



CITY OF ST. LOUIS  
**PLANNING & URBAN  
 DESIGN AGENCY**

FRANCIS G. SLAY, Mayor

**STRATEGIC LAND USE PLAN  
 AMENDMENT NO. 10/2012  
 Per 89.340 RSMo (2000) As Amended  
 CERTIFIED COPY**

*Susan A. Stauder*  
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 SUSAN A. STAUDER, CHAIRMAN  
 PLANNING COMMISSION  
 File No. PDA-155-04-CMP

*12/5/12*  
 \_\_\_\_\_  
 DATE

**Revised & Final Dec. 5, 2012**

**To:** City of St. Louis Planning Commission

**From:** Don Roe, Acting Director

**Subject:** Resolution for Amendment of the Strategic Land Use Plan (2005) of the St. Louis Comprehensive Plan - Amendment # 10 (1. St. Louis Innovation District – CORTEX District; 2. Proposed MetroLink Station between the Grand and CWE Stations; and 3. Annual Map Update – various City Blocks)

**Date:** December 5, 2012

**Executive Summary**

The Public Hearing for Amendment #10 was held at the November 7th meeting & the public review period ended on November 14th (no comments).

The first two Areas in this resolution deal with a specific area of the City where planning or development procedures have created a reason to amend the Strategic Land Use Plan (SLUP).

In Area 1, SLUP changes in the CORTEX District adopt a mixed-use approach with a wider range of land uses (office/research, retail, residential & hotels) than the previous focus on office/research in this part of the Central West End Neighborhood.

In Area 2, this revision of the SLUP map is to indicate a Proposed MetroLink Station along the existing red/blue line between the Grand and the Central West End Stations in the CORTEX District of the Central West End Neighborhood.

The third part of this resolution seeks a general amendment to the SLUP as an annual update of the SLUP map maintained in the file and in the City’s computer based Geographic Information System (GIS) for various areas-blocks. In these areas the Planning Commission has reviewed and approved as a matter of course a land use action in conformity with provisions of the SLUP but the SLUP map has not been updated prior to this resolution. This part of the resolution is a map update, not a review of an updated SLUP for all city blocks.



## **Background**

The Strategic Land Use Plan was initially adopted on January 5, 2005 and has been amended subsequently as part of the St. Louis Comprehensive Plan. Section 3.48.100.A of the St. Louis City Revised Code provides that “the adoption of a Comprehensive Plan or of any part, amendment, revision, extension or addition shall be by resolution of the Planning Commission carried by the affirmative votes of a majority of all the members of the Planning Commission at a regular or special meeting thereof.” Prior to adoption or amendment, the Planning Commission shall conduct a public hearing as part of the review and approval process. Adoption and all amendments to the SLUP have been implemented according to procedures required by City Code and Section 89.360 RSMo. (2000).

The changes now proposed to the plan are consolidated into one amendment which includes two specific geographic locations and scattered sites in multiple locations (annual update) on the SLUP map. The changes enumerated on **Attachment ‘A’** are of three types.

- 1. The proposed change of SLUP land use is based on proposed large-scale rezoning or planning under consideration for adoption by the City of St. Louis in the near future that should be reflected in the general land use categories of the SLUP (*St. Louis Innovation District–CORTEX District; and Proposed MetroLink Station between the Grand and Central West End Stations*). (see Items #1 & #2)**
- 2. The proposed change of SLUP land use is based directly on action items approved by the Planning Commission (*Chapter 99 Plan, Adopted Plan or Rezoning*) generally during the last year where development is completed or the adjacency provision is invoked. (see Items #3, #5, #6, #7 & #9)**
- 3. The proposed change of SLUP land use (*Opportunity or Development Areas*) is based on suitable development having occurred over time and action items approved by the Planning Commission on the same City Block (*Chapter 99 Plan, Adopted Plan, Rezoning or Vacation*) have been approved. (see Items #4 & #8)**

Color maps of the nine (9) Items listed in **Attachment A (As Approved)** of this resolution can be viewed on-line on the City of St. Louis’s Website at [www.stlouis-mo.gov/government/departments/planning/planning/adopted-plans/strategic-land-use](http://www.stlouis-mo.gov/government/departments/planning/planning/adopted-plans/strategic-land-use) Also, attached to this resolution are narratives and color maps dealing with Items #1 and #2. Presentations were made on Items #1 and #2 prior to the November 7<sup>th</sup> Public Hearing. Roman Kordal briefly addressed the CORTEX District (Item #1) and introduced Dennis Lower, the President and CEO of CORTEX, who presented a comprehensive presentation on past, present and future development envisioned for the area, as well as answering Commissioner questions. Don Roe presented the Proposed MetroLink Station between the Grand and CWE Stations (Item #2) which directly correlates with the CORTEX Plan. On November 7<sup>th</sup> Dick Zerega presented a brief description for Annual Items and a representative example of these types of annual updates to the SLUP. Individual area maps and photographs for Annual Items were further discussed at the December 5<sup>th</sup> Commission meeting.

The Public Hearing was closed on November 7, 2012 when no persons were interested in speaking relative to Amendment #10 of the SLUP of the Comprehensive Plan and no comments on Amendment #10 were received by the November 14, 2012 deadline.

On approval of Amendment #10, all approved items will be placed in the Commission files and the City's computer based Geographic Information System (GIS) will be updated with the changes. Notification of Amendment #10 to the SLUP Map will be certified by the Chairman and conveyed as required by City Code and Missouri statute, in keeping with changes to the Comprehensive Plan for the City of St. Louis, to the following City Entities: Board of Aldermen, City Register, and Recorder of Deeds with a complete set of prior amendments, original document, and updated map of the entire city which reflects all the amendments.

## **COMMENTS**

We promote the use of the Strategic Land Use Plan (SLUP) of the St. Louis Comprehensive Plan - as a city-wide document and the published printed map has stimulated much discussion as a tool that depicts the urban character of areas of the City and also shows areas with opportunities for various types of investment.

We are also a technology- and information-oriented agency and city. We encourage people to access our SLUP information via the internet. The printed version directs one to the web for updates. Our technology also allows us to let people zoom in to view specific areas of the city as viewing the entire city is difficult on the computer. This update will make close-in views accurate and up to date. Printed map copies are available at a fee.

PDA staff as a follow-up visited and photographed Annual Items (Annual Map Updates) since the November 2012 meeting. The photographs presented at the December 2012 meeting document completion or near completion of construction for Original Items 4 - 10. While building permits were issued in May of 2012 for the Love's Travel Stop (Initial Item 3), the construction has not begun and therefore staff recommends dropping Initial Item 3 from approval in Amendment #10.

Initial Item Numbers (#1 through #10) are used in Attachment A (Commission Decisions) while Attachment A (As Approved) utilizes Final Item Numbers #1 through #9.

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## REQUESTED ACTION

That the Planning Commission approves the Strategic Land Use Plan of the St. Louis Comprehensive Plan – Amendment #10 (1. St. Louis Innovation District-CORTEX District, 2. Proposed MetroLink Station between Grand & Central West End Stations and Items 3-9 of the Annual Map Update – December 2012 for areas listed in Attachment “A” (As Approved) as revised and final inclusive of all prior amendments but for changes specifically superseded by Amendment #10.

