

## **Executive Summary**

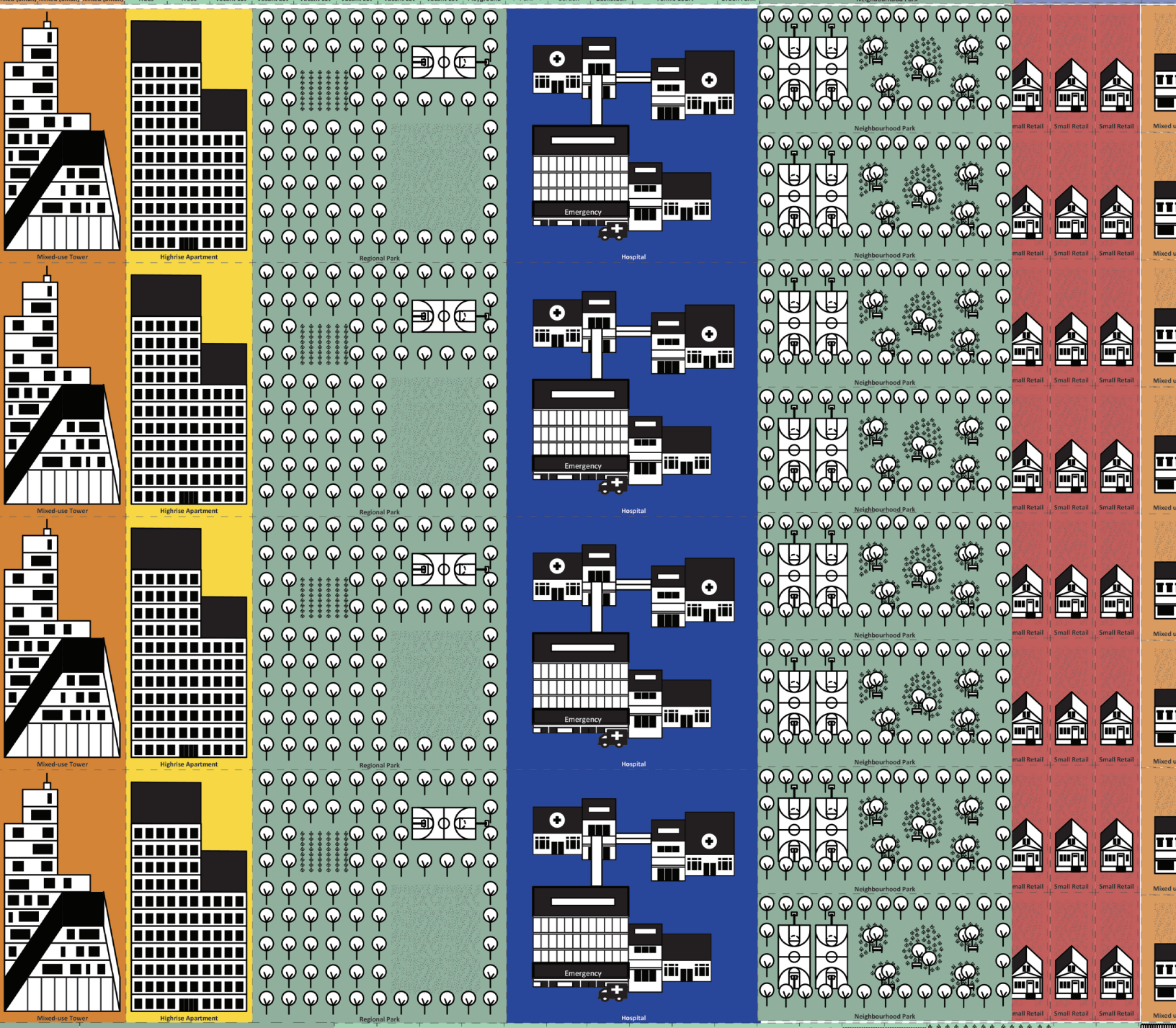
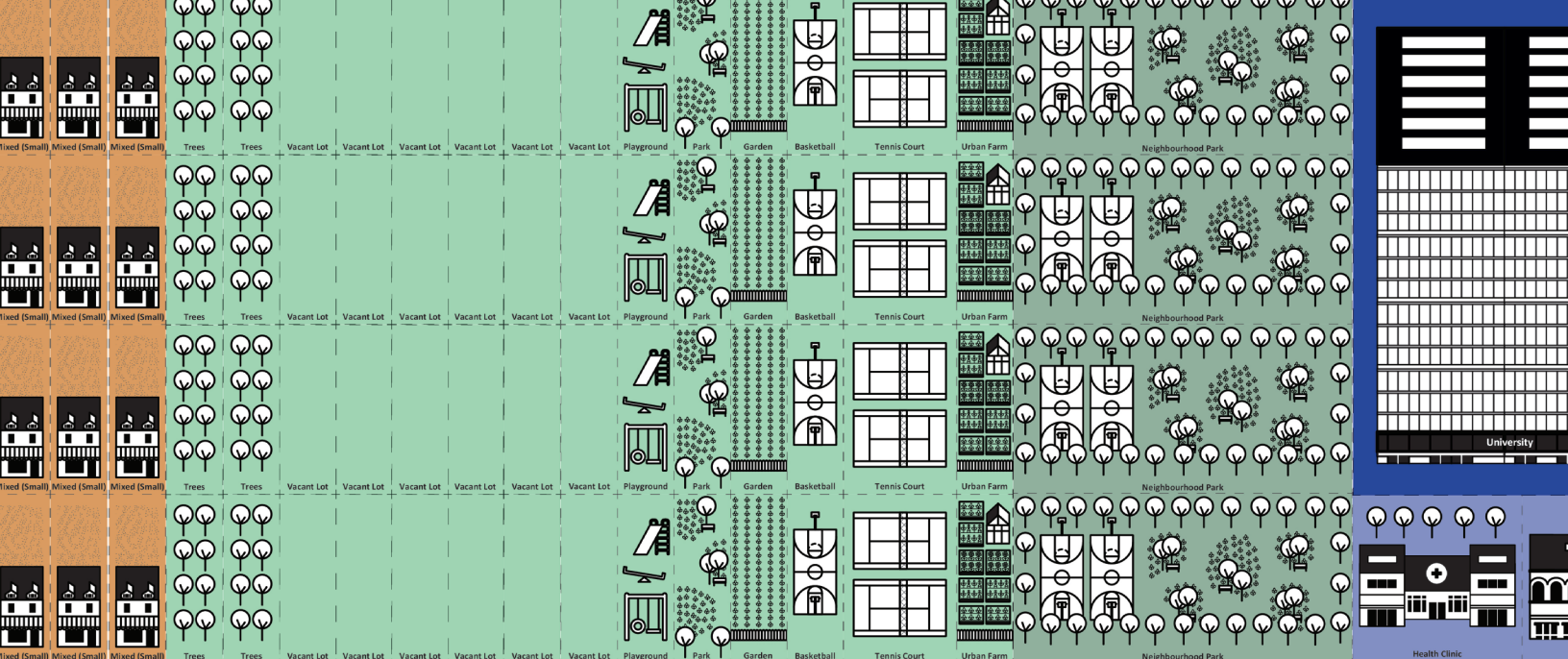
# **City of St. Louis Strategic Land Use Plan**

## **of the Comprehensive Plan**

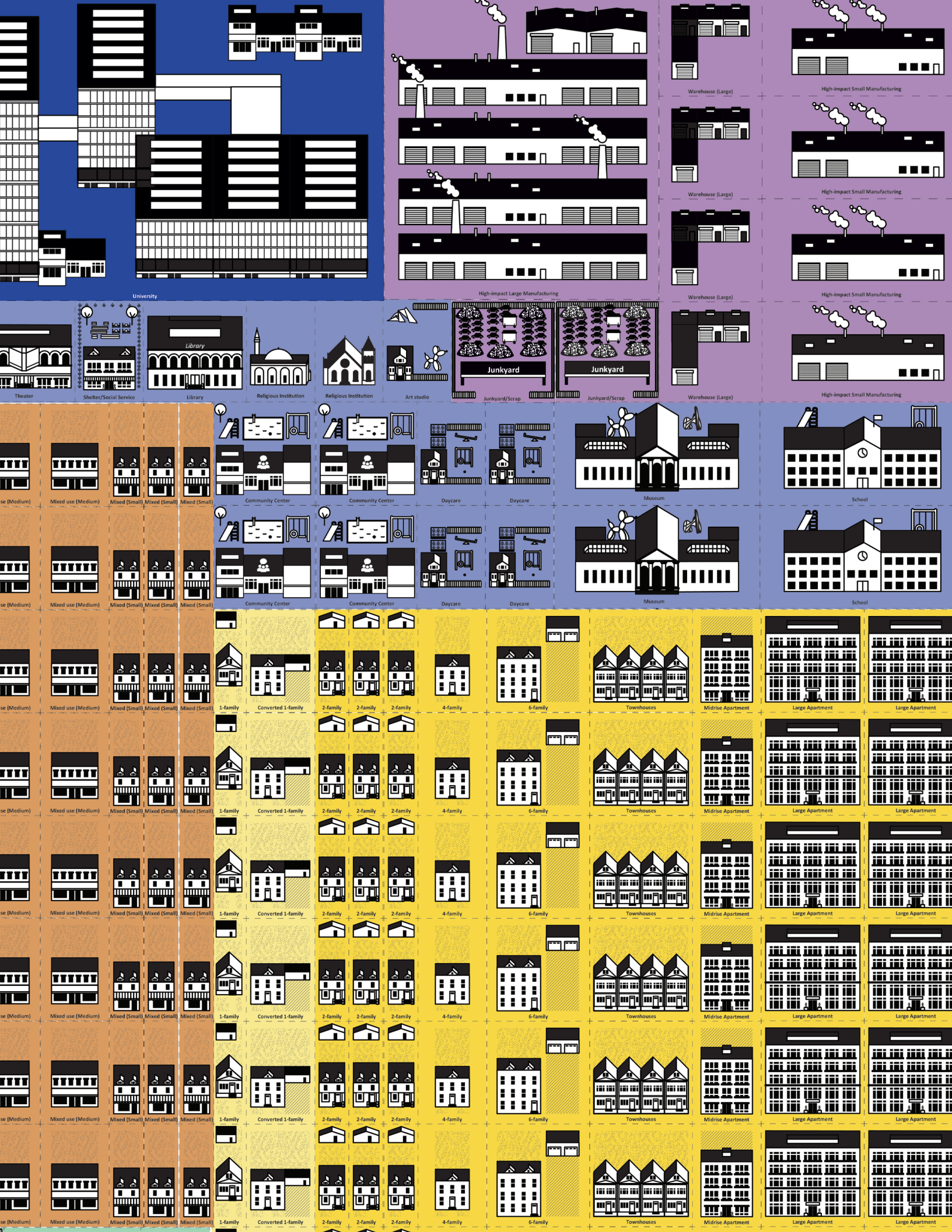


**Planning & Urban Design  
Agency of St. Louis**

*Adopted by the City of St.  
Louis Planning Commission  
as the land use element of  
the Comprehensive Plan on  
February 12, 2025.*







# Welcome to your new Strategic Land Use Plan!

**This plan sets the aspirations for land use across the city of St. Louis, and it extends an invitation to every reader: join us in building and creating our city.**

Think about your favorite place in the city — the buildings, open spaces, activities and joys of life that it supports. People throughout St. Louis's history have made decisions that have shaped that place (and every other place across our city) to be what it is today. Going forward, each of us will be part of decisions that shape what our city will be in the future. The future will bring a lot of change that we cannot quite anticipate. But plans like this one allow us to chart our shared course — what we hope to achieve and why — and then navigate together in that direction.

