

# City of St. Louis Strategic Land Use Plan



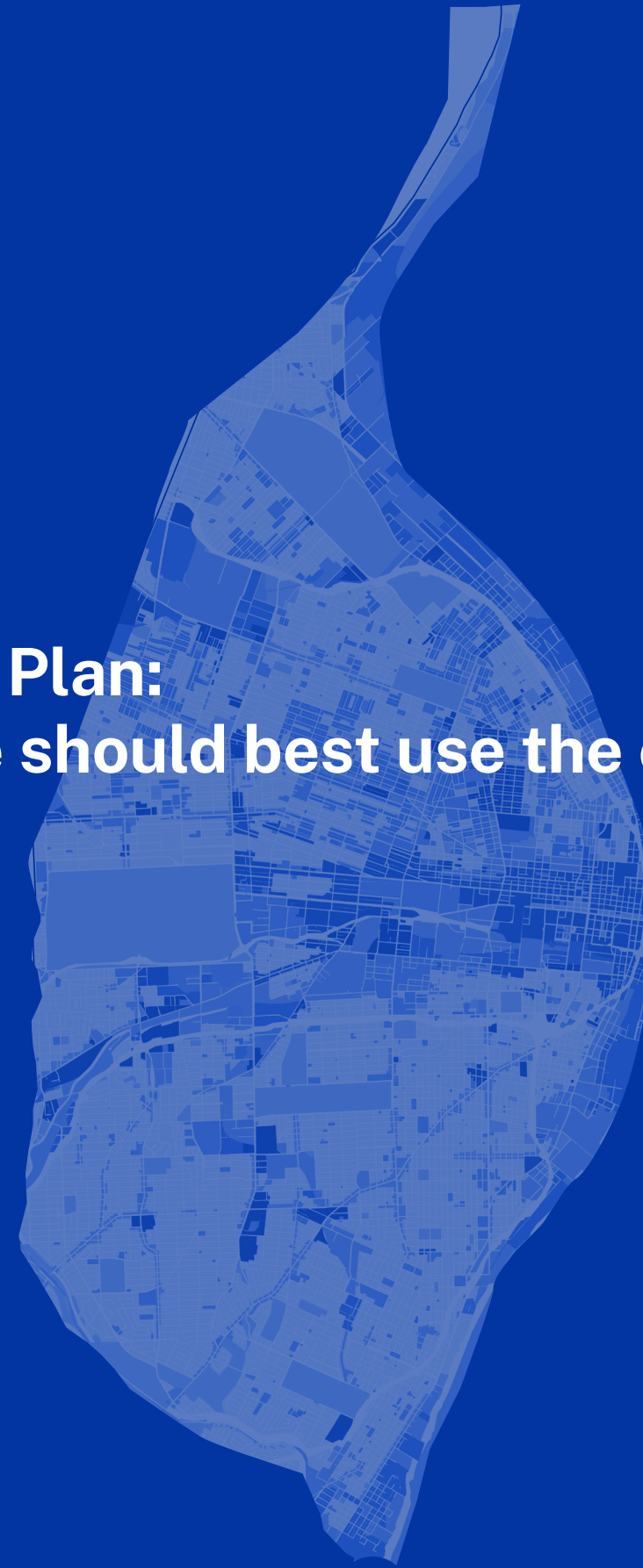
Interboro  
Planning & Urban Design Agency of the City of St. Louis

2023-2024

# What is The SLUP ?

**It's a key part of the city's Comprehensive Plan:  
it basically establishes a vision for how we should best use the city's land.**

**It's a guide future development.**



# **Why is the SLUP important?**

## **Why should I care about it?**

It authorizes what kind of development can happen where.

Redevelopment plans, zoning text amendments, rezonings: all these things have to conform with the SLUP!

Think of it like this: the SLUP legally establishes the community's aspirations for future development.

# Why does the SLUP need an update?

A lot has changed in St. Louis since the first Strategic Land Use Plan (SLUP) was created in 2005.

The SLUP has been amended over 20 times since then for:  
redesignations of sites to reflect recent development  
new opportunities, or changes in ownership of institutional properties  
adjustments to descriptions of use categories  
alignment to adopted neighborhood plans  
evaluation of sites designated as Opportunity Areas

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



# Why does the SLUP need an update?

A lot has changed in St. Louis since the first Strategic Land Use Plan (SLUP) was created in 2005.

The SLUP has been amended over 20 times since then for:  
redesignations of sites to reflect recent development  
new opportunities, or changes in ownership of institutional properties  
adjustments to descriptions of use categories  
alignment to adopted neighborhood plans  
evaluation of sites designated as Opportunity Areas

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.**

# Why does the SLUP need an update?

## Questions include:

**Are the current land use designations right?**

Are the designations specific enough?

Is it a user-friendly document?

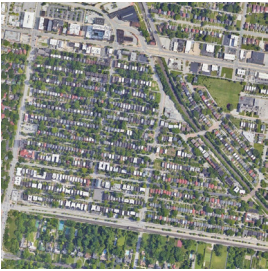
Does it have buy-in?



