

The background is a blue-tinted photograph of a workspace. It shows several sheets of paper with urban planning diagrams, maps, and text. Hands are visible, interacting with the documents: one hand is pointing at a map, another is holding a small piece of paper, and a third is near a cup. The overall scene suggests a collaborative planning or drafting session.

Overview & Draft Materials

St. Louis Strategic Land Use Plan

Planning & Urban Design Agency of the City of St. Louis

June 2024

Overview



What is a “Comprehensive Plan”?

**basis for policies that shape
high-level plan for
a “plan of plans” for
grounded aspiration for
long-term vision for**

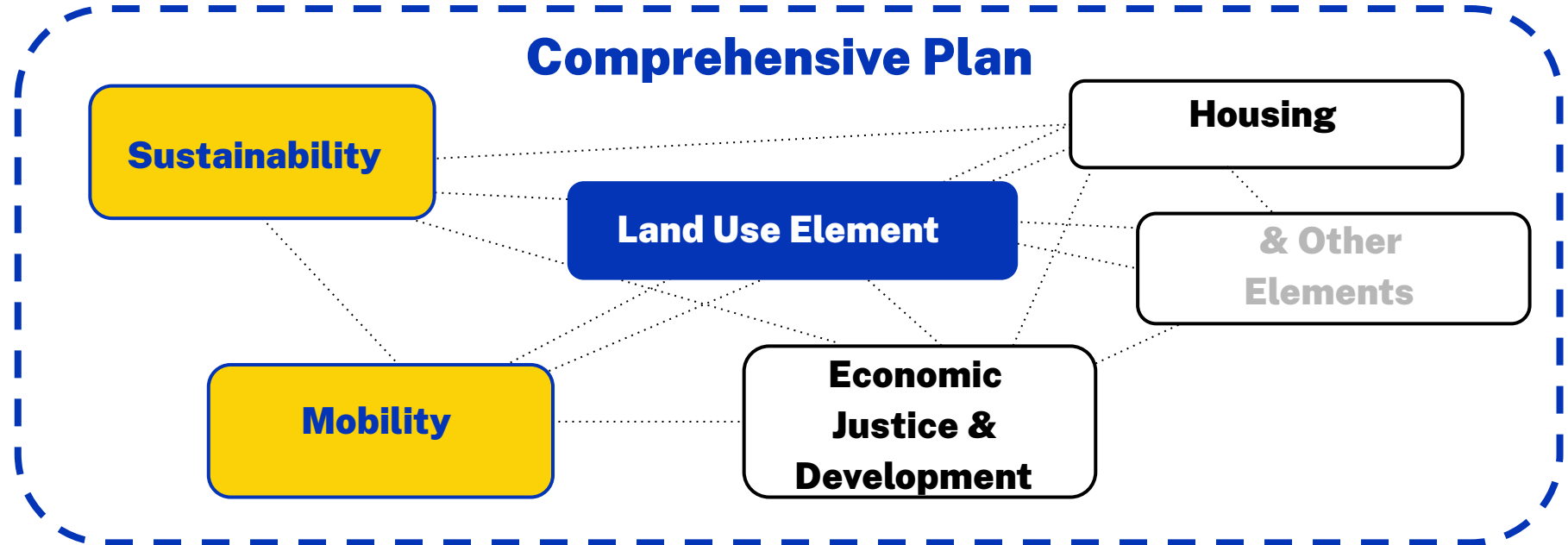
A comprehensive plan is a **policy guide** for a city’s evolution authorized under state law, as well as our local code.

All **zoning changes** and **redevelopment plans** are **legally required** to be reviewed against it for compliance.

This review happens at the Planning Commission before recommendations are sent to the Board of Aldermen.

How does the Strategic Land Use Plan fit in?

The Strategic Land Use Plan is the land use element of the comprehensive plan. The City is currently updating the Sustainability plan, and creating a Transportation and Mobility Plan. In the future, there may be other elements, like economic justice & development or housing.



A short history of land use planning in St. Louis

1907



1907

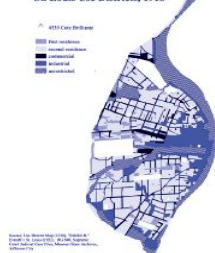
1907: A City Plan for St. Louis - The St. Louis Civic League created the first attempt at a comprehensive plan in the United States.

1918

1918: The city's first zoning code was created.

1918

Map 4
St. Louis Use Districts, 1918



1923

1923: Harland Bartholomew makes major plans for St. Louis

MAP
OF
ST. LOUIS
JOHN STREET PLAN

LEGEND
ST. LOUIS
JOHN STREET PLAN

ST. LOUIS
JOHN STREET PLAN

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ST. LOUIS
JOHN STREET PLAN

1947

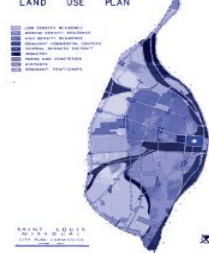


1947

1947: The City Plan Commission created a new comprehensive city plan

1947

DESIRABLE ULTIMATE
LAND USE PLAN



1975

1975: Attempt at a new comprehensive plan

2005

2005: The Strategic Land Use Plan (SLUP) was adopted



2005

this current (and sole) element of the comprehensive plan has been amended 25x

A short history of land use planning in St. Louis

WE ARE HERE

1907



1907

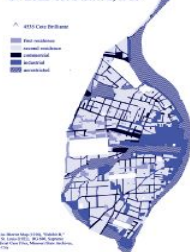
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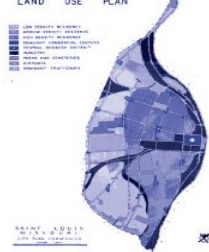


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2005

Creating a long-range vision for how land is used in St. Louis.

Rooted in 3 Themes:

**Equitable
Growing
Thriving**

CITY OF ST. LOUIS

Strategic Land Use Plan
of the St. Louis Comprehensive Plan

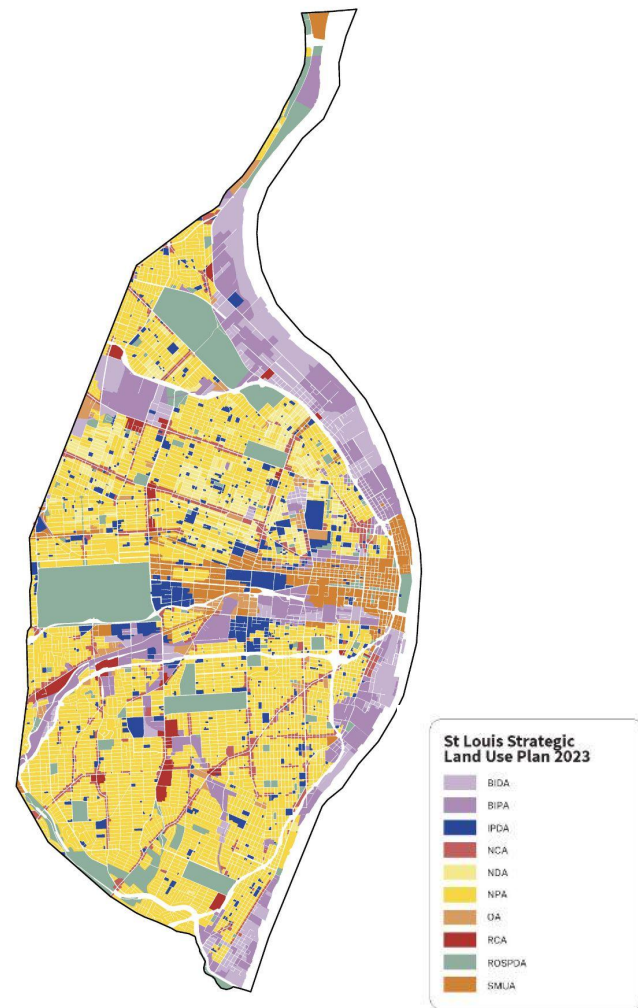
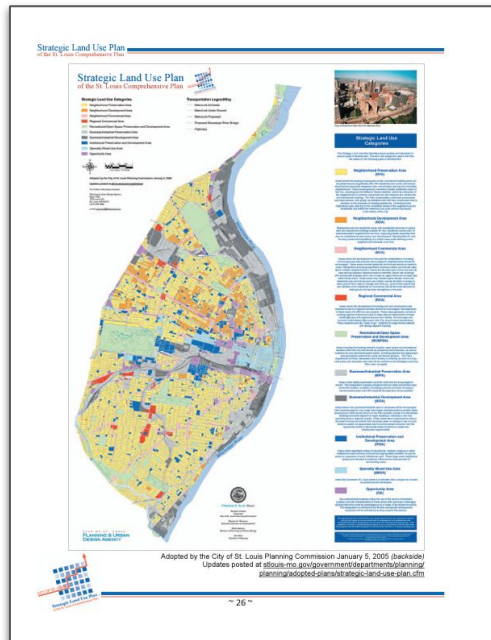
Adopted by City of St. Louis Planning Commission
January 5, 2005