**Land use is about the way the buildings and lots in our city impact our experiences**, including health, our sense of belonging, housing, employment, and more. The Strategic Land Use Plan (SLUP) takes a long-term view of land use, setting aspirations that may take years of collaborative effort to bring to life. The SLUP is used in many ways, serving as a tool for shaping and guiding investment in our built environment:

The SLUP is used as a legal guide by the Planning and Urban Design Agency, as well as other relevant City departments, to make recommendations that inform the decisions of the resident-led Planning Commission and the Board of Aldermen.

The SLUP is used by residents during neighborhood planning as a foundation and guide for their more detailed decision making about buildings and lots in their area.

The SLUP can also be used by residents, property owners, community groups, businesses, institutions, developers, and others who invest in our city to align their ideas with its guidance and aspirations.

And the SLUP can be used by you, to advocate for these aspirations and help hold us as a City accountable to following through on them.

This Strategic Land Use Plan was created with the participation of over 1,700 people and formally adopted by the resident-led Planning Commission in February 2025. While the previous version of the SLUP, adopted in 2005, offered initial inspiration, this updated SLUP is fully revised to be grounded in the current experiences, challenges, and aspirations of St. Louis residents.

The 2025 SLUP was created:

By honestly confronting disparities that plague our city, and ensuring that each planning decision is made with an eye toward economic justice;

By embracing and seeking to enhance our assets, including walkable neighborhoods, residents' sense of connection to each other, and our rich history and diverse culture of the city;

In partnership with other City departments, community organizations, and other leaders who have been active in the process and who contributed their technical expertise;

As a framework for other comprehensive plan elements (such as Transportation & Mobility, Sustainability) that will build on this land use plan to create a more holistic vision for the City's future;

With humility, by acknowledging that certain planning decisions are not appropriate for a citywide plan, but best made through neighborhood planning involving deeper dialogue and partnership with community members;

In a grounded optimism that St. Louis has great potential for growth and revitalization that can only be cultivated through careful, strategic steps in the right direction;

In a spirit of collaboration, knowing that to make strategic decisions means being intentional about how land use decisions, policy decisions, and investments all work together to move towards a vision for St. Louis; and

As a broadly-shared resource that can be used not just by the City (as legally required), but also by neighborhood groups, developers, partner organizations, and all of the groups who influence the shaping of St. Louis's built environment.



Every American city has a history of plans: big plans and small plans; good plans and bad plans; public plans and private plans. St. Louis is no exception. This history of planning shows us, time and again, that planning is as imperfect as it is powerful: a plan is only as strong as the process and voices that helped shape it, and only useful if it is followed; what happens next is critical.

The SLUP sets strong aspirations for how St. Louis will evolve, but it isn't just about defining where we want to go; it's about taking affirmative steps in that direction. Just as the creation of this plan required a sustained effort by many, many people across our city, bringing it to fruition will also require ongoing shared effort, commitment, and focus. So our collaborative work together continues – for our part, the Planning and Urban Design Agency will next:

Immediately begin using the new SLUP to evaluate rezonings, redevelopment plans, variances, and all of the other formal land use policy decisions that come before the City;

Partner with and support other departments, agencies, and community organizations in achieving the goals of the SLUP through policy change and other action;

Advance our work to develop neighborhood plans in close partnership with community members. All of the current and upcoming planning areas are focused in North St. Louis to advance the city's economic justice goals by ensuring that disinvested parts of our city have a clear community-driven vision for neighborhood improvement;

Take the long-overdue step to overhaul our City's Zoning Code and Map, ensuring that the rules for land use match our community's goals and modern development and legal realities, and that development processes are more predictable for all parties involved (including, and especially, community members);

Continue building out other elements of the comprehensive plan (focused on Transportation & Mobility and Sustainability & Climate) to provide the holistic guidance St. Louis needs to fully realize our potential;

Set a schedule to review the SLUP on a regular basis, making adjustments over time as needed to align with new neighborhood plans, changes in needs due to changing climate, and other amendments.

As you explore the SLUP's designations, descriptions, and recommendations in the document ahead, we hope you find a next step as well. Where can your investment help work towards these aspirations? Where can your attention help align efforts toward these goals? We created the SLUP to serve as a tool to catalyze and guide change in St. Louis, and we look forward to it being used by our rich ecosystem of committed changemakers. We won't reach these aspirations overnight, but we will reach them together.

**We want to sincerely thank the many, many people who have contributed to this process so far, and who will be with us in the work ahead. We, as City staff, are so deeply fortunate to have such a generous, thoughtful, and engaged public to work with (and for). The people of St. Louis are uniquely optimistic and resilient, and we are honored to plan alongside them for the future they deserve.**

**- Planning & Urban Design Agency**



# City of St. Louis Strategic Land Use

The SLUP

St. Louis, Missouri

2024

Planning &amp; Urban Design Agency of St. Louis

City of  
2023-2024  
The SLUP  
Planning & Urban Design Agency

## City of St. Louis Strategic Land Use Plan

of the Comprehensive

The City of St. Louis Strategic Land Use Plan (The SLUP) serves as St. Louis's "city plan for the physical development of the municipality," and, as such, it authorizes what kind of development can happen, and where, throughout the city. The Planning & Urban Design Agency of St. Louis is in the process of updating the current SLUP. This holistic update is a chance to comprehensively consider how our land use can best reflect St. Louis's current conditions and aspirations.



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Stay Updated:

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2023-2024

The SLUP

St. Louis, Missouri

Planning &amp; Urban Design Agency of St. Louis

# City of St. Louis Strategic Land Use Plan

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# What is the Strategic Land Use Plan?

The Strategic Land Use Plan (SLUP, pronounced SLOOP) is a core policy guide for land use and one important tool for shaping investment and change in our built environment. It provides an opportunity to communicate a clear vision for land use that policies, plans, actions, and investments can support. You can think of it like a “constitution” for land use; it’s a high-level document that will continue to be updated and amended, but it lays the foundation for decisions the City makes.

While the SLUP can’t do everything on its own, it is critical because land use shapes all kinds of experiences in the city, including where people can live, how easy it is to access the things people need, what health impacts areas have, how resilient we can be to increased heat and flooding due to climate change, and more. The SLUP celebrates the many unique, dense, walkable urban neighborhoods of St. Louis and offers a framework for better connecting them. It also emphasizes the importance of re-investing in disinvested areas and aligning land use with other planned investments in transit, business development, infrastructure, and resilience.

# Here are a few key qualities of the New SLUP

*Read more about these qualities on page 24 in the full document.*

The Strategic Land Use Plan helps guide and shape how change happens, laying a foundation for the decisions the city makes about land use. These key qualities describe how this update to the SLUP will shape the next 25 years of changing land use in St. Louis.

## 1. The SLUP is **Yours:**

This update to the SLUP was developed with people who care about St. Louis. The experiences, expertise, and dreams of the people of St. Louis guided the creation of this plan and will continue to shape its implementation and impact for years to come. The SLUP lays out aspirations that seek to build upon our rich culture of community-based efforts. It offers everyone involved in the development process, including individual residents, community groups, and small and large developers, a shared vision so that the city can move in the same direction toward these goals.

## 2. The SLUP is **Urban:**

Many current residents (and potential future residents!) want to live in areas that are walkable and where they feel connected to their neighbors and to the history and culture of the city; this plan calls to strengthen and rebuild those qualities across our 62 square miles. In contrast, the 1947 Comprehensive Plan for St. Louis played a significant role in pushing the city toward a more suburban style of development. This plan, and other planning and development efforts of the era, reflected a national trend toward suburbanization, the development of automobile-centric infrastructure, and segregation. The SLUP, on the other hand, believes that by doubling down on the qualities that make St. Louis distinctly urban — and undoing many of its mistakes — the city can reverse population decline, reconnect communities, and thrive.



### 3. The SLUP is **Optimistic (Yet Realistic):**

As residents and visitors know, St. Louis has many challenges. Development and infrastructure often prioritize automobiles, creating hardship for pedestrians and transit users. Damaging floods are increasingly common. Neighborhoods are not always connected. Downtown and other parts of the city have high levels of vacancy or land uses that directly interfere with more positive change, stability, and development. And St. Louis is still too segregated, especially by race. Yet, St. Louisans are optimistic about the future, and there are many opportunities for change and to build on St. Louis's strengths. The SLUP takes an optimistic view that change is possible, including stabilizing and modestly growing our population, while acknowledging and addressing our history and the issues the city faces. This change is a long-term effort that will take dedication and attention, but it can be done.

### 4. The SLUP is **Strategic:**

The SLUP uses the wisdom of residents, data about our city, and insights from other recent planning efforts to prioritize what should be built where. The SLUP identifies where land uses should go by determining what uses are appropriate for which areas, where uses can support and connect to existing and planned assets, and what choices about uses can best mitigate and prevent environmental harm. This strategic approach allows the whole city to benefit, making the most of the opportunities we have.

### 5. The SLUP is **Implementable:**

The SLUP is a guide that sets a long-term vision. It's also a robust tool for helping to catalyze and guide change in St. Louis. From the day it's adopted, it will be in use, guiding change in St. Louis. At the same time, land use is just one piece of the puzzle. The SLUP points to and recommends other important next steps, including additional changes to policies and practices, as well as sharing resources for residents, City departments, and developers alike. Many, many people will be needed to bring the long-term vision of the SLUP to life, and this plan lays a solid foundation and clear direction for their work and collaborations ahead.

# A key part of the City's Comprehensive Plan

## What is a Comprehensive Plan?

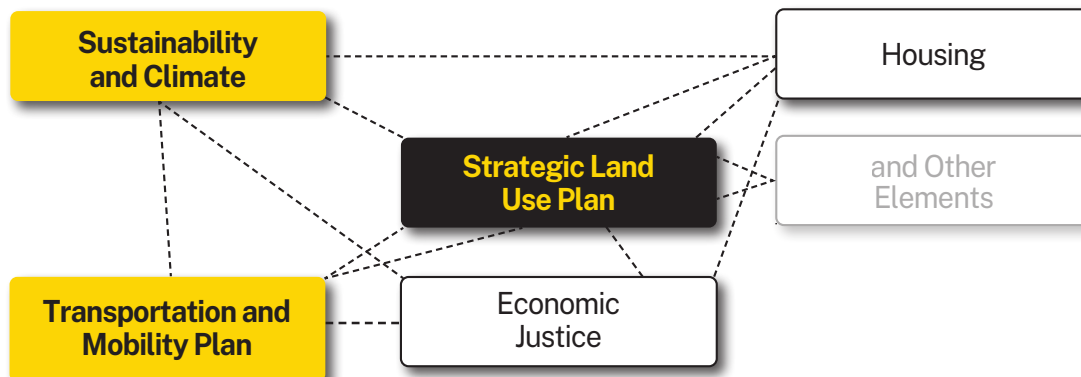
A comprehensive plan is a **policy guide** for a city's evolution authorized under state law, as well as our local code. Comprehensive planning is an important part of shaping the future of a city, and St. Louis is building the vision and the guidelines to shape our city for generations to come.



## How does the Strategic Land Use Plan fit into the Comprehensive Plan?

Land use is a foundational element, but other citywide components, such as transportation, sustainability, housing, and economic justice, will and should be developed to guide the future of the city of St. Louis.

### The Comprehensive Plan of St. Louis:



## How do Neighborhood Plans fit in?

The SLUP is a citywide land use plan that paints the broad brushstrokes for the whole city and considers how different parts of the city fit together into one big whole.

In neighborhood or district plans, more localized communities or groups of communities imagine, create, and adopt a more specific, holistic vision for the future of their neighborhood. These plans go into greater detail about implementation and include more nuance about priorities and specific visions. Neighborhood plans provide an opportunity for residents to express their goals for their neighborhoods and guide redevelopment in ways that the SLUP cannot capture.

The City of St. Louis Planning Commission adopts both neighborhood plans and the SLUP. Both documents provide guidance in review of various land use policy changes and other Planning Commission decisions. A requirement of the neighborhood plans is a proposed land use map for the neighborhood that shows the neighborhood plans' vision and goals. The SLUP may be amended based on recommendations from adopted neighborhood plans.



# Plan Overview

This document includes all the core elements of the Strategic Land Use Plan, as well as additional context, background about how this plan was created, and allied strategy recommendations.

