

DELMAR – DeBALIVIERE FORM-BASED DISTRICT

St. Louis, Missouri

An architectural rendering of a city street scene. In the center, a tram is moving along tracks. The street is lined with multi-story brick buildings featuring large windows and awnings. Pedestrians are visible on the sidewalks, and a car is parked on the right. The scene is overlaid with a green tint. The top of the image is divided into three colored sections: blue on the left, orange in the middle, and red on the right.

NEIGHBORHOOD MEETING #3

FINAL DRAFT FORM-BASED DISTRICT

September 28, 2022

MEETING AGENDA

NEIGHBORHOOD MEETING #3

Project Scope of Work Status

Project Background

- Form-Based District Requirements
- TOD Station Area Planning Study
- Delmar Loop Retail Study
- Skinker DeBaliviere Neighborhood Plan
- Contextual Building Heights / Current & Recent Developments
- Frequently-asked Questions

Final Draft Form-Based Code Standards Summary

Discussion



PROJECT SCOPE OF WORK

WHERE WE ARE, AND WHERE WE'RE GOING...

Phase 1:

Project Restart & Data Review

- Update base maps and Regulating Plan
- Review developments completed since 2014 to identify potential changes to Building Envelope Standards (BES)
- **Steering Committee Meeting #1**

Phase 2:

Preliminary Form-Based District Update

- Prepare updated Building Envelope Standards (BES)
- Prepare recommendations for Local Historic Districts and Applicability (“triggers”)
- **Steering Committee Meeting #2**
- **Neighborhood Meeting #1 – March 30, 2021**

Phase 3:

Draft FBD Update

- Prepare updated Building Development Standards (BES)
- Prepare draft for Thoroughfare & Streetscape Standards
- Prepare draft Use Tables and General Provisions
- **Steering Committee Meeting #3**
- **Neighborhood Meeting #2 – July 13, 2021**

Phase 4:

Final FBD Update

- Prepare all final Form-Based District components
- **Steering Committee Meeting #4**

Phase 5:

Final FBD Document Deliverables

- **Steering Committee Meeting #5 (Extra Meeting)**
- Prepare draft Form-Based District document for City of St. Louis Review
- Prepare final Form-Based District document for Board Bill
- **Steering Committee Meeting #6 (Extra Meeting)**
- **Neighborhood Meeting #3**

Phase 6:

Final FBD Adoption Materials

- Provide all Legal Descriptions for Board Bill and adoption
- **Steering Committee Meeting #7**

PROJECT STEERING COMMITTEE COMMUNITY GUIDANCE OF THE PROCESS...

This project is led by a community-based Steering Committee. The Steering Committee is made up of:

- **Representatives from the surrounding neighborhoods** (West End, Skinker DeBaliviere, and DeBaliviere Place);
- **East Loop Community Improvement District (CID);**
- **City of St. Louis staff;**
- **Elected Alderpersons; and**
- **Institutions & property owners.**

The Project Team works closely with the Steering Committee and meets with the Committee during each Phase of work to present recommendations and collect input.





PROJECT BACKGROUND

Form-Based District Requirements (City of St. Louis)

TOD Station Area Planning Study

Delmar Loop Retail Study

Skinker DeBaliviere Neighborhood Plan

West End Planning Process

Frequently-asked Questions

FORM-BASED DISTRICT FRAMEWORK

CITY FORM-BASED DISTRICT REQUIREMENTS

“Only those areas that meet the following criteria shall be eligible to become a Form-Based District.

“a. A minimum geographic area consisting of **at least 15 contiguous acres**. Land may be under common or multiple ownership.

“b. **Identification and documentation of a specific attribute or rationale of form-based zoning** that would help the area to develop into its full potential and that is currently unavailable in the City’s existing Zoning Code.

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“In addition, a Form-Based District shall document that the proposed area exhibits at least one of the following characteristics:

“a. An area that is **experiencing inappropriate development** (e.g., development of automobile-oriented commercial uses along a traditional neighborhood commercial street).

“b. An area that is expecting or experiencing **significant change in terms of development activity** (e.g., an area primarily consisting of vacant land and vacant buildings for which a substantial development is proposed).

“c. A desire to **encourage a transformation of an area** or to make general improvements to an area (e.g., a focus on transit-oriented development or a more pedestrian- and bicyclist-friendly environment).”

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FORM-BASED DISTRICT FRAMEWORK**PREVIOUS PLANNING STUDIES**

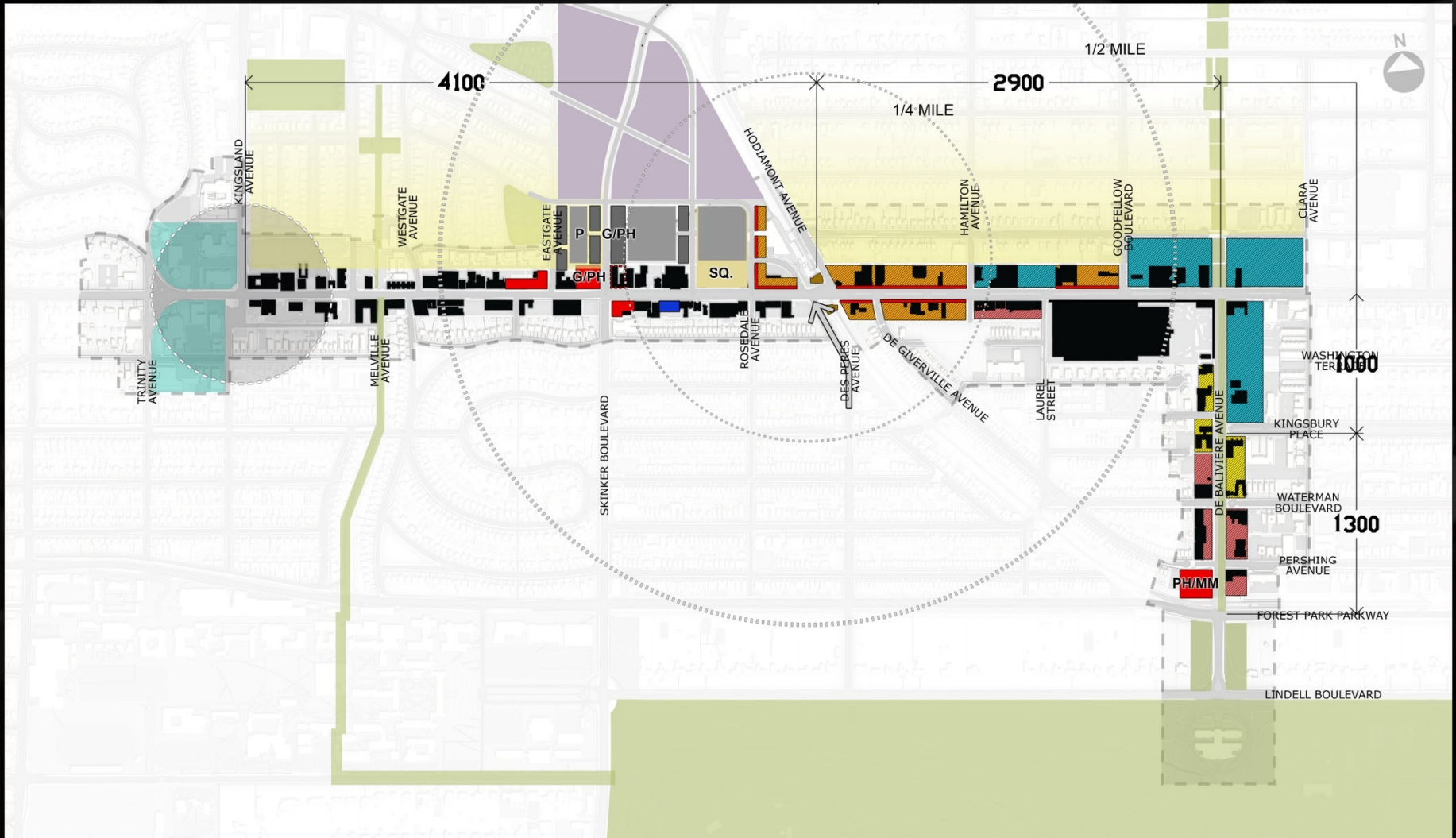
The Vision and rationale for this proposed Form-Based District are established through four (4) separate community planning processes:

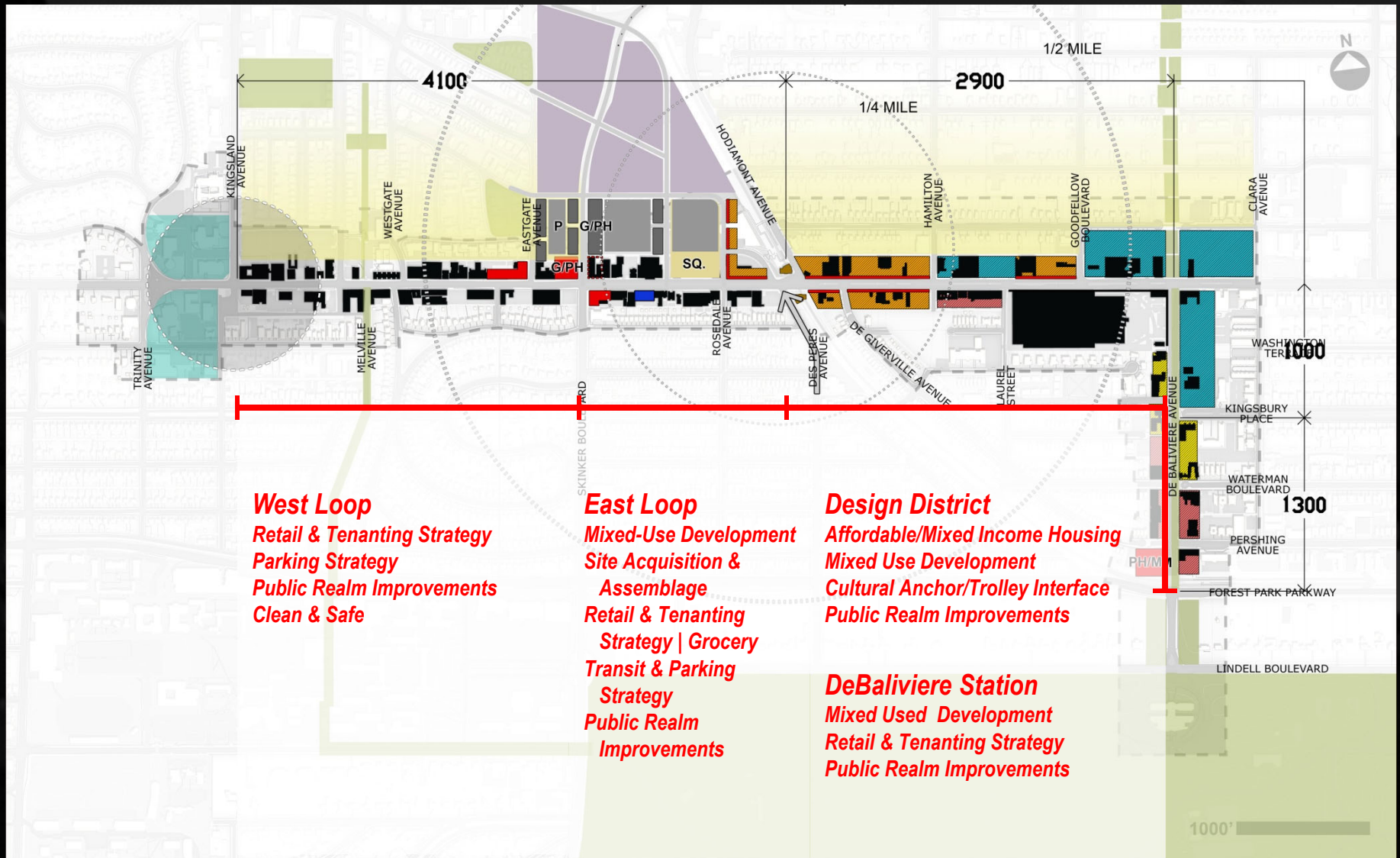
- **The Delmar Loop Retail Study (2011)**
Led to the establishment of the East Loop Community Improvement District (CID)
- **The Delmar Loop – Forest Park-DeBaliviere Transit-Oriented Development (TOD) Study and Station Area Plan (2013)**
Established the proposed Form-Based District framework as an implementation tool
- **The Skinker DeBaliviere Neighborhood Urban Design Plan (2014)**
Refined the recommendations of the TOD Study with specific implementation initiatives
- **The West End Plan (Ongoing)**
Currently ongoing for the West End and Visitation Park Neighborhoods

Each of these planning processes was community-based using input from a Steering Committee and residents at large through multiple public workshops.

2011 DELMAR LOOP RETAIL STUDY

LED TO THE ESTABLISHMENT OF THE EAST LOOP COMMUNITY IMPROVEMENT DISTRICT (CID)



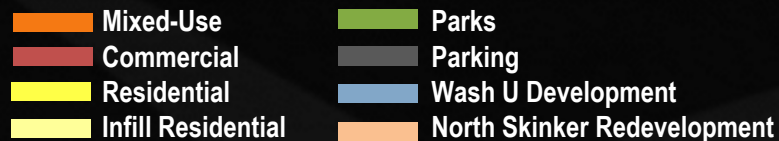
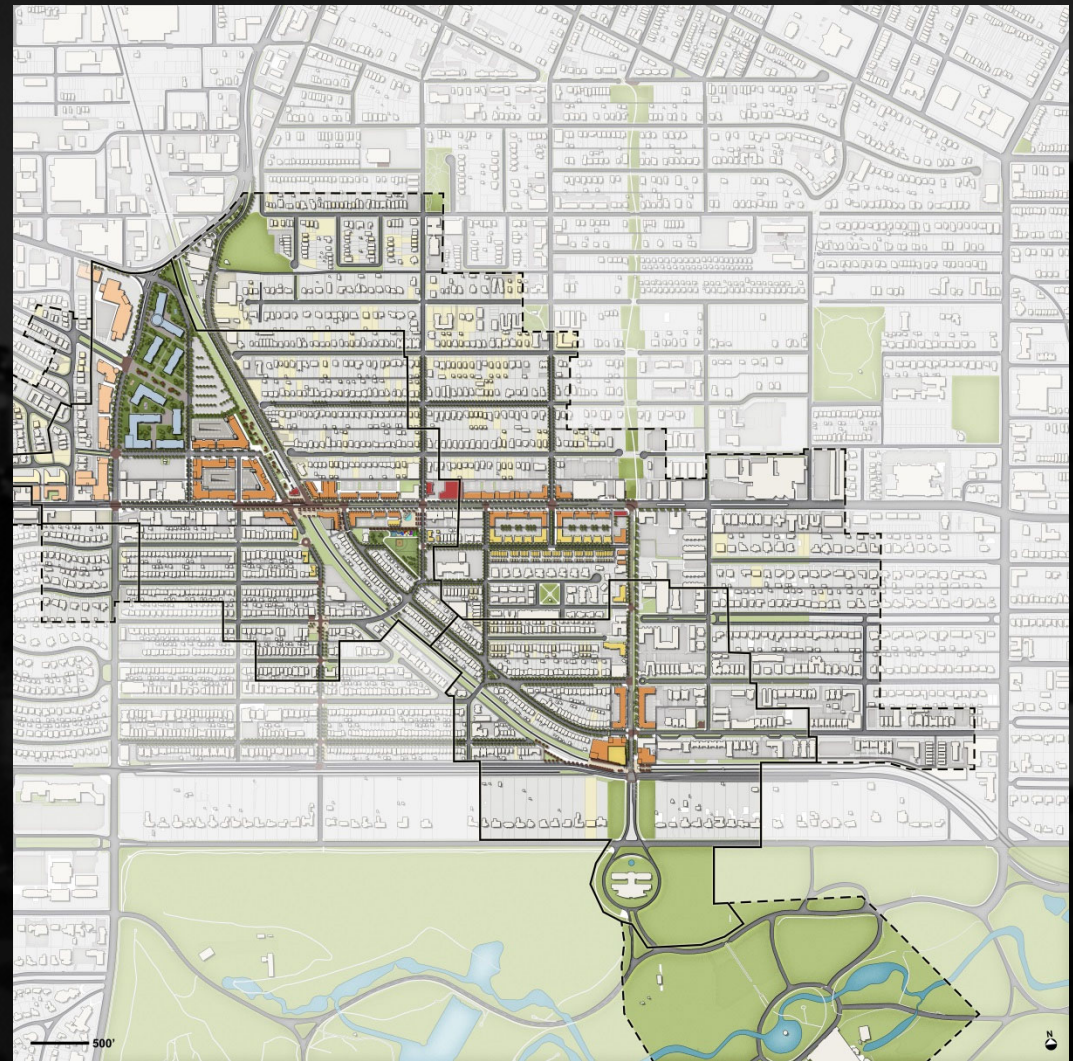


2013 TOD STATION AREA DEVELOPMENT PLAN

The Transit Oriented Development (TOD) Plan for the Delmar Loop and Forest Park–DeBaliviere MetroLink Stations (“the Plan”) establishes an actionable, **30-year plan for new development supported by access to transit.**

The Plan outlines **market-based development programs** supported by proforma analysis for recommended station area development.