PDA-155-04-CMP

Updates posted at:
stlouis.mo.gov/government/departments/planning/planningadoptedplans/stlouisstrategiclanduseplan.cfm

CITY OF ST. LOUIS
PLANNING & URBAN
DESIGN AGENCY

FRANCIS G. SLAY, Mayor



Find the current plan here:
www.slup-stl.com/about

Why does the SLUP need an update?

A lot has changed since the SLUP was first created in 2005.

A holistic update is a chance to comprehensively consider how land use can best reflect St. Louis's current conditions and aspirations.

But also! Building a land use plan that better reflects priorities like economic justice, walkability, transit-oriented development, and climate resilience will help build a better St. Louis.

Future Land Use Plan



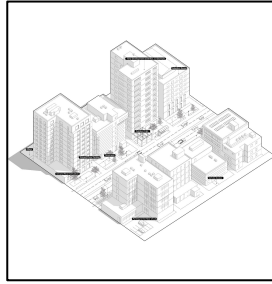
Framework Plan

Designation categories applied to the land in St. Louis City, based on existing conditions and future aspirations.



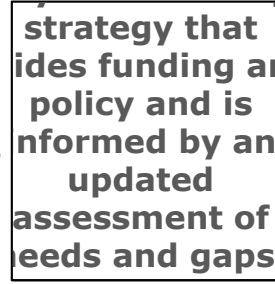
Land Use Designations

Categories of land use based on shape and size of buildings and the type of area it is.



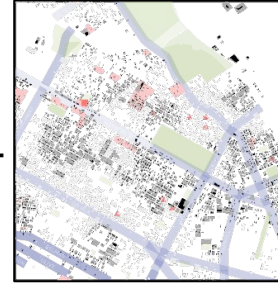
Design Guidelines

Design guidelines are principles and recommendations that define how the framework should be structured, designed, and implemented.



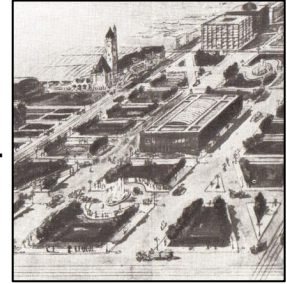
Implementation Strategy

Recommendations for policy or process changes to support implementation of these aspirations for land use, including communication, rules, and more.



Map Overlay

representing different GIS layers together for analysing, comparing, or identifying relationships between each layer, resulting in recommended urban design strategies to overlay.



Long-Term Vision

Vision and goals that set the collective aspirations for the City, residents, organizations, and developers to work towards.

Will the plan be implemented?

A guide that sets the parameters...

A comprehensive plan provides a **vision and guide** for what should be built in specific locations through future development; it does not guarantee that something will actually happen at identified locations.

But, it does set the **parameters**. When someone decides they want to invest in a particular property, the SLUP guides what should (and should not) go there. And, it holds **legally authority** in the process of certain policy decisions, like rezonings, redevelopment plans, and variances.

Update to the Zoning Code

A critical implementation step

The City has already allocated some funding for an “overhaul” of the Zoning Code following formal adoption of the SLUP.

This will be a critical and long overdue project to bring the **rules** for land use and development into close alignment with the **goals** as established by the plan.

Planning Commission

Conducts the final, formal public hearing
Power to adopt and/or amend the plan

Planning & Urban Design Agency

Stewards of the process

Consultant Team

Driving engagement, best practices, & plan creation

Resident Steering Committee

Guiding direction of the plan & process

Planning Team

Quality of Life WG

Technical advisory groups & implementation partners

Resilience WG

Equity WG

Working Groups

St. Louis Community

Sharing experience, ideas & priorities, and refining the plan throughout the process



Engagement Update

Engagement Overall

Hundreds of St. Louis residents have been part of this update to the SLUP through workshops, pop-ups, conversations, surveys, and more.



SLUP Scoop Newsletter

SLUP Scoop #1: Introduction



SLUP Scoop #2: Existing Conditions Analysis

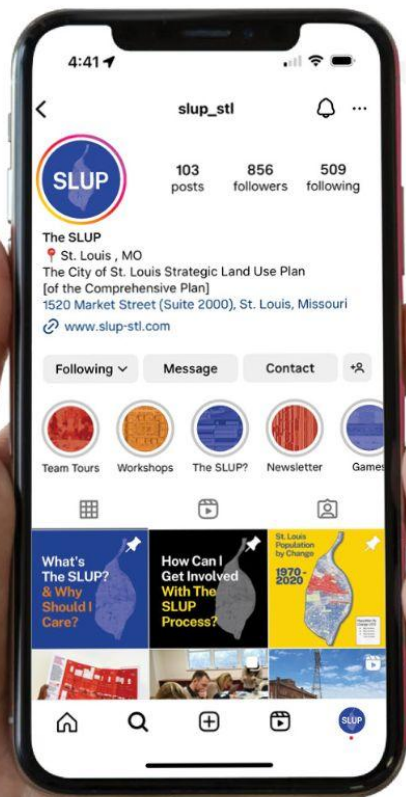


Pick up your copy of SLUP Scoop #2 at 1520 Market!

Learn more on our website: www.slup-stl.com



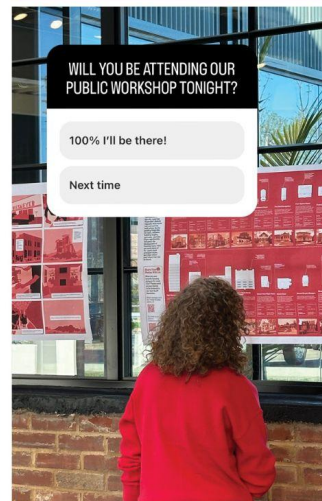
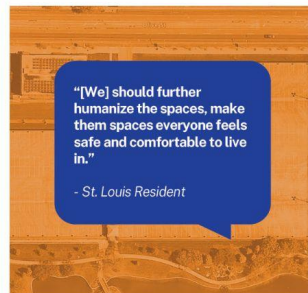
Follow us on Instagram: @slup_stl



Celebration & Public Workshop

Tuesday, March 19th, 2024
Time: 5:00pm - 7:00pm (CST)
Location: Third Degree Glass Factory
(5200 Delmar Blvd, St. Louis, MO 63108)

Join us for a party to celebrate the release of SLUP Scoop #2! This issue focuses on the current conditions across St. Louis — from air quality to zoning.





A group of five people are gathered around a table in a community planning workshop. A man in a striped shirt is leaning over the table, pointing at a map. A woman with curly hair and glasses is looking at the map. A man in a white shirt is looking at the map. A woman in a black shirt is looking at the map. A man in a brown shirt is looking at the map. The table is covered with a map, various colored cards, and a cup. The background shows other people and chairs.

A Vision for Land Use



**St. Louis will be a city that is equitable,
thriving, and growing, to the benefit of
all current and future residents.**

**By moving towards this vision, St. Louis will
affirm its role as the economic and cultural
heart of the region for generations to come.**

The vision is made tangible through nine goals for land use:

Offer housing options

Reflect needs and opportunities

Expand opportunities to build wealth through land use

Adapt to changing climate

Access core services

St. Louis will be a city that is equitable, thriving, and growing, to the benefit of all current and future residents.