## The core elements of the Strategic Land Use Plan include:

### The vision and goals for land use:

Set the intention for what St. Louis will be like in the future (page 46 in the full document).

### The land use designations and design guidelines:

Categories that call for different types of conditions and uses (page 70 in the full document).

### The map:

Illustrates the big picture for the future of land use on the map of St. Louis city. Assigns specific designations to each lot in St. Louis city based on the shape, size, and future vision for that location (page 56 in the full document).

## Additional Elements

In addition, the Strategic Land Use Plan includes other information that helps make the plan a useful reference and resource for the people of St. Louis, including:

**Project process and community engagement**  
that went into development of this plan

**Existing conditions analysis** that documents current conditions in the city that helped guide plan decisions

**Allied strategy recommendations**  
for other changes in policy, practice, and procedure that support the aspirations set out by the SLUP and guide implementation

*For more details about these sections, see the full version of the SLUP, available on the City's website.*

# How will the Strategic Land Use Plan be used?

The primary use of the Strategic Land Use Plan is in development and land use policy decisions. When someone wants to make a change to policies that shape how land can be used in St. Louis city, the SLUP is used as a legal guide by relevant City departments to evaluate land use decisions. City staff then make recommendations to inform the decisions of the resident-led Planning Commission and the Board of Aldermen. Specifically, the SLUP is required to be used in the following decisions:

- 1. Rezoning:** A rezoning is an amendment or change in the boundaries of the Official Zoning District Map, which specifies the rules for what is allowed in different parts of the city. A rezoning may be initiated by either a motion of the City Planning Commission or by the filing of a petition by the owner of a property within a zoning district. In either case, rezonings are evaluated for their compliance with the SLUP.
- 2. Zoning Variances:** A variance is an exception to or deviation from the zoning code. When a variance is granted it stays with the land and can be transferred to future owners. Alignment with the SLUP is one lens that the Board of Adjustment uses in its evaluation of variance requests.
- 3. Redevelopment Plans:** Redevelopment plans are used by the City to authorize incentives like tax abatement for redevelopment projects in blighted areas. They are most commonly prompted by developer requests for incentives, but they can also be used proactively to guide development to priority areas.
- 4. Zoning Text Amendments:** An amendment to the zoning text changes the rules within the zoning code for all relevant districts or types of property.
- 5. Zoning Overlay Districts:** Overlay zoning is a regulatory tool that creates a special zoning district on the zoning map, which identifies special provisions in addition to or instead of those in the underlying base zone.
- 6. Right-of-Way Vacations:** A vacation is when the City transfers the public right of way (like streets or alleys) to a private property owner.

## A tool for inspiring strategic land use.

In addition to its role in review and evaluation, the SLUP can inspire people to have new ideas about land use. When someone is looking to invest in the city, build a new building, or participate in a new development, they can look at the SLUP to understand where in the city their idea might make sense. They might also look at the SLUP to understand how their efforts could build upon other assets or investments, such as transit, or avoid risks, such as flooding.

## A blueprint for a new Zoning Code.

The SLUP helps set the foundation for the long-overdue step to overhaul our City's Zoning Code and Map, ensuring that the rules for land use match our community's goals and modern development and legal realities and that development processes are more predictable for all parties involved (including, and especially, community members).

When City staff evaluate such actions, they have to consult the SLUP to see if the proposed land use is compliant. They will look at the address of the proposed land use change, see what designation it's in, read the description of the designation, and make a recommendation.

# What The SLUP can do vs. can't do

## AN ISSUE FACING ST. LOUIS IS...

## THE SLUP CAN:

## THE SLUP CAN'T

### VACANCY

#### Dealing with vacancy could be an opportunity for:

- New development where it's needed most.
- Absorbing stormwater or reducing heat, which are growing challenges.
- Stabilizing neighborhoods by addressing nuisance properties and emergent vacancy.

Describe what types of redevelopment would be appropriate in different high-vacancy areas

Encourage reinvestment in and around existing community assets

Designate vacant parcels for stormwater management where appropriate

Prevent historic structures from being demolished

Prevent land from becoming vacant

Force developers to redevelop privately owned vacant parcels

### WALKABILITY & PEDESTRIAN SAFETY

#### Better walkability and pedestrian safety could:

- Encourage new housing, job opportunities, and services in areas that are (or will be) accessible by many different ways to get around.
- Leverage the strengths of transit and transportation investments to build walkable communities.

Encourage mixed-use development that improves access to services and amenities

Designate key corridors with varying activity levels and general design guidelines

Outline pedestrian-friendly design guidelines for new development

Directly implement street design standards

Prevent speeding and reckless driving

Determine where new bus and light rail routes should go

### COMPLEXITY OF THE DEVELOPMENT PROCESS

#### A clear, updated set of rules for development could:

- Make it possible for more people to be part of development and growth.
- Build trust by demonstrating greater follow-through and transparency about development and land use.
- Make St. Louis an attractive and competitive location for investment within the region.

Contribute to a positive and clear vision for the city's future

Provide justification for planning decisions

Provide a blueprint for zoning and other development policy updates

Change land use development processes

Ensure a specific development project meets a specific community need

Require additional review for development that is allowed under current policies

# Community Engagement

## Shaping land use with the people of St. Louis

This update to the SLUP was developed with people who care about St. Louis. The experiences, expertise, and dreams of the people of St. Louis guided this plan in its creation and will continue to shape its implementation and impact for years to come.

Community engagement was a key part of every phase of this planning process: before any planning started, as initial ideas and challenges were identified, as drafts began to emerge, and as the plan was finalized. Throughout this process we sought to demystify land use as well as learn with

and from people. Most people who shared their wisdom are or were residents of the city. The team also heard from potential future residents, as well as visitors and other stakeholders. In the following pages, you'll learn more about how folks were involved in the creation of this document, responding to current and envisioned land use with their ideas and deep knowledge about St. Louis.

The people of St. Louis love this city — this plan represents their aspirations for this place we share together.



*This diagram shows a snapshot of all the ways the people of St. Louis participated in this process. In the following pages, learn more about each type of engagement.*





SLUP Scoop Newsletter Issue #3: The Plan



Academy Sherman Park Small Group Workshop



S Kingshighway Small Group Workshop



Small Group Workshop



SLATE Youth Small Group Workshop



Public Workshop &amp; Celebration



# Informed and shaped by the people of St. Louis

## Public Engagement by the Numbers



### 1,700+ People

We've had direct interaction with people through workshops, surveys, and pop-ups through multiple rounds of engagement.



### 15 Pop-Ups

Pop-up locations have been around St. Louis at YMCAs, The Print Bazaar, Small Business Saturday, Vacancy Collaborative, The Foundry, and more!



### 3 SLUP Scoops

We published 3 extensive newsletters throughout the SLUP update.

### 20 Small Groups

The focus groups have been both virtual and in person with fun activities and tools relating to land use.



### 11 Roundtables

Stakeholder roundtables designed to fill gaps in knowledge about specific topics with people who have specific roles in land use and implementation.



### 4 Surveys

There have been over 760+ responses from 4 different SLUP surveys.



### 32 Public Workshops

There were over 30 public workshops — both in-person and virtual — starting in November 2023 and continuing through the end of 2024.

### 19 Presentations

The SLUP team participated in creating and presenting 19 times to different groups about the project.



### 26 Virtual Activities



### 63 In-Person Activities

There were 63 in-person activities throughout the SLUP project.





SLUP Final Workshop &amp; Celebration



# Starting with awareness: who's heard of the SLUP?

## SLUP Scoop Newsletters

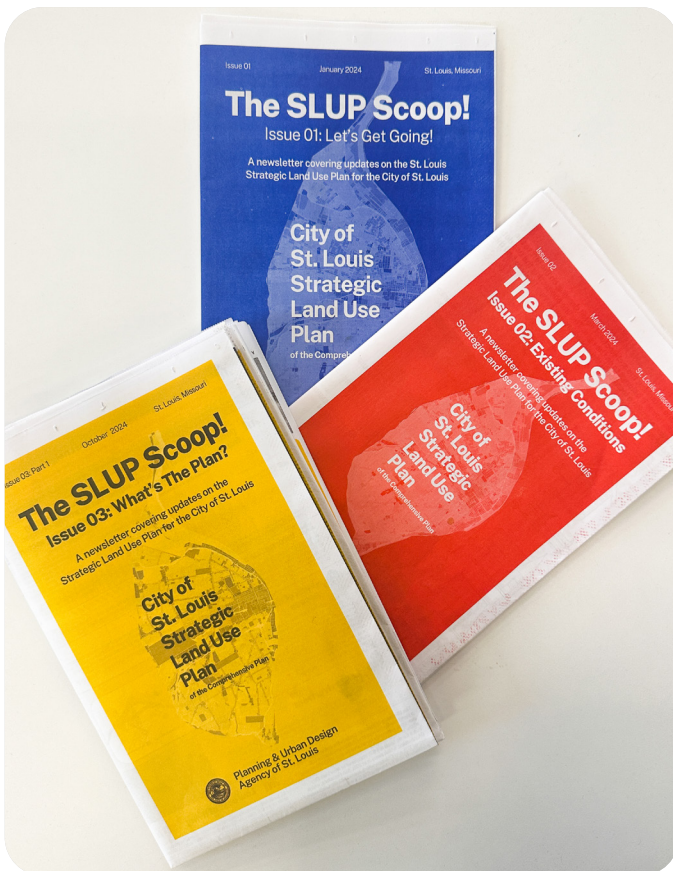


### 3 SLUP Scoop Newsletters

There were 3 different issues of the SLUP Scoop Newsletters that were distributed throughout the SLUP update.

**The SLUP Scoops were a series of limited-run printed and online newsletters that shared the story of the land use plan.**

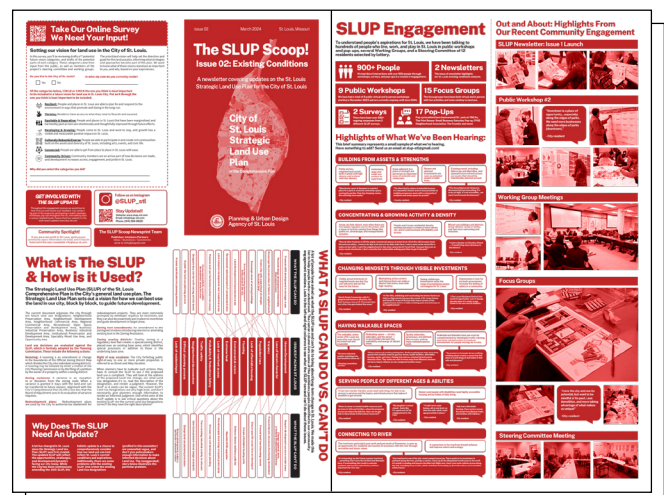
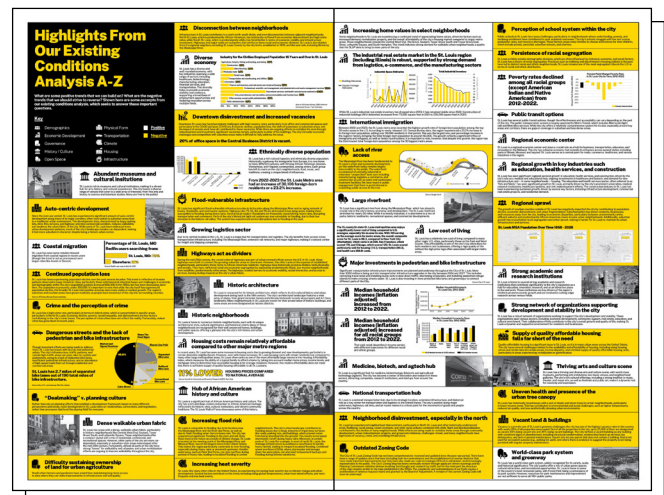
Each SLUP Scoop included things like interviews, maps, images, descriptions, and interactive activities. The SLUP Scoops invited residents and stakeholders to participate in the process and reflect on their own experiences with land use in St. Louis. SLUP Scoops were distributed at public events as well as in public spaces like city buildings, cafés, and partners' spaces.