# Meet St. Louis' Current Land Use Designations



**Business/Industrial Development Area (BIDA)**



**Neighborhood Preservation Area (NPA)**



**Business/Industrial Preservation Area (BIPA)**



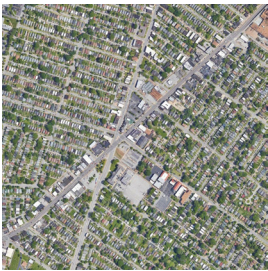
**Opportunity Area (OA)**



**Institutional Preservation and Development Area (IPDA)**



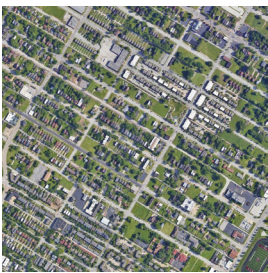
**Regional Commercial Area (RCA)**



**Neighborhood Commercial Area (NCA)**



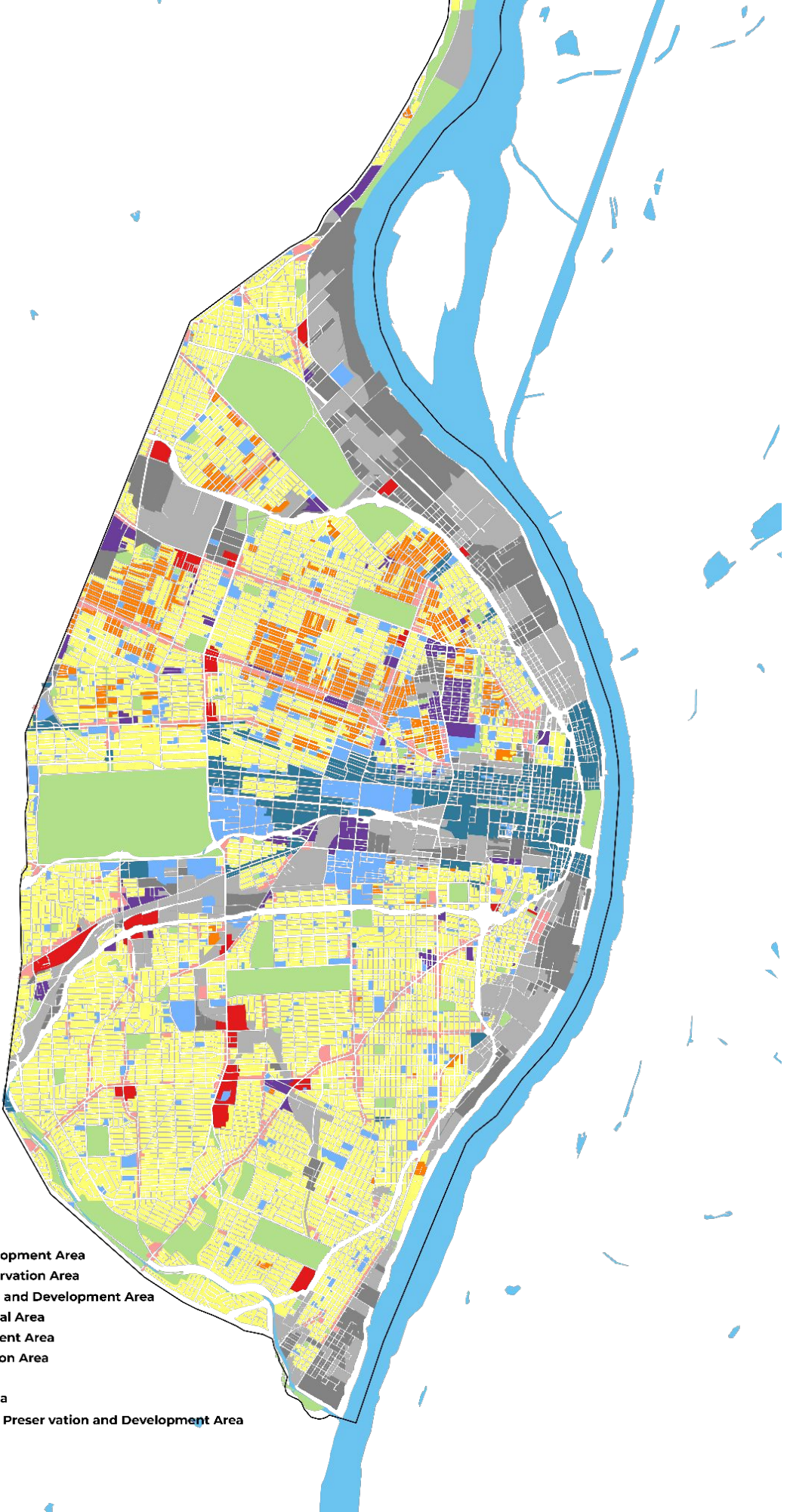
**Recreational/Open Space Preservation and Development Area (ROSPDA)**



**Neighborhood Development Area (NDA)**



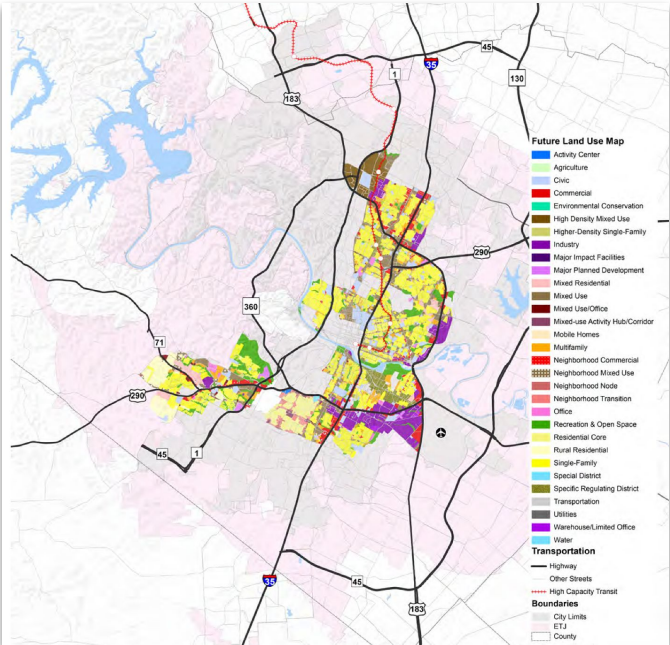
**Speciality Mixed Use Area (SMUA)**



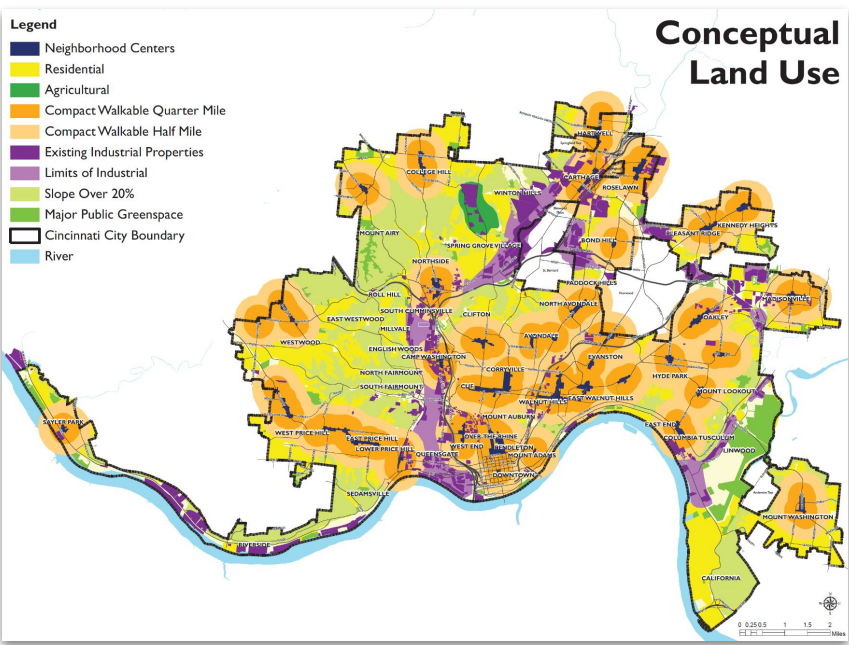
- LEGEND**
- Business/Industrial Development Area
  - Business/Industrial Preservation Area
  - Institutional Preservation and Development Area
  - Neighborhood Commercial Area
  - Neighborhood Development Area
  - Neighborhood Preservation Area
  - Opportunity Area
  - Regional Commercial Area
  - Recreational/Open Space Preservation and Development Area
  - Specialty Mixed Use Area