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NOW, HAVING COMPLIED WITH ALL PROCEDURAL REQUIREMENTS, THEREFORE, BE IT RESOLVED BY THE CITY OF ST. LOUIS PLANNING COMMISSION AS FOLLOWS:

1. All prior amended versions of the Strategic Land Use Plan but for changes specifically superseded by Amendment #10 are ratified.
2. Having conducted a Public Hearing regarding Strategic Land Use Plan -- Amendment #10 (1. St. Louis Innovation District-CORTEX District, 2. Proposed MetroLink Station between the Grand & Central West End Stations and & the Annual Map Update – November 2012); for 10 Items listed in Attachment “A” (Commission Decisions), with the dropping of Initial Item #3 this amendment is approved and revised and finalizes as Attachment “A” (As Approved).
3. The Director of Planning of the Planning and Urban Design Agency of the City of St. Louis is hereby directed to seek and affix the signature of the Chairman of the Planning Commission to the relevant materials as certification of action and of the copies and distribute copies of the materials to the Board of Alderman of the City of St. Louis, the City Register, the Recorder of Deeds and make any other required notifications or filings of this amendment as a part of the Strategic Land Use Plan.

The motion before the Planning Commission approved Resolution PDA-155-04-CMP was approved by a vote of nine in favor, none against, no abstentions on December 5, 2012

BY THE PLANNING COMMISSION

 Chair

Dated at St. Louis, Missouri on December 5, 2012

**Attachment A (Commission Decisions)  
Strategic Land Use Map Changes  
Amendment 10**

Loc.- Item #	Description of Area or Project	Neighborhood Name	Nbr #	City Block #	Current SLUP	Proposed SLUP	PDA #	Approve Drop
1	Mixed use development - (St. Louis Innovation District CORTEX District)	Central West End	38	3904 3917 3918.04 3953 3959 3960 3961 3962 3963 4586 4589	BIPA BIDA	SMUA		Approve
2	Proposed Metro Link Station between existing Grand & Central West End Stations	Central West End	38	3961 4586	No station	Proposed station		Approve
3	Love's Travel Stop development (N Broadway Carrie Bulwer Harris Area) ( <u>recommend drop</u> )	North Riverfront	79	3458 3459 3461 3462 3463	BIDA	RCA	006-08-RDM 031-11-REZ	Drop
4	Convert historic hospital buildings for commercial uses (S. 14 <sup>th</sup> Dillon Carroll Grattan)	Peabody Darst Webbe	33	822 1250	NDA	NCA IPDA	017-08-REZ	Approve
5	Truck stop development (Broadway E Grand)	North Riverfront	79	2490 2491	BIDA	RCA	075-10-VACA	Approve
6	Adjacency Rule New residential development (N Sarah W Belle CD Banks Finney Area – Phase 1)	Vandeventer	58	3742 4564 4565	NDA & ROSP	NPA	005-11-RDR 006-11-REZ	Approve
7	Mixed-use redevelopment – residential & commercial (Union Square)	Midtown	37	2206.22	OA	SMUA	053-11-RDMA	Approve
8	Industrial development and redevelopment (Butler Merchandising Solutions, Inc.)	Downtown West	36	936	OA	BIPA	086-11-REZ	Approve
9	New institutional development (Gateway Classic)	Downtown West	36	No. ½ 940	OA	SMUA	138-06-VACA	Approve
10	Commercial redevelopment 1119 N. Tucker (McDonald's Restaurant)	Carr Square	61	W ½ 269	BIDA	NCA	002-12-RDM	Approve

**STRATEGIC LAND USE PLAN  
AMENDMENT NO. 10/2012  
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*12/5/12*

**SUSAN A. STAUDER, CHAIRMAN  
PLANNING COMMISSION  
File No. PDA-155-04-CMP**

**DATE**

**Attachment A (As Approved)  
Strategic Land Use Map Changes  
Amendment 10**

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9	Commercial redevelopment 1119 N. Tucker (McDonald's Restaurant)	Carr Square	61	W ½ 269	BIDA	NCA	002-12-RDM

**Proposed Amendment #10**  
**of the Strategic Land Use Plan (SLUP)**  
**of the St. Louis Comprehensive Plan**

*(distributed at November 7<sup>th</sup> meeting)*

The City of St. Louis Planning Commission is holding a Public Hearing on Wednesday, November 7, 2012 at 5:30 p.m. at 1520 Market St., Suite 2000, in the boardroom regarding Amendment #10 of the Strategic Land Use Plan (SLUP) of the St. Louis Comprehensive Plan at its regular meeting.

The SLUP is the City's general land use plan that covers the entire City. It categorizes each city block into one (sometimes more) broad land use /development category, known as a Strategic Land Use Category.

A Table containing descriptions and information on proposed changes for Area 1, Area 2 and Areas 3-10 is attached. There are one or more maps showing the geographic boundaries of proposed land use changes for each Area.

More specific planning and other regulations may also cover a specific area. Such is the case for Area 1 and Area 2. A narrative on Area 1 follows this introduction page.

Proposed SLUP Amendment #10 – Area 1 St. Louis Innovation District (CORTEX) TIF Area is a proposal to amend the City's SLUP for an area generally bounded by Laclede Ave., Vandeventer Ave., Interstate 64 and Taylor Ave. in the Central West End neighborhood.

Proposed SLUP Amendment #10 – Area 2 Proposed Metro Link Station to be located between the Grand and Central West Stations that is in an area being transformed by CORTEX into an area supporting and encouraging innovation and mixed land uses.

Proposed SLUP Amendment #10 – Areas 3 through Area 10 are scattered sites in multiple city blocks for the annual SLUP map update.

Written and oral comments on the proposed Amendment #10 can be made at the Public Hearing. Comments also can be made prior and after the hearing by fax in care of Dick Zerega at 314-613-7014, or by e-mail at [zeregad@stlouis-mo.gov](mailto:zeregad@stlouis-mo.gov) which will be forwarded to the Planning Commission for their review at the public hearing and before a vote on the proposed Amendment #10.

**Proposed SLUP Amendment #10 – Area 1**  
**Proposed St. Louis Innovation District (CORTEX) TIF District**  
**Background Information**

Proposed Strategic Land Use Plan Amendment #10 – Area 1 is a proposal to amend the City’s Strategic Land Use Plan (SLUP) for an area located in the Central West End neighborhood.

THE SLUP is the City’s general land use plan that covers the entire City. It categorizes each city block into one (sometimes more) broad land use/development category, known as a Strategic Land Use Category.

A developer, St. Louis Innovation District, LLC, submitted a TIF District application to the St. Louis Development Corporation on August 24, 2012 for the proposed development of the St. Louis Innovation District (also known as CORTEX), a \$2.1 billion research park. The St. Louis Innovation District Redevelopment Area is generally located between the Washington University Medical School and Saint Louis University. The approximately 170-acre site (including rights-of-way) is generally bounded by Laclede Ave., Vandeventer Ave., Interstate 64 and Taylor Ave.

