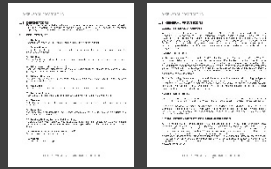


STRUCTURE & COMPONENTS

General Provisions

- Definitions
- Applicability
- Authority
- Exemptions



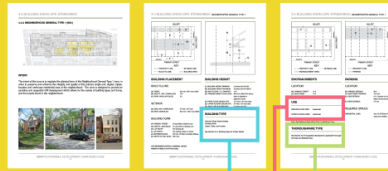
The Regulating Plan

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



Building Envelope Standards

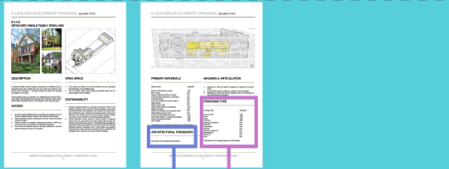
- Indicates Building Placement, Building Height, Building Type, Encroachments, Use, Thoroughfare Type, and Parking requirements applicable to the property within that particular BES category.
- Directs developer/owner to the Building Development Standards, the Thoroughfare Standards, and Use Tables for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



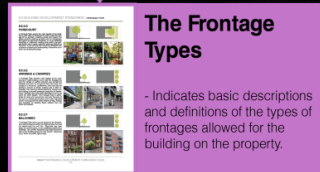
The Architectural Standards

- 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 Building Code.



THOROUGHFARE STANDARDS

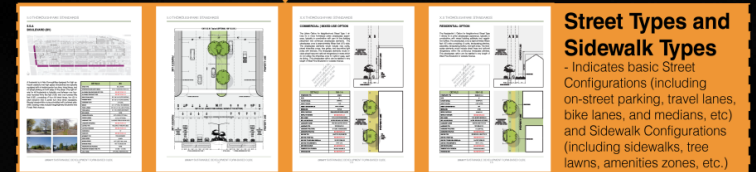
The Thoroughfare Plan

- 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.)



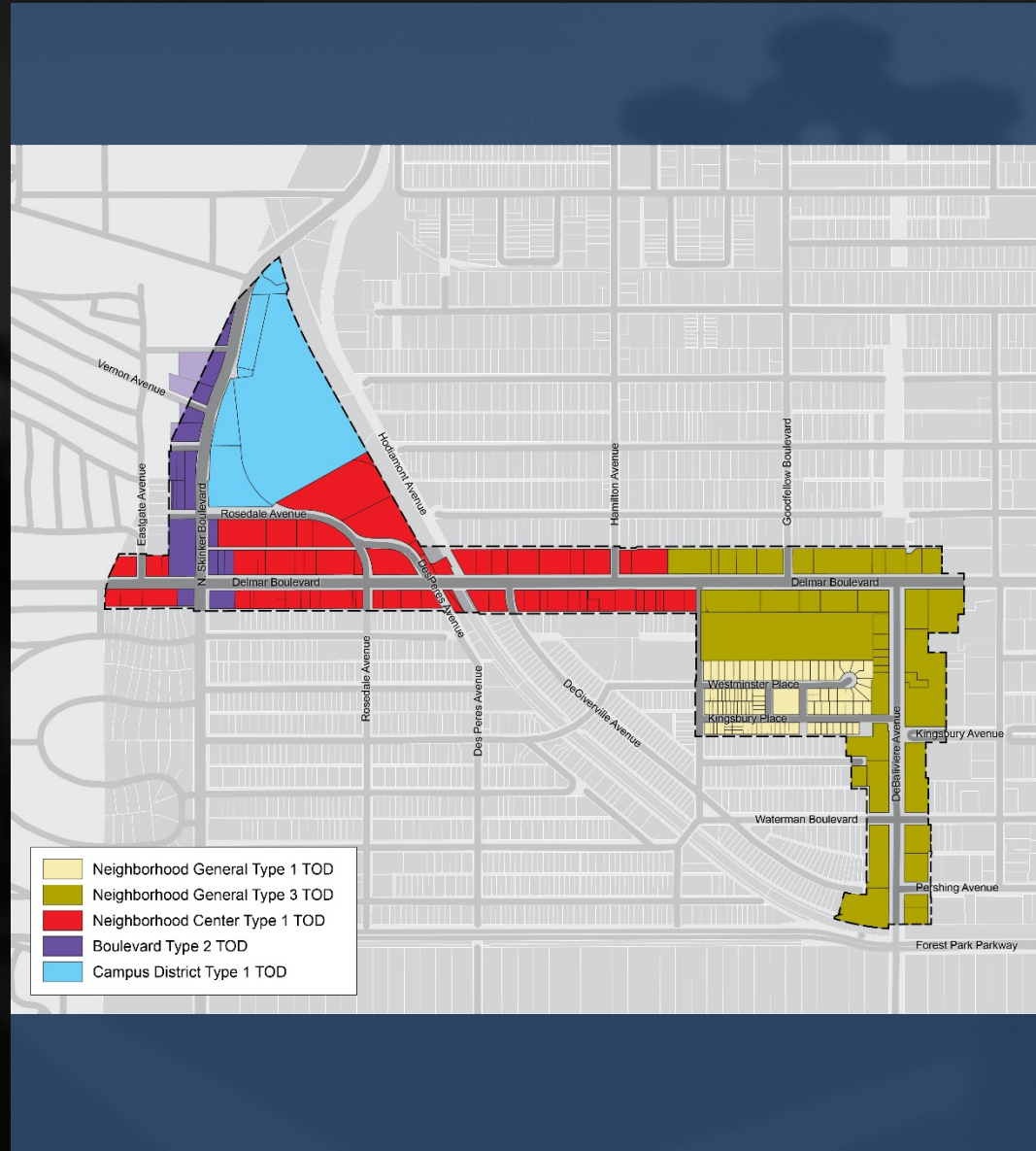
**FORM-BASED DISTRICT FRAMEWORK
REGULATING PLAN****QUESTIONS WE'D LIKE YOU TO
PROVIDE FEEDBACK ON TONIGHT...**

- ***Building Heights:*** What should the minimum building heights be along Delmar and DeBaliviere? What about the maximum building heights?
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**FORM-BASED DISTRICT FRAMEWORK
REGULATING PLAN**

CHARACTER

- Minimum Building Heights
- Maximum Building Heights
- Ground Floor Uses
- Upper Floor Uses
- Building Setbacks



