

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

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.

Attachment A is a Table containing descriptions and information on proposed changes for Area 1, Area 2 and Areas 3-10. 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 which will be forwarded to the Planning Commission for their review at the public hearing and before a vote on the proposed Amendment #10.

Attachment A

Strategic Land Use Map Changes – Amendment 10

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

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.

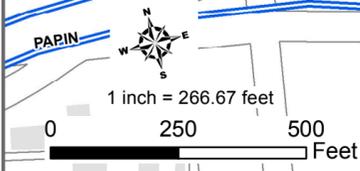
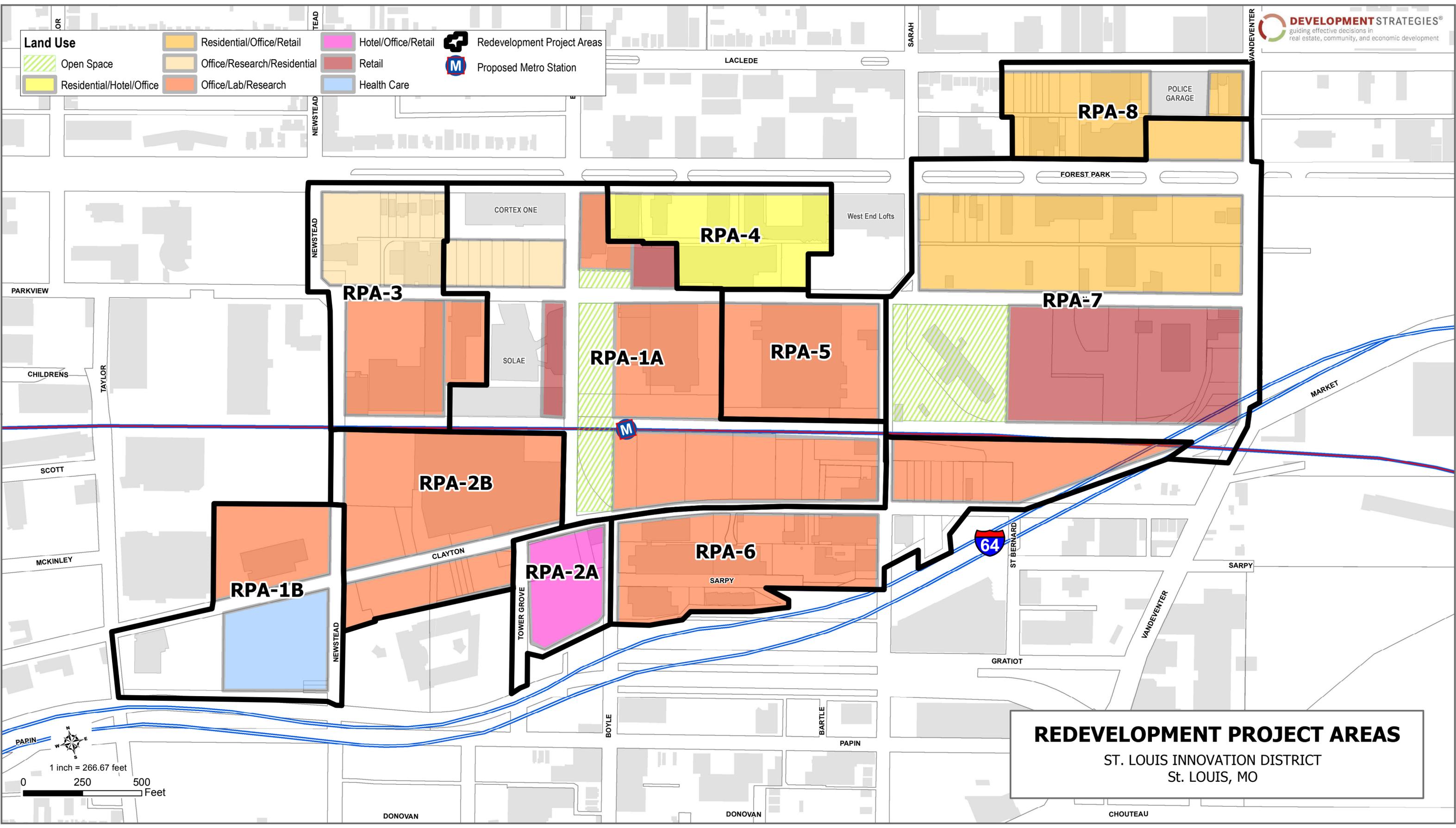
- **New MetroLink Station.** A new MetroLink station is proposed to be constructed between Boyle Ave. and Sarah St. along the existing MetroLink alignment.
- **Public Space and Streetscape Improvements.** A greenway “commons” is proposed to be developed along the east side of Boyle Ave. between Clayton 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	Hotel/Office/Retail	Redevelopment Project Areas
Open Space	Office/Research/Residential	Retail	Proposed Metro Station
Residential/Hotel/Office	Office/Lab/Research	Health Care	



