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January 5, 2005**

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[stlouis-mo.gov/government/departments/planning/
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**CITY OF ST. LOUIS
PLANNING & URBAN
DESIGN AGENCY**



FRANCIS G. SLAY, Mayor

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Introduction

In 1947, more than fifty years ago, the City of St. Louis adopted a land use plan. The City has been living with this outdated land use plan ever since.

Now, the City's Planning and Urban Design Agency is proposing a new land use plan. A plan prepared by professional land use planners based upon continuing consultation with the City's twenty-eight aldermen, who are closely connected with the aspirations and dreams of the people who live in each of the City's neighborhoods and the businesses that make up our city's economy.

Residential developers are knocking on our doors daily, as opportunities for suburban development within reasonable travel distances from the region's core dry up.

Historic rehabilitation is becoming popular throughout the City, as those in the market for housing increasingly demand unique spaces and the feeling of community that only living in our historic City can provide.

Businesses and commercial developers contact city development officials frequently, seeking sites for modern facilities, offices and shopping centers as more people realize the advantages of locating in the City. With easy access to the region's workforce and the variety and extensiveness of vehicular, rail, air and river transportation systems, St. Louis is connected to the region, the nation and beyond.

As developers and retailers wake up to the strong market for retail in City neighborhoods, increased demand exists for significant retail development sites. Developing new opportunities will provide neighborhood residents with places to purchase goods and services, while providing increased revenue for the City.

This new Strategic Land Use Plan is intended to improve the quality of life for those who live and work in St. Louis by encouraging appropriate types of development and preservation in clearly defined locations. Within this overall intent, this Plan has two main purposes.

- To provide direction for those who wish to make new investments in our City, and;
- To provide stability and opportunities for those who already live, work and build their businesses here.

This Plan clearly identifies the established neighborhoods, historic districts and business areas the City is committed to maintaining and enhancing. Residents and business people who work and live in these areas will now be assured that as they invest, the essential character of these areas will not change.

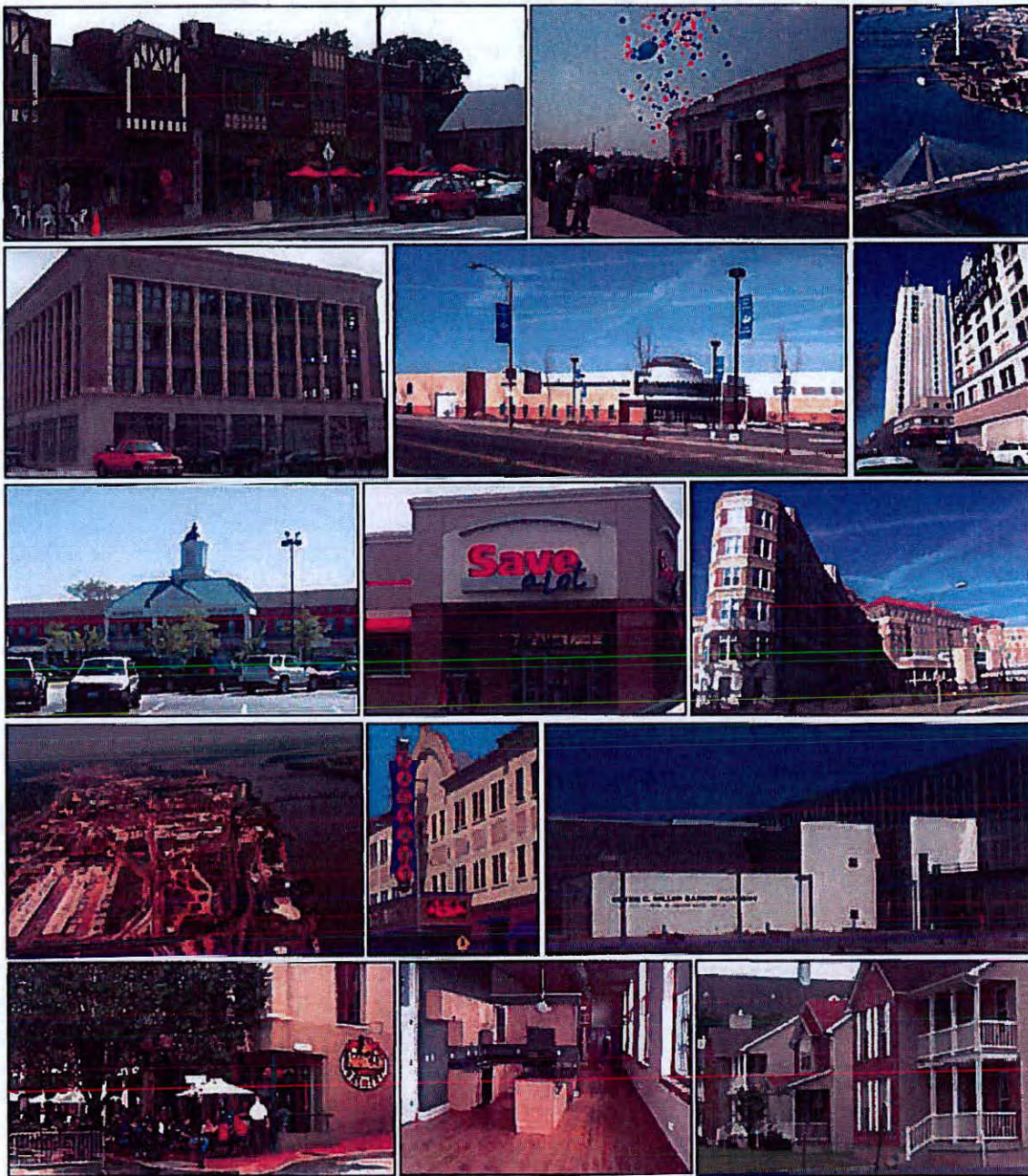
Equally important, this Plan identifies areas where new directions are possible and encouraged. These directions will allow portions of the City to offer amenities and lifestyles that are now found only in the suburbs. The Plan also sets the stage for City initiatives to raise development standards throughout the region with new and innovative development approaches.

