

Vacancy to Vibrancy in

WELLS GOODFELLOW



WELLS GOODFELLOW COMMUNITY PLANNING WORKSHOPS

August 16, 2016 – Community Workshop at Northern Missionary Baptist Church: Discussed and listed community strengths, challenges and priorities

October 12, 2016 – Community Workshop at The Best Place: Reviewed GCC program goals and Workshop 1 results

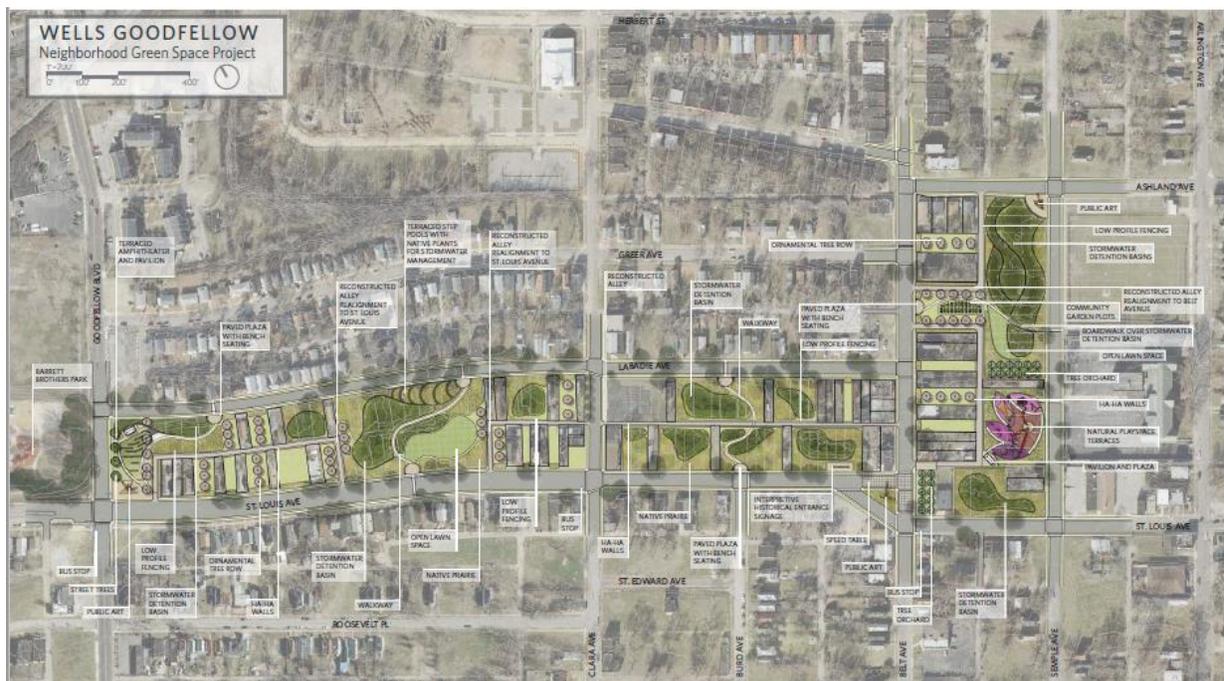
November 1, 2016 – Community Workshop at Northern Missionary Baptist Church: Discussed and mapped proposed open space and identified preferred green space options

November 29-December 1, 2017 – Design Workshop at The Best Place: Provided community input and feedback at a series of open space design development workshops resulting in a Wells Goodfellow Green Space Project Plan. The Metropolitan St. Louis Sewer District and Fresh Coast Capital participated in the workshop, taking resident input to inform their designs

Quarterly Community Advisory Committee Meetings

WELLS GOODFELLOW: CURRENT PROJECTS

WELLS GOODFELLOW NEIGHBORHOOD GREEN SPACE PROJECT



The Green Space Focus Area was defined through computer modeling and participatory mapping at the Wells Goodfellow Community Planning Workshops. Those concepts were developed into the Wells Goodfellow Neighborhood Green Space Project Plan, showing how the area can become a permanent community open space asset designed to complement existing occupied housing within it and facing it.

