Block Dreams Masterplan

St. Louis Art Place Initiative • Saint Louis, MO

Trivers

ARBOLOPE
STUDIO

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BLOCK DREAMS, ST. LOUIS, MO, USA
ST. LOUIS ART PLACE INITIATIVE

Preface

The St. Louis Art Place Initiative

API's goal is to build "wealth and equity through homeownership for low-to-moderate-income artists of all disciplines," through the development of select parcels within the Gravois-Jefferson Neighborhood into a mix of housing units and public green spaces. The single-family homes, once completed, are made available for sale to low and moderate-income artists who can demonstrate an active artistic practice, community-connectedness, and housing insecurity. Interested in encouraging creativity, improving safety and accessibility, and formalizing opportunities for placemaking, API, a 501(c)(3), continues to acquire properties within and around the planning area described in the following masterplan.

Planning Context

In 2018, the St. Louis City Planning Commission adopted the Gravois-Jefferson Historic Neighborhoods Plan. Within this comprehensive visioning for the growth and development of those neighborhoods was a call for affordable, for-sale housing for artists. The St. Louis Art Place Initiative (API) was founded to work towards that call.

API was co-founded in 2019 by the Incarnate Word Foundation, the Kranzberg Arts Foundation, and the Regional Arts Commission to build wealth and equity for low-to-moderate-income artists through homeownership. API secured 24 parcels of vacant and deteriorating properties in Gravois Park from St. Louis City to build at least 18 units of single-family housing over the next 3-5 years. These homes are made available for purchase to artists through an application process.

In partnership with neighbors, community advocates, and stakeholders API and its community partner, Dutchtown South Community Corporation (DSCC), will form a community land trust (CLT) to ensure the mission of API is fulfilled in perpetuity. The CLT will manage the future resale of homes, as well as own and manage communal green spaces in the API footprint for the benefit of the Gravois Park Community.
Source: API

The Gravois-Jefferson Historic Neighborhoods Plan
The plan was adopted as a Neighborhood Plan and a supplement to the City's Comprehensive Plan by the Planning Commission on May 2, 2018. The study area is generally bounded by Gravois Ave. on the north, Jefferson Ave./Broadway on the east, Meramec St. on the south, and Grand Blvd. on the west.

The purpose of the Gravois-Jefferson Historic Neighborhoods Plan was to establish a vision for the neighborhoods of the planning area and set out specific action items for achieving that vision. As inspired by community engagement and established by the Resident Steering Committee, the vision was for "accessible, sustainable, inclusive neighborhoods where families and individuals thrive in a diverse and historically rich, engaged community." It is a public document which, based off engagement with local residents and community leaders, provides policy recommendations and long-range development guidance for elected officials and citizens engaged in community development. It also recommends programs and strategies intended to contribute to the community's vision.
Source: City of St. Louis

The Community Land Trust
API will partner with Dutchtown South Community Corporation, Gravois Park community advocates and other stakeholders to create a Community Land Trust that will manage communal green spaces in the API footprint, including those public spaces proposed in the *Block Dreams* Masterplan. The Community Land Trust will also participate in governing the resale of API homes, ensuring API houses listed for sale are subject to API's protocols and guidelines that require the homes to be sold to the next low-to-moderate income artist.

About The Design Team

Arbolope Studio
Arbolope Studio is an award-winning landscape architecture, urban design and public art practice based in St. Louis, MO. Founded in 2015, their goal is to create legible, technologically innovative, sustainability-minded, and deeply impactful landscapes that help make a happier, healthier and more connected world. They work with a variety of clients including universities, institutions, corporations, and communities, at scales ranging from intimate parks to large-scale urban plans.

Trivers
In 1975, Trivers was founded on values that still characterize the firm today: creating architecture of lasting positive consequence. In a city renowned for its historic architecture, but in severe need of restoration and fresh ideas, we established a reputation for thoughtful design that responded to context. Our early focus on historic renovation and adaptive reuse rapidly grew to include ground up construction. Today, while continuing our commitment to St. Louis as an architecture, planning, urban design and interiors firm, we work for a range of clients across the country providing expertise in civic, education, hospitality, housing and workplace design services.

