



## Frequently Asked Questions (FAQ) about the Downtown Plan

### WHAT IS THE DOWNTOWN PLAN?

The Downtown Plan is formally known as the Central Business District (CBD) Land Use Plan. The plan will guide future development in the downtown area and provide a basis for decisions made by city officials when development is proposed.

### WHY DID THE CITY DEVELOP THIS PLAN?

The downtown area was identified in the two previous comprehensive city plans (1969 & 2002) as an area that should become the city center. While this area was identified in both plans, the city hadn't undertaken a detailed analysis or planning effort for this area until last year.

After redevelopment in the area began with MLP's King's Landing proposal (New Ballas/Old Ballas), it became evident that the city had to develop a plan to guide future development before additional redevelopment was proposed.

There are several objectives identified in the plan. However, the main reason for creating the Downtown Plan (and any land use plan, for that matter) is to provide predictability and diminish uncertainty about the future of an area. There are many ways that a property can be developed; however, the Downtown Plan provides the framework to guide future development in a way that addresses the objectives established through the planning process.

### HOW WILL THE PLAN BE USED?

The city will use the plan to guide future zoning decisions. When a developer submits a site plan for a new building to the city, the P&Z Commission and City Council have the opportunity to review the site plan and render a decision. If the site plan does not address objectives of the Downtown Plan, it is unlikely that city officials will approve the new building.

Property owners will use the plan to understand how their properties could be redeveloped or used in the future. This gives an indication of the value of the property since a property is worth as much as can be built upon it or how it may be used.

Developers will use the plan to understand what the city is looking for in the area. The Downtown Plan lays out several objectives that will guide future development. If a developer chooses to ignore these objectives, it is unlikely that the building will receive approval.

### WHEN WILL THE DOWNTOWN BE BUILT?

There is no timeline. It is expected that development will happen in a piecemeal fashion as property owners decide to redevelop or sell their properties to a developer. This isn't expected to take 20 years though. Since many of the buildings in the area are 30+ years old, it is expected that many of the properties will be redeveloped in the next 5 to 10 years.

### WILL EMINENT DOMAIN BE USED?

The P&Z Commission made it very clear during the planning process for the downtown area that they were not encouraging the use of eminent domain. As stated in Page 2 of the document, the plan “should not be construed as a redevelopment or physical plan. The Plan does not imply tacit support for the use of eminent domain or specific development authority.

In addition, the City Council appointed a 12-member citizens task force to study eminent domain and to make policy recommendations on the matter

The City does not anticipate the use of eminent domain in the downtown. Eminent domain has been used for streets and stormwater projects on a limited number of occasions in the past. In 2005, the City authorized the Olive Boulevard Transportation Development District to use eminent domain to acquire right-of-way at the BP Gas Station, 11561 Olive Blvd. As of this writing, property negotiations between the TDD and the property owner continue and eminent domain has not been used.

### WHAT WILL THE BUILDINGS LOOK LIKE?

The P&Z Commission is creating architectural standards for the Downtown area. The standards will address building materials, roof lines, building entrances, and public areas among other items. The process to develop the standards is expected to take until June.

### HOW TALL WILL BUILDINGS BE?

Buildings are not expected to be above 4 to 6 stories in height. However, additional height may be considered in some areas. One thing heard during the planning process is that this area should not develop like Clayton’s downtown. A recent community survey also shows that tall buildings are not desired for this area. The P&Z Commission will review this item in conjunction with architectural standards.

### WON’T TRAFFIC BE A PROBLEM?

Traffic is the largest issue in Creve Coeur and is directly associated with land use. The planning process for the downtown area provided the perfect opportunity to look at traffic issues.

The traffic engineers that helped with the Downtown Plan looked at traffic in a very realistic sense. They understand that less traffic is not likely, and indeed, there will be more traffic in the future. Due to this, they looked at ways to better manage traffic instead of trying to eliminate or diminish traffic.

Their answer involves greater connectivity and providing more options for drivers. The two main objectives in the Downtown Plan are (1) to connect Studt Road to Craig Road and (2) to create a grid street pattern. These objectives can be accomplished in many different ways and can occur over time.