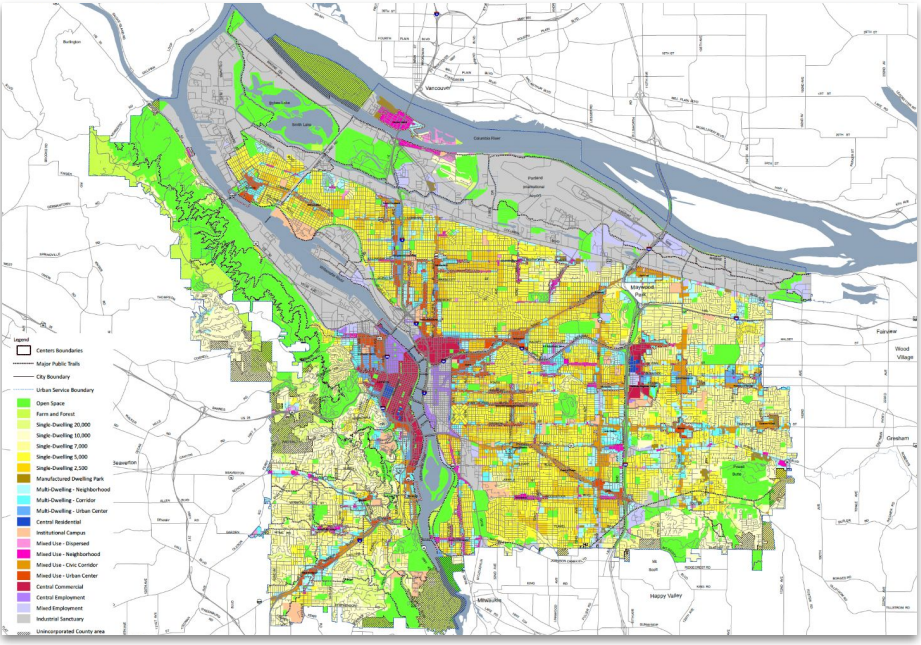
# Looking At Other City's Land Use Plans