By moving towards this vision, St. Louis will affirm its role as the economic and cultural heart of the region for generations to come.

Address vacancy

Create safe, accessible spaces

Build from and improving on assets

Foster more places for jobs

Draft Framework Plan

What We've
a time horizon for green uses if
ment is later possible.
ing a maintenance plan before
en spaces go into a neighborhood to
event further neglect.
Desire to prioritize the sensory
experience of existing residents first.
Using complimentary green uses next
to increased residential density.
Using green uses to limit flooding/heat
for nearby existing neighbors.
Allowing green outdoor uses to flood and
be multi-purpose.
Supporting options for private ownership
of green space.
Prioritizing historic homes and structures.
Existing historic infill that feels aligned
with existing buildings and form.
Temporary infill that feels aligned
with existing buildings and form.
Temporary infill that feels aligned
with existing buildings and form.

LOVE THE
IDEA OF
HAVING
A TIMELINE

"The architecture [in the City] is high
quality with so much character. The
value in these homes and buildings
throughout the city is so underrated. It's
too expensive to build a solid brick house
these days. And even if a city did build a
neighborhood of brick houses, it wouldn't
have the old-fashioned charm that St. Louis
has."
-City resident

With Us:

summary?

you?

I do not
feel safe
biking on
streets with
cars

Training
residents
on street
tree care +
maintenance

Increase
+ maintain
a healthy
urban tree
canopy.

Building on
vacant lots.
Single family
HRR

- 1 How to come to community engagement
- 2 Reusing vacant lots such as gardens
- 3 Leaving some vacant lots for the new community members bases
- 4 Tree buffers to introduce green space can revitalize the area.
- 5 New version of a road diet, having a half open and half closed same side creating a half open and half closed

"Infilling vacant lots (either
with homes or parks) will increase
density and safety."

people
needs
survive

Future Land Use Plan



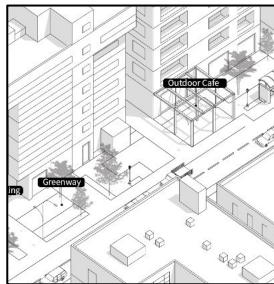
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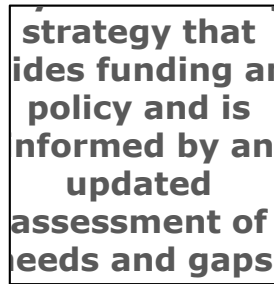
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Long-Term Vision

Vision and goals that set the collective aspirations for the City, residents, organizations, and developers to work towards.

Draft Framework Plan

All these designations and maps are *drafts* and will be updated as we hear and respond to what we learn. Eventually, the zoning code and map will provide even more detail.

Map Key

Central Areas

- Downtown / Downtown West
- Midtown / Central West

Nodes

- High
- Medium
- Low

Corridors

- High
- Medium
- Low

Neighborhoods

- High
- Medium
- Low

Industrial

- Heavy
- Flexible

Open Space

- Parks / Community Space
- Natural Space

Institutional Campus

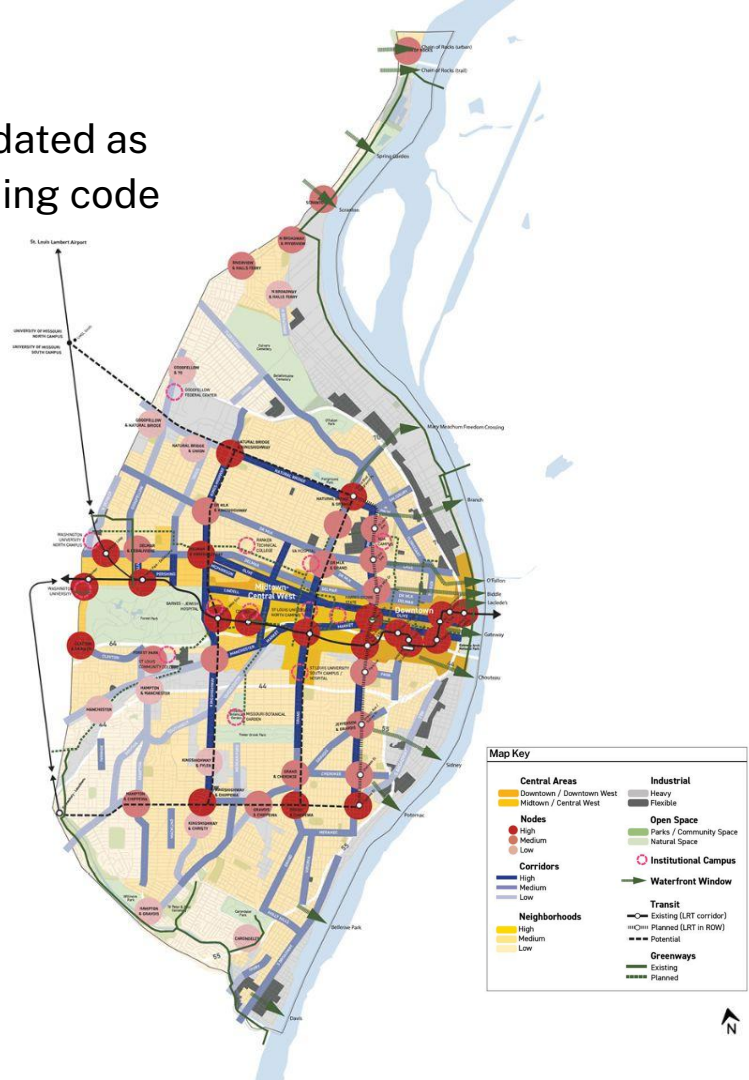
Waterfront Window

Transit

- Existing (LRT corridor)
- Planned (LRT in ROW)
- Potential

Greenways

- Existing
- Planned



Proposed Neighborhoods

Neighborhoods are the areas we think of as being primarily residential, but might include other land uses like small parks, gardens, neighborhood shops, schools, churches, and other things.

A **lower intensity neighborhood** would have a maximum of builds up to 3 stories, with 1-2 units plus an accessory dwelling unit on each lot.

A **medium intensity neighborhood** would have a maximum of buildings up to 3 stories high, with no more than 8 units per lot. These areas wouldn't allow front or side yard parking.

A **higher intensity neighborhood** would have buildings with a maximum of up to 5 stories high, but might include things that are smaller. They would be dense, with limited driveways.

