMENITIES PLAN

BICYCLE & PEDESTRIAN CONNECTIVITY PLAN

STREETS PLAN

- Street Type 1: Primary Commercial
- Congestion Mitigation Area



DRAFT PLAN

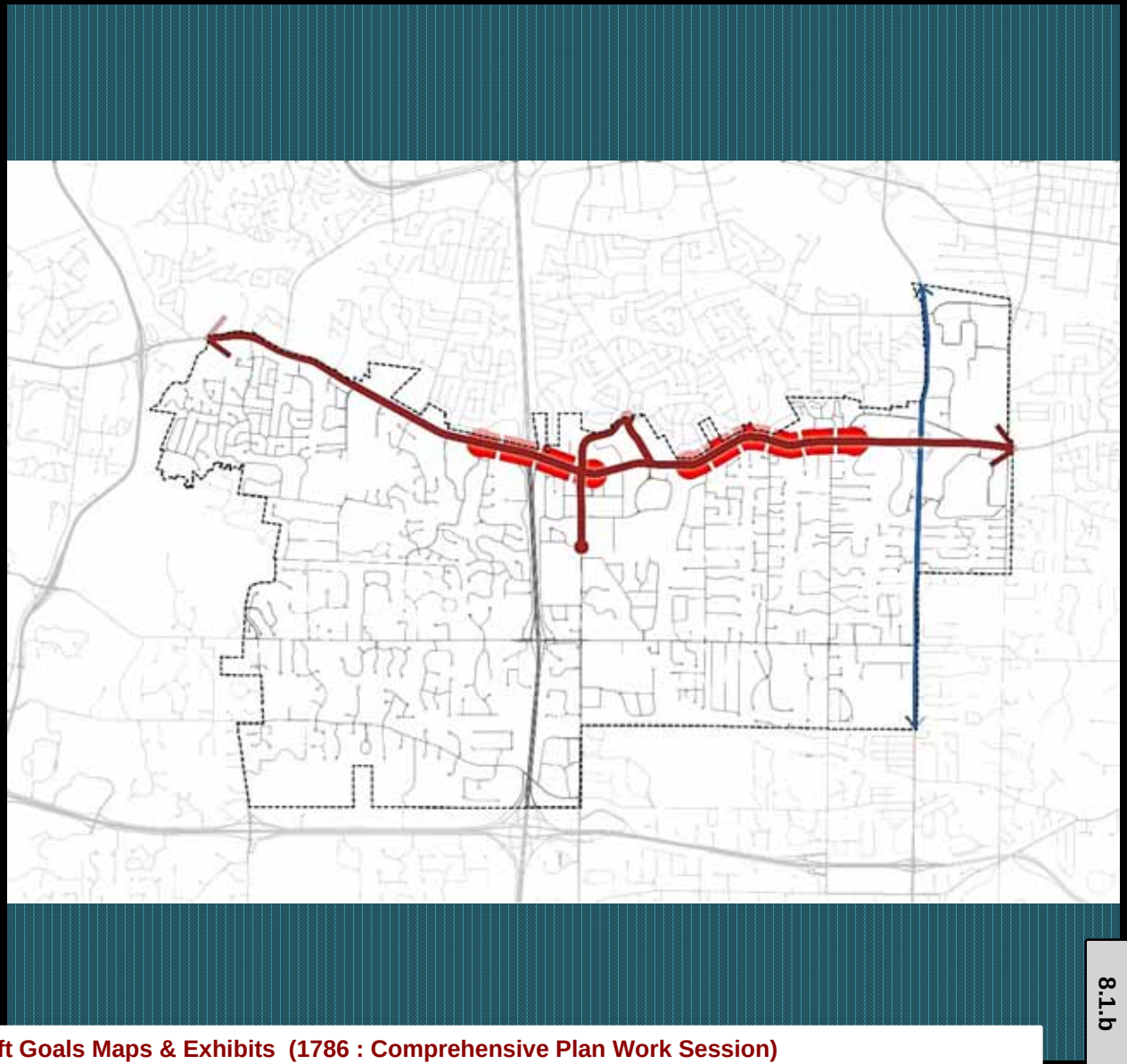
ENVIRONMENTAL PLAN

RECREATION & NATURAL AMENITIES PLAN

BICYCLE & PEDESTRIAN CONNECTIVITY PLAN

STREETS PLAN

- Street Type 1: Primary Commercial
- Congestion Mitigation Area
- Street Type 2: Primary Thoroughfare



DRAFT PLAN

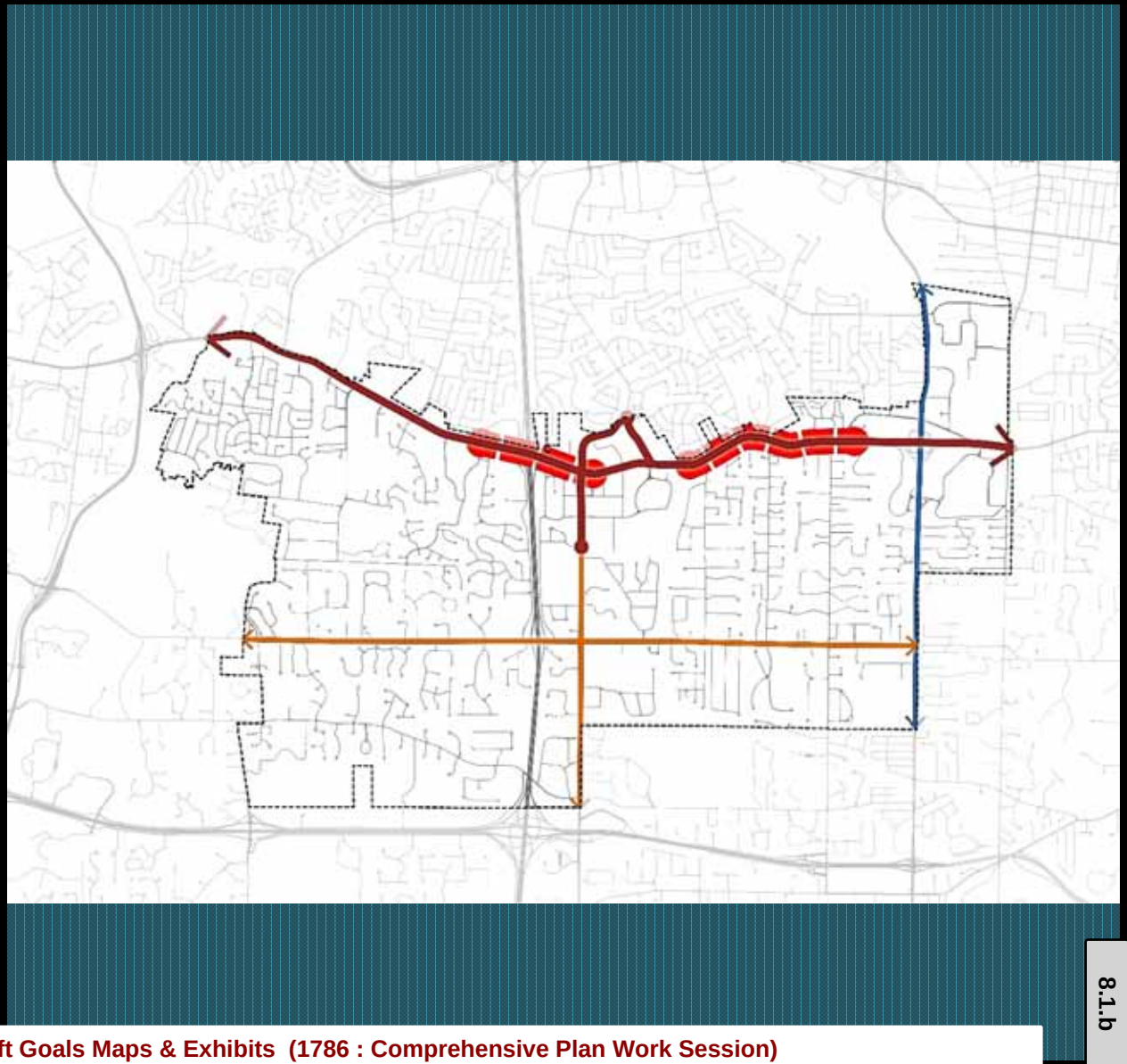
ENVIRONMENTAL PLAN

RECREATION & NATURAL AMENITIES PLAN

BICYCLE & PEDESTRIAN CONNECTIVITY PLAN

STREETS PLAN

- Street Type 1: Primary Commercial
- Congestion Mitigation Area
- Street Type 2: Primary Thoroughfare
- Street Type 3: Primary Collector



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DRAFT PLAN

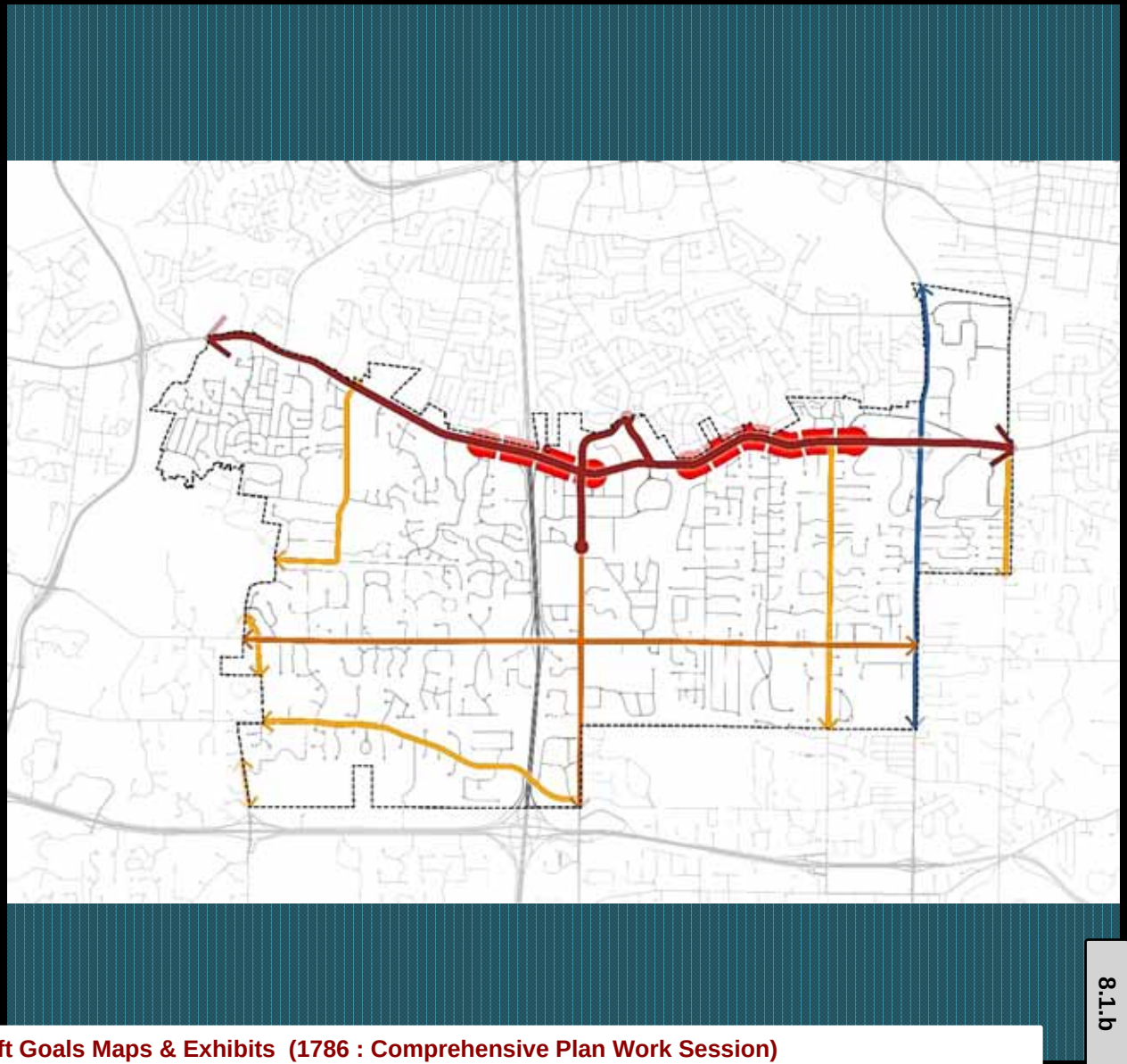
ENVIRONMENTAL PLAN

RECREATION & NATURAL AMENITIES PLAN

BICYCLE & PEDESTRIAN CONNECTIVITY PLAN

STREETS PLAN

- Street Type 1: Primary Commercial
- Congestion Mitigation Area
- Street Type 2: Primary Thoroughfare
- Street Type 3: Primary Collector
- Street Type 4: Secondary Collector