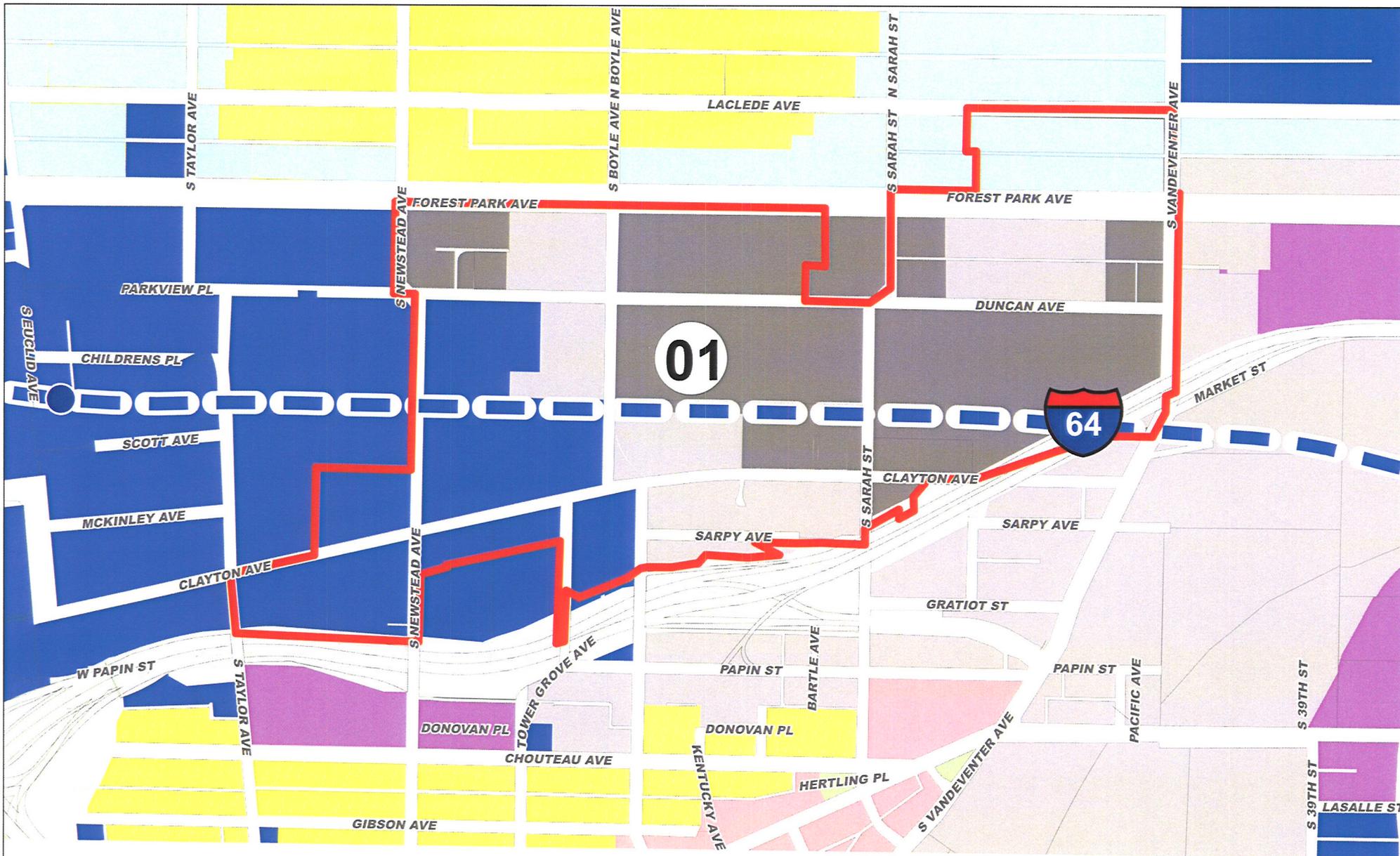
REDEVELOPMENT PROJECT AREAS
 ST. LOUIS INNOVATION DISTRICT
 St. LOUIS, MO

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

START

RPA	DATE	OFFICE/RESEARCH	RETAIL	RESIDENTIAL	HOTEL ROOMS	OTHER
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
TOTAL		3,765,000	708,300	980	350	80,000

2012 Strategic Land Use Plan Existing Amendments

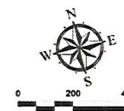


Strategic Land Use Categories

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

-  St. Louis Innovation District
-  Existing MetroLink Station
-  Existing MetroLink Route

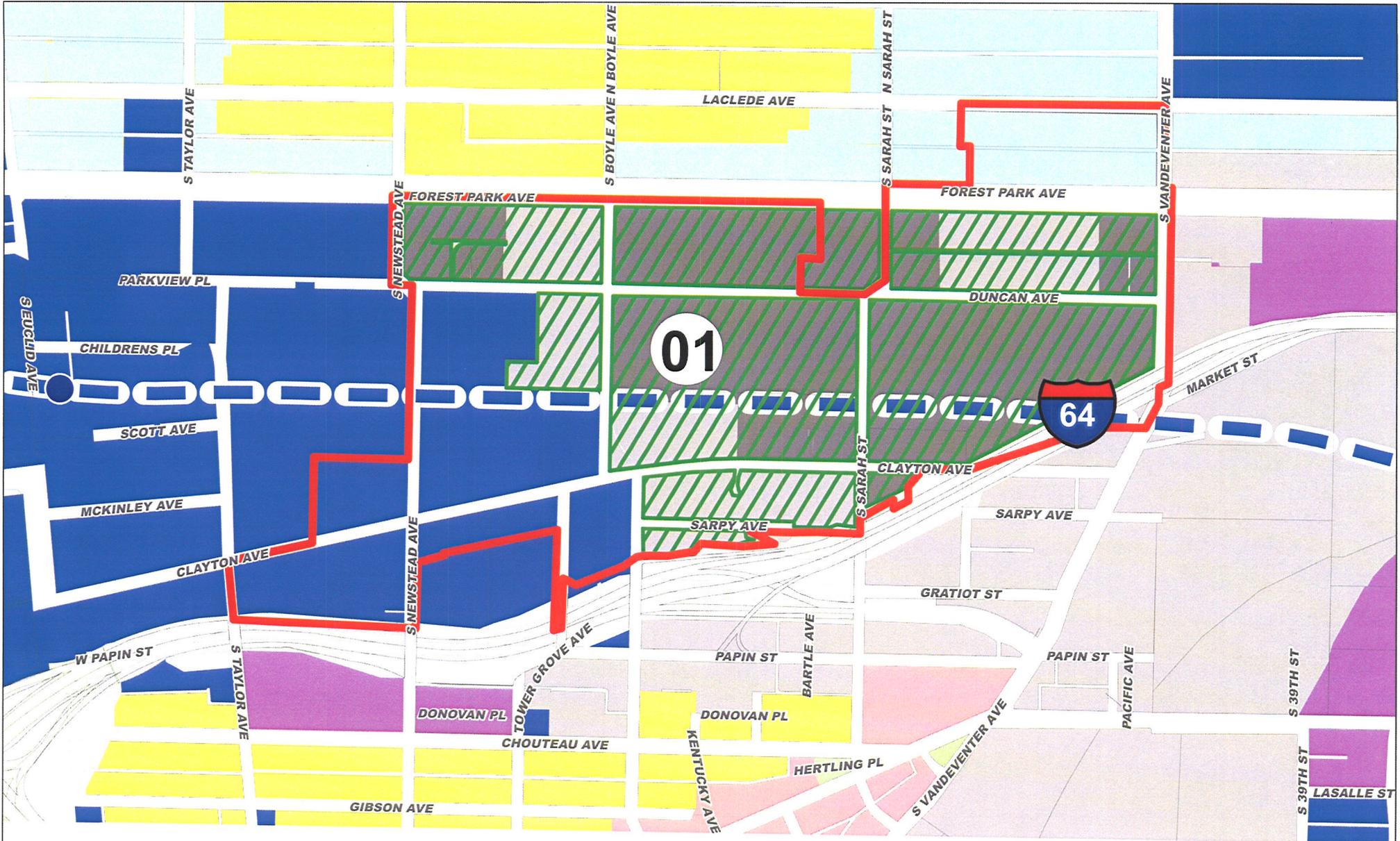
Area 01



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

Map prepared by the Planning & Urban Design Agency, City of St. Louis, Missouri. The map is for informational purposes only and does not constitute a contract or warranty of any kind. The City of St. Louis is not responsible for any errors or omissions on this map. The map is subject to change without notice.