High Intensity Neighborhood



Back Bay - Boston, MA

Medium Intensity Neighborhood

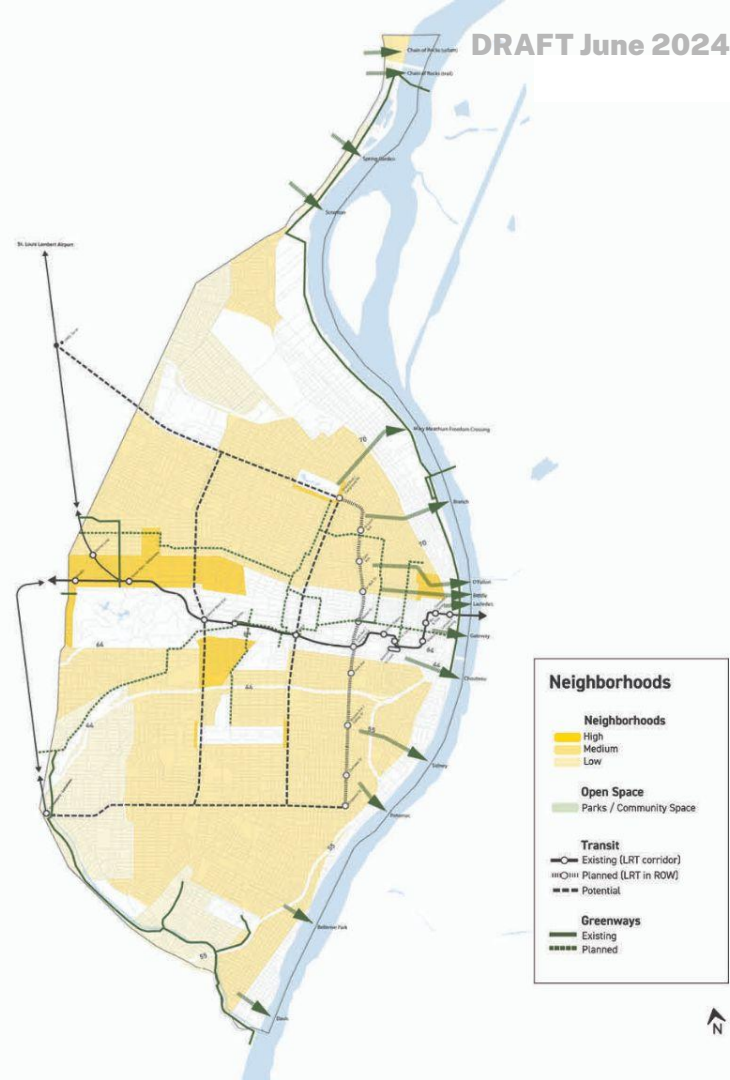


Dorchester - Boston, MA

Low Intensity Neighborhood



Boulevard Heights, St. Louis



Proposed High-Intensity Neighborhood

DRAFT June 2024

A **higher intensity neighborhood** would have a maximum of the following, but might include things that are smaller:

- Buildings up to 5 stories high
- Very dense areas
- Limited driveways



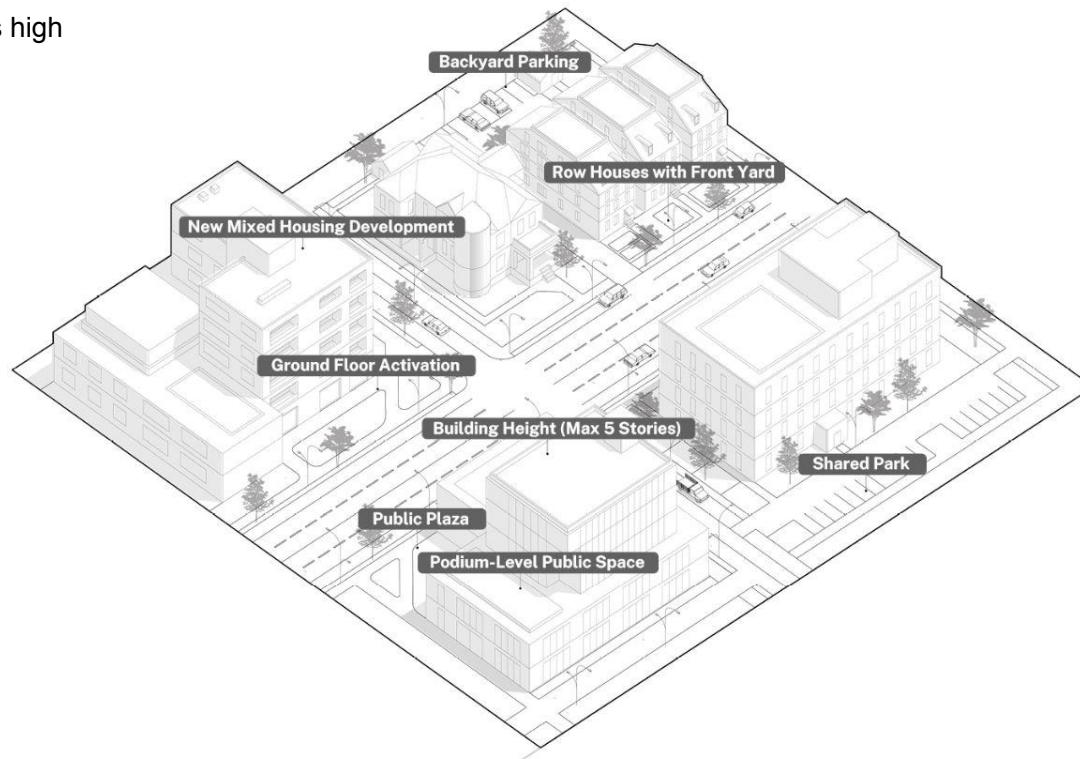
Cleveland Heights, OH



D Street / West Broadway - Boston, MA



Back Bay - Boston, MA



Proposed Medium-Intensity Neighborhood

DRAFT June 2024

A **medium intensity neighborhood** would have a maximum of:

- Buildings up to 3 stories high
- No more than 8 units per lot
- Not allowed to have front yard parking



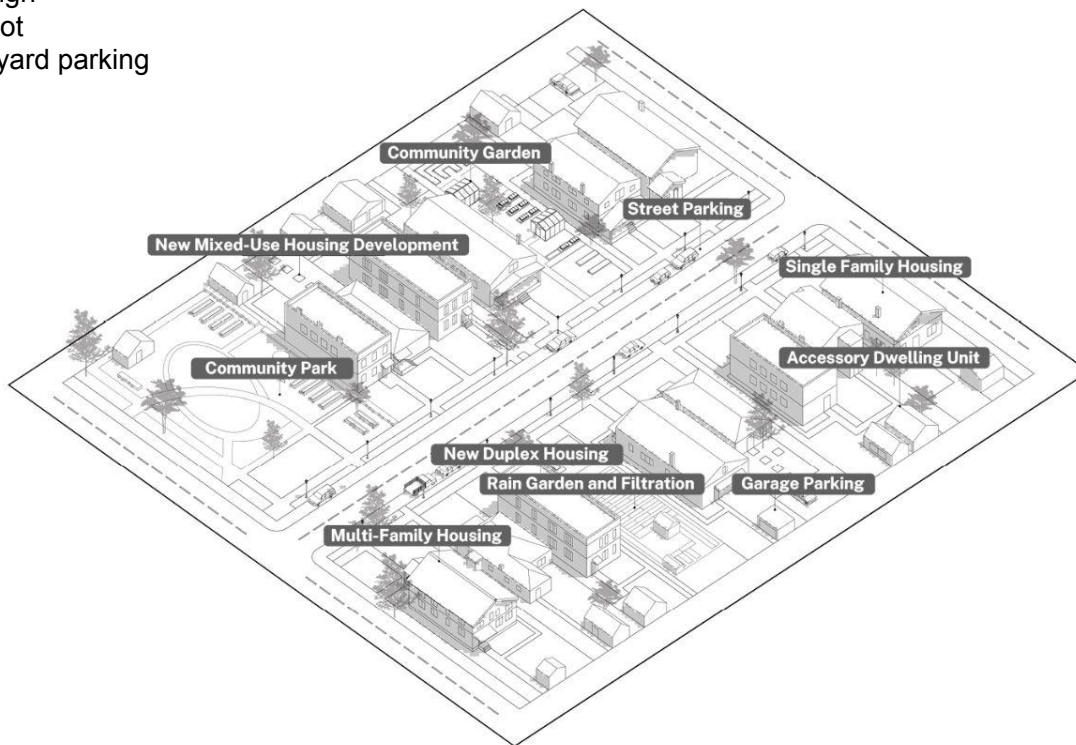
Dorchester-Boston, MA



Davis Square-Somerville, MA



Georgetown-Washington, DC



Proposed Low-Intensity Neighborhood

DRAFT June 2024

A **lower intensity neighborhood** would have a maximum of:

- Buildings up to 3 stories high
- No more than 3 units per lot
- Allowed to have a driveway to a garage



