


Community Spotlight!

If you are a non-profit in St. Louis, send us your community space information, and it may be featured in the next newsletter.

email us to be featured: info@slup-stl.com

Take Our Online Survey



We would love to hear from you. If you do not have access to the internet, please call us and we will mail you a survey (314) 266-8620.

GET INVOLVED WITH THE SLUP UPDATE!

Throughout this engagement process we would love to hear from you and receive your feedback. You can be a big part of this project by participating in public meetings, workshops, pop-ups throughout the city, and walking tours in various neighborhoods. Please check our website for the most recent updates.

website: www.slup-stl.com

Follow Us!

Follow our Instagram for recent updates

@SLUP_stl



Stay Updated!

Website: www.slup-stl.com
 Email: info@slup-stl.com
 Phone: (314) 266-8620



The SLUP Scoop Newsprint Team

Publisher: Interboro Partners

Ideas / Questions / Comments: Write to info@slupstl.com

Matching Game Answers:
 1F, 2D, 3G, 4B, 5C, 6A, 7E

Word Search!
 Find the list of words below within the St. Louis map



- | | |
|-----------------|-----------------|
| 1. LANDUSE | 7. DEVELOPMENT |
| 2. OPENSACE | 8. STLOUIS |
| 3. MIXEDUSE | 9. COMMERCIAL |
| 4. SLUP | 10. INDUSTRIAL |
| 5. NEIGHBORHOOD | 11. OPPORTUNITY |
| 6. BUSINESS | 12. ZONING |

Issue 01 January 2024 St. Louis, Missouri

The SLUP Scoop!

Issue 01: Let's Get Going!

A newsletter covering updates on the St. Louis Strategic Land Use Plan for the City of St. Louis

