

IMAGINE BELLEVILLE

ADOPTED
JUNE 16, 2014

Table of Contents



Section 1

Introduction

How to Use This Plan.....	1.2
Key Planning Considerations.....	1.2
Section 2, Growth Capacity and Infrastructure.....	1.2
Major Achievements.....	1.2
Key Considerations.....	1.3
Section 3, Mobility.....	1.7
Major Achievements.....	1.7
Key Considerations.....	1.7
Section 4, Housing and Neighborhoods.....	1.8
Major Achievements.....	1.8
Key Considerations.....	1.8
Section 5, Economic Development.....	1.9
Major Achievements.....	1.9
Key Considerations.....	1.9
Section 6, Land Use and Character.....	1.11
Major Achievements.....	1.11
Key Considerations.....	1.11
Section 7, Implementation.....	1.12
Community Overview.....	1.13

SIDEBARS

Imagine Belleville Themes.....	1.2
Historic Context.....	1.3
Citizen Engagement.....	1.4
Online Discussion.....	1.6
Building on Past and Current Planning Efforts.....	1.10
2011 National Recognition.....	1.11
Planning Authority.....	1.12
Key Industry Sectors in Which Belleville Residents are Employed.....	1.16
Highest Job Growth in Key Sectors that Employ Belleville Residents.....	1.16

HANDOUT

<i>Imagine Belleville 2035</i>	after 1.16
--------------------------------------	------------

FIGURES

Figure 1.1 , Change in Population.....	1.14
Figure 1.2 , Proportional Change in Population by Age Groups.....	1.14
Figure 1.3 , Poverty Level.....	1.14
Figure 1.4 , Age of Housing Stock.....	1.15
Figure 1.5 , Commuting Patterns.....	1.16

TABLE

Table 1.1, Housing Trends..... 1.15

Section 2

Growth Capacity and Infrastructure

Introduction..... 2.1
 Approach..... 2.2
 Population Outlook..... 2.3
 City of Belleville Projections..... 2.4
 Comparison to Previous Projections 2.5
 Belleville Comprehensive Plan 2000-2020..... 2.5
 Belleville Parks, Recreation and
 Greenways Master Plan..... 2.6
 Infrastructure Context 2.8
 Water..... 2.9
 Sanitary Sewer System..... 2.9
 Stormwater Management 2.11
 Public Safety Context..... 2.11
 Police Services..... 2.11
 Staffing 2.13
 Facilities 2.13
 Service Area Coverage and Response Time... 2.14
 Areas of Need 2.15
 Fire Services..... 2.15
 Staffing 2.15
 Facilities 2.16
 Service Area Coverage and Response Time... 2.16
 Areas of Need 2.17
 Key Issues and Considerations..... 2.18
 Strategic Recommendations 2.19
 Priority 1 2.20
 Action Steps 2.20
 Priority 2..... 2.21
 Action Steps 2.21
 Priority 3..... 2.22
 Action Steps 2.22

SIDEBARS

Regional Context..... 2.7
 St. Louis Metropolitan Area 2.7
 St. Clair County 2.7
 New Police Station 2.14
 ISO Ratings..... 2.16
 Online Discussion Forum..... 2.18
 Guiding Principles for Growth Capacity
 and Infrastructure 2.19

FIGURES

Figure 2.1, City of Belleville
 Projected Population Growth 2.3
Figure 2.2, Comparison of Population
 Projections for City of Belleville 2.5
Figure 2.3, Belleville Index Crime Statistics 2.12

TABLE

Table 2.1, Interurban District Water
 Supply Statistics 2.8

MAPS

Map 2.1, Water Utilities..... after 2.10
Map 2.2, Sanitary Sewer System after 2.10
Map 2.3, Watersheds..... after 2.12
Map 2.4, Public Safety Facilities after 2.14

Section 3

Mobility

Introduction..... 3.1
 Transportation Context 3.1
 Roadway Network..... 3.2
 Roadway Classifications..... 3.2
 Interstate 3.3
 Principal Arterials 3.3
 Minor Arterials 3.3
 Collector Streets..... 3.3
 Local Roads..... 3.3
 Roadway Capacity..... 3.5
 Greenways..... 3.5
 Public Transit..... 3.6
 Light Rail 3.6
 Bus..... 3.8
 Paratransit..... 3.8
 Air Travel..... 3.8
 Rail Freight 3.9
 Key Issues and Considerations..... 3.10
 Strategic Recommendations 3.11
 Priority 1 3.11
 Action Steps 3.11
 Priority 2..... 3.12
 Action Steps 3.12
 Priority 3..... 3.14
 Action Steps 3.14
 Priority 4..... 3.15
 Action Steps 3.16
 Next Steps..... 3.17