2012 Strategic Land Use Plan Proposed Amendments



Strategic Land Use Categories

- | | |
|---|---|
|  Neighborhood Preservation Area |  Business/Industrial Preservation Area |
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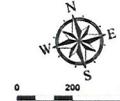
 Change from BIPA or BIDA to SMUA

 St. Louis Innovation District

 Existing MetroLink Station

 Existing MetroLink Route

Area 01



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

Approved by the Planning and Urban Design Agency on 10/15/12. This map is a proposed amendment to the 2012 Strategic Land Use Plan. It is not a final map and should not be used for legal purposes. For more information, contact the Planning and Urban Design Agency at 314.241.3100.

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

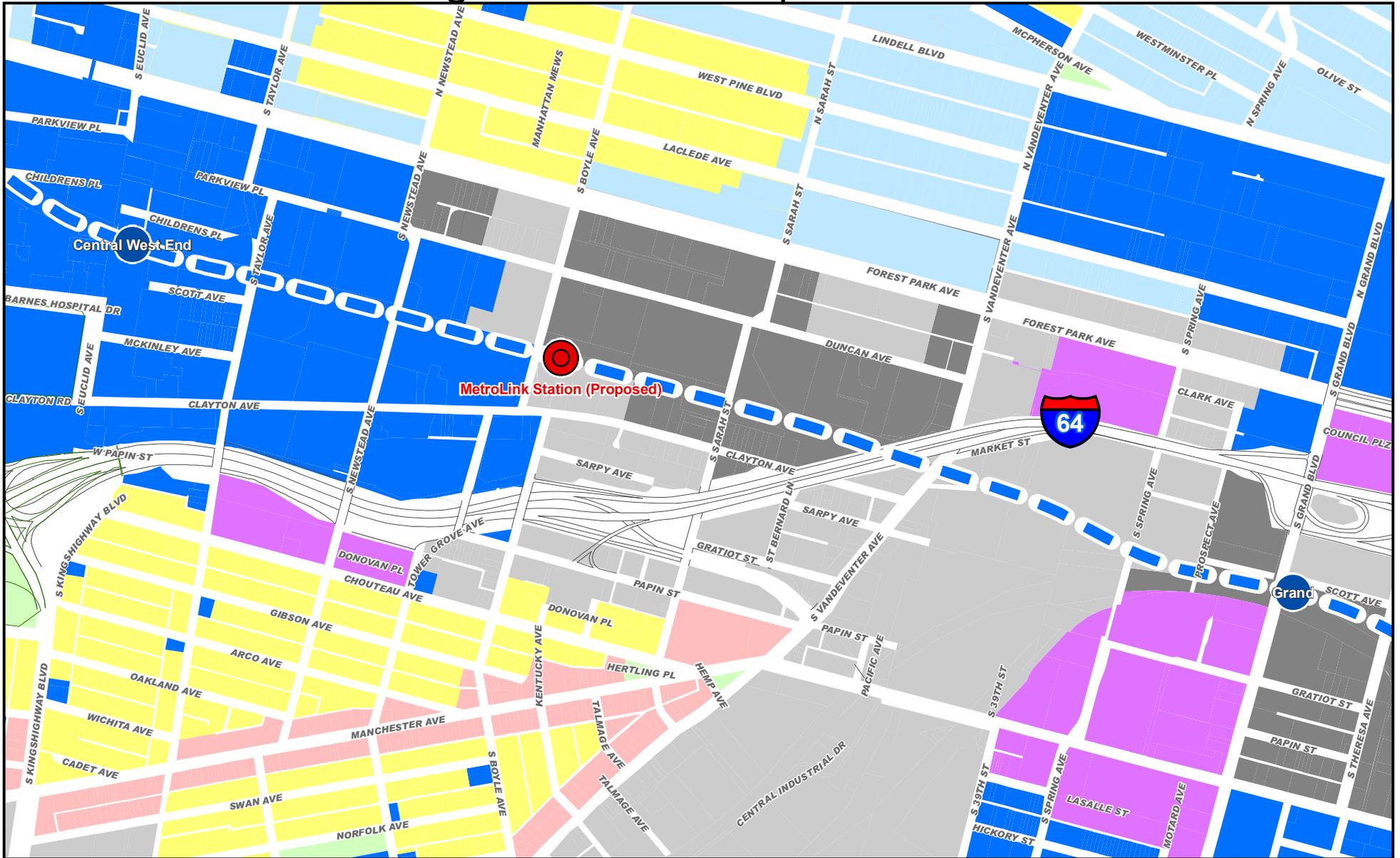
Proposed Strategic Land Use Plan Amendment #10 – Area 2 is a proposal to amend the City’s Strategic Land Use Plan (SLUP) to indicate a Proposed Metro Link Station along the red/blue line between the Grand and the Central West End Metro Link Stations.

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.

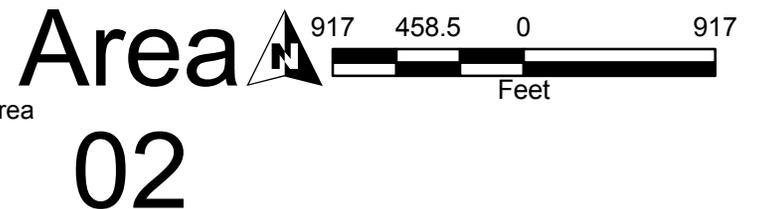
2012 Strategic Land Use Proposed Amendments