City of St. Louis Strategic Land Use Plan

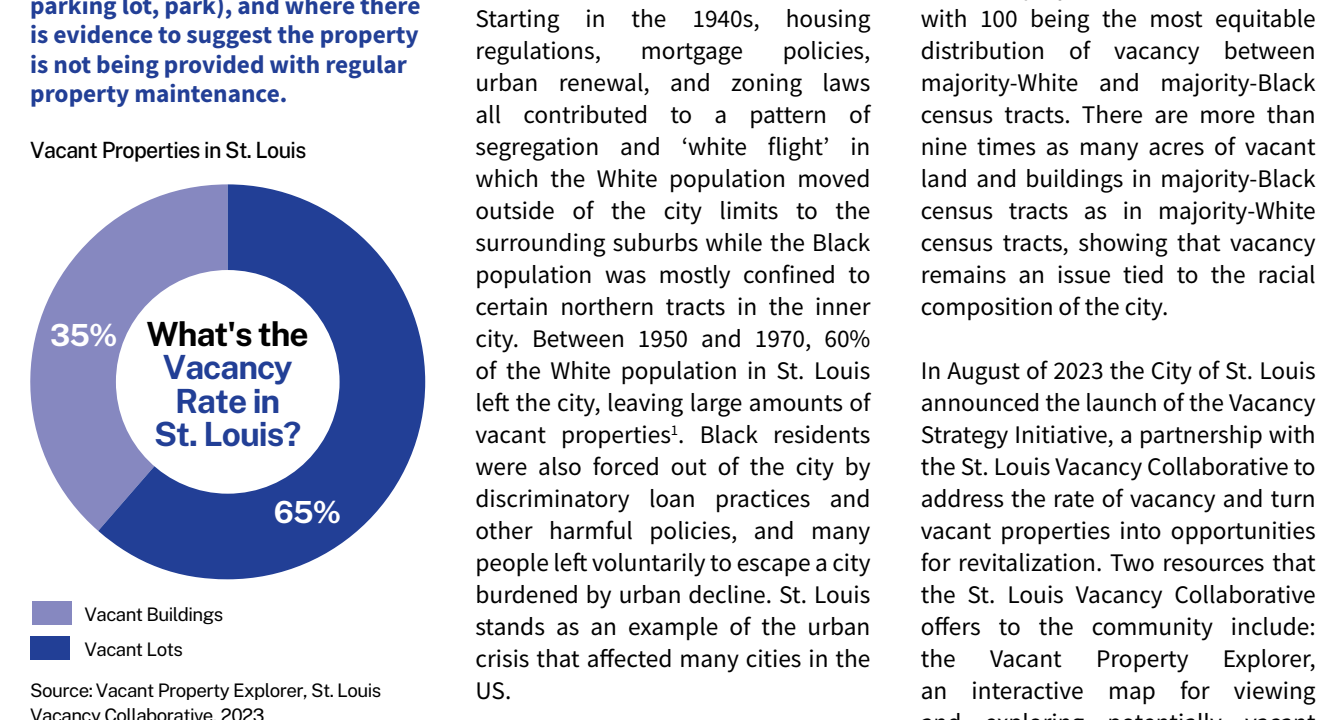
of the Comprehensive Plan

Planning & Urban Design Agency of St. Louis

Topic Spotlight: Vacancy

In each newsletter we profile a specific issue relating to the SLUP in order to understand the existing conditions that impact Land Use Planning in St. Louis. In this edition, we take a look at one of St. Louis's greatest current challenges: vacancy. How we should plan for vacant land is a major question we will have to consider.

St. Louis has one of the highest vacancy rates in the country, with nearly 20% of all properties unoccupied. Out of all the properties in the city, up to 25,000 of them are designated as vacant, 65% being vacant lots and 35% being vacant buildings. The City defines a vacant building as any building with consistent signs of abandonment, including structural condemnation, window/door board-up services, tax delinquency, and lack of general maintenance. Vacant lots are any parcel that does not contain a building, that is not used for an explicit purpose (e.g., parking lot, park), and where there is evidence to suggest the property is not being provided with regular property maintenance.



In three years, the City has accumulated over \$20 million worth of costs due to vacancy, including unpaid property taxes, forestry maintenance fees, and unpaid building fees. However, the consequences of vacancy aren't just economic. Abandoned or poorly maintained properties attract crime and illegal dumping, diminish community pride, and add burdens to City departments and residents.

In 1971, the City attempted to address the rising vacancy rate by creating the Land Reutilization Authority (LRA) which was the first landbank in the United States. The job of the LRA is to manage vacant and abandoned properties until new private owners can purchase them and return them to productive use. Today, the LRA owns approximately 10,000 properties out of the 25,000 that are considered vacant. Most of the properties owned by the LRA are vacant lots.

Out & About: Highlights from our Community Engagement

11/13: Public Workshops



"We need to be one cohesive city for future success while celebrating the individuality or identities of unique neighborhoods."
 - St. Louis Resident

"[We] should further humanize the spaces, make them spaces everyone feels safe and comfortable to live in."
 - St. Louis Resident

11/14: The Ville Walking Tour



Earlier this month our team met with Aaron Williams from 4theVille - an organization that develops programs and encourages preservation of The Ville. Aaron took our team, city staff, and members of the steering committee on a walking tour of The Ville neighborhood and shared with us some of the area's history, and showed us what areas are working well currently, and what areas have a lot of potential.

12/02: Pop-Ups

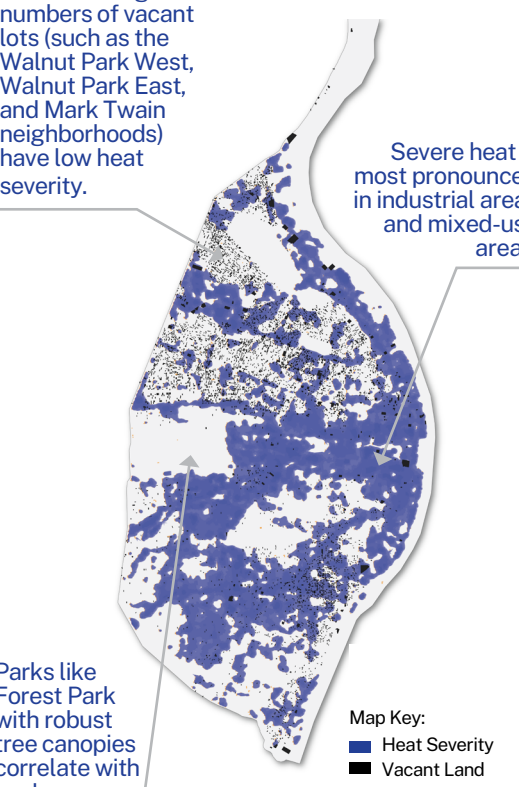


"[The] future of land use needs to prioritize making communities livable - safe and affordable housing, good schools, green spaces for flood water retention and recreation, and usable public transit. We have enough entertainment districts."
 - St. Louis Resident

Map Spotlight

In each issue we reproduce some maps from our analysis that highlight important themes. In this issue, we present six random takeaways from our ongoing analysis of existing conditions.

There is less heat severity where green space is.