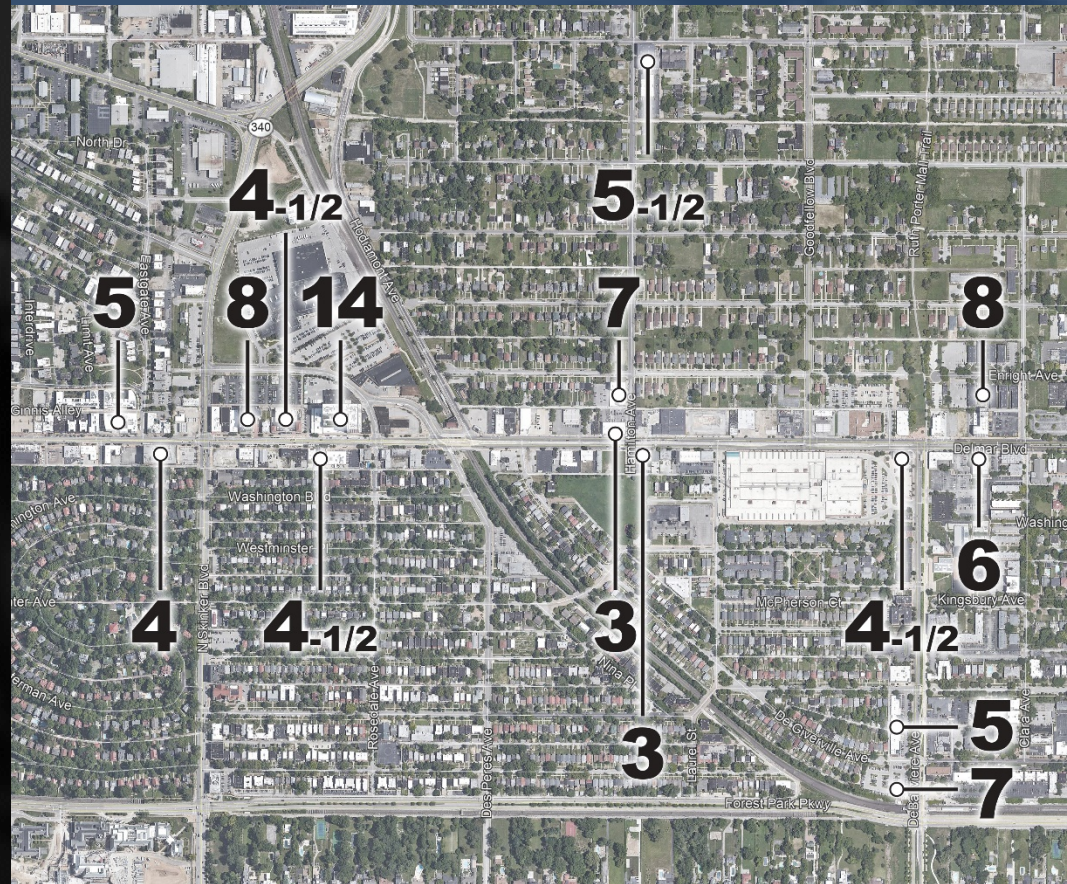
FORM-BASED DISTRICT FRAMEWORK

BUILDING HEIGHT

Existing Heights of Key Buildings

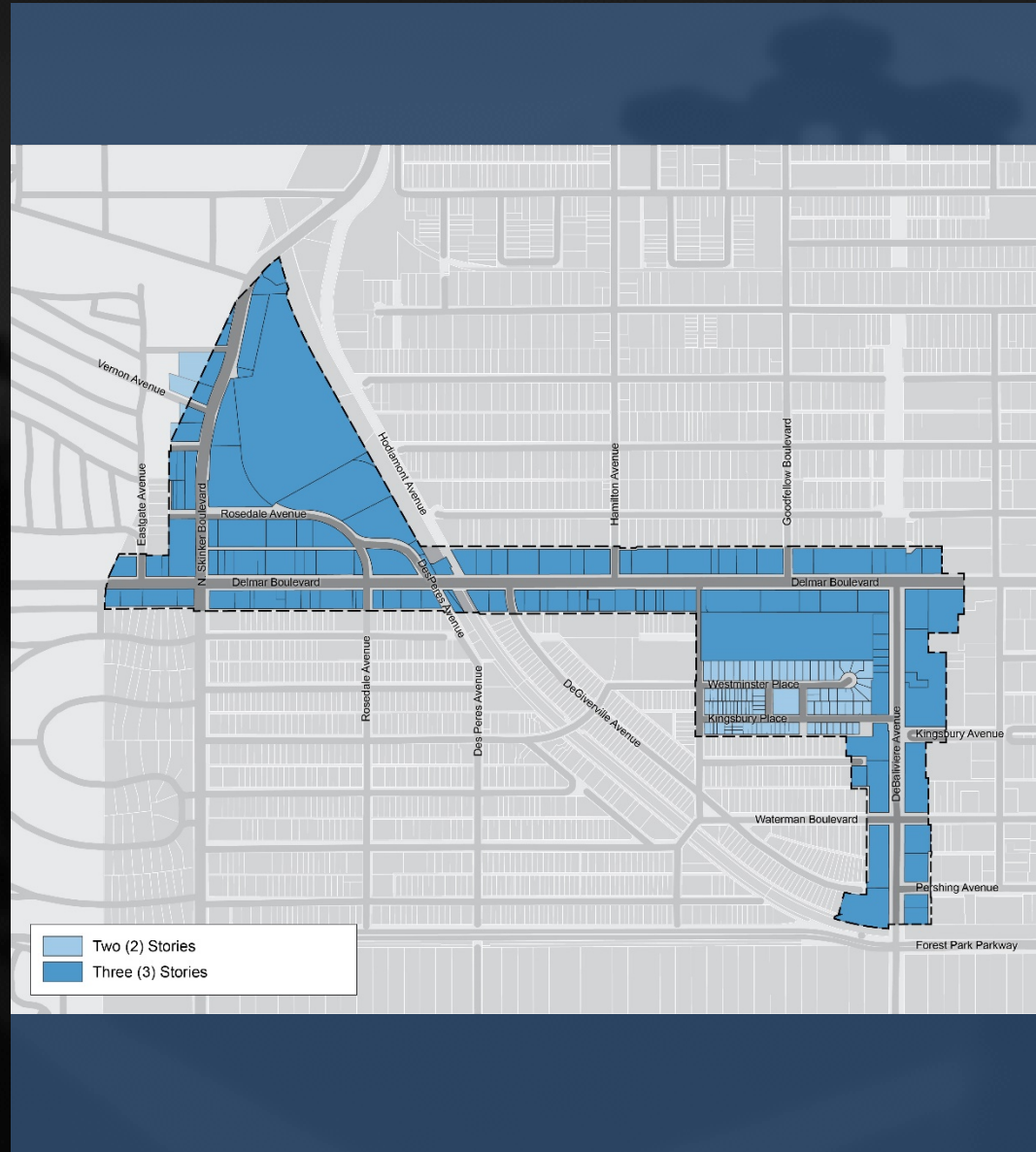
- *The Moonrise Hotel:* 8 Stories
- *The Pageant:* 4-1/2 Stories
- *Everly Apartments:* 14 Stories
- *Gotham Apartments:* 7 Stories
- *The Hamilton:* 5-1/2 Stories
- *Delmar Apartments:* 8 Stories
- *The Pearl @ Forest Park:* 5-7 Stories

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



FORM-BASED DISTRICT FRAMEWORK

MINIMUM BUILDING HEIGHT

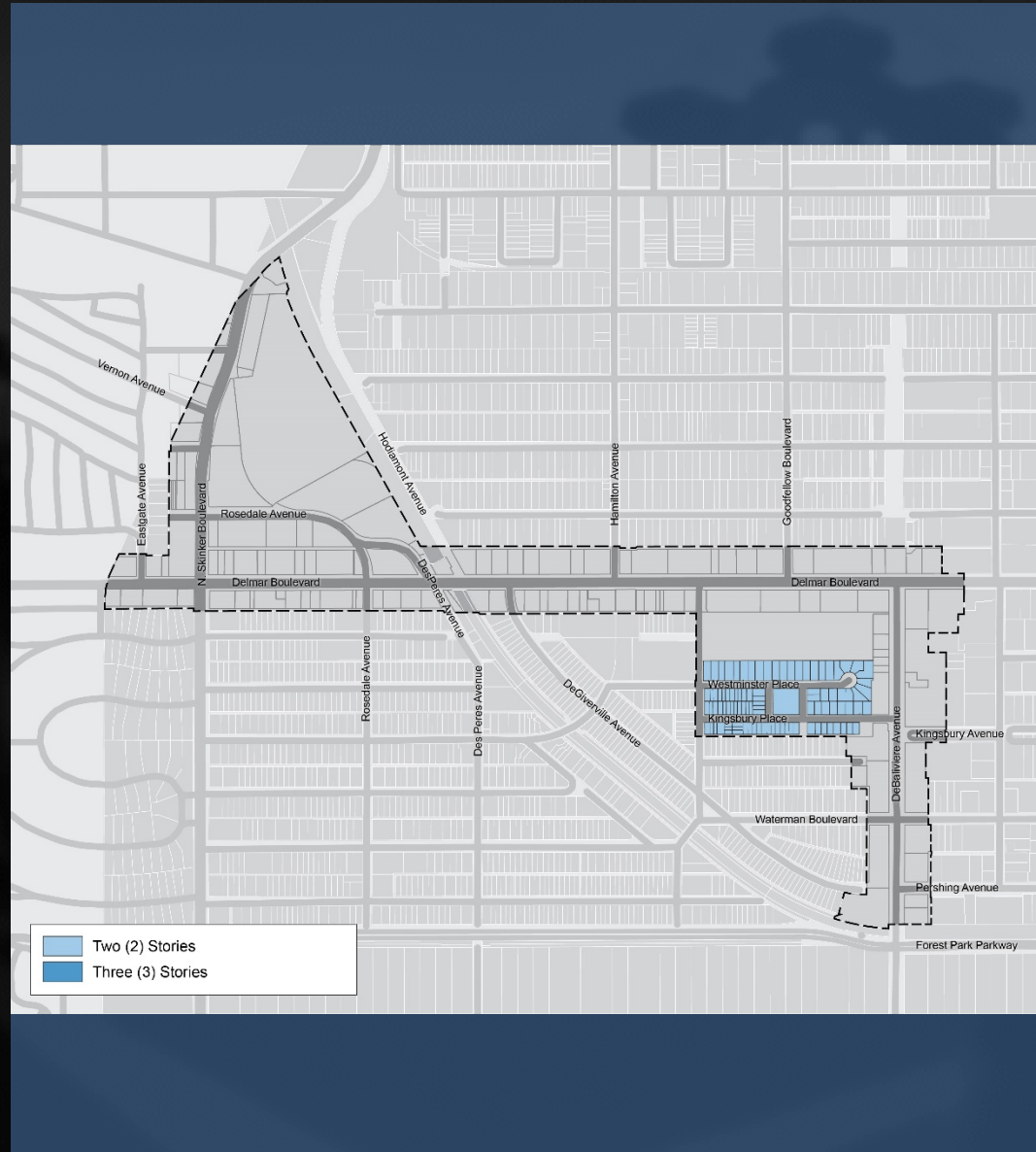


FORM-BASED DISTRICT FRAMEWORK

MINIMUM BUILDING HEIGHT

**Two (2) Story Minimum
Building Height**

**Westminster Place
Kingsbury Place**



FORM-BASED DISTRICT FRAMEWORK

MINIMUM BUILDING HEIGHT

Two (2) Story Minimum Building Height

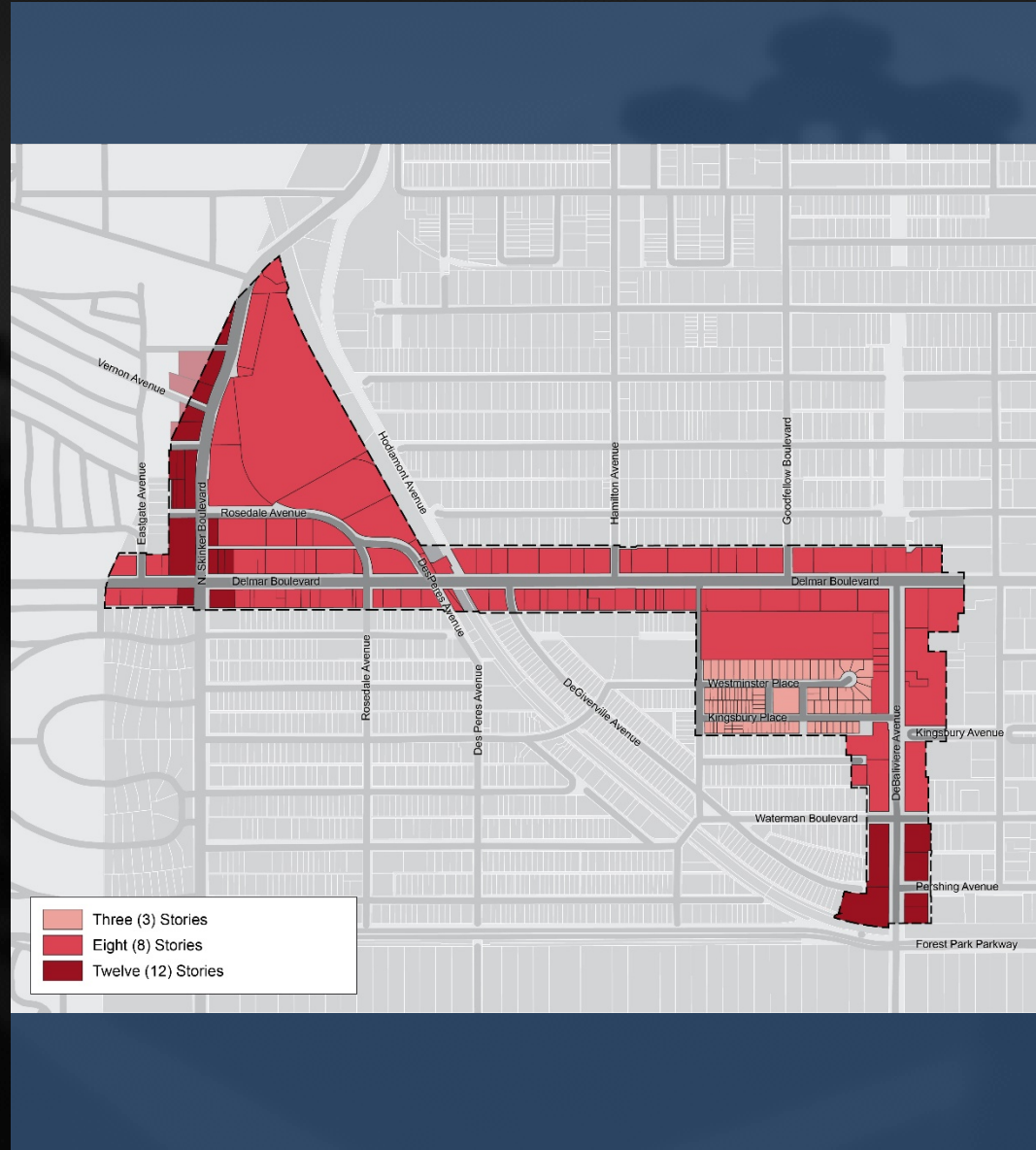
Three (3) Story Minimum Building Height

All other streets...



