

# NORTH CENTRAL PLAN

Celebrating the Past &  
Organizing for a Vibrant Future!

Technical Appendices  
**FINAL DRAFT**  
May 10, 2021



**Confidential**

Confidential

# TECHNICAL APPENDIX: COMMUNITY ENGAGEMENT REPORT

# NORTH CENTRAL PLAN »

## Engagement and Outreach Report April 29, 2021

Submitted by



on behalf of



## **Study Overview**

The North Central Plan was a community-led visioning and strategic planning process that updated the 2000 Neighborhood Plan. It focused on the Covenant Blu Grand Center and Vandeventer neighborhoods in the fourth (4<sup>th</sup>), eighteenth (18<sup>th</sup>) and nineteenth (19<sup>th</sup>) wards in the City of St. Louis. Funded by the Deaconess Foundation and supported by the United Church of Christ Church Building and Loan Fund, the planning process and final Plan, was based on the neighborhood's current strengths and opportunities.

Part of the planning process was engagement and outreach. Engagement centered on a group of residents, community members, elected officials and institutional leaders who met regularly to provide input on the Plan's mission, vision statement, core values, goals and strategies. At each planning milestone, the group's input was presented to the public for review and feedback. The consultant planning team then incorporated the public's input into their next revision. This continuous feedback loop helped ensure that multiple voices were heard. The planning process resulted in the North Central Vision Action Plan 2020-2040. This document summarizes the engagement and outreach that was conducted during the Plans' creation.

## **Steering Committee**

A formal Steering Committee with two Co-Chairs, a resident from each neighborhood, was formed to provide input and guidance to the Deaconess Foundation and the consultant planning team. Twenty-seven (27) members were selected from local neighborhood organizations, businesses, institutions and churches. The alderpersons from the fourth (4<sup>th</sup>), eighteenth (18<sup>th</sup>) and nineteenth (19<sup>th</sup>) wards in the City of St. Louis served as Ex Officio members.

The Steering Committee met five (5) times with each meeting building upon previous discussions and feedback from the community-wide town halls. The meetings were held virtually because of the COVID-19 pandemic. During the Steering Committee meetings, which were facilitated by Vector Communications and included presentations by H3 Studio, Inc., several methods were used to engage members. This included small breakout sessions, planning exercises and real-time polling. At each planning milestone, the planning team took the Committee's input, incorporated it into draft documents and presented them at the community-wide town halls for feedback.

In addition to the Steering Committee, a Client Group, composed of representatives from the Deaconess Foundation and the United Church of Christ Church Building and Loan Fund was formed to oversee the project schedule, coordinate communications with community stakeholders and guide the distribution of information.

## **Stakeholder Interviews and Focus Groups**

At the beginning of the planning process, area stakeholders were identified to be interviewed. They were asked to participate and share their experiences within the neighborhood and any challenges to improving the area. The project team spoke with residents, businesses, art institutes, government agencies, and elected officials. Each confidential meeting was based on neighborhood strengths, improvement opportunities, suggestions for how to improve the area, and the impacts of COVID-19 to the community. Vector Communications scheduled the meetings and H3 Studio, Inc. conducted them.

## **Survey**

A Community Well-Being Survey was conducted during the early stage of the planning process to understand the needs and desires of the North Central community. Action St. Louis, a grassroots racial justice organization, walked through the neighborhood, stopping door-to-door with paper surveys asking people to respond to the questionnaire. Additionally, the survey was placed on the project website under the Feedback page to be accessible for people who preferred a digital format. The findings addressed housing, surrounding amenities, and the condition of the planning area. There were more than 100 surveys collected. *The Neighborhood Well-Being Survey can be found in Appendix A.*

## **Website and Online Public Engagement**

The North Central Plan had its own webpage at [www.northcentralstlplan.com](http://www.northcentralstlplan.com) that was home to all study information and materials such as the study map, newsletters, and meeting recordings. It also provided a place where the public could submit questions and their contact information to sign up for the project's mailing list. Lastly, people were able to leave feedback on an interactive map. All documents and videos on the site can be downloaded and shared.

Since the website went public August 2020, there were 2,595 unique visitors, with 1,128 visiting the About page. The most downloaded document is the 2000 North Central Plan with 242 downloads.

## **Communication Materials and Branding**

To brand the North Central Plan and planning process, a logo was created and included on all communications materials. These materials were distributed throughout the planning area to keep the community informed of project information. For instance, a fact sheet was created to introduce the Steering Committee Co-Chairs, represented organizations, the Client Group, and the Planning and Design team to the neighborhood. Two (2) newsletters were published to recap events and provide planning updates. The first was sent to neighbors in Fall 2020. It

included descriptions of community events, a study map, ways to get involved with the project, and a list of the Draft Community Vision, Core Value Statement and Goals. The second newsletter was released in Spring 2021 and announced the Final Plan Celebration and the community partner endorsements. *The list of endorsements can be found in Appendix B.* A list of Priority Strategies was included to inform what the community considered were the most important actions to take. A timeline listed the steps to implementation and adoption. Each of the newsletters were emailed, mailed to the database of addresses, and uploaded to the project website under the Get Involved page.

For National Night Out in October 2020, Action St. Louis, placed Save the Date door hangers on residences and businesses. Additionally, there were four postcards sent by snail mail inviting people to each of the community-wide events and shared on social media. To reach more people, more than 20 yard signs were placed throughout the Covenant Blu Grand Center and Vandeventer neighborhoods. Each sign included a QR code that linked to the website's Feedback page and a project phone number where people could leave a comment and/or question and a member of the project team would return their call. The yard signs were available for anyone wanting to have a sign in their yard. *The marketing materials can be found in Appendices C-G.*

### **Media Relations**

A press release was sent to local media to announce the Plan Celebration hosted by the project Steering Committee. It outlined the purpose of the celebration and invited the community to the event. *The press release can be found in Appendix H.*

### **Town Hall Meetings**

On September 19, 2020, the North Central neighbors held a Community Kick-Off and Tree Planting Event at the Deaconess Center for Child Well-Being. At the Center, there was also a meet and greet with the project team, Steering Committee Co-Chairs, and Deaconess Foundation leadership. Before lunch was served, attendees walked to Scruggs Memorial CME Church to plant trees. It was an opportunity for the community to come together to enhance the area.

During the planning process, there were four (4) Community-Wide Town Halls. The first one occurred on October 6, 2020. It was in conjunction with National Night Out at the Deaconess Center for Child Well-Being. Attendees learned about the planning process and heard from their elected officials. The next town hall was November 2, which was a hybrid meeting that happened in person and virtually. Community members could attend the meeting of their choice as the same content was presented at both. The virtual meeting was live streamed on YouTube then added to the project website. In-person attendees watched a pre-recorded video of the planning team explaining the project's purpose and the draft goals, vision statement and core values. A comment form was available at both events to provide feedback.

On February 2, 2021, the third town hall meeting was exclusively virtual, and it was where the community heard the draft principles and strategies that support the goals, vision, and values. At the end of the presentation, attendees were polled for their feedback on the Preferred Neighborhood Option that was presented earlier in the evening. The last town hall was a hybrid meeting on March 23, 2021. At both meetings, the Draft North Central Plan was unveiled. Also, attendees were walked through the City of St. Louis implementation and adoption process.

### **Social Media**

A social media toolkit was created with a collection of text, graphic images, and instructions for how to post to organizations' social media accounts. It was sent to area community institutions, like the St. Louis Housing Authority, Grand Center Inc. and neighborhood block units asking for their support online. This social media tool kit was designed to guide users' engagement using Facebook, Twitter, and Instagram. The North Central Plan used Facebook to share information @NorthCentralPlanSTL.

### **Plan Celebration**

The Celebrating while Implementing event occurred the afternoon of Saturday, May 15, 2021 at the Deaconess Center for Child Well-Being. Prior to the event's start, team members drove through the North Central neighborhoods and made stops in the three City wards to hand out information about the Final Plan. At the Center, the Planning team officially presented the North Central Vision Action Plan 2020-2040 to City of St. Louis officials. Free art activities, food and music were provided for attendees.

### **Contact Database**

A database was developed and maintained throughout the project. Contacts were added from the events' sign-in sheets and website submissions.

### **Conclusion**

The completion of the North Central Vision Action Plan 2020-2040 is a culmination of the dedicated work by the Steering Committee and community members. Their feedback and input were critical in creating documents that will be submitted to the City for implementation and adoption. The next step in the process is to send the Plan for review by the City of St. Louis Planning and Urban Design Agency (PDA) in Summer 2021.

## Appendix A – Neighborhood Well-Being Survey

1. What is your race? (Check all that apply.)
  - ☐ a. Black or African-American
  - ☐ b. American Indian or Alaska Native
  - ☐ c. Asian
  - ☐ d. Native Hawaiian or Other Pacific Islander
  - ☐ e. Hispanic or Latino
  - ☐ f. White
  - ☐ g. Other
2. What is your sex?
  - ☐ a. Male
  - ☐ b. Female
  - ☐ c. Other (Please specify) \_\_\_\_\_
3. What is your age?
 

<ul style="list-style-type: none"> <li><input type="checkbox"/> a. 18-24 years old</li> <li><input type="checkbox"/> b. 25-29 years old</li> <li><input type="checkbox"/> c. 30-34 years old</li> <li><input type="checkbox"/> d. 35-39 years old</li> <li><input type="checkbox"/> e. 40-44 years old</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> f. 45-49 years old</li> <li><input type="checkbox"/> g. 50-54 years old</li> <li><input type="checkbox"/> h. 55-59 years old</li> <li><input type="checkbox"/> i. 60-64 years old</li> <li><input type="checkbox"/> j. Above 65 years old</li> </ul>
---	--
4. Where do you live in the North Central Plan area?
 

<ul style="list-style-type: none"> <li><input type="checkbox"/> a. Vandeventer Neighborhood               <ul style="list-style-type: none"> <li><input type="checkbox"/> i. North Sarah Place</li> <li><input type="checkbox"/> ii. Grand Center (west side of Grand Boulevard)</li> <li><input type="checkbox"/> iii. Other, west of Vandeventer Ave</li> </ul> </li> <li><input type="checkbox"/> c. I don't live in the North Central Plan Area</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> b. Covenant Blu Grand Center               <ul style="list-style-type: none"> <li><input type="checkbox"/> i. Renaissance Place</li> <li><input type="checkbox"/> ii. Grand Center (east side of Grand Boulevard)</li> <li><input type="checkbox"/> iii. Other, east of Vandeventer Ave</li> </ul> </li> </ul>
--	--
5. How many school-age children are in your household?
 

<ul style="list-style-type: none"> <li><input type="checkbox"/> a. None</li> <li><input type="checkbox"/> b. One (1)</li> <li><input type="checkbox"/> c. Two (2)</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> d. Three (3)</li> <li><input type="checkbox"/> e. Four (4)</li> <li><input type="checkbox"/> f. Five (5) or more</li> </ul>
--	---
6. What kind of school do they attend? (Check all that apply.)
 

<ul style="list-style-type: none"> <li><input type="checkbox"/> a. Pre-school / daycare</li> <li><input type="checkbox"/> b. St. Louis Public School</li> <li><input type="checkbox"/> c. Charter school</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> d. Private school, non-religious</li> <li><input type="checkbox"/> e. Private school, religious</li> <li><input type="checkbox"/> f. Homeschool</li> </ul>
---	--
7. Overall, how do you rate the schools in your neighborhood?
 

<ul style="list-style-type: none"> <li><input type="checkbox"/> a. Excellent</li> <li><input type="checkbox"/> b. Above average</li> <li><input type="checkbox"/> c. Average</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> d. Below average</li> <li><input type="checkbox"/> e. Very poor</li> </ul>
---	--



8. If you live in the North Central Plan area, what is your current residency status?
- |  |  |
|--|--|
| <input type="checkbox"/> a. Homeowner          | <input type="checkbox"/> d. Other                    |
| <input type="checkbox"/> b. Renter             | <input type="checkbox"/> e. I don't live in the area |
| <input type="checkbox"/> c. Living with family |  |
- 
9. If you live in the North Central Plan area, in what kind of home do you currently live?
- |  |  |
|--|--|
| <input type="checkbox"/> a. Single-family home   | <input type="checkbox"/> c. Duplex / fourplex          |
| <input type="checkbox"/> b. Townhouse / rowhouse | <input type="checkbox"/> d. Apartment / condo building |
- 
10. If you live in the North Central Plan area, how do you access internet in your home? (Check all that apply.)
- |  |  |
|--|--|
| <input type="checkbox"/> a. Desktop or laptop computer | <input type="checkbox"/> c. Smart phone                  |
| <input type="checkbox"/> b. Tablet or iPad             | <input type="checkbox"/> d. I don't have internet access |
- 
11. What places in and around your neighborhood do you currently use? (Check all that apply.)
- |   |  |
|---|--|
| <input type="checkbox"/> a. Medical facilities/centers      | <input type="checkbox"/> g. Grocery stores             |
| <input type="checkbox"/> b. Health and social services      | <input type="checkbox"/> h. Banks/credit unions        |
| <input type="checkbox"/> c. Religious institutions/churches | <input type="checkbox"/> i. Gas stations/corner stores |
| <input type="checkbox"/> d. Education institutions          | <input type="checkbox"/> l. Restaurants/Cafes          |
| <input type="checkbox"/> e. Parks and recreation facilities | <input type="checkbox"/> m. Other (Please specify):    |
| <input type="checkbox"/> f. Art and cultural institutions   |  |
- 
12. What kinds of places is your neighborhood missing? (Check all that apply.)
- |   |  |
|---|--|
| <input type="checkbox"/> a. Medical facilities/centers      | <input type="checkbox"/> g. Grocery stores             |
| <input type="checkbox"/> b. Health and social services      | <input type="checkbox"/> h. Banks/credit unions        |
| <input type="checkbox"/> c. Religious institutions/churches | <input type="checkbox"/> i. Gas stations/corner stores |
| <input type="checkbox"/> d. Education institutions          | <input type="checkbox"/> l. Restaurants/Cafes          |
| <input type="checkbox"/> e. Parks and recreation facilities | <input type="checkbox"/> m. Other (Please specify):    |
| <input type="checkbox"/> f. Art and cultural institutions   |  |
- 
13. How do you normally travel around your neighborhood or to your job? (Check all that apply.)
- |   |   |
|---|---|
| <input type="checkbox"/> a. My own vehicle (or my family's vehicle) | <input type="checkbox"/> e. Senior citizen transportation service |
| <input type="checkbox"/> b. MetroBus                                | <input type="checkbox"/> f. Bicycle                               |
| <input type="checkbox"/> c. Metro Call-A-Ride                       | <input type="checkbox"/> g. Walk                                  |
| <input type="checkbox"/> d. Taxi / Ride share (Uber or Lyft)        |   |
- 
14. How safe do you feel in your neighborhood?
- |   |   |
|---|---|
| <input type="checkbox"/> a. Very safe     | <input type="checkbox"/> d. Somewhat unsafe |
| <input type="checkbox"/> b. Somewhat safe | <input type="checkbox"/> e. Very unsafe     |
| <input type="checkbox"/> c. Neutral       |   |
- 
15. How optimistic are you about the future of your neighborhood?
- |   |  |
|---|--|
| <input type="checkbox"/> a. Very optimistic     | <input type="checkbox"/> d. Somewhat pessimistic |
| <input type="checkbox"/> b. Somewhat optimistic | <input type="checkbox"/> e. Very pessimistic     |
| <input type="checkbox"/> c. Neutral             |  |

- 
16. If you are employed, how long does it usually take you to travel to your job?
- |  |  |
|--|--|
| <input type="checkbox"/> a. Less than 15 minutes     | <input type="checkbox"/> c. 30 minutes to 1 hour |
| <input type="checkbox"/> b. 15 minutes to 30 minutes | <input type="checkbox"/> d. Longer than 1 hour   |
- 
17. Overall, how do you rate the health care facilities (hospital, clinic, urgent care, etc.) in your neighborhood?
- |   |   |
|---|---|
| <input type="checkbox"/> a. Excellent     | <input type="checkbox"/> d. Below average |
| <input type="checkbox"/> b. Above average | <input type="checkbox"/> e. Very poor     |
| <input type="checkbox"/> c. Average       | <input type="checkbox"/> f. Unsure        |
- 
18. What impacts has your household experienced as a result of the COVID-19 pandemic?
- ☐ a. I have tested positive for COVID-19
  - ☐ b. Someone in my household has tested positive for COVID-19
  - ☐ c. I or someone in my household has been hospitalized because of COVID-19
  - ☐ d. Someone in my household has died from COVID-19
  - ☐ e. I or someone in my household has been laid off or furloughed
  - ☐ f. I or someone in my household is working from home
  - ☐ g. My child(ren) are remote learning
  - ☐ h. No impact
- 
19. Overall, how do you rate the conditions of the streets and sidewalks in your neighborhood streets and sidewalks in your neighborhood:
- ☐ a. Excellent
  - ☐ b. Above average
  - ☐ c. Average
  - ☐ d. Below average
  - ☐ e. Very poor
- 
20. Overall, how do you rate the conditions parks and recreational amenities in your neighborhood:
- ☐ a. Excellent
  - ☐ b. Above average
  - ☐ c. Average
  - ☐ d. Below average
  - ☐ e. Very poor
- 
21. Overall, how do you rate response and condition of city services in your neighborhood? :
- ☐ a. Excellent
  - ☐ b. Above average
  - ☐ c. Average
  - ☐ d. Below average
  - ☐ e. Very poor

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22. Overall, how do you rate the sense of community within your neighborhood?

- ☐ a. Excellent
- ☐ b. Above average
- ☐ c. Average
- ☐ d. Below average
- ☐ e. Very poor

### Open-Ended Response Questions

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23. Please tell me **three (3) to five (5) things that you think are strengths** of your neighborhood.

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24. Please tell me **three (3) to five (5) things that you think are opportunities for improvement** to your neighborhood as it is today.

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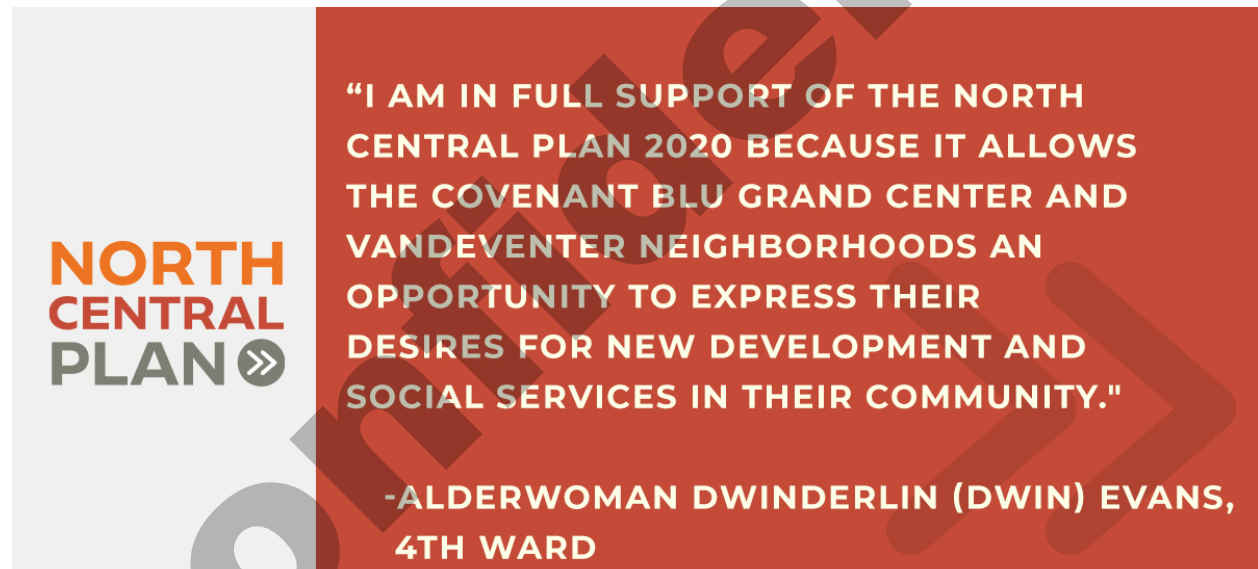
25. If you could wave a magic wand a change three (3) things about your neighborhood, to make it an even better place to live, what would those be? **What is your "Top 3" wish list?**

**Appendix B – Endorsements**



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**"I AM IN FULL SUPPORT OF THE NORTH CENTRAL PLAN 2020 BECAUSE IT ALLOWS THE COVENANT BLU GRAND CENTER AND VANDEVENTER NEIGHBORHOODS AN OPPORTUNITY TO EXPRESS THEIR DESIRES FOR NEW DEVELOPMENT AND SOCIAL SERVICES IN THEIR COMMUNITY."**

**-ALDERWOMAN DWINDERLIN (DWIN) EVANS,  
4TH WARD**

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**Dwinderlin (Dwin) Evans**  
Aldерwoman, 4<sup>th</sup> Ward

**BOARD OF ALDERMEN**  
**CITY OF SAINT LOUIS**  
**MISSOURI**

**COMMITTEES**

**, Engrossment, Rules, Resolutions and  
Credentials**

March 22, 2021

David Nehrt-Flores  
Vector Communication  
401 South 18<sup>th</sup> Street – Suite 325  
St. Louis, MO 63103

Dear Mr. Nehrt-Flores,

I am in full support of the North Central Plan 2020 because it allows the Covenant Blu Grand Center and Vandeventer neighborhoods an opportunity to express their desires for new development and social services in their community. As the Alderwoman of the 4<sup>th</sup> Ward, I am more than willing to assist by providing additional resources to help this vision come to fruition. This plan will allow the community to focus on its' strengths and opportunities that will lead to growth in the community.

It's crucial that our communities are equipped with the resources needed to thrive in an ever-changing world. This plan addresses the need for inclusive housing and economic development policies. The North Central Plan is guided by a partnership between Deaconess Foundation and the United Church of Christ Church Building and Loan Fund and includes financial support by Deaconess Foundation. I'm committed to working with our residents, businesses, community organizations, faith-based organizations and governments to see this project accomplished.

Let's continue to restore our communities by working together for change. If you have any questions or concerns, please contact me at 314-622-3287.

Sincerely,

*Dwinderlin Evans*

Dwinderlin Evans, Alderwoman  
4<sup>th</sup> Ward, City of St. Louis

Room 230, City Hall • 1200 Market St., St. Louis, MO 63103 • Office: (314) 622 3287 • FAX: (314) 622 4273  
Email: [evansd@stlouis-mo.gov](mailto:evansd@stlouis-mo.gov)

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**"AS ALDERMAN OF THE 18TH WARD, I  
FULLY SUPPORT THE NORTH CENTRAL  
PLAN 2020 BECAUSE IT ALLOWS THE  
COVENANT BLU GRAND CENTER AND  
VANDEVENTER NEIGHBORHOODS AN  
OPPORTUNITY TO EXPRESS THEIR  
DESIRES FOR NEW DEVELOPMENT AND  
SOCIAL SERVICES IN THEIR COMMUNITY."**

**-ALDERMAN JESSE TODD, 18TH WARD**

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Jesse Todd  
Alderman

BOARD OF ALDERMEN  
CITY OF SAINT LOUIS  
MISSOURI

18<sup>th</sup> Ward

February 16, 2021

To Whom It May Concern,

As Alderman of the 18th Ward, I fully support the North Central Plan 2020 because it allows the Covenant Blu Grand Center and Vandeventer neighborhoods an opportunity to express their desires for new development and social services in their community.

I look forward to working towards the success of the plan and I am excited to see the outcome of the North Central Plan 2020 and how residents will benefit from the 20-year Plan.

Thank you for your consideration. If you have any questions, please feel free to contact my office directly at (314)622-3287.

Sincerely,

*Jesse Todd*

Alderman Jesse Todd  
18<sup>th</sup> Ward, Saint Louis

cc: Chandra Taylor, Vector Communications

Room 230, City Hall • 1200 Market Street, St Louis, MO 63103 • Office (314) 622-3287



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CENTRAL  
PLAN** »

"THE BIG MUDDY DANCE COMPANY PROUDLY SUPPORTS THE NORTH CENTRAL PLAN, AND WE ARE EXCITED TO ENHANCE OUR EXISTING CONNECTIONS WITH THE SURROUNDING COMMUNITIES THROUGH THE LONG-TERM BENEFITS OF THE INITIATIVE!"



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**NORTH  
CENTRAL  
PLAN** »

"WE ARE THRILLED TO SUPPORT THE NORTH CENTRAL PLAN 2020. THE VISION TO BE A WHOLE, HEALTHY, AND VIBRANT COMMUNITY IS POSSIBLE WITH THE GREAT WEALTH OF ENGAGEMENT AND CREATIVITY THAT WE HAVE IN OUR NEIGHBORHOODS."



Contemporary Art  
Museum St. Louis

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## NORTH CENTRAL PLAN »

"COVENANT BLU GRAND CENTER NEIGHBORHOOD RESIDENTS ARE PLEASED TO SUPPORT THE NORTH CENTRAL PLAN 2020. THE WORK OF THE RESIDENTS WILL HELP TO ESTABLISH A NEW VISION IN THE NORTH CENTRAL AREA THAT WILL BUILD UPON THE GREATNESS THAT'S ALREADY PRESENT."



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## NORTH CENTRAL PLAN »

"IT IS OUR PLEASURE TO SUPPORT THE NORTH CENTRAL PLAN 2020. THE WORK OF THE RESIDENTS WILL ESTABLISH A NEW VISION IN THE NORTH CENTRAL AREA THAT WILL BUILD UPON THE GREATNESS THAT'S ALREADY THERE."



GRAND CENTER INC.

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**NORTH  
CENTRAL  
PLAN** »

"IT IS OUR PLEASURE TO SUPPORT  
THE NORTH CENTRAL PLAN 2020.  
THE WORK OF THE RESIDENTS WILL  
ESTABLISH A NEW VISION IN THE  
NORTH CENTRAL AREA THAT WILL  
BUILD UPON THE GREATNESS THAT'S  
ALREADY THERE. "

**-GREATER UNION MISSIONARY BAPTIST**

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PLAN»**

**"THE CHURCH SUPPORTS THE  
NORTH CENTRAL PLAN AND THE  
MEMBERS OF THIS DYNAMIC  
COMMUNITY."**

**- SCRUGGS MEMORIAL CME CHURCH**

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**"I AM ECSTATIC ABOUT  
THE NORTH CENTRAL  
PLAN! WE HAVE THE  
ABILITY TO SHAPE,  
FORM AND CREATE A  
PLAN FOR OUR  
COMMUNITY THAT  
WILL FOCUS ON THE  
NEEDS AND SERVICES  
FOR THE RESIDENTS."**



**La'Place Enrichment Center  
"Where Learning Is Fun!"**

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PLAN** »

**“THE CHURCH SUPPORTS THE  
NORTH CENTRAL PLAN AND THE  
MEMBERS OF THIS DYNAMIC  
COMMUNITY.”**

**- SCRUGGS MEMORIAL CME CHURCH**

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CENTRAL  
PLAN** »

**"ST. ALPHONSUS "ROCK" CHURCH  
FORMALLY ENDORSES THE NORTH  
CENTRAL PLAN FOR DEVELOPMENT...  
IT IS GREAT TO SEE THE COMMUNITY  
WILLING TO WORK TO IMPROVE THE  
NEIGHBORHOOD."**

*St. Alphonsus Liguori*  
**ROCK**  
*Catholic Church*

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CENTRAL  
PLAN** »

**"WE ARE EXCITED TO SEE WHAT  
OPPORTUNITIES THIS 20 YEAR PLAN  
WILL PROVIDE FOR OUR  
SURROUNDING COMMUNITY."**

**Third Baptist  
CHURCH**

[NORTHCENTRALSTLPLAN.COM](http://NORTHCENTRALSTLPLAN.COM)

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CENTRAL  
PLAN** »

**"WE TRANSFORM COMMUNITIES BY  
HELPING THE CHURCH LIVE INTO  
GOD'S ECONOMY. WE HELP  
CONGREGATIONS PLAN, RAISE,  
FINANCE, AND BUILD THESE  
TRANSFORMATIVE PROJECTS."**



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**"I SUPPORT THE NORTH CENTRAL PLAN 2020 BECAUSE IT  
ALLOWS THE COVENANT BLU GRAND CENTER AND  
VANDEVENTER NEIGHBORHOODS AN OPPORTUNITY TO  
EXPRESS THEIR DESIRES FOR NEW DEVELOPMENT AND  
SOCIAL SERVICES IN THEIR COMMUNITY."**

**"I AM EXCITED TO SEE THE OUTCOME OF THE NORTH  
CENTRAL PLAN 2020 AND HOW RESIDENTS WILL BENEFIT  
FROM THE 20-YEAR PLAN."**

**- WEST BELLE PLACE ASSOCIATION OF NEIGHBORS**

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"I LIKE THE COMMUNITY INVOLVEMENT. WE HAVE A VOICE AS WE COLLABORATE TO CREATE THIS PLAN WITH NEIGHBORING INSTITUTIONS AND ORGANIZATIONS."



**WTH**

*Windsor Transitional Housing Inc.*

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## Appendix C – Fact Sheet



# PROJECT TEAM

The North Central Plan Project Team consists of the community-based North Central Steering Committee, the Deaconess Foundation, the United Church of Christ Church Building and Loan Fund, and the professional Planning Team.

» **NORTH CENTRAL STEERING COMMITTEE**

The North Central Steering Committee was established with the intent to guide the Deaconess Foundation in its efforts to revise the North Central Plan (2000) and drive family economic mobility through community-led democratic development. The Steering Committee consist of residents and stakeholders from within the Vandeventer and Covenant Blu Grand Center Neighborhood.

**THE STEERING COMMITTEE IS CO-CHAIRLED** by two long-standing residents of the neighborhood:

**MS. BARBARA MURPHY**  
Vandeventer Neighborhood

**MS. AUDREY ELLERMANN**  
Covenant Blu Grand Center Neighborhood

### MEMBERSHIP INCLUDES APPOINTED REPRESENTATIVES FROM THE FOLLOWING INSTITUTIONS, ORGANIZATIONS, AND AREAS:

- Deaconess Center for Child Well-Being Board of Trustees
- United Church of Christ Church Building and Loan Fund
- AIM Development Group
- St. Louis Housing Authority
- Grand Center Inc.
- Covenant Blu Neighborhood Association
- LaPlace Enrichment Center
- West Belle Block Unit
- Lewis Place
- Windsor Transitional Homes
- Vandeventer Neighborhood
- Greater Union Missionary Baptist Church
- Scruggs Memorial C.M.E. Church
- Fourth (4th) Ward Alderwoman (ex officio)
- Eighteenth (18th) Ward Alderman (ex officio)
- Nineteenth (19th) Wards Alderwoman (ex officio)

The North Central Steering Committee will provide the Deaconess Foundation staff and their contracted planning consultant team with input and guidance regarding Professional Community Planning Services. Persons selected for membership are expected to use their skills, knowledge, and experience as members of the Vandeventer and Covenant Blu Grand Center Neighborhood to assist the Foundation to better understand our neighborhood and best approaches to reaching and engaging varied constituencies. Members will participate in planning activities and aid in the creation of an action plan that advances child well-being.

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## » NORTH CENTRAL PLAN CLIENT GROUP

### DEACONESS FOUNDATION

Deaconess Foundation invests in the well-being of children, engages our region around the plight of youth, and advocates for change. A ministry of the United Church of Christ, Deaconess has invested more than \$80 million to improve the health of the St. Louis community since 1998 and believes healthy, hope-filled futures for children benefit the entire region. The Foundation's grantmaking footprint includes St. Louis City, St. Louis, Jefferson, St. Charles, and Franklin Counties in Missouri; and Madison, St. Clair, and Monroe Counties in Illinois.

Additional information about the Foundation can be found on our website: [deaconess.org](http://deaconess.org)

### DEACONESS CENTER FOR CHILD WELL-BEING

Established by Deaconess Foundation, Deaconess Center for Child Well-Being is a community action tank. Its mission is to build power to advance child well-being in the St. Louis region by strengthening alliances for child-friendly public policy, increasing citizen contact with policy makers, positioning youth and organizers to move systems and engaging faith communities in child advocacy.

Additional information about the Center can be found on our website: [deaconesscenter.org](http://deaconesscenter.org)

### UCC CHURCH BUILDING AND LOAN FUND (CB&LF)

The Church Building and Loan Fund (CB&LF) is a 165-year old resource of the United Church of Christ dedicated to assisting new and renewing congregations with loan, programs, and consulting services. The vision of the United Church of Christ Church Building and Loan Fund (CB&LF) is to re-invent the concept of "church" by equipping church leaders to advance the Gospel mission through innovative uses of buildings and space created through unique partnerships, inventive church operating models, revenue-generating, faith-driven enterprises and the application of impact-driven metrics. We seek to create a just world for all as we dramatically increase economic, social, environmental, and spiritual vitality, especially in neighborhoods across the United States where poverty obstructs abundant life for all people.

Redeem!, a program of the UCC Church Building and Loan Fund, is a sequence of neighborhood redevelopment initiatives designed to incite comprehensive transformation in selected host cities, counties, and/or regions in the United States. In each Redeem! host location, national and local lead partners work together with churches and other faith organizations, local community development corporations, philanthropists, investors, government officials, planners, developers, and neighborhood leaders to identify and redevelop a concentration of properties (including at least one church-owned parcel) in a high-poverty neighborhood.

Additional information about CB&LF can be found on our website: [cbfund.org](http://cbfund.org)

## » NORTH CENTRAL PLANNING TEAM

### H3 STUDIO

H3 Studio is a national award-winning St. Louis-based interdisciplinary design and planning firm offering a highly-specialized and individualized approach to projects within the public, private and non-profit sectors focused primarily on a community-based and inclusive planning process for equitable place-based redevelopment. Professional services include social, economic, and environmental sustainability, urban and community redevelopment, regulatory coding, and landscape and architectural professional services. H3 Studio has a diverse practice providing services to private companies, institutions, governments, public agencies, not-for-profit organizations, corporations, and private citizens' groups in efforts to create people-driven places and healthy, humane, and holistic (H3) communities, neighborhoods, and environments.

H3 Studio brings a distinctive grass-roots collaborative design and aspirational planning methodology that combines design excellence with research and extensive practical experience. We begin by immersing ourselves in each community's historic evolution, existing conditions, culture, and current public policy agendas in order to create authentic, vibrant, equitable, and inclusive communities and places. The working style is a community-based design and planning process to ensure the multiplicity of communities are included, heard, and valued, and the final plan is reflective of all people and one that empowers the community.

### VECTOR COMMUNICATIONS

Reach. Engage. Communicate. For more than two decades, Vector Communications has been providing outreach, engagement and communications services for government agencies, nonprofits, and corporations. The firm has conducted more than 300 engagement projects. Additionally, many of the firm's projects have been high-profile ones including the Ferguson Commission, the National Geospatial-Intelligence Agency (NGA) relocation, the new I-64 Project, and PrepareSTL (the City of St. Louis' response to the COVID-19 pandemic). Vector uses a variety of techniques to achieve its clients' goals. Proof of Vector's effectiveness as a consulting firm can be found in the numerous local, national, and international recognitions it has received. The International Association of Public Participation, the City of St. Louis, Winning Women and the Association of Marketing and Communications Professionals are just some of the organizations that have honored the firm.

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2020-2040

# » FALL NEWS

## North Central Plan 2020 Planning Process Underway



**Community Kick-Off and Implementing While Planning Event on September 19, 2020. Attendees planted trees in front of Scruggs Memorial CME Church, 3680 Cook Avenue; then, over lunch they provided input about their community.**

The North Central Plan 2020 is a community-led planning process that is building on the strengths and opportunities of the Covenant Blu Grand Center and Vandeventer neighborhoods. This 20-year action plan will be an update of the original 2000 North Central Plan, using the priorities of the North Central community to create an actionable plan that serves the needs of residents and helps residents to achieve their vision for the future of the neighborhoods. When complete, the North Central Plan 2020 will guide new development; community services and amenities; and coordinating investments from a variety of community stakeholders. This plan is funded by the Deaconess Foundation, the Deaconess

Center for Child Well-Being, and the United Church of Christ Church Building and Loan Fund. A multi-disciplinary project team consisting of Vector Communications, Action St. Louis, and H3 Studio is working with the Deaconess Center and with the community to develop the North Central Plan 2020. The final North Central Plan 2020 will comprehensively address the needs, priorities, and opportunities identified by the community. These will be articulated in a Statement of Core Values, a Community Vision Statement, and Plan Goals (drafts of these items are below for you to review and give us your input). The plan will cover a wide-range of topics addressing community development, including land

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use and zoning; housing; sustainability; connectivity; equity; economic development; safety; and public health. The Plan will also have a focused and actionable implementation plan—a roadmap to make the North Central Plan 2020 a reality. The North Central Plan 2020 is scheduled to be completed in Spring 2021 and will be submitted to the City of St. Louis for adoption.



North Central Plan Study Area

## Get Involved!

Please help us by getting involved and providing your input! There are several ways that you can get involved and participate in the North Central Plan 2020:

1. Visit the Project website [northcentralstlplan.com](http://northcentralstlplan.com) and Facebook page [@NorthCentralPlanSTL](https://www.facebook.com/NorthCentralPlanSTL) for information about upcoming events and to sign up to receive email updates about the North Central Plan 2020.
2. Take the Community Well-Being Survey on the website [northcentralstlplan.com/index.php/feedback/](http://northcentralstlplan.com/index.php/feedback/) to let us know the types of things you would like to see in your neighborhood!
3. Review the Draft Core Values Statement, Community Vision, and Project Goals in this newsletter and [northcentralstlplan.com/index.php/town-hall-2/](http://northcentralstlplan.com/index.php/town-hall-2/) to provide your input. What have we gotten right? What needs more work and what needs to change? Let us know what you think!
4. Talk to your neighbors about the Plan! Put your heads together and send us your ideas about how the North Central community can be an even better place to live, work, and play!

## Identifying the Community's Strengths, Opportunities & Priorities

The North Central Plan 2020 is being developed through an expansive, robust, and transparent community engagement process. This engagement began with a series of interviews and focus group meetings with identified community stakeholders. These stakeholders include community leaders; representatives from neighborhood schools and institutions; local churches; the Grand Center arts district; elected officials; business owners; and neighborhood residents. At the same time, Action St. Louis led a door-to-door canvassing blitz to administer community well-being surveys to neighborhood residents. To date, over 180 community residents have been surveyed. Finally, the project team conducted a Community Kick-Off and Implementing While Planning Event on September 19, 2020. Input gathered across all of these events was used to create a preliminary list of strengths and opportunities for the North Central neighborhoods.



[www.NorthCentralSTLPlan.com](http://www.NorthCentralSTLPlan.com)

## Steering Committee Guides Planning Process

Twenty-seven (27) residents and stakeholders from the Covenant Blu Grand Center and Vandeventer neighborhoods make up the North Central Plan 2020 Steering Committee. The purpose of the Steering Committee is to provide input and guidance to the Deaconess Center and its project team.

The Steering Committee first met on September 30, 2020; at this meeting, members shared their thoughts on their community's strengths and opportunities and helped to develop the comprehensive list of strengths, opportunities, and ideas that was presented to the neighborhood as a whole. At their second meeting, on October 28, 2020, the Steering Committee participated in the creation of the draft goals, vision statement and core values. These items were based on the list of strengths and opportunities, and developed by the Steering Committee for review and feedback by the whole community.

## Community-Wide Town Halls Expand Engagement

Two community-wide town hall meetings have already been held as part of the North Central 2020 planning process. The first one on October 6, 2020 was conducted as part of National Night Out at the Deaconess Center for Child Well-Being and attracted more than 50 attendees. During dinner and music, participants provided responses to questions about what could be improved in their community. They also heard remarks from the three alderpeople representing the North Central planning area: Marlene Davis (19th Ward), Dwinderlin Evans (4th Ward) and Jesse Todd (18th Ward). During the second community-wide public meeting on November 2, 2020, residents

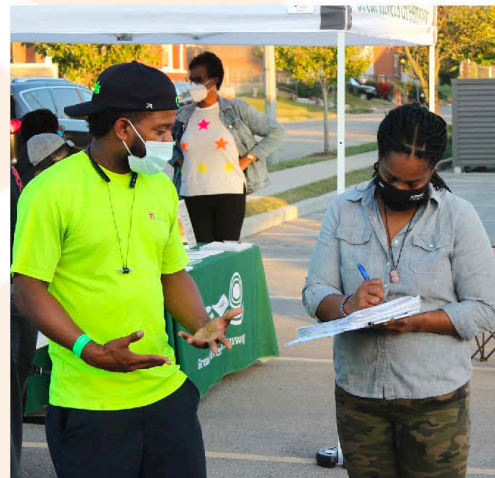


had the option to attend a virtual meeting or an in-person meeting. At both sessions, a video played recapping the project's purpose, then the draft goals, vision statement and core values were presented. Both, virtual and in-person activities provided participants a vehicle for giving their feedback. To watch the video from the hybrid input session, visit [www.northcentralstlplan.com](http://www.northcentralstlplan.com) and click the feedback tab. A comment form is available if you would like to leave your thoughts about the North Central Plan's draft vision, values, & goals.

## Next Steps

The North Central Plan 2020 planning process is now moving into Phase 3. During this stage of the project, we will be working with the Steering Committee and the community to draft the principles and strategies that support the project Goals, as well as creating the first draft of the plan for land use, development, community amenities, and housing within North Central. The Steering Committee will next meet on December 9, 2020 to review the principles and strategies and provide their feedback.





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## Draft Community Vision

*By 2030, the North Central community will be...*

A healthy, whole, and vibrant community made up of a variety of housing and distinctive neighborhoods, and an arts district that are well-maintained, safe, and inclusive for all residents.

Centrally-located and well-connected to all areas of the city and region, all residents will be able to easily access jobs, educational and health care facilities, community businesses, and other key amenities to ensure an excellent quality of life.

Led by the people who call North Central home, the community will provide equal support and assist residents and stakeholders to thrive and chart their own future—this generation and the next.

## Draft Core Values Statement

As the members of the North Central community, we believe that:

- Everyone has a right to an excellent quality of life.
- Everyone has the opportunity to thrive in place, no matter our age or ability.
- Everyone is respected and provided equal consideration.
- We, the community, make decisions with transparency and provide opportunities for all residents and stakeholders to participate.
- We all share responsibility for improving the North Central neighborhoods and implementing the Plan.
- We are stewards of our community and environment for future generations.

## Draft Goals

- Respect, celebrate, and build upon the diverse history of North Central.
- Create a healthy, whole, beautiful, and well-maintained neighborhood.
- Rehab existing homes and provide a diversity of new infill homes.
- Support and assist North Central residents to remain in place and build wealth and social capital.
- Promote and incentivize the creation of viable and existing community businesses and entrepreneurship.
- Connect and engage the neighborhoods to jobs, everyday, youth, and senior services, and cultural and recreational activities.
- Improve neighborhood safety for all residents and visitors.
- Attract and provide access to high-quality recreational, educational, health, and civic amenities and programs.
- Improve and enhance public and social infrastructure and public services in North Central.
- Establish clear communication and accountability with the City of St. Louis.
- Establish a participatory decision-making process for residents to guide the future of the community.
- Ensure equity, inclusivity, resilience, sustainability, and justice for all residents.



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# »» **SPRING NEWS**

## **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 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

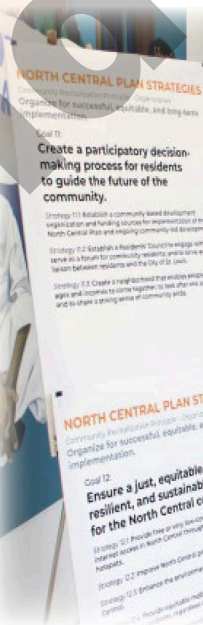
The last Steering Committee Meeting is scheduled to provide opportunity for the Committee to review completion standards from the City of St. Louis and to map out steps for final City adoption.



## 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 Hodiamont 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.

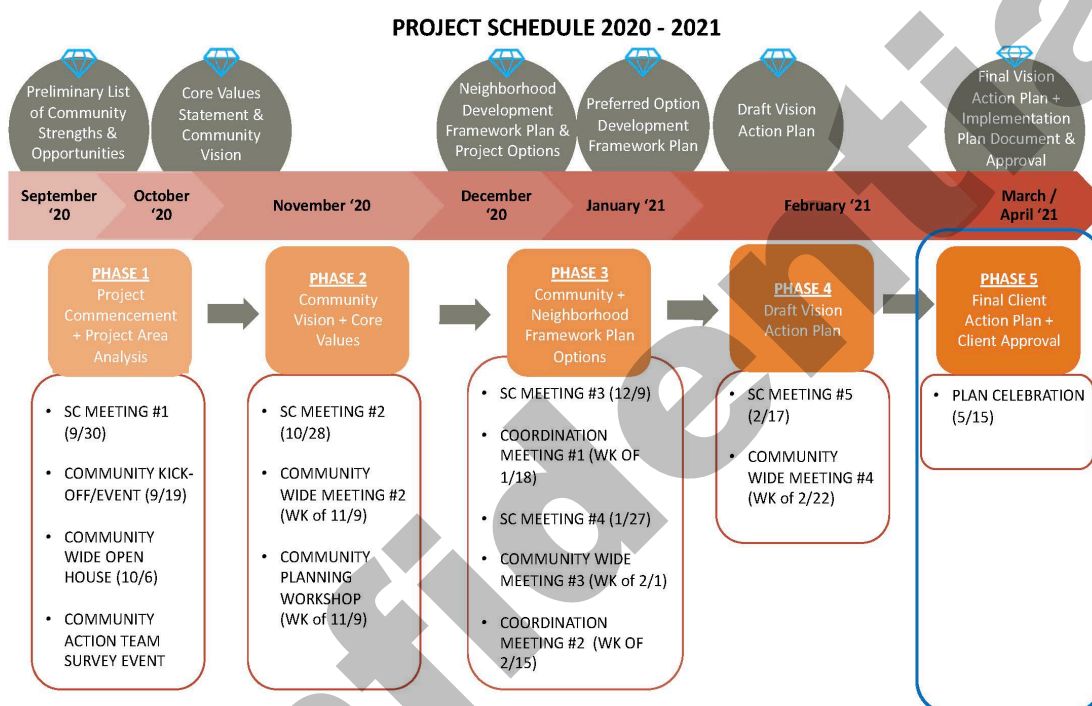






## Steps to Plan Implementation and Adoption

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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## Appendix E – Door Hanger



**COME TO THE  
PUBLIC OPEN HOUSE &  
CELEBRATE  
NATIONAL NIGHT OUT**

**FOOD, DRINKS & MUSIC PROVIDED**



**Bring your chair and join the North Central  
2020 Planning Team to envision the future  
and well-being of the Covenant Blu Grand  
Center and Vandeventer Neighborhoods.**

**Tuesday, October 6, 2020**  
**5:30 PM - 8:00 PM**

Deaconess Center for Child Well-Being  
Open-Air Convening Space  
1000 N. Vandeventer Ave. | St. Louis, MO

**This is a social distancing event.  
Face masks required and will be provided.**

» [NORTHCENTRALSTLPLAN.COM](http://NORTHCENTRALSTLPLAN.COM)

Check us out on Facebook!  
@NORTHCENTRALPLANSTL 

# NORTH CENTRAL PLAN »

## WELL-BEING SURVEY

**How is the quality of  
life in your neighborhood?**



**We Want To Hear From You**  
Share your opinions and experiences on  
health and well-being in your community.

**COMPLETE THE ONLINE SURVEY AT:**

**[HTTPS://BIT.LY/NCPSURVEY](https://bit.ly/ncpsurvey)**

» [NORTHCENTRALSTLPLAN.COM](https://northcentralstlplan.com)

Check us out on Facebook!  
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**Appendix F – Post Cards**

# Join Us!

November 2, 2020  
5:00 PM to 6:30 PM

Please join us to help  
develop the Vision, Goals,  
and Core Values for the  
North Central Community!

