

## C. Potential Projects and Sites

### Current Plans and Proposals

Numerous projects, both transportation and civic related, and privately developed, have been discussed as a basis for these planning efforts. Each of these potentials was mapped and discussed in terms of viability and time frame for implementation. The improvements can, for the most part, be broken down into the following categories:

- *District or Area Improvements*
- *Transportation and/or Infrastructure*
- *Civic Improvements*
- *Adaptive Re-use and Rehabilitation Projects*
- *New Construction*

#### **District or Area Improvements**

District improvements include larger scale projects such as the revitalization of the Washington Avenue Loft District and Old Post Office Square enhancement. These improvements also include the creation of new residential neighborhoods, including 'Riverside North', on underutilized lands north of Laclede's Landing, and in the Eugene Field House area. Additional area improvements include adequate improvements to the fiber optic system and providing a better connection across I-70 to and from the Arch grounds. Of these, a hand full will be studied further for specific market viability and viability in the minds of local officials and citizens.

#### **Transportation and/or Infrastructure**

Transportation improvements that have been discussed and/or are in the works include a new bridge over the Mississippi that would relocate Interstate 70 traffic. This bridge would be located north of Downtown, and would change interchange configurations at the intersection of the Poplar Street bridge with the current I-70. Additional transportation projects include:

- a new vehicular deck for the historic Eads bridge, to alleviate some of the traffic congestion on the Poplar Street bridge;
- a parkway at 22<sup>nd</sup> street, to include redefined on and off ramps for I-64 / US 40 at 22<sup>nd</sup> Street and continuing to Delmar; and
- a Grattan Street parkway extension that includes reconfiguration and extension of some streets in order to better connect those neighborhoods south of Downtown to the Downtown.

The expansion of the current MetroLink system to accommodate a north-south linkage through the Downtown is also being considered. In addition, a new traffic signalization system in the Downtown is currently in the planning stages.

#### **Civic Improvements**

Civic improvements that have previously been discussed include enhancing Clark Avenue, 6<sup>th</sup> Street and 8<sup>th</sup> Street to make them more pedestrian friendly and to encourage the establishment of additional shops and restaurants along them. The Federal Mall is a project that would include a half block width plaza system to extend from the mall south to the entrance and exit ramps of I-64 at 10<sup>th</sup> Street. The enhancement of the Old Post Office and its surrounding environs, had been



# Redevelopment Potentials: Current Plans and Proposals

## AREA IMPROVEMENTS:

1. Washington Avenue Redevelopment
2. East St. Louis Riverfront Improvements\*
3. Arch to Downtown Connection\*
4. Laclede's Landing (various)
5. Cupples Adaptive Re-use Area\*
6. Residential Opportunity Zones\*\*

## PROJECTS:

7. Hotel at Cupples Station/Stadium\*
8. 210 N. Tucker Telecommunications Center
9. Murphy Park\*
10. Convention Center Hotel\*
11. Marquette Building and Garage\*\*
12. Syndicate Trust Building Re-use\*\*
13. Old Post Office Building Re-use\*\*
14. St. Louis Centre Improvements\*
15. Union Pacific Parking Garage
16. Hotel or Fur Exchange Building
17. Permanent Downtown Festival Space\*
18. Adams Mark Hotel Parking\*\*
19. Possible I-70 Decking\*\*
20. Federal Courthouse
21. MLK Business Park