FORM-BASED DISTRICT FRAMEWORK

MAXIMUM BUILDING HEIGHT

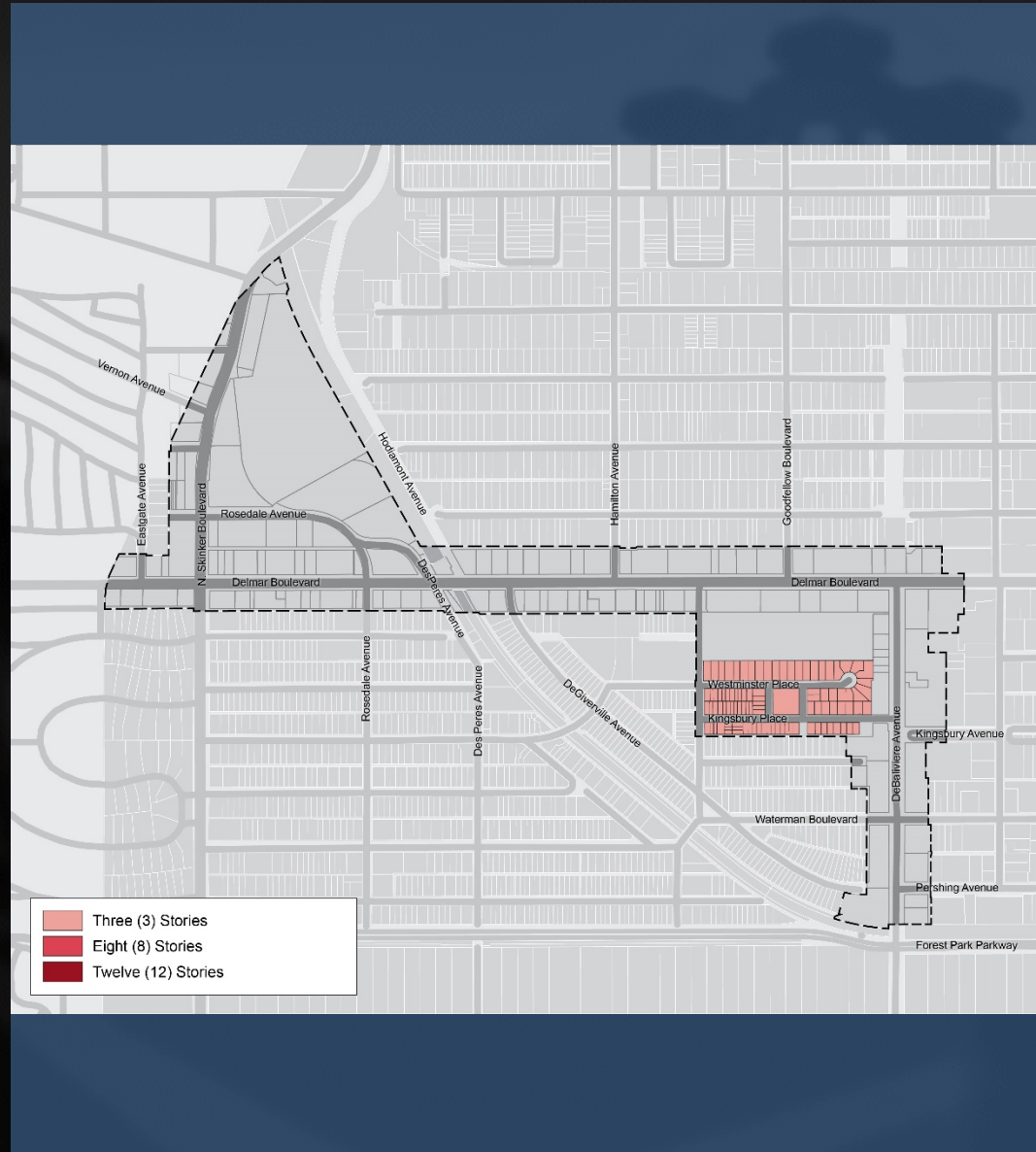


FORM-BASED DISTRICT FRAMEWORK

MAXIMUM BUILDING HEIGHT

Three (3) Story Maximum Building Height

**Westminster Place
Kingsbury Place**

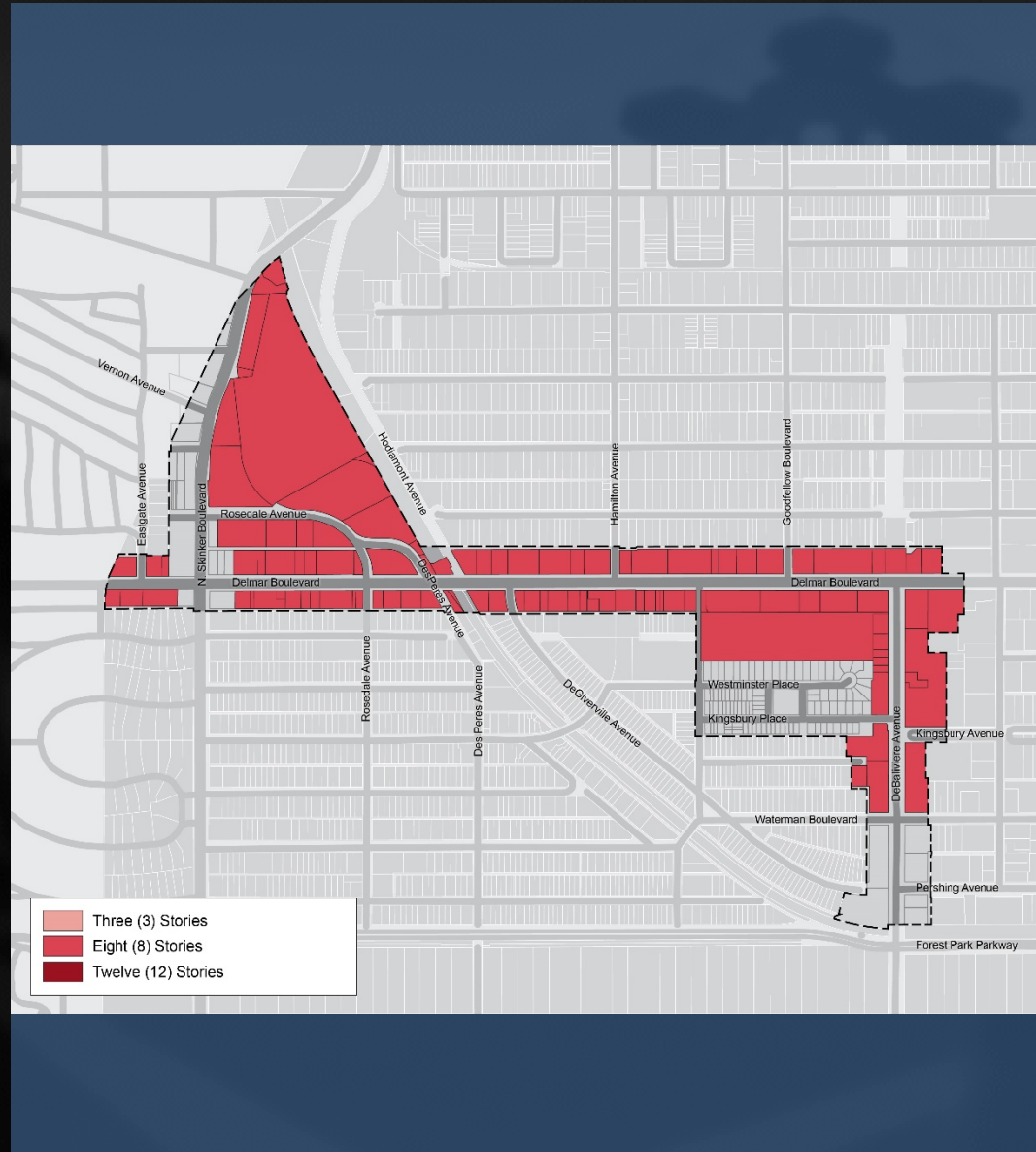


FORM-BASED DISTRICT FRAMEWORK

MAXIMUM BUILDING HEIGHT

Three (3) Story Maximum Building Height
Eight (8) Story Maximum Building Height

Delmar Boulevard
DeBaliviere Avenue (north of Waterman Boulevard)
Rosedale Avenue
Des Peres Avenue
North Skinker Boulevard (east side, north of Rosedale)



FORM-BASED DISTRICT FRAMEWORK

MAXIMUM BUILDING HEIGHT

Three (3) Story Maximum Building Height

Eight (8) Story Maximum Building Height

Twelve (12) Story Maximum Height

**DeBaliviere Avenue (south of Waterman Boulevard)
North Skinker Boulevard**



FORM-BASED DISTRICT FRAMEWORK
MINIMUM BUILDING HEIGHTS

SKINKER DeBALIVIERE—
Looking Northeast



NOTE: *Massing models represent maximum allowable building bulk. They do NOT represent proposed developments or actual buildings.*

FORM-BASED DISTRICT FRAMEWORK
MAXIMUM BUILDING HEIGHTS

SKINKER DeBALIVIERE—
Looking Northeast



NOTE: *Massing models represent maximum allowable building bulk. They do NOT represent proposed developments or actual buildings.*

FORM-BASED DISTRICT FRAMEWORK

MAXIMUM BUILDING HEIGHTS

DeBALIVIERE AVNEUE –

Looking Northwest



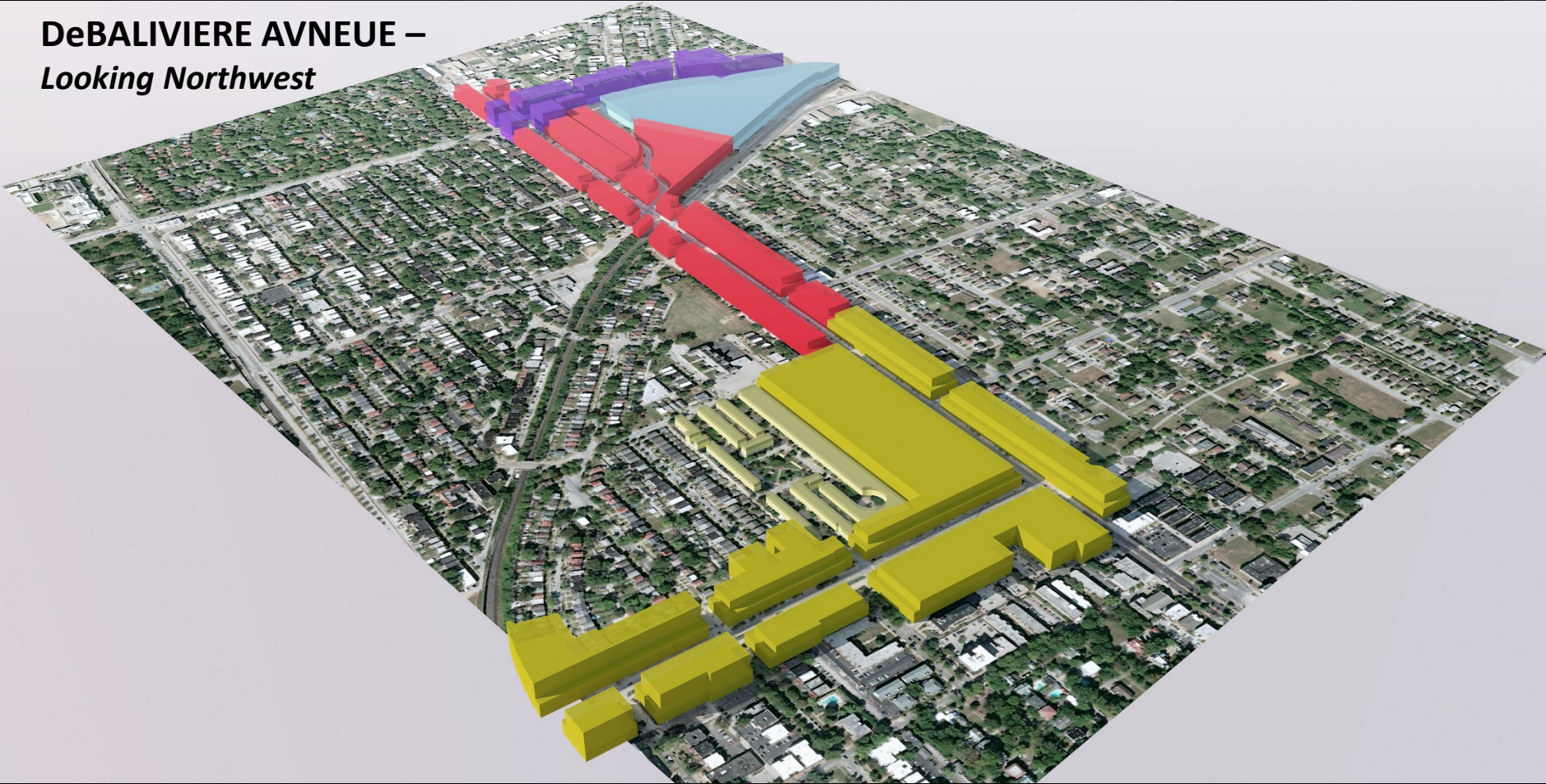
NOTE: *Massing models represent maximum allowable building bulk. They do NOT represent proposed developments or actual buildings.*