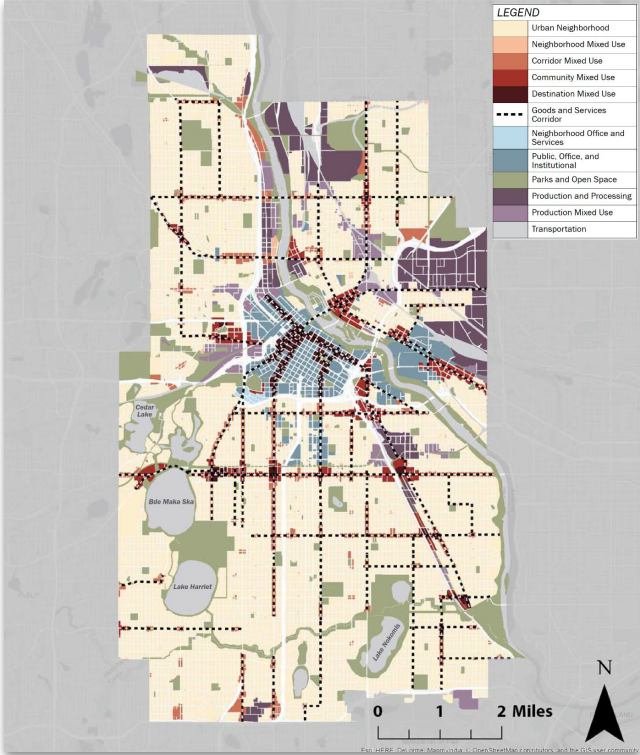
Imagine Austin



Plan Cincinnati



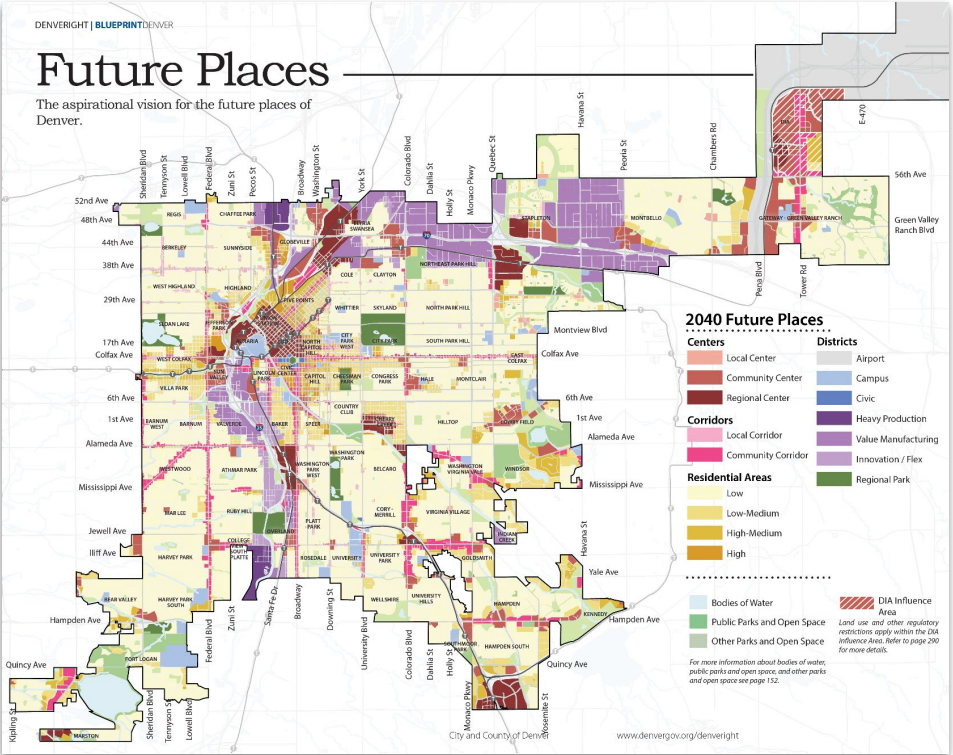
Portland 2030



Minneapolis 2040



Buffalo Land Use Plan



Blueprint Denver



# Looking At Other City's Land Use Plans

activity center	districts	high density residential	manufactured housing
agricultural	downtown	high vacancy	medium density residential
agriculture	downtown mixed use	higher density single family	metro mixed use
airport district	ecological landscapes	industrial	mixed residential
blue / green infrastructure	employment	industrial buffer	mixed use
blue infrastructure	enhanced greenway corridors	industrial change	mixed use / activity hub
campus district	environmental conservation	industrial strength	mixed use / office
carbon forest	environmental overlay	industry	Mixed Use and Commercial
cemeteries	existing industrial properties	inner neighborhoods	Mixed-Use/ “Live-Work”
central city	gateway regional center	inner ring districts	Mixed-Use/ Downtown
city center	general industrial	innovation / flex	Mixed-Use/ Residential
civic	general residential	innovation ecological	moderate vacancy 1
civic corridors	general urban	innovation productive	moderate vacancy 2
civic district	goods and services corridor	institutional	multifamily
commercial	greater downtown	large parks	neighborhood center
community centers	green mixed-rise	large parks	neighborhood commercial
community centers and corridors	green residential	light industrial	neighborhood corridors
community corridors	greenfield residential areas	limits of industrial	neighborhood mixed use area
community mixed use	greenways	live and make	neighborhood offices and services
community open spaces	habitat corridor	local centers	neighborhood transition
compact walkable half mile	heavy industrial	local corridors	neighborhood node
compact walkable quarter mile	heavy production	low density residential	office
convenience area	high and medium residential areas	low vacancy 1	One- and Two-Family Residential:
corridor mixed use	high capacity transit	low vacancy 2	open space
destination mixed use	high density mixed use	major impact facilities	other
district center	high density residential	major public greenspace	

# Why does the SLUP need an update?

## Questions include:

Are the current land use designations right?

**Are the designations specific enough?**

Is it a user-friendly document?

Does it have buy-in?




# Are The Current Designations Specific Enough?

Strategic Land Use Plan  
of the St. Louis Comprehensive Plan

## Business/Industrial Preservation Area (BIPA)

Areas where stable businesses currently exist and are encouraged to remain. This designation includes industrial and non-retail commercial uses where the location, condition of buildings and the low level of vacancy warrant preservation and infill industrial development where possible.



Strategic Land Use Plan  
City of St. Louis

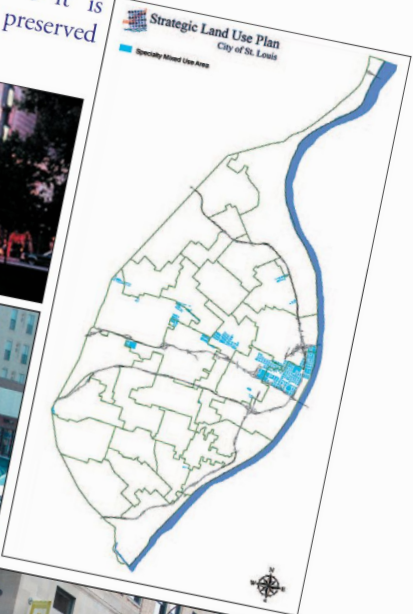




~ 16 ~



Strategic Land Use Plan  
of the St. Louis Comprehensive Plan


## Specialty Mixed Use Area (SMUA)

Areas like Downtown St. Louis where it is intended that a unique mix of uses be preserved and developed.



Strategic Land Use Plan  
City of St. Louis

~ 19 ~



# Why does the SLUP need an update?

## Questions include:

Are the current land use designations right?

Are the designations specific enough?

## Is it a user-friendly document?

Does it have buy-in?

# Why does the SLUP need an update?

## Questions include:

Are the current land use designations right?

Are the designations specific enough?

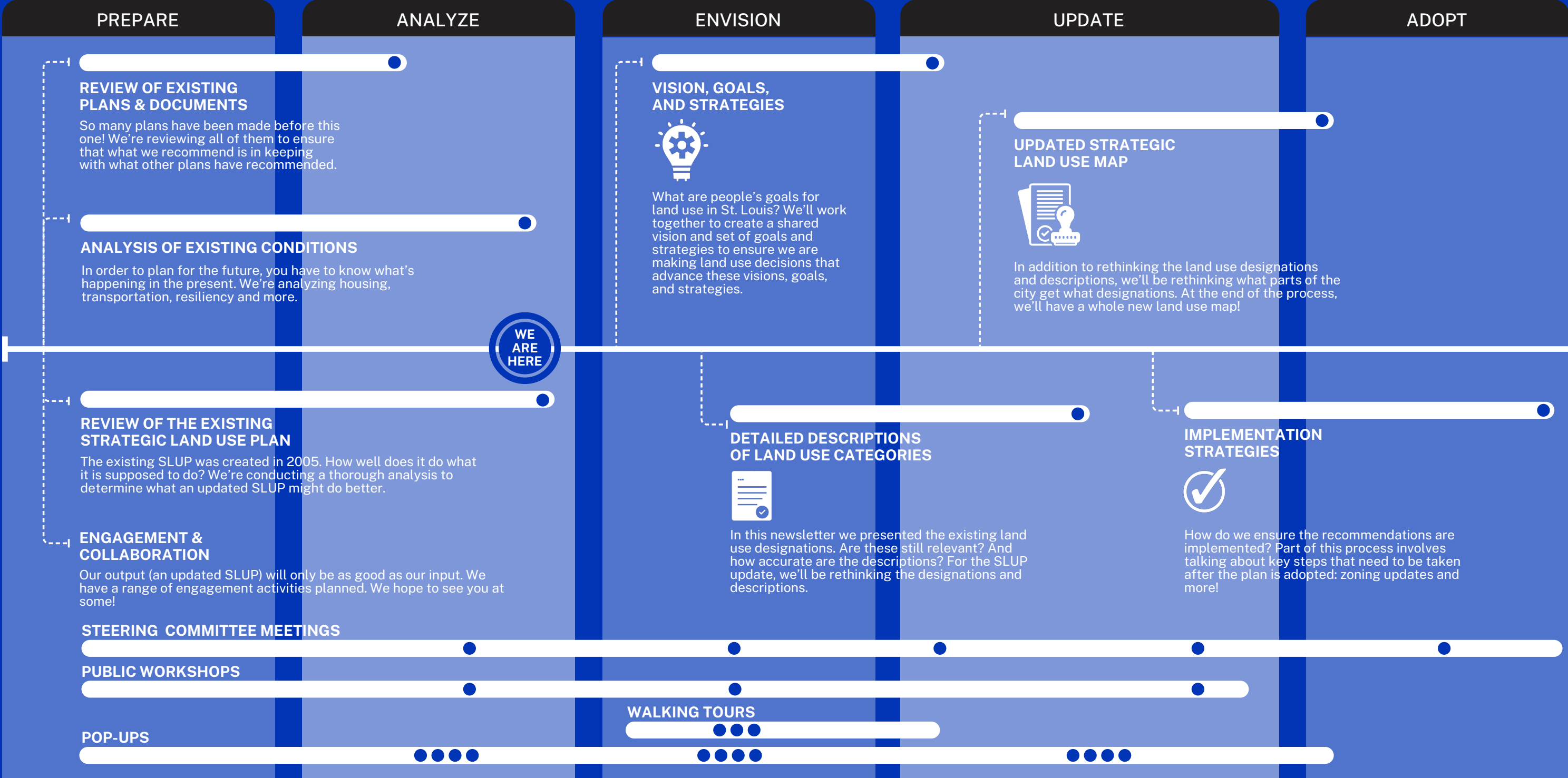
Is it a user-friendly document?