## 2 Ways to Engage!



### **In Person:**

Deaconess Center for  
Child Well-Being

1000 N. Vandeventer (@ Bell Ave)  
St. Louis, MO 63113



### **Online:**

via Zoom  
Webinar

<http://bit.ly/NCPSTL2020>

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*Come help shape the  
future of your community!*

# Join Us!

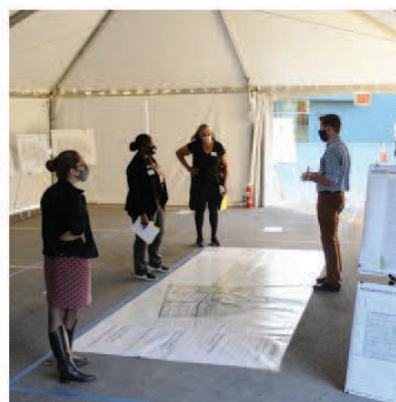
November 2, 2020  
5:00 PM to 6:30 PM

Please join us to help  
develop the Vision, Goals,  
and Core Values for the  
North Central Community!

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Current Resident  
Address, Address 2  
City, State ZIP

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*Come help shape the  
future of your community!*



I SUPPORT THE

**NORTH  
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THE COMMUNITY-LEAD NORTH CENTRAL PLAN IS A 20 YEAR ACTION PLAN THAT BUILDS ON THE STRENGTHS AND OPPORTUNITIES OF THE COVENANT BLU GRAND CENTER AND VANDEVENTER NEIGHBORHOODS.

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[NORTHCENTRALPLANSTL](https://www.facebook.com/NORTHCENTRALPLANSTL)

Current Resident  
Address #1  
Address #2  
City, State Zip Code

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PLEASE JOIN US FOR THE  
NORTH CENTRAL PLAN 2020 VIRTUAL  
TOWN HALL MEETING  
ONLINE VIA ZOOM WEBINAR  
TUESDAY, FEBRUARY 2, 2021  
6:00 PM - 8:00 PM

ONLINE REGISTRATION  
[HTTP://BIT.LY/NCP2020TOWNHALL](http://bit.ly/NCP2020TOWNHALL)

[NORTHCENTRALSTLPLAN.COM](http://NORTHCENTRALSTLPLAN.COM)



[NORTHCENTRALPLANSTL](https://www.facebook.com/NORTHCENTRALPLANSTL)

3. What is something that you would like to do as an individual or family to help to make North Central an even better place to live?

☐ YES ☐ NO (If "no", please indicate why below)

2. Are you interested in participating in a North Central Residents' Council to provide your input on the future of the community?

☐ YES ☐ NO (If "no", please indicate why below)

**Additional Comments?**  
Answer questions. Tear away card. Mail it back!

» Your feedback will continue to guide the community-led planning process for the North Central area.



☐ YES ☐ NO (If "no", please indicate why below)

1. Adoption of the North Central Plan is projected for August, 2021, and it's important for community residents to attend the Public Hearing to support the Plan. Are you interested in attending the Public Hearing for Plan Adoption (final date, time, and location will be communicated later)?

» **Join us for a Final Townhall**

Current Resident  
Address 1  
Address 2  
City, State, Zip

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**March 23, 2021  
6:00 PM - 7:30 PM**

*Thank you to all of the community partners who endorsed the North Central Plan and the planning process.*

Covenant Blu Grand Center Neighborhood Association • West Belle Place Association of Neighbors • Big Muddy Dance Company • Third Baptist Church • United Church of Christ Church Building and Loan Fund • Grand Center, Inc.

**FOR MORE INFO VISIT**

» **NORTHCENTRALPLAN.COM**

# 2 WAYS to ENGAGE!



## In Person:

Deaconess Center for Child Well-Being  
1000 N. Vandeventer (@ Bell Ave)  
St. Louis, MO 63113

*Bring your lawn chair and stay for  
music and a sweet treat!*

## Online:

Via Zoom Webinar  
<http://bit.ly/NCPTownHall>

*Join us for a special presentation  
and attendance prizes! Come help to  
shape the future of your community!*

Thank you to all of the community partners who endorsed the North Central Plan and the planning process.  
AIM Development Group · St. Louis Housing Authority · Windsor Transitional Housing, Inc. · La'Place Enrichment Center ·  
Alderman Jesse Todd - 18th Ward St. · Alphonsus Liguori Rock Catholic Church · Scruggs Memorial CME Church

**NORTH  
CENTRAL  
PLAN** >>

Place  
Stamp  
Here

Chandra Taylor  
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**NORTH  
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PLAN** »



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## Appendix H – Press Release

**North Central Plan Steering Committee to Host Plan Celebration to unveil finalized North Central Plan (May 1, 2021)** – The North Central Plan Steering Committee representing the Covenant Blu Grand Center and Vandeventer neighborhoods which makes up the North Central area will host an Plan Celebration to mark the completion of the North Central Plan on May 15, 2021 from 1:00pm-4:00pm at the Deaconess Center for Child Well-Being, 1000 North Vandeventer Avenue. Residents, business owners and stakeholders will attend the public event to unveil the final North Central Plan and officially submit the planning documents to the City of St. Louis' Planning Commission to be adopted as an official amendment to the City of St. Louis' comprehensive city plan.

The North Central Plan Community Vision Statement calls for the North Central area to become

“a whole, healthy, and vibrant community comprised of distinctive neighborhoods, housing, and cultural, religious and educational amenities, North Central will be a well-maintained, safe, and inclusive home for all residents, businesses, and institutions. Centrally-located and well-connected to all areas of the city and region, residents of North Central will have physical and organizational access to jobs, education, health care facilities, businesses, and other key amenities to ensure an excellent quality of life. Led by the people who call North Central home, the community will provide equal support and assist residents and stakeholders to thrive and chart their own future—this generation and the next.”

The 27-community member steering committee, comprised of resident and neighborhood representatives will be present and speak to the engagement and planning process of the North Central Plan, which has been endorsed by local organizations, including among others; Grand Center Inc, St. Alphonsus Liguori "Rock" Catholic Church, the St. Louis Housing Authority, and the West Belle Place Association of Neighbors.

Community members in attendance during the Plan Celebration will participate in an all-ages visual art event facilitated by the Contemporary Art Museum to answer, “My community is?” This public art installation will be a visual narrative on how residents prioritize implementation and activities for the North Central Plan.

The celebration event will be accessible to all individuals with disabilities. To request special accommodations and/or project information, please call (314) 833-9905 or email [ctaylor@vectorstl.com](mailto:ctaylor@vectorstl.com).

**The North Central Plan** is a community-led visioning and strategic planning process which will be completed in Spring 2021. The final plan will include: a Statement of Core Values and Community Vision; plan goals; and identified projects, programs, and actions. The foundation of the planning process will be an asset-based approach. The key asset is the members of the community – the people. The community will first focus on its strengths and opportunities to create a shared vision for the future that includes their aspirations and will show results.



# COMMUNITY WELL-BEING SURVEY REPORT

## Introduction

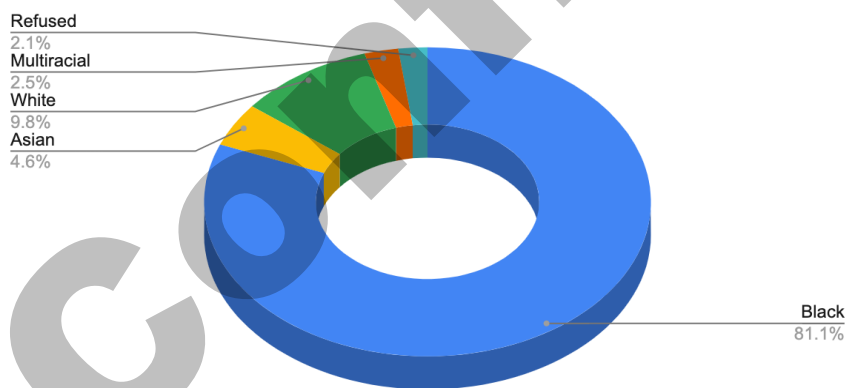
During October and November of 2020, Action St. Louis Power Project surveyed residents in the Vandeventer and Convent Blu neighborhoods to identify priorities for development of the North Central Plan. Residents in these two communities participated in a 26 question survey. Following the door-to-door program, residents were followed up with phone calls and texts messages. Through this initiative, 281 surveys were collected, with 179 surveys from Vandeventer neighborhood and 106 from the Covenant Blu neighborhood.

## Demographics

Each respondent was asked to self-identify demographic information including their race, age and gender. The following information is the data from those questions.

### Race

#### Survey Demographic: Race

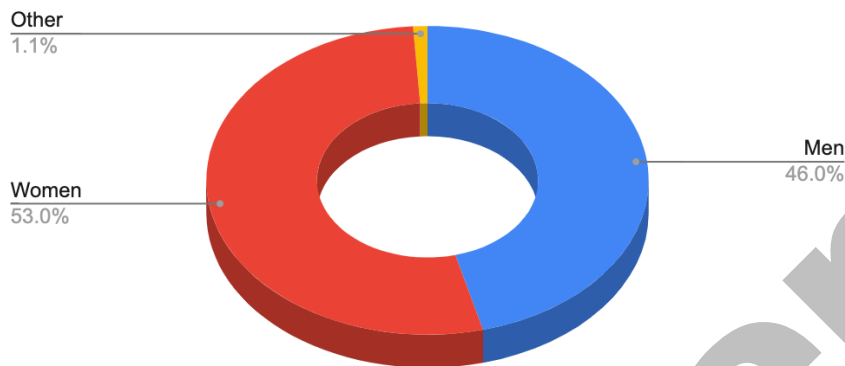


Of the 285 respondents, 97% identified their race. Of those who identified their race, 82% (231 survey respondents) identified as Black or African American. In the Vandeventer neighborhood, 165 survey respondents identified as Black and in the Covenant Blu neighborhood, 69

survey respondents identified as Black. Nearly 10% (28 of 285 respondents) of respondents identified as white, with the majority being located in the Covenant Blu neighborhood. Less than 5% (13 of 285 respondents) identified as Asian and overwhelmingly resided in the Covenant Blue neighborhood.

## Gender

### Survey Demographics: Gender

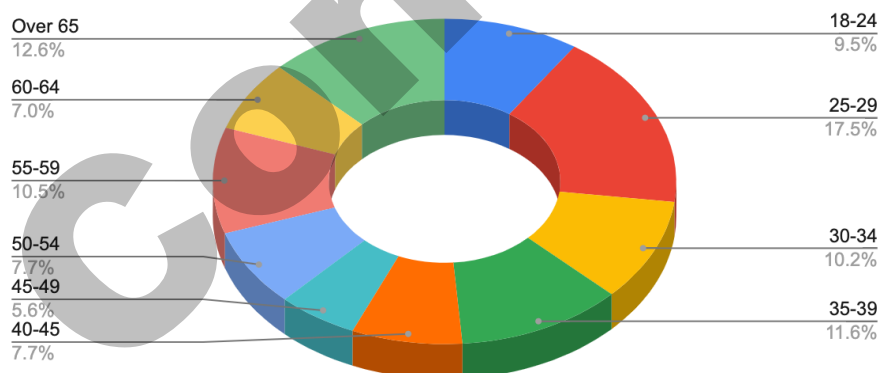


With respect to gender, 98% of survey respondents identified their gender. Of those who answered this question, approximately 52.9% (151 respondents) identified as women. Men accounted for 45.9% of survey respondents. 1 respondent identified as

gender non-conforming and 2 preferred not to answer.

## Age

### Survey Demographic: Age



The age of residents who completed the community surveyed showed strong variation. Over 12% of respondents (36 of 285) were over the age of 65. Another 25% of residents (72 of 285) were between

the ages of 50 and 64. Over 47% (134 of 285) of the residents were between the ages of 25 and 40 and just under 10% of respondents were between the ages of 18 and 24.



## Youth and Education

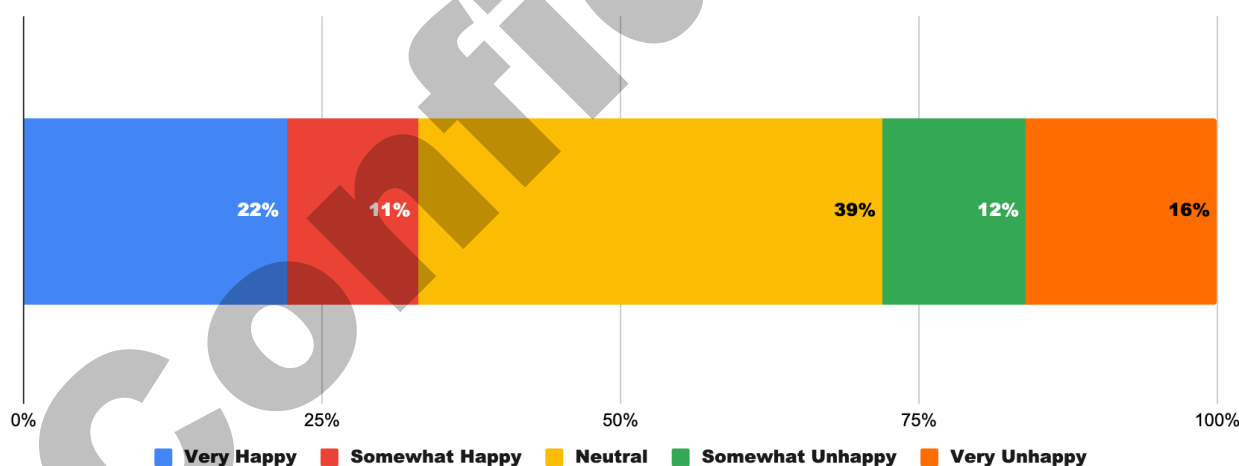
Residents were asked if they had school age children, what type of school their children attended and their overall opinion on the quality of schools in the neighborhood. Of the 285 surveys collected, 55% (156 respondents) answered that they had no children. Over 12% responded that they had 1 child, 15% identified that they had 2 children. The remaining 18% of respondents have 3 or more children.

The 129 residents responded that they had school aged children, the surveyor asked what type of school the children attended. For 7% of the respondents, their children attended pre-k facilities. The remaining children were in grades K-12 were the breakdown of their school is as follows:

- 68% of children attended an Saint Louis Public School
- 21% of children were enrolled in a local charter school
- 7% were enrolled in a private school

When asked if they were happy with the quality of schools in the area, 22% of residents were very happy with the quality of neighborhood schools, while 16% were very unhappy with schools. The rest of the data can be seen in the image below.

### Neighborhood School Quality

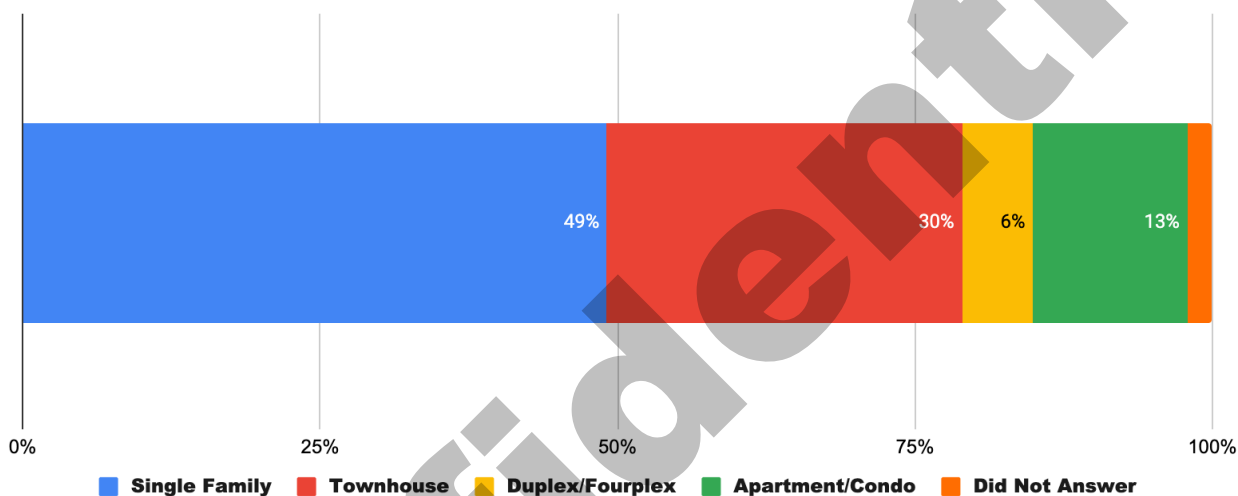


## Housing

Both the Vandeventer neighborhood and the Covenant Blu neighborhoods offer a variety of housing structures for residents. The survey asked two questions related to housing. Residents were asked about their current residency status and what type of home they currently lived in.

Homeowners accounted for 38.2% of respondents and another 50% of respondents identified as renters. The remaining 17% of respondents either lived with family or declined to answer the question. Residents were asked what time of home do they currently live in. Nearly 50% of respondents live in a single family home. The other 49% of respondents live in either a townhouse, duplex or apartment. Further breakdown of this information can be found below.

### Type of Home Residents Occupy



### Internet Access

Residents were asked how they accessed the internet in their home. Nearly 7% identified that they did not have regular access to the internet. Over 50% of respondents selected that more than one device in their home could access the internet. These devices included smartphones as well as computers or tablets.

### Transportation

Residents were asked how they normally travel around their neighborhood. Respondents could select more than one answer. The results found that more than 80% of respondents had access to a car. Over 20% of respondents identified walking as their primary means of travel. Another 20% regularly used public transportation including MetroBus, Call-or-Ride. A small percentage of residents (6% for both modes of transit) regularly used rideshares or had access to a bicycle.

Residents were asked how long it takes to travel to work. Approximately 46% of residents reported a travel time of less than 15 minutes. Nearly 22% said travel time to work ranges

between 15-20 minutes to travel to work while 15% reported travel to work taking at least an hour. Another 15% of respondents did not answer the question with many of our surveyors reporting that the majority of this subgroup were unemployed, disabled or retired.

## Neighborhood Amenities

Residents were surveyed on the types of places they regularly frequent in their neighborhoods. They were able to select multiple answers from a list of 13 options that ranged from medical facilities, art institutions, grocery stores and more. Notably, 36% of community respondents identified using local parks 25% frequented nearby restaurants and cafes. Most residents selected multiple answers and the information is below.

- 22% of respondents shared they use neighborhood medical facilities
- 16% of respondents shared they use neighborhood Health and social services facilities
- 6% of respondents shared they use neighborhood churches and other religious institutions
- 13% of respondents shared they use educational institutions in their neighborhood
- 36% of respondents use neighborhood Parks and recreation facilities
- 16% of respondents shared that they visit Art and cultural institutions in their neighborhood
- 23% of respondents shared they use Grocery stores in their neighborhood
- 10% of respondents shared they use Banks/credit unions in their community
- 61% of respondents said use nearby Gas stations or corner stores
- 25% of respondents frequent Restaurants/Cafes in their neighborhood

Residents were also asked what type of places were missing from the neighborhood. Again, respondents could select multiple answers from a list of options that included medical facilities, grocery stores and banks.

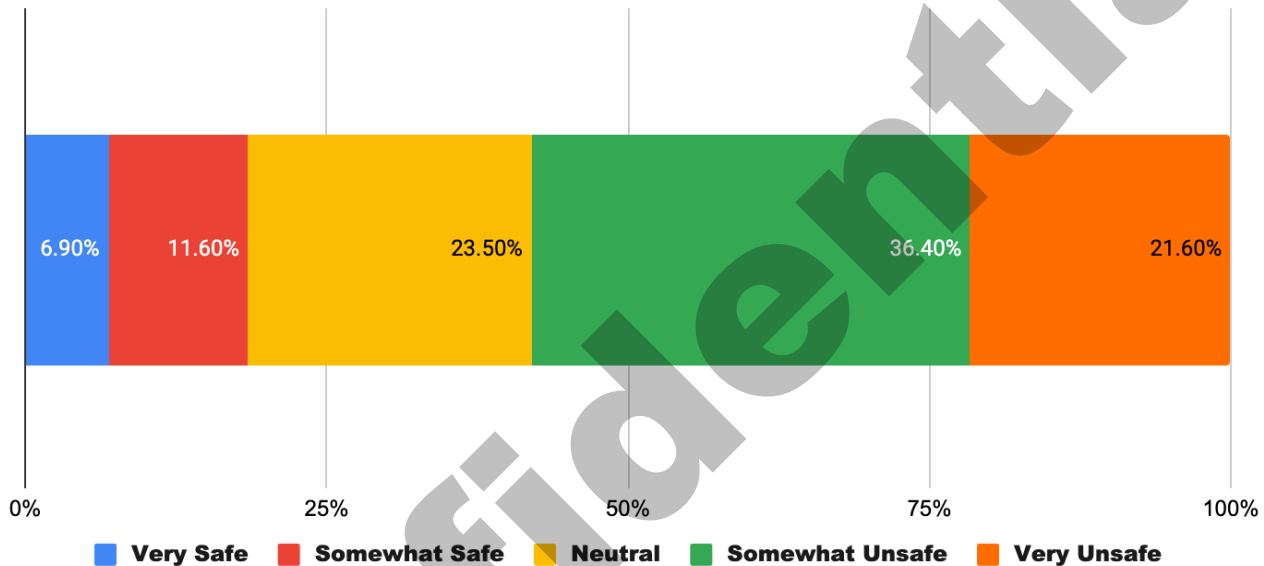
- 20% of respondents shared the neighborhood needed more medical facilities
- 13% of respondents felt that Health and social services facilities were missing from the neighborhood
- 3% of respondents felt that churches and other religious institutions were missing
- 14% of respondents shared the neighborhood needed more educational institutions
- 33% of respondents said the neighborhood needed Parks and recreation facilities
- 16% of respondents shared that they visit Art and cultural institutions in their neighborhood
- 20% of respondents shared they use Grocery stores in their neighborhood.
- 15% of respondents shared they use Banks/credit unions in their community.
- 5% of respondents said they needed more Gas stations or corner stores in their neighborhood
- 16% of respondents shared the neighborhood needed more Restaurants and cafes

## Neighborhood Attitudes

### Neighborhood Safety

Residents were asked how safe they feel in their communities. Over 50% of respondents identified feeling unsafe in the neighborhood. Further conversations raised concerns about the rates of violence and lack of public safety infrastructure.

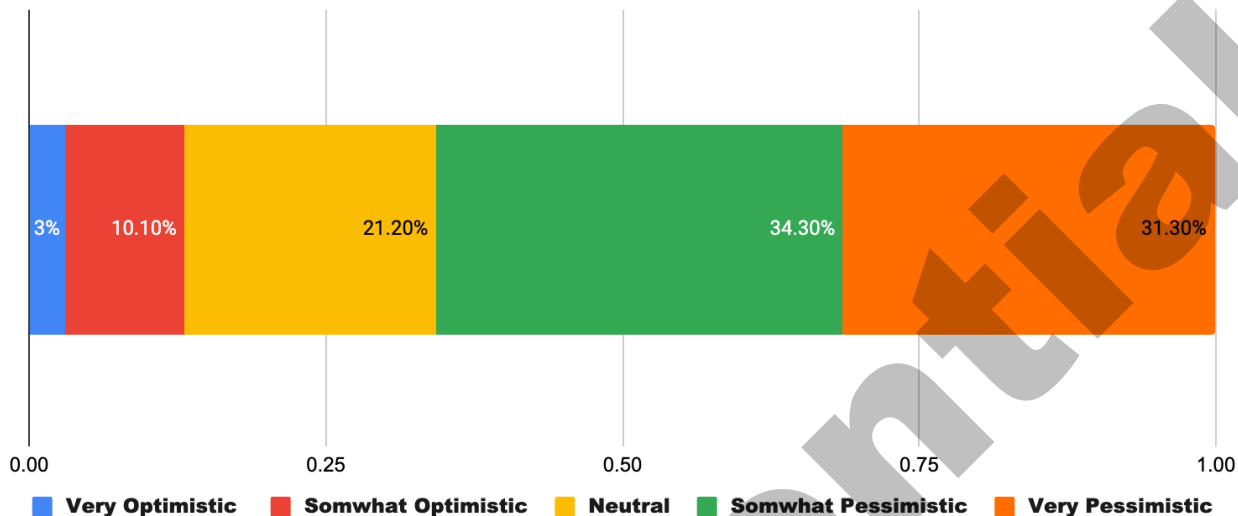
#### **Neighborhood Attitudes: Safety**



### Optimism About Future of Neighborhood

Residents were asked how optimistic they felt about the future of their neighborhood. On a scale of 1-5, where 1 represented very optimistic and 5 represented very pessimistic, less than 15% of residents responded that they felt optimistic. Many residents, about 30%, felt neutral about the state of their neighborhood and over 50% responded that they felt pessimistic about the future of the neighborhood.

## Neighborhood Attitudes: Future of Neighborhood



### Streets and Sidewalks

Residents were asked how they rate the conditions of the streets and sidewalks in their neighborhood. The majority of respondents, 54%, reported feeling neutral.

### Conditions of Parks and Recreations

Residents were asked how they rated the conditions of the parks and recreation amenities in their neighborhood. Nearly 35% of reported that the parks were in good or excellent condition. Nearly 15% of respondents said the parks were in poor conditions, with the majority of respondents (49.5%) feeling neutral about parks and recreational amenities.

### Strengthens and Opportunities

The survey concluded with asking residents what they felt were strengths and opportunities for their neighborhood. These questions were open-ended and have common themes have been identified and are below.

- Many residents identified feeling a sense of community and belonging in their neighborhoods. They raised the history of the area and how many families have been long term residents which contributed to a deep sense of community.
- Many residents feel the political climate of their community is strong. Residents are active in local activities.
- Residents really love the architecture of their community. They enjoy the mixture of single family homes and apartments that bring a diversity to the community.

- Many residents discussed the benefit of the location of the neighborhood especially the close proximity to the local universities and medical facilities.
- Improving safety was a top priority for residents. Many feel their communities are not prioritized by the city and they want better response time for emergency services.
- Many residents would like to see more green spaces and better upkeep of the current parks and roads. The conditions of the roads were raised by several residents, an ongoing problem.
- Residents also identified the need to stimulate the neighborhood by investing in small businesses while ensuring the cost of living doesn't displace current residents.

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# TECHNICAL APPENDIX: SOAR ANALYSIS DATA BOOK

# **NORTH CENTRAL PLAN** »

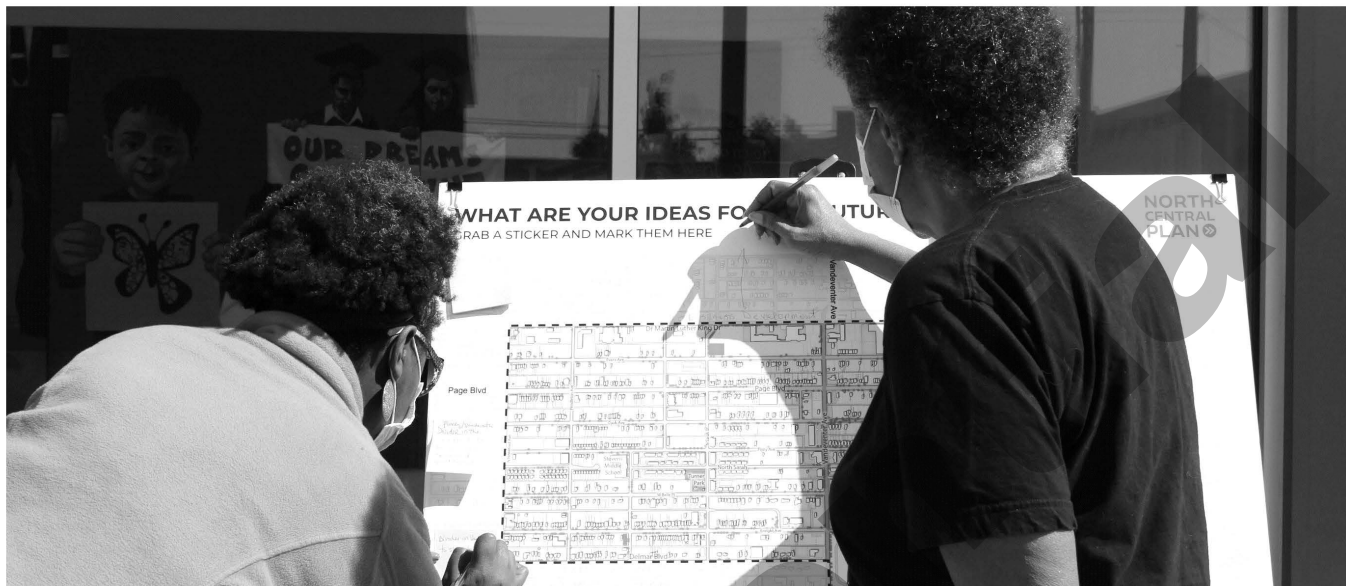
## **PHASE 1 PROGRESS REPORT** December 11, 2020

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1.4.3	City of St. Louis Sustainability Plan	
1.4.4	Strategic Land Use Plan of the St. Louis Comprehensive Plan	
1.4.5	Equity Indicators Baseline Report	
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## PROGRESS REPORT – PHASE 1

### 1.4 REVIEW OF RELEVANT EXISTING STUDIES + PLANNING INITIATIVES



### 1.4 REVIEW OF RELEVANT EXISTING STUDIES + PLANNING INITIATIVES

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## PROGRESS REPORT – PHASE 1

### 1.4 REVIEW OF RELEVANT EXISTING STUDIES + PLANNING INITIATIVES

#### Existing Plans & Studies: North Central Plan (2000)

#### A Physical Development & Human Services Plan for the North Central Area

Commenced in late 1997  
Completed June 2000

#### Planning Objective & Intent

"The plan is intended to serve as a baseline for future decision-making, rather than as a compendium of decision which have already been made".

The report shows the ways in which **physical development and human services initiatives are inextricably tied** .... for .."the successful transformation of the plan's vision into productive and real change"

## THE NORTH CENTRAL PLAN

A PHYSICAL DEVELOPMENT  
&  
HUMAN SERVICES  
PLAN  
FOR THE  
NORTH CENTRAL AREA  
OF THE  
CITY OF ST. LOUIS



COMPOSITE PRINTING  
SEPTEMBER, 2000

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## PROGRESS REPORT – PHASE 1

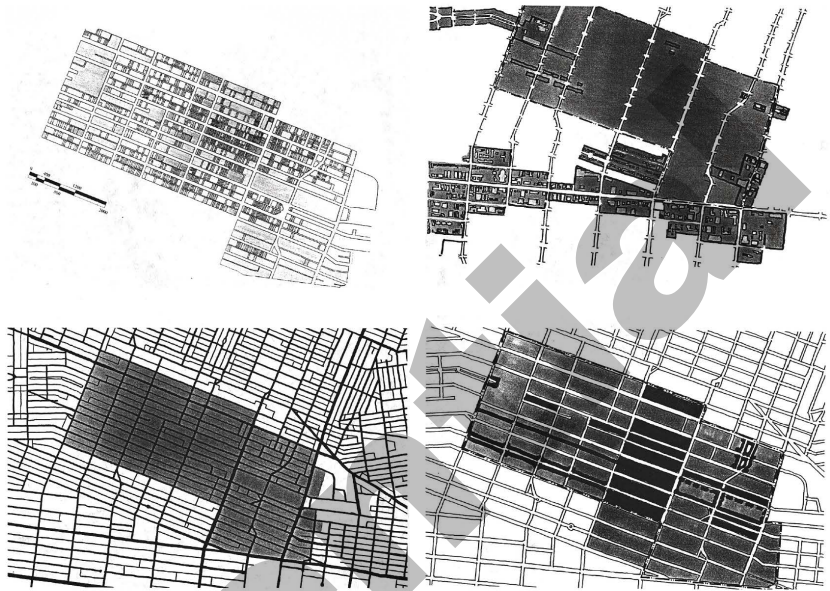
1.4 REVIEW OF RELEVANT EXISTING  
STUDIES + PLANNING INITIATIVESExisting Plans & Studies:  
North Central Plan (2000)

## Planning Challenge

Although the planning area is rooted in “strong social and physical traditions” and is “very rich in terms of the people and institutions”

it has been ravaged by “urban flight and an inability to meet the demands of modern housing and commercial markets”

There was numerous uncoordinated public and private initiatives and the lack of scale of redevelopment to establish the market



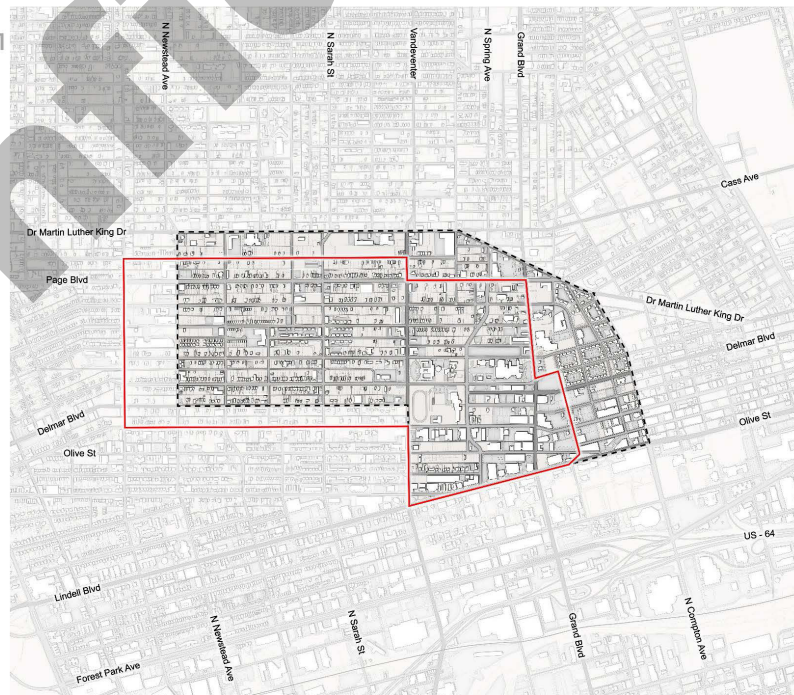
ANALYSIS MAPS FROM THE 2000 NORTH CENTRAL PLAN

## PROGRESS REPORT – PHASE 1

1.4 REVIEW OF RELEVANT EXISTING  
STUDIES + PLANNING INITIATIVESExisting Plans & Studies:  
North Central Plan (2000)

## Planning Boundaries

- Evans Avenue to Page Boulevard (North)
- Washington Boulevard to Lindell Boulevard (South)
- Grand Boulevard to N. Theresa Avenue (East)
- N. Taylor Avenue (West)



2000 NORTH CENTRAL PLANNING AREA BOUNDARIES



## PROGRESS REPORT – PHASE 1

### 1.4 REVIEW OF RELEVANT EXISTING STUDIES + PLANNING INITIATIVES

#### Existing Plans & Studies: North Central Plan (2000)

##### Planning Sub-Areas

**The Grand Rock Neighborhood**  
(Grand Rock Community Economic Development Corporation - CEDC)

**Citizens for a Better Community (CBC)** Vandeventer Neighborhood

##### Grand Center

City Center Redevelopment Corporation (CCRC) – Chapter 353

URBAN DESIGN ASSOCIATES The North Central Revitalization Plan



Vandeventer Park Revitalization Plan

- 1 Sarah Place
- 2 Finney Park
- 3 Vandeventer Place
- 4 Cardinal Ritter College Preparatory School
- 5 North Spring Square
- 6 Covenant Plaza
- 7 Windsor Place
- 8 South Spring Square
- 9 Grand Avenue Adaptive Reuse
- 10 Delmar Place
- 11 Senior Cottage Commons

## PROGRESS REPORT – PHASE 1

### 1.4 REVIEW OF RELEVANT EXISTING STUDIES + PLANNING INITIATIVES

#### Existing Plans & Studies: North Central Plan (2000)

##### Collaborative Planning Approach

1. “coordinating plans for their individual areas to avoid conflict, duplication and unnecessary competition for funding and development”
2. “jointly planning those aspects of the area which are of common interest”
3. “Develop consensus vision & strategy to attract private reinvestment”

URBAN DESIGN ASSOCIATES The North Central Revitalization Plan



Vandeventer Park Revitalization Plan

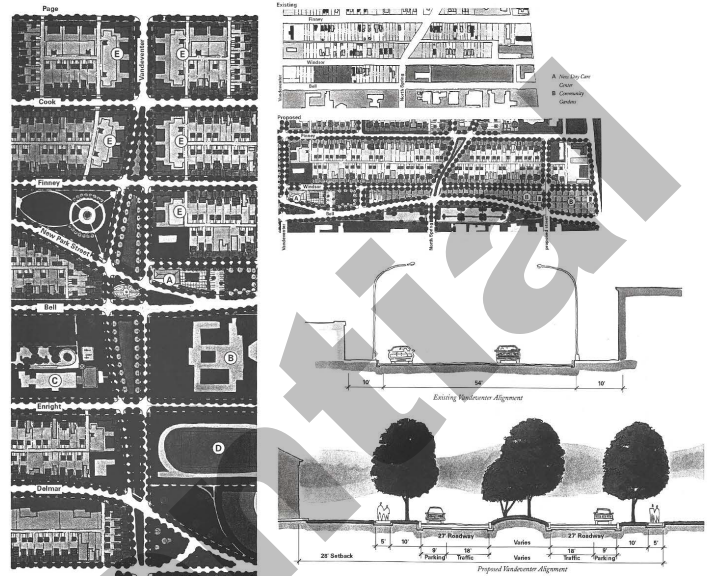
- 1 Sarah Place
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## PROGRESS REPORT – PHASE 1

1.4 REVIEW OF RELEVANT EXISTING  
STUDIES + PLANNING INITIATIVESExisting Plans & Studies:  
North Central Plan (2000)

## Principles for Neighborhood Design

- 1: **Create a neighborhood that enables people of all ages and incomes** to come together, to look after one another and to share a strong sense of community pride
- 2: **Streets are the focus of community life** and should be designed to be safe for pedestrians, make drivers behave, and encourage civic engagement
- 3: **Development patterns should knit neighborhoods together** & connect them to shopping, educational, and cultural amenities in the area
- 4: **New parks, both large and small, should be the focus of new development** & should accommodate the needs of people of all ages and a variety of amenities



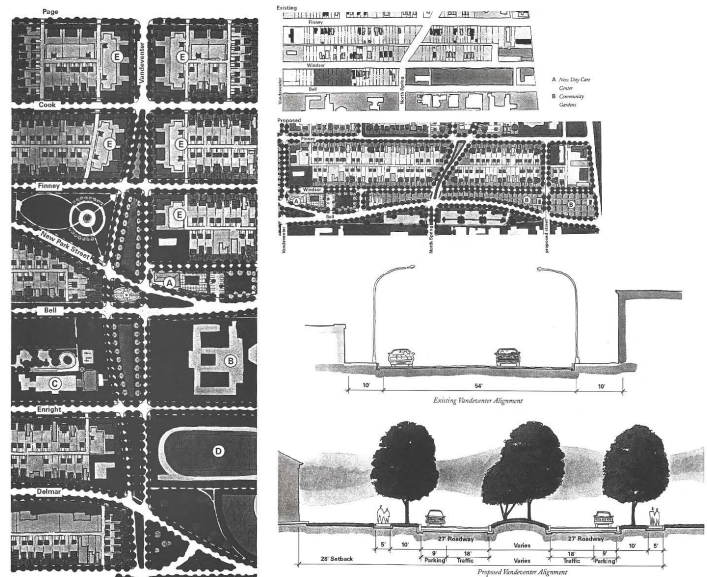
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## PROGRESS REPORT – PHASE 1

1.4 REVIEW OF RELEVANT EXISTING  
STUDIES + PLANNING INITIATIVESExisting Plans & Studies:  
North Central Plan (2000)

## Principles for Neighborhood Design (cont.)

- 5: **Civic institutions such as schools and churches should have dignified settings** and be integrated into the surrounding neighborhoods
- 6: New development, both residential and commercial, should reinforce the strengths of existing neighborhoods and **combine new construction with rehabilitation to create a series of distinct places**
- 7: **New development should include housing opportunities for a broad range of incomes and family types**
- 8: Short-term development efforts should **create places of identity and provide a sense of order and safety**



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## PROGRESS REPORT – PHASE 1

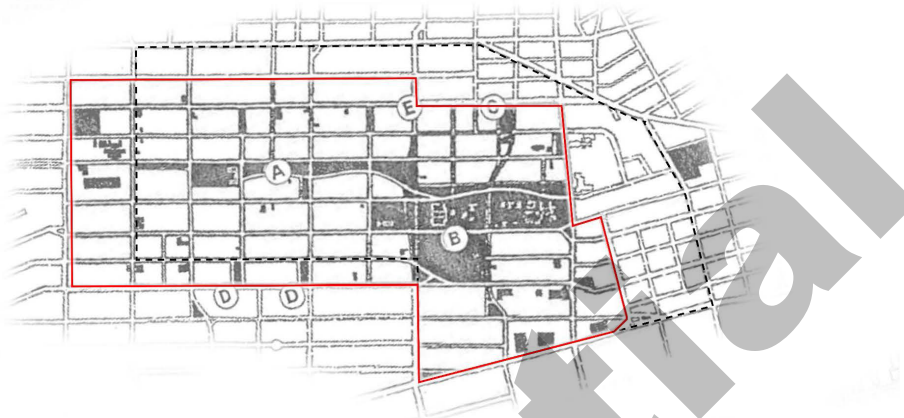
### 1.4 REVIEW OF RELEVANT EXISTING STUDIES + PLANNING INITIATIVES

#### Existing Plans & Studies: North Central Plan (2000)

#### Master Plan: Implementation of Physical Improvements

##### Physical Improvements NOT Implemented

- 1: Linked Parks
- 2: Neighborhood Gateways
- 3: New Residential Streets
- 4: Gateway Streets as "Parkways" (Vandeventer & Spring)
- 5: New Settings for Institutions
- 6: Pedestrian and Bike Routes; Street Lighting; Bus Routes; New Community facilities; public infrastructure



##### Physical Improvements STARTED

- 1: Restoring Neighborhood Fabric
- 2: Reclaiming Neighborhood Streets (medians, traffic circles, narrow intersections and boulevards)
- 3: New small-scale Neighborhood Parks
- 7: Retail and Commercial Development
- 8: North Sarah Development

##### Physical Improvements COMPLETED

- 1: Cardinal Ritter College Prep.
- 2: Grand Boulevard Streetscape
- 3: Renaissance Place (outside Planning area)

## PROGRESS REPORT – PHASE 1

### 1.4 REVIEW OF RELEVANT EXISTING STUDIES + PLANNING INITIATIVES

#### Existing Plans & Studies: North Central Plan (2000)

#### Quality of Life Committees

Seven (7) community committees drafted individual reports with stated desire outcomes, program/facility principles & physical development strategies.

##### Safety & Security

##### Education

##### Senior, Community & Health Services

##### Employment, Business Retention & Attraction

##### Recreation

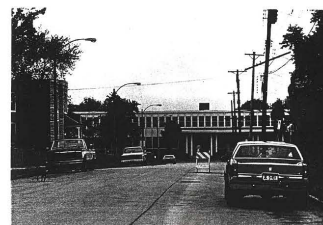
##### Housing

##### Public Improvements



**Current Condition**  
Dulmar is no viable function as a good residential address. The street is now a mix of largely vacant residential and commercial properties.

**Proposed Initiative**  
Dulmar becomes a new residential address with small apartment buildings and townhouses facing each other across a new landscaped median.



Existing Conditions: Looking west along C.D. Banks toward Stevens School

**Current Image**  
C.D. Banks creates a half-block condition that is largely un-marketable for residential development. The image is one of deterioration and vacant property.

**Finney Park**  
The Revitalization Plan proposes the realignment and reconstruction of C.D. Banks into a park drive. New vacant property would become a new residential address on a park.



## PROGRESS REPORT – PHASE 1

1.4 REVIEW OF RELEVANT EXISTING  
STUDIES + PLANNING INITIATIVESExisting Plans & Studies:  
North Central Plan (2000)Master Plan:  
Implementation of Quality  
of Life Desired Outcomes

To date the planning team has not heard of any of the desired outcomes have been formally initiated and/or achieved.

- Safety & Security
- Education
- Senior, Community & Health Services
- Employment, Business Retention & Attraction
- Recreation
- Housing
- Public Improvements

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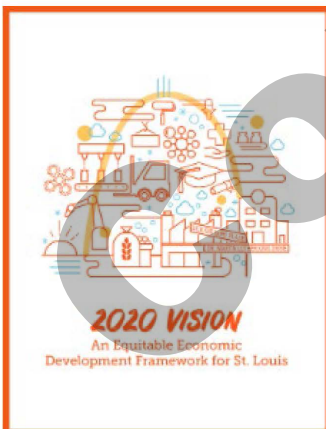
SAFETY & SECURITY COMMITTEE REPORT:		
DESIRE OUTCOME	RECOMMENDATION	PHYSICAL DEVELOPMENT STRATEGIES
Young children are supervised and protected from danger.	Safe, secure, supervised places should be available for children during non-school hours when parents are working.	School facilities should be available for supervised after-hours use. Recreation centers should be available for supervised after-hours use.
Neighborhood is safe for all neighborhood residents.	All public spaces should be safe.	Effectiveness of street lighting should be increased through adding, redesigning, relamping street lights. Video surveillance equipment and systems should be installed in outdoor areas where opportunities for supervision by residents do not exist (i.e., parking lots, etc.). Lighting should be provided in alleys and parking areas. Business owners should be encouraged to make safety-related improvements to facilities. Bus stop locations should be analyzed for safety and steps relocated if required, and bus shelters should be lighted from dawn to dusk. Panic buttons should be installed on buses and MetroLink cars. Call boxes should be installed at MetroLink stops; additional lighting should be provided at MetroLink station (Grant Center/SLU), and the opening of station elevators should be improved. Window cameras should be installed on all buses.
Neighborhood hazards should be removed or made safe.	Neighborhood hazards should be removed or made safe.	Trees, bushes, weeds should be trimmed as needed to promote visual surveillance. Single-family homes where possible; town-house complexes only where economically necessary. Tenant buildings should be boarded or demolished.
Individual homes in neighborhood are safe for all residents.	Residents should be protected from injuries due to fire. Residents should be protected from environmental hazards.	Smoke detectors should be installed in all homes. Towns should provide for housing for seniors, families, and other forms of households. Asbestos, lead paint and other environmental hazards should be remediated.

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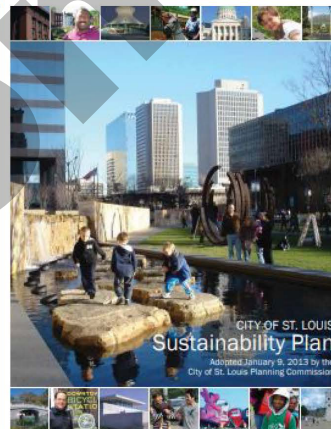
EDUCATION COMMITTEE REPORT:		
DESIRE OUTCOME	RECOMMENDATION	PHYSICAL DEVELOPMENT STRATEGIES
Pre-schoolers prepared to enter school.	Preschoolers and have access to early childhood development opportunities.	Convenient, safe day care facilities. Convenient, safe preschool facilities.
Neighborhood youth are prepared to enter job market.	All graduates should be proficient in basic skills. (Collective data to determine current proficiency levels.) Youth should have access to vocational training.	Facilities available for drop-in tutoring. Convenient, safe day care facilities.
Parents are active in children's education.	Parents have opportunities to fully exercise their role in their children's education. (Collective data to determine current participation levels.)	Parenting programs accessible to neighborhood residents. Safe to parents available for children whose parents are unable or unwilling to be active in children's education.
Neighborhood youth engaged in constructive leisure-time activities.	Neighborhood youth have access to constructive recreational opportunities.	Recreational opportunities for all ages (playgrounds, recreation centers, sports facilities) nearby or via safe route.
Neighborhood youth have constructive role models available.	Successful people are encouraged to provide role models available.	Middle and upper income housing developed and maintained.
People are encouraged to keep learning outside of formal education.	Youth and adults have access to self-learning opportunities.	Libraries available in neighborhood. Computer labs available in neighborhood.
Students are a source of pride for neighborhood residents.	All schools should be like magnet schools.	School facilities should be well-maintained and equipped for modern educational practices. New schools should be built where needed.