This Plan, like the City itself, is not a static object. Rather, it is intended to provide a foundation and a roadmap for positive change. It is expected the Plan itself will continue to evolve as historic preservation and new development initiatives evolve. This Plan is the beginning of a more thoughtful and cohesive approach to a bright future for the City of St. Louis.

Adopted by the City's Planning Commission in January 2005, this straightforward Land Use Plan will become the basis for additional planning and development initiatives involving collaboration between elected officials, City departments, neighborhood residents and developers, to overlay more fine-grained visions of the broader framework presented by this Plan. These future initiatives are expected to include public improvement plans, detailed neighborhood level plans, and tailored rezonings.

The Planning Commission and the Planning and Urban Design Agency look forward to working with everyone to use this Plan in a way that advances the quality of life in the City of St. Louis and builds upon the spirit of adventure and accomplishment that has characterized our City throughout its history. With respect for our past and entrepreneurialism, self-confidence, energy, and teamwork, we can forge a bright and proud future for our City.





“Connecting the City”

The Strategic Land Use Plan provides a roadmap for preservation and/or new development for every block in the City and is an interactive tool for collaboration among City officials, neighborhood residents, businesses and developers to ensure the following activities in each part of the City are conducted with a clear and well-considered vision for a secure future.

ELIMINATING PROBLEMS

Problem and Nuisance Property Targeting
Targeted Demolitions
Debris Cleanup

SOLIDIFYING DISTRICT IDENTITY

Regulations/Guidelines Reflecting Specific Vision/Efficiency
Promotion of Signature Community Design Projects
Historic District Designation where Appropriate
District Marketing
Signage/Banners

PROMOTING DISTRICT IMPROVEMENT

New Construction that Complements the Historic Fabric
New Development—Innovative and Conventional
Historic Rehabilitation and New Construction
Streetscape Improvements
Facade Improvement
Park Enhancement

ASSEMBLING LAND/BUILDINGS

Identify/Assemble Sites for Development

BUILDING OUR TOOLBOX

Enhancing the Current Development Tools
Innovative Application of New Resources



LAND USE DESIGNATIONS

The Strategic Land Use Map assigns land use designations to each block in the City. The pattern of colors represents the essential components of a strong and vibrant urban landscape, a landscape with both variety and cohesiveness.

These Land Use Designations are “strategic” in that they respect both the current conditions and the opportunities that exist in each area. The colors communicate what future development focus is intended for that block.

Residential neighborhoods are the foundation of our City. This Plan includes two types of residential neighborhoods:

“**Neighborhood Preservation**” areas that already exist and will be improved and augmented in a manner that preserves the existing character. “**Neighborhood Development**” areas are where new types of residential character are both permitted and encouraged. New developments of scale can create their own character while complementing adjoining neighborhoods and blocks.

These existing, emerging and future neighborhoods are connected and served by the “**Neighborhood Commercial**” areas. Many of these corridors continue to provide services to the community and attract outside visitors, while others have deteriorated. The Plan is intended to encourage investment in these corridors that provide the essential services to the surrounding community.

At strategic locations within the City, areas are designated as sites for “**Regional Commercial**” activity. These nodes, existing and proposed, are promoted as opportunities for the City to capitalize on the emerging trend among established retailers to locate in urban markets. By identifying new sites and moving forward to make them attractive to businesses, the City can respond aggressively and move forward to these retailers and the jobs, tax revenues and quality of life enhancement that they offer into the City.

The City is blessed with numerous parks and “green spaces.” Additional “open space” will develop as ongoing recreational initiatives become reality. These “**Recreational/Open Space**” areas are becoming increasingly important to the City’s development and economy as people seek healthy lifestyles that involve outdoor recreation.

St. Louis is home to a number of strong and established businesses. These businesses have supported the City's economy for many years. The locations of these businesses are designated as "**Business/Industrial Preservation**" areas so that they can plan their futures in the City with confidence. Other areas that formerly were home to thriving businesses are now derelict and underutilized. These areas are shown in this Plan as "**Business/Industrial Development**" areas, where those in the market for new business locations can seek development opportunities with City encouragement.

Similarly, St. Louis is home to a number of strong and established institutions, universities, hospitals, schools and churches, that contribute to the City's economy and provide essential services. These areas are designated "**Institutional**" in the Plan.

What makes the City's landscape unique is the existence of a number of areas where business, residents, arts, and other entertainment coexist and thrive together. These areas are identified in this Plan as "**Specialty Mixed Use**" areas and include places like Downtown, Grand Center and the Central West End.

Finally, there are a number of underutilized areas in the City where it is clear that opportunity exists, but it is not yet known what activity is best suited to turn that opportunity into a development plan. These areas are identified in the Plan as "**Opportunity Areas**", where the City will entertain a wide variety of proposals for development.

Strategic Land Use Plan of the St. Louis Comprehensive Plan

- 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

- Transportation Legend/Key**
- Metrolink Airtrain
 - Metrolink Under Ground
 - Metrolink Proposed
 - Proposed Mississippi River Bridge
 - Highways



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Official printed at stlouis-mo.gov/government/departments/planning/

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ST. LOUIS
PLANNING & URBAN
DESIGN AGENCY



View of Downtown St. Louis from the Gateway Arch

Strategic Land Use Categories

The Strategic Land Use Plan identifies areas suitable and desirable for various types of development. The land use categories used in this Plan are based on the following types of development:

Neighborhood Preservation Area (NPA)

Areas where the existing housing and former commercial building stock are to be preserved and augmented with new residential and commercial development physically integrated into and primarily serving the immediate neighborhood. These areas generally feature historic architectural values of the City, including but not limited to historic districts, where the character of the neighborhood is directly and positively affected by the historic and architectural buildings. The Plan encourages continued preservation and improvement, with quality construction and new construction that is sensitive to the character of existing structures. Commercial and residential uses are subject to the character of the neighborhood and are subject to the historic district rules, including the design of the City.