**Does it have buy-in?**

# How Are You Updating The SLUP?

1. Review of Existing Plans and Documents
2. Analysis of Existing Conditions
3. Review of the Existing Strategic Land Use Plan
4. Engagement & Collaboration
5. Vision, Goals, and Strategies
6. Detailed Descriptions of Land Use Categories
7. Updated Strategic Land Use Map
8. Implementation Strategies
9. Citywide Strategic Land Use Plan Document
10. Adoption

# Project Schedule



# How Are You Updating The SLUP?

## 1. Review of Existing Plans and Documents

2. Analysis of Existing Conditions
3. Review of the Existing Strategic Land Use Plan
4. Engagement & Collaboration
5. Vision, Goals, and Strategies
6. Detailed Descriptions of Land Use Categories
7. Updated Strategic Land Use Map
8. Implementation Strategies
9. Citywide Strategic Land Use Plan Document
10. Adoption



# Review of Existing Plans & Documents

## Plans adopted by the City of St. Louis Planning Commission

Strategic Land Use Plan Document  
Strategic Land Use Plan DRAFT Powerpoint  
Forest Park Master Plan  
A Plan for the Neighborhoods of the 5th Ward  
Design Downtown STL Neighborhood Plan  
Gravois-Jefferson Historic Neighborhoods Plan  
JeffVanderLou Neighborhood Plan  
Lafayette Square Neighborhood-Urban Plan  
McRee Town - South Neighborhood Plan  
We Collab Resident-Led Reinvestment Neighborhood Plan  
Carondelet Park Master Plan  
City of St. Louis Sustainability Plan  
Clifton Heights Park Master Plan  
Francis Park Strategic Plan  
Hyde Park Master Plan  
Lafayette Park Master Plan  
North Central Plan  
North Riverfront Commerce Corridor Land Use Plan  
North Riverfront Open Space and Redevelopment Plan (Adopted December 2015)  
North Riverfront Park Master Plan  
St. Louis Gateway Mall Master Plan  
St. Louis Riverfront Trail Enhancements Plan  
Skinker DeBaliviere Neighborhood Urban Design and Development Plan  
Downtown St. Louis Transportation Study

## Plans and strategies created by City departments/agencies

2020 Vision: An Equitable Economic Development Framework For St. Louis  
Comprehensive Economic Development Strategy 2017 - 2022  
Soulard Market Master Plan  
Climate Action & Adaptation Plan  
Northside-Southside MetroLink Expansion Future 64  
Arch-Laclede's and Stadium Stations  
Delmar Loop and DeBaliviere Stations  
Union Station/Civic Center Station  
Affordable Housing Study, Report, and Strategy  
Residential Market Analysis  
City of St. Louis Sustainability Plan  
Resilient St. Louis  
Parks and Open Space Plan  
Fairground Park Masterplan  
Economic Justice Action Plan  
Neighborhood Planning Strategy  
Neighborhood Planning Clusters  
Neighborhood Planning Priority Planning Areas  
Gateway Bike Plan  
TOD Study for the Cortex District  
Northside-Southside TOD Study  
Northside-Southside TOD Study Appendix

## Other plans created by the City's partner organizations

Segregation in St. Louis: Dismantling the Divide  
For the Sake of All Report  
Connected 2050  
Brickline Greenway  
St. Louis Affordable Housing Report Card  
Environmental Racism in St. Louis  
OneSTL  
Chouteau Lake & Greenway  
Vacant Lot Toolkit  
STL2030 Jobs Plan  
TAP Study for the Grand MetroLink Station  
TOD Best Practices Guide

# How Are You Updating The SLUP?

1. Review of Existing Plans and Documents
- 2. Analysis of Existing Conditions**
3. Review of the Existing Strategic Land Use Plan
4. Engagement & Collaboration
5. Vision, Goals, and Strategies
6. Detailed Descriptions of Land Use Categories
7. Updated Strategic Land Use Map
8. Implementation Strategies
9. Citywide Strategic Land Use Plan Document
10. Adoption

