

I. Building Conditions Analysis

Exterior Building Materials

The predominant exterior material of existing buildings is indicated on the facing map. In cases where glass is 50% of the exterior, both materials are listed. The majority of buildings have brick as the predominate exterior material, with most of these buildings constructed before 1950. Stone, granite, and terracotta were also widely used. Many new buildings are sensitive to this and reflect the predominance of these materials, including the America's Center and the Edison Brothers Building. A much smaller portion of the buildings in the Downtown Core are clad in steel, aluminum or stucco. Glass as a predominate exterior material is evident in newer buildings in the Core.



Building Height

While the Arch is in itself a dominant skyline feature throughout Downtown, the experience of the place is also determined by a secondary skyline. This skyline is composed of such buildings as the Old Post Office, the 7-9 story buildings along Washington Avenue, and the consistent 15-17 story historic buildings in the 'old Core' bounded by Chestnut, Tucker, Washington and 3rd Street. The secondary skyline is a datum for the Arch in that it does not compete with the Arch's strong formality.

In contrast are a number of modern buildings such as the Sverdrup headquarters and the Quality Inn on the riverfront, which in their "uniqueness" are not effective background buildings. The taller buildings along the Mall, such as the Southwestern Bell complex, provide an edge and framing element of this grand public space. Buildings within the Mall punctuate the space. The profile of the new Courts Building, currently under construction, is becoming a dominant feature in the skyline.

A majority of the buildings in the Downtown Core are between 4-9 stories in height, with the next predominate category including buildings that are 1-3 stories in height. The smallest category is the 20-52 story buildings. This category includes the Arch, at 52 stories, and many of the buildings in the Core that were constructed within the last 10-20 years.



- Pre - 1900
- 1900 - 1950
- 1951 - 1980
- 1981 - Present



Building Conditions Analysis: Building Age Survey



Source:
Base map and base data provided by SLDC.

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Building Age

Some districts within the Downtown Core include late turn of the century and early 20th century building stock. Other areas have predominately been redeveloped through 1950's and later reconstruction, and occasionally included a consolidation of blocks and ultimate destruction of a continuous grid system. The lands east of Broadway Street and south of Market Street include a larger block structure due to the historic industrial nature of these areas.

The existing urban fabric of the City, particularly in the upper west side and Washington Avenue areas, is relatively intact. The primary holes in the urban fabric occur in the Mill Creek area, and in the northwest quadrant of the prime study area. These holes are due to historic use of the lands (i.e. railyards), and more so to abandonment and eventual demolition of buildings.

A key next step will be the identification of specific buildings to retain, particularly those at defining locations, such as the Old Post Office area, the Tucker-Washington area and Cupples Station.

Retention of this historic character with the selective retention of defining buildings is essential in maintaining the distinctive identity of the aforementioned districts.