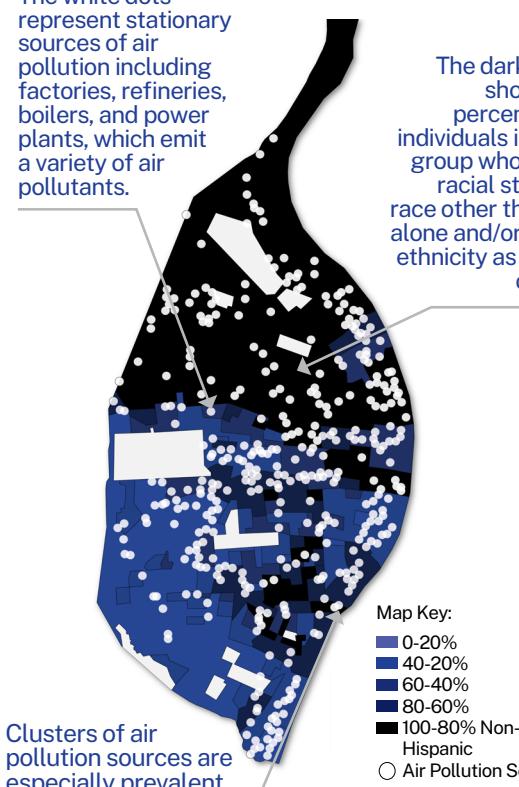
Areas with high numbers of vacant lots (such as the Walnut Park West, Walnut Park East, and Mark Twain neighborhoods) have low heat severity.

Severe heat is most pronounced in industrial areas and mixed-use areas.

Parks like Forest Park with robust tree canopies correlate with cooler areas.

Map Key:
 ■ Heat Severity
 ■ Vacant Land

Many air pollution sources in St. Louis are located in neighborhoods with high concentrations of non-white and/or Hispanic residents.



The white dots represent stationary sources of air pollution including factories, refineries, boilers, and power plants, which emit a variety of air pollutants.

The darker areas show higher percentages of individuals in a block group who list their racial status as a race other than white alone and/or list their ethnicity as Hispanic or Latino.

Clusters of air pollution sources are especially prevalent in industrial zones.

Map Key:
 ■ 0-20%
 ■ 40-20%
 ■ 60-40%
 ■ 80-60%
 ■ 100-80% Non-white and/or Hispanic
 ○ Air Pollution Source

STL Vacancy Explorer. STL Vacancy Tools. Accessed October, 2023.
 Heat Severity-USA 2021. Heat.gov. Accessed September, 2023.

Racial deed restrictions were once among a range of strategies used to enforce racial segregation.

Racial deed restrictions prevented property owners from renting or selling to Black residents.

By the 1950s, the White population began to suburbanize, and Black residents were moving into areas abandoned by Whites.

Black St. Louisans mostly lived in several northside tracts because they were constrained by racial deed restrictions and other restrictions.

Sometimes, courts would give up on enforcing racial deed restrictions if the all-White character of the neighborhood had already been lost by Black residents moving in without challenge.

In 1948 the Supreme Court ruled racial deed restrictions unenforceable, but they still persisted unofficially.

By 1950, some black families lived in restricted areas, in part because the covenants were declared unenforceable in 1948.

Map Key:
 ■ Areas Racial Deed Restrictions in 1945
 ● 25 White Persons (1950 Population)
 ● 25 Black Persons (1950 Population)

"General Information | 1950 Census." National Archives and Records Administration. Accessed November, 2023.

Gordon, Colin. "Mapping Decline: St. Louis and the Fate of the American City." The University of Iowa. Accessed December 22, 2023.

National Flood Hazard Layer. Federal Emergency Management Agency, 2023.

Metropolitan St. Louis Sewer District. St. Louis, MO.

Past redlining is tied to current vacancy in St. Louis.

Walnut Park East was a predominantly White neighborhood until the mid 1960s when it became a majority Black neighborhood. Construction of Interstate 70 through the area in the early 60s was partially responsible for this shift.

The Ville was one of the few unrestricted zones in St. Louis in the 1940s and did not have regulations about who could rent or buy through there. In the 1950s The Ville was 95% African American.

Map Key:
 ■ HQLC Class D Ranking
 ■ HQLC Class C Ranking
 ■ Vacancy of Land and Buildings

The Home Owners Loan Corporation rated the neighborhood of Gravois Park D (hazardous) in 1937 and C (declining) in 1940. The redlining of this area prevented many residents from attaining loans or other services and contributed to disinvestment in the neighborhood.

Map Key:
 ■ Residential Footprint
 ● Buffer 0.5 Mile (10 Miles Walk)

Most of the areas that lack access to open spaces have few residential buildings.

The size and quality of parks varies, so proximity to open space does not necessarily give the most accurate description of accessibility.