FORM-BASED DISTRICT FRAMEWORK

MAXIMUM BUILDING HEIGHTS

DeBALIVIERE AVNEUE –

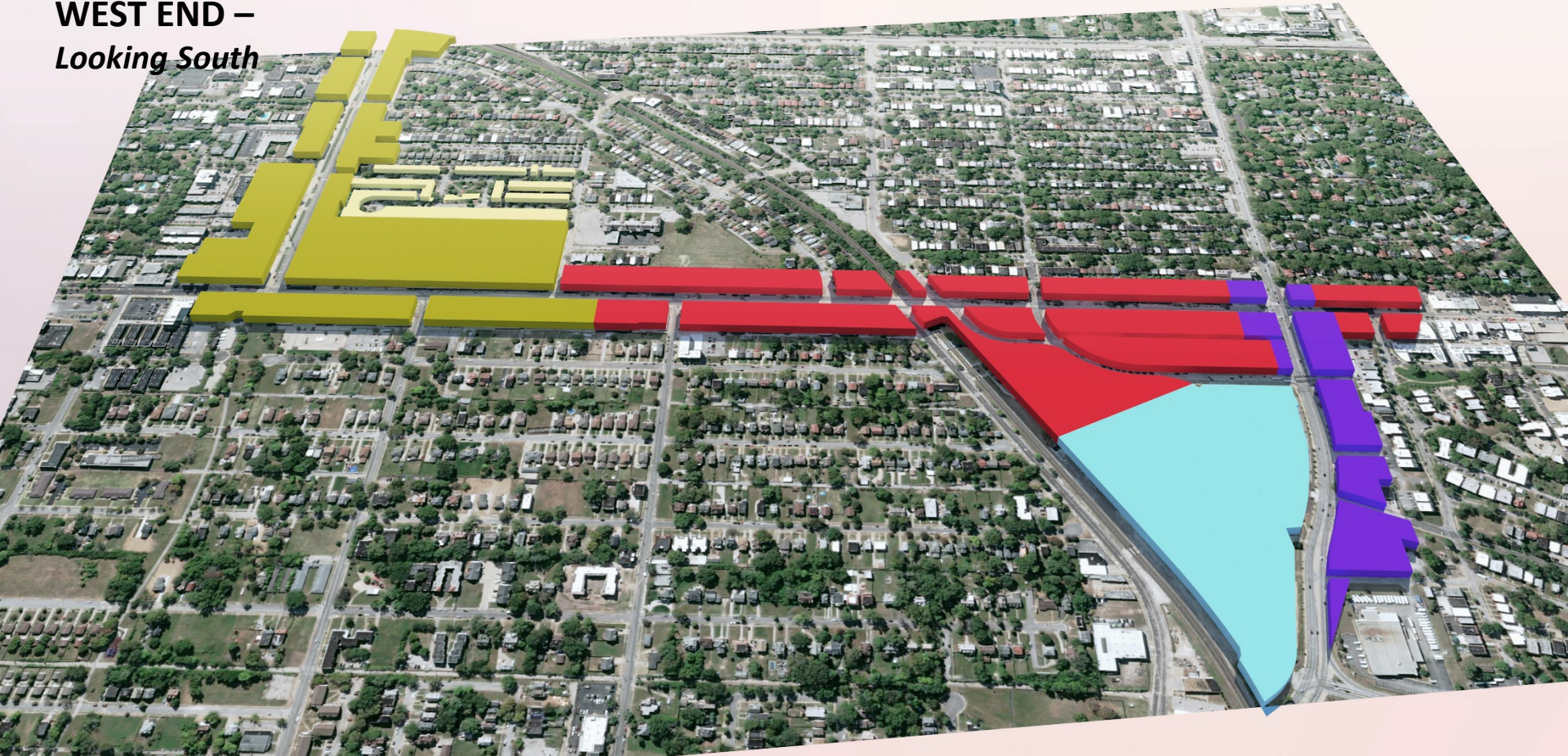
Looking Northwest



NOTE: *Massing models represent maximum allowable building bulk. They do NOT represent proposed developments or actual buildings.*

FORM-BASED DISTRICT FRAMEWORK
MAXIMUM BUILDING HEIGHTS

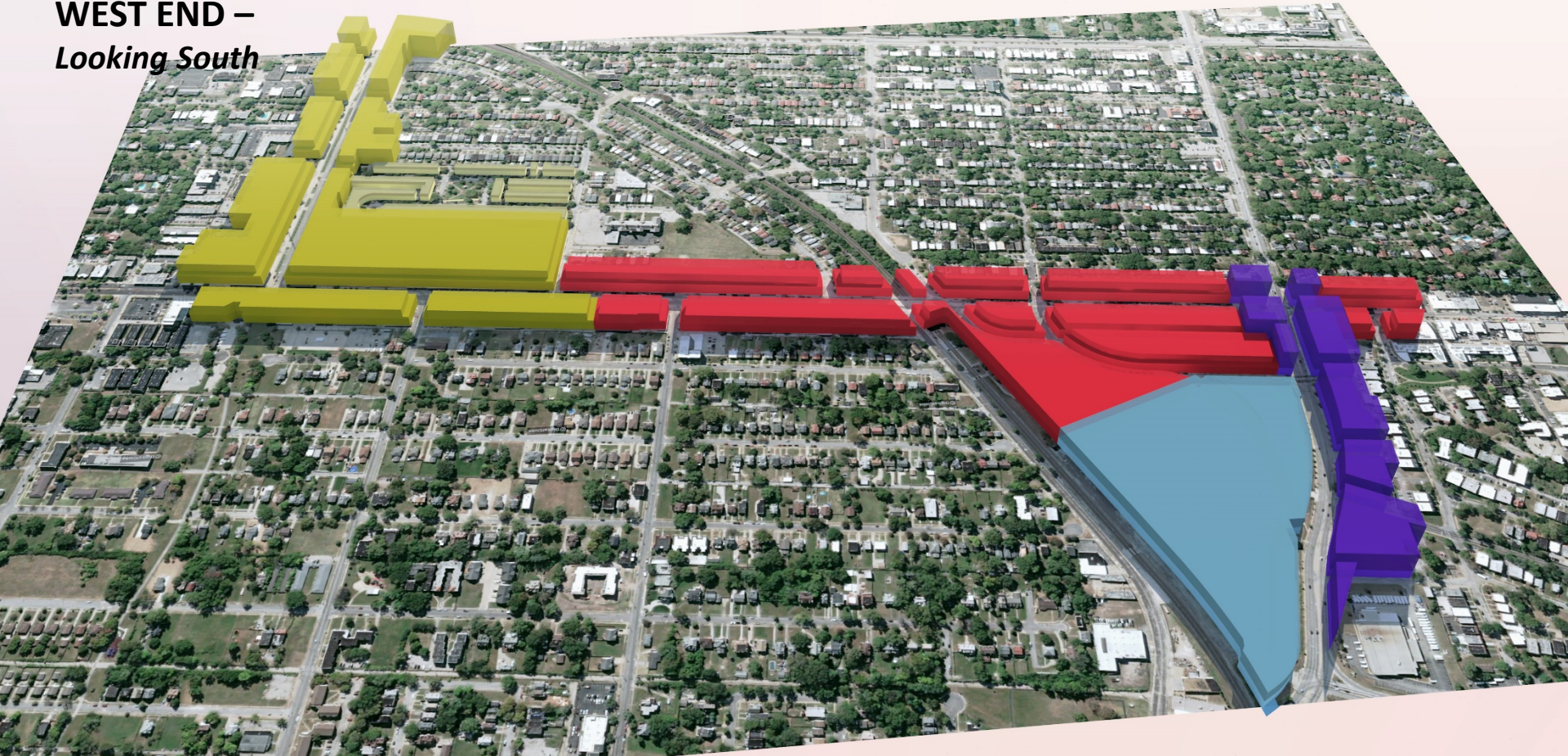
WEST END –
Looking South



NOTE: *Massing models represent maximum allowable building bulk. They do NOT represent proposed developments or actual buildings.*

FORM-BASED DISTRICT FRAMEWORK
MAXIMUM BUILDING HEIGHTS

WEST END –
Looking South



NOTE: *Massing models represent maximum allowable building bulk. They do NOT represent proposed developments or actual buildings.*

FORM-BASED DISTRICT FRAMEWORK
MAXIMUM BUILDING HEIGHTS

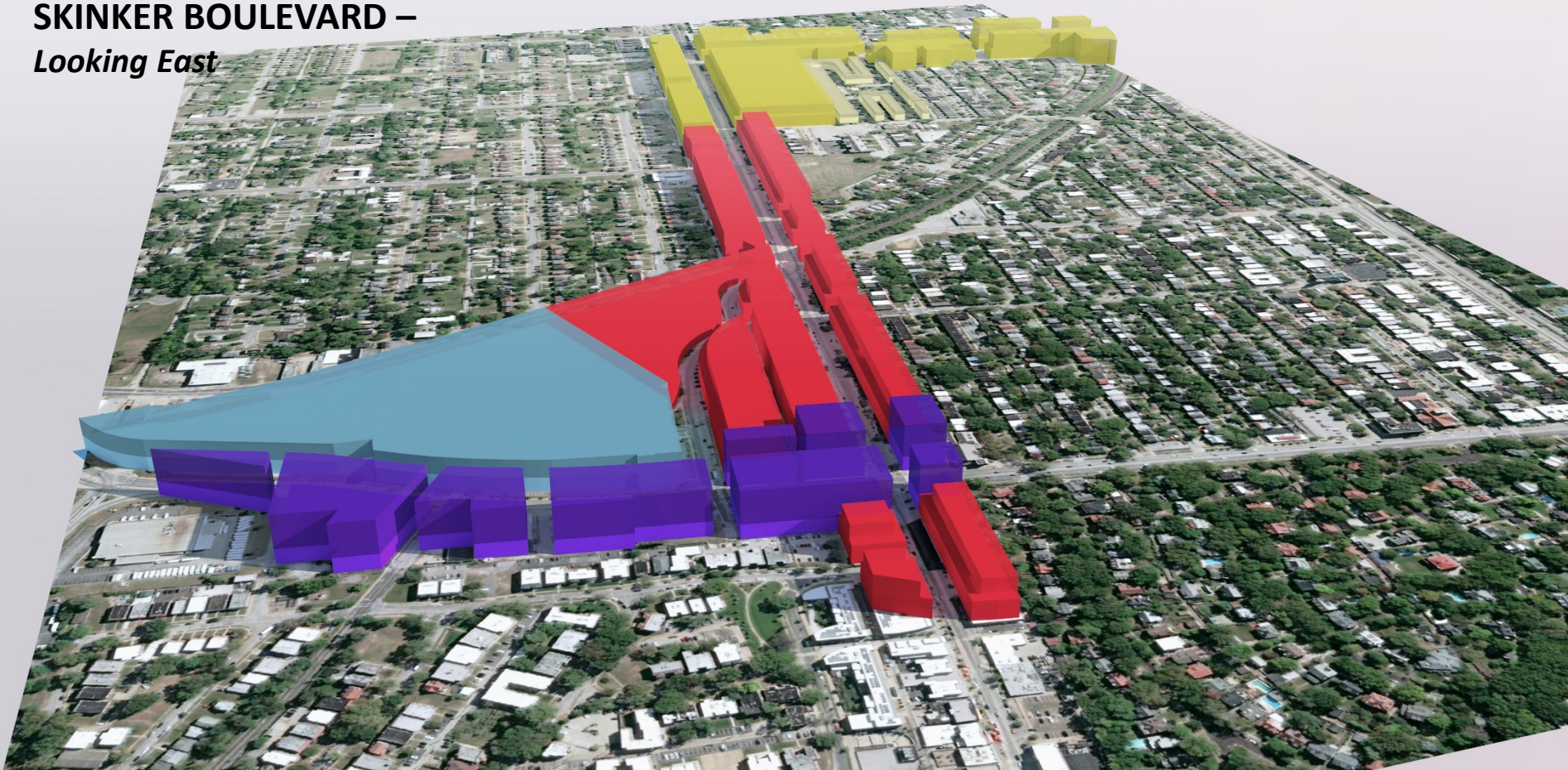
SKINKER BOULEVARD –
Looking East



NOTE: *Massing models represent maximum allowable building bulk. They do NOT represent proposed developments or actual buildings.*

