

PRIORITIES

Over time, the CID streets should be improved with the full compliment of elements described for the conditions of environment, intimacy and identity described previously. The following are recommendations about where to start, and which streetscape elements to focus upon first.

Priority One: Environment

It would be desirable to focus first on the basic elements that would make the Downtown feel at first glance more comfortable and approachable, i.e. street trees, accessible curb ramps, and way finding signage. Further priority should be given to the corridors that introduce visitors to the Downtown, i.e. 4th Street and Broadway, 14th Street (in anticipation of the new Mississippi River Bridge), and Tucker Boulevard. (Market Street and Chestnut Street, as part of the Gateway Mall and Arch Grounds, would be the focus of a special design exercise).

4th Street, as a prototype, should be used as a guide for the improvement of other Downtown entry corridors. Tucker Boulevard, owing to it's median, should receive special design consideration.

Priority Two: Intimacy

Adding basic sidewalk furnishings (especially waste receptacles), reinforcing the sidewalk “bubble” through bollards and back-of-sidewalk trees or fencing, and adding pedestrian-scale lighting should be a second priority. These elements will add vitality to the streets and establish a “friendlier” atmosphere.

The focus of these elements should be areas of heightened pedestrian activity, such as the vicinities of the America's Center, Busch Stadium, hotels, and Metro Link stops. The Pedes-

trian Activity Zones Map graphically depicts these areas through circles that expand outward two blocks from the major pedestrian-drawing venues of the Downtown. This criteria is flexible, however. The objective is to add amenity first where current pedestrian circulation patterns dictate.

Priority Three: Identity

Bumping out selected sidewalks, adding utility pole “wraps,” introducing planters, hanging baskets and civic art should be a third priority. Areas in which to focus such elements should again be those that are subject to heightened pedestrian activity as shown in the Pedestrian Activity Zone Map. **Exception:** sidewalk bump-outs should be coordinated with Bi-State Development Agency for potentially early implementation of enhanced bus stops, to include longer bus shelters. Pole “wraps” should also be considered on a priority basis, where such wraps could help identify and mark the location of bus stops.

Mix-and-Match

The above notwithstanding, elements from each of the above priority categories can be “mixed and matched” according to circumstance (such as a merchant who is willing to contribute flowerpots or benches as a means of enhancing his/her retail environment). In such cases, or any other instance where the entity responsible for implementing streetscape improvements determines that a “mix-and-match” approach is necessary, the Standards contained in this report should apply.

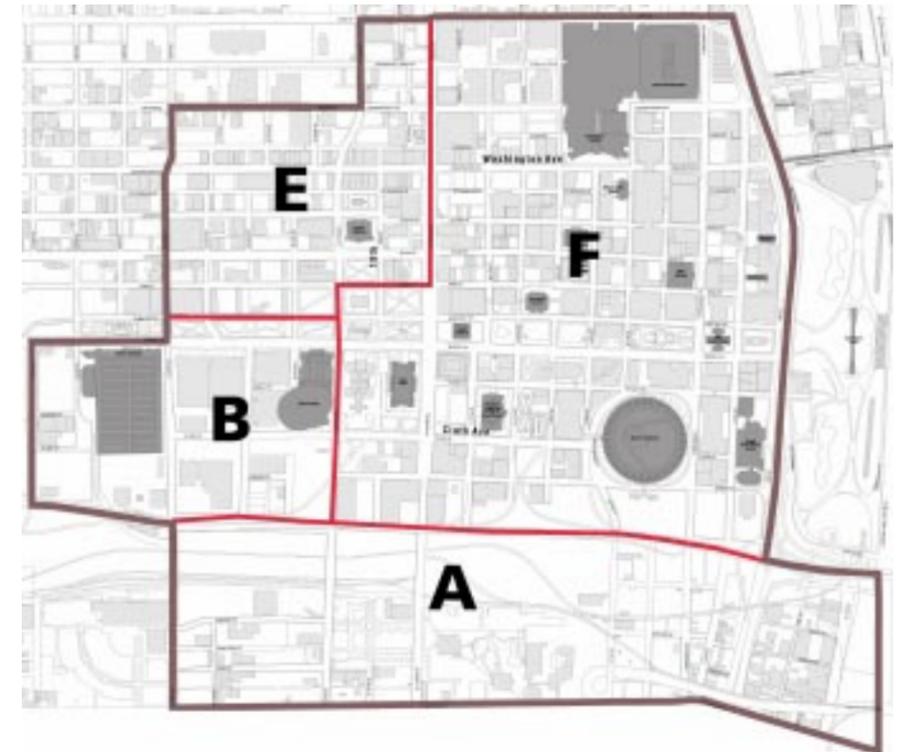
The table to the right shows the specific priority of the streetscape elements included in this report, following the preceding general priority recommendations:

		Priority 1	Priority 2	Priority 3	Priority 4
	Environment				
15	Street Trees (w/ grates)	▲			
18	New Accessible Ramps	▲			
16	Basic Way Finding Signage		▲		
	Intimacy				
9	Trash Receptacles	▲			
3	Bike Racks	▲			
2	Benches			▲	
4	Bollards		▲		
14	Planting Screens	▲			
11	Continuous Planting Pit/ Paving Bands			▲	
21	Corner Paving Pad			▲	
17	Pedestrian Lights		▲		
	Identity				
6	Cobra Sleeve “Wraps”		▲		
13	Planters		▲		
12	Hanging Baskets			▲	
1	Banners/ Special lighting		▲		
19	Paved “Bump-Outs”				▲
22	Ornamental Fencing				▲
8	Newspaper Vending			▲	
7	Kiosks				▲
20	Paved Crosswalk				▲
22	Civic Art			▲	

IMPLEMENTATION & PHASING

A "Mix-and-Match" menu of desired streetscape elements has already been determined by the Saint Louis Downtown Partnership, Inc. Community Improvement District (CID) on a priority basis. The CID operates with an annual budget of approximately \$250,000 for streetscape improvements, to be allocated as the table below demonstrates:

	Budget Annual Total	Non Programmatic	Net	A	B	E	F	Total
Purchase and maintain more Trash Receptacles	\$ 61,250.00	\$ 9,499.91	\$ 51,750.09	\$ -	\$ 2,898.01	\$ 9,108.02	\$ 39,744.07	\$ 51,750.09
Hanging Basket/ Flower Basket Program*	\$ 37,556.00	\$ 5,824.96	\$ 31,731.04	\$ -	\$ 9.52	\$ 9.52	\$ 31,712.01	\$ 31,731.04
Sidewalk Flower Planter Program*	\$ 60,894.00	\$ 9,444.69	\$ 51,449.31	\$ 10.29	\$ 10.29	\$ 10.29	\$ 51,418.44	\$ 51,449.31
Plant more Trees*	\$ 65,920.00	\$ 10,379.33	\$ 56,540.67	\$ -	\$ -	\$ 17,776.39	\$ 38,764.28	\$ 56,540.67
Purchase more Tree Grates	\$ 71,400.00	\$ 11,074.18	\$ 60,325.82	\$ -	\$ -	\$ 18,960.41	\$ 41,385.32	\$ 50,325.82
	\$ 298,020.00	\$ 46,223.06	\$ 251,796.94	\$ 10.29	\$ 2,917.81	\$ 45,854.62	\$ 203,004.21	\$ 251,796.94



Map showing location of the CID sectors A-F

The table indicates that most of the improvements are earmarked for Sector F, which comprises the core business district and civic uses. Within this sector, as noted above under Priorities, the implementation of streetscape improvements should focus on the entry corridors, that is 4th and Broadway Streets. Of equal importance is Chestnut Street, owing to its immediate proximity to the Mall. This approach to phasing follows the logic that 1) a concentration of improvements is better than a dispersal, and 2) that a concentration of improvements along the corridors that people frequent are of greater importance than along those which people do not.