Strategic Land Use Categories

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

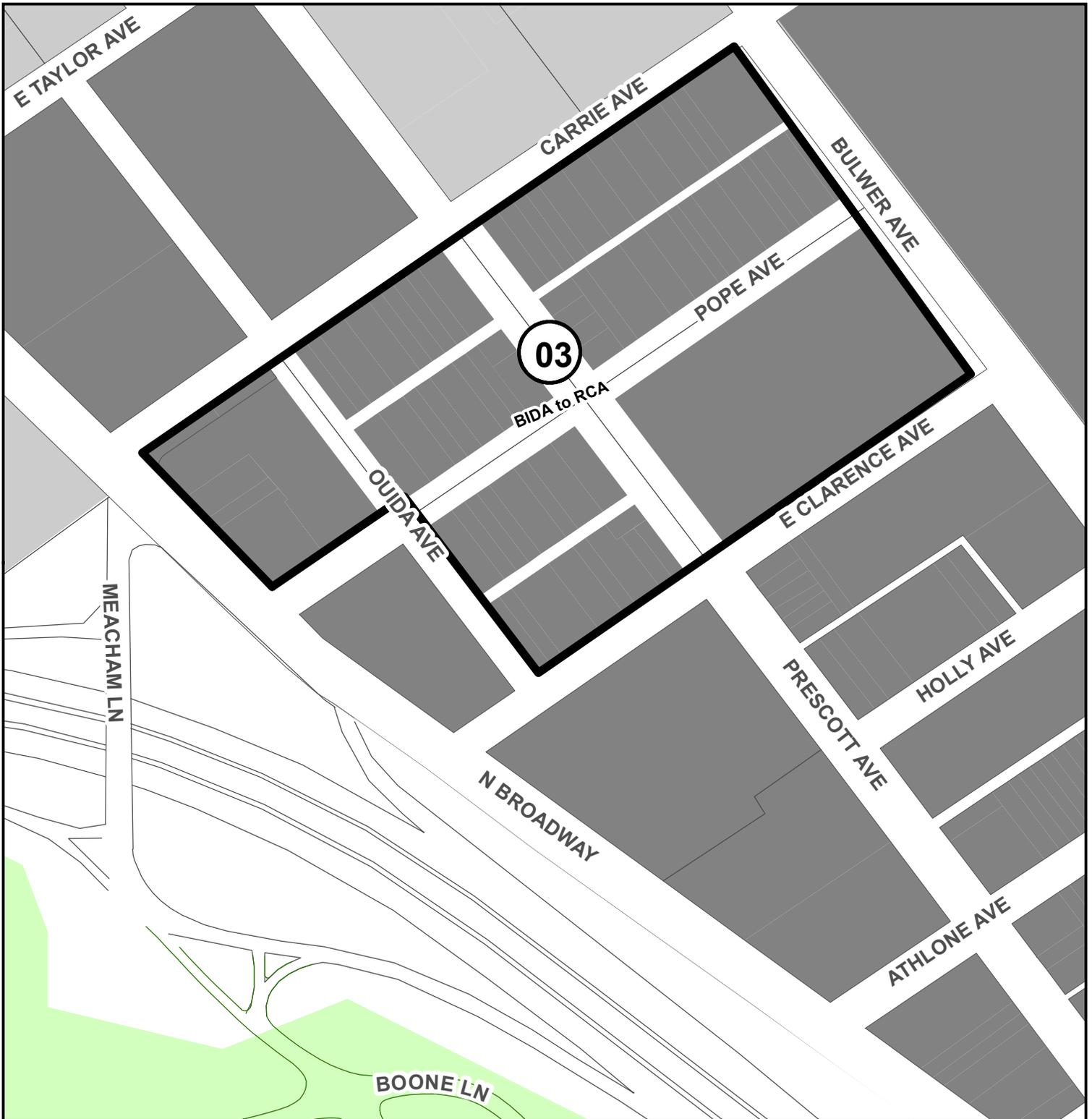
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- Opportunity Area



**Proposed Amendment #10 – Areas 3-10
of the Strategic Land Use Plan (SLUP)
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Proposed Strategic Land Use Plan Amendment #10 – Areas 3 through Area 10 are scattered sites in multiple city blocks for the annual SLUP map update.

2012 Strategic Land Use Proposed Amendments

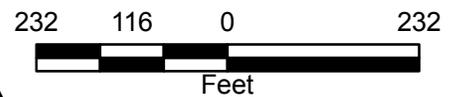


Strategic Land Use Categories

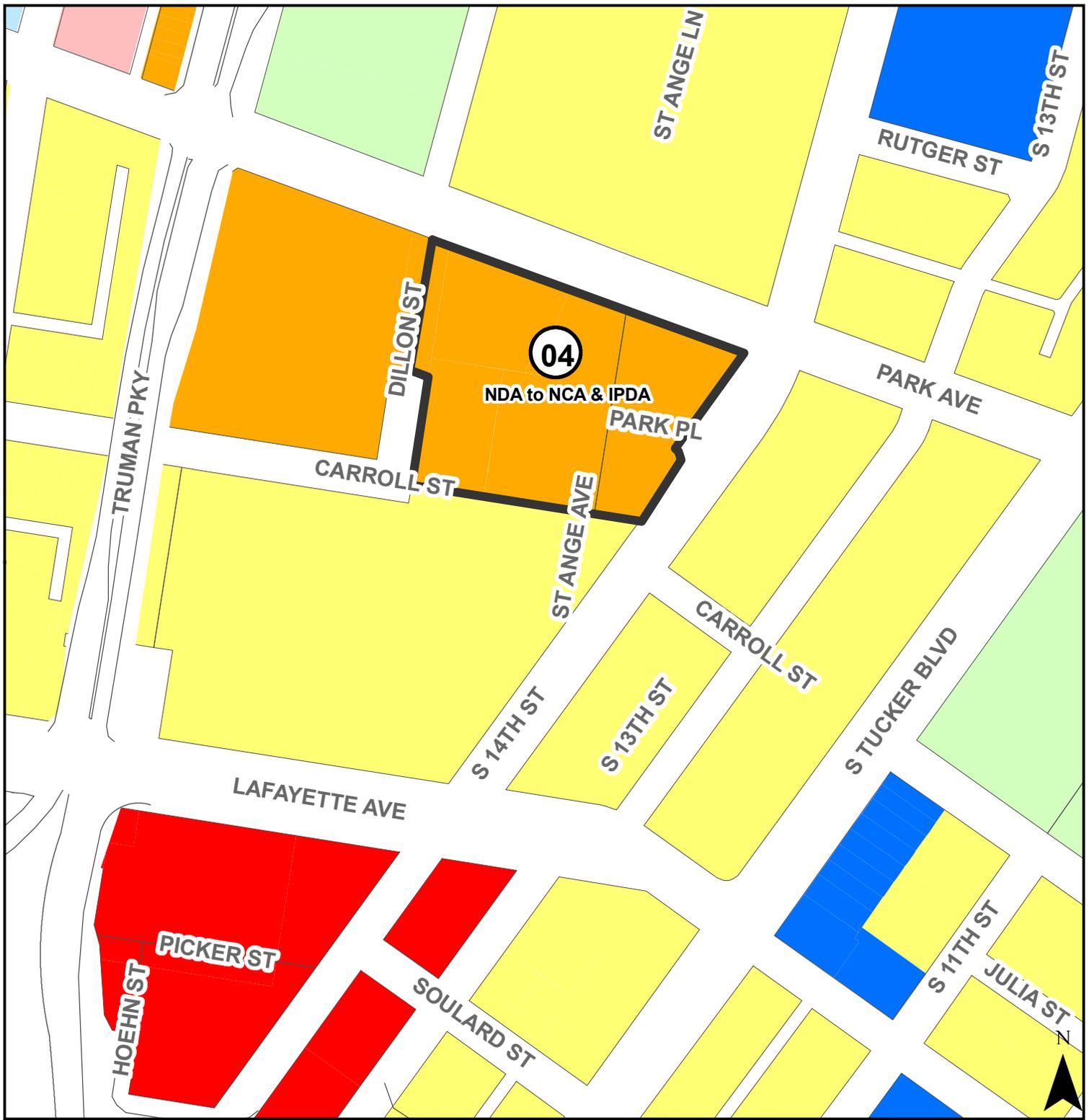
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Area