Table II-8
Building Age – Downtown Core Totals

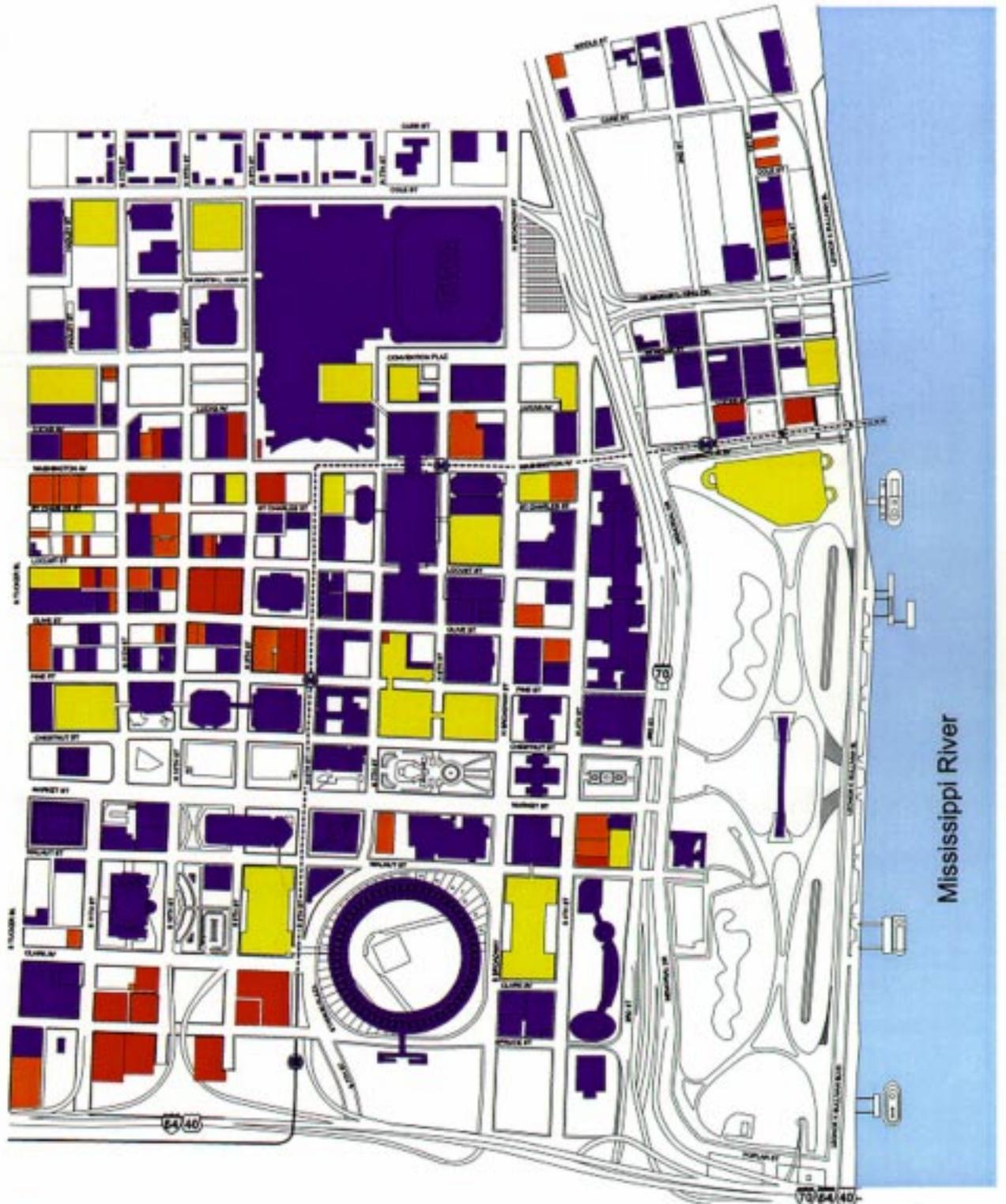
Pre 1900	7 Blocks
Pre-World War II	28 Blocks
World War II to 1980	32 Blocks
Post 1980	50 Blocks



- Vacant
- Underutilized
- Occupied / Utilized
- Parking Structure



Building Conditions Analysis: Building Usage and Occupancy



Date:
Base map and base data provided by SLDC.

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Building Use and Occupancy

Building usage is a key indicator of the overall health of the Downtown building fabric.

Over 50% of the area between 8th and Tucker, Washington and Pine is comprised of vacant lots and underutilized buildings. Conversely, the area east of 8th is nearly 90% occupied with the exception being four historic buildings in the Broadway/4th area.

A negative feature visible on the adjacent graphic is the number of blocks devoted to parking within the Downtown Core. This land area (blocks) of parking structures approaches the total land area in modern buildings and certainly exceeds the land area in occupied historic buildings.