## STATUS (Estimated Implementation):

- none - current project  
 \* 1-3 years  
 \*\* 4-7 years

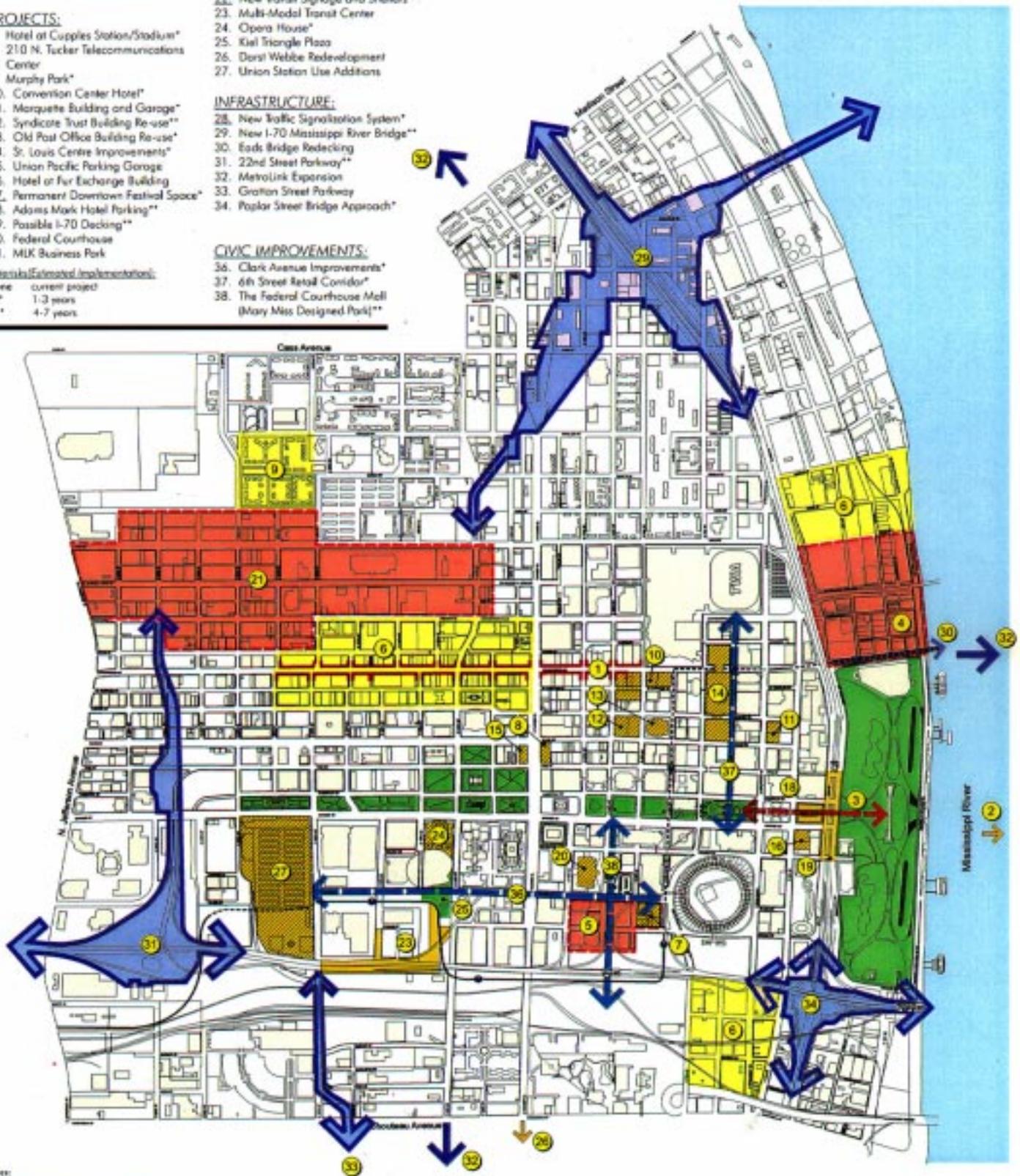
22. New Transit Signage and Shelters\*\*
23. Multi-Modal Transit Center
24. Opera House\*
25. Kiel Triangle Plaza
26. Dorst Webbe Redevelopment
27. Union Station Use Additions

## INFRASTRUCTURE:

28. New Traffic Signalization System\*
29. New I-70 Mississippi River Bridge\*\*
30. East Bridge Redecking
31. 22nd Street Parkway\*\*
32. MetroLink Expansion
33. Gratiot Street Parkway
34. Poplar Street Bridge Approach\*

## CIVIC IMPROVEMENTS:

36. Clark Avenue Improvements\*
37. 6th Street Retail Corridor\*
38. The Federal Courthouse Mall (Many Miss Designed Park)\*\*



Notes:  
 Sources provided by SLDC.  
 \* indicates on time that is not based on the map.



previously discussed, as a catalyst for redevelopment in this area of the Downtown.

### **Adaptive Re-use and Rehabilitation**

These types of projects include the renovation of the Fur Exchange Building into a hotel, and the Marquette building into housing. Numerous discussions have taken place on possibilities for re-use of the Old Post Office and Syndicate Trust buildings.

### **New Construction**

Finally, there is a long list of individual building or block projects that have been discussed or are currently under construction. These include a wide range of uses, from a new convention hotel complex at Washington Avenue between 8<sup>th</sup> and 10<sup>th</sup> Streets, to the construction of a new Federal Courthouse in Downtown, which is currently under construction. Each of these potential projects will have a significant impact on the Downtown, both in economic terms and in terms of urban vitality.