One area in the south of the city has a high concentration of residential blocks but low access to open spaces.

Map Key:
 ■ Flood Zones
 ■ MSD Problem Areas
 ■ MSD Demolition Sites
 ● Proposed Rain Gardens
 ● Existing Rain Gardens

STL Vacancy Explorer. STL Vacancy Tools. Accessed October, 2023.

Mapping Inequality, 2020. Designations Reflect Home Owners' Loan Corporation (HOLC) Designations ca. 1930. Accessed November, 2023.

City Parks: Parks Shapefile. City of St. Louis. Last modified May 30, 2013.

Building Footprints Shapefile Dataset - Building Footprints. St. Louis Regional Data Exchange. Last modified July 2, 2020.

ENTER OUR FEARLESS SLUP-ER HERO!

When dubious development proposals are made the SLUP can save the day! This scenario shows why the SLUP (while not always perfect) is important as a guiding document in shaping future development across the city.

1. THE LAND ALLOWS NEW RESIDENTIAL CONSTRUCTION AND NEIGHBORHOOD SERVICES.

2. SOMEONE ELSE PROPOSES A LOCAL AMUSEMENT PARK!

3. THIS LAND HAS REMAINED VACANT FOR YEARS, BUT NOW PEOPLE ARE MAKING PROPOSALS FOR NEW USES.

4. SOMEONE ELSE PROPOSES A LOCAL AMUSEMENT PARK!

5. THESE AREAS PROHIBIT PROJECTS LIKE THOSE ABOVE THAT GREATLY ALTER THE EXISTING CHARACTER...

6. SO ACCORDING TO THE SLUP NONE OF THESE PROPOSALS FOR ZONING CHANGES SHOULD BE ACCEPTED.

7. PEOPLE ARE STILL HOPING FOR DEVELOPMENT THAT FITS IN...

8. ACCORDING TO THE SLUP THIS LAND IS DESIGNATED AS A NEIGHBORHOOD DEVELOPMENT AREA (NDA).

9. ANOTHER PERSON PROPOSES A NEIGHBORHOOD-SCALE TANNERY.

10. ALL CITY-SCALE DEVELOPMENT MUST HAVE TO GO THROUGH THE SLUP.

11. ONE PERSON PROPOSES A NEW SHINY OFFICE TOWER.

12. ANOTHER PERSON PROPOSES A NEIGHBORHOOD-SCALE TANNERY.

WHAT IS THE SLUP & HOW IS IT USED?

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.

The current document organizes the city through ten future land use designations: Neighborhood Preservation Area, Neighborhood Development Area, Neighborhood Commercial Area, Regional Commercial Area, Recreational/Open Space Preservation and Development Area, Business/Industrial Preservation Area, Institutional Preservation and Development Area, Specialty Mixed Use Area, and Opportunity Area.

Land use decisions are evaluated against the SLUP, which is formally adopted by the Planning Commission. These include the following actions:

- Rezoning:** A rezoning is an amendment or change in the boundaries of the Official Zoning District. Map which divides the city into individual zoning districts. 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.
- 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 City's Comprehensive Plan (SLUP) is one of the Board of Adjustment uses in its evaluation of variance requests.
- Redevelopment plans:** Redevelopment plans are used by the City to authorize tax abatement for redevelopment projects. They are most commonly prompted by developer requests for incentives, but they can also be proactively put in place to incentivize and guide development in target areas.
- Zoning text amendments:** An amendment to the zoning text involves introducing new text or amending existing text in the zoning resolution.
- Zoning overlay districts:** Overlay zoning is a regulatory tool that creates a special zoning district, placed over an existing base zone, which identifies special provisions in addition to those in the underlying base zone.
- Right of way vacations:** The City forfeiting public right-of-way to one or more private properties is referred to as Street and Alley Vacation.