03



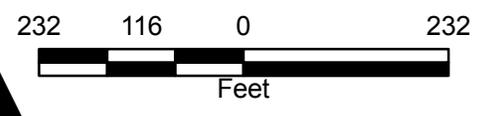
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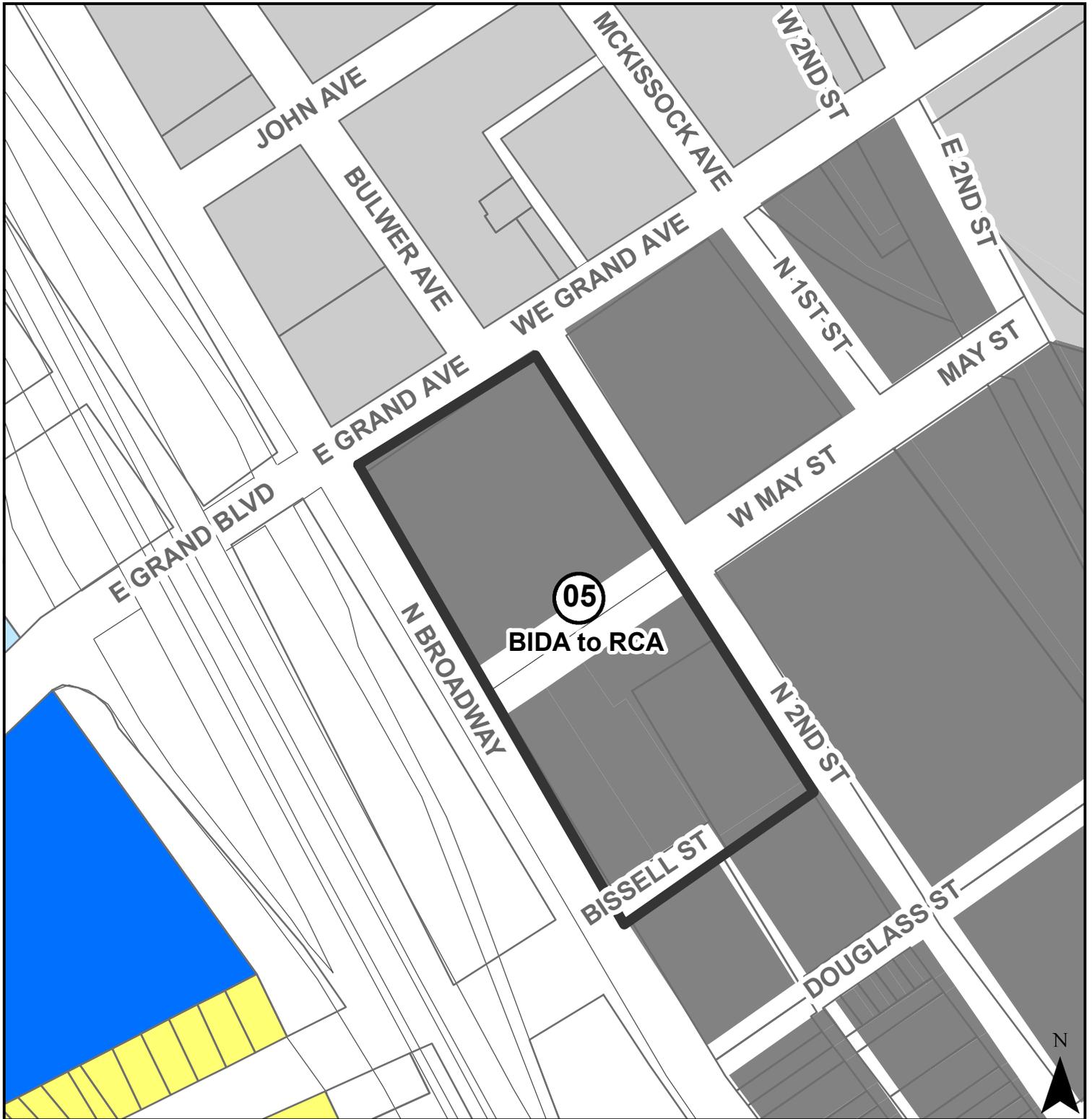
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Area N

04



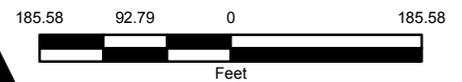
2012 Strategic Land Use Proposed Amendments



