Proposed Amendment #15
of the Strategic Land Use Plan (SLUP)
of the St. Louis Comprehensive Plan

The City of St. Louis Planning Commission is holding a Presentation and Public Hearing regarding Amendment #15 of the Strategic Land Use Plan (SLUP) of the St. Louis Comprehensive Plan at its regular meeting on Wednesday, January 6, 2016 at 5:30 p.m. at 1520 Market St., Suite 2000.

Proposed Strategic Land Use Plan Amendment #15 is a proposal to amend the City's Strategic Land Use Plan of the St. Louis Comprehensive Plan for a large unique site located at the northern tip of the City in the Riverview 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 table summarizing the proposed changes for the designated area is shown below. Background information and recommendations for the proposed land use changes are also provided.

Written and oral comments on proposed SLUP Amendment #15 can be made at the Public Hearing. Comments also can be made prior to or after the hearing (through Wednesday, January 20, 2016) in care of Roman Kordal by e-mail at kordalr@stlouis-mo.gov, by mail at Roman Kordal, City of St. Louis Planning and Urban Design Agency, 1520 Market St., Suite 2000, St. Louis, MO 63103, or by fax at 314-613-7014. These comments will be forwarded to the Planning Commission for its review before a vote to adopt the proposed amendment is held at its regular meeting on Wednesday, February 3, 2016 at 5:30 p.m. at 1520 Market St., Suite 2000. For further information, please contact Roman Kordal at 314-657-3872.

Table of Strategic Land Use Map Changes -- Amendment #15

Description of Area or Project	Neighborhood Name	Nbr #	City Block #	Current SLUP	Proposed SLUP
Lighthouse Saint Louis	Riverview	75	Out Lot 121	ROSPDA	SMUA

Proposed SLUP Amendment #15
Lighthouse Saint Louis
Background Information and Recommendations

Proposed Strategic Land Use Plan Amendment #15 is a proposal to amend the City's Strategic Land Use Plan (SLUP) of the St. Louis Comprehensive Plan for a large unique site located at the northern tip of the City in the Riverview neighborhood.

Proposed SLUP Amendment #15 is based on a proposed development of a large riverfront site generally bounded by the City limits, the Mississippi River, Interstate 270 and Riverview Dr. The site currently consists of vacant land. It was most recently used as a golf course. The site was heavily damaged by major floods during the 1990's. As documented by the Federal Emergency Management Agency (FEMA), the current owner of the site raised the site out of the 100-year floodplain by the addition of more than 10 feet of clean fill, pursuant to a U.S. Army Corps of Engineers Section 404 permit. As a condition of approval of the permit, the owner is obligated to create 2.5 acres of off-site wetlands in Godfrey Township, Illinois to mitigate the loss of wetlands on the site.

The proposed Lighthouse Saint Louis development is approximately 84 acres in size and includes three parcels located in Out Lot 121: 11050 Riverview Dr., 11110-80 Riverview Dr. and 11190 Riverview Dr. The first two parcels (comprising approximately 70 acres) are owned by BBN, LLC and would be developed as part of the Lighthouse Saint Louis development. The third parcel (approximately 14 acres) is located in two jurisdictions -- the City of St. Louis (3.5 acres) and unincorporated St. Louis County (10.5 acres) -- and is owned by Massman Construction Co. This parcel -- although technically part of the Lighthouse Saint Louis development -- would be leased from the owner to the developer, but it would not be developed. It would remain vacant land and serve as a buffer to the nearby environmentally-sensitive Watkins Creek. (See the attached aerial photo of the site and vicinity.)

Approval of the SLUP amendment would facilitate the development of Lighthouse Saint Louis, a multi-phase, mixed-use development project with a development cost of up to $300 million. The developer is Lighthouse Development, LLC. The proposed development project would include retail, residential, hotel and recreational uses and amenities. The retail uses range from a gas station/convenience store to a large-scale retail store. The residential and hotel uses would be sited to take advantage of riverfront views. The proposed recreational uses and amenities include a visitor center, a lighthouse, a boardwalk, a riverwalk, a marina (that would include kayaking and canoeing) and a bicycle path and trailhead -- all of which would take advantage of the riverfront site's natural features. The bicycle trailhead would link to Great Rivers

Greenway's Old Chain of Rocks Bridge and the Mississippi River Greenway through a dedicated passage under Interstate 270. Major infrastructure improvements would include the construction of the interior road system, access road improvements and the installation of all necessary utilities. A concept site plan of the proposed development project (provided by the development team) is attached. As stated, the site plan is conceptual in nature and subject to change.

The proposed development project would be in conflict with the existing SLUP map. The SLUP designates all three parcels within the City limits as Recreational/Open Space Preservation and Development Area (ROSPDA). The ROSPDA Strategic Land Use Category is defined as: *"Areas including the existing network of parks, open space and recreational facilities within the City that should be preserved and enhanced, as well as locations for new permanent green space, including planned new greenways and permanent locations for some community gardens. …"* Thus, the SLUP will need to be amended in order for the development project to proceed.