Neighborhood Development Area (NDA)

Residential and non-residential areas with substantial amounts of vacant lots and underused buildings suitable for new residential development of multi-unit residential units, including townhomes, row houses, and other forms of housing that may be developed in part or in whole. Opportunities for new housing construction are subject to a review of the existing neighborhood character and form.

Neighborhood Commercial Area (NCA)

Areas where the development of new and the renovation of existing commercial uses that primarily serve adjacent neighborhoods are to be encouraged. These areas include commercial centers, major thoroughfares and along major thoroughfares where commercial uses serve multiple neighborhoods or where the development of new commercial uses serving adjacent neighborhoods is a priority. Mixed use buildings are encouraged to provide a mix of uses in urban form and an urban type setting. These areas may include higher density housing, retail, commercial and professional and other urban uses. Density in these areas should be encouraged to provide a mix of uses in urban form and an urban type setting. These areas may include higher density housing, retail, commercial and professional and other urban uses. Density in these areas should be encouraged to provide a mix of uses in urban form and an urban type setting.

Regional Commercial Area (RCA)

Areas where the development of existing and new commercial uses intended to serve a regional market are encouraged. Development in these areas will serve a regional market. These areas generally include existing regional commercial uses in large areas of urban form and an urban type setting, including major thoroughfares and major thoroughfares with regional access and visibility. Several large and centrally-located areas are identified in the City of St. Louis. These areas provide a mix of uses in urban form and an urban type setting. These areas may include higher density housing, retail, commercial and professional and other urban uses. Density in these areas should be encouraged to provide a mix of uses in urban form and an urban type setting.

Recreational/Open Space Preservation and Development Area (ROSPDA)

Areas including the existing parks and open spaces, open spaces and recreational facilities within the City and should be preserved and enhanced, as well as areas for new permanent green space, including natural areas, wetlands, and permanent facilities for active recreation. The City's Department of Parks, Recreation and Forestry is currently, as well as the, the parks and recreation plan that will be included in the Strategic Land Use Plan when complete.

Business/Industrial Preservation Area (BIPA)

Areas where existing business is currently used and are encouraged to continue. The designation includes industrial and non-industrial commercial uses where the location, condition of buildings and the low level of vacancy support preservation and industrial development where possible.

Business/Industrial Development Area (BIDA)

Areas where new business/industrial uses or structures will be encouraged. New business/industrial uses or structures will be encouraged in areas where existing business/industrial uses are currently used and are encouraged to continue. The designation includes industrial and non-industrial commercial uses where the location, condition of buildings and the low level of vacancy support preservation and industrial development where possible.

Institutional Preservation and Development Area (IPDA)

Areas where significant historic or institutional, historic, religious or other institutional land ownership exist and are appropriate institutional uses as well as areas for expansion of such institutional uses. These large scale institutional areas are intended to positively influence the surrounding area.

Specialty Mixed Use Area (SMUA)

Areas the Commission identifies where it is intended that a unique mix of uses be preserved and developed.

Opportunity Area (OA)

Key transportation corridors where the use of the land is in transition. Land use and transportation patterns are in transition and are subject to change. The Commission is intended to be flexible and adaptive, and development progress will be encouraged to this process the map.

Adopted by the City of St. Louis Planning Commission January 5, 2005 (backside)
Updates posted at stlouis-mo.gov/government/departments/planning/planning/adopted-plans/strategic-land-use-plan.cfm



Strategic Land Use Plan

City of St. Louis

CONNECTING THE CITY

Introduction

The City of St. Louis is a unique and vibrant city. It is the only city in the world with a riverfront that is both a major port and a major tourist destination. The City is also home to some of the most important cultural and educational institutions in the world. The Strategic Land Use Plan is a comprehensive plan that will guide the City's growth and development for the next 20 years. It will ensure that the City remains a world-class city while also addressing the needs of its residents and businesses.

Goals and Objectives

- 1. To create a vibrant and sustainable city center that is the heart of the City.
- 2. To create a diverse and inclusive city that reflects the unique character of St. Louis.
- 3. To create a city that is resilient to the challenges of the future.

Key Themes

- Urban Core:** The Urban Core is the heart of the City and is the focus of the Strategic Land Use Plan. It is the area that contains the most important cultural and educational institutions and is the center of the City's economic and social life.
- Neighborhoods:** The City is made up of many different neighborhoods, each with its own unique character and history. The Strategic Land Use Plan will ensure that these neighborhoods are preserved and enhanced.
- Transportation:** Transportation is a key element of the City's growth and development. The Strategic Land Use Plan will ensure that the City has a strong and sustainable transportation system.
- Environment:** The City is home to many beautiful parks and green spaces. The Strategic Land Use Plan will ensure that these spaces are protected and enhanced.

Conclusion

The Strategic Land Use Plan is a comprehensive plan that will guide the City's growth and development for the next 20 years. It will ensure that the City remains a world-class city while also addressing the needs of its residents and businesses.