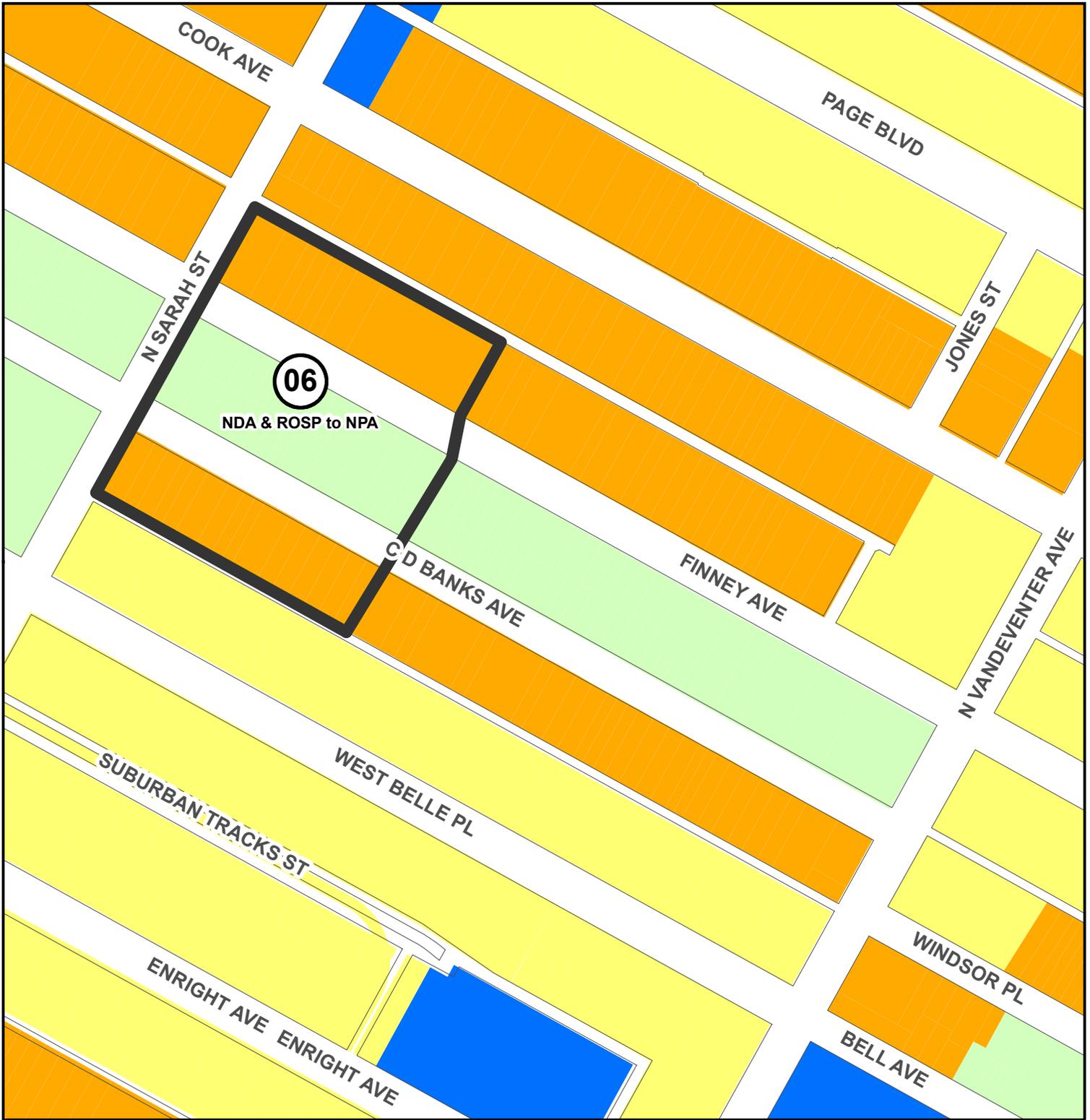
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Area
 05



2012 Strategic Land Use Proposed Amendments

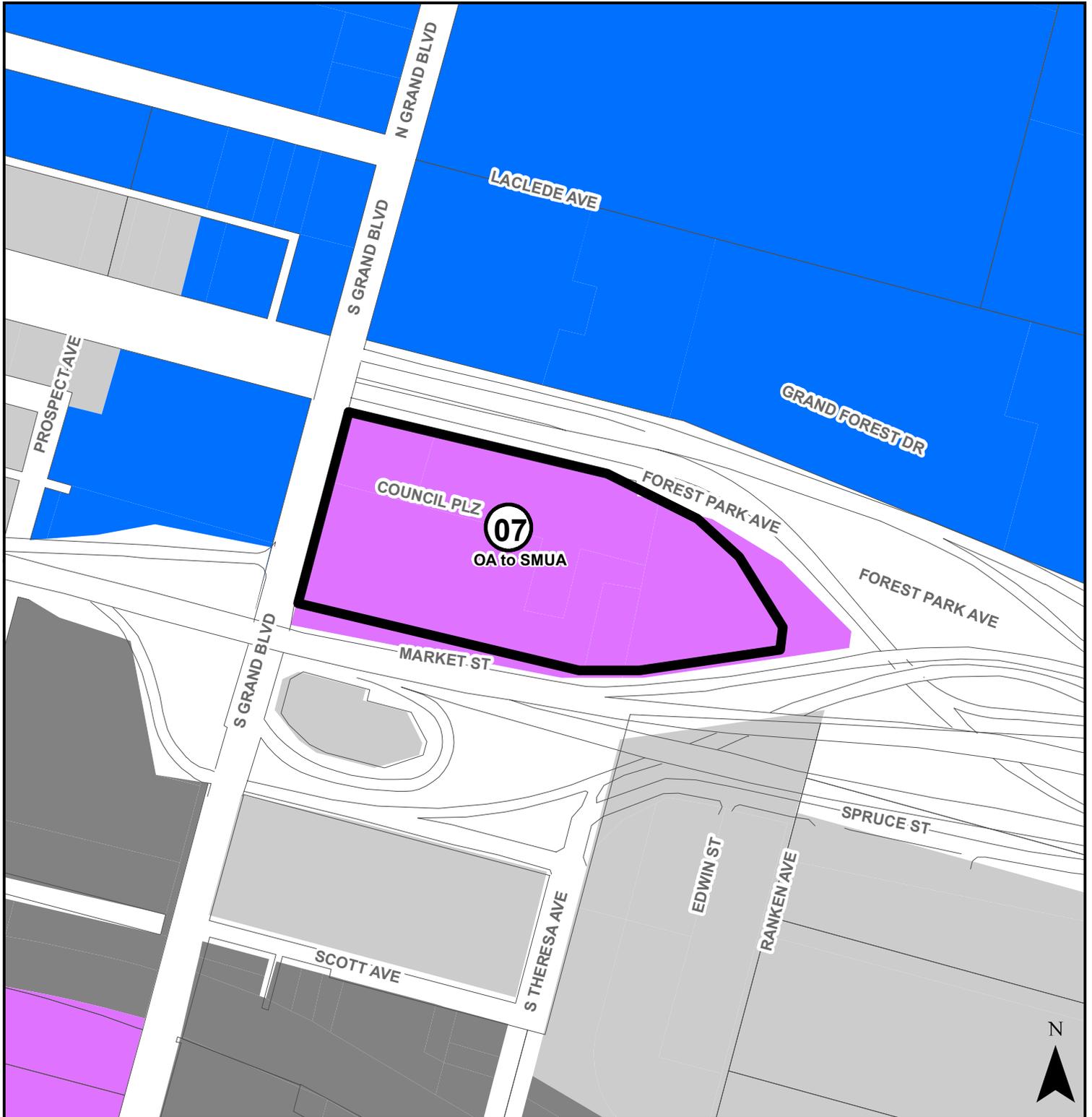


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Area 06



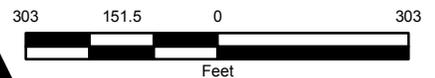
2012 Strategic Land Use Proposed Amendments



