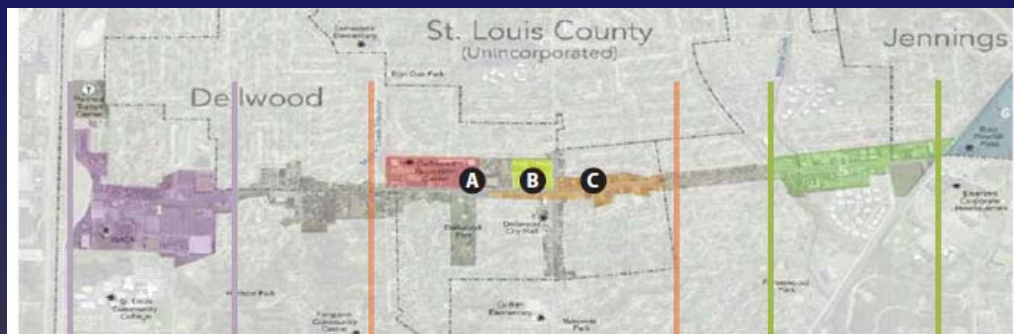
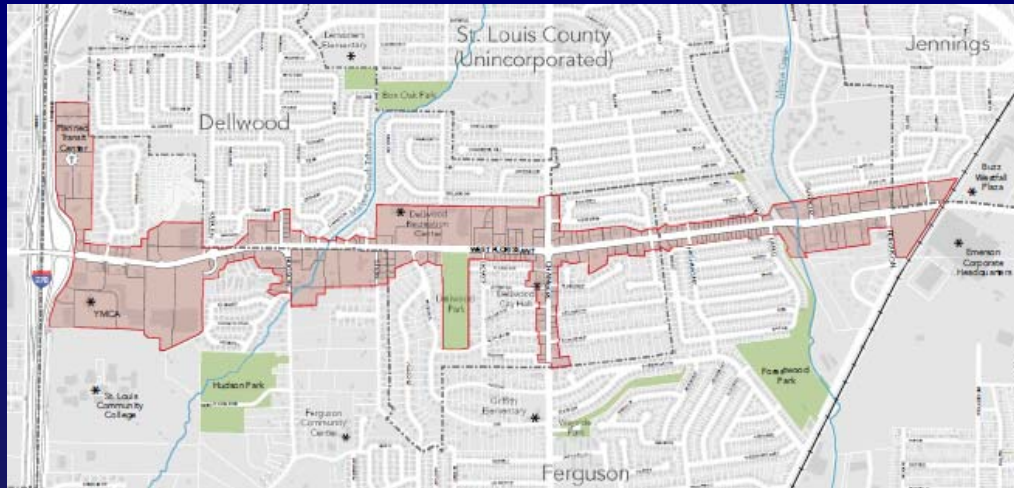
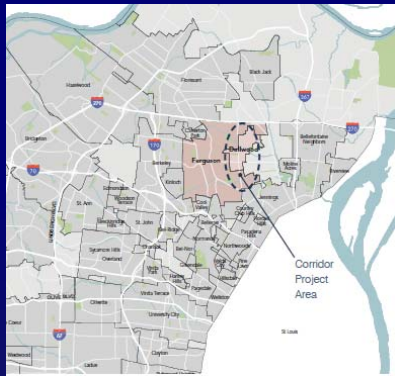




Saint Louis
COUNTY
MISSOURI

CITY OF DELLWOOD



	Segment 1: North Gateway	Segment 2: Dellwood Town Center			Segment 3: South Gateway	Buzz Westfall
		A: Rec Center	B: Dellwood Plaza	C: South Chambers		
Existing SF:	580,000	110,000	158,000	81,000	99,000	300,000
Occupancy Rate:	96%	27%	98%	100%	90%	96%
Avg. Year Built:	1993	1970	1988	1974	1975	2005
Avg. Lease/Sq. Ft.:	\$18	\$10	\$16	\$10 (est.)	\$10	\$23

4.2.1 CORRIDOR GOALS

- A. MOBILITY, ACCESS AND SAFETY**
Create a community that is connected, safe, and accessible for all users, including those moving to, through, and within the West Florissant Avenue Corridor
- B. ECONOMIC DEVELOPMENT**
Support existing residents and attract businesses that better serve them through goods, services and economic opportunity
- C. COMMUNITY PLACES**
Design *Places* where people want to gather and connect
- D. IMAGE AND IDENTITY**
Provide places that create a distinctive and marketable community image and identity
- E. SUSTAINABLE PRACTICES**
Implement best practices in sustainable, resource-conserving development including transportation, building and redevelopment, and public gathering areas

Exist conditions synopsis:

- Land use / Market
 - Excessive and scattered commercial space w/ limited capacity for new
 - Housing values deter basic investments
 - Holes in housing market
 - Opportunities in health and Senior living
- Transportation
 - Vehicles flow well
 - Access management an issue
 - Non motorized
 - Many assets – very connectable
 - Pronounced safety issues
 - Lack of facilities and poor access
 - BRT

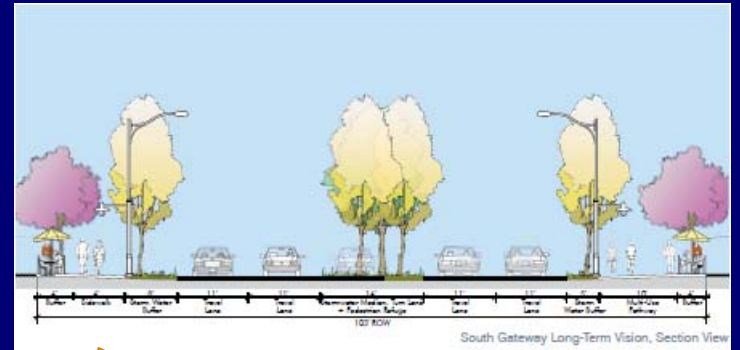
Plan includes:

- Land use recommendations (by type)
- Transportation network (all modes)
- Economic Development strategies
- Zoning recommendations
- Community Development recommendations
- Phasing (catalyst projects identified)
- Cost estimates
- Precedent for collaborative planning

Plan available at:

www.ewgateway.org

Under "Great Streets Initiative"



Existing allocation of space within the West Florissant Avenue right-of-way



Recommended allocation of space within the West Florissant Avenue right-of-way



Proposed Dellwood Town Center Urban Design Conceptual Site Plan

Feasible Development program Dellwood Town Center

- 30-45,000 sq ft 1-story replacement retail
- 150-200 units mixed income apartments
- 50-100 affordable senior housing
- Civic buildings:
 - Dellwood City Hall (8,000 sq ft)
 - New library
 - Early Childhood Center



Current effort:

- Market shift – public / private \$
- **CDC**
 - Establish local advocate
 - Address a range of fundamental issues
- Working group:
 - Economic planners
 - CDC “practitioners
 - Foundations constituent
 - “local” context
 - comm. dev. & public policy practitioner
 - EWG (provide forum)

Goals:

- Support definition / formation of CDC (6-12 months)
- Provide technical assistance
- Foster strategic partnerships