FORM-BASED DISTRICT FRAMEWORK
MAXIMUM BUILDING HEIGHTS

SKINKER BOULEVARD –
Looking East



NOTE: *Massing models represent maximum allowable building bulk. They do NOT represent proposed developments or actual buildings.*

FORM-BASED DISTRICT FRAMEWORK

GROUND FLOOR USES

Primary Retail



Secondary Retail



Office Uses



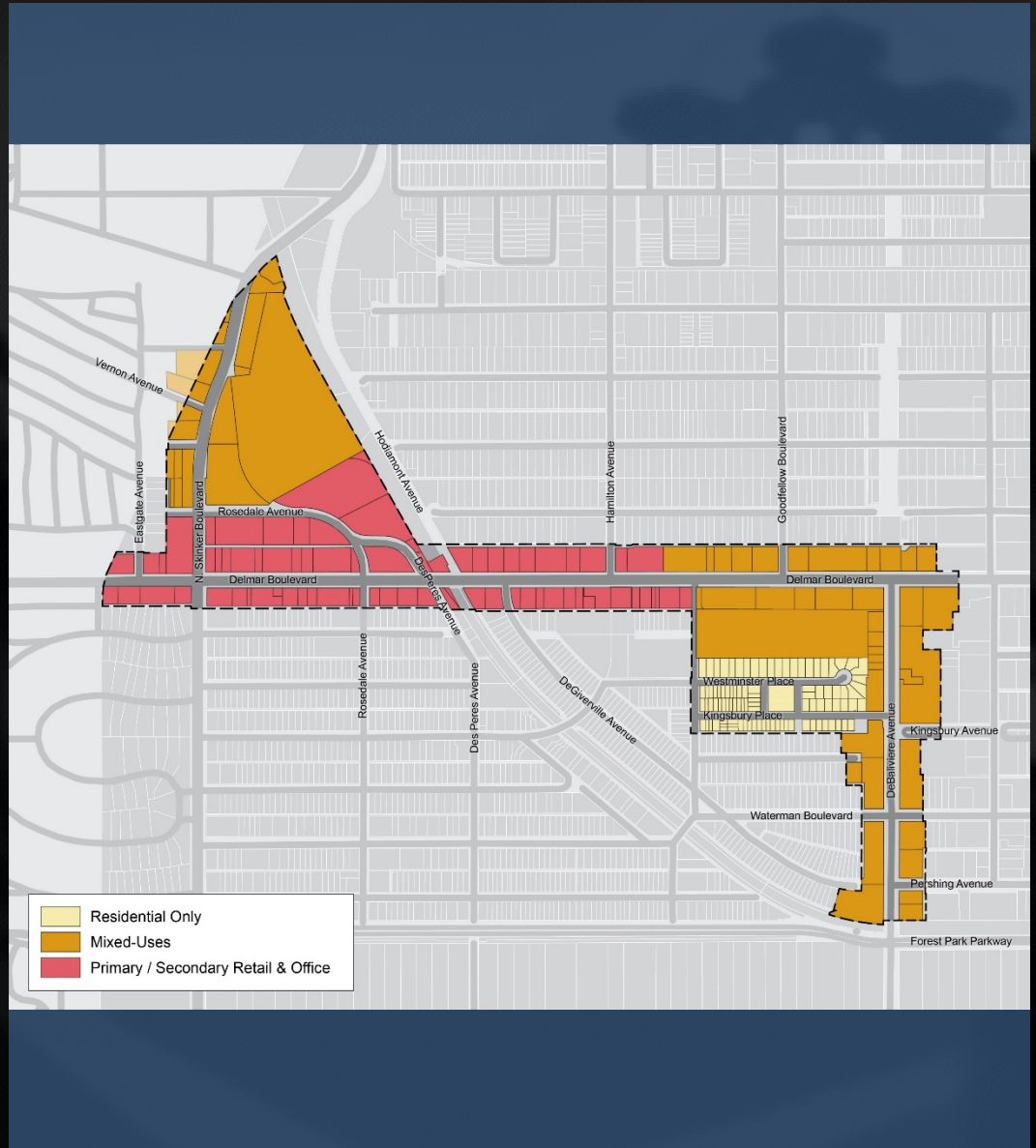
Residential Uses



Mixed-Uses



Civic Uses



FORM-BASED DISTRICT FRAMEWORK

GROUND FLOOR USES

Primary, Secondary Retail & Office Uses

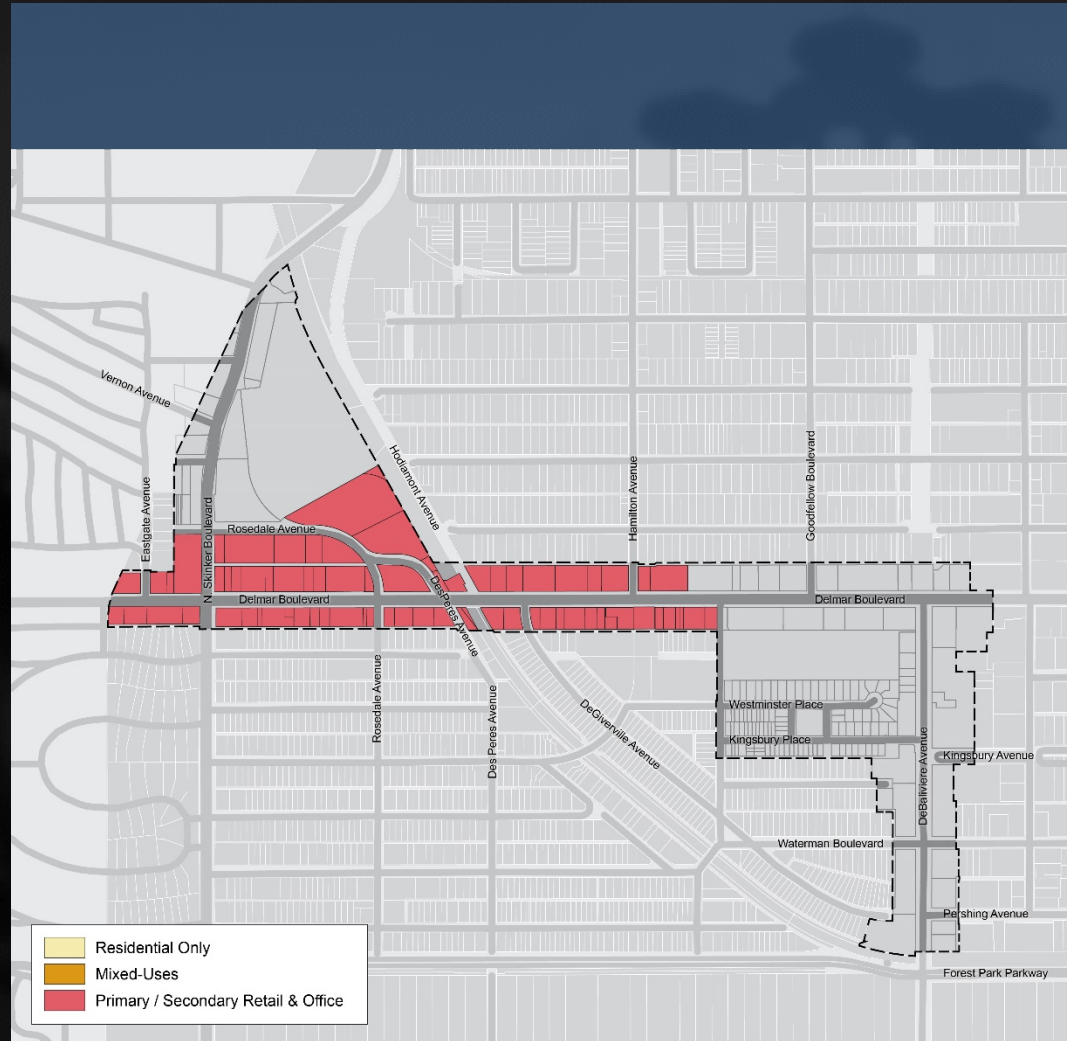
Primary Retail

- Restaurants
- Bars | Taverns
- Retail Stores
- Entertainment Venues
- Etc...

Secondary Retail & Office

- Office Uses
- Banks | Financial
- Fitness Centers
- Pharmacies
- Etc...