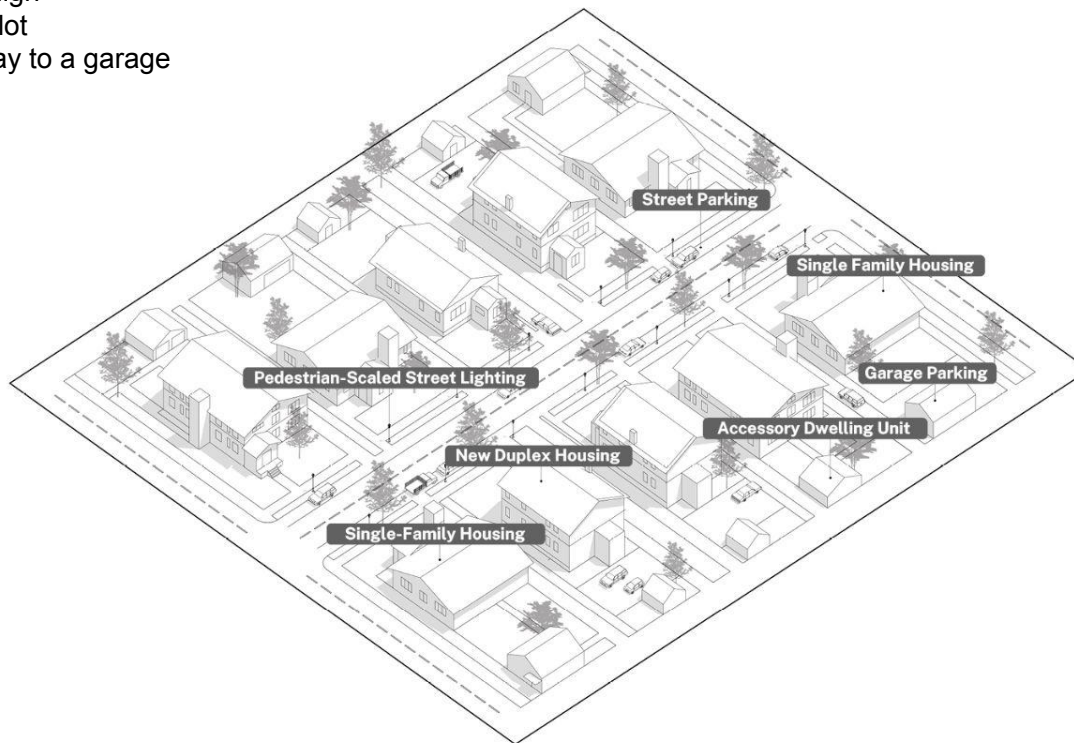
Boulevard Heights, St. Louis



St. Louis Hills, St. Louis



Inman Park-Atlanta, GA



Proposed Corridors

Corridors are areas along streets that would concentrate commercial uses and amenities, as well as residential uses. This designation is primarily about the buildings and lots, rather than the traffic or conditions on the street.

Corridors would be along streets and would have different levels of intensity, ranging from lower building height and more auto-oriented to taller height and less auto-oriented:

A **lower intensity corridor** would have a maximum of buildings up to 3 stories high.

A **medium intensity corridor** would have a maximum of buildings up to 5 stories high.

A **higher intensity corridor** would have a maximum of buildings up to 10 stories high, but might include buildings that are smaller.

High Intensity Corridor



H Street Corridor, Washington, DC

Medium Intensity Corridor



Haight Street, San Francisco, CA

Low Intensity Corridor



Kamm's Corner, Cleveland, OH



Proposed High-Intensity Corridors

DRAFT June 2024

A higher intensity corridor would have a maximum of buildings up to 10 stories high, but might include buildings that are smaller.



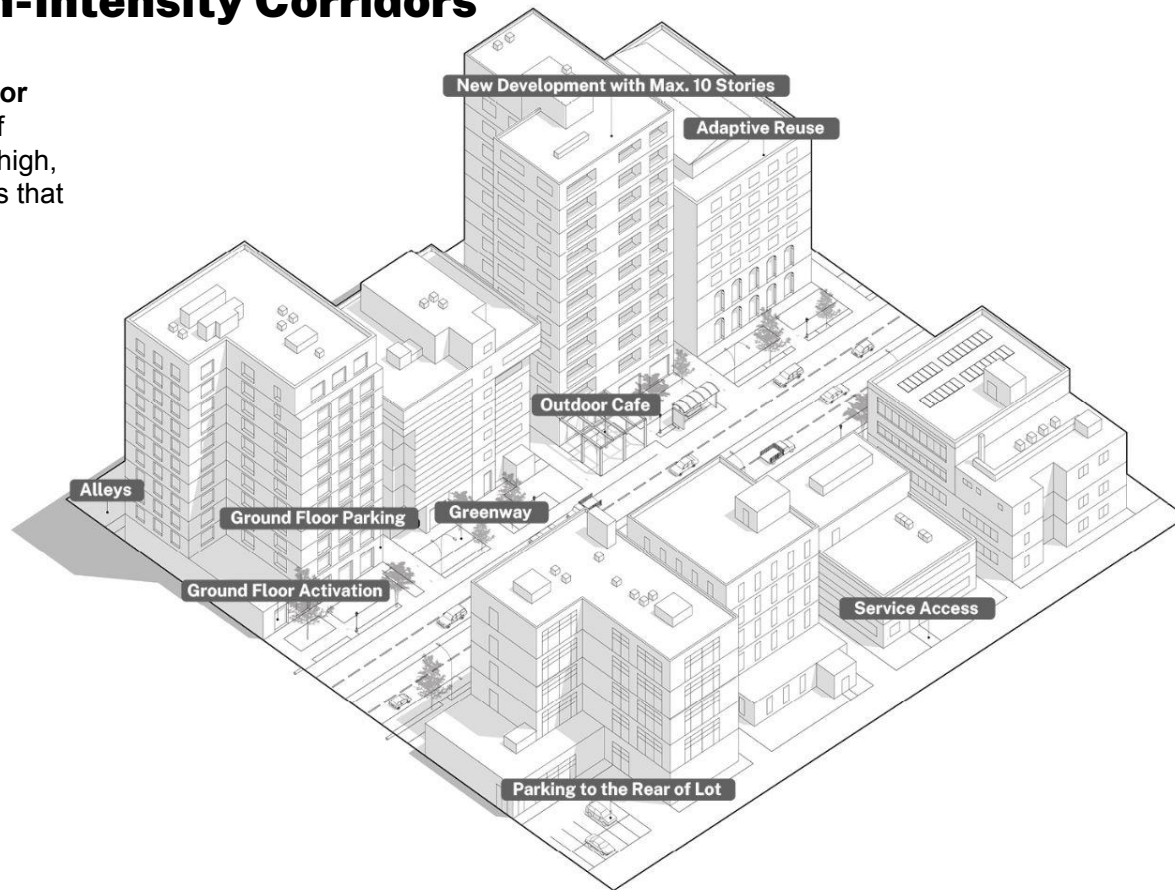
H Street Corridor, Washington, DC



Eastside Trail, Atlanta Beltline, Atlanta, GA



Lower Woodward Avenue, Detroit, MI



Proposed Medium-Intensity Corridors

DRAFT June 2024

A **medium intensity corridor** would have a maximum of buildings up to 5 stories high.



