

Community-Wide Open Houses Present Principles, Strategies, & Preferred Option

In recent months, the North Central Plan 2020 planning team held two community town hall meetings. As part of the team's continuous feedback loop, both meetings were held after the Plan's Steering Committee had provided their input. On February 2, 2021, the North Central Plan 2020 Community-Wide Town Hall was held via Zoom. Residents and stakeholders attended the virtual meeting to hear the draft principles and strategies and how they support the goals, vision, and core values that were presented to the community last Fall. A presentation of the preferred neighborhood option was also shown during the meeting and at the end attendees were polled to get their initial feedback.

The fourth and final town hall occurred on March 23, 2021 as a hybrid meeting. Some community members attended the virtual presentation and others came to an in-person event which was held at the Deaconess Center for Child Well-Being. At both events, the draft North Central Plan 2020 for the Covenant Blu Grand Center and Vandeventer neighborhoods was unveiled, along with the implementation plan and process for getting the plan adopted by the City of St. Louis.

North Central Community Partners Endorse Planning Process

At the beginning of 2021, the planning team began working with community partners in the Covenant Blu Grand Center and Vandeventer neighborhoods. Partners were asked to show their support for the North Central Plan and planning process. A growing list of organizations and stakeholders have endorsed the plan so far. You can find their names on the [project website](#) and on our [Facebook page](#). If your organization is able to endorse the plan, contact us at 314.833.9905 to learn more. Cultivating these relationships and endorsements creates a cohesive neighborhood plan that includes the voice of residents and organizations of the North Central community.

Have you seen our yard signs?

To promote the project and further spread the word, we have placed yard signs throughout the Covenant Blu Grand Center and Vandeventer neighborhoods encouraging community to learn more about the plan. To learn more about the yard signs or to request one of your own contact 314.833.9905



Steering Committee Progresses to Final Plan Implementation

The Steering Committee has held three meetings since December. Below is a summary of each.

Steering Committee Meeting #3 – December 9, 2020

During the this meeting, the Steering Committee approved the updated Goals, Vision Statement, and Core Values and discussed the Framework Plan Options.

Committee members submitted draft principles and strategies to be used as actions to achieve the Plan's Planning Goals.

Steering Committee Meeting #4 – January 27, 2021

At the first meeting of 2021, the Draft Principles and Strategies were approved. The Steering Committee reviewed the draft Preferred Framework Option for the Plan. The Community Asset Building & Development Approach was chosen as part of the Plan approach to build upon assets that were placed in three categories: Institutional & Community Anchors; Residential Core; and Residents.

Steering Committee Meeting #5 – February 24, 2021

During this meeting, the Draft Plan documents were presented to the Steering Committee for review. The Committee also identified and outlined timelines for Priority Strategies for the Plan implementation. See next page for list of priorities in no particular order.

Steering Committee Meeting #6 – June 23, 2021

The last Steering Committee Meeting is scheduled to provide opportunity for the Committee to review completion standards from the City of St. Louis and to map out steps for final City adoption.



Priority Strategies

- **Establish a certified Community-Based Development Organization (CBDO)**; also known as a Community Development Corporation) to lead implementation of the Plan; secure Community Development Block Grants (CDBG) funding; and access other sources of funding, including dues, donations, grants, and assessments.
- **Establish a Residents' Council** to engage with and serve as a forum for community residents; and to serve as a liaison between residents and the City of St. Louis.
- **Develop a community history project to discover and preserve the cultural history**— especially African American history — of Delmar Boulevard; North Central neighborhoods and churches; Grand Center; and other assets; and utilize this history in neighborhood revitalization efforts.
- **Establish a community-based, volunteer organization to regularly clean up** alleys and vacant lots; mow vacant lots; and other community beautification activities.
- **Establish a Community Housing Development Organization (CHDO)**— that is accountable to the community—and an ongoing funding source to purchase land-bank vacant lots and derelict buildings.
- **Facilitate rehab of existing buildings** by connecting qualified local developers with rehab opportunities.
- **Facilitate development of new infill housing** by acquiring vacant property and issuing Requests for Proposals (RFPs) for developers.
- **Provide a diversity of housing types in North Central**, including apartments for young adults and couples; homes for families; and accessible, easy-to-maintain housings for seniors aging in place.
- **Building upon the City's Emergency Home Repair grant program**, secure and deploy resources to North Central residents for emergency home repairs and small home improvement projects (under \$5,000); resources can be deployed as grants for emergency repairs and low- or no- interest loans for qualifying low- to medium-income households.
- **Work with neighboring institutions and local incubators** to build job skills and entrepreneurship capacity among North Central residents.
- **Support the development of high-quality community retail and services businesses** within the local commercial nodes of MLK Plaza and Lindell Marketplace.
- **Support creation of a commercially-viable and vibrant mixed-use corridors** along Dr. Martin Luther King Jr. Drive.
- **Create a Health and Wellness district** around the John Cochran VA Medical Center and other existing healthcare facilities.
- **Improve the greening and walkability** of North Central through the Brickline and Hodiadmont Greenways linear parks, in partnership with Great Rivers Greenway.
- **Create a Community Safety Committee** to improve public safety in North Central.
- **Provide free or very low-cost community-wide internet access** in North Central through neighborhood Wi-Fi hotspots.

