
The Comprehensive Plan Update of 2005

Adopted June 5, 2006
Amended May 21, 2007

*Prepared by the
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UNIVERSITY CITY RESIDENTS AND BUSINESS COMMUNITY

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Cover art designed by University City High School student Chris Mozier.

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Executive Summary

University City is a place, a lifestyle. It is not a clone community. It has a strong personality identified with numerous unique assets -- an eclectic mix of commercial activities, historical architecture and contemporary construction, cultural and recreational opportunities, and fantastically diverse residents. Preservation of this personality is of paramount importance to City leaders, residents and the business community.

It is with this goal in mind that University City confronts the many challenges of being a mature inner-ring community. As the City redevelops, it must take care to build upon its assets and continue to celebrate localism. It must take care not to govern development decisions by short-term payoffs. It must redevelop areas that show signs of decline or economic underperformance in accordance with a long-term vision, while recognizing the challenging need for immediate improvement.

The Comprehensive Plan Update of 2005 outlines the City's strategy to preserve and enhance the University City character. It is an official public document adopted by City Council for use as a policy guide in making land use and economic decisions. The Plan is a result of cooperative efforts of the citizens of University City, business and property owners, the Plan Commission, City Council and City staff.

The City adopted its first Comprehensive Plan in 1922. Since its original preparation, the subsequent comprehensive plans or updates were prepared in 1931, 1958, 1986 and 1999. The Comprehensive Plan Update of 2005 represents, for the most part, the goals and objectives set forth in the 1999 Plan. However, many policies have changed to reflect an assessment of existing and anticipated conditions. Also, this update adds several components.

The Plan was formulated around several guiding principles:

- The City will build upon the community's image, identity and sense of place. New developments – commercial and residential – will reflect the positive characteristics that define University City and contribute to its unique appeal.
- The City will enhance and protect its strong neighborhoods. It will continue to support housing opportunities that are available to all with a diversity of scale, price, style, and are located in safe areas.
- The City will enhance its urban environment. Additional opportunities to physically link housing, commercial, service, recreation and other community building blocks by promoting mixed use centers of various scales will be strongly supported.
- The City will recognize that as a mature, inner-ring suburb of St. Louis, land use and economic changes will be gradual in nature.

“What you do not ask for you do not receive. Ask.”

William Wyte,
*Rediscovering the
City Center*

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Chapter One

Setting the Stage

COMPREHENSIVE PLAN OVERVIEW

Purpose of the Plan

The Comprehensive Plan Update of 2005 is an official policy document of the City of University City. It provides a concise statement of the City's policies for future development and redevelopment within the City. The Plan is meant to be a dynamic document that will evolve and respond to changing conditions. The Plan was developed to serve a variety of purposes, including the following:

- To guide the City's vision for long-range improvements ensuring that the previously adopted Comprehensive Plan Update of 1999 is revised to reflect current census information, development trends, and existing City policies;
- To provide a framework for preserving and enhancing the existing community;
- To further protect existing neighborhoods from the potential encroaches from new uses that could negatively impact the quality of life and property values;
- To identify the major redevelopment and revitalization opportunities in University City; and
- To coordinate the City's strategies and policies regarding economic growth and development.

To be an effective and meaningful document, the Plan must be consulted by City Council, Plan Commission, City staff and developers when considering land use and economic development issues. The Plan should also be used to support the Zoning Ordinance, development subsidy policies, grant applications and other documents and be reviewed and updated in five year intervals.

Planning Process

The Comprehensive Plan Update of 2005 was prepared in-house by the Department of Community Development, under the direction of the Plan Commission and City Council. The planning process included a review and refinement of the issues, goals and strategies established in the 1999 Comprehensive Plan Update. These elements were evaluated for appropriateness and revised where necessary.

The planning process included a public outreach and involvement effort, including:



- A telephone survey of 400 residents and 108 business owners to assess opinions about key issues and priorities. Appendix A contains the survey results.
- Public meetings, including a Youth Community Forum. Appendix B contains public meeting comments.
- A project Web site, with regular updates about the status of the planning process.
- Written comment forms to solicit opinions about the Plan and associated issues.
- A partnership with University City High School students to analyze city-wide data and produce maps.

This process resulted in a substantially rewritten document to be used as a guide for future decision-making in University City.

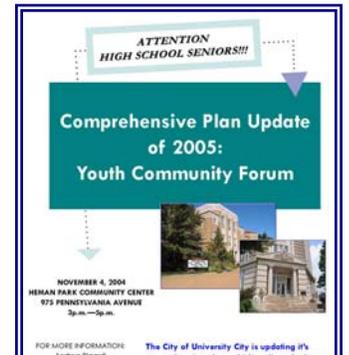
Contents

This plan is organized into four chapters:

- Chapter 1: Setting the Stage – the basis for planning, process overview, and background information about the City.
- Chapter 2: Planning for the Future – defining the direction for the Plan.
- Chapter 3: Strategic Initiatives – identifying initiatives to achieve the City’s vision for the following areas: Residential Neighborhoods, Commercial Areas, Housing, Economic Development, Land Use and Redevelopment, and Public Facilities, Services and Infrastructure. The discussion concerning each area includes the following fundamentals:
 - Purpose:* The intent behind inclusion of the element in the Comprehensive Plan Update.
 - Planning Context:* Information about current conditions, including physical and social conditions, which provide background information and perspective for each plan topic. This section also includes issues identified by City Council, Plan Commission, City staff and by University City residents and business owners.
 - Policies and implementation actions:* Policy guidance to University City decision makers and staff on a wide range of issues, and recommendations to achieve goals and objectives.
- Chapter 4: Implementation – a matrix of action statements and a priority timeframes for use by City staff, the Plan Commission, and City Council.

COMMUNITY CONTEXT

Located in the St. Louis, Missouri Metropolitan region, University City lies at the western edge of the City of St. Louis. University City is bordered to the north by the cities of Wellston, Pagedale, and Overland; to the west by the City of Olivette; and to the south by the cities of Ladue and Clayton. Regional access is provided by several interstates and major arterials, including Interstate 170,



Interstate 64, Delmar Boulevard, Olive Boulevard, Hanley Road and Midland Boulevard.

University City is a vibrant community of about 40,000 people and is known for its diversity – from the eclectic mix of commercial activities, range of housing styles, to residents who represent many economic, cultural, ethnic and religious backgrounds. Six square miles comprise the City’s total land area. The City is essentially built-out and completely surrounded by established municipalities.

History

With the 1902 purchase of an 85 acre tract of land on Delmar Boulevard, Edward Gardner Lewis founded University City. Lewis envisioned developing a city based upon the principles of the City Beautiful movement, with a strong emphasis on urban design and planning. This vision was realized through the architecturally distinct residential housing and buildings, inviting streetscapes and well-planned neighborhoods.

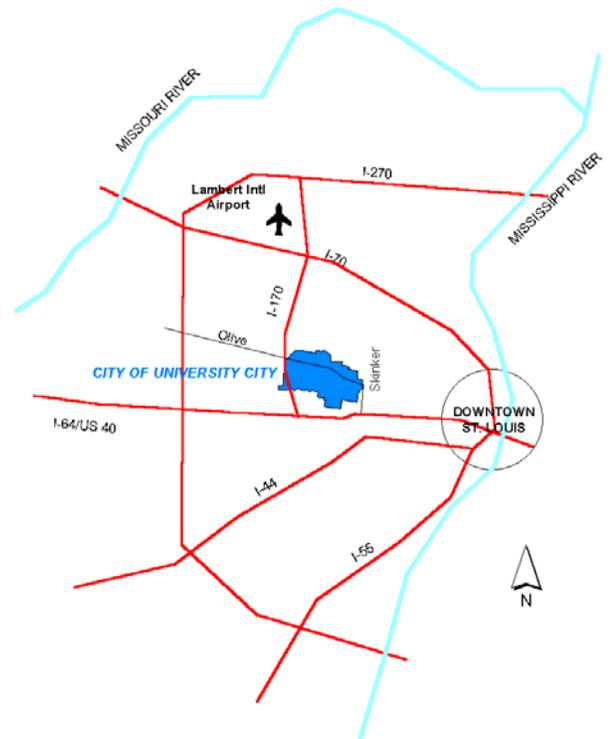
The City was formally incorporated in 1906 with a population of 2,000. Lewis, a women’s magazine publisher, became the first mayor. During the next few years with Lewis’ guidance, subdivisions developed, banks opened, and commercial activity prospered. In 1909, the City adopted its first building code. The University City School District formed in 1915, making the City one of the first cities in the country to develop a junior high school system.

In the 1920s, thousands of people resettled to less populated communities to the west of St. Louis. The 1920 Census revealed that University City had a population of 6,702, an increase of 177%. Between 1920 and 1930 more than 19,000 people moved to the City, bringing its population to 25,809. Many of the residents were foreign born.

In 1920, the University City Plan Commission was established, the first such commission in St. Louis County. Among the earliest actions of the Plan Commission was the adoption of a basic plan in 1922. The plan touched briefly on street patterns, recreation and public transit, but consisted primarily of zoning regulations and subdivision controls. In 1931, a comprehensive plan was prepared for the City by Harland Bartholomew and Associates. The plan guided development decisions during major periods of development and growth over the next twenty years.

During the Great Depression, University City suffered with the rest of the country. No new subdivisions were platted between 1930 and 1935, improvements were put on hold and the salaries of city employees were reduced.

FIGURE 1



The Board of Alderman adopted three revenue proposals that provided funds to assist unemployed citizens until the enactment of federal programs. However, by the 1940s, construction boomed again as new schools, public buildings, and street improvements were developed throughout the City with the help of the Works Progress Administration. The population had increased slightly as well.

On February 4, 1947, University City voters adopted home rule charter and firmly established a new Council-Manager form of municipal government. By 1958, with the development of the City nearing completion, a new comprehensive plan was adopted. The new plan dealt with traffic, the economy, schools and parks and called for the renewal of the eastern and the Loop portions of the City.

The City expanded to its current boundaries by the 1960s and comprised 5.9 square miles. On June 5, 1967, University City became the first city in the nation to adopt an ordinance requiring an occupancy permit as a prerequisite to occupying or re-occupying any dwelling unit. Also in that year, the zoning code was revised and offered some innovative features such as site plan review and a Planned-Residential-Office district that encouraged high rise multi-family residential and office development.

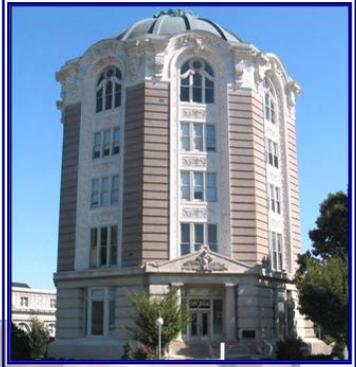
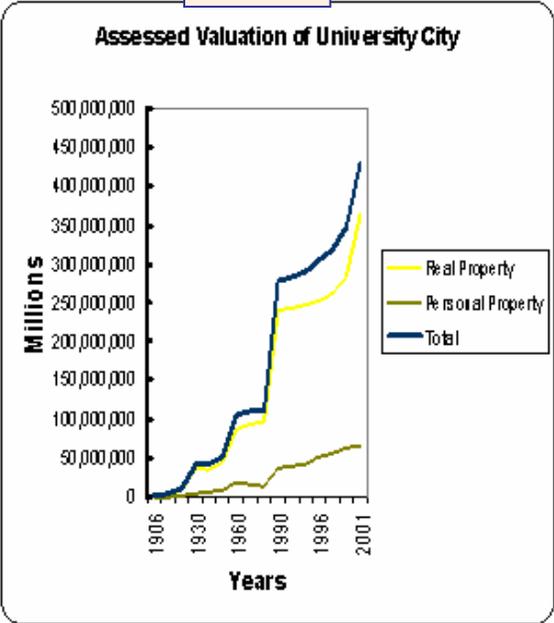
In the decades following final annexation, the City has seen much population change, development and redevelopment, but continues to be one of the most inviting and unique communities in the region.

Government

University City is a Home Rule Charter city with a Council-Manager form of government. The City Council is a nonpartisan legislative and policy-making body comprised of a Mayor and six council members. The Mayor, who is elected in a citywide election, chairs the council and is the head of city government. Two council members are elected in each of the City’s three wards, serving four-year terms.

The City Manager is the chief executive for the city, running the day to day operations and administering the policies the council adopts.

FIGURE 2



University City is a full service community, offering the following city services: library, police protection, fire and paramedic services, Community Development, street maintenance, refuse collection, recycling programs, street cleaning, snow and ice removal, recreation facilities, parks and a golf course. These services are provided by eleven city departments: Human Resources, Law, Municipal Court, Finance, Police, Public Works, Fire and EMS, Community Development, Public Relations, Information Technology and Parks, Recreation and Forestry.

Special administrative and advisory organizations, comprised of volunteer University City residents, include Board of Adjustment, Board of Building Code of Appeals, Board of Trustees, Police and Fire Retirement Fund, City Park Commission, City Plan Commission, Civil Service Board, Commission on Arts and Letters, Historic Preservation Commission, University City Redevelopment Authority, Industrial Development Authority, Committee for Access and Local Origination Programming, Library Board, University City Loop Special Business District, and Tax Increment Financing Commission.

Recreation and Culture

University City has an extensive urban park system comprised of approximately 255 acres for walking, jogging, picnicking, and playing. The system includes seventeen parks, playgrounds, athletic fields, picnic facilities, tennis courts and open greenspaces.

Other recreational amenities include: Heman Park Community Center, Heman Park Centennial Commons, Heman Park Pool/Natorium, recreation clubs, summer youth recreation programs, and the nine-hole Ruth Park Golf Course. Also, the City has a 26-acre wooded tract with an interpretive nature trail. These facilities, sporting groups, youth recreation programs and greenspaces provide many recreational opportunities for residents and visitors.

University City residents have a choice of cosmopolitan cultural activities including visual and performing arts classes offered at the Center for Cultural Arts; visual arts classes at Craft Alliance; music lessons and classes at Webster University Symphony Music School and more. Works of local and international artists in various media are exhibited in several art galleries. Metro Theater Company, a professional touring theater company, develops and performs new and original works. The University City Public Library also hosts art exhibits, public lectures, poetry readings and a variety of programs. A 55-piece volunteer orchestra, U. City Symphony Orchestra, offers concerts from September to May.

Churches of various denominations and synagogues provide houses of worship for University City's diverse population and have a strong community presence.

University City has an array of restaurants from fine dining to trendy eateries and fast food restaurants. For nightlife, establishments offer intimate surroundings,



high energy music or live entertainment. A movie theater presents a selection of art, foreign and limited release films.

Specialty shops – contemporary furniture, unique jewelry, home accessories, novelty items, clothing, crafts from around the world and more – draw patrons of all ages from around the region to University City.

Education

University City is committed to education from private schools to public schools. Within the University City public and private school systems, there are many opportunities and options for students and parents alike.



University City has its own school district, which includes six elementary schools, a middle school and a high school. The 2003-2004 enrollment was 3,974, and the average per pupil expenditure for that year was \$9,285.64.

There are also several private schools in University City which include: Agape Child Development Center, Bais Yaakov High School, Bethel Evangelical Lutheran, Block Yeshiva High School (boys), Christ the King, Our Lady of Lourdes, and Torah Prep.

TABLE 1

UNIVERSITY CITY SCHOOL DISTRICT 2003-2004 QUICK FACTS	
Rating	Accredited
Staffing Ratios	16:1
Average Attendance Rate	91.3%
Current Tax Rate	\$4.9859
Assessed Valuation	\$462,666,420
Staff With Advanced Degrees	46.8%

Source: University City School District

PLANNING INFLUENCES

This section provides a brief summary of the planning influences – primarily demographic and physical -- affecting future land use and economic development activities in the City. It provides a context for the Plan and is used to forecast changes the City is likely to experience in the future.

Demographic Profile

Population

The current population of University City is 37,644*, which represents a decrease of about 2,400 persons since 1990. This decline is in keeping with population trends in neighboring municipalities, and could have long-term impacts on the City's housing vacancy rate and revitalization needs.

TABLE 2
POPULATION TRENDS:
UNIVERSITY CITY AND NEIGHBORING COMMUNITIES

CITY	1990 POPULATION	2000 POPULATION	% CHANGE
Clayton	13,926	12,825	-8%
Ladue	8,795	8,645	-1.7%
Olivette	7,573	7,438	-1.8%
Overland	17,987	16,838	-6.4%
Pagedale	4,113	3,616	-12.1
St. Louis City	396,685	348,189	-13%
University City	40,087	37,644 *	-6%
Wellston	3,612	2,460	-31%

Source: US Census 2000

* NOTE: The population for University City was revised on May 5, 2003 from 37,428 to 37,644. However, the Census Bureau has not recalculated the demographic information for the City to reflect this revision. Figures provided for all demographic subjects relating to population use the original tabulation.

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From 1990 to 2000, population gains and losses were fairly distributed among most Census block groups in University City. The block group that experienced the greatest population gain (1,532 persons) is in the eastern portion of the City, and contains a large number of multi-family units. With a loss of 701 persons, the block group in the most southeastern area of the City experienced the greatest population decline.

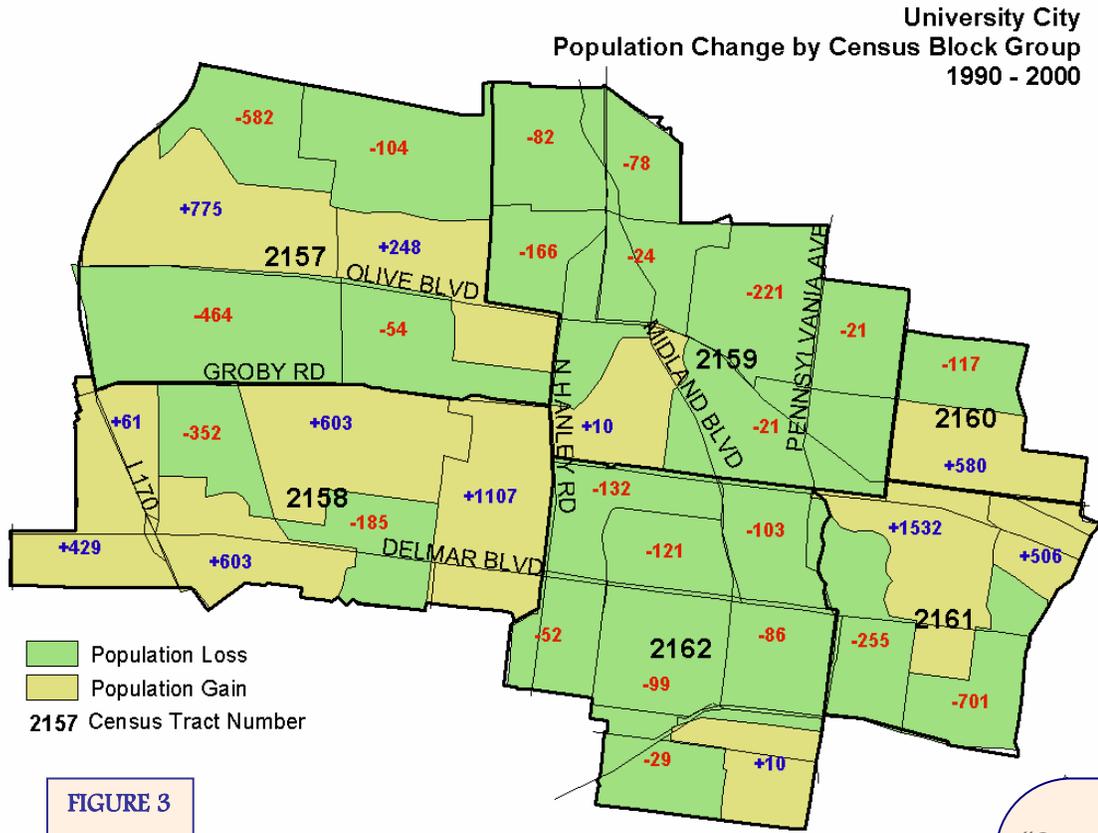


FIGURE 3

The decade of the 1920s was University City’s period of most rapid growth. This growth continued through the next three decades reaching a peak population of 51,200 in 1960. Over the next forty years, University City’s growth rate declined. The most apparent precipitators of change in the population are smaller family size and migration, rather than births and deaths.

Regional population projections for the St. Louis Metropolitan Area indicate that the population of St. Louis County (of which University City is part) is expected to decrease over the next several years, while the greatest growth in population is expected in the collar counties of Franklin, Jefferson, Monroe and St. Charles. Part of this growth in the collar counties can be attributed to a shift in regional population.

“Our population is not growing. Births in our region have exceeded deaths for the past two decades, resulting in small population gains. But this only masks the reality that thousands of St. Louis area residents leave the region for other areas every year. In terms of size, we are slowly slipping backward on the roster of great metros. Without intervention, there is no reason to believe that this trend will not continue”.

--Critical Concerns: Background for the St. Louis Regional Leadership Retreat, January 30-31, 2003
 East-West Gateway Coordinating Council, FOCUS St. Louis, St. Louis Regional Chamber & Growth Association

TABLE 3

County	POPULATION PROJECTIONS 1990 - 2020							% Change 1996-2020
	1990	1996	2000	2005	2010	2015	2020	
Franklin	80,603	88,800	96,000	99,700	103,500	107,300	111,000	25.0
Jefferson	171,378	186,400	200,000	211,000	222,000	233,000	244,000	30.9
Madison	249,218	255,300	259,500	265,000	270,600	276,200	281,700	10.3
Monroe	22,419	24,800	27,500	29,600	31,700	33,700	35,800	44.3
St. Charles	212,907	251,300	295,000	325,000	343,400	361,900	380,300	51.3
St. Clair	262,874	265,500	269,000	269,600	274,700	280,000	285,000	7.3
St. Louis	993,446	1,007,900	1,009,300	1,001,700	994,300	987,000	980,000	-2.8
St. Louis City	396,685	357,400	325,000	326,300	327,500	328,800	330,000	-7.7
Region	2,389,530	2,437,400	2,481,300	2,527,900	2,567,700	2,607,900	2,647,800	8.6

Source: East-West Gateway Coordinating Council

Based on a simple population trends analysis using average annual growth rates and a lack of vacant land, it does not appear that significant population gains can be expected in University City over the next several years.

TABLE 4

UNIVERSITY CITY ANNUAL POPULATION COMPOUND INCREASE/DECREASE (%)	
1950	--
1960	2.5%
1970	-.75%
1980	-1.06%
1990	-.63%
2000	-.63%

FIGURE 4

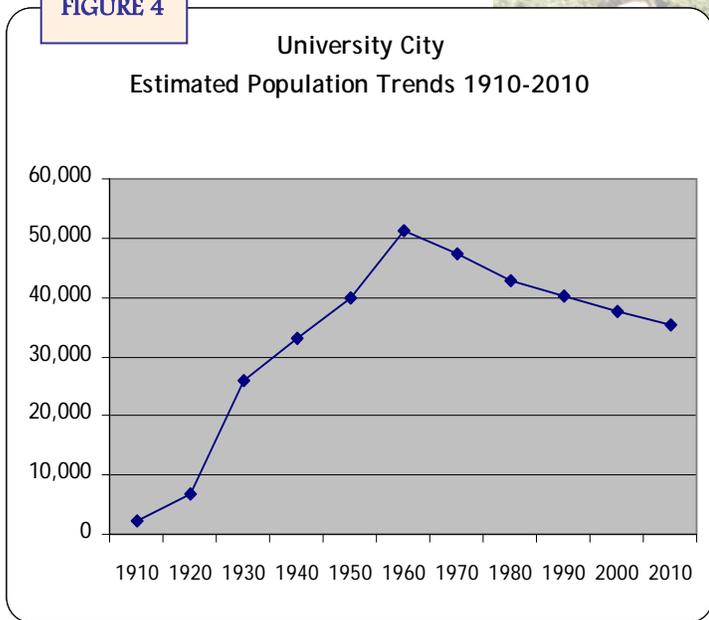
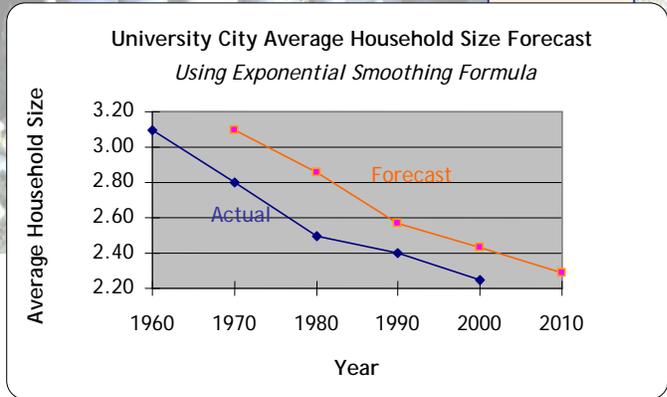


FIGURE 5



However, with the construction of several multi-family residential units, modest population increases are possible. For example, it is estimated that the 2004 population for University City is 38,634 or a 3% increase from the 2000 population. This estimate is based on 2000 Census data and building permit data. From January 2000 to September 2004, 468 new units were permitted. The Census average household size of 2.25 was applied to the number of building permits issued for all units since 2000. A vacancy rate of 6% was applied to all units to refine the estimate.



The fiscal impacts of population loss include a loss in intergovernmental aid, loss of tax base and other. Based on population trends and anticipated social, structural, economic and land use drivers the City does not expect or plan for significant population gains.

Race

The racial composition of University City has changed significantly over the last forty years. The 1960 Census reported that less than .4% of the population, or 181 “non-white persons” lived in University City. By 1980, the African American population increased to 43%.

Today, African Americans comprise 45% of the population; Caucasians represent 49% of the population and Asian or other heritages represent 6% of the population. University City is becoming more culturally diverse, as the Asian and other ethnic heritages population saw the greatest increase from 1990-2000.

University City has a definite geographic pattern with regard to the distribution of race. African American residents represent 80% of the population residing in the northern Census tracts (2157, 2159, and 2160), and 20% percent of the population residing in the southern Census tracts (2158, 2161, 2162). This pattern is a challenge if University City is to move toward a more evenly integrated community.

Age Characteristics

A trends analysis of University City’s age characteristics is complicated by a large transient population. College students constitute a considerable percentage of the 18-34 population categories. This transient population has different housing, land use, and social needs and interests than other residents.

The median age in University City is 35.4. Census Tract 2161, where multi-family housing units predominate, contains one of the only lower than average median ages in St. Louis County at 27.5. The largest percentage of the population in University City is in the 25 to 34 age category. The City experienced the greatest increase in the 45 to 54 age category from 1990 to 2000. This increase is in keeping with national trends for this age group. As this age cohort continues to move into their sixties, there will be a significant increase in the elderly population.

Over 13% of the population is over the age of 65. Senior housing needs can be a planning challenge in terms of meeting the variety of housing stock and rehabilitation issues. This age category can also create a shift in demand for certain recreational programs and amenities.

FIGURE 6

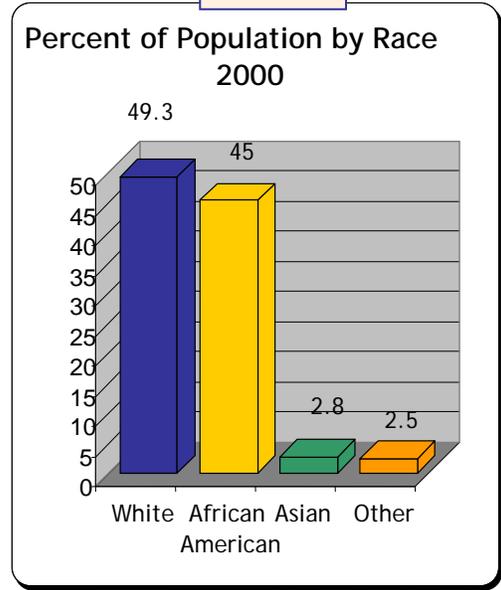


TABLE 5

AREA	MEDIAN AGE		
	1980	1990	2000
University City	32	34	35.4
St. Louis County	31	34.7	37.5
St. Louis Metropolitan Area	30	33.3	36
The Nation	30	32.8	35.3

Source: US Census 2000



University City Population by Age Group, 1990 and 2000

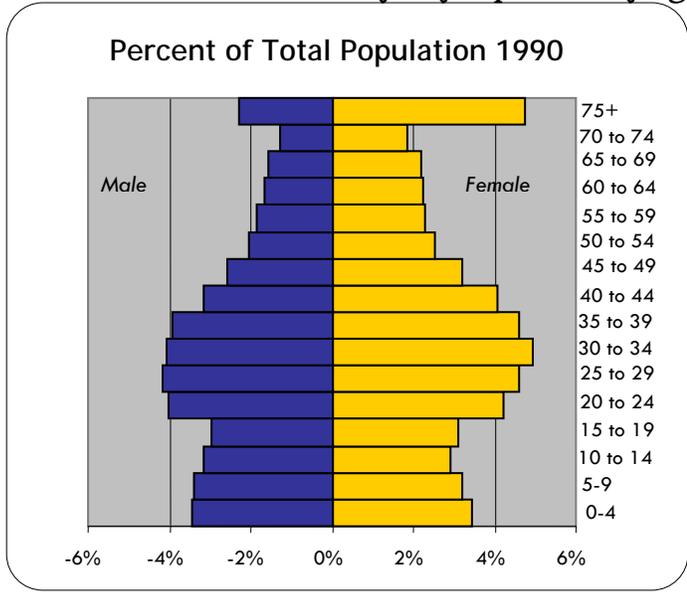


FIGURE 7

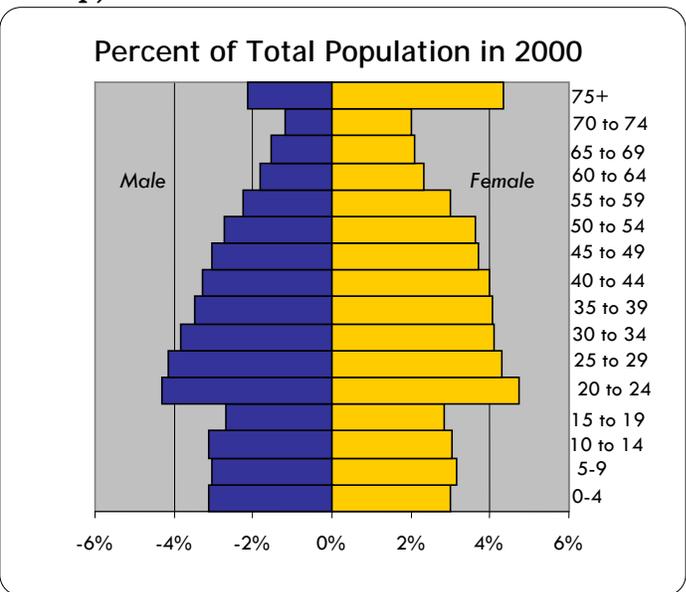


FIGURE 8

Household Size

Several national trends, such as smaller family size and an increase in female-headed households have affected University City's population. Also, approximately one-third of all households are single-person households. The average household size in University City is 2.25, slightly lower than the 1990 value of 2.4. This decline may be attributed to residents having fewer children and a growing retiree population, which in turn affects school enrollment.

TABLE 6

SUBJECT	2000		1990		% CHANGE
	NUMBER	%	NUMBER	%	
Households by Type					
Total Households	16,448		16,602		-.9
Families	9,165	55.7	10,373	62.5	-6.8
Married	6,033	36.7	7,270	43.8	-7.1
Single-Parent	1,518	9.2	*	*	*
Single Mother	1,435	8.7	1,338	8.1	.7
Other Families	1,614	9.8	1,611	9.7	.1
Non family households	7,283	44.3	6,229	37.5	6.8
Persons living alone	5,617	34.2	4,987	30	4.1

Source: US Census 2000

* Comparable data not available as this information was not gathered by the 1990 Census.

Educational Attainment

Between 1970 and 1990, University City followed a national trend of increased numbers of high school and college graduates. In 1990, University City's percentage of high school graduates was higher than regional and national figures, and its percentage of residents with four or more years of college was substantially



higher than county, regional and national figures. By 2000, the City experienced a reduction in its percentage of high school graduates, but maintained a higher than the regional and national average of four or more years of college (45%). Census Tracts 2158, 2161, and 2162 contain a majority (51% to 80%) of adults with a college degree or higher.

Disability

Approximately 15% of the civilian non-institutionalized population over age 5 indicated a disability status in the Census 2000. Of that number, 8% were persons 16-64 with a work disability and 7% were persons over 65 with a disability.