Introduction

The *Block Dreams* Masterplan

Welcome to The St. Louis Arts Place Initiative's *Block Dreams* Masterplan. This planning document, which pertains to a roughly 4-block area within the Gravois-Jefferson neighborhood of St. Louis (Ward 03), lays out conceptual design proposals and implementation strategies for developing community landscapes and public spaces. It also describes design and development guidelines for future housing rehabilitation and new-build within the project boundaries. Devised as both a roadmap and a kit-of-parts, this master plan will help API to systematically continue to develop their parcels over an open-ended time frame and with diverse design partners. The strategies and concepts represented in this planning effort will allow API to increase neighborhood density and amenities, as well as improve safety and accessibility while retaining a unified material and formal design language.

The Masterplan is defined by the following key categories:

Community Landscapes Design
Developed to a concept-level, this section of the masterplan details proposals for how API might allocate space within currently owned parcels for a collection of diverse public uses. Through the planning process, two distinct spaces emerged: The Hellbender Art Space, and the Serpentine Circuit, both of which take their names from an amphibian theme carried through the masterplan and inspired by Frog Park, an existing green space adjacent to the *Block Dreams* planning area. The Hellbender Art Space, envisioned as space for art exhibitions lectures, and gatherings, sits on the highest point of the planning area along Winnebago Street. The Serpentine Circuit is envisioned as a collection of linked parcels centered within the planning area. Each parcel within the Circuit is designed to incorporate different types of programming, ranging from nature play to gathering and relaxation.

Streetscape Strategies
While not strictly within the scope of *Block Dreams*' immediate need, the masterplan does account for a future in which City dollars may be allocated to improvements in the right-of-way, including sidewalk and roadway improvements that focus on accessibility, pedestrian accessibility and experience, considerations for multi-modal transport, densification of the tree canopy, updating of key crossings and other safety features, as well as improving stormwater infrastructure.

Architectural Standards & Recommendations
After reviewing the neighborhood historic district criteria and its associated architectural features and typologies, this section provides recommendations for development approaches that would be compatible with the existing neighborhood. These recommendations include concept-level massing and siting based on current zoning and Section 106 standards. Additionally, standards for materials, fenestration, roofs, porches, stairs, yards, and more are provided that are compatible with city and national regulations as well as API's project goals.

Appendices
This section contains a record of the planning process, in the form of thumbnail reproductions of slides from key meetings and important site analysis documentation.