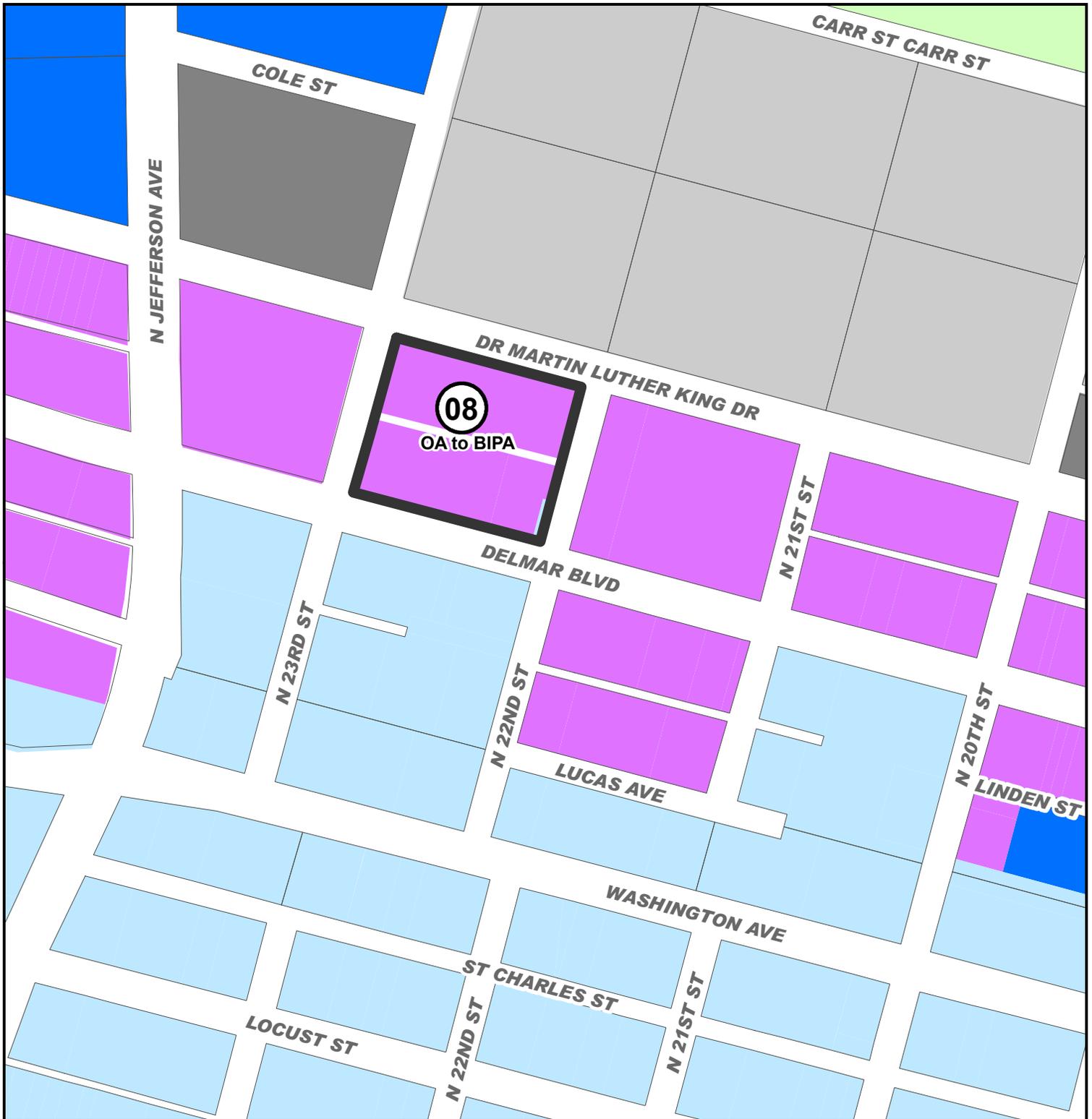
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Area 07