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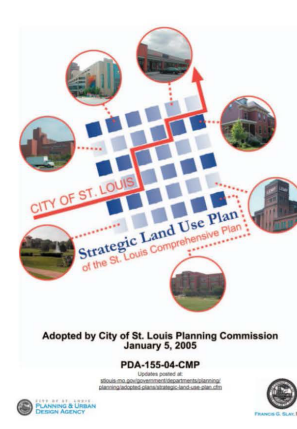
## PROGRESS REPORT – PHASE 1

1.4 REVIEW OF RELEVANT EXISTING  
STUDIES + PLANNING INITIATIVESExisting Plans & Studies –  
Required Current Plans Alignment

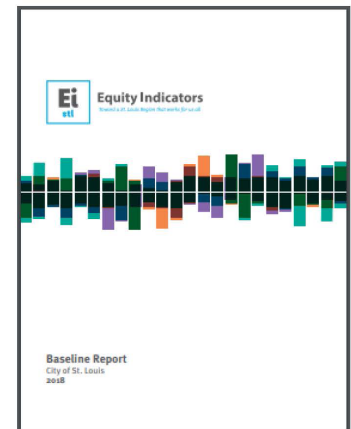
Equitable Economic  
Development Strategy  
(2020)



City Of St. Louis  
Sustainability Plan (2013)



Strategic Land Use Plan of  
the St. Louis Comprehensive  
Plan (2005)



Equity Indicators Baseline  
Report (2018)

## PROGRESS REPORT – PHASE 1

### 1.4 REVIEW OF RELEVANT EXISTING STUDIES + PLANNING INITIATIVES

#### Existing Plans & Studies:

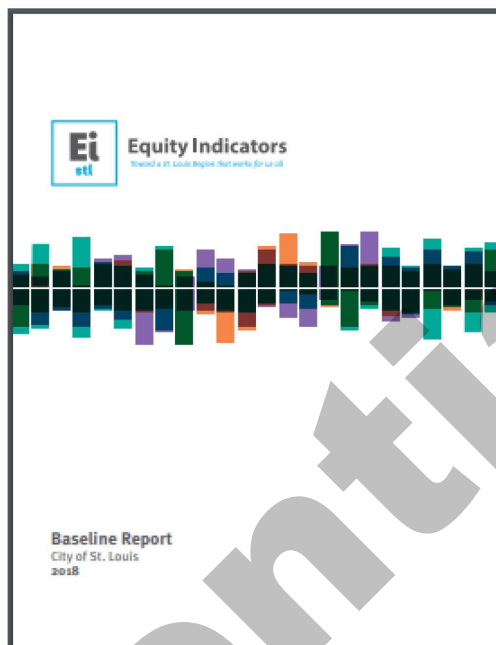
#### Equity Indicators: Towards a St. Louis Region that works for all of us: Baseline Report (2018)

The purpose of the Equity Indicators is to align the work happening throughout the city and region towards the goal of racial equity.

The Equity Indicators Report was created by the City of St. Louis in partnership with Forward Through Ferguson and United Way of Greater St. Louis under the guidance of the City University of New York's Institute for State and Local Governance (CUNY ISLG).

There are three over-arching (3) themes:

- Youth at the Center
- Opportunity to Thrive
- Justice for All



The St. Louis Equity Indicators uses and tailors the method developed by CUNY Institute for State and Local Governance, the originators of Equality Indicators

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## PROGRESS REPORT – PHASE 1

### 1.4 REVIEW OF RELEVANT EXISTING STUDIES + PLANNING INITIATIVES

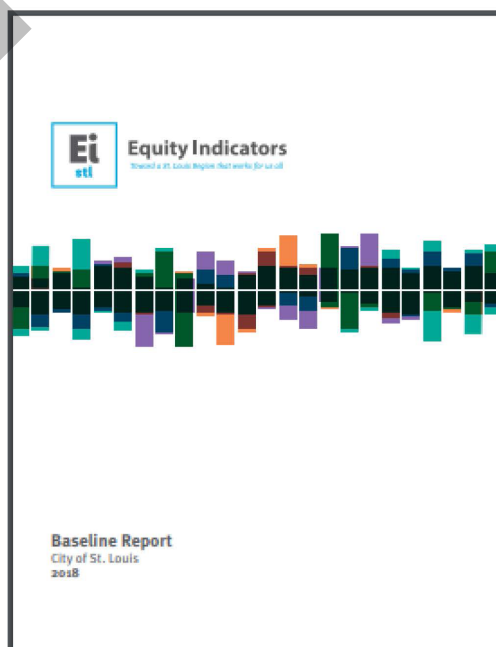
#### Existing Plans & Studies:

#### Equity Indicators: Towards a St. Louis Region that works for all of us: Baseline Report (2018)

2018 Equity Indicators score for the City of St. Louis is **45.57 out of 100**.

The scores for the three (3) themes are:

- Youth at the Center: **42.29**
- Opportunity to Thrive: **42.58**
- Justice for All: **51.54**



The indicators measure disparities between white and black residents on a scale of 1 to 100, with lower numbers representing greater inequity.

City of St. Louis Open Portal:

<https://www.stlouis-mo.gov/data/dashboards/equity/index.cfm>

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## PROGRESS REPORT – PHASE 1

1.4 REVIEW OF RELEVANT EXISTING  
STUDIES + PLANNING INITIATIVES

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Youth at the Center  
Score: 42.58

Child Well-being Score: 29.75		Education Quality Score: 43.75		Educational Attainment Score: 58.25	
Indicator	Score	Indicator	Score	Indicator	Score
Child Poverty	29	School Test Scores	19	High School Graduate Population	78
Child Food Insecurity	17	Teacher Attendance	67	High School Graduation Rate	100
Child Emergency Room Visits	27	Teacher Experience	52	Disconnected Youth	54
Child Asthma	1	Suspensions	32	Bachelor's Degree Population	34
Child Lead Poisoning	51	Pre-Kindergarten Enrollment	67	College Enrollment Rate	68
Chronic Absenteeism	58	Advanced Placement Enrollment	40	College Graduation Rate	39
Juvenile Referrals to Court	21	Third-Grade Reading Proficiency	37	Some College, No Degree Population	65
Youth STD Rates	2	Sixth-Grade Math Proficiency	36	Graduate Degree Population	28

Within each theme are three topics, and within each topic are eight indicators, for a total of 72 indicators.

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## PROGRESS REPORT – PHASE 1

1.4 REVIEW OF RELEVANT EXISTING  
STUDIES + PLANNING INITIATIVES

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Opportunity to Thrive  
Score: 42.58

Financial Empowerment Score: 39.75		Neighborhoods Score: 48.25		Health and Safety Score: 39.75	
Indicator	Score	Indicator	Score	Indicator	Score
Unemployment	22	Concentrated Poverty	30	Infant Mortality	34
Median Household Income	42	Home Loan Originations	9	Health Insurance	40
Adult Poverty	37	Vacancy	3	Violent Crime Victimization	36
High-Wage Occupations	35	Illegal Dumping	29	Homelessness	29
Severe Rent Burden	40	Commuting Time	75	Pedestrian Injuries	40
Homeownership	47	Transit Frequency	96	Chronic Disease Emergency Room Visits	31
Home Loan Denial Rate	28	Access to Healthy Food	45	Women's Health	40
Business Ownership	68	Access to Parks	99	Mortality Rate	68

Within each theme are three topics, and within each topic are eight indicators, for a total of 72 indicators.

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## PROGRESS REPORT – PHASE 1

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#### Justice for All Score: 51.54

Policing Score: 53.75		Court Reform Score: 39.75		Civic Engagement Score: 61.13	
Indicator	Score	Indicator	Score	Indicator	Score
Police Department Representation	40	Municipal Warrants	27	Residential Segregation	72
Police Applicants	78	Pretrial Detention	34	Internet Access	37
Academy Retention	30	Incarceration	26	Voter Turnout	70
Police Department Promotions	91	Probation Population	26	Neighborhood Associations	39
Traffic Stops	44	Legal Representation	40	Elected Officials Representation	86
Municipal Arrests	39	Evictions	39	City Management Representation	36
Use of Force	34	Driving Status Violation Charges	26	Calls for Service	70
Crisis Intervention Training	74	Driving Status Violation Convictions	100	Service Delivery Response Time	79

Within each theme are three topics, and within each topic are eight indicators, for a total of 72 indicators.

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## PROGRESS REPORT – PHASE 1

### 1.4 REVIEW OF RELEVANT EXISTING STUDIES + PLANNING INITIATIVES

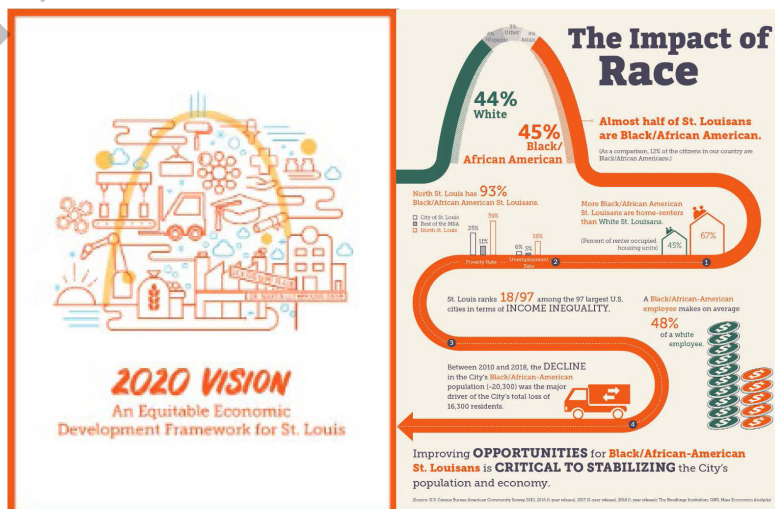
#### Existing Plans & Studies:

**Equitable Economic Development Framework for St. Louis (2020)**

**“Race, place, poverty, and opportunity have to be the core concepts ... for a more equitable, more vibrant, & more resilient economic future.**

This framework seeks to position St. Louis:

- to compete regionally and globally in its key economic clusters;
- To catalyze the transformation and growth of St. Louis’ neighborhoods through a commitment to “quality of place”;
- To capitalize on core economic strengths to unlock the opportunity for all to thrive; and
- To maintain a more sustainable tax base driven by commercial and residential investment and renewed population growth.



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## PROGRESS REPORT – PHASE 1

## 1.4 REVIEW OF RELEVANT EXISTING STUDIES + PLANNING INITIATIVES

### Existing Plans & Studies: Equitable Economic Development Framework for St. Louis (2020)

Framework has ten (10) specific and measurable goals that can be tracked and measured using economic, place-based, and population based indicators.

- 1 Achieve annual growth in employment and payroll among key industry clusters that meets or exceeds their national growth rates.
- 2 Reduce St. Louisian's poverty rates – across all racial/ethnic groups – to below their respective national rates; increase median household incomes – across all racial/ethnic groups – above the U.S. (adjusted for cost of living differential).
- 3 Close the unemployment and wage gap between Black/African Americans and their white counterparts, as well as other disadvantaged racial/ethnic groups.
- 4 Increase the availability of middle-wage opportunities in the city's job base.
- 5 Attain enough employer commitments to adopt workplace policies that: diversify the workforce, increase worker retention, and provide access to wraparound services so that at least half of all job holders in the city work for employers that have committed to such policies.
- 6 Reduce vacancy rates and promote vibrancy in commercial corridors, especially in underserved neighborhoods.
- 7 Promote anti-displacement by increasing home and business ownership opportunities for people of color and other under-represented populations.
- 8 Slow, then reverse, population decline – particularly among Black/African American residents and households with school-aged children.
- 9 Increase the quality and capacity of neighborhood organizations, CDCs, and business associations to represent and respond to resident and other local stakeholder interests.
- 10 Strengthen the city's fiscal outlook by responding to post-COVID industry and workplace trends, increasing revenues (overall and per capita), maximizing the efficiency of incentive use and expenditures by promoting job and housing density, and building a budget surplus.

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## PROGRESS REPORT – PHASE 1

## 1.4 REVIEW OF RELEVANT EXISTING STUDIES + PLANNING INITIATIVES

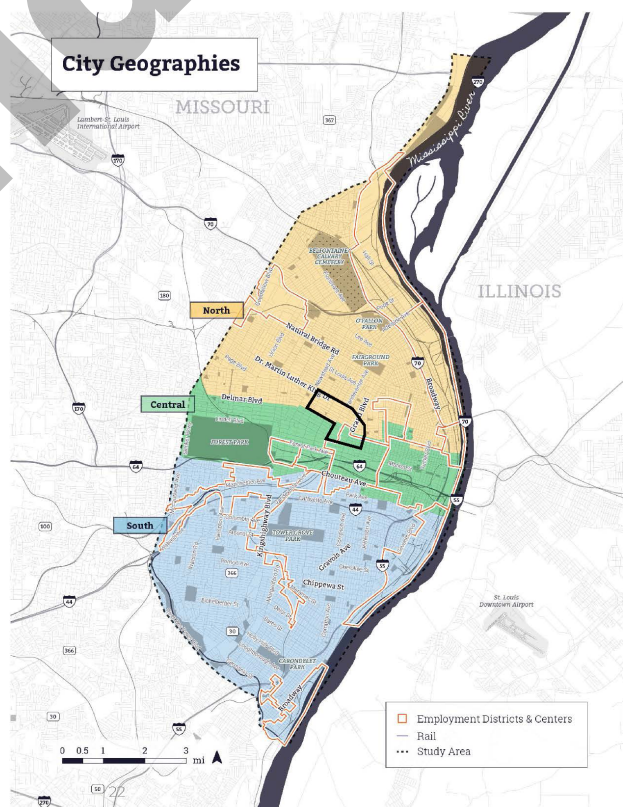
### Existing Plans & Studies: Equitable Economic Development Framework for St. Louis (2020)

One of the most critical assets in the city today is its neighborhoods, home to vibrant communities that **must be at the forefront of any planning and growth efforts.**

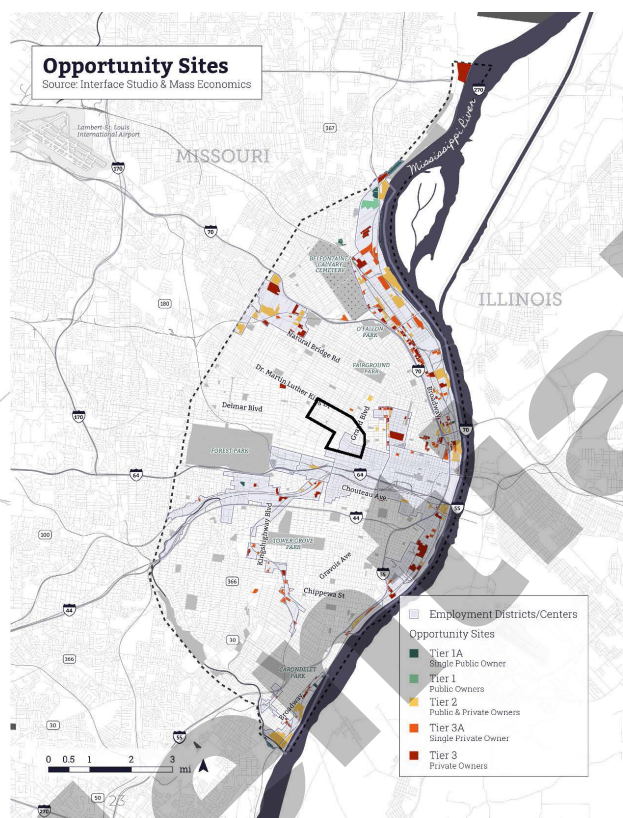
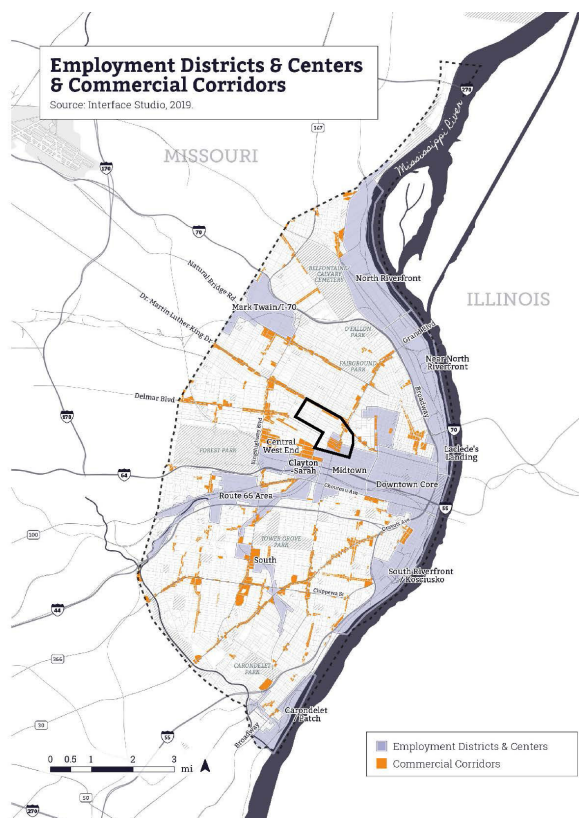
Research has confirmed the importance of neighborhood characteristics in shaping economic outcomes of residents.

Although the framework is not meant as a set of neighborhood plans, it should be complementary to civic and public sector efforts to improve quality of life and opportunity in the city's neighborhoods.

These plans will cover a standard set of topics related to neighborhood characteristics including land use and zoning, housing, sustainability, economic development, safety, and equity, as well as secondary and focus areas of most relevance to the specific neighborhood


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## PROGRESS REPORT – PHASE 1

### Existing Plans & Studies: Equitable Economic Development Framework for St. Louis (2020)

#### Framework

**Opportunity to Thrive:** Identifies the types of supports needed to translate economic growth into higher and more stable incomes and opportunities – and increased household wealth – for St. Louisans and eventually to support population growth in the city;

**Clusters:** Identifies the sets of industries that can provide the foundation for significant growth in jobs and entrepreneurship, with a focus on clusters that can provide quality opportunities for St. Louisans of all educational attainment levels;

**Place:** Recognizes that conditions and opportunities vary across the city and that a place-based approach is necessary to create a high quality of life for all residents..

EMPLOYMENT AREAS	KEY INDUSTRIES WELL-ESTABLISHED AND GROWING CITYWIDE
1 Carondelet/Patch	Transportation & Logistics Metals & Chemicals Food Processing & Manufacturing Real Estate & Construction
2 Central West End	Health Services Hospitality & Tourism Business Services Education & Training
3 Clayton-Sarah	Business Services Household Goods & Services Transportation & Logistics Real Estate & Construction
4 Downtown Core	Business Services Marketing & Publishing Hospitality & Tourism
5 Laclede's Landing	Business Services Hospitality & Tourism
6 Mark Twain/I-70	Government Transportation & Logistics Food Processing & Manufacturing Community & Civic Organizations
7 Midtown	Education & Training Business Services Health Services
8 Near North Riverfront	Transportation & Logistics Food Processing & Manufacturing
9 North Riverfront	Transportation & Logistics Real Estate & Construction
10 Route 66 Area	Metals & Chemicals Real Estate & Construction Transportation & Logistics Community & Civic Organizations
11 South	Transportation & Logistics Real Estate & Construction Automotive Services Education & Training
12 South Riverfront/Kosciusko	Food Processing & Manufacturing Education & Training
13 Near Northside	EMERGING AREA Geo-spatial Intelligence Pharmaceuticals

## PROGRESS REPORT – PHASE 1

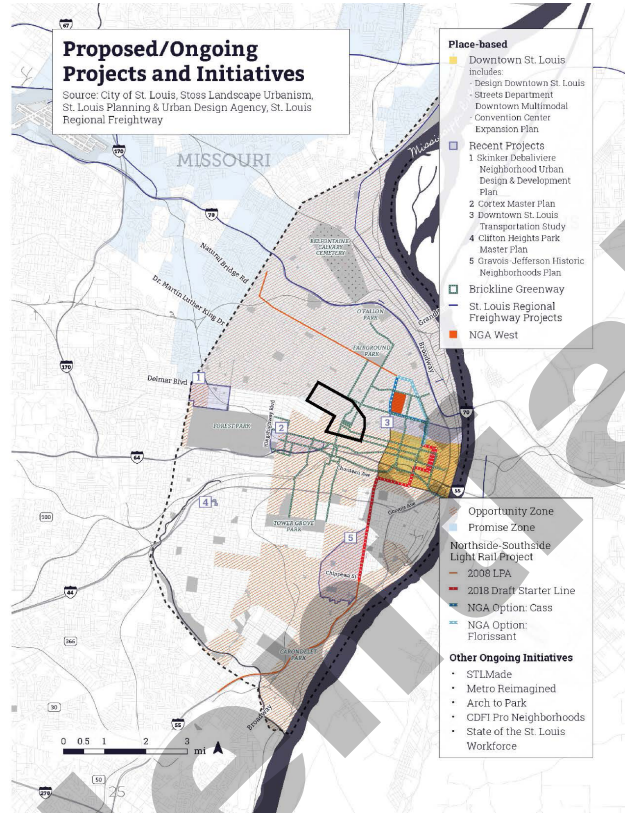
## Existing Plans & Studies: Equitable Economic Development Framework for St. Louis (2020)

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## PROGRESS REPORT – PHASE 1

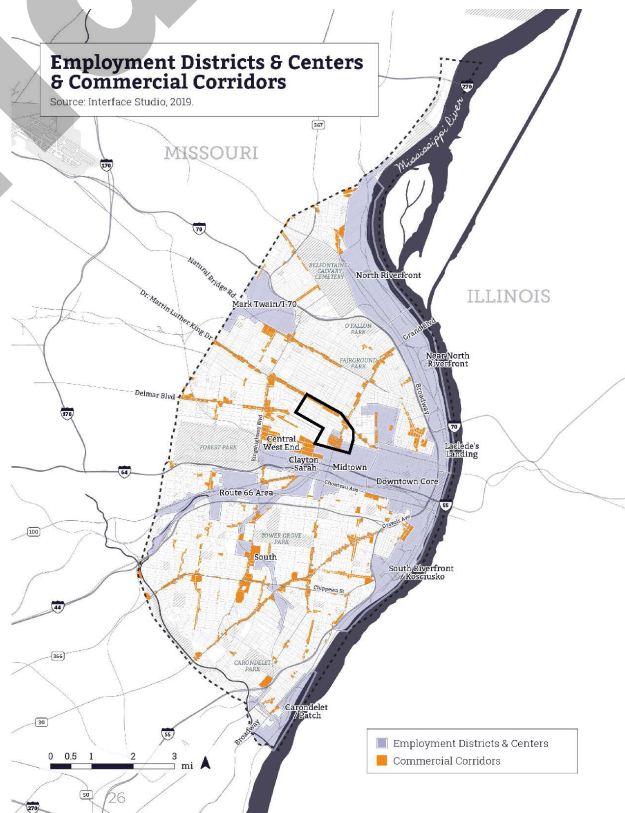
## Existing Plans & Studies: Equitable Economic Development Framework for St. Louis (2020)

**EMPLOYMENT DISTRICTS:** Downtown & Laclede's Landing, and Near Northside

*The central corridor of St. Louis is critical to the city's economic present and future. The Downtown Core, the Central West End, Midtown and Clayton-Sarah account for a majority of city jobs.*

CWE: 28,300 employees  
Midtown: 27,700 employees  
Clayton-Sarah: 5,400 employees  
61,400 employees

*Types of Business:*  
Institutional, Hospitals and Health Services;  
Education & Training; Arts and Culture;  
Technology-related fields; Financial and Business Services; Retail; Commercial Services and the Performing Arts.


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## PROGRESS REPORT – PHASE 1

### Existing Plans & Studies: Equitable Economic Development Framework for St. Louis (2020)

#### Employment DISTRICTS: Near Northside

The next phase of the development of the Near Northside will be driven by the development of the N2W headquarters which will infuse North St. Louis with thousands of jobs.

The N2W headquarters itself will be one of the country's major assets for geospatial jobs.

With the investment, the district will expand with new housing to the north and east and a mix of new commercial and institutional uses along Jefferson Avenue. New transit and the Greenway will serve to link this investment with Downtown, Midtown and surrounding communities.



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## PROGRESS REPORT – PHASE 1

### Existing Plans & Studies: Equitable Economic Development Framework for St. Louis (2020)

#### Employment DISTRICTS: Near Northside

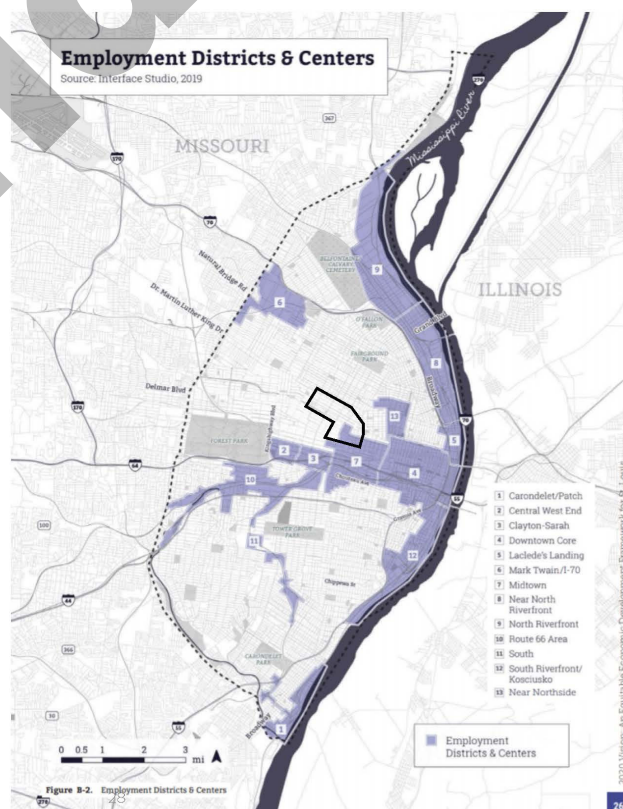
Strategy 1:  
Develop space to support tech and NGA start-ups

Strategy 2:  
Create strong connections between NGA, nearby neighborhoods and Downtown

Strategy 3:  
Encourage new housing infill development

Strategy 4:  
Plan for institutional and commercial uses along Jefferson Avenue

Strategy 5:  
Continue to promote the reuse of Pruitt-Igoe for jobs- intensive development



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## PROGRESS REPORT – PHASE 1

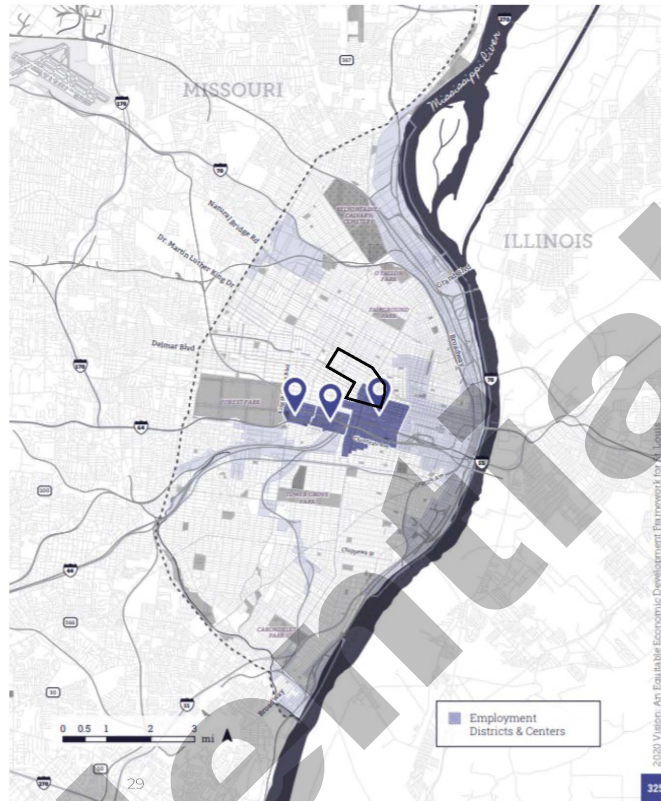
### Existing Plans & Studies: Equitable Economic Development Framework for St. Louis (2020)

**SUPPORTING DISTRICTS:** CENTRAL WEST END,  
MIDTOWN, CLAYTON-SARAH

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CENTRAL  
PLAN**

## PROGRESS REPORT – PHASE 1

### Existing Plans & Studies: Equitable Economic Development Framework for St. Louis (2020)

**SUPPORTING DISTRICTS:** CENTRAL WEST END,  
MIDTOWN, CLAYTON-SARAH

"...will continue to drive job growth in the city with a continued focus on health care, business and financial services and education as well as growing specializations in bioscience, software, and technology..."

Continued housing growth will provide opportunities for employees to live nearby and bring about additional services and amenities.

The vision is to connect the area's medical and educational institutions along with creative and tech jobs to create a vibrant, mixed-use central corridor.



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## PROGRESS REPORT – PHASE 1

### Existing Plans & Studies: Equitable Economic Development Framework for St. Louis (2020)

**SUPPORTING DISTRICTS:** CENTRAL WEST END,  
MIDTOWN, CLAYTON-SARAH

Strategy 1:  
Coordinate key stakeholders / organizations in  
Midtown

Strategy 2:  
Support ongoing planning for Cortex (more  
mixed- use).



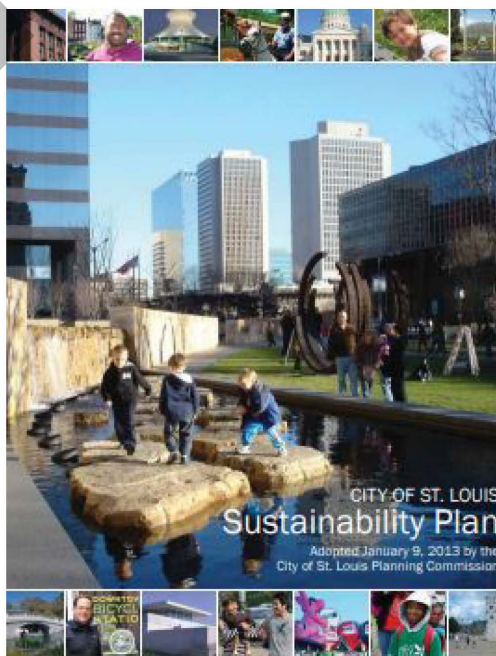
## PROGRESS REPORT – PHASE 1

### 1.4 REVIEW OF RELEVANT EXISTING STUDIES + PLANNING INITIATIVES

#### Sustainability Plan

##### Mission Statement

The City of St. Louis harnesses the strength and spirit of its diverse community to create an economically, socially and ecologically vibrant City for present and future generations -- one that dynamically serves those who live, work, and play in the City's rich and celebrated historic landscape.



## PROGRESS REPORT – PHASE 1

1.4 REVIEW OF RELEVANT EXISTING  
STUDIES + PLANNING INITIATIVES**Sustainability Plan**

The City's sustainability planning efforts were grounded both in these strengths and realities. It made sense to build on those to the greatest extent possible, in order to enhance overall sustainability outcomes. Some of the greatest strengths and assets of the City include:

**Strengths**

- Central location - heart of the region
- Urban character and sense of place
- Vibrancy and richness
- Diversity and social capital
- Young, well-educated professionals
- Relative density and proximity to jobs and amenities
- Connectivity, transit and existing infrastructure
- Fiscal responsibility



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SUSTAINABILITY PLAN

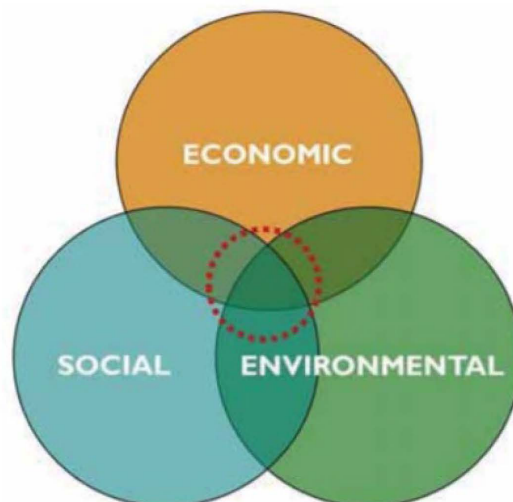
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As we enter the 21st century, we have a timely opportunity to integrate, grow and balance our ambitions for economic prosperity, social equity and environmental health. 10 Context & Summary City of St. Louis Sustainability Plan Going well beyond a typical sustainability plan that is focused on just the environment, the City's sustainability planning attempts to balance both economic and social issues with those of the environment.

**Triple Bottom Line Sustainability**

- Economic
- Social
- Environmental



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SUSTAINABILITY PLAN



## PROGRESS REPORT – PHASE 1

### 1.4 REVIEW OF RELEVANT EXISTING STUDIES + PLANNING INITIATIVES

#### Sustainability Plan

The City's Sustainability Plan is more an overarching framework of sustainability opportunities than a prescribed course of action.

once implemented, these strategies have been determined to present the greatest potential to make the vision of a Sustainable City of St. Louis a reality. The Plan is organized by seven broad goals, called functional categories.

#### Functional Categories

- Urban Character, Vitality & Ecology
- Arts Culture & Innovation
- Empowerment Diversity & Equity
- Health, Well-Being & Safety
- Infrastructure, Facilities & Transportation
- Education, Training & Leadership
- Prosperity, Opportunity & Employment



Under each Functional Categories there are objectives and strategies, in the end totaling to dozens of objectives and hundreds of strategies and techniques.

## SUSTAINABILITY PLAN

## PROGRESS REPORT – PHASE 1

### 1.4 REVIEW OF RELEVANT EXISTING STUDIES + PLANNING INITIATIVES

Urban Character, Vitality & Ecology	
A.	Support Designated Districts that Focus on Job Creation and Economic Prosperity
B.	Develop Healthy, Compact, Transit-Served Smart Neighborhoods
C.	Strengthen Use, Access and Programming of Civic Amenities, Public Spaces, and Streets
D.	Support and Increase the City's Greenscape, Including its Existing Park System and Urban Tree Canopy
E.	Promote Urban Conservation and Revitalization of the City's Unique Biodiversity and Natural Resources
F.	Preserve the City's Historically and Architecturally Significant Districts, Buildings, Landmarks, and Landscapes
G.	Increase Access to Affordable Housing in Neighborhoods with Access to Transit and Amenities
H.	Encourage Creative, Smart, and Sustainable Uses for Under-Utilized Land and Buildings
I.	Build a Vibrant, Community-Based Urban Agriculture Industry
J.	Facilitate Place-Based, Integrated Sustainability Planning
Arts, Culture & Innovation	
A.	Utilize the Arts, Culture, Design, Creative, and Innovation Industries for Economic and Community Development
B.	Increase Affordable and Equitable Access to a Diversity of Arts and Culture
C.	Develop Multi-Use, Transit Accessible Arts and Cultural Districts
D.	Encourage Innovation through Smart Learning Hubs and Venture Capital
E.	Encourage Public Art and Design that Builds Vibrancy and Identity
F.	Promote and Develop Arts, Cultural and Innovation Facilities, Resources, and Events
G.	Build Arts, Design and Cultural Leadership, Volunteerism, Stewardship, and Funding
Empowerment, Diversity & Equity	
A.	Embrace the Value of Diversity, Aspire towards Equity, and Attract and Retain a Diverse Population and Culture
B.	Encourage Civic Engagement, Transparency, and Leadership
C.	Promote Youth Development, Education, Engagement, and Empowerment
D.	Promote Senior Civic Involvement, Empowerment, and Intergenerational Engagement
E.	Reduce Homelessness and Support Low Income Families and the Unemployed
F.	Ensure Equal Access to Amenities, Business Opportunities, Transportation, and Safe and Healthy Neighborhoods

Health, Well-Being & Safety	
A.	Advance Positive Behavior, Nonviolent Conflict Resolution, and Crime Prevention
B.	Reduce Toxins in the Environment
C.	Increase Access to Healthy, Local Food, and Nutritional Information
D.	Encourage Physical Activity, Fitness, and Recreation
E.	Ensure Access to Local Health Systems, Services, and Information
F.	Minimize Vulnerability to Hazards and Disasters
Infrastructure, Facilities & Transportation	
A.	Facilitate Affordable, Efficient, Convenient, Accessible, Safe, and Healthy Transport of People and Goods
B.	Promote Energy Efficiency and Utilize Cleaner Forms of Energy
C.	Reduce Greenhouse Gas Emissions
D.	Minimize Landfill-Bound Waste
E.	Manage Stormwater and Wastewater to Protect and Enhance Property and Natural Systems
F.	Provide the Best Quality Water from Sustainable Sources
G.	Advance Health and Resource Efficiency in Buildings
H.	Facilitate Access to Leading Edge Information Exchange Systems
Education, Training & Leadership	
A.	Increase the High School Graduation Rate and the Quality of the K-12 Educational Experience
B.	Provide Continuing Education Opportunities
C.	Link National Economic Growth Sectors to Local Training
D.	Nurture Leadership and Management Capabilities in Business, Government, and Neighborhoods
E.	Increase Citizens' Environmental Literacy
Prosperity, Opportunity & Employment	
A.	Assure the Employability of the Entire Labor Force
B.	Market the City's Assets and Special Competencies
C.	Nurture Innovation in Business, Government, and Philanthropy
D.	Maximize Economic Productivity by Enhancing Neighborhood Quality of Life
E.	Redevelop Real Estate Using Sustainability Practices
F.	Maintain a Diverse and Valuable Tax Base
G.	Strategically Invest in Forward-Thinking Ideas
H.	Create Economic Prosperity Through Investments in Human Capital

## SUSTAINABILITY PLAN



## PROGRESS REPORT – PHASE 1

NORTH  
CENTRAL  
PLAN »**Existing Plans & Studies :  
City of St. Louis Sustainability****Urban Character, Vitality & Ecology**

The City of St. Louis aspires to use its unique, vital, and nationally significant urban space, landmarks, parks, natural resources, districts, and neighborhoods that are interspersed with vibrant mixed-use cultural, institutional, and entertainment nodes, as an economic competitive advantage to build healthy, compact neighborhoods and special use districts that attract and retain the creative class and an economically and socially diverse residential population and work force.

**OBJECTIVES**

- A** Support Designated Districts that Focus on Job Creation and Economic Prosperity
- B** Develop Healthy, Compact, Transit-Served Smart Neighborhoods
- C** Strengthen Use, Access, and Programming of Civic Amenities, Public Spaces, and Streets
- D** Support and Increase the City's Greenscape, Including its Existing Park System and Urban Tree Canopy
- E** Promote Urban Conservation and Revitalization of the City's Unique Biodiversity and Natural Resources
- F** Preserve the City's Historically and Architecturally Significant Districts, Buildings, Landmarks, and Landscapes
- G** Increase Access to Affordable Housing in Neighborhoods with Access to Transit and Amenities
- H** Encourage Creative, Smart, and Sustainable Uses for Under-Utilized Land and Buildings
- I** Build a Vibrant, Community-Based Urban Agriculture Industry
- J** Facilitate Place-Based, Integrated Sustainability Planning

SUSTAINABILITY PLAN

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## PROGRESS REPORT – PHASE 1

NORTH  
CENTRAL  
PLAN »**Existing Plans & Studies :  
City of St. Louis Sustainability****Arts, Culture & Innovation**

The City of St. Louis aspires to grow its existing, vibrant, diverse and nationally significant arts, culture, entertainment, creative, and innovation industries, and leverage them in order to both deliver and reflect sustainability at the local level, and result in meaningful economic development opportunities for the community at large.

**OBJECTIVES**

- A** Utilize the Arts, Culture, Design, Creative, and Innovation Industries for Economic and Community Development
- B** Increase Affordable and Equitable Access to a Diversity of Arts and Culture
- C** Develop Multi-Use, Transit Accessible Arts and Cultural Districts
- D** Encourage Innovation through Smart Learning Hubs and Venture Capital
- E** Encourage Public Art and Design that Builds Vibrancy and Identity
- F** Promote and Develop Arts, Cultural and Innovation Facilities, Resources, and Events
- G** Build Arts, Design and Cultural Leadership, Volunteerism, Stewardship, and Funding

SUSTAINABILITY PLAN

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PROGRESS REPORT – PHASE 1

**Existing Plans & Studies :  
City of St. Louis Sustainability**

**Empowerment, Diversity & Equity**

The City of St. Louis aspires to empower its social and human capital by strengthening its social, cultural, and economic diversity and creating a higher level of respect and civic participation in order to attract, support, and facilitate dialogue, urban innovation, population, and jobs, in order to create an equitable, transparent and inclusive environment for those who live, work, learn, and play in the City.

OBJECTIVES	
<b>A</b>	Embrace the Value of Diversity, Aspire towards Equity, and Attract and Retain a Diverse Population and Culture
<b>B</b>	Encourage Civic Engagement, Transparency, and Leadership
<b>C</b>	Promote Youth Development, Education, Engagement, and Empowerment
<b>D</b>	Promote Senior Civic Involvement, Empowerment, and Intergenerational Engagement
<b>E</b>	Reduce Homelessness, and Support Low Income Families and the Unemployed
<b>F</b>	Ensure Equal Access to Amenities, Business Opportunities, Transportation, and Safe and Healthy Neighborhoods

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**SUSTAINABILITY PLAN**

PROGRESS REPORT – PHASE 1

**Existing Plans & Studies :  
City of St. Louis Sustainability**

**Health, Well-Being & Safety**

The City of St. Louis aspires to foster a balanced and thriving environment and high quality of life that satisfies physical, spiritual, and mental needs of its constituents, prevents disease through nutritional, lifestyle, and fitness opportunities, promotes safety and peace through the empathetic awareness of self and others, and a place where timely responses to natural disasters are delivered by a coordinated and prepared resource network.

OBJECTIVES	
<b>A</b>	Advance Positive Behavior, Nonviolent Conflict Resolution, and Crime Prevention
<b>B</b>	Reduce Toxins in the Environment
<b>C</b>	Increase Access to Healthy, Local Food, and Nutritional Information
<b>D</b>	Encourage Physical Activity, Fitness, and Recreation
<b>E</b>	Ensure Access to Local Health Systems, Services, and Information
<b>F</b>	Minimize Vulnerability to Hazards and Disasters

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**SUSTAINABILITY PLAN**

## PROGRESS REPORT – PHASE 1



### Existing Plans & Studies : City of St. Louis Sustainability

#### Infrastructure, Facilities & Transportation

The City of St. Louis aspires to integrate the basic systems, services, installations, and policies required for the functioning of its community by leveraging interrelationships and positioning the investment of capital spending to provide superior levels of service which anticipate and adapt to future needs, and add value to the economy, the community, and the environment.

#### OBJECTIVES

- A** Facilitate Affordable, Efficient, Convenient, Accessible, Safe, and Healthy Transport of People and Goods
- B** Promote Energy Efficiency and Utilize Cleaner Forms of Energy
- C** Reduce Greenhouse Gas Emissions City-wide
- D** Minimize Landfill-Bound Waste
- E** Manage Stormwater and Wastewater to Protect and Enhance Property and Natural Systems
- F** Provide the Best Quality Water from Sustainable Sources
- G** Advance Health and Resource Efficiency in Buildings
- H** Facilitate Access to Leading Edge Information Exchange Systems

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SUSTAINABILITY PLAN

## PROGRESS REPORT – PHASE 1



### Existing Plans & Studies : City of St. Louis Sustainability

#### Education, Training & Leadership

The City of St. Louis aspires to be the premier place for highly educated and talented individuals to live and work, and an innovator in advanced and forward thinking training for business, government, civic, and individual leadership.

#### OBJECTIVES

- A** Increase the High School Graduation Rate and the Quality of the K-12 Educational Experience
- B** Provide Continuing Education Opportunities
- C** Link National Economic Growth Sectors to Local Training
- D** Nurture Leadership and Management Capabilities in Business, Government, and Neighborhoods
- E** Increase Environmental Literacy

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SUSTAINABILITY PLAN

PROGRESS REPORT – PHASE 1

**Existing Plans & Studies :  
City of St. Louis Sustainability**

**Prosperity, Opportunity & Employment**

The City of St. Louis aspires to be a place that attracts progressive and sound private enterprises, by offering affordable living, a high quality work force, and business resources to help nurture and support a thriving and sustainable economy.

OBJECTIVES	
<b>A</b>	Assure the Employability of the Entire Labor Force
<b>B</b>	Market the City's Assets and Special Competencies
<b>C</b>	Nurture Innovation in Business, Government, and Philanthropy
<b>D</b>	Maximize Economic Productivity by Enhancing Neighborhood Quality of Life
<b>E</b>	Redevelop Real Estate Using Sustainability Practices
<b>F</b>	Maintain a Diverse and Valuable Tax Base
<b>G</b>	Strategically Invest in Forward-Thinking Ideas
<b>H</b>	Create Economic Prosperity Through Investments in Human Capital

43

**SUSTAINABILITY PLAN**

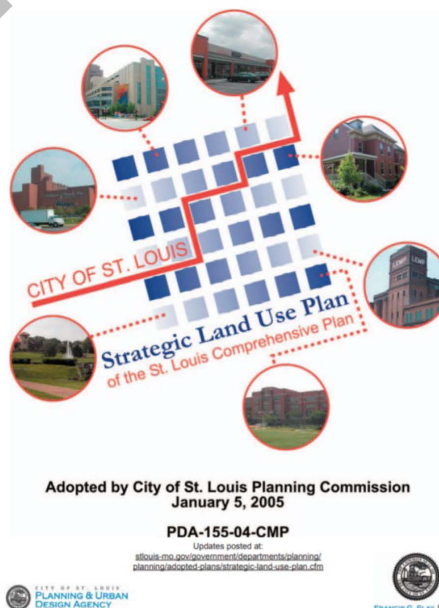
PROGRESS REPORT – PHASE 1

1.4 REVIEW OF RELEVANT EXISTING  
STUDIES + PLANNING INITIATIVES

**Strategic Land Use Plan**

**Plan Purpose**

- To provide direction for those who wish to make new investments in our City, and
- To provide stability and opportunities for those who already live, work and build their businesses here.



44

**LAND USE PLAN**



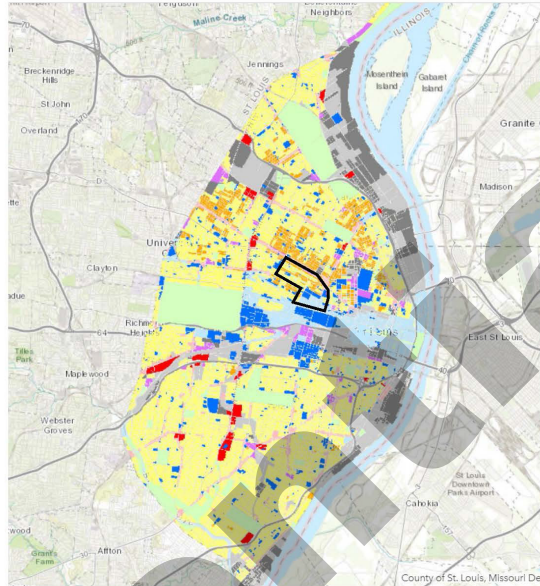
## PROGRESS REPORT – PHASE 1

1.4 REVIEW OF RELEVANT EXISTING  
STUDIES + PLANNING INITIATIVES

## Strategic Land Use Plan

## Land Use Designations

- Neighborhood Preservation Area (NPA)
- Neighborhood Development Area (NDA)
- Regional Commercial Area (RCA)
- Recreational/Open Space Preservation/Development Area (ROSPDA)
- Business/Industrial Preservation Area (BIPA)
- Business/Industrial Development Area (BIDA)
- Institutional Preservation & Development Area (IPDA)
- Specialty Mixed Use Area (SMUA)
- Opportunity Area (OA)



Strategic use plan map pictured has been updated since the plans adoption in 2003, the map reflects the changes.