Income

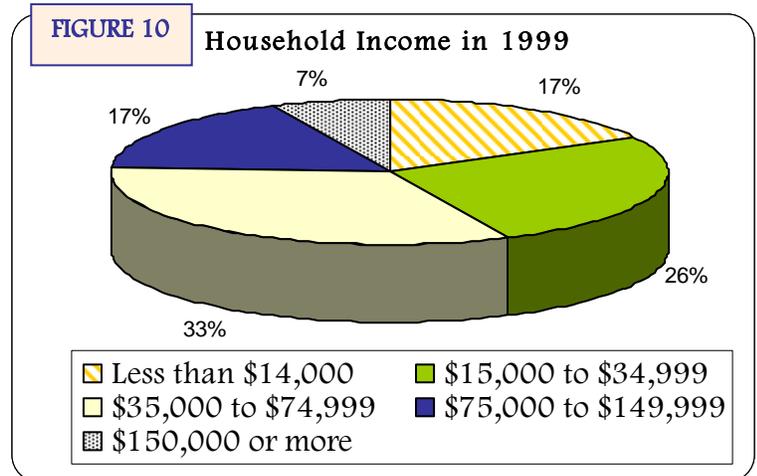
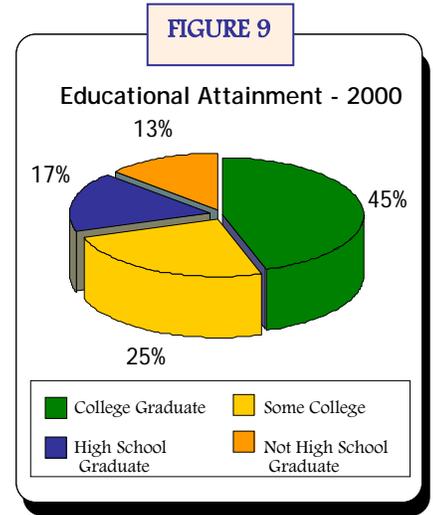
The 2000 Census reported that the median family income¹ for University City is \$52,539, which compares to \$54,113 for the St. Louis metropolitan region. University City’s median household income is \$40,902 while that of the region is \$44,437. Per capita income, or an average obtained by dividing aggregate income by total population, is \$26,901 in University City and \$22,698 for the St. Louis metropolitan region.

The University City poverty percentages increased over the past decade. In 1990, the Census reported that 12.8% of the population were “poor persons”, while the 2000 Census indicated that 14.7% of the population fell into that category. There were 2,642 (7.1%) of persons below 50% of poverty level, or \$22,219 for the St. Louis metropolitan area. 9.5% of the City’s families have an income below the poverty level, which compares to 7.6% in the overall St. Louis metropolitan region.

Approximately 573 or 66% of the City’s families with income below poverty level are families with female householder, no husband present. An analysis of the percent of the population below the poverty level by block group reveals that the northeastern portion of the City and blocks of the City where multi-family housing units are prevalent are areas with the highest percentages.

Land Use

The City’s overall land use has not changed considerably over the past several decades. The City is essentially built out, which provides limited opportunity to impart major land use changes. Land use concerns shifted several years ago from how to develop large tracts of vacant land to how to redevelop older, underutilized properties.



¹A family is a group of two or more people who reside together and who are related by birth, marriage, or adoption. A family does not include non-related household members or individuals living alone.

The primary land use is single-family residential, comprising approximately 82% of the land area. Another 11% of the City is devoted to high density residential. The City is dense, with 84% of the residential lots being less than 10,000 square feet each. Development pressures from a lack of vacant residential land have increased the number of tear down and in-fill residential construction.

Commercial activities make up about 3% of the land area and are concentrated on Olive and Delmar boulevards.

The remaining land uses in the City are institution, industrial, park, and vacant/agricultural.

With 3% of its land use devoted to vacant parcels, University City has little vacant land available for development. Of the vacant land, very little is developable under the existing zoning regulations.

Economic Considerations

University City currently collects a residential property tax at the rate of \$1.14 per \$100 of assessed valuation. Assessed valuation is approximately one-third of the actual value of commercial property and 19% for residential property.

TABLE 7
2005-2006 City Tax Rate

General Fund	\$.667
Police and Fireman’s Retirement Fund	\$.188
Library Fund	\$.291
Debt Fund	\$.00
Total Rate	\$1.146

Source: University City Finance Department

The City’s general fund provides approximately 11% of the City’s operating income. The balance of the funds for city services comes from utility and sales taxes, user charges such as refuse billing and other sources.

The City’s financial strategy includes the “pay-as-you-go” plan for financing all but the largest of capital projects. This program keeps tax increases to a minimum for residents and businesses.

The City’s sales tax collections over the past several years have been impacted by St. Louis County’s sales tax redistribution plan. Under this plan, a large share of revenue is redistributed among various municipalities in St. Louis County in an attempt to minimize sales tax disparities. The plan divides municipalities into “A” point of sale communities or “B” pool cities. University City is classified as a pool city, and receives sales tax from a pooling of all sales tax collected in pool areas and distributed to each jurisdiction based on population. Due to a decrease in population, University City’s share of the sales tax collections from the pool has declined. It is therefore important that the City’s sales tax generation and population increase.

The economic impact of nearby Washington University is also important to University City. Of Washington University’s 10,000 students, approximately 25% live on-campus. With a large demand for off-campus student housing, the University owns over 600 properties in University City. The City values the



excellent property upkeep provided by the University but is cognizant of the fiscal implications of its tax exempt status.

Between 1996 and 2000, the St. Louis metropolitan area gained 91,459 jobs – a 5.9 percent increase to 1,636,410 full-time and part-time positions (East West Gateway Council of Governments Where We Stand, p. 40). The region’s unemployment rate of 4.18 was slightly higher than the average of 3.81 between 1997 and 2001.

An uncertain national economy also has an effect on State and local revenues. Federal funds that would ordinarily have been dedicated to social, infrastructure and housing programs have been diverted to security as a result of the September 11, 2001 terrorist attacks.





Chapter Two

Planning for the Future

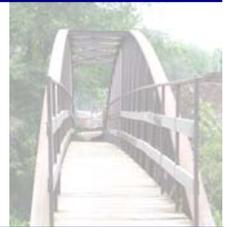
STATEMENT OF GOALS AND COMMUNITY PRIORITIES

The direction for the development and redevelopment of University City reflects previously adopted goals as well as ideas generated through the public participation process and numerous work study sessions. It is not all inclusive, but rather responds to the critical challenges that are or will confront University City in the near future. By focusing on these areas, University City can better direct resources and investment decisions to projects and programs critical to residents.



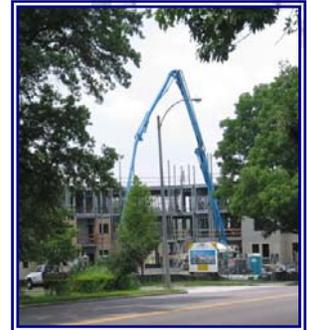
Goals

Goals are organized around three key areas originally identified in the Comprehensive Plan Update of 1999: Growth Management, Community Quality and City Government. These goals were reviewed during the planning process for the Comprehensive Plan Update of 2005 and found valid.



Growth Management

1. The management and improvement of commercial areas.
2. The management and improvement of industrial areas.
3. The preservation, maintenance, and improvement of residential neighborhoods.
4. The preservation, maintenance, and renewal of the housing stock.
5. The management of physical development in a manner that produces high-quality, long-lasting development, that projects a positive community image, increases the value of surrounding property, adds to the public convenience, enlarges opportunities for pursuing an urban life style, and enhances community resources.
6. The management of physical development in a manner that protects the essentially residential nature of the community, recognizes the importance of designated landmarks and historic areas, minimizes the consumption of energy from non-renewable sources, harmonizes infill development with surrounding areas, and reduces the potential for damage resulting from flash floods, and other natural disasters.
7. A population representing a wide variety of ethnic groups, ages and incomes, with a predominance of those who have the means, will, and energy to provide the resources required to ensure the long-term vitality of University City.
8. Convenient access from University City to all parts of the St. Louis metropolitan area, without sacrificing basic neighborhood amenities.
9. Provide opportunities for mixed-used developments to create a diverse blend of commercial and residential uses to help meet the daily needs of residents.



10. Support housing development and programs that meet the economic and social needs of University City residents.
11. Identify potential redevelopment sites that could enhance the City's overall economic well-being.
12. Develop an organized economic development effort, with special emphasis on capitalizing upon the unique assets and characteristics of University City.
13. Encourage infill development in a manner consistent with the surrounding context.

Community Quality

1. The maintenance and improvement of the city services essential to a first-rate urban community.
2. The maintenance and improvement of the infrastructure essential to a first-rate urban community.
3. A community-wide sense of personal safety and freedom from the threat of crime.
4. Continue to support the University City School District in achieving first-rate educational opportunities to all students attending University City public schools as well as those attending private and parochial schools.
5. The maintenance and improvement of access to shopping, employment, and recreational resources.
6. The maintenance and improvement of cultural, educational, and recreational opportunities.
7. Maintenance of the dense tree cover and open space, which makes University City a more attractive place to live.
8. The preservation and protection of the distinctive character of the residential neighborhoods.
9. The maintenance and improvement of the special character of the University City Loop.
10. Continued citizen involvement in the community.
11. Access to sufficient public transportation.
12. Promote the use of alternative transportation modes to the automobile that are safe and convenient for University City residents, employees and visitors.
13. Enhance community design in redeveloping commercial areas of the City.

City Government

1. The improvement of the level and scope of City services as well as timely improvements without significantly increasing tax rates.
2. An informed citizenry capable of effectively dealing with the issues that affect University City.
3. An enhanced community prestige throughout the metropolitan area.
4. To search out possibilities for new and improved economic development and redevelopment.
5. To search out possibilities for developing partnerships with adjacent municipalities with the intention of exploring integrated and coordinated services, development activity, and other efforts.



Community Priorities

During the planning process, several key issues were identified by residents, business owners, community leaders and City staff. These issues -- redevelopment, economic development, in-fill development, Olive Boulevard, light rail/MetroLink, preservation of residential areas and mixed-use development -- suggest a priority list for Plan implementation.

1. **Major Areas for Redevelopment.** The Comprehensive Plan Update of 1999 identified twenty-two areas as “having the potential for redevelopment”. These areas included sites that met at least one of the following criteria for redevelopment:

- ✓ Vacant property.
- ✓ Deteriorating or poorly maintained buildings on the site.
- ✓ Underutilization of the property site with respect to site coverage or density or market conditions.
- ✓ A logical extension of adjacent higher density developments.
- ✓ Appropriate site for public use (i.e. MetroLink).

Many buildings on parcels identified as a redevelopment area have been reused since the adoption of the 1999 plan. Redevelopment has occurred on several parcels as well. The Comprehensive Plan Update of 2005 identifies additional areas for redevelopment and expands the criteria to identify such properties. These properties are given priority for City-wide development incentives.

2. **Economic Development Component.** Much of the City’s commercial and industrial areas, such as the Loop and Cunningham Industrial Park, are nearly developed. Other commercial corridors -- Olive Boulevard, North and South Road, portions of Delmar Boulevard -- were targeted for redevelopment in the Comprehensive Plan of 1999 and are undergoing enhancements. The Olive Boulevard corridor, for example, is being enhanced through planned and in-progress streetscape improvements.

The City continues to evolve and redevelop as underutilized or vacant properties become available. To guide economic development activity, the City utilizes several key documents and official policies. The Comprehensive Plan Update of 2005 includes an economic development element to better organize these documents. This element provides policies and actions to retain, enhance, and attract businesses/economic activity to support the long-term fiscal stability of the City, provide a variety of employment opportunities, and provide a high level of convenience and availability of services to residents.



3. **In-fill Development.** Beginning in 1995, the City began to experience an increase in the rate of homes being demolished and replaced by larger homes. The increase in tear-downs can be attributed to rising land values in the City, the age of the homes in the community, and the lack of modern conveniences in some of the housing stock. Also, the 2000 Census indicates that the total housing units in the City declined by .6% from 1990. Lacking land for new development and landlocked by other municipalities, in-fill construction and/or redevelopment at higher densities is one of University City’s options for major new housing development.



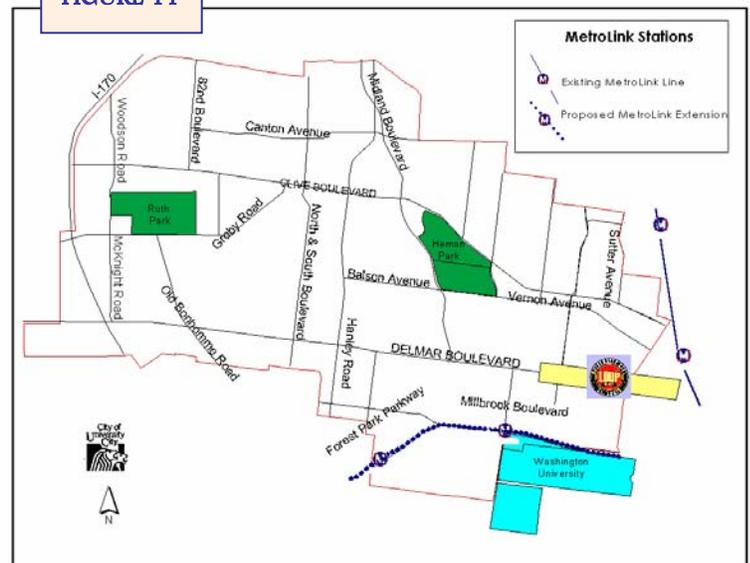
The Comprehensive Plan Update of 2005 provides policy statements and recommendations regarding the infill phenomenon.

4. **Olive Boulevard.** The land use and appearance of Olive Boulevard has long been a major concern for University City residents, business community and leaders and an opportunity for major redevelopment success. As a major east-west corridor in the City, Olive Boulevard captures a significant amount of vehicle traffic. As such, it serves as a primary image corridor for the City. Currently, many projects and policies have been implemented that target the corridor. Infrastructure and streetscape improvements (totaling over \$3 million dollars), new buildings, additional landscaping requirements, strict code enforcement, and control of litter and weeds have resulted in significant improvements that continue to enhance the appearance of this important corridor.

The Comprehensive Plan Update of 2005 develops additional policies and recommendations to address Olive Boulevard redevelopment.

5. **Light Rail -- MetroLink.** A significant land use issue and opportunity for University City arises with the construction of a MetroLink light rail station near Forsyth Boulevard and a station at Big Bend Avenue, both in the southern portion of the City. Beginning at the existing Forest Park MetroLink station, the Cross County extension will provide connections between the City of St. Louis and the City of Shrewsbury. The community must consider whether to preserve and protect the existing successful developments and neighborhoods or promote redevelopment in conjunction with the construction of the light rail system.

FIGURE 11



The Comprehensive Plan Update of 2005 develops policies and recommendations to address these opportunities.

6. ***Preservation of Residential Areas.*** University City is now and is expected to remain a predominantly residential community. The maintenance and preservation of neighborhoods continues to remain a high priority for University City. The City must meet the challenge of balancing redevelopment issues against the protection of residential areas and character.

The Comprehensive Plan Update of 2005 develops several policies and recommendations to address this issue.

7. ***Mixed-Use Development.*** Mixed-use zoning and land use regulations are tools used increasingly by local governments to promote higher density and diversity within development areas. Mixed-use development is designed to encourage a variety of community activities and services to co-exist in close proximity, thereby reducing the need for extensive automobile travel. Many jurisdictions have adopted mixed-use zoning ordinances and policies to promote a combination of commercial and residential development in targeted areas. In limited areas of the City, e.g. Delmar Loop, combinations of commercial and residential activities do exist. Overall, the City does not encourage commercial development in residential areas or residential development in most commercial areas.

The Comprehensive Plan Update of 2005 develops policies and recommendations to address this issue.





Chapter Three

Strategic Initiatives

OVERVIEW

Strategic Initiatives is the third component of the Comprehensive Plan Update of 2005. This section identifies the initiatives to achieve the vision outlined in Planning for the Future. It is broken down by focus areas identified through the planning process as key plan elements.

RESIDENTIAL NEIGHBORHOODS

The overall quality of a neighborhood has a profound impact upon the life of a City resident. Well maintained yards and houses facing neat, tree-lined streets generate pride and comfort among residents and increases property values and investment. Conversely, poorly maintained properties project a negative image of a neighborhood and have been linked to crime². A neighborhood with a negative image is unlikely to have worthwhile investments or redevelopment efforts.

University City is committed to ensuring that the residential community remains strong and thriving. It has a history of successful management of neighborhoods through active code enforcement and neighborhood involvement.

Purpose

The purpose of the Residential Neighborhoods element is to recommend policies that recognize and maintain the integrity and quality of the City's distinctive residential neighborhoods. The Comprehensive Plan Update of 2005 emphasizes the preservation, maintenance, and improvement of residential neighborhoods.

Planning Context

University City is a predominantly residential community, with 93% percent of land uses devoted to residential. Of that number, 82% are single-family, 5% are multi-family, and 6% are duplex or townhome. The bulk, or about 42%, of single-family homes were constructed between the 1940s and 1950s.

The residential areas of the City feature mature trees with substantial canopies, attractive parks, and an established infrastructure. Most residential streets are connected with sidewalks; however there are some blocks that lack sidewalks or portions of sidewalks. Streetlights are present throughout the residential districts and are a maximum of 300 feet apart. Bicycle access and circulation is present and

Key Plan Elements

- Residential Neighborhoods
- Commercial Areas
- Housing
- Economic Development
- Land Use and Redevelopment
- Public Facilities, Services and Infrastructure



² Wilson, James Q. and George L. Kelling, "Broken Windows," *The Atlantic Monthly* March 1982: 29-38. Wilson and Kelling developed the "broken windows" thesis to explain the signaling functions of neighborhood appearance. The thesis suggests that the evidence of decay in a neighborhood increases the areas vulnerability to risky behavior and crime.



will improve with construction of several bicycle paths and routes. Most residential areas are well-served by public transportation.

Few vacant parcels are present in residentially zoned districts. Many of these parcels are too small or oddly shaped for development. None are large enough to support a substantial subdivision development.

New single-family housing construction is strictly infill development. The infill phenomenon consists of the construction of a new house on the occasional vacant lot, or demolition of older and smaller homes and their replacement by much larger single family houses, commonly referred to as “tear-downs”. Often, the replacement home is two times larger than the home being torn down. Infill construction of this type provides an opportunity to increase property values and to accommodate a modern lifestyle within an existing neighborhood. However, there is a need to ensure that infill and redevelopment are compatible with existing neighborhoods in terms of scale, proportion, traffic generation, etc. It is a trend that concerns many residents and poses a policy challenge for City officials.

Few areas of the City have unkempt properties. Litter in yards, businesses, and streets, overgrown trees, untrimmed grass, driveways in disrepair is evident in a small portion of the City.

Policies

- ☑ Residential neighborhoods should be preserved, maintained, and where appropriate, improved.
- ☑ New residential infill construction should be harmonious with the existing neighborhood.
- ☑ Neighborhood organizations should be actively involved in the preservation, maintenance, and improvement of neighborhoods.
- ☑ Home ownership should be strongly encouraged.
- ☑ Preservation of historic buildings and neighborhoods should be encouraged or required where appropriate.

Implementation Actions

- R-1. Require property owners to maintain their property.
Eliminate blighting influences.
 - ▶ Continue proactive enforcement of the Property Maintenance Code. Take strong action against property owners and tenants who do not maintain their properties. Encourage residents to report code violations when they occur.
 - ▶ Continue the mandatory exterior inspection program.
 - ▶ Continue the Vacant Building registration program.
 - ▶ Provide educational materials and articles concerning the Property Maintenance Code.

Blight

An area or structure where the following conditions prevail: unsanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, and where such conditions impede the provision of housing or constitute an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use.

- ▶ Assist developers to acquire through foreclosure or other means property that has outstanding municipal liens or is seriously delinquent in the payment of taxes or municipal liabilities. Consider landbanking lots for future development, where appropriate. Donate or sell (for a nominal fee) properties not appropriate for redevelopment to an interested neighbor, neighborhood association or community group in exchange for property maintenance.
- R-2. Maintain publicly owned property within neighborhoods.
- ▶ Where appropriate, promote the consolidation of City-owned vacant property with adjacent parcels.
- R-3. Attract residential development and redevelopment to appropriate sites.
- ▶ Develop and maintain a vacant land database of developable residentially zoned property that is accessible to the public. This database will enable potential developers to track the status of vacant properties and provide possible redevelopment sites.
- R-4. Enhance neighborhood appearance and improve where necessary.
- ▶ Continue the rehabilitation loans/grants for home maintenance for eligible homeowners. Target the Home Improvement Loan funds at the neediest of properties.
 - ▶ Continue the Community Partnership Grant which provides small neighborhood beautification grants.
 - ▶ Seek additional funding for neighborhood appearance and home repair assistance.
 - ▶ Implement a Beautification Awards Program to provide an incentive to enhance neighborhood character. Encourage neighborhood associations to take a greater role in this area.
 - ▶ Develop neighborhood identity with signage, streetscape treatments and other efforts. Promote the use of Community Partnership Funds for this activity.
 - ▶ Establish an annual citywide neighborhood clean up day, similar to Operation Blitz in the City of St. Louis.
- R-5. Continue to develop and implement neighborhood plans.
- ▶ Continue to provide a greater level of detailed planning at the neighborhood level to reflect both a citywide and neighborhood vision. Analyze neighborhoods to identify major concerns and strategies to address those concerns.



- R-6. Improve neighborhood associations and block units.
- ▶ Encourage the establishment of new associations and block units where none currently exist. The Police Crime Prevention Unit and University City Neighborhood Watch Focus Group established in 2005 could initiate this project.
 - ▶ Maintain and expand efforts of the University City Police Department Neighborhood Watch Group. This group consists of block captains and other interested citizens meet monthly and establish plans of actions to benefit the entire community.
 - ▶ Encourage existing organizations to expand functions to include beautification, litter patrol, social events and more.
 - ▶ Support efforts of University City Residential Service and other organizations to educate neighborhood groups.
 - ▶ Expand participation in community events, such as National Night Out Against Crime and the University City Residential Services annual home tour.
- R-7. Upgrade street lighting where necessary.
- ▶ Upgrade street lights to the maximum output of 9,500 lumens where needed.
- R-8. Improve bicycle and pedestrian connections between residential areas, parks, schools and other activity nodes.
- ▶ Develop additional connections where proposed by the City, a parks foundation or the Great Rivers Greenway District, the region's greenspace planning district.
 - ▶ Seek funding for the construction of new bicycle and pedestrian paths.
 - ▶ Promote the use of bike trails and paths for utilitarian and recreational bicycle transportation.
- R-9. Preserve the historical integrity of residential areas.
- ▶ Encourage property owners of early twentieth century buildings not located within a historic district or subject to review by the University City Historic Preservation Commission to retain the historical character when maintaining, repairing and updating the building. Encourage property owners of such buildings to use *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (U. S. Department of the Interior, 1990).
 - ▶ Ensure that new buildings in historic areas are compatible with adjacent nearby buildings to minimally disrupt the visual character of the neighborhood. Setbacks, size, scale, proportion, massing, roof shapes, building materials, textures and colors of the new building should complement nearby buildings.



- ▶ Promote the use of the Missouri Historic Tax Credit Program for the rehabilitation of approved historic structures.

R-10. Ensure that physical infrastructure improvements are consistent throughout residential areas.

- ▶ Use common materials for sidewalks, lighting fixtures, signage and other neighborhood improvements to accomplish a common design theme to physical connectivity.

R-11. Expand partnerships with surrounding municipalities with the intention of coordinating the regulation and redevelopment of deteriorating areas.

- ▶ Encourage neighboring communities such as Wellston and Pagedale to reduce blighting influences on University City borders through the application of more strict property maintenance codes and enforcement.

COMMERCIAL AREAS

University City’s commercial community is important to the overall well-being of the City. Residents depend on local businesses for their essential and convenience shopping needs; the City’s image and the public perception of its welfare are generated by the appearance of businesses; and a considerable portion of the City’s revenue is derived from commercial activities in the form of utility taxes, sales taxes, property taxes and business license fees.

Purpose

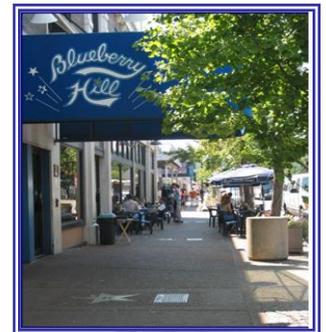
The purpose of the Commercial Areas element is to recommend strategies that maintain and improve the City’s commercial areas. This element primarily addresses the physical attributes of commercial areas; economic development issues are contained in a separate Plan element.

Planning Context

University City contains several well-defined commercial districts to meet the retail needs of the City’s residents and beyond.

Delmar Business District

This original business center of University City was established around the Delmar Loop where the street railway from downtown St. Louis terminated. It extends six blocks along Delmar Boulevard from westernmost St. Louis to the Lion Gates. The “Loop” became a thriving retail area in the 1930s and 1940s, but began to exhibit signs of decline in the 1950s. With the assistance of urban renewal programs and committed developers, the Loop was revitalized by the 1980s. A Special Business District was formed in 1980 when merchants of the district agreed to an additional tax on commercial property and business licenses. These funds continue to be used for promotion and physical improvements.



Today the Loop is a thriving business district of 100 specialty shops, outdoor cafes, restaurants, pubs, galleries and theatres. It is a regional destination place, attracting local residents and tourists alike. A major section of the area is designated as an Historic District on the National Register of Historic Places.

The Loop is fundamentally sound, with low vacancies and rising rents. Few issues have been identified and include graffiti/trash, the condition of some buildings, parking, balancing vehicular and pedestrian traffic interests and needs, and maintaining a good balance of retail and food establishments.

Olive Boulevard District

In the early 19th century, Olive Boulevard linked the St. Louis riverfront to the Missouri River. The road became a market route as settlers farmed nearby land. During the Prohibition era, a number of speakeasies and reputed gangster hangouts were located along the corridor. By the late 1920s, businesses catered to traffic along the road. Today, the Olive Boulevard District continues to be auto-oriented. The district crosses University City from east to west for approximately four miles from the City of St. Louis to the City of Olivette. Olive Boulevard is a major east-west thoroughfare in University City and generates a great deal of traffic volume. A majority of the frontage along Olive Boulevard is devoted to commercial or industrial/commercial uses. These uses include convenience goods stores, personal service establishments, and auto service stations. Strip development typically characterizes the commercial areas of Olive Boulevard.



Some of the buildings on Olive Boulevard are deteriorating or have unattractive facades, which detracts from the overall quality of the district and could hinder development and commercial activity. With few exceptions, the commercial buildings along Olive Boulevard have no unifying architectural style, creating a fragmented appearance. Buildings typically sit on shallow lots which prohibit expansion and do not relate well to the street or one another. Landscaping is inadequate and in some areas litter is prevalent. Parking is inadequate or inconvenient in many areas. There are also some vacancy and turnover problems. The 2004 Comprehensive Plan Residents’ Survey revealed that enhancing the Olive Boulevard corridor is one of the most frequently cited “single improvement that would help University City the most”.



Secondary Business Districts

Delmar-McKnight-I-170 – This district contains a large concentration of office space and a number of retail tenants and restaurants. Although the current land uses are stable, due to the district’s proximity to major transportation routes, and the age and obsolescence of some buildings, redevelopment opportunities exist.

Delmar-Old Bonhomme – This district contains a combination of office, specialty retail convenience, and restaurant uses. Parking is inadequate for some businesses in this district.



Forsyth – This district contains a mix of uses including multi-family, retail, office and service. The properties are well maintained and the uses are appropriate for the location. A few vacant storefronts currently exist. This district also contains several opportunities or issues with the construction of a MetroLink light rail station near Forsyth Boulevard. An important land use decision for University City becomes whether to preserve and protect the existing developments or promote redevelopment in conjunction with the construction of the light rail system.

Neighborhood Districts

The neighborhood districts in University City can be categorized into those that serve surrounding neighborhoods and those that are auto-oriented.

The districts that serve surrounding neighborhoods include such uses as office, convenience and automotive related (such as repair shops). These districts are located at intersections of primary or secondary streets and are in good physical condition: Delmar-Midland, Delmar-Hanley, Delmar-North and South, Forest Park Parkway-Big Bend, Pershing-Jackson, McKnight-Old Bonhomme, Midland-Vernon/Balson and Kingsland-Vernon. Some redevelopment opportunities exist in these areas.

The districts that are primarily auto-oriented contain neighborhood-oriented convenience stores. Purdue-Dartmouth, Sutter-Etzel, Ferguson-Plymouth, Ferguson-Roberts, North and South-Milan, North and South-Shaftesbury. Many of these districts have redevelopment opportunities or buildings in disrepair.



Policies

- ☑ The City will support physical, legislative and programmatic changes that will lead to the physical improvement of commercial areas.
- ☑ The City will support the redevelopment of Olive Boulevard for commercial and mixed uses.
- ☑ The City will promote the redevelopment of commercial areas adjacent to the planned and proposed MetroLink station (s) as a mix of residential, retail, and office development.
- ☑ The City will promote the use of design techniques for commercial areas that will enhance University City’s walkability.

Implementation Actions

- C-1. Improve the overall appearance of development in the Olive Boulevard corridor to better reflect the character of University City.
 - ▶ Adopt and implement private property design standards for Olive Boulevard for use in reviewing proposed projects along the corridor. These standards will include recommendations for facades, compatible lighting, signage, building orientation, landscaping, scattered parking lots and/or parking facilities, and

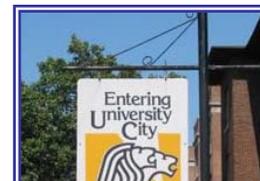


pedestrian connections. The design standards will help to better relate and connect the land uses along the corridor. They will also provide a means to clearly indicate to the development community what type of standards the City expects in new development. Appendix C contains example design guidelines.

- ▶ Support the Olive Link Business Association to create a “business improvement district” tax to fund physical improvements.
- ▶ Investigate the relocation of the overhead utility lines.
- ▶ Enforce newly-adopted Olive Boulevard Street standards.
- ▶ Explore methods of improving the appearance and walkability of Olive Boulevard. Partner with appropriate agencies such as the Missouri Department of Transportation.

C-2. Improve the physical appearance of all commercial districts.

- ▶ Develop a storefront improvement program. Some business districts have a poor visual perception that adversely effects the commercial/retail market in the area. Storefront improvements to many establishments can help improve an area’s visual attractiveness. University City should partner with a local bank to create a small loan program to assist owners of commercial buildings with the renovation of their exterior building facades. Storefront improvements may consist of refurbishing exterior walls; adding new doors, windows, awnings, signs or lighting; resurfacing parking lots; or changing the landscaping.
- ▶ Ensure that the commercial districts are clean and well-maintained. Improve commercial property maintenance code enforcement.
- ▶ Develop a mural program/public art program for vacant or occupied parcels or storefronts. occur
- ▶ Establish and enforce sign design guidelines.
- ▶ Require poorly maintained parking areas to be improved.



- Crosswalk Intersections in Need of Improvement***
- Midland/Delmar
 - Delmar/Jackson
 - Delmar/ Hanley
 - Delmar/North & South
 - Delmar/Old Bonhomme
 - McKnight/Old Bonhomme
 - Olive/McKnight
 - Olive/82nd
 - Olive/81st
 - Olive/North & South
 - Olive/Hanley
 - Olive/Midland
 - Olive/Pennsylvania

C-3. Improve the entranceways and edges along major corridors.

- ▶ University City entry monuments and markers along major corridors, such as the western boundary of the City on Olive and Delmar boulevards, should be improved. These corridors capture a significant amount of vehicle traffic and are primary image corridors of the City. The current aluminum signs should be replaced with more aesthetically significant monuments.



C-4. Generate a strong identity for business corridors.

- ▶ Strengthen the banner program to emphasize different commercial districts and themes throughout the City, where appropriate. For example, provide more Olive Link banners and develop additional themed business areas.



- C-5. Enhance the bicycle and pedestrian environment of all commercial districts through physical and visual improvements to the existing buildings and surroundings.
- ▶ Ensure that the business districts are linked to residential areas by bicycle paths.
 - ▶ Provide pedestrian friendly amenities such as benches, sidewalks, streetlighting, and planters along commercial corridors.
 - ▶ Ensure pedestrian safety in business districts. Improve pedestrian crosswalks and access at signalized crossing areas, especially on Olive Boulevard and Delmar Boulevard. Encourage St. Louis County and the Missouri Department of Transportation to increase visibility of existing crosswalks at the listed locations.
 - ▶ Encourage businesses to use plants and flowers around their businesses, including planters and hanging plants where possible. As an incentive, expand the Community Partnership Grant to include business associations.
 - ▶ Promote the development of similar or complementary businesses in the commercial districts to promote customer interchange and convenience in more concentrated clusters.
- C-6. Initiate and implement a parking study for Olive Boulevard.
- ▶ The parking study should include the consideration of a multi-story self contained off-street parking facility and the feasibility of on-street parking or scattered parking in some areas on Olive Boulevard.
- C-7. Continue the public investment in infrastructure improvements, including streetscaping, sidewalks, and lighting.
- C-8. Discourage the development of new strip commercial centers.
- ▶ Encourage high density, mixed use development that is consistent with the urban lifestyle of University City residents. Promote the concept of activity centers rather than single destination businesses.
- C-9. Continue to develop and implement commercial district plans.
- ▶ Continue to provide a greater level of detailed planning at the district level to reflect both a citywide and district vision. Analyze City business districts to identify major concerns and strategies to address those concerns.
 - ▶ Update the Olive Boulevard Land Use Study of 1999. Ensure that the recommendations of the plan are implemented.
- C-10. Revise the Zoning Ordinance to support the mixed use concept.



- ▶ To support and encourage higher density mixed-use development, the City must revise the existing Zoning Ordinance which lacks critical requirements to support such activities.

HOUSING

Housing is one of the most basic of human needs. The quantity and quality of housing within a community is directly tied to the economic and physical well being of residents. Different segments of the population place various demands on the housing market.

University City is committed to ensuring that the housing stock remains viable and to providing safe and sanitary housing for the community’s diverse residents.