DRAFT PLAN

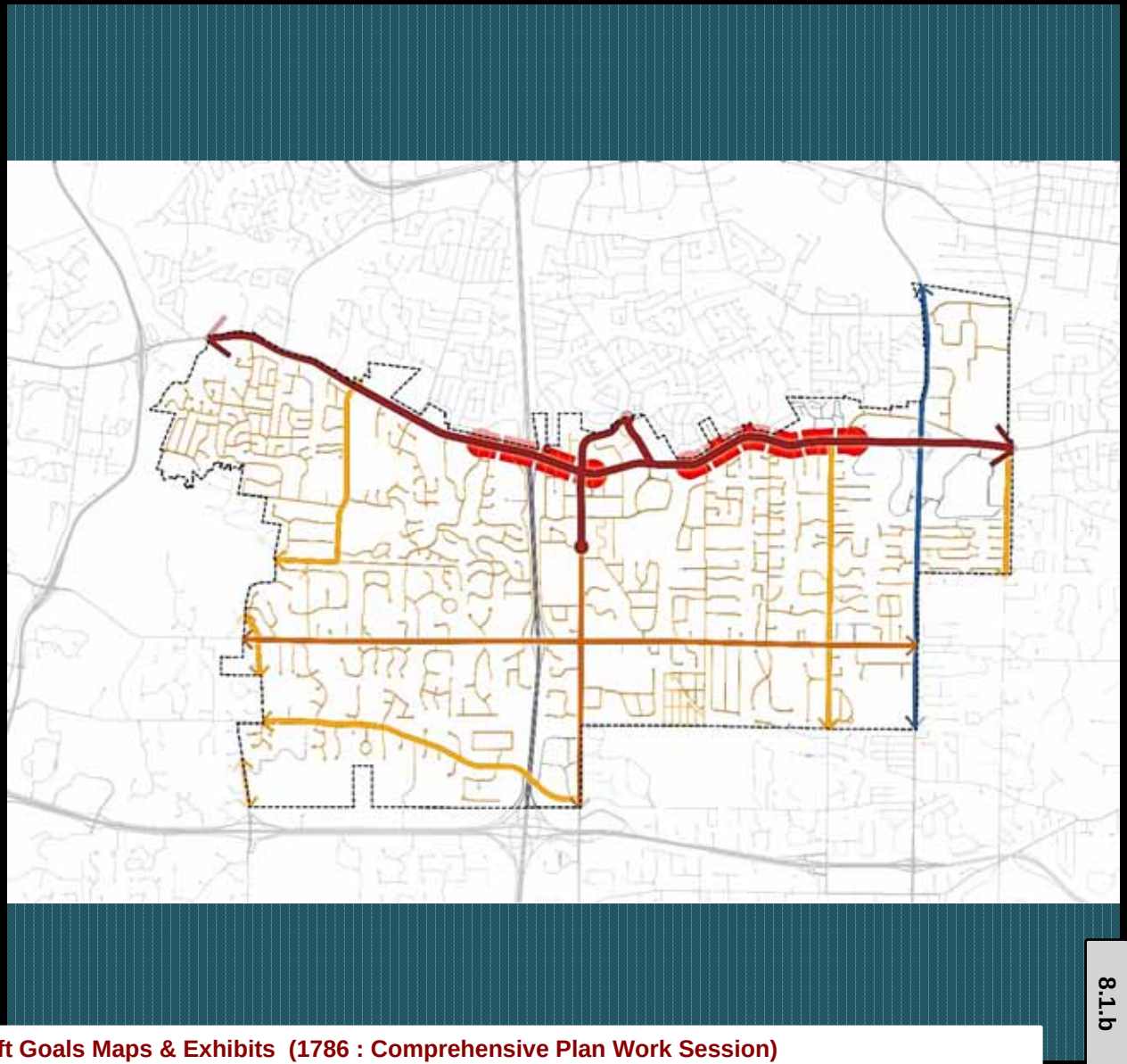
ENVIRONMENTAL PLAN

RECREATION & NATURAL AMENITIES PLAN

BICYCLE & PEDESTRIAN CONNECTIVITY PLAN

STREETS PLAN

- Street Type 1: Primary Commercial
- Congestion Mitigation Area
- Street Type 2: Primary Thoroughfare
- Street Type 3: Primary Collector
- Street Type 4: Secondary Collector
- Street Type 5: Neighborhood Streets



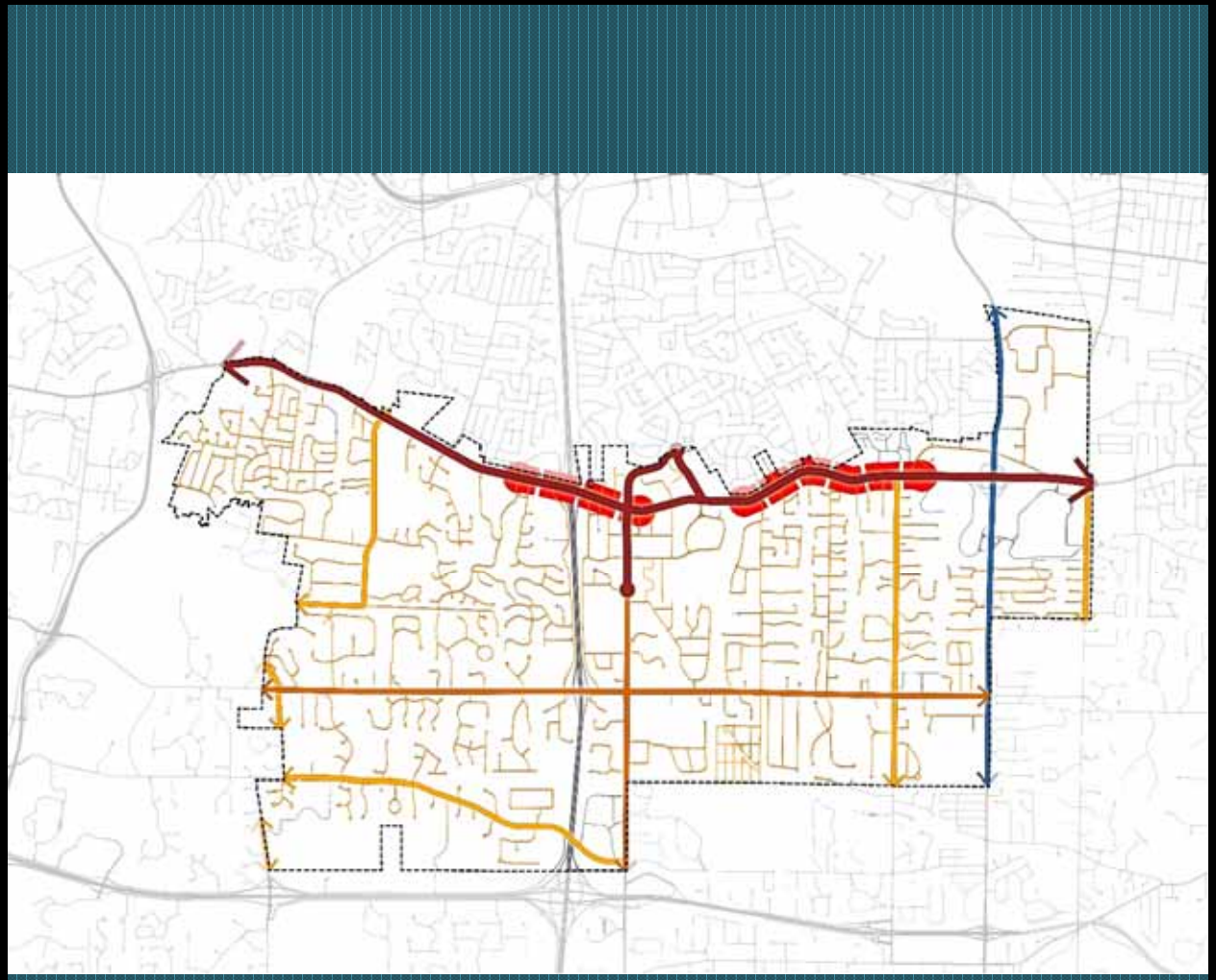
Attachment: Draft Goals Maps & Exhibits (1786 : Comprehensive Plan Work Session)

DRAFT PLAN

STREETS PLAN

KEY RECOMMENDATIONS:

- Establish street **cross-section design standa**rds and **facility standards** for each street type.
- Establish **frontage requirements** for each street type
- Specify **street R.O.W. and public realm design standards** for neighborhood streets **based on Place Type**
- Use environmental design **to help reduce vehicular congestion** design on Olive Boulevard



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—**

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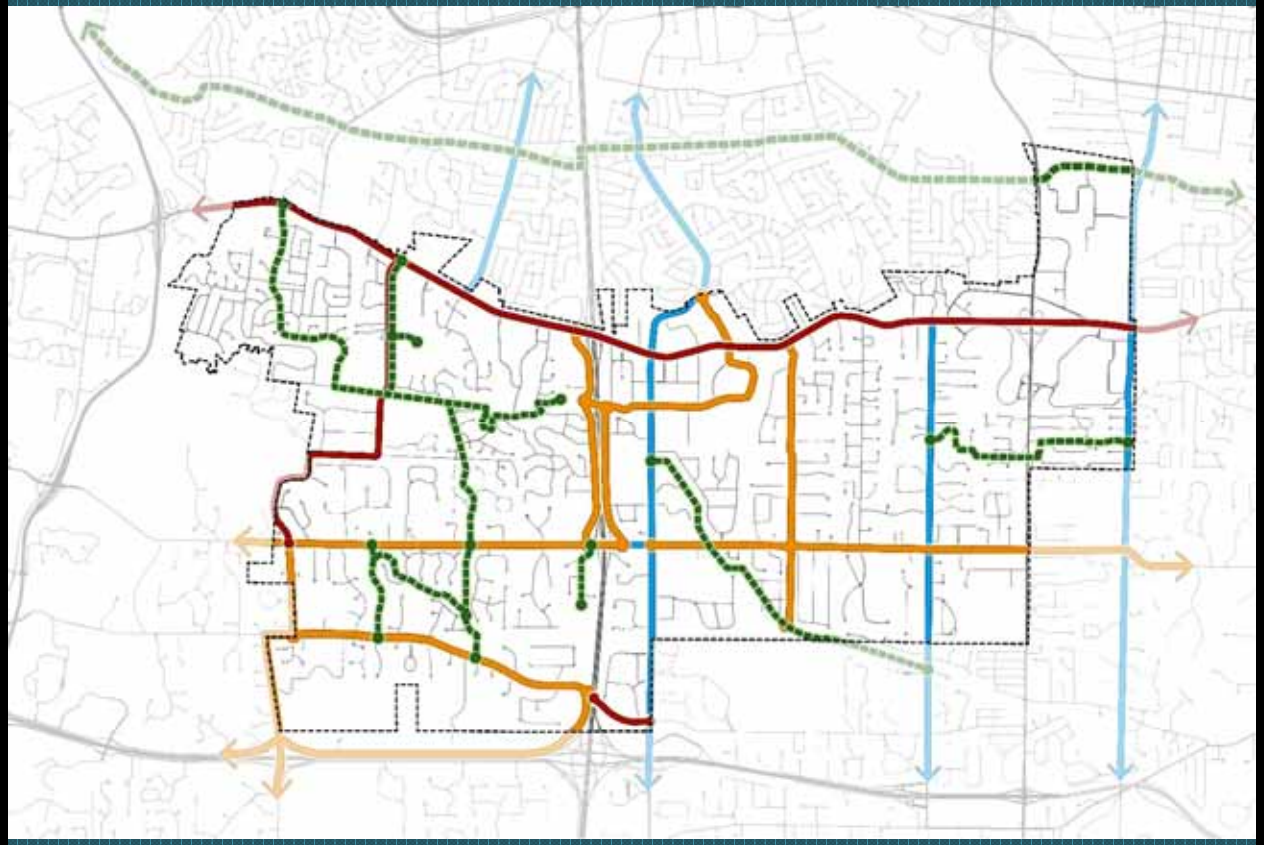
DRAFT PLAN

ENVIRONMENTAL PLAN
RECREATION & NATURAL AMENITIES 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 comfortable**

Attachment: Draft Goals Maps & Exhibits (1786 : Comprehensive Plan Work Session)

EXISTING CONDITIONS

BASE MAP
LANDFORM & HYDRO
RECREATION FACILITIES
BUILT ENVIRONMENT
TRANSPORTATION

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

Approximately ***40% of households*** and ***90% of businesses*** are within a 5-minute walk (1/4 mile) of a planned bike route