## LAND USE PLAN

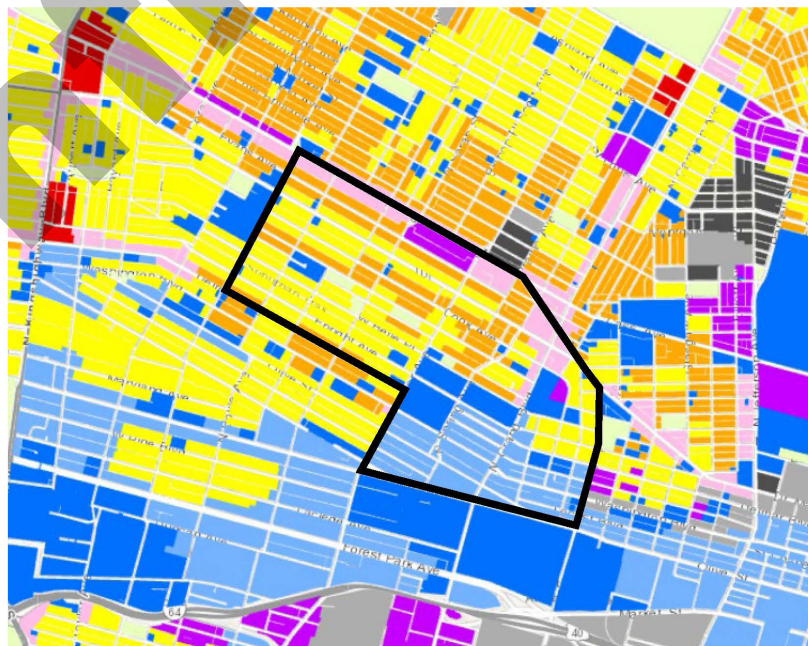
45

## PROGRESS REPORT – PHASE 1

1.4 REVIEW OF RELEVANT EXISTING  
STUDIES + PLANNING INITIATIVESStrategic Land Use  
Plan Map

## Zoning Districts

- Neighborhood Preservation Area (NPA)
- Neighborhood Development Area (NDA)
- Neighborhood Commercial Area (NCA)
- Regional Commercial Area (RCA)
- Recreational / Open Space Preservation and Development Area (ROSPDA)
- Business/Industrial Preservation Area (BIPA)
- Business/Industrial Development Area (BIDA)
- Institutional Preservation and Development Area (IPDA)
- Specialty Mixed Use Area (SMUA)
- Opportunity Area (OA)



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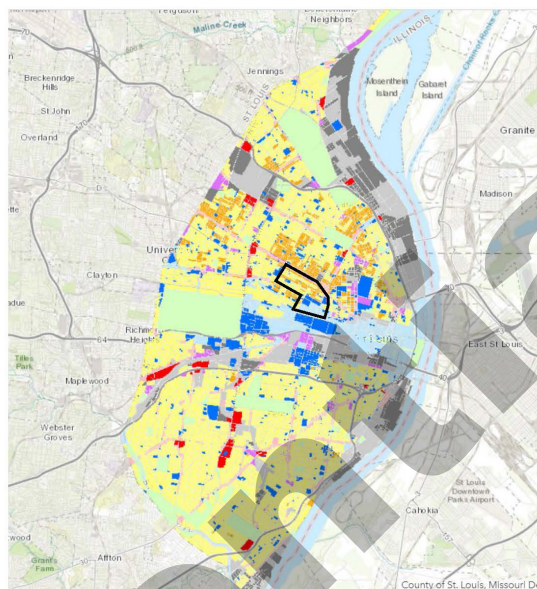


## PROGRESS REPORT – PHASE 1

### Existing Plans & Studies: Strategic Land Use Plan

#### Plan Implementation

- This Plan is a roadmap for future activities which will occur over a long time period in response to interest from developers and the initiative of neighborhood residents and City businesses. Thus, there is no specific “implementation strategy” included in this Plan.
- **It is expected that additional detailed neighborhood-level plans will be undertaken to help guide investment.** Some of these initiatives are already underway, and others are in the discussion stages. When concluded, the results of these processes will supplement this Plan.

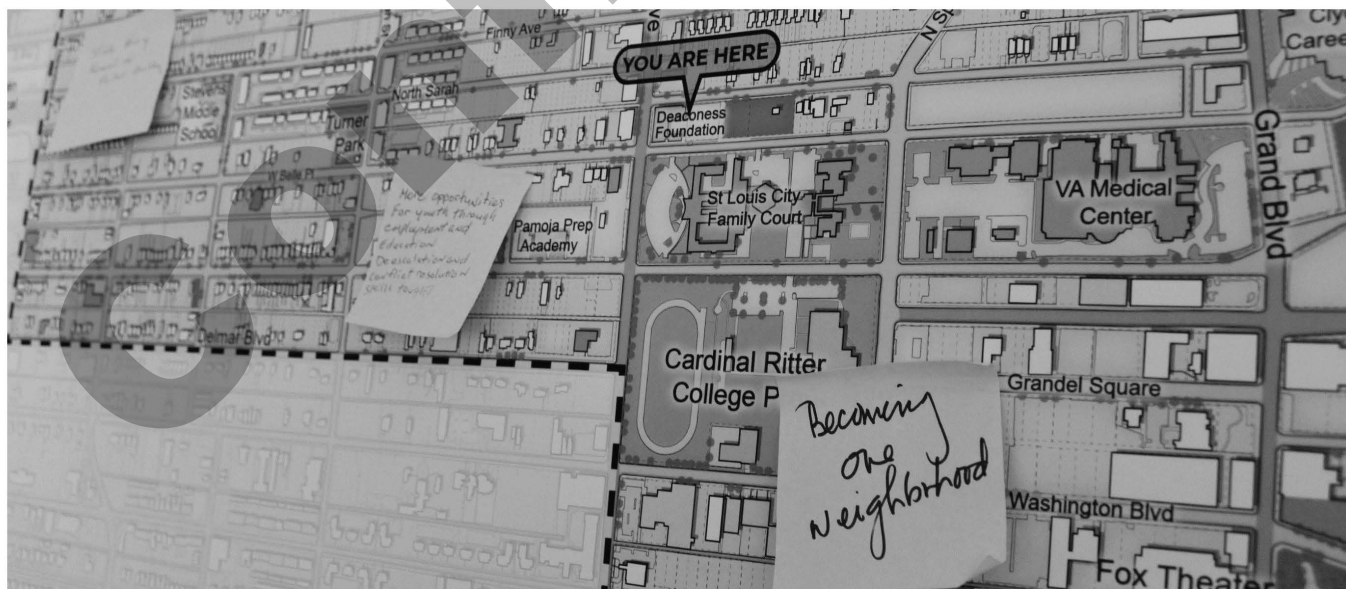


Strategic use plan map pictured has been updated since the plan's adoption in 2003, the map reflects the changes.

#### LAND USE PLAN

## PROGRESS REPORT – PHASE 1

### 1.9 EXISTING CONDITIONS SOAR ANALYSIS



#### 1.9 EXISTING CONDITIONS SOAR ANALYSIS

PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS



1.9 Existing Conditions  
SOAR Analysis

1.9.1 Physical Conditions Analysis



1.9.1 PHYSICAL CONDITIONS ANALYSIS

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PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

Site Location

St. Louis City



PARCEL OWNERSHIP

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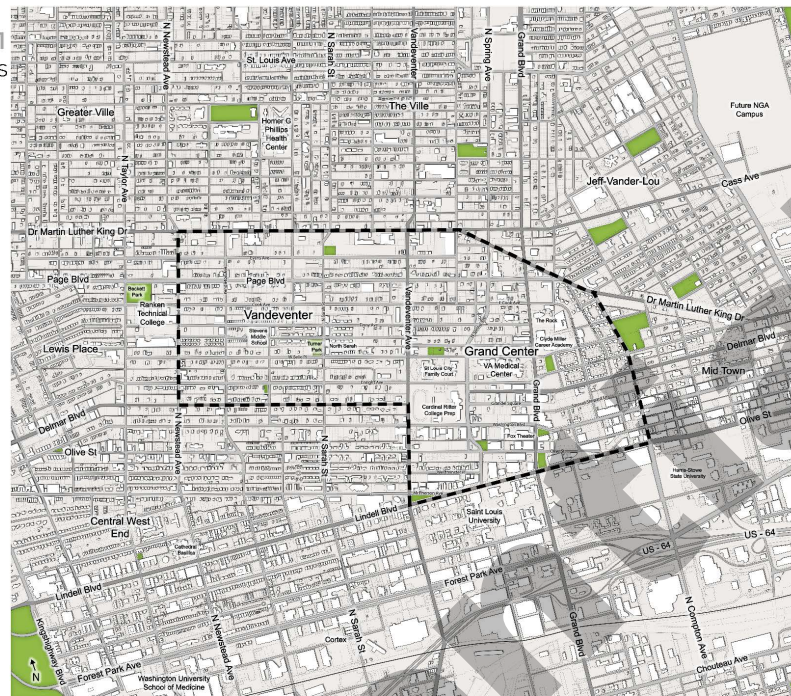


PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Site Location**

St. Louis City

Site Context



PARCEL OWNERSHIP

PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Site Location**

St. Louis City

Site Context

Neighborhood Map





## PROGRESS REPORT – PHASE 1

### 1.9 EXISTING CONDITIONS SOAR ANALYSIS

#### Site Location

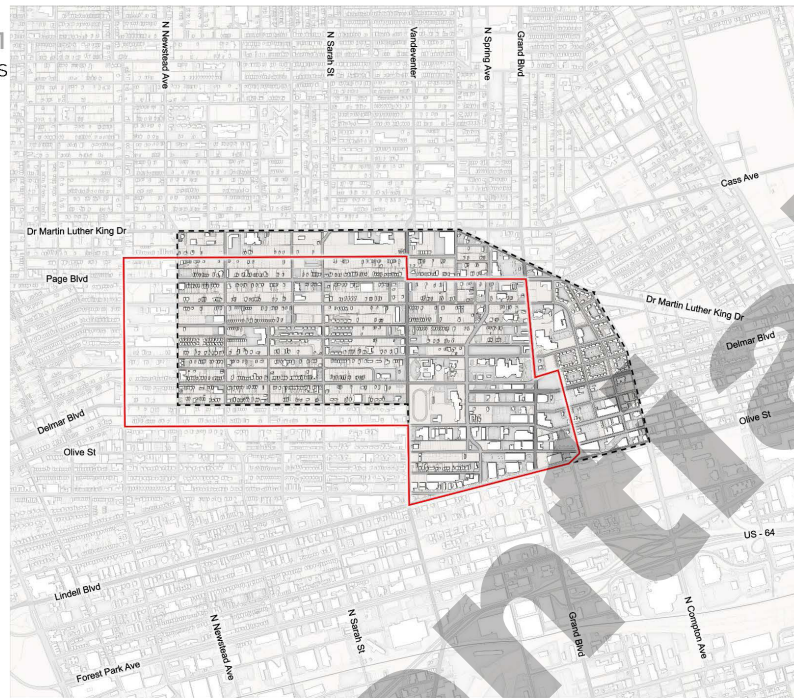
St. Louis City

Site Context

#### North Central Plan (2000)

##### Planning Boundaries

- Evans Avenue to Page Boulevard (*North*)
- Washington Boulevard to Lindell Boulevard (*South*)
- Grand Boulevard to N. Theresa Avenue (*East*)
- N. Taylor Avenue (*West*)



2000 NORTH CENTRAL PLANNING AREA BOUNDARIES

## PROGRESS REPORT – PHASE 1

### 1.9 EXISTING CONDITIONS SOAR ANALYSIS

#### Site Location

St. Louis City

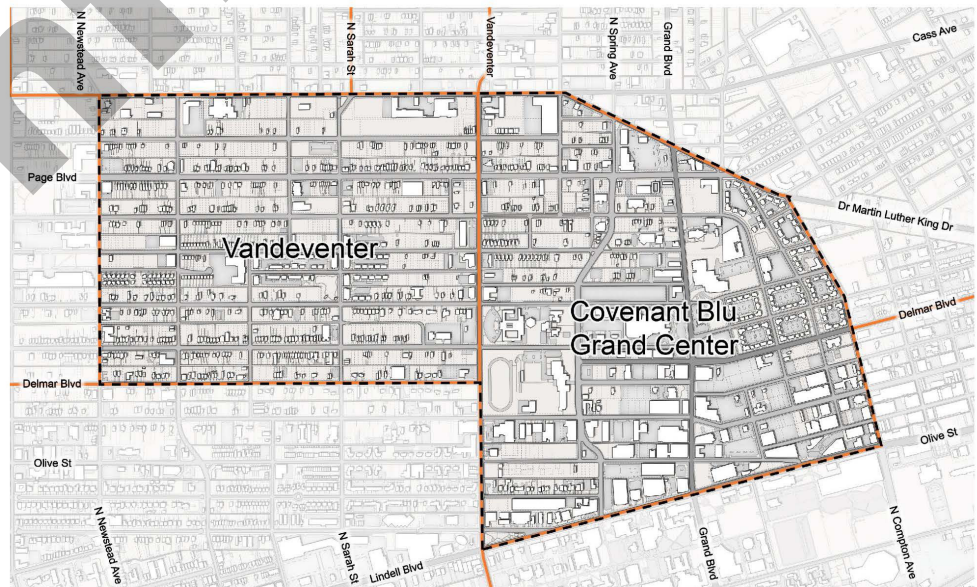
Site Context

##### Neighborhood Boundaries

#### North Central Plan (2020)

##### Planning Boundaries

- The boundaries of the plan must align with Neighborhood boundaries.
- The new boundaries align with the Vandeventer and Covenant Blu Grand Center neighborhood boundaries.





PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Urban Morphology**

**Building Footprints**



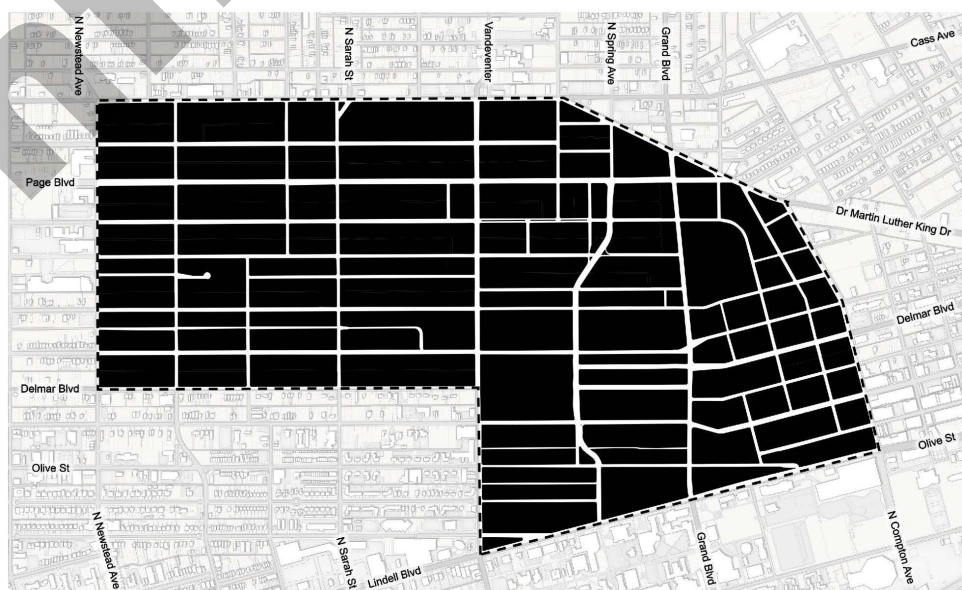
NEIGHBORHOOD FABRIC

PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Urban Morphology**

**Building Footprints**

**Blocks**



NEIGHBORHOOD FABRIC

PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS



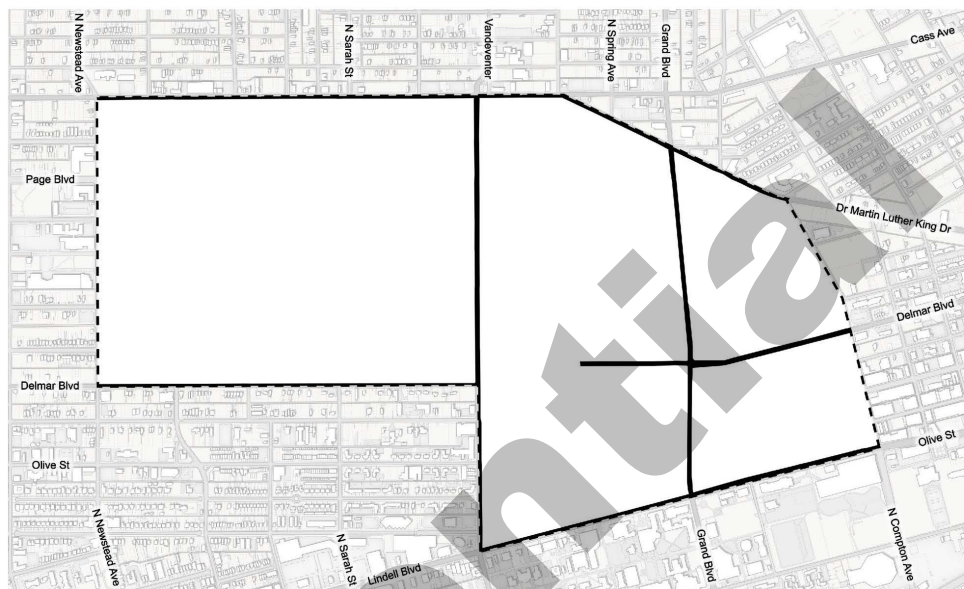
Urban Morphology

Building Footprints

Blocks

Streets

Main Roads



NEIGHBORHOOD FABRIC

PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS



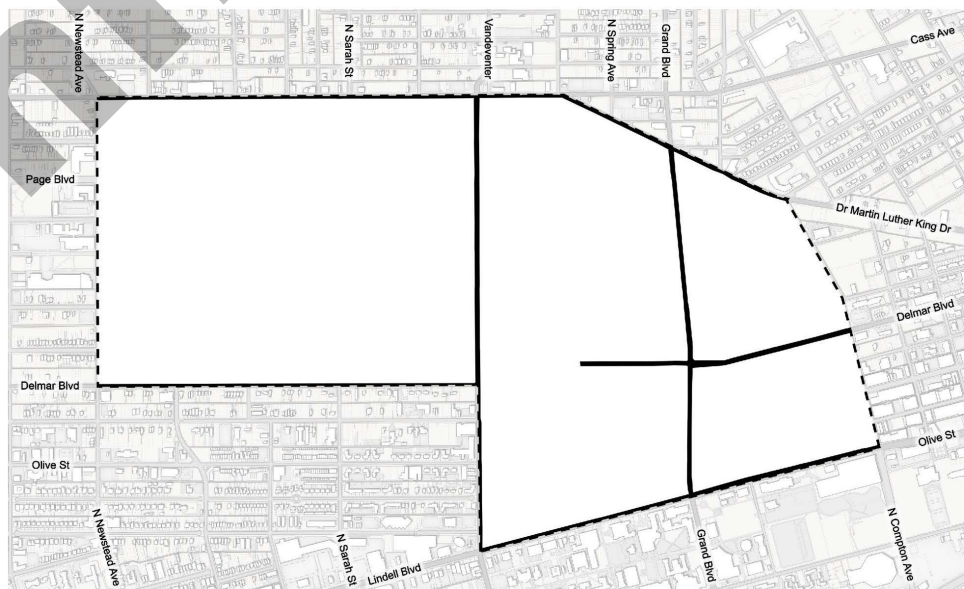
Urban Morphology

Building Footprints

Blocks

Streets

Main Roads



NEIGHBORHOOD FABRIC

PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

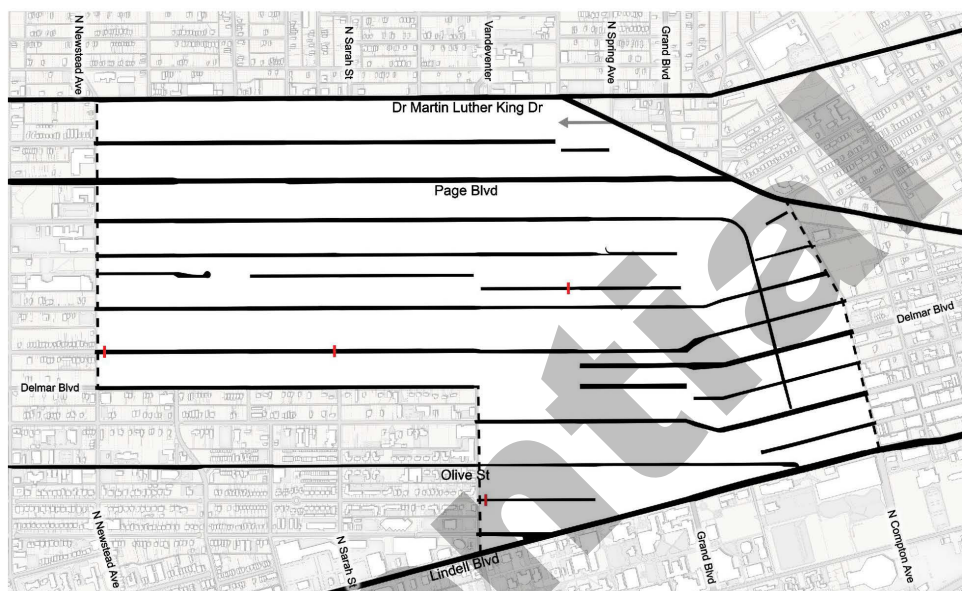
**Urban Morphology**

Building Footprints

Blocks

Streets

Main Roads  
East West Roads  
Barriers



NEIGHBORHOOD FABRIC

PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Urban Morphology**

Building Footprints

Blocks

Streets

Main Roads  
East West Roads and Barriers  
North South Roads and  
Barriers



NEIGHBORHOOD FABRIC



PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS



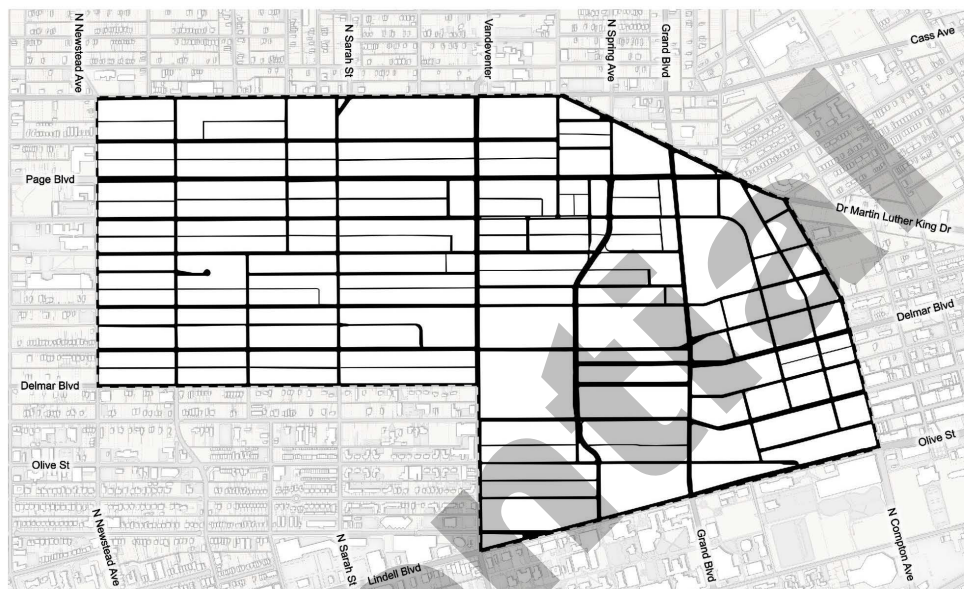
Urban Morphology

Building Footprints

Blocks

Streets

- Main Roads
- All Roads
- East West Roads and Barriers
- North South Roads and Barriers
- Roads and Allys



NEIGHBORHOOD FABRIC

61

PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS



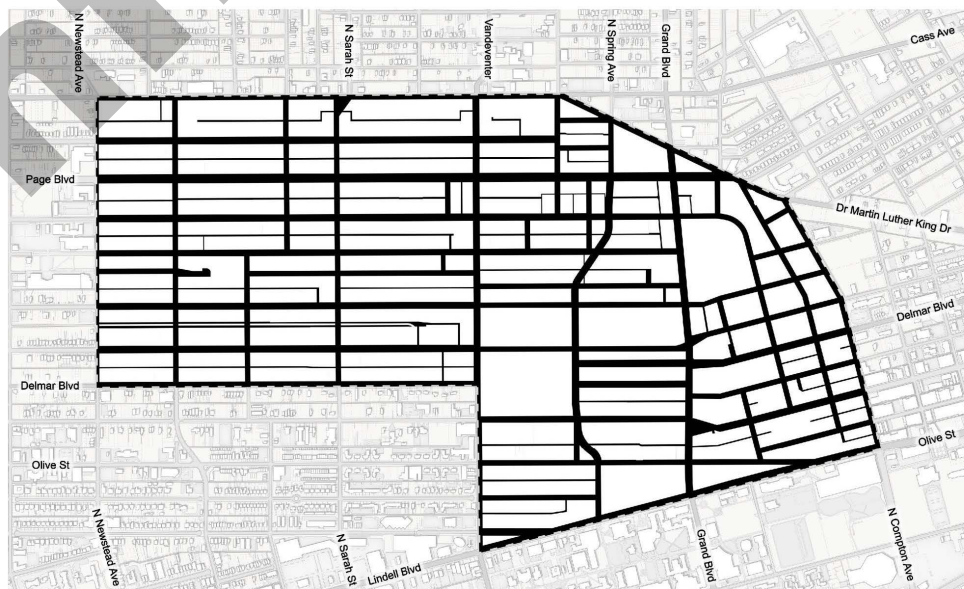
Urban Morphology

Building Footprints

Blocks

Streets

- Main Roads
- East West Roads and Barriers
- North South Roads and Barriers
- All Roads
- Roads and Allys
- ROW



NEIGHBORHOOD FABRIC

62



PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Urban Morphology**

**Building Footprints**

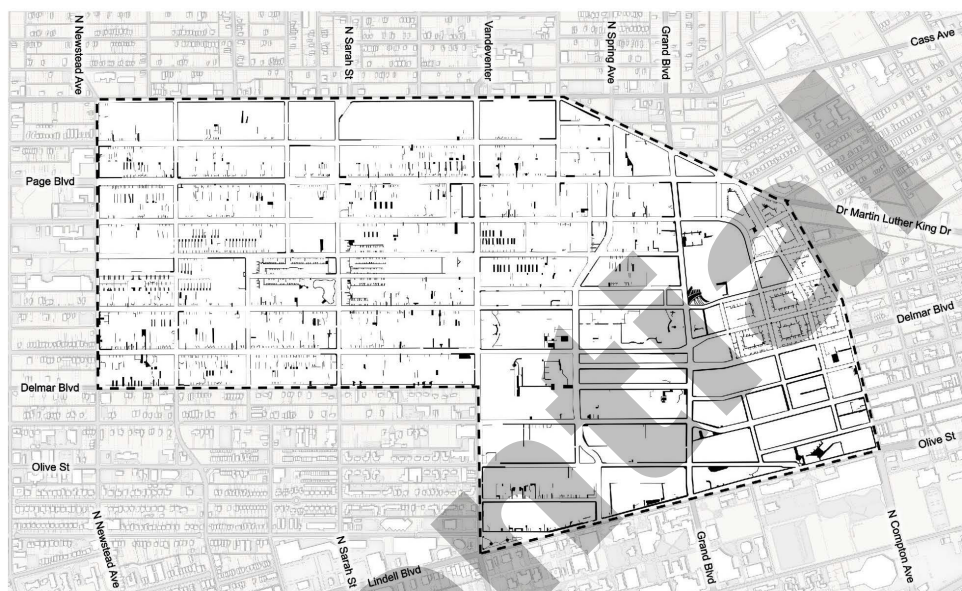
**Blocks**

**Streets**

- Main Roads
- East West Roads and Barriers
- North South Roads and Barriers
- All Roads
- Roads and Allys
- ROW

**Hardscape**

- Sidewalks



NEIGHBORHOOD FABRIC

PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Urban Morphology**

**Building Footprints**

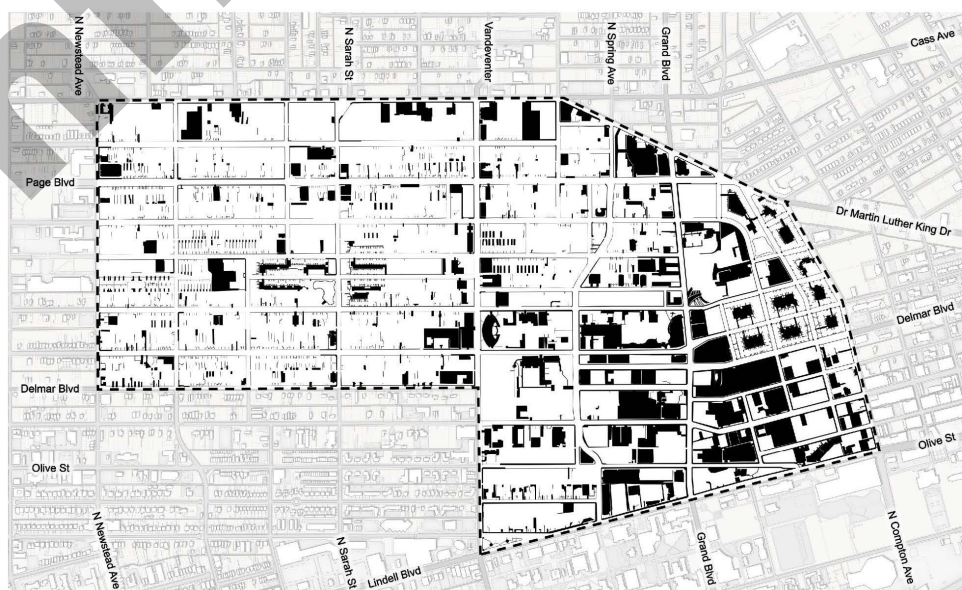
**Blocks**

**Streets**

- Main Roads
- East West Roads and Barriers
- North South Roads and Barriers
- All Roads
- Roads and Allys
- ROW

**Hardscape**

- Sidewalks
- Sidewalks and Parking Lots



NEIGHBORHOOD FABRIC

PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS



**Urban Morphology**

**Building Footprints**

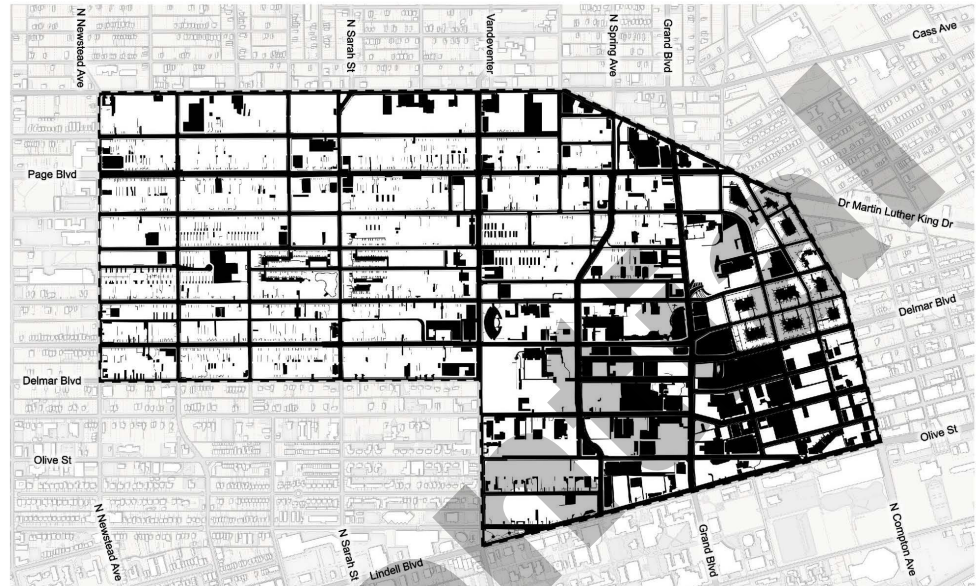
**Blocks**

**Streets**

- Main Roads
- East West Roads and Barriers
- North South Roads and Barriers
- All Roads
- Roads and Allys
- ROW

**Hardscape**

- Sidewalks
- Sidewalks and Parking Lots
- All Hardscape



NEIGHBORHOOD FABRIC

65

PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS



**Urban Morphology**

**Building Footprints**

**Blocks**

**Streets**

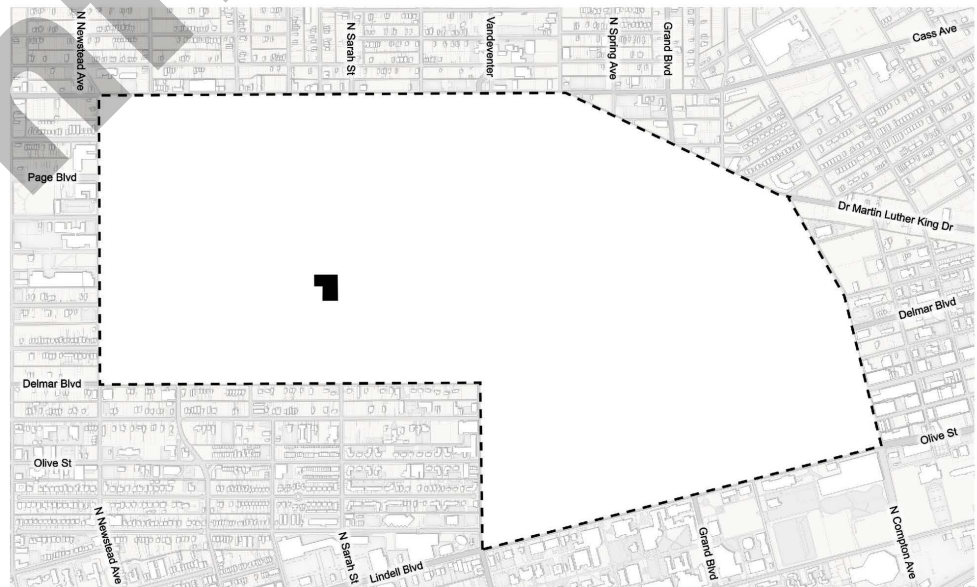
- Main Roads
- East West Roads and Barriers
- North South Roads and Barriers
- All Roads
- Roads and Allys
- ROW

**Hardscape**

- Sidewalks
- Sidewalks and Parking Lots
- All Hardscape

**Green Space**

- Public Parks
- Turner Park is the only public park in the North Central Plan boundaries.



NEIGHBORHOOD FABRIC

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PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Urban Morphology**

**Building Footprints**

**Blocks**

**Streets**

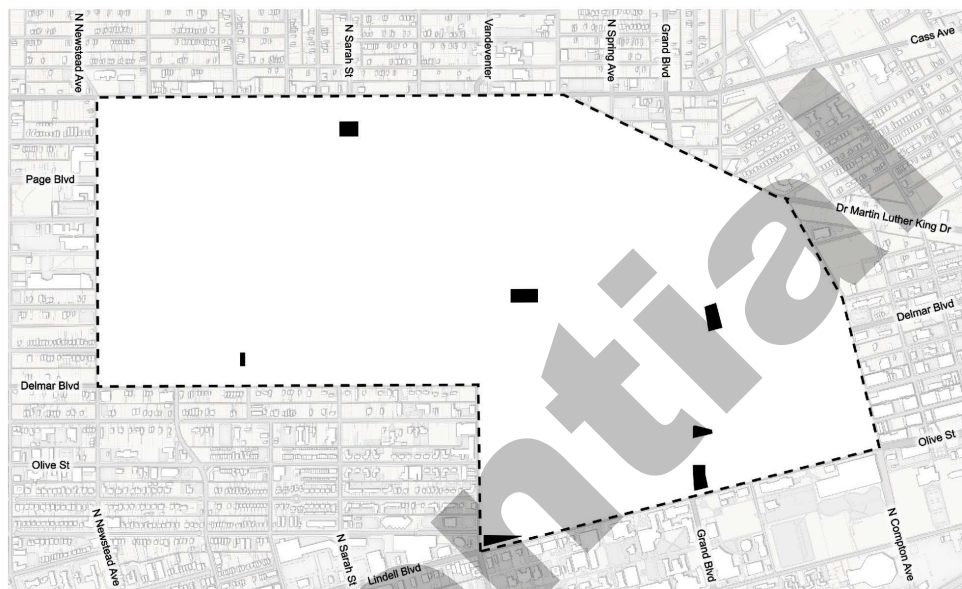
- Main Roads
- East West Roads and Barriers
- North South Roads and Barriers
- All Roads
- Roads and Allys
- ROW

**Hardscape**

- Sidewalks
- Sidewalks and Parking Lots
- All Hardscape

**Green Space**

- Public Parks
- Private Parks



NEIGHBORHOOD FABRIC

PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Urban Morphology**

**Building Footprints**

**Blocks**

**Streets**

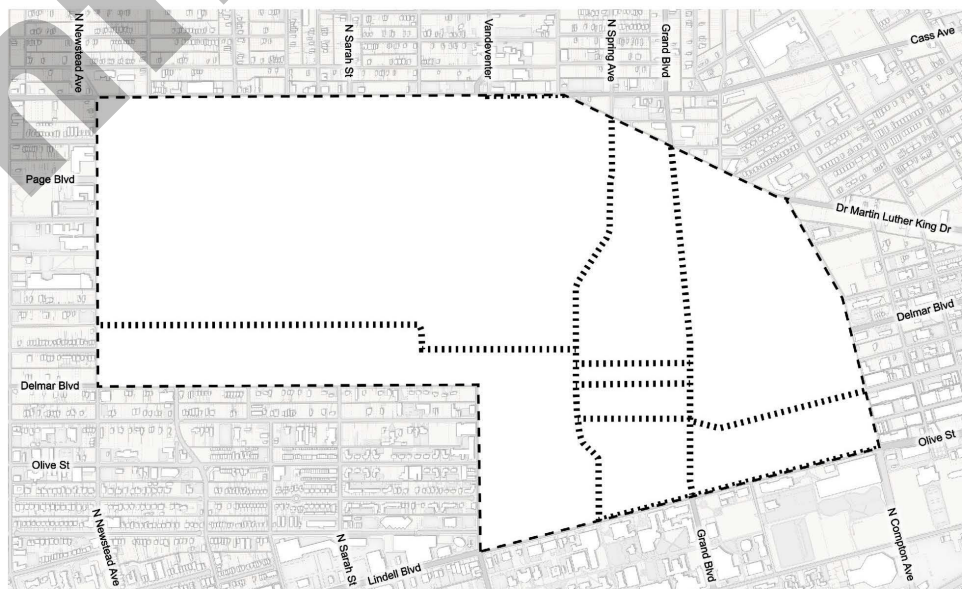
- Main Roads
- East West Roads and Barriers
- North South Roads and Barriers
- All Roads
- Roads and Allys
- ROW

**Hardscape**

- Sidewalks
- Sidewalks and Parking Lots
- All Hardscape

**Green Space**

- Public Parks
- Private Parks
- Proposed Greenways



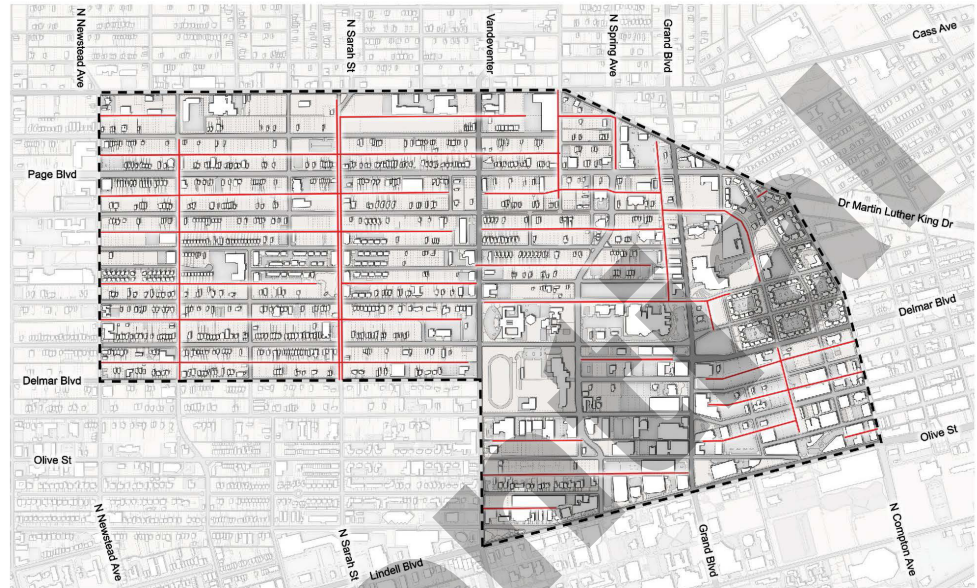
NEIGHBORHOOD FABRIC

PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS



Utility

Power Lines



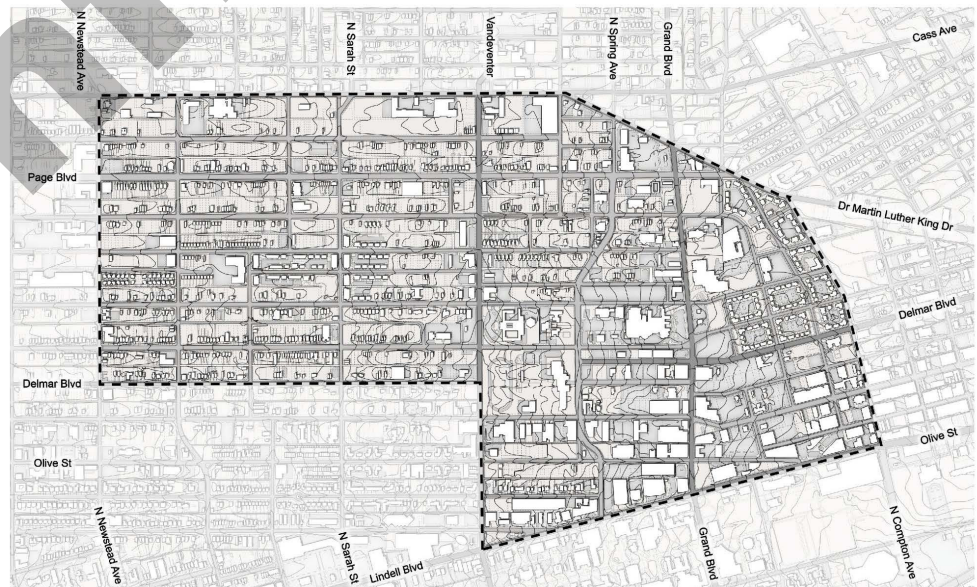
POWER LINES

PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS



Grade and Slope

Topography



TOPO LINES

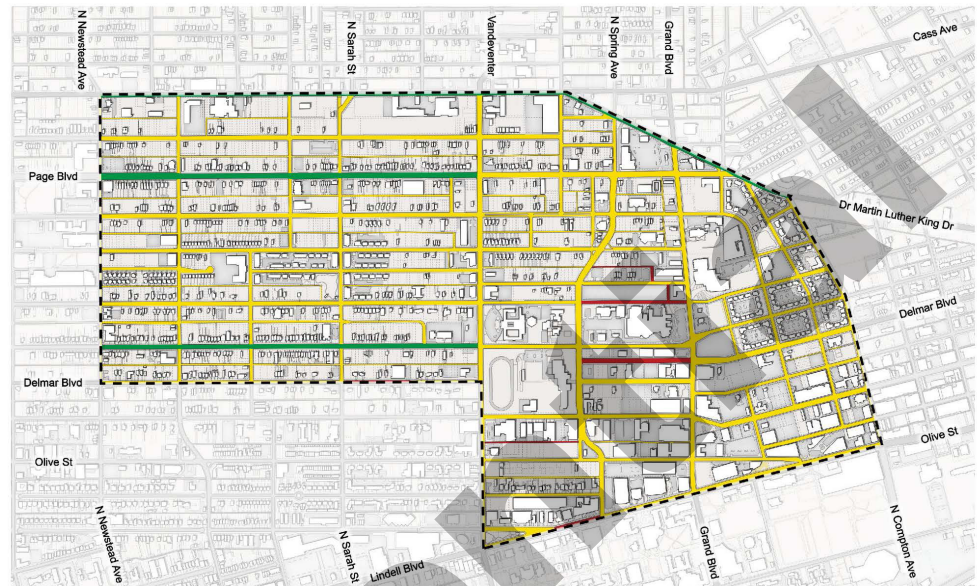


PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Streets and Infrastructure**

**Street Condition**

Good  
Fair  
Poor



71

PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

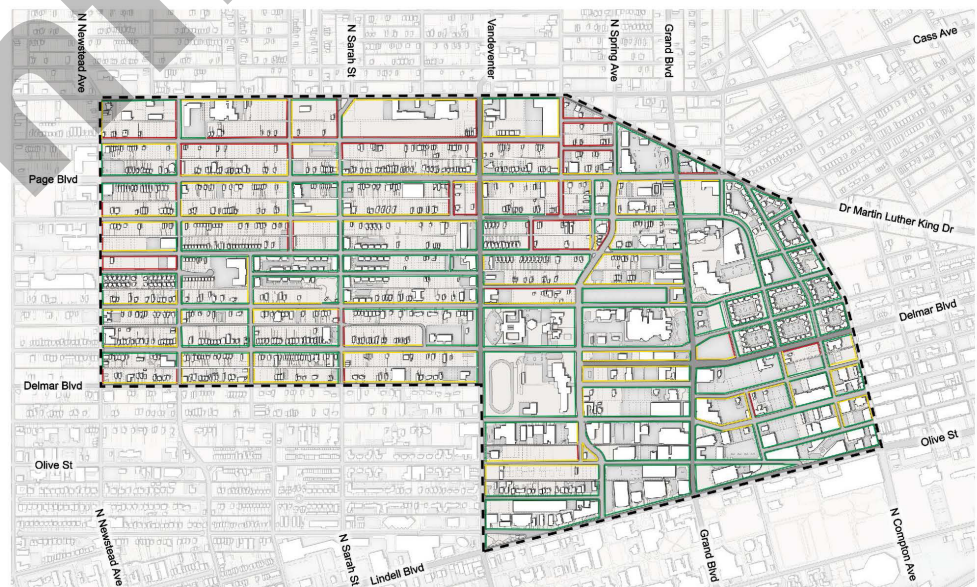
**Streets and Infrastructure**

**Street Condition**

Good  
Fair  
Poor

**Sidewalk Condition**

Good  
Fair  
Poor



72

PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Built Environment**

**Building Use – Ground Floor**

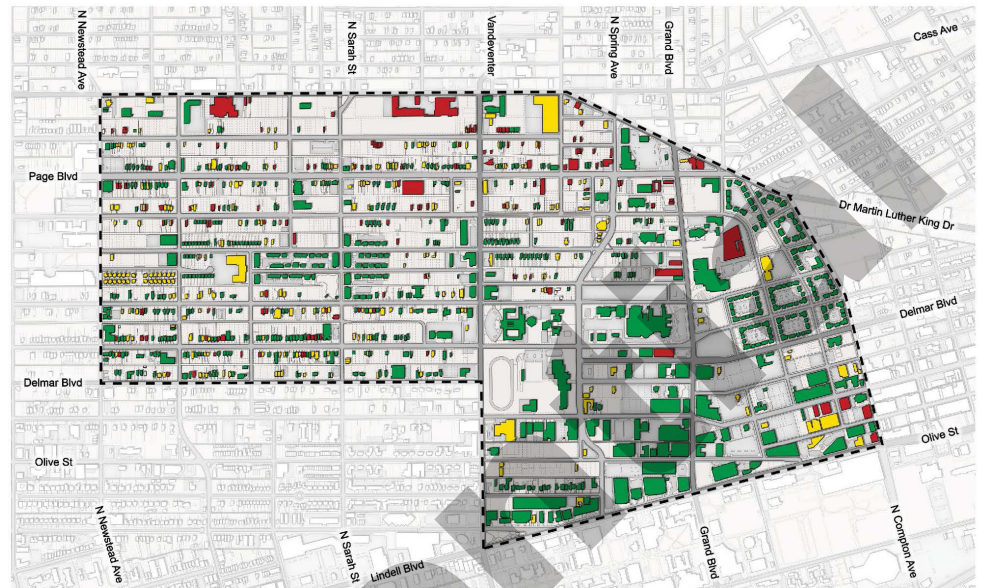
Residential  
Commercial  
Institutional  
Educational  
Industrial  
Other