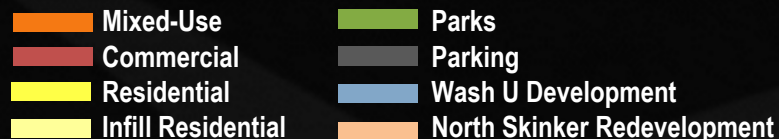
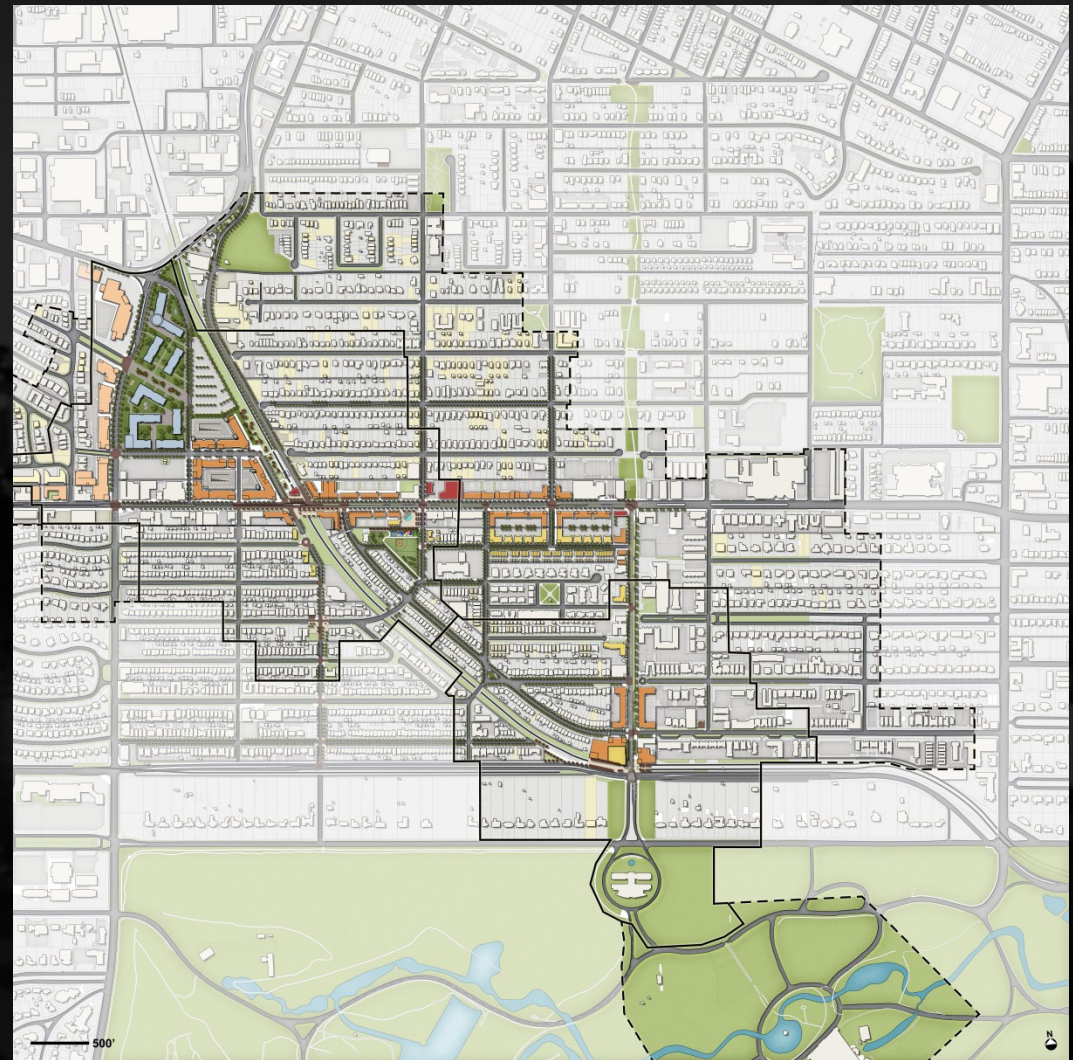
Finally, the Plan proposes **regulatory tools for the City to pursue** in the implementation process.



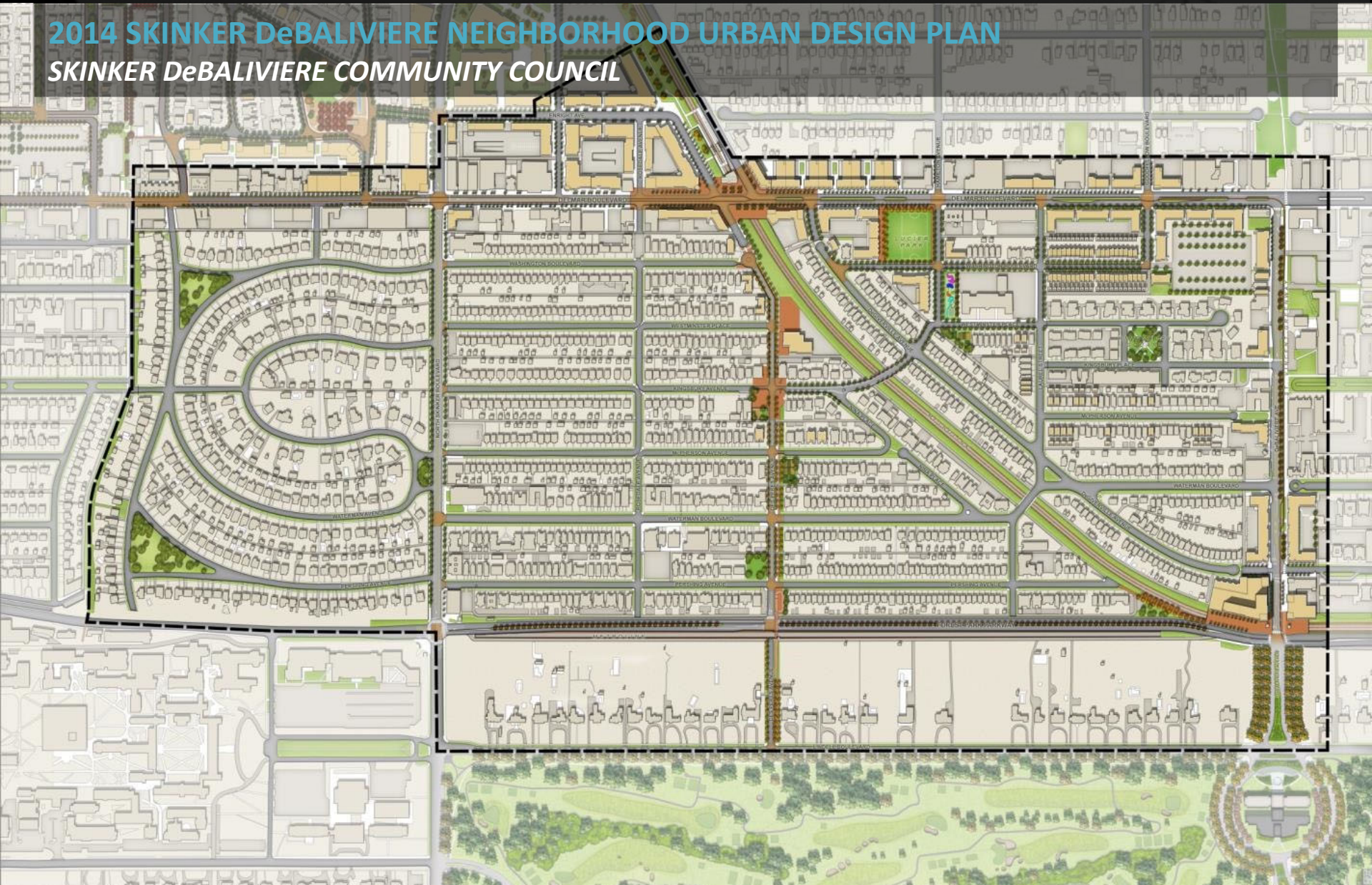
**2013 TOD STATION AREA
DEVELOPMENT PLAN
TOD DEVELOPMENT PROGRAM**

In order to provide transit-supportive levels of density, the following TOD development program was formulated during the TOD Study.