LAND USE DESIGNATIONS

The Strategic Land Use Plan identifies the following land use designations:

- Urban Core:** The Urban Core is the heart of the City and is the focus of the Strategic Land Use Plan. It is the area that contains the most important cultural and educational institutions and is the center of the City's economic and social life.
- Neighborhoods:** The City is made up of many different neighborhoods, each with its own unique character and history. The Strategic Land Use Plan will ensure that these neighborhoods are preserved and enhanced.
- Transportation:** Transportation is a key element of the City's growth and development. The Strategic Land Use Plan will ensure that the City has a strong and sustainable transportation system.
- Environment:** The City is home to many beautiful parks and green spaces. The Strategic Land Use Plan will ensure that these spaces are protected and enhanced.

Historic Districts

The City has many historic districts that are important to its history and culture. The Strategic Land Use Plan will ensure that these districts are preserved and enhanced.

Neighborhood Preservation Areas (NPAs)

The City has many Neighborhood Preservation Areas (NPAs) that are important to its history and culture. The Strategic Land Use Plan will ensure that these areas are preserved and enhanced.

Opportunity Areas (OAs)

The City has many Opportunity Areas (OAs) that are important to its growth and development. The Strategic Land Use Plan will ensure that these areas are developed in a sustainable and inclusive way.

PLAN IMPLEMENTATION

The Strategic Land Use Plan will be implemented through a series of actions and programs. These actions and programs will be designed to ensure that the City's growth and development is sustainable and inclusive.

"Connecting the City"

The Strategic Land Use Plan provides a vision for the future of the City. It is a vision that is based on the City's unique character and history. The Strategic Land Use Plan will ensure that the City remains a world-class city while also addressing the needs of its residents and businesses.

ILLUMINATING PROBLEMS

Problems and Challenges: The City is facing many problems and challenges. These problems and challenges are related to the City's growth and development. The Strategic Land Use Plan will address these problems and challenges.

SOULIFYING OUR IDENTITIES

Preservation of Historic Landmarks: The City has many historic landmarks that are important to its history and culture. The Strategic Land Use Plan will ensure that these landmarks are preserved and enhanced.

PROMOTING DISTRICT IMPROVEMENT

Neighborhood Development: The City has many neighborhoods that are in need of improvement. The Strategic Land Use Plan will ensure that these neighborhoods are developed in a sustainable and inclusive way.

ACHIEVING LAND-USE GOALS

Implementation of the Strategic Land Use Plan: The Strategic Land Use Plan will be implemented through a series of actions and programs. These actions and programs will be designed to ensure that the City's growth and development is sustainable and inclusive.

Historic Districts

The City has many historic districts that are important to its history and culture. The Strategic Land Use Plan will ensure that these districts are preserved and enhanced.

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PLAN IMPLEMENTATION

The Strategic Land Use Plan will be implemented through a series of actions and programs. These actions and programs will be designed to ensure that the City's growth and development is sustainable and inclusive.