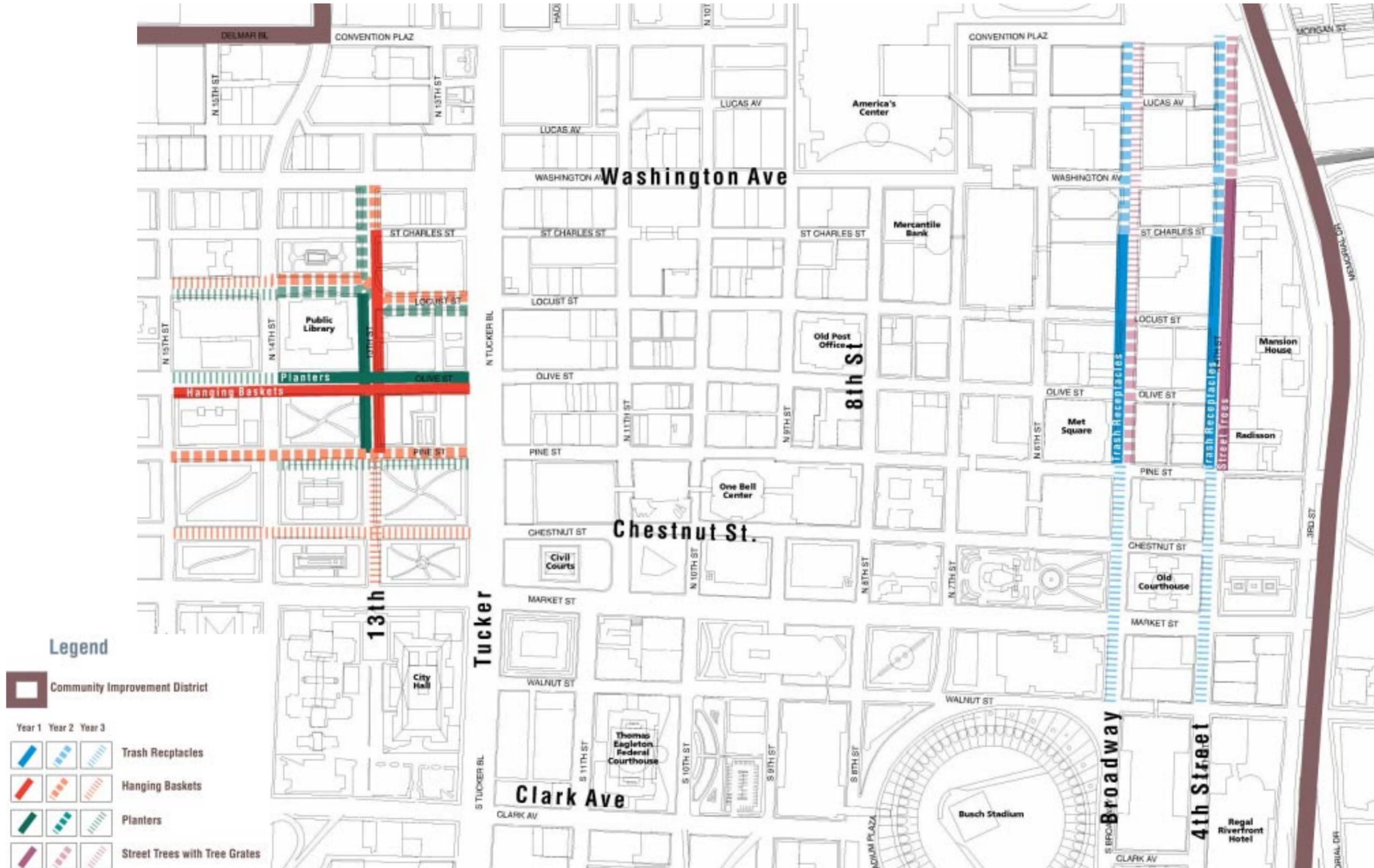
The table below shows how many of the desired streetscape elements can be implemented given the annual budget allocation (see Appendix A, Cost Summary for the cost associated with each item; please note that the cost includes a 10% per annum maintenance reserve). The Phasing Map summarizes this approach on a block-by-block basis. It should also be noted that any other streetscape element such as the pole "wraps" or bump-outs associated with transit stops, can be implemented at any time as funds become available.