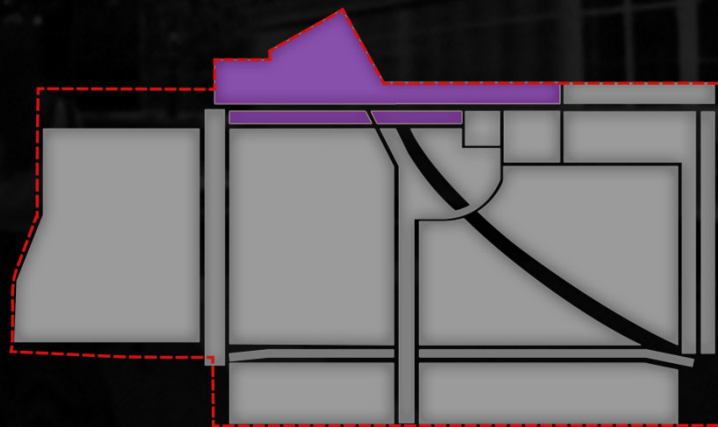
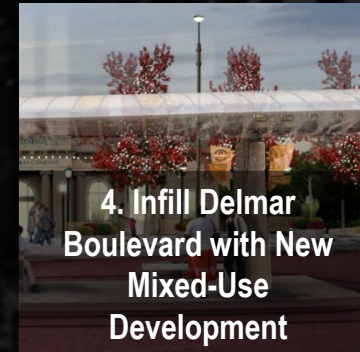
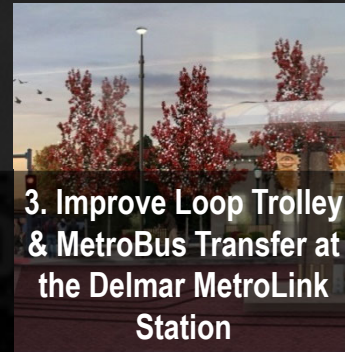
- **Residential Rehab and Infill:**
320 units
- **Residential:**
1,750 units (1,050 s.f./unit)
- **Affordable Housing:**
600 units (1,000 s.f./unit)
- **Retail:**
65,000 square feet
- **Office:**
55,000 square feet



2014 SKINKER DeBALIVIERE NEIGHBORHOOD URBAN DESIGN PLAN SKINKER DeBALIVIERE COMMUNITY COUNCIL



NEIGHBORHOOD EDGES: EAST LOOP



NEIGHBORHOOD EDGES: EAST LOOP

2: Increase Visibility, Identity, & Access to Delmar MetroLink Station

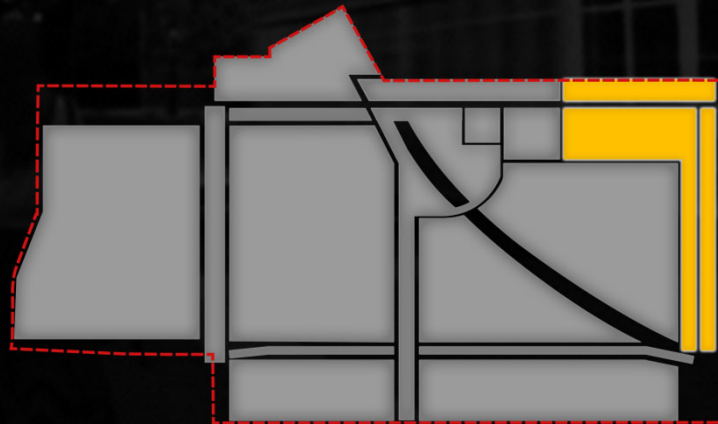
Delmar Station: Existing



Delmar Station: PROPOSED



NEIGHBORHOOD EDGES: DeBALIVIERE AVENUE



NEIGHBORHOOD EDGES: DeBALIVIERE AVENUE

4: Redevelop the Metro Garage Site with Residential & Mixed-Use

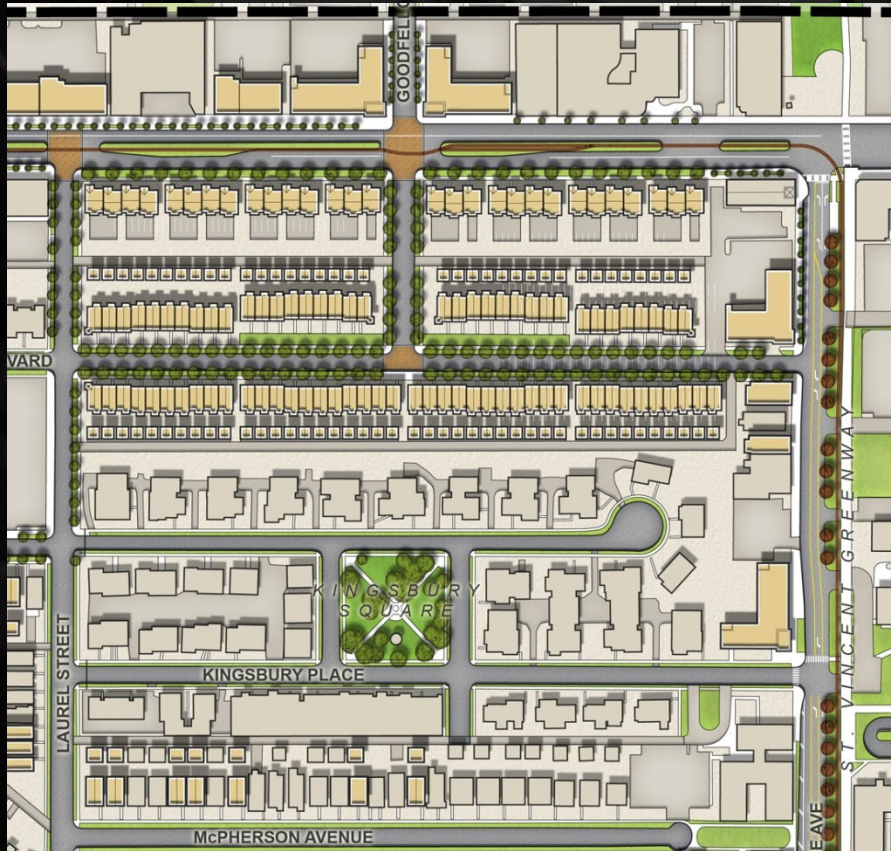
Metro Garage @ Goodfellow & Delmar: Existing



NEIGHBORHOOD EDGES: DeBALIVIERE AVENUE

4: Redevelop the Metro Garage Site with Residential & Mixed-Use

OPTION 1



OPTION 2



NEIGHBORHOOD EDGES: DeBALIVIERE AVENUE

4: Redevelop the Metro Garage Site with Residential & Mixed-Use

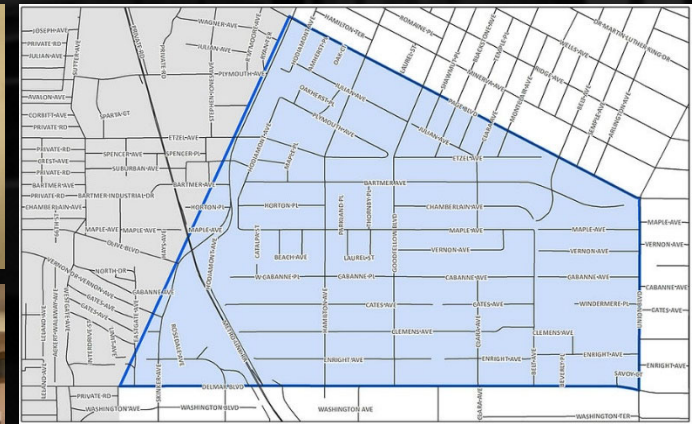
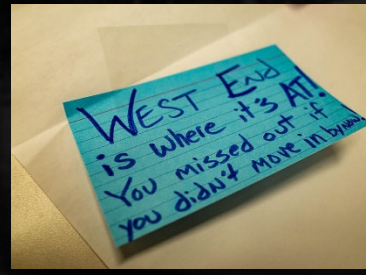
Metro Garage @ Goodfellow & Delmar: PROPOSED



WEST END PLAN

In 2018, a group of West End residents mobilized to respond to a funding opportunity offered by InvestSTL for **neighborhood planning to ensure that any and all development activities are guided by a common, shared vision** of the West End residents and other stakeholders.