Delmar Boulevard (west of Laurel)
Rosedale Avenue
Des Peres Avenue



FORM-BASED DISTRICT FRAMEWORK

GROUND FLOOR USES

**Primary, Secondary Retail
& Office Uses
Mixed-Uses**

*All Primary, Secondary Retail
& Office Uses, plus...*

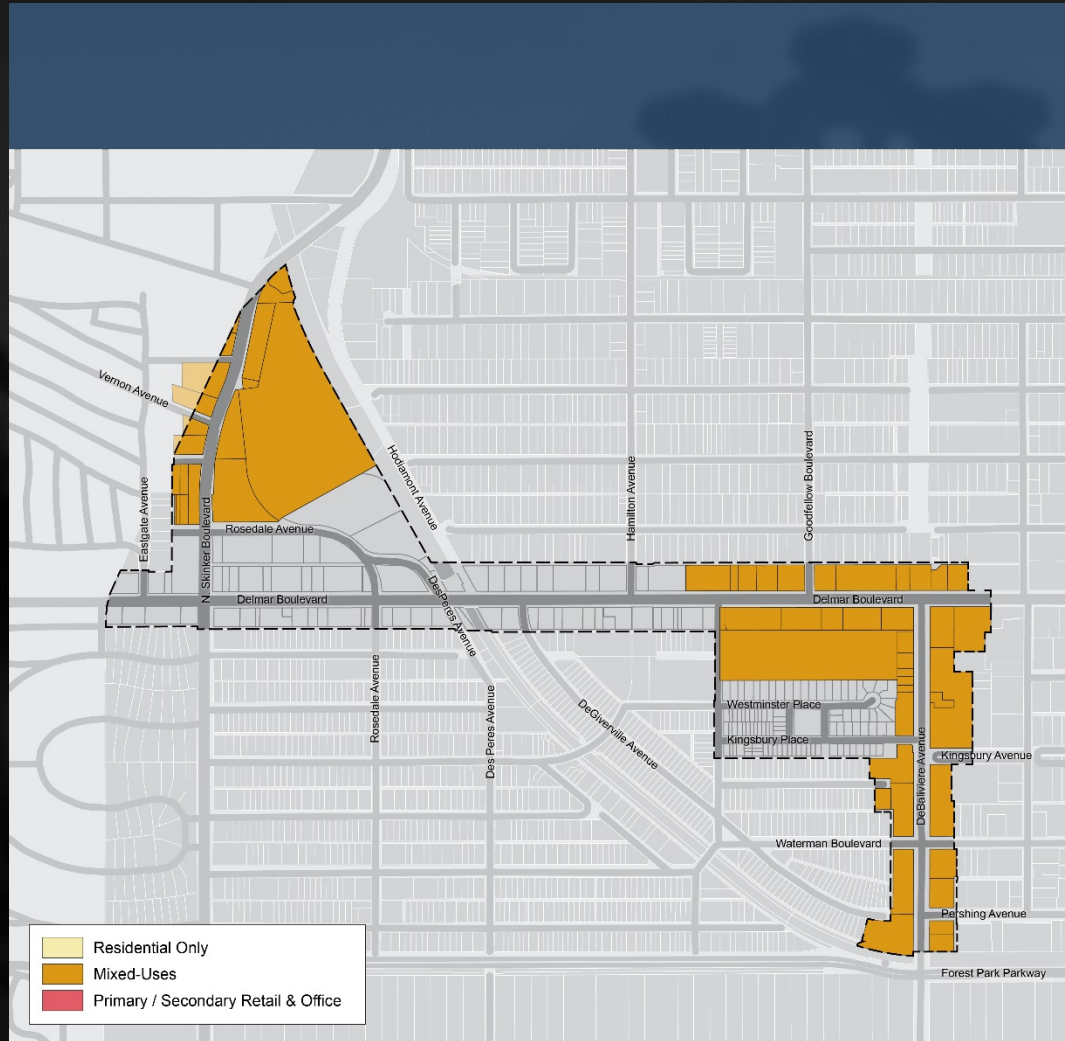
Residential Uses

Special Uses (conditional)

Light Industrial (conditional)

Etc.....

**Delmar Boulevard (east of Laurel)
DeBaliviere Avenue
North Skinker Boulevard (north of
Enright / Rosedale)**

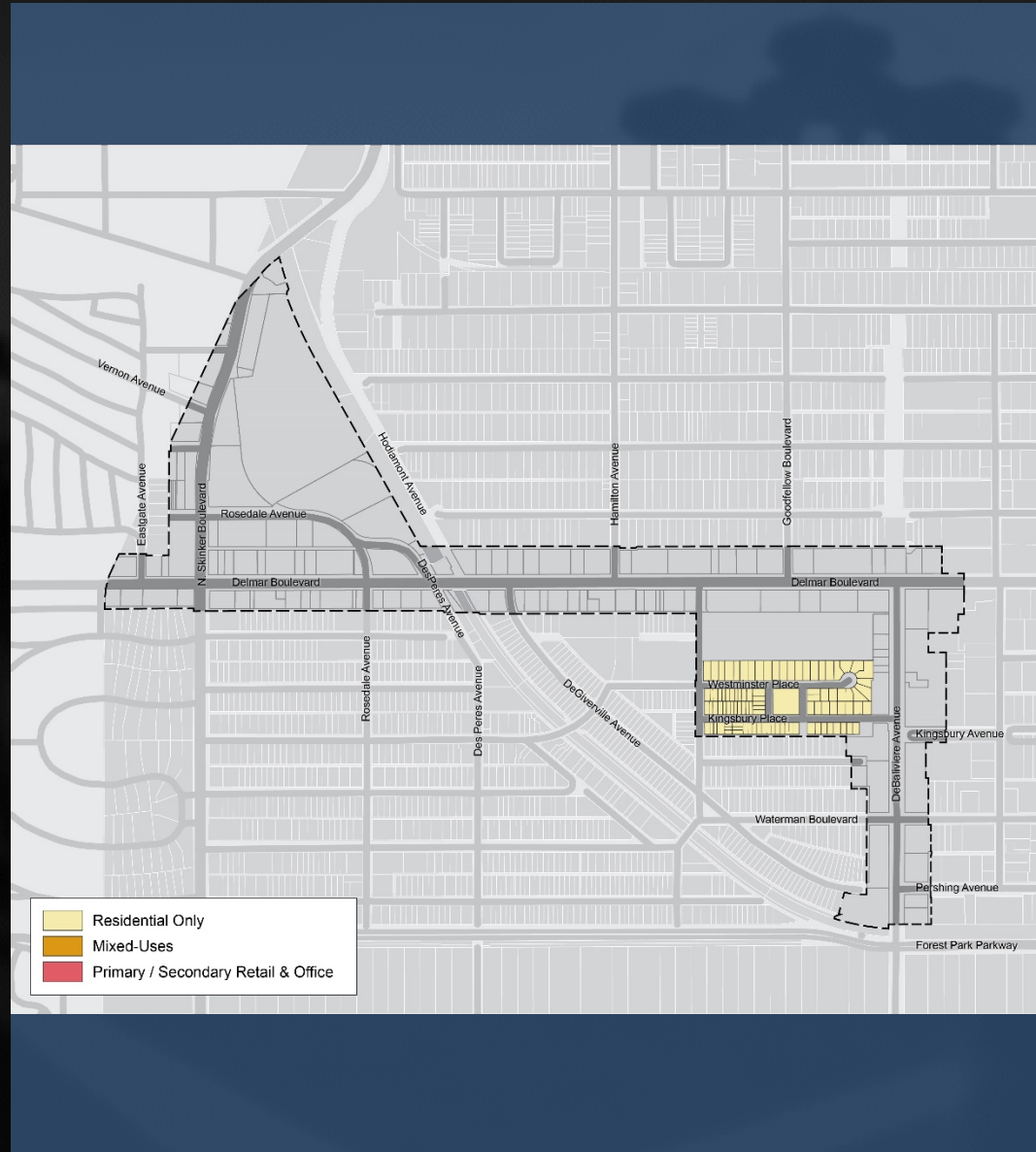


FORM-BASED DISTRICT FRAMEWORK

GROUND FLOOR USES

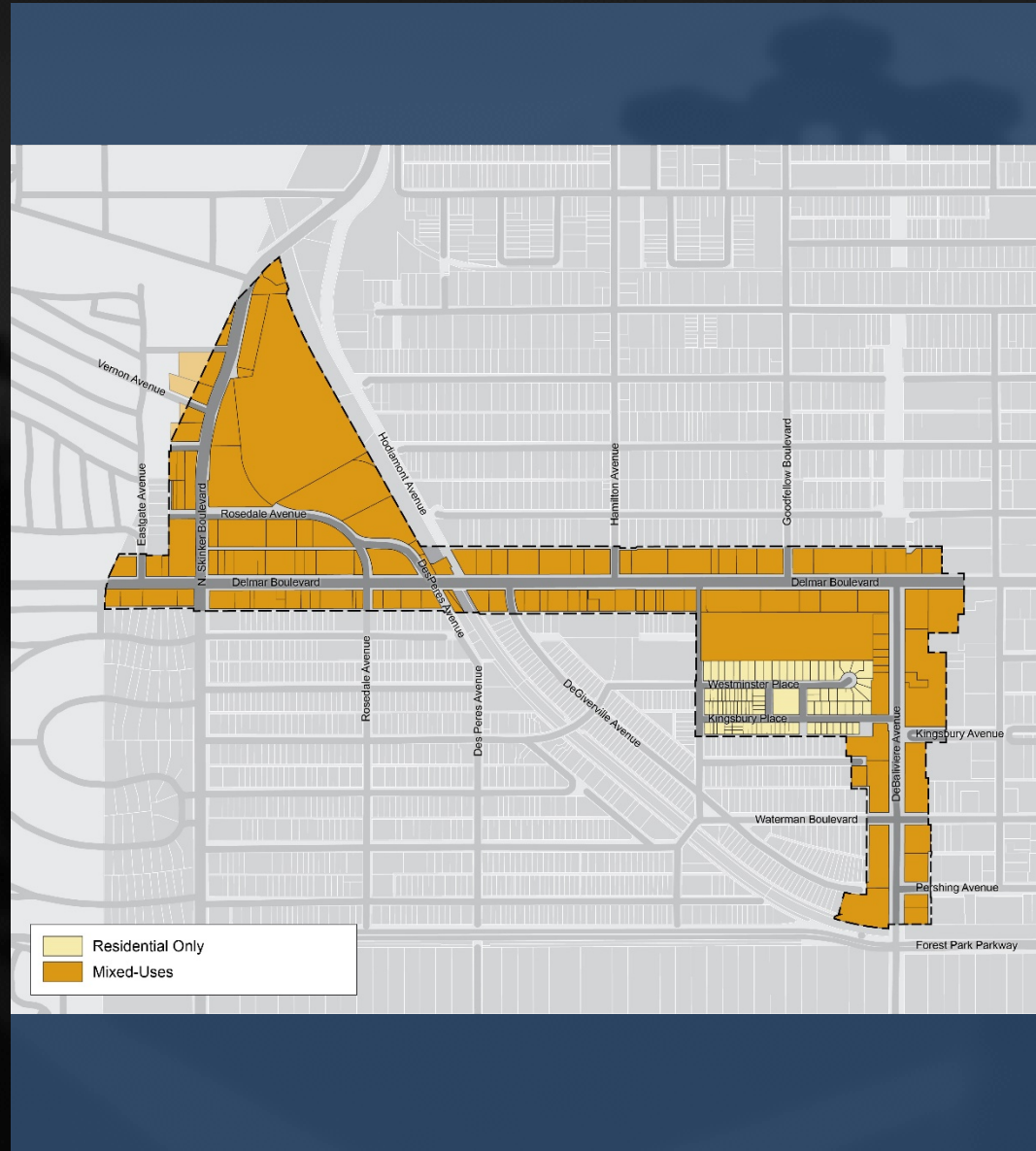
**Primary, Secondary Retail
& Office Uses**
Mixed-Uses
Residential Only

Westminster Place
Kingsbury Place



FORM-BASED DISTRICT FRAMEWORK

UPPER FLOOR USES



FORM-BASED DISTRICT FRAMEWORK

UPPER FLOOR USES

Mixed-Uses

All Primary, Secondary Retail & Office Uses, plus...