Purpose

The purpose of the Housing element is to put forth policies that recognize and maintain the integrity and quality of the City’s distinctive housing stock. The Comprehensive Plan Update of 2005 guides decisions that will facilitate the preservation, rehabilitation and availability of housing in University City.

Planning Context

One of the City’s most attractive features is the housing stock, which includes new construction, bungalows, and historic mansions. According to the 2000 Census, there are 17,677 housing units in University City. Since the enumeration, University City building permit data indicated that approximately 468 new single and multi-family units were added to the City.

The dominant housing type in University City is single-family, comprising 58% of the housing stock. The percentage of multi-family is higher than the national average of 30%. However, the City has a large student population from nearby universities that resides in many of the multi-family buildings. The areas with the greatest concentration of multi-family units are the Loop, Villages of Wyncrest, and the Delcrest area south of Delmar Boulevard and east of Interstate 170.



TABLE 8

CITY	HOUSING UNITS	OWNER OCCUPIED	VACANT
Clayton	5,867	55%	8%
Ladue	3,557	96%	4%
Olivette	3,231	80%	4%
Overland	7,446	73%	6%
Pagedale	1,408	69%	14%
St. Louis City	176,354	47%	16%
University City	17,677	58%	6%
Wellston	961	48%	19%

Source: US Census 2000

Over 94% of the housing units are occupied. In 2000 the Census Bureau identified 1,014 buildings as vacant³, which can be partially attributed to a number of for-rent properties at the time of enumeration. Of the occupied housing units, 58%

³ *Vacant housing unit*: A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by people who have a usual residence elsewhere are also classified as vacant.



are owner-occupied and 42% are renter occupied. These figures are comparable to 1990 Census data. Absentee-owned properties are a concern in certain neighborhoods, as some landlords are less likely to invest in property maintenance and may not adequately screen tenants.

Age and Condition of Housing Stock

Approximately 42% of the City’s housing stock was constructed between 1940 and 1959, and 34% was constructed in 1930 or earlier. A majority of the housing stock is well maintained, which can be attributed to the City’s strict property maintenance code. However, the aging housing stock can be a challenge for University City residents, particularly for the low to moderate income homeowner or resident on a fixed income. Older housing requires considerably more maintenance than newer homes, and if left to deteriorate, property values could decrease. This is particularly problematic in the Northeastern part of the City. The lack of routine and critical maintenance of some of the housing stock is the most critical housing concern in University City.

Of particular concern to some homeowners of older housing units is lead paint. Lead paint is found in many structures constructed before 1978, which includes approximately 11,295 housing units in University City. Exposure to lead paint can cause lead poisoning, a serious yet entirely preventable illness with life-long effects. The major source of exposure is lead paint dust from deteriorated lead paint or from home renovation.

The City administers a small Home Improvement Loan Program which provides low-and-moderate income homeowners a low interest loan or a loan/grant for critical home repair needs; however, there is a significant waiting list for this program. Lead Hazard Control grants to low-and-moderate income homeowners in University City are administered through St. Louis County. An initiative for home repair grants and loans is a high priority for residents who responded to the Comprehensive Plan Residential Survey.

Housing Affordability

The 2000 median value of a single-family owner-occupied unit is \$104,800, compared to \$116,600 in St. Louis County. The median selling price for a home in University City is \$214,900 (based on real estate data accumulated from May 2003 through May 2004). As evidenced by increasing property values and sale prices, the City’s housing market is strong. The median gross rent is \$603, which compares to \$601 in St. Louis County.

TABLE 9

PERCENT OF INCOME	MORTGAGE		RENT	
	UNITS	PERCENT	UNITS	PERCENT
Less than 15%	3,351	39.2	1,238	17.8
15 to 19%	1,425	16.7	986	14.2
20 to 24%	1,123	13.1	789	11.4
25 to 29%	725	8.5	827	11.9
30 to 34%	450	5.3	478	6.9
35 % or more	1,431	16.7	2,269	32.7
Not computed	52	.6	350	5.0

Source: US Census 2000



Housing affordability for the “housing burdened” renter (housing costs in excess of 30% of income) is challenging as evidenced by increased housing costs. Between 1990 and 2000, the housing costs for this segment increased significantly from 9% to 39.6%. During this time period, the percent of income for the housing burdened with a mortgage remained virtually the same at 22.3% and 22%.

There are a few programs to assist with first time home buying in University City, which are sponsored by the Federal government, non-profits and lending institutions. Rental assistance programs are provided by the Federal government.

Housing Development

University City is completely landlocked by adjacent municipalities and lacks land for new development. As such, the City has experienced only very slow growth in its overall housing supply (the Census Bureau actually reports a loss of 29 units from 1990 to 2000).



Many new units are a result of in-fill development. Beginning in 1995, the City began to experience an increase in homes being demolished and replaced by larger homes. The increase in tear-downs can be attributed to rising land values in the City, the age of the homes in the community, and the lack of modern conveniences in some of the housing stock. Also, in-fill construction and/or redevelopment at higher densities is one of University City’s options for major new housing development.

An infill project in University City affects a neighborhood in a number of ways. Immediate neighbors feel the impact of the new larger building being placed closer to the property lines and the disruption of equipment and workers immediately adjacent to their home. Other neighbors may be impacted by the changes to streetscape, the removal of trees, stormwater runoff, and the noise and dirt of the construction. Infill housing can be viewed as a visual disruption. The architectural elements and the physical characteristics of the new home – the size, height, bulk, shadow and ultimately the design – are of great concern to some University City residents. The Comprehensive Plan Residential Survey revealed that 61% of survey respondents favored this type of redevelopment while 32% indicate they oppose it.

Tear downs and infills also have many positive impacts on existing neighborhoods. Infill can enhance the character, viability, and function of existing neighborhoods. New homes adequately meet modern housing demands, help to appreciate adjacent property values, and help to sustain and renew the City in terms of redevelopment and reinvestment. Also, infill development helps to increase the real property tax base. For example, during the past four years new single-family home sales contributed to an 18.7% sale price increase in all single-family homes sales. This increase enables the City and the University City School District to continue to provide quality city services and education for University City residents.



The University City Zoning Code addresses the height, lot area and width, and setback requirements of new construction, and also specifically mentions that such must be in accordance to the “prevailing pattern of the subdivision”. However, the Zoning Ordinance does not provide guidance for residential compatibility with respect to exterior materials and architecture.

Special Needs

There are segments of the community that need special consideration with regards to housing. For purposes of the Comprehensive Plan Update of 2005, these groups are the elderly and the disabled.

Elderly residents may be on a fixed income and live in housing that costs too much or requires significant maintenance. Currently, there are an estimated 4,987 elderly residents in the City. Although the percent of the senior population has remained the same (13%) from 1990 to 2000, the City expects this age cohort to increase significantly over the next decade. From 1990 to 2000, the City experienced the greatest increase in the 45 to 54 age category. As this group ages out of the labor market, an increase in the need for retirement housing or for programs to assist seniors “age in place” is expected to occur.

A majority, or 68%, of elderly householders live in owner-occupied units. Of that number, 57% spend less than 20% of their income on mortgage costs, while 21% of the elderly householders spend 35% or more on these costs. By contrast a larger percentage, or 40%, of elderly renters spend 35% or more of their household income on rent.

University City has a total of 6,586 non-institutionalized residents with a sensory, physical, or mental disability. Approximately 30% of that number is residents over 65. The City must accommodate the changing housing needs of these specific demographic groups through a variety of housing types.

Policies

- ☑ The City will preserve, maintain, and renew the existing housing stock.
- ☑ The City will ensure safe, sanitary, diverse and adequate housing for a range of incomes.
- ☑ The City will ensure that new housing creation is harmonious with the existing residential area.

TABLE 10

SELECT SPECIAL NEEDS CHARACTERISTICS	
SUBJECT	NUMBER
Elderly Population in University City	4,987
Housing Units Occupied by Householder 65 and Older	3,679
Householders 65 and Older Living by Themselves	1,684
Non Institutionalized Population With a Disability	6,586
Citizens 65 and Over With a Disability	2,030
Veterans in University City	3,172
Veterans 65 and Older	1,192
Social Security Income Retirement Income	3,864
Elderly Living Below Poverty Level	2,559
Median Household Income by Age of Householder	586
65 to 74 years	\$30,839
75 years and over	\$28,125

Source: US Census 2000

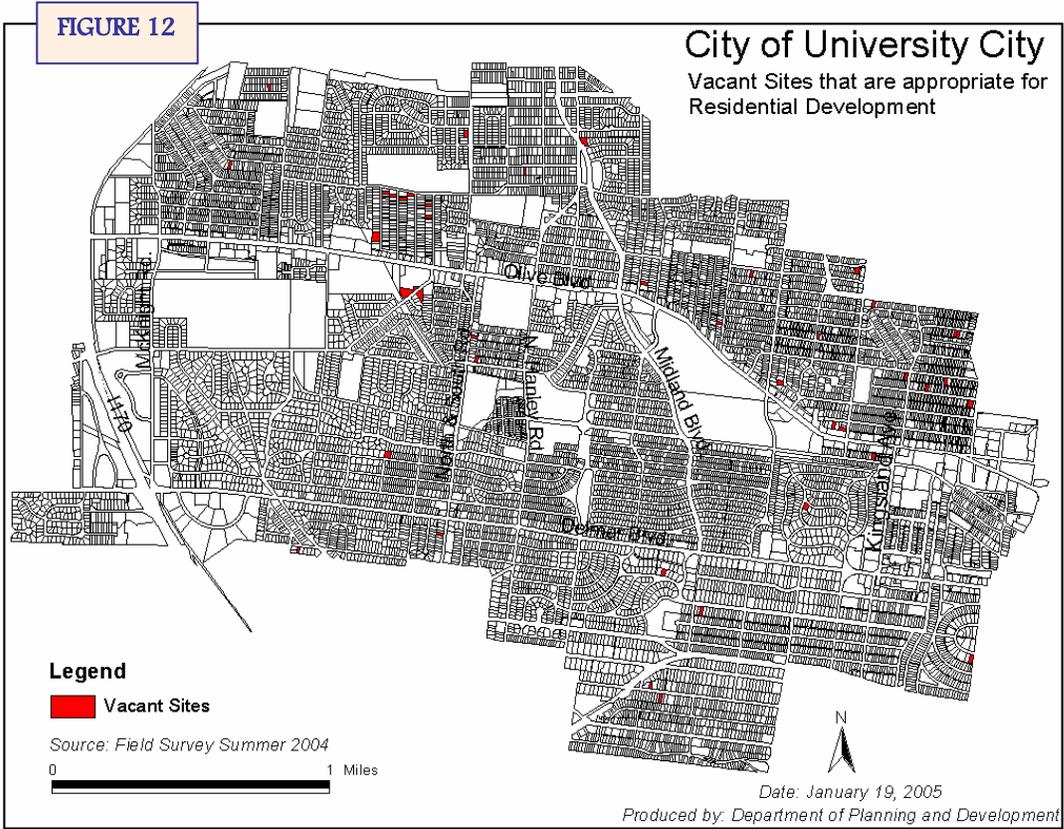
Implementation Actions

- H-1. Adopt and implement standards for residential infill projects in the City.
- ▶ Protect existing stabilized residential areas from the encroachment of incompatible housing units. A number of communities nationwide are developing and using design guidelines for infill construction. The City of University City is generally supportive of infill construction, but would like to ensure the compatibility of new residential development within the existing residential area. A comprehensive set of urban design guidelines can allow flexible choice while preserving the qualities that are important to City residents, and that are difficult to quantify by zoning standards. For example, design guidelines could permit buildings of differing size, height, bulk, mass and scale to other structures in the area, but similar building materials or architecture. Design guidelines should be established for the following purposes: 1) to define the City's expectation for new development 2) to ensure that new development complements, rather than disrupts existing neighborhood character 3) to raise the general quality of development. Appendix D contains a summary of some sample programs.
 - ▶ Study the feasibility of establishing a tier system for single-family residential zoning. Currently one zoning district exists for single-family residential uses. A tier system would establish various residential zoning districts to regulate lot size, height and other parameters and safeguard against in-fill construction that does not conform to the prevailing lot size and width of certain neighborhoods.
 - ▶ Research the existence of standards and deed restrictions or architectural controls in private subdivisions. Determine applicability to infill development.
- H-2. Study the feasibility of creating an infill review board.
- H-3. Ensure adequate home improvement programs and housing opportunities for low-income senior citizens and the low-income disabled.
- ▶ Partner with the St. Louis County Office of Community Development to dedicate Home Improvement Program Community Development Block Grant funds for rehabilitation projects that benefit senior citizens and the disabled.
 - ▶ Develop and administer a survey to identify senior and disabled housing needs. Use this information to develop physical assistance programs and educational material.
 - ▶ Encourage residential development that supports the anticipated housing needs in the seniors and other special needs groups.



Several sites that are vacant have been identified as appropriate for residential development. Market these sites to potential developers: make these sites more appealing by provide fee waivers, property tax abatement, waiving of back taxes and other incentives.

- ▶ Encourage developers to provide co-housing opportunities.



H-4. Enhance the Housing Improvement Program.

- ▶ Develop additional educational programs and materials to inform residents and homeowners about housing and neighborhood improvement programs.
- ▶ Partner with University City Residential Services to establish additional home repair/improvement workshop series.
- ▶ Continue to publish informative articles on home improvement in CityScape.
- ▶ Develop a partnership with Washington University or University City High School to create a voluntary cleanup or repair program for target housing units.

Heman Park Community Center, 975 Pennsylvania
 Thursday, November 20, 6:30-8:30 p.m.

Hear Information about Home Repair/Maintenance Landscaping and Lawn Care Tips

Light Refreshments Provided
 For info, call UCRS at 726-0668

Free

HOME IMPROVEMENT = NEIGHBORHOOD MOVEMENT



H-5. Strengthen the Vacant Building Registration Program

- ▶ Ensure that vacant properties are registered and in compliance with the property maintenance code. In 2002, the City created a



Vacant Building Registration Program. Owners of vacant buildings are required to register the building, pay a fee and provide a statement of intent that provides a timeline for how long the property will remain vacant, a plan for regular maintenance, and when the property will be demolished as a last resort. This program should be strengthened and court fines assessed for non-compliance.

- ▶ Market to sell or encourage the donation of vacant buildings to commercial or non-profit organizations that are committed to developing owner-occupied housing, such as Beyond Housing/Neighborhood Housing Services. Waive the annual registration fee, forgive City liens and court costs for owners of donated property.

H-6. Use existing local, state, and private programs and subsidies to conserve and rehabilitate the existing housing stock. Encourage the creation of additional programs.

- ▶ Continue the emphasis on city-wide code enforcement activities.
- ▶ Invest in expanding the Home Improvement Loan Program. With a significant waiting list for the program, it is critical that the City enhance this program. Otherwise, some poorly maintained structures in select areas may have a negative effect on property values and future home sales.
- ▶ Provide technical assistance to homeowners in tax credit application preparation.
- ▶ Provide special development review considerations to programs and agencies that help maintain and increase affordable housing.
- ▶ Continue to assist rehabilitation and adaptive re-use projects through the use of tax-free bonds and other financial incentives available. The City should consider the donation of City-owned residentially zoned property to non-profit organizations that construct or renovate low to moderate income housing.

H-7. Establish additional homeownership programs, especially for the low-to-moderate income homebuyer.

- ▶ Encourage more local banks to help meet the credit needs of University City homeowners, including low- and moderate-income neighborhoods, as outlined in the federal Community Reinvestment Act of 1977.
- ▶ Work with large employers in or adjacent to University City, such as Washington University, to create or expand employer-assisted housing programs.



- H-8. Improve lead-based paint education and initiatives.
- ▶ Partner with other levels of government to provide additional educational material concerning the Lead Hazard Control grant program.
 - ▶ Provide additional training for property maintenance inspectors in the area of lead paint identification. Investigate the feasibility of training and licensing property maintenance inspectors as “lead inspector” from the properly accredited agency and the State Bureau of Licensing.
 - ▶ Evaluate inspection fees to determine if an increase for lead hazard inspection is merited.
 - ▶ Explore the possibility of making property maintenance inspectors available upon request to perform a lead hazard inspection. The establishment of a fee for this service should be evaluated.
 - ▶ Ensure that the Property Maintenance Code contains the appropriate provisions for lead based paint.
- H-9. Actively market University City housing opportunities.
- ▶ Support the marketing efforts of University City Residential Services, the University City School District, an economic development organization and increase City public relations efforts in order to attract investors, developers, home purchasers and renters.
- H-10. Encourage new housing development that is mixed-use and supports pedestrian oriented activities. Encourage planned housing developments to integrate different types, densities and income levels.
- ▶ Ensure flexibility in land use regulations so that a variety of developments are more feasible. Ensure that the Zoning Code permits mixed-use activities and amenities. For example, review the parking requirements and investigate the possibility of parking credits if located near commercial or employment activities, on-street parking, or transit stations (such as the proposed MetroLink stations); review design elements to ensure flexible development standards for creating various positive attributes of mixed use housing such as open spaces; allow flexibility in lot sizes; review the possibility of allowing additional non-residential uses in planned residential developments.
- H-11. Provide additional resources to fund and implement housing program activities.
- ▶ Additional funding is needed to develop and distribute educational materials (such as brochures) and create physical repair programs.
 - ▶ Additional staff resources are needed to implement various housing activities such as developing and administering surveys;



establishing partnerships and programs with lending institutions, local employers, and volunteer organizations; developing and administering repair programs; and monitoring all housing related activities.

ECONOMIC DEVELOPMENT

A critical barometer of a community's overall quality of life is the economy. An economically vibrant community continually attracts and retains a high quality work force, sustains a resident population, and provides first-rate governmental services.

In virtually every prosperous community, economic development has been the result of nurturing and growing each diverse segment of the local economy, eliminating barriers to investment and making positive changes to enhance the environment. To steer its future, a community should form a comprehensive strategy that takes into account the goals of the community, marketplace realities and constraints of local public and private resources. The City of University City strives to achieve such a strategy by including an economic development element in the Comprehensive Plan Update of 2005.



Purpose

The Economic Development element of the 2005 Comprehensive Plan Update provides policies and actions to retain, enhance, or attract businesses and economic activity to guarantee the long-term fiscal stability of the City of University City, provide a variety of employment opportunities, and provide a high level of convenience and availability of services to residents.



Planning Context

Businesses make their home in University City for many reasons including: access to the qualified work force within the City and surrounding areas, people dedicated to fueling the diverse economy; a variety of state and local economic incentives geared toward launching and sustaining business ventures; and unique elements like the Delmar Loop, Center of Contemporary Arts and a diversity of ethnic businesses. According to *Missouri Retail Trade 2002 Industry Analysis*, St. Louis City suburbs, including University City, ranked among the top ten places to purchase retail goods and services.

The future of University City's economic health hinges on both new development and redevelopment. Over the past fifteen years, the City has seen some growth, especially with the expansion of commercial and retail ventures such as the Schnuck's development, Westover Center and the commercial center at McKnight Road and Olive Boulevard. It is important for the City to focus on the revitalization of several areas of the City, including various strip malls with vacant space and the redevelopment of several properties on Olive Boulevard.



Economic Profile

Labor Force

The labor force includes the employed and unemployed University City residents who are 16 years old and older. Those who are not working or seeking work are not included in the labor force. According to the 2000 Census, 20,134 individuals are in the labor force, representing 67% of residents 16 and older. The number of employed residents is 19,257, while unemployment accounts for 2.9% of the total population.

University City’s labor force is diversified and its educational attainment is quite high. The City exceeds county, regional, and national figures in the percent of residents, 45%, with four or more years of college. University City’s labor force is concentrated most heavily in the following sectors: management, professional and related occupations (51.2%), sales and office occupations (24.4%), service occupations (12.9%), production, transportation, and material moving occupations (8.2%). Construction, extraction, and maintenance (3.2%) and farming, fishing and forestry (.2%) are the remaining occupations of the labor force.

TABLE 11

EMPLOYED CIVILIAN POPULATION 16 YEARS AND OVER	19,257	100
INDUSTRY		
Agriculture, forestry, fishing and hunting, and mining	27	.1
Construction	414	2.1
Manufacturing	1,588	8.2
Wholesale trade	551	2.9
Retail trade	1,440	7.5
Transportation and warehousing, and utilities	881	4.6
Information	771	4.0
Finance, insurance, real estate, and rental and leasing	1,536	8.0
Professional, scientific, management, administrative, and waste management services	2,669	13.9
Educational, health and social services	5,917	30.7
Arts, entertainment, recreation, accommodation and food services	1,724	9.0
Other services (except public administration)	1,013	5.3
Public administration	726	3.8

Source: US Census 2000

With a healthy labor force and high educational attainment levels, there are no signs of a potential labor shortage although there may be a need for additional job training to fill some entry level jobs in University City. Despite experiencing the greatest increase in population in the 45 to 54 age category (aging baby boomers that will retire in 10 to 20 years), the largest percent of the population is in the 25 to 34 age category. With additional job training it should not be difficult for firms in University City that traditionally hire younger workers to fill their employment needs.

University City Employment

In 2003, there were some 789 businesses in the City. A good number of these businesses are small, locally owned businesses. According to the University City Advisory Board for Economic Progress, the locally and independently owned businesses provide numerous benefits to the community that chain businesses and franchises do not. Some of the benefits include: hiring local employees; increased tax revenue (2-3 times what is produced by chains, per dollar of sales); the preservation of University City’s

TABLE 12

COMMERCIAL BUILDING PERMITS ISSUED *

Year	Number of	
	Units	Cost
1999	6	1,272,813
2000	3	1,039,000
2001	9	7,620,000
2002	4	263,000
2003	5	2,921,000
2004	1	90,000
Total		13,205,813

Source: University City Building Permit Data

** New construction only, does not include commercial occupancy permit data.*



unique community character; business owners that are committed to the improvement of the City, in bad times as well as good.

Some of the largest employers in University City are the University City School District, the City of University City, Schnuck's Supermarket, Center of Contemporary Arts, Webster University Music School, Wiese Planning and Engineering and the Riverfront Times.

The City's retail performance is entangled with other jurisdictions. University City is classified as a pool city, and receives some of its sales tax from a pooling of all sales tax collected in pool areas and distributed to each jurisdiction based on population. In terms of business growth, goods and services have seen some increases. These firms require varying skills levels.

Economic Base Indicators

Revenue sources for University City include own sources, property tax, sales and gross receipts, license taxes, intergovernmental revenue, general and miscellaneous revenues. The economic base of University City is diverse, but primarily relies on consumption generated revenue, and is anchored in a reliable and growing property tax base.

TABLE 13
UNIVERSITY CITY
ASSESSED VALUATION

1999	\$349,547,225
2000	\$355,882,846
2001	\$438,152,154
2002	\$435,061,956

Source: University City Finance Department

The assessed valuation of property is an important of a community's financial capacity and ability to attract new economic growth and investments. The St. Louis County Assessor's Office establishes this valuation based upon a number of factors, including the market value of real estate and improvements. Total revenue collections for the year 2004 were \$35,869,367 which was an increase from the prior years revenue collections.

Regional, State and National Trends

University City is primarily a residential or dormitory community supplying a workforce for industries and offices outside of the city. Since most of the City's employed persons work throughout the St. Louis Metropolitan region, the economic future of University City is inextricably linked with that of the entire area.

TABLE 14
UNIVERSITY CITY
PLACE OF WORK FOR WORKERS
16 YEARS AND OVER

Total:	18,852
Living in an MSA/PMSA:	18,852
Living in remainder of an MSA/PMSA:	18,852
Worked in MSA/PMSA of residence:	18,673
Central city	6,187
Remainder of this MSA/PMSA	12,486
Worked outside MSA/PMSA of residence:	179
Worked in a different MSA/PMSA:	104
Central city	73
Remainder of different MSA/PMSA	31
Worked outside any MSA/PMSA	75

Source: U S Census 2000

According to the State of Missouri, Department of Economic Development, the future economic prospects of the metropolitan area are good. The region's employment base became more diverse in the past twenty years, and the local economy continues to show levels of strong expansion. The fastest growing occupations in the St. Louis areas are desktop publishing specialists, computer scientists, computer support specialists, paralegals, systems analysts, respiratory therapists, computer science teachers, medical assistants, cardiology technicians, and correctional officers.



In terms of national trends, the U. S. Census Bureau predicts that the fastest growing jobs between now and 2012 will be medical assistants (an employment increase of 59%) and network systems and data communications analysts (57% increase). Projections indicate registered nurses will experience the largest numerical job growth, with a jump from 2.3 million in 2002 to 2.9 million in 2012.

Self-employment is on the rise nationally. According to the U. S. Census Bureau, the number of businesses with one or more owners but no paid employees grew nationwide from 17 million in 2001 to 17.6 million in 2002. Nationally, these businesses make up more than 70% of all businesses. They range from home based businesses to corner stores or construction contractors.

Other national trends of significance include the growth of information technology and the graying of the baby boom generation.

Economic Outlook

An assessment of the City's strengths, weaknesses, opportunities and threats (SWOT) with respect to economic development was attained through the 2004 Comprehensive Plan Business Survey, the 2004 Comprehensive Plan Residents Survey, the University City Advisory Board for Economic Progress, and City staff. The list of strengths and weaknesses depict the major social, economic, and structural drivers that influence development.

STRENGTHS

- A diverse, well-educated workforce, population, housing and business base;
- A high quality industrial park with the capacity for expansion;
- Sound infrastructure;
- A central location;
- Good educational opportunities including parochial and private schools and close proximity to first rate colleges and universities;
- A well-planned and extensive park and recreational system;
- A close proximity to major regional attractions such as parks, museums;
- A thriving business district (the Loop);
- Excellent police, fire and paramedic services;
- Strong property maintenance and housing code enforcement;
- Well maintained residential, commercial, industrial and institutional property;
- A stable economy; and
- Affordable housing costs.

WEAKNESSES

- A lack of large vacant parcels or easily developable land;



- Some property not being used for “highest and best use”;
- A perception of a high tax rate;
- A poor perception of the school district;
- The inability to physically expand business; and
- A fragmented appearance and lack of identity along Olive Boulevard.

OPPORTUNITIES

- Capitalizing on the existing international flair in U City Loop and Olive Link;
- Tourism;
- Businesses to cater to a large student population (entertainment, dining);
- The positive image of the Loop area; and
- The construction of light rail stations in and near the City.

THREATS

- Dwindling population;
- Aging housing stock/buildings; and
- Regional competition.

Overall, the economic framework of the City is encouraging and will readily support actions to further its stability. There are numerous factors that continue to draw businesses to the City and maintain a stable economic base. It is a high performance community – with positive assets in the public order (water, sewer, streets, schools and other city services) and in the civic order (neighborhoods, churches, synagogues). The affordable urban environment, skilled workforce, diverse market potential, and centralized location of the City add to the area’s appeal. These factors can work together to help the City overcome negative forces such as a lack of vacant parcels and poor physical appearance of some commercial corridors.

Existing Economic Policies and Formal Organizations

To guide economic development activity, the City utilizes several key documents and official policies, including:

- ▶ 1999 COMPREHENSIVE PLAN UPDATE. The 1999 Comprehensive Plan Update identifies twenty-two potential areas for redevelopment and policies to encourage development activities within these areas. These sites are located around the City and include: vacant property, deteriorating or poorly maintained buildings on the site, underutilization of the property site with respect to site coverage or density or market conditions, a logical extension of adjacent higher density developments, and appropriate site for public use.
- ▶ OCTOBER 2004 DEVELOPMENT SUBSIDY POLICY. In order to facilitate new development or rehabilitation projects in areas identified in the 1999 Comprehensive Plan Update, an October 2004 “Development



- Subsidy Policy” outlines the City’s development incentive policies. These policies include guidelines for Tax Increment Financing, property tax abatement, tax credits, special improvement districts, and eminent domain.
- ▶ OLIVE BOULEVARD LAND USE STUDY, 2000. This study evaluates the land use of Olive Boulevard and proposes nineteen strategies to address a range of issues. These strategies impact economic development and include: streetscape improvements and beautification efforts, design guidelines, and the establishment of business districts.
 - ▶ DRAFT ECONOMIC DEVELOPMENT STRATEGY, 2000. This draft document proposed several strategies to achieve the City’s development goals as outlined in the 1999 Comprehensive Plan Update. These strategies include business retention strategies, business assistance strategies, and strategies for new businesses.
 - ▶ NEIGHBORHOOD PLANNING INITIATIVES. In accordance with the 1999 Comprehensive Plan Update, the Community Development Department initiated a neighborhood planning process. Two neighborhood plans have been prepared. These plans include the identification of sites for redevelopment, including limited commercial and office where appropriate. Future neighborhood planning studies will also target areas for redevelopment.

These key documents and policies are implemented by a number of established organizations engaged in economic activities. Economic development activities such as permitting and site location assistance are carried out at the City level by City Administration, City staff and City Council. In addition, the City has three economic development entities that are administratively and technically supported by City staff.

- ▶ INDUSTRIAL DEVELOPMENT AUTHORITY (IDA). The IDA is a non-profit corporation established by resolution of the City Council, under the federal Industrial Development Corporations Act. It is designed to develop, advance, encourage and promote commercial, industrial, and manufacturing facilities in the City. The IDA is charged with issuing tax exempt bonds for eligible development activities. These include non-retail business developments and multi-family housing developments.
- ▶ THE LAND CLEARANCE REDEVELOPMENT AUTHORITY (LCRA). The LCRA was created by ordinance of the City Council and is administered by a Board of Commissioners appointed by the Mayor with the consent of City Council. The purpose of the LCRA is to redevelop and improve deteriorated areas of the City. The LCRA can assemble parcels, participate in projects financially and establish development guidelines.
- ▶ TAX INCREMENT FINANCING. In appropriate situations, the University City TIF Commission may designate a blighted area as



a TIF district. This allows property taxes that will be generated once the property is developed to be applied to the cost of the improvements.

University City lacks an active Chamber of Commerce. One is in existence; however, it has gone moribund. Two business districts serve the major commercial corridors – the Loop Area Special Business District and the Olive Link Business Association. These two business entities are very active, and advance the interests of member organizations, provide networking opportunities, training and marketing support. However, other businesses located in the City are excluded from membership due to geography. Administratively, this creates a situation where there is no coordinated effort focusing on the business needs of the entire community.

Policies

- ☑ The City will establish the physical and economic redevelopment of Olive Boulevard as its highest priority.
- ☑ The City will give priority for public subsidies to locally and independently owned businesses to preserve the City's unique community character. It is the City's preference to encourage small entrepreneurial businesses with an emphasis on "mom and pop" businesses rather than national franchises. The City recognizes that new development is not an end in itself -- desirable regardless of the interests it serves – but should contribute to the City's quality of life and enhance its cultural, ethnic and racial diversity.
- ☑ The City will take an active role in all economic development activities, and recognize that collaboration with the business community and other economic development partners is essential to improve the economic well-being of the City.
- ☑ The City will preserve, maintain, and renew existing successful business districts such as the Loop. The City will ensure that new in-fill development is compatible with the existing character of the Loop.
- ☑ The City will encourage the design of commercial and retail structures along major corridors for multiple tenants and mixed uses.
- ☑ The City will not encourage one particular business activity while displacing a smaller, yet successful, existing business or thriving residential area simply to expand the tax base. Instead, the City will review a cost benefit analysis of potential developments and support only those projects that are most likely to enhance the long-term fiscal health of the City.
- ☑ The City will support regional economic development activities and partner with adjacent municipalities where appropriate.
- ☑ The City will give priority to businesses that create jobs that capitalize on the diversity of talent of the residents of University City.

NOTE:
Private nonprofits are more likely than government agencies to be involved in business attraction.

Municipal
Research &
Services Center

Implementation Actions

E-1. Establish and support an Economic Development Organization.

UNIVERSITY CITY
MISSOURI



- ▶ An economic development organization, such as a Chamber of Commerce would provide a recognized, efficient and legitimate forum for exchanging ideas and addressing the business needs of University City. The organization should be a private organization comprised of members of the business community, who advise the City on economic development activities. There are many benefits to having such an organization. Specifically, it can:
 - speak effectively on business sector interests, rather than public sector interests;
 - represent the entire business community, rather than a small geographic area of the City;
 - work with City staff to engender formal recognition by government, businesses, and other economic development organizations;
 - develop effective business attraction and prospect development programs in conjunction with City staff and other business associations such as the Regional Commerce and Growth Association;
 - increase visibility of the University City business community.

E-2

Continue the economic development activities for the City.
Improve where necessary.

- ▶ The activities include several components:
 1. *Continue the Department of Community Development's role as the first City contact for economic development activities.* Continue to be responsible for business retention, expansion, strategic planning efforts, marketing and research. The Department will also continue to support the IDA, LCRA, TIF Commission as well as providing technical assistance to local business associations.
 2. *Coordinate the implementation of various key documents and policies.*
 3. *Increase the budget for economic development activities and include operational and project funds.*
 4. *With assistance from an economic development organization, expand upon business retention and expansion programs.* Conduct a survey that identifies the needs of local businesses. If appropriate, continue or improve the following activities: technical assistance, outreach activities, expansion siting, site visits, increasing competitiveness, appreciation initiatives, establishing business roundtables and hosting business seminars.
 5. *With assistance from an economic development organization, develop a marketing campaign for the City.* The campaign should include the establishment and promotion of an image for the City, promotion of local businesses to City residents and beyond.

NOTE:
65 to 80% of new jobs are created through the expansion of existing businesses.

