

ORDINANCE #69406
Board Bill No. 218
Committee Substitute

An ordinance recommended by the Planning Commission to provide for the establishment of a Central West End Form Based District (the "District"); and containing a severability clause and an effective date clause.

WHEREAS, the Planning Commission desires to create a Form Based District as an overlay zoning district and as a means of guiding future growth in an environmentally, socially, and economically sustainable manner.

WHEREAS, Ordinance 69199 provides for the establishment of Form Based Districts in order to effectively regulate improvements and enhance the vibrancy and atmosphere of a neighborhood with a cohesive urban form and character, thereby promoting the health, safety, convenience, comfort, prosperity and the general welfare of the community; and

WHEREAS, the District has been identified as a District that promotes the intent and purpose of Ordinance 69199.

WHEREAS, the District meets the criteria and minimum requirements established by Ordinance 69199.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. Form Based District Established and Named.

A. Established. There is hereby established a Central West End Form Based District.

B. Purpose and Intent. The purpose of the District is to promote health, safety, convenience, comfort, prosperity, and the general welfare of the community by establishing unique allowed use and development standards for properties within the District. These standards are intended to help preserve and protect the existing historic and distinctive character of the District by requiring new construction and additions to existing buildings to be integrated into and complement the built environment. Through the application of these standards the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks are addressed.

C. District Incorporated Herein. The Central West End Form Based District Code, as approved by the Planning Commission on October 10, 2012 is hereby adopted and is hereby incorporated by reference, as if fully set forth in this Ordinance. A true and accurate copy of the Central West End Form Based District Code is attached hereto and incorporated herein as Exhibit A.

SECTION TWO. Minimum Requirements; Regulatory Subjects.

The City hereby finds that the District meets the criteria and minimum requirements established by Ordinance 69199 in that (i) it is at least 15 contiguous acres; (ii) that the location and circumstances of the District are such that form-based zoning would help the area develop into its full potential; and (iii) the District is one where the Planning Commission desires to encourage a transformation of an area or to make general improvements to the area. In addition and as permitted by Ordinance 69199, the District includes the following regulatory subjects: Building Envelope Standards, Development Standards, and use regulations. Photographs included in the Central West End Form-Based District are solely for purposes of illustration and are not intended to be regulatory.

The District will only serve as an overlay code on the regulatory subjects specified in the District, and regulatory subjects not included in the District will continue to be regulated by the existing Zoning Code.

SECTION THREE. District Boundaries.

The boundaries of the Central West End Form Based District and of each zone located within the District are as provided in Exhibit B, attached hereto and incorporated herein by reference. A map indicating the boundaries of the District and of each zone located within the District is provided in Exhibit C, attached hereto and incorporated herein by reference. Exhibit C also indicates the existing zoning.

SECTION FOUR. Applicability.

A. Applicability of Form Based District, Generally. The Form Based District is intended as an overlay to the

existing Zoning Code of the City of St. Louis that is in force and effect in the District. The District applies to all applications for permits that consist of or include New Construction and, except when located in local Historic Districts, to all applications for permits that consist of or include Additions.

SECTION FIVE. Additional Authority. For purposes of the administration of this Ordinance, the Zoning Administrator, with the advice and concurrence of the City Counselor, is hereby authorized and directed to cure scrivener’s errors consistent with the intent of this Ordinance and necessary and appropriate for the effective administration of the Zoning Code.

SECTION SIX. Severability Clause.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provisions, and such holding shall not affect the validity of the remaining portions thereof.

SECTION SEVEN. Effective Date.

This Ordinance shall be in full force and effect as of [~~February~~] April 1, 2013, provided, however, bonafide applications for permits pending as of the effective date of this Ordinance shall be considered under the existing Zoning Code.

EXHIBIT A

**The Central West End Form-Based District
prepared for the
Park Central Development Corporation
by
H3 Studio**

(Is On file with City Register’s Office.)