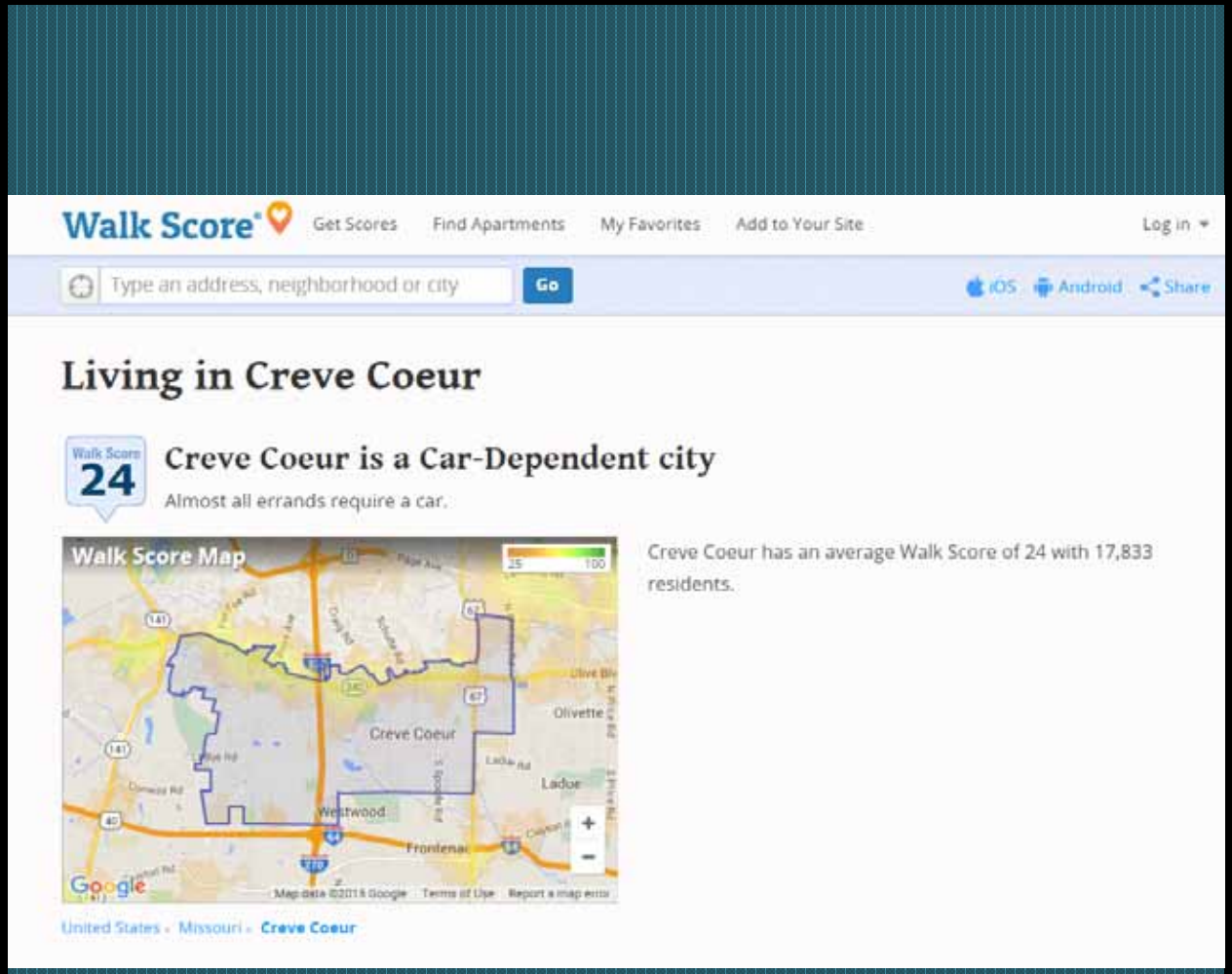
EXISTING CONDITIONS

BASE MAP
LANDFORM & HYDRO
RECREATION FACILITIES
BUILT ENVIRONMENT
TRANSPORTATION
MOBILITY

Creve Coeur lacks consistent sidewalks and an interconnected street network.

Creve Coeur has no protected bike lanes.

Creve Coeur is not considered to be walkable



Creve Coeur is classified as a ***Car-Dependent City,*** with almost all errands and trips requiring a car.

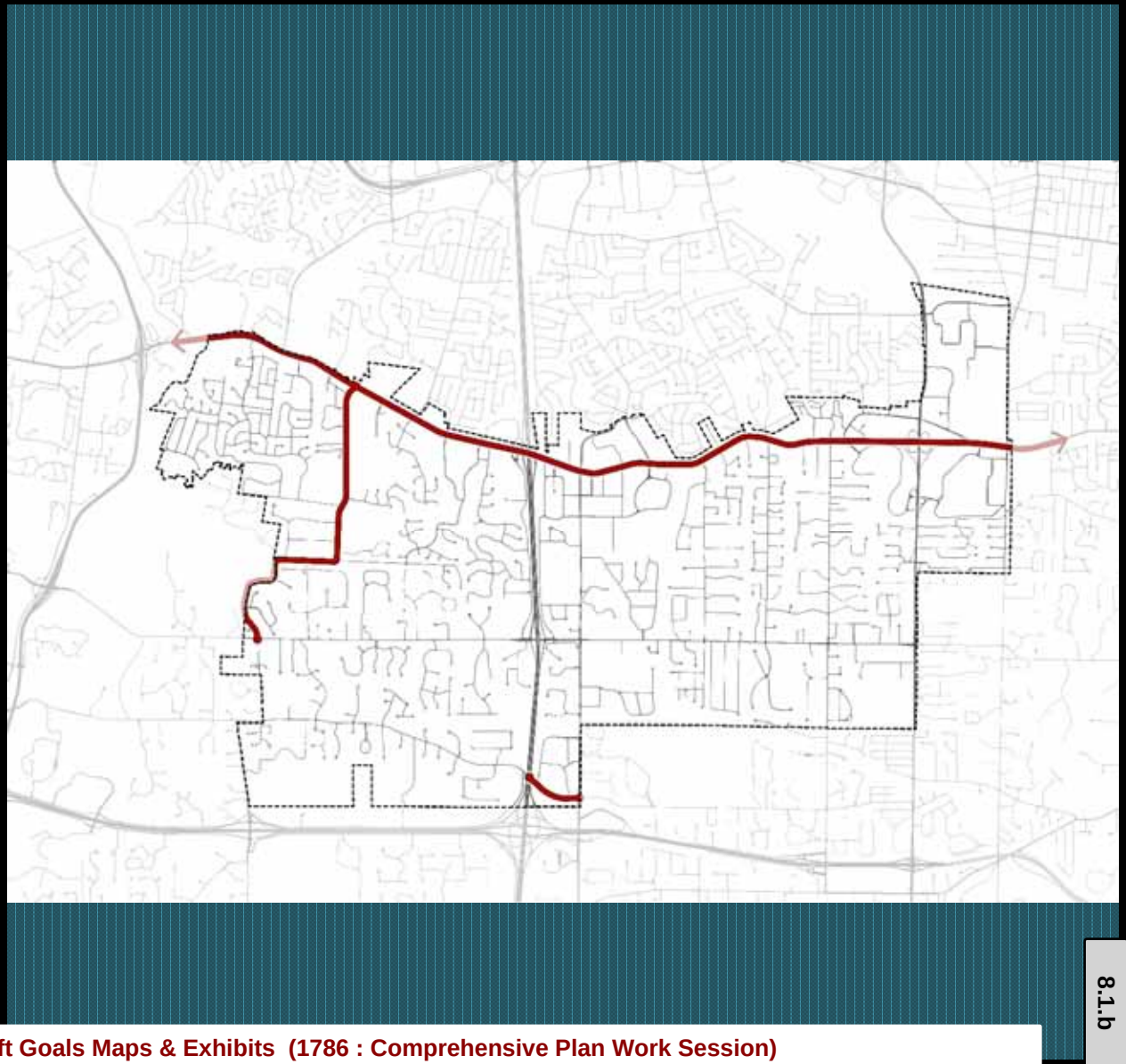
DRAFT PLAN

ENVIRONMENTAL PLAN

RECREATION & NATURAL AMENITIES PLAN

BICYCLE & PEDESTRIAN CONNECTIVITY PLAN

- Dedicated Bicycle Lanes



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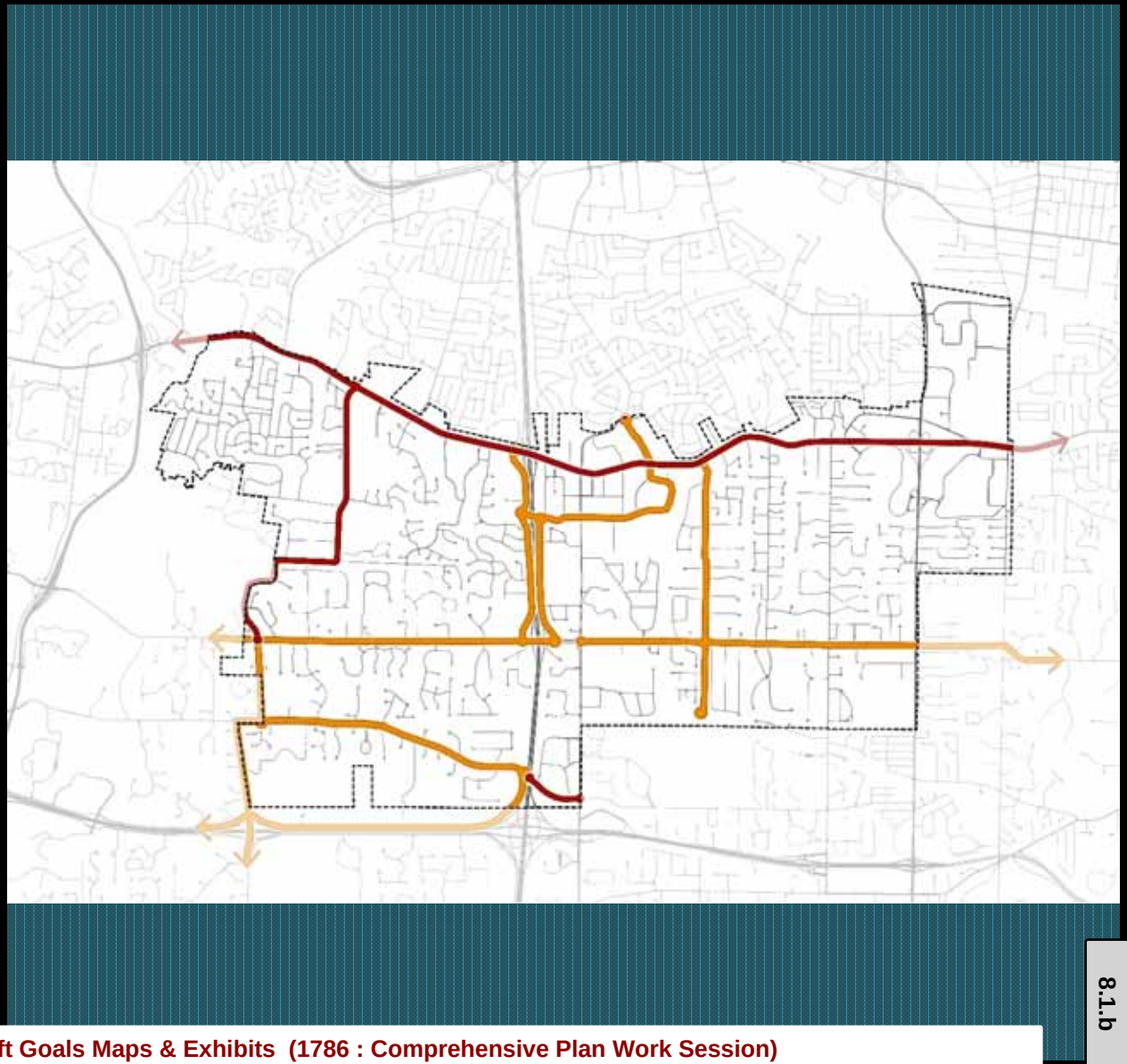
DRAFT PLAN