The Redevelopment Plan for this Redevelopment Area includes the following components:

- **Mixed-Use Office/Research/Institutional Development.** The area west of Sarah St. would primarily include the construction of new buildings and renovation of existing buildings for office, research and institutional uses. In addition, hotel and conference space would be developed to support these uses, and retail and service uses would be located on the ground floor of many of these buildings.
- **Mixed-Use Commercial Development.** The area east of Sarah St. and south of Forest Park Ave. would primarily include new commercial development. Retail uses “would be incorporated into a hybrid lifestyle/big box center that would incorporate some residential and office space above ground floor retail.” The area located north of Forest Park Ave. would focus on the reuse of existing retail and dining/entertainment uses with new commercial and residential infill development.
- **Residential Development.** Residential development is proposed for selective sites throughout the Redevelopment Area, although it’s anticipated that it will be concentrated between Forest Park Ave./Laclede Ave. and Duncan Ave.

- **New MetroLink Station.** A new MetroLink station is proposed to be constructed between Boyle Ave. and Sarah St. along the existing MetroLink alignment.
- **Public Space and Streetscape Improvements.** A greenway “commons” is proposed to be developed along the east side of Boyle Ave. between Clayton Ave. and Forest Park Ave. It is intended to provide a focal point and meeting space for the Redevelopment Area. In addition, streetscape improvements are proposed for many of the streets. The streetscape improvements are designed to serve the following purposes -- provide a connection between Forest Park and the proposed Chouteau’s Greenway; tie together the commercial development proposed for the west side of Vandeventer Ave. with the potential commercial development on the east side of Vandeventer Ave.; and provide better connections with the Forest Park Southeast and Central West End neighborhoods.

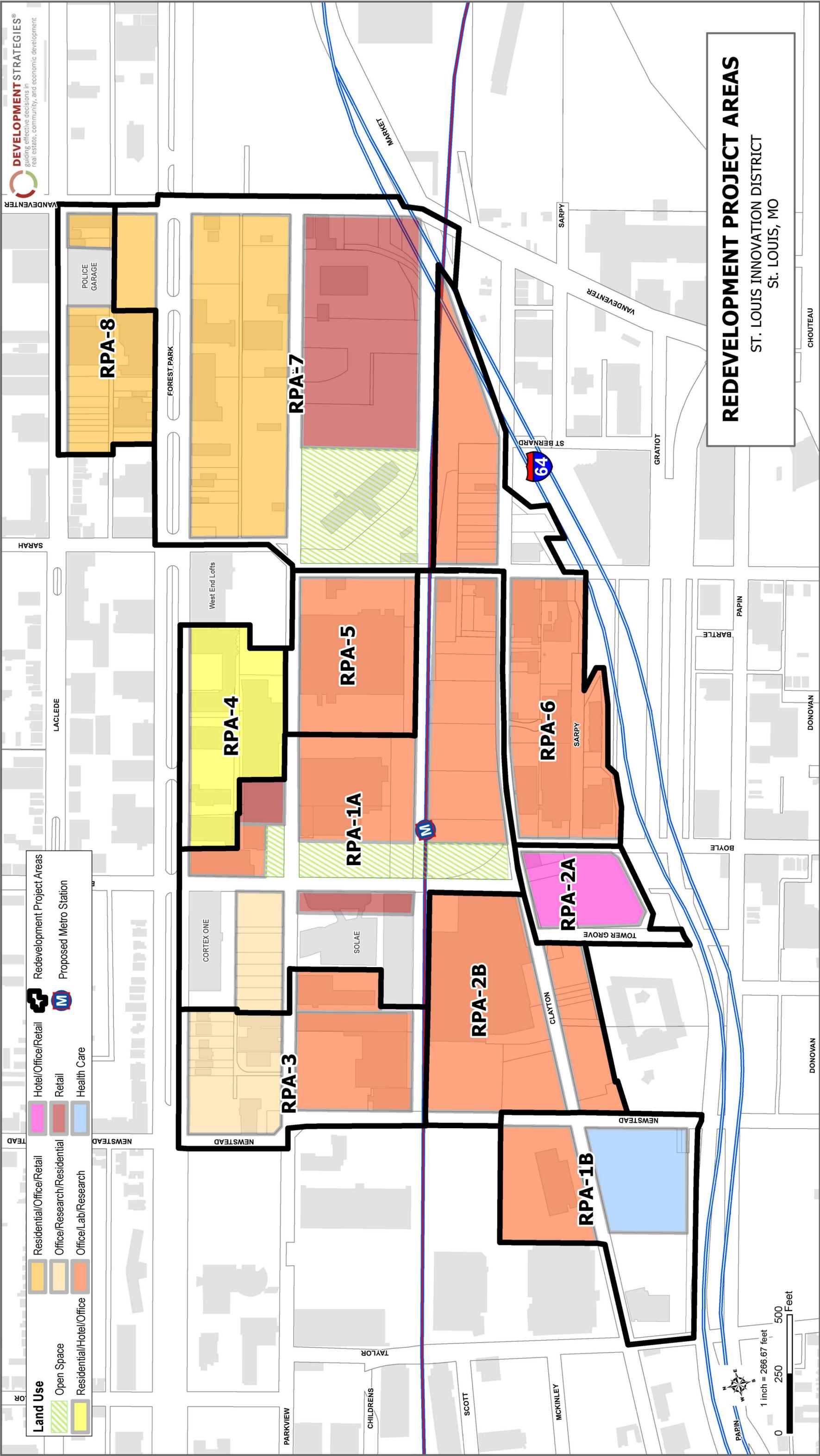
A map of the proposed St. Louis Innovation District is included. It identifies proposed land uses for each of the TIF District’s Redevelopment Project Areas. A related table is also included. It identifies the amount of development expected for each proposed land use for each of the Redevelopment Project Areas.

In summary, the proposed St. Louis Innovation District features a mixed-use approach to the development with a wider range of land uses (office/research, retail, residential, hotels) than the previous development concept, which focused almost exclusively on office/research.

In order to reflect this revised approach to redeveloping the area, a number of changes are proposed in the City’s SLUP. All of the revisions involve changing two of the area’s existing Strategic Land Use Categories -- the Business/Industrial Preservation Area (BIPA) and Business/Industrial Development Area (BIDA) -- to the Specialty Mixed Use Area (SMUA), which is defined as “Areas like Downtown St. Louis where it is intended that a unique mix of uses be preserved and developed.” The SMUA designation would provide the developer with the increased flexibility needed to develop a mixed-use development. Maps of the existing SLUP and proposed SLUP amendment are included.