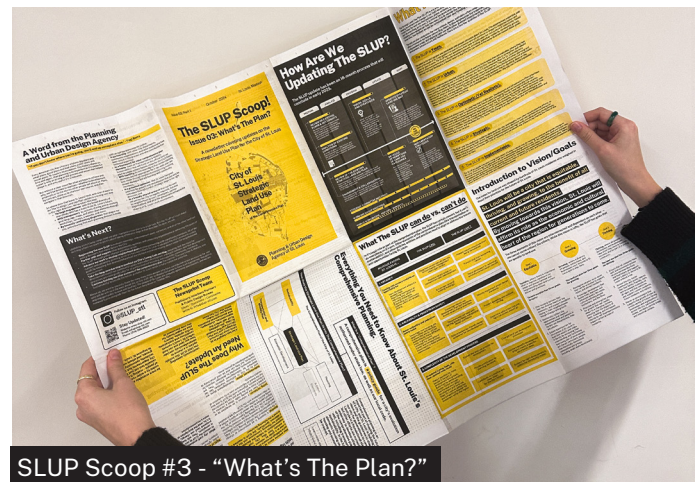
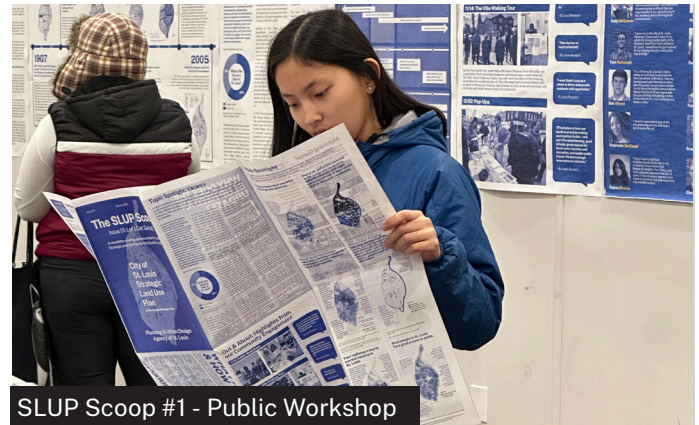
**SLUP Scoop Issue #1: Let's Get Going!**

**SLUP Scoop Issue #2: Existing Conditions**

**SLUP Scoop Issue #3: What's The Plan?**





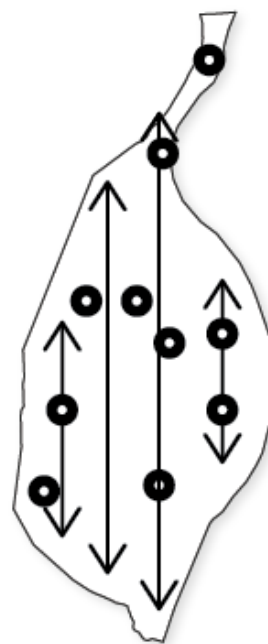


# The plan supports an equitable St. Louis by:

## 1

### Connecting the northern, central, and southern parts of the city.

The north-south disconnect in the city is a significant barrier to an equitable St. Louis. The SLUP proposes that the Central Areas, which include much of the city between the Arch and Forest Park, should serve as a bridge, a connector, and a gathering place to knit the city together, enhancing the connection across north and south. In addition, the plan envisions walkable, human-oriented corridors that run north and south, bridging the many neighborhoods that they serve. *Read more about Central Areas and Corridors in the executive summary foldout.*

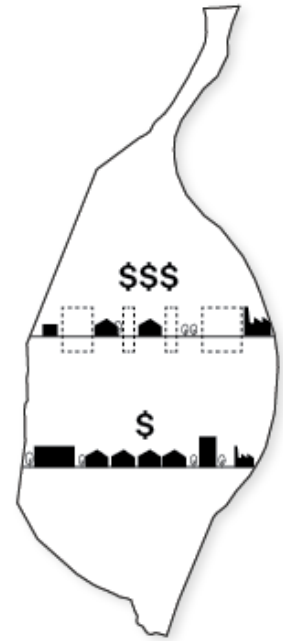




## 2

## Ensuring opportunities for investment that addresses economic inequity

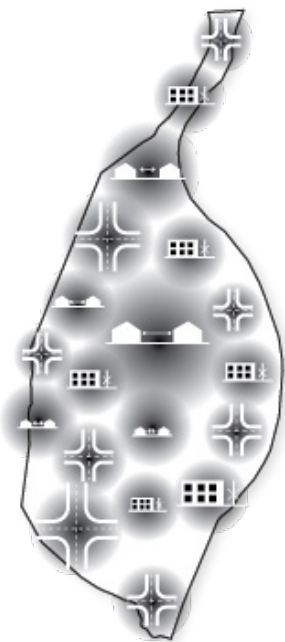
Some areas of St. Louis have experienced generations of disinvestment, leading to deeply inequitable outcomes across different geographies and racial groups in St. Louis. One measure of this is the city's Economic Justice Index, which considers the history of an area, current residents, current conditions, and the kinds of opportunities available for development and growth. The SLUP advances this approach to economic justice by ensuring that higher- and medium-intensity nodes and corridors are located where it makes sense structurally in the city and that many of these areas are near places that are in high need of new services, amenities, and population regrowth. *For additional strategy recommendations related to economic justice and addressing inequities, see the Allied Strategy Recommendations, starting on page 250, including those in Equity Goal 2 on page 272 in the full document.*



## 3

## Connecting areas of the city that have become disconnected

Over time, many areas of the city have become disconnected from each other by barriers like highways, vacancy, and automobile-oriented development. The SLUP connects neighborhoods and assets by supporting active land uses and human-oriented (rather than automobile-oriented) development patterns along the areas in between. For example, many Corridors are located along streets that connect different neighborhoods and centers of activity. The SLUP calls for more active and complete uses along these Corridors, and a more careful handling of automobile-oriented uses, to help make these connections stronger. The Corridors themselves become activity centers, rather than just pathways through neighborhoods. *Read more about Corridors in the executive summary foldout.*





# The plan supports a growing St. Louis by:

## 4

### Emphasizing assets like parks, campuses, and cultural anchors

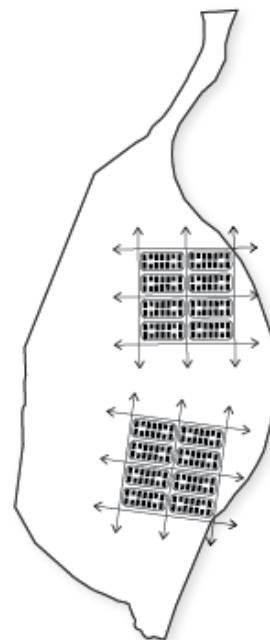
Across St. Louis, there are many strengths and assets, including parks, campuses, and cultural anchors. There are also recent and upcoming investments across the city that create positive momentum. Where appropriate, the SLUP supports a mix of more intense, complementary land uses around these assets (e.g., more housing), enhancing access for a wide range of residents. *See more examples on the Map in the executive summary foldout.*



## 5

### Celebrating the urban form and shape of our historic city

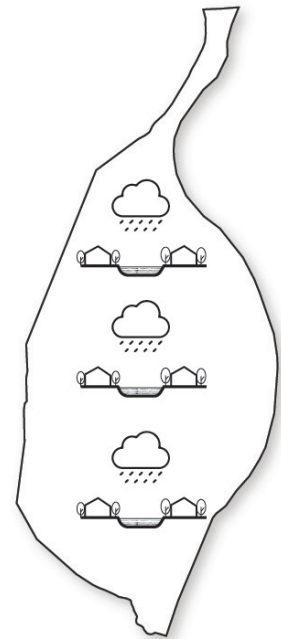
The basic form of the city of St. Louis is already established — like the size of lots, existing streets and alleyways, and mix of building types — and these historic decisions set us apart clearly as an urban center for the region. While there are many opportunities for change and growth in the future, the SLUP responds to and celebrates what's already here — the history, physical attributes, and the experiences of generations of residents shaping our shared spaces and culture. The form of St. Louis also has the capacity to welcome new residents, which can help ensure businesses stay open and spaces feel full and vibrant for everyone, especially residents who stay. *See more about how the SLUP responds to the current form of St. Louis in the Land Use Designation Explainers in the executive summary foldout.*



## 6

## Encouraging growth that can be resilient and responsive to our changing climate

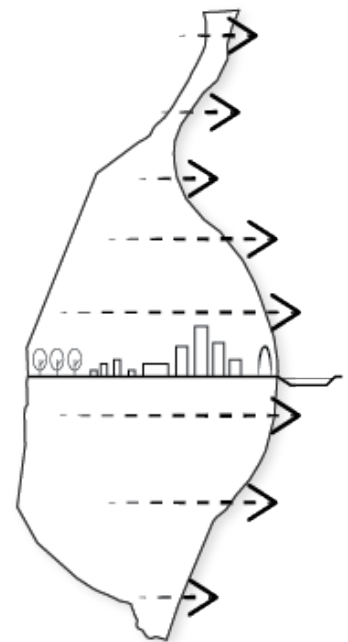
As the climate changes, St. Louis can expect to be hotter and have more extreme weather, with more extreme rains and stronger storms changing the experience for residents and visitors. The SLUP responds to these changing conditions by thoughtfully placing higher-intensity areas in places that are less likely to flood in heavy rain events. At the same time, lower-intensity development that is designed to absorb or retain stormwater is encouraged in areas where flooding is more likely. For example, some historic corridors in flood-prone areas are designated for lower-intensity development to better protect the existing residents and cultural assets for years to come. The plan also emphasizes the importance of integrating green infrastructure (e.g., a strong urban tree canopy, rain gardens, context-sensitive natural areas) that can help mitigate the impacts of flooding. *Read more about allied strategies related to climate change in Growing Goal 3 on page 322 in the full document.*



## 7

## Connecting to the Mississippi River

The Mississippi River is an essential part of St. Louis's history, serving as a "working waterfront" with active industry for the last two centuries. For visitors and residents no longer working in industry, the unique connection of the city to the river at the Gateway Arch grounds still highlights its important role. This plan begins to imagine other locations along the riverfront that could serve as unique places for connecting city and river through views or points of recreation. The river remains a working waterfront, so these "waterfront windows" are imagined as human-oriented paths and visual connections through the industrial context, to connect with the river that gave us our start. In particular, the plan expands the highly mixed-use experience just north and south of the Arch grounds, supporting more people to live and visit along the riverfront. *Read more about Waterfront Windows in the allied strategies on page 313 in the full document.*

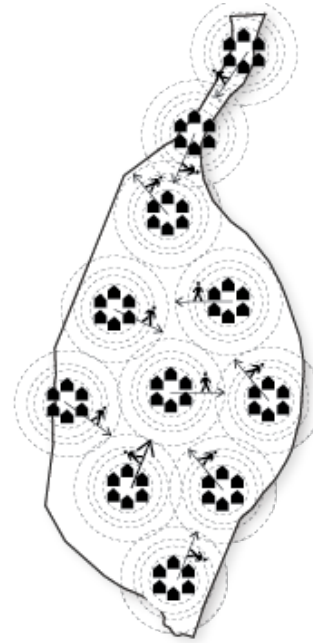


# The plan supports a thriving St. Louis by:

## 8

### Supporting greater walkability within neighborhoods to serve residents

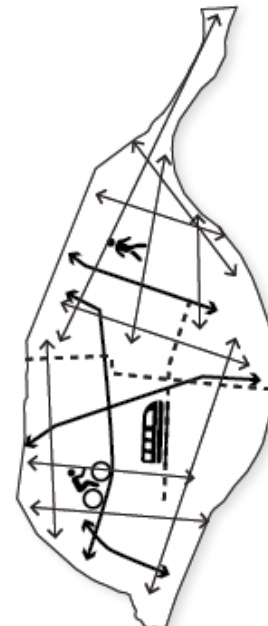
While many neighborhoods in St. Louis have a walkable historic fabric, residents frequently report not being able to access what they need within their own neighborhoods on foot. The SLUP calls for improved walkability throughout the places where people live and work in St. Louis and aims to bring people closer to the amenities they need to thrive. Neighborhood areas are encouraged to have small, neighborhood-serving businesses and other amenities like schools and churches mixed in, and areas where people live are located near nodes and corridors that concentrate amenities. *Read more about design recommendations for walkability in the Designations, starting on page 70 in the full document.*



