# ST. LOUIS TOD FRAMEWORK PLAN

St. Louis, Missouri

July 2013



### St. Louis TOD Framework Plan July 2013

Prepared for East-West Gateway Council of Governments

Βv

## **DESIGN**WORKSHOP

In consultation with:

Nelson Nygaard BAE Urban Economics Hudson Associates

In partnership with:

#### TOD Advisory Committee

Paul Hubbman, East West Gateway Council of Governments
Mary Grace Lewandowski, East West Gateway Council of Governments
Jessica Mefford-Miller, Metro St. Louis
John Langa, Metro St. Louis
Mark Phillips, Metro St. Louis
Kim Cella, Citizens for Modern Transit
Lonnie Boring, Great Rivers Greenway
Nancy Thompson, Great Rivers Greenway
Marielle Brown, Trailnet
Glenn Powers, St. Louis County Department of Planning
Bill Grogan, St. Clair County Transportation District
Don Roe, City of St. Louis Planning Department
Amy Lampe, St. Louis Development Corporation

Mark Vogl, HOK St. Louis





The work that provided the basis of this publication was supported by funding under an award with the U.S. Department of Housing and Urban Development (HUD) and East-West Gateway Council of Governments. Specifically, this effort was funded in part by a Sustainable Communities Planning Grant, provided by HUD. The substance and findings of the work are dedicated to the public. The author and publisher are solely responsible for the accuracy of the statements and interpretations contained in this publication. Such interpretations do not necessarily reflect the views of the Government or East-West Gateway.

This publication and the associated planning and public engagement process was completed in compliance with Title VI of the Civil Rights Act of 1964 and related statutes and regulations in all programs and activities.

## Contents

EXECUTIVE SUMMARY	1
Project Background	6
The Role of TOD in the St. Louis Region	
STATION TYPOLOGIES	21
ECONOMIC AND MARKET BACKGROUND	37
TOD TOOLBOX	51
Model TOD Zoning Strategies	
Parking Replacement Strategy	
Parking Replacement Case Studies	79
Affordable Housing Strategies	
Public Finance Incentives	88
Bike And Pedestrian Planning	
STATION PROFILES	99
Multi-modal Transit Approach	
System Map	106
Walk Score	106
Lambert Station	
North Hanley Station	
UMSL Stations	
UMSL North Station	
UMSL South Station	
Rock Road Station	
Wellston Station	
Shrewsbury TOD Action Plan	
Sunnen Station	
Maplewood / Manchester Station	197
Brentwood / I-64 Station	207
Richmond Heights Station	219
Clayton Station	231
Forsyth Station	243
University City – Big Bend Station	
Skinker Station	
Delmar / Debaliviere TOD Action Plan	
Central West End Station	
Grand Station	
Union Station / Civic Center Station	
Stadium Station TOD Action Plan	
8th & Pine and Convention Center Stations	
Arch-Laclede's Landing TOD Action Plan	
East Riverfront Station	
5th and Missouri Station	
Emerson Park and Tackie Toyner-Kersee Station	383

ΔΡΙ	PENDIX	Δ_1
CONCLUSION		481
	Shiloh – Scott Station.	. 469
	College Station.	
	Belleville TOD Action Plan	. 445
	Swansea Station	. 433
	Memorial Hospital Station	. 421
	Fairview Heights Station.	. 409
	Washington Park Station	. 397