In April 2018, GCC received a \$322,310 grant to begin Phase I implementation of the Wells Goodfellow Neighborhood Green Space Project. SWT Design, Inc. has been selected to take the plan to construction drawings then the lots will be graded and seeded, following the EPA-funded plan.

New or existing LRA lots within the Green Space Focus Area are eligible for either the Mow to Own or side-lot acquisition programs to adjacent property owners, but not to outside buyers. Those lots would be subject to the deed restrictions described below.

Within the Green Space Focus Area, all LRA-owned vacant buildings were demolished¹ (35), and all privately-owned vacant and abandoned buildings are continually reviewed to determine their eligibility for demolition (structural condemnation, roof damage, fire damage, etc.). Existing LRA vacant lots will receive deed restrictions for other UGP-funded Wells Goodfellow demolitions in the neighborhood, acting as a stormwater “bank.”

The **Green Space Focus Area** is approximately **9 acres** in total, representing **4 %** of all the vacant land in Wells Goodfellow.

BELT LOOP TROLLEY TRIANGLE



Residents identified the traffic island at Belt Avenue and St. Louis Avenue as beautification opportunity during the community workshops. On April 22, 2018 neighborhood residents and the Missouri Botanical Garden, Missouri Department of Conservation, The Open Space Council and University of Missouri – St. Louis held a barbeque and planted black gum, redbud and fringe trees and shrubs to beautify the triangle. The University of Missouri – St. Louis also obtained neighborhood input on proposed signage to be funded and installed later to highlight some of the history of the neighborhood. Residents and youth Tree Tenders, working for Forest ReLeaf and cooperatively with the City Forestry Division through the People for Places grant, will keep the trees watered as they become established.

URGAN GREENING PROGRAM DEMOLITIONS

Project demolitions are funded through the Urban Greening Program (UGP), a cooperative agreement between the Metropolitan St. Louis Sewer District (MSD) and the St. Louis Development Corporation (SLDC) which aims to remove impervious surface and reduce combined sewer overflows. UGP eligible areas are community-identified Green Space Focus Areas, blocks adjacent to the Green Space Focus Areas and focus neighborhood areas within 500 feet of open schools. For each demolition, the UGP requires that deed restrictions² be placed on properties to ensure stormwater absorption occurring on new vacant lots created through UGP demolitions will continue in the future.

Stormwater Banks: The UGP provides for the Green Space Focus Areas to act as “banks” where deed restrictions are concentrated, rather than dispersing deed restrictions on properties throughout the eligible area. This concentrating of deed restrictions provides several benefits:

- creates a more substantial connected neighborhood Green Space Focus Area;
- places restrictions where decades of stormwater issues have occurred, where properties are not good candidates for redevelopment;
- encourages potential redevelopment in the remaining eligible area since a home builder does not need to meet stormwater requirements;
- simplifies deed restriction monitoring.

Demolition Candidate Selection & Review: Vacant and abandoned buildings on blocks adjacent to the Green Space Focus Area, or that are within 500 feet of a school, are being reviewed one-by-one by the Urban Greening Program Working Group, the Problem Properties Unit, the Neighborhood Stabilization Officer, the Cultural Resources Office, and Alderwoman Boyd, to determine their need for demolition.

Private Vacant & Abandoned Building Review: Privately-owned vacant and abandoned properties are also being reviewed on a case-by-case basis and, if determined to be in need of demolition, the process can take a year or more to complete.

¹DEMOLITION STANDARDS

Demolitions funded by the Urban Greening Program (MSD/City program to remove impervious surface) require that no man-made materials be left on the site, basements and building materials are fully removed, basements are filled with soil, and that demolitions are wetted throughout the process to prevent the spread of fugitive dust that could contain lead or other potentially hazardous particles.

²DEED RESTRICTIONS

Deed restrictions state that the amount of stormwater absorbed by a parcel cannot be reduced in the future. If, for example, a parcel with a deed restriction were to be used for development, the owner would be required to manage stormwater absorption on site through rain gardens, bioswales, rain barrels, etc.