## 9

### Enabling and encouraging people to take transit, bike, and walk across the city

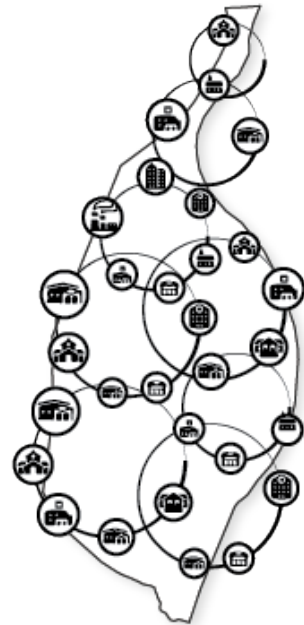
In addition to supporting walkable neighborhoods, the SLUP encourages active transportation across the city and decreased dependence on automobiles by expanding opportunities for making it easier for people to live near existing and proposed transit, greenways, and other investments in pedestrian and bike infrastructure. For example, the SLUP proposes greater intensity of nodes and corridors along proposed transit lines and along corridors with regular transit service so people can take advantage of these new resources without driving, accessing more of the city and the things they need. *Read more about recommendations for allied strategies to improve walkability in Thriving Goal 1, page 346 in the full document.*



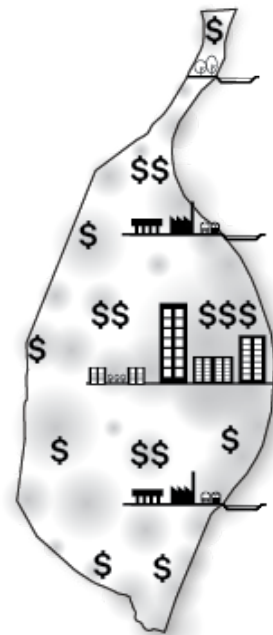


**10****Allowing for a greater mix of uses across the whole city**

Historically, land use plans have determined which specific uses were allowed in specific areas of the city. This means places to live may be separated from places to work or places to shop. To support greater walkability and a more urban experience, the SLUP now allows and encourages a greater mix of uses across much of the city, including neighborhood-serving businesses within neighborhoods, housing within corridors and nodes, and flex industrial areas that can transition over time to a mix of uses. *Read more about the mix of uses encouraged in different designations in the Designations, starting on page 28 in the executive summary.*

**11****Supporting and sustaining places for economic activity**

The SLUP supports opportunities for employment and economic growth in the city by maintaining locations that are core to the current economy, such as industrial areas along the riverfront and in locations with rail access. The SLUP also builds on existing assets and strengths to support economic growth, expanding spaces for businesses and organizations of all sizes in Nodes, Corridors, Neighborhoods, Campuses, and Central Areas. These designations also offer greater flexibility for new and emerging uses that may have less impact than historic manufacturing or production. *Read more about the mix of uses that support economic activity in Nodes, Corridors, Neighborhoods, Campuses, and Central Areas in different designations in the Designations, in the executive summary foldout.*



# The Map



The map assigns a specific land use designation to each parcel of land in St. Louis City based on the shape, size, and future aspiration for that location. The map may be updated from time to time to reflect changes to the aspiration for specific areas, which might be raised by newly-adopted neighborhood plans, major changes in ownership or use, or other relevant changes in conditions.

The table below gives an at-a-glance explanation of each designation in the SLUP. These designations are defined by the form of the buildings — like how tall they are and where the parking is located.

For each characteristic (including height, residential units per building, and parking locations), specific expectations and rules must be established through zoning. Maximums (for height and units per building) mean that there may be many smaller buildings in areas with this designation.

## SLUP Designation Categories

	Maximum Height (Stories)	Maximum Residential Units / Parcel	Parking Between the Building and the Street	Parking to the Side
<b>Neighborhoods</b>				
Higher-intensity	5-8	Unlimited	Not Allowed	Discouraged
Medium-intensity	3	4-8 + ADU	Not Allowed	Discouraged
Lower-intensity	3	1-2 + ADU	Not Allowed (except where driveway connects to garage)	Not Allowed (except where driveway connects to garage)
<b>Corridors</b>				
Higher-intensity	8-10	Unlimited	Not Allowed	Not Allowed
Medium-intensity	3-5	Unlimited	Not Allowed	Discouraged
Lower-intensity	3	Unlimited	Not Allowed	Allowed
<b>Nodes</b>				
Higher-intensity	8-15	Unlimited	Not Allowed	Not Allowed
Medium-intensity	3-5	Unlimited	Not Allowed	Discouraged
Lower-intensity	3	Unlimited	Allowed	Allowed
<b>Central Areas</b>				
Central East	30-Unlimited	Unlimited	Not Allowed	Discouraged
Central West	20-30	Unlimited	Not Allowed	Discouraged
<b>Campuses</b>				
Campuses	Variable	Not Applicable	Not Allowed	Variable
<b>Industrial Areas</b>				
Core	5	Not Applicable	Allowed	Allowed
Flex	3-8	Varies	Allowed	Allowed
<b>Open Spaces</b>				
Parks / Community Space	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Other	Not Applicable	Not Applicable	Not Applicable	Not Applicable



## Legend



### Corridors

- Higher-intensity
- Medium-intensity
- Lower-intensity

### Nodes

- Higher-intensity
- Medium-intensity
- Lower-intensity

### Neighborhoods

- Higher-intensity
- Medium-intensity
- Lower-intensity

### Industrial

- Core
- Flex

### Open Space

- Parks/Community Space
- Other

### Campuses

### Central Areas

- Central Areas East
- Central Areas West

### Transportation

- Interstate Highways
- Existing MetroLink Route
- Existing MetroLink Stops
- Planned St. Louis MetroLink Green Line Route
- Planned St. Louis MetroLink Green Line Stops
- Loop Trolley
- Railroads
- Proposed Waterfront Windows
- Existing Greenways
- Planned Greenways



# Land Use Designations

## Neighborhoods

### Higher-Intensity Neighborhoods

**These areas will encourage and/or allow:**

- Many types of housing, ranging from large multi-unit to single-unit buildings
- Some types of commercial activities and uses, especially at corner locations, including mid-size retail and offices
- Institutions like schools and religious buildings
- Small parks and public open spaces, including community gardens
- Urban agriculture in locations where it can be appropriately integrated into its surrounding neighborhood context
- Limited utility installations, like substations or renewable energy generation, that are integrated into the surrounding context
- Limited lodging opportunities, if their impacts on residential uses can be mitigated
- Limited small-scale manufacturing and artisanal production, where integrated into the surrounding context

**In these areas, the following uses will be discouraged:**

- Any industrial uses
- Automobile-related commercial activities, like gas stations and auto repair
- Entertainment-related commercial activities
- Open spaces that have limited access, like cemeteries and fenced-off stormwater detention areas

### Medium-Intensity Neighborhoods

**These areas will encourage and/or allow:**

- Many types of housing, ranging from small- and medium-scale multi-unit buildings to single-unit buildings
- Limited types of commercial activities and uses, including smaller retail and offices in corner commercial spaces
- Institutions like schools and religious buildings
- Small parks and public open spaces, including community gardens
- Urban agriculture in locations where it can be appropriately integrated into its surrounding neighborhood context
- Limited utility installations, like substations or renewable energy generation, that are integrated into the surrounding context
- Limited small-scale manufacturing and artisanal production, where integrated into the surrounding context

**In these areas, the following uses will be discouraged:**

- Multi-unit buildings that have more than 8 units (with the exception of existing multi-unit buildings that are more dense)
- Most industrial uses
- Automobile-related commercial activities, like gas stations and auto repair
- Entertainment-related commercial activities
- Hotels and other larger, collective commercial lodgings
- Open spaces that have limited access, like cemeteries and fenced-off stormwater detention areas

## Lower-Intensity Neighborhoods

### **These areas will encourage and/or allow:**

- Different types of smaller-scale housing, including single-unit and two-unit buildings, but also including existing multi-unit buildings
- Smaller retail and offices
- Institutions like schools and religious buildings
- Small parks and public open spaces, including community gardens
- Urban agriculture in locations where it can be appropriately integrated into its surrounding neighborhood context
- Limited utility installations, like substations or renewable energy generation, that are integrated into the surrounding context
- Limited small-scale lodging opportunities, if and where their impacts on residential uses can be mitigated

### **In these areas, the following uses will be discouraged:**

- New multi-unit buildings that have 3 or more units
- Any industrial uses
- Most commercial uses especially automobile-related activities like gas stations and auto repair
- Open spaces that have limited access, like cemeteries and fenced-off stormwater detention areas



# Land Use Designations

## Corridors

### Higher-Intensity Corridors

**These areas will encourage and/or allow:**

- Active ground floors with a mix of uses, including retail and housing
- A mix of newer and older buildings
- Many types of housing, especially multi-unit buildings
- Many types of commercial activities and uses
- Community-serving institutions and amenities like health care and daycare
- Many types and sizes of retail
- Research and development activities, including industrial activities focused on research and development, including small-scale manufacturing and artisanal production
- Institutions like schools and religious buildings
- Small parks and public open spaces
- Limited utility installations, like substations or renewable energy generation, that are integrated into the surrounding context

**In these areas, the following uses will be discouraged:**

- Large-scale, suburban-style regional retail stores
- Automobile-related commercial activities, like gas stations and auto repair
- Uses with drive-thru windows
- Most industrial uses
- Open spaces that have limited access, like cemeteries and fenced-off stormwater areas

### Medium-Intensity Corridors

**These areas will encourage and/or allow:**

- Active ground floors with a mix of uses, including retail and housing
- A mix of newer and older buildings
- Many types of housing, especially multi-unit buildings, and some single-unit or two-unit buildings
- Many types of commercial activities and uses
- Many types and sizes of retail
- Community-serving institutions and amenities like health care and daycare
- Research and development activities, including industrial activities focused on research and development, and small-scale manufacturing and artisanal production
- Institutions like schools and religious buildings
- Small parks and public open spaces
- Limited utility installations, like substations or renewable energy generation, that are integrated into the surrounding context

**In these areas, the following uses will be discouraged:**

- Large-scale, suburban-style regional retail stores
- Automobile-related commercial activities, like gas stations and auto repair
- Uses with drive-thru windows
- Most industrial uses
- Open spaces that have limited access, like cemeteries and fenced-off stormwater areas

## Lower-Intensity Corridors

### **These areas will encourage and/or allow:**

- Active ground floors with a mix of uses, including retail and housing
- A mix of newer and older buildings
- Many types of housing, especially multi-unit buildings, and some single-unit or two-unit buildings
- Many types of commercial activities and uses, including automobile-related commercial activities, like gas stations or auto repair if they are appropriately integrated into their surrounding context and designed to support a human-oriented pedestrian environment
- Many types and sizes of retail, including large-scale regional retail stores that might be discouraged in other districts
- Community-serving institutions and amenities like health care and daycare
- Research and development activities, including industrial activities focused on research and development, including small-scale manufacturing and artisanal production
- Institutions like schools and religious buildings
- Small parks and public open spaces
- Limited utility installations, like substations or renewable energy generation, that are integrated into the surrounding context

### **In these areas, the following uses will be discouraged:**

- Most industrial uses
- Open spaces that have limited access, like cemeteries and fenced-off stormwater areas