ENVIRONMENTAL PLAN

RECREATION & NATURAL AMENITIES PLAN

BICYCLE & PEDESTRIAN CONNECTIVITY PLAN

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



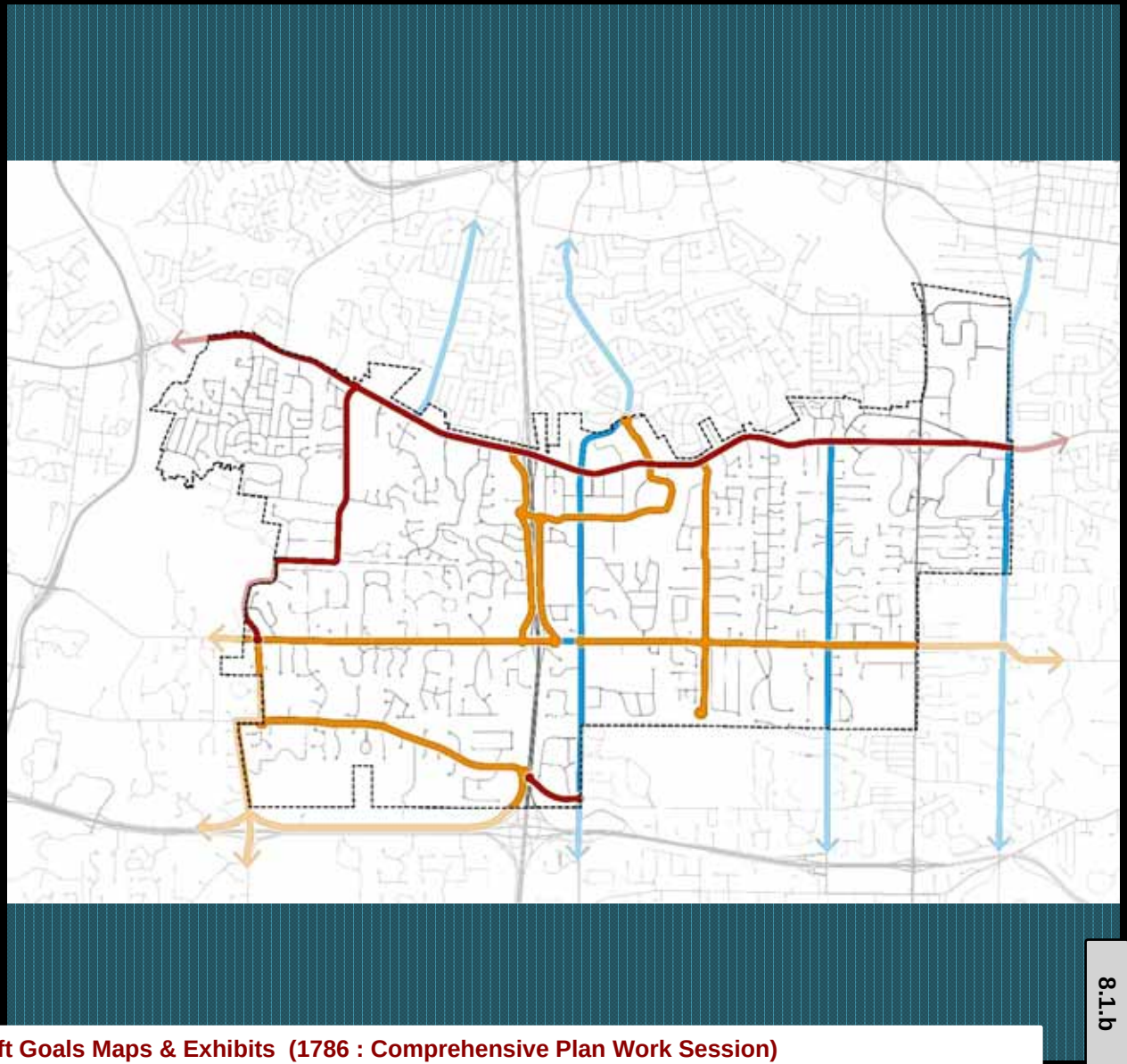
DRAFT PLAN

ENVIRONMENTAL PLAN

RECREATION & NATURAL AMENITIES PLAN

BICYCLE & PEDESTRIAN CONNECTIVITY PLAN

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



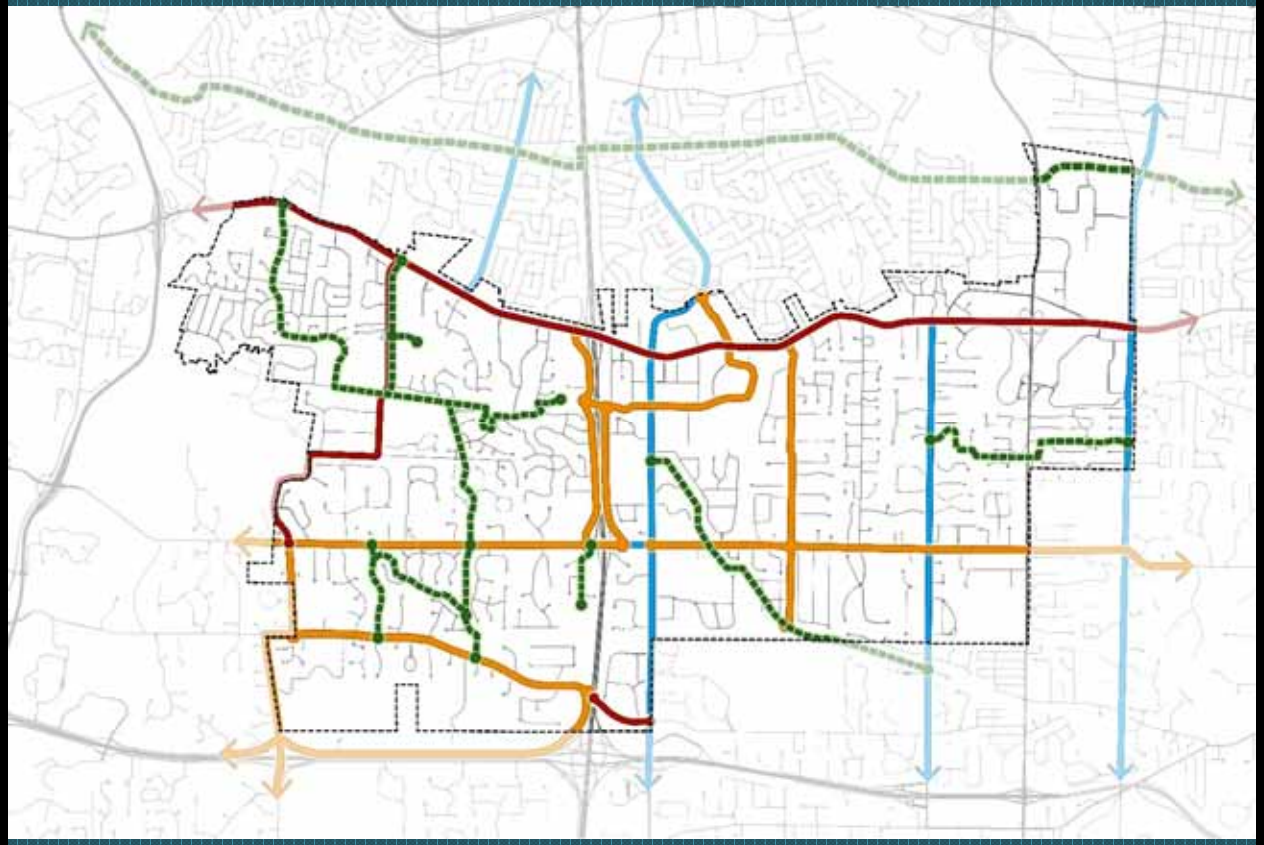
DRAFT PLAN

ENVIRONMENTAL PLAN

RECREATION & NATURAL AMENITIES PLAN

BICYCLE & PEDESTRIAN CONNECTIVITY PLAN

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

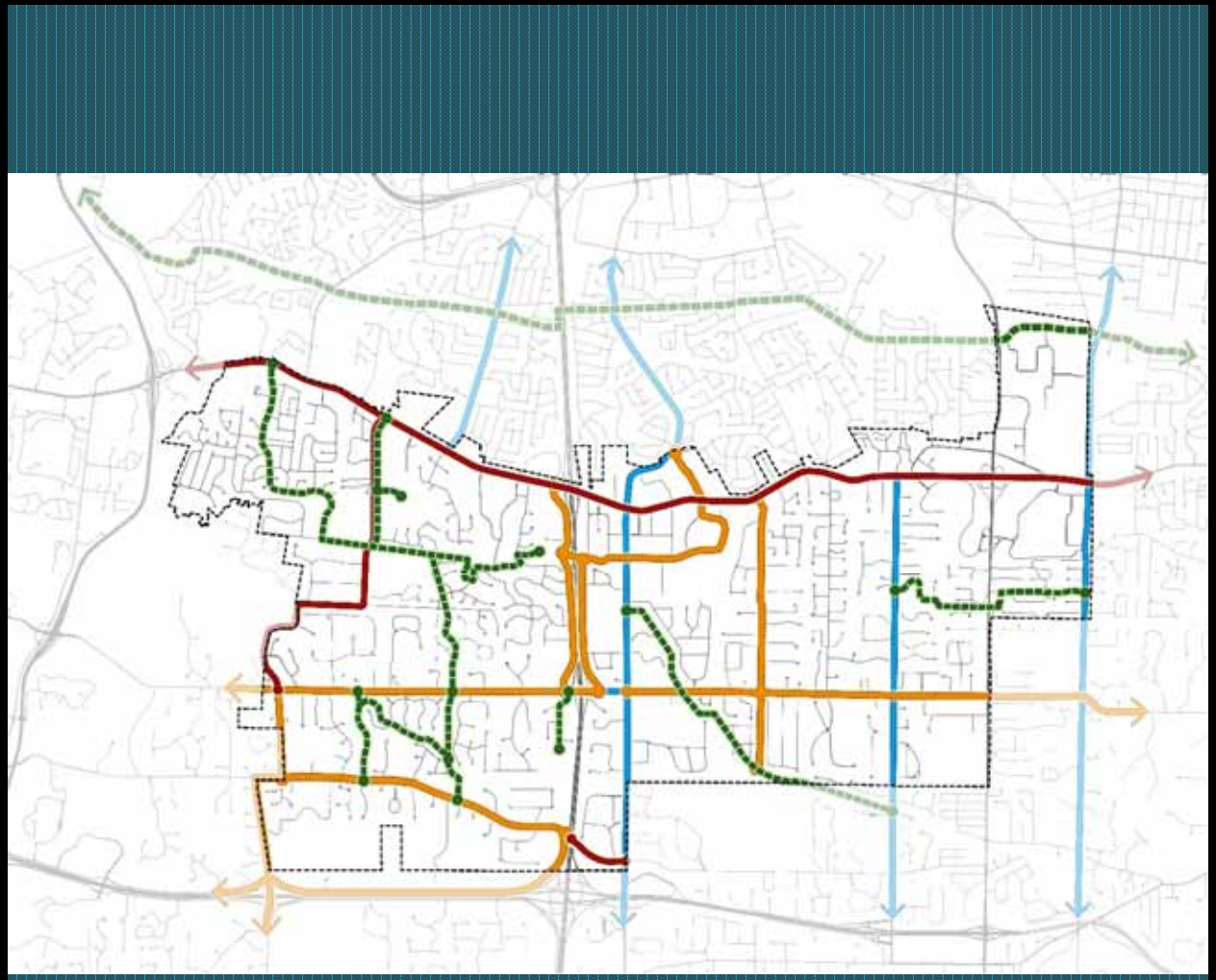


DRAFT PLAN

BICYCLE & PEDESTRIAN CONNECTIVITY PLAN

KEY RECOMMENDATIONS:

- Actively support implementation of the **Gateway Bicycle Plan**
- Build **protected, multi-use pathways** along Ladue Road, Conway Road, and Mosely Road
- Build a **pedestrian overpass of I-270** at Old Ballas Road/Coeur DeVille Court
- Build a **dedicated multi-use greenway crossing of Lindbergh Boulevard** between Old Warson Road and Spoede Road.
- Develop **greenway trails as alternatives** to on-street



Objective: **Provide a network of high-quality pedestrian and bicycle paths and trails that enable all residents to safely and comfortable**

Attachment: Draft Goals Maps & Exhibits (1786 : Comprehensive Plan Work Session)

DRAFT COMPREHENSIVE PLAN

Community Amenities & Facilities

DRAFT COMPREHENSIVE PLAN GOALS

Revised, added to & prioritized as of 12-07-15

GOAL 6:

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.**

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**

Attachment: Draft Goals Maps & Exhibits (1786 : Comprehensive Plan Work Session)

DRAFT PLAN

LAND USE & CHARACTER

COMMUNITY PLACE TYPE DISTRICTS

- I – Community Center District (CC)
- II – Mixed-Use District (MU)
- III – Neighborhood Commercial District (NC)
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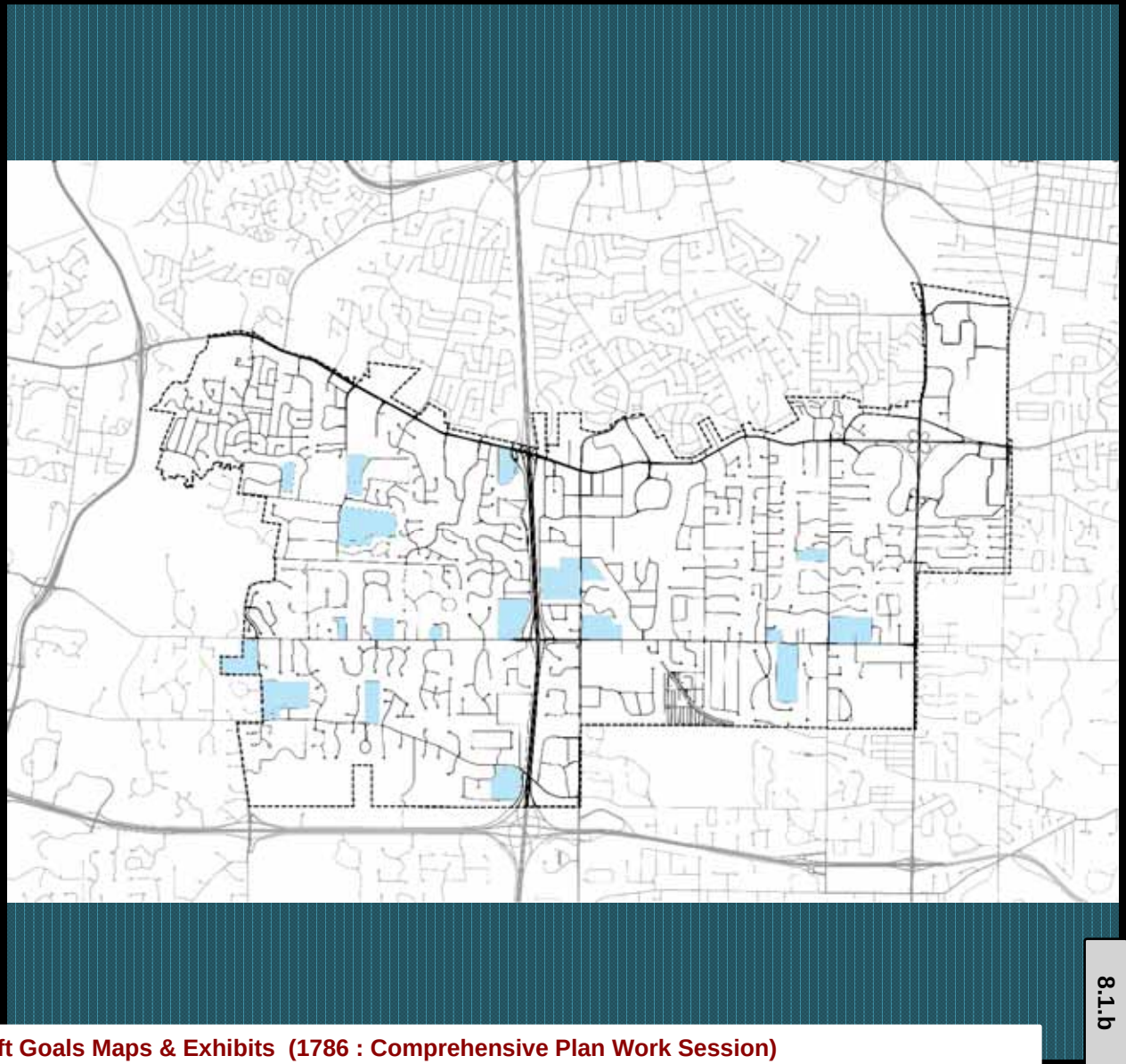
- V – Campus-Suburban (C-S)
- VI – Civic (CV)