**EXHIBIT B
Legal Description
Attached Hereto**

**LEGAL DESCRIPTION FOR
Central West End Form-Based District**

Beginning at the intersection of the East-West center line of Forest Park Avenue and North-South center line of South Kingshighway Boulevard located in the City of St. Louis, Missouri, and proceeding northwardly along the center line of said South Kingshighway Boulevard to its adjoining with the center line of North Kingshighway Boulevard at Laclede Avenue; thence northwardly along said North-South center line of North Kingshighway Boulevard to its intersection with the prolongation of the Northern boundary line of City Parcel Locator Number 3882-00-306; thence eastwardly along the Northern boundary line of said parcel to its intersection with the Western boundary line of City Parcel Locator Number 3882-00-220; thence northwardly along the Western boundary of said parcel to its intersection with its Northern boundary line; thence eastwardly along its said Northern boundary line; thence continuing along the Northern boundary line of the adjacent parcel being City Parcel Locator Number 3882-00-306; thence continuing along the Northern boundary line of the adjacent parcel being City Parcel Locator Number 3882-00-050 and continuing along its prolongation across York Avenue to the Western boundary line of City Parcel Locator Number 5673-00-011; thence eastwardly along the Northern boundary line of said parcel and continuing along the Northern boundary line of the adjacent parcel being City Parcel Locator Number 5673-00-041 and continuing along said Northern boundary line and its prolongation to its intersection with the North-South center line of Euclid Avenue; thence southwardly along said center line to the prolongation of the East-West alley in City Block 3894; thence eastwardly along said center line and its prolongation to its intersection with the North-South center line of North Taylor Avenue; thence southwardly along said center line to the prolongation of the East-West alley in City Block 3899; thence eastwardly along said center line to its intersection with the Western boundary lines of City Parcel Locator Numbers 3899-00-150 and 3899-00-160; thence westwardly along the same center line to its intersection with the North-South alley center line in City Block 3899; thence northwardly along said center line and its prolongation to its intersection with the East-West center line of Maryland Avenue; thence eastwardly along said East-West center line to its intersection with the North-South center line of North Newstead Avenue; thence southwardly along said center line to the prolongation of the East-West alley in City Block 3908; thence eastwardly along said center line and its prolongation to its intersection with the North-South center line of North Boyle

Avenue; thence southwardly along said center line to the prolongation of the East-West alley in City Block 3913; thence eastwardly along said center line and its prolongation to its intersection with the North-South center line of Whittier Street; thence northwardly along said center line and its prolongation to its intersection with the East-West center line of McPherson Avenue; thence eastwardly along said center line, crossing North Sarah Street, and continuing eastwardly along said center line of McPherson Avenue and its prolongation to the adjoining Northern boundary lines in City Block 3922 of City Parcel Locator Number 3922-00-163 and more or less continuing eastwardly along the Northern boundary lines of City Parcel Locator Numbers 3922-00-165; 3922-00-167; 3922-00-175 and the partial Northern boundary line of City Parcel Locator Number 5035-00-010 in City Block 5035 to its intersection with the East-West center line of McPherson Avenue; thence eastwardly along said center line and its prolongation to its intersection with the North-South center line of North Vandeventer Avenue; thence southwardly along said center line of North Vandeventer Avenue to its intersection with the prolongation of the East-West alley center line in City Block 3921; thence westwardly along said alley center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3921-00-330; thence southwardly along said Eastern boundary line and its prolongation to its intersection with the East-West center line of West Pine Boulevard; thence eastwardly along said center line and its prolongation to its intersection with the North-South center line of North Vandeventer Avenue; thence southwardly along said center line to its adjoining with the center line of South Vandeventer Avenue at Laclede Avenue; thence southwardly along said center line to its intersection with the East-West center line of Forest Park Avenue; thence westwardly along said center line to its intersection with North-South center line of South Kingshighway Boulevard, being the point of beginning.

**LEGAL DESCRIPTIONS FOR
Building Envelope Standards (Zones)**

**LEGAL DESCRIPTION FOR
Neighborhood General Type 1 (Western Area)**

Beginning at the intersection of the East-West center line of Laclede Avenue and the prolongation of the Western boundary line of City Parcel Locator Number 3901-00-420 in City Block 3901 located in the City of St. Louis, Missouri, and proceeding northwardly along the Western boundary line of said parcel to its intersection with its Northern boundary line; thence eastwardly along said boundary line to its intersection with the Western boundary line of City Parcel Locator Number 3901-00-410; thence northwardly along said boundary line to its intersection with the East-West alley center line in City Block 3901; thence eastwardly along said center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3901-00-235; thence southwardly along said boundary line to the adjacent Eastern boundary line of City Parcel Locator Number 3901-00-225 and their prolongation to their intersection with the East-West center line of Laclede Avenue; thence eastwardly along said center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3902-00-290; thence southwardly along said Eastern boundary line and its prolongation to its intersection with the East-West alley center line in City Block 3902; thence westwardly along said East-West alley center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3902-00-031; thence northwardly along said Western boundary line and its prolongation to its intersection with the East-West center line of Laclede Avenue; thence eastwardly along said center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3901-00-420, being the point of beginning.