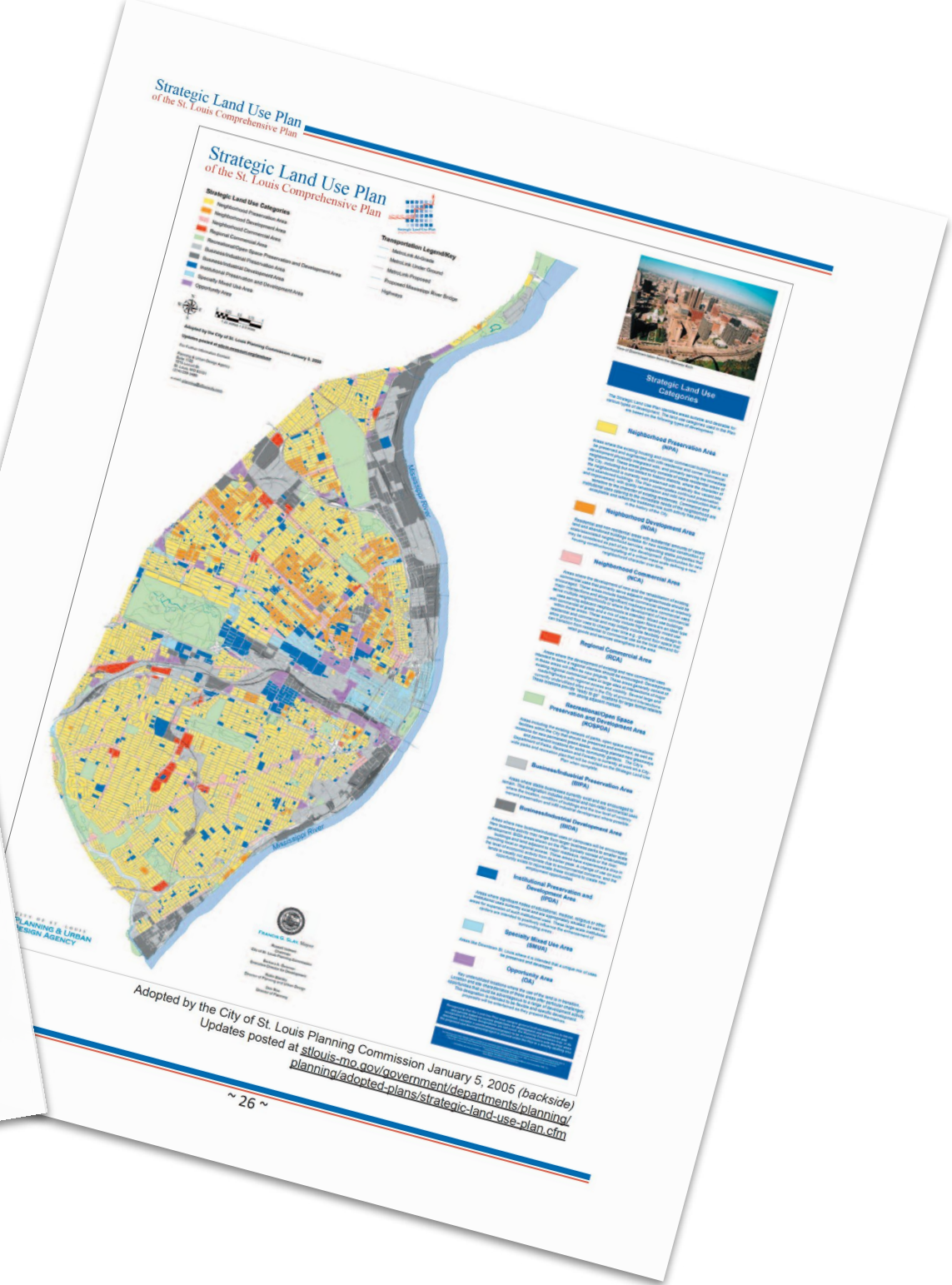


# How Are You Updating The SLUP?

1. Review of Existing Plans and Documents
2. Analysis of Existing Conditions
- 3. Review of the Existing Strategic Land Use Plan**
4. Engagement & Collaboration
5. Vision, Goals, and Strategies
6. Detailed Descriptions of Land Use Categories
7. Updated Strategic Land Use Map
8. Implementation Strategies
9. Citywide Strategic Land Use Plan Document
10. Adoption



# Review of the Existing Strategic Land Use Plan



# How Are You Updating The SLUP?

1. Review of Existing Plans and Documents
2. Analysis of Existing Conditions
3. Review of the Existing Strategic Land Use Plan
- 4. Engagement & Collaboration**
5. Vision, Goals, and Strategies
6. Detailed Descriptions of Land Use Categories
7. Updated Strategic Land Use Map
8. Implementation Strategies
9. Citywide Strategic Land Use Plan Document
10. Adoption



# Public Workshops





# Public Pop-Ups





# Steering Committee

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

**Invitation to Join the Strategic Land Use Agency forming a Steering Committee**

Greetings! The St. Louis Planning and Urban Design Agency is forming a Steering Committee for the Strategic Land Use Plan (SLUP) Update, and we want you to apply to be part of it! Below is some important information about the Steering Committee. When you are ready to apply, [you can submit your application via this link.](#)

**What is the SLUP?**  
The Strategic Land Use Plan (SLUP) of the St. Louis Comprehensive Plan is the City's general land use plan. The Strategic Land Use Plan sets out a vision for how we can best use the land in our city, block by block, to guide future development and other improvements.

**Why is the SLUP important? Why should I care about it?**  
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 where. For example, the City's Planning Commission reviews redevelopment plans, zoning text amendments, and rezonings to make sure they conform with the SLUP. The Planning and Urban Design Agency also reviews zoning variances and other adopted plans to make sure they are in line with the SLUP. In other words, the SLUP legally establishes the community's aspirations for future development.

**Why does the SLUP need an update?**  
A lot has changed in St. Louis since the first Strategic Land Use Plan (SLUP) was created in 2005. The updated SLUP will reflect the opportunities, challenges, and development dynamics facing our city today. While the City has been continuously amending the 2005 SLUP, this holistic update is a chance to comprehensively consider how our land use can best reflect St. Louis's current conditions and aspirations.

**What are the goals of the SLUP update?**  
The goals of this Strategic Land Use Plan Update are as follows – including its land use categories and citywide block-level map – to define aspirational development patterns for:

1. To critically review and revise the Strategic Land Use Plan – including its land use categories and citywide block-level map – to define aspirational development patterns for the city's future;
2. To clearly and holistically reflect land use aspirations of the St. Louis community in light of current and future needs, goals, opportunities, values, and challenges;
3. To critically review and refine how the Strategic Plan is used by the City, community partners, and residents to align the implementation of the Strategic Land Use Plan;
4. To embed current best practices in the City's regulating land use plan;
5. To affirmatively foster prosperity and quality of life in historically underinvested neighborhoods;
6. To provide a foundation for future land use policy refinement (e.g., updates to the zoning code); and
7. To identify other recommended best practices and strategies for implementation.

[www.slup-stl.com](http://www.slup-stl.com) | [info@slup-stl.com](mailto:info@slup-stl.com)

---

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

**What is the goal of the SLUP Steering Committee?**  
The SLUP Steering Committee will be a sounding board for proposed land use changes. The Committee will help set priorities for the plan and will establish a feedback loop between the City, the consultant team, and St. Louis residents, businesses, and community organizations. The SLUP Steering Committee will play a pivotal role in guiding the process, and ensure that the SLUP aligns with current needs while reflecting the aspirations of the St. Louis community.

**What are the responsibilities of a SLUP Steering Committee member?**  
As a SLUP Steering Committee member, you'll be expected to attend one meeting every two months. For each meeting, you may be asked to do some homework. For example, for the first meeting, we'll ask members to read the existing SLUP. You'll also be expected to help get the word out about SLUP-related public events, surveys, and our forthcoming website.

**What is the schedule?**  
The meeting dates will be worked out once the Committee has been established. We anticipate having our first meeting sometime in October 2023. We anticipate the project wrapping up at the end of 2024. Thus members can anticipate a total of 7 or so meetings.

**I'm not an expert in urban planning or land use. Can I still serve on the SLUP Steering Committee?**  
Yes you can! The SLUP Steering Committee is not for technical experts; it's for people who love St. Louis and care about its future. No other expertise is needed. In fact, it's really important to this process that we have a Committee with diverse experiences and perspectives, and we are looking for members who can represent the rich diversity of the St. Louis community, not people with any sort of technical background. (We will have technical experts involved in other parts of the process.)