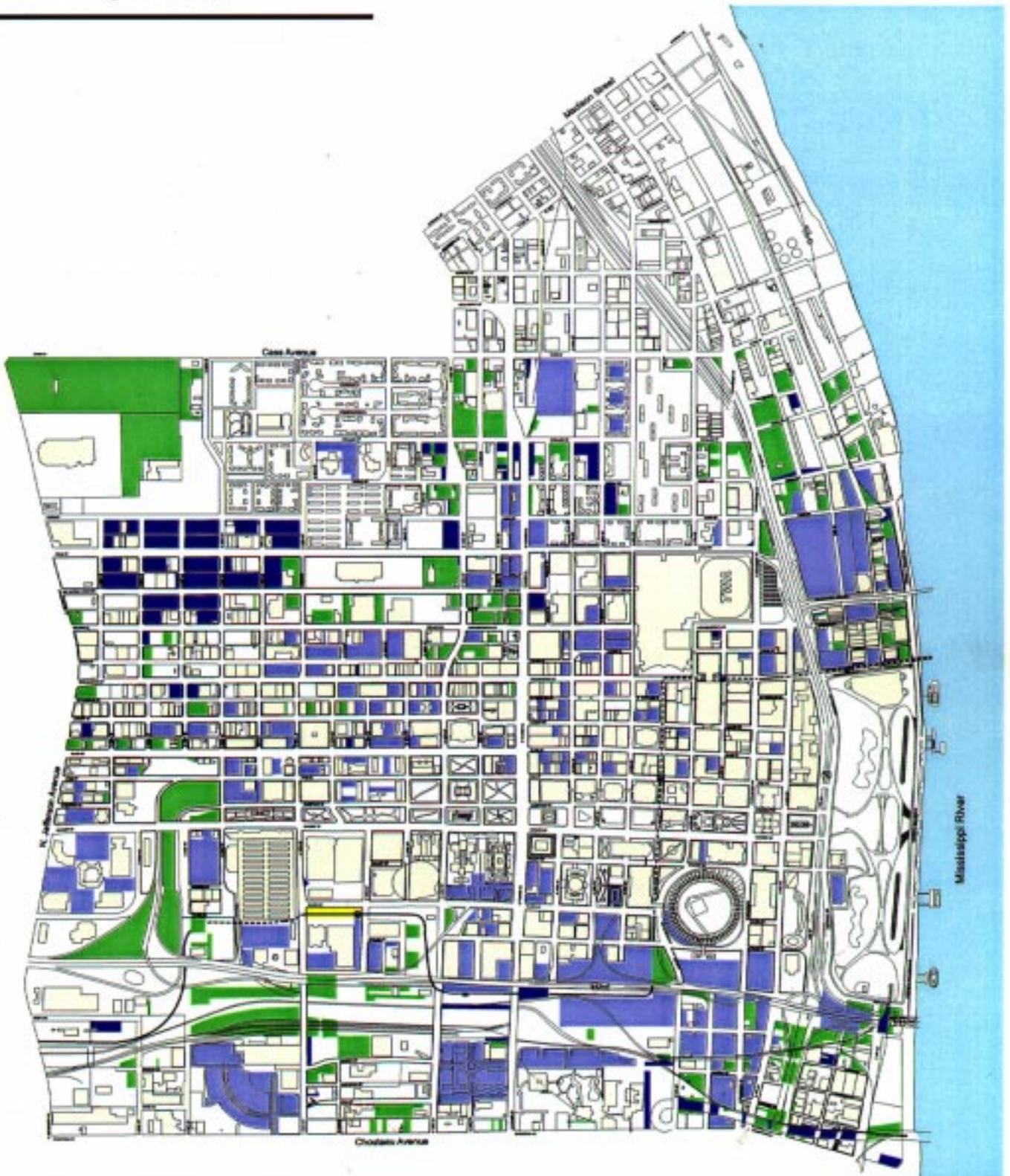
There is a great deal of potential for the entire gamut of uses and locations, but it will be critical to determine those specific uses, their absorption capacity and those focused locations that will be able to support successful development.

The Current Plans and Proposals map indicates a general estimated implementation timeline for each of the projects listed. Again, as this design process continues, some projects will be supported, some projects or locations may be suggested for another use, or some projects may be determined unfeasible.



# Redevelopment Potentials: Soft Sites

- City Owned Vacant Lands
- Surface Parking Lots
- Other Vacant Lands
- Air Rights Available



**Notes:**  
Air rights for development over the Metrolink line are available between 10th and 18th Streets just south of Clark Avenue.  
Benchmark and base data provided by SLDC.



## Soft Sites

Redevelopment potentials for the Prime Study area have also been identified in terms of existing 'soft sites'. These soft sites include open space, whether that open space is City owned vacant lands, surface parking lots, or privately owned underutilized/vacant land. These sites are viewed as potentials for redevelopment within the Downtown environs.