**Building Use – Upper Floor**

Residential  
Commercial  
Institutional  
Educational  
Industrial  
Other

**Building Condition**

Good  
Fair  
Poor



73

PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Built Environment**

**Building Use – Ground Floor**

Residential  
Commercial  
Institutional  
Educational  
Industrial  
Other

**Building Use – Upper Floor**

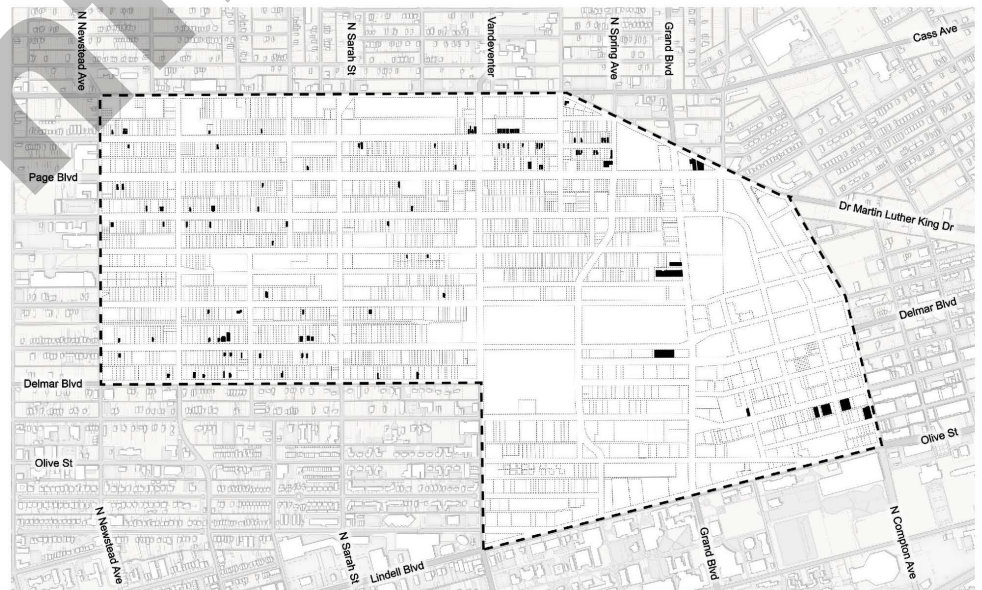
Residential  
Commercial  
Institutional  
Educational  
Industrial  
Other

**Building Condition**

Good  
Fair  
Poor

**Building Occupancy**

Vacant Buildings



74



PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Built Environment**

**Building Use – Ground Floor**

- Residential
- Commercial
- Institutional
- Educational
- Industrial
- Other

**Building Use – Upper Floor**

- Residential
- Commercial
- Institutional
- Educational
- Industrial
- Other

**Building Condition**

- Good
- Fair
- Poor

**Building Occupancy**

- Vacant Buildings

**Vacant Lots**

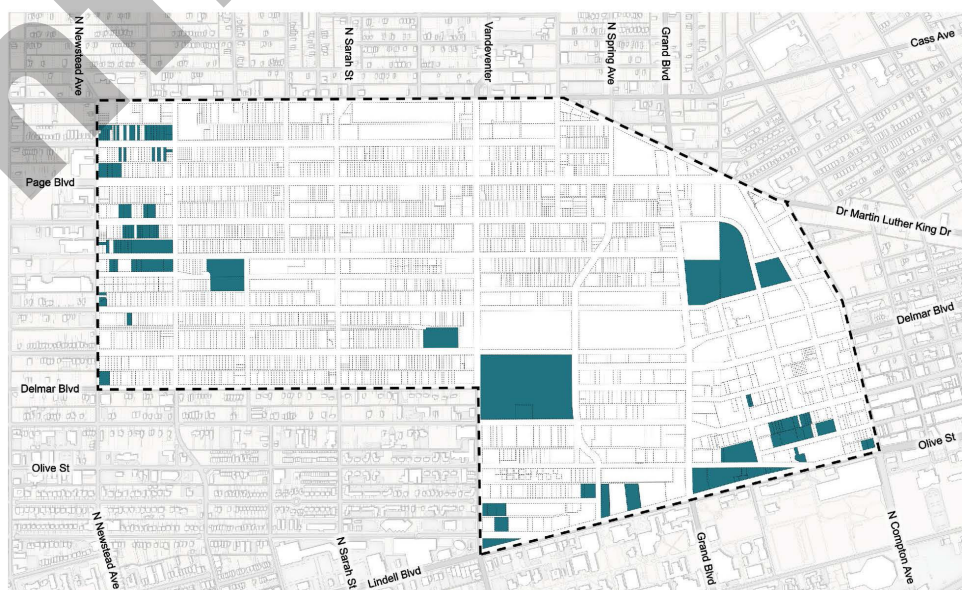


PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Parcel Ownership**

**Institutional**

- Education



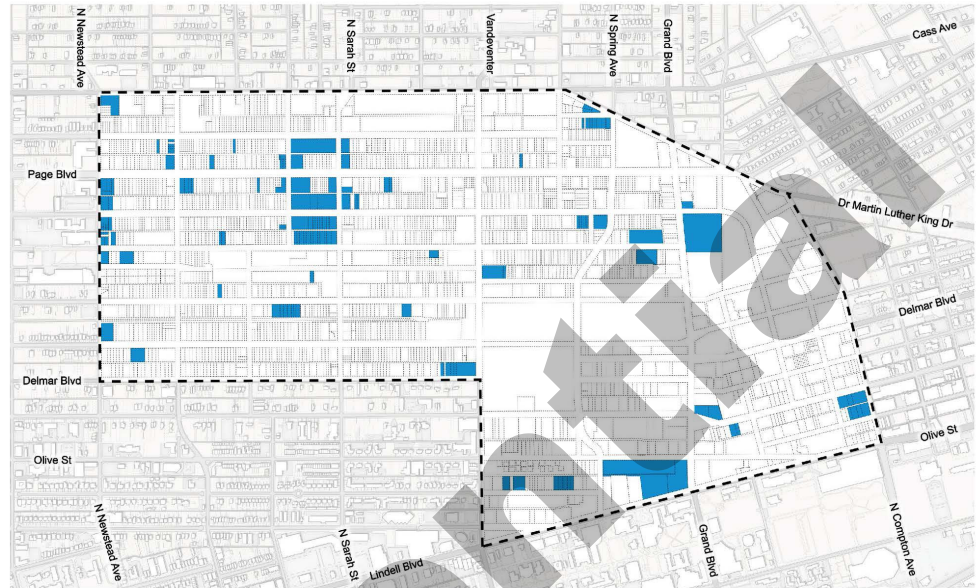


PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS



Parcel Ownership

- Institutional
- Education
  - Religious



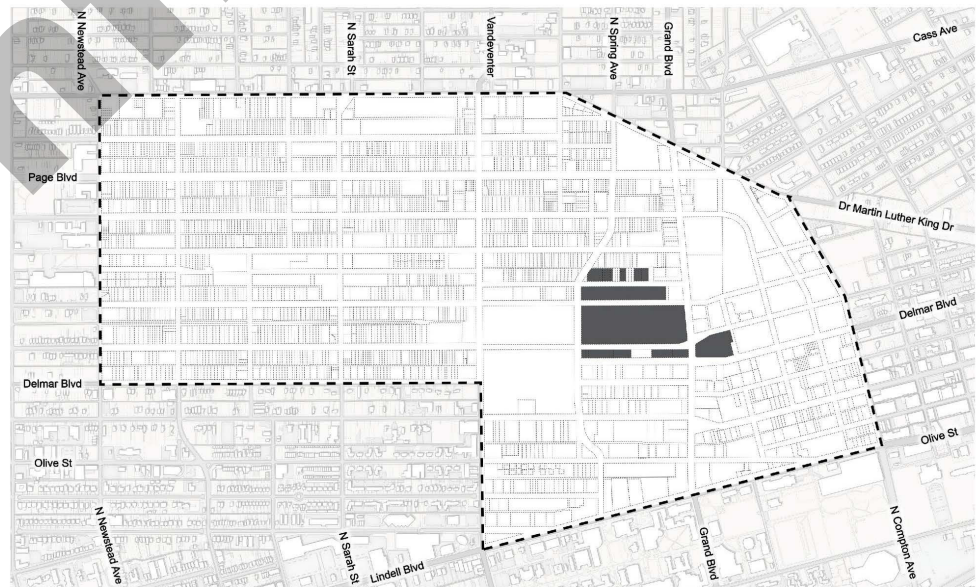
PARCEL OWNERSHIP

PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS



Parcel Ownership

- Institutional
- Education
  - Religious
  - VA



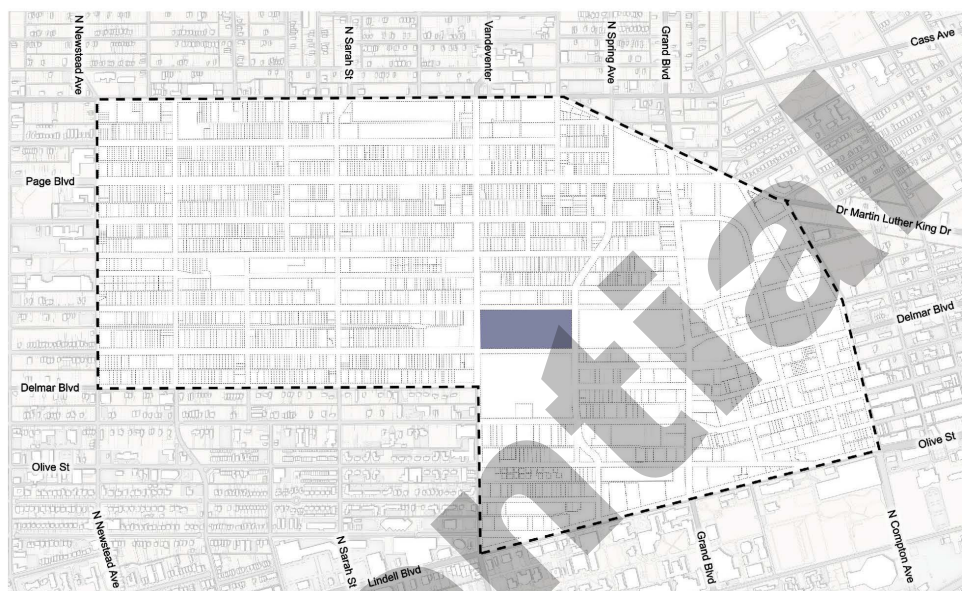
PARCEL OWNERSHIP

PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Parcel Ownership**

**Institutional**

- Education
- Religious
- VA
- St. Louis Family Court



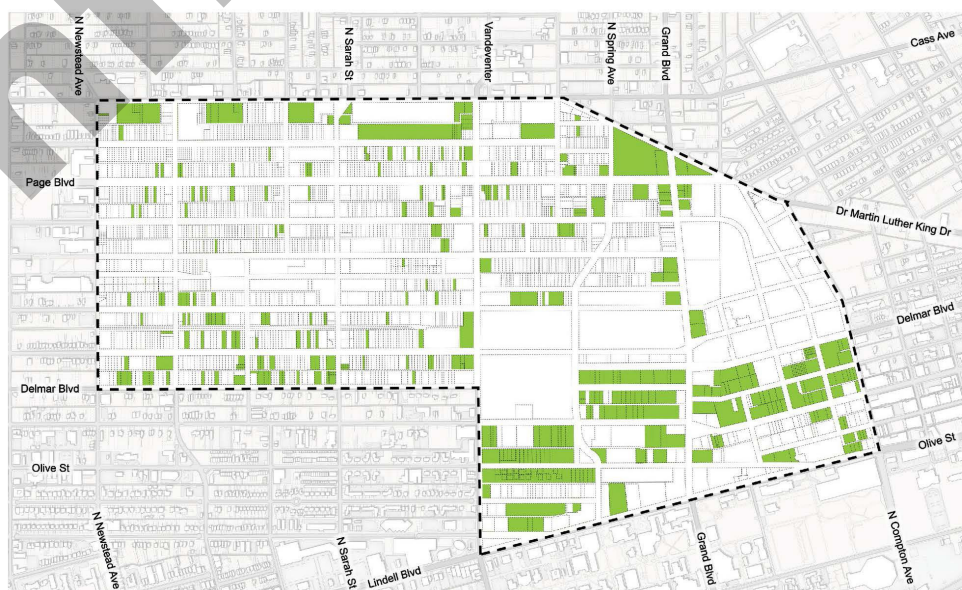
PARCEL OWNERSHIP

PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Parcel Ownership**

**Institutional**

- Education
- Religious
- VA
- St. Louis Family Court
- Corporations Corporation



PARCEL OWNERSHIP



PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS



Parcel Ownership

Institutional

- Education
- Religious
- VA
- St. Louis Family Court
- Corporations Corporation
- Owners



PARCEL OWNERSHIP

PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS



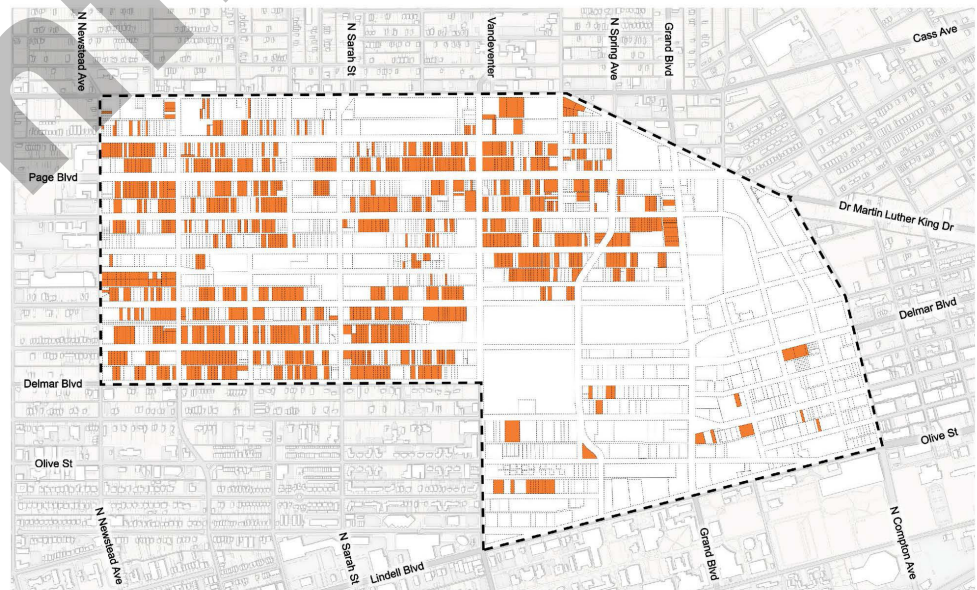
Parcel Ownership

Institutional

- Education
- Religious
- VA
- St. Louis Family Court
- Corporations Corporation
- Owners

Housing

- Individuals



PARCEL OWNERSHIP



PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Parcel Ownership**

**Institutional**

- Education
- Religious
- VA
- St. Louis Family Court
- Corporations Corporation
- Owners

**Housing**

- Individuals
- Housing Corporations



PARCEL OWNERSHIP

PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

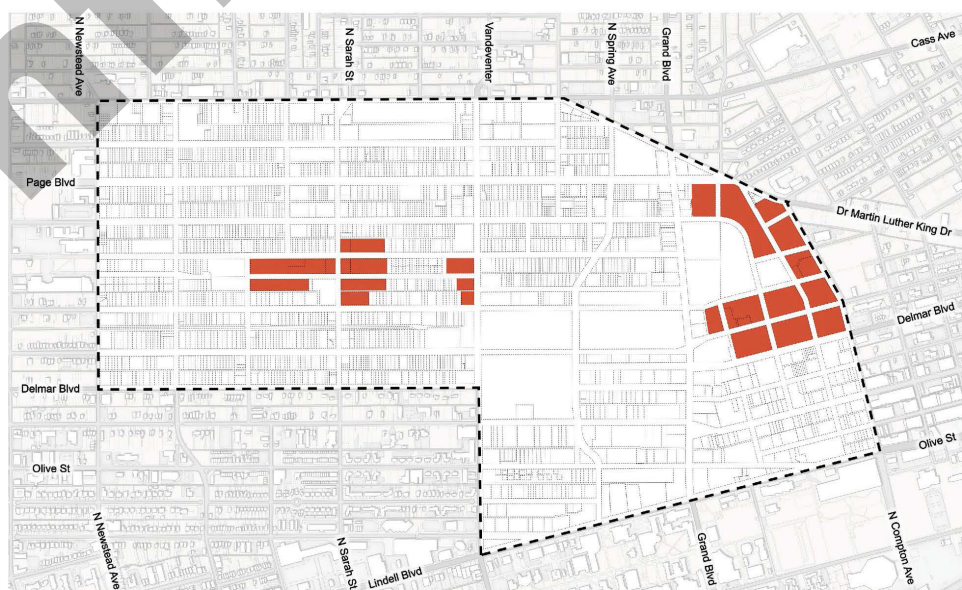
**Parcel Ownership**

**Institutional**

- Education
- Religious
- VA
- St. Louis Family Court
- Corporations Corporation
- Owners

**Housing**

- Individuals
- Housing Corporations
- Public Housing



PARCEL OWNERSHIP

PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS



Parcel Ownership

Institutional

- Education
- Religious
- VA
- St. Louis Family Court
- Corporations Corporation
- Owners

Housing

- Individuals
- Housing Corporations
- Public Housing

Public

- Public Park



PARCEL OWNERSHIP

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PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS



Parcel Ownership

Institutional

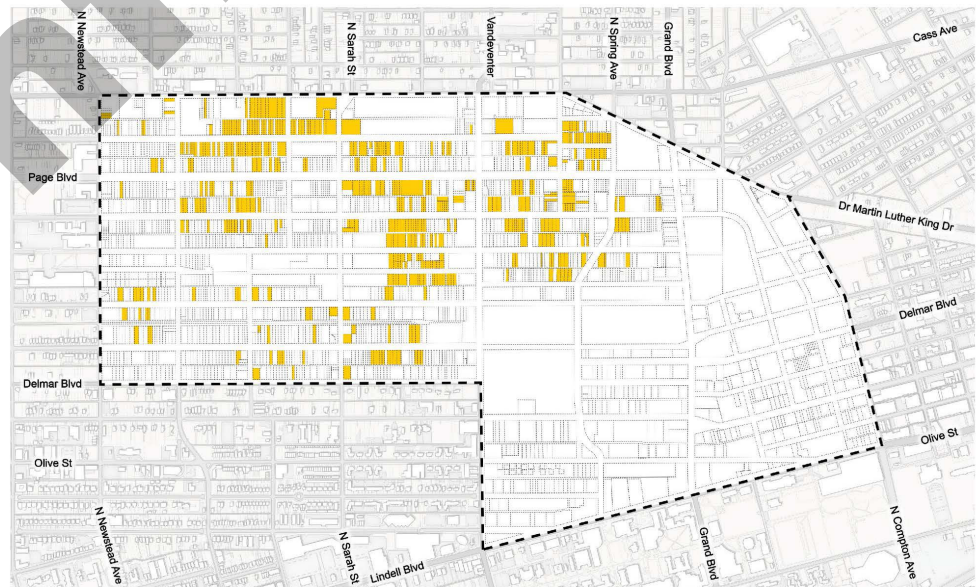
- Education
- Religious
- VA
- St. Louis Family Court
- Corporations Corporation
- Owners

Housing

- Individuals
- Housing Corporations
- Public Housing

Public

- Public Park
- LRA



PARCEL OWNERSHIP

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PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Parcel Ownership**

**Institutional**

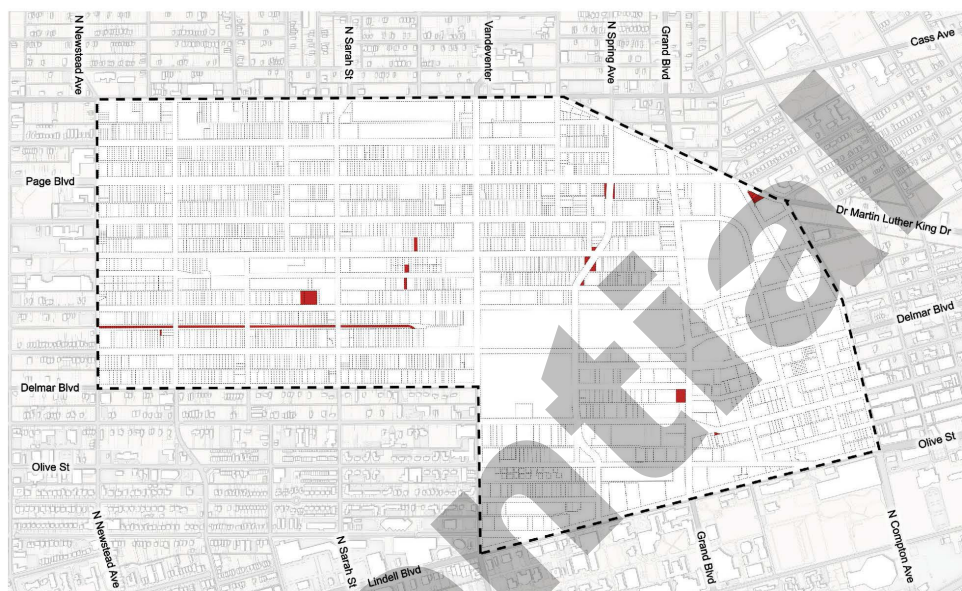
- Education
- Religious
- VA
- St. Louis Family Court
- Corporations Corporation
- Owners

**Housing**

- Individuals
- Housing Corporations
- Public Housing

**Public**

- Public Park
- LRA
- St. Louis City



PARCEL OWNERSHIP

PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Parcel Ownership**

**Institutional**

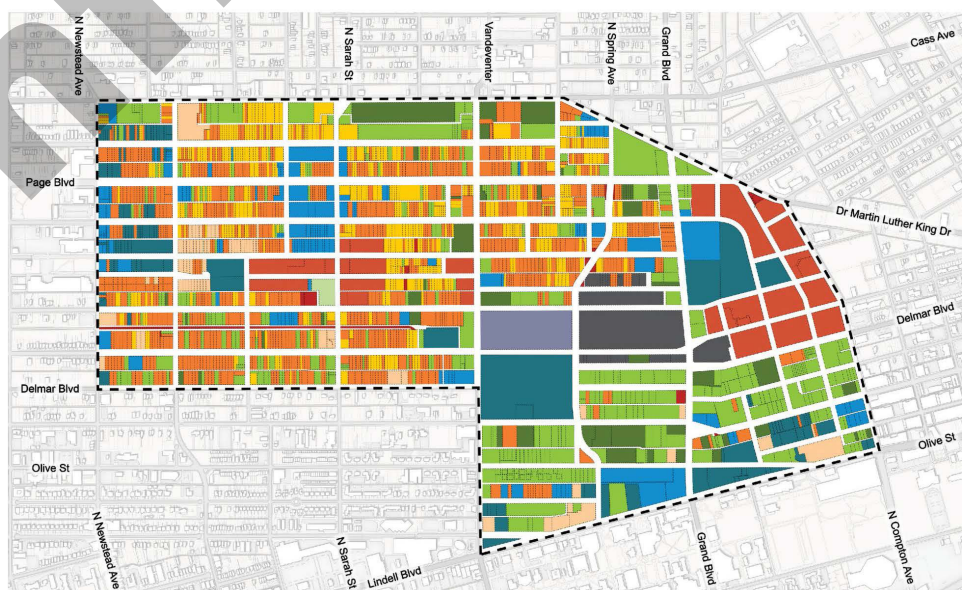
- Education
- Religious
- VA
- St. Louis Family Court
- Corporations Corporation
- Owners

**Housing**

- Individuals
- Housing Corporations
- Public Housing

**Public**

- Public Park
- LRA
- St. Louis City



PARCEL OWNERSHIP



PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS



**Built Environment**

**Building Use – Ground Floor**

- Residential
- Commercial
- Education
- Religious
- Industrial
- Office
- Arts and Culture
- Medical
- Food and Beverage
- Hospitality
- Parking Structure
- Social Services



PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS



**Built Environment**

**Building Use – Ground Floor**

- Residential
- Commercial
- Education
- Religious
- Industrial
- Office
- Arts and Culture
- Medical
- Food and Beverage
- Hospitality
- Parking Structure
- Social Services

**Building Use – Upper Floor**

- Residential
- Office





PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

## Built Environment

### Building Use – Ground Floor

- Residential
- Commercial
- Education
- Religious
- Industrial
- Office
- Arts and Culture
- Medical
- Food and Beverage
- Hospitality
- Parking Structure
- Social Services

### Building Use – Upper Floor

- Residential
- Office



91

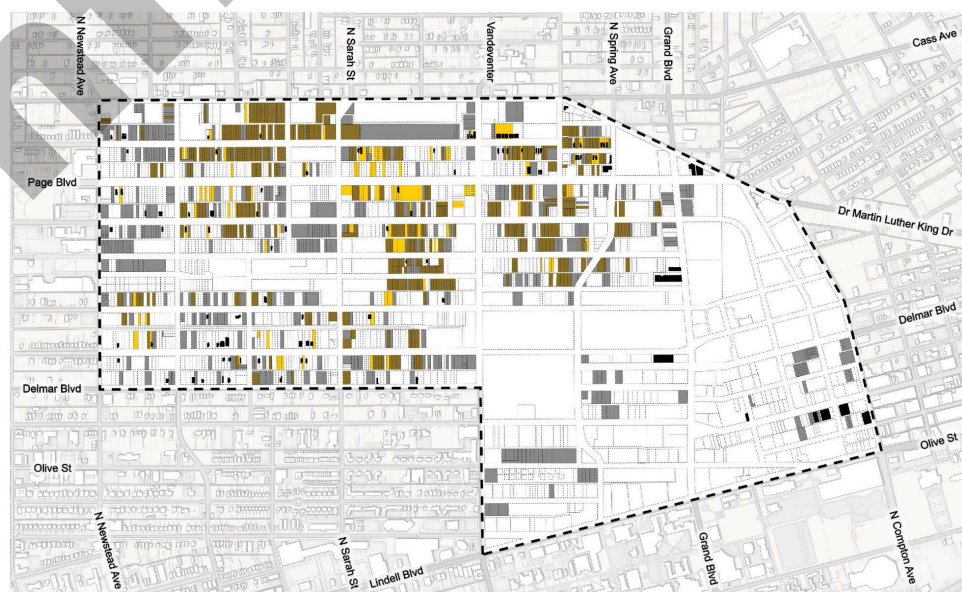
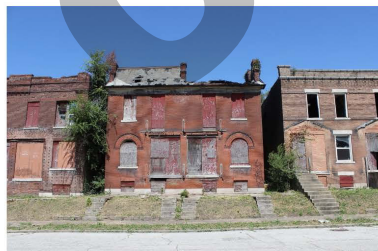
PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

## Vacancy

### Vacant Parcels

### LRA Owned Parcels

### Vacant Buildings



■ Vacant Parcels ■ LRA Owned Parcels ■ Vacant LRA Owned Parcels ■ Vacant Buildings

92

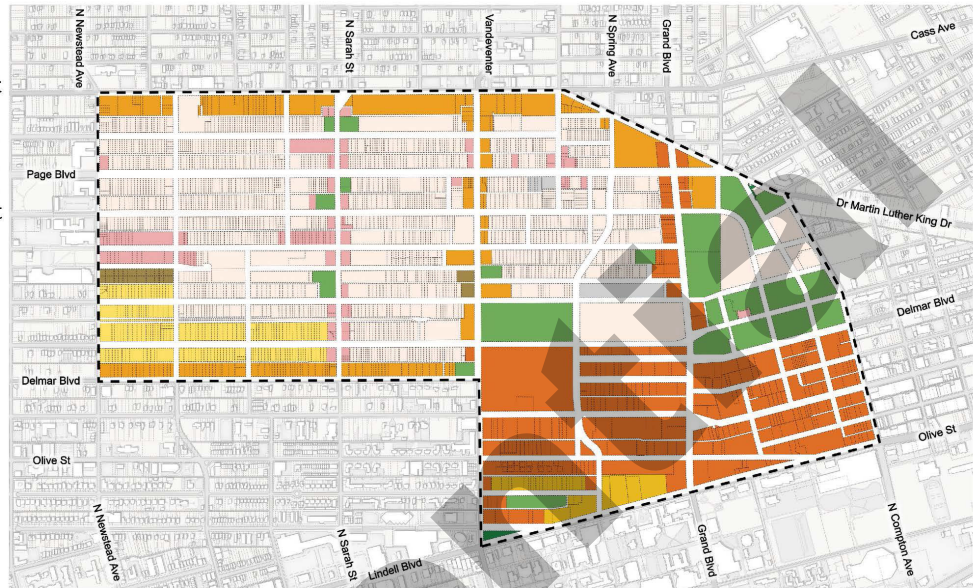


PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

## Zoning

## Zoning Districts

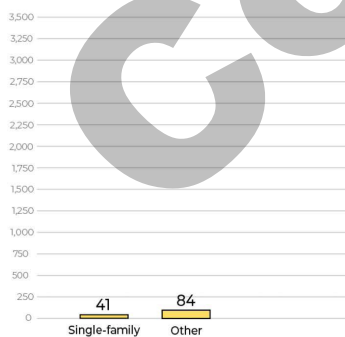
- A Single Family Dwelling District
- B Two-Family Dwelling District
- C Multi-Family Dwelling District
- D Multi-Family Dwelling District
- E Multi-Family Dwelling District
- F Neighborhood Comm. District
- G Local Comm. & Office District
- H Area Comm. District
- I Central Business District
- J Industrial District
- K Unrestricted District
- Multi-Zoned Parcels



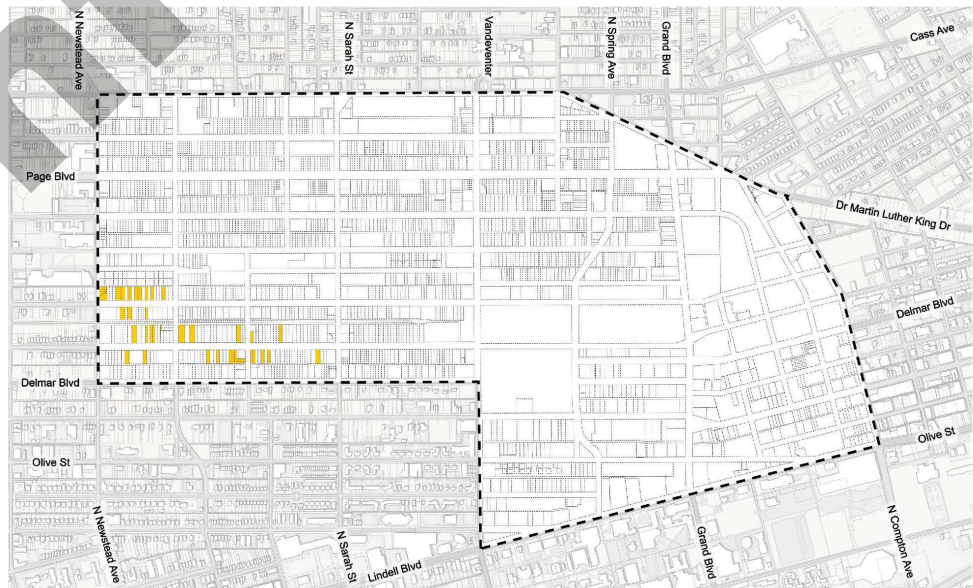
ZONING DISTRICTS

PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSISVacancy Analysis:  
B – Two-family Dwelling  
District

Vacant Parcels: 41 parcels



Dwelling Unit Capacity

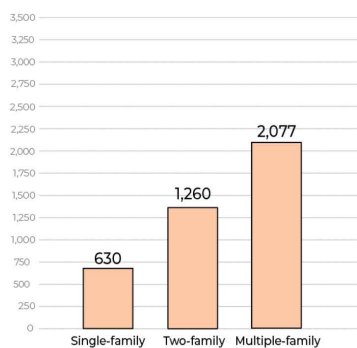




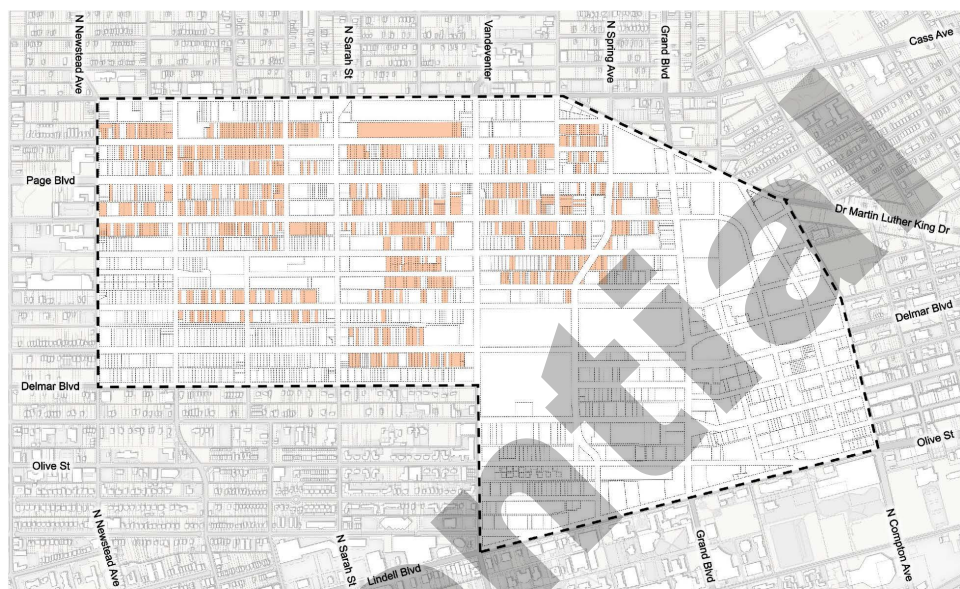
PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Vacancy Analysis:  
C – Multiple-family  
Dwelling District**

Vacant Parcels: 630



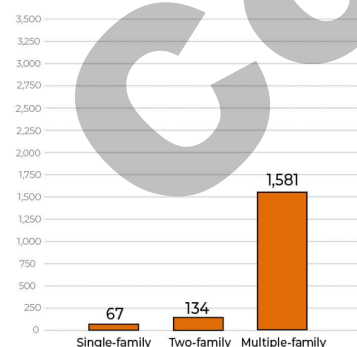
Dwelling Unit Capacity



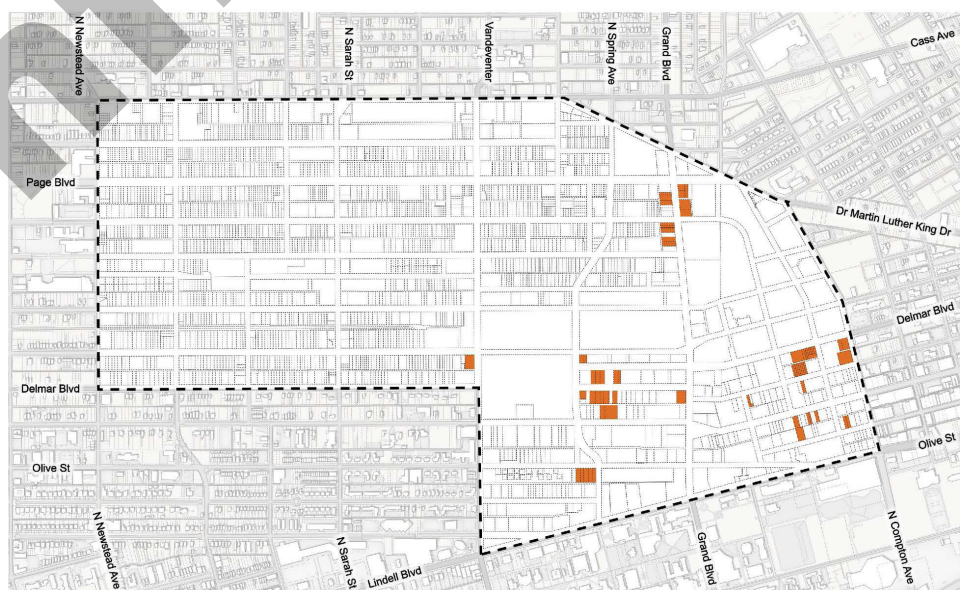
PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Vacancy Analysis:  
H – Area Commercial  
District**

Vacant Parcels: 67



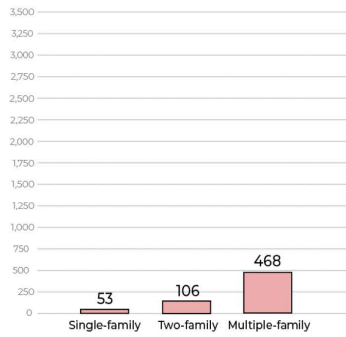
Dwelling Unit Capacity



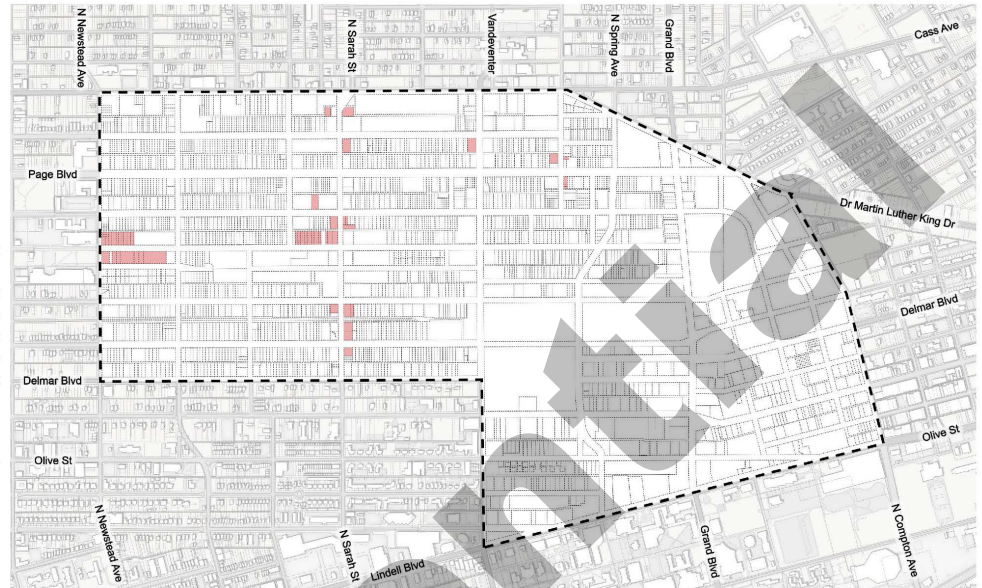
PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Vacancy Analysis:  
F – Neighborhood  
Commercial District**

Vacant Parcels: 53



Dwelling Unit Capacity

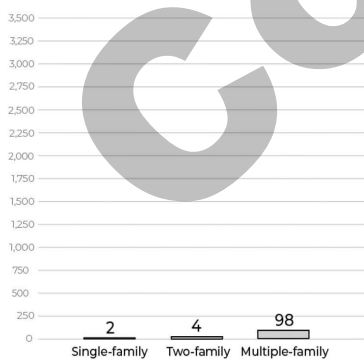


97

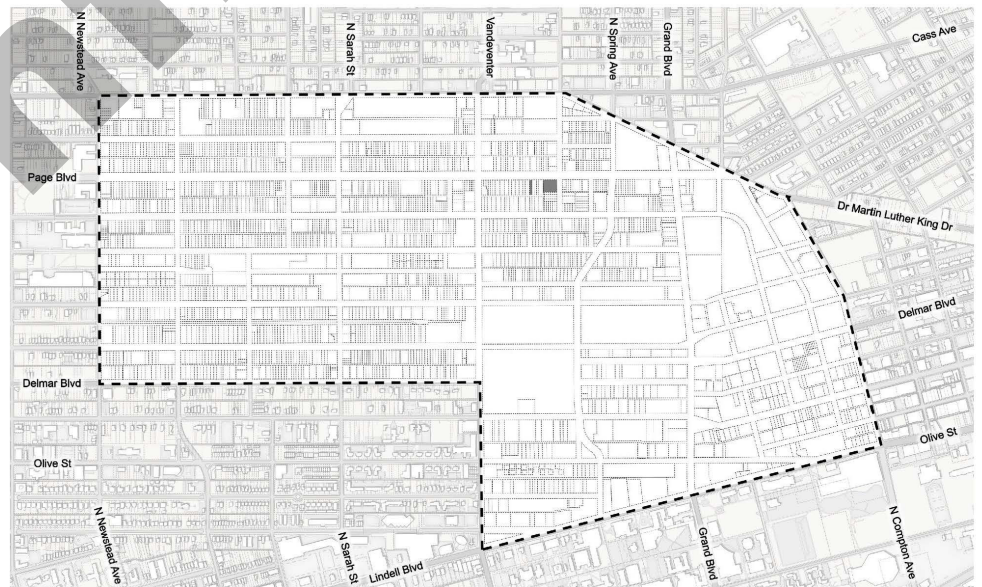
PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Vacancy Analysis:  
J – Industrial District**

Vacant Parcels: 2



Dwelling Unit Capacity



98



PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

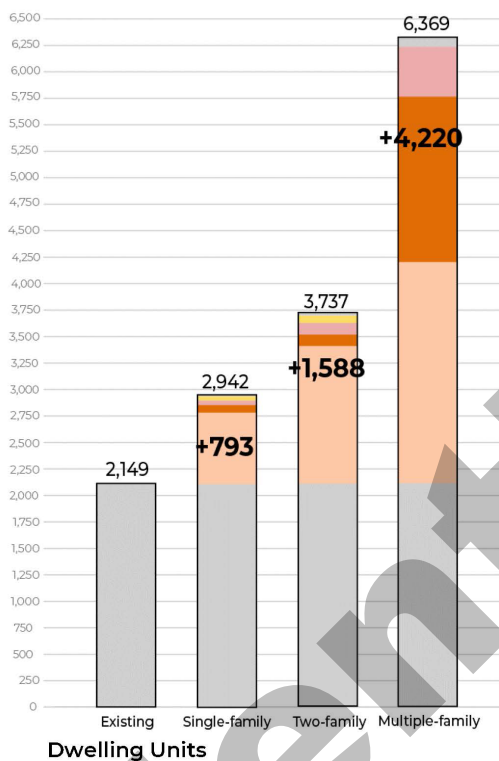
**Increase in Dwelling Unit  
Capacity Projection**

**Number of Housing Units**

Single-family = +793

Two-family = +1,588

Multi-family = +4,220

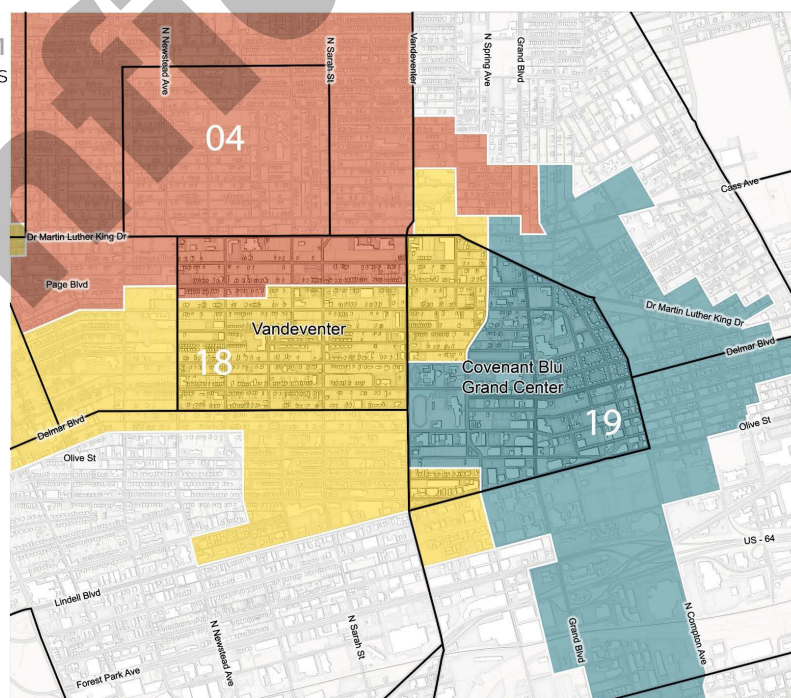


PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Boundaries**

**Neighborhood Boundaries**

**Ward Boundaries**





PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Assets**

**Schools**

Elementary Schools



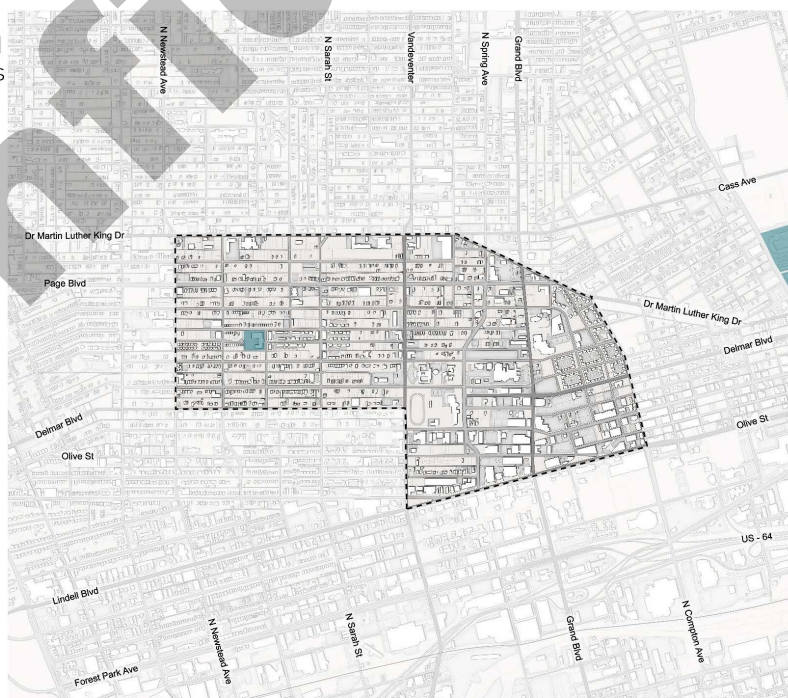
101

PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Assets**

**Schools**

Elementary Schools  
Middle Schools



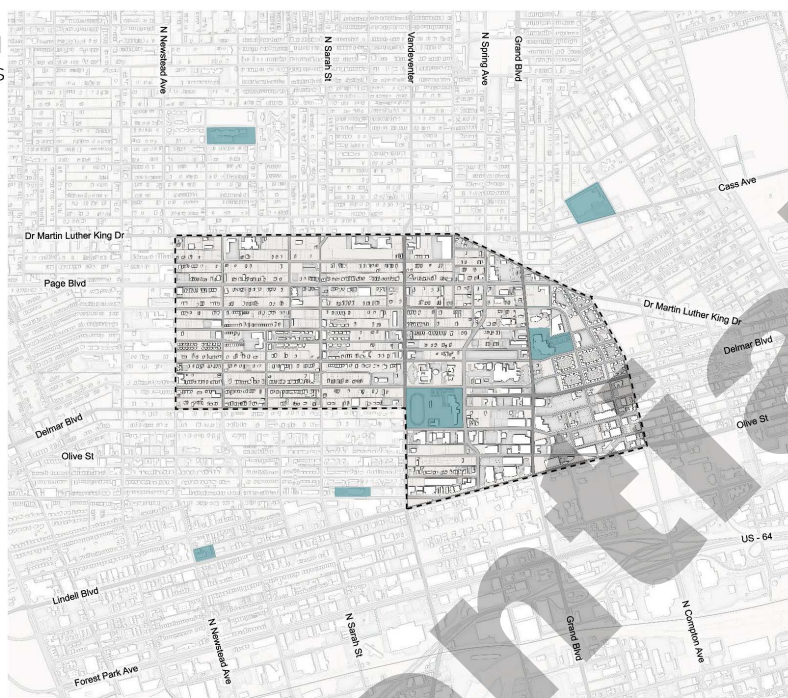
102

**PROGRESS REPORT – PHASE 1**  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Assets**

**Schools**

- Elementary Schools
- Middle Schools
- High Schools



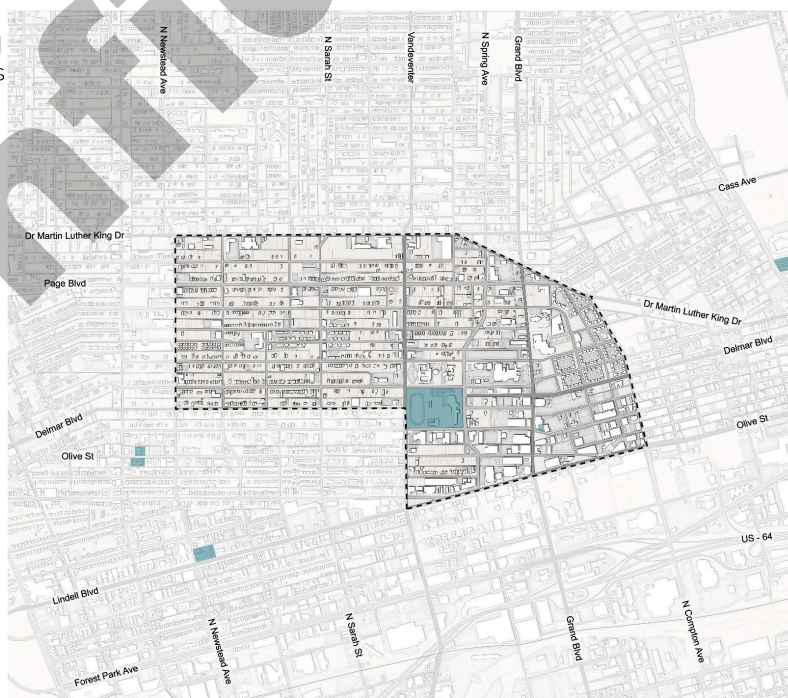
103

**PROGRESS REPORT – PHASE 1**  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Assets**

**Schools**

- Elementary Schools
- Middle Schools
- High Schools
- Private Schools



104

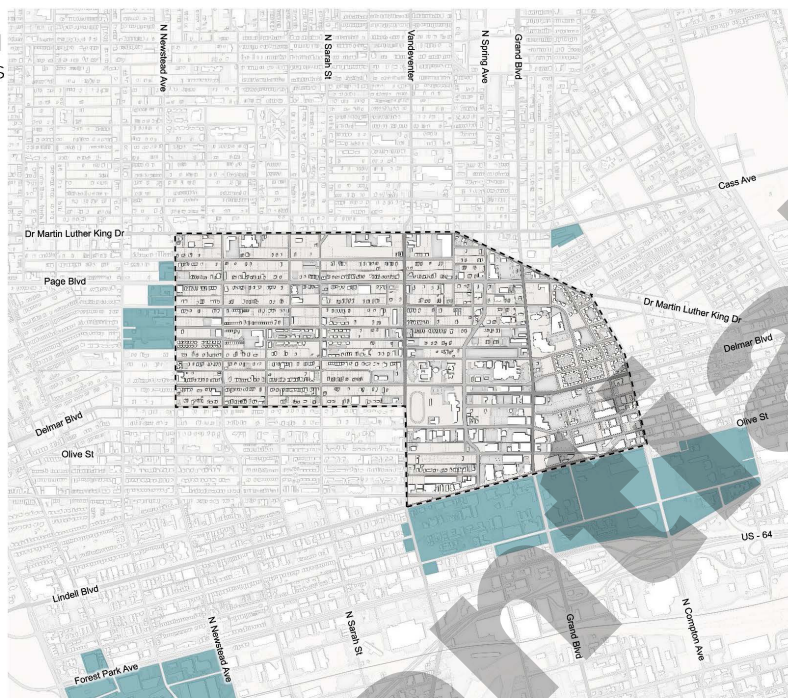


PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Assets**

**Schools**

- Elementary Schools
- Middle Schools
- High Schools
- High Schools
- Private Schools
- University/Colleges