# Land Use Designations

## Nodes

### Higher-Intensity Nodes

**These areas will encourage and/or allow:**

- Active ground floors with a mix of uses, including retail and housing
- High-transparency first floors
- A mix of newer and older buildings
- Many types of housing, especially multi-unit buildings
- Many types of commercial activities and uses
- Many types and sizes of retail
- Research and development activities, including certain industrial activities focused on research and development (e.g., prototyping, small-scale manufacturing, artisanal production)
- Institutions like schools and religious buildings
- Small parks and public open spaces
- Limited utility installations, like substations or renewable energy generation, that are integrated into the surrounding context

**In these areas, the following uses will be discouraged:**

- Large-scale, suburban-style regional retail stores
- Automobile-related commercial activities, like gas stations and auto repair
- Most industrial uses
- Open spaces that have limited access, like cemeteries and fenced-off stormwater detention areas
- Uses with drive-thru windows

### Medium-Intensity Nodes

**These areas will encourage and/or allow:**

- Active ground floors with a mix of uses, including retail and housing
- A mix of newer and older buildings
- Many types of housing, especially multi-unit buildings, and some single-unit or two-unit buildings
- Many types of commercial activities and uses
- Many types and sizes of retail
- Research and development activities, including certain industrial activities focused on research and development (e.g., prototyping, small-scale manufacturing, artisanal production)
- Institutions like schools and religious buildings
- Small parks and public open spaces
- Limited utility installations, like substations or renewable energy generation, that are integrated into the surrounding context

**In these areas, the following uses will be discouraged:**

- Large-scale, suburban-style regional retail stores
- Automobile-related commercial activities, like gas stations and auto repair
- Most industrial uses
- Open spaces that have limited access, like cemeteries and fenced-off stormwater detention areas
- Uses with drive-thru windows

## Lower-Intensity Nodes

### **These areas will encourage and/or allow:**

- Many types of housing, especially multi-unit buildings, and some single-unit or two-unit buildings
- Many types of commercial activities and uses, including automobile-related commercial activities, like gas stations or auto repair if they are appropriately integrated into their surrounding context and designed to support a human-oriented pedestrian environment
- Many types and sizes of retail, including large-scale regional retail stores that might be discouraged in other districts
- Research and development activities, including industrial activities focused on research and development, including small-scale manufacturing and artisanal production
- Institutions like schools and religious buildings
- Small parks and public open spaces
- Limited utility installations, like substations or renewable energy generation, that are integrated into the surrounding context

### **In these areas, the following uses will be discouraged:**

- Most industrial uses
- Open spaces that have limited access, like cemeteries and fenced-off stormwater detention areas



# Land Use Designations

## Central Areas

### Central Areas East

**These areas will encourage and/or allow:**

- A mix of newer and older buildings
- Many types of housing, especially multi-unit buildings
- Many types of commercial activities and uses, including retail and offices that may be very large
- Research and development activities, including certain industrial activities focused on research and development (e.g., prototyping, small-scale manufacturing, artisanal production)
- Institutions like schools and religious buildings
- Small parks and public open spaces
- Limited utility installations, like substations or renewable energy generation, that are integrated into the surrounding context

**In these areas, the following uses will be discouraged:**

- Automobile-related commercial activities, like gas stations and auto repair
- Most industrial uses, especially those that create divisions between neighborhoods
- Open spaces that have limited access, like cemeteries and fenced-off stormwater detention areas
- Uses with drive-thru windows

### Central Areas West

**These areas will encourage and/or allow:**

- A mix of newer and older buildings
- Many types of housing, especially multi-unit buildings
- Many types of commercial activities and uses, including retail and offices that may be very large
- Research and development activities, including certain industrial activities focused on research and development (e.g., prototyping, small-scale manufacturing, artisanal production, etc.)
- Institutions like schools and religious buildings
- Small parks and public open spaces
- Limited utility installations, like substations and renewable energy generation, that are integrated into the surrounding context

**In these areas, the following uses will be discouraged:**

- Automobile-related commercial activities, like gas stations and auto repair
- Most industrial uses, especially those that create divisions between neighborhoods
- Open spaces that have limited access, like cemeteries and fenced-off stormwater detention areas
- Uses with drive-thru windows

# Campuses

## Campuses

### **These areas will encourage and/or allow:**

- Offices, as well as other types of commercial activities as they are relevant
- Smaller- and medium-sized retail that supports institutional needs
- Research and development activities, including industrial activities focused on research and development
- Community-serving institutions and amenities like health care, educational facilities, religious buildings, and daycares
- Many types of housing, especially multi-unit buildings and group living (e.g., dormitories), and some single-unit or two-unit buildings
- Small parks and public open spaces
- Limited utility installations, like substations or renewable energy generation, that are integrated into the surrounding context

### **In these areas, the following uses will be discouraged:**

- Automobile-related commercial activities, like gas stations and auto repair
- Uses with drive-thru windows
- Most industrial uses
- Open spaces that have limited access, like cemeteries and fenced-off stormwater areas

# Land Use Designations

## Industrial Areas

### Core Industrial

**These areas will encourage and/or allow:**

- Limited sidewalks and pedestrian infrastructure
- All industrial uses, including research & development, light industrial, logistics, and heavy industry
- Utility installations
- Parks and public open spaces, particularly in specific locations to enhance Waterfront Windows (see page 313 in full document)

**In these areas, the following uses will be discouraged:**

- Places where people live
- Commercial activities and uses
- Institutional spaces like schools and religious buildings

### Flex Industrial

**These areas will encourage and/or allow:**

- Industrial uses including research & development and light industrial
- Many types of commercial activity and uses, including offices and automobile-related commercial uses
- Smaller and mid-sized retail
- Institutions like schools and religious buildings
- Utility installations
- Small parks and public open spaces
- Some types of housing, including multi-unit, single-unit buildings, and group living where appropriate

**In these areas, the following uses will be discouraged:**

- More intensive industrial uses like logistics and heavy industry
- Open spaces that have limited access, like cemeteries and fenced-off stormwater detention areas



# Open Space

## Parks & Community Space

### **These areas will encourage and/or allow:**

- Limited commercial activities and uses, such as eating and drinking or entertainment establishments, including temporary uses
- Limited utility installations, like substations or renewable energy generation, that are integrated into the surrounding context

### **In these areas, the following uses will be discouraged:**

- Most commercial activities
- Any industrial or residential uses
- Any institutional uses
- Open spaces that have limited access, like cemeteries and fenced-off stormwater detention areas

## Other Open Space

### **These areas will encourage and/or allow:**

- Open spaces that have limited access, like cemeteries and fenced-off stormwater detention areas
- Public open spaces
- Limited utility installations

### **In these areas, the following uses will be discouraged:**

- Any commercial, industrial, or residential uses
- Any institutional uses

# Vision and Goals

All that is certain about the future of St. Louis is that there will be change. The SLUP serves as a guide to help us respond to those changes. As the future arrives, this vision sets the intention for what St. Louis will be like in the future.

This vision for land use was shaped by hundreds of St. Louis residents who weighed in about their priorities for the future of St. Louis. See Community Engagement (page 142 in full document) for more details about public input on the vision and goals.

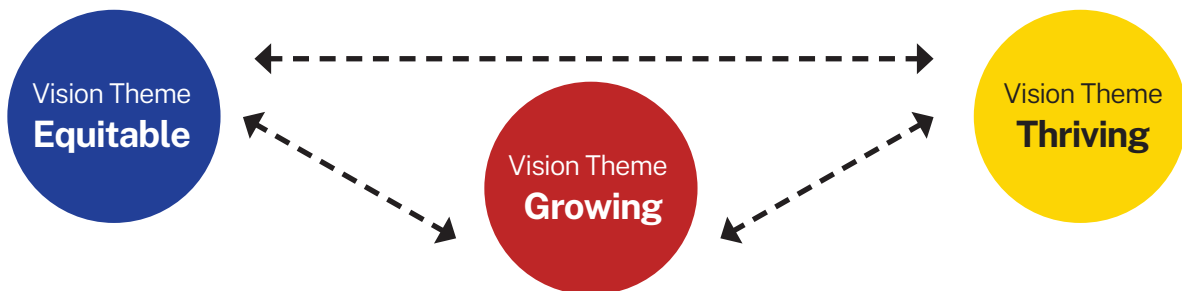
Through these efforts, the social, economic, and physical divides across St. Louis will be stitched back together, creating a city that feels whole, strong, and flourishing.

This transformation will support St. Louis city to continue to be the heart of the region, building forward momentum and fostering a shared belief that together we can create positive change through intentional, thoughtful, and proactive efforts.

Each of these themes and their associated goals (described on the following pages) helped shape the future land use map and land use designations. The Allied Strategy Recommendations, beginning on page 250 in the full document, also offer detailed guidance on how to move this vision forward in ways that complement the future land use map.

## The Goals

The three elements of this vision are interconnected and dependent on each other — one cannot come without the others. While this vision is lofty, the SLUP has goals that are specific to land use:



**An equitable St. Louis** is one where there is intentional effort to improve conditions for people and places harmed and marginalized by past and current policies and practices.

### The SLUP has three goals for equity:

1. Offer housing options that meet the diverse needs of the community and support residents staying in their neighborhoods through change and growth.
2. Intentionally reflect the opportunities and needs of disinvested areas and people in the land use designations, map, and policies.
3. Expand opportunities for more people of St. Louis to build their wealth and stake in the city by increasing their understanding and facilitating them being part of development and change, particularly people from historically disinvested communities and groups (including small-scale developers).

**A growing St. Louis** is one where a diversity of people, institutions, and businesses want to come to St. Louis and to stay here.

### The SLUP has three goals for growing:

1. Reimagine vacancy as an asset that can be activated to support, retain, and attract residents.
2. Encourage development that builds from, improves, and enhances assets like parks, cultural and educational institutions, and the Mississippi River.
3. Guide growth and change in a manner that will help St. Louis more readily adapt to a changing climate.

**A thriving St. Louis** is one where all people, institutions, and businesses have what they need to flourish, succeed, and be part of a strong community.

### The SLUP has three goals for thriving:

1. Ensure that all residents have safe and convenient access to core services like food and healthcare and support people's ability to thrive in St. Louis without a car.
2. Foster community and public spaces that feel family friendly, safe, and accessible to people of all ages and abilities.
3. Foster an environment that supports the growth of jobs at a wide variety of future-facing businesses and organizations across the city, particularly in nodes, corridors, central areas, campuses, and industrial centers.

## The Vision

**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.**

# Allied Strategy Recommendations

In its legal role as part of the comprehensive plan, the SLUP has certain powers, but it can't do everything on its own. Other elements of the comprehensive plan (like transportation and sustainability) and other policies, entities, and practices need to align to address the issues and opportunities facing St. Louis.

The following pages introduce a set of recommended strategies that complement the more regulatory components of the SLUP, the land use designations and map, to support the implementation of the vision and goals of the SLUP. These strategies are a guide for partners across City government and the many other entities and organizations that shape and influence land use in St. Louis. Some of these strategies amplify and continue ongoing efforts while others introduce new opportunities and needs.

These strategies are organized by vision theme and then by goal. Each recommended strategy includes a number of potential efforts, which are the specific policies, practices, and changes that could bring these strategies to life. Many of these efforts are illustrated by case studies from other cities, where policies like these have been implemented.



# Vision Theme

## Equitable

**An equitable St. Louis is one where there is intentional effort to improve conditions for people and places harmed and marginalized by past and current policies and practices.**

### Equitable Goal 1:

**Offer housing options that meet the diverse needs of the community, and support residents staying in their neighborhoods through change and growth.**

#### E1.1

Establish a citywide housing strategy.

**E1.1.A:** Develop a citywide strategy for housing.

#### E1.2

Increase the supply and diversity of housing options.

**E1.2.A:** Revise regulations to encourage the creation and preservation of a variety of housing types, with sensitivity to the surrounding context and historic fabric.

