

DELMAR – DeBALIVIERE FORM-BASED DISTRICT

St. Louis, Missouri



NEIGHBORHOOD MEETING #1

**PROJECT INTRODUCTION &
FORM-BASED DISTRICT FRAMEWORK**

MARCH 30, 2021

MEETING AGENDA

NEIGHBORHOOD MEETING #1

Introduction to Form-Based Codes

Previous Planning Studies

- Transit-Oriented Development Station Area Plan
- Skinker DeBaliviere Neighborhood Urban Design Plan

Preliminary Form-Based Code Character Standards

- Building Height (Minimum & Maximum)
- Ground Floor Uses
- Upper Floor Uses
- Building Setbacks

Discussion / Q&A



PUBLIC MEETING PROTOCOLS

Please adhere to the following standards...

- Enter your comments or questions in the chat box;
- Mute until you are called on to speak;
- Wait to be called on to speak to avoid talking over others;
- Share objective, constructive and original views and perspectives;
- Learn by listening to others;
- Seek to understand by asking questions;
- Show respect to one another.



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);
- **Delmar Loop Special Business District;**
- **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 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 (Tonight!)**

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**

Phase 4:

Final FBD Update

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

Phase 5:

Final FBD Document Deliverables

- Prepare draft Form-Based District document for City of St. Louis Review
- Prepare final Form-Based District document for Board Bill

Phase 6:

Final FBD Adoption Materials

- Provide all Legal Descriptions for Board Bill and adoption
- **Steering Committee Meeting #5**
- **Neighborhood Meeting #3**



INTRODUCTION TO FORM-BASED CODES

INTRODUCTION

WHAT IS A FORM-BASED CODE?

ZONING CODE OVERLAY

Form-based codes **foster predictable built results and a high-quality public space by using physical form and character** (rather than only use) as the organizing principle for the code.

Form-Based Codes are **vision-based and prescriptive**, requiring that all development of the built environment work together to **create the place envisioned by the Community**.

Form-based codes **are regulations, not mere guidelines**, adopted into city or county law.



INTRODUCTION

WHAT IS A FORM-BASED CODE?

Form-based codes **address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another.**

Form-Based Codes Use:

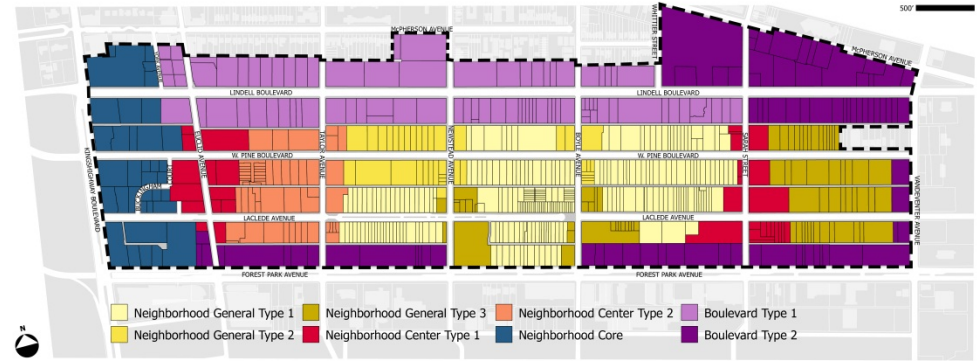
- BUILDING **HEIGHT (MAX & MIN)**
- BUILDING **SETBACK**
- BUILDING **USE**
- BUILDING DESIGN
 - **TYPES** OF BUILDINGS
 - **FRONTAGE** FOR BUILDINGS
 - **DETAILING** OF BUILDINGS
 - **MATERIALS** ON BUILDINGS



INTRODUCTION

WHAT IS A FORM-BASED CODE?

- Form Based codes require a **District-wide Regulating Plan** which designates Building Envelope Standards for each parcel (**ZONING MAP**)
- Building Envelope Standards** indicate build-to-line, setbacks, building heights, etc. (**HEIGHT, MASS AND PLACEMENT**)
- May have **Use Tables** which define the types of uses allowed | required within the Form-Based District area (**LAND USE**)
- May have **Building Development Standards** which have detailed requirements for the design & construction of Buildings, like Building Types, Frontage Types, and Architectural Standards; (**DESIGN REQUIREMENTS**)



4.0 BUILDING ENVELOPE STANDARDS

4.4.A NEIGHBORHOOD GENERAL TYPE 1 (NG1)



INTENT:

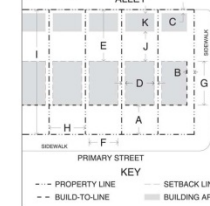
The intent of this Building Envelope Standard is to regulate the physical form of the Neighborhood General Type 1 areas. In order to preserve and enhance the integrity and quality of this primary single unit, duplex, triplex, fourplex and rowhouse residential area of the neighborhood. The area is designed to provide for sensitive and respectful infill development which allows for the variety of building types and forms, and front yards found in the neighborhood.



DRAFT SUSTAINABLE DEVELOPMENT FORM-BASED CODE

4.0 BUILDING ENVELOPE STANDARDS: NEIGHBORHOOD GENERAL TYPE 1

FIGURE 4.4.A.5



4.4.A.1 BUILDING PLACEMENT

BUILD-TO-LINE:

(A) FRONT	25 FT Min 50 FT Max (1&2)
(B) SIDE ST., ANC. & MAIN BLDG	15 FT
(C) REAR, ANCILLARY BLDG	5 FT

SETBACK:

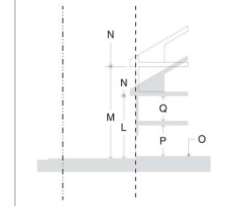
(D) SIDE, ANC. & MAIN BLDG	5 FT Min 10 FT Max
(E) REAR, MAIN BLDG	60 FT Min 130 FT Max (3&4)

BUILDING FORM:

(F) PRIMARY STREET	At least 80% to Build-to-Line
(G) SIDE ST. MAIN BLDG	At least 25% to Setback Line
(H) LOT WIDTH	Per Existing (B)
(I) LOT DEPTH	Per Existing Allowable To Remain
(J) BETWEEN BLDGS	25 FT Min to Main & Anc. Buildings
(K) DEPTH OF ANC. BLDG	30 FT Max

FOR REFERENCE NOTES & GENERAL NOTES,
REFER TO PAGE 4.4 OF THIS CODE.

FIGURE 4.4.A.6



4.4.A.2 BUILDING HEIGHT

(L) BUILDING HEIGHT MINIMUM	2 Stories and 25 FT (B)
(M) BUILDING HEIGHT MAXIMUM	3 Stories and 45 FT (B&7)
(N) MAX TO EAVE (T.O. PARAPET)	15 FT
(O) FINISHED GRADING FLOOR LEVEL	Min 24 IN Max 36 IN
	Above Back of Sidewalk or Adjacent Lot Level
(P) FIRST FLOOR CEILING HTS.	12 FT Min 15 FT Max Clear
(Q) UPPER FLOORS CEILING HTS.	8 FT Min 12 FT Max Clear
(R) ANC. BLDG. MAX. HEIGHT	2 Stories and 25 FT

4.4.A.3 BUILDING TYPE

Detached Single Family Dwelling
Carriage House
Duplex, Triplex, and Fourplex
Rowhouse and Courtyard Rowhouse

See Section 6.4.4: Building Types for further details.

DRAFT SUSTAINABLE DEVELOPMENT FORM-BASED CODE

INTRODUCTION

WHAT IS A FORM-BASED CODE?