The onset of the COVID-19 pandemic halted planning activities and gave time reflection about the role of residents in the planning process. The Steering Committee reviewed the process and to determine improvements. These discussions led to **heightening the Steering Committee's leadership role and reset the planning process, centering resident voice and racial equity.**



CURRENT & RECENT DEVELOPMENTS



TRIBECA – 6 Stories



THE EVERLY – 14 Stories



THE EXPO @ FOREST PARK – 4 to 7 Stories

CURRENT & RECENT DEVELOPMENTS



THE HUDSON – 6 Stories

THINGS TO CONSIDER...

- *These project demonstrate the market for transit-oriented development along the corridor*
- **None of these project were built under the form based code (although Expo was designed to the code recommendations).**



CHELSEA – 6 Stories

**EXISTING ZONING REGULATIONS
MAXIMUM PERMITTED HEIGHTS**

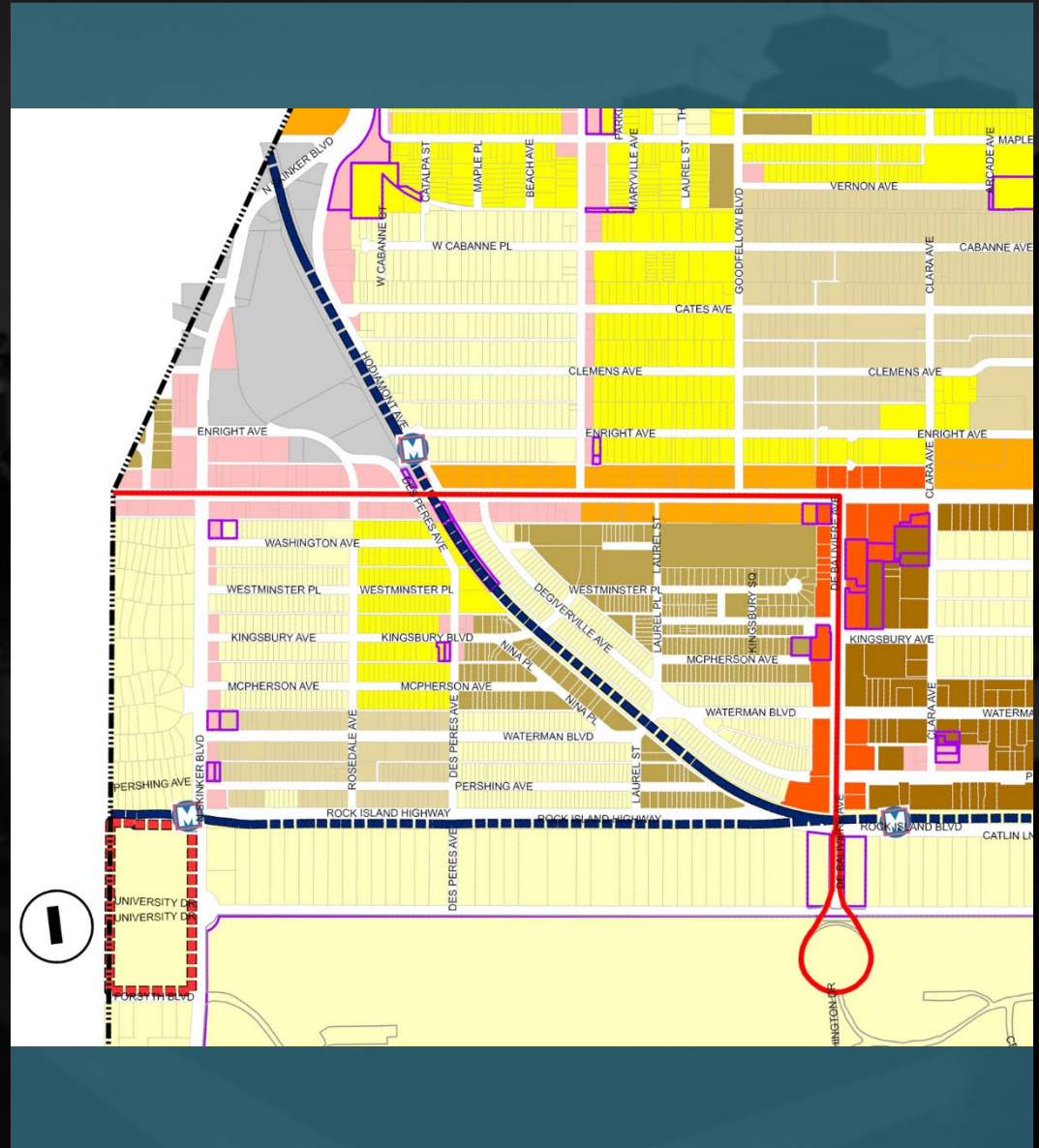
- “D” Multiple-Family Dwelling**
 - 3 stories or 45 feet maximum

- “E” Multiple-Family Dwelling**
 - 8 stories or 100 feet maximum
 - Additional height permitted via setback; 1 foot setback per 5 feet of height above 100 feet

- “F” Neighborhood Commercial**
 - 3 stories or 50 feet maximum building height

- “G” Local Commercial & Office**
 - 3 stories or 50 feet maximum building height

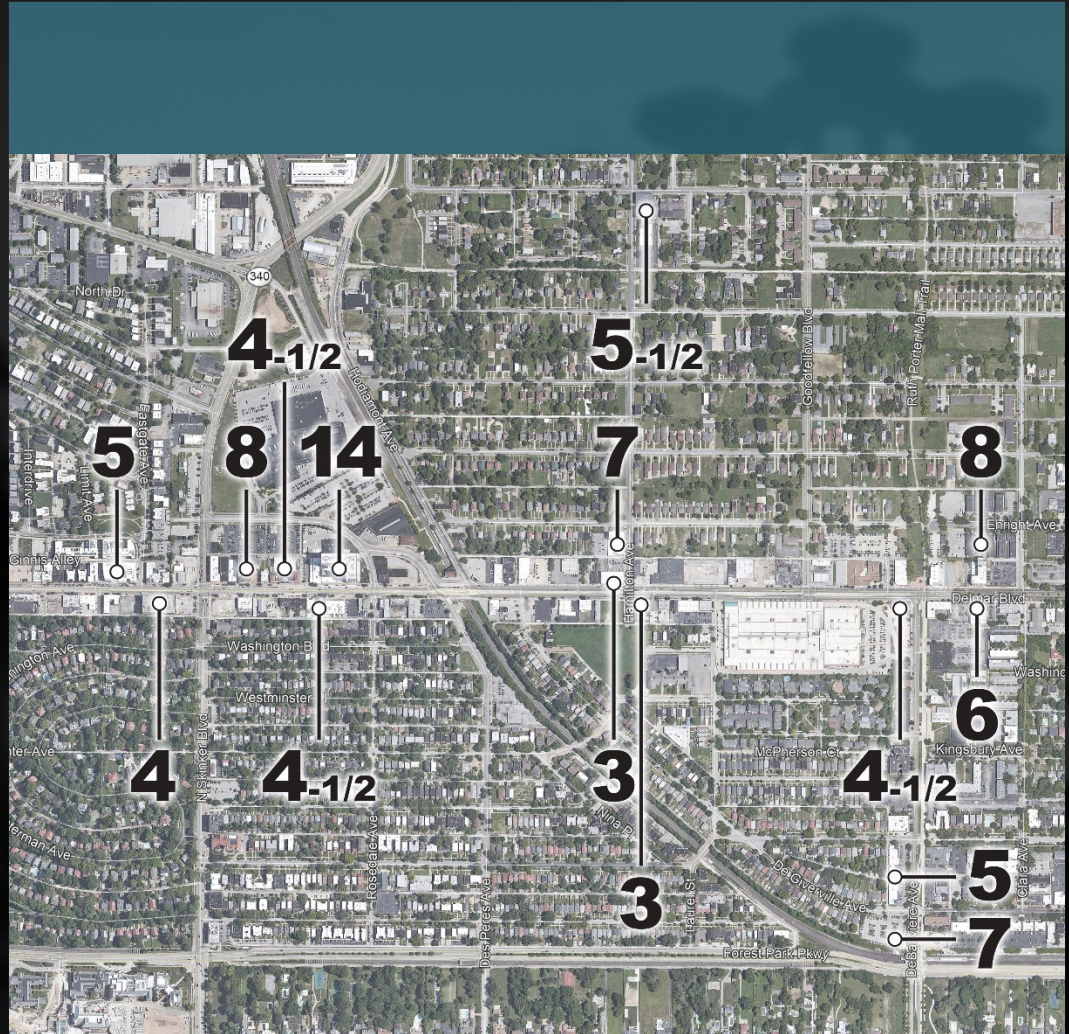
- “H” Area Commercial**
 - Same as “E” Multiple-Family Dwelling