**E1.2.B:** Create pre-approved housing plans to accelerate creation of diverse housing types.

**E1.2.C:** Coordinate and support infrastructure investment to assist with housing rehabilitation and construction.

**E1.2.D:** Support the creation of Accessory Dwelling Units (ADUs).

**E1.2.E:** Create more universally-designed, aging-friendly, accessible housing.

**E1.2.F:** Continue to monitor and regulate short-term rentals and their impact on housing affordability and neighborhood quality of life.

### Equitable Goal 2:

**Intentionally reflect the opportunities and needs of disinvested areas and people in the land use designations, map, and policies.**

#### E2.1

Encourage development that builds on or creates assets that expand quality of life and economic opportunity.

**E2.1.A:** Highlight areas that should be prioritized for mixed-use and/or commercial development that can provide needed services and amenities.

**E2.1.B:** Incentivize and support development projects that build on a variety of current community assets, including commercial corridors and neighborhoods near areas of existing or potential market strength.

**E2.1.C:** Incentivize and support development projects around transit and mobility infrastructure, including MetroLink, high-frequency bus lines, and greenways.

**E2.1.D:** Support efforts to align investments in infrastructure, real estate, transit, and other assets to get the most out of each investment and create momentum.

**E2.1.E:** Proactively create policies and supports that guard against displacement in areas experiencing growth and change.

**E2.1.F:** Make strategic choices in identifying next opportunities for neighborhood or district plans, supporting community-driven alignment, visioning, and planning to support improvements to quality of life and economic opportunity.

**E2.1.G:** Use neighborhood plans and small area studies, redevelopment plans, and other planning efforts to assess and prioritize where to use specific program dollars from the City.

**Equitable Goal 3:**

**Expand opportunities for more people of St. Louis to build their wealth and stake in the city by increasing their understanding and facilitating them being part of development and change, particularly people from historically disinvested communities and groups (including small-scale developers).**

**E3.1**

Reduce barriers to development by streamlining, clearly communicating, and providing assistance in navigating development and approvals processes.

**E3.1.A:** Update and streamline the process for review (including regulations, approvals, incentives, rezoning) and coordinate to ensure processes are smooth and understandable.

**E3.1.B:** Ensure that new development processes and policies alleviate barriers for small developers engaging in reinvestment.

**E3.1.C:** Create a staffed “front desk” program that supports people through funding and development processes.

**E3.1.D:** Continue ongoing efforts to clarify and modernize historic district standards in new and existing districts.

**E3.2**

Increase awareness of and transparency around development opportunities and processes.

**E3.2.A:** Create a consolidated resource guide on the City’s website to highlight development and funding opportunities and to demystify development processes.

**E3.2.B:** Create an interactive map to provide up-to-date information on plans and policies.

**E3.2.C:** Ensure that neighborhood organizations are informed about development taking place in their communities.

**E3.3**

Reduce barriers to opening and sustaining small businesses across the city.

**E3.3.A:** Continue to streamline and expand access to the process for opening and operating a business.

# Vision Theme

## Growing

**A growing St. Louis is one where a diversity of people, institutions, and businesses want to come to St. Louis and to stay here.**

### Growing Goal 1:

**Reimagine vacancy as an asset that can be activated to support, retain, and attract residents.**

#### G1.1

Attract new residents to St. Louis by amplifying the city's assets, addressing quality of life concerns, and proactively welcoming new Americans.

**G1.1A:** Continue efforts to attract and retain new Americans in St. Louis city.

**G1.1B:** Create a plan and strategy to attract new people, particularly those with roots in St. Louis, to St. Louis city.

**G1.1C:** Put special attention and focus into the environment and physical stability around schools.

#### G1.2

Address nuisance issues caused by vacancy and certain land uses.

**G1.2A:** Enforce standards for building code and occupancy.

**G1.2B:** Expand the capacity to document and act on nuisance complaints.

**G1.2C:** Explore policies and programs that encourage repair or reuse of vacant properties.

**G1.2D:** Maximize the use of zoning policy and other tools in regulating uses that can contribute to nuisance activities.

#### G1.3

Align policy, community priorities, and resources to proactively repurpose vacant and underutilized buildings.

**G1.3A:** Create a clear process and strategy for repurposing historic schools and churches for other community needs, including services and housing.

**G1.3B:** Explore partnership programs that reduce the financial barriers and expand access to capital for potential buyers to rehab or build on city-owned sites.

**G1.3C:** Prioritize additional investment to stabilize historic buildings and support future rehab.

#### G1.4

Make intentional physical and mobility connections between the Central Areas and surrounding neighborhoods.

**G1.4A:** Encourage development on surface parking lots, especially those near transit and those that act as barriers between the Central Areas and surrounding parts of the city.

**G1.4B:** Continue to support the construction or improvement of safe, attractive paths for moving in and out of the central district.

**G1.4C:** Allow for transition away from heavy industrial uses that separate the Central Areas from neighborhoods to the north and south, with a focus on strategic points of connection between Central Areas and surrounding neighborhoods.

#### G1.5

Invest resources, processes, and other assistance to support the city's diverse urban agriculture community.

**G1.5A:** Add staff capacity at the City to support urban agriculture community.

**G1.5B:** Consider incentives (taxes or otherwise) for urban agriculture.

**G1.5C:** Set aside contiguous vacant parcels for long-term farming with adequate infrastructure.

**G1.5D:** Revisit processes for farmers and gardeners to purchase vacant land.



**Growing Goal 2:**

**Encourage development that builds from, improves, and enhances assets like parks, cultural and educational institutions, and the River.**

**G2.1**

Improve physical, visual, and recreational connections with the Mississippi River and River Des Peres.

**G2.1A:** Introduce and enhance Waterfront Windows that strengthen the city's connection to the river.

**G2.1B:** Plan routes that connect major Nodes to Waterfront Windows.

**G2.2**

Establish and/or update a citywide plan for green infrastructure, inclusive of parks, greenway systems, and other open spaces.

**G2.2A:** Outline a long-term road map for investments in parks, open space, and green infrastructure.

**G2.2B:** Increase funding for parks and open space maintenance.

**G2.2C:** Develop clear processes and procedures for activating parks and open space via programming, vendors, and other means.

**G2.3**

Strengthen maintenance and investment in the public realm (including landscapes), with a focus on supporting existing and planned assets.

**G2.3A:** Continue efforts to increase capacity for the City to maintain the public realm, in particular streetscapes.

**G2.3B:** Develop a plant palette of native plants that are lower maintenance.

**G2.3C:** Coordinate across City departments and with neighborhood groups, including CIDs and business districts, to align and leverage time and resources for quality maintenance.

**G2.4**

Continue to engage large institutions through their long-term planning to ensure that institutional growth and stewardship are aligned with community goals.

**G2.4A:** Leverage and/or adapt the Community Unit Plan zoning overlay and others tools to establish transparency for institutional expansion plans.

**G2.4B:** Engage institutions in neighborhood and district planning processes to support alignment with community goals, priorities, and intended institutional change and growth.

# Vision Theme

## Growing

**A growing St. Louis is one where a diversity of people, institutions, and businesses want to come to St. Louis and to stay here.**

### Growing Goal 3:

**Guide growth and change in a manner that will help St. Louis more readily adapt to a changing climate.**

#### G3.1

Mitigate flood risk for new development and take flood risk into account in new developments, city grants, and incentive programs.

**G3.1A:** Identify several types of geographies where flood risk should influence future land use decisions for development.

**G3.1B:** Develop a long-term road map and plan for green infrastructure and climate resilience.

**G3.1C:** Plan for flooding in higher-intensity areas that are at risk.

**G3.1D:** Explore how stormwater plans could support housing and commercial development.

**G3.1E:** Involve adjacent residents and the local community in assessing trade-offs and risks about land use and flooding through neighborhood and district-level planning.

**G3.1F:** Consider flood risk as a criteria to guide the use of public funds and resources in areas that are at risk of flooding.

**G3.1G:** Update historic codes to support mitigation and resilience measures.

#### G3.2

Strategically use vacant land to absorb flooding and mitigate heat in a manner that protects residents from the impacts of climate change and supports nearby development.

**G3.2A:** Identify several types of geographies where flood risk should influence reuse of vacant land.

**G3.2B:** Designate strategic high flood risk vacant parcels as Other Open Space uses.

**G3.2C:** Reflect existing non-park open spaces that should be preserved long-term through the Other Open Space Designation in the SLUP.

**G3.2D:** Highlight areas that should be prioritized for conversion into high-quality open space uses such as parks, urban farms, and other green spaces.

**G3.2E:** Remove impervious surfaces and unsalvageable vacant buildings on high-risk parcels to increase potential for water infiltration and decrease heat island effect.

**G3.2F:** Plan for networked green infrastructure, starting with publicly owned parcels.

**G3.2G:** Plan for networked green iPlan low-density green neighborhoods in areas that flood.

#### G3.3

Ensure current and prospective property owners are aware of flood risks.

**G3.3A:** Inform and educate the public about flood risk to inform their decision making.

**G3.3B:** Continue to develop and encourage participation in programs that facilitate community stewardship and other care of vacant lots.

### G3.4

Continue to invest in the urban tree canopy and other open spaces and infrastructure to strengthen the city's resilience to extreme heat and flooding.

**G3.4A:** Create a plan to protect, replant, and maintain trees and forests throughout St. Louis.

**G3.4B:** Prioritize beauty in the design of functional infrastructure to add community benefit and visual appeal.

**G3.4C:** Allow for permeable pavement or green infrastructure allowance, with sensitivity to maintaining accessibility of pedestrian access routes.

### G3.5

Maintain and/or establish buffers between pollution-generating land uses and residential / public spaces.

**G3.5A:** Introduce Flex Industrial designation.

### G3.6

Invest in energy resiliency infrastructure.

**G3.6A:** Develop design guidelines that inform the location, form, and implementation of needed utilities, such as substations, solar installations, etc.

**G3.6B:** Work with Ameren to develop robust electrical infrastructure, including back-up, around community hubs and electrified transportation routes.

**G3.6C:** Continue to explore changes to state policy that would allow community renewable energy generation and storage at the block or neighborhood scale.

**G3.6D:** Update historic codes to allow for the use of solar panels and other green infrastructure.



# Vision Theme

# Thriving

**A thriving St. Louis is one where all people, institutions, and businesses have what they need to flourish, succeed, and be part of a strong community.**

## Thriving Goal 1:

**Ensure that all residents have convenient access to the things they need to thrive, including food and healthcare, without relying on a car.**

### T1.1

Establish and sustain core services and amenities that improve quality of life for residents.

**T1.1A:** Investigate effective means to increase access to quality food retail.

**T1.1A:** Support alternative methods to distribute needed services in areas where transportation and access are limited.

### T1.2

Promote pedestrian and bike connectivity through infrastructure investment and by avoiding land uses that divide neighborhoods.

**T1.2A:** Create bike- and pedestrian-friendly streets and sidewalks.

**T1.2B:** Continue to build quality bike infrastructure to connect Corridors and Nodes.

**T1.2C:** Identify and establish more strategic and equitable models for public infrastructure funding.

**T1.2D:** Preserve the grid system of streets and sidewalks.

**T1.2E:** Reconnect and re-open streets where context allows.

### T1.3

Promote transit-supportive development around existing and proposed Metrolink stations and high-frequency bus routes.

**T1.3A:** Encourage and allow appropriate flexible, dense, and mixed-use development in locations near existing and future transit stations.

**T1.3B:** Align infrastructure investments to encourage bike- and pedestrian-friendly streets near transit stations.

**T1.3C:** Support high-frequency bus service, particularly on routes that serve Corridors and Nodes.

## Thriving Goal 2:

**Foster community and public spaces that feel family friendly, safe, and accessible to people of all ages and abilities.**

### T2.1

Increase access to parks and quality open space, with special attention to comfort and maintenance.

**T2.1A:** Support and preserve pocket parks and parklets.

**T2.1B:** Encourage publicly accessible green space as part of larger private developments to encourage access and reduce maintenance burden.

