

CHAPTER

1



Introduction



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CHAPTER 1

Introduction

The City of Woodson Terrace is centrally located in St. Louis County just south of Interstate 70 (I-70), a Midwest section of an interstate highway system spanning the entire North American continent. It is located 1.5 miles west of Interstate 170 (Map 1-1). The city is just south of the Lambert-St. Louis International Airport, which is the gateway for 15 million travelers each year in the St. Louis region. Woodson Terrace is a stable, middle-income community with a population of approximately 4,000. The city is focusing on being a distinct and identifiable community. This comprehensive plan is the first step in that direction.

This Comprehensive Plan serves as a guide for the City of Woodson Terrace (City) to shape its future. The plan provides direction for improving the quality of life as well as making recommendations for the community's physical, economic, and socio-cultural development in the future. This plan looks at existing development and anticipates future development within and outside the City's boundaries. The comprehensive planning process is undertaken by the power vested by the state to the local governments in accordance to the Chapter 89.340 of Missouri Revised Statutes.

Missouri Revised Statutes-Chapter 89.340

The commission shall make and adopt a city plan for the physical development of the municipality. The city plan, with the accompanying maps, plats, charts and descriptive and explanatory matter, shall show the commission's recommendations for the physical development and uses of land, and may include, among other things, the general location, character and extent of streets and other public ways, grounds, places and spaces; the general location and extent of public utilities and terminals, whether publicly or privately owned, the acceptance, widening, removal, extension, relocation, narrowing, vacation, abandonment or change of use of any of the foregoing; the general character, extent and layout of the replanning of blighted districts and slum areas. The commission may also prepare a zoning plan for the regulation of the height, area, bulk, location and use of private, non-profit and public structures and premises, and of population density, but the adoption, enforcement and administration of the zoning plan shall conform to the provisions of sections 89.010 to 89.250.

What is a Comprehensive Plan?

A comprehensive plan is a blueprint for overall development of a community. It is the only public document that describes a community as a whole in terms of its complex and mutually supporting physical systems. Therefore, the plan should achieve the following goals:

- Identify the City's key physical elements and infrastructure, including suggestions for improvement
- Address the socio-economic
- and recreational needs of the community
- Provide long-term guidance and choices for market-driven locations for development and redevelopment as part of the City's growth
- Provide for more defensible land use, zoning, and neighborhood level design
- Provide for routine evaluation and updating, preferably every 5 years

In addition to guiding development, the plan may also be used as a tool for preventing the degradation of natural resources and historic buildings, maintaining the City's commercial and economic base, providing good public facilities, and improving the housing stock. The plan provides a basis for both long-term and short-term community decisions by providing a broad perspective of future needs and opportunities while clarifying priorities related to immediate needs. Ultimately, the plan will be implemented through zoning regulations and subdivision ordinances that focus on individual parcels of property.

This Comprehensive Plan addresses four basic questions:

1. Where is Woodson Terrace as a community now?
2. Where is Woodson Terrace as a community going?
3. What does Woodson Terrace as a community want to be?
4. How can Woodson Terrace, as a community, get to where it wants to be?

For the purpose of this comprehensive plan document these questions are applied to each of the following planning areas:

- History and culture
- Demographics
- Housing
- Transportation
- Public infrastructure and services
- Education
- Land use
- Economic development
- Parks and recreation

Why Plan?