CONTEXTUAL BUILDING HEIGHTS
EXISTING HEIGHTS OF KEY BUILDINGS

- *The Moonrise Hotel:* 8 Stories
- *The Pageant:* 4-1/2 Stories
- *Everly Apartments:* 14 Stories
- *Gotham Apartments:* 7 Stories
- *The Hamilton:* 5-1/2 Stories
- *Delmar Apartments:* 8 Stories
- *Expo @ Forest Park:* 5-7 Stories

Existing development along Delmar Boulevard and DeBaliviere Avenue generally ranges from 1 story to 8 stories



DELMAR – DeBALIVIERE FORM-BASED DISTRICT CODE REQUIREMENTS VS. ARCHITECTURAL & URBAN DESIGN



DELMAR – DeBALIVIERE FORM-BASED DISTRICT
CODE REQUIREMENTS VS. ARCHITECTURAL & URBAN DESIGN

Both of these buildings meet the same code requirements, but...

- *One of them has more complex detailing*
- *One of them uses higher-quality, more expensive materials*
- *One of them provides an active ground floor and higher-quality sidewalk space*

The code is only half of the solution. The other half is a review committee that holds developers accountable for good design.

You can't code your way out of bad design!

FREQUENTLY ASKED QUESTIONS (refer to <https://delmarfbd.com/faqs> for more FAQs)

DELMAR – DeBALIVIERE FORM-BASED DISTRICT

1. What is a Form-Based Code / Form-Based District?

It is a zoning overlay district, which modifies or replaces certain parts of the existing zoning code.

2. Does the Form-Based District Change the development approval process?

No. Projects still have to be approved by the Zoning Division of the City of St. Louis, and they are still subject to review and approval by the Skinker DeBaliviere Development Review Committee.

3. Are Zoning Variances still available?

Yes. All appeals and waivers, including variances, that are available under current zoning are still available under the Form-Based District.

4. Would the Opus Development have been able to move forward under the proposed Form-Based District?

Not necessarily. The Opus Development did not conform with the proposed Form-Based District, and would still have been subject to review and approval by the Skinker DeBaliviere Development Review Committee. It would have had to have been approved with a variance, the same as under current zoning.

5. Are there other Form-Based Districts in the City of St. Louis?

Yes. Part of the Central West End has a Form-Based District (adopted 2013), and the Forest Park Southeast Neighborhood has a Form-Based District (adopted 2017).



FINAL DRAFT FORM-BASED CODE STANDARDS

Delmar – DeBaliviere Form-Based District

FORM-BASED DISTRICT REGULATING PLAN

FORM STANDARDS

- Character Zones
(Building Envelope Standards)
- Minimum Building Heights
- Maximum Building Heights
- Build-To Lines
- Ground Floor Uses
- Upper Floor Uses