ARE BASED ON BUILDING FORM, NOT BUILDING USE.

(WE CARE MORE ABOUT CHARACTER OF PLACE; USE IS SECONDARY AND MARKET FLEXIBLE)

ARE BASED ON A VISION CREATED WITH THE COMMUNITY.

(THE CODE DESCRIBES THE TYPE OF PLACE & VISION FOR THE FUTURE)

ARE REGULATORY IN NATURE, AND NOT ADVISORY.

(THEY ARE ACTUALLY LAW | ENACTED BY ORDINANCE; AS OPPOSED TO GUIDELINES)

INTEGRATE ELEMENTS OF BUILT ENVIRONMENT.

(FOR EXAMPLE STREETS, BUILDINGS, PUBLIC SPACES, PARKS, LANDSCAPES)

INTRODUCTION

WHAT IS A FORM-BASED CODE?

REGULATE THE BUILDINGS RELATIONSHIP TO THE STREET.

(THE INTERFACE BETWEEN THE PUBLIC & PRIVATE REALM)

ENCOURAGE AND ARE BASED ON MIXING USES.

(FOR EXAMPLE, MIN. BLDG. HEIGHTS | GROUND & UPPER FLOOR USES | BUILDING TYPES)

ARE VISUAL WITH GRAPHICS & DIAGRAMS.

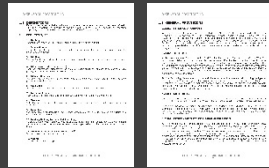
(LESS TEXT...MORE DRAWINGS; IMAGES ARE ILLEGAL IN MOST CONVENTIONAL ZONING)

**BUILD UPON THE UNIQUE CHARACTER OF THE AREA
AND
SUPPORT THE LONG-TERM VISION OF THE COMMUNITY**

STRUCTURE & COMPONENTS

General Provisions

- Definitions
- Applicability
- Authority
- Exemptions

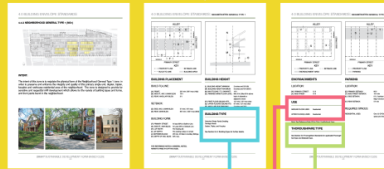


The Regulating Plan

- Site location indicates which Building Envelope Standards category the developer's/owner's property falls within.

Building Envelope Standards

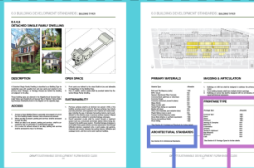
- Indicates Building Placement, Building Height, Building Type, Encroachments, Use, Thoroughfare Type, and Parking requirements applicable to the property within that particular BES category.
- Directs developer/owner to the Building Development Standards, the Thoroughfare Standards, and Use Tables for further details.



BUILDING DEVELOPMENT STANDARDS

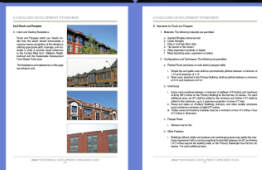
The Building Types

- Indicates key criteria for Building Types including Description, Access, Open Space, Sustainability, Materials, Architectural Standards, Massing & Articulation, and Frontage Type.
- Directs developer/owner to the more detailed Architectural Standards and Frontage Types applicable to the building on the property.



The Architectural Standards

- Indicates more detailed criteria applicable to each Building Type including Building Walls, Roofs & Parapets, Windows & Doors, Street Walls & Garden Walls, Building Equipment, and Signage, etc.



The Frontage Types

- Indicates basic descriptions and definitions of the types of frontages allowed for the building on the property.



Use Tables

Indicates conversion of existing City of St. Louis Land Uses into more basic Land Use descriptions indicated in Form-Based Code.



THOROUGHFARE STANDARDS

The Thoroughfare Plan

- Site location indicates which Street Type the property is located along and directs developer/owner to Street Type, Sidewalk Type, and detailed Thoroughfare Standards.



Street Types and Sidewalk Types

- Indicates basic Street Configurations (including on-street parking, travel lanes, bike lanes, and medians, etc) and Sidewalk Configurations (including sidewalks, tree lawns, amenities zones, etc.)

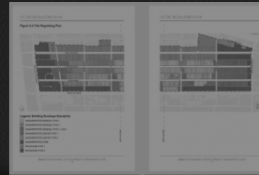


CODE STRUCTURE: PRINCIPLE BASED | TECHNICALLY SOUND

STRUCTURE & COMPONENTS

General Provisions

- Definitions
- Applicability
- Authority
- Exemptions



The Re
- Site loca
category

Building Envelope Standards

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BUILDING DEVELOPMENT STANDARDS

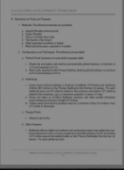
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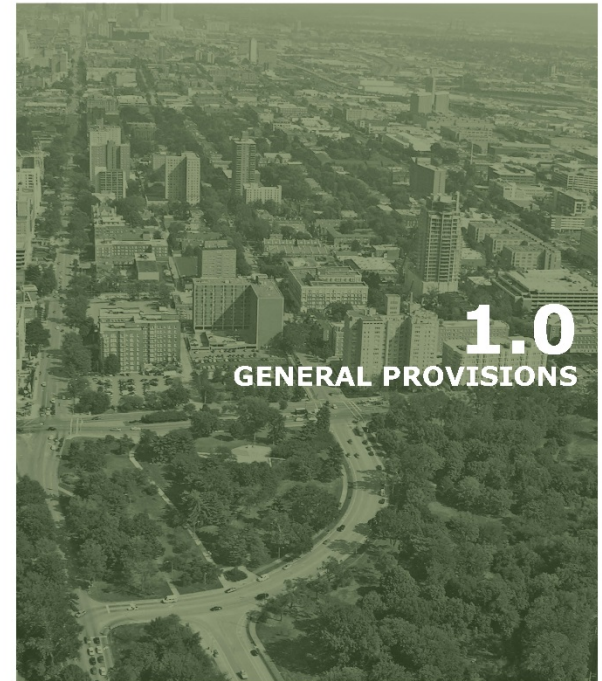


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1.0
GENERAL PROVISIONS

CENTRAL WEST END FORM-BASED DISTRICT
1.0

GENERAL PROVISIONS: SECTION 1.0

STRUCTURE & COMPONENTS

**APPLICABLE TO NEW CONSTRUCTION
& ADDITIONS ONLY; *AND OCCUPANCY ONLY AS IT
RELATES TO NEW CONSTRUCTION***

(WHEN NOT LOCATED IN A HISTORIC DISTRICT)