**LEGAL DESCRIPTION FOR
Neighborhood General Type 1 (Central Area)**

Beginning at the intersection of the East-West center line of Forest Park Avenue and the prolongation of the Western boundary line of City Parcel Locator Number 3905-00-415 in City Block 3905 located in the City of St. Louis, Missouri, and proceeding northwardly along said Western boundary line to its intersection with the East-West alley center line in City Block 3905; thence westwardly along said alley center line to its intersection with the North-South alley center line in City Block 3905; thence northwardly along said alley center line and its prolongation to its intersection with the East-West center line of Laclede Avenue; thence westwardly along said center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3906-00-470; thence northwardly along the Western boundary line of said parcel and continuing along the Western boundary line of the adjacent parcel being City Parcel Locator Number 3906-00-570; thence northwardly along said Western boundary line to its intersection with the East-West alley center line in City Block 3906; thence westwardly along said center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3906-00-031; thence northwardly along the Western boundary of said parcel and its prolongation, crossing West Pine Boulevard and intersecting more or less with the Southwestern corner boundary line of City Parcel Locator Number 3907-00-351; thence northwardly along the Western boundary of said parcel and its prolongation and its intersecting with the East-West alley center line in City Block 3907; thence eastwardly along said alley center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3907-00-280; thence southwardly along the Eastern boundary of said parcel and its prolongation to its intersection with East-West

center line West Pine Boulevard; thence eastwardly along said center line to its intersection with the North-South center line of North Boyle Avenue; thence southwardly along said center line of North Boyle Avenue to its intersection with East-West center line of Laclede Avenue; thence westwardly along said center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3905-00-235; thence southwardly along said Eastern boundary and its prolongation with the East-West alley center line in City Block 3905; thence westwardly along said alley center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3905-00-280; thence southwardly along the Eastern boundary of said parcel and its prolongation to its intersection with the East-West center line of Forest Park Avenue; thence westwardly along said center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3905-00-415 in City Block 3905, being the point of beginning.

**LEGAL DESCRIPTION FOR
Neighborhood General Type 1 (Eastern Area)**

Beginning at the intersection of the East-West center line of West Pine Boulevard and the prolongation of the Western boundary line of City Parcel Locator Number 3914-00-440 in City Block 3914 located in the City of St. Louis, Missouri, and proceeding northwardly along the Western boundary line of said parcel to its intersection with its Northern boundary line; thence eastwardly along this Northern boundary line to its intersection with its Western boundary line; thence northwardly along this Western boundary line and its prolongation of said parcel to its intersection with the East-West alley center line in City Block 3914; thence eastwardly along said alley center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3914-00-600; thence southwardly along the Eastern boundary line of said parcel to its intersection with the Northern boundary line of City Parcel Locator Number 3914-00-580; thence eastwardly along this Northern boundary line to its intersection with its Eastern boundary line; thence southwardly along this Eastern boundary line of said parcel and its prolongation to its intersection with the East-West center line of West Pine Boulevard; thence eastwardly along said East-West center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3915-00-320; thence southwardly along the Eastern boundary line of said parcel and its prolongation to its intersection with the East-West alley center line in City Block 3915; thence westwardly along said East-West alley center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3915-00-660; thence southwardly along the Eastern boundary line of said parcel and its prolongation and intersecting with the East-West center line of Laclede Avenue; thence westwardly along said center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3916-00-051; thence southwardly along this Eastern boundary line of said parcel to its intersection with its Southern boundary line; thence westwardly along its Southern boundary line to its intersection with the Eastern line of City Parcel Locator Number 3916-00-040; thence southwardly along this Eastern boundary line of said parcel to its intersection with its Southern boundary line; thence westwardly along this Southern boundary line of said parcel and continuing westwardly along the adjacent Southern boundary line City Parcel Locator Number 3916-00-101 to its intersection with its Western boundary line; thence northwardly along this Western boundary line of said parcel and its prolongation with the East-West center line of Laclede Avenue; thence westwardly along said East-West center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3915-00-550; thence northwardly along said Western boundary line and its prolongation of said parcel to its intersection with the East-West alley center line in City Block 3915; thence westwardly along the East-West alley center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3915-00-050; thence northwardly along the Western boundary line of said parcel and its prolongation to its intersection with the East-West center line of West Pine Boulevard; thence eastwardly along said East-West center line to the prolongation of the Western boundary line of City Parcel Locator Number 3914-00-440, being the point of beginning.

**LEGAL DESCRIPTION FOR
Neighborhood General Type 2 (Western Area)**

Beginning at the intersection of the North-South center line of North Newstead Avenue and the prolongation of the Southern boundary line of City Parcel Locator Number 3901-00-205 in City Block 3901 located in the City of St. Louis, Missouri, and proceeding westwardly along said Southern boundary line to its intersection with its Western boundary line; thence northwardly along said boundary line to its intersection with the East-West alley center line in City Block 3901; thence westwardly along said alley center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3901-00-030; thence northwardly along the Western boundary line of said parcel and its prolongation, crossing West Pine Boulevard and intersecting more or less with the Southwestern corner boundary line of City Parcel Locator Number 3900-00-240; thence northwardly along the Western boundary line of said parcel and its prolongation, intersecting with the East-West alley center line in City Block 3900; thence eastwardly along said alley center line, crossing North Newstead Avenue to the adjoining East-West alley center line in City Block 3907; thence eastwardly along said alley center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3907-00-450; thence southwardly along the Eastern boundary of said parcel and its prolongation, crossing West Pine Boulevard and intersecting with the Northeastern corner boundary line of City Parcel Locator Number 3906-00-020; thence