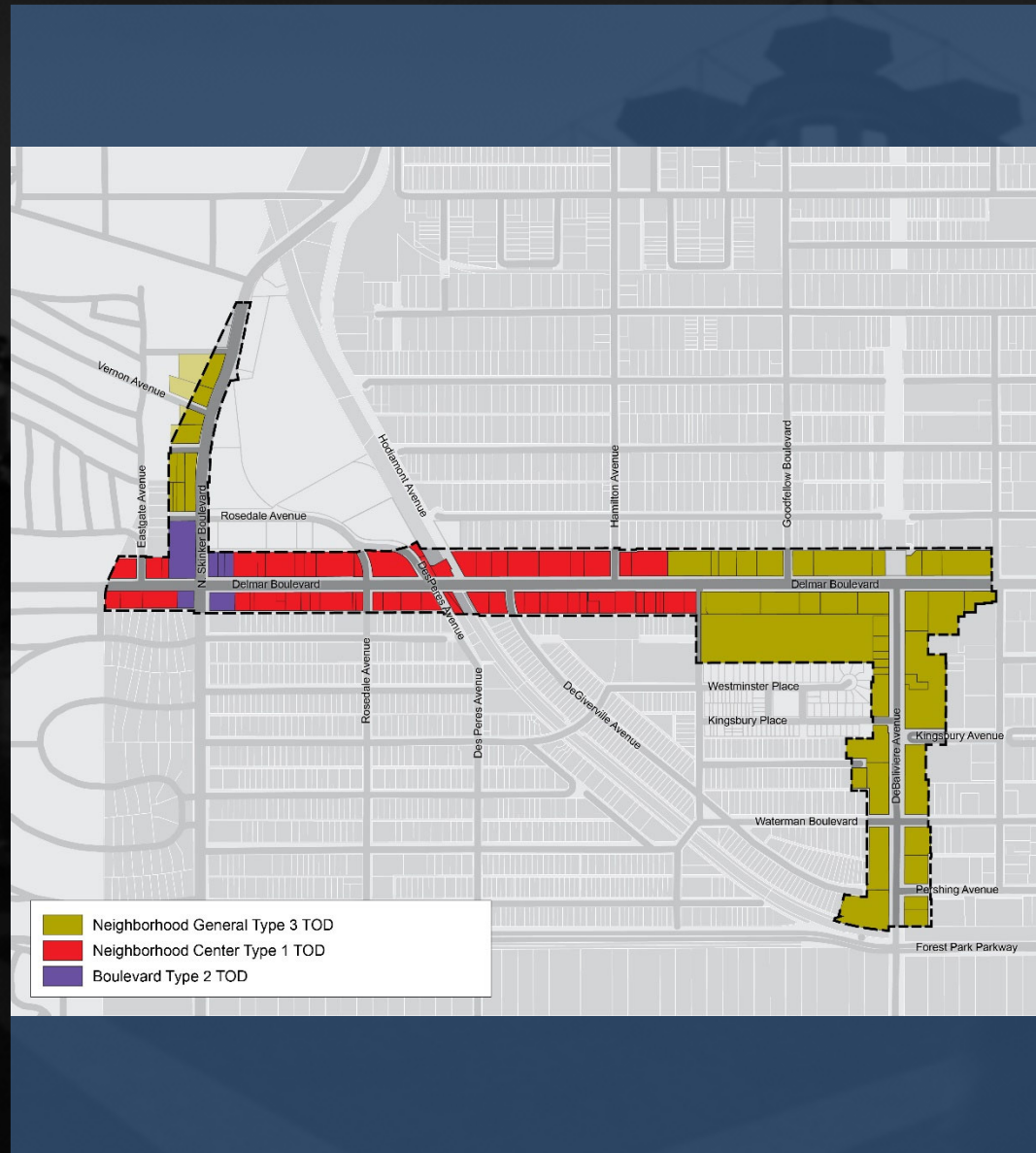
PARKING

- On-Site Parking Requirements

THOROUGHFARE STANDARDS

- Thoroughfare Plan
- Street Type Standards

Additional detail on these components
can be found at <https://delmarfbd.com>

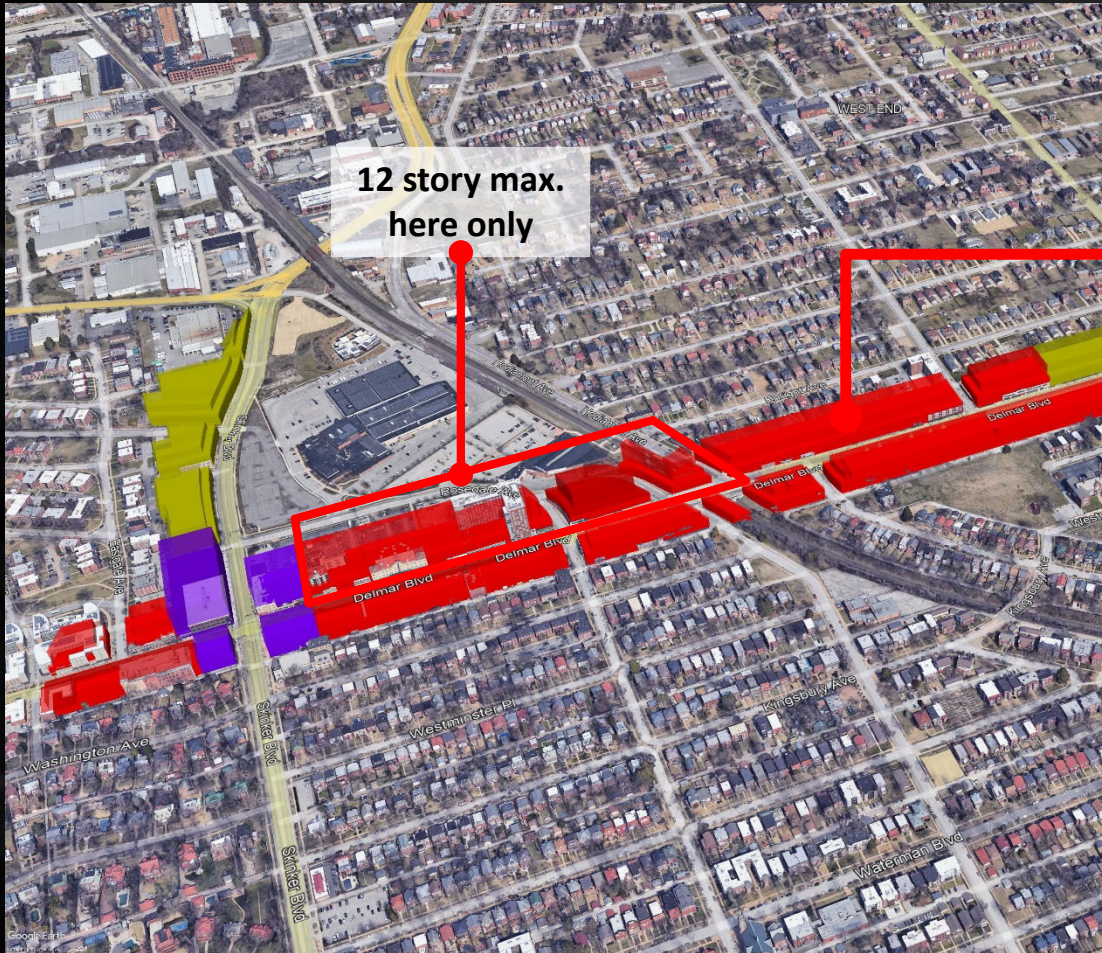


FORM-BASED DISTRICT CHARACTER ZONES (“BUILDING ENVELOPE STANDARDS”)



NOTE: Massing models represent maximum allowable building bulk, NOT actual buildings.

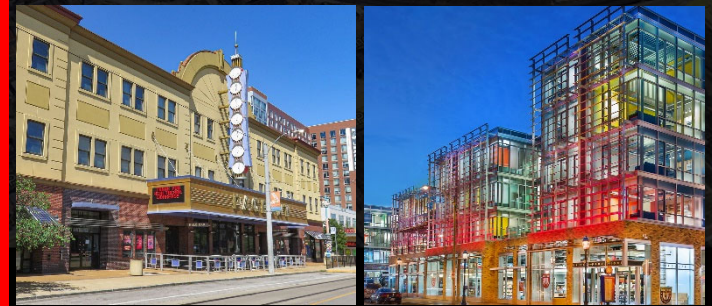
FORM-BASED DISTRICT
CHARACTER ZONES (“BUILDING ENVELOPE STANDARDS”)



**Neighborhood Center
Type 1 TOD**

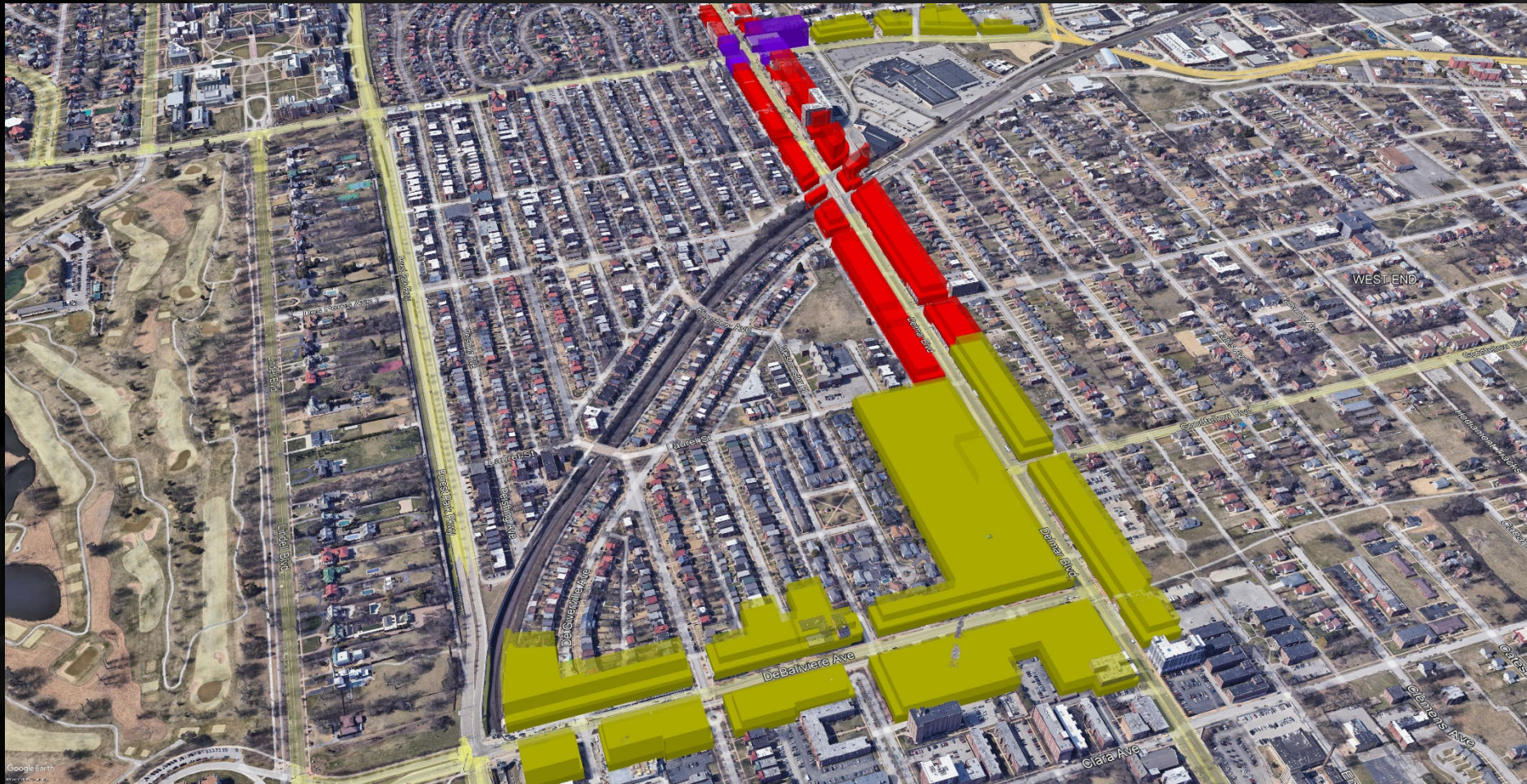
This main walkable, entertainment and mixed-use area in the neighborhood; the “main street” with retail uses.