Goals

SUPPORT EXISTING NEIGHBORHOOD CULTURE & MEET EVOLVING COMMUNITY NEED

PROPOSE FLEXIBLE STRATEGIES THAT ENCOURAGE CREATIVITY, SAFETY, AND PLACEKEEPING

CREATE OPPORTUNITIES FOR CREATION AND DISPLAY OF LOCAL ART PRACTICES

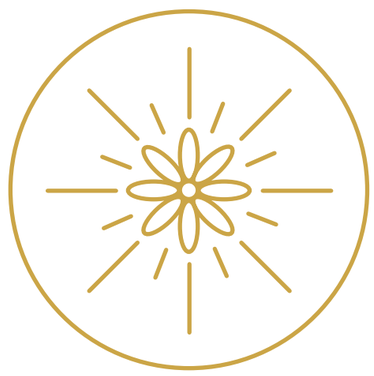
IMPROVE HEALTH AND WELLBEING OF RESIDENTS THROUGH HIGH-QUALITY OUTDOOR SPACES

SUPPORT STORMWATER MANAGEMENT STRATEGIES

INCORPORATE STRATEGIES THAT STRENGTHEN COMMUNITY BONDS AND BELONGING

DEVELOP STRATEGIES AND GUIDELINES FOR ARCHITECTURAL DESIGN STANDARDS

DEVELOP TOOLKIT OF TREATMENTS THAT ARE APPLICABLE FOR FUTURE API PROPERTIES



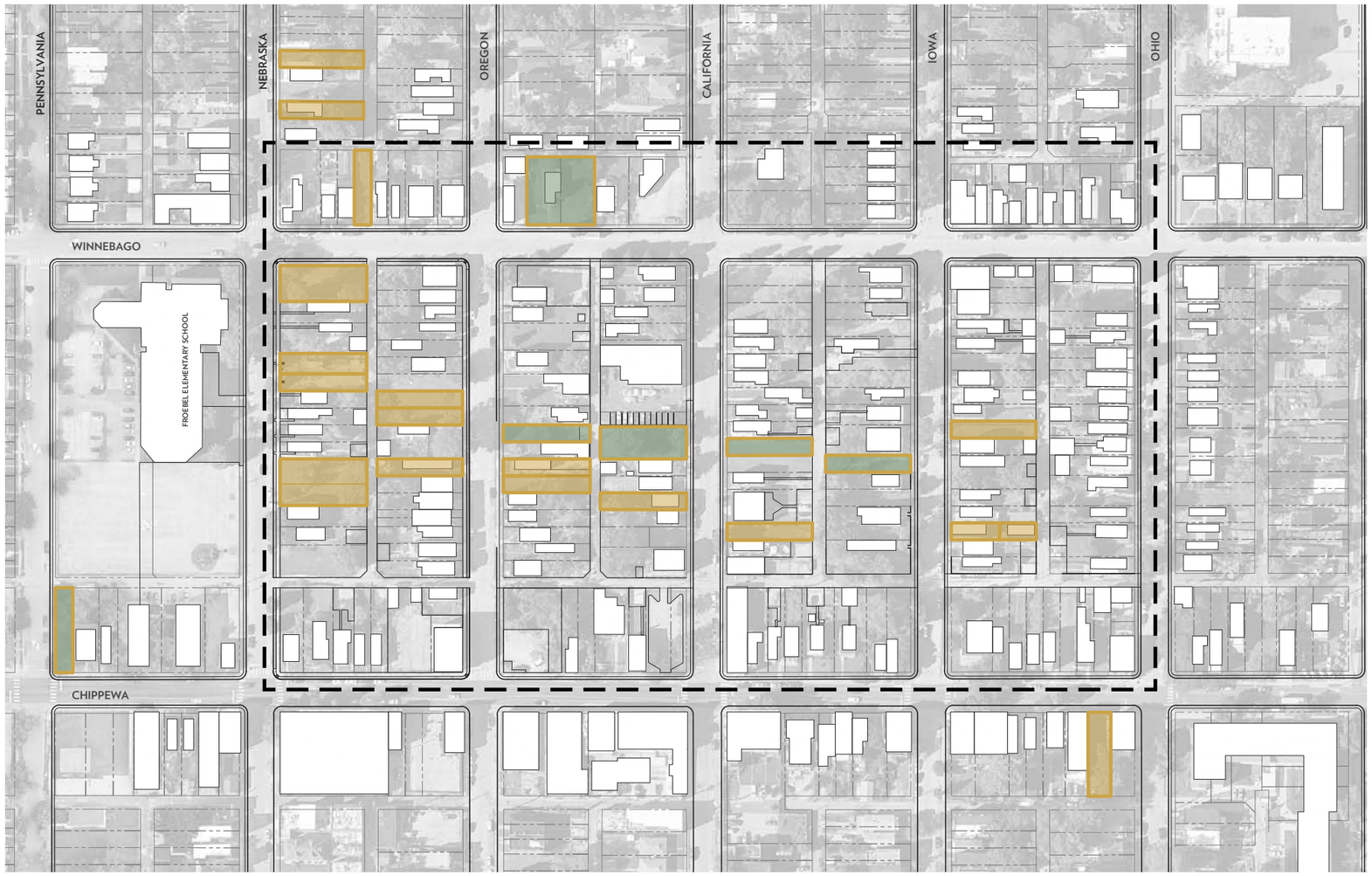
FACILITATE COMMUNITY STEWARDSHIP OF SHARED SPACES THROUGH MAINTENANCE & ACCESSIBILITY SENSITIVE DESIGN

ADDRESS PROJECT PHASING AS API'S RESOURCES AND CAPACITY EVOLVE OVER TIME

District Strategy

LEGEND

- Site Scope
- API Parcels
- API Future Green Spaces



1″ = 200′

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KEY OBSERVATIONS

- The *Block Dreams* planning area encompasses roughly 4 parallel blocks within the St. Louis' Gravois Park neighborhood, bounded by Winnebago Avenue on the North, Ohio Avenue on the east, Chippewa Avenue on the south, and Nebraska Avenue on the west. The footprint is largely one and two-family residential, with a commercial district along Chippewa Street.