southwardly along the Eastern boundary line of said parcel and its prolongation to its intersection with the East-West alley center line in City Block 3906; thence proceeding westwardly along said alley center line and its prolongation, intersecting the North-South center line of North Newstead Avenue; thence southwardly along said center line of North Newstead Avenue to its intersection with and the prolongation of the Southern boundary line of City Parcel Locator Number 3901-00-205 in City Block 3901, being the point of beginning.

**LEGAL DESCRIPTION FOR
Neighborhood General Type 2 (Eastern Area)**

Beginning at the intersection of the East-West center line of West Pine Boulevard and the prolongation of the Western boundary line of City Parcel Locator Number 3907-00-200 in City Block 3907 located in the City of St. Louis, Missouri, and proceeding northwardly along the Western boundary of said parcel line to its intersection with the East-West alley center line in City Block 3907; thence eastwardly along said alley center line, crossing North Boyle Avenue adjoining with East-West alley center line in City Block 3914; thence eastwardly along said alley center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3914-00-461; thence southwardly along said Eastern boundary line to its intersection with its Southern boundary line; thence westwardly along said Southern boundary line to its intersection with its Eastern boundary line; thence southwardly along the Eastern boundary line of said parcel and its prolongation to its intersection with the East-West center line of West Pine Boulevard; thence westwardly along said center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3915-00-031; thence continuing southwardly more or less along the Eastern boundary lines of the adjacent parcels and their prolongation to its intersection with the East-West alley center line in City Block 3915; thence westwardly along said East-West alley center line to its intersection with the North-South center line of North Boyle Avenue; thence northwardly along said center line to its intersection with the East-West center line of West Pine Boulevard; thence westwardly along said East-West center line to its intersection to the prolongation of the Western boundary line of City Parcel Locator Number 3907-00-200, being the point of beginning.

**LEGAL DESCRIPTION FOR
Neighborhood General Type 3 (Western Area)**

Beginning at the intersection of the East-West center line of Forest Park Avenue and North-South center line of South Newstead Avenue located in the City of St. Louis, Missouri and proceeding northwardly along the center line of South Newstead Avenue to its intersection with the prolongation of the East-West alley center line in City Block 3902; thence westwardly along said alley center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3902-00-295; thence northwardly along the Western boundary line of said parcel and its prolongation to its intersection with the East-West center line of Laclede Avenue; thence westwardly along the said East-West center line of Laclede Avenue to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3901-00-220; thence northwardly along the Western boundary line of said parcel to its intersection with its Northern boundary line; thence eastwardly along said boundary line and its prolongation to its intersection with the North-South center line of North Newstead Avenue; thence northwardly along said center line of North Newstead Avenue to its intersection with the prolongation of the East-West alley center line in city Block 3906; thence eastwardly along said alley center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3906-00-565; thence southwardly along the Eastern boundary line of said parcel and the adjoining City Parcel Locator Number 3906-00-505 and its prolongation to its intersection with the East-West center line of Laclede Avenue; thence eastwardly along said center line of Laclede Avenue to its intersection with the prolongation of the North-South alley center line in City Block 3905; thence southwardly along said alley center line to its intersection with the East-West alley center line in City Block 3905; thence eastwardly along said alley center line to the prolongation of the Eastern boundary line of City Parcel Locator Number 3905-00-010; thence southwardly along said Eastern boundary line and its prolongation to its intersection with the East-West center line of Forest Park Avenue; thence westwardly along the East-West center line of Forest Park Avenue to its intersection with the North-South center line of South Newstead Avenue, being the point of beginning.

**LEGAL DESCRIPTION FOR
Neighborhood General Type 3 (Central Area)**

Beginning at the intersection of the North-South center line of North Boyle Avenue and the prolongation of the East-West alley center line in City Block 3915 located in the City of St. Louis, Missouri, and proceeding eastwardly along said East-West alley center line in City Block 3915 to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3915-00-560; thence southwardly along the Eastern boundary line and its prolongation to its intersection with the East-West center line of Laclede Avenue; thence eastwardly along said center line of Laclede Avenue to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3916-00-220; thence southwardly along the Eastern boundary of said parcel and continuing along

the Eastern boundary line of the adjacent parcel being City Parcel Locator Number 3916-00-300; thence southwardly along said Eastern boundary line to its intersection with its Southern boundary line; thence westwardly along said boundary line to its intersection with the North-South center line of South Boyle Avenue; thence southwardly along said center line to its intersection with the East-West center line of Forest Park Avenue; thence westwardly along said center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3905-00-270; thence northwardly along the Western boundary line and its prolongation to its intersection with the East-West alley center line in City Block 3905; thence eastwardly along said center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3905-00-265; thence northwardly along the Western boundary line of said parcel and continuing more or less along the Western boundary line of the adjacent parcel being City Parcel Locator Number 3905-00-255; thence northwardly along said Western boundary line and its prolongation to its intersection with the East-West center line of Laclede Avenue; thence eastwardly along said center line of Laclede Avenue to its intersection with the North-South center line of North Boyle Avenue; thence northwardly along said center line to its intersection with the East-West alley center line in City Block 3915, being the point of beginning.