**Land Use**

- Residential/Office/Retail
- Office/Research/Residential
- Residential/Hotel/Office
- Open Space
- Office/Lab/Research
- Hotel/Office/Retail
- Retail
- Health Care
- Proposed Metro Station



**REDEVELOPMENT PROJECT AREAS**  
 ST. LOUIS INNOVATION DISTRICT  
 St. LOUIS, MO

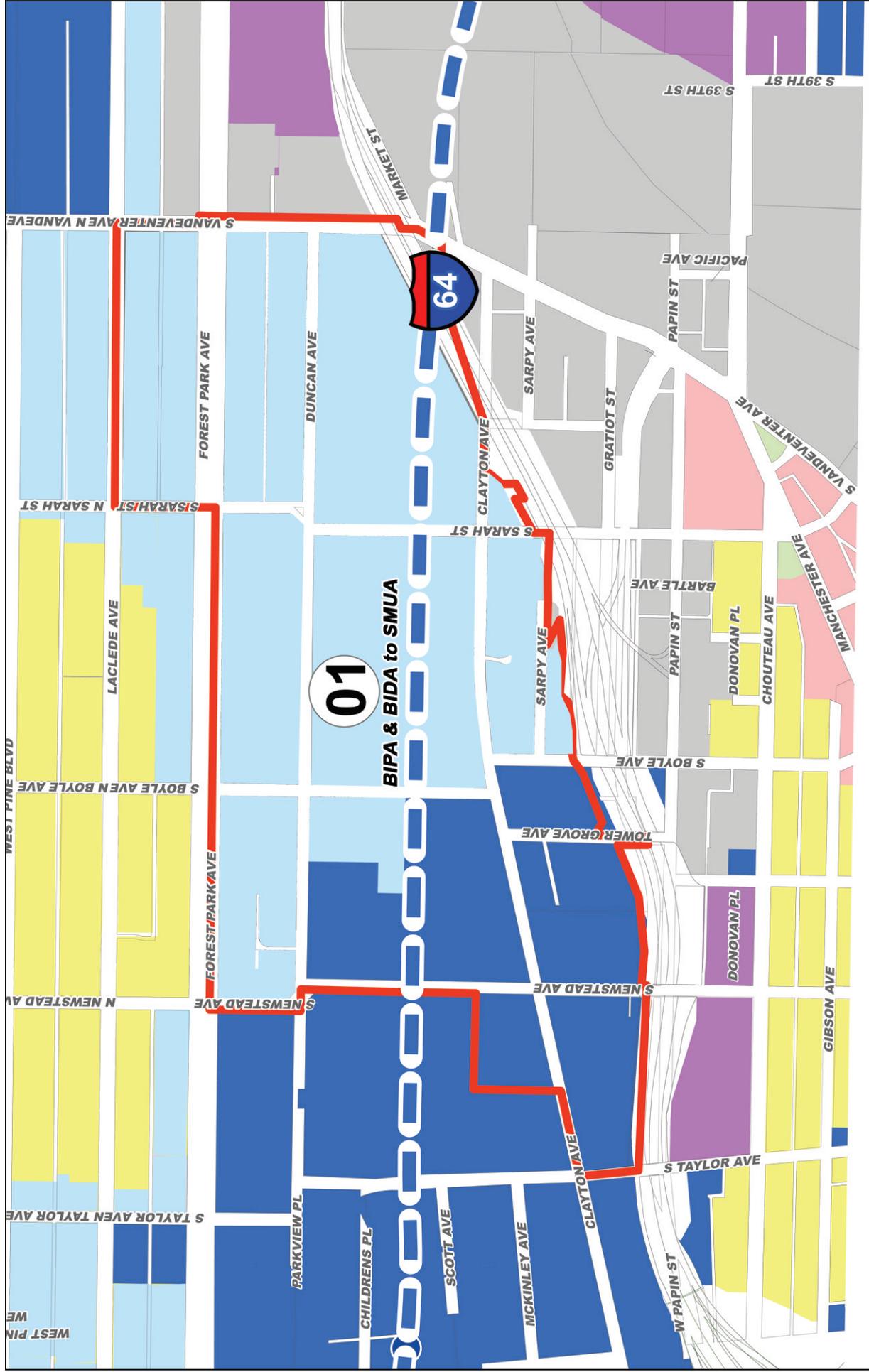
1 inch = 266.67 feet

0 250 500 Feet

**ST LOUIS INNOVATION DISTRICT  
DEVELOPMENT PROGRAM  
NEW CONSTRUCTION AND REHAB OF VACANT SPACE**

	<b>START</b>												
<b>RPA</b>	<b>DATE</b>	<b>OFFICE/RESEARCH</b>	<b>RETAIL</b>	<b>RESIDENTIAL</b>	<b>HOTEL ROOMS</b>	<b>OTHER</b>							
1A	2013	600,000	66,500	160	0	0							
1B	2013	70,000	0	0	0	80,000							
2A	2014	100,000	20,000	0	200	0							
2B	2014	1,020,000	0	0	0	0							
3	2014	635,000	36,800	0	0	0							
4	2015	0	36,000	340	150	0							
5	2017	340,000	0	0	0	0							
6	2015	770,000	0	0	0	0							
7	2013	230,000	514,000	170	0	0							
8	2019	0	35,000	310	0	0							
<b>TOTAL</b>		<b>3,765,000</b>	<b>708,300</b>	<b>980</b>	<b>350</b>	<b>80,000</b>							

# 2012 Strategic Land Use Plan Approved Amendment



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

- St. Louis Innovation District CORTEX DISTRICT
- Existing MetroLink Station
- Exiting MetroLink Route

## Area 01



**Proposed Amendment #10 – Area 2  
of the Strategic Land Use Plan (SLUP)  
of the St. Louis Comprehensive Plan**

Proposed Strategic Land Use Plan Amendment #10 – Area 2 is a proposal to amend the City’s Strategic Land Use Plan (SLUP) to indicate a Proposed Metro Link Station along the red/blue line between the Grand and the Central West End Metro Link Stations.

