Appendix J: Perspective Renderings

At public meetings during the Manchester Road project, the Design Workshop consultant team provided three-dimensional views of how the corridor may evolve over the next 20 to 30 years. The illustrations that follow depict how the corridor may appear from an aerial perspective assuming that the communities, along with private sector landowners, would adopt and implement all of the recommendations of the Master Plan related to transportation and redevelopment.

The illustrations show how different parts of the corridor may appear from the air assuming that the communities implement various access management and transportation recommendations (including the construction of back streets, side streets, interconnected parking lots, and a median down the middle of Manchester Road). The consultant team assumes that these transportation changes would occur in stages. These illustrations represent views of the corridor following the completion of all transportation improvements.

In terms of land uses and buildings, the illustrations depict how buildings along the corridor may orient to the street and to each other. As described in the Summary Master Plan document, the plan does not mandate that the private sector or public sector develop buildings exactly as shown in these illustrations. The images that follow depict how buildings and future transportation facilities (including streets) could appear along the corridor over the next few decades.

Section 1: Looking west along Manchester Road from Route 141 to Baxter Road.

Section 2: Looking west along Manchester Road, from Baxter Road to Seven Trails Drive.

Section 3: Looking west along Manchester Road from Lock Drive to Holloway Road.

Section 4: Looking west along Manchester Road, from Ramsey Lane to Reinke Road.

Section 5: Looking west along Manchester Road, from Reinke Road to Vesper Drive.

Section 6: Looking west along Manchester Road, from Vesper Drive to Pretoria Drive (including Ellisville Town Center area).

Section 7: Looking west along Manchester Road, from Old State Road to Ellisville Town Center Drive.

Section 8: Looking west along Manchester Road, from West Glen Farms Drive to Route 109.

The following images depict how the potential Town Center in the Ellisville area may appear following redevelopment and transformation over the next twenty to thirty years. The town center would include a mixture of land uses (including retail, residential, and office). The installation of a landscaped median down the middle of Manchester Road would improve safety and create a more aesthetically pleasing environment for motorists and for bicyclists and pedestrians. The buildings along and near Manchester Road would orient toward improved sidewalks and walkways that would encourage walking, bicycling, and greater levels of activity along and near the corridor. The town center may include multi-use and multi-story buildings, as depicted in the first of the following two images. It may also include big box and larger format retailers, as depicted in the second image.

The following images depict a street level view looking west along Manchester Road at Clarkson Road in Ellisville.

Bluebird Park
Klamberg Woods
Mockingbird Park
Cardinal Park

SUPER TARGET