**THE DISTRICT IS AN OVERLAY TO THE
ZONING CODE OF THE CITY OF ST. LOUIS**

**DOES NOT AFFECT TO ANY EXTENT THE
AUTHORITY OF LOCAL HISTORIC DISTRICTS
& CHAPTER 353 REDEVELOPMENT CORPS**

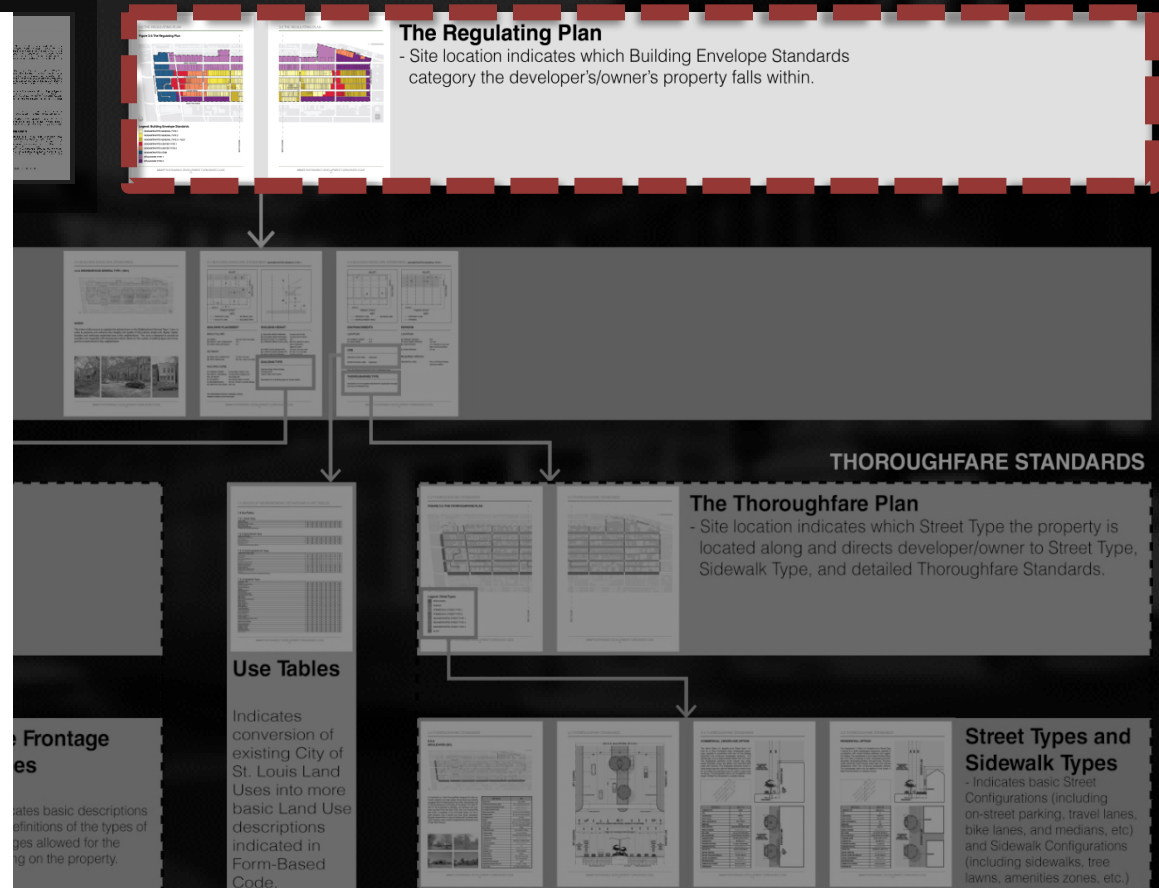
GENERAL PROVISIONS

STRUCTURE & COMPONENTS



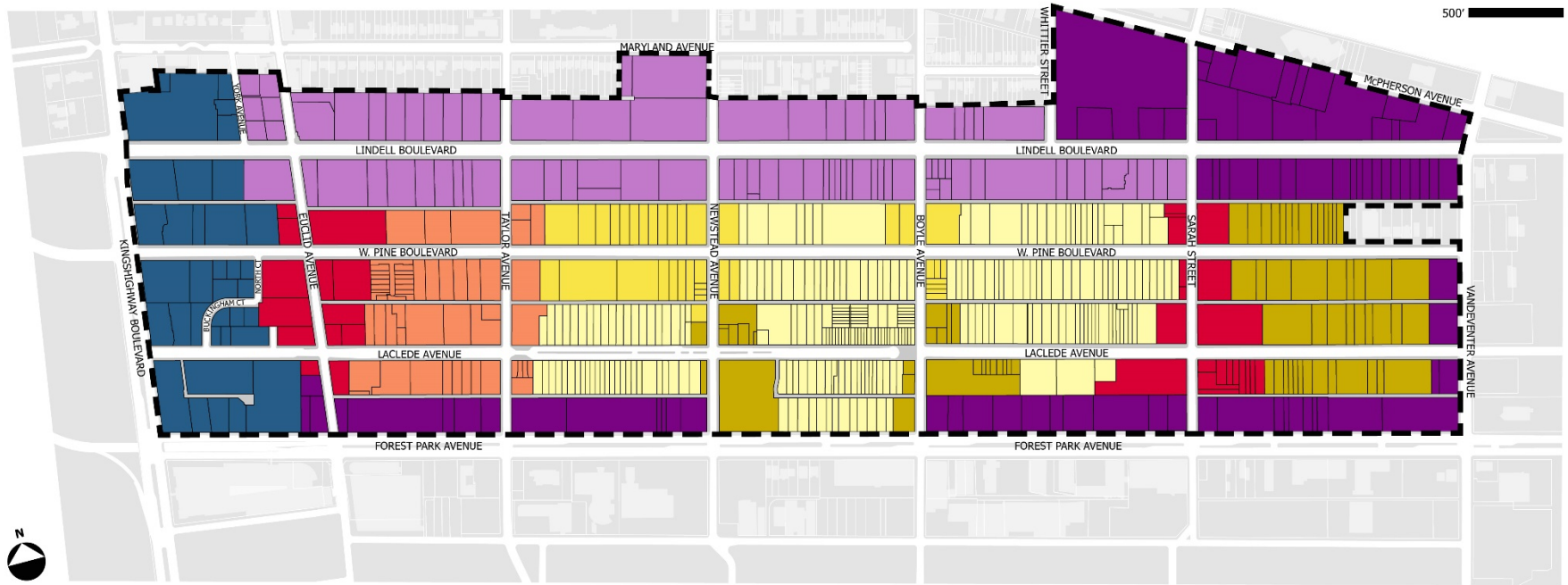
2.0 THE REGULATING PLAN

CENTRAL WEST END FORM-BASED DISTRICT
2.0



THE REGULATING PLAN: SECTION 2.0 (ZONING)

THE REGULATING PLAN



COLOR LEGEND

- NEIGHBORHOOD GENERAL TYPE 1 (SEE PAGE 3-3)
- NEIGHBORHOOD GENERAL TYPE 2 (SEE PAGE 3-7)
- NEIGHBORHOOD GENERAL TYPE 3 (SEE PAGE 3-11)
- NEIGHBORHOOD CENTER TYPE 1 (SEE PAGE 3-15)
- NEIGHBORHOOD CENTER TYPE 2 (SEE PAGE 3-19)
- NEIGHBORHOOD CORE (SEE PAGE 3-23)
- BOULEVARD TYPE 1 (SEE PAGE 3-27)
- BOULEVARD TYPE 2 (SEE PAGE 3-31)