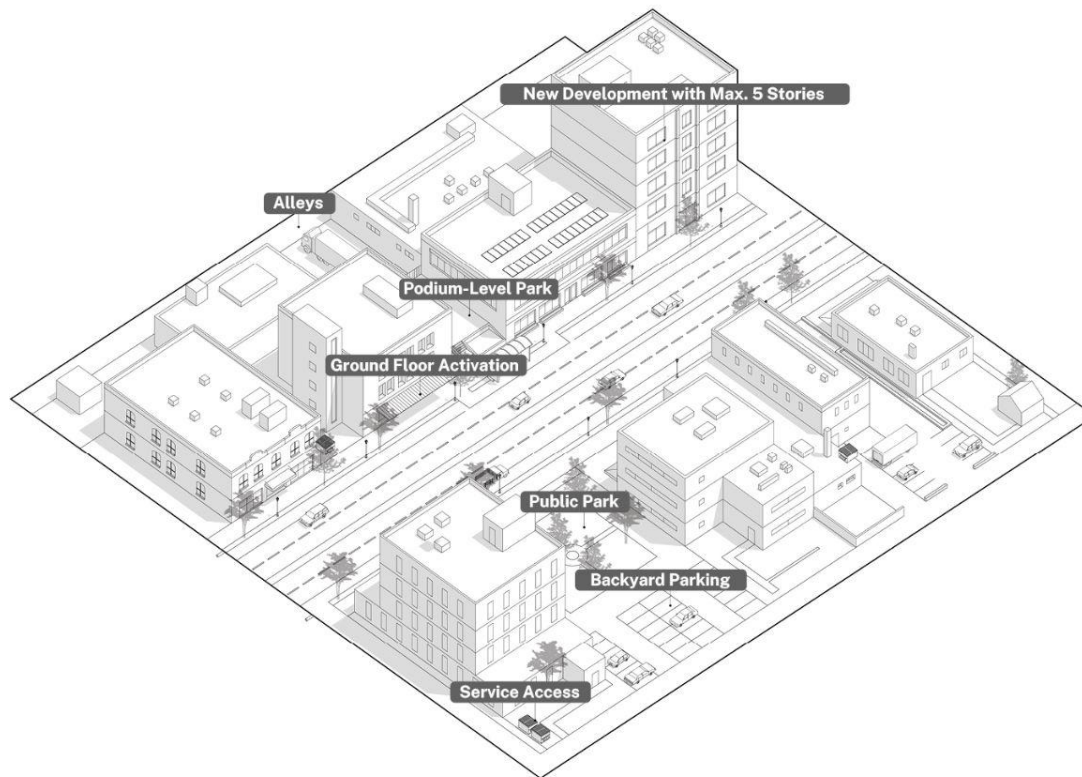
Park Street Mall, Boulder, CO



Haight Street, San Francisco, CA



Main Street, Ann Arbor, MI



Proposed Low-Intensity Corridors

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A lower intensity corridor would have a maximum of buildings up to 3 stories high.



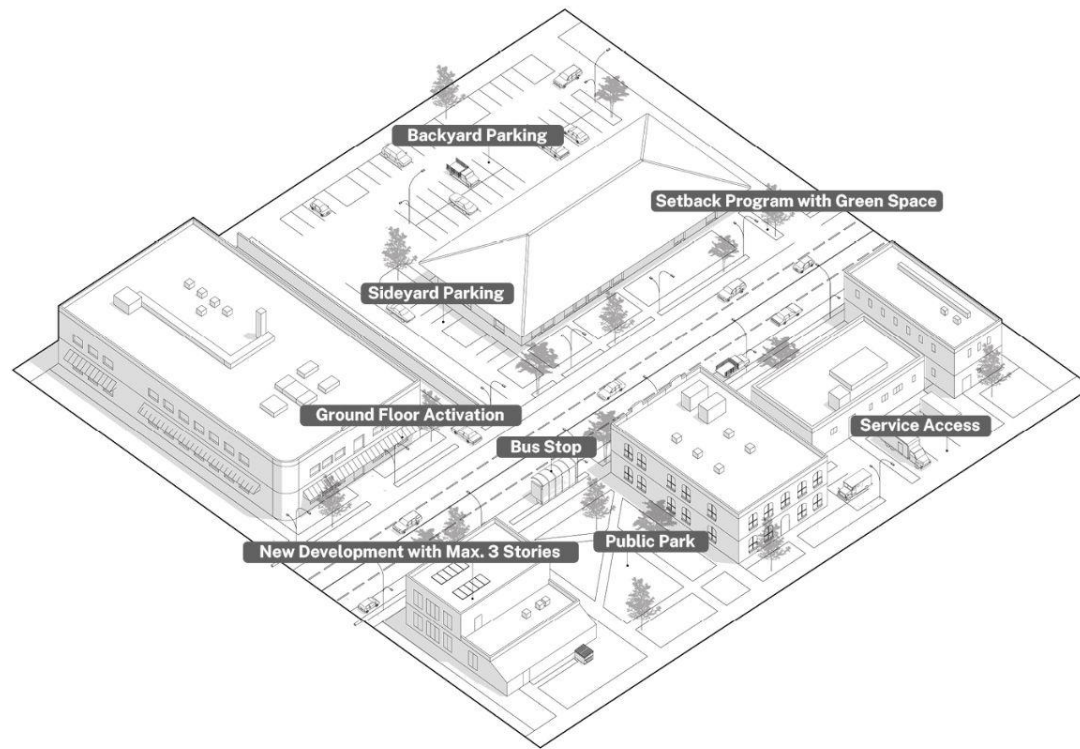
Highlands, Louisville, KY



Kamm's Corner, Cleveland, OH



Davis Square, Somerville, MA



Proposed Nodes

Nodes are strategic areas where housing, retail, offices, public spaces, or other things might be concentrated. Some nodes build off existing areas within St. Louis, while others would be new.

Nodes would also have different levels of intensity, ranging from lower building height and more auto-oriented to taller height and less auto-oriented:

A **lower intensity node** would have a maximum of buildings up to 3 stories high, and would allow parking lots in front of buildings.
A medium intensity node would have a maximum of buildings up to 5 stories high, and would not allow parking lots in front of buildings.

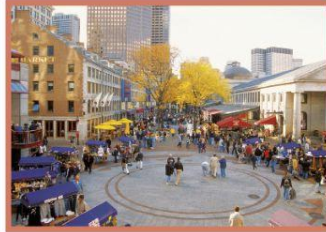
A **higher intensity node** would have a maximum of buildings up to 15 stories high, but might include buildings that are smaller.

High Intensity Node



Ponce City Market - Atlanta, GA

Medium Intensity Node

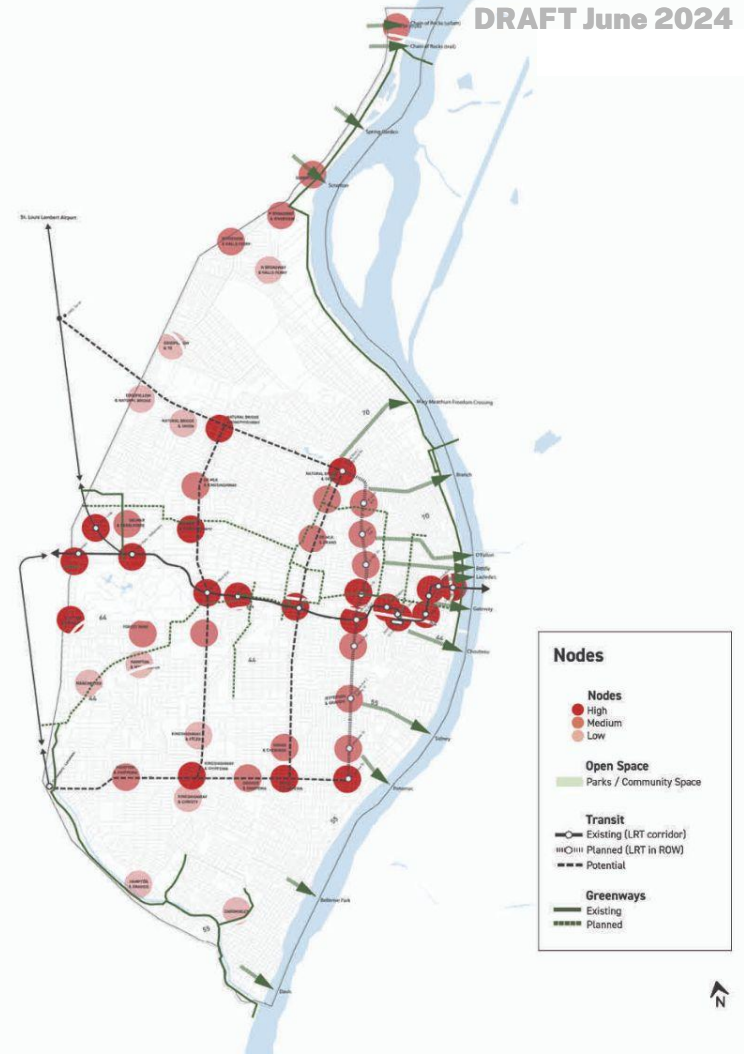


Quincy Market - Boston, MA

Low Intensity Node



Van Aken District, Shaker Heights, OH



Proposed High-Intensity Node

A **higher intensity node** would have a maximum of buildings up to 15 stories high, but might include buildings that are smaller.