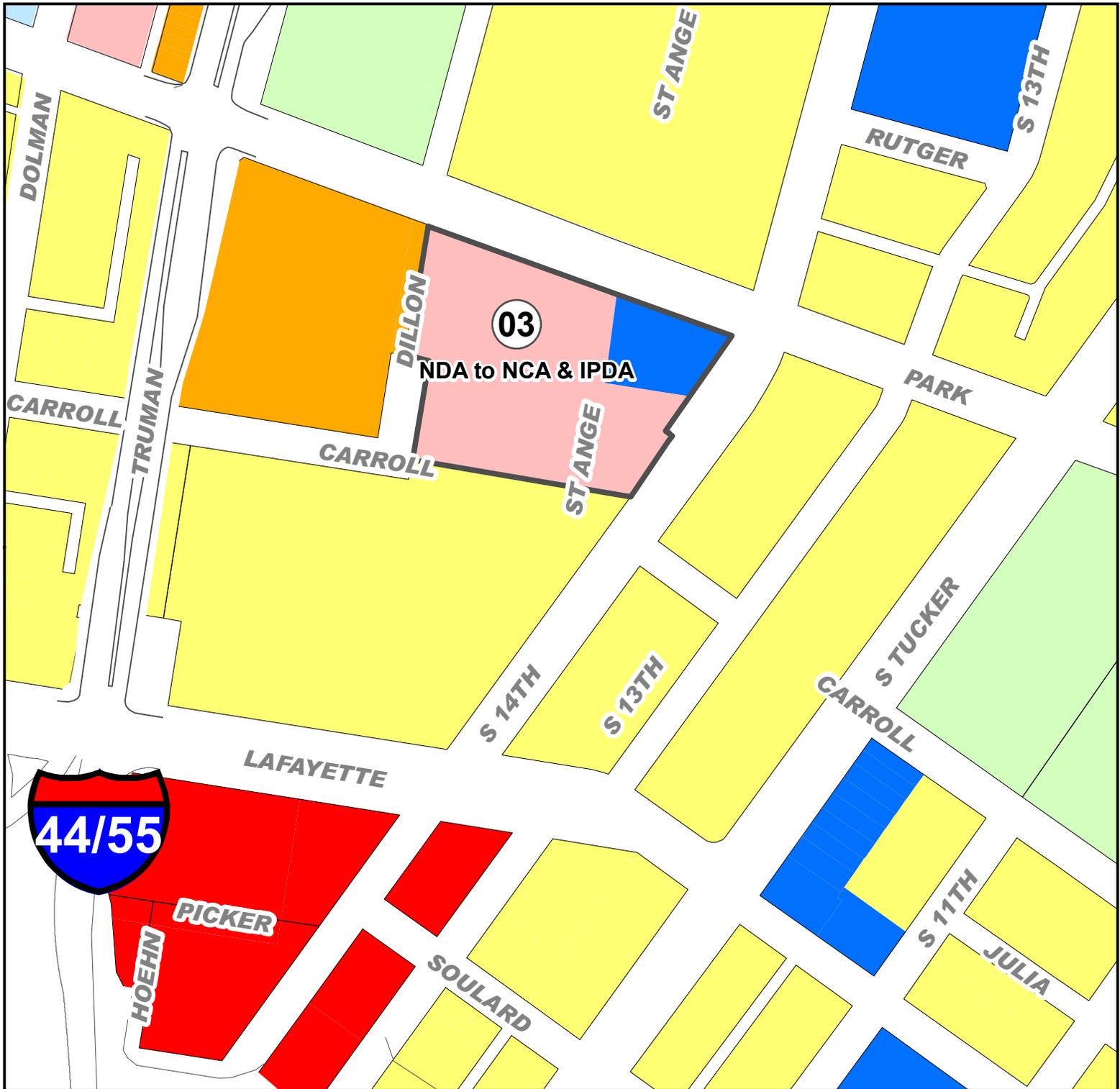
This proposed station would be between S. Sarah St. and S. Boyle Ave. in the area being transformed by CORTEX into an area supporting and encouraging innovation and mixed land uses. Station ridership, projections and general feasibility analysis is underway via a joint effort of CORTEX and the City.

The SLUP is intended to provide a foundation and roadmap for positive change. “It is expected the Plan itself will continue to evolve as historic preservation and new development initiatives evolve.” The CORTEX Area around a new Metro Link Station is such a development initiative.

The SLUP’s broad frame work of Land Use planning extends to proposed transportation routes and more specific transportation nodes like the proposed station. The Transportation Legend / Key on the SLUP display existing and proposed Metro Link routes and related existing and proposed stops / stations.



# 2012 Strategic Land Use Plan Approved Amendment



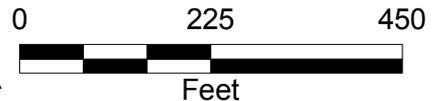
White Block

### Strategic Land Use Categories

- Neighborhood Preservation Area
- Neighborhood Development Area
- Neighborhood Commercial Area
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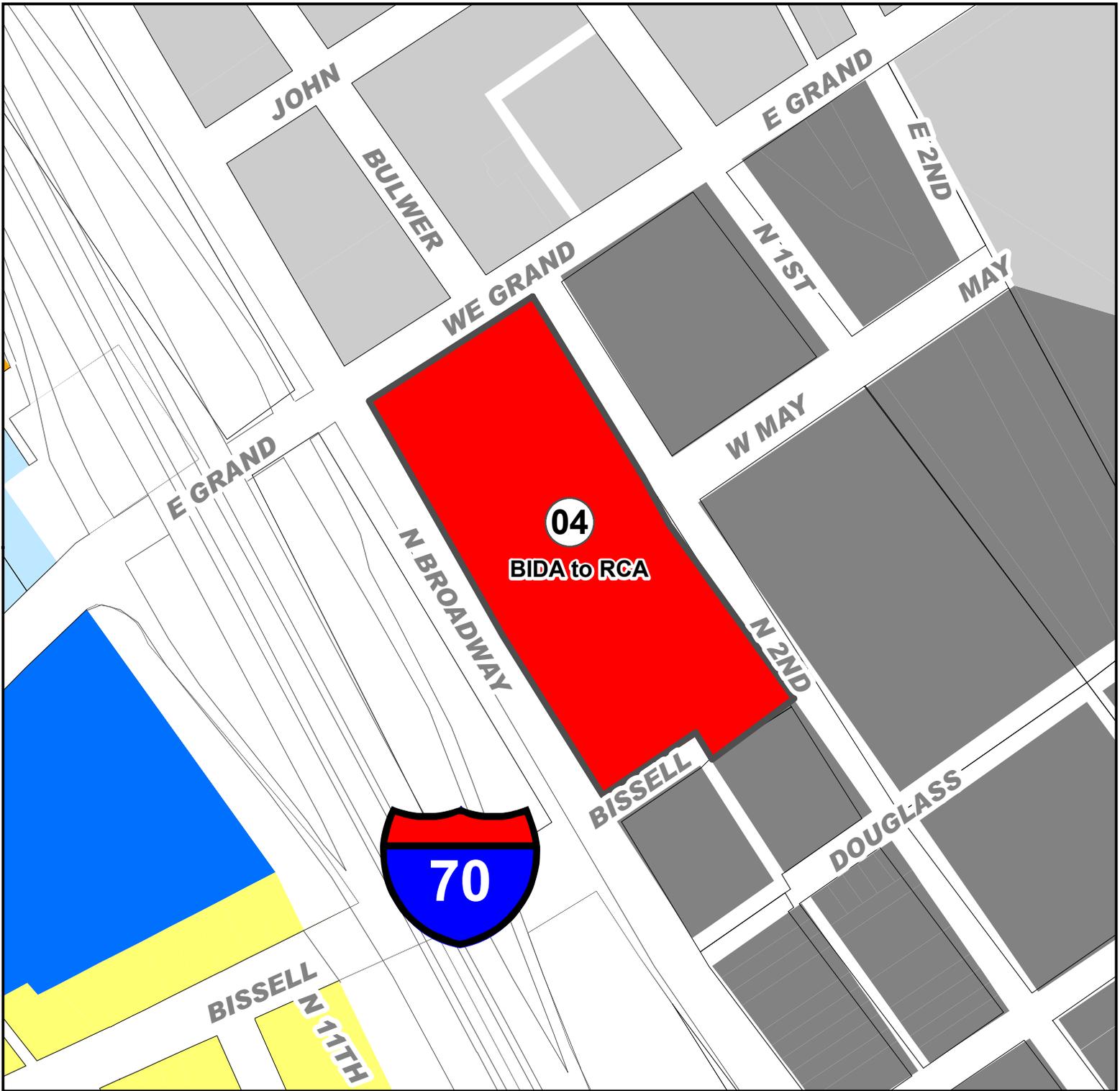


# Area 03



CITY OF ST. LOUIS  
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 FRANCIS G. SLAY, Mayor