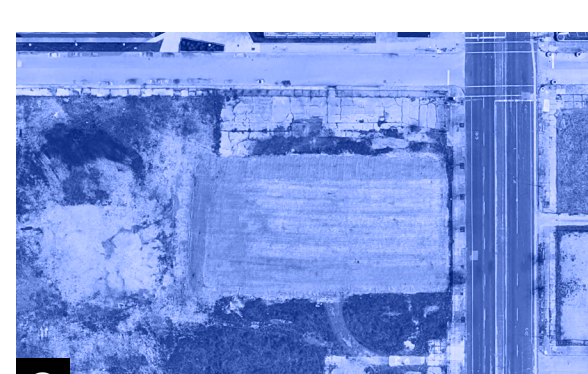
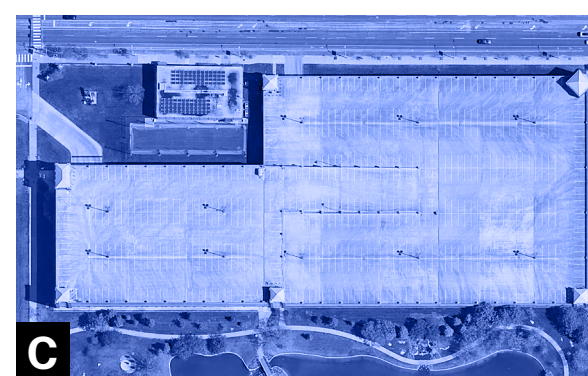
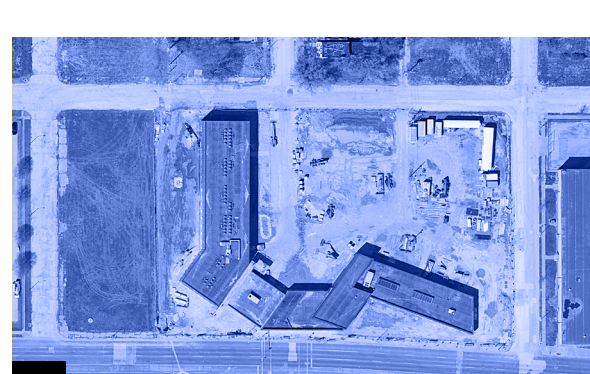
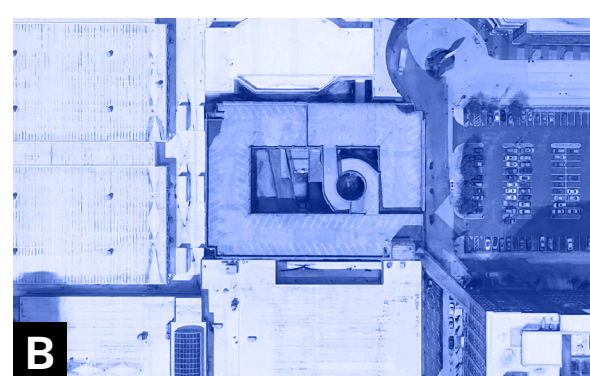
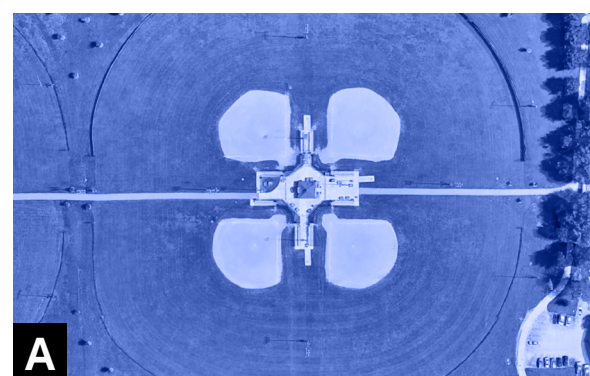
When planners have to evaluate such actions, they have to consult the SLUP to see if the proposed land use is compliant. They will look at the address of the proposed Land Use Change, see what Land Use designation it's in, read the description of the SLUP as it exists and can be vague. The SLUP's Land Use Designations are very high-level, and don't necessarily give planners enough information to render an informed judgment. One of the aims of the SLUP update is to ask critical questions about the existing SLUP: Are the current Land Use Designations correct? Do they have the right descriptions?

The accompanying cartoon offers an imaginary scenario that underscores the importance of the SLUP in determining the way certain areas should be developed.

Matching Game!

Match the image to the land use designation in the current SLUP. Answers are located on the back page of the newsletter

1. **NCA** | Neighborhood Commercial Area
2. **NPA** | Neighborhood Preservation Area
3. **OA** | Opportunity Area
4. **SMUA** | Specialty Mixed Use Area
5. **IPDA** | Institutional Preservation & Development Area
6. **ROSPDA** | Recreational / Open Space Preservation & Development Area
7. **BIPA** | Business / Industrial Preservation Area



WHY DOES THE SLUP NEED AN UPDATE?