To maintain and improve the desirable qualities of Woodson Terrace, it is important to anticipate and plan for change. To do so, the community must define short- and long-term goals and decide the following:

- What do we, as a community, want to keep
- What do we, as a community, want to change
- What do we, as a community, want to become

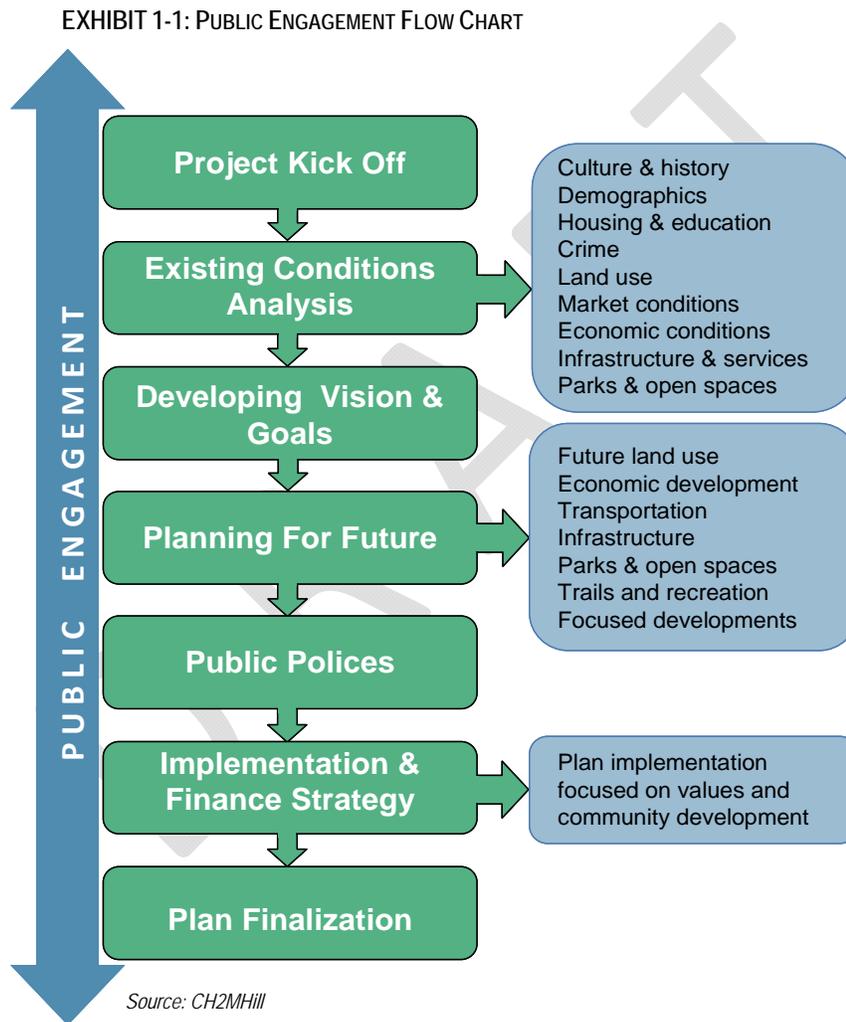
Benefits to be gained from proper use of a comprehensive plan would include the following:

- Attractive residential neighborhoods
- Complementary retail and commercial businesses
- Assurance of adequate public facilities and transportation
- Higher property values
- Sustainable environmental quality
- Preservation and enhancement of the quality of life enjoyed by the citizens of the community

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Planning Process

The flow chart below (Exhibit 1-1) shows the general process followed to create this comprehensive plan. This plan was developed with oversight and participation by the Woodson Terrace Comprehensive Plan Steering Committee. The Steering Committee provided guidance to City officials and the consultant staff. Additional public involvement was sought throughout the process via online interactive surveys, City staff and public agency interviews, stakeholder interviews, focus group sessions, a town-planning workshop, and an open house.



Plan Update

The Comprehensive Plan is subject to updates at defined times from ongoing evaluation, additions, and updates. However, since it is long-range plan by design, it will strive to provide consistency, and represents a significant investment of community time and money, all changes require careful review. Opportunities for the public to review and participate in plan amendments and updates are a key part of the future update process.

The plan should be updated every 5 to 10 years so that it remains a viable tool as Woodson Terrace implements plans, grows and changes. The comprehensive plan will be financially feasible; therefore, the plan should not commit Woodson Terrace to expenditures or programs for which there is no available revenue source.

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