ASSIGNS CHARACTER DISTRICTS

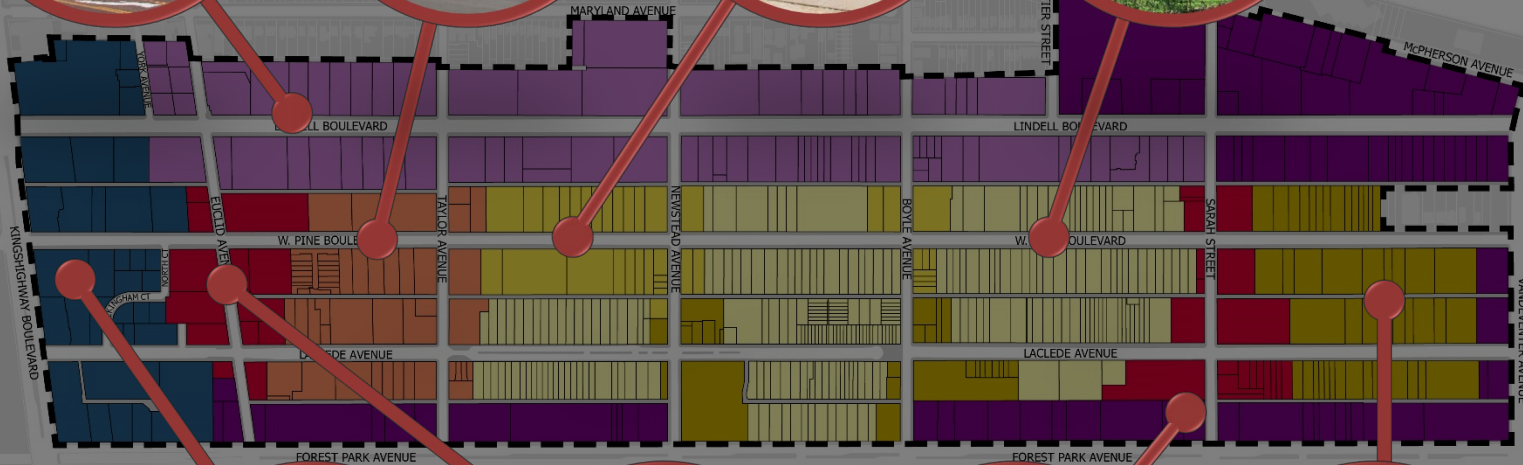
THE

**VERY TALL & GRAND
RESIDENTIAL & CIVIC,
SETBACK**

**SHORTER
MIXED-USE
SETBACK**

**MID-RISE
RESIDENTIAL
SETBACK**

**SHORTER
RESIDENTIAL
SETBACK**



**TALLEST
MIXED-USE
VARYING
SETBACKS**

**LOW-MID RISE
MIXED-USE
RETAIL
CORRIDOR**

**HEIGHTS
VARY GREATLY,
FLEXIBLE USES
ZERO LOT LINE**

**REDEVELOPMENT
AREA, ZERO
LOT LINE, VERY
FLEXIBLE USES**

COLOR LEGEND

- NEIGHBORHOOD GENERAL TYPE 1
- NEIGHBORHOOD GENERAL TYPE 2 (SEE PAGE 3-15)
- NEIGHBORHOOD GENERAL TYPE 3 (SEE PAGE 3-15)
- NEIGHBORHOOD CENTER TYPE 1 (SEE PAGE 3-15)
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- NEIGHBORHOOD CORE (SEE PAGE 3-23)
- BOULEVARD TYPE 1 (SEE PAGE 3-27)
- BOULEVARD TYPE 2 (SEE PAGE 3-31)

ASSIGNS CHARACTER DISTRICTS: BY PLACE-TYPE

STRUCTURE & COMPONENTS

General Provisions

- Definitions
- Applicability
- Authority
- Exemptions



The Re
- Site loca
category

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BUILDING DEVELOPMENT STANDARDS

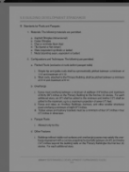
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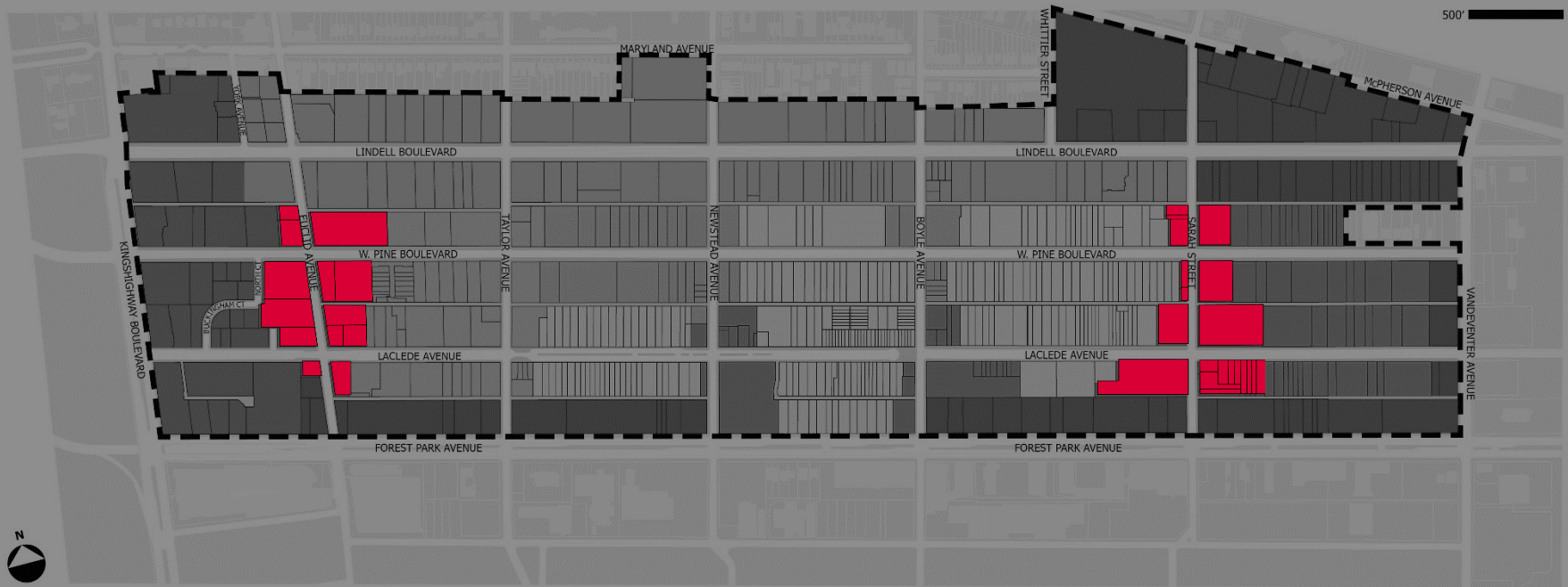
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CENTRAL WEST END FORM-BASED DISTRICT
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BUILDING ENVELOPE STANDARDS: SECTION 3.0 (ZONING)

BUILDING ENVELOPE STANDARDS



COLOR LEGEND

- NEIGHBORHOOD GENERAL TYPE 1 (SEE PAGE 3-3)
- NEIGHBORHOOD GENERAL TYPE 2 (SEE PAGE 3-7)
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- BOULEVARD TYPE 2 (SEE PAGE 3-31)


NEIGHBORHOOD CENTER TYPE 1: SAMPLE STANDARDS

BUILDING ENVELOPE STANDARDS

PAGE 1

3.0 BUILDING ENVELOPE STANDARDS


3.4 NEIGHBORHOOD CENTER TYPE 1 (NC1)



INTENT STATEMENT:

The intent of the Building Envelope Standards for the Neighborhood Center Type 1 is to provide a framework for building design and construction that is consistent with the historic character of the Central West End Form-Based District. The standards are intended to guide the design and construction of new buildings and the renovation of existing buildings. The standards are intended to be used in conjunction with the other standards in the Building Envelope Standards for the Central West End Form-Based District.