DRAFT COMPREHENSIVE PLAN

Community Health & Sustainability

Attachment: Draft Goals Maps & Exhibits (1786 : Comprehensive Plan Work Session)

DRAFT COMPREHENSIVE PLAN GOALS

Revised, added to & prioritized as of 12-07-15

GOAL 7:

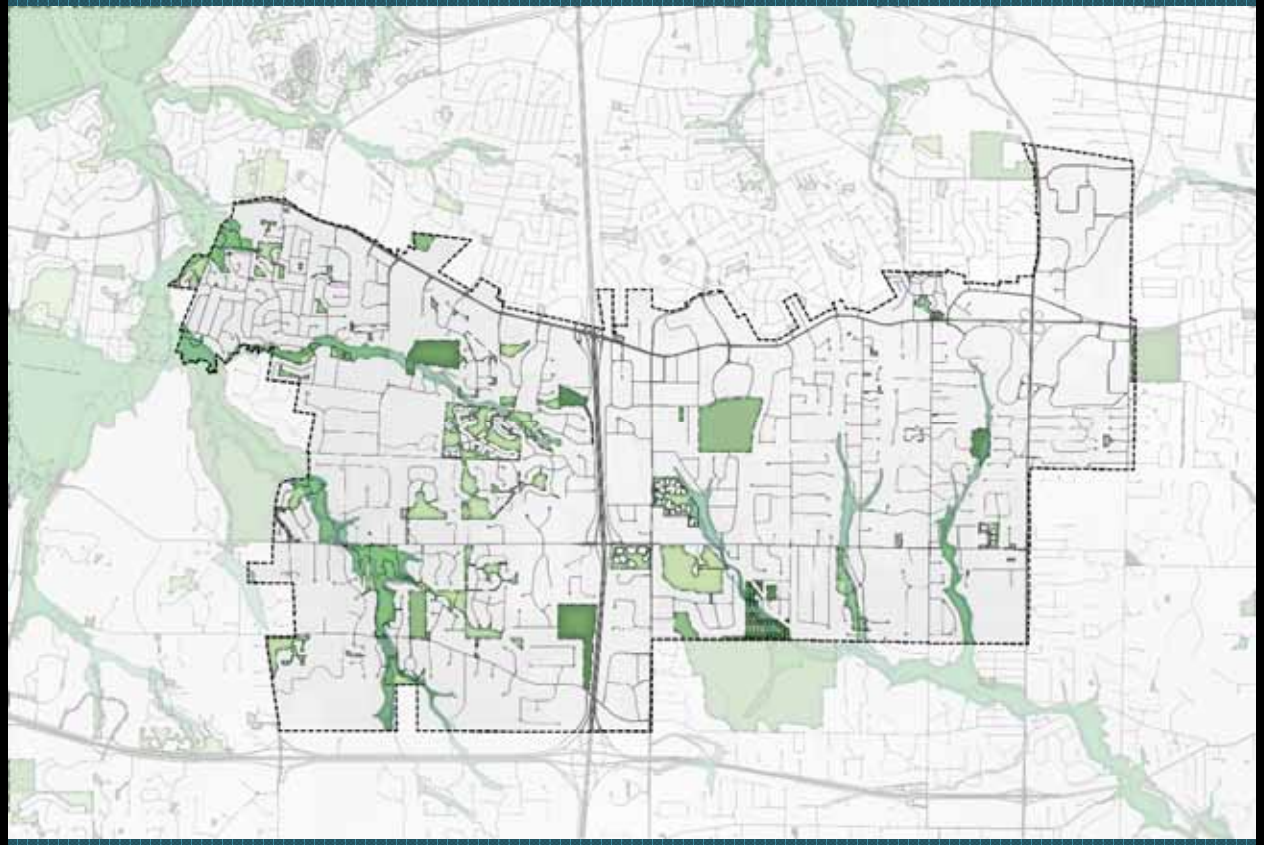
Community Health & Sustainability

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

1. **Capitalize on parks, open spaces, and landscape to mitigate flood risk; reduce greenhouse gases; and improve the quality of life, water, and air.**
2. **Build a network of greenways, pedestrian, and bike facilities to link neighborhoods, schools, and other community amenities and provide equitable mobility options and promote healthy lifestyles.**
3. **Provide community-supportive retail and services to ensure long-term community vibrancy and resilience.**
4. **Achieve a sustainable jobs/housing balance**
5. **Create an environmental overlay**

DRAFT PLAN

ENVIRONMENTAL PLAN



Objective: **Preserve and enhance the natural environment of Creve Coeur; mitigate flood risk; improve water and air quality; and**

EXISTING CONDITIONS

BASE MAP

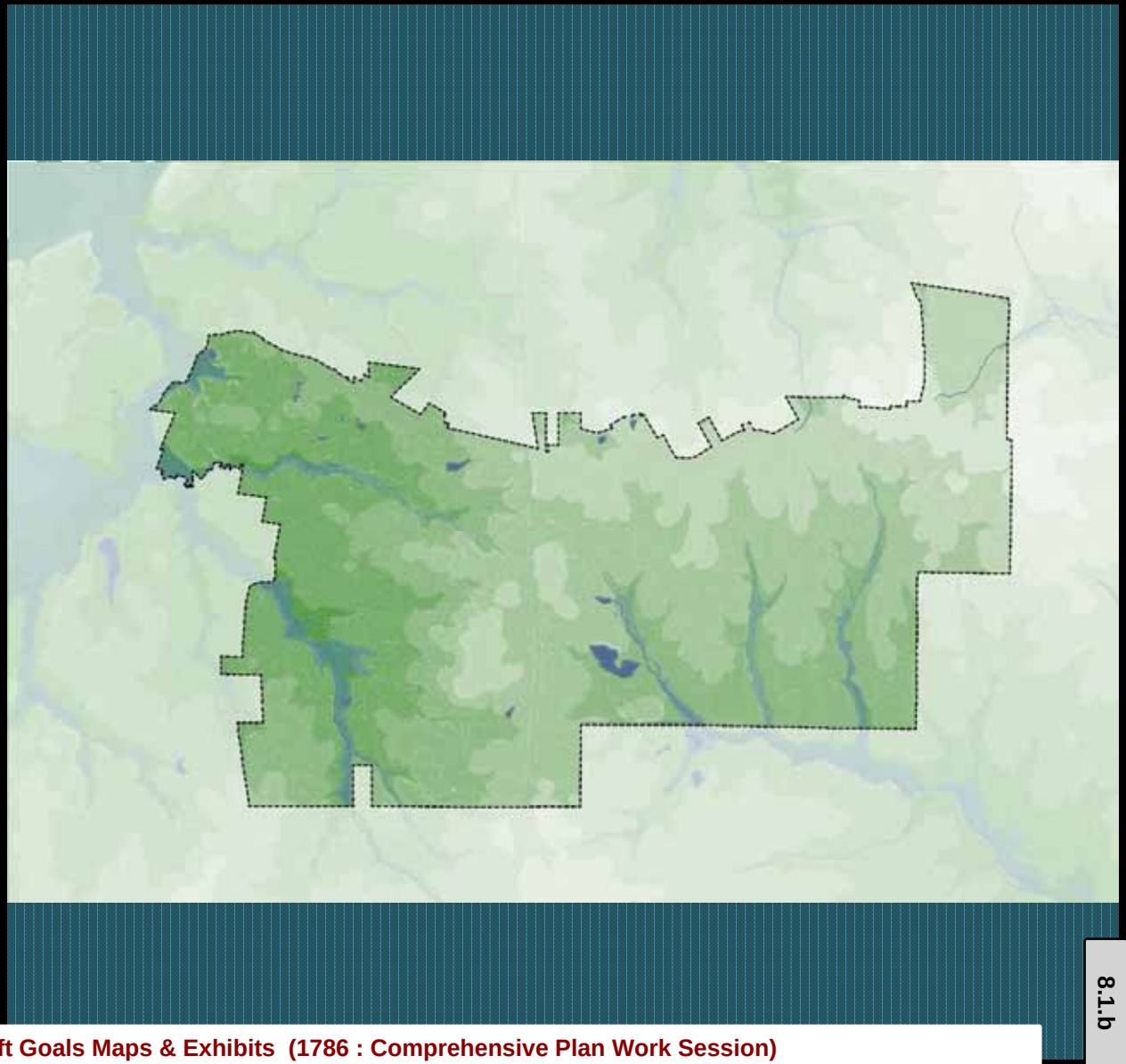
LANDFORM & HYDRO

- **Topography**
- **Lakes & Streams**
- **Floodplains**
  - *FEMA 100-year*
  - *FEMA 500-year*

Elevation ranges from 500 to 750 feet above mean sea level.

Olive Boulevard is on a ridge.

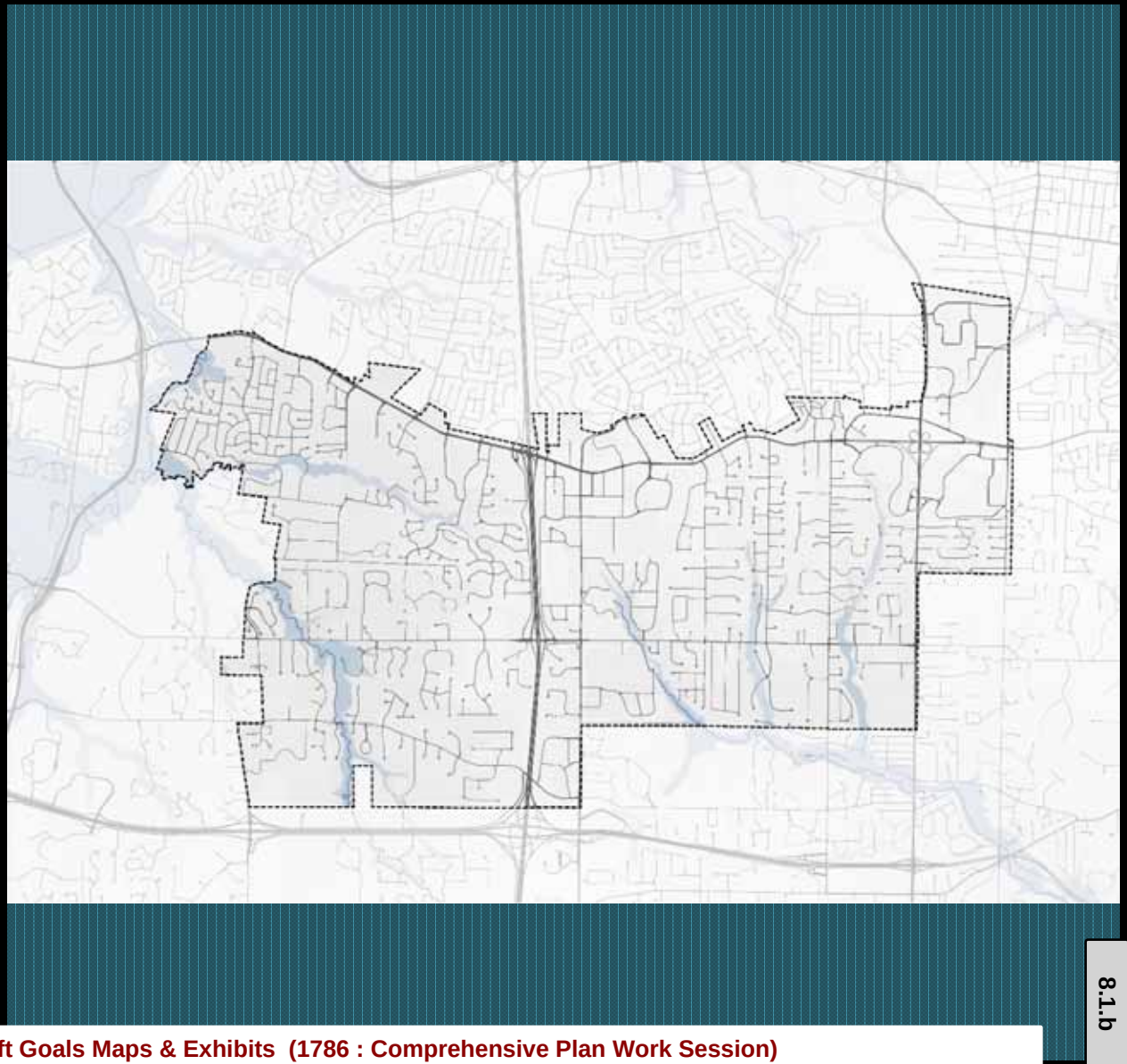
pans both the Missouri iver and Deer Creek vatersheds