Municipal Research
& Services Center



6. *Enhance the printed materials and City's website information regarding economic development.*
7. *Continue to actively market vacant sites and those identified as major areas for redevelopment.*
 - Create an electronic database of properties and make this database available in a number of formats.
8. *Continue to improve the business environment for small businesses.*
 - Maintain local procurement preferences for municipal purchases and contracting.
 - Promote Small Business Administration Programs such as the HUBZone Empowerment Contracting Program. This program provides Federal contracting preferences to small businesses that obtain HUBZone (Historically Underutilized Business Zone) certification in part by employing staff who live in a HUBZone.
9. *Use existing local, state, and federal programs and incentives for various economic development activities. Encourage the creation of additional programs.*
 - Continue the current development subsidy policy (see Appendix E). Review this policy on an annual basis and make necessary changes that reflect current marketplace realities and local resource opportunities and constraints.
 - Continue the infrastructure improvement program. Upgrade and improve conditions as needed in all commercial areas.
 - Continue to explore the possibility of using state-enabled tools and incentives such as the Economic Development Sales Tax, Missouri Downtown Economic Stimulus Act (MODESA), Brownfield Redevelopment Program, Transportation Development District, and the Rebuilding Communities Tax Credit (applies to Census Tract 2157 block group 1 and Census Tract 2161 block groups 2 and 3). See Appendix F for program summaries.
10. *Establish University City as a high-quality, vibrant destination for regional and national business and leisure tourists.*
 - The City is currently not marketed as a tourist destination. With many historic and cultural activities, entertainment districts and shopping areas, the City has compelling advantages as a destination center for tourists. The City could also promote the International District/Olive Link as a tourist destination, marketing the district as a Must Visit site in the St. Louis region.
 - Tourism will help diversify the economy, bring new money into the City, and create additional complementary development opportunities (such as hotels).



11. *Continue to foster development opportunities.*

- Proactively encourage development activities in locations identified in this Plan (Land Use and Redevelopment element).
- Promote mixed-use development. Ensure that the necessary land use controls support this concept.
- Develop partnerships with surrounding municipalities with the intention of sharing information about land use activity and exploring integrated and coordinated redevelopment activities. Where appropriate, combine smaller sites into larger development sites.
- Seek out developers with a successful history of mixed-use urban development.
- Where appropriate, pro-actively acquire property for redevelopment.
- Strengthen the relationship between University City and Washington University. Maintain an ongoing dialogue on Community Development issues of mutual interest, especially land acquisition by this non-profit institution and its impact on the City's tax base. Seek out new ways for Washington University to recompense to offset property not taxed.

12. *Study the feasibility of instituting a Formula Store Cap.*

- Through the zoning code, a formula store cap would limit the number formula stores that can operate in University City. A formula store includes establishments that are required by contract to adopt standardized services, methods of operations, décor, uniforms and other features that are identical to businesses located in other communities. A cap could ensure that the City's commercial districts do not become homogenized and lose a sense of unique community character (see Appendix G).

13. *Explore the creation of an upscale International District.*

- Over the past twenty years, a portion of Olive Boulevard has been rapidly developing into an international business district. Between I-170 and North and South Boulevard, many buildings along this corridor have been purchased and redeveloped by many different Asian communities as well as other ethnic enclaves such as Indian, Mexican, Caribbean, African American and African. The City should take advantage of this opportunity and consider a cohesive development vision and identity for the area. This concept is supported by many respondents to the 2004 Comprehensive Plan Update Residents Survey, who indicated that it was extremely or very important that “the



commercial development along Olive Street Road have a distinctive ethnic theme”.

- Encourage businesses in the International District to develop diverse employment practices and better integrate into the community.
- The development of this district would be guided by the policies and implementation actions of the Commercial element of the Comprehensive Plan Update of 2005, such as design guidelines, signage requirements, infrastructure improvements etc.

LAND USE AND REDEVELOPMENT

Redevelopment is the restoration of either a single piece of property or a collective unit of properties to a condition of physical, social and economic vitality. To help guide this activity in a manner that produces high quality development consistent with the City’s goals and objectives, University City has established preferred development patterns for specific geographical locations. More than just colors on a map, these designs constitute a concept plan for future growth and development.

Purpose

The Land Use and Redevelopment element of the 2005 Comprehensive Plan Update serves as the long-range planning guide for development by identifying logical and desired future development patterns. More specifically, it designates major areas for redevelopment and provides policies and actions to encourage redevelopment. It is intended to generate proactive land use choices, rather than reactionary efforts.

Planning Context

Existing Land Use Conditions

The City of University City is approximately 5.9 square miles and encompasses over 12,000 parcels of land. An analysis of land use patterns in the City area reveals a predominant residential land pattern and a mix of commercial, industrial, and institutional uses. A small proportion of vacant land is present in the City.

University City is first and foremost a place where people live. Approximately 93% of the City’s land use is devoted to residential. Single-family residential is the single largest land use, which accounts for over 80% of the total parcels in University City. A majority of the existing single-family homes were built in the 1940s and the 1950s. Many neighborhoods contain historical single-family homes that were constructed before the 1930s. Today, new single-family construction is strictly from in-fill development. Over 185 new single-family homes have been built since 1990.

TABLE 15

LAND USE	NUMBER	PERCENT
Commercial	346	2.79%
Common Ground	11	0.08%
Duplex/Townhome	760	6.10%
Industrial/Utility	33	0.25%
Institution	80	0.65%
Multi-Family	657	5.28%
Park/Recreation	38	0.27%
Single Family	10,155	81.55%
Vacant/Agriculture	374	3.04%
Total Parcels	12,454*	

*Source: University City Community Development Department
The Geographic Information System count is 12,475 parcels. Twenty-one parcels of this count, however, are unknown& unidentifiable.*



Multi-family land uses include residential buildings with four or more living units located in a single structure. There are 657 parcels identified with multi-family land use, which accounts for approximately 5% of all the parcels in University City. The multi-family land uses are located primarily near I-170 and Delmar Boulevard and to the north of Delmar Boulevard in the eastern part of the City. Multi-family parcels are also located along major and minor arterials such as Olive Boulevard, North and South Road, and Hanley Road.

Residential structures that include two living units within a single structure are categorized as a duplex/townhome land use. Currently, there are 760 parcels described with this land use. Many duplex/townhome land uses are located along Delmar Boulevard or in a three-block area of Tulane, Dartmouth, and Amherst avenues.

University City has two primary commercial corridors. Both serve slightly different markets and populations. The Olive Boulevard corridor predominantly provides for auto-oriented businesses and is characterized by strip centers. The Delmar Loop (located on the eastern portion of Delmar Boulevard) provides for unique commercial enterprises, entertainment and restaurants, with the remainder of the Delmar Boulevard corridor serving the auto-oriented businesses. Commercial land use activity also exists along arterials intersecting with Delmar Boulevard. Though limited, there is some commercial presence in residential areas such as the junctions of Pershing and Jackson, Bonhomme and McKnight, and Dartmouth and Purdue roads.

Approximately .25% of the land use is devoted to industrial/utility uses. Industrial land uses are considered manufacturing, warehousing, and distribution facilities. These uses vary from light to heavy industrial depending on noise, vibration, smoke, dust, toxic or noxious emissions or byproducts, explosive hazard or heavy truck traffic. All industrial uses in University City are considered light and are primarily located in the Cunningham Industrial Park. Industrial uses can also be found at the eastern and western portions of Olive Boulevard and near the railroad tracks on North and South Road.

Utility land uses relate to the provision, distribution, collection, or transmission of power, information, telecommunication, cable, drinking water, and sanitary and storm water sewage. Electrical power transfer stations are situated at various locations throughout University City.

Institutional land uses include schools, churches, cemeteries, hospitals, and police, fire, and government buildings. There are 81 parcels of this classification located throughout the City.

Publicly owned parks and recreation areas comprise the parks land use category and include ball fields, playgrounds, golf courses, and fitness clubs. A park is defined as an area open to the public and reserved for recreational or educational purposes. Recreation is a public or private facility that offers opportunities for



adults and/or children to participate in sport/athletic, entertainment, or fitness activities. Thirty-six parcels have been identified with park/recreation land use.

The remaining 3% of land is vacant and located in scattered sites throughout the City. Map 1 provides a detailed assessment of existing land use in University City.

Zoning

Zoning is the primary tool that guides land use in University City (see map 2). It regulates the size, height, shape and permitted uses of lots and structures in a manner that protects, provides for and promotes the public health, safety, convenience, comfort and general welfare of the residents of University City. Eleven zoning designations govern how the land and buildings in the University City may be used.

Since the adoption of the original zoning code in 1922, several changes have been made with respect to the zoning hierarchy – changes to designations and the addition of categories. Land use still closely corresponds to the zoning code.

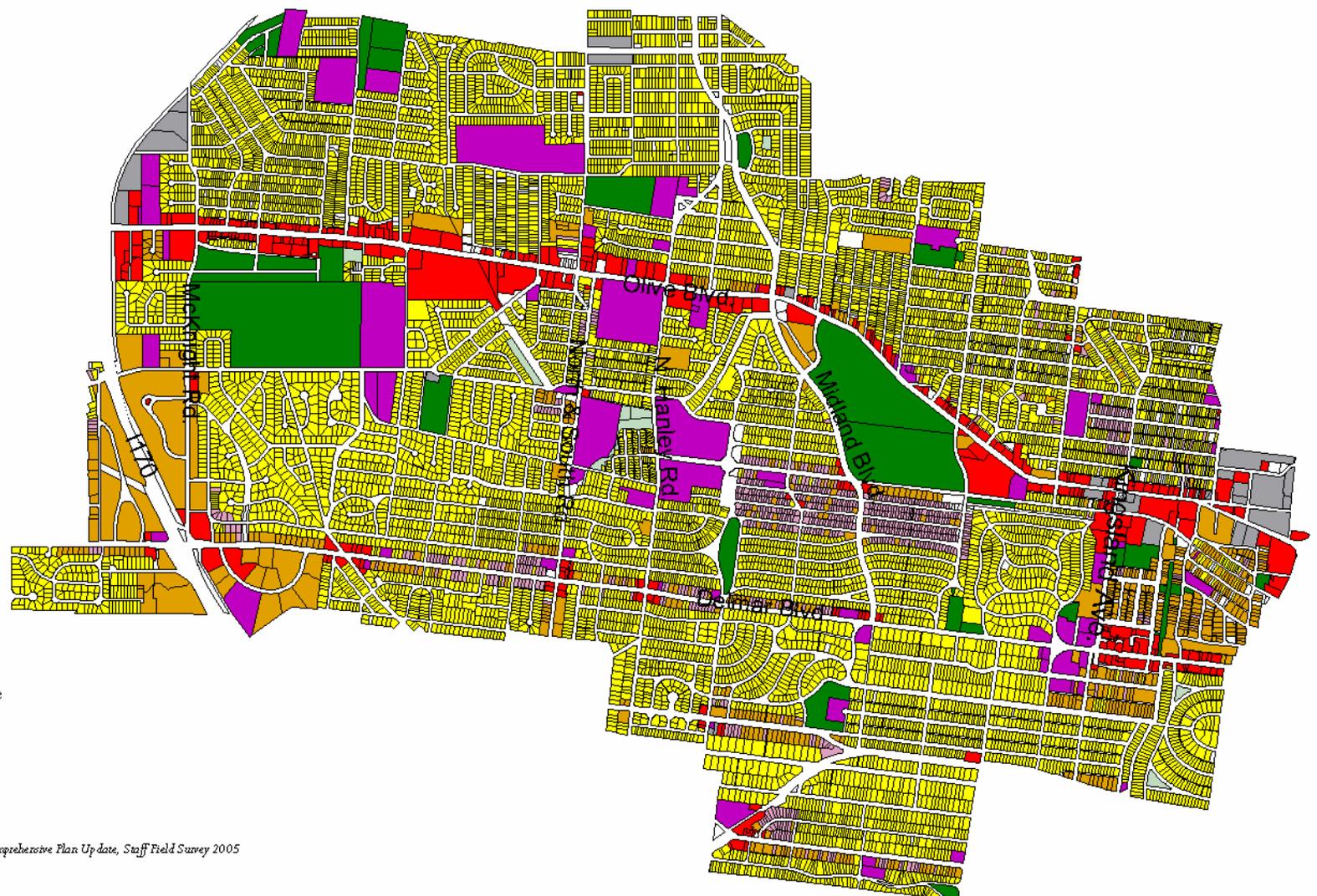
Land Use Issues and Opportunities

University City land use issues and opportunities were identified through the 2004 Comprehensive Plan Business Survey, the 2004 Comprehensive Plan Residents Survey, City Council, Plan Commission and City staff. The redevelopment areas proposed in the Comprehensive Plan Update of 1999 were also reviewed. In addition to these methods, a land use verification study was conducted by Department of Community Development staff.

University City is restricted to a limited number of developable acreage. As a mature inner-ring suburb of St. Louis, University City is completely surrounded by incorporated communities and has no opportunities to expand its boundaries. With the exception of small scattered lots, development was completed around 1965. Since then, an ongoing objective of City staff is to assist developers in finding available land suitable for large-scale development. The City has approximately 374 vacant parcels, but few sites are of significant size. The 2004 Land Use Verification Study categorized vacant parcels based upon various site characteristics: developing site, no active use, outside storage, temporary use, billboard sign, or landscaped/garden. A majority of the vacant parcels are categorized as no vacant use and are in scattered locations throughout the City. Some of these parcels are suitable for development while others do not meet the minimum standards of the Zoning Code or are otherwise unsuitable for development. One vacant parcel with considerable development potential is the triangle in the southwestern portion of the City, bordering the City of Clayton.

TABLE 16

VACANT/ AGRICULTURE	NUMBER	PERCENT
No Active Use	337	89.97%
Developing Site	4	1.06%
Outdoor Storage	5	1.32%
Landscaped Site	27	7.66%
Billboards/signs	0	0%
Temp. Structure	0	0%
Total Parcels	373	



- Commercial
- Common Ground
- Duplex/Townhome
- Industrial/Utility
- Institution
- Multi-Family
- Park
- Recreation
- Single Family
- Vacant/Agriculture



Source: University City 1999 Comprehensive Plan Update, Staff Field Survey 2005



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EXISTING LAND USE MAP

University City

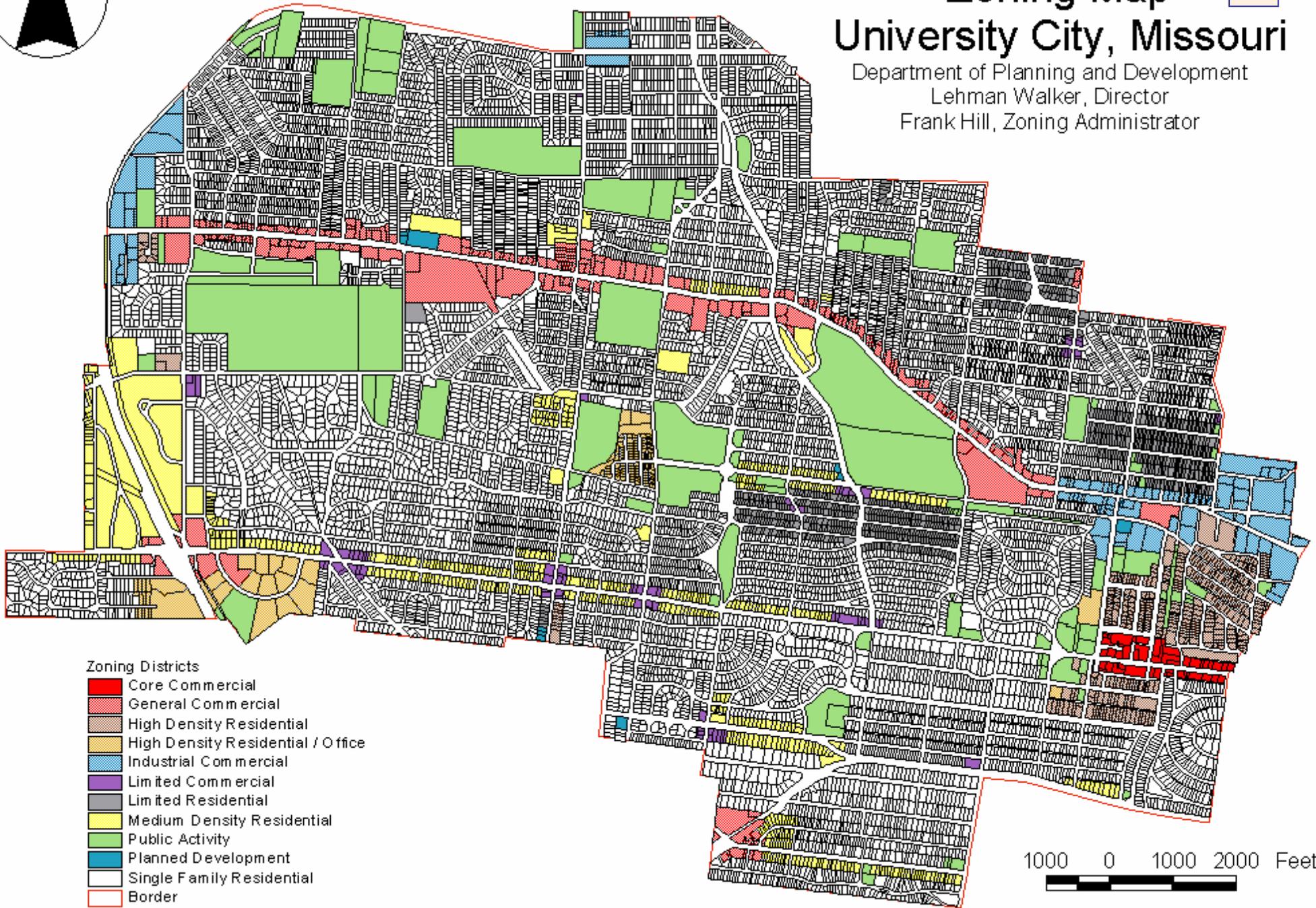
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Zoning Map University City, Missouri

Department of Planning and Development
Lehman Walker, Director
Frank Hill, Zoning Administrator



- Zoning Districts
- Core Commercial
 - General Commercial
 - High Density Residential
 - High Density Residential / Office
 - Industrial Commercial
 - Limited Commercial
 - Limited Residential
 - Medium Density Residential
 - Public Activity
 - Planned Development
 - Single Family Residential
 - Border

Additional land that has become available for major development is the result of land clearance through redevelopment activities or infill construction. Nonetheless, some areas in transition -- such as the older commercial corridor of Olive Boulevard -- present some important development opportunities. The reuse or redevelopment of existing buildings, particularly those on Olive Boulevard, has been identified by residents, business owners, and City staff as an important issue. The physical utility of many of these buildings structures is functionally obsolete and can be attributed to layout and design. In addition, current market conditions render many buildings economically obsolete. Characteristics associated with obsolescence detract from the overall usefulness and desirability of a property. Due to the limited supply of vacant land, redevelopment is an important role in land use stability.

Residential land uses form the foundation of University City and most neighborhoods are stable and exhibiting signs of growth. Investments in the construction of new residential buildings have sustained a steady pace over the past fifteen years. Since 1990, there have been 185 new single-family homes built and 20 new multi-family developments. However, there are few isolated areas where lack of investment is evident. Specifically, such conditions can primarily be found in the areas that share a border with the cities of Wellston, Pagedale or Overland.

With its walkable neighborhoods and high population density, the City provides the ideal environment to advance the mixed-use concept. See Map 3. Mixed use development, or integrating land uses such as commercial and residential, can be vertical (located in several adjacent buildings) or horizontal (located in one building). The City contains many mixed-use areas and developments such as the Delmar Loop and there is an increasing interest among residents, business owners and City officials to provide additional opportunities. "Retrofitting" of existing commercial areas, including the provision of pedestrian connections to adjacent neighborhoods, can be one way to implement this idea. In particular, 61% of respondents to the 2004 Comprehensive Plan Residents Survey indicated that they favor the integration of small retail businesses into residential neighborhoods. By encouraging mixed-use developments, the City has a bright opportunity to increase residential population, provide additional employment, and incorporate design elements that encourage pedestrian activity.

A significant land use issue and opportunity for University City arises with the construction of two MetroLink light rail stations in the southern part of the City. The Big Bend and Forsyth MetroLink stations currently under construction will provide transportation connections between the City of St. Louis and the City of Shrewsbury. They will also provide redevelopment opportunities for the City of University City; opportunities to encourage mixed use development that supports the public investment in light rail.

OBSOLESCENCE

Functionally obsolete –
When the intended use of a building limits the use and marketability of the building after the original use ceases.

Economically obsolete –
When adverse conditions, such as dilapidated buildings or vacant space, cause a degree of market rejection and depreciation in value.

TABLE 17

UNIVERSITY CITY: NEW CONSTRUCTION

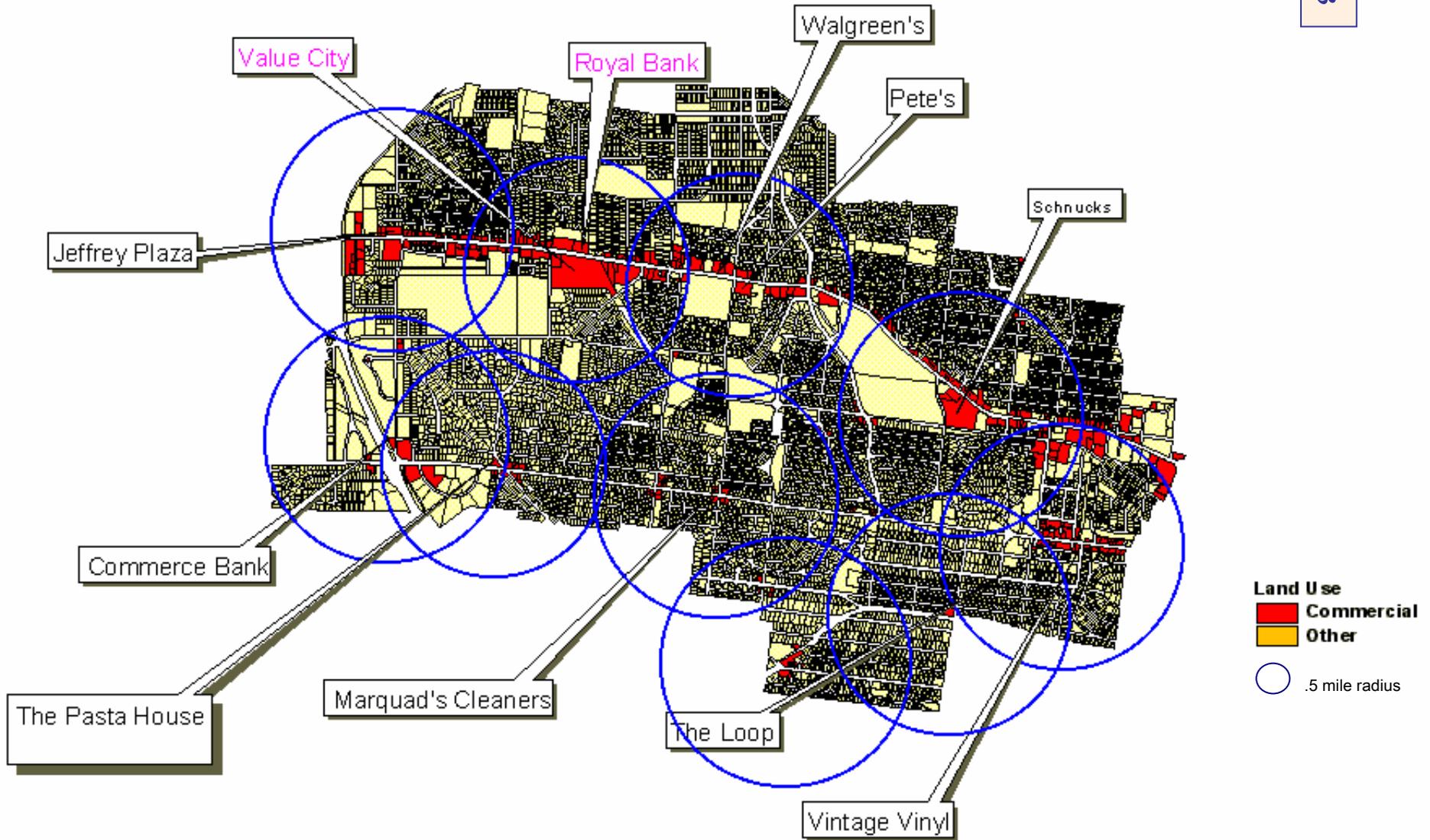
	1990-1999	2000-2003
Single Family	152	33
Multi-Family	11	9
Duplex/Townhome	0	2
Commercial	14	5
Industrial	1	0

Source: University City Building Permit Data

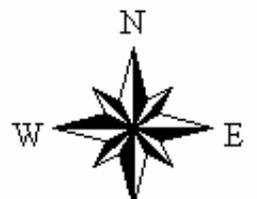


UNIVERSITY CITY: COMMERCIAL WALKABILITY

MAP 3



By Jerrell Thomas and
Chaneyll Hibler
University City High School



Few regulatory development constraints exist in University City. Where zoning designations prohibit a desired land use, a variance or conditional use permit is required. In some instances, such as for proposed mixed use development or other recent development trends, zoning revisions or amendments may be necessary. Zoning often becomes reactionary and piecemeal.

Development Trends

In the 1980s and 1990s as suburbanization occurred in the St. Louis metropolitan region, investment was directed to the new growth areas of West St. Louis County and St. Charles County. Recent development trends are more favorable to central cities such as University City. The historic architectural charm of older communities, the exciting environment of an urban setting, and the desire to be close to educational, employment, cultural and recreational opportunities have created a renewed interest in locating in areas such as the City of St. Louis, Clayton, and University City. Residential development is increasing, and commercial development will follow to meet the increasing resident demand.

Policies

- ☑ The City will establish preferred land use patterns to guide development and redevelopment. The designations will be reviewed periodically to ensure that current market conditions, trends, and visions are being met.
- ☑ The City will encourage development activities in the locations identified in the Plan, but approve only those project which have the potential for:
 - Producing high-quality, long-lasting development that projects a positive community image, increases the value of surrounding property, adds to the public convenience, provides additional opportunities for pursuing an urban lifestyle and enhances community resources; and
 - Protecting the essentially residential nature of the community; recognizing the importance of designated landmarks and historic areas, minimizing the consumption of energy from non-renewable sources, reducing the potential for damage resulting from flash floods, earthquakes and other natural disasters, and minimizing noise impact of new development on adjacent residential areas.
- ☑ The City will strongly support development(s) that promote desirable planning concepts such as neighborhood-serving, mixed uses and transit-oriented development and enhance the pedestrian character of the City.
- ☑ The City will require that redevelopment projects are designed to minimize displacement of existing residents. Where displacement is necessary, care must be taken to ensure that the relocation process does not destroy the existing social and economic framework of the project area.



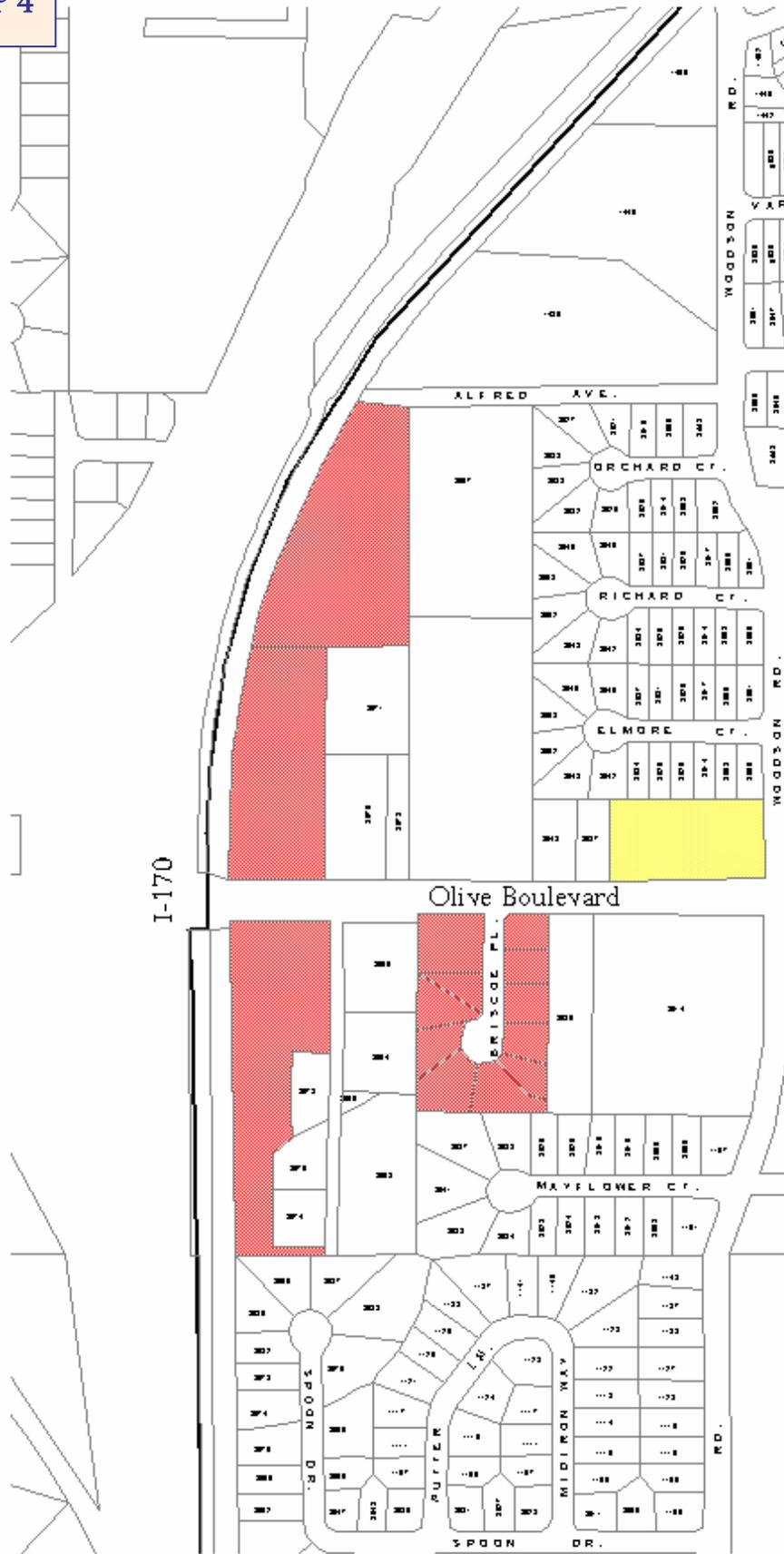
Implementation Actions

- LUR -1. Encourage development in areas designated for redevelopment.
- ▶ To prioritize public investment and lead private development efforts to critical areas, several sites have been identified as having the potential for redevelopment. These sites meet at least one of the following criteria:
 1. Vacant property.
 2. Deteriorating or poorly maintained buildings on the site.
 3. Underutilization of property with respect to site coverage, density or market conditions.
 4. A logical extension of adjacent higher density developments.
 5. A logical extension of adjacent land use.
 6. Appropriate site for public use (MetroLink).
 7. A potential brownfield site.
 8. Abandoned commercial or industrial buildings.
 9. Obsolete layout and design of the buildings on a property and onsite circulation and parking.

See maps 4-27 for major areas for redevelopment.
 - ▶ Maintain a database of properties designated as major areas for redevelopment. Include information such as zoning, available incentives, recommended land use, size, etc. Market this program.
 - ▶ Encourage redevelopment of identified areas consistent with the “List of Preferred Uses”. *See table 18.*
- LUR-2. Continue to amend the zoning code and other regulatory ordinances to support the goals of the Comprehensive Plan Update of 2005.
- ▶ Changes in land use to encourage more mixed use areas will require adjustments to the current zoning ordinances to address permitted uses, signage, setbacks, landscaping, parking, common space, etc.
 - ▶ Develop standards for mixed-use and transit oriented development.
- LUR-3. Promote and encourage in-fill on suitable sites.
- ▶ Sites identified as vacant and that are suitable for development should be promoted to attract private investment.
 - ▶ Parcels that do not meet the minimum standards required for residential or commercial development should be reserved for landscaping, community gardening or consolidated with adjacent lots.



