The 8th & Pine and Convention Center Stations are located in the heart of Downtown St. Louis. The combined quarter-mile station area covers a wide array of commercial office towers, including pre-War, mid-rise buildings that rise to their full heights without a setback, and modern high-rise towers that use setbacks in order to build taller while providing more light to streets below. Most of these buildings provide ground-floor retail space, and many incorporate parking garages either below ground or within the building’s lower floors. The combined station area also includes a section of Washington Avenue, one of the region’s most iconic mixed-use districts and the recipient of the American Planning Association’s “Great Streets” award. The eastern section of Washington Avenue, closer to the Riverfront, contains the large America’s Center Convention Center and Edward Jones Dome complex, as well as several hotel towers ranging from 15 to 25 stories in height. The western section of Washington Avenue, past 9th Street, is part of Downtown St. Louis’ residential neighborhood, which includes parts of Locust and Olive Streets. Most of the buildings in this area are six- to eight-story, 19th-century warehouse and commercial buildings converted to residential use, most with ground-floor retail.

There is only one large vacant lot within the combined quarter-mile station area, the nine-acre lot in front of Busch Stadium slated for development under the Ballpark Village plan. However, there are a significant number of surface parking lots, totaling approximately eight acres, that may offer some opportunity for new development. TOD around the 8th & Pine and Convention Center Stations will depend largely on the Ballpark Village plan, redevelopment of surface parking lots, and adaptive reuse of existing buildings.

The entire station area is within either an I or L District, both of which allow all uses except a set list of heavy manufacturing and industry. Both districts establish a very liberal building envelope, determined by a flexible “prism” that starts with a base height of 200’, but can be increased through the provision of building setbacks; the L District sets an absolute maximum height of 751’ above mean sea level. Both Districts require a minimum lot size of 100-250 sq.ft. per dwelling unit, and set no minimum parking requirement.

**Stations are in areas that is eligible for New Markets Tax Credits (NMTCs)**

**Metro**

**Kimberly M. Cella**  •  Executive Director
314.231.7272  •  mailto:kcella@cmt-stl.org

**John Langa**  •  Vice President Economic Development
314.982.1418  •  mailto:jrlanga@metrost.louis.org