2012 Strategic Land Use Proposed Amendments

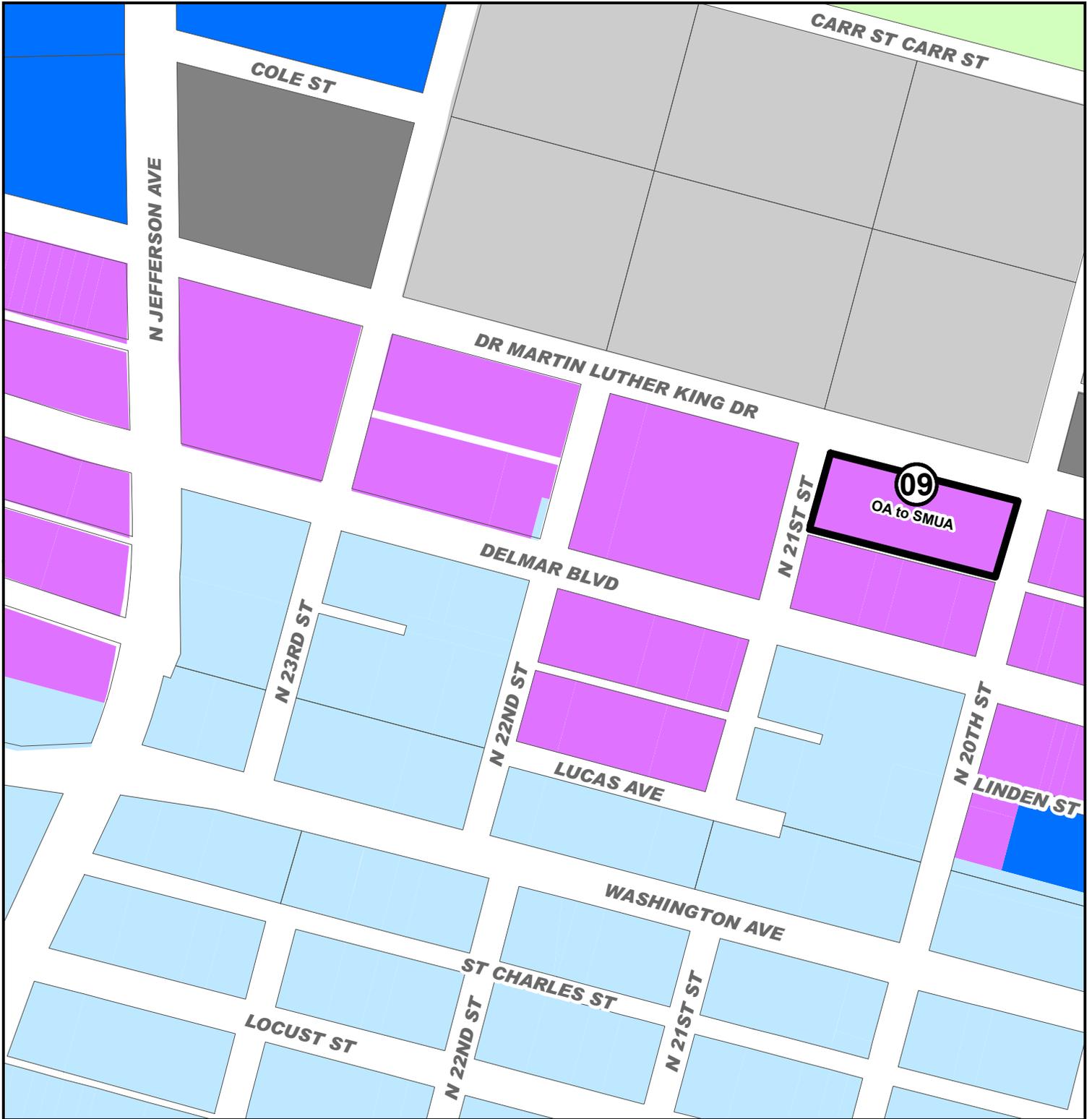


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Area 08

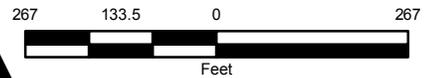


2012 Strategic Land Use Proposed Amendments

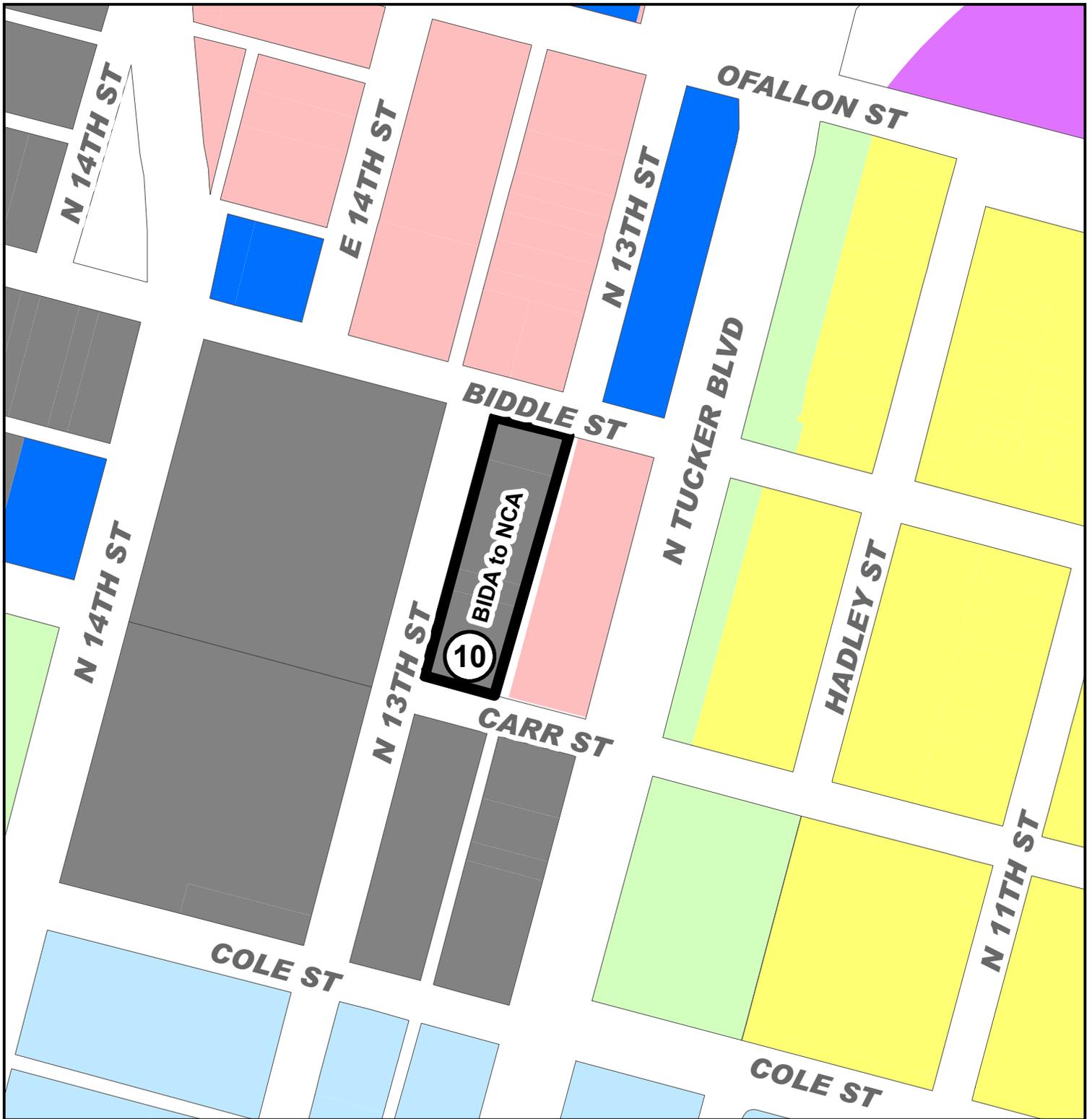


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Area 09



2012 Strategic Land Use Proposed Amendments



Strategic Land Use Categories

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- Opportunity Area

Area **N**
10