- Zero lot line on all streets
- 3 story min. / 8 story max. height.
- Ground floor primary retail.
- Reduced off-street parking; no off-street parking required for residential developments less than 6 units.



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FORM-BASED DISTRICT CHARACTER ZONES (“BUILDING ENVELOPE STANDARDS”)



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FORM-BASED DISTRICT

CHARACTER ZONES (“BUILDING ENVELOPE STANDARDS”)

Neighborhood General Type 3 TOD

A mix of residential, commercial, and office uses with corner retail.

- Zero lot line on all streets
- 3 story min. / 8 story max. height (12 at DeBaliviere MetroLink).
- Ground floor primary / secondary retail & mixed use (primary / secondary on Delmar & Skinker).
- Reduced off-street parking; no off-street parking required for residential developments less than 6 units.



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FORM-BASED DISTRICT CHARACTER ZONES (“BUILDING ENVELOPE STANDARDS”)



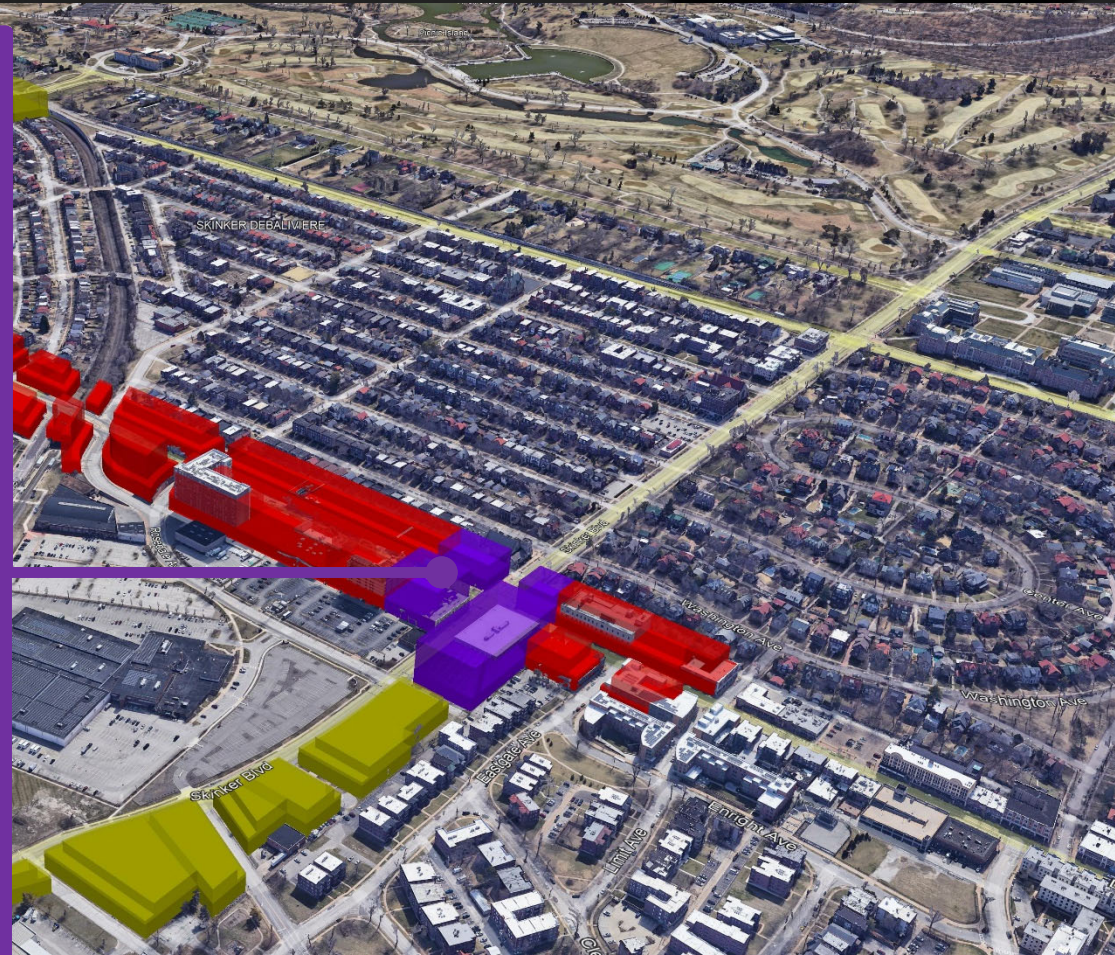
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**FORM-BASED DISTRICT
CHARACTER ZONES (“BUILDING ENVELOPE STANDARDS”)**

Boulevard Type 2 TOD

A primary gateway supporting high-rise mixed-use, office, and residential buildings at a key corner in the City.

- Zero lot line on all streets
- 3 story min. / 8 story max. height (12 story north side of Delmar).
- Ground floor primary / secondary retail (primary on Delmar).
- Reduced off-street parking requirements.



NOTE: Massing models represent maximum allowable building bulk, NOT actual buildings.

**FORM-BASED DISTRICT
PARKING STANDARDS****Residential Parking
Requirements**

- Multiple residential dwelling units:
0.5 parking space / dwelling unit.
- Multiple residential dwelling unit buildings with six (6) or fewer total residential dwelling units:
Exempt (no minimum parking requirement)

**Commercial Parking
Requirements**

- Retail stores, floor area greater than 9,000 square feet:
1 parking space / 700 square feet in excess of 9,000 square feet.
- Banks and offices, floor area greater than 10,000 square feet:
1 parking space / 1,250 square feet in excess of 10,000 square feet.
- Restaurants, bars, and taverns, floor area greater than 9,000 square feet:
1 parking space / 700 square feet in excess of 9,000 square feet.

FORM-BASED DISTRICT

MAXIMUM BUILDING HEIGHTS – LIKELY REDEVELOPMENT SITES



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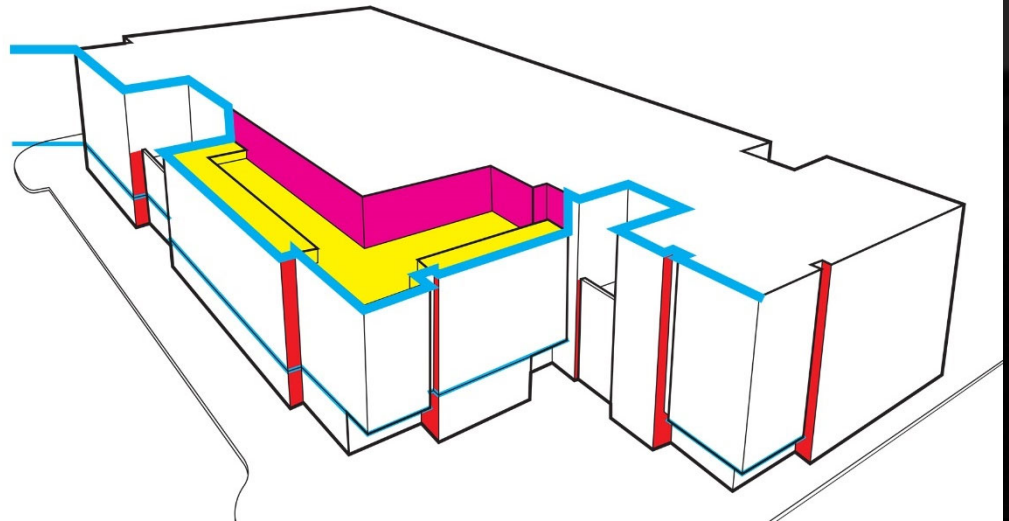
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FORM-BASED DISTRICT

BUILDING ARTICULATION & ARCHITECTURAL DESIGN GUIDELINES

ARCHITECTURAL DESIGN GUIDELINES

- Provide additional, detailed requirements for the articulation of building form.
- Their purpose is to help ensure interesting, well-detailed buildings that provide human-scale features by defining:
 - *Vertical & horizontal façade breaks*
 - *Materials and material changes*
 - *Roof lines*
 - *Step backs*
 - *Outdoor spaces*
 - *Etc.*





QUESTIONS & DISCUSSION



**NEXT STEPS &
THANK YOU!**

Delmar – DeBaliviere Form-Based District