EXAMPLES OF CHARACTER

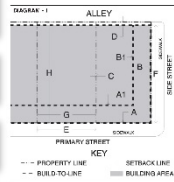
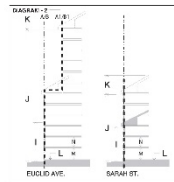


CENTRAL WEST END FORM-BASED DISTRICT
2-0

INTENT

PAGE 2

3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD CENTER TYPE 1

I - BUILDING PLACEMENT

BUILD-TO-1 INF:

- 1. MIN. BUILDING SETBACK: 10 FT.
- 2. MIN. BUILDING SETBACK: 10 FT.
- 3. MIN. BUILDING SETBACK: 10 FT.
- 4. MIN. BUILDING SETBACK: 10 FT.
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- 16. MIN. BUILDING SETBACK: 10 FT.
- 17. MIN. BUILDING SETBACK: 10 FT.
- 18. MIN. BUILDING SETBACK: 10 FT.
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- 20. MIN. BUILDING SETBACK: 10 FT.

II - BUILDING HEIGHT

III - BUILDING TYPES

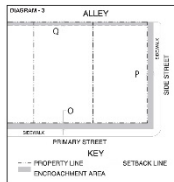

FOR REFERENCE: SEE PAGE 3-0 FOR THE DISTRICT

CENTRAL WEST END FORM-BASED DISTRICT
2-0

DESIGN STANDARD

PAGE 3

3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD CENTER TYPE 1

IV - ENCROACHMENTS

LOCATION:

- 1. MIN. BUILDING SETBACK: 10 FT.
- 2. MIN. BUILDING SETBACK: 10 FT.
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- 19. MIN. BUILDING SETBACK: 10 FT.
- 20. MIN. BUILDING SETBACK: 10 FT.

V - USE REQUIREMENTS

VI - PARKING REQUIREMENTS

REQUIRED SPACES:

- 1. MIN. BUILDING SETBACK: 10 FT.
- 2. MIN. BUILDING SETBACK: 10 FT.
- 3. MIN. BUILDING SETBACK: 10 FT.
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CENTRAL WEST END FORM-BASED DISTRICT
2-0

PAGE 4

3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD CENTER TYPE 1

VII - REFERENCE NOTES

1. The City of St. Louis has adopted the following Building Envelope Standards for the Central West End Form-Based District. The standards are intended to guide the design and construction of new buildings and the renovation of existing buildings. The standards are intended to be used in conjunction with the other standards in the Building Envelope Standards for the Central West End Form-Based District.
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CENTRAL WEST END FORM-BASED DISTRICT
2-0

NOTES

BUILDING ENVELOPE STANDARDS

3.0 BUILDING ENVELOPE STANDARDS

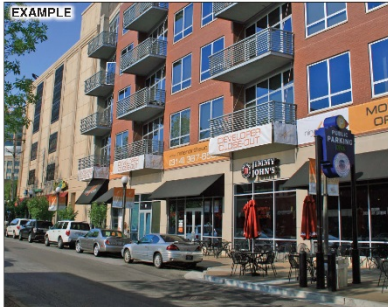
3.4 NEIGHBORHOOD CENTER TYPE 1 (NC1)



INTENT STATEMENT:

The intent of this Building Envelope Standard is to regulate the Neighborhood Center Type 1 areas which are typically neighborhood retail centers in order to establish, preserve or enhance the vibrant, pedestrian oriented character of these walkable neighborhood main streets. The physical form of the buildings are regulated while allowing flexibility in use. The area is designed to provide convenient shopping and servicing establishments for persons residing in the neighborhood, so long as such uses are compatible with adjacent residential uses. This intent statement and the images shown below are advisory only.

EXAMPLES OF CHARACTER



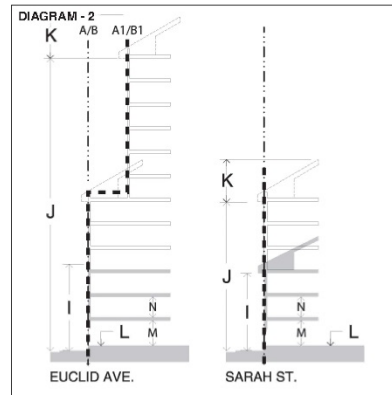
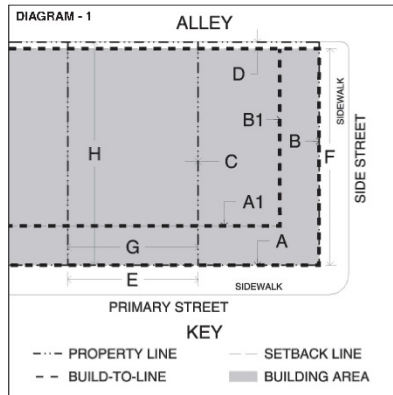
INTENT STATEMENT:

THE INTENT OF THIS BUILDING ENVELOPE STANDARD IS TO REGULATE THE NEIGHBORHOOD TYPE 1 AREAS WHICH ARE **TYPICALLY NEIGHBORHOOD RETAIL CENTERS IN ORDER TO ESTABLISH, PRESERVE OR ENHANCE THE VIBRANT, PEDESTRIAN ORIENTED CHARACTER OF THESE WALKABLE MAIN STREETS.** THE PHYSICAL FORM OF THE BUILDINGS ARE REGULATED WHILE ALLOWING FLEXIBILITY IN USE. THE AREA IS DESIGNATED TO PROVIDE CONVENIENT SHOPPING AND SERVING ESTABLISHMENTS FOR PERSONS RESIDING IN THE NEIGHBORHOOD, SO LONG AS SUCH USES ARE COMPATIBLE WITH ADJACENT RESIDENTIAL USES

NEIGHBORHOOD CENTER TYPE 1: INTENT & CHARACTER

BUILDING ENVELOPE STANDARDS

3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD CENTER TYPE 1



I - BUILDING PLACEMENT

BUILD-TO-LINE:

[A] PRIMARY STREET (For First 6 Stories):	0' (1)
[A1] PRIMARY STREET (For 7 to 12 Stories):	30'
[B] SIDE STREET (For First 6 Stories):	0' (1)
[B1] SIDE STREET (For 7 to 12 Stories):	30'

SETBACK:

[C] SIDE:	0' Min 10' Max (2)
[D] ALLEY:	5' Min 10' Max (3)

BUILDING FORM:

[E] PRIMARY STREET:	At Least 85% of Build-to-Line
[F] SIDE STREET:	At Least 85% of Build-to-Line
[G] LOT WIDTH:	Per Existing
[H] LOT DEPTH:	Per Existing

FOR REFERENCE NOTES REFER
TO PAGE 3-18 OF THIS DISTRICT.

II - BUILDING HEIGHT

[I] BUILDING HEIGHT MINIMUM:	3 Stories and 40'
[J] BUILDING HEIGHT MAXIMUM:	12 Stories and 130' (4)
[K] MAX FROM B.O. EAVE TO T.O. PARAPET OR ROOF:	15' Max
[L] FINISHED GRND FLOOR LEVEL:	6" Max Above Back of Sidewalk Or Adjacent Lot Level
[M] FIRST FLOOR CEILING HTS:	12' Min 25' Max (F to C)
[N] UPPER FLOORS CEILING HTS:	8' Min 15' Max (F to C)

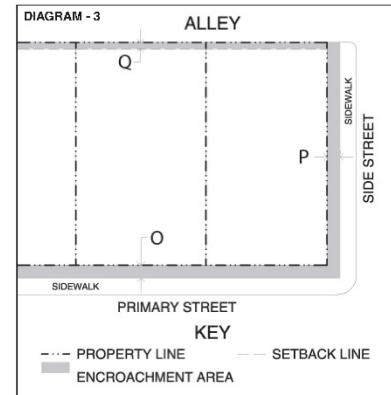
[N1] MEZZANINES AND PODIUMS:	Mezzanines and Podiums Greater Than 1/3 of the Floor Plate Area Shall Be Counted as a Full Story
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III - BUILDING TYPES

Podium Building
Commercial Block Building
Flex Building
Live / Work Units
Liner Building

See Section 4.0: Building Development Standards for further details.