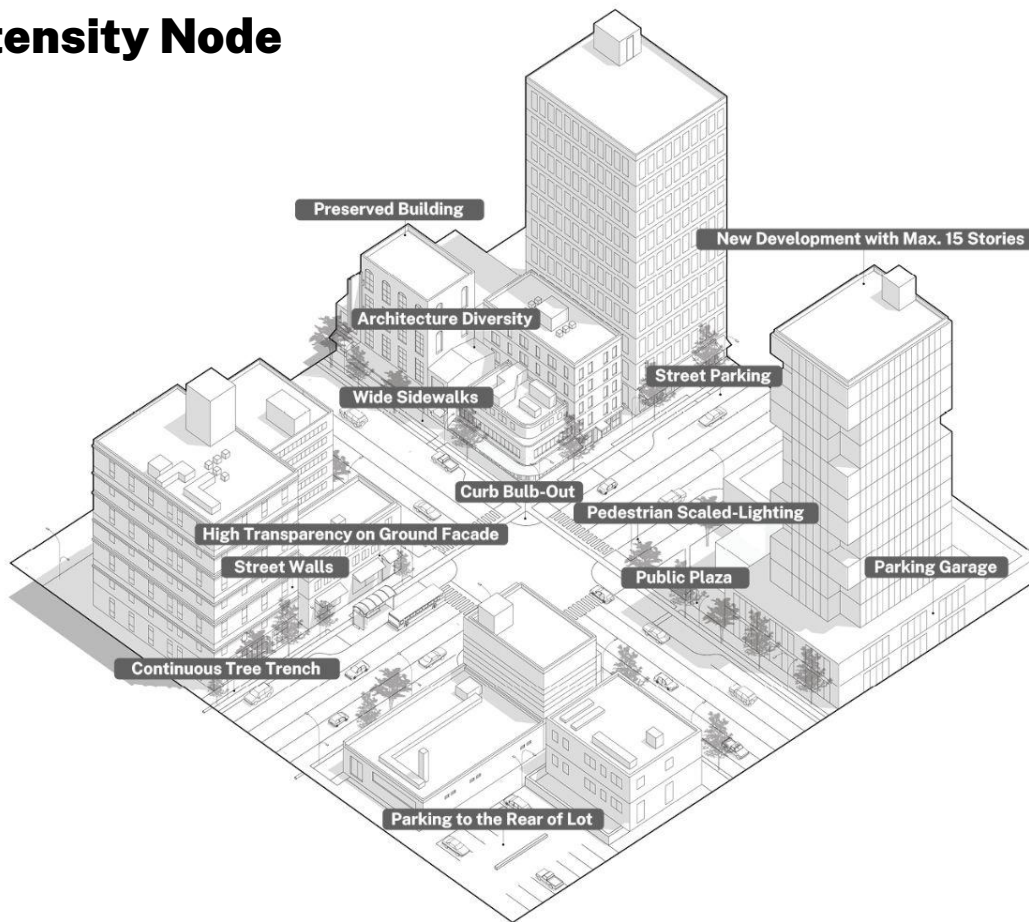
Assembly Row - Somerville, MA



Ponce City Market - Atlanta, GA



Atlantic Station - Atlanta, GA



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Proposed Medium-Intensity Node

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A **medium intensity node** would have a maximum of buildings up to 5 stories high, and would not allow parking lots in front of buildings.



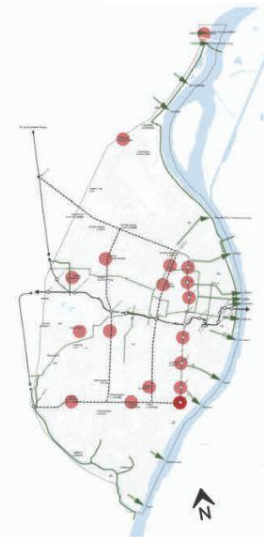
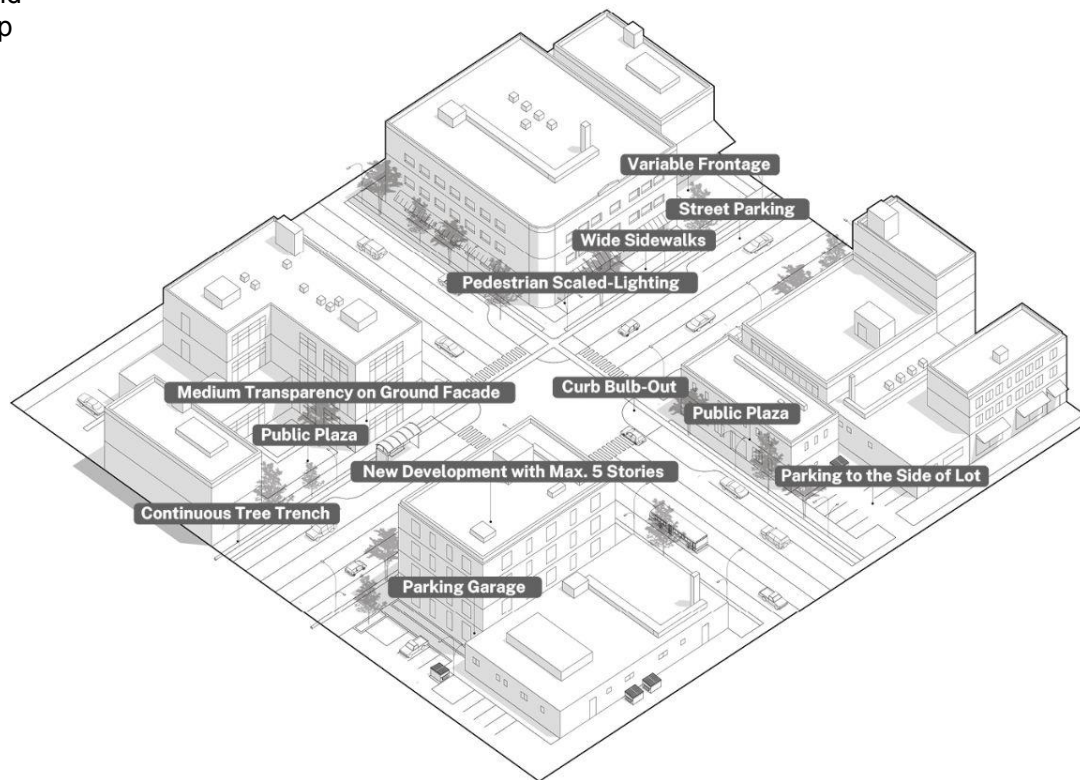
Quincy Market- Boston, MA



North End- Boston, MA



Little Five Points - Atlanta, GA



Proposed Low-Intensity Node

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A **lower intensity node** would have a maximum of buildings up to 3 stories high, and would allow parking lots in front of buildings.