Item	Annual Budget Allocation	Unit Cost*	No. Units / Annum	No. Units / Block**	No. of Blocks** to be improved
Trash Receptacles	\$ 61,250.00	\$ 1,200.00	51	8	6
Hanging Baskets	\$ 37,558.00	\$ 1,500.00*	25	4	6
Planters	\$ 60,894.00	\$ 1,350.00*	45	12	4
Street Trees (w/grates)	\$ 138,320.00	\$ 3,300.00*	42	10	4

*Cost includes a 10% allowance for yearly maintenance

**Block refers to 2 sides of one street: a linear block

Phasing Plan - Years 1 - 3



APPENDIX A

Preliminary Cost Estimates for Prototypical Streetscape Improvements

4th Street – Cost Estimate for Full Implementation

· Demolition	LumpSum.....	\$35,000
· Utility/Infrastructure Adjustments.....	LumpSum.....	\$30,000
· Concrete Curb	420 lf @ \$15.....	\$6,300
· Precast Concrete Paving over Tree Trench....	850 lf (4.5' wide) @\$14.....	\$53,550
21 Precast Concrete Unit Corner Paving	4,600 sf @ \$14.....	\$64,400
20 Precast Concrete Unit Crosswalk Paving	2,700 sf @ \$14.....	\$37,800
18 Accessible Curb Ramps (Concrete).....	6 @ \$1,500.....	\$6,000
15 Street Trees (3-1/2" to 4" cal.)	19 ea. @ \$1,000.....	\$19,000
14 Planting Screen (3" to 3-1/2" cal.).....	23 ea. @ \$750.....	\$17,250
10 Cast Iron Tree Grates (4' X 6')	19 ea. @ \$1500.....	\$28,500
11 Continuous Planting Pit	Lump Sum.....	\$ 10,000
· Structural Soil	Lump Sum.....	\$12,000
17 Pedestrian Light Fixtures on New Poles	9 @ \$4,500.....	\$40,500
9 Trash Receptacles	7 @ \$1,200.....	\$ 8,400
2 Benches	6 @ \$1,500.....	\$ 9,000
3 Bicycle Racks	4 @ \$500.....	\$2,000
16 Way Finding Signage	3 @ \$2,500.....	\$7,500
1 Banners and Special Lighting.....	18 @ \$1,000.....	\$18,000
4 Bollards.....	90 @ \$1,000.....	\$90,000
22 Screen/ fence/ Art	450 lf @\$75.....	\$33,750
· Awnings	100 lf @\$150.....	\$15,000
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Subtotal		\$566,450
+ 10% Allowance for Maintenance		\$56,645
.....		\$623,095
+10% General Conditions		\$62,310
.....		\$685,405
+20%Contingency		\$137,081
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TOTAL.....		\$822,486

13th Street – Cost Estimate for Full Implementation

· Demolition	LumpSum.....	\$35,000
· Utility/Infrastructure Adjustments.....	LumpSum.....	\$30,000
· Concrete Curb	615 lf @ \$15	\$ 9,225
· Precast Concrete Paving over Tree Trench....	1020 lf (4.5' wide) @\$14	\$64,260
21 Precast Concrete Unit Corner Paving	6,800 sf @ \$14	\$95,200
20 Precast Concrete Unit Crosswalk Paving	3,036 sf @ \$14	\$42,504
18 Accessible Curb Ramps (Concrete).....	4 @ \$1,500	\$6,000
15 Street Trees (3-1/2" to 4" cal.)	18 ea. @ \$1,000	\$18,000
10 Cast Iron Tree Grates (4' X 6')	18 ea. @ \$1500	\$27,000
· Structural Soil	Lump Sum.....	\$8,000
17 Pedestrian Light Fixtures on New Poles	11@\$4,500	\$49,500
9 Trash Receptacles	8 @ \$1,200	\$9,600
2 Benches	6 @ \$1,500	\$9,000
3 Bicycle Racks	4 @ \$500	\$2,000
16 Way Finding Signage	3 @ \$2,500	\$7,500
1 Banners and Special Lighting.....	14 @ \$1,000	\$14,000
4 Bollards.....	116 @ \$1,000	\$116,000
13 Planters (incl. Plants)	48 @ \$1,200	\$57,600
12 Hanging Baskets (incl. Plants)	14 @ \$750	\$10,500
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Subtotal		\$610,889
+ 10% Allowance for Maintenance		\$ 61,089
.....		\$671,978
+10% General Conditions		\$ 67,198
.....		\$739,176
+ 20% Contingency		\$147,835
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TOTAL.....		\$887,011

ACKNOWLEDGMENTS

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