3.0 BUILDING ENVELOPE STANDARDS NEIGHBORHOOD CENTER TYPE 1



IV - ENCROACHMENTS

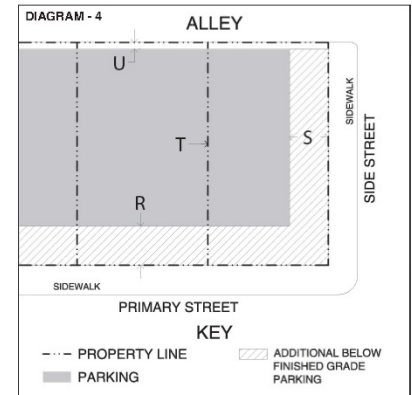
LOCATION:

[O] PRIMARY STREET:	10' Max
[P] SIDE STREET:	10' Max
[Q] ALLEY:	5' Max

V - USE REQUIREMENTS

GROUND FLOOR:	Office (5) Primary Retail (5.6) Secondary Retail (5) Special (7)
UPPER FLOOR(S):	Office Residential Special (7)

See Section 5.0: Use Tables for further details.



VI - PARKING REQUIREMENTS

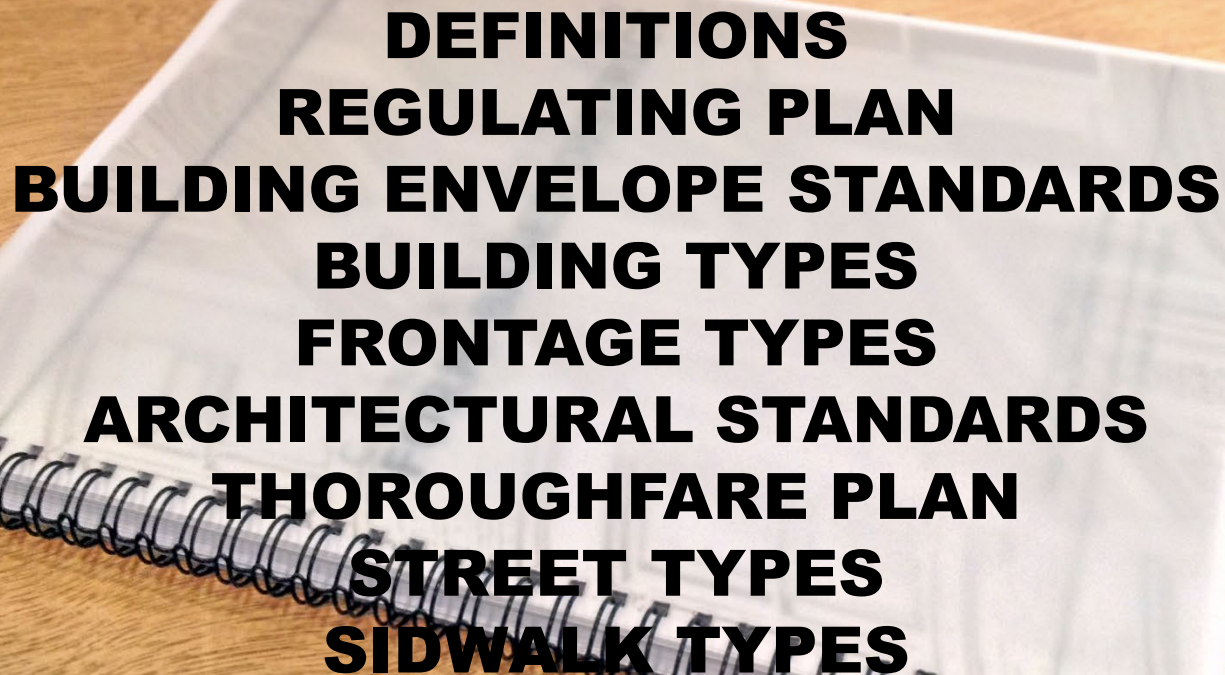
LOCATION:

[R] PRIMARY STREET SETBACK:	30' Min
[S] SIDE STREET SETBACK:	30' Min
[T] SIDE SETBACK:	0'
[U] ALLEY SETBACK:	12' Min

REQUIRED SPACES:

OFFICE USES:	
< 7,500 SQ FT:	No Off-Street Parking Requirement
> 7,500 SQ FT:	One (1) Space Per 1,250 SQ FT in Excess of the 7,500 SQ FT
PRIMARY RETAIL USES:	
< 3,000 SQ FT:	No Off-Street Parking Requirement
> 3,000 SQ FT:	One (1) Space Per 700 SQ FT in Excess of the 3,000 SQ FT
RESIDENTIAL USES:	
	One (1) Space Per Dwelling Unit
SECONDARY RETAIL USES:	
< 7,500 SQ FT:	No Off-Street Parking Requirement
> 7,500 SQ FT:	One (1) Space Per 1,250 SQ FT in Excess of the 7,500 SQ FT

CITY OF ST. LOUIS FORM-BASED DISTRICT COMPONENTS



**DEFINITIONS
REGULATING PLAN
BUILDING ENVELOPE STANDARDS
BUILDING TYPES
FRONTAGE TYPES
ARCHITECTURAL STANDARDS
THOROUGHFARE PLAN
STREET TYPES
SIDWALK TYPES**