District Strategy

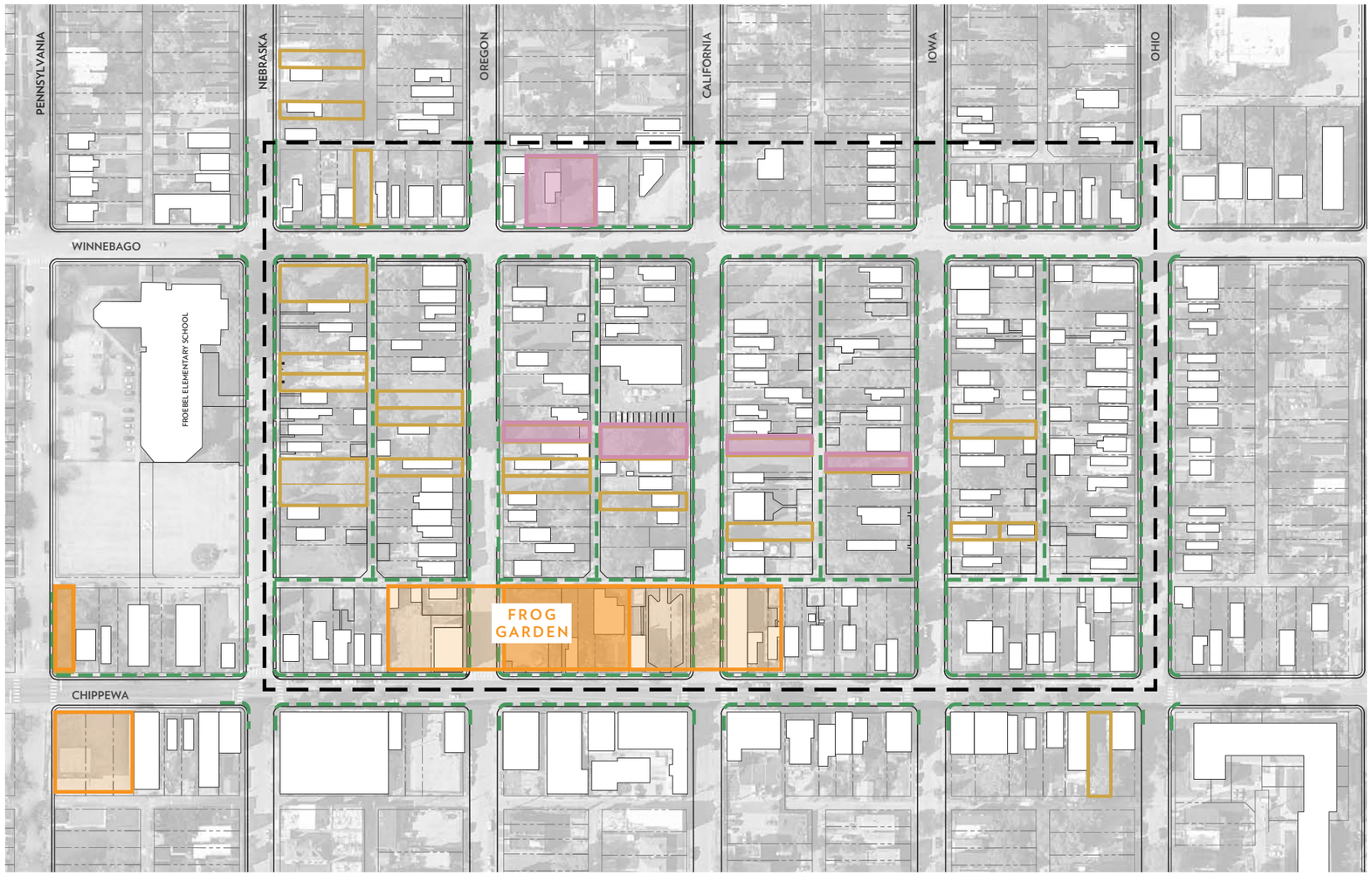
LEGEND

- Site Scope
- API Parcels
- Current Community Green Space Scope
- Immediate Potential Future Community Space
- Long-term Potential Future Community Space

KEY OBSERVATIONS

- API's work has attracted the interest of other property owners in the area, who are interested in partnering