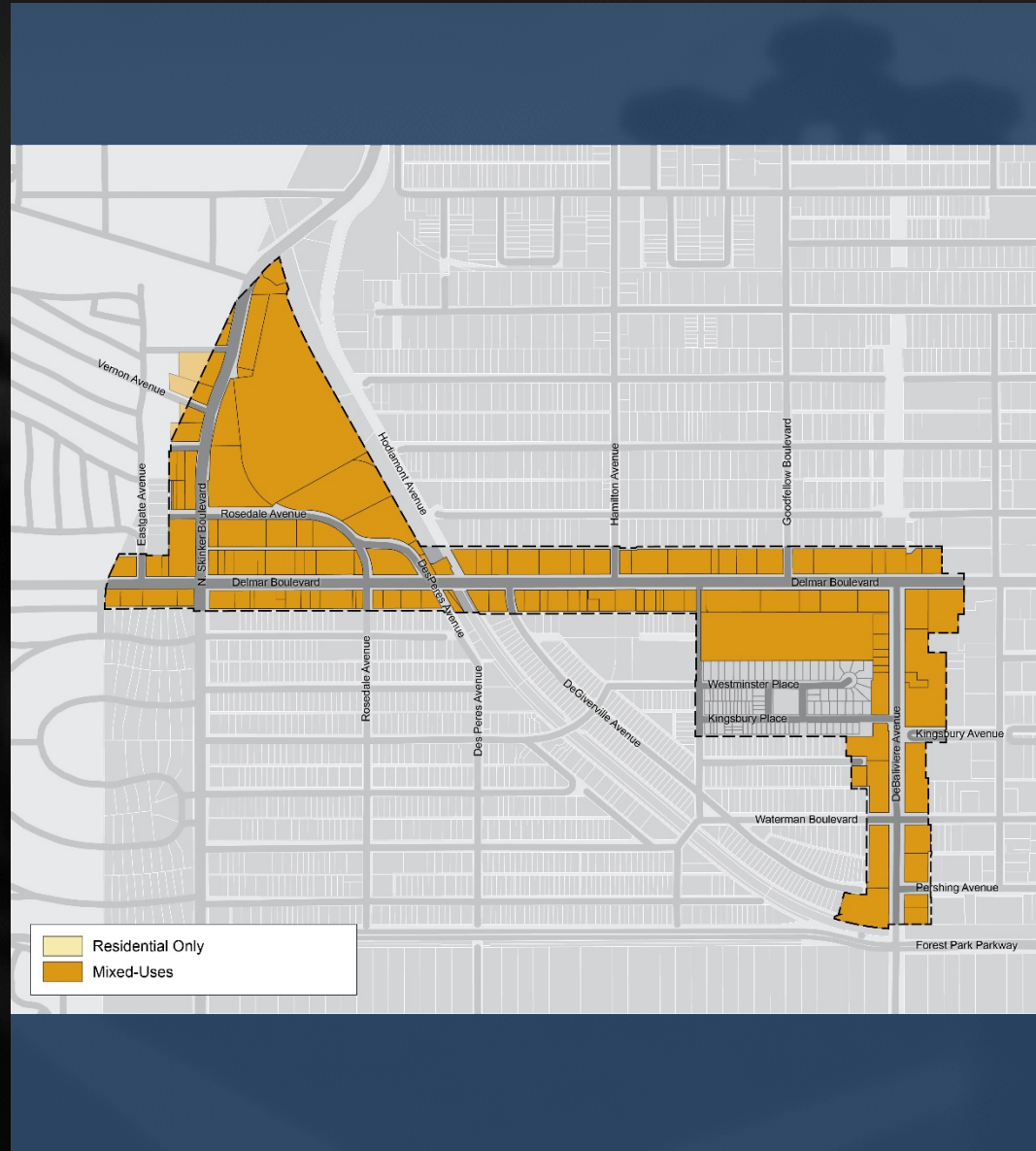
Residential Uses

Special Uses (conditional)

Light Industrial (conditional)

Etc.....