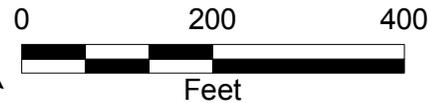
# 2012 Strategic Land Use Plan Approved Amendment



White Block

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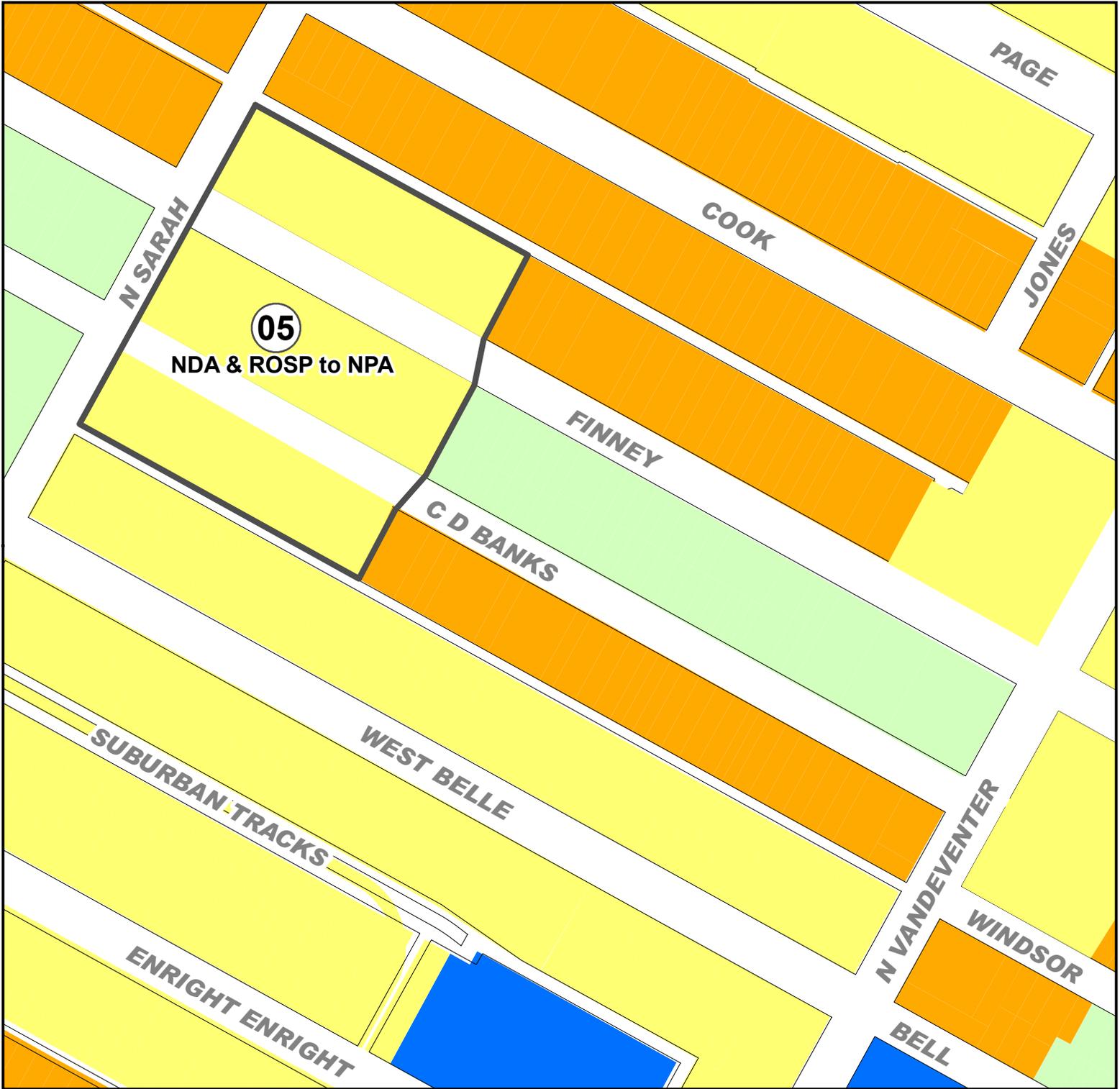


## Area 04



CITY OF ST. LOUIS  
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 FRANCIS G. SLAY, Mayor

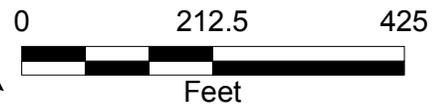
# 2012 Strategic Land Use Plan Approved Amendment



## Strategic Land Use Categories

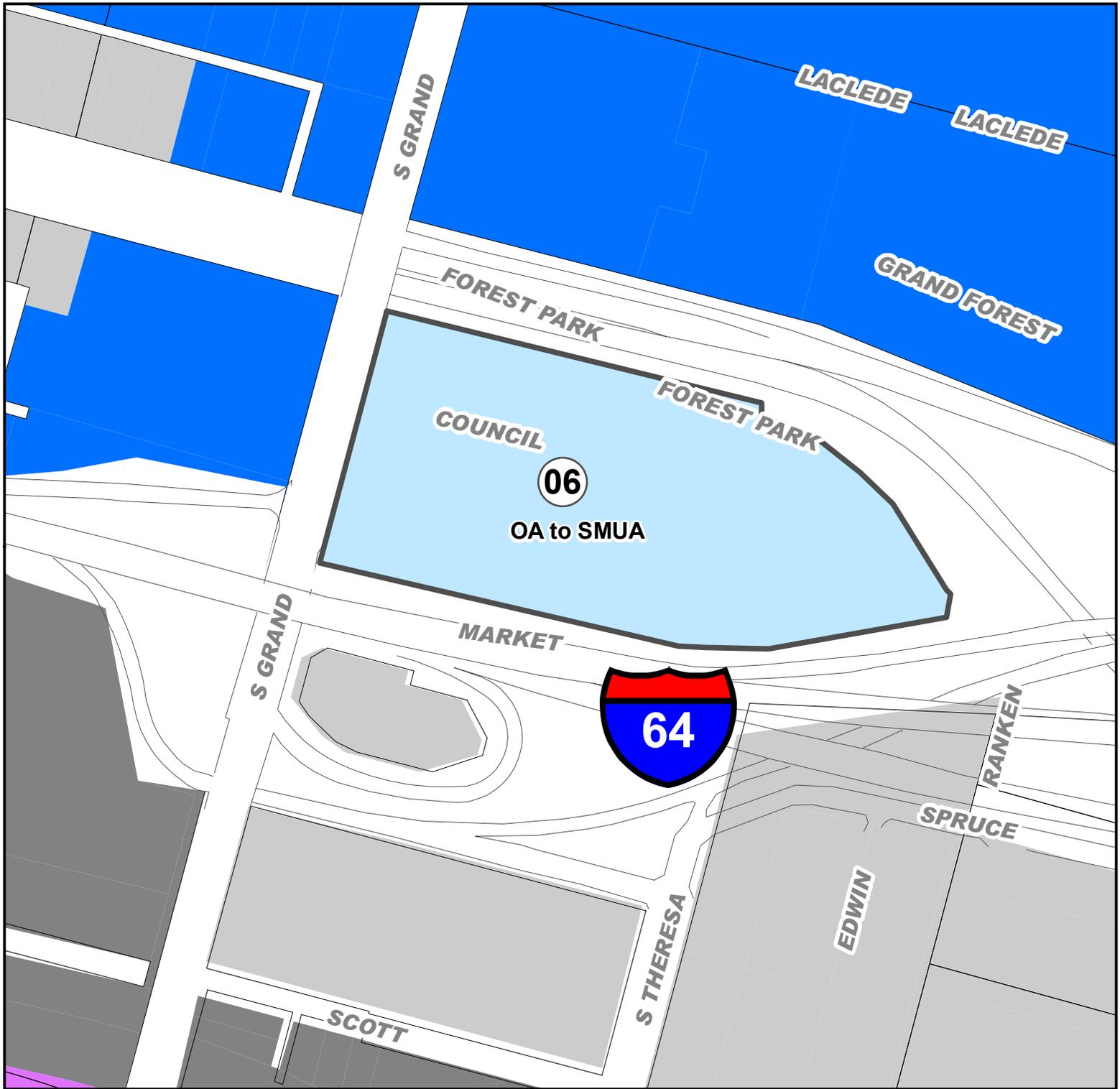
- Neighborhood Preservation Area
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- Regional Commercial Area
- Recreational and Open Space Preservation and Development Area
- Business/Industrial Preservation Area
- Business/Industrial Development Area
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- Opportunity Area