### T2.2

Promote pedestrian-oriented public realm through infrastructure investment and land use policies that cultivate a walkable environment.

**T2.2A:** Support the creation, maintenance, and preservation of a tree canopy, particularly for creating shade along pedestrian routes.

**T2.2B:** Reduce the impact and shrink the footprint of existing highways.

**T2.2C:** Update the zoning code to prevent off-street parking in front of residential and commercial developments.

**T2.2D:** Limit drive-thrus and curb cuts while allowing walk-up windows.

**T2.2E:** Encourage ground-floor activation in commercial Corridors and Nodes.

**T2.2F:** Require commercial buildings like big box stores to have safe and comfortable pedestrian access to sidewalks and bus stops.

**Thriving Goal 3:**

**Foster an environment that supports the growth of jobs at a wide variety of future-facing businesses and organizations across the city, particularly in Nodes, Corridors, Central Areas, Campuses, and Industrial Centers.**

**T2.3**

Reduce the burden of parking costs on new development by rightsizing or eliminating requirements and by allowing and encouraging shared parking arrangements.

**T2.3A:** Encourage shared parking arrangements within districts or larger developments.

**T2.3B:** Support municipal and subsidized parking in Corridors and Nodes to support commercial activity.

**T2.3C:** Reduce or eliminate parking minimums and explore further parking maximums in strategic areas.

**T3.1**

Prepare sites for business development through marketing, remediation, and infrastructure coordination.

**T3.1A:** Increase capacity for remediation by continuing to aggressively pursue EPA grants.

**T3.1B:** Take a systemic approach to infrastructure improvements to ensure safe, quality infrastructure is available to support jobs.

**T3.1C:** Create an inventory of available sites, particularly larger sites, and work with regional leaders to market these for development.

**T3.1D:** In alignment with neighborhood and district plans, gain site control of large sites to support the relocation of large employers.

**T3.2**

Support innovative forms of business throughout the city.

**T3.2A:** Allow low-impact forms of manufacturing and development throughout Nodes, Corridors, and Industrial Areas.

# Acknowledgements

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Thank you for your time, energy, and belief in the future of the city of St. Louis.

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- **Chair Tracy Boaz**
- **Vice Chair Jake Banton**
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- Alderwoman Shameem Clark-Hubbard
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- Cristina Garmendia
- Paul Hubbman
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*For more detail about the steering committee, see page 146 in the full document.*

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- Lochmueller Group, *Mobility & Environmental*
- BJH Advisors, *Housing & Economic Development*
- Menke Consulting, *Resiliency*





## Planning & Urban Design Agency

### **For more information on The SLUP:**

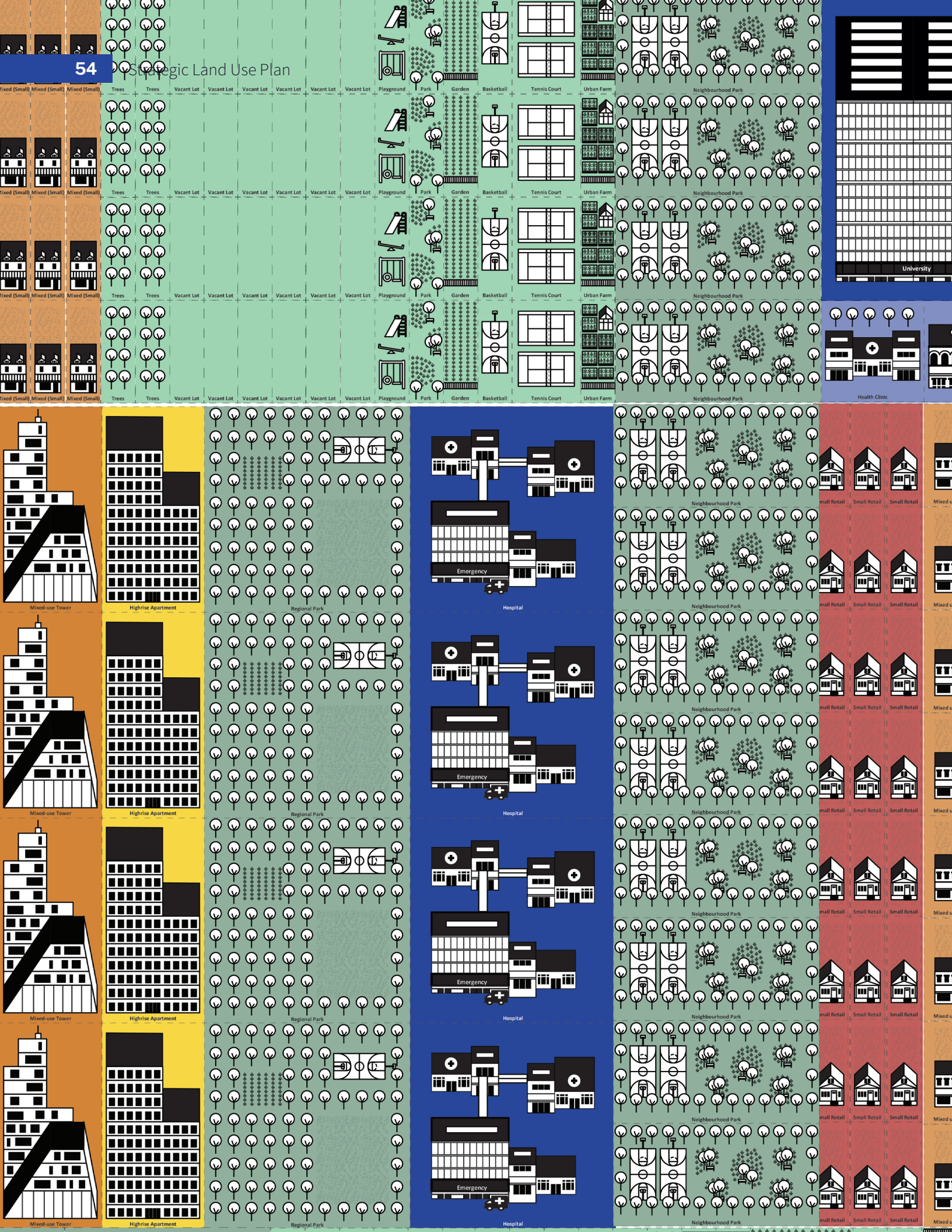
#### **Planning & Urban Design Agency Website:**

<https://www.stlouis-mo.gov/government/departments/planning/index.cfm>

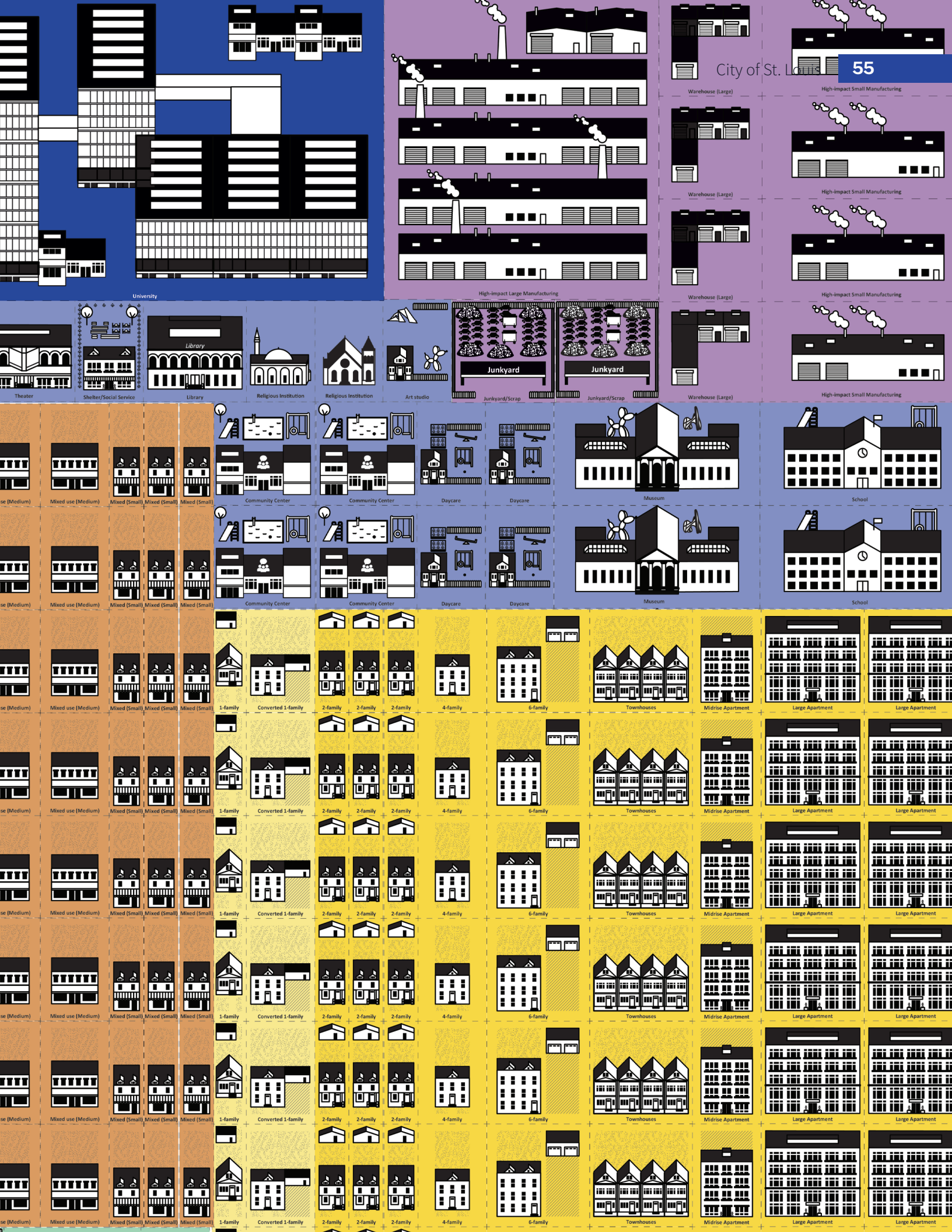
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University

High-impact Large Manufacturing

Warehouse (Large)

High-impact Small Manufacturing

Warehouse (Large)

High-impact Small Manufacturing

Warehouse (Large)

High-impact Small Manufacturing

Warehouse (Large)

High-impact Small Manufacturing

Theater

Shelter/Social Service

Library

Religious Institution

Religious Institution

Art studio

Junkyard/Scrap

Junkyard/Scrap

Warehouse (Large)

High-impact Small Manufacturing

Mixed use (Medium)

Mixed use (Medium)

Mixed (Small)

Mixed (Small)

Community Center

Community Center

Daycare

Daycare

Museum

School

Mixed use (Medium)

Mixed use (Medium)

Mixed (Small)

Mixed (Small)

Community Center

Community Center

Daycare

Daycare

Museum

School

Mixed use (Medium)

Mixed use (Medium)

Mixed (Small)

Mixed (Small)

1-family

Converted 1-family

2-family

2-family

2-family

4-family

6-family

Townhouses

Midrise Apartment

Large Apartment

Mixed use (Medium)

Mixed use (Medium)

Mixed (Small)

Mixed (Small)

1-family

Converted 1-family

2-family

2-family

2-family

4-family

6-family

Townhouses

Midrise Apartment

Large Apartment

Mixed use (Medium)

Mixed use (Medium)

Mixed (Small)

Mixed (Small)

1-family

Converted 1-family

2-family

2-family

2-family

4-family

6-family

Townhouses

Midrise Apartment

Large Apartment

Mixed use (Medium)

Mixed use (Medium)

Mixed (Small)

Mixed (Small)

1-family

Converted 1-family

2-family

2-family

2-family

4-family

6-family

Townhouses

Midrise Apartment

Large Apartment

Mixed use (Medium)

Mixed use (Medium)

Mixed (Small)

Mixed (Small)

1-family

Converted 1-family

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2-family

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4-family

6-family

Townhouses

Midrise Apartment

Large Apartment



**Planning & Urban Design  
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