with API to develop further community spaces. These areas will be explored in a later phase of master planning and will be added as a supplement to this document upon completion.

CURRENT AND POTENTIAL FUTURE COMMUNITY GREEN SPACE SCOPE



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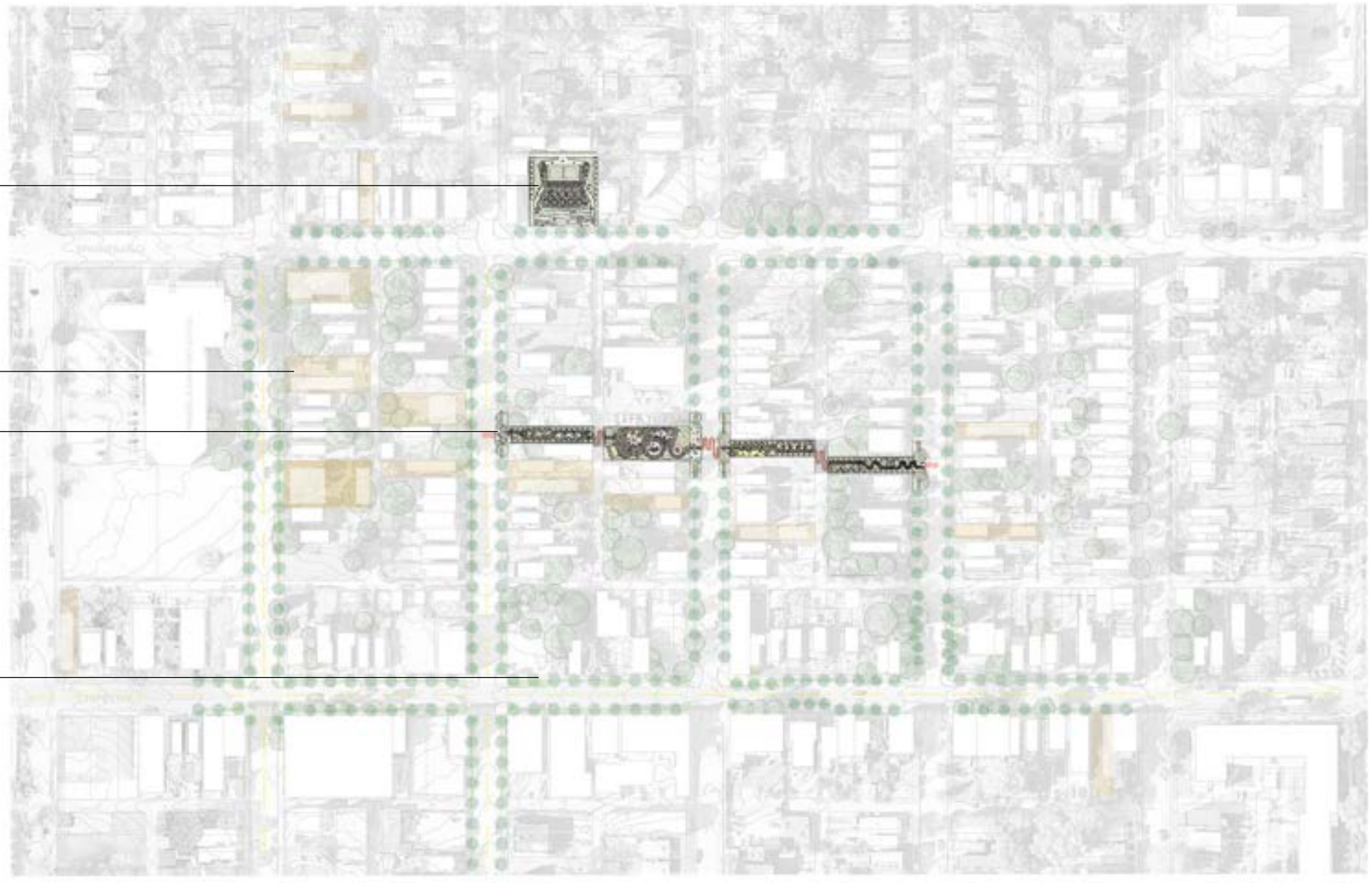
District Strategy