The proposed amendment of the City's SLUP from the ROSPDA Strategic Land Use Category to a designation allowing commercial development would still allow the construction of a number of recreational uses and amenities that are proposed to be built as part of the Lighthouse Saint Louis development project. If constructed, the visitor center, lighthouse, boardwalk, riverwalk, marina and bicycle path and trailhead would provide relatively rare recreational amenities and access for residents of the City of St. Louis, St. Louis County and the St. Louis metropolitan area to enjoy the Mississippi River and the riverfront, including the proposed extension of the Mississippi River Greenway.

SLUP Amendment #15 proposes changing the existing ROSPDA Strategic Land Use Category for two of the three parcels in the City -- 11050 Riverview Dr. and 11110-80 Riverview Dr. -- to Specialty Mixed Use Area (SMUA). The SMUA Strategic Land Use Category is defined as: *"Areas like Downtown where it is intended that a unique mix of uses be preserved and developed."* This designation would accommodate the various uses proposed by the Lighthouse Saint Louis development project, including the recreational uses and amenities. (The third parcel, 11190 Riverview Dr., would retain its ROSPDA designation, as the parcel would not be developed and remain vacant land.) Maps of the existing SLUP and proposed SLUP Amendment #15 are attached.

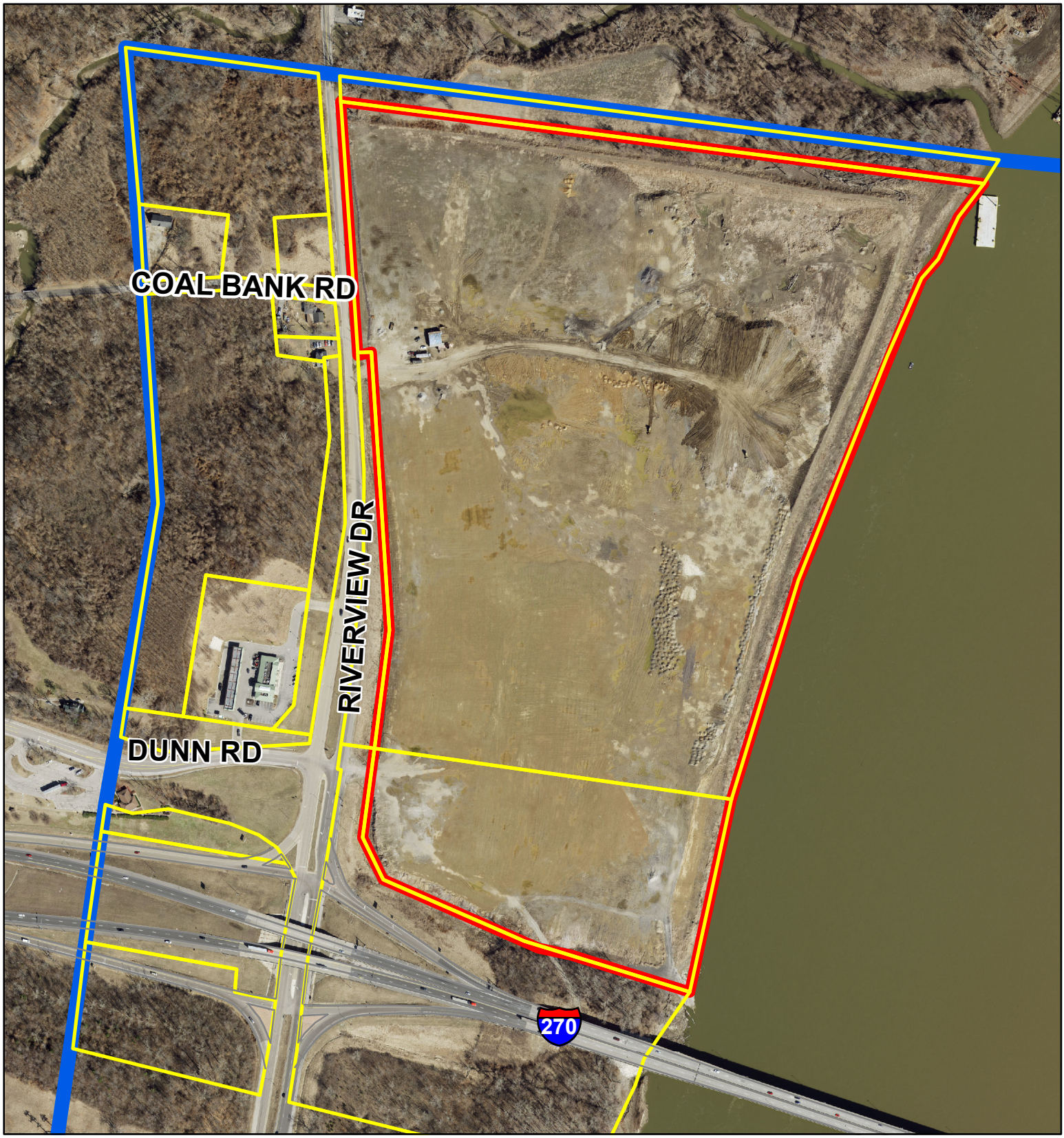
In addition, this change would further the City's adopted Sustainability Plan by implementing the following stated strategies in the Sustainability Plan:

- Increase riverfront development and provide safe public access and associated recreational activities
- Celebrate and increase activity along the Mississippi Riverfront
- Remove/change infrastructure to improve riverfront access

- Leverage the Mississippi River as an inexpensive transportation, drinking water, and recreation resource

If the SLUP amendment is approved, a zoning change for the site would be presented to the Planning Commission for its review in the coming months, as the existing zoning -- “A” Single-Family Dwelling District -- does not allow most, if not all, of the uses proposed by the development project. The zoning change may be the establishment of a form-based district, a zoning overlay district that could help to ensure a high-quality development for a unique site.

Aerial Photo (2014)



Lighthouse Saint Louis

Parcel Lines

St. Louis City Limits

Interstate Highway

N
W E
S

0 200 400 800 Feet

CITY OF ST. LOUIS
PLANNING
& URBAN DESIGN
AGENCY

PROJECT SITE INDEX: / TOTAL SITE: 84.25 AC +/-

	LOCATION	NAME / USAGE	SQUAREFOOT	ACREAGE
A	PHASE I	RETAIL / RESTAURANT	3,600 SF +/-	1.50 AC +/-
B	PHASE I	BP GAS STATION / CONVENIENCE STORE	7,500 SF +/-	1.51 AC +/-
C	PHASE I	RETAIL / RESTAURANT	3,600 SF +/-	1.86 AC +/-
D	PHASE I	VISITORS CENTER / GRG TRAILHEAD / WATERSPORT OUTFITTER	16,000 SF +/-	1.82 AC +/-
E	PHASE I	HOTEL - 4-STORY	80,000 SF +/-	
F	PHASE I	EVENT CENTER - 2-STORY	20,000 SF +/-	
G	PHASE I	RESTAURANT	7,900 SF +/-	
H	PHASE I	BAR & GRILL	3,900 SF +/-	7.47 AC +/-
I	PHASE I	LIGHTHOUSE	N/A	
J	PHASE I	CONCESSIONS / RESTROOMS	800 SF +/-	
K	PHASE I	PARKING / EVENT FIELD	N/A	
L	PHASE I	PARKING	N/A	1.67 AC +/-
M	PHASE I	MARINA OFFICE	2,800 SF +/-	N/A
N	PHASE I	MARINA POOL	N/A	N/A
O	PHASE I	MARINA RESTROOM / SHOWER FACILITIES	2,600 SF +/-	N/A
P	PHASE I	MARINA GAS DOCK	N/A	N/A
Q	PHASE II	COVERED MARINA DOCK SLIPS	N/A	N/A
R	PHASE II	RESIDENTIAL / OFFICE / RETAIL - MULTI-STORY	33,000 SF +/-	3.29 AC +/-
S	PHASE II	EVENT FIELD / FUTURE DEVELOPMENT	N/A	2.45 AC +/-
T	PHASE II	RETAIL DEVELOPMENT	52,600 SF +/-	5.65 AC +/-
U	PHASE II	PARKING	N/A	0.59 AC +/-
V	PHASE II	RETAIL ANCHOR BUILDING	76,100 SF +/-	10.12 AC +/-
W	PHASE III	FUTURE DEVELOPMENT	N/A	9.19 AC +/-
X	PHASE I	BOAT RAMP / PARKING	N/A	10.15 AC +/-
Y	PHASE III	FUTURE DEVELOPMENT	N/A	19.54 AC +/-

SMS ENGINEERS
Sheppard, Morgan & Schwaab, Inc.
CONSULTING ENGINEERS AND LAND SURVEYORS
215 Market Street, P.O. Box E, Alton, IL 62002 618/462-9755 E-mail: mail@smsengineers.com

CONCEPT SITE PLAN #02

Highway I-270 & Riverview Drive / St. Louis, Missouri 63138

Date: DECEMBER 14th, 2015

Lighthouse Development, LLC
13253 Bonroyal Drive
St. Louis, MO 63131
573-355-0827: Phone

The Van Hooser Partnership, Ltd.
Architecture 321 Westport Plaza / Suite 208
Planning Saint Louis, Missouri 63146
Interior Design P: 314 • 453 • 0600
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Lighthouse Saint Louis
A Riverfront Development

CS-2

Existing Strategic Land Use Plan

Lighthouse Saint Louis

Strategic Land Use Categories

- Neighborhood Preservation Area
- Neighborhood Development Area
- Neighborhood Commercial Area
- Regional Commercial Area
- Recreational/ 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

N W E S

0 200 400 800 Feet

CITY OF ST. LOUIS PLANNING & URBAN DESIGN AGENCY

Proposed Strategic Land Use Plan Amendment #15

Lighthouse Saint Louis

Change from ROSPDA to SMUA

Strategic Land Use Categories

- Neighborhood Preservation Area
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