DRAFT PLAN

ENVIRONMENTAL PLAN

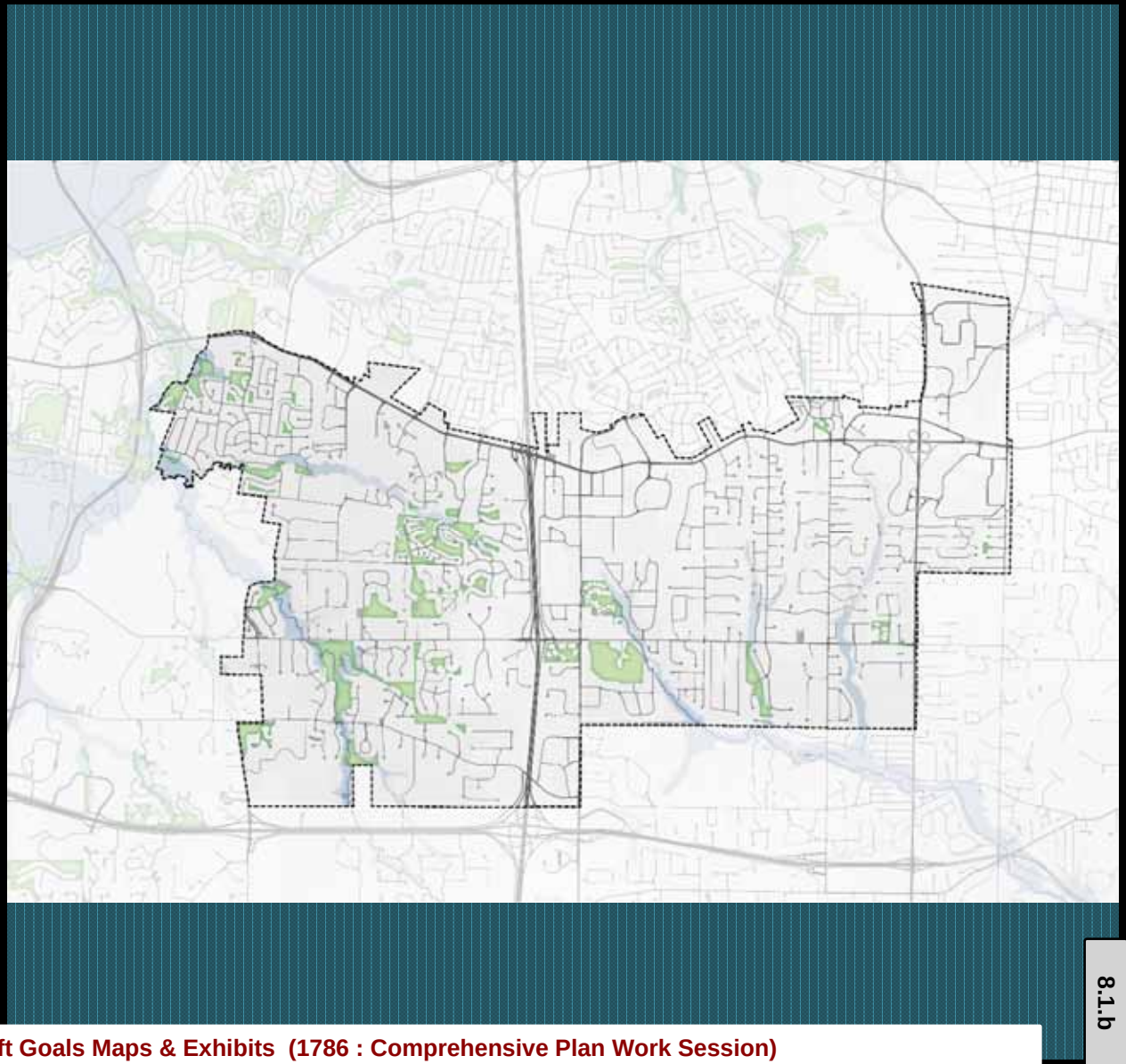
- Landform & Hydrology



DRAFT PLAN

ENVIRONMENTAL PLAN

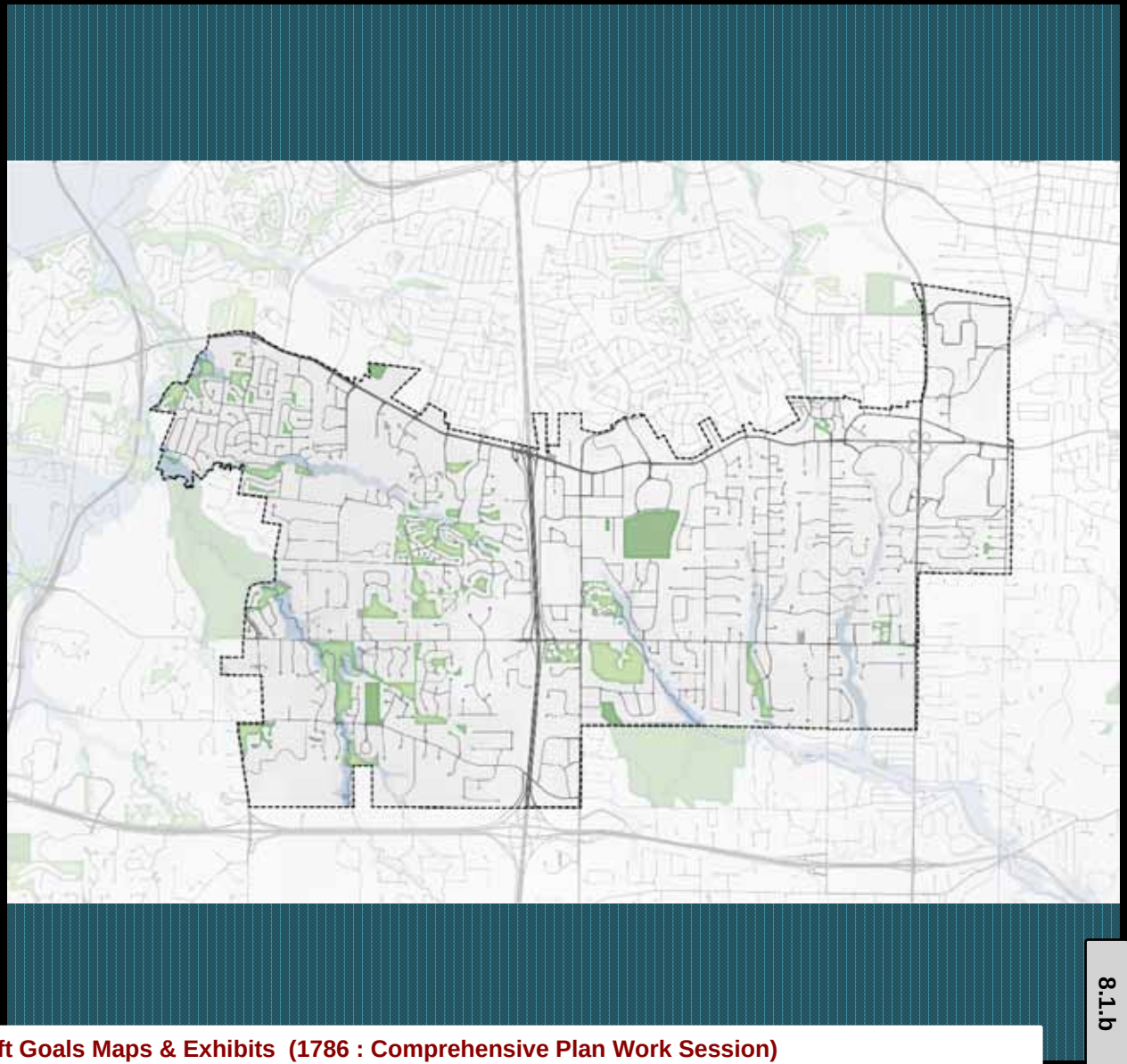
- Landform & Hydrology
- Common Ground



DRAFT PLAN

ENVIRONMENTAL PLAN

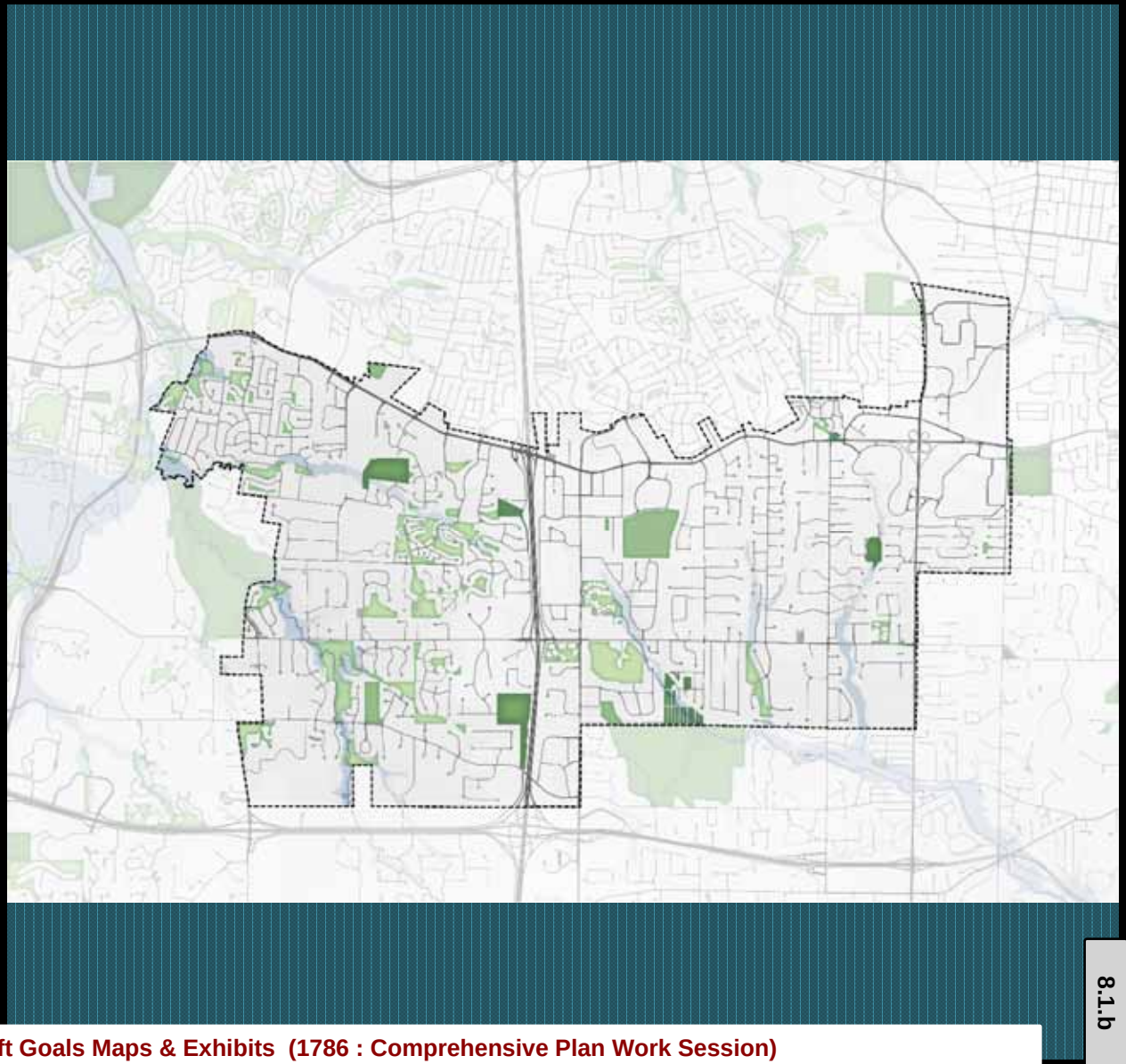
- Landform & Hydrology
- Common Ground
- Recreation Areas