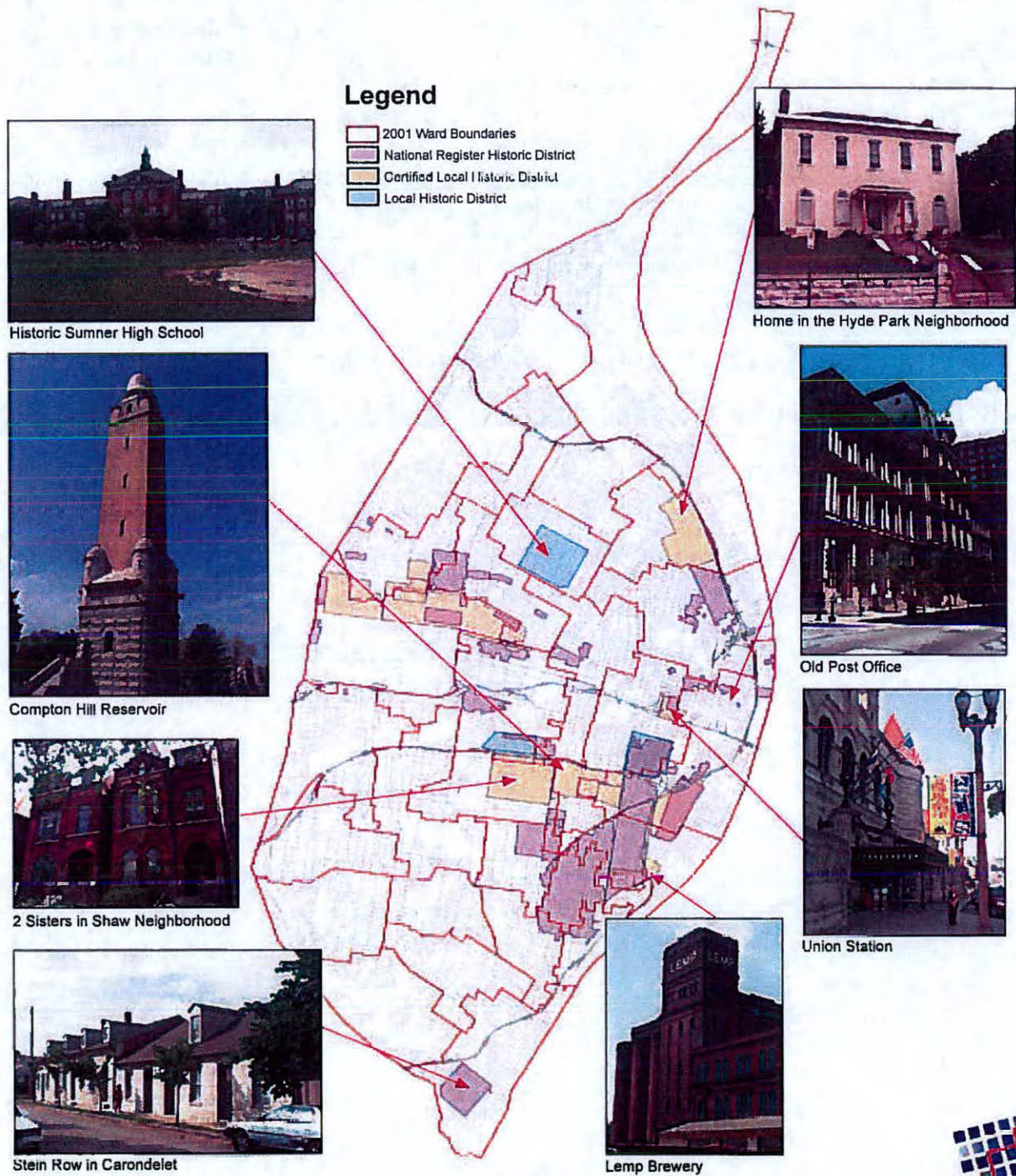
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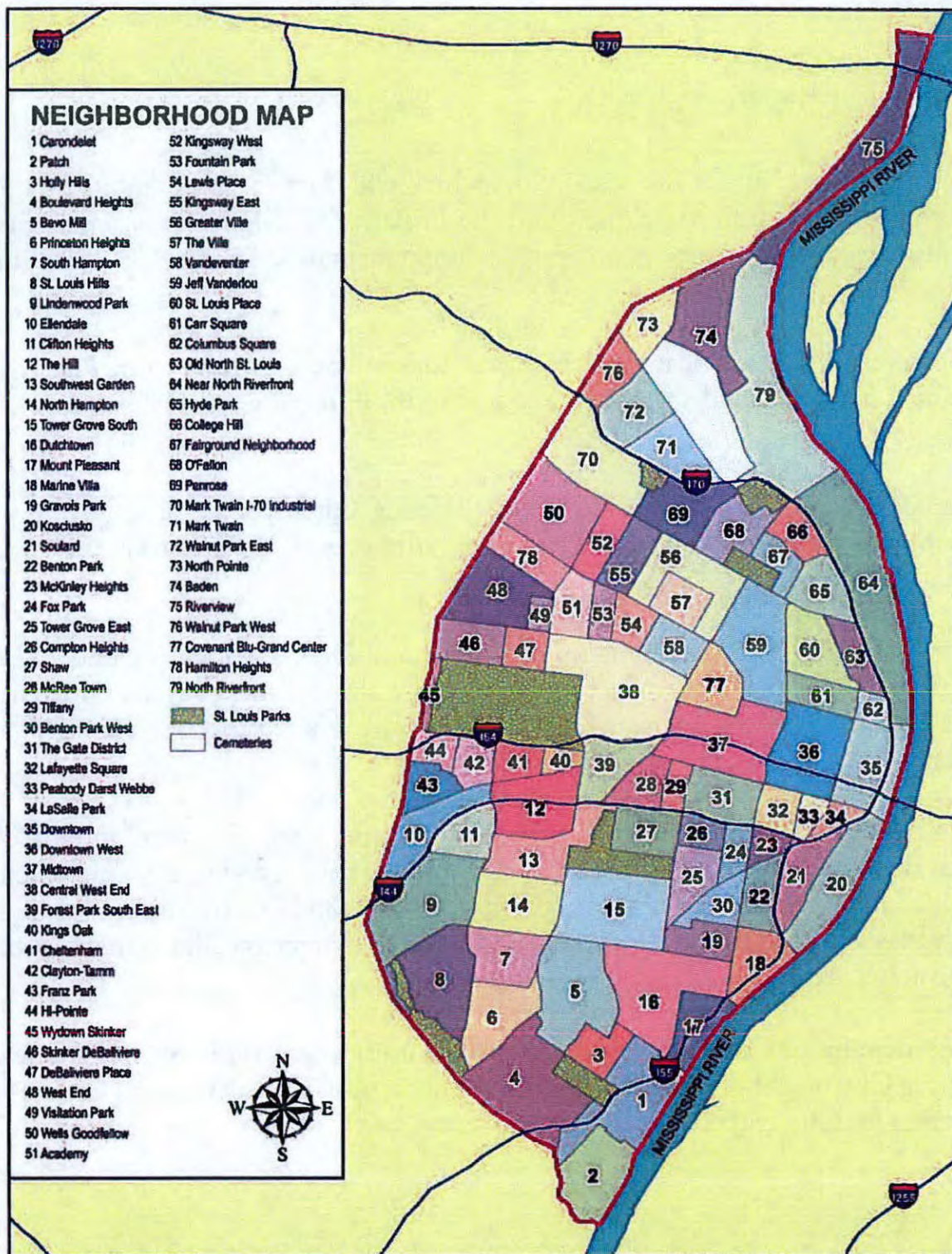
National Register Historic Districts

- Aubert Place/Fountain Park
- Barr Branch Library
- Benton Park
- Block Unit #1
- City Hospital
- Clemons House/Columbia Brewery
- Crittenden
- Delmar Loop-Parkview Gardens
- Forest Park Southeast
- Fullerton's Westminster Place
- Goodfellow-Julian Concrete Block
- Gravois/Jefferson Steet Car Suburb
- Hickory Street
- Holy Corners
- Holy Cross Parish
- Laclede's Landing
- Lafayette Square
- LaSalle Park
- Lewis Place
- Lucas Avenue Industrial
- McKinley-Fox
- Midtown
- Mount Cabanne-Raymond Place
- Mullanphy
- Murphy-Blair
- North Riverfront Industrial
- Oakherst Place Concrete Block
- Olive Street Terra Cotta
- Parkview-Gardens/Delmar Loop
- Portland and Westmoreland Places
- St. Boniface Neighborhood
- St. Liborius Parish
- St. Mary of Victories Parish
- Sts. Cyril & Methodius
- Sanford Ave.
- Shaw Avenue Place
- Soulard Neighborhood
- Steins Street
- Tiffany Neighborhood
- Tower Grove Heights
- Union Station
- Washington Avenue-East of Tucker
- Washington Avenue-West of Tucker
- Washington University Hilltop Campus
- West Cabanne Place
- West Pine-Laclede
- Wydown-Forsyth

HISTORIC DISTRICTS

Historic districts will be the focus of preservation efforts. The City will continue to explore new districts and coordinate efforts to ensure resources are available to stimulate investment in our City's historic buildings.