SIDEBARS

Traffic Volume..... 3.5
 Complete Streets..... 3.7
 MetroLink Schematic Station Map..... 3.8
 Metro BikeLink..... 3.9
 Guiding Principles for Mobility..... 3.10
 Capital Improvements Program 3.10
 Online Discussion Forum..... 3.11
 Great Rivers Greenway’s Goal 3.12
 Top 10 Principles of Access
 Management and Design..... 3.13
 Online Discussion Forum..... 3.15
 Transportation (or Travel) Demand
 Management..... 3.16
 Transit-Oriented Development 3.17

FIGURE

Figure 3.1, The Hub and Spokes Model
 for Greenway Development..... 3.18

TABLES

Table 3.1, Functional Classification 3.4
Table 3.2, Rail Freight Crossing..... 3.9
Table 3.3, Regional and Local Mobility Projects 3.19

MAPS

Map 3.1, Functional Classification..... after 3.4
Map 3.2, Traffic Counts after 3.6
Map 3.3, Multi-Modal Opportunities..... after 3.6
Map 3.4, Future Mobility Projects after 3.12

Section 4

**Housing and
 Neighborhoods**

Introduction..... 4.1
 Approach..... 4.1
 City’s Role 4.2
 Key Issues and Considerations..... 4.4
 Strategic Recommendations 4.10
 Priority 1 4.10
 Action Steps 4.10
 Priority 2..... 4.10
 Action Steps 4.14
 Priority 3..... 4.17
 Action Steps 4.17
 Priority 4..... 4.19
 Action Steps 4.20

SIDEBARS

Belleville’s High Schools..... 4.8
 Life-Cycle Housing 4.9
 Diverse Housing Options..... 4.9
 Online Discussion Forum..... 4.9
 Seven Essential Neighborhood
 Planning Processes 4.10
 Rebound Neighborhoods in the St. Louis Area..... 4.11
 Research Findings..... 4.11
 Policy Recommendations..... 4.11
 Neighborhood Strategies and
 Success Factors 4.11
 Central West End 4.11
 Bernard Heights and Shaw..... 4.11
 Mark Twain Neighborhood..... 4.11
 City of Maplewood..... 4.11
 Guiding Principles for Housing
 and Neighborhoods 4.12
 Public Art..... 4.14
 BNP Partner Organizations..... 4.14
 St. Clair Housing Authority 4.15
 Community Gardens 4.15
 Walkability..... 4.16
 Common Elements of a Neighborhood Plan..... 4.16
 Home Repair Loan Program 4.17
 Mayor’s Scattered Lot Program 4.18
 Reduced Capacity of Local Governments 4.19
 “Neighborhoods First” Approach 4.20

FIGURES

Figure 4.1, Housing and Neighborhood
 Roles Among City Departments 4.2
Figure 4.2, Neighborhood Zones and Associations. 4.3
Figure 4.3, Neighborhood Partnership Structure..... 4.4
Figure 4.4, 10-Year Housing Trends:
 Single-Family Detached New Construction 4.5
Figure 4.5, 10-Year Housing Trends:
 Major Subdivision Activity 4.5
Figure 4.6, 10-Year Housing Trends:
 Single-Family Attached, Two-Family,
 and Multi-Family New Construction..... 4.6
Figure 4.7, 10-Year Housing Trends:
 Additions, Alterations, and Remodels 4.6
Figure 4.8, Belleville Housing Types 4.7
Figure 4.9, Belleville Housing Affordability 4.7
Figure 4.10, Change in Percent of Homes
 Contributing 30 Percent of Monthly
 Income to Rent..... 4.7

Figure 4.11, Percent of Homes Contributing
30 Percent of Monthly Income to
Home Ownership 4.7