**LEGAL DESCRIPTION FOR
Neighborhood General Type 3 (Eastern Area)**

Beginning at the intersection of the East-West center line of Laclede Avenue and the prolongation of the Western boundary line of City Parcel Locator Number 3920-00-210 in City Block 3920 located in the City of St. Louis, Missouri, and proceeding northwardly along said line to its intersection with the East-West alley center line in City Block 3920; thence westwardly along said alley center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3920-00-020; thence northwardly along the Western boundary line of said parcel and its prolongation, crossing West Pine Boulevard and intersecting with the Southwestern corner boundary line of City Parcel Locator Number 3921-00-480; thence northwardly along the Western boundary line and its prolongation of said parcel to its intersection with the East-West alley center line in City Block 3921; thence eastwardly along said alley center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3921-00-330; thence southwardly along the Eastern boundary line of said parcel and its prolongation to its intersection with the East-West center line of West Pine Boulevard; thence eastwardly along said center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3920-00-110; thence southwardly along the Eastern boundary line of said parcel crossing the East-West alley in City Block 3920; thence southwardly along the Eastern boundary line of City Parcel Locator Number 3920-00-140, crossing Laclede Avenue and intersecting with the Northeastern corner boundary line of City Parcel Locator Number 3919-04-180; thence southwardly along the Eastern boundary line and its prolongation of said parcel to its intersection with the East-West alley center line in City Block 3919.04; thence proceeding westwardly along said alley center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3919-04-080; thence northwardly along the Western boundary line and its prolongation of said parcel to its intersection with the East-West center line of Laclede Avenue and the prolongation of the Western boundary line of City Parcel Locator Number 3920-00-210, being the point of beginning.

**LEGAL DESCRIPTION FOR
Neighborhood Center Type 1 (Western Area)**

Beginning at the intersection of the North-South center line of South Euclid Avenue and the prolongation of the East-West alley center line in City Block 3891 located in the City of St. Louis, Missouri, and proceeding northwardly to the intersection of the prolongation of the Southern boundary line of City Parcel Locator Number 3885-00-100; thence westwardly along said boundary line to its intersection with its Western boundary line; thence northwardly along said boundary line and its prolongation to its intersection with the East-West center line of Laclede Avenue; thence westwardly along said East-West center line to its intersection with the prolongation of the North-South center line of South Court; thence northwardly along said center line to its intersection with the Southern boundary line of City Parcel Locator Number 3884-23-141; thence westwardly along the Southern boundary line of said parcel to its intersection with its Western boundary line; thence northwardly along said Western boundary line to its intersection with its Northern boundary line; thence northwardly more or less to the adjoining North-South center line of North Court and continuing northwardly along said center line and its prolongation to its intersection with the East-West center line of West Pine Boulevard; thence eastwardly along said center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3883-00-060; thence northwardly along said Western boundary line and the adjacent Western boundary line of City Parcel Locator Number 3883-00-050 to their intersection with the East-West alley center line in City Block 3883; thence eastwardly along said alley center line to its intersection with the North-South center line of North Euclid Avenue; thence southwardly along said center line to its intersection with the prolongation of the East-West alley center line in City Block 3893; thence eastwardly along said alley center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3893-00-140; thence southwardly along said boundary line and its prolongation to its intersection with the East-West center line of West Pine Boulevard; thence westwardly along said center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3892-00-020; thence southwardly along said boundary line and its prolongation to its

intersection with the East-West alley center line in City Block 3892; thence westwardly along said East-West alley center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3892-00-271; thence southwardly along the Eastern boundary line of said parcel and the adjacent Eastern boundary line of City Parcel Locator Number 3892-00-220 to their intersection with the East-West center line of Laclede Avenue; thence westwardly along said center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3891-00-010; thence southwardly along said boundary line and its prolongation to its intersection with the East-West alley center line in City Block 3891; thence westwardly along said alley center line and its prolongation to the intersection of the North-South center line of South Euclid Avenue, being the point of beginning.