A TOOL TO BUILD THE CHARACTER & IDENTITY OF YOUR COMMUNITY



PREVIOUS PLANNING STUDIES

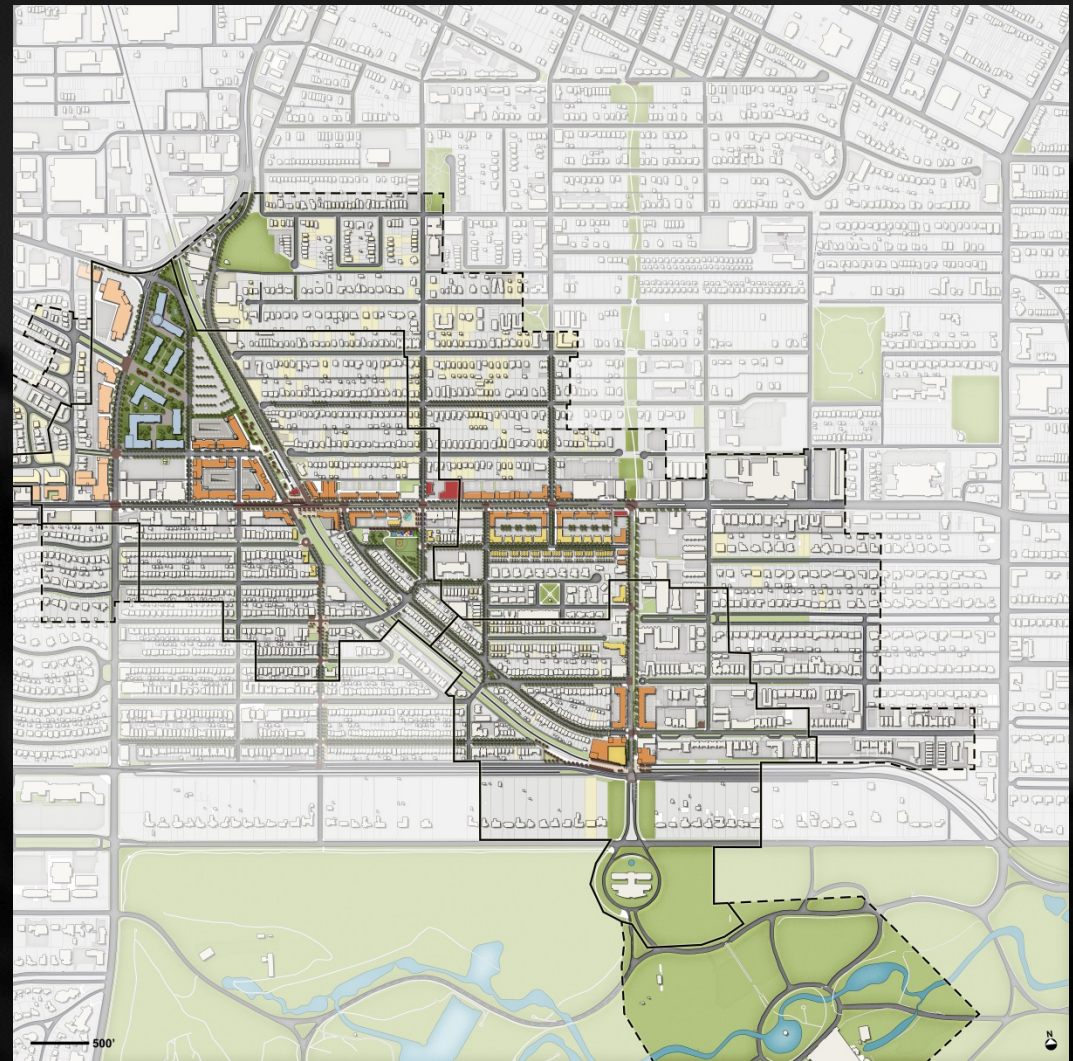
**Transit-Oriented Development (TOD)
Station Area Plan**

Skinker DeBaliviere Neighborhood Plan

2013 TOD STATION AREA DEVELOPMENT PLAN

The purpose of this study was to assist the City of St. Louis, its neighborhoods, and developers ‘**create a vision and roadmap for how to encourage TOD in the St Louis region.**’ and the study included the ‘**development of Station Area Plan alternatives/options, community outreach, economic analysis, and refinement and finalization of the Station Area Plans**’.

Well-executed TOD will allow our region to improve mobility, create sustainable and livable communities and improve transportation options for the future.



- | | |
|--|---|
| Mixed-Use | Parks |
| Commercial | Parking |
| Residential | Wash U Development |
| Infill Residential | North Skinker Redevelopment |

FINAL PLAN – LOOKING NORTHWEST EXISTING

- | | |
|---|--|
| Mixed-Use | Parks |
| Commercial | Parking |
| Residential | Wash U Development |
| Infill Residential | North Skinker Redevelopment |

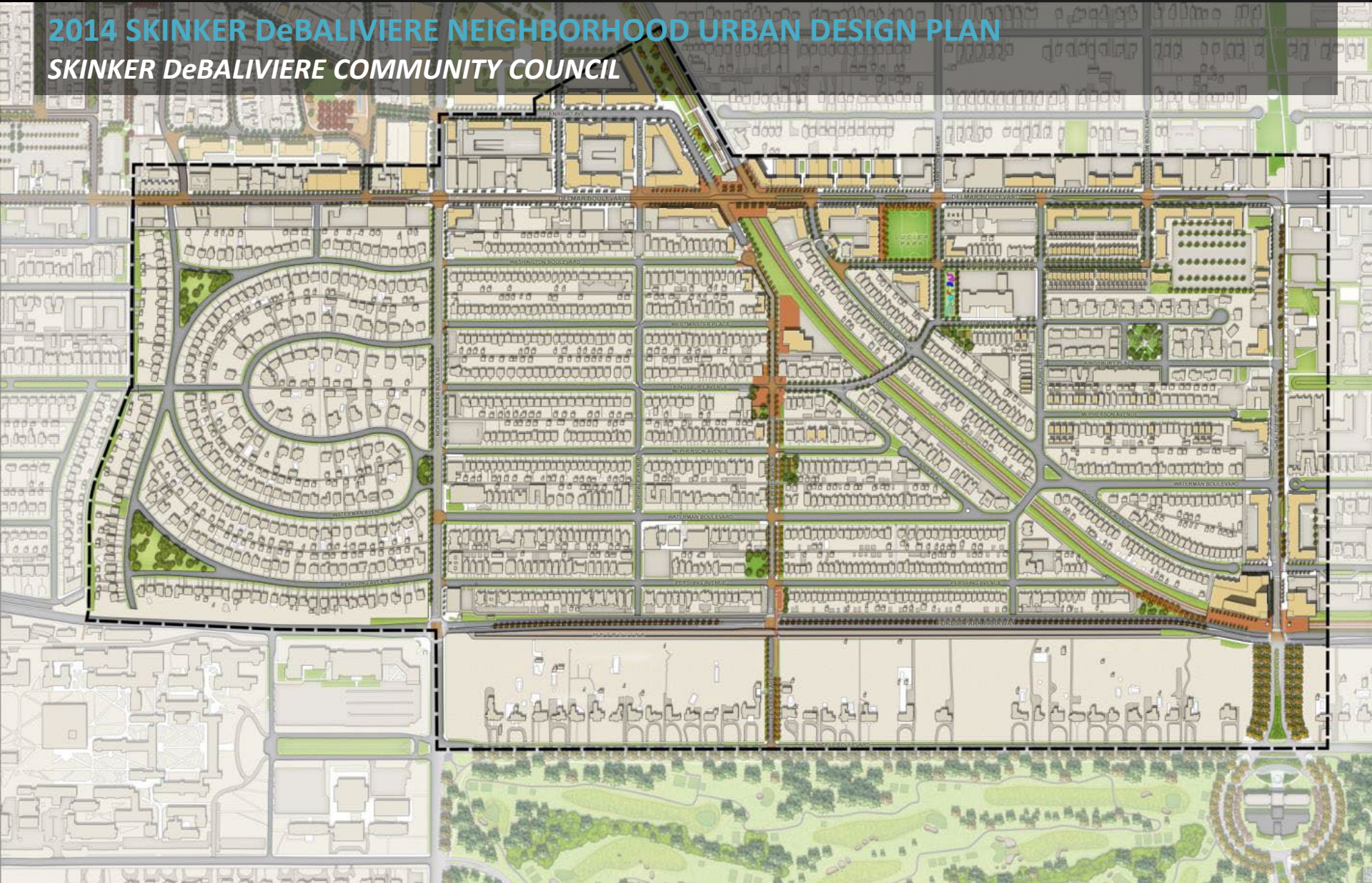


FINAL PLAN — LOOKING NORTHWEST PROPOSED

- | | |
|---|--|
| Mixed-Use | Parks |
| Commercial | Parking |
| Residential | Wash U Development |
| Infill Residential | North Skinker Redevelopment |