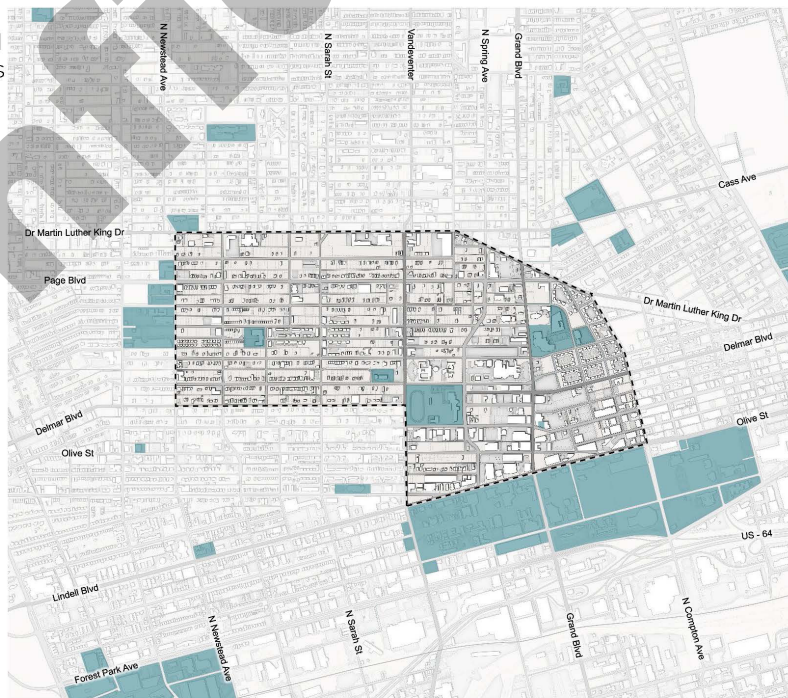


PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Assets**

**Schools**

- Elementary Schools
- Middle Schools
- High Schools
- High Schools
- Private Schools
- University/Colleges





## Transit

### Existing Transit

Metro  
Metro Bus  
Greenway



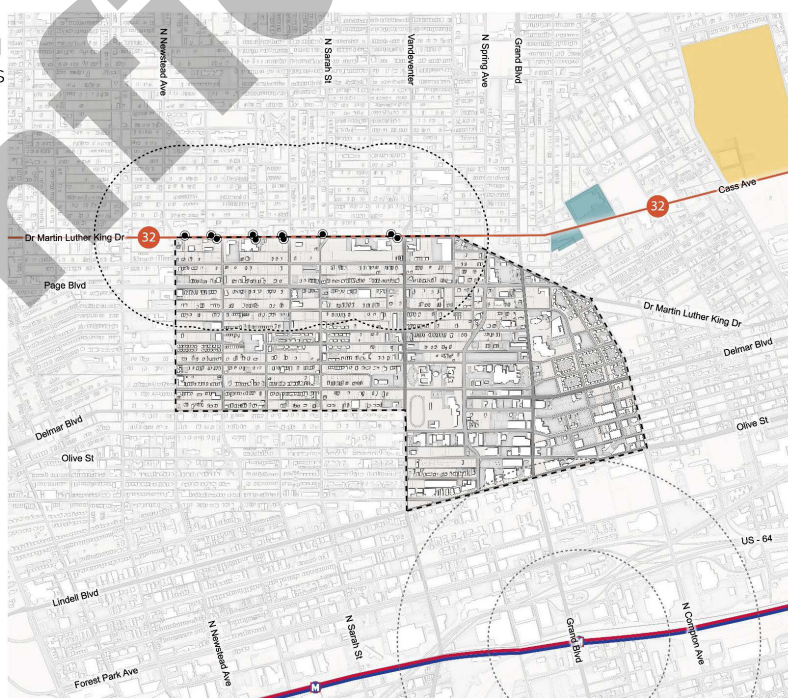
## Transit

### Existing Transit

Metro  
Metro Bus  
Greenway

## Metro Bus Lines

Dr Martin Luther King



## Transit

Metro  
Metro Bus  
Greenway

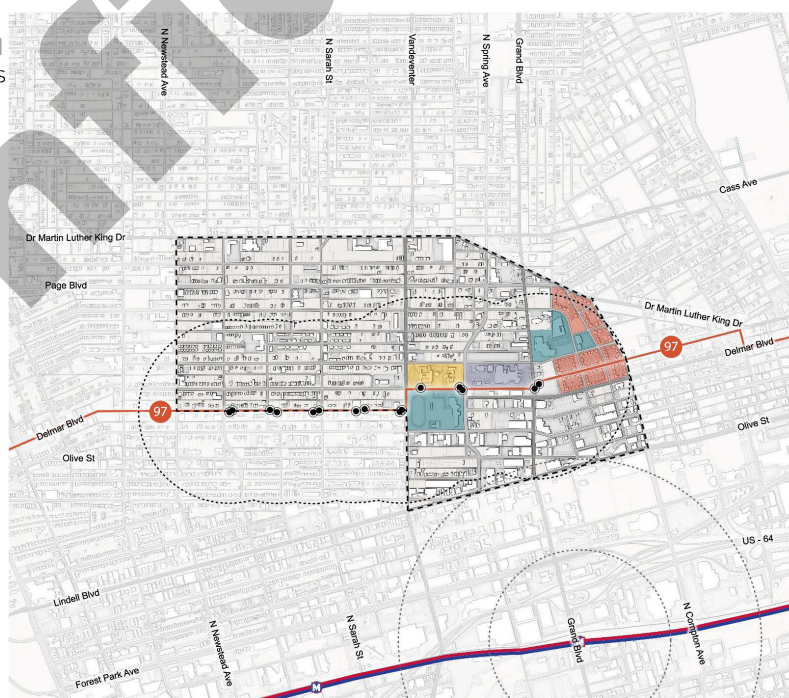
Dr Martin Luther King  
Page



## Transit

Metro  
Metro Bus  
Greenway

Dr Martin Luther King  
Page  
Delmar





PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

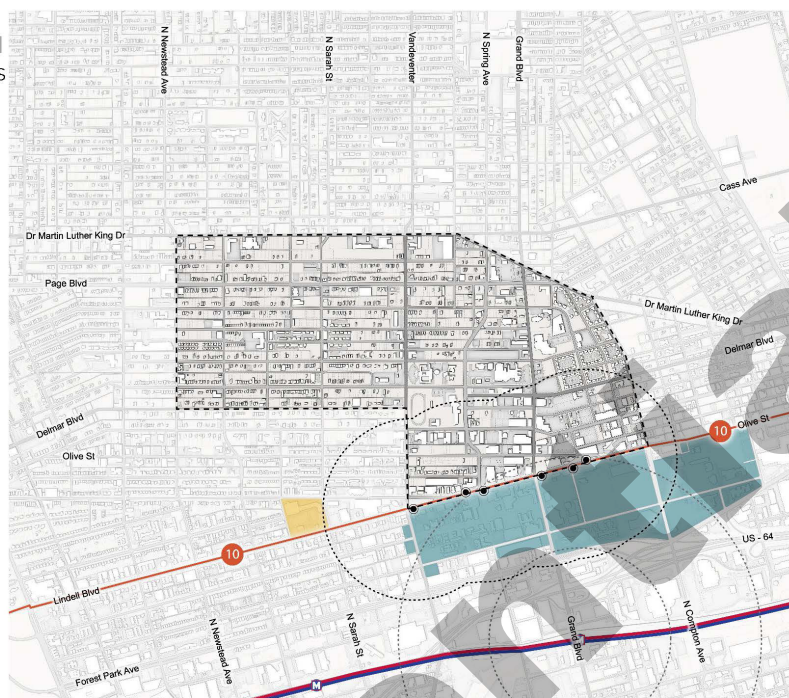
**Transit**

**Existing Transit**

- Metro
- Metro Bus
- Greenway

**Metro Bus Lines**

- Dr Martin Luther King
- Page
- Delmar
- Lindell



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PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

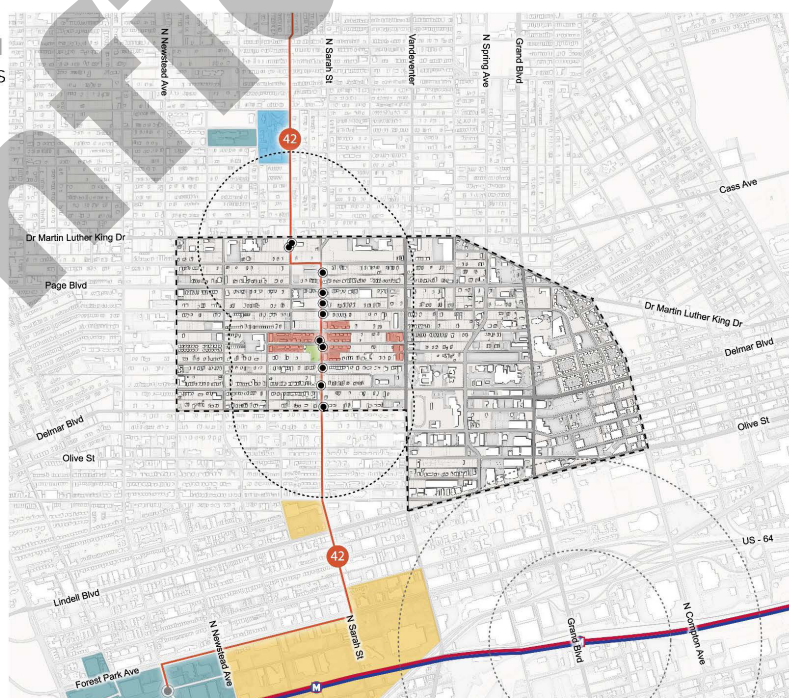
**Transit**

**Existing Transit**

- Metro
- Metro Bus
- Greenway

**Metro Bus Lines**

- Dr Martin Luther King
- Page
- Delmar
- Lindell
- N Sarah



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# PROGRESS REPORT – PHASE 1

## 1.9 EXISTING CONDITIONS SOAR ANALYSIS

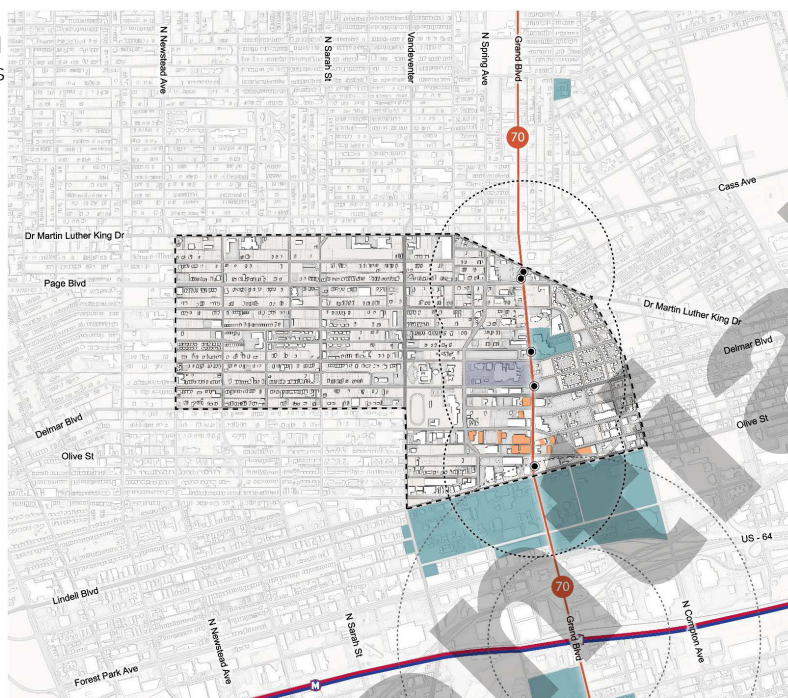
### Transit

#### Existing Transit

Metro  
Metro Bus  
Greenway

#### Metro Bus Lines

Dr Martin Luther King  
Page  
Delmar  
Lindell  
N Sarah  
Grand



113

# PROGRESS REPORT – PHASE 1

## 1.9 EXISTING CONDITIONS SOAR ANALYSIS

### Transit

#### Existing Transit

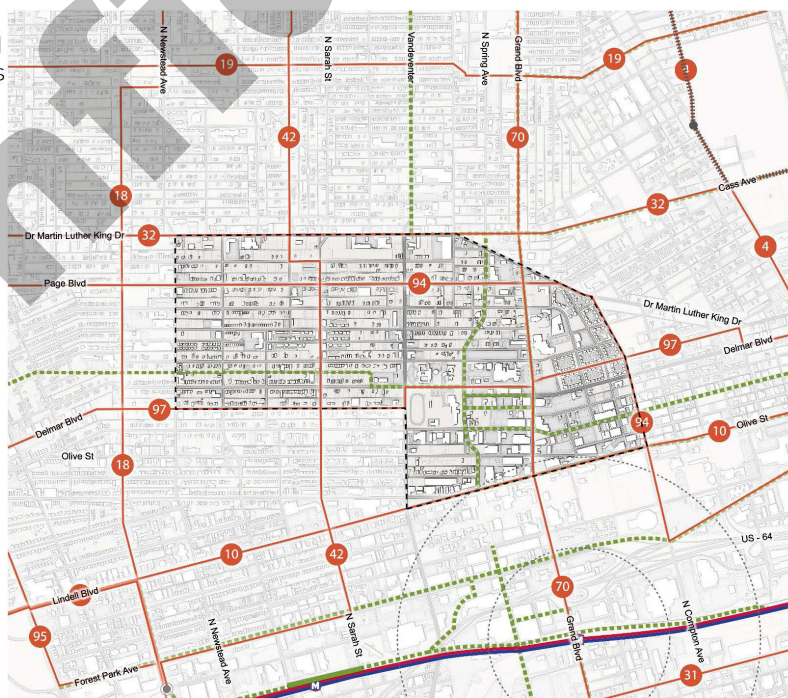
Metro  
Metro Bus  
Greenway

#### Metro Bus Lines

Dr Martin Luther King  
Page  
Delmar  
Lindell  
N Sarah  
Grand

#### Future Transit

Metro  
Metro Bus  
Greenway



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**PROGRESS REPORT – PHASE 1**  
**1.9 EXISTING CONDITIONS SOAR ANALYSIS**

**Transit**

**Existing Transit**

Metro  
Metro Bus  
Greenway

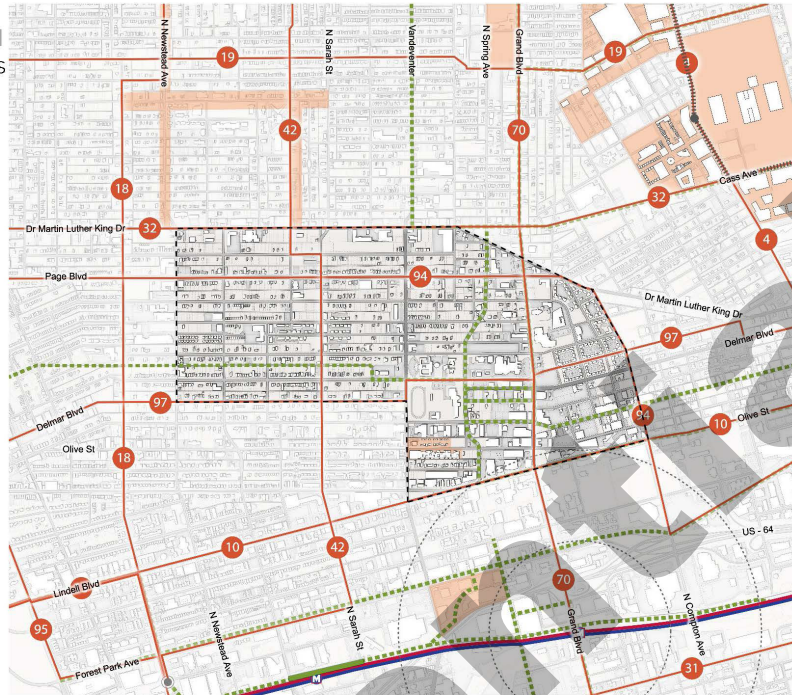
**Metro Bus Lines**

Dr Martin Luther King  
Page  
Delmar  
Lindell  
N Sarah  
Grand

**Future Transit**

Metro  
Metro Bus  
Greenway

**Future Development**



**PROGRESS REPORT – PHASE 1**  
**1.9 EXISTING CONDITIONS SOAR ANALYSIS**

**Transit**

**Existing Transit**

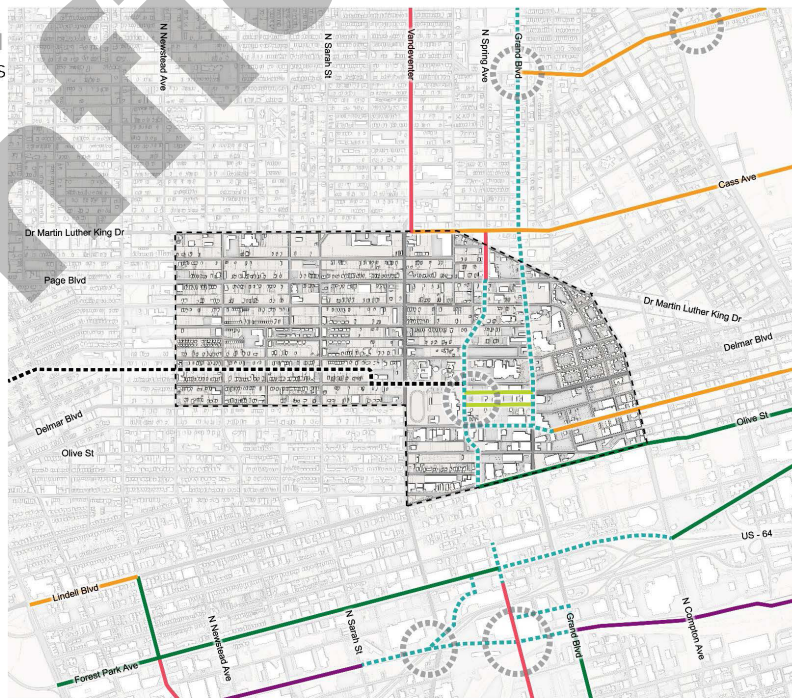
Metro  
Metro Bus  
Greenway

**Metro Bus Lines**

Dr Martin Luther King  
Page  
Delmar  
Lindell  
N Sarah  
Grand

**Future Transit**

Metro  
Metro Bus  
Greenway



■ Possible Signature Project ■ Rail ROW ■ Wide Comm Corridor ■ Med. Comm Corridor  
■ Med. Residential / Mixed Use Corridor ■ Narrow Residential Corridor ■ Other Corridor

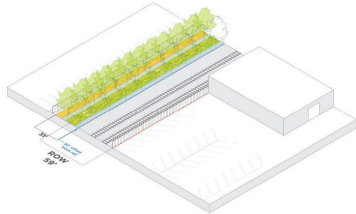


PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

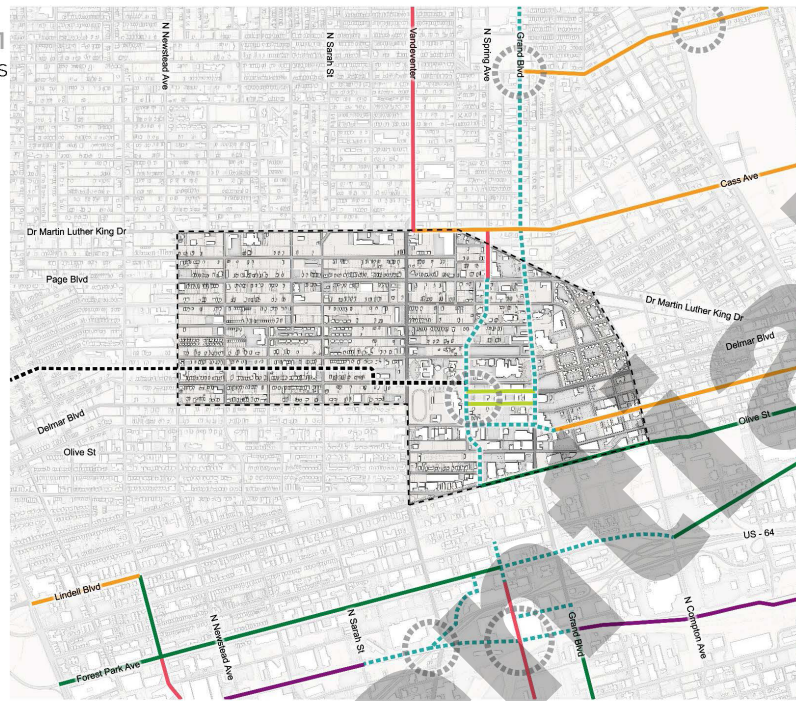
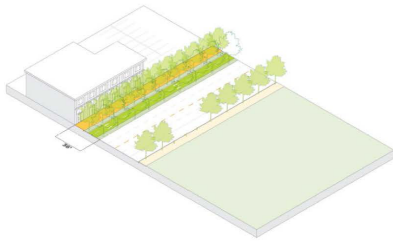
**Transit**

**Green Way**

■ Rail ROW



■ Wide Comm Corridor



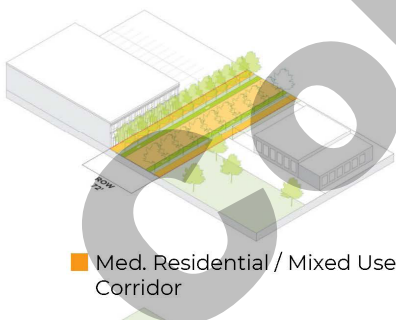
■ Possible Signature Project ■ Rail ROW ■ Wide Comm Corridor ■ Med. Comm Corridor  
■ Med. Residential / Mixed Use Corridor ■ Narrow Residential Corridor ■ Other Corridor

PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

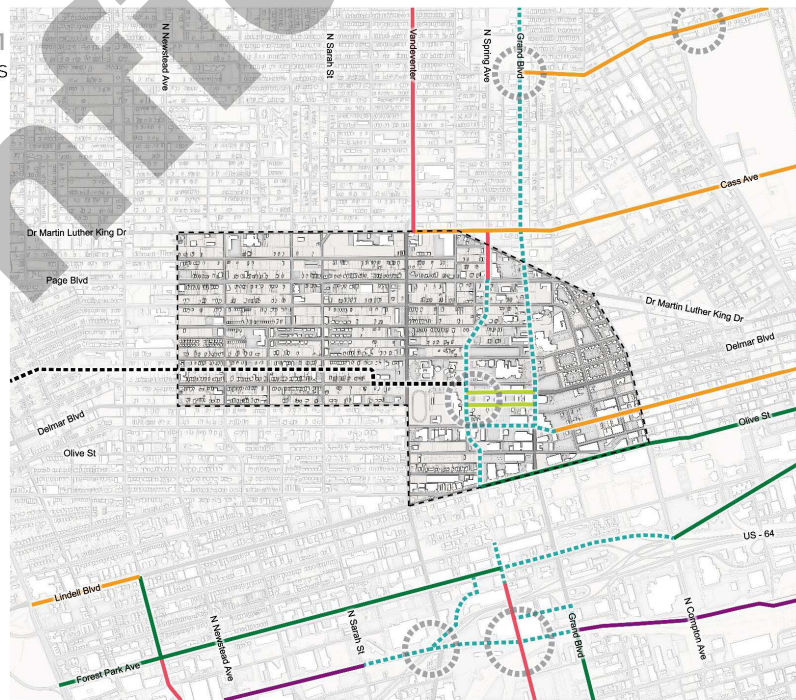
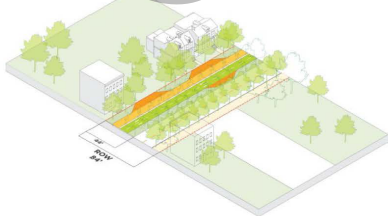
**Transit**

**Green Way**

■ Med. Comm Corridor



■ Med. Residential / Mixed Use Corridor



■ Possible Signature Project ■ Rail ROW ■ Wide Comm Corridor ■ Med. Comm Corridor  
■ Med. Residential / Mixed Use Corridor ■ Narrow Residential Corridor ■ Other Corridor

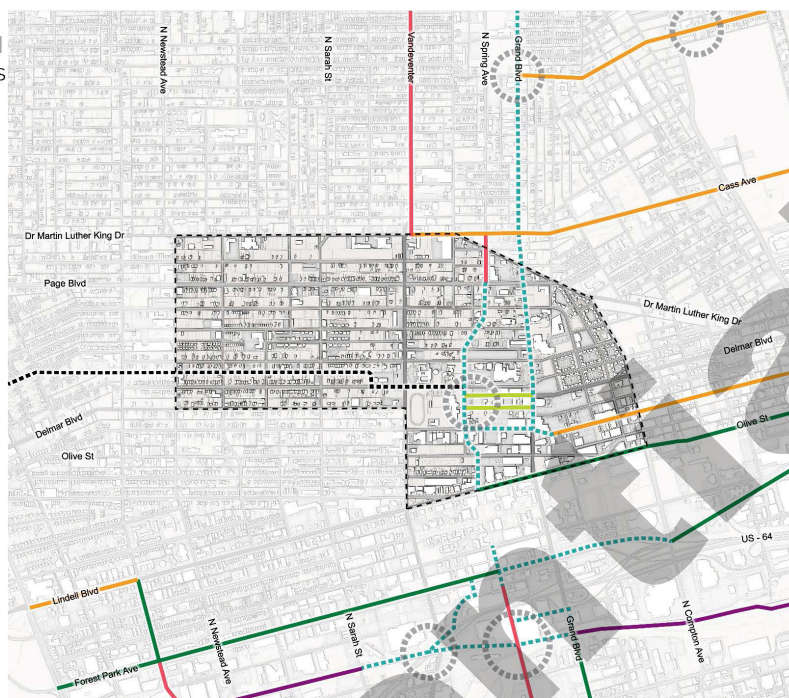
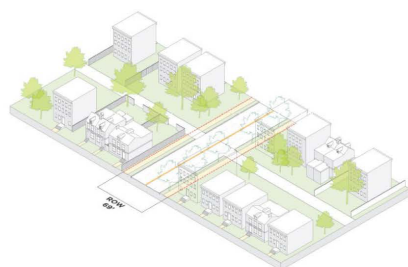


PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Transit**

**Green Way**

■ Narrow Residential Corridor



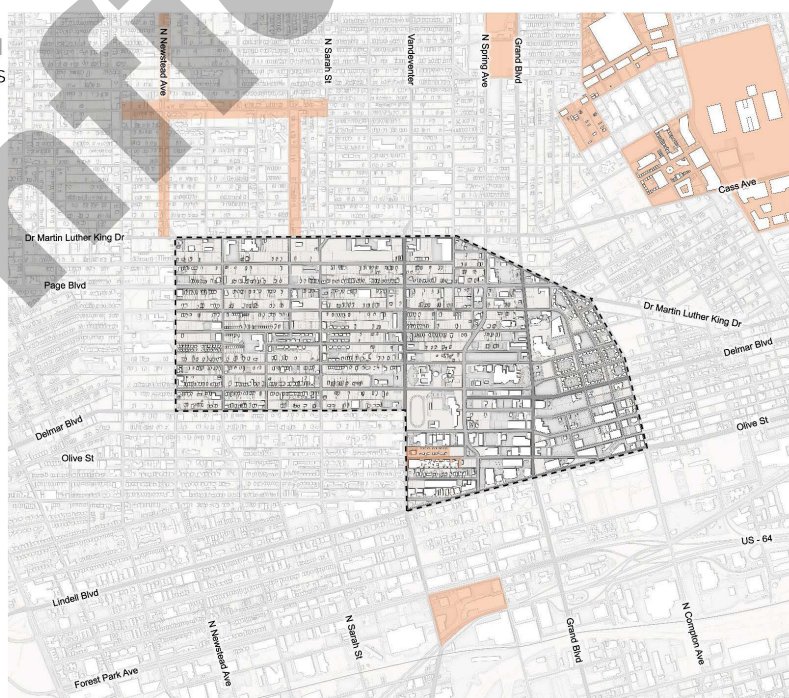
■ Possible Signature Project ■ Rail ROW ■ Wide Comm Corridor ■ Med. Comm Corridor  
■ Med. Residential / Mixed Use Corridor ■ Narrow Residential Corridor ■ Other Corridor

PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Future Development**

**Future Development**

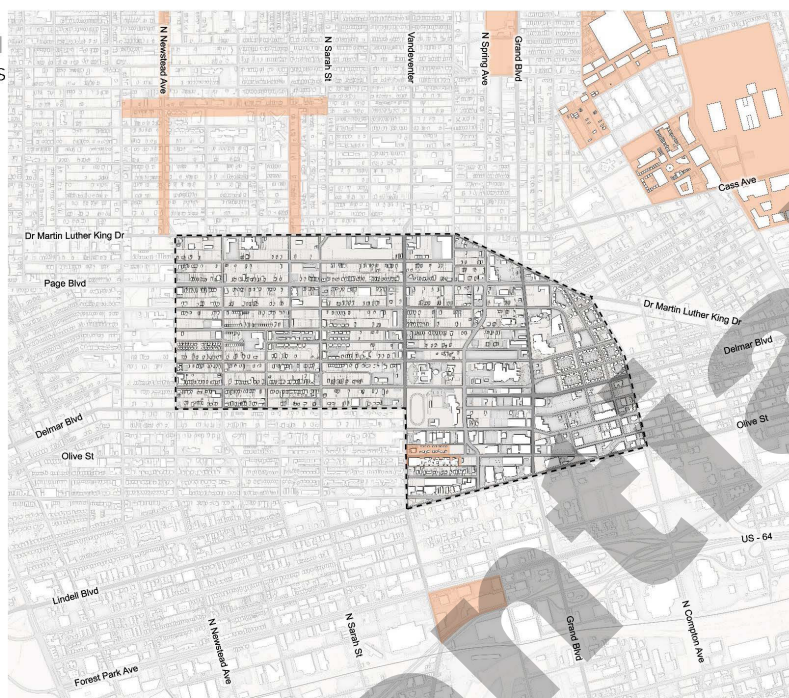
Olive West  
New NGA Campus  
City Foundry STL  
PGA Golf Course  
North City Housing Project





## Future Development

- The new building to the south and will total approximately 26,580SF of leasable square feet. This equates to 35 apartment units
- North of the new building are a array of new homes. The houses will start at \$250,000 and go up to \$450,000 depending on the model.

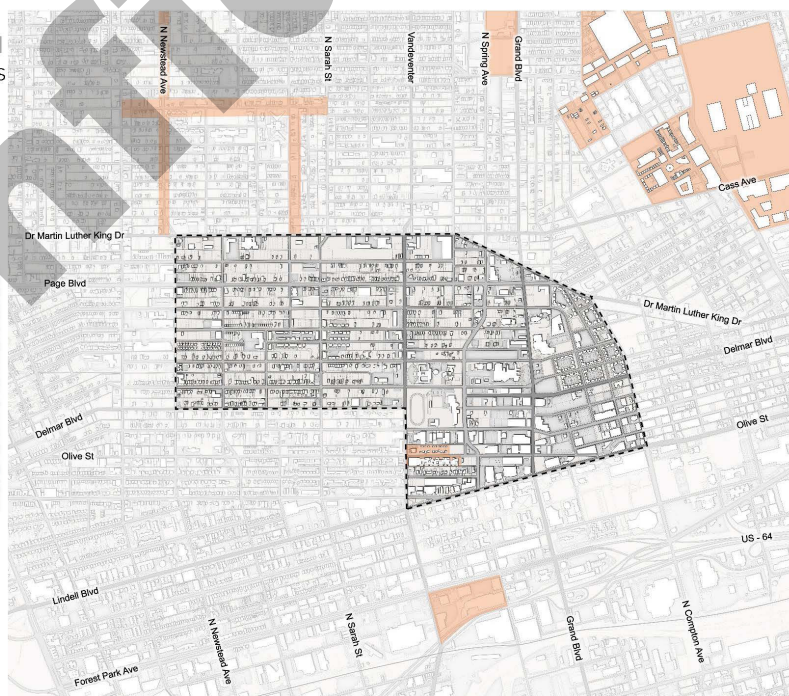


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## Future Development

[illegible]

- The new complex in north St. Louis, will have space for an additional 600 workers. In addition to many more job opportunities in surrounding new development.



122

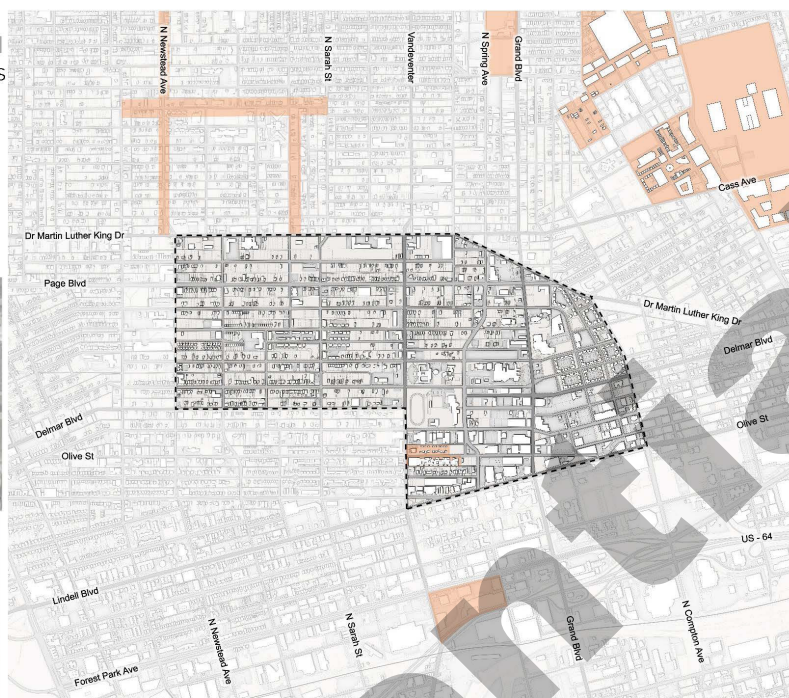


PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Future Development**

**Future Development**

Olive West  
New NGA Campus  
City Foundry STL



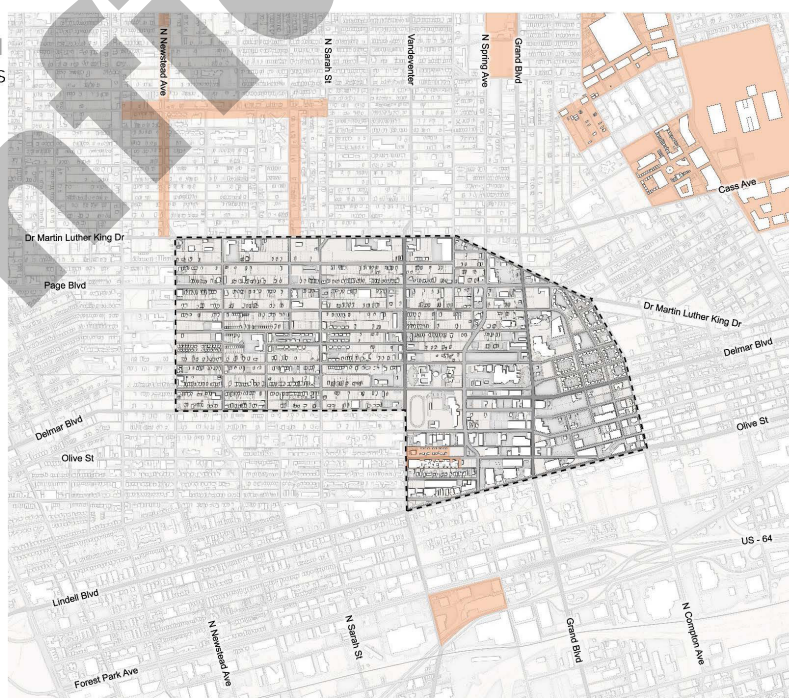
PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Future Development**

**Future Development**

Olive West  
New NGA Campus  
City Foundry STL  
PGA Golf Course  
North City Housing Project

- a \$80 million residential project in The Ville neighborhood in north St. Louis that would entail renovating 20 homes and building 300 new homes at north Newstead, Lexington and Kennerly avenues and Whittier Street.

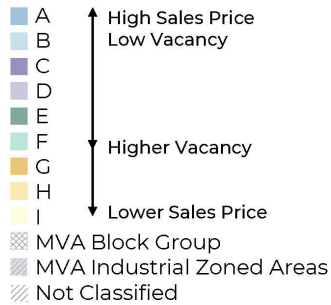




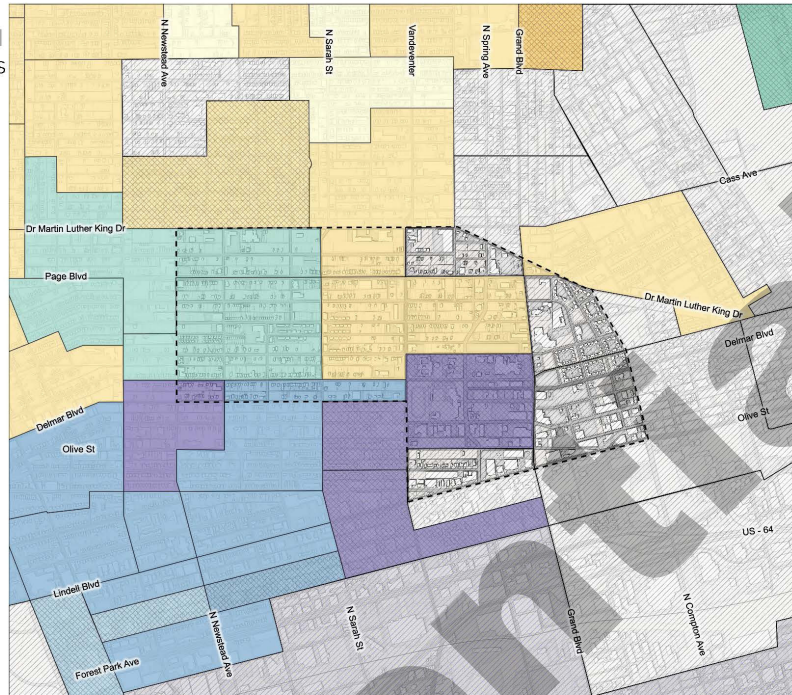
PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

### Regulatory Environments

#### Market Type



- F markets have housing values below the citywide average, more renters than owners, an above average share of distressed and investor sales, and the third highest share of renters receiving federal subsidy.



125 ZONING DISTRICTS

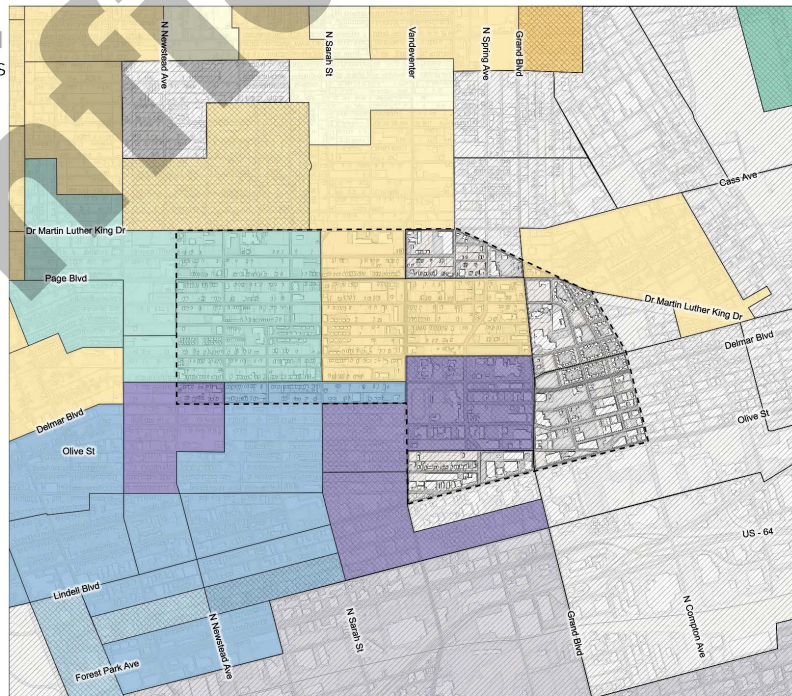
PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

### Regulatory Environments

#### Market Type



- H markets have below average housing values, low levels of permitting activity, more renters than owners, an above average share of distressed sales and investor sales, and the highest levels of vacant residential land and vacant residential buildings.



126 ZONING DISTRICTS



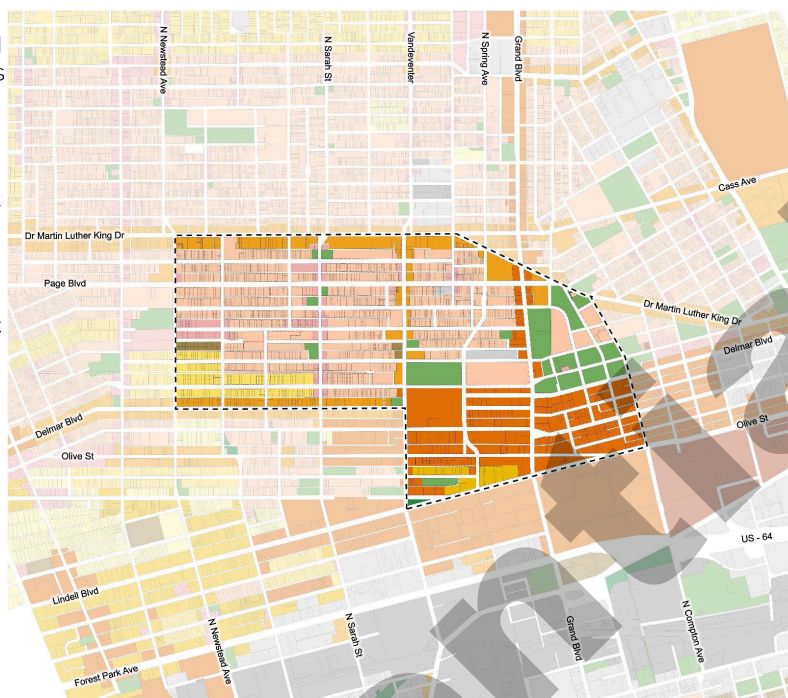
PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

## Zoning

### Zoning Districts

- Single Family Dwelling District
- Two-Family Dwelling District
- Multi-Family Dwelling District
- Multi-Family Dwelling District
- Neighborhood Comm. District
- Local Comm. & Office District
- Area Comm. District
- Central Business District
- Industrial District
- Unrestricted District
- Multi-Zoned Parcels

- A majority of parcels in the North Central Plan area are Multi-Family Dwelling District and Area Commercial District



ZONING DISTRICTS

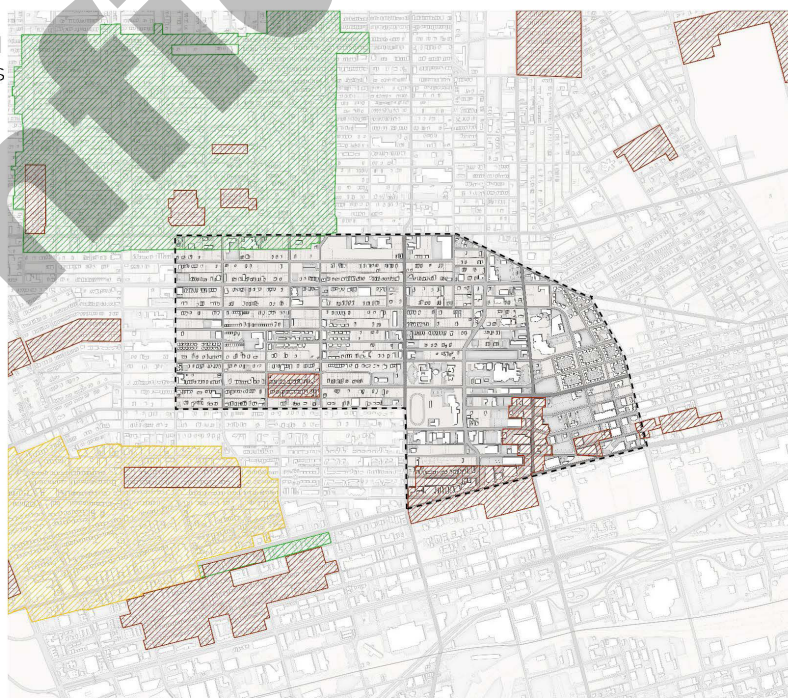
PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

## Regulatory Environments

### Historic Districts

- National Local
- Certified Local
- Local

- National Local Historic Districts include Midtown, West Locust and Olive Street, Block Unit #1, and a small portion of Locust Street Automotive. The Ville Local Historic District also has a small portion of its area within the North Central Plan Boundaries.



ZONING DISTRICTS



# PROGRESS REPORT – PHASE 1

## 1.9 EXISTING CONDITIONS SOAR ANALYSIS

### Regulatory Environments

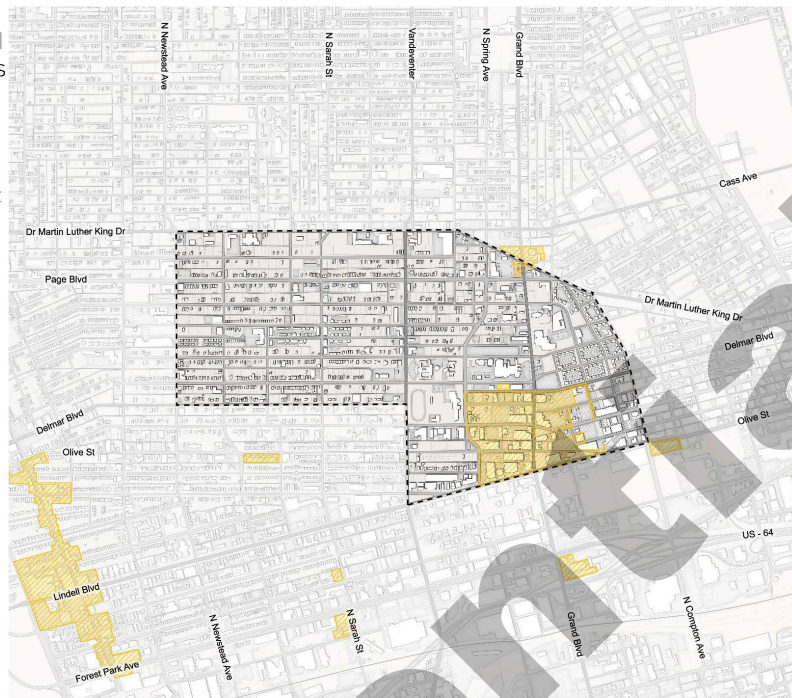
#### Historic Districts

Single Family Dwelling District  
Two-Family Dwelling District  
Multi-Family Dwelling District

#### CID

Community Improvement District

- Grand Center Arts District Community Improvement District located in the south and (insert name of N CID) located in the north of the North Central Plan.