# Area 05



CITY OF ST. LOUIS  
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 FRANCIS G. SLAY, Mayor

# 2012 Strategic Land Use Plan Approved Amendment



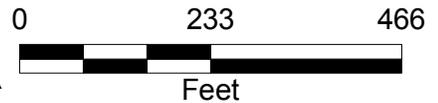
White Block

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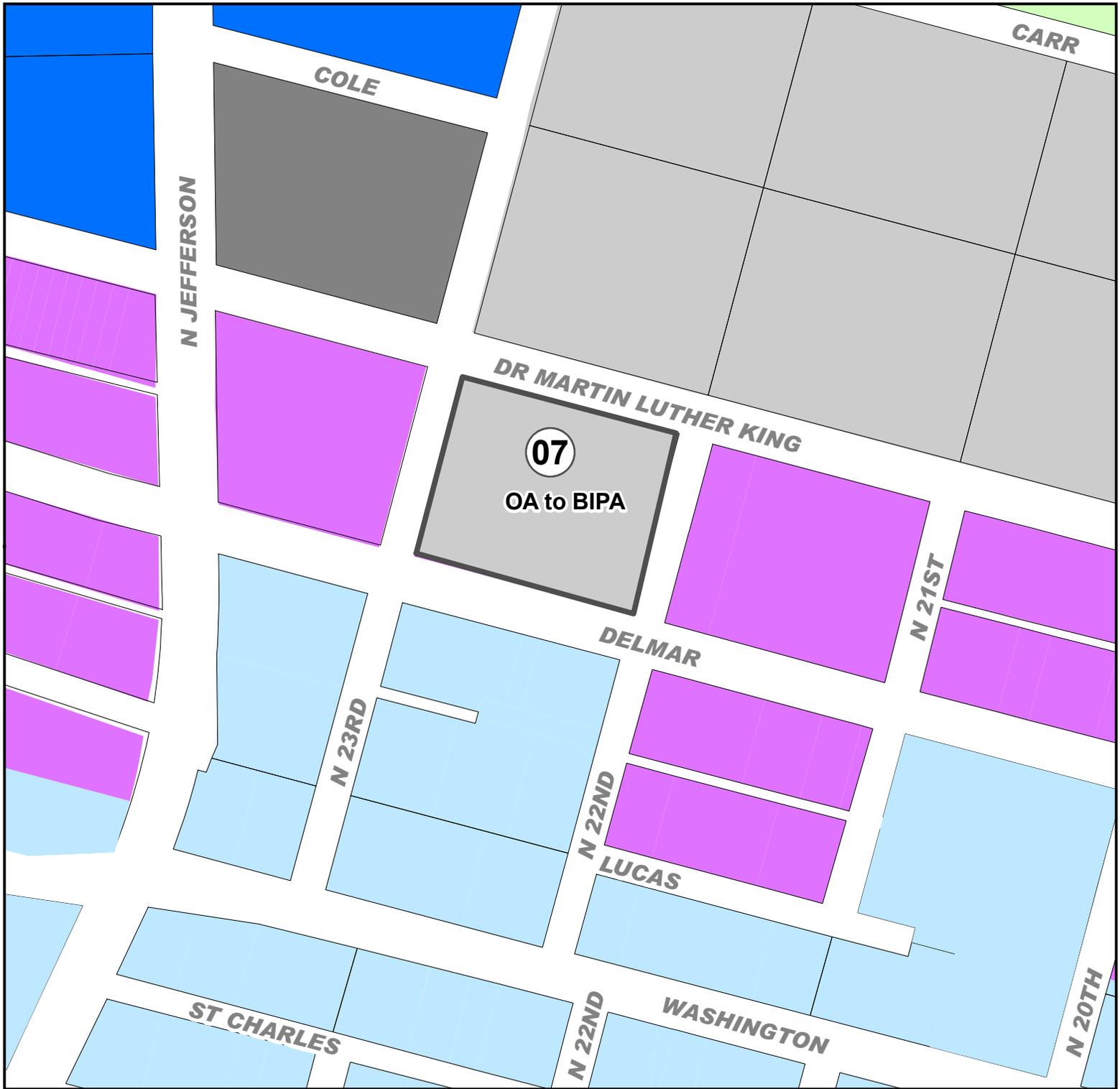


## Area 06



CITY OF ST. LOUIS  
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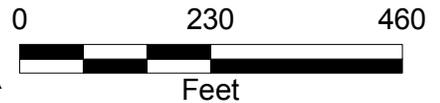
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### Strategic Land Use Categories