PLAN IMPLEMENTATION

This Plan is a roadmap for future activities which will occur over a long time period in response to interest from developers and the initiative of neighborhood residents and City businesses. Thus, there is no specific “implementation strategy” included in this Plan.

It is, however, anticipated that a variety of activities will occur—some immediately, some in the next few years, and some in the longer term, in response to the existence of this Plan.

A number of detailed neighborhood-level planning initiatives are already completed. The results of these initiatives have been taken into account in preparing this broader-level Land Use Plan.

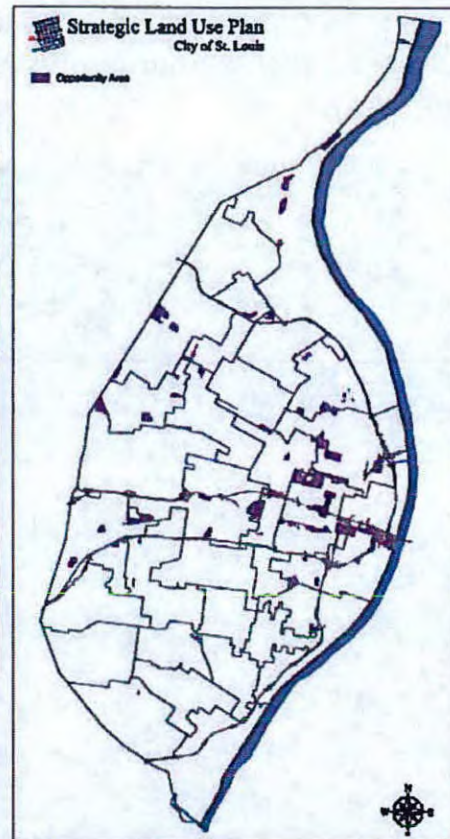
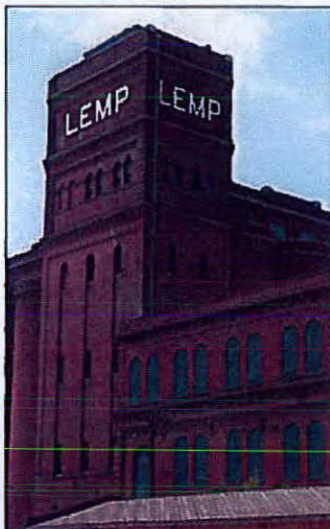
It is expected that additional detailed neighborhood-level plans will be undertaken to help guide investment. Some of these initiatives are already underway, and others are in the discussion stages. When concluded, the results of these processes will supplement this Plan.

Zoning designations are continually problematic in the City, and more often than not new development requires a variance from the existing zoning code. It is anticipated that once this Plan is adopted, zoning designations will be modified to conform to the Plan and “overlay districts” may be developed and adopted that are specific to the character of specific neighborhoods and development areas.

Development in the City is market-driven, as it is everywhere. Building upon the success of existing City neighborhoods development will occur in areas designated in the Plan as the market for City real estate continues to strengthen.

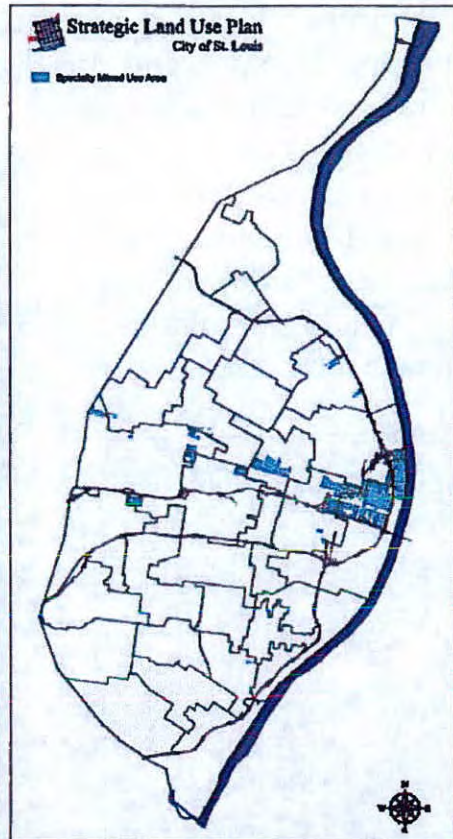
Opportunity Area (OA)

Key underutilized locations where the use of the land is in transition. Location and site characteristics of these areas offer particular challenges/opportunities that could be advantageous to a range of development activity. This designation is intended to be flexible and specific development proposals will be entertained as they present themselves.



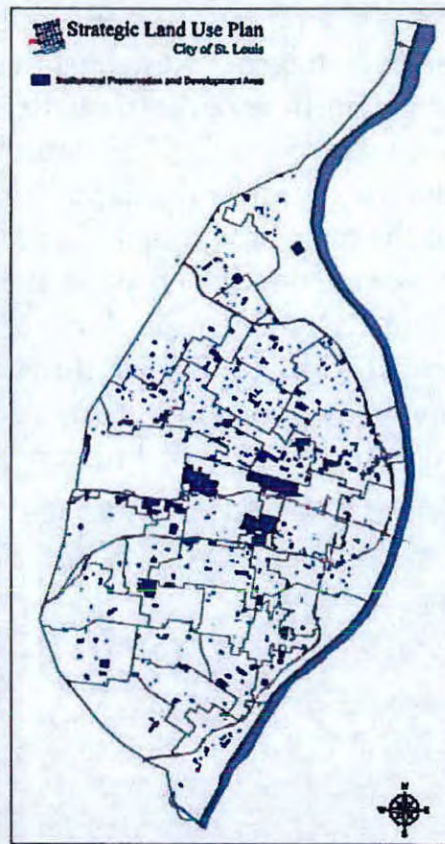
Specialty Mixed Use Area (SMUA)

Areas like Downtown St. Louis where it is intended that a unique mix of uses be preserved and developed.