DRAFT PLAN

ENVIRONMENTAL PLAN

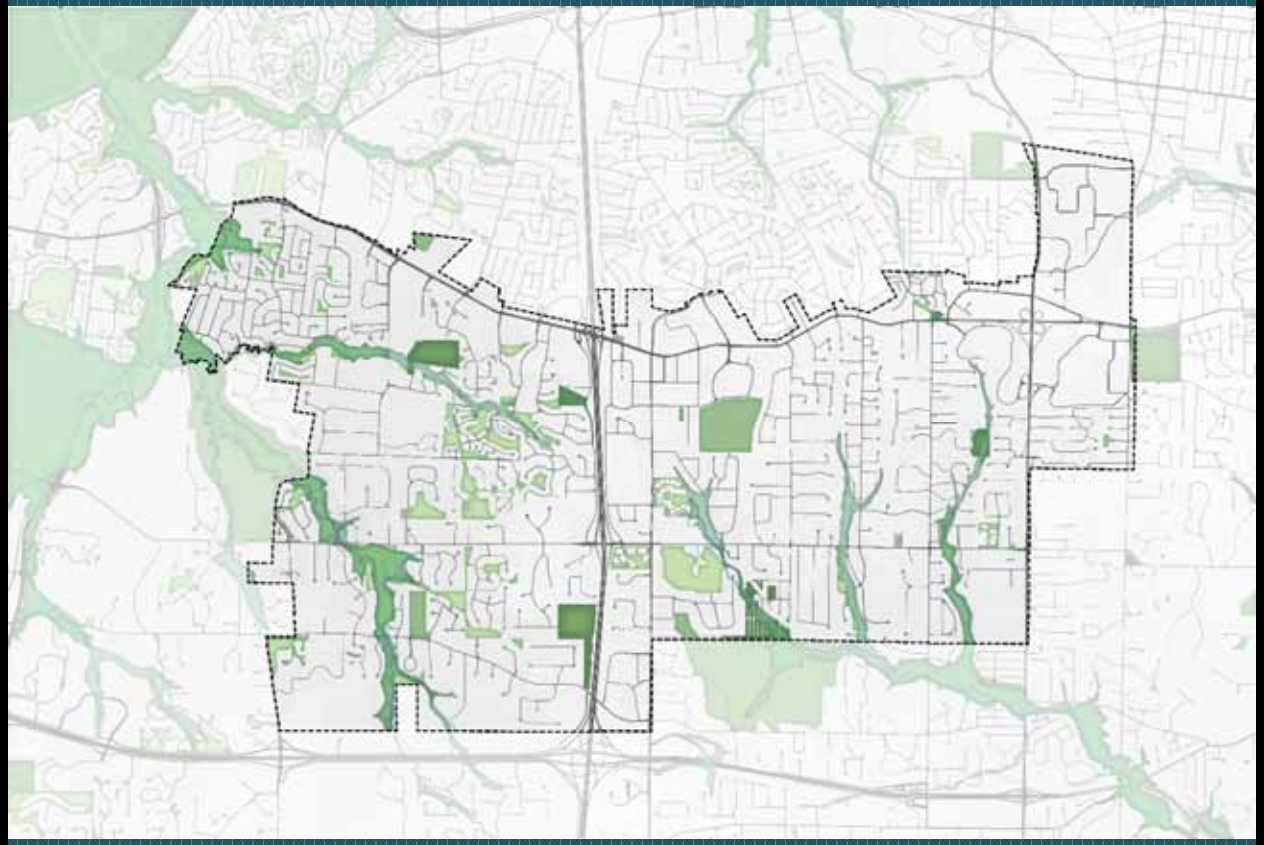
- Landform & Hydrology
- Common Ground
- Recreation Areas
- Public Parks



DRAFT PLAN

ENVIRONMENTAL PLAN

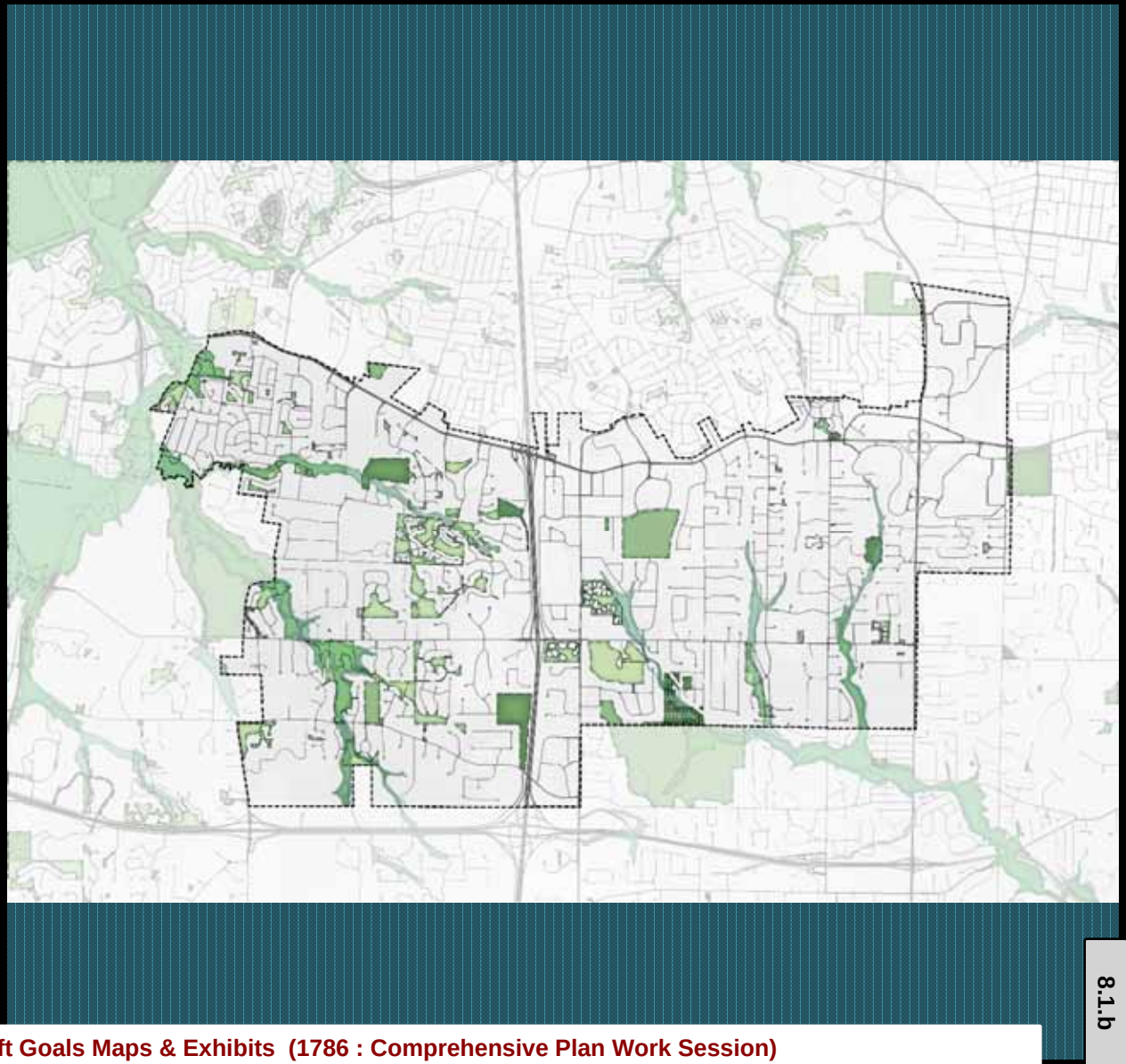
- Landform & Hydrology
- Common Ground
- Recreation Areas
- Public Parks
- Floodplain Corridors



DRAFT PLAN

ENVIRONMENTAL PLAN

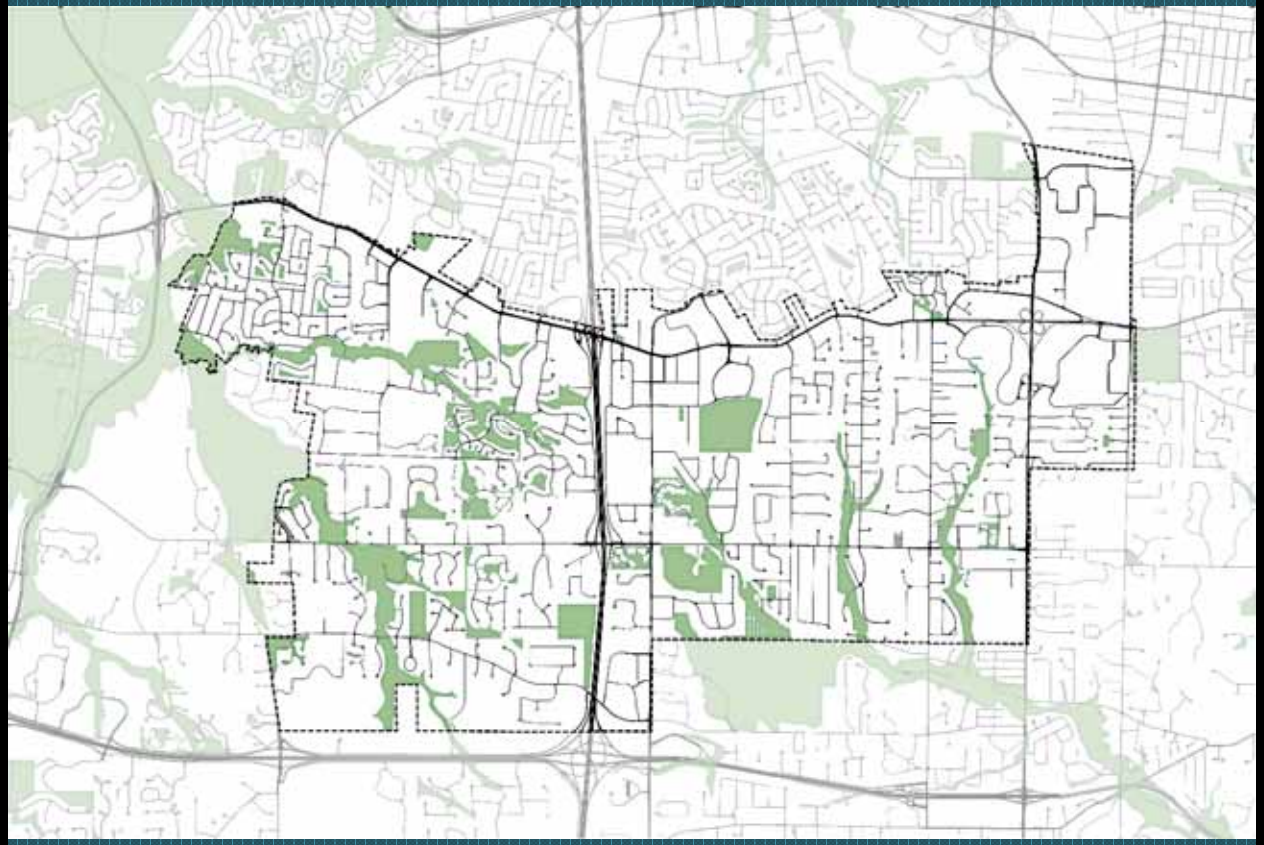
- Landform & Hydrology
- Common Ground
- Recreation Areas
- Public Parks
- Floodplain Corridors
- **Designated Environmental Areas**



DRAFT PLAN

ENVIRONMENTAL PLAN

- Landform & Hydrology
- Common Ground
- Recreation Areas
- Public Parks
- Floodplain Corridors
- **Designated Environmental Areas**
- **Environmental Overlay District**

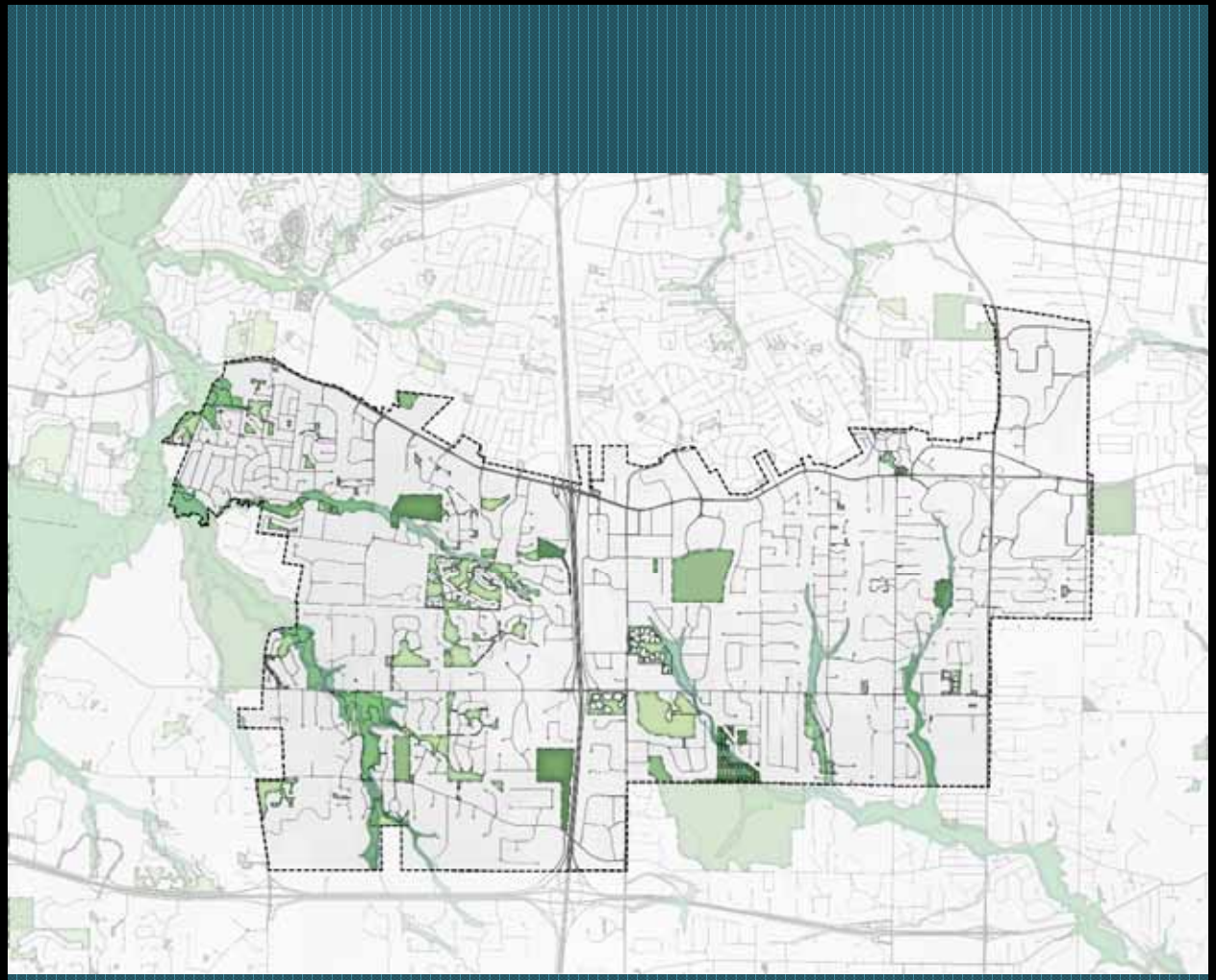


DRAFT PLAN

ENVIRONMENTAL PLAN

KEY RECOMMENDATIONS:

- Designate existing common ground & public open space as **protected open space**
- Designate existing creeks and floodplains as **riparian corridors**
- Create a regulatory **environmental overlay district** (city-wide)
- Adjust **riparian corridor setbacks** and **incentivize pervious surfaces and on-site runoff management** within overlay



Objective: **Preserve and enhance the natural environment of Creve Coeur; mitigate flood risk; improve water and air quality; and**

DRAFT COMPREHENSIVE PLAN GOALS

Revised, added to & prioritized as of 12-07-15

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

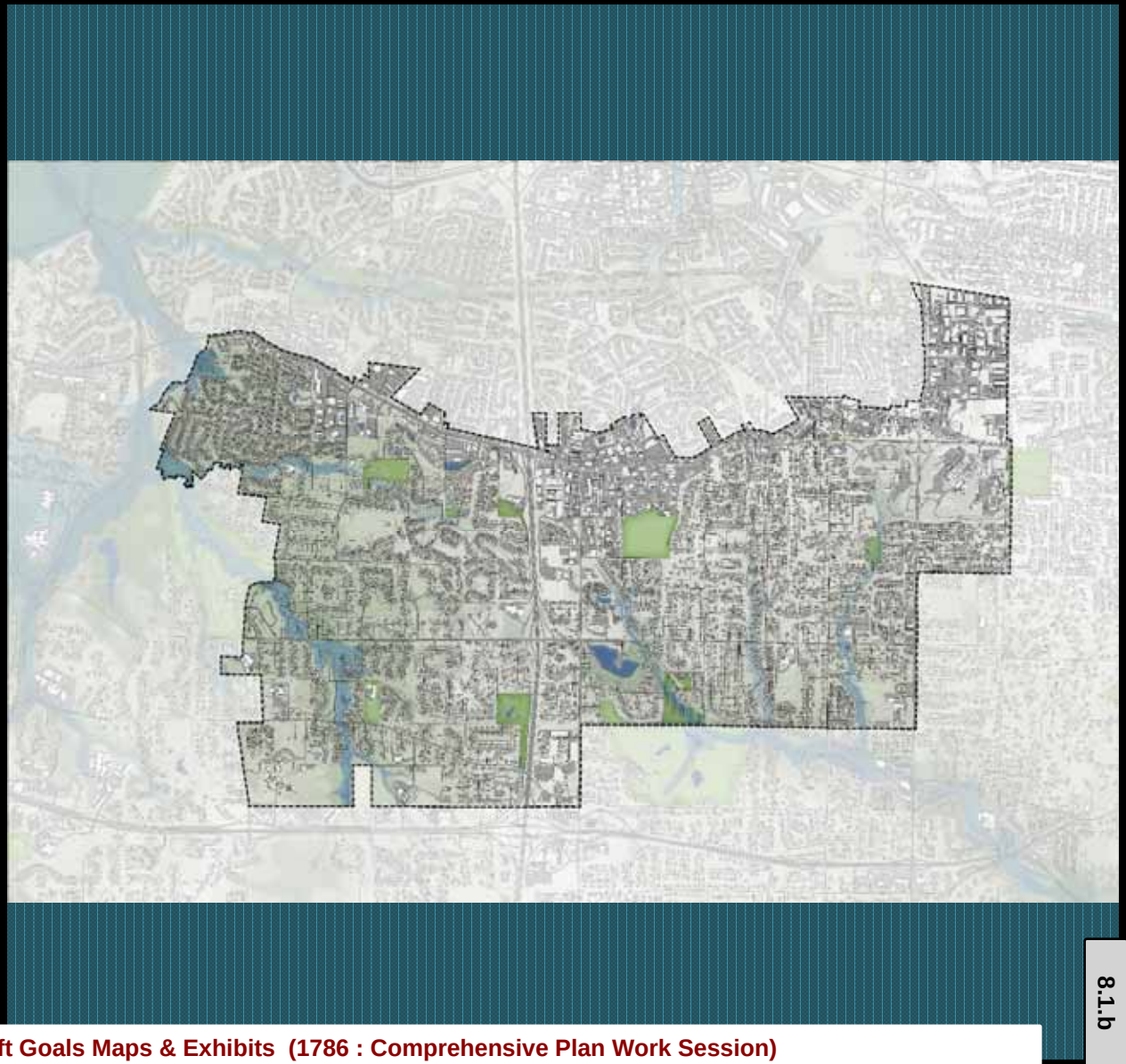
DRAFT COMPREHENSIVE PLAN

Annexation Potential

Attachment: Draft Goals Maps & Exhibits (1786 : Comprehensive Plan Work Session)

POTENTIAL ANNEXATION

EXISTING CITY BOUNDARY

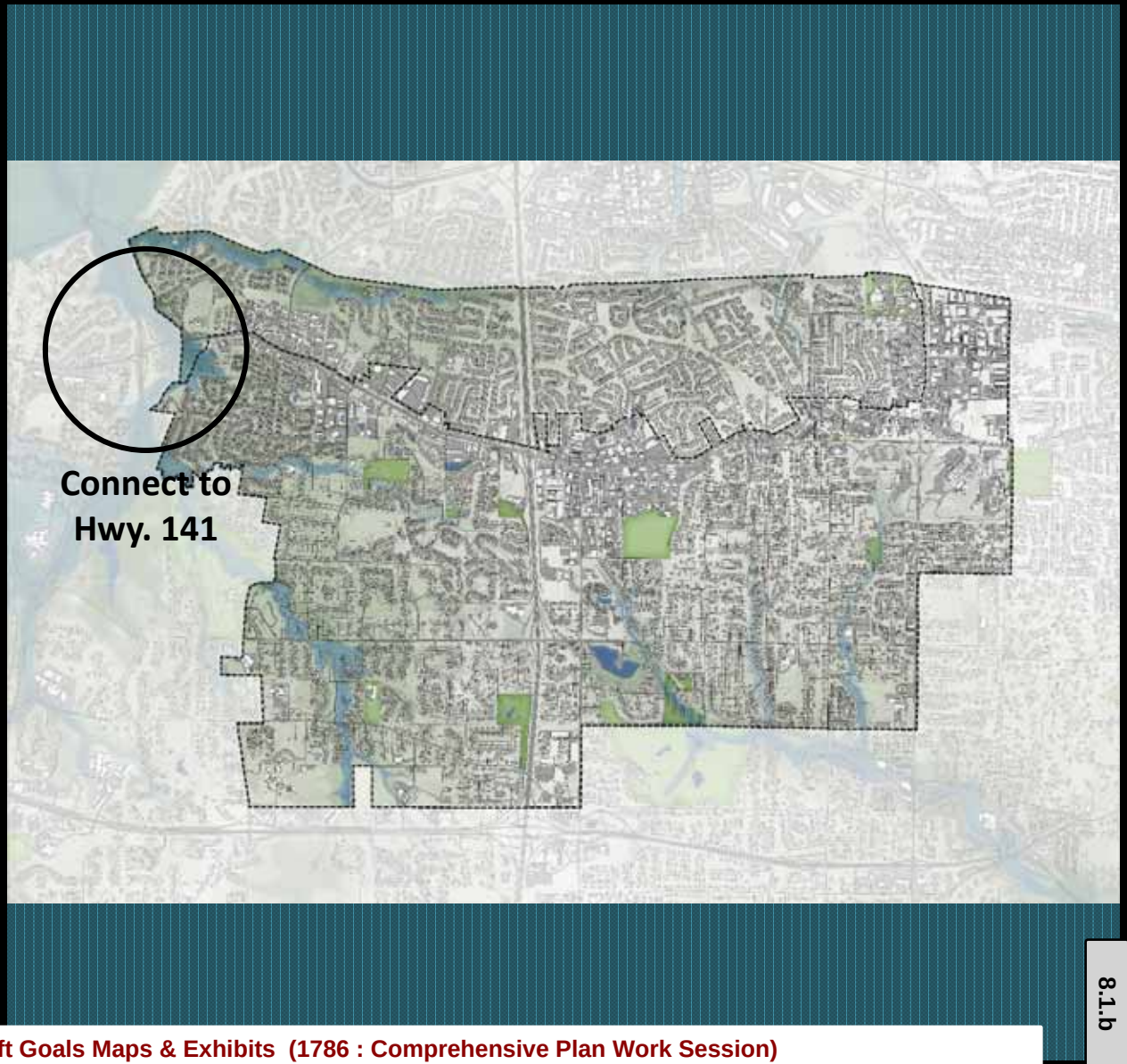


POTENTIAL ANNEXATION

EXISTING CITY BOUNDARY

POTENTIAL ANNEXED LAND & REVISED BOUNDARY

- 2,348 Acres (3.67 Sq. Mi.)
- 4,300 Housing Units (Est.)



Attachment: Draft Goals Maps & Exhibits (1786 : Comprehensive Plan Work Session)

Key Community Issues *(Revised as of February 12, 2016)*

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. **Parks, Trails, and Greenways:** Residents and visitors alike value the "green appearance" of Creve Coeur and want to see it preserved and expanded.
4. **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.
5. **Traffic Congestion:** Traffic has continued to increase and cause frustration, particularly on Olive Boulevard.
6. **Housing and Community Diversity:** Support the development of varying housing types and community amenities that matches projected population growth and changes.
7. **Community Identity**: Creve Coeur does not have a recognizable identity in the region, including an identifiable downtown or central community gathering place.
8. **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.
9. **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.

Attachment: Issues-Vision Goals REVISED-DRAFT 2016-02-12 (1786 : Comprehensive Plan Work Session)

Draft Vision Statement *(Revised as of February 12, 2016)*

Creve Coeur will continue to prosper by preserving the City's key commercial, residential, and civic assets while capitalizing on new opportunities for residential, commercial, and job growth.

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.

Attachment: Issues-Vision Goals REVISED-DRAFT 2016-02-12 (1786 : Comprehensive Plan Work Session)

Draft Comprehensive Plan Goals *(Revised as of February 12, 2016)*

GOAL 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!**

1. **Create mixed-use, walkable districts**
2. **Improve walkability and bikeability**
3. **Improve streetscapes and continue public realm enhancements**
4. **Celebrate the community with identifiable Gateways & 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.**

GOAL 2: 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.

1. **Enhance the existing parks and open spaces to establish greater plant and wildlife diversity.**
2. **Mitigate flooding and waterway impacts, and improve water quality.**
3. **Actively pursue the integration of trails and bikeways in to the landscape.**
4. **Acquire open spaces, natural areas, and creeks as needed**
5. **Develop an environmental overlay zone for the preservation of landscape and tree canopy.**

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.**

1. **Ensure future economic growth is responsive to changing consumer preferences and demographics, and captures the "place-making dividend".**
2. **Provide the community services, amenities, and experience necessary to leverage and capture these changing consumer preferences.**

Attachment: Issues-Vision Goals REVISED-DRAFT 2016-02-12 (1786 : Comprehensive Plan Work Session)

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 development of the regional plant science district.**
6. **Embrace strategic public/private partnerships for redevelopment**

GOAL 4: Residential Development & Preservation

Creve Coeur will preserve and evolve its **high-quality residential development** and extremely stable property values.

1. **Increase housing options to attract changing market demographics—including senior citizens aging-in-place and young professionals and families.**
2. **Continue to diversify lot sizes and types**
3. **Permit the rebuilding of out-dates residential stock in selected areas**
4. **Improve neighborhood walkability and connectivity**
5. **Invest in the green infrastructure of the neighborhood**

GOAL 5: 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**.

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 to help reduce vehicular congestion design on Olive Boulevard.**
4. **Actively support implementation of the Gateway Bicycle Plan**

Attachment: Issues-Vision Goals REVISED-DRAFT 2016-02-12 (1786 : Comprehensive Plan Work Session)

GOAL 6: **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.**

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**

GOAL 7: **Community Health & Sustainability**

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

1. **Capitalize on parks, open spaces, and landscape to mitigate flood risk; reduce greenhouse gases; and improve the quality of life, water, and air.**
2. **Build a network of greenways, pedestrian, and bike facilities to link neighborhoods, schools, and other community amenities and provide equitable mobility options and promote healthy lifestyles.**
3. **Provide community-supportive retail and services to ensure long-term community vibrancy and resilience.**
4. **Achieve a sustainable jobs/housing balance**
5. **Create an environmental overlay**

Attachment: Issues-Vision Goals REVISED-DRAFT 2016-02-12 (1786 : Comprehensive Plan Work Session)