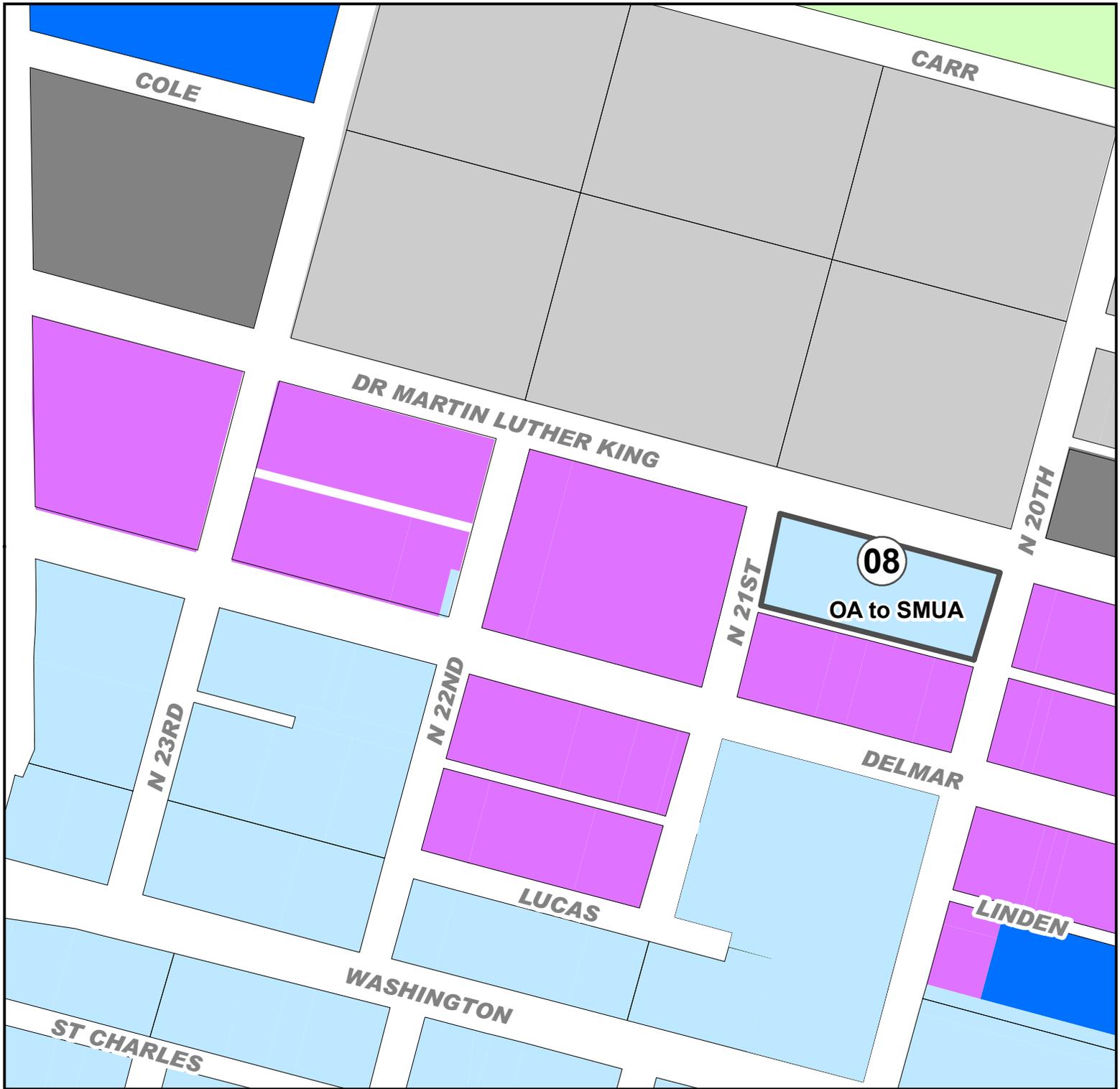
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- Business/Industrial Development Area
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- Opportunity Area

Area  
**07**



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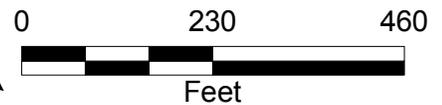
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### Strategic Land Use Categories

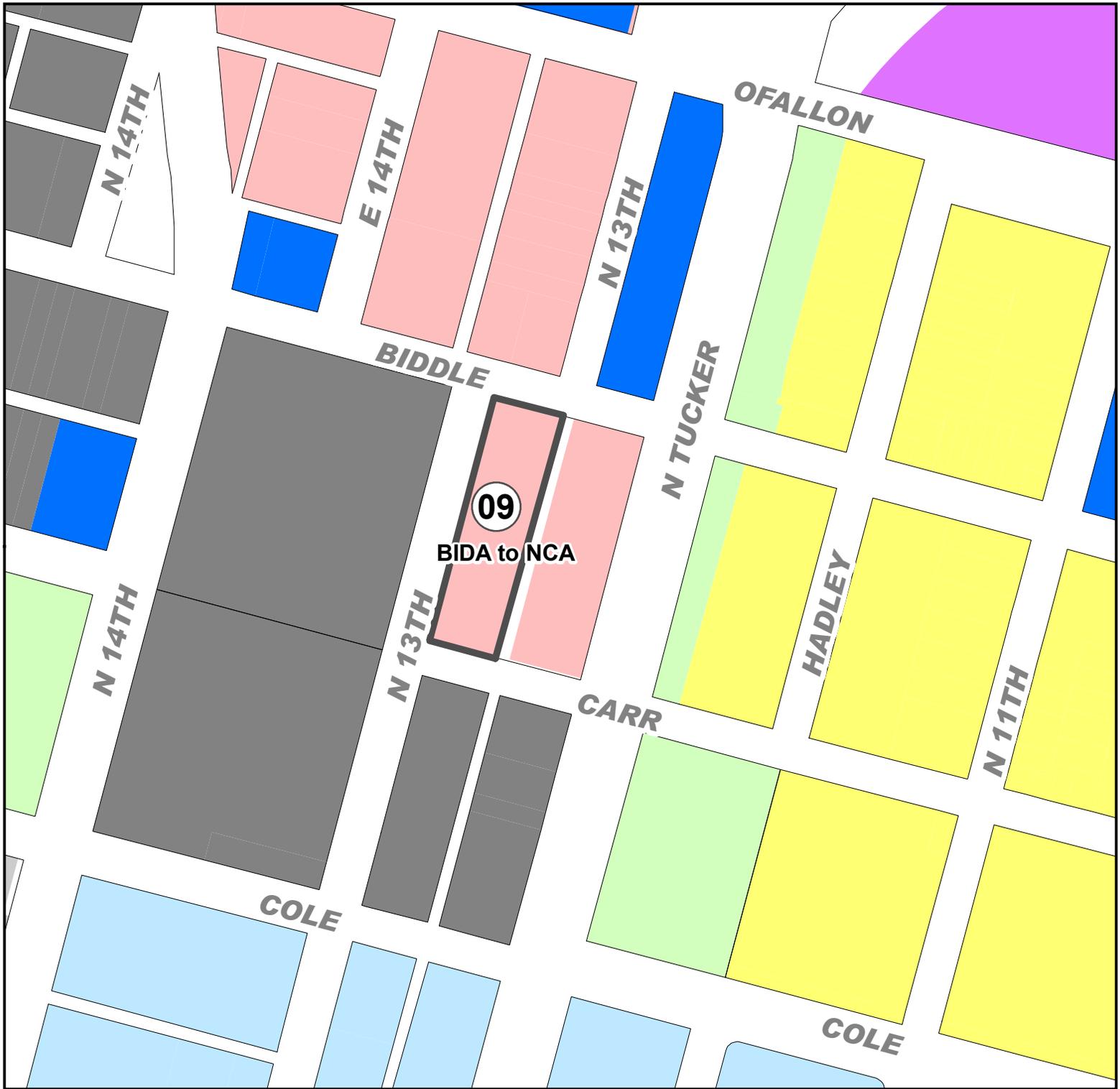
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- Opportunity Area

## Area 08



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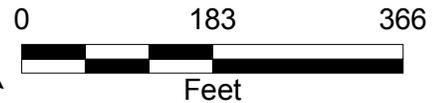
White Block

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- Opportunity Area



## Area 09



CITY OF ST. LOUIS  
**PLANNING & URBAN  
 DESIGN AGENCY**  
 FRANCIS G. SLAY, Mayor