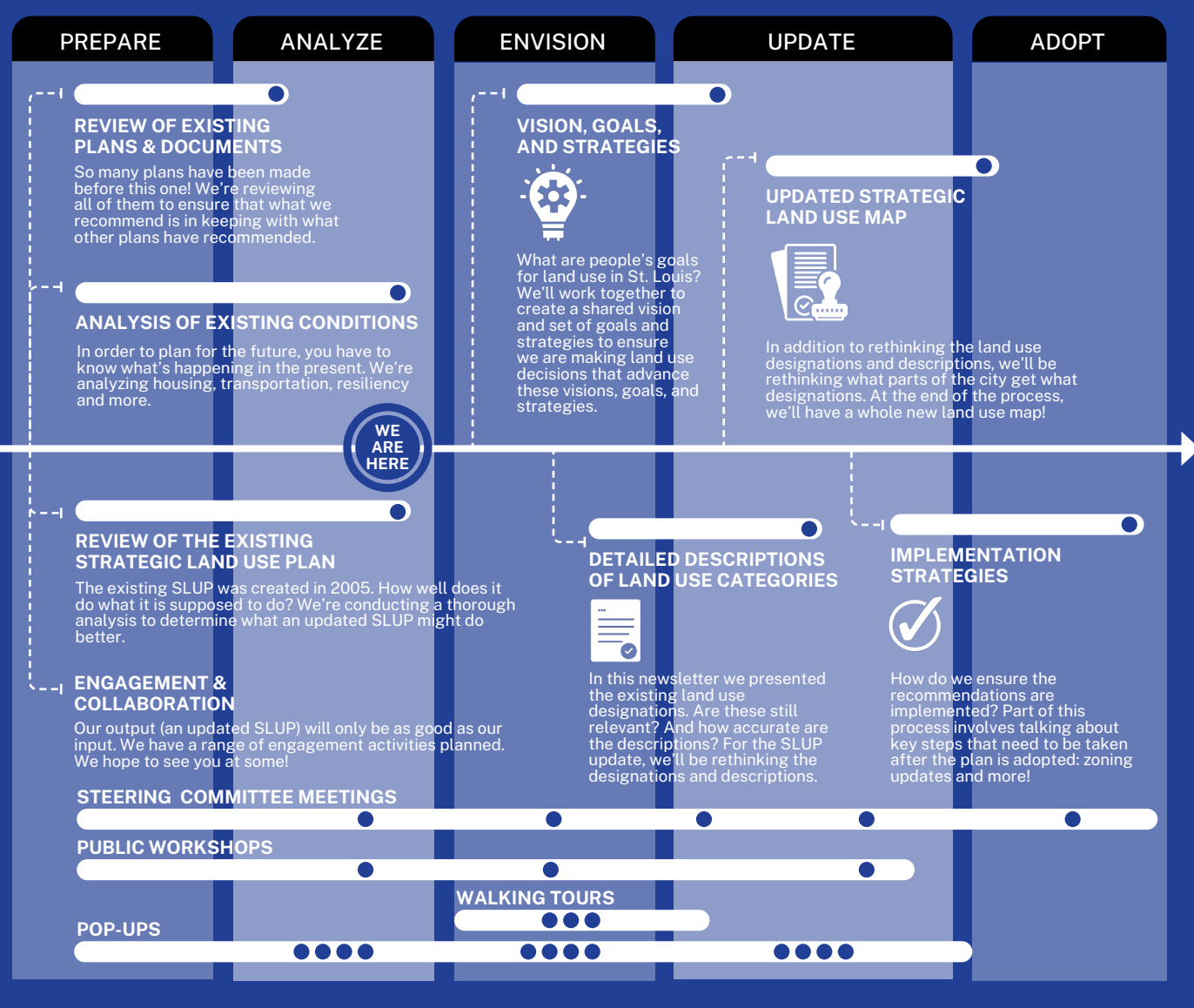
A lot has changed in St. Louis since the Strategic Land Use Plan (SLUP) was first created. The updated SLUP will reflect the opportunities, challenges, and development dynamics facing our city today. While the City has been continuously

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. Additionally, there are some problems with the existing

SLUP. One is that the existing Land Use designations (profiled in this newsletter) are somewhat vague, and don't give policymakers enough information to make informed decisions about Land Use.

How Are We Updating The SLUP?

The SLUP Update will be a part of an 18 month process:



Given your background in studying demography, what do you think the outlook of neighborhoods in decline in St. Louis will be in the next decade or two?

I admire St. Louis. I believe in St. Louis, in its potential, and the strength of its people. Given that there once was close to 900,000 people and now it's 280,000 the city has really been through a lot. People have stood with the city. There's a very strong spirit in the city. People love the city. They want to see the city succeed.

And so for me the question is: given that many single and retired people are not leaving the city, the people who are leaving the city are families with children. And so we look at the two factors of why they are: schools and crime. And so when you ask me, can I project this forward and what will happen? I think any person who would tell somebody, "Stay in the city. The schools are getting better," but that is not everyone's experience. I've seen it in my own personal network, of people who were once committed to the city, at least two families have left since January.