**How do I apply?**  
[Here is a link to the application.](#) Please submit your application before September 29, 2023, in order to be considered.

**How will final Steering Committee selections be made?**  
On or around October 2, applications will be entered into a lottery. Twelve lucky applicants will be selected! Selected members will be notified on October 6.

**I have more questions!**  
If you have questions about the SLUP or the SLUP Steering Committee, don't hesitate to email [info@slupstl.com](mailto:info@slupstl.com).

[www.slup-stl.com](http://www.slup-stl.com) | [info@slup-stl.com](mailto:info@slup-stl.com)





# Meet The Steering Committee

The steering committee, composed of twelve St. Louisans selected by lottery, will help guide the direction of the new SLUP. We asked each member the following question: Why do you want to be part of the steering committee? Here's what they said!



**Ntosake Ambonisye**

"I have lots of ideas for unused plots of land in and all throughout the St. Louis area. For example: 3rd spaces, playscapes, and agricultural/self sustained areas."



**Bernard Powderly**

"I love giving back to the community and am fully invested in making the City of St. Louis a better place for all."



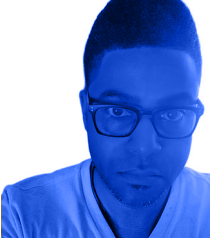
**Denean Vaughn**

"I'm a small business owner, homeowner, block captain, member of the Hyde Park neighborhood planning committee, and I've recently started a community led non-profit to serve the Hyde Park community. I enjoy meeting with and listening to community members to make our wonderful community better."



**Kelly McGowan**

"As a health equity advocate, I'm interested in efforts to dismantle the racist policies and practices that have resulted in the segregation and intentional disinvestment in communities of color. I am interested in contributing to efforts that can truly transform our city and ensure ALL residents live in thriving built environments."



**Kasimu Taylor**

"Born and raised in St. Louis I have seen the neighborhoods that I've grown up in become spaces where those in the community have no voice in what their community will look like in the future. I'm an advocate for those people and this will allow me to be their voice in rooms that they're not able to be in."



**Twanya Banks**

"I'm a MO Realtor and land structuring (for example redlining) is detrimental to my profession"



**Tom Radomski**

"I grew up in the city of St. Louis. However, I have spent most of my adult life living in other parts of the Midwest. Now that I have settled in St. Louis, I would love to get involved in my neighborhood as well as the city at large."



**Stephanie McCloud**

"I want to gain knowledge of the city planning process and help it be inclusive for all."



**Brady Williams DC**

"I am both a business owner and resident of the city of St. Louis, and I am passionate about its history and its future and I want to ensure that it grows again."



**Bob Sforza**

"As a lifelong St. Louisan, I feel a sense of civic duty to give back to the City which I call home. I feel my background and interests in urban planning and transportation enable me to have thoughtful conversations about the future of our region and the possibilities of building a better tomorrow for St. Louis residents and visitors alike."



**Sapna Bhakta**

"I have lived in multiple neighborhoods of the city limits, including Tower Grove East, Botanical Heights, The Tiffany, and now Lafayette Square in the last 10 years. I have invested interest in the capacity building and potential of the city's fruitful future."



**Christian Frommelt**

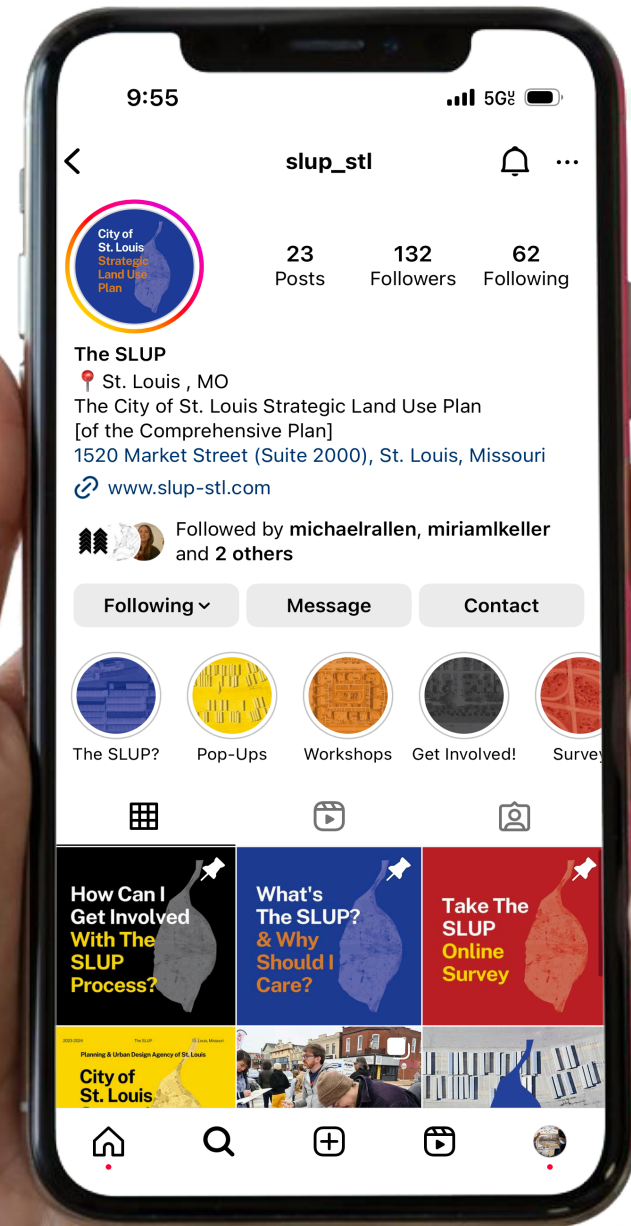
"I was born and raised in St. Louis and have been variously proud, heartbroken, and hopeful for how our historic river town-turned-metropolis-turned-post-industrial underdog can truly meet the moment and live up to the ideals of its citizenry. I'm seeking new ways to be part of improving our city."

# Website





# Social Media @SLUP\_stl





# Posters

2023-2024      The SLUP      St. Louis, Missouri

Planning & Urban Design Agency of St. Louis

# City of St. Louis Strategic Land Use Plan

of the Comprehensive Plan

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.



 Stay Updated:  
Website: [www.slup-stl.com](http://www.slup-stl.com)  
Email: [info@slup-stl.com](mailto:info@slup-stl.com)  
Phone: (314) 266-8620

 Follow Us  
@SLUP\_stl

2023-2024      The SLUP      St. Louis, Missouri

Planning & Urban Design Agency of St. Louis

# City of St. Louis Strategic Land Use Plan

of the Comprehensive Plan

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.