MAP 4



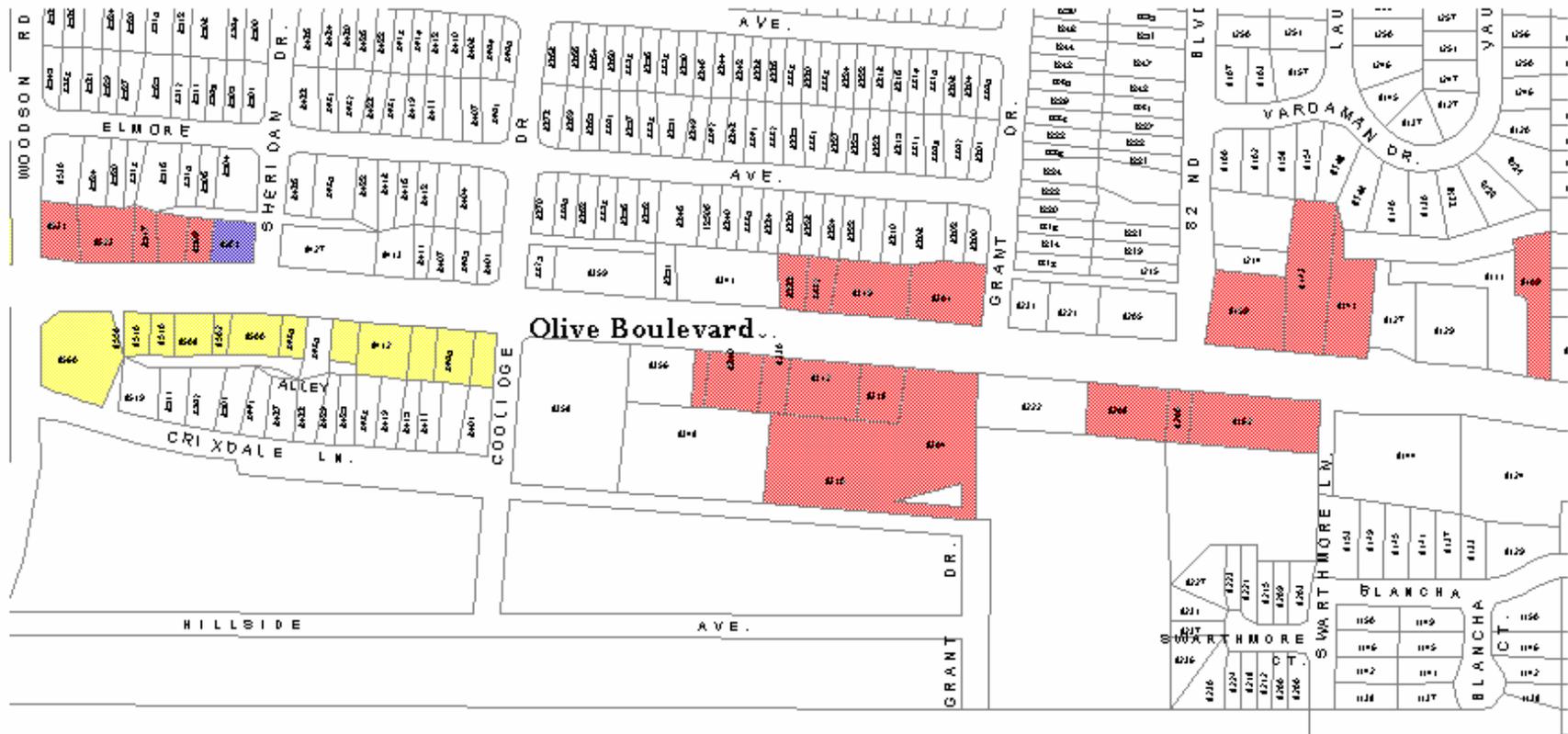
- Areas redeveloped since the 1999 Comprehensive Plan Update
- Areas designated for redevelopment 1999 & 2005 Comprehensive Plan Update
- Areas recommended for inclusion in the 2005 Comprehensive Plan Update
- Areas recommended for deletion in the 2005 Comprehensive Plan Update

Source: University City 1999 Comprehensive Plan Update, Staff Field Survey 2005

REDEVELOPMENT AREA 1

Comprehensive Plan Update of 2005


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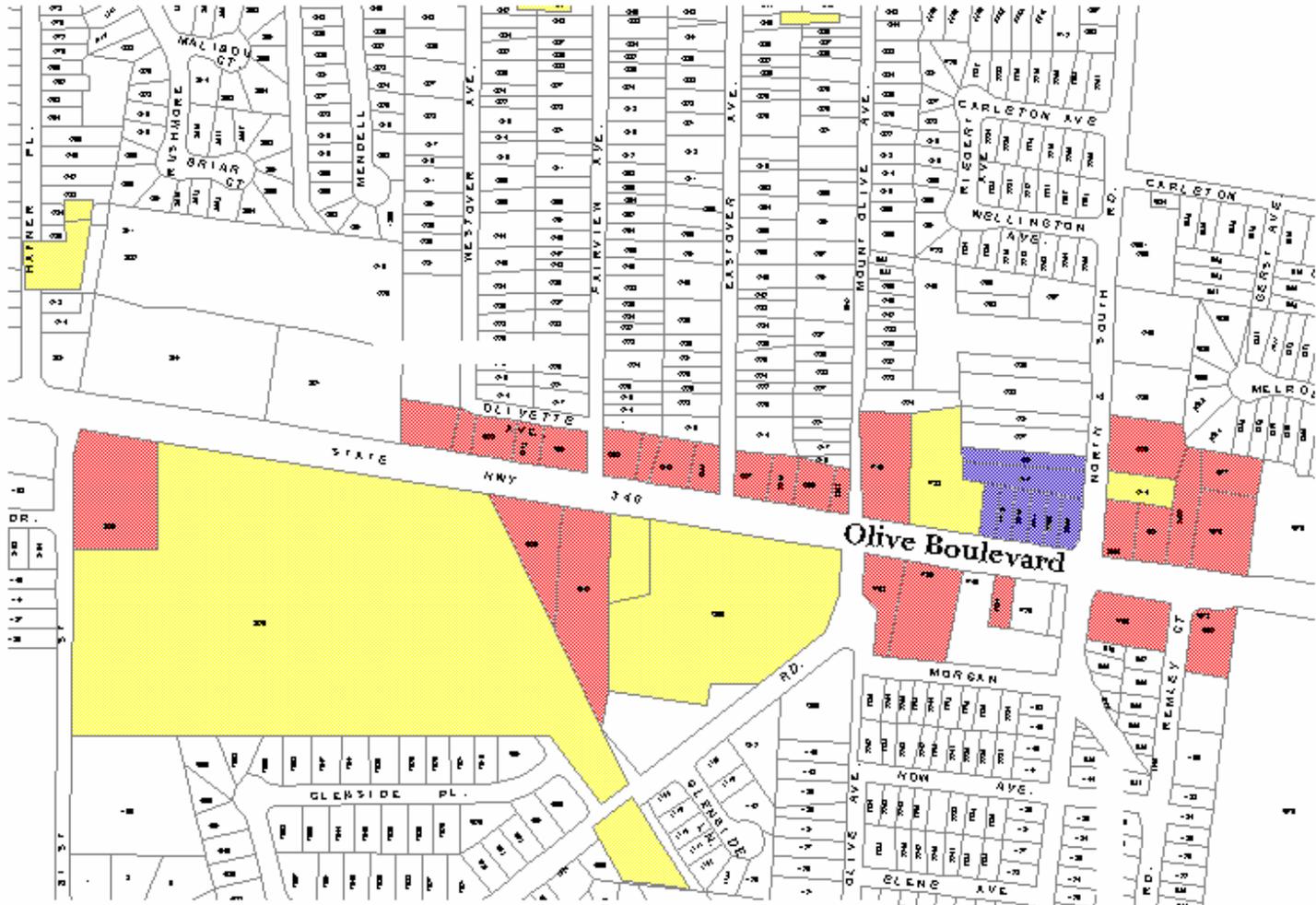
Source: University City 1999 Comprehensive Plan Update, Staff Field Survey 2005



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REDEVELOPMENT AREA 2

Comprehensive Plan Update of 2005



- Areas redeveloped since the 1999 Comprehensive Plan Update
- Areas designated for redevelopment 1999 & 2005 Comprehensive Plan Update
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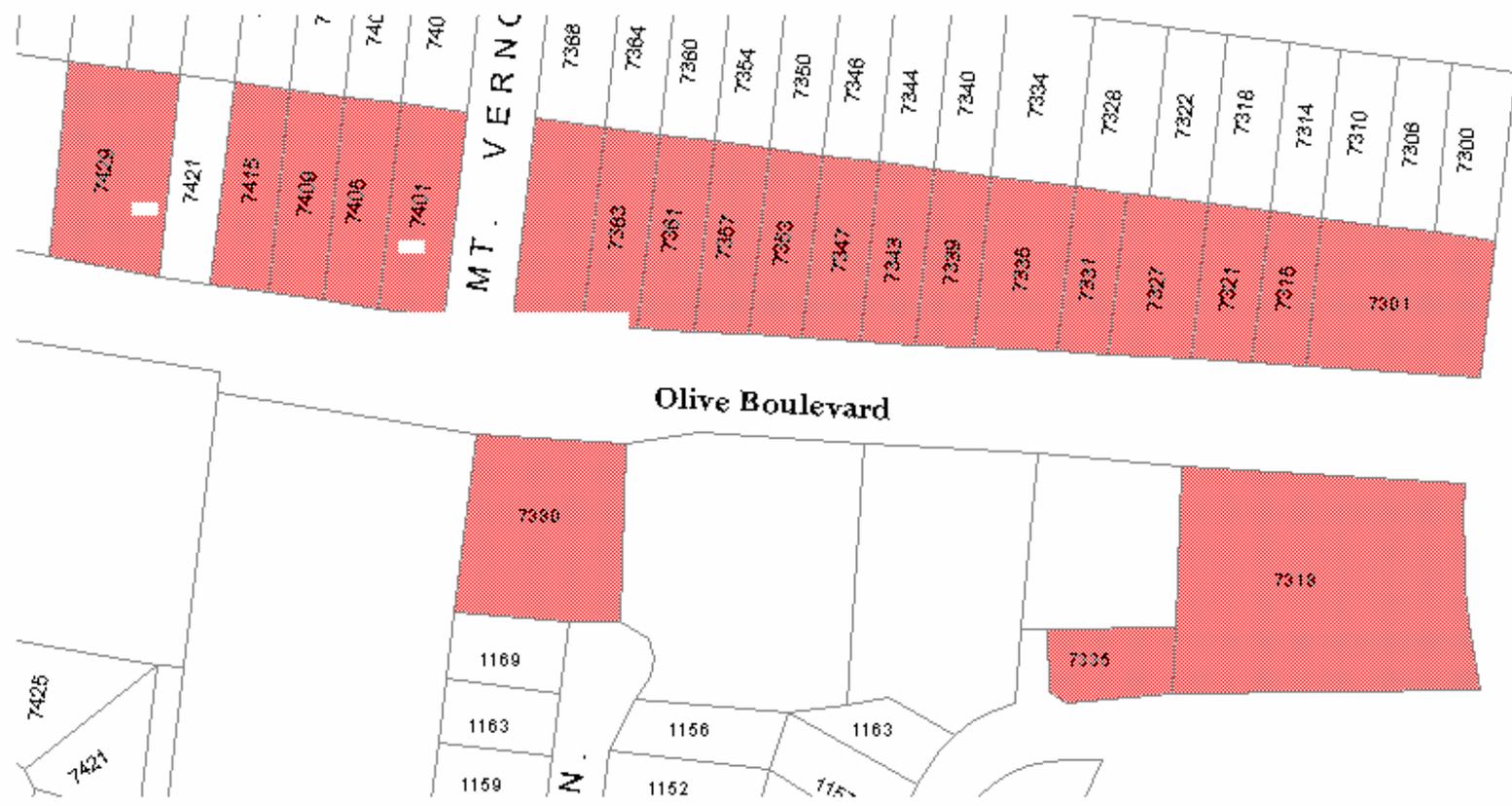
Source: University City 1999 Comprehensive Plan Update, Staff Field Survey 2005



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REDEVELOPMENT AREA 3

Comprehensive Plan Update of 2005



- Areas redeveloped since the 1999 Comprehensive Plan Update
- Areas designated for redevelopment 1999 & 2005 Comprehensive Plan Update
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- Areas recommended for deletion in the 2005 Comprehensive Plan Update

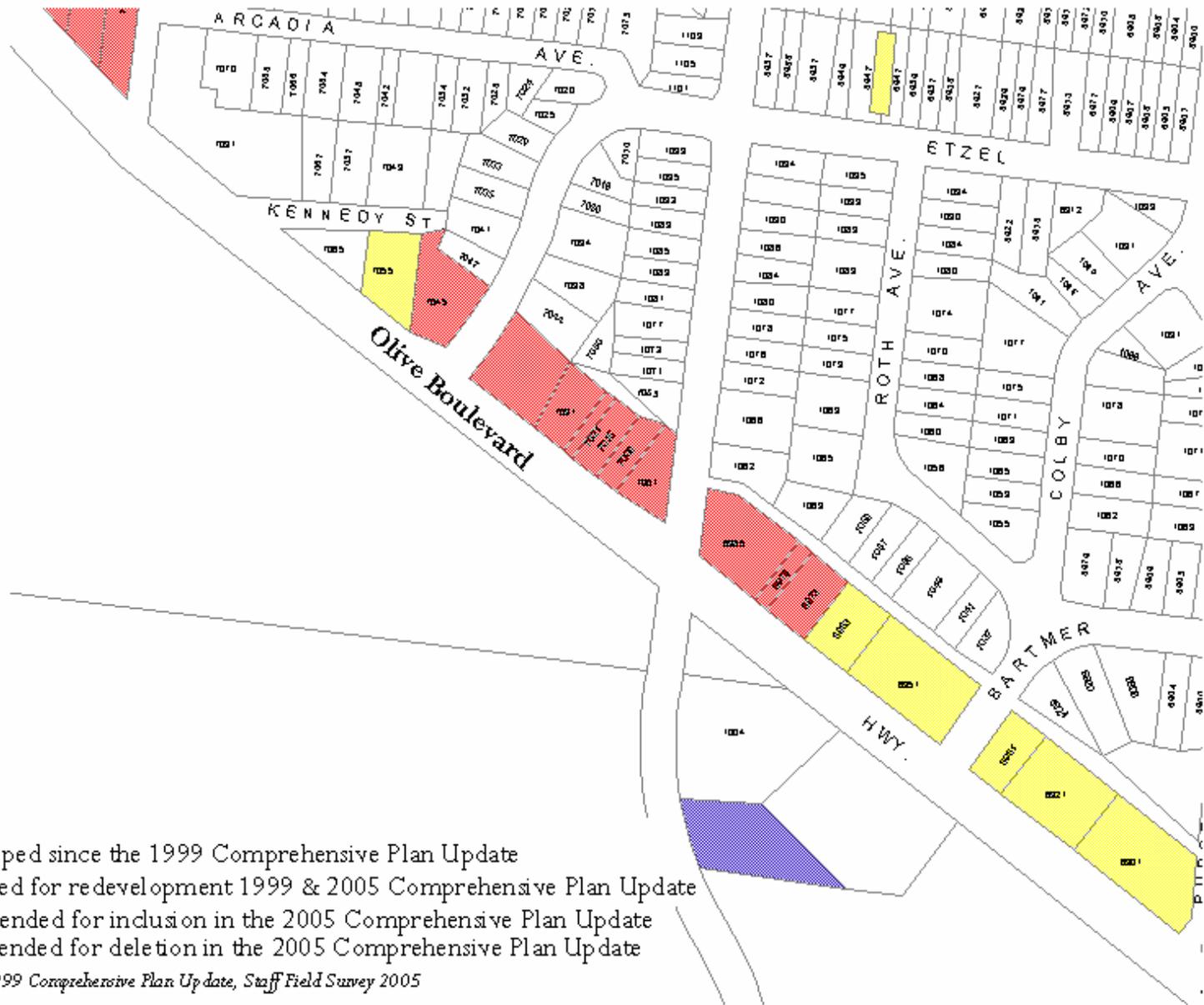
Source: University City 1999 Comprehensive Plan Update, Staff Field Survey 2005



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REDEVELOPMENT AREA 4

Comprehensive Plan Update of 2005



- Areas redeveloped since the 1999 Comprehensive Plan Update
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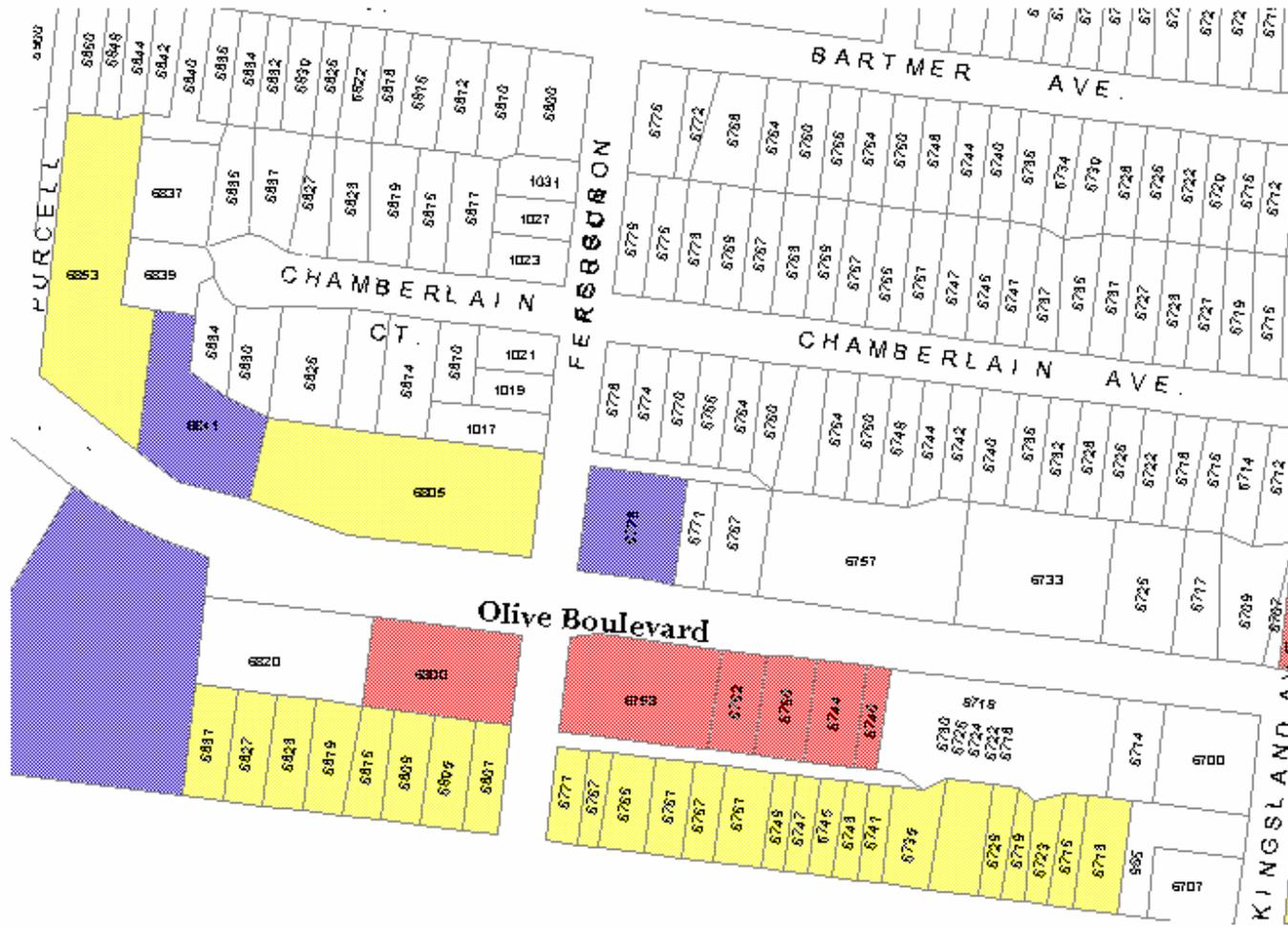
Source: University City 1999 Comprehensive Plan Update, Staff Field Survey 2005



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REDEVELOPMENT AREA 6

Comprehensive Plan Update of 2005



- Areas redeveloped since the 1999 Comprehensive Plan Update
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- Areas recommended for inclusion in the 2005 Comprehensive Plan Update
- Areas recommended for deletion in the 2005 Comprehensive Plan Update

Source: University City 1999 Comprehensive Plan Update, Staff Field Survey 2005



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REDEVELOPMENT AREA 7

Comprehensive Plan Update of 2005



REDEVELOPMENT AREA 8

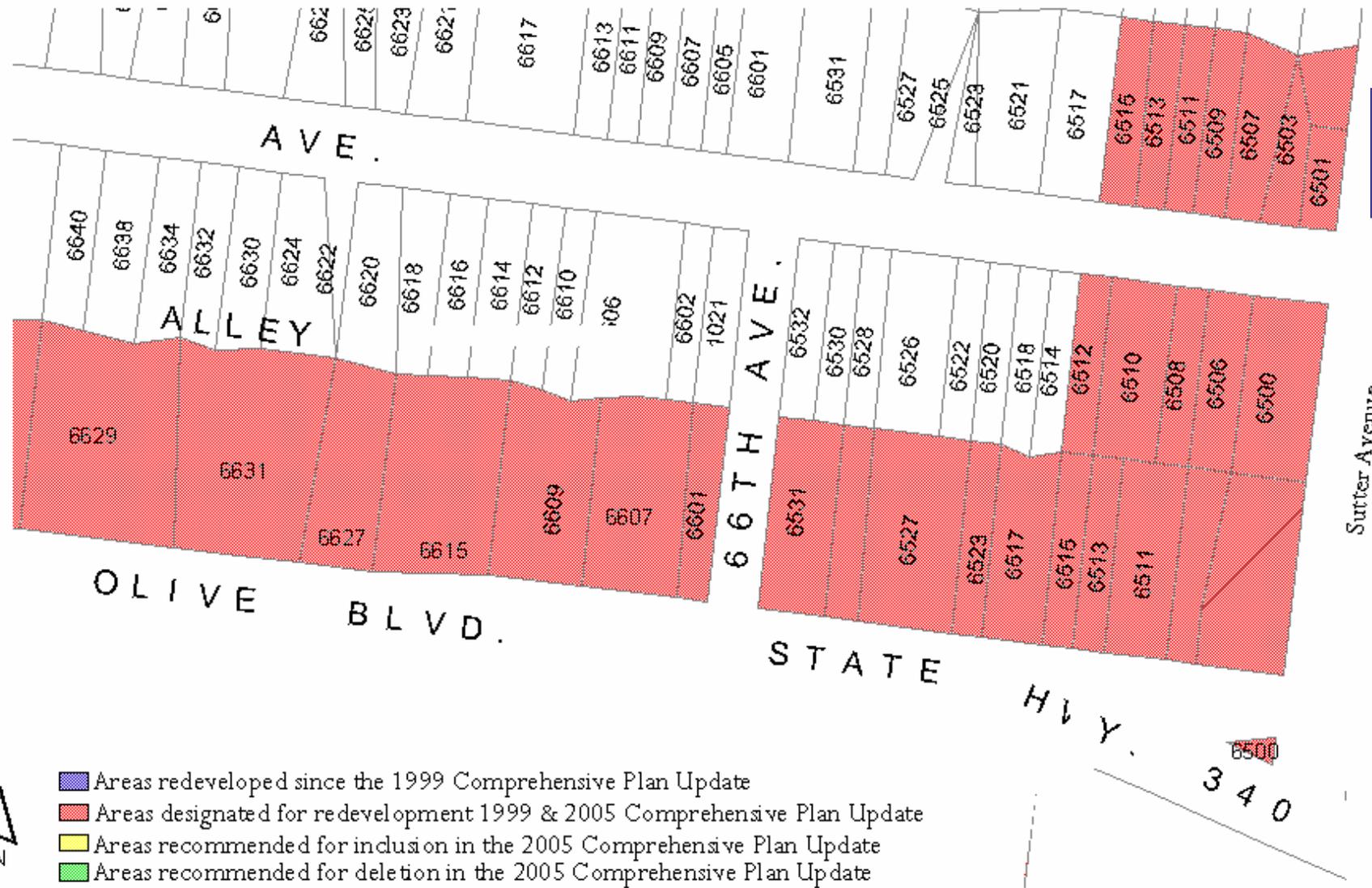
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- Areas redeveloped since the 1999 Comprehensive Plan Update
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Source: University City 1999 Comprehensive Plan Update, Staff Field Survey 2005



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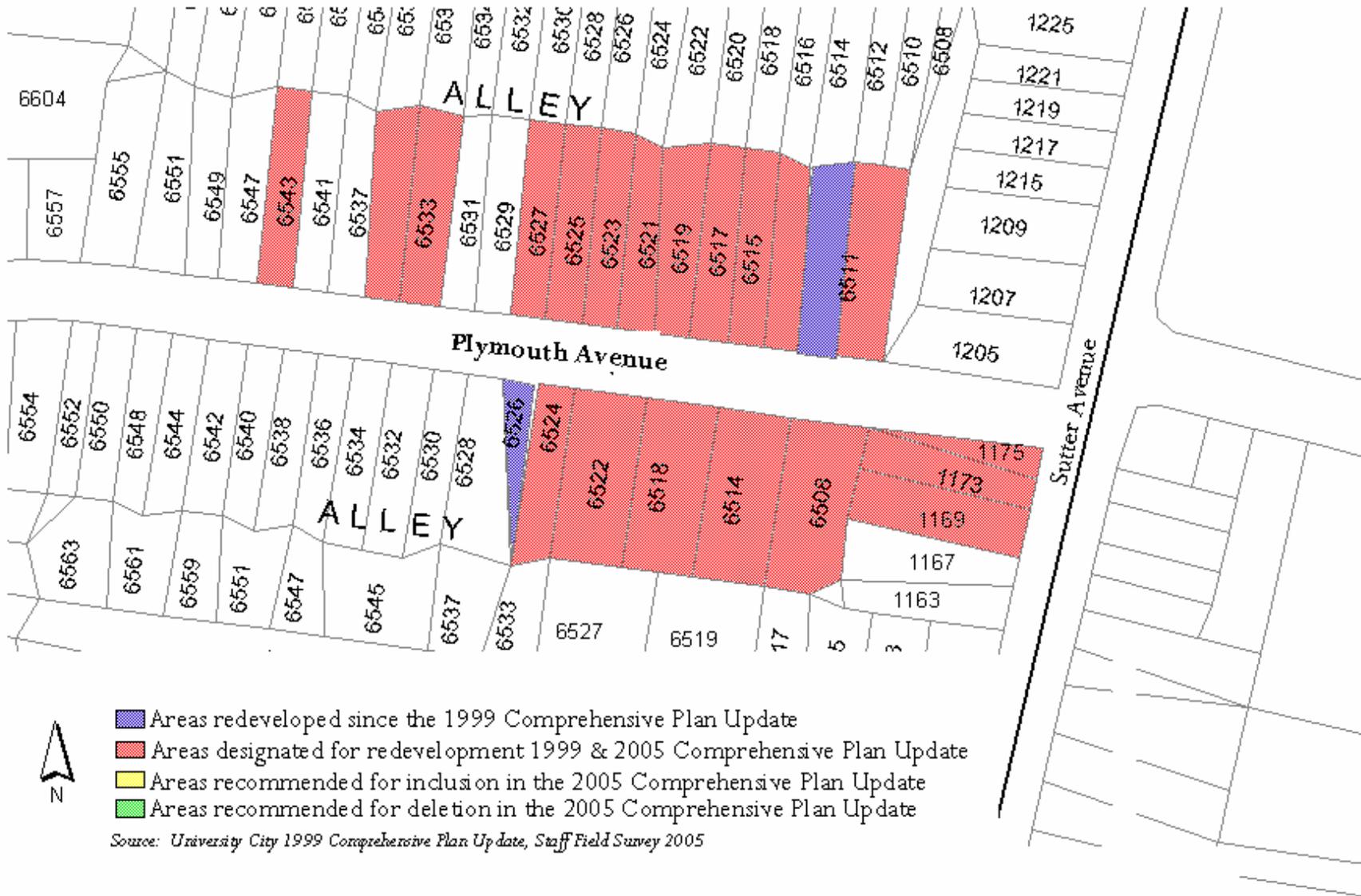
Source: University City 1999 Comprehensive Plan Update, Staff Field Survey 2005



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REDEVELOPMENT AREA 9

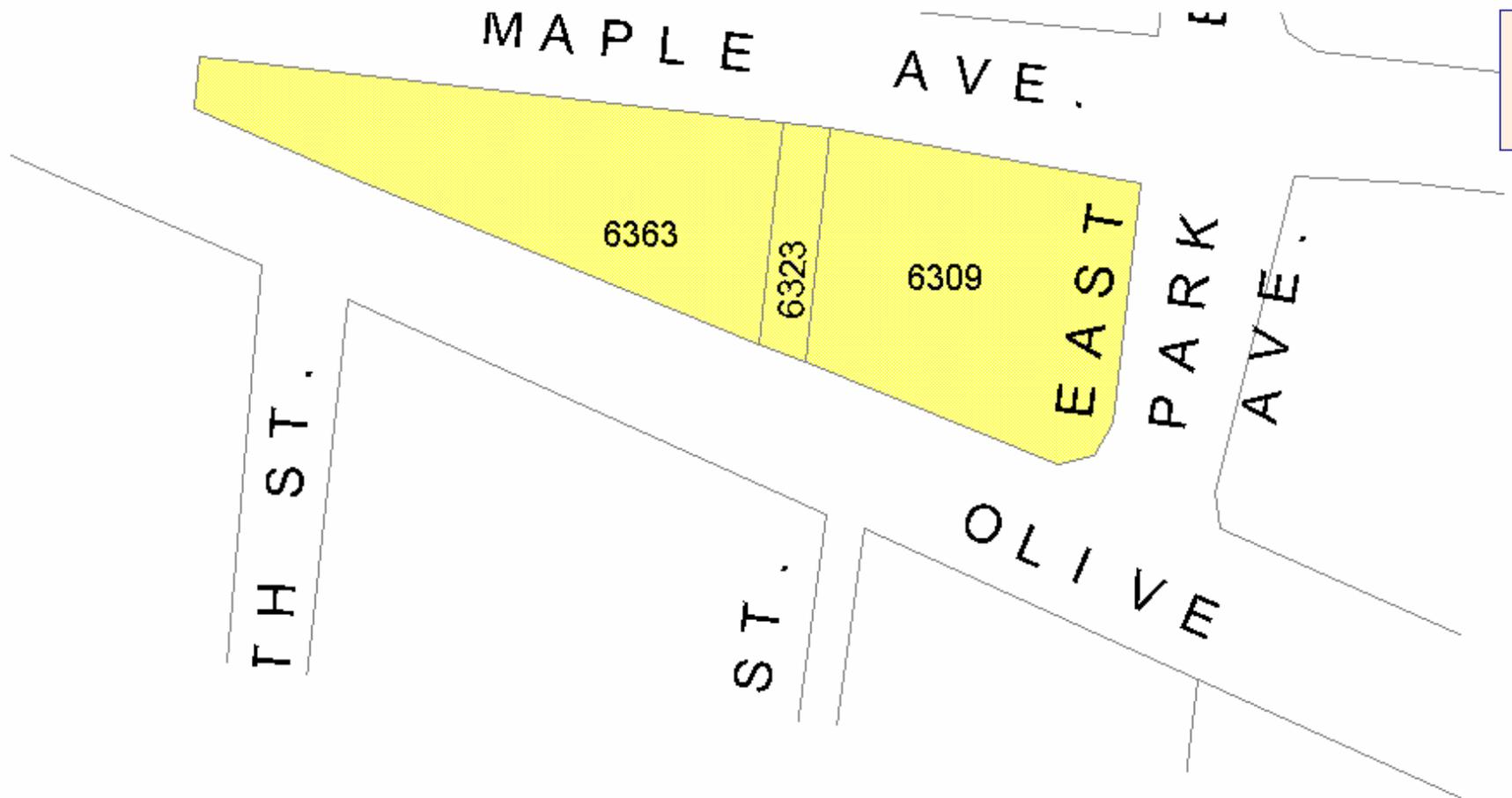
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REDEVELOPMENT AREA 10

University City



- Areas redeveloped since the 1999 Comprehensive Plan Update
- Areas designated for redevelopment 1999 & 2005 Comprehensive Plan Update
- Areas recommended for inclusion in the 2005 Comprehensive Plan Update
- Areas recommended for deletion in the 2005 Comprehensive Plan Update