**LEGAL DESCRIPTION FOR
Neighborhood Center Type 1 (Eastern Area)**

Beginning at the intersection of the North-South center line of North Sarah St. and the prolongation of the East-West alley center line in City Block 3921 located in the City of St. Louis, Missouri, and proceeding eastwardly said alley center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3921-00-515; thence southwardly along the Eastern boundary line of said parcel and its prolongation, crossing West Pine Boulevard and intersecting more or less with the Northeastern corner of City Parcel Locator Number 3920-00-010; thence southwardly along said parcel's Eastern boundary line to its intersection with the East-West alley center line in City Block 3920; thence eastwardly along said alley center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3920-00-220; thence southwardly along said boundary line and its prolongation, crossing Laclede Avenue and intersecting more or less with the Northeastern corner of City Parcel Locator Number 3919-04-071; thence southwardly along said parcel's Eastern boundary line to its intersection with the East-West alley center line in City Block 3919.04; thence westwardly along said East-West alley center line, crossing South Sarah Street and intersecting more or less with the Southeastern corner of City Parcel Locator Number 3916-00-160; thence westwardly along the Southern boundary line of said parcel to its intersection with its Western boundary line; thence northwardly along said boundary line to its intersection with its Northern boundary line; thence eastwardly along said boundary line to its intersection with its Western boundary line; thence northwardly along the boundary line of said parcel and its prolongation to its intersection with East-West center line of Laclede Avenue; thence eastwardly along said center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3915-00-650; thence northwardly along the Western boundary of said parcel and its prolongation and its intersection with the East-West alley center line in City Block 3915; thence eastwardly along said East-West alley center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3915-00-366; thence northwardly along the Western boundary of said parcel and the adjacent Western boundary line of City Parcel Locator Number 3915-00-335; thence northwardly along said boundary lines and their prolongation to its intersection with the East-West center line of West Pine Boulevard; thence westwardly along said East-West center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3914-00-610; thence northwardly along the Western boundary line of said parcel to the Southern boundary line of City Parcel Locator Number 3914-00-150; thence westwardly along said parcel's Southern boundary line to its Western boundary line; thence northwardly along said parcel's Western boundary line and along the Western boundary line of an adjacent parcel and its prolongation to its intersection with the East-West Alley center line in City Block 3914; thence eastwardly along said alley center line to its intersection with the North-South center line of North Sarah St, being the point of beginning.

**LEGAL DESCRIPTION FOR
Neighborhood Center Type 2**

Beginning at the intersection of the North-South center line of North Taylor Avenue and the prolongation of the East-West alley in City Block 3900 located in the City of St. Louis, Missouri, and proceeding eastwardly along said East-West alley center line to the prolongation of the Eastern boundary line of City Parcel Locator Number 3900-00-250; thence southwardly along the Eastern boundary line of said parcel and its prolongation, crossing West Pine Boulevard and intersecting with the Northeastern corner boundary line of City Parcel Locator Number 3901-00-010; thence southwardly along the Eastern boundary line and its prolongation of said parcel to its intersection with the East-West alley center line in City Block 3901; thence eastwardly along said alley center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3901-00-431; thence southwardly along the Eastern boundary line of said parcel to its intersection with its Southern boundary line; thence westwardly along said Southern boundary line to its intersection with its Eastern boundary line; thence southwardly along the Eastern boundary line of said parcel and its prolongation, crossing Laclede Avenue and intersecting with the Northeastern corner boundary line of City Parcel Locator Number 3902-00-022; thence southwardly along the Eastern boundary line of said parcel and the adjacent Eastern boundary line of City Parcel Locator Number 3902-00-502; thence southwardly along the Eastern boundary line of said parcel to its intersection with the East-West alley center line in City Block 3902; thence westwardly along said East-West alley center line, crossing South Taylor Avenue and continuing westwardly along the East-West alley center line in City Block 3891 to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3891-00-328; thence northwardly along the

Western boundary line of said parcel and the adjacent Western boundary line of City Parcel Locator Number 3891-00-304; thence northwardly along the Western boundary line of said parcel and its prolongation with the East-West center line of Laclede Avenue; thence eastwardly along said East-West center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3892-00-210; thence northwardly along the Western boundary line and its prolongation of said parcel to its intersection with the East-West alley center line in City Block 3892; thence eastwardly along said alley center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3892-00-426; thence northwardly along said Western boundary line and more or less continuing northwardly along the Western boundary lines in City Block 3892 of City Parcel Locator Number 3892-00-425; 3892-00-424; 3892-00-423; 3892-00-422; 3892-00-421; 3892-00-420; 3892-00-505; and their prolongation and intersection with the East-West center line of West Pine Boulevard; thence eastwardly along said center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3893-00-151; thence northwardly along the Western boundary line of said parcel to its intersection with the East-West alley center line in City Block 3893; thence eastwardly along said alley center line to its intersection with the North-South center line of North Taylor Avenue; thence northwardly along said center line to its intersection with the prolongation of the East-West alley center line in City Block 3900, being the point of beginning.