2014 SKINKER DeBALIVIERE NEIGHBORHOOD URBAN DESIGN PLAN SKINKER DeBALIVIERE COMMUNITY COUNCIL



SKINKER DeBALIVIERE NEIGHBORHOOD URBAN DESIGN PLAN

FOCUS AREAS

NEIGHBORHOOD CORE

NEIGHBORHOOD CENTER

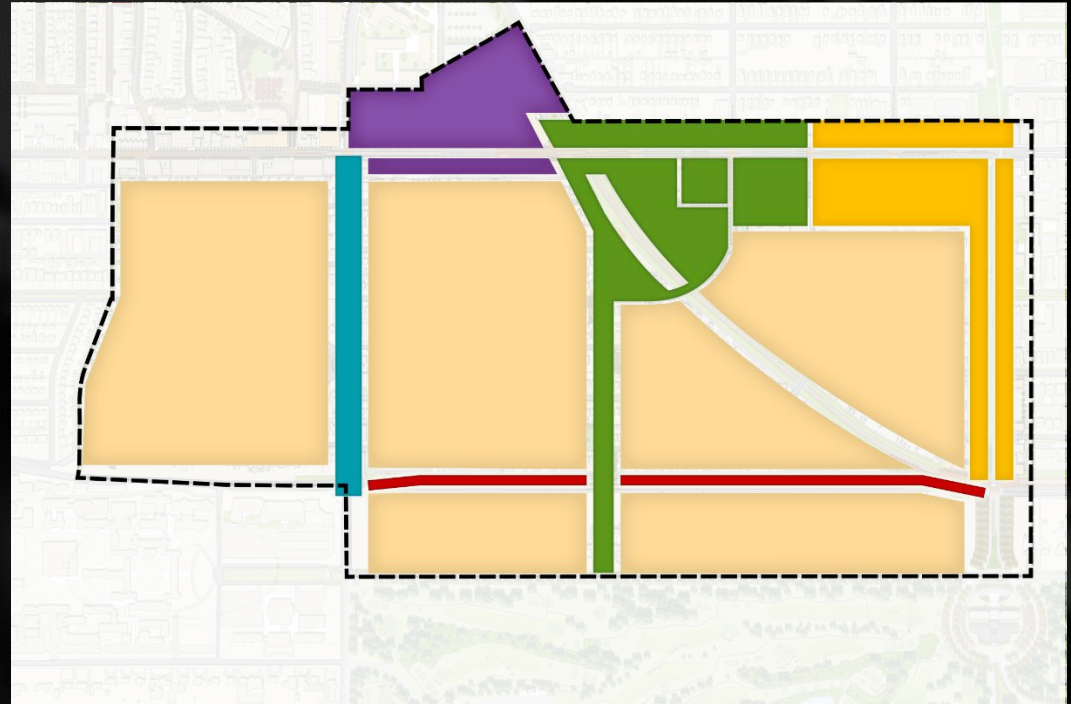
NEIGHBORHOOD EDGES

EAST LOOP

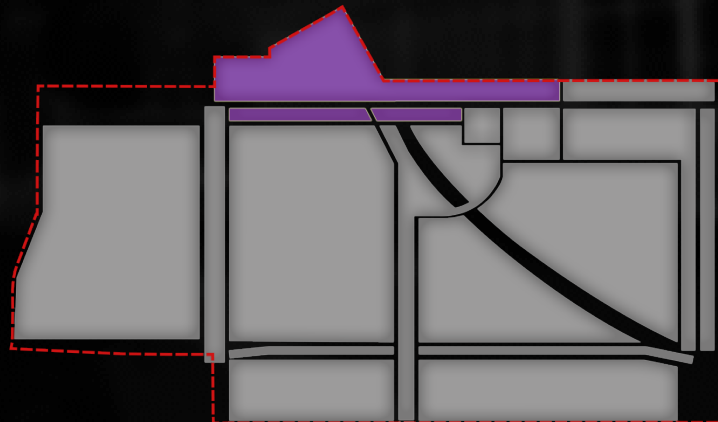
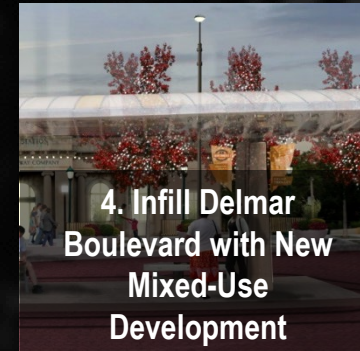
DeBALIVIERE AVENUE

FOREST PARK PARKWAY

SKINKER BOULEVARD



NEIGHBORHOOD EDGES: EAST LOOP



NEIGHBORHOOD EDGES: **EAST LOOP**

1: Create a Distinctive District Around the Delmar MetroLink Station

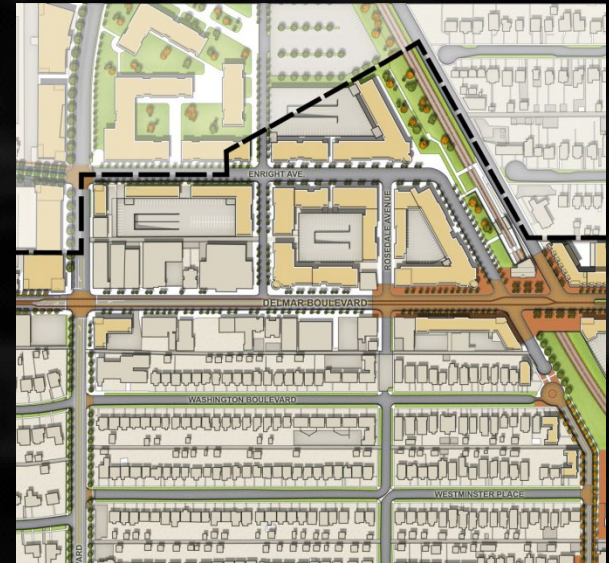
OPTION 1



OPTION 2



OPTION 3



NEIGHBORHOOD EDGES: EAST LOOP

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

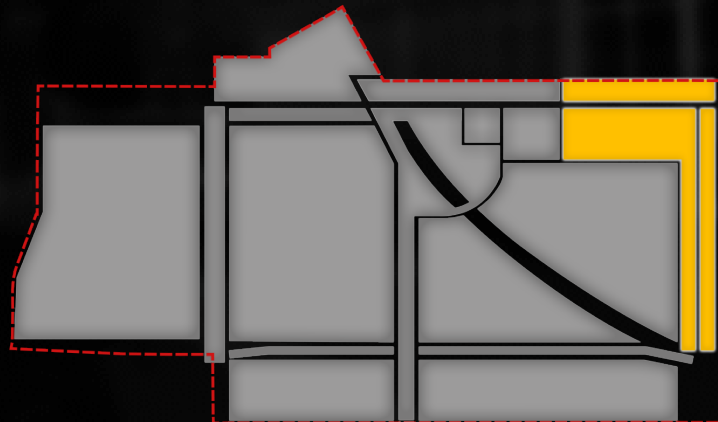
Delmar Station: Existing



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



NEIGHBORHOOD EDGES: DeBALIVIERE AVENUE

1: Create Identifiable TOD & Improve Access to Forest Park-DeBaliviere MetroLink Station

Forest Park-DeBaliviere Station: Existing



NEIGHBORHOOD EDGES: DeBALIVIERE AVENUE

1: Create Identifiable TOD & Improve Access to Forest Park-DeBaliviere MetroLink Station



NEIGHBORHOOD EDGES: DeBALIVIERE AVENUE

1: Create Identifiable TOD & Improve Access to Forest Park-DeBaliviere MetroLink Station

Forest Park-DeBaliviere Station: PROPOSED



FORM-BASED CODE DISTRICT BASELINE

- | | |
|---|--|
| Mixed-Use | Parks |
| Commercial | Parking |
| Residential | Wash U Development |
| Infill Residential | North Skinker Redevelopment |





PRELIMINARY FORM-BASED CODE CHARACTER STANDARDS

Delmar – DeBaliviere Form-Based District