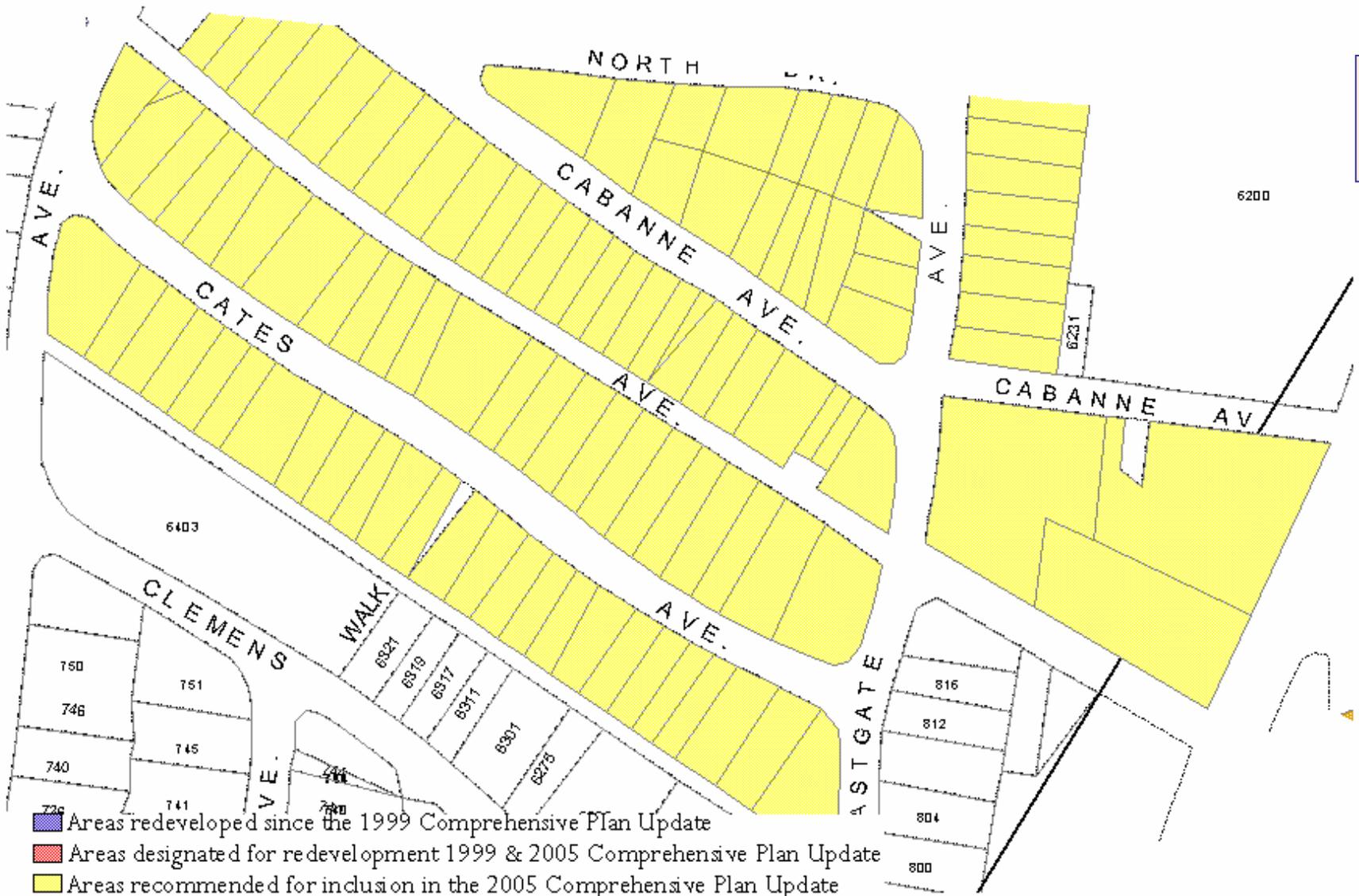
Source: University City 1999 Comprehensive Plan Update, Staff Field Survey 2005



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REDEVELOPMENT AREA 11

University City



- Areas redeveloped since the 1999 Comprehensive Plan Update
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- Areas recommended for inclusion in the 2005 Comprehensive Plan Update
- Areas recommended for deletion in the 2005 Comprehensive Plan Update

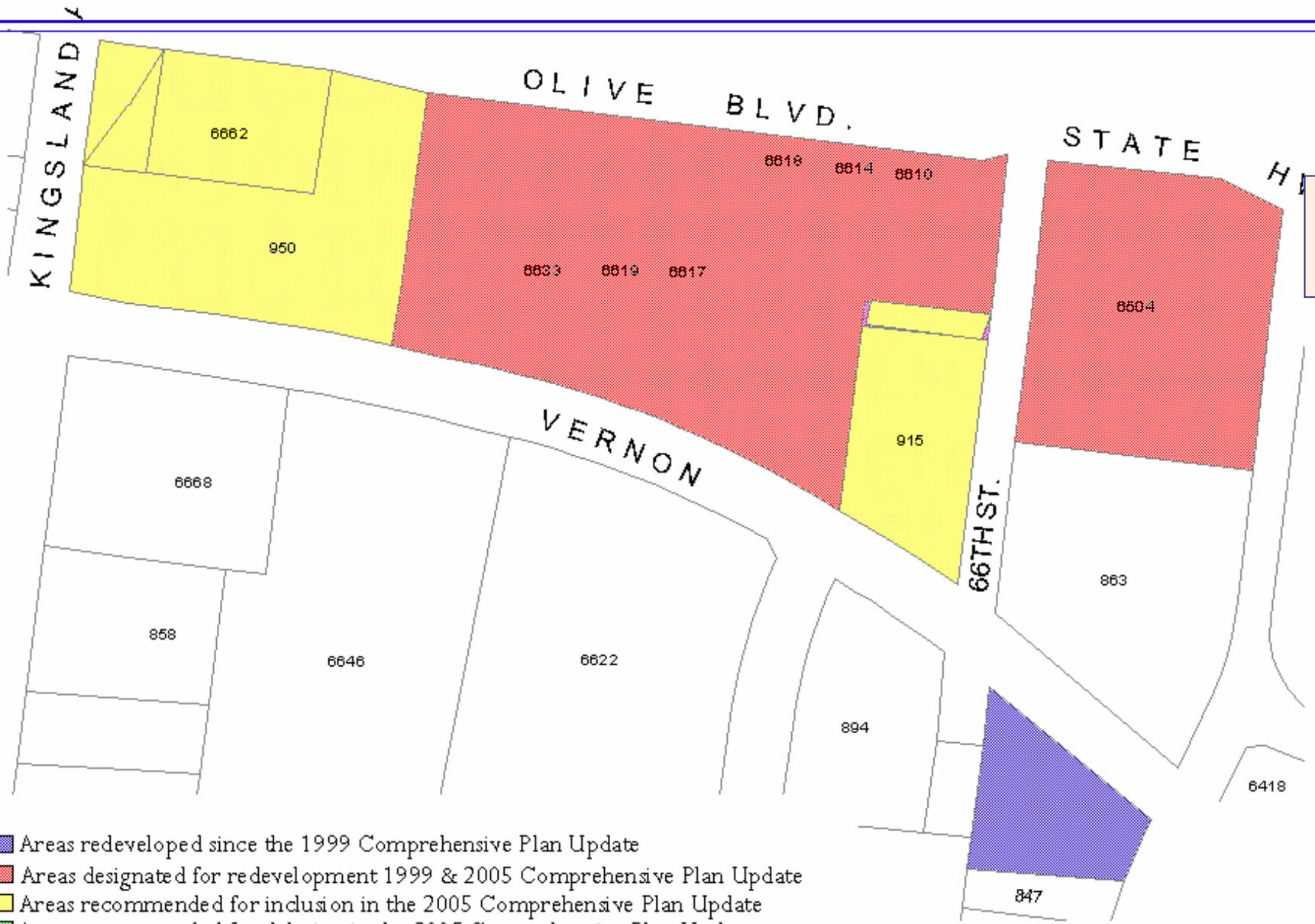
Source: University City 1999 Comprehensive Plan Update, Staff Field Survey 2005



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REDEVELOPMENT AREA 12

University City



- Areas redeveloped since the 1999 Comprehensive Plan Update
- Areas designated for redevelopment 1999 & 2005 Comprehensive Plan Update
- Areas recommended for inclusion in the 2005 Comprehensive Plan Update
- Areas recommended for deletion in the 2005 Comprehensive Plan Update



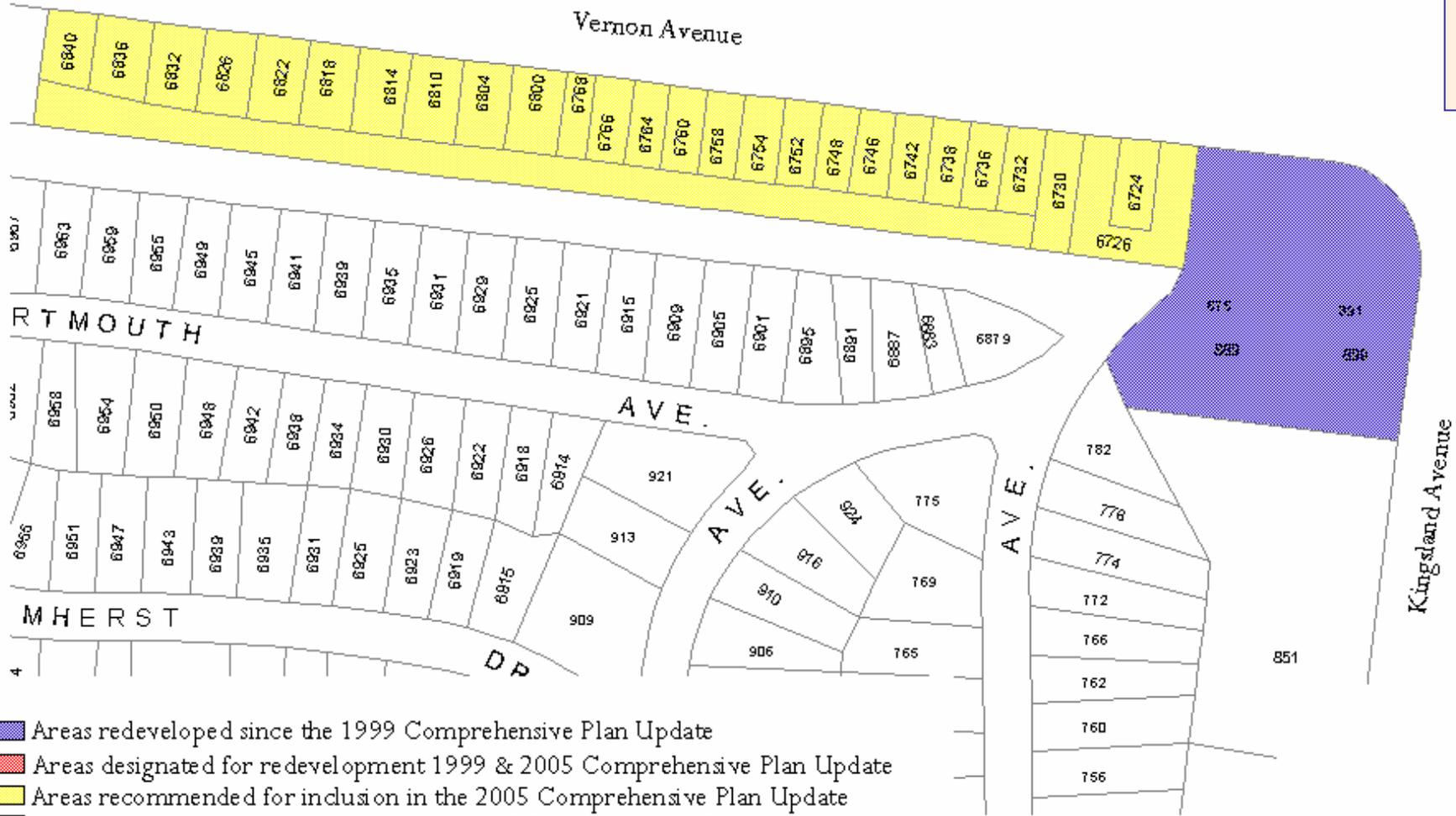
Source: University City 1999 Comprehensive Plan Update, Staff Field Survey 2005



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REDEVELOPMENT AREA 13

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- Areas redeveloped since the 1999 Comprehensive Plan Update
- Areas designated for redevelopment 1999 & 2005 Comprehensive Plan Update
- Areas recommended for inclusion in the 2005 Comprehensive Plan Update
- Areas recommended for deletion in the 2005 Comprehensive Plan Update

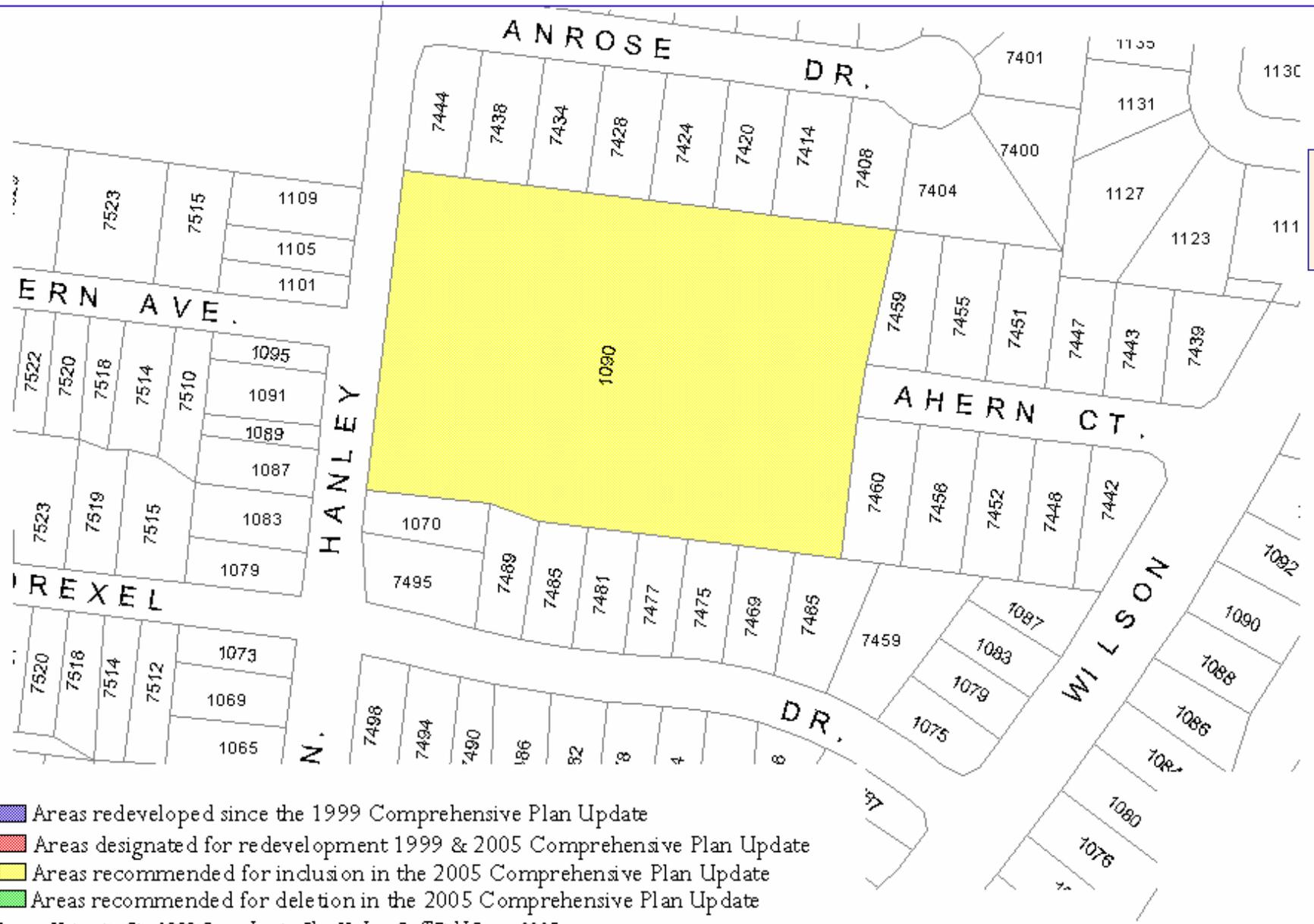
Source: University City 1999 Comprehensive Plan Update, Staff Field Survey 2005



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REDEVELOPMENT AREA 14

University City



- Areas redeveloped since the 1999 Comprehensive Plan Update
- Areas designated for redevelopment 1999 & 2005 Comprehensive Plan Update
- Areas recommended for inclusion in the 2005 Comprehensive Plan Update
- Areas recommended for deletion in the 2005 Comprehensive Plan Update

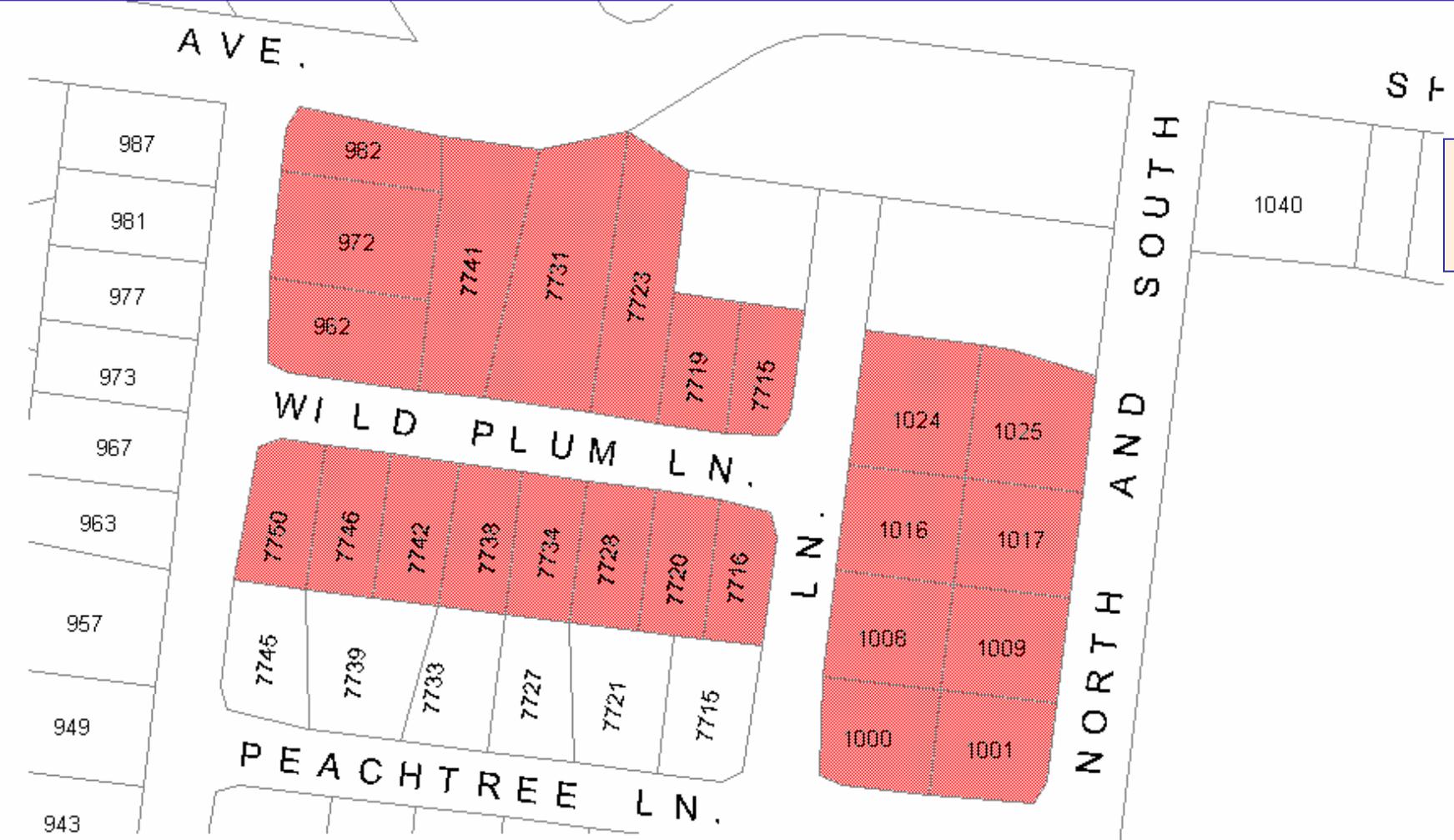
Source: University City 1999 Comprehensive Plan Update, Staff Field Survey 2005



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REDEVELOPMENT AREA 15

University City



- Areas redeveloped since the 1999 Comprehensive Plan Update
- Areas designated for redevelopment 1999 & 2005 Comprehensive Plan Update
- Areas recommended for inclusion in the 2005 Comprehensive Plan Update
- Areas recommended for deletion in the 2005 Comprehensive Plan Update

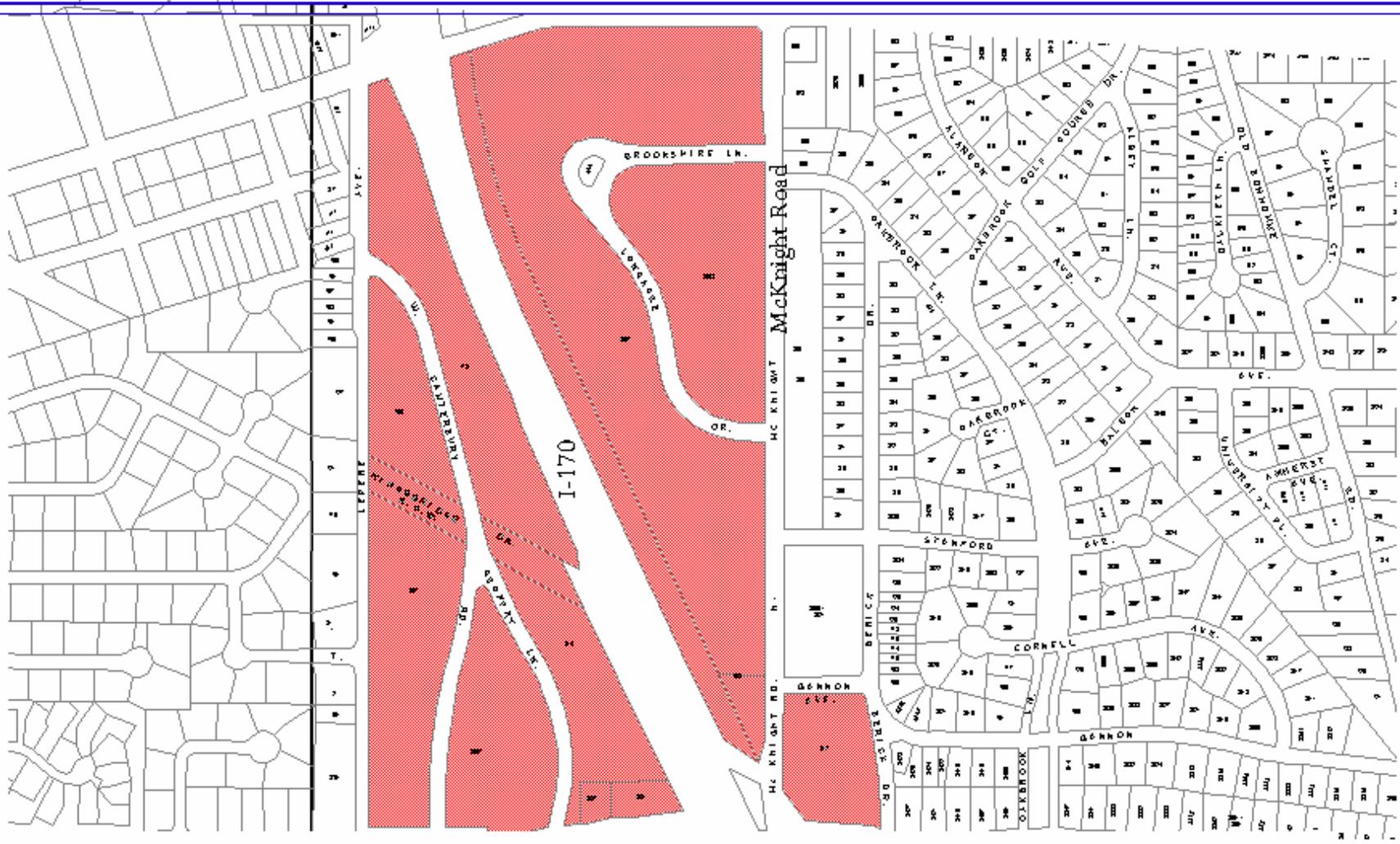
Source: University City 1999 Comprehensive Plan Update, Staff Field Survey 2005



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REDEVELOPMENT AREA 16

University City



- Areas redeveloped since the 1999 Comprehensive Plan Update
- Areas designated for redevelopment 1999 & 2005 Comprehensive Plan Update
- Areas recommended for inclusion in the 2005 Comprehensive Plan Update
- Areas recommended for deletion in the 2005 Comprehensive Plan Update

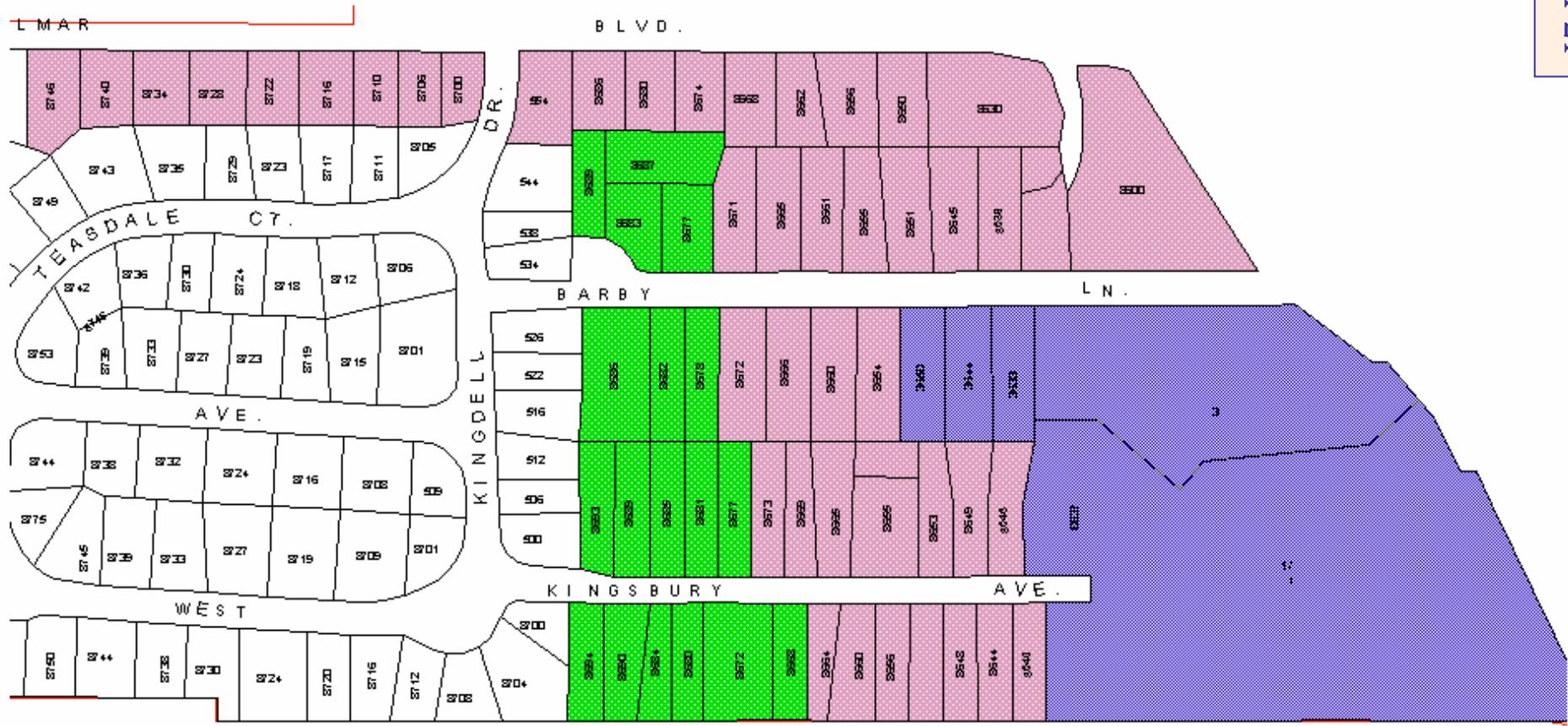
Source: University City 1999 Comprehensive Plan Update, Staff Field Survey 2005



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REDEVELOPMENT AREA 17

University City

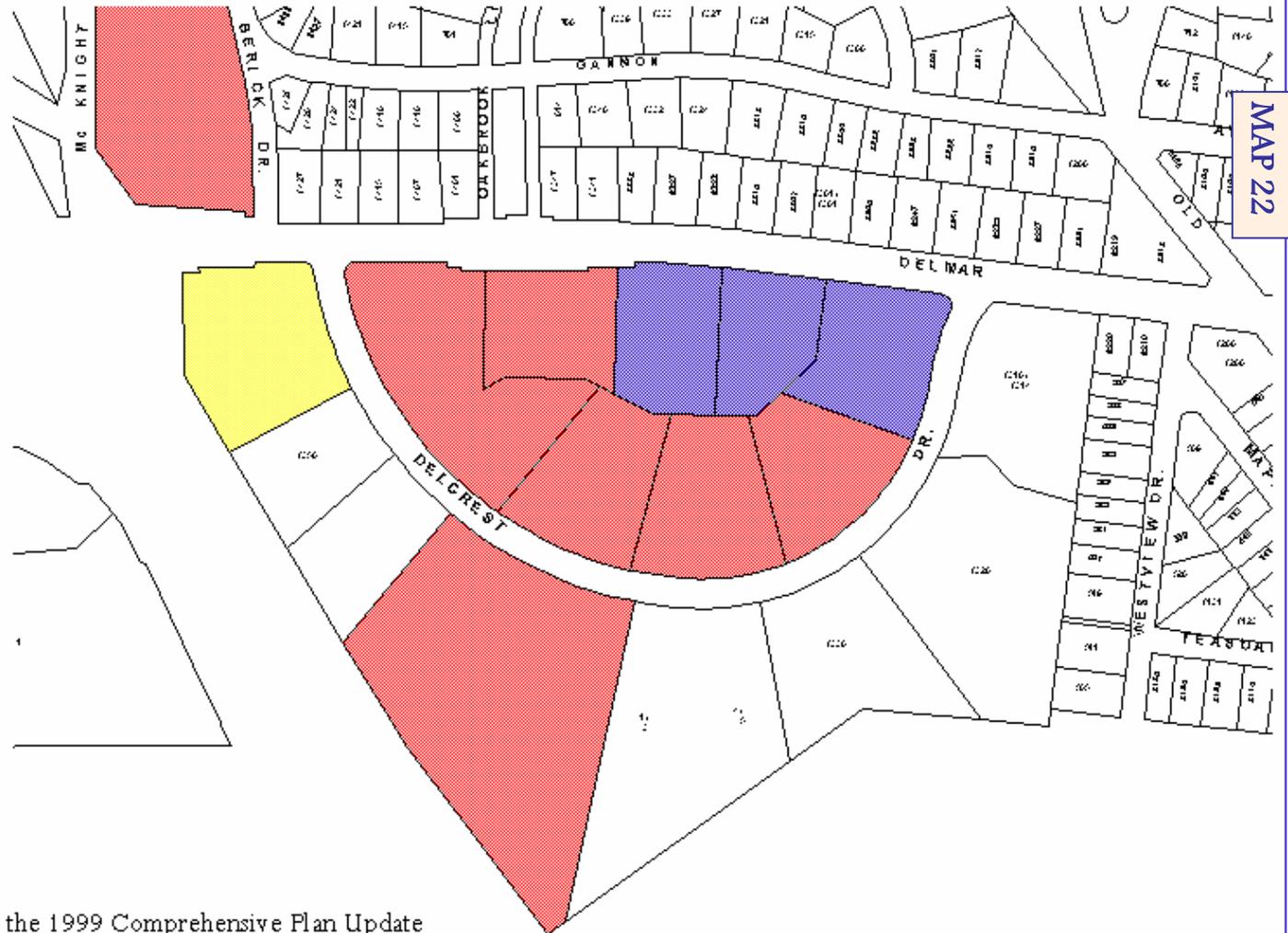


-  N
-  Areas redeveloped since the 1999 Comprehensive Plan Update
-  Areas designated for redevelopment in the 1999 and 2006 Comprehensive Plan updates
-  Areas recommended for deletion in the 2006 Comprehensive Plan Update


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REDEVELOPMENT AREA 18

University City



- Areas redeveloped since the 1999 Comprehensive Plan Update
- Areas designated for redevelopment 1999 & 2005 Comprehensive Plan Update
- Areas recommended for inclusion in the 2005 Comprehensive Plan Update
- Areas recommended for deletion in the 2005 Comprehensive Plan Update

Source: University City 1999 Comprehensive Plan Update, Staff Field Survey 2005



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REDEVELOPMENT AREA 19

University City



- Areas redeveloped since the 1999 Comprehensive Plan Update
- Areas designated for redevelopment 1999 & 2005 Comprehensive Plan Update
- Areas recommended for inclusion in the 2005 Comprehensive Plan Update
- Areas recommended for deletion in the 2005 Comprehensive Plan Update