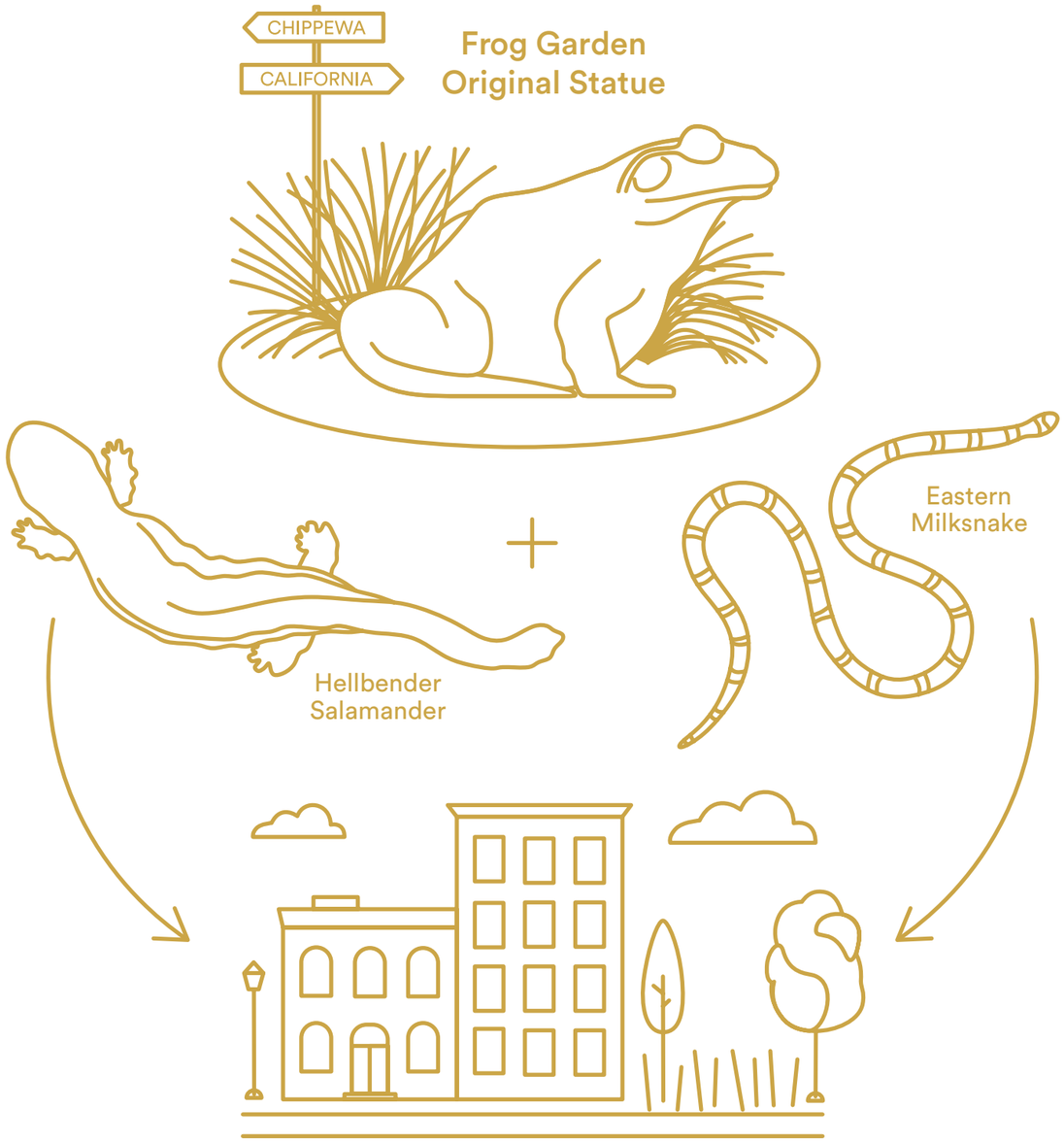
Community Landscapes Design

Design Inspiration

- While not currently controlled or owned by API, Frog Park, an existing private property being used as a quasi-public park at the corner of Chippewa and California, became the basis for and inspiration for the amphibian theme of API's green spaces. Frog Park features a large frog sculpture, and so the Design Team explored ways to unify neighborhood green spaces by evoking other amphibians or reptiles within the design.

- Taking cues from the long and thin form of the connected mid-block parcels within the API footprint, the Design Team looked to the Missouri Eastern Milksnake, a native species, for inspiration. Meanwhile, on the hilltop parcel along Winnebago, which features sloped switchbacks, the Design Team took inspiration from the rare Missouri native Hellbender Salamander.

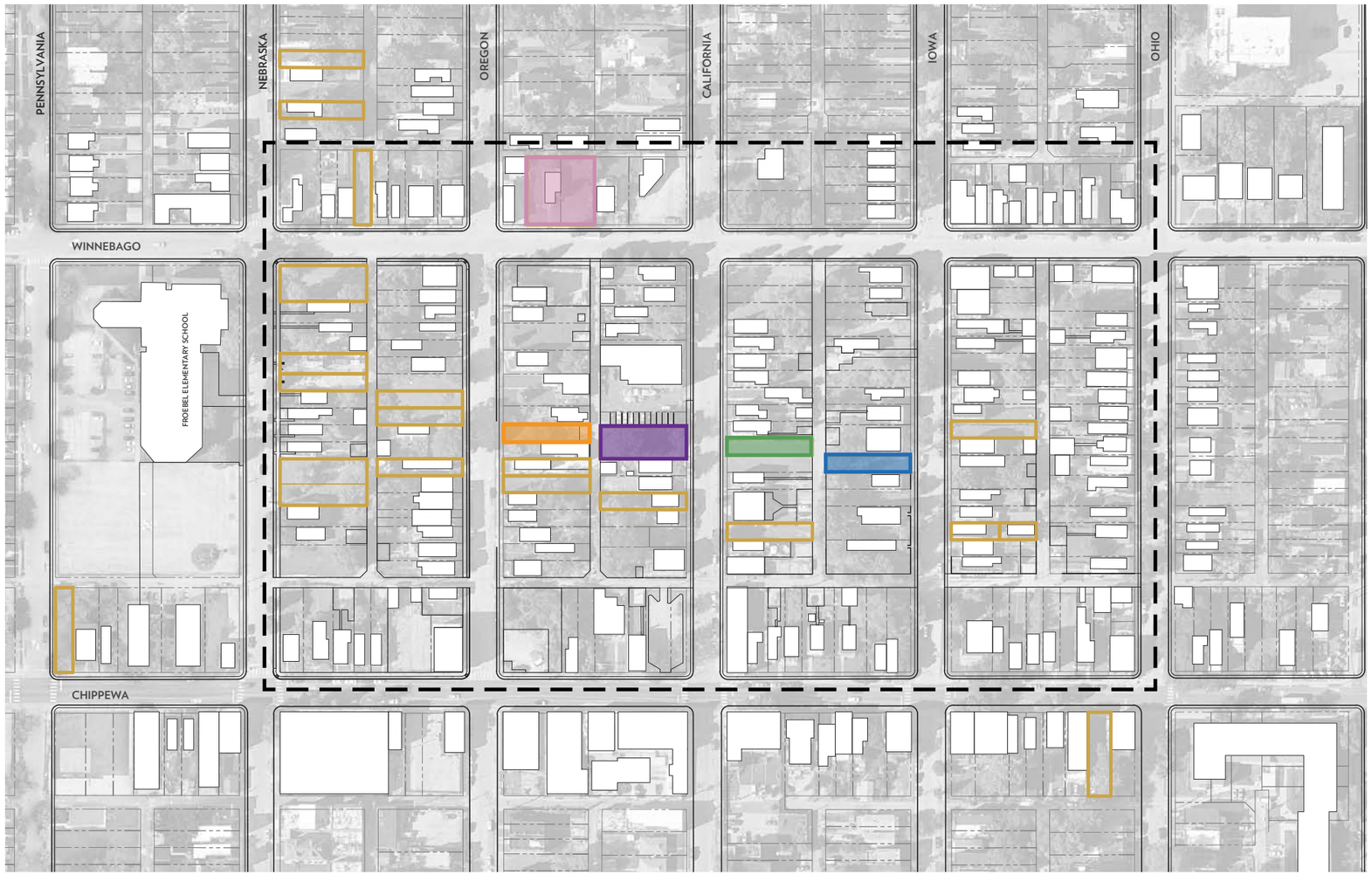
- Many amphibians, including the Hellbender, can regenerate limbs and flourish even when parts of their body have been separated. This resilience became an inspiring metaphor for the API holdings - parcels which are scattered throughout the Gravois-Jefferson neighborhood.



District Strategy

LEGEND

- Site Scope
- API Parcels
- Arts Center
- Explore & Play
- Gather & Create
- Eat & Grow
- Reflect & Relax



1″ = 200′

0 100′ 200′ 400′

KEY OBSERVATIONS

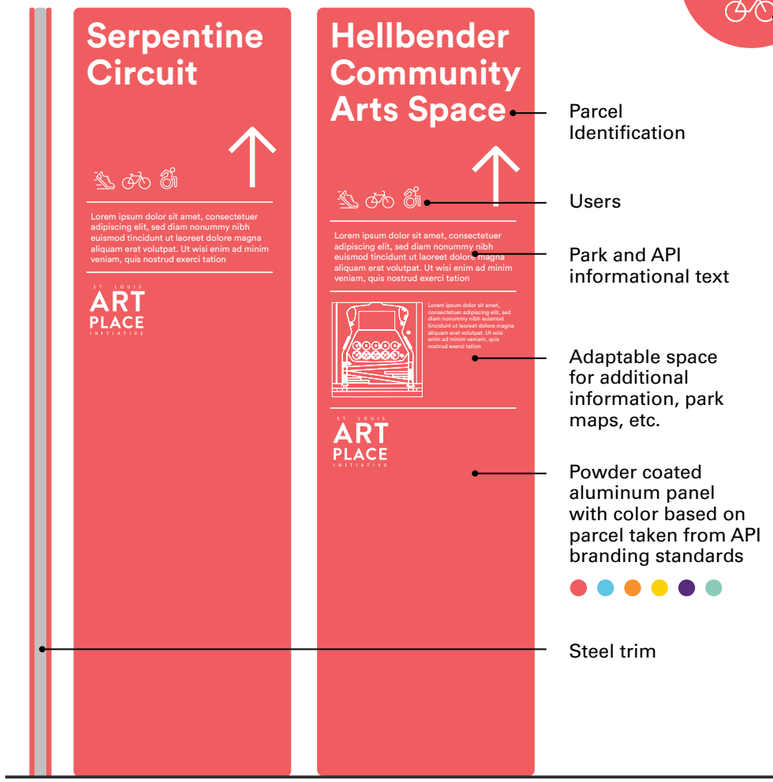
- While all community landscapes in the *Block Dreams* area encourage art-making and provide creative amenities for the neighborhood, each parcel has a different primary programmatic focus. These programmatic zones were established from resident feedback