 Stay Updated:  
Website: [www.slup-stl.com](http://www.slup-stl.com)  
Email: [info@slup-stl.com](mailto:info@slup-stl.com)  
Phone: (314) 266-8620

 Follow Us  
@SLUP\_stl

2023-2024      The SLUP      St. Louis, Missouri

Planning & Urban Design Agency of St. Louis

# City of St. Louis Strategic Land Use Plan

of the Comprehensive Plan

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.



 Stay Updated:  
Website: [www.slup-stl.com](http://www.slup-stl.com)  
Email: [info@slup-stl.com](mailto:info@slup-stl.com)  
Phone: (314) 266-8620

 Follow Us  
@SLUP\_stl

Business Cards

**City of  
St. Louis  
Strategic  
Land Use  
Plan**  
of The Comprehensive Plan

Planning & Urban Design  
Agency of St. Louis

**What's The  
SLUP?**

[www.slup-stl.com](http://www.slup-stl.com)  
[info@slup-stl.com](mailto:info@slup-stl.com)  
(314) 266-8620  
Instagram: @SLUP\_stl

**City of  
St. Louis  
Strategic  
Land Use  
Plan**  
of The Comprehensive Plan

Planning & Urban Design  
Agency of St. Louis

**What's The  
SLUP?**

[www.slup-stl.com](http://www.slup-stl.com)  
[info@slup-stl.com](mailto:info@slup-stl.com)  
(314) 266-8620  
Instagram: @SLUP\_stl

**City of  
St. Louis  
Strategic  
Land Use  
Plan**  
of The Comprehensive Plan

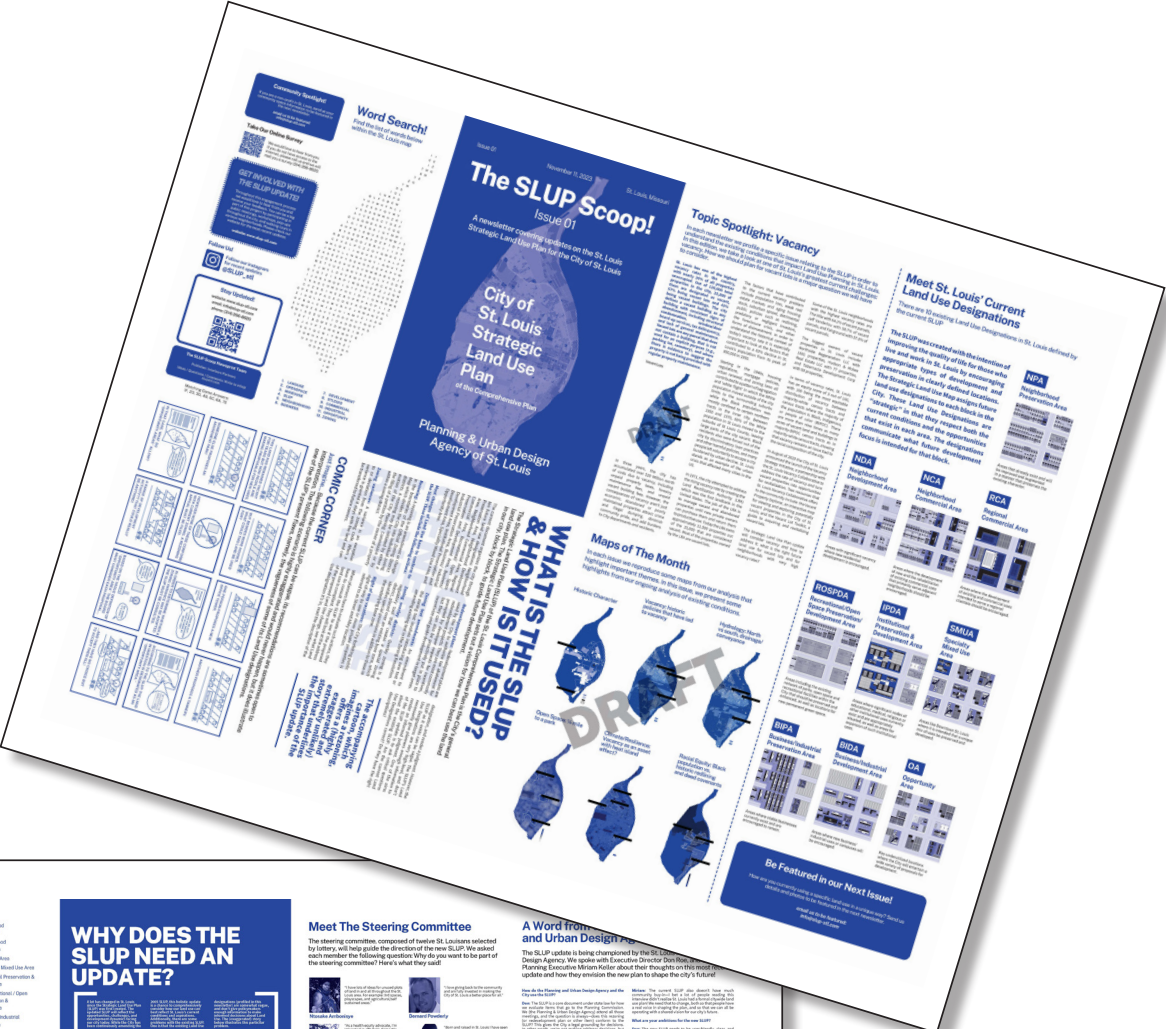
Planning & Urban Design  
Agency of St. Louis

**What's The  
SLUP?**

[www.slup-stl.com](http://www.slup-stl.com)  
[info@slup-stl.com](mailto:info@slup-stl.com)  
(314) 266-8620  
Instagram: @SLUP\_stl



# Newsletter





# How Are You Updating The SLUP?

1. Review of Existing Plans and Documents
2. Analysis of Existing Conditions
3. Review of the Existing Strategic Land Use Plan
4. Engagement & Collaboration
- 5. Vision, Goals, and Strategies**
6. Detailed Descriptions of Land Use Categories
7. Updated Strategic Land Use Map
8. Implementation Strategies
9. Citywide Strategic Land Use Plan Document
10. Adoption



# How Are You Updating The SLUP?

1. Review of Existing Plans and Documents
2. Analysis of Existing Conditions
3. Review of the Existing Strategic Land Use Plan
4. Engagement & Collaboration
5. Vision, Goals, and Strategies
6. Detailed Descriptions of Land Use Categories
7. Updated Strategic Land Use Map
- 8. Implementation Strategies**
9. Citywide Strategic Land Use Plan Document
10. Adoption

**THANK YOU**