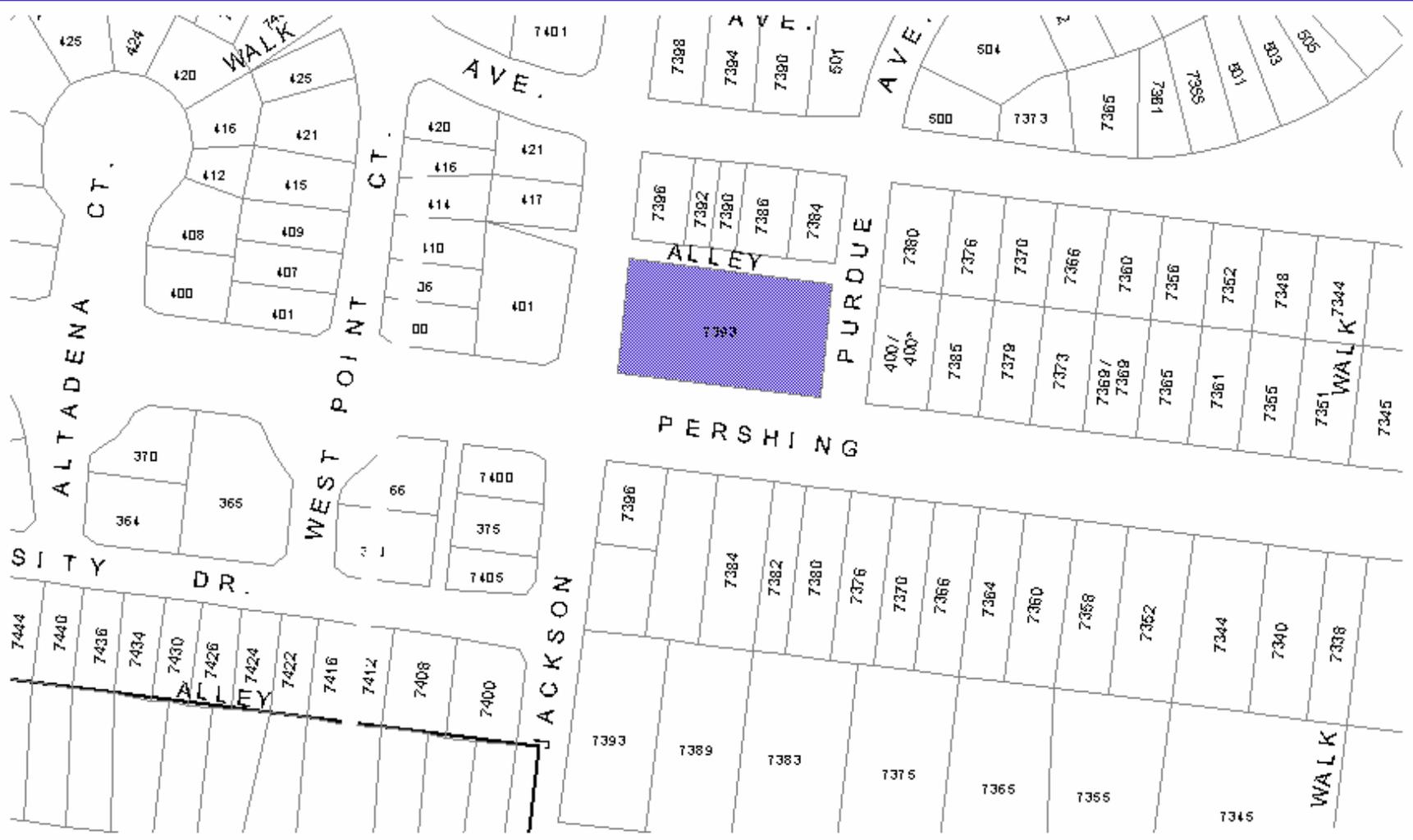
Source: University City 1999 Comprehensive Plan Update, Staff Field Survey 2005



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REDEVELOPMENT AREA 20

University City



- Areas redeveloped since the 1999 Comprehensive Plan Update
- Areas designated for redevelopment 1999 & 2005 Comprehensive Plan Update
- Areas recommended for inclusion in the 2005 Comprehensive Plan Update
- Areas recommended for deletion in the 2005 Comprehensive Plan Update

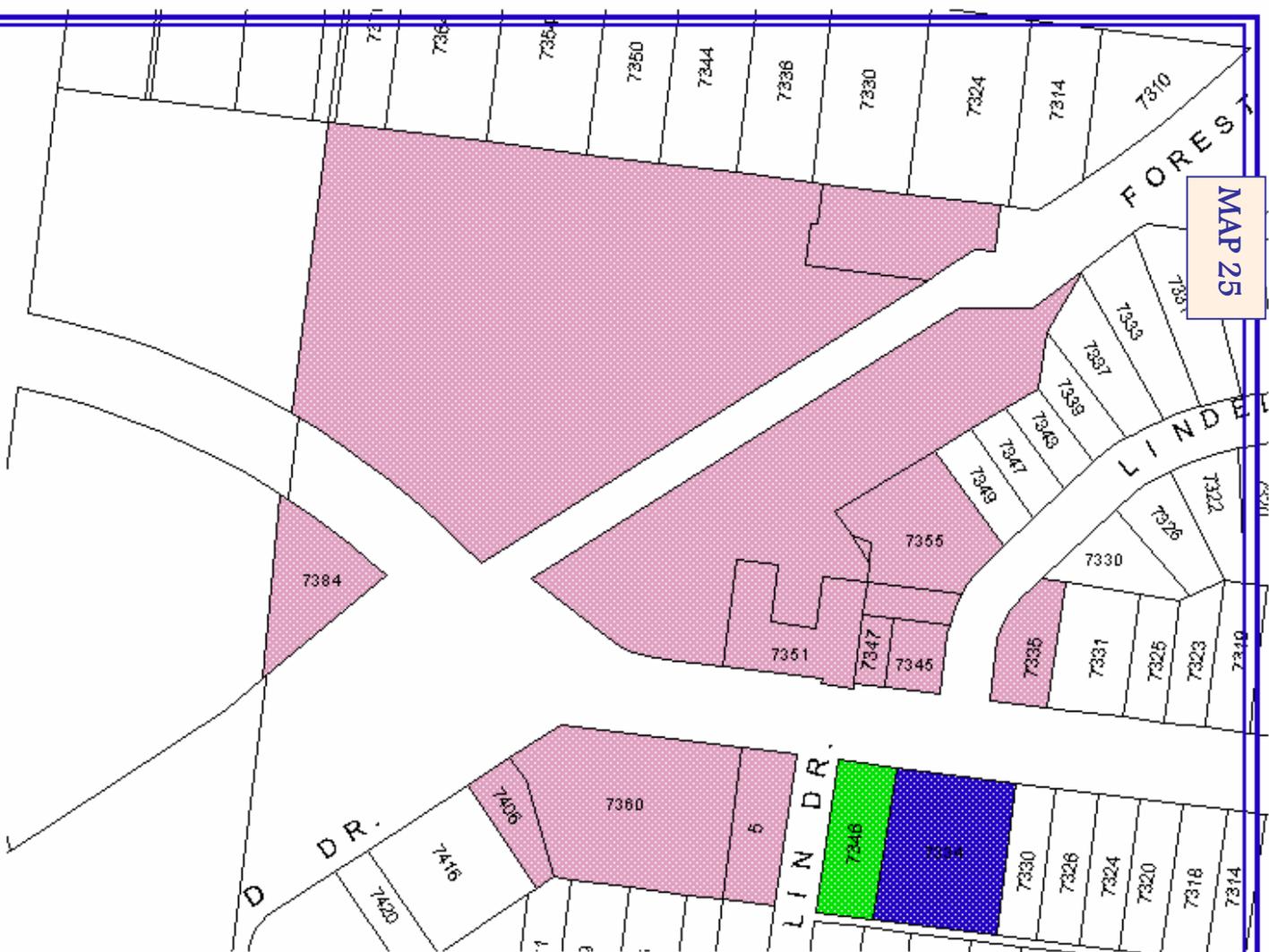
Source: University City 1999 Comprehensive Plan Update, Staff Field Survey 2005



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REDEVELOPMENT AREA 21

University City



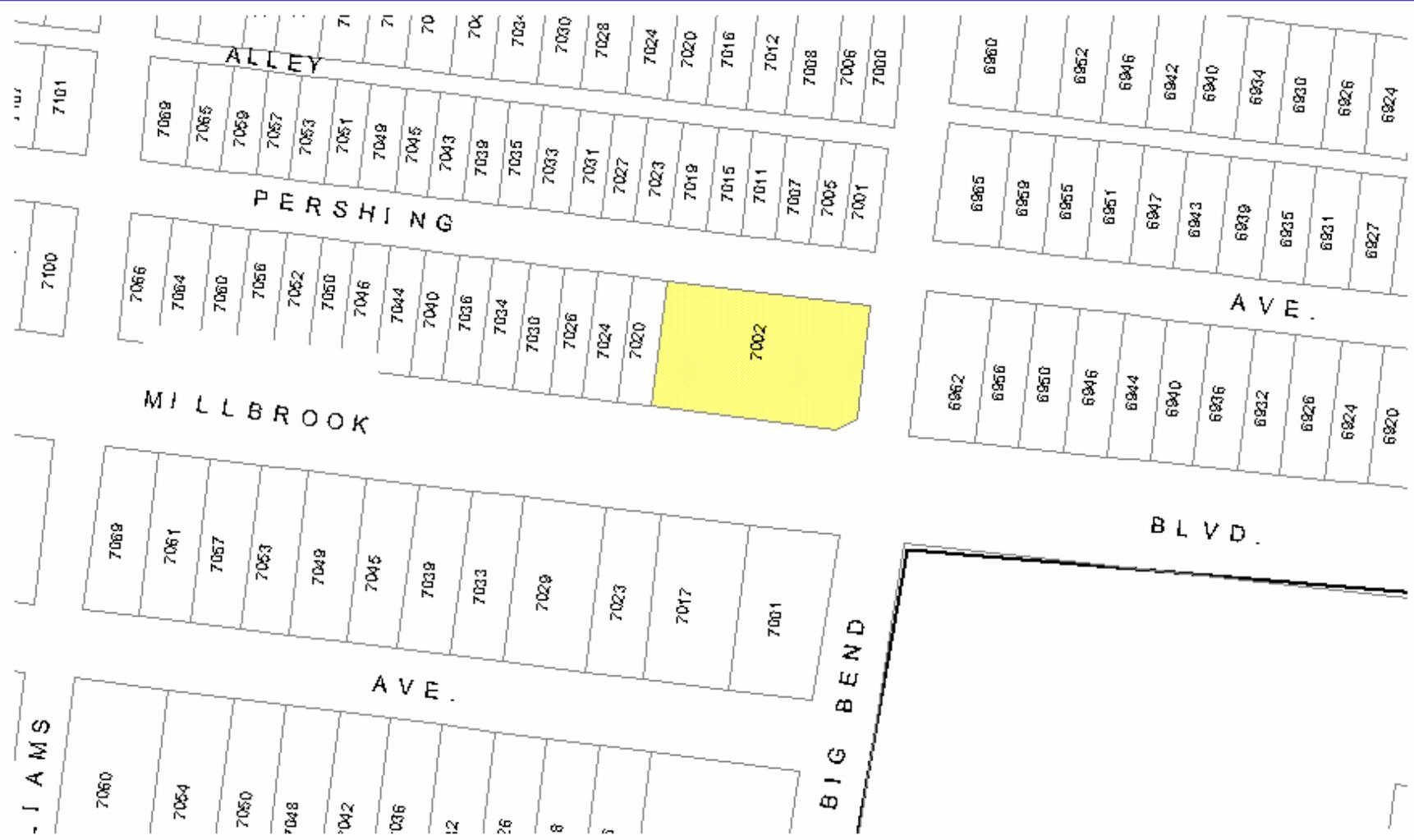
-  Areas redeveloped since the 1999 Comprehensive Plan Update
-  Areas designated for redevelopment 1999 & 2005 Comprehensive Plan Update
-  Areas recommended for inclusion in the 2005 Comprehensive Plan Update
-  Areas recommended for deletion in the 2005 Comprehensive Plan Update



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REDEVELOPMENT AREA 22

University City



- Areas redeveloped since the 1999 Comprehensive Plan Update
- Areas designated for redevelopment 1999 & 2005 Comprehensive Plan Update
- Areas recommended for inclusion in the 2005 Comprehensive Plan Update
- Areas recommended for deletion in the 2005 Comprehensive Plan Update

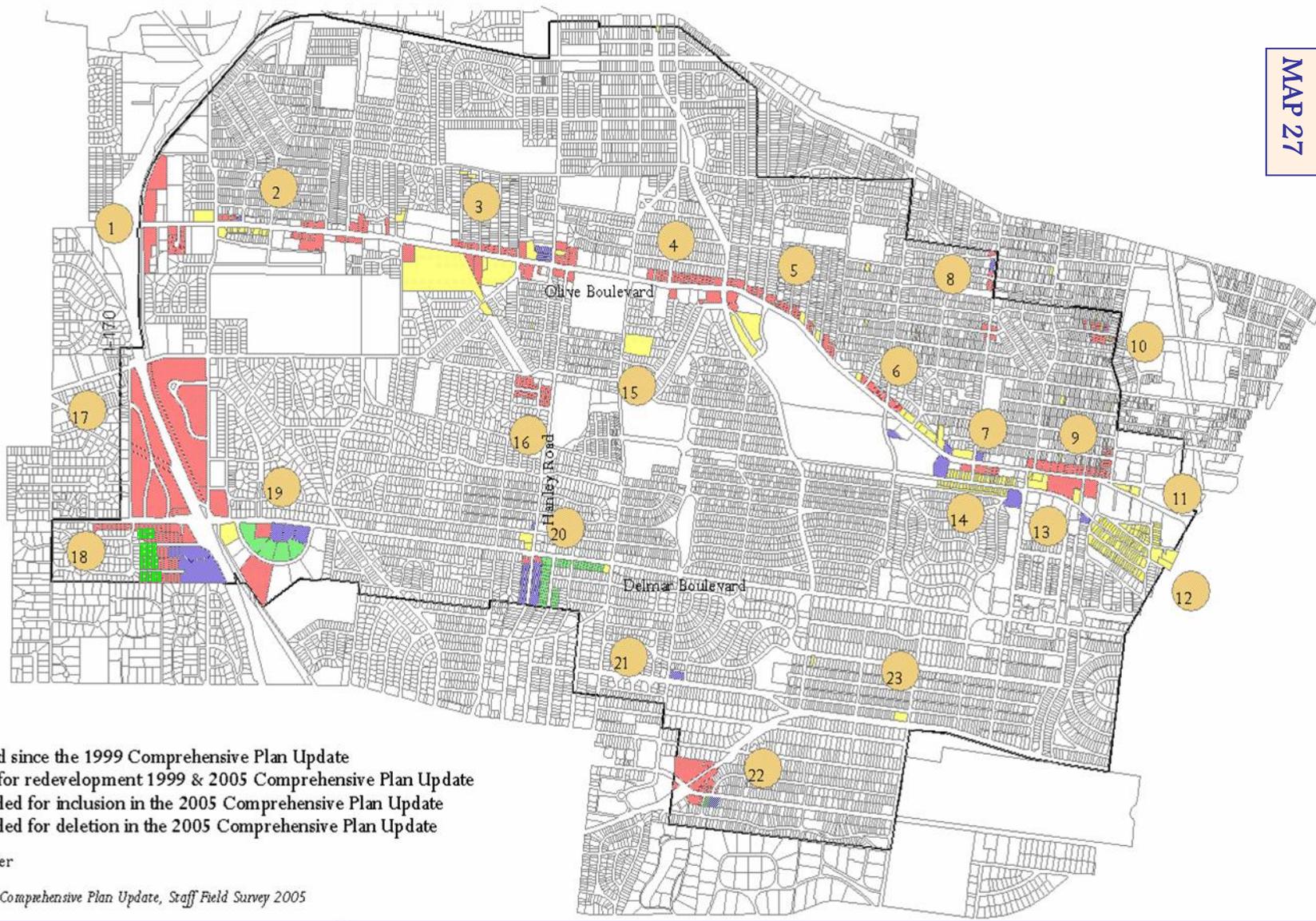
Source: University City 1999 Comprehensive Plan Update, Staff Field Survey 2005



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REDEVELOPMENT AREA 23

University City



- Areas redeveloped since the 1999 Comprehensive Plan Update
- Areas designated for redevelopment 1999 & 2005 Comprehensive Plan Update
- Areas recommended for inclusion in the 2005 Comprehensive Plan Update
- Areas recommended for deletion in the 2005 Comprehensive Plan Update
- i Detailed map number

Source: University City 1999 Comprehensive Plan Update, Staff Field Survey 2005



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REDEVELOPMENT AREAS

University City

TABLE 18

DETAILED MAP NUMBER	AREA DESCRIPTION	SURROUNDING LAND USES	CURRENT ZONING	PREFERRED USES	COMMENTS
1	8601, 8640, 8680 and 8691 Olive Boulevard. All lots on Briscoe Place. Existing uses include commercial storage facilities, industrial commercial, wholesale, a high-density residential apartment (Briscoe Apartments), and a commercial strip center (Jeffrey Plaza).	High-density residential in the City of Olivette to the west, commercial and residential development to the south, commercial to the east, residential to the northeast, and industrial in the City of Overland to the north.	Industrial Commercial High-Density Residential General Commercial	Mixed-use concept - Hotel Retail commercial Major office center	This area is ideal for a hotel and retail commercial, with its close proximity to Interstate entrance/exits and access off of a major arterial. The area's highly visible location from major transportation thoroughfares, combined with the poor condition of existing buildings, presents an excellent redevelopment opportunity. This area should be reserved for uses that serve regional customers. A low-rise (2-3 story) office building is an appropriate use. A high-quality, contained office building can connect with and coexist in a compatible fashion with all adjacent land uses. Public transit to the area is also provided.
2	Various lots between 8507 and 8531 Olive (north side), 8400 and 8550 Olive (south side), 8301 and 8340 Olive (north and south side), 8141 and 8208 Olive (north and south side) and 8109 Olive Boulevard. Existing uses include a strip center, an automobile repair shop and retail commercial developments.	Single-family residential to the north, Ruth Park to the south and commercial to the east and west.	General Commercial	Retail commercial development Office development Restaurant	This area is surrounded by residential uses and along a major transportation thoroughfare, which provides ample retail patronage. Convenience and primary goods establishments should be encouraged. Public transit to the area is also provided.



TABLE 18

DETAILED MAP NUMBER	AREA DESCRIPTION	SURROUNDING LAND USES	CURRENT ZONING	PREFERRED USES	COMMENTS
3	Various lots between 7733 and 8080 Olive Boulevard (north and south), 7577 and 7593 Olive Boulevard. Existing uses include general commercial developments (the Value City site, Westover Center), a few resale shops, a few scattered vacant residentially zoned parcels.	Single- family residential to the north and south, multi-family to the north, and commercial to the east and west.	General Commercial	Mixed-use development at the intersection of North and South and Olive Boulevard and immediately adjacent to the intersection. Retail commercial development Office development Restaurant	This area is surrounded by residential uses and along a major transportation thoroughfare, which provides ample retail patronage. Public transit to the area is also provided.
4	Various lots between 7578 and 7490 Olive (south side) and 7579 and 7929 Olive (north). Existing uses include commercial retail such as the Family Dollar store, a small strip center, and multi-family dwellings.	Single- family residential to the north and south, vacant to the east, and commercial to the west and east.	General Commercial Medium Density Residential	Mixed use concept Retail commercial development Restaurant	This area is surrounded by residential uses and intersects with major arteries (Midland and Hanley). Public transit to the area is also provided.
5	Various lots between 7290 and 7429 Olive (north and south side), between Midland Avenue and Partridge Avenue. Existing uses include some vacant parcels, multi-family dwellings, day center, and various commercial retail activities.	Single- family to the north, Heman Park to the south, commercial to the west and east.	General Commercial Medium Density Residential	Mixed use concept at intersection of Olive and Midland and immediately adjacent to the intersection. Retail commercial development Restaurant	This area is surrounded by residential uses and intersects with a major artery (Midland Boulevard). Public transit to the area is also provided.



TABLE 18

DETAILED MAP NUMBER	AREA DESCRIPTION	SURROUNDING LAND USES	CURRENT ZONING	PREFERRED USES	COMMENTS
6	Various lots between 6901 and 7091 Olive (north side). Existing uses include commercial (sign shop, video rental, loan company, vacant/for lease etc.)	Single- family to the north, Heman Park/Schnuck’s development to the south, and retail commercial to the west and east.	General Commercial	Retail commercial development Restaurant, including fast-food.	This area is surrounded by residential uses and is close to a major artery (Pennsylvania Avenue). It is located near a major park and a major commercial development. Public transit to the area is also provided.

TABLE 18

DETAILED MAP NUMBER	AREA DESCRIPTION	SURROUNDING LAND USES	CURRENT ZONING	PREFERRED USES	COMMENTS
7	Various lots between 6744 and 6853 Olive Boulevard (north and south side), various lots between 6700 and 6800 Vernon Avenue (north side). Existing uses include retail commercial, service, multi-family and single-family dwellings.	Single- family to the north and south, commercial and industrial commercial to the east, and commercial to the west.	General Commercial Industrial Commercial Single-Family Residential	Vernon: renewed residential Olive Boulevard: Retail commercial Restaurant, including fast food	This area is located near an established commercial development and along or near a major artery (Olive Boulevard). Public transit to the area is also provided.
8	The four corner lots at Plymouth Avenue and Ferguson Avenue, 6813 Roberts, 1251-1255 Ferguson, 6800 Raymond, 6801 Melrose. Existing uses include a vacant lot, auto repair facility, multi-family dwelling and retail store.	Single- family to the east in the City of Pagedale, single- family to the north, south and west.	General Commercial Limited Residential Limited Commercial	Limit to neighborhood commercial such as a small scale grocer, professional services, neighborhood restaurant/café.	This area is located in a residential area and should offer goods and services that will be used by nearby residents. Downzone the general commercial to limited commercial.
9	6511-6529 Olive (north side) and 6500-6515 Chamberlain Avenue. Existing uses include single- family, commercial retail, industrial commercial, and storage.	Single- family to the north, industrial commercial and commercial to the west, east and south.	Industrial Commercial Limited Residential	Chamberlain: renewed residential Olive Boulevard: Industrial commercial	This area is located near an established residential area and Cunningham Industrial Park. Public transit to the area is also provided.
10	Various lots in the 6500 block of Plymouth Avenue, west of Sutter Avenue. Existing uses include single- family and vacant lots.	Single- family to the east in the City of Wellston, single- family to the north, south, and west.	Single-Family Residential	Renewed residential	This area is in need of revitalization and renewal.
11	6309 thru 6363 Olive. Existing uses include industrial commercial, commercial.	Commercial and industrial commercial to the north, industrial commercial to the east, medium density residential to the south, and commercial and industrial commercial to the west.	Industrial Commercial	Renewed industrial commercial.	This area is in need of revitalization and renewal.



TABLE 18

DETAILED MAP NUMBER	AREA DESCRIPTION	SURROUNDING LAND USES	CURRENT ZONING	PREFERRED USES	COMMENTS
12	Various lots on Cates and Cabbane in the Parkview Gardens area. Existing uses include multi-family, duplex and a few vacant parcels.	Multi-family to the north, south, east and west	High-Density Residential	Renewed high-density residential, Infill residential Open space	This area has many assets including proximity to downtown, the Delmar Loop, business parks and other activities, the improved local streets, nearby linear park and public safety presence. Vacant parcels that are not suitable for development should be maintained as open space with tree plantings or a community garden.
13	Various lots on the north side of Vernon between 66 th and Kingsland. Existing uses include Pete’s Sure Save and retail commercial.	Commercial and industrial commercial to the south and north, commercial to the west and multi-family to the east.	General Commercial Industrial Commercial	Corner of Kingsland and Vernon: Neighborhood serving commercial – restaurant, convenience goods	This area has many assets, including proximity to downtown, business parks, and an established high-density residential area. Additional high- density residential development is proposed in the area.
14	Various lots on the south side of the 6700-6800 block of Vernon Avenue. Existing uses include single- family residential.	Single-family residential the north and south, greenspace (dog park) to the west, and commercial to the east.	Single- Family Residential	Renewed single-family residential	This area contains aging housing stock, some of which is not in good condition or well-maintained. Strong investment in the area is needed to prevent blight.
15	7640 Ahern. Existing uses include multi-family apartment complex.	Single-family residential to the north, south, east, and west.	Medium Density Residential	Renewed multi-family residential	This area is surrounded by single-family residential and heightened property maintenance is necessary.



TABLE 18

DETAILED MAP NUMBER	AREA DESCRIPTION	SURROUNDING LAND USES	CURRENT ZONING	PREFERRED USES	COMMENTS
16	1001 – 1025 North and South, 7715 – 7750 Wild Plum, 1000 – 1024 Wild Cherry, 962, 972, 982 Warder. Existing uses include multi-family dwellings.	Single-family residential to the north, south and west. Cemetery to the east.	Medium Density Residential	Two family residential	This area is surrounded by less intense single-family land uses. Existing development is not compatible and is in poor condition.
17	The Villages of Wyncrest and adjacent commercial centers. Existing uses include multi-family residential, medical office building, Walgreen’s, restaurants and other commercial.	Single and multi-family residential to the south, west, north and east. General commercial to the south and north. I-170 bi-sects the area	Medium Density Residential General Commercial	Mixed use/transit oriented development concept Medium to high-density residential Retail Entertainment Office Hotel	This area has excellent transportation access and visibility: public transit to the area is provided. This area is included in a light rail corridor study area for possible MetroLink expansion. Excellent size and location for a self-sustaining mixed use community.
18	8671, 8665, 8661, 8665, 8651, 8645, 8639, 8672, 8666, 8680 Barby Lane and 8673, 8669, 8665, 8655, 8668, 8664, 8660 West Kingsbury. Various lots on the south side of Delmar Boulevard between I-70 and 8748 Delmar. Existing uses include single-family residential, a mixed use highrise with residential and commercial activities and multi-family residential.	Multi-family dwellings to the north, I-170 to the east, single-family to the west, single-family to the south in the City of Ladue.	Medium Density Residential General Commercial Single-Family Residential	Residential/institutional use (West Kingsbury/Barby), two family dwellings, multi-family dwellings, Mixed use concept at 8630 Delmar – office, residential, retail	This area has excellent transportation access and visibility: public transit to the area is provided. Central location, close to businesses, shopping and adjacent municipalities. The parcels listed on the 8600 blocks of Barby and West Kingsbury should be considered for a logical extension of higher use activity to the east.

TABLE 18

DETAILED MAP NUMBER	AREA DESCRIPTION	SURROUNDING LAND USES	CURRENT ZONING	PREFERRED USES	COMMENTS
19	All lots to the north of Delcrest and south of Delmar, 8346 Delcrest and 8420 Delmar. Existing uses include school district property, mixed use commercial building, and multi-family residential.	Multi-family dwellings to the north (including Mansions on the Plaza) and east, I-170 to the west, residential and commercial in the City of Ladue to the south.	Public Activity High Density Residential Office General Commercial	Mixed use concept at 8420 Delmar – residential, office, retail, restaurant Multi-family residential	This area has excellent transportation access and visibility: public transit to the area is provided. Central location, close to businesses, shopping and adjacent municipalities. Recent investment in the area should be maintained.
20	559 North and South, 7700, 7701, 7640 and 7504 Delmar. Existing uses include two vacant lots, commercial retail and service.	Multi-family dwellings to the south and west, single- family dwellings to the west and east, and single- family, commercial and institution to the north.	Limited Commercial	Neighborhood serving commercial, including restaurant/café, retail, convenience goods	This area has excellent transportation access and visibility: public transit to the area is provided. With large-scale condominium developments and other residential uses nearby, this area also has significant pedestrian traffic potential.
21	<i>Note: This area has been redeveloped since the 1999 Comprehensive Plan Update.</i>				



TABLE 18

DETAILED MAP NUMBER	AREA DESCRIPTION	SURROUNDING LAND USES	CURRENT ZONING	PREFERRED USES	COMMENTS
22	All lots on the north and south of Forsyth from 7334 to 7440 to the western City limits. Existing uses include a vacant lot, Washington University library and parking lot, an exercise facility, a service station, multi-family dwellings and retail, restaurant and service uses.	High quality, high- density residential to the north, east and south, and high quality commercial retail and service buildings to the west (City of Clayton).	General Commercial	The 164,973 square foot parcel owned by Washington University: mixed-use multi-story development -- hotel, commercial, or office. Washington University parking lot: retail and restaurant activities Vacant parcel: mixed-use, multi-story building on vacant parcel -- residential or office space. Retail, restaurant and office	This area will soon be served by a MetroLink light rail transit station and is ideal for the mixed use/transit oriented development concept. Mixing land uses will encourage pedestrian activity, reduce vehicular traffic, reduce imperviousness of parking by sharing parking spaces, use land more efficiently, and provide a wide range of options.

TABLE 18

DETAILED MAP NUMBER	AREA DESCRIPTION	SURROUNDING LAND USES	CURRENT ZONING	PREFERRED USES	COMMENTS
23	7002 Big Bend Boulevard. Existing uses include a copy center, pharmacy, cleaner and other retail service.	Single-family residential to the north, south, west and east. Washington University campus to the southeast.	General Commercial	Mixed-use development – retail, office, restaurant/café or coffee shop	This area will soon be served by a MetroLink light rail transit station and is ideal for the mixed use/transit oriented development concept. Mixing land uses will encourage pedestrian activity and reduce vehicular traffic. Near established single-family residential.

LUR-4. Eliminate obsolete buildings and development patterns that place some commercial corridors, primarily Olive Boulevard, at a disadvantage.

- ▶ Some buildings contain characteristics or deficiencies that limit their long-term reuse and are typically difficult and expensive to update. Such buildings may be inefficient, have inadequate access, and not be in conformance with City codes. The City should consider the land acquisition and demolition of such buildings for land assembly. Historically significant buildings and landmarks will be preserved.

LUR-5. Promote the use of the Green Building principles of design.

- ▶ Recommend these principles for new construction and renovation of buildings and property owned by the City.
- ▶ Recommend these principles to all builders, developers, renovators and homeowners.

LUR-6. Promote the use of non-toxic environmentally safe products.

- ▶ Use non-toxic, environmentally safe products in all buildings and property owned by the City.
- ▶ Recommend use of these products to all builders, developers, renovators and homeowners.

LUR-7. Ensure that proposed development and redevelopment conforms to the land use map designations.

The proposed land use map is a composite of preferred land use patterns. It is a concept plan intended to guide land use policy decisions and should be a ready reference for developers and decision makers. The intent of the land use map is to direct development to appropriate locations, and it does not preempt the City's zoning regulations. It is general in nature, not parcel specific. The land use map was developed by integrating ideas and concerns of local residents, business owners, City leaders and City staff and analyzing existing land use conditions, opportunities, and constraints.

LUR-8. Ensure that appropriate development and redevelopment efforts consider and are consistent with the proposed Centennial Greenway Corridor of The River Ring, a series of interconnected greenways, parks and trail located throughout the St. Louis metropolitan area.

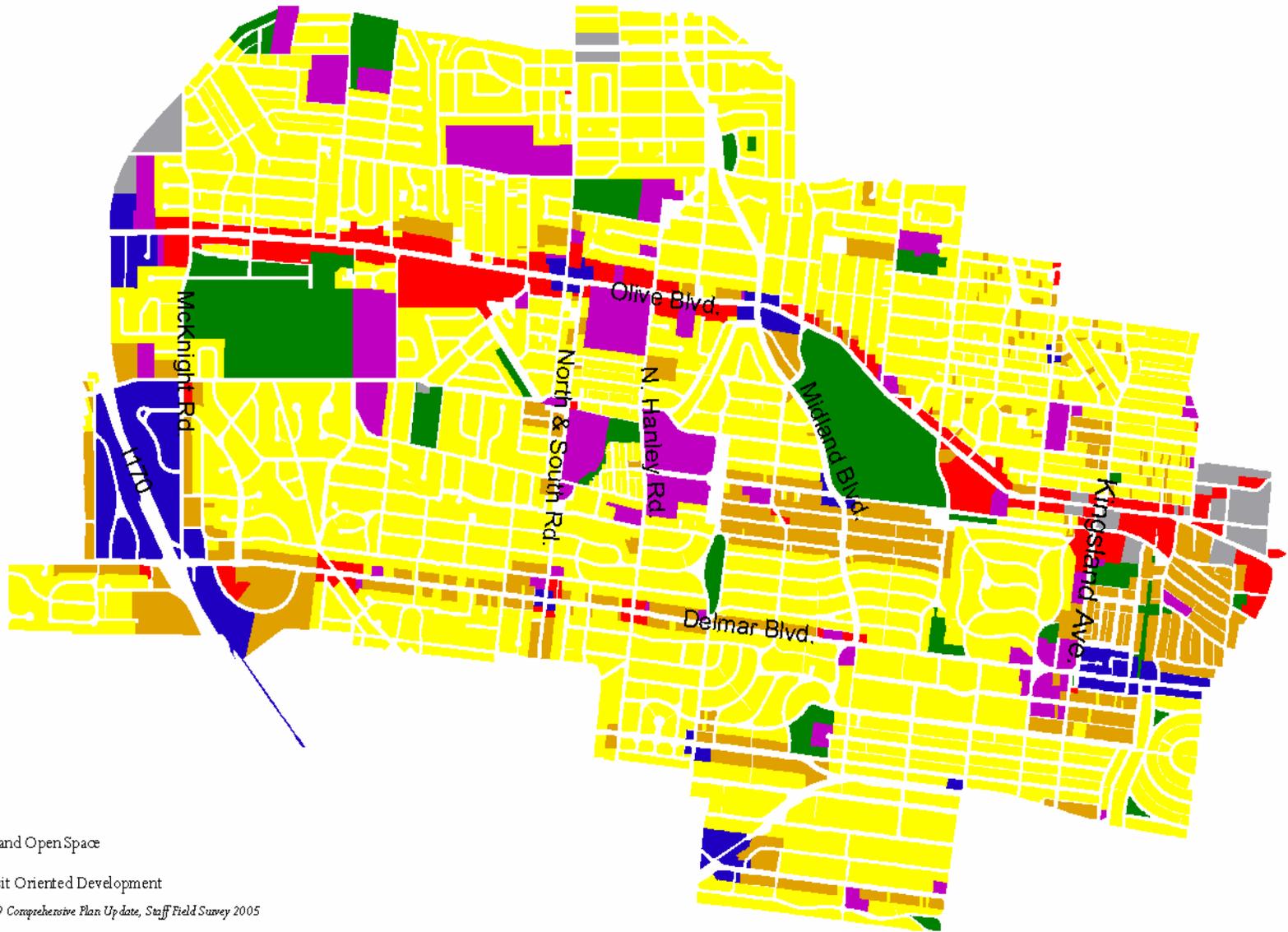
The Great Rivers Greenway may request development concessions, such as dedication of right of way, easements or appropriate buffering within the 50' area.