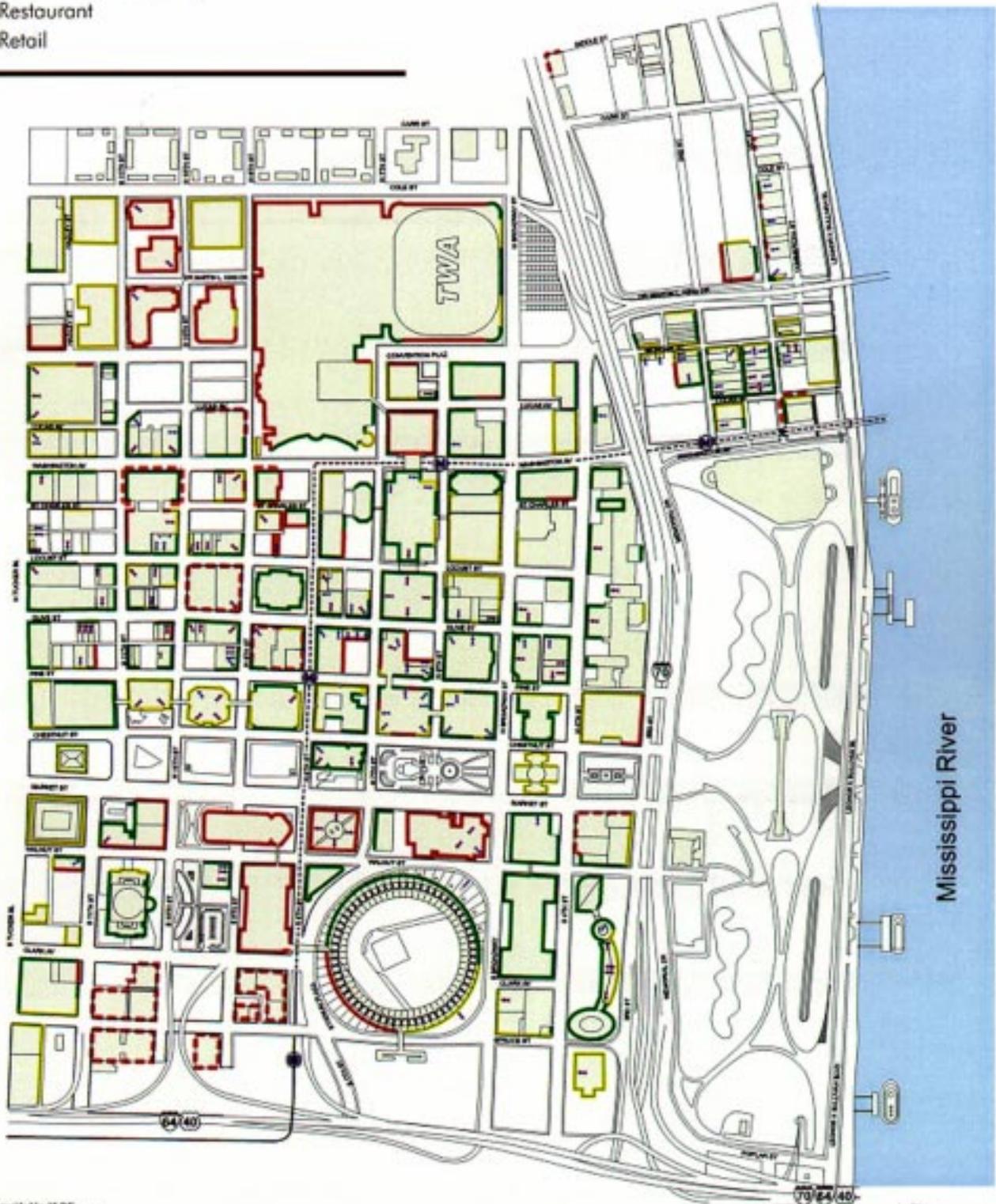
**Table II-9
Downtown Totals – Building Use**

Vacant Buildings	10 Blocks
High Vacancy Buildings	10 Blocks
Parking	55 Blocks



**User Framework:
Street Level Transparency
Conditions with Restaurants
and Retail**

-  Boarded Up or Bricked-in Windows
-  Solid Facade
-  Less Than 50% Facade and Window Openings
-  More Than 50% Facade and Window Openings
-  Restaurant
-  Retail



Note:
Base map and base data provided by SLDC.
Where data was mapped informative only.