Figure 4.12, Home Value Distribution of
Owner-Occupied Housing Units..... 4.9

Figure 4.13, Housing and Neighborhood Tools..... 4.13

Section 5 Economic Development

Introduction..... 5.1

Approach..... 5.2

Economic Context..... 5.3

 Government 5.3

 Scott Air Force Base / MidAmerica
 St. Louis Airport 5.3

 St. Clair County..... 5.3

 State/Federal..... 5.3

 Education..... 5.5

 Health Care..... 5.8

Key Issues and Considerations..... 5.8

Strategic Recommendations 5.12

 Priority 1 5.12

 Action Steps 5.13

 Priority 2..... 5.16

 Action Steps 5.17

 Priority 3..... 5.21

 Action Steps 5.22

SIDEBARS

Belleville Shoe Company 5.2

Major Employers..... 5.4

Lindenwood University - Belleville 5.5

Analysis of Strengths / Opportunities and
Weaknesses / Threats 5.9

Guiding Principles for Economic Development 5.11

Central West End..... 5.12

Online Discussion Forum 5.13

Intergovernmental, Institutional, and
Public-Private Partnerships..... 5.14

Online Discussion Forum 5.15

Major Events / Parades 5.15

Major Community Attractions 5.15

Why Brand Belleville?..... 5.16

Local Resources for Business and
Workforce Development..... 5.18

 Selsius Corporate and Career Training 5.18

 Small Business Development Center 5.18

 Southwestern Illinois - SCORE..... 5.18

Illinois workNet Centers 5.19

Facade Improvement Program..... 5.20

 City of Belleville Facade
 Improvement Districts..... 5.20

Online Discussion Forum 5.21

Empire Comfort Systems 5.21

Sample Criteria for Evaluating Incentives..... 5.22

 Quality Jobs..... 5.22

 Targeted Location 5.22

 Business Type 5.22

 Capital Intensive Project..... 5.22

 Bonus Incentives 5.22

How Does Tax Increment Financing Work?..... 5.24

 How is the Money Used?..... 5.24

 Recent TIF Investments..... 5.24

 What are “Blighting” Factors?..... 5.24

Special Taxing Districts..... 5.25

 Business District 5.25

 Special Service Area 5.25

FIGURES

Figure 5.1, U.S. Job Creation by Industry..... 5.1

Figure 5.2, MidAmerica Local Workforce
Investment Area #24 5.5

Figure 5.3, Historic Unemployment Rates..... 5.6

TABLES

Table 5.1, Belleville’s Largest Employers 5.4

Table 5.2, Job Creation and Earnings..... 5.6

Table 5.3, Employment Projections
by Industry Sector 5.7

Table 5.4, workNet Resources for Individuals 5.19

Table 5.5, Belleville’s Business
Assistance Programs..... 5.23

Section 6 Land Use and Character

Introduction..... 6.1

Approach..... 6.2

 Section 2, Growth Capacity and Infrastructure..... 6.2

 Section 3, Mobility 6.2

 Section 4, Housing and Neighborhoods 6.2

 Section 5, Economic Development..... 6.2

Land Use and Character Context..... 6.3

Development Constraints 6.3

 Soils 6.3

 Surface Water/Floodplains 6.3

 Wetlands 6.4

Five-Year Update / Evaluation and Appraisal
 Report..... 7.9
 Ongoing Community Outreach
 and Engagement..... 7.10

SIDEBARS

Why is This Section Important for Belleville? 7.2
 Five Action Types..... 7.3
 Development Regulations and Standards 7.3
 Capital Improvements Programming 7.3
 Special Projects, Programs, and Initiatives 7.3
 Coordination and Partnerships..... 7.3
 Specific Plans and Studies..... 7.3
 Roles and Responsibilities 7.4
 City Council 7.4
 Planning Commission 7.4
 City Staff..... 7.4
 What is a Capital Improvements Program?..... 7.6
 Benefits 7.6
 Key Elements..... 7.6
 Project Definition..... 7.6
 Project Breakdown and Phasing 7.6
 Project Cost 7.6
 Project Prioritization..... 7.6
 City of Webster Groves’ Capital
 Improvements Program 7.7
 Types of Amendments 7.8
 Minor Amendments..... 7.8
 Major Updates..... 7.8

HANDOUTS / FIGURES

Figure 7.1, Community Priorities..... after 7.11
Figure 7.2, Comprehensive Plan
 Priority Actions after 7.11