The SLUP is an opportunity to make a radical new vision for the city.

NS: As a demographer, I always tell people I want to be wrong. Please let me be wrong because if I'm wrong, that means that something special is happening that is not predicted. But I don't see any evidence that I'm wrong. The market has not proven me to be wrong yet. Now what the City's doing is great, but the city can only do so much. It can only produce so much housing it doesn't have.

It doesn't have a lot of money at scale to fix these problems, and so the private market says we're only going to build in the central West End or The Grove. That should be a signal that those are your thriving neighborhoods. This is where people want to live. We

need to make it easier for families with children to stay in the city. We need to create safe neighborhood with great access to schools, opportunities, etc.

How can the city use population assumptions to guide its planning approach in the SLUP process?

NS: We just talked about some challenges facing the city, some big ones, but significantly there are infrastructure challenges. It's got a water problem, it's got street problems. It's a city that was designed to hold 900,000. It had 300,000 people, now 286,000. And so how do you fix this? How do you fix a city that doesn't need all this infrastructure? It's got blocks that have two houses; it's got neighborhoods that are not safe. I don't have the solution, I'm just providing data and saying let's talk. There are groups of residents that want to fight for the city; they believe in the city. I don't want to leave this interview saying there's nothing hopeful. There are lots of people that have an image for the future of the city that they want. The city has everything to be successful. It is succeeding, if you look at the central corridor, or Forest Park, or downtown. Those parts of the city are comparable to any city in the country, Houston, Dallas, San Francisco. The greenways are very successful; they should happen.

However, how much does it cost to maintain some parts of the city with so few people? I think that Detroit's got some good examples to look at where entire neighborhoods are gone, but there are some very nice urban farms. The land becomes something that's an advantage to the city by providing access to organic food. But what does this mean for the future of the city? If you don't talk, if you don't have these radical changes, I believe that if you interview me in five years from now the streets still will not be fixed, we will still have random crime around the neighborhood and families with children will still continue to leave.

I'm a hopeful person, but you know, some of the data points are brutal. One community member told me that every time I present, it's brutal. But one thing I've heard is that they appreciate my transparency and that I'm not hiding the facts from the public. And they keep telling me, "I don't like what you're telling us, but keep telling us!" And I think the city would be well poised to hear that message: don't hide data, give it to the people, be honest, and create a shared vision of the future with transparency for the common good.

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 Amboniseye

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



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."



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."



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."



Stephanie McCloud

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



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."



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."



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."



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."



Twanya Banks

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



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."



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."

A Word from the Planning and Urban Design Agency

The SLUP update is being championed by the St. Louis Planning and Urban Design Agency. We spoke with Executive Director Don Roe, and City Planning Executive Miriam Keller about their thoughts on this most recent update and how they envision the new plan to shape the city's future!

How do the Planning and Urban Design Agency and the City use the SLUP?

Don: The SLUP is a core document under state law for how we evaluate items that go to the Planning Commission. We (the Planning & Urban Design Agency) staff all those meetings, and the question is always—does this rezoning (or redevelopment plan or other item) conform to the SLUP? This gives the City a legal grounding for decisions. In other words, we're not making arbitrary decisions, but we're operating with a formal set of goals and principles, with the SLUP in particular as a guide for land use.

Miriam: We use it all the time. Every item the Planning Commission reviews is compared to the SLUP. We also write memos for each and every Board of Adjustment meeting about whether requested variances (i.e., special exceptions to zoning rules) are in keeping with the SLUP. However, I think it's used a little bit as a reactive tool. If we had a more informative, specific, and community-driven land use plan, we could use it to drive some of the work we know our community needs: things like zoning reform, neighborhood reinvestments, and so on. That's exactly what we're trying to do with this SLUP update.

Why does the City of St. Louis need a new SLUP?

Don: When we first created the SLUP in 2005, it was a huge step. Honestly, the City had been operating without a formally binding land use plan for decades. And as you can imagine, there was a lot of problematic stuff older planning documents, like the comprehensive plan adopted in the 1940s. So the SLUP we have now, while general in nature, was a BIG step forward in terms of planning in St. Louis.

But a lot has changed since 2005, and we've learned some ways our current SLUP doesn't serve us in the ways it needs to. For example, what does the current SLUP have to say about economic justice? About housing affordability? About transit-oriented development? About climate change? The answer is... not much. It's time for a redo that takes that all into account, and set the stage for neighborhood planning.