ZONING DISTRICTS

# PROGRESS REPORT – PHASE 1

## 1.9 EXISTING CONDITIONS SOAR ANALYSIS

### Regulatory Environments

#### Historic Districts

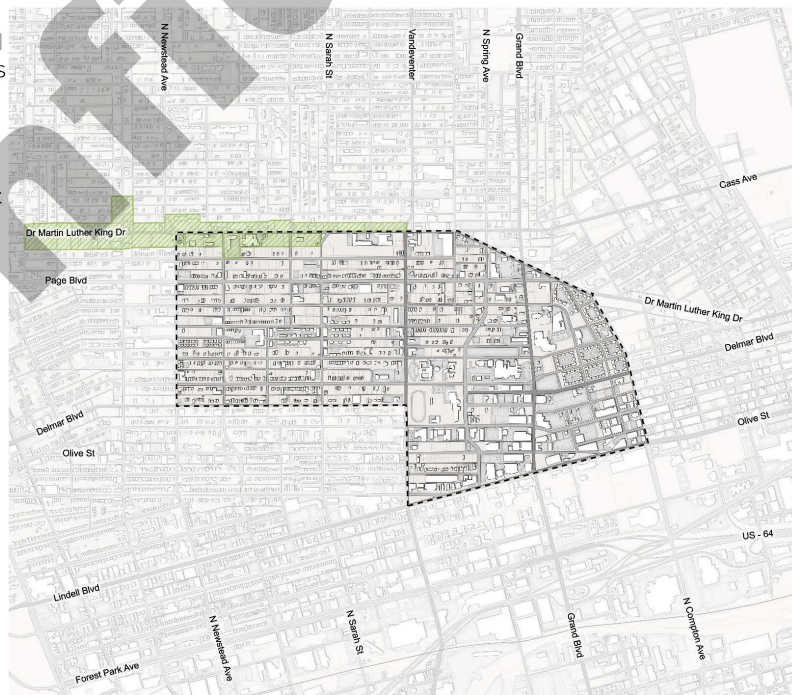
Single Family Dwelling District  
Two-Family Dwelling District  
Multi-Family Dwelling District

#### CID

Community Improvement District

#### SUD – Special Use District

Greater Ville Commercial Area



ZONING DISTRICTS



PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**1.9 Existing Conditions  
SOAR Analysis**

1.9.1 Physical Conditions Analysis

1.9.2 Community Socio-Economic  
Profile



1.9.2 COMMUNITY SOCIO-ECONOMIC PROFILE

PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Poverty**

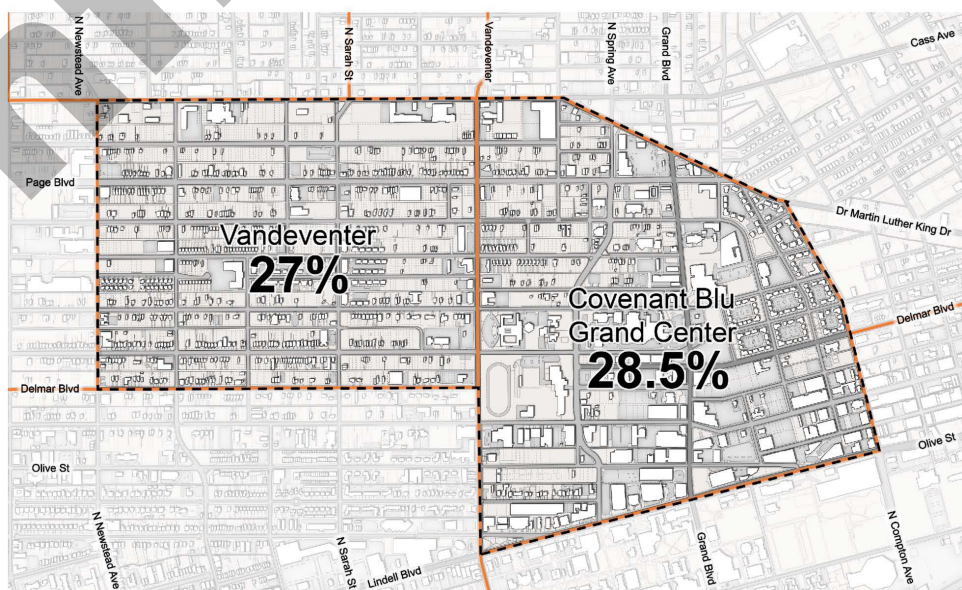
Percentage of People living in the  
Neighborhood below the defined  
Poverty Level

Vandeventer: 27 %

Covenant Blu/Grand Center: 28.5%

City of St. Louis: 25%

- Black adults are more than twice as likely as white adults to live in poverty (disparity index = 2.5 white to black)





PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Household Income**

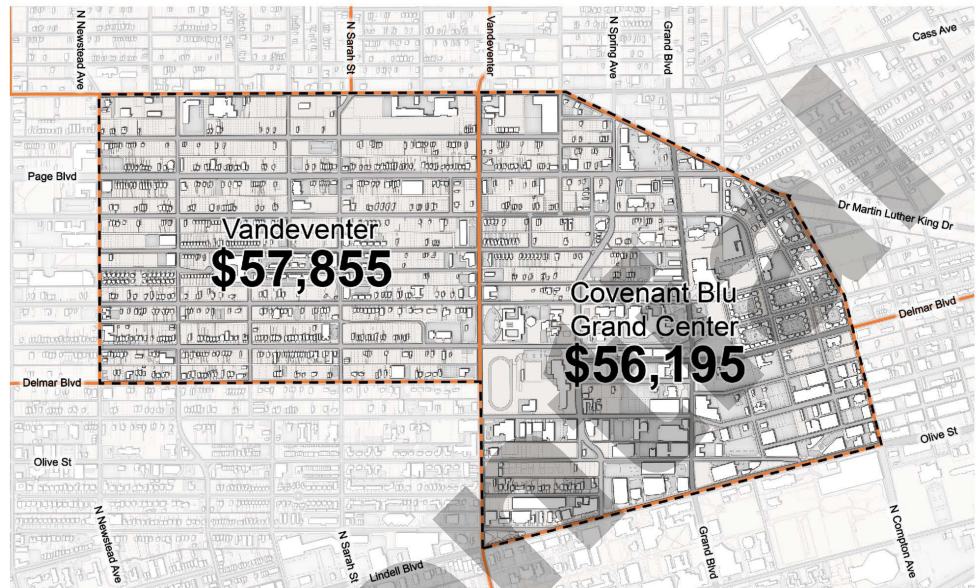
**Average Household Income Level**

Vandeventer:  
1997 \$29,739.00  
2018 \$57,855.00

Covenant Blu/Grand Center:  
1997 \$19,719.00  
2018 \$56,195.00

City of St. Louis:  
1997 \$32,745.00  
2018 \$91,811.00 (average)

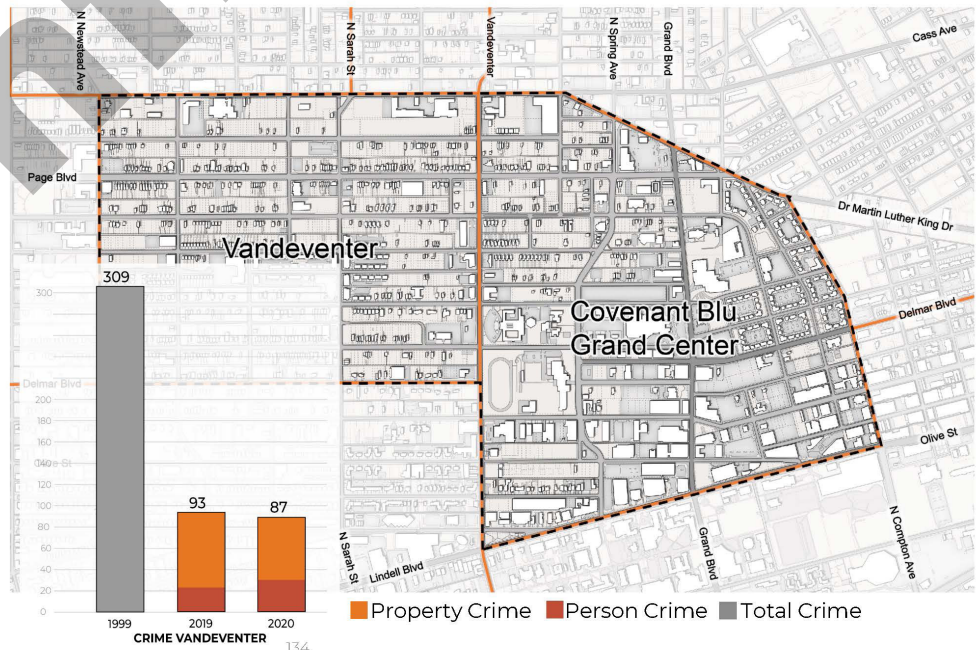
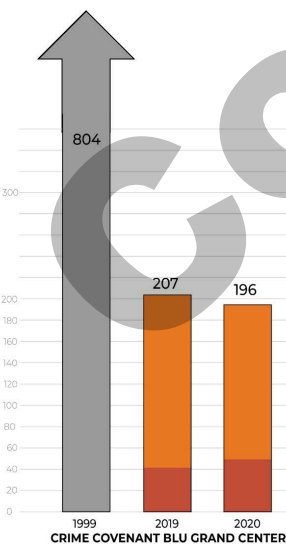
- In the City of St. Louis White households' median income is nearly twice that of black households (disparity index = 1.96 white to black)



PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Safety**

**Improved Safety and Security**





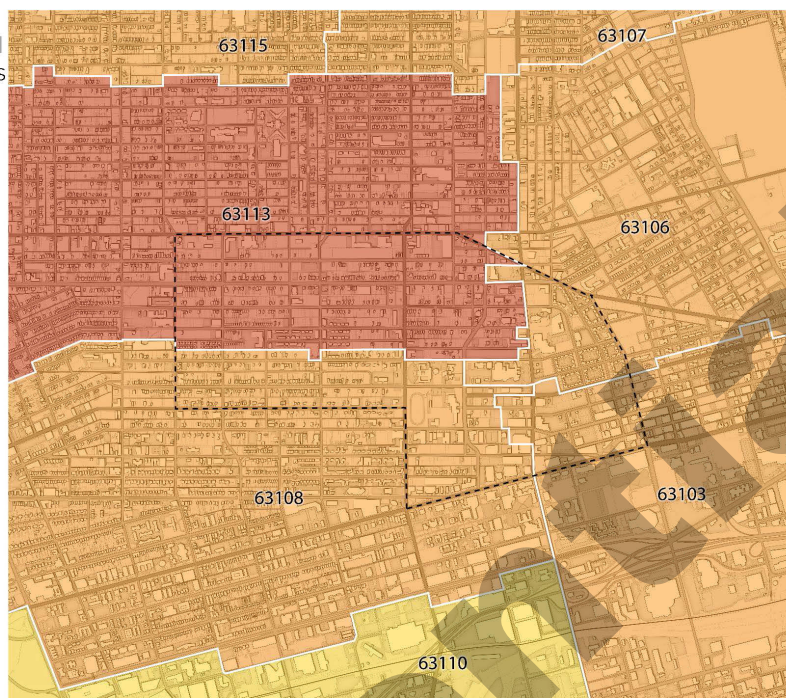
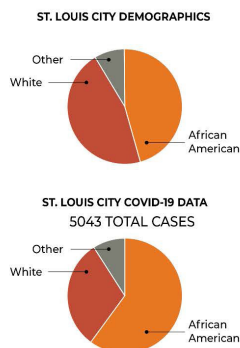
PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Public Health**

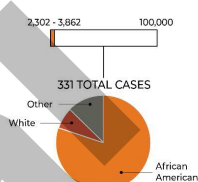
**Improved Public Health:**

**Covid-19 Data**

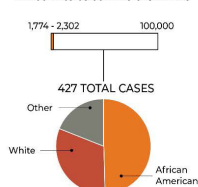
Zip Code 63113 – 372 Cases  
Zip Code 63108 – 521 Cases  
Zip Code 63106 – 267 Cases  
Zip Code 63103 – 198 Cases



ZIP CODE 63113 COVID-19 CASE RATES



ZIP CODE 63108 COVID-19 CASE RATES



**COVID-19 DATA**

PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Transit**

**Existing Transit**

Metro  
Metro Bus  
Greenway

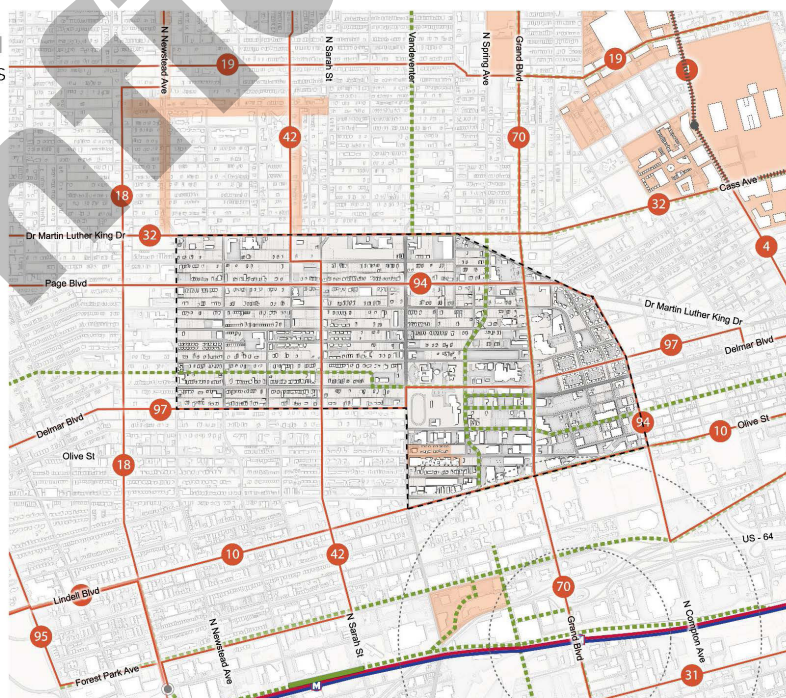
**Metro Bus Lines**

Dr Martin Luther King  
Page  
Delmar  
Lindell  
N Sarah  
Grand

**Future Transit**

Metro  
Metro Bus  
Greenway

**Future Development**





PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**1.9 Existing Conditions  
SOAR Analysis**

1.9.1 Physical Conditions Analysis

1.9.2 Community Socio-Economic  
Profile

**1.9.3 Executive Summary +  
Presentation**



**1.9.3 EXECUTIVE SUMMARY + PRESENTATION**

PROGRESS REPORT – PHASE 1  
EXISTING CONDITIONS ANALYSIS

**Parks Analysis**

**Green Space**

- Neighborhood Public Parks

**Public Parks**

- Turner Park
- Beckett Park
- Chambers Park
- Renaissance Place Park
- Jet Banks Park
- Rumbold Park



PROGRESS REPORT – PHASE 1  
EXISTING CONDITIONS ANALYSIS

**Parks Analysis**

**Green Space**

- Neighborhood Public Parks
- Public Open Space



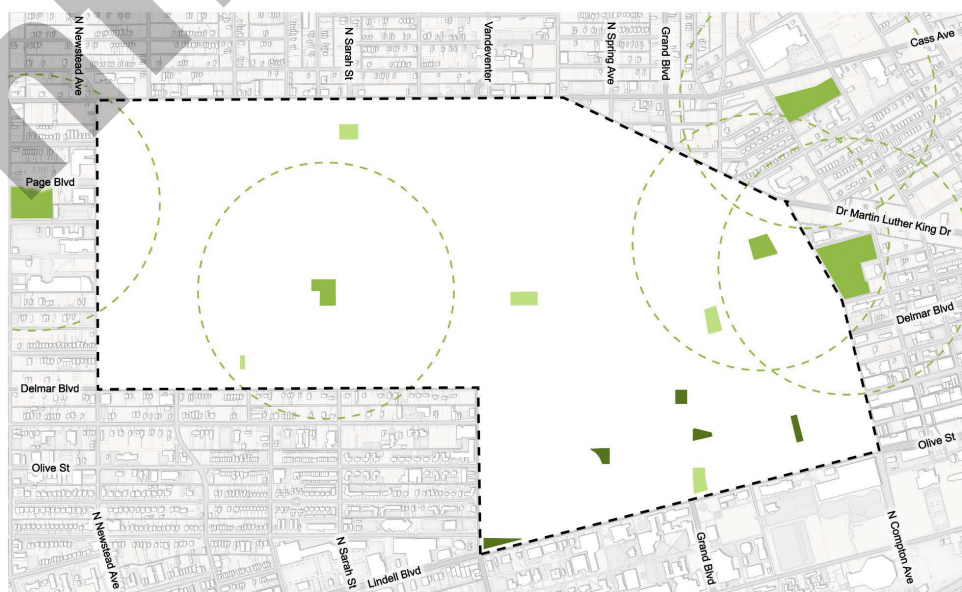
139

PROGRESS REPORT – PHASE 1  
EXISTING CONDITIONS ANALYSIS

**Parks Analysis**

**Green Space**

- Neighborhood Public Parks
- Public Open Space
- Special Use Open Space
  - dog parks
  - community gardens



140



PROGRESS REPORT – PHASE 1  
EXISTING CONDITIONS ANALYSIS



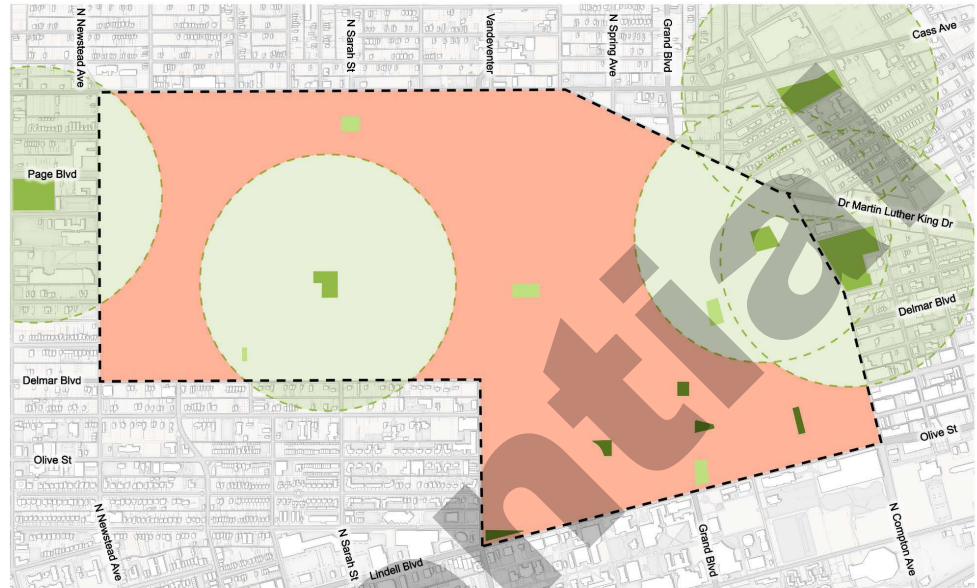
Parks Analysis

Green Space

- Neighborhood Public Parks
- Public Open Space
- Special Use Open Space

10% of residents are within 5 min walking distance of a Neighborhood Public Park

■ Area not within a 5 min walking distance of a Neighborhood Public Park



PROGRESS REPORT – PHASE 1  
EXISTING CONDITIONS ANALYSIS



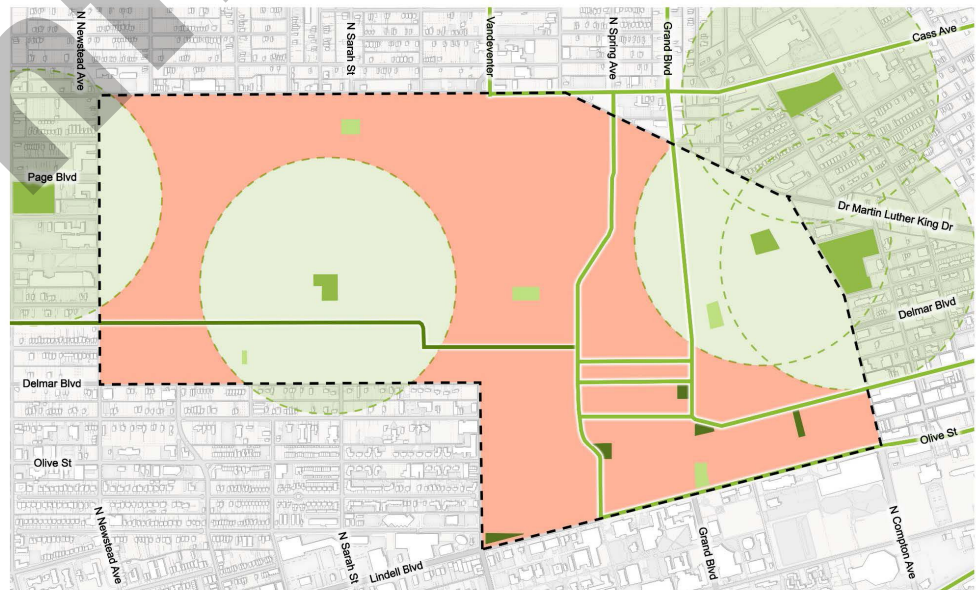
Parks Analysis

Green Space

- Neighborhood Public Parks
- Public Open Space
- Special Use Open Space

Greenways

- Hodiamont Greenway
- Brickline Greenway





PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Parks Analysis**

**Park Space Per Population**

Current Population 5,244  
Avg acres per 1,000 people = 9.9

Recommended = 51.9 acres

Turner Park 1.4 acres



Lafayette Park 30 acres



Recommended 50 acres

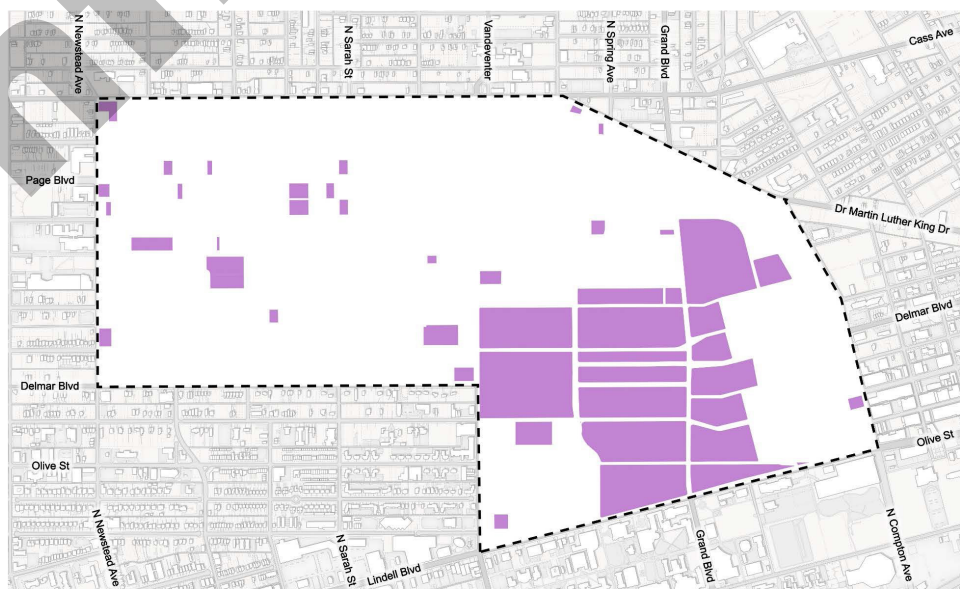


PROGRESS REPORT – PHASE 1  
EXISTING CONDITIONS ANALYSIS

**Community Character**

**Neighborhood Land Use**

■ Civic and Community



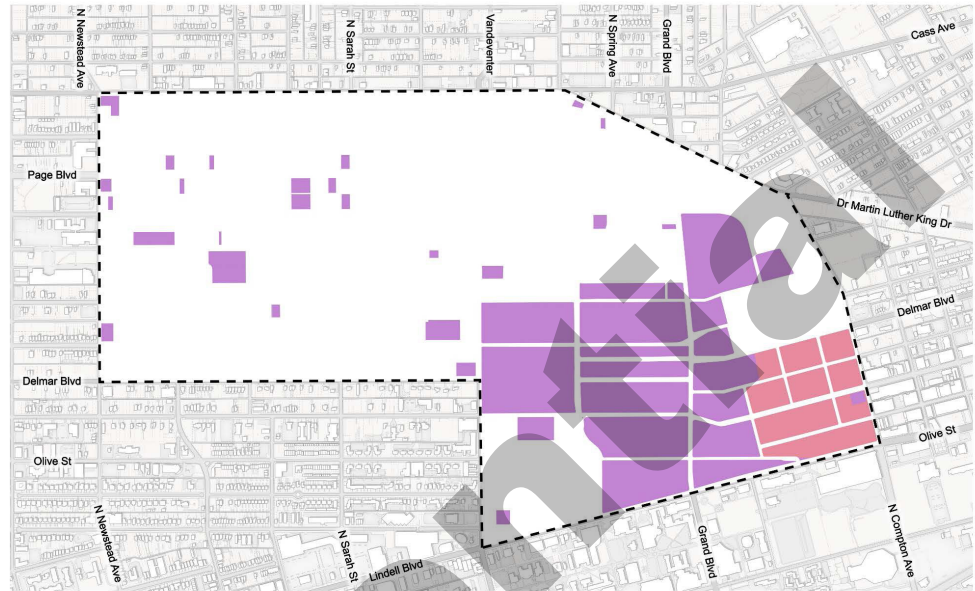
PROGRESS REPORT – PHASE 1  
EXISTING CONDITIONS ANALYSIS



Community Character

Neighborhood Land Use

- Civic and Community
- Mixed Use



145

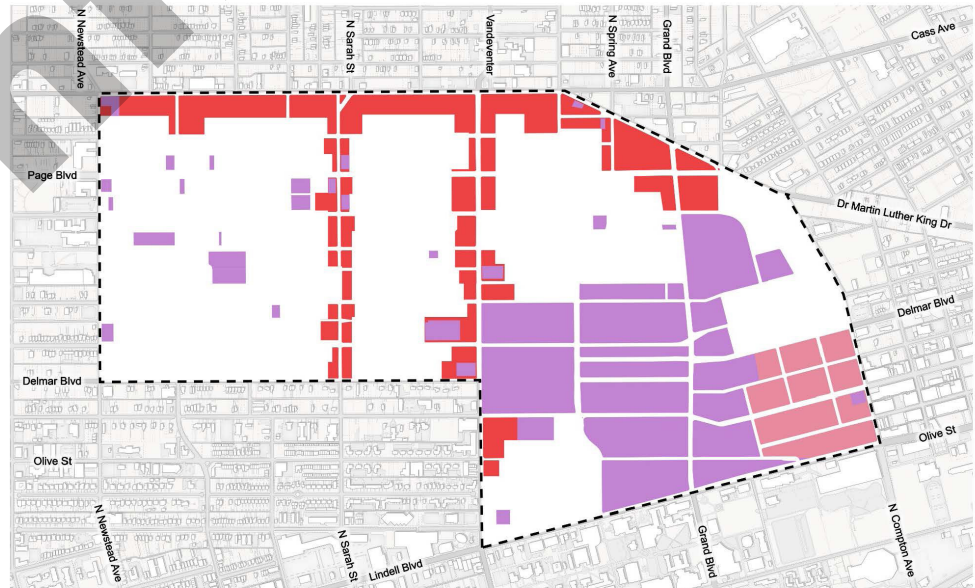
PROGRESS REPORT – PHASE 1  
EXISTING CONDITIONS ANALYSIS



Community Character

Neighborhood Land Use

- Civic and Community
- Mixed Use
- Commercial



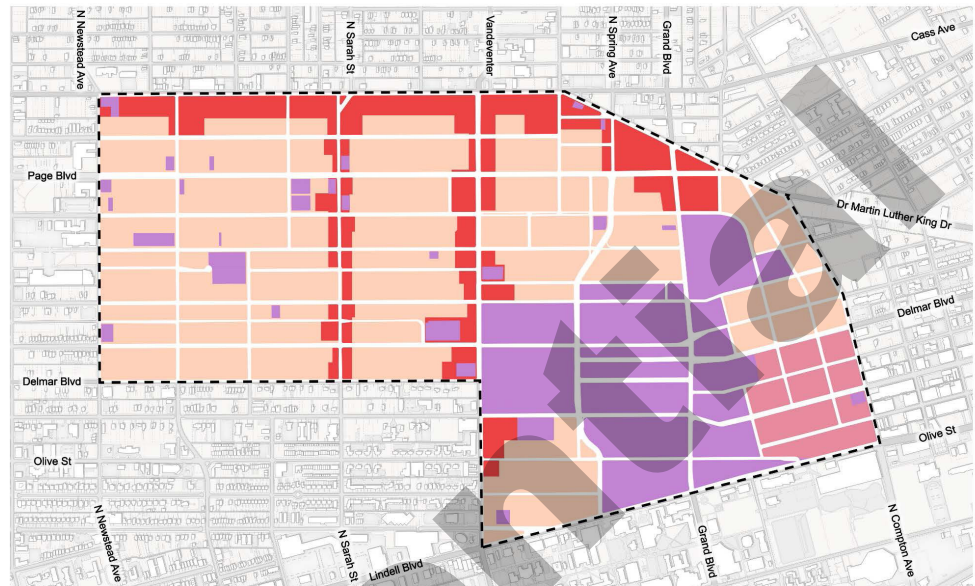
146

PROGRESS REPORT – PHASE 1  
EXISTING CONDITIONS ANALYSIS

**Community Character**

**Neighborhood Land Use**

- Civic and Community
- Mixed Use
- Commercial
- Residential

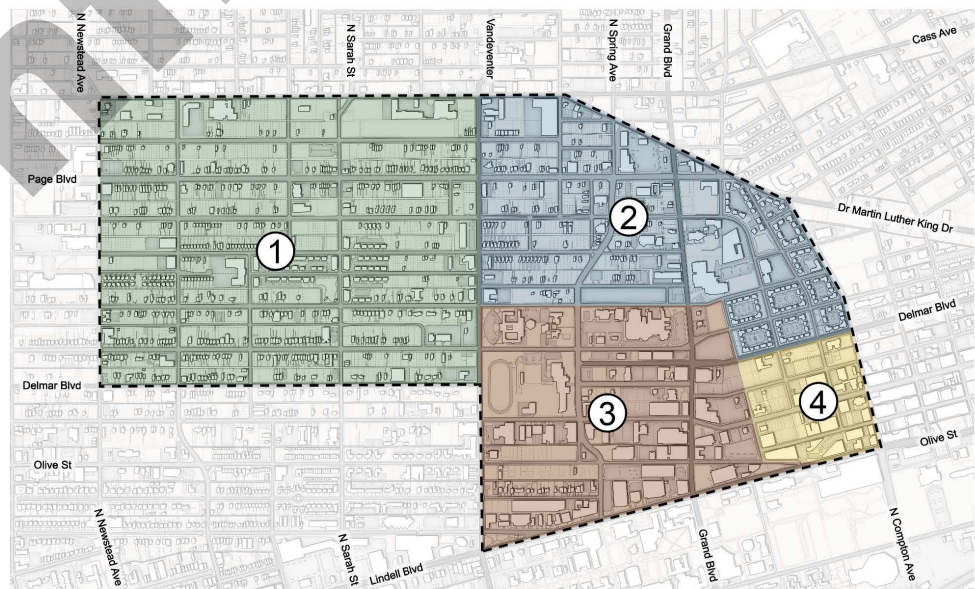


PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Community Character**

**Communities**

1. Vandeventer
2. Covenant Blu
3. Grand Center
4. Mid Town





PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Community Character**

**Communities**

1. Vandeventer



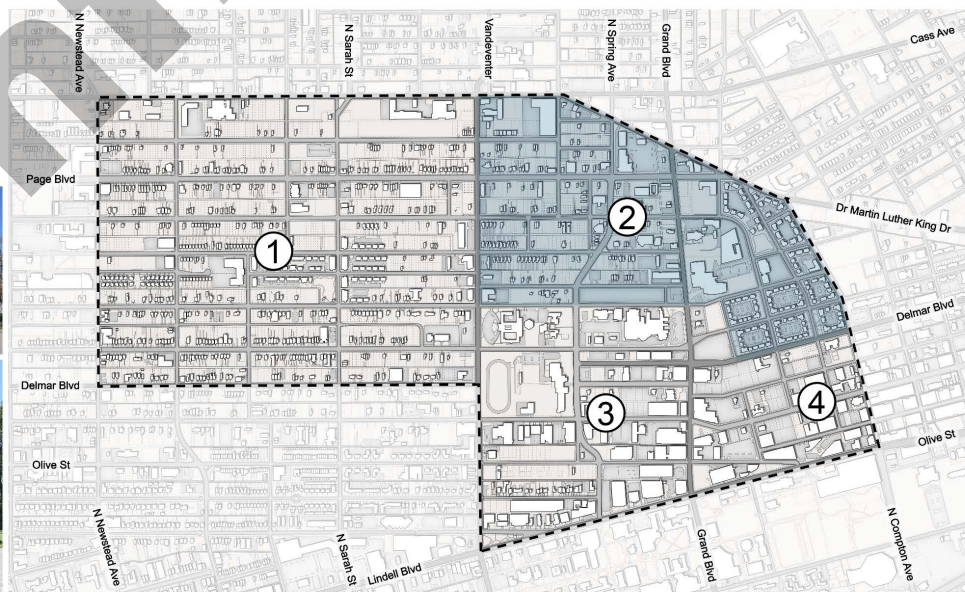
149

PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Community Character**

**Communities**

1. Vandeventer
2. Covenant Blu



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PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Community Character**

**Communities**

1. Vandeventer
2. Covenant Blu
3. Grand Center

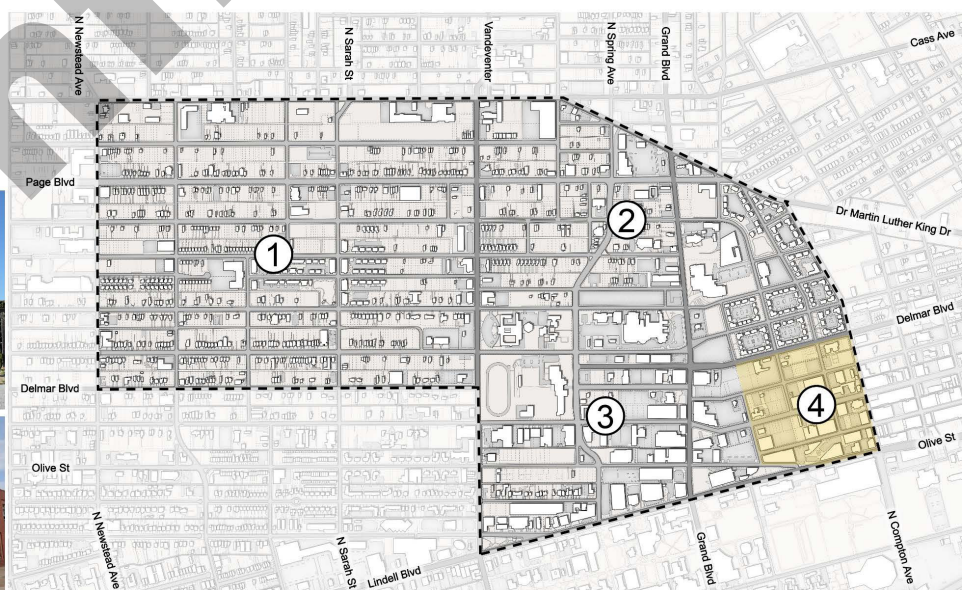


PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Community Character**

**Communities**

1. Vandeventer
2. Covenant Blu
3. Grand Center
4. Mid Town





PROGRESS REPORT – PHASE 1  
EXISTING CONDITIONS ANALYSIS



Analysis Summary

- Neighborhood Structure
- Streets and Connectivity
- Parks and Recreation
- Land & Building Use

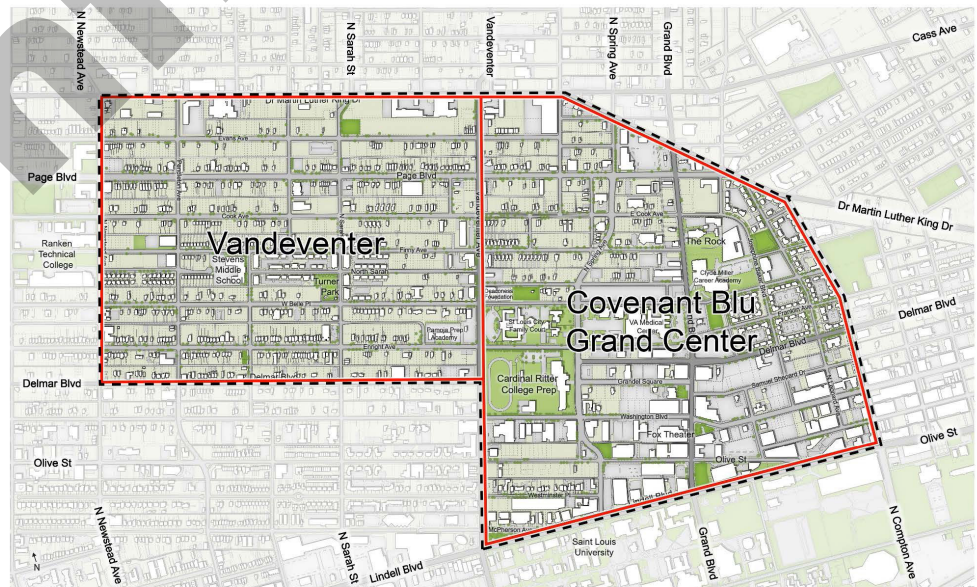


PROGRESS REPORT – PHASE 1  
EXISTING CONDITIONS ANALYSIS



Neighborhood Structure

- Structure
- Neighborhood Boundaries





PROGRESS REPORT – PHASE 1  
EXISTING CONDITIONS ANALYSIS

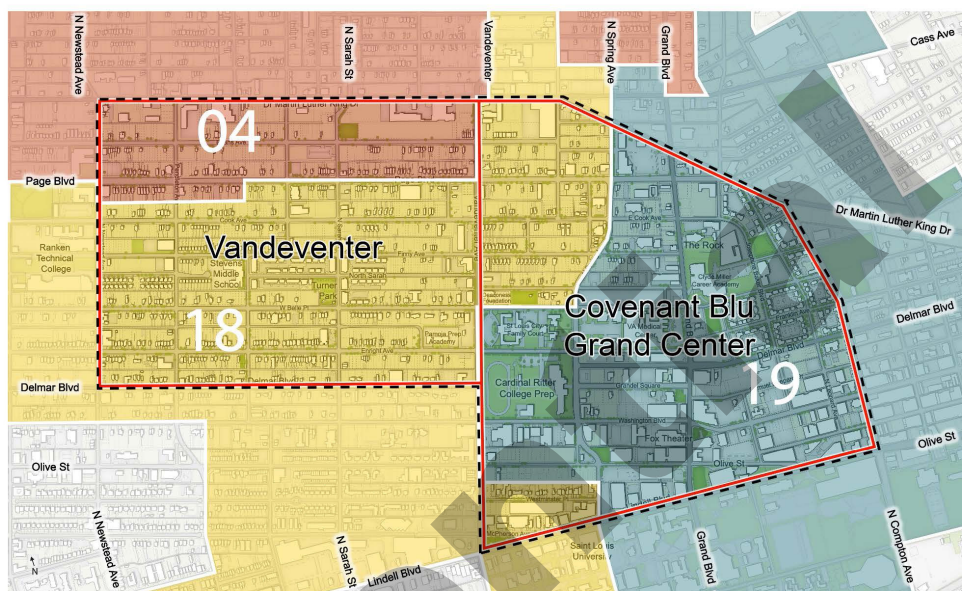
**Neighborhood Structure**

**Structure**

Neighborhood Boundaries  
Ward Boundaries

Ward 4  
Ward 18  
Ward 19

Ward Boundaries to be  
modified in January 2023



PROGRESS REPORT – PHASE 1  
EXISTING CONDITIONS ANALYSIS

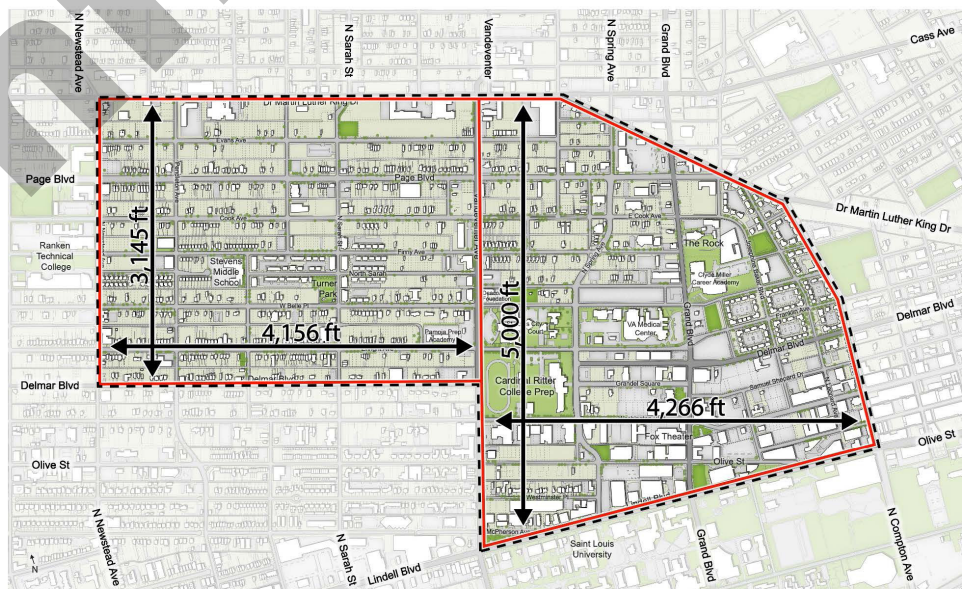
**Neighborhood Structure**

**Structure**

Neighborhood Boundaries  
Ward Boundaries  
Size & Population

**Vandeventer**  
302 acres in size  
1,682 population  
Black 89%  
White 9.5%  
Asian 0.5%  
Youth 21% (+7% college)  
Seniors 12%  
Median Household  
Income \$37,094

**Covenant Blu Grand Center**  
363 acres in size  
3,562 population  
Black 63%  
White 26%  
Asian 7%  
Youth 21% (+27% college)  
Seniors 9%  
Median Household  
Income \$34,214





PROGRESS REPORT – PHASE 1  
EXISTING CONDITIONS ANALYSIS



Neighborhood Structure

Structure

- Neighborhood Boundaries
- Ward Boundaries
- Size & Population
- Walkability



PROGRESS REPORT – PHASE 1  
EXISTING CONDITIONS ANALYSIS



Neighborhood Structure

Structure

- Neighborhood Boundaries
- Ward Boundaries
- Size and Population
- Walkability
- Bikeability

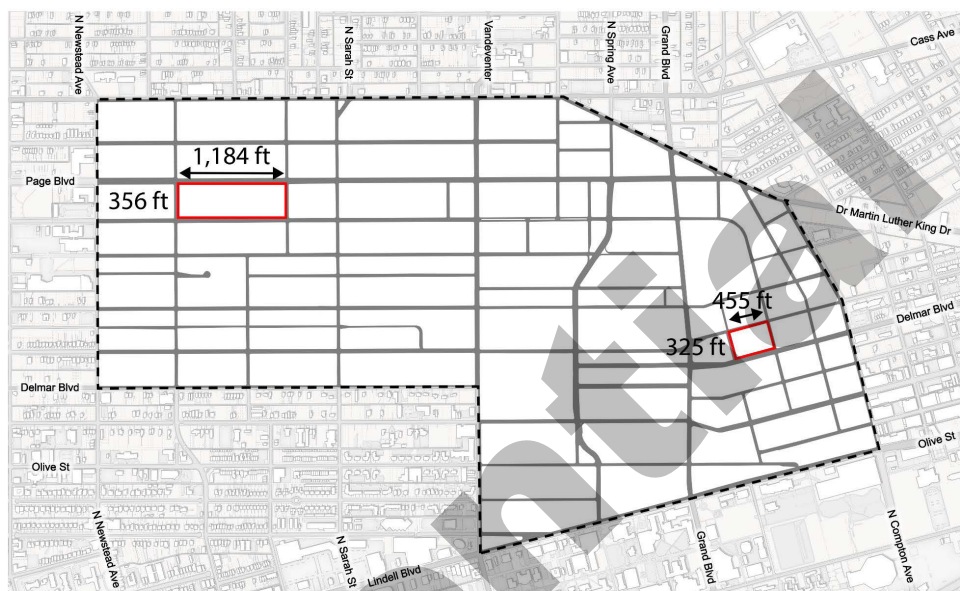


PROGRESS REPORT – PHASE 1  
EXISTING CONDITIONS ANALYSIS

## Neighborhood Structure

### Structure

Neighborhood Boundaries  
Ward Boundaries  
Size & Population  
Walkability  
Bikeability  
Block Size

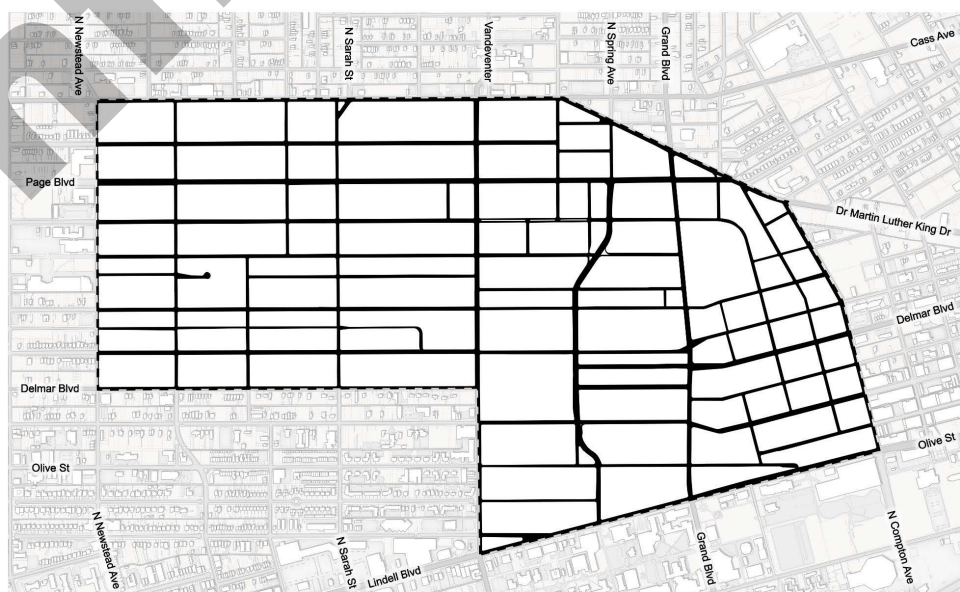


PROGRESS REPORT – PHASE 1  
EXISTING CONDITIONS ANALYSIS

## Neighborhood Structure

### Structure

Neighborhood Boundaries  
Ward Boundaries  
Size & Population  
Walkability  
Bikeability  
Block Size  
Street Grid