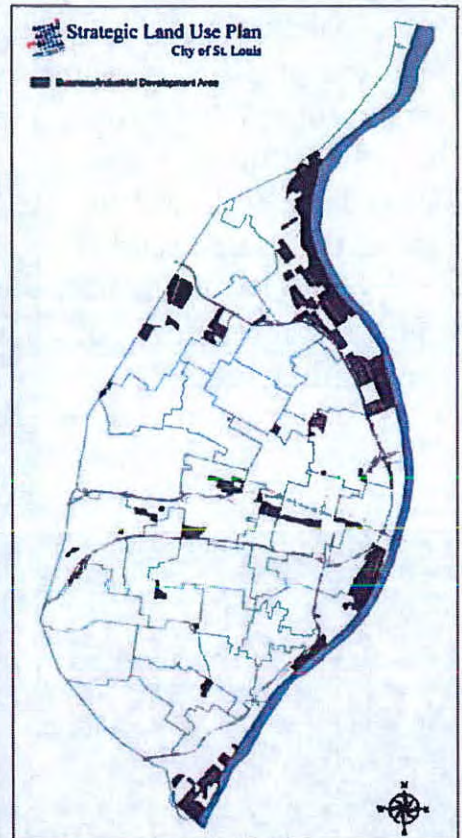
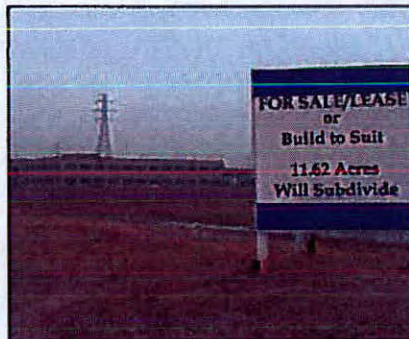
Institutional Preservation & Development Area (IPDA)

Areas where significant nodes of educational, medical, religious or other institutional uses currently exist and are appropriately situated, as well as areas for expansion of such institutional uses. These large scale institutional centers are intended to positively influence the enhancement of surrounding areas.



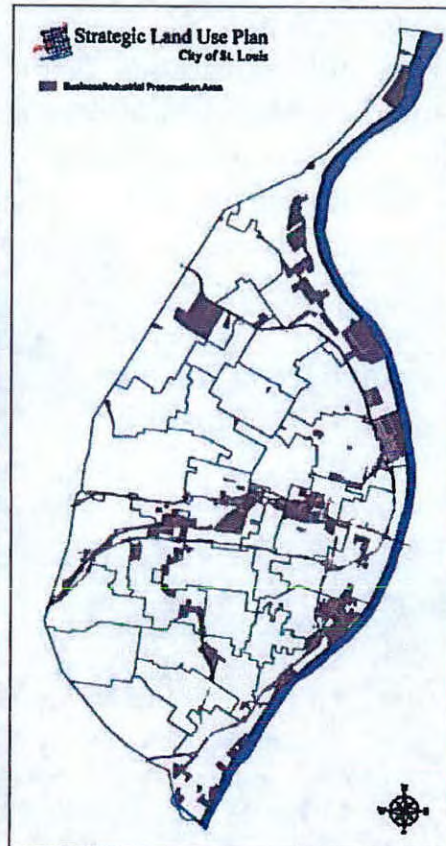
Business/Industrial Development Area (BIDA)

Areas where new business/industrial uses or campuses will be encouraged. New business activity may range from larger business parks to smaller scale development. BIDA areas shown on the Plan typically consist of underutilized buildings and land adjacent to major roadways, railroads or the river, providing local or regional access. These areas have experienced a drop in the level of economic activity from its earlier peak. A change of use on such lands is usually not appropriate due to environmental concerns, and the opportunity exists to rejuvenate these locations to create new employment opportunities.



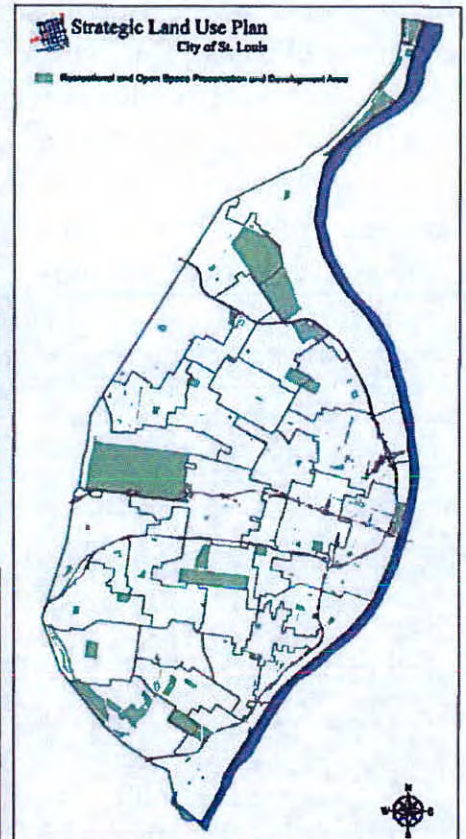
Business/Industrial Preservation Area (BIPA)

Areas where stable businesses currently exist and are encouraged to remain. This designation includes industrial and non-retail commercial uses where the location, condition of buildings and the low level of vacancy warrant preservation and infill industrial development where possible.