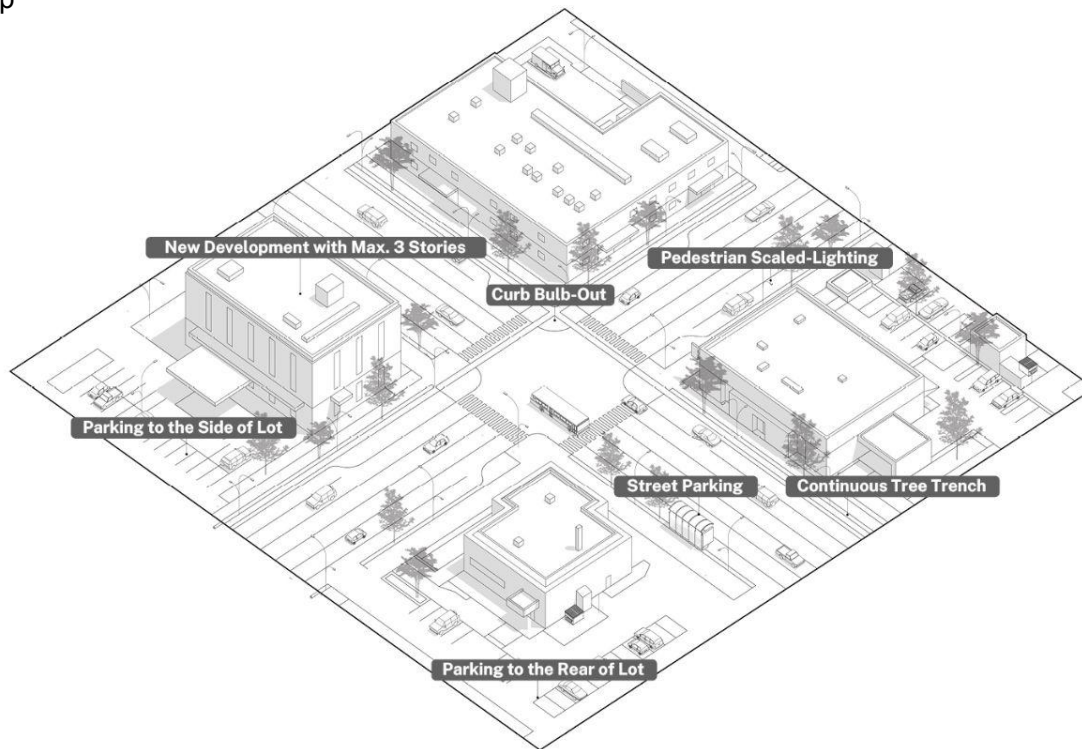
Van Aken District, Shaker Heights, OH



Van Aken District, Shaker Heights, OH



Lincoln Road Mall -Miami, FL



Proposed Central Areas

These designations help distinguish the regional and economic importance of these areas and capture the downtown feel of these areas.

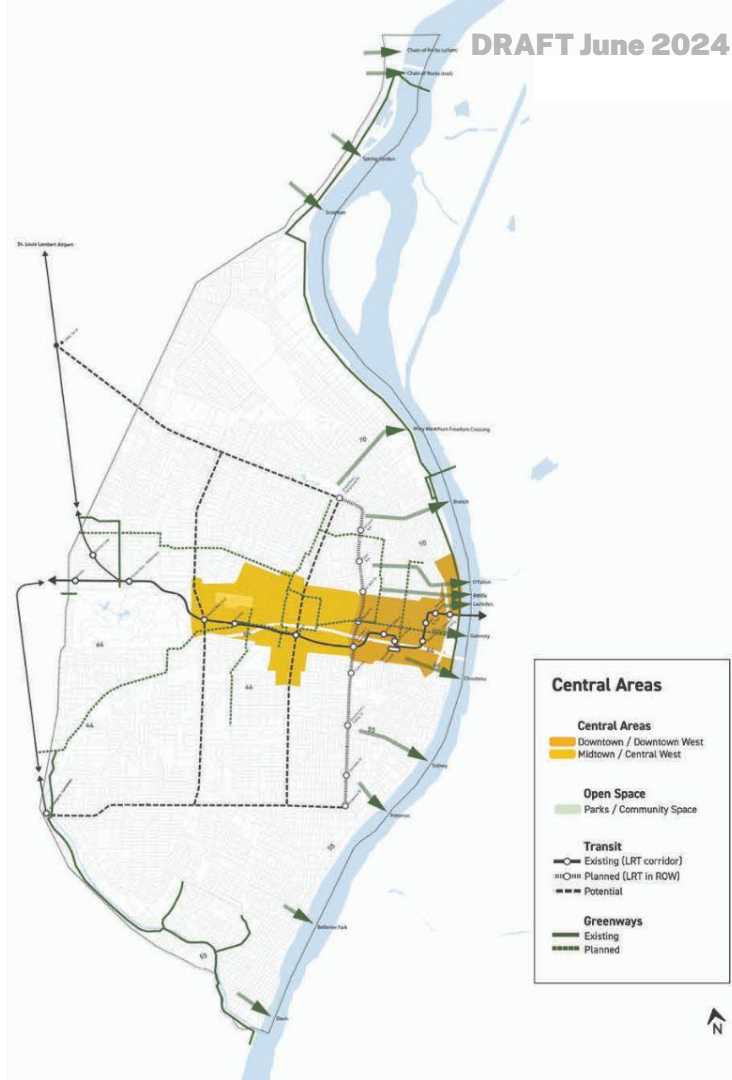
The **Downtown** designation would allow buildings 20 stories and upwards.

The **Midtown-Central West End** designation would allow buildings 10-30 stories.

Midtown-Central West End
St. Louis



Downtown St. Louis



Proposed Institutional Campuses

Campuses are locations of major institutions that have a distinctly different character than the rest of the City. Smaller institutions are designated as part of their surrounding fabric.

Campuses



Barnes-Jewish Hospital, St. Louis, MO



Cortex Innovation Community, St. Louis, MO



Saint Louis University-North Campus, St. Louis, MO



Harris-Stowe State University, St. Louis, MO



Washington University, St. Louis, MO



Proposed Industrial & Waterfront Windows

Heavy industrial would include spaces for factories, logistics, trucking, and other heavier industrial uses.

Flexible industrial would be less intensive than heavier industrial, and may have the potential for mixed use within it.

Waterfront Windows: We've heard from many people that the Riverfront is underutilized right now. One thing we're considering is indicating some specific places along the Riverfront that could provide views and access to the Mississippi River.

Heavy Industrial



Downtown LA Industrial District, Los Angeles, CA



Great Southwest Industrial District, Arlington, TX

Flexible Industrial



Navy Yard, Washington, DC



Pearl District, San Antonio, TX



Brooklyn Navy Yard, New York City, NY



Proposed Green & Open Spaces

In addition to **parks and community spaces**, we are considering designations for **other green spaces**, which would include spaces like natural areas, but might also include green areas that have renewable energy like solar installations, urban farms, larger rain gardens, or rainwater detention basins.

The map to the right only shows existing parks and green spaces like cemeteries.

Parks / Community Space



Piedmont Park - Atlanta, GA



The Back Bay Fens - Boston, MA



D.H. Stanton Park - Atlanta, GA



S.S. Peter and Paul Cemetery, St. Louis



Draft Proposed Framework Plan & Designations

DRAFT June 2024

| Draft Designation Categories | | | | |
|--|----------------------|--------------------------|--|--|
| | Max Height (Stories) | Max Res Units / Building | Front Yard Parking | Side Yard Parking |
| Central Areas | | | | |
| Downtown | 20-Unlimited | n/a | Not Allowed | Not Allowed |
| Central West / Midtown | 10-30 | n/a | Not Allowed | Not Allowed |
| Nodes | | | | |
| High | 10-15 | n/a | Not Allowed | Not Allowed |
| Medium | 5 | n/a | Not Allowed | Not Allowed |
| Low | 3 | n/a | Allowed | Allowed |
| Corridors | | | | |
| High | 10 | n/a | Not Allowed | Not Allowed |
| Medium | 5 | n/a | Not Allowed | Not Allowed |
| Low | 3 | n/a | Not Allowed | Allowed |
| Neighborhoods | | | | |
| High | 5 | Unlimited | Not Allowed | Not Allowed |
| Medium | 3 | 8 | Not Allowed | Not Allowed |
| Low | 3 | 1-2 + ADU | Not Allowed (except where driveway connects to garage) | Not Allowed (except where driveway connects to garage) |
| Industrial Areas | | | | |
| Heavy | n/a | n/a | Allowed | Allowed |
| Flexible | n/a | n/a | Not Allowed | Allowed |
| Institutional Campuses (10 acres+ on framework map) | | | | |
| Campuses | n/a | n/a | Not Allowed | Varies |
| Open Spaces (10 acres+ on framework map) | | | | |
| Parks / Community Space | n/a | n/a | n/a | n/a |
| Natural Space | n/a | n/a | n/a | n/a |