**TABLE 19
LAND USE**

<i>Category</i>	<i>Purpose/Intent</i>
Single-Family	<ul style="list-style-type: none"> • Areas where single-family residential currently exists and should continue. • Principal land use activities include housing units.
Multi-Family	<ul style="list-style-type: none"> • Areas where multi-family residential currently exists and should continue. • Principal land use activities typically include apartments, two and four family dwellings.
Commercial	<ul style="list-style-type: none"> • Areas where general commercial development should occur and be maintained. • Principal land use activities typically include sales, retail, restaurants, personal services, and parks.
Institution	<ul style="list-style-type: none"> • Areas where institutional uses should be maintained. • Principal land use activities are government, schools, churches and other religious uses.
Industrial/Utility	<ul style="list-style-type: none"> • Areas where industrial/utility uses should occur and be maintained. • Principal industrial land use activities typically include manufacturing, warehousing and distribution facilities. Utility uses include transmission stations, sanitary and storm sewers, drinking water, cable.
Park, Recreation and Open Space	<ul style="list-style-type: none"> • Areas where park and recreational uses should occur and be maintained. • Principal land use activities typically include open space, City-owned parks, ball fields, playgrounds, golf courses, fitness clubs and private sports/athletic facilities.
Mixed-Use/Transit Oriented Development	<ul style="list-style-type: none"> • Areas where a combination of commercial, professional and/or residential uses should occur or be encouraged. • Areas where employment, retail and services should support and be integrated into the transit system. • Land use activities should be neighborhood serving or community serving, depending on the location and intensity of adjacent land uses. • Mixed uses may be a single building, a group of buildings or a multiple block district. • Land use activities include a range of retail, service, commercial, professional, entertainment, other uses.





- Single-Family
- Multi-Family
- Commercial
- Park, Recreation and Open Space
- Industrial/Utility
- Institution
- Mixed-Use/Transit Oriented Development

Source: University City 1999 Comprehensive Plan Update, Staff Field Survey 2005



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PROPOSED LAND USE MAP

University City

PUBLIC SERVICES, FACILITIES AND INFRASTRUCTURE

The City of University City recognizes that a holistic approach to planning is essential for the community’s wellbeing – that one attribute of the City, positive or negative, directly affects other attributes. Schools, the provision of services, a perception of crime and other elements directly affect neighborhoods, commercial areas, and economic development. Some of these elements are within the direct control of the City, while others fall under other jurisdictions.

Purpose

The purpose of the Public Services, Facilities and Infrastructure element is to put forth strategies that maintain and improve the basic city services, public facilities and infrastructure.

Planning Context

Basic City Services

Fire Protection and Emergency Medical Transportation

Residents are served by a 51 member department, which includes 32 paramedic firefighters staffing two engine houses. University City was the first municipality in St. Louis County to require firefighters to also be paramedics. This cross-training provides residents with dual protection. Residents are assured of a quick response time with 911 services and a fleet of fire and emergency vehicles. University City also participates in mutual aid agreements with other departments by providing and receiving additional emergency service as needed.

Special programs offer a strong emphasis on public education to reduce loss of life and property. To reduce fire hazards, comprehensive inspections are conducted for all multi-family dwellings and commercial, industrial and public buildings. The City has a fire insurance rating of Class 3 (based on a scale of 1-10 with 1 being the highest). Less than 5% of fire departments in the United States achieve the distinguished Class 3 rating.

The Department is well-equipped with advanced state of the art equipment such as ambulances with advanced life support systems. Continual training of personnel and evaluation of equipment is necessary.

Police Protection

The University City Police Department is the largest municipal department in St. Louis County with 79 commissioned officers, 1 full-time cadet and 24 civilians employed as dispatchers, clerks, and victim advocates.

The Department continues to maintain and seek accreditation and strictly adheres to professional standards in the police protection field. Citizen involvement and public education are also departmental priorities as exhibited by the creation of a Citizen’s Police Academy, attendance at community meetings and other venues, and enhancing neighborhood presence.



The Department is organized into four bureaus. The Bureau of Professional Standards maintains the Department's accreditation status, revises the Department's Policy and Procedure Manual, provides crime and traffic analysis, crime prevention planning and research, administers the Victim Service Unit and provides police school resource officers for the University City public schools.

The Bureau of Investigation provides assistance to the Bureau of Field Operations in the investigation of Criminal activities; conducts criminal investigations of offenses which require advanced skill and training; provides specialized, technical investigative services in specified areas of criminal activity; assists with matters involving juveniles; and identifies and investigates specific crimes such as white collar crimes, gang crimes, narcotic crimes, organized criminal crimes, and/or related incidents.

The Bureau of Field Operations provides the routine, systematic patrol of the City; provides for the booking, custody and release of prisoners; enforce traffic ordinances and laws; investigates incidents, criminal and non-criminal; preserves the public peace; prevents crime and arrest of offenders; assists other governmental agencies when required; and enforce all laws and ordinances.

The Bureau of Services provides support services, including communications, records, facilities, supplies and materials as may be required by the various components to enable them to perform their duties. The Bureau maintains and issues uniforms and equipment, stationary and other related items; staffs a communications system which will receive and assess information and determines the need for police service based on that assessment. The Bureau also maintains a secure storage for property and evidence, and keeps records to assure the integrity and accessibility of the property or evidence.

The Department is also organized into four crime units: the Crime Prevention Unit, the Victim Services Unit, the DARE/GREAT Unit and Deputy Juvenile Officers.

The most common reported crimes are burglary, larceny (theft) and auto theft. Crimes against persons, including homicide, rape, and assault are rare in the City. University City residents have identified excessive noise, loitering, petty crime and anti-social behavior as public safety issues in select neighborhoods. In recent years, drug activity has been reported in some areas of the City. Police enforcement has greatly reduced all of these activities.

According to the 2004 Comprehensive Plan Update Residents Survey, a majority, or 65%, of residents always feel safe in their home at night, 30% usually feel safe, 4% sometimes feel unsafe, two people usually feel unsafe, and two people declined to say. Seventy-seven percent always feel safe walking around their neighborhood during daylight hours, 19% usually feel safe, 1% sometimes feel unsafe, 1% usually feel unsafe, and 2% decline to answer. The proportion always feeling safe is highest in Ward One (85%) followed by Ward Two (76%) and Ward Three



(70%). Many City residents have identified increased police protection and visibility as an area for improvement. The University City Police Department is continuously improvement driven and strives to make changes to maintain a sense of personal safety throughout the community.

Code Enforcement

University City first adopted a building code in 1909 and a zoning ordinance in 1922. The City has continued to modernize its codes and currently uses model national codes for regulating construction, plumbing, electrical and mechanical work. Among other activities, the Department of Community Development enforces the property maintenance code, building code, mechanical code, plumbing code, electrical code and zoning code. In addition, the Police Department provides a full-time code enforcement officer. Through the strict enforcement of the Property Maintenance Code and other codes, the City ensures that its high quality building stock remains sound.

Approximately 53% of respondents to the 2004 Comprehensive Plan Update Residents Survey thought that the City’s enforcement of residential building codes is “about right”, 26% consider it “too strict”, only 12% say it is “not strict enough” and 9% express no opinion.

University City residents have identified unkempt properties and buildings as an issue on a few isolated streets in the City. Some of the housing stock in these areas also appears to lack routine maintenance or is deteriorating.

Refuse

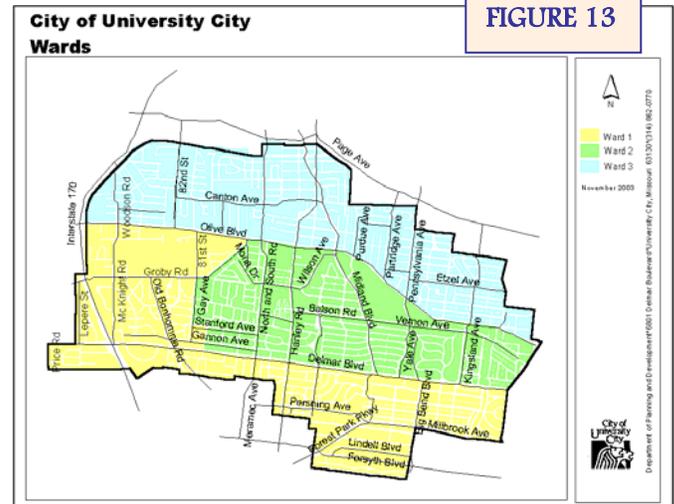
Residential single-family home refuse is collected by the City once per week at the curb line, with the exception of neighborhoods with alleys, where collection is provided twice a week. Generally, refuse is placed in trash containers, which are emptied mechanically by side-loading trucks. Commercial buildings may contract with a private hauler for trash collection.

The City also provides weekly automated and manual curbside collection of recyclables and newspapers. Bulky items are collected from residents four times a year. The City’s recycling program is nationally recognized.

The City also provides fall leaf curbside vacuuming in October and November.

Over 15,000 tons of refuse and 3,500 tons of recyclables are collected each year.

The City regularly evaluates the refuse collection procedures and makes improvements as necessary.



Street Cleaning and Snow and Ice Removal

The Department of Public Works cleans residential, city-maintained streets three times during the summer. The Department also provides snow and ice removal for approximately 35 miles of priority streets throughout the City.

Vehicle owners should be mindful to respect parking regulations on street sweeping days.

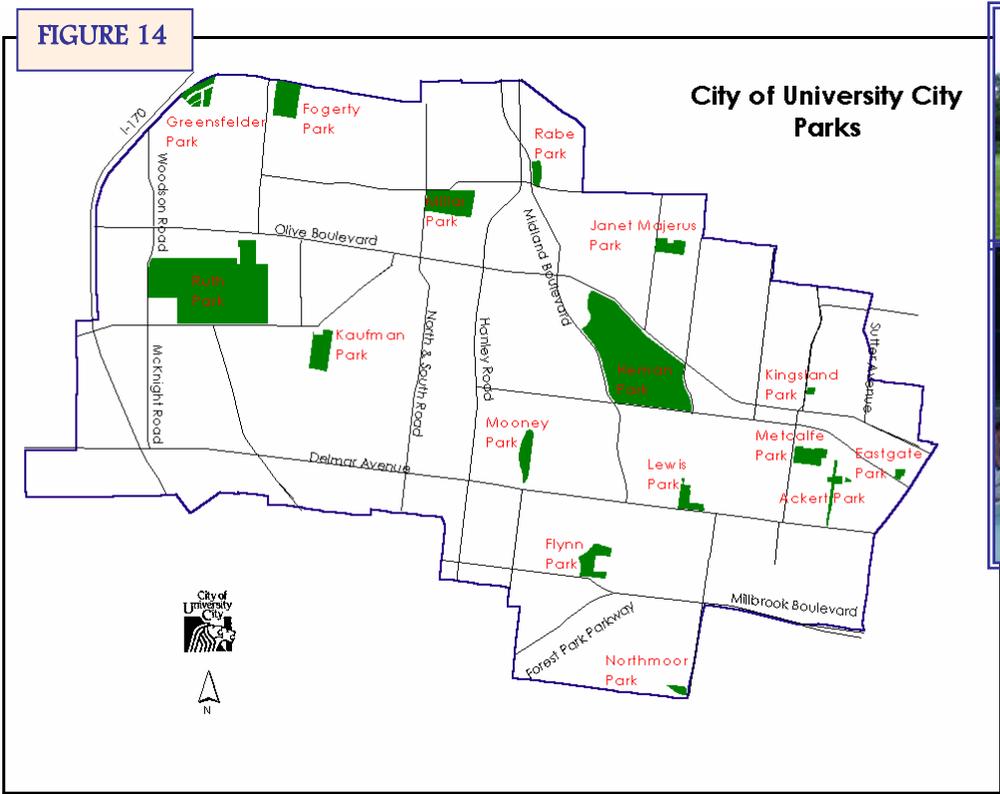
Animal Control

The City’s Environmental Services Division includes an animal control unit, which is supplemented by a St. Louis County unit. In addition to general animal control duties, the unit coordinates a pet clinic on the first Saturday of April to provide pet vaccinations and University City dog licenses can be purchased.

Parks and Recreation

The Parks, Recreation and Forestry Department is responsible for the administration, maintenance and operation of City parks, recreation programs and forestry functions. The major facilities and properties are: 17 parks of approximately 255 acres, 168 boulevard strips of about 31 acres, 15 play equipment areas, 18 ball diamonds, 8 soccer and football fields, one outdoor swimming pool, one nine-hole golf course, a community center, an indoor recreation facility and approximately 35,000 City-owned trees.

FIGURE 14



During the school year, the City operates a public swimming program in the high school's indoor swimming pool (Natatorium). The Department also utilizes school facilities for its recreation programs and vice versa.

Residents indicate that additional recreational opportunities are desired. In particular, attendees at the Youth Community Forum would like improvements to the natatorium and lighting situation, tennis courts/bathrooms, and softball fields at Heman Park.

Library

The University City Public Library is open seven days a week and houses a collection of more than 183,000 volumes, 300 periodical titles and an audiovisual selection of videotapes, DVDs, books on tape, compact discs, multimedia CDs and cassettes.

Reference service is available in person, by telephone, by Internet or by fax. Other services include a youth services department, internet access and classes, an auditorium, an University City historical archive, art shows and community exhibits and more.

Infrastructure

Streets

Streets are central to the City's transportation needs. The East-West Gateway Council of Government (metropolitan planning organization) functionally classified streets into a system of principal arterials (including the interstate system, freeways/expressways), minor arterial streets, collector streets and local streets.

- Principal arterials - serve major centers of activity of a metropolitan area and the highest traffic volume corridors.
 - Olive Boulevard
 - Forest Park Parkway
 - Hanley Road
 - I-170

- Minor arterials - interconnect with and augment the Principal arterial system and provide service to trips of moderate lengths at a lower level of travel mobility.
 - Midland Boulevard
 - Delmar Boulevard
 - McKnight/Woodson Road
 - Forsyth Boulevard
 - Big Bend Boulevard

- Collector streets - provide access and traffic circulation within residential neighborhoods, commercial, and industrial and may penetrate neighborhoods.



Old Bonhomme/Groby Road
 82nd Boulevard
 North and South Boulevard
 Canton Avenue
 Pennsylvania Avenue
 Etzel Avenue
 Vernon Avenue
 Pershing Avenue

- Local streets - serve primarily to provide direct access to abutting land and access to higher order systems and through-traffic is discouraged.

The general condition of the streets is good. However, some deficiencies exist with regard to streets in need of repair, replacement or resurfacing. Depending on the classification and political agreements, streets are maintained by the Department of Public Works, St. Louis County, the Missouri Department of Transportation or local subdivision trustees.

Traffic flow in the City is at a high level of service. Traffic volume increases during peak hours, especially on Delmar Boulevard in the Loop area.

Due to the City’s central location and proximity to major commercial and institutional enterprises, streets throughout the City are used as convenient commuter routes by non-residents. Excessive speeding imposes undue hardship and unsafe conditions for pedestrians, requiring increased enforcement.



Bridges, Alleys and Sidewalks

There are thirty-two vehicular bridges in the City. Most of the bridges are located on minor or local streets and are maintained by the City. These facilities are repaired or upgraded as needed. Many have been replaced in recent years.

Some residential and commercial areas of the City are served by alleys. Alleys are present in the northeastern and southeastern portion of the City; most are improved, while a few are not.

Pedestrian circulation and connectivity is good and most streets have sidewalks. The sidewalks are generally in good condition and are evaluated for maintenance on an annual basis.

The general condition of the bridges, alleys and sidewalks is good. As a mature community, the City is experiencing the challenges of an aging transportation system and infrastructure. Routine repair, replacement and maintenance on streets, alleys, bridges, and sidewalks occur on an annual basis.



Storm and Sanitary Sewers

The storm and sanitary sewer systems are under the jurisdiction of the Metropolitan St. Louis Sewer District. Many of the sewers in University City are combination sewers and are fifty years or older. In some locations of the City, sewer laterals are in need of replacement.

Flash flooding occurs with some regularity at two to three locations in University City and is a potential threat to many of the low-lying areas of the City. To address flooding, the City enacted floodplain management regulations. These controls should be reevaluated periodically as development and redevelopment occurs to ensure that environmental conditions have not significantly affected the floodplain.

Utilities

Water, gas, electric, telephone, and cable television services are provided to residents by private companies under franchise arrangements with the City. These companies are responsible for the maintenance and repair of the lines and also plan for future needs.

Street Lighting

Street lighting is provided throughout the City, and the level of illumination, spacing, and lamp type vary from area to area. The lighting is provided under a contract with Ameren Union Electric Company. Spacing of light standards is generally a compromise between optimum lighting and cost. Adequate lighting has generally been attained, but is deficient in a few areas.

Transportation

The City has excellent access to the metropolitan region’s extensive transportation system. The City’s road system is comprised of 111 street miles including streets and highways, secondary and collector streets. Of the 111 miles, the City maintains 77.8 miles, the County maintains 15 miles, the State maintains 3.7 miles and private subdivisions maintain 14.5 miles. With I-170 located in the western portion of the City, commuters have convenient interstate access.



The City is well served by public transportation, which includes bus service and will include the MetroLink light rail system. Metro, the public transit operator for the region, currently provides seven bus routes to the City. In addition, a light rail station is located in the City of St. Louis, near the eastern border of University City. A light rail station will be located in the mid-southern portion of the City at Big Bend Boulevard. A second station is planned for the southwestern portion of the City at Forsyth Boulevard as part of the Cross-County MetroLink extension.

Public Schools

The University City School District and the City of University City are separate entities, each with its own governing board and separate funding. However, the two entities must support each other as the quality or perceived quality of the school district is critical to the City’s wellbeing.



The University City School District provides instruction in the core subjects (language arts, mathematics, social studies and science), physical education and fine arts. In addition, other courses reflect the diverse culture and interests of University City residents. Some electives offered at University City High School include Japanese, Ceramics, Fiber Arts, Vocal Jazz, World Foods, and Woodworking.



University City School District also provides a broad range of educational programs in a number of academic programs and services. They include: Parents as Teachers, Early Childhood Education, Gifted and Talented Education, St. Louis Regional Program for Exceptionally Gifted Students, Sunrise Conservatory, Advanced Placement, Honors Courses, Summer Learning Academy, Alternative School, Special Education, Vocational-Technical Education, Adult Education and Literacy and Before-School and After-School Child Care and more.

The 2004 Comprehensive Plan Residents Survey revealed that respondents top concern and the City's greatest weakness is the quality of the public school district. Also, "improving the public schools" was the top response to the question "What single improvement would help University City the most". These sentiments were echoed by attendees at the Youth Community Forum. Several students suggested that many improvements to the University City School District were needed, from increased City-school cooperation to the physical improvement of school buildings.

Policies

- ☑ The City will ensure the adequate provision of services for existing and future residents.
- ☑ The City will maintain and improve infrastructure where necessary.
- ☑ The City will maintain and improve the level of recreational opportunities where necessary and desired.
- ☑ The City will expand its effort to collaborate with the University City School District to improve community perception of the school district and community.

Implementation Actions

- PSFI-1. Improve the enforcement of all crime prevention ordinances.
- ▶ Increase police enforcement of existing ordinances.
 - ▶ Ensure that residents and business owners work cooperatively with the Police Department to identify problem properties and public safety concerns.
 - ▶ Expand Neighborhood Watch Programs to all single-family areas of the City requesting this program.
 - ▶ Enhance the communication process between residents and the Police Department.



- ▶ Encourage residents to obtain security surveys and audits.
- PSFI-2. Continue the active promotion of citizen involvement programs .
- ▶ Promote the Police Department’s Citizens Academy.
 - ▶ Increase opportunities for citizens to participate in civic affairs.
- PSFI-3. Continue to improve the enforcement of property maintenance codes.
- ▶ Maintain the proactive enforcement of the Property Maintenance Code. Take strong action against property owners and tenants who do not maintain their properties.
 - ▶ Provide additional educational materials and forums for residents about property maintenance codes.
- PSFI-4. Maintain the 5-year Capital Improvements Program. Ensure that the plan is consistent with the Comprehensive Plan Update of 2005.
- ▶ Provide for the planned replacement or repair of deteriorating structures and systems. Continue to partner with St. Louis County, the Missouri Department of Transportation and other agencies to repair or replace deteriorating infrastructure. Continue the sidewalk and street maintenance and improvement program. Upgrade alley conditions where needed and requested. Pave or vacate unimproved alleys. Improve street lighting. Upgrade all street lights to the output of 9,500 lumens.
 - ▶ Continue to identify and aggressively pursue additional resources to fund and implement public infrastructure improvements.
 - ▶ Review street sweeping procedures and schedules and improve where necessary.
 - ▶ Continue to expand the pace-setting model recycling program.
- PSFI-5. Review proposed changes to public transit routing.
- ▶ Ensure that the public transit system provides adequate access and service levels for local needs.
 - ▶ Actively participate in the transportation planning process for major transportation investments, including MetroLink corridor studies. Promote the western border of the City as sites for light rail stations at Olive Boulevard and Delmar Boulevard.
- PSFI-6. Provide for the safe and moderate movement of traffic.
- ▶ Review speed limits on principal arterials, minor arterials, collector streets and other “cut-through” local streets on a periodic basis to determine if changes are needed.
 - ▶ Increase enforcement of traffic ordinances on streets identified as trouble spots.



- PSFI-7. Coordinate with the Metropolitan Sewer District to ensure the long-term availability and functionality of water and sewer services.
- ▶ Ensure that the Metropolitan Sewer District invests in the improvement of existing facilities.
 - ▶ Ensure that the stormwater and sewer management practices are reviewed periodically to reflect possible changes in the natural and built environment.
 - ▶ Pursue U.S. Army Corps of Engineers flood control funding.
 - ▶ Pursue Federal Emergency Management Agency flood control funding.

- PSFI-8. Encourage street sweeping compliance.
- ▶ Increase ticketing of parking violators during street sweeping.
 - ▶ Continue to educate offenders and the public about street sweeping procedures and parking regulations.

- PSFI-9. Continue to expand bicycle and pedestrian paths.
- ▶ Support the efforts of the Great Rivers Greenway to provide additional paths for bicycle and pedestrian utilitarian and recreational use.

- PSFI-10. Continue to expand and improve recreational facilities and opportunities.
- ▶ Study the need to increase greenspace/open space in the City.
 - ▶ Continue the regular upgrading of recreational equipment and surfaces at all City parks.

- PSFI-11. Cooperate with the University City School District in the areas of communications, recreation and purchasing. Enhance city-school collaboration in support of school improvement.

- PSFI-12. Consider the fiscal impact of new development on the University City School District as part of the application and review process.

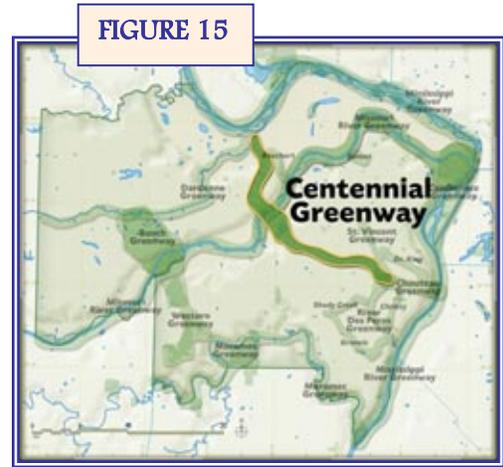


FIGURE 15

Source: Great Rivers Greenway

Chapter Four

Plan Implementation

IMPLEMENTATION STRATEGY

The purpose of the Plan Implementation chapter is to provide direction to accomplish the goals of the Comprehensive Plan Update of 2005. Adoption of the Plan is the initial step in achieving the vision articulated in the planning process. But to be effective, the Plan must be implemented. One of the most important methods of carrying out the Comprehensive Plan Update of 2005 comes from the day-to-day commitment by elected and appointed officials, City staff members and citizens. The Comprehensive Plan must be understood as a useful and capable tool to direct the City's future. Each new development, redevelopment, and even tax incentive, needs to be considered with the intent of achieving the vision and goals set forth in the Plan. The Comprehensive Plan should continually be referenced in additional planning studies, zoning recommendations as well as informal discussion situations. High visibility will make the plan successful, dynamic and a powerful tool for guiding land use and economic development in University City.

On an annual basis, the Plan Commission should review the implementation status of the Comprehensive Plan Update of 2005. Significant actions and accomplishments should be recognized and additional programs and needed actions should be identified. This review process should be coordinated with the City's annual budget development process, so that new projects can be evaluated for funding. This information should be communicated to the public through various media. An implementation report will be provided to the City Council.

Major updating of the Comprehensive Plan should occur every five years. These updates will ensure continued utility of the Comprehensive Plan for use by the City officials and staff.

Implementation Matrix

The following matrix contains *Implementation Actions* recommended in Chapter 3. The responsible party and project priority is also identified to ensure that the activities are carried out in an orderly and timely manner. *Responsible Party* identifies the individuals and organizations that will carry out portions of the Plan. The Department of Community Development will monitor the implementation of the Plan. *Priority* identifies actions in terms of timeframe. It should be evaluated on an annual basis within the annual realities and constraints of the City budget and economic condition.

- 1 – Immediate – within 1 year
- 2 – Within 2 years
- 3 – Within 5 years
- 4 – Ongoing efforts



TABLE 20

RESIDENTIAL AREAS	Implementation Action	Responsible Parties	Priority
	R-1. Require property owners to maintain their property. Eliminate blighting influences.	U City – Planning Dept. Residents Neighborhood Associations	4
	R-2. Maintain publicly owned property within neighborhoods.	U City – Parks & Rec. Dept.	4
	R-3. Attract residential development and redevelopment to appropriate sites.	U City – Administration Planning Dept.	4
	R-4. Enhance neighborhood appearance and improve where necessary.	U City – Planning Dept. Residents Neighborhood Associations	1
	R-5. Continue to develop and implement neighborhood plans.	U City – Planning Dept.	2
	R-6. Improve neighborhood associations and block units.	U City – Planning Dept. University City Residential Service Residents	1
	R-7. Upgrade street lighting where necessary.	U City – Public Works	4
	R-8. Improve bicycle and pedestrian connections between residential areas, parks, schools and other activity nodes.	U City – Parks & Rec. Dept. Planning Dept. Public Relations Great Rivers Greenway University City Parks Foundation The Green Center Other partners	3
	R-9. Preserve the historical integrity of residential areas.	U City – Planning Dept. Historic Preservation Comm. Historical Society of U City	3
	R-10. Ensure that physical infrastructure improvements are consistent throughout residential areas.	U City – Public Works Dept.	4
	R-11. Development partnerships with surrounding municipalities with the intention of coordinating the regulation and redevelopment of deteriorating areas.	U City – Administration Planning Dept. City Council	1



COMMERCIAL AREAS	Implementation Action	Responsible Parties	Priority
	C-1. Improve the overall appearance of development in the Olive Boulevard corridor to better reflect the character of University City.	U City- Planning Dept. Plan Commission Administration Public Works Dept. Olive Link Business Association	2
	C-2. Improve the physical appearance of all commercial districts.	U City – Planning Dept. Plan Commission Administration Bank/lending institution	2
	C-3. Improve the entranceways and edges along major corridors.	U City – Public Works Dept.	3
	C-4. Generate a strong identity for business corridors.	U City – Public Works Dept. Administration City Council Businesses	3
	C-5. Enhance the bicycle and pedestrian environment of all commercial districts through physical and visual improvements to the existing buildings and surroundings.	U City – Planning Dept. Public Works Dept. Parks & Recreation Dept. Administration Missouri Department of Transportation St. Louis County Businesses	4
	C-6. Initiate and implement a parking study for Olive Boulevard.	U City – Planning Dept.	3
	C-7. Continue the public investment in infrastructure improvements, including streetscaping, sidewalks, and lighting.	U City- Public Works Dept.	4
	C-8. Discourage the development of new strip commercial centers.	U City – Plan Commission Administration	3
	C-9. Continue to development and implement commercial district plans.	U City – Planning Dept. Plan Commissions	3
C-10. Revise the Zoning Ordinance to support the mixed use concept.	U City – Planning Dept. Plan Commission City Council	1	



	Implementation Action	Responsible Parties	Priority
HOUSING	H-1. Adopt and implement standards for residential infill projects in the City.	U City – Planning Dept. Plan Commission City Council	1
	H-2. Study the feasibility of creating an infill review board.	U City – Planning Dept. Plan Commission City Council	1
	H-3. Ensure adequate home improvement programs and housing opportunities for low-income senior citizens and the low-income disabled.	U City – Planning Dept. Administration St. Louis County	3
	H-4. Enhance the Housing Improvement Program.	U City – Planning Dept. University City Residential Services Other partners	4
	H-5. Strengthen the Vacant Building Registration Program.	U City – Planning Dept.	1
	H-6. Use existing local, state, and private programs and subsidies to conserve and rehabilitate the existing housing stock. Encourage the creation of additional programs.	U City – Planning Dept. Administration	4
	H-7. Establish additional homeownership programs, especially for the low-to-moderate income homebuyer.	U City – Planning Dept. Administration Other partners	3
	H-8. Improve lead-based paint education and initiatives.	U City – Planning Dept. Other partners	4
	H-9. Actively market University City housing opportunities.	U City – Planning Dept. University City Residential Service Other partners	4
	H-10. Encourage new housing development that is mixed-use and supports pedestrian oriented activities. Encourage planned housing developments to integrate different types, densities, and income levels.	U City – Planning Dept. Plan Commission Administration	4
	H-11. Provide additional resources to fund and implement housing program activities.	U City – Administration City Council	1

ECONOMIC DEVELOPMENT	Implementation Action	Responsible Parties	Priority
	E-1. Establish an Economic Development Organization.	U City businesses	1
E-2. Continue the economic development activities for the City. Improve where necessary. <ol style="list-style-type: none"> 1. Continue the Department of Community Development’s role as the first City contact for economic development activities. 2. Coordinate the implementation of various key documents and policies. 3. Increase the budget for economic development activities and include operational and project funds. 4. With assistance from an economic development organization, expand upon business retention and expansion programs. 5. With assistance from an economic development organization, develop a marketing campaign for the City. 6. Enhance the printed materials and City’s website information regarding economic development. 7. Continue to actively market vacant sites and those identified as major areas for redevelopment. 8. Continue to improve the business environment for small businesses. 9. Use existing local, state, and federal programs and incentives for various economic development activities. Encourage the creation of additional programs. 10. Establish University City as a high-quality, vibrant destination for regional and national business and leisure tourists. 11. Continue to foster development opportunities. 12. Study the feasibility of instituting a Formula Store Cap. 13. Explore the creation of an upscale International District. 	U City – <ul style="list-style-type: none"> Administration Planning Dept. Finance Dept. Public Relations Dept. Plan Commission City Council U City businesses	1	

LAND USE AND REDEVELOPMENT	Implementation Action	Responsible Parties	Priority
	LUR-1. Encourage development in areas designated for redevelopment.	U City – Planning Dept. Administration City Council	1
	LUR-2. Continue to amend the zoning code and other regulatory ordinances to support the goals of the Comprehensive Plan Update of 2005.	U City – Planning Dept. Plan Commission City Council	1
	LUR-3. Promote and encourage in-fill on suitable sites.	U City – Planning Dept. Administration City Council	4
	LUR-4. Eliminate obsolete buildings and development patterns that place some commercial corridors, primarily Olive Boulevard, at a disadvantage.	U City – Planning Dept. Administration	4
	LUR-5. Promote the Green Building principles of design.	U City – Planning Dept. Plan Commission Administration City Council	3
	LUR-6. Promote the use of non-toxic, environmentally safe products.	U City – Planning Dept. Plan Commission Administration City Council	3
	LUR-7. Ensure that proposed development and redevelopment conforms to the land use map designations.	U City – Planning Dept. Plan Commission Administration City Council	4



PUBLIC FACILITIES, SERVICES AND INFRASTRUCTURE	Implementation Action	Responsible Parties	Priority
	PSFI-1. Improve the enforcement of all crime prevention ordinances.	U City – Police Dept.	1
	PSFI-2. Continue the active promotion of citizen involvement programs.	U City – Police Dept. Public Relations Dept.	1
	PSFI-3. Continue to improve the enforcement of property maintenance codes.	U City – Planning Dept.	4
	PSFI-4. Maintain the 5-year Capital Improvement Program. Ensure that the plan is consistent with the Comprehensive Plan Update of 2005.	U City – Public Works Dept. Administration	4
	PSFI-5. Review proposed changes to public transit routing.	U City – Administration	4
	PSFI-6. Provide for the safe and moderate movement of traffic.	U City – Public Works Dept. Police Dept.	2
	PSFI-7. Coordinate with the Metropolitan Sewer District to ensure the long-term availability and functionality of water and sewer services.	U City – Public Works Dept. Planning Dept. Administration	4
	PSFI-8. Encourage street sweeping compliance.	U City – Public Works Dept. Police Dept. Public Relations Dept.	4
	PSFI-9. Continue to expand bicycle and pedestrian trails.	U City – Parks & Recreation Dept. Administration	4
	PSFI-10. Continue to expand and improve recreational facilities and opportunities.	U City – Parks & Recreations Dept. Administration	4
	PSFI-11. Cooperate with the University City School District in the areas of communications, recreation and purchasing. Enhance city-school collaboration in support of school improvement.	U City – Administration City Council	4
PSFI-12. Consider the fiscal impact of new development on the University City School District as part of the application and review process.	U City – Administration City Council	4	







UNIVERSITY CITY
MISSOURI