**LEGAL DESCRIPTION FOR
Neighborhood Core**

Beginning at the intersection of the East-West center line of Forest Park Avenue and the North-South center line of South Kingshighway Boulevard located in the City of St. Louis, Missouri, and proceeding northwardly along the center line of said South Kingshighway Boulevard to its adjoining with the center line of North Kingshighway Boulevard at Laclede Avenue; thence northwardly along said North-South center line of North Kingshighway Boulevard to its intersection with the prolongation of the Northern boundary line of City Parcel Locator Number 3882-00-306; thence eastwardly along the Northern boundary line of said parcel to its intersection with the Western boundary line of City Parcel Locator Number 3882-00-0220; thence northwardly along the Western boundary of said parcel to its intersection with its Northern boundary line; thence eastwardly along said Northern boundary line; thence continuing along the Northern boundary line of the adjacent parcel being City Parcel Locator Number 3882-00-306; thence continuing along the Northern boundary line of the adjacent parcel being City Parcel Locator Number 3882-00-050 to its intersection with the North-South center line of York Avenue; thence southwardly along said center line of York Avenue and its prolongation across Lindell Boulevard to its intersection with the Northeast corner of City Parcel Locator Number 3883-00-030; thence southwardly along the Eastern boundary line of said parcel to an East-West alley in City Block 3883; thence eastwardly along said center line to the prolongation of the Eastern boundary line of City Parcel Locator Number 3883-00-080; thence southwardly along said boundary line and its prolongation with the intersection with the East-West center line of West Pine Boulevard; thence westwardly along said center line to its intersection with the prolongation of the center line of North Court; thence southwardly along said center line to its intersection with the Northeast corner of City Parcel Locator Number 3884-23-251; thence southwardly along the Eastern boundary line of said parcel to its intersection with the Northern boundary line of City Parcel Locator Number 3884-23-280; thence eastwardly along said Northern boundary line and its prolongation to its intersection with the North-South center line of South Court; thence southwardly along said street center line and its prolongation to its intersection with East-West center line of Laclede Avenue; thence eastwardly along said center line to its intersection with the prolongation of the Eastern boundary line of City Parcel Locator Number 3885-00-200; thence southwardly along said boundary line to its intersection with the East-West center line of Forest Park Avenue; thence westwardly along said center line to its intersection with North-South center line of South Kingshighway Boulevard, being the point of beginning.

**LEGAL DESCRIPTION FOR
Boulevard Type 1**

Beginning at the intersection of the North-South center line of North Euclid Avenue and the prolongation of the East-West alley center line in City Block 3894 located in the City of St. Louis, Missouri, and proceeding eastwardly along said center line and its prolongation to its intersection with the North-South center line of North Taylor Avenue; thence southwardly along said center line to the prolongation of the East-West alley in City Block 3899; thence eastwardly along said center line to its intersection with the Western boundary lines of City Parcel Locator Numbers 3899-00-150 and 3899-00-160; thence westwardly along the same center line to its intersection with the North-South alley center line in City Block 3899; thence northwardly along said center line and its prolongation to its intersection with the East-West center line of Maryland Avenue; thence eastwardly along said East-West center line to its intersection with the North-South center line of North Newstead Avenue; thence southwardly along said center line to the prolongation of the East-West alley in City Block 3908; thence eastwardly along said center line and its prolongation to its intersection with the North-South center line of North Boyle Avenue; thence southwardly along said center line to the prolongation of the East-West alley in City Block 3913; thence eastwardly along said center line and its prolongation to its intersection with the North-South center line of Whittier Street; thence southwardly along said center line to its intersection with the East-West center line

of Lindell Boulevard; thence eastwardly along said center line to its intersection with North-South center line of Sarah Street; thence southwardly along said center line to its intersection with the prolongation of the East-West alley in City Block 3914; thence westwardly along said East-West alley center line, crossing North Boyle Avenue to the adjoining East-West alley center line in City Block 3907; thence westwardly along said East-West alley center line, crossing North Newstead Avenue to the adjoining East-West alley center line in City Block 3900; thence westwardly along said East-West alley center line, crossing more or less North Taylor Avenue to the adjoining East-West alley center line in City Block 3893; thence westwardly along said East-West alley center line and its prolongation to its intersection with the North-South center line of North Euclid Avenue; thence northwardly along said center line to the prolongation of the East-West alley in City Block 3883; thence westwardly along said center line to its intersection with a Western boundary line of City Parcel Locator Number 3883-00-040; thence northwardly along said Western boundary line and its prolongation across Lindell Boulevard to its intersection with the North-South center line of York Avenue; thence northwardly along said center line to its intersection with the prolongation of the Northern boundary line of City Parcel Locator Number 5673-00-011; thence eastwardly along the Northern boundary line of said parcel and continuing along the Northern boundary line of the adjacent parcel being City Parcel Locator Number 5673-00-041 and continuing along said Northern boundary line and its prolongation to its intersection with the North-South center line of North Euclid Avenue; thence southwardly along said center line to the prolongation of the East-West alley in City Block 3894, being the point of beginning.