Delmar Boulevard
DeBaliviere Avenue
North Skinker Boulevard

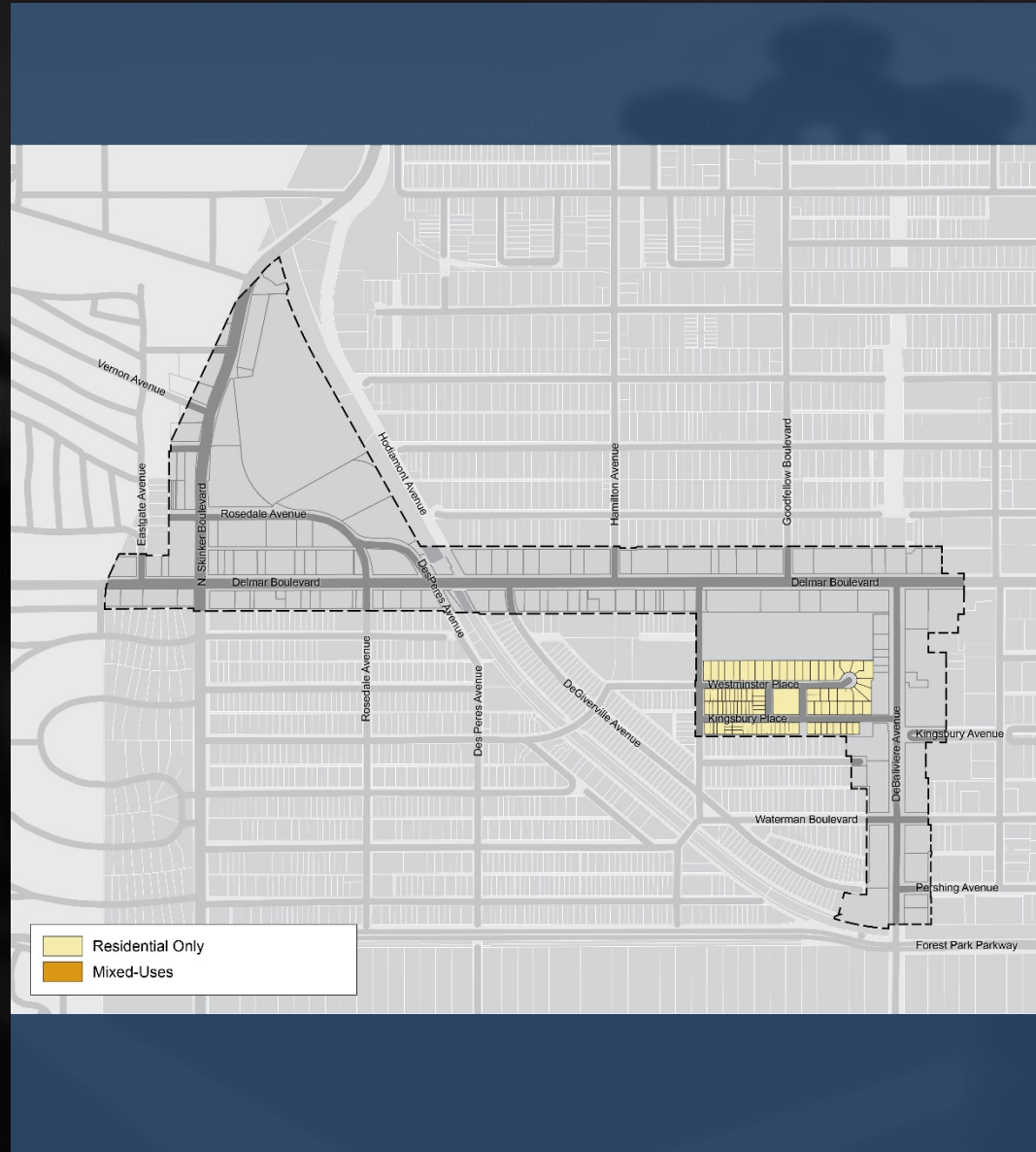


FORM-BASED DISTRICT FRAMEWORK

UPPER FLOOR USES

Mixed-Uses
Residential Only

Westminster Place
Kingsbury Place



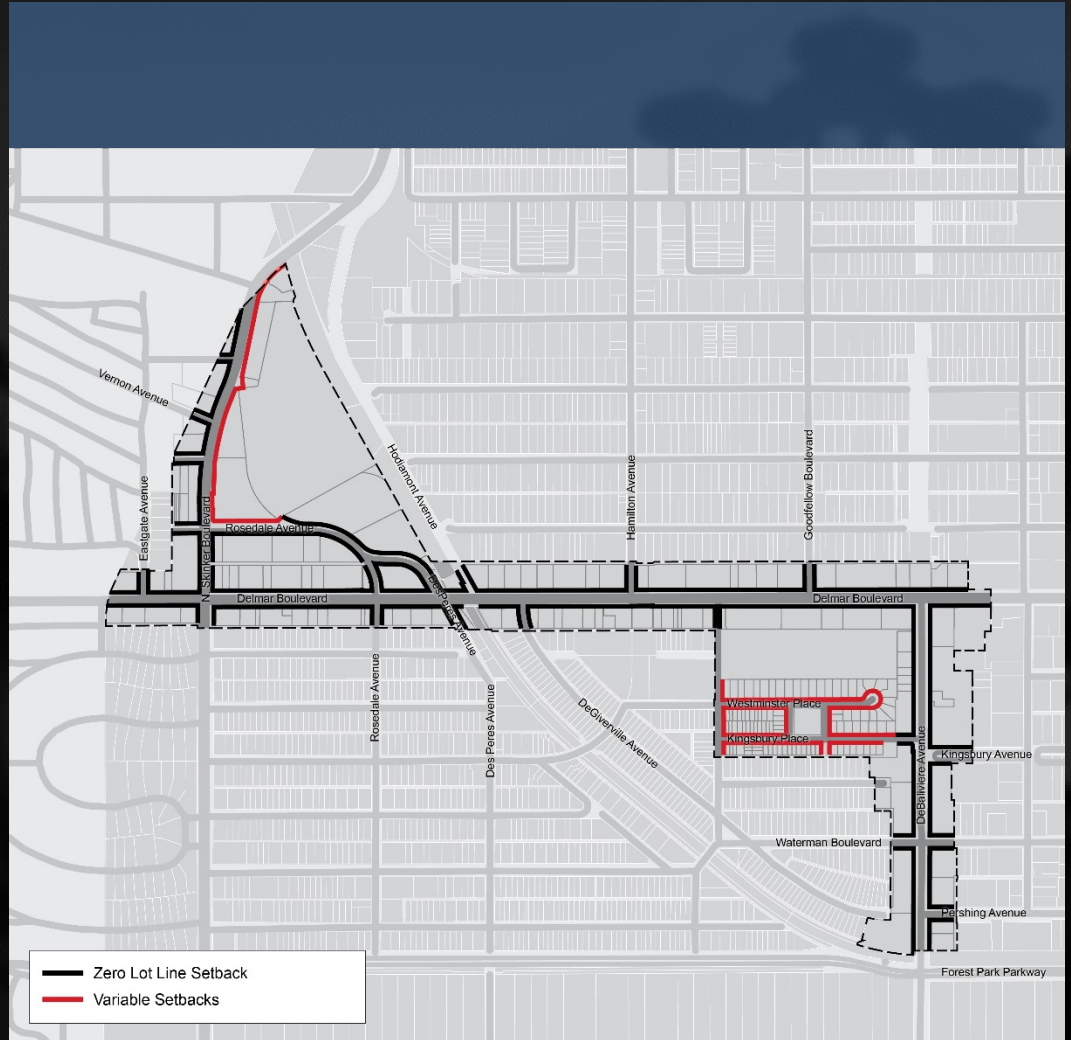
FORM-BASED DISTRICT FRAMEWORK

BUILDING SETBACKS

Zero Lot Line



Setbacks

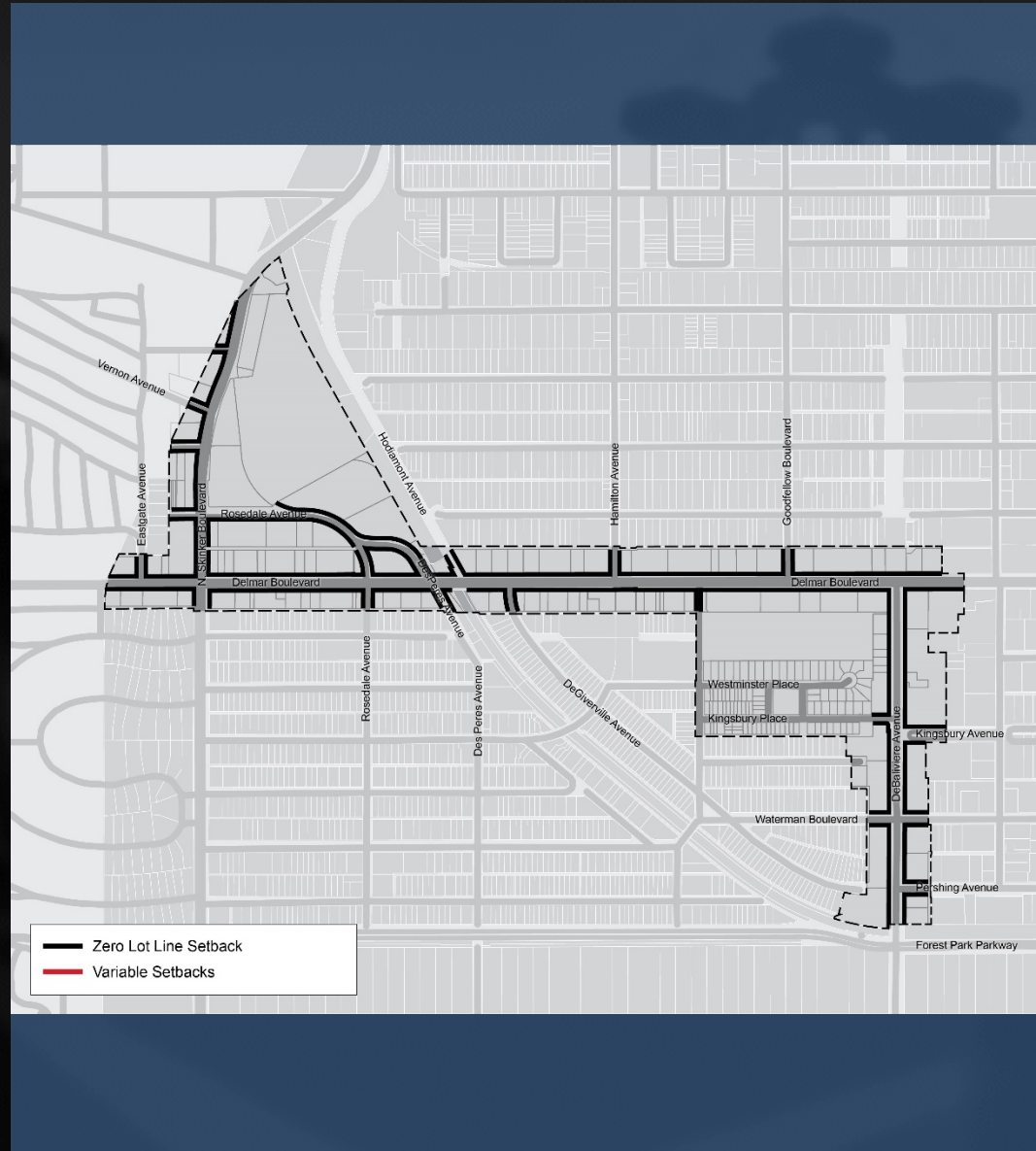


FORM-BASED DISTRICT FRAMEWORK

BUILDING SETBACKS

Zero Lot Line Buildings

New buildings are required to be up next to the street, at the back of the sidewalk.



FORM-BASED DISTRICT FRAMEWORK
Zero Lot Line Buildings

New buildings are required to be up next to the street, at the back of the sidewalk.

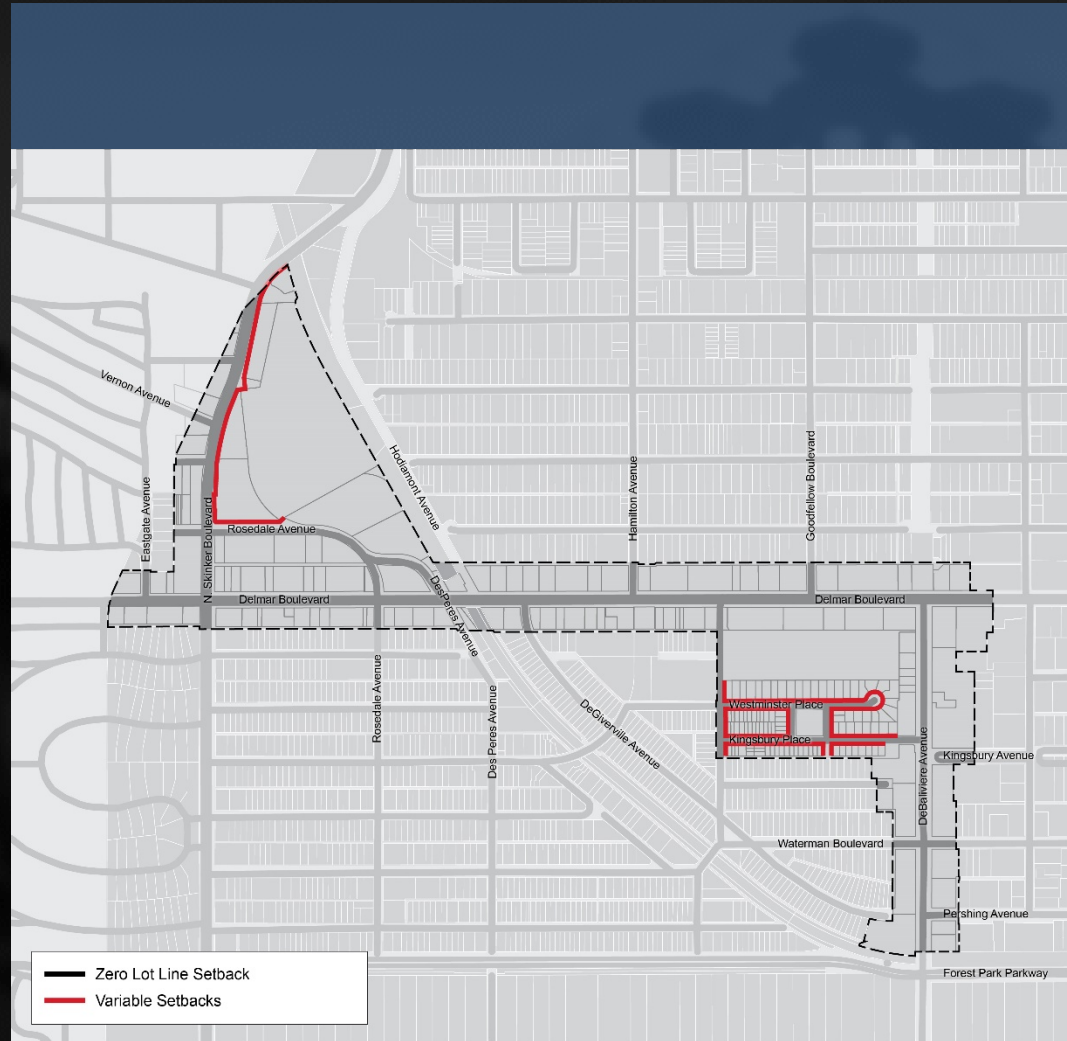


FORM-BASED DISTRICT FRAMEWORK

BUILDING SETBACKS

Zero Lot Line Buildings
Varied Setbacks

New buildings have a range of setback dimensions to permit front yards or lawn areas.



FORM-BASED DISTRICT FRAMEWORK
Varied Setbacks

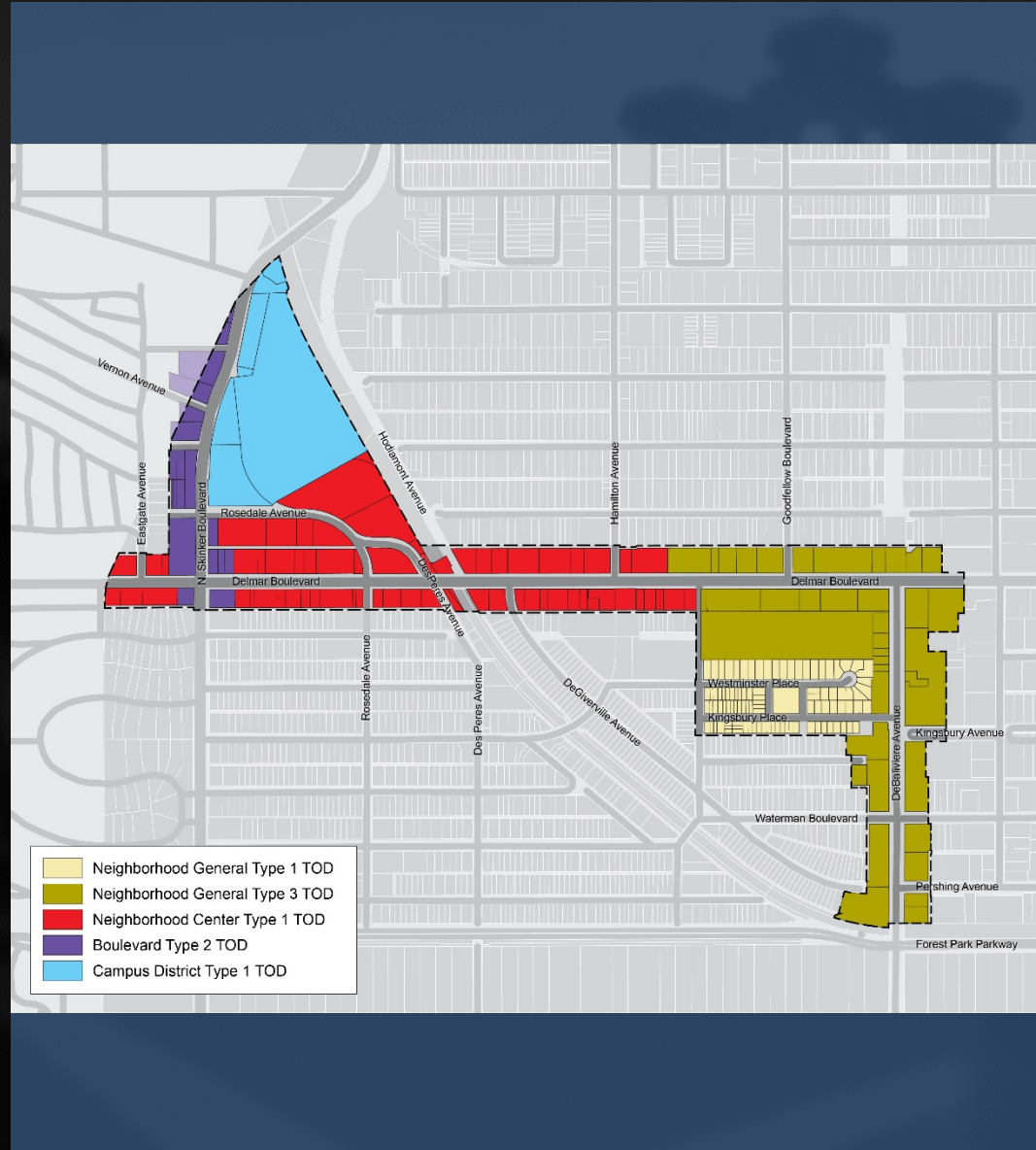
New buildings have a range of setback dimensions to permit front yards or lawn areas.



**FORM-BASED DISTRICT FRAMEWORK
REGULATING PLAN**

CHARACTER

- Minimum Building Heights
- Maximum Building Heights
- Ground Floor Uses
- Upper Floor Uses
- Building Setbacks





DISCUSSION / Q&A

Delmar – DeBaliviere Form-Based District

FORM-BASED DISTRICT FRAMEWORK DISCUSSION / Q&A

QUESTIONS WE'D LIKE YOU TO PROVIDE FEEDBACK ON TONIGHT...

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