Recreational/Open Space Preservation/Development Area (ROSPDA)

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. The City's Department of Parks, Recreation and Forestry is currently at work on a city-wide parks and recreation plan that will be overlaid on the Strategic Land Use Plan when complete.



Regional Commercial Area (RCA)

Areas where the development of existing and commercial uses intended to serve a regional clientele should be encouraged. Developments in these areas will often be new projects. These areas generally consist of existing regional commercial uses or large sites at intersections of major roads/highways with regional access and visibility. Several large and currently underutilized sites exist in the City at prominent intersections. These locations provide "ready to go" locations for large format retailers with strong adjacent markets.



Neighborhood Commercial Area (NCA)

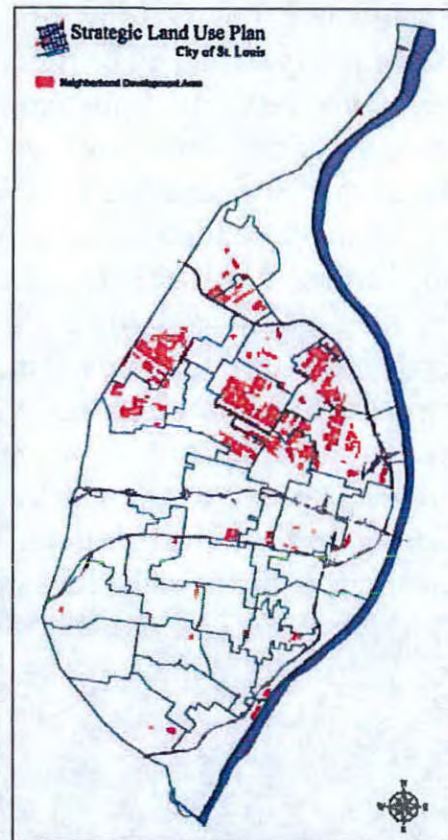
Areas where the development of new and the rehabilitation of existing commercial uses that primarily serve adjacent neighborhoods should be encouraged. These areas include traditional commercial streets at relatively major intersections and along significant roadways where commercial uses serve multiple neighborhoods or where the development of new commercial uses serving adjacent neighborhoods is intended. Mixed use buildings with commercial at grade and a mix of uses on upper floors are an ideal type within these areas. These areas may include higher density mixed use residential and commercial and may initially include flexibility in design

to allow ground floor uses to change over time e.g., ground floor space that can transition from residential to commercial use as the local demand for retail goods and services strengthens in the area.



Neighborhood Development Area (NDA)

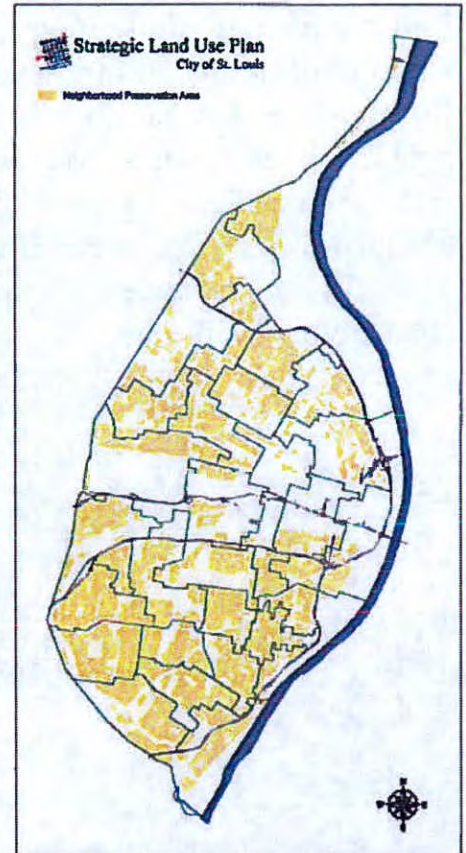
Residential and non-residential areas with substantial amounts of vacant land and abandoned buildings suitable for new residential construction of scale/associated neighborhood services, respecting stable properties that may be considered as part of any new development. Opportunities for new housing construction/replatting at critical mass scale defining a new neighborhood character over time.



Neighborhood Preservation Area (NPA)

Areas where the existing housing and corner commercial building stock will be preserved and augmented with new infill residential and corner commercial development physically integrated with, and primarily serving the immediate neighborhood. These areas generally consist of stable residential areas of the City, including but not limited to historic districts, where the character of the neighborhood is currently well preserved with relatively few vacant lots and abandoned buildings. The Plan contemplates continued preservation and improvement, with quality rehabilitation and infill new construction that is sensitive to the character of existing residences. Commercial and institutional uses catering to the immediate needs of the neighborhood are acceptable and re-

fect the traditional role such activity has played in the history of the City.





LEGEND:

- | | | |
|---------------------|--------------------------------------|----------------------------------|
| — Railroad | Zoning | ■ H: Area Commercial |
| — River/Stream | ■ A: Single Family Residential | ■ I: Central Business District |
| — SLDS ROD Boundary | ■ B: Two Family Residential | ■ J: Industrial |
| — Road | ■ C,D,E: Multiple Family Residential | ■ K: Unrestricted |
| — VP Property | ■ F: Neighborhood Commercial | ■ L: Jefferson Memorial District |
| | ■ G: Local Commercial and Office | ■ Not Zoned |



MO-East State Plane
(NAD 83, Feet)
0 200 400 600 800 Feet

St. Louis Downtown Site
St. Louis, Missouri

FUSRAP

DRAWN BY:	REV:	DATE:
TDC	0	8/12/2014

City of St. Louis Zoning Districts for
St. Louis Downtown Site (SLDS),
St. Louis Missouri

AR-136