Miriam: "If we had a land use plan that really centered equity, climate resilience, and the other things we want for our future, it would mean that the day-to-day land use policy decisions we make work in service of those goals. In fact, they would have to!"

Miriam: The current SLUP also doesn't have much community buy-in—I bet a lot of people reading this interview didn't realize St. Louis had a formal citywide land use plan! We need that to change, both so that people have a real voice in shaping the plan, and so that we can all be operating with a shared vision for our city's future.

What are your ambitions for the new SLUP?

Don: The new SLUP needs to be user-friendly, clear, and ambitious. St. Louis is full of potential—a unified citywide plan can help us envision that potential, and work together to achieve it.

Miriam: I want the new SLUP to be something that is useful to every entity in City government and in the community that touches land use. That means developers, development agencies, and even some operational departments. This plan should help everybody work together in service of a shared, community-driven vision.

This new land use plan will also set us up to tackle some issues with our zoning code. Once we have a clearer vision for future land use, we'll be able to fix our zoning issues by bringing zoning regulations in line with our goals. In fact, part of this process is a detailed assessment of our current zoning code and recommendations for how to update it. So think of the SLUP / Comprehensive Plan update as a step 1, and a zoning code update as a step 2.

Land use can be pretty abstract. Why should people care about land use?

Don: Well, how we use land touches everything in our lives: housing, jobs, the environment, grocery stores, you name it. It's about having what we need in the right places, and it's about creating places people want to be. The SLUP legally serves as the land use component to the City's comprehensive plan. But this process will set the stage for creating other planning guidance for our city (e.g., transportation and mobility, etc.).

Miriam: We have to think with the future in mind. We have real issues (and opportunities) that deal with land in St. Louis. How do we guide the use of vacant land? How do we use land in a way that protects us from flooding and extreme heat? How do we make sure the land around our kids' schools supports their learning and wellbeing? How do we support diverse housing development to meet our diverse needs?

These aren't things we can change overnight... we need a vision document that bakes that in, and that gives us the legal backing to start tackling those issues through zoning and other implementation tools. So, basically, this is a chance for the community to come together and think about what we value, and what we want our future to look like (until it's the time to update again). The deeper dives we do through neighborhood planning will also build on the SLUP, and provide really important strategic direction.

An Interview With Ness Sandoval

Ness Sandoval, Ph.D, Professor of Sociology at Saint Louis University

We spoke with Ness Sandoval, Professor of Sociology at Saint Louis University, about his research on the demographic trends in St. Louis, and the relevance of his findings to land use planning. Ness's research focuses on the spatial hierarchy of inequality in American cities. As a demographer, Ness provides a valuable outline of the key obstacles facing the city and offers a call to action for imagining what a forward looking vision of St. Louis might look like!



is that a phenomenon which is happening evenly across the city or in certain areas or neighborhoods?

NS: It's not even. So it happened the largest number of people who've left are in North St. Louis, but they're starting to lose families in other parts of the city, not nearly at the rate that you see in North St. Louis. If you understand North St. Louis you realize that for many decades there was a lack of public investment. Since I've lived here since 2008 many of these neighborhoods have been in decline. I could take you down the street today and show you a photo I took in 2010. And not enough has been done about the crumbling infrastructure in these neighborhoods. In fact, it's worse in many places than it was when I took the photos.

In the neighborhoods in the north, which have been depopulating for decades, do you expect that trend to continue?

NS: I'm a demographer so I am trained to not think with my feelings. I'm not thinking about politics, but looking at markets. For instance we look at what the private market is doing and we have the projects around the NGA site. Who's buying homes and who's buying lots? I think it's fair to say that a lot of people are disappointed that there hasn't yet active private market for the development of homes leveraging the economic investment from the NGA site that was promised. If you were to go walk around the neighborhood surrounding the site today I think you would be disappointed by how little economic activity there is. I pulled up a Zillow map just a couple weeks ago and I think there's only five or six properties that were sold over the past year.

Another is affordable housing. The city is building lots of housing, there's a lot of apartments going up, lots of condos going up: people are moving into the city. There are good opportunities for them. But the question I always ask is: where's the housing for the mom and her kids that's affordable? Where is the affordable single family home? And I've seen some blueprints for the scale of the number of homes that are coming online and in terms of affordability it's nowhere near the number that's needed.

For the hurdle of the out migration of families,

History of St. Louis' Land Use Planning

In order to analyze the current SLUP, it is useful to understand the past Land Use Plans that have shaped the City. This timeline outlines some of the key moments in the history of land use planning in St. Louis from the early 20th century to the present.