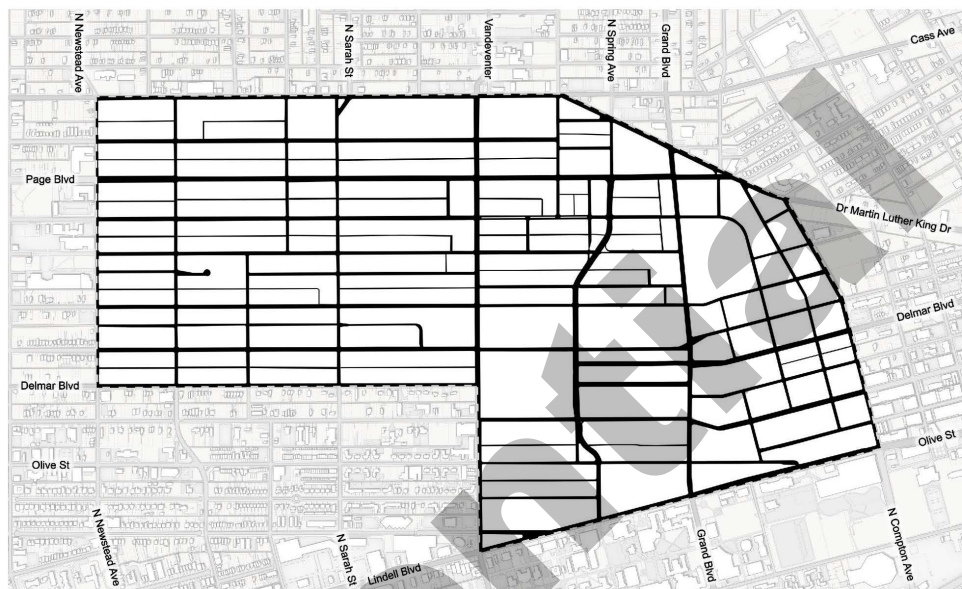
PROGRESS REPORT – PHASE 1  
EXISTING CONDITIONS ANALYSIS



## Neighborhood Structure

### Structure

- Neighborhood Boundaries
- Ward Boundaries
- Size & Population
- Walkability
- Bikeability
- Block Size
- Street Grid
- Alleys



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PROGRESS REPORT – PHASE 1  
EXISTING CONDITIONS ANALYSIS



## Analysis Summary

### Neighborhood Structure

### Streets and Connectivity



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PROGRESS REPORT – PHASE 1  
EXISTING CONDITIONS ANALYSIS

**Streets and Connectivity**

**Street Hierarchy and Size**

City-Wide Thoroughfares

Grand Blvd.  
Vandeventer

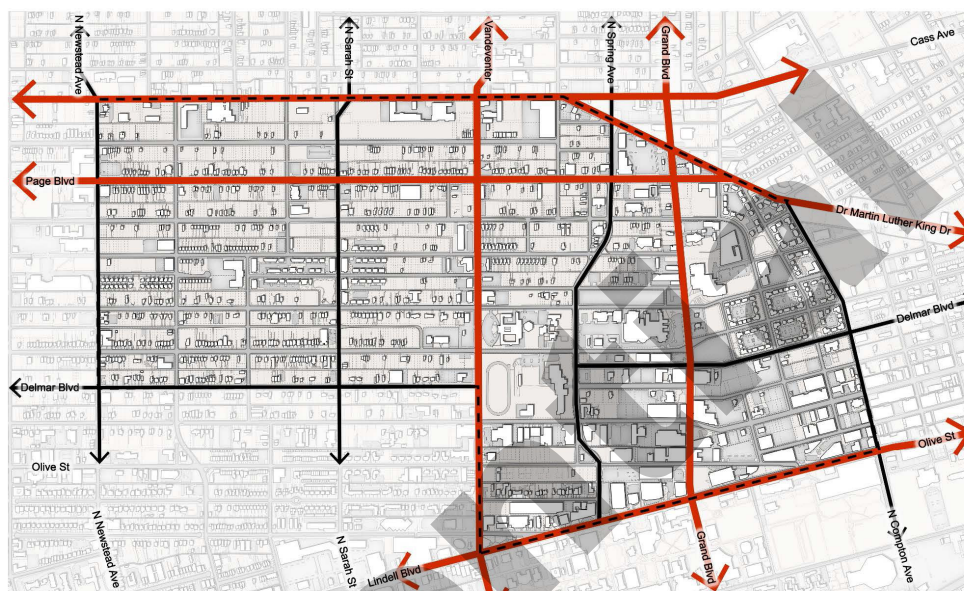
Olive/Lindell  
Page Blvd.  
MLK/Cass

Neighborhood Connectors

Newstead  
Sarah  
Spring  
Compton

Delmar

Neighborhood Streets



NEIGHBORHOOD FABRIC

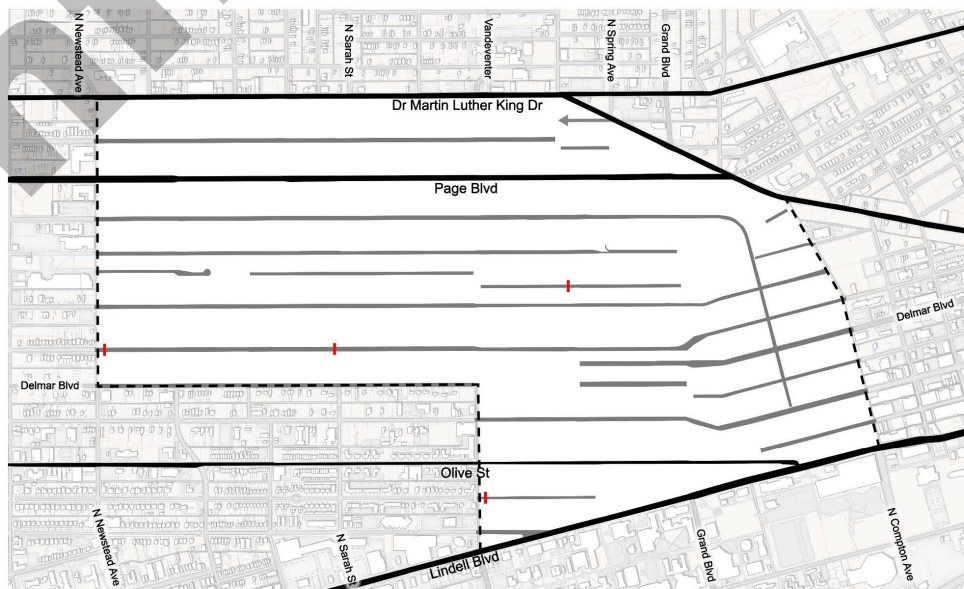
PROGRESS REPORT – PHASE 1  
EXISTING CONDITIONS ANALYSIS

**Streets and Connectivity**

**Street Hierarchy and Size**

City-Wide Thoroughfares

East-West Connectivity



NEIGHBORHOOD FABRIC



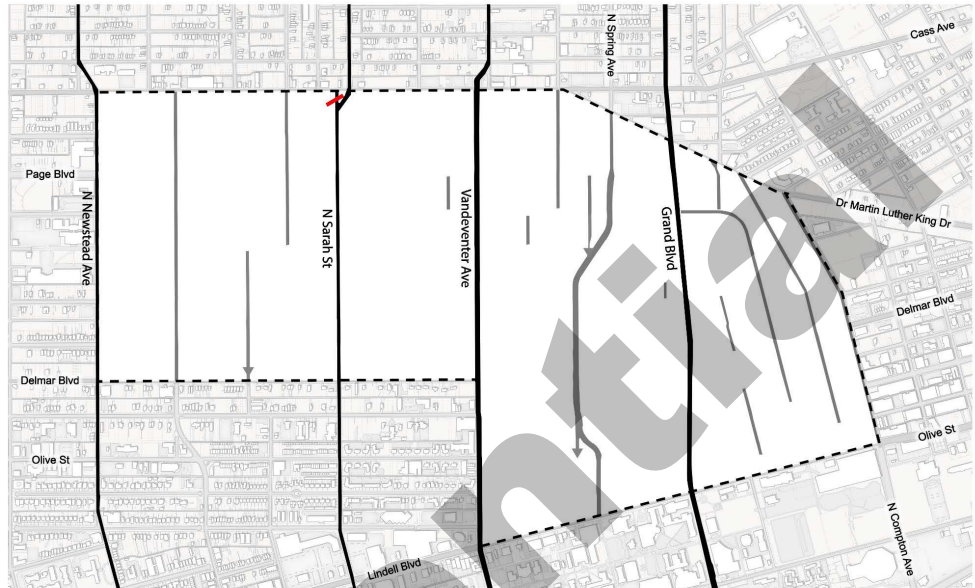
PROGRESS REPORT – PHASE 1  
EXISTING CONDITIONS ANALYSIS



**Streets and Connectivity**

**Street Hierarchy and Size**

- City-Wide Thoroughfares
- East-West Connectivity
- North-South Connectivity



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PROGRESS REPORT – PHASE 1  
EXISTING CONDITIONS ANALYSIS



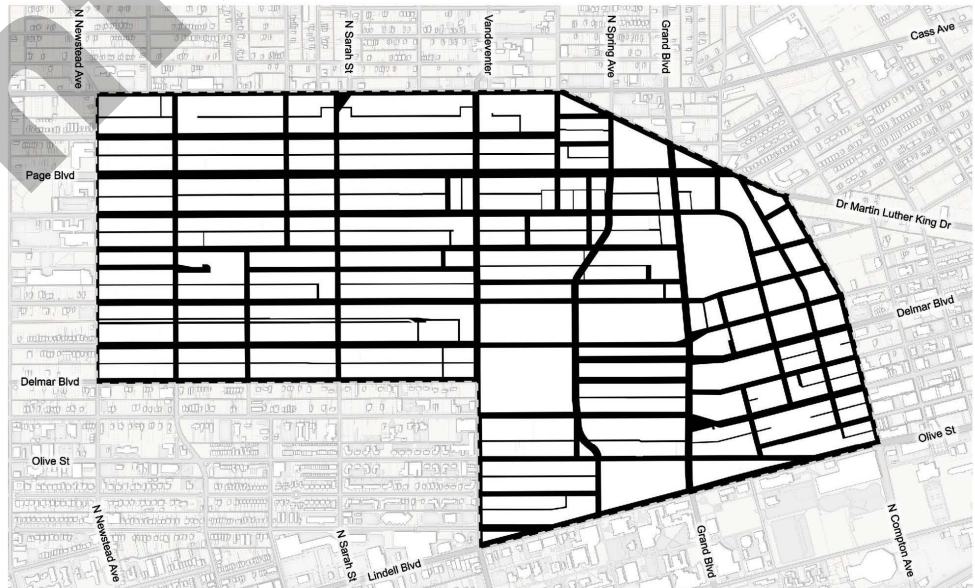
**Streets and Connectivity**

**Street Hierarchy and Size**

- City-Wide Thoroughfares
- East-West Connectivity
- North-South Connectivity
- Street Width & Dimensions

**ROW Acres = 256 acres**

**35% of North Central**



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PROGRESS REPORT – PHASE 1  
EXISTING CONDITIONS ANALYSIS

**Analysis Summary**

Neighborhood Structure

Streets and Connectivity

Parks and Recreation



PROGRESS REPORT – PHASE 1  
EXISTING CONDITIONS ANALYSIS

**Analysis Parks and Rec**

**Green Space**

■ Neighborhood Public Parks

**Public Parks**

Turner Park  
Beckett Park  
Chambers Park  
Renaissance Place Park  
Jet Banks Park  
Rumbold Park



PROGRESS REPORT – PHASE 1  
EXISTING CONDITIONS ANALYSIS



Analysis Parks and Rec

Green Space

- Neighborhood Public Parks
- Public Open Space



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PROGRESS REPORT – PHASE 1  
EXISTING CONDITIONS ANALYSIS



Analysis Parks and Rec

Green Space

- Neighborhood Public Parks
- Public Open Space
- Special Use Open Space  
dog parks  
community gardens



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PROGRESS REPORT – PHASE 1  
EXISTING CONDITIONS ANALYSIS

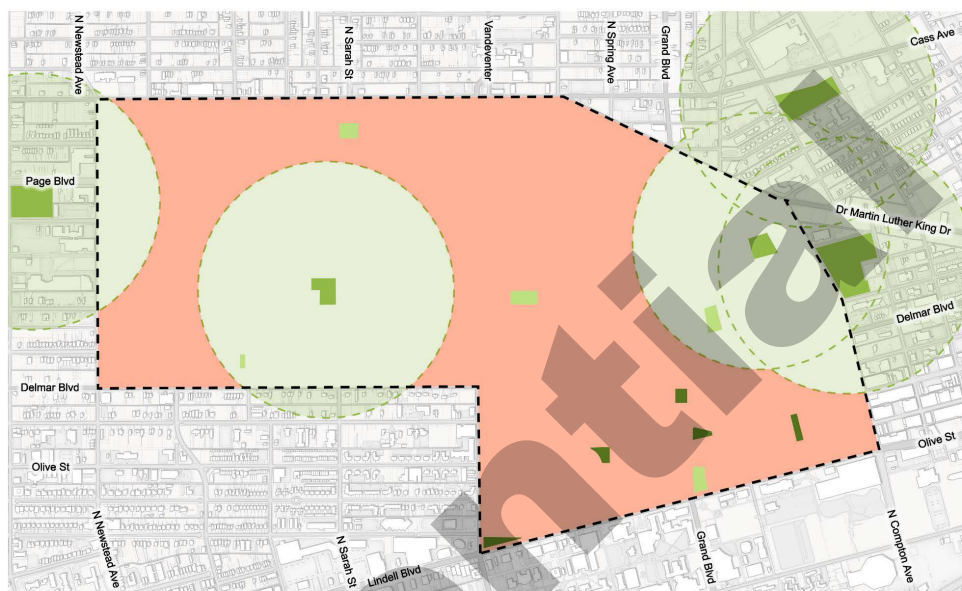
## Analysis Parks and Rec

### Green Space

- Neighborhood Public Parks
- Public Open Space
- Special Use Open Space

10% of residents are within 5 min walking distance of a Neighborhood Public Park

- Area not within a 5 min walking distance of a Neighborhood Public Park



PROGRESS REPORT – PHASE 1  
EXISTING CONDITIONS ANALYSIS

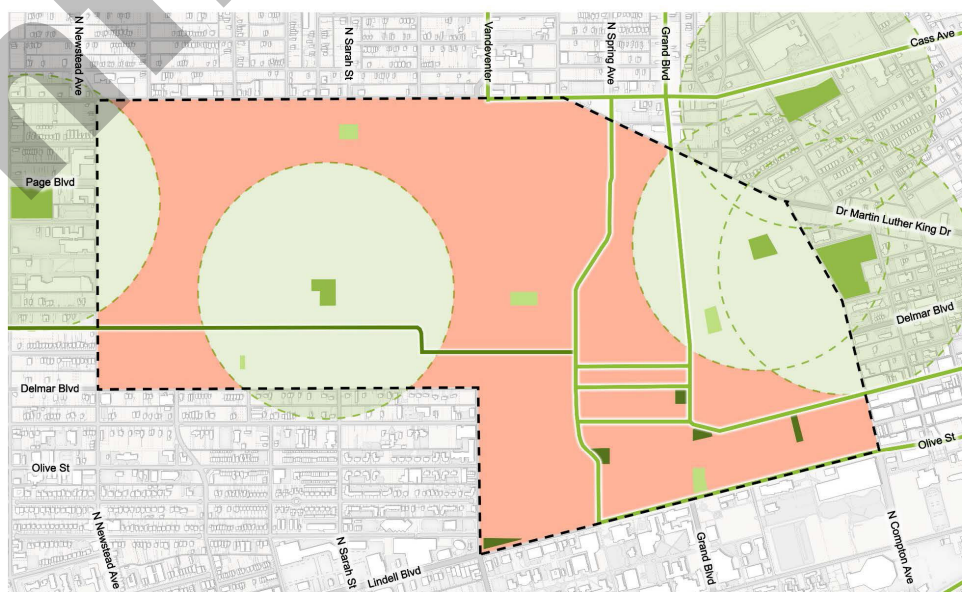
## Analysis Parks and Rec

### Green Space

- Neighborhood Public Parks
- Public Open Space
- Special Use Open Space

### Greenways

- Hodiamont Greenway
- Brickline Greenway





PROGRESS REPORT – PHASE 1  
EXISTING CONDITIONS ANALYSIS



Analysis Summary

Neighborhood Structure

Streets and Connectivity

Parks and Recreation

Land & Building Use



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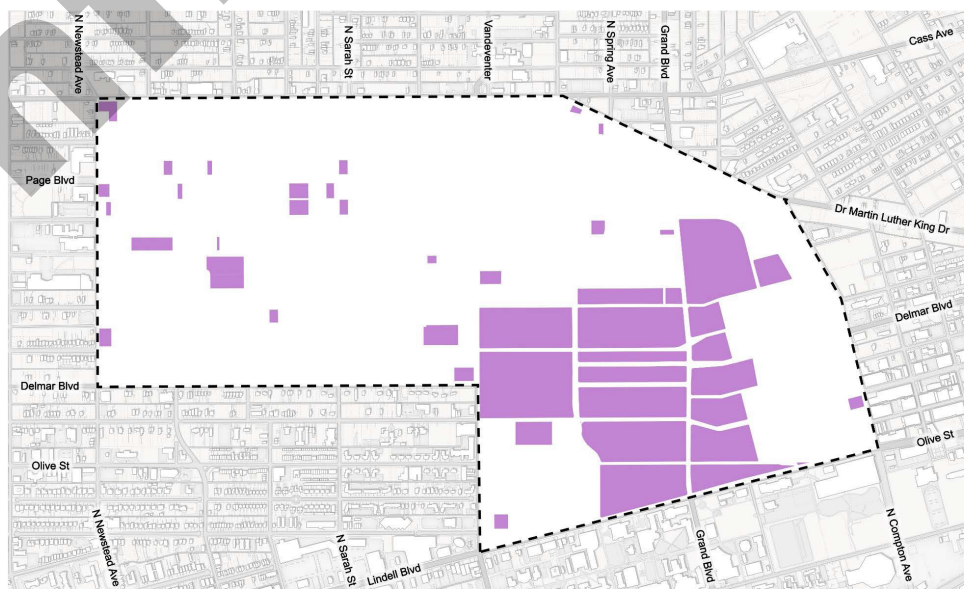
PROGRESS REPORT – PHASE 1  
EXISTING CONDITIONS ANALYSIS



Land & Building Use

Neighborhood Land Use

■ Civic and Community



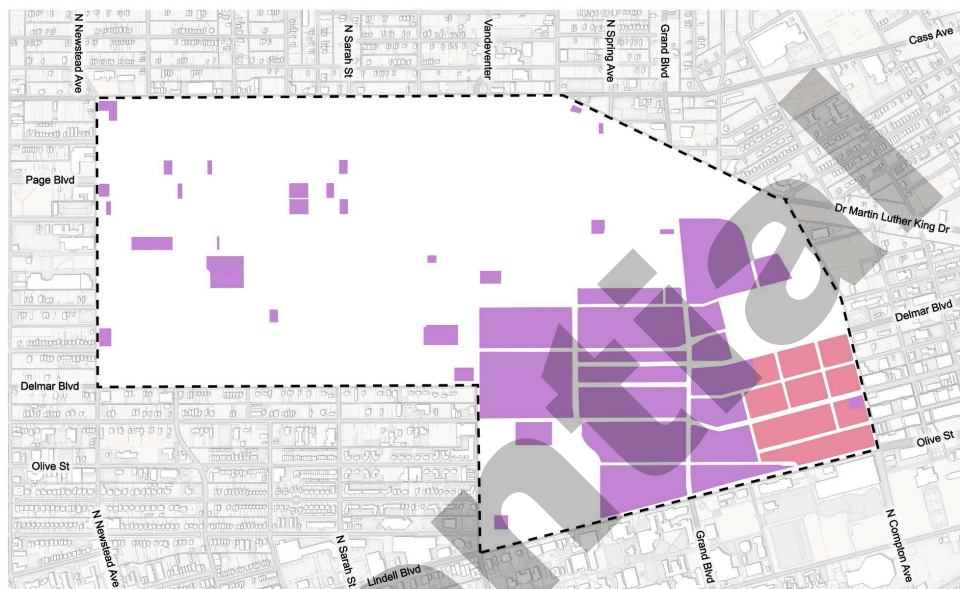
174

PROGRESS REPORT – PHASE 1  
EXISTING CONDITIONS ANALYSIS

**Land & Building Use**

**Neighborhood Land Use**

- Civic and Community
- Mixed Use



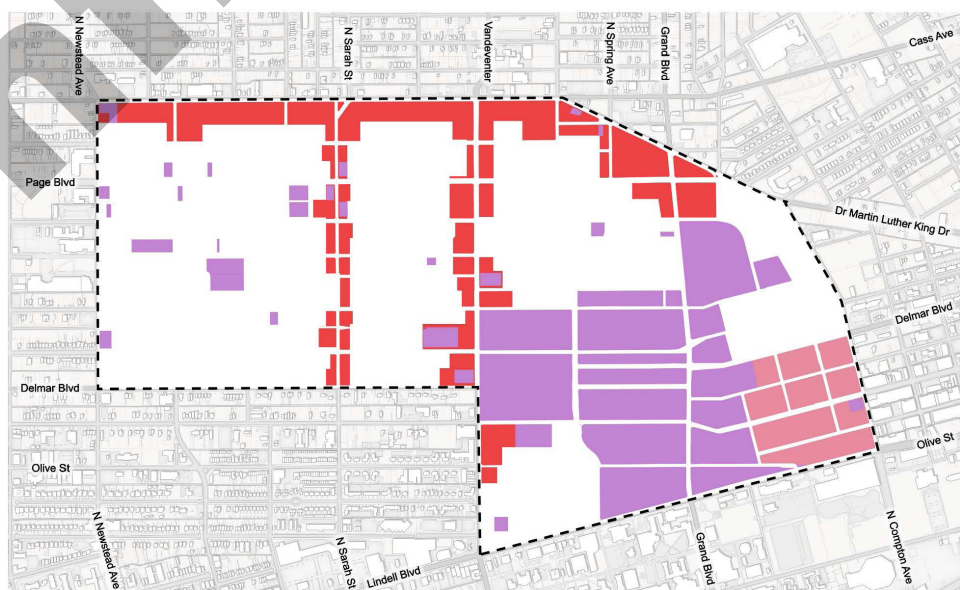
175

PROGRESS REPORT – PHASE 1  
EXISTING CONDITIONS ANALYSIS

**Land & Building Use**

**Neighborhood Land Use**

- Civic and Community
- Mixed Use
- Commercial



176



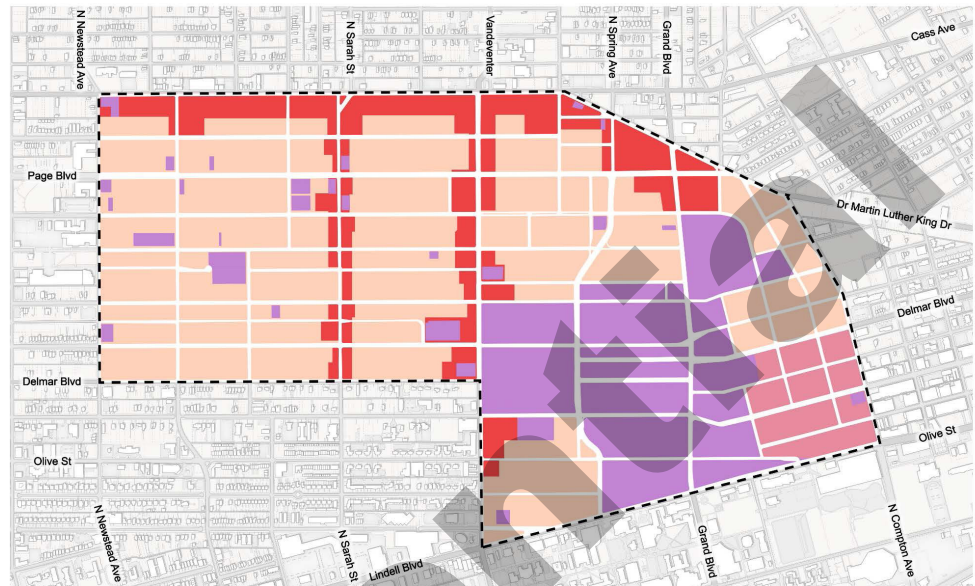
PROGRESS REPORT – PHASE 1  
EXISTING CONDITIONS ANALYSIS



Land & Building Use

Neighborhood Land Use

- Civic and Community
- Mixed Use
- Commercial
- Residential



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PROGRESS REPORT – PHASE 1  
EXISTING CONDITIONS ANALYSIS



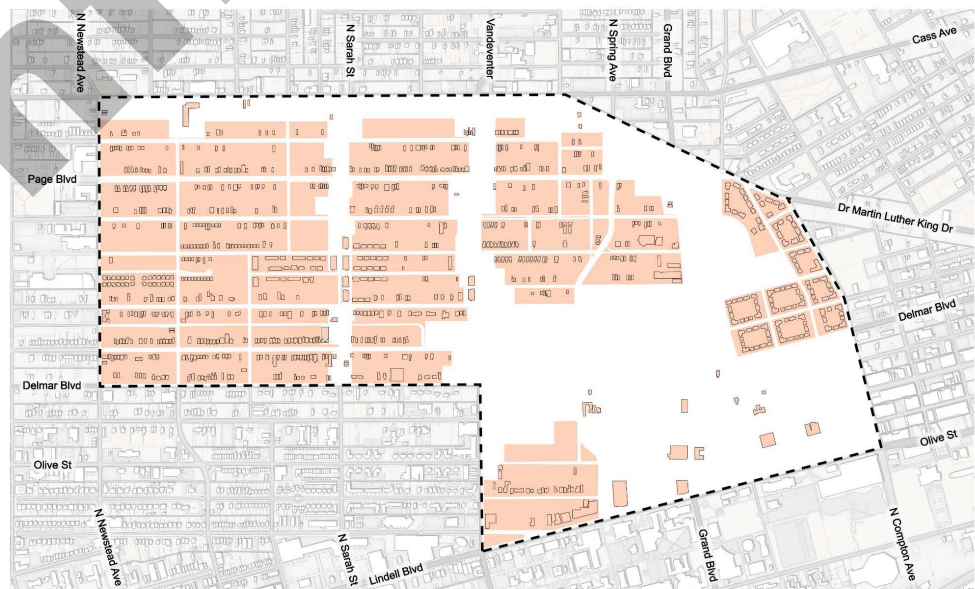
Land & Building Use

Neighborhood Land Use

- Civic and Community
- Mixed Use
- Commercial
- Residential

Residential Vacancy

- Residential Buildings & Lots



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PROGRESS REPORT – PHASE 1  
EXISTING CONDITIONS ANALYSIS

**Land & Building Use**

Neighborhood Land Use  
Civic and Community  
Mixed Use  
Commercial  
Residential

**Residential Vacancy**

- Residential Buildings & Lots
- Vacant Residential Lots

**26% of the residential area  
is comprised of vacant lots  
i.e. 94 acres**



PROGRESS REPORT – PHASE 1  
EXISTING CONDITIONS ANALYSIS

**Land & Building Use**

Neighborhood Land Use  
Civic and Community  
Mixed Use  
Commercial  
Residential

**Residential Vacancy**

- Residential Buildings & Lots
- Vacant Residential Lots
- Vacant Buildings

**26% of the residential area  
is comprised of vacant lots  
i.e. 94 acres**

**+  
94 vacant buildings in  
residential areas**



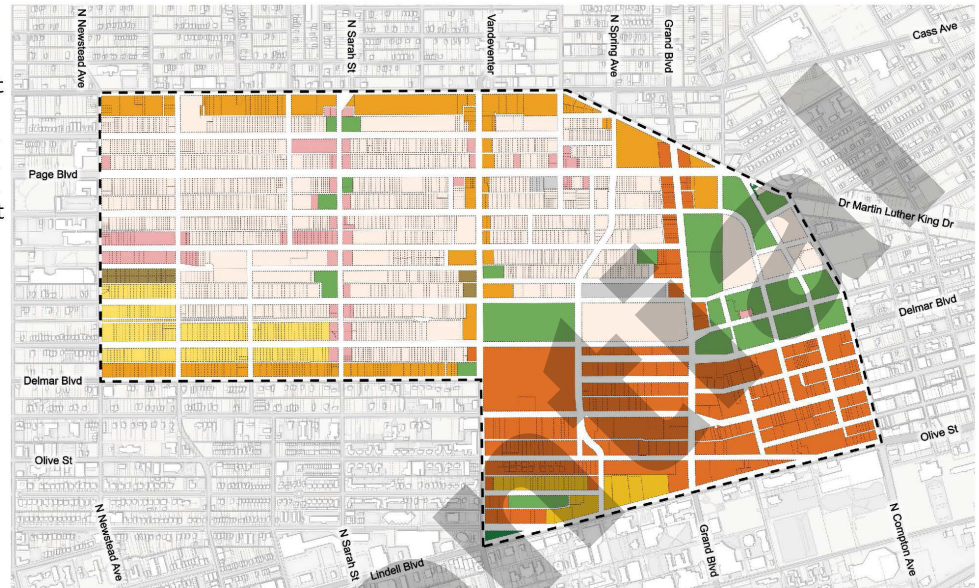
PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS



**Zoning**

**Zoning Districts**

- A Single Family Dwelling District
- B Two-Family Dwelling District
- C Multi-Family Dwelling District
- D Multi-Family Dwelling District
- E Multi-Family Dwelling District
- F Neighborhood Comm. District
- G Local Comm. & Office District
- H Area Comm. District
- I Central Business District
- J Industrial District
- K Unrestricted District
- Multi-Zoned Parcels



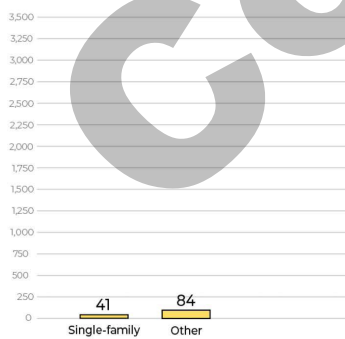
ZONING DISTRICTS

PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS



**Vacancy Analysis:  
B – Two-family Dwelling  
District**

Vacant Parcels: 41 parcels



Dwelling Unit Capacity

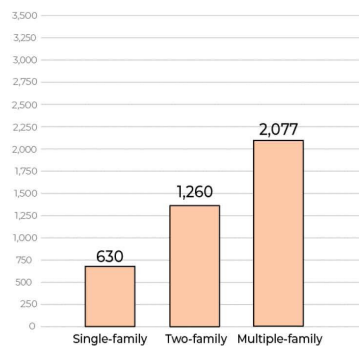




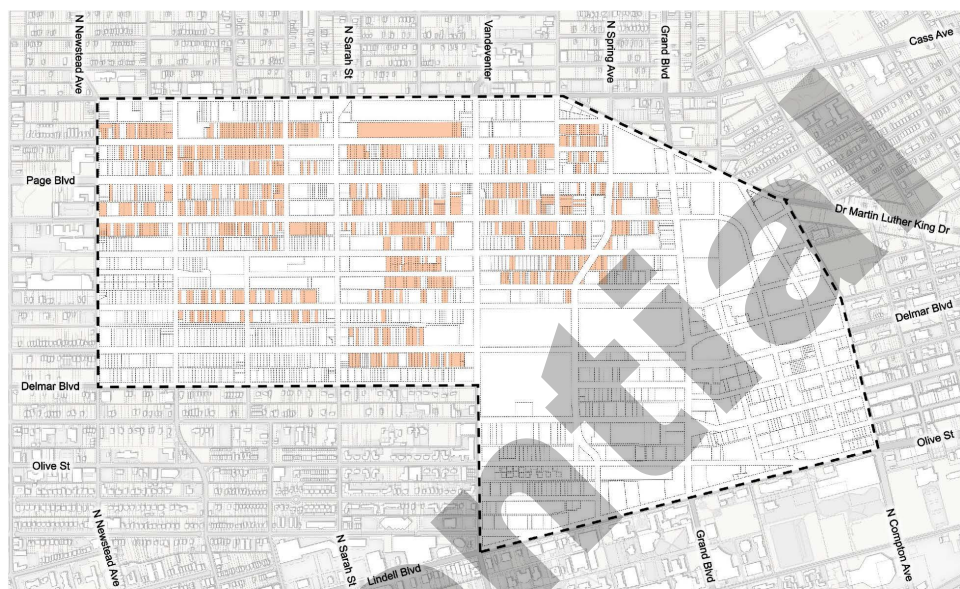
PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Vacancy Analysis:  
C – Multiple-family  
Dwelling District**

Vacant Parcels: 630



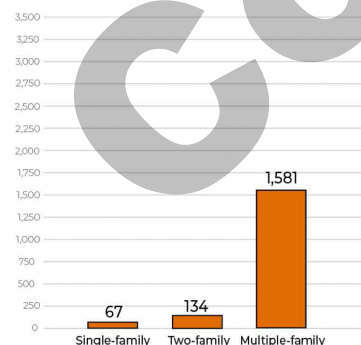
Dwelling Unit Capacity



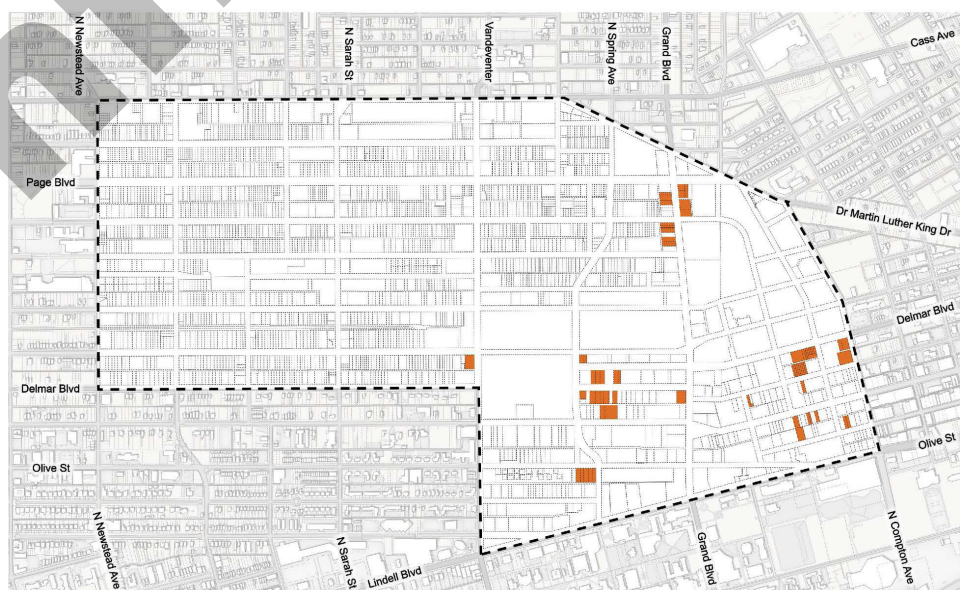
PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Vacancy Analysis:  
H – Area Commercial  
District**

Vacant Parcels: 67



Dwelling Unit Capacity

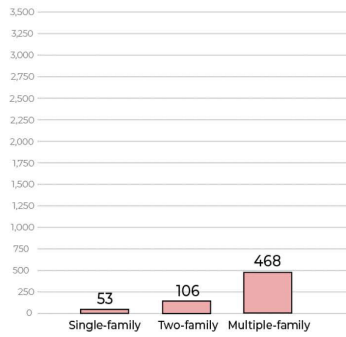




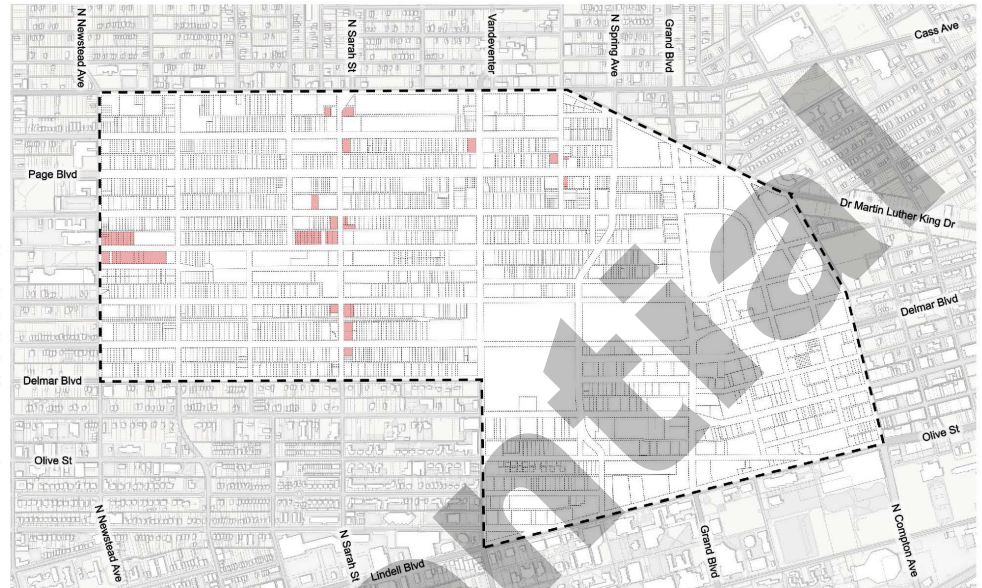
PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Vacancy Analysis:  
F – Neighborhood  
Commercial District**

Vacant Parcels: 53



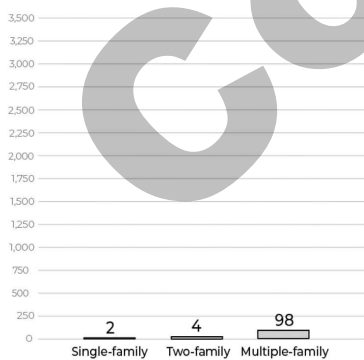
Dwelling Unit Capacity



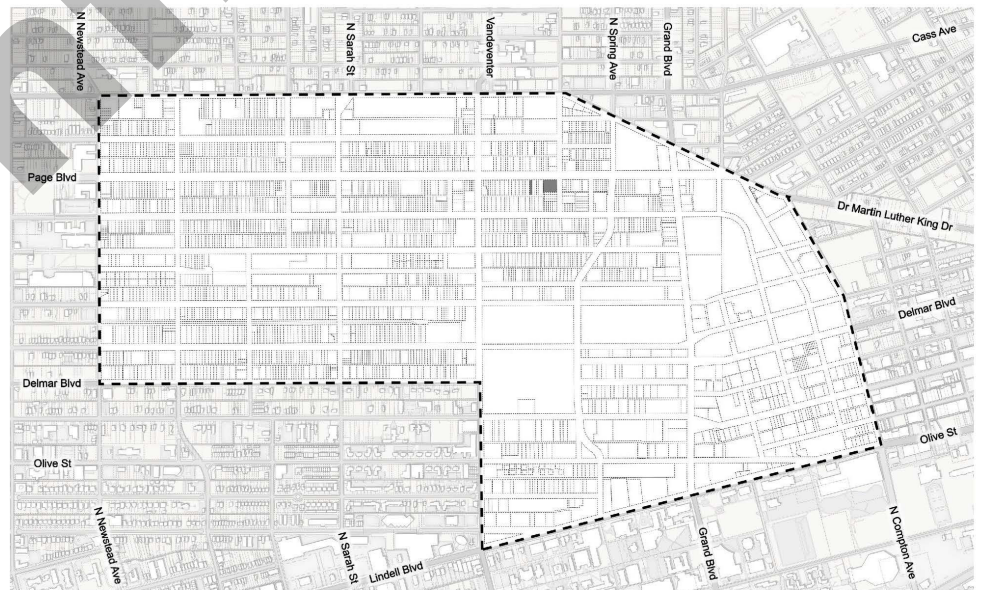
PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

**Vacancy Analysis:  
J – Industrial District**

Vacant Parcels: 2



Dwelling Unit Capacity



PROGRESS REPORT – PHASE 1  
1.9 EXISTING CONDITIONS SOAR ANALYSIS

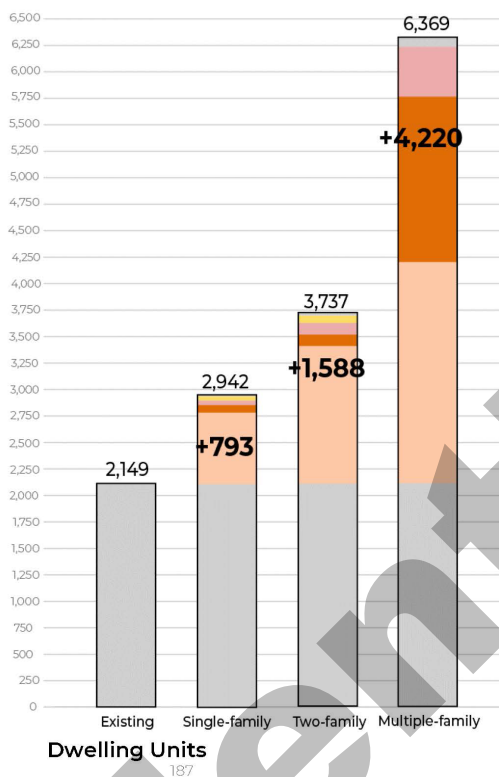
**Increase in Dwelling Unit  
Capacity Projection**

**Number of Housing Units**

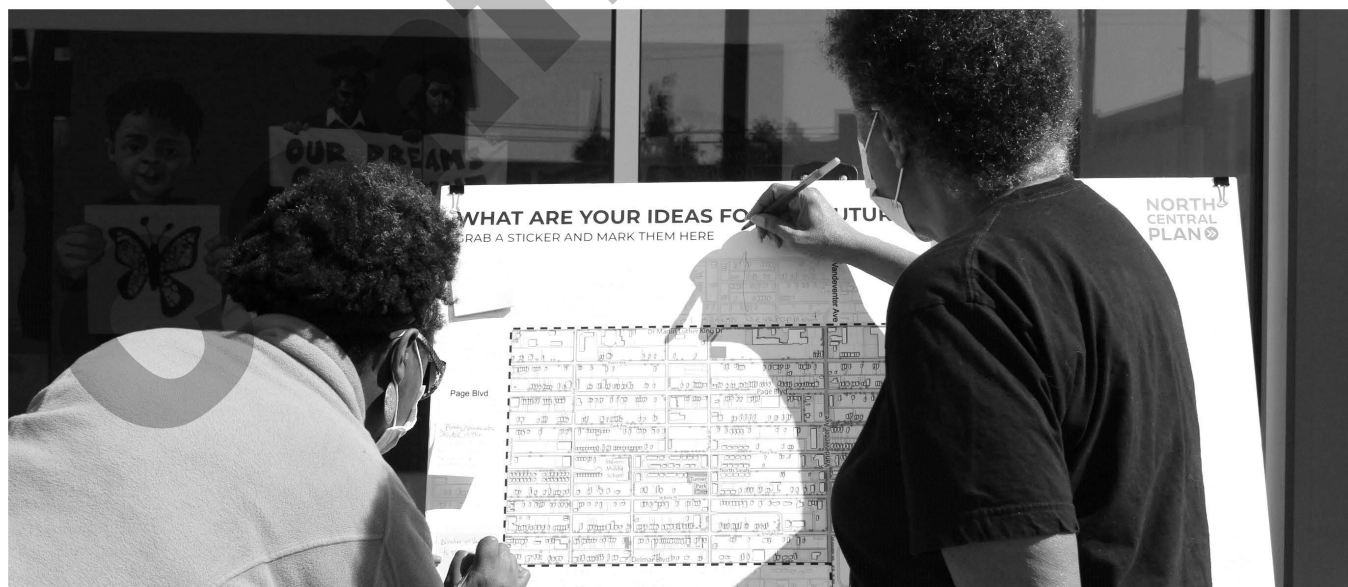
Single-family = +793

Two-family = +1,588

Multi-family = +4,220



PROGRESS REPORT – PHASE 1



**KEY STAKEHOLDER FEEDBACK**

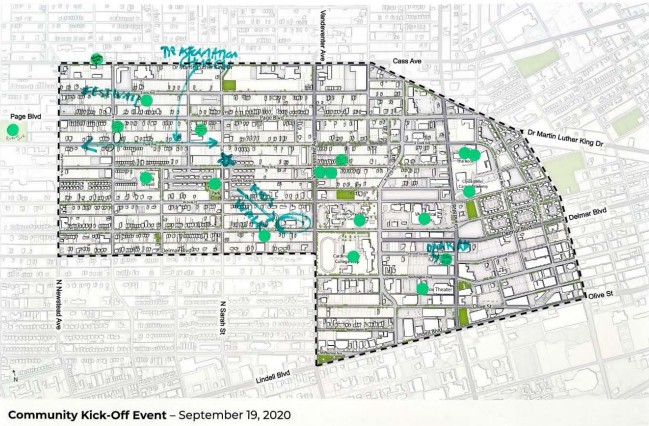


PROGRESS REPORT – PHASE 1



Key Stakeholder Feedback

WHERE ARE THE PLACES PEOPLE GATHER?  
GRAB A STICKER AND MARK THEM HERE



Community Kick-Off Event – September 19, 2020

WHAT ARE YOUR IDEAS FOR THE FUTURE?  
GRAB A STICKER AND MARK THEM HERE



Community Kick-Off Event – September 19, 2020

<http://northcentralstplan.com/index.php/imap/>

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PROGRESS REPORT – PHASE 1



Key Stakeholder Feedback

WHERE ARE THE DESTINATIONS YOU LIKE?  
GRAB A STICKER AND MARK THEM HERE



Community Kick-Off Event – September 19, 2020

WHERE ARE PLACES TO PROTECT?  
GRAB A STICKER AND MARK THEM HERE



Community Kick-Off Event – September 19, 2020

<http://northcentralstplan.com/index.php/imap/>

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## PROGRESS REPORT – PHASE 1

### Key Stakeholder Feedback

#### WHAT IS YOUR FAVORITE STREET?

GRAB A STICKER AND MARK IT HERE



Community Kick-Off Event – September 19, 2020

#### DID SOMETHING IMPORTANT HAPPEN HERE?

GRAB A STICKER AND MARK WHERE



Community Kick-Off Event – September 19, 2020

<http://northcentralstplan.com/index.php/imap/>

## PROGRESS REPORT – PHASE 1

### Social Pin Points

#### Favorite Destinations



PROGRESS REPORT – PHASE 1



Social Pin Points

Favorite Destinations

Favorite Street



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PROGRESS REPORT – PHASE 1



Social Pin Points

Favorite Destinations

Favorite Street

Places People Gather



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PROGRESS REPORT – PHASE 1

**Social Pin Points**

Favorite Destinations

Favorite Street

Places People Gather

Places to Protect



195

PROGRESS REPORT – PHASE 1

**Social Pin Points**

Favorite Destinations

Favorite Street

Places People Gather

Places to Protect

Something Important

Happened Here



196



Community Comradery  
Connection with Officials  
Previous Plan History Caring Neighbors  
Diversity Accessibility Institutions  
Long Term Residents Neighborhood Location  
Surrounding Communities Neighborhood Amenities Growth

STRENGTHS

Housing  
Vacancy Safety Engaged Leaders and Officials  
Community Healing Garden Racial Equity Break the Delmar Divide  
Community Building Long Term Neighbors  
Attract More Church Members Restoration of Housing  
Fiber WiFi Youth Business Development Stop Littering  
Change the Narrative Community Comradery  
Power of Commute Collaboration Growth Jobs  
Financial Literacy Education

OPPORTUNITIES

Please tell me three to five things that you think are strengths of neighborhood.

## Themes

Many respondents felt that the neighborhood has a ***strong sense of community*** citing diversity, friendliness and good neighbors.

Respondents reported **feeling safe in this community** and thought the location was **extremely convenient for City residents.**





PROGRESS REPORT – PHASE 1  
BASELINE ANALYSIS SUMMARY

**NORTH  
CENTRAL  
PLAN** »

Please tell me three to five things that you think are opportunities for improvement to your neighborhood as it is today



201

### Themes

Respondents consistently cited the need for **more programs for youth including parks and childcare.**

**More housing** was mentioned by respondents as a opportunity for improvement

**Security & safety** were also cited by more than half of respondents

PROGRESS REPORT – PHASE 1  
BASELINE ANALYSIS SUMMARY

**NORTH  
CENTRAL  
PLAN** »

If you could wave a magic wand and change 3 things about your neighborhood, to make it an even better place to live, what would those be? What is your top 3 wish list?



202

### Themes

Respondents want to see **more housing, parks and a cleaner neighborhood.**

While safety did not show up as a top priority in the previous questions, **many folks wanted the rates of violence in the city to decrease**

**Accessible programs an services** were also mentioned as important focus areas by residents

Confidential

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United Church of Christ  
Church Building  
 Loan Fund