**LEGAL DESCRIPTION FOR
Boulevard Type 2 (Western Area)**

Beginning at the intersection of the East-West center line of Forest Park Avenue and the North-South center line of South Newstead Avenue located in the City of St. Louis, Missouri, and proceeding westwardly along the center line of Forest Park Avenue, proceeding westwardly along said center line, crossing South Taylor Avenue and South Euclid Avenue to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3885-00-125 in City Block 3885; thence northwardly along the Western boundary line of said parcel and the adjacent Western boundary line of City Parcel Locator Number 3885-00-111 to its intersection with the Northern boundary line of said parcel; thence eastwardly along said northern boundary line and its prolongation to its intersection with the North-South center line of South Euclid Avenue; thence southwardly along said center line to its intersection with the prolongation of the East-West alley center line in City Block 3891; thence eastwardly along said East-West alley center line, crossing South Taylor Avenue and continuing eastwardly to the adjoining East-West alley center line in City Block 3902; thence eastwardly along said East-West alley center line to its intersection with the North-South center line of South Newstead Avenue; thence southwardly along said North-South center line to its intersection with the East-West center line of Forest Park Avenue, being the point of beginning.

**LEGAL DESCRIPTION FOR
Boulevard Type 2 (Eastern Area)**

Beginning at the intersection of the East-West center line of West Pine Boulevard and the North-South center line of North Vandeventer Avenue located in the City of St. Louis, Missouri, and proceeding southwardly along said center line of North Vandeventer Avenue to its adjoining with the center line of South Vandeventer Avenue at Laclede Avenue; thence southwardly along said center line to its intersection with the East-West center line of Forest Park Avenue; thence westwardly along said center line to its intersection with North-South center line of South Boyle Avenue; thence northwardly along said center line of South Boyle Avenue to its intersection with the prolongation of the Northern boundary line of City Parcel Locator Number 3916-00-150; thence eastwardly along the Northern boundary lines of said parcel and all adjoining parcels' Northern boundary lines in City Block 3916 and their prolongation to the intersection with the North-South center line of South Sarah Street; thence crossing South Sarah Street and more or less intersecting with the adjoining East-West alley center line in City Block 3919.04; thence proceeding eastwardly along said alley center line to its intersection with the prolongation of the Western boundary line of City Parcel Locator Number 3919-04-190; thence northwardly along the Western boundary line of said parcel and its prolongation crossing Laclede Avenue and intersecting with the Southwestern corner boundary line of City Parcel Locator Number 3920-00-130; thence northwardly along the Western boundary line of said parcel and crossing the East-West alley in City Block 3920; thence northwardly along the Western boundary line of City Parcel Locator Number 3920-00-120; thence northwardly along the Western boundary of said parcel and its prolongation to its intersection with the East-West center line of West Pine Boulevard; thence eastwardly along said center line to its intersection with the North-South center line of North Vandeventer Avenue, being the point of beginning.

**LEGAL DESCRIPTION FOR
Boulevard Type 2 (Northern Area)**

Beginning at the intersection of the East-West center line of Lindell Boulevard and the North-South center line of Whittier Street located in the City of St. Louis, Missouri, and proceeding northwardly along said center line of Whittier Street to its intersection with

the East-West center line of McPherson Avenue; thence eastwardly along said center line, crossing North Sarah Street, and continuing eastwardly along said center line of McPherson Avenue and its prolongation to the adjoining Northern boundary lines in City Block 3922 of City Parcel Locator Number 3922-00-163 and more or less continuing eastwardly along the Northern boundary lines of City Parcel Locator Numbers 3922-00-165; 3922-00-167; 3922-00-175 and the partial Northern boundary line of City Parcel Locator Number 5035-00-010 in City Block 5035 to its intersection with the East-West center line of McPherson Avenue; thence eastwardly along said center line and its prolongation to its intersection with the North-South center line of North Vandeventer Avenue; thence southwardly along said center line of North Vandeventer Avenue to its intersection with the prolongation of the East-West alley center line in City Block 3921; thence westwardly along said alley center line and its prolongation to its intersection with North-South center line of North Sarah Street; thence northwardly along the center line of North Sarah Street to its intersection with the East-West center line of Lindell Boulevard; thence westwardly along said East-West center line to its intersection with the North-South center line of Whittier Street, being the point of beginning.

(Exhibit C and the Plan for Central West End Form-Based District are on file in the Register' Office.)

Approved: February 21, 2013