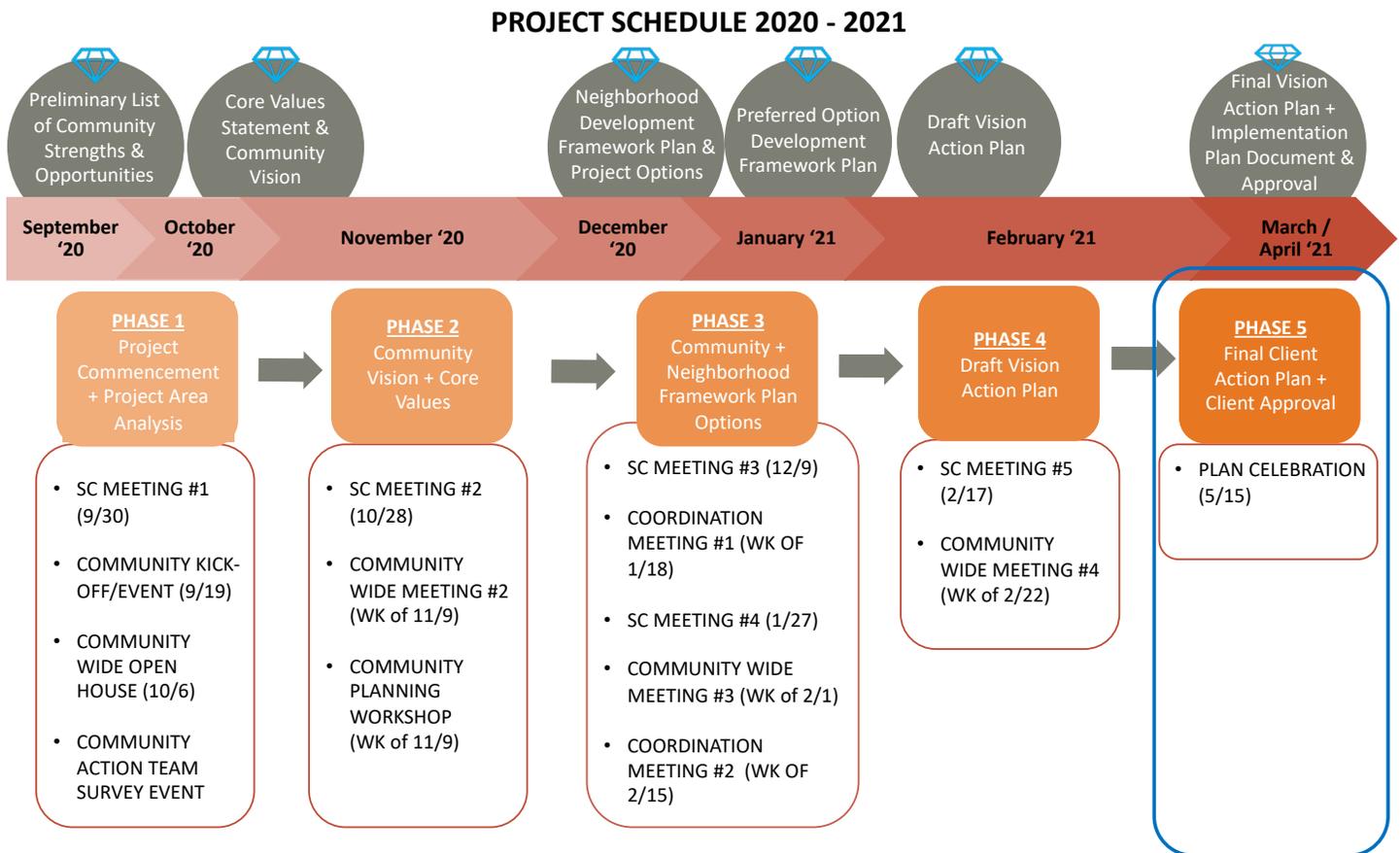




Steps to Plan Implementation and Adoption



In late summer of this year, City of St. Louis officials will review and approve the final North Central Plan. A public hearing will be held before the City of St. Louis Planning Commission. The public is welcome and encouraged to attend the hearing. You will receive more information about the public hearing closer to the hearing date. If you would like to be contacted about the public hearing, go to the [Get Involved](#) tab on the website and leave your name, number, and email. City approval is an important step to ensure the North Central Plan is formalized and implementation steps for a new North Central can develop.



Below are the next steps toward the North Central Plan adoption by the City of St. Louis:

1. The City of St. Louis Planning and Urban Design Agency (PDA) reviews the completed North Central Plan submitted by the North Central Plan Steering Committee.
2. PDA responds with questions and necessary revisions.
3. A Request for a Public Hearing is filed with the City of St. Louis Planning Commission.
4. Subject to its approval, the Planning Commission will schedule a public hearing.
5. Subject to the Public Hearing, the Planning Commission will vote to adopt the Plan.



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North Central Plan C/O
Vector Communications
401 S. 18th Street, Ste. 325
St. Louis, MO 63103

***Creating a Community-
Led Plan for the North
Central Area***



www.NorthCentralSTLPlan.com

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