

# SUSTAINABLE DEVELOPMENT PLAN & CODE

CENTRAL WEST END / MIDTOWN DEVELOPMENT  
CITY OF ST. LOUIS, MISSOURI

## PUBLIC MEETING #2

September 26, 2009

### Study Objective

The objective of the **Sustainable Development Plan & Code** is to develop a *plan that guides the future growth of the study area in an environmentally, socially and economically sustainable manner* and is supported by the residents of the area and the City of Saint Louis.

### Summary of Analysis: Issues

There are **conflicts between the intent of the strategic land use plan (2005) and the zoning code (1947)**

**Standards for demolition review vary** according to regulatory authority (local, State or Federal) has review

There are **different guidelines for new construction** according to the location of the site within the study area

**A fixed building envelope cannot be determined** since the code is written as a series of relationships

The **building envelopes (height, mass, bulk) limits depend on uses**

In most areas within the study area the height of the **building envelope is determined by the amount of land that can be assembled** i.e. height is not necessarily limited and therefore in some cases the sub-division regulation is critical in determining the overall height and bulk of the building

**The “seams”** between the various building envelopes and key existing structures are not necessarily contextual

There is **no one agreed upon guiding document and regulatory authority** for development

There is **a sense of uncertainty and suspicion** from both the development community and public as a result of exceptions variances.

**There is no comprehensive consensus neighborhood development vision .....**

### NEIGHBORHOOD DEVELOPMENT GOALS

Create an urban community that **encourages sustainability, livability, and walkability**

**Preserve the historic integrity** of the district while increasing the density of people, activities & buildings

Require new development that contributes to the diversity, **urban character & high quality of the architecture.**

Enhance the walkability of the neighborhood by **diversity in uses, building types and heights.**

Create **active commercial neighborhood streets** with continuous street fronts

**Clarify the regulatory | development processes** by creating a singular document for guidance

The plan / vision for the area **should be forward thinking** & guide development for at least 20 years.

This process **should determine focus zones** where development has the most ability to positively impact the neighborhood

## Draft Sustainable Development Plan & Code

Does **not** require the **demolition** of any building

Does **not** require the **developer to build to the maximum height**

Permits a **range of building heights** that corresponds to the typical building types that have recently been developed or proposed in the area

Allows for the **developer to determine the final building height within the given range** such that the developer can respond to market forces & a varied skyline is achieved

Specifies that there **should be a minimum height of three stories**

**Retains and builds upon the residential core** & the existing heights of historic structures, sites and districts

Takes into account the **“seams” between historic districts and new development** areas by stepping height down to the residential core

Allows for the **highest development along Kingshighway Boulevard**

Allows for **moderate height along Lindell Boulevard, Forest Park & Vandeventer Ave’s**

Encourages a range of building frontage heights along **Euclid Avenue of between three and six stories with a step back and then up to approx. 12 stories**

Typically permits mixed-use **5 story development on other the north-south streets**

Permits **increased mixed-use around the edge of the core residential area**, particularly on the ground floor

Core residential blocks should be **residential only on both sides of the street & retain ex. street character**

Retains **Euclid Avenue & Sarah Street as the primary retail corridors**, requiring ground floor retail

**Lindell Blvd (b/t Boyle & Vandeventer) are secondary retail corridors**, allowing offices & special uses

The Cathedral(s), the library & Rosati School remain as **civic uses**

Cortex is retained as a **special use area**

**Setbacks** to be retained primarily along **Lindell & Kingshighway and in the residential areas**

Encourages an **“urban street-wall” building type & horizontal intensification of the site**

Specifies that the **parking requirements are contained within the development site**

Actively discourages curb cuts on primary streets to **ensure walkability & safety**

Assumes all new development of a **high architectural quality**

Retains the **great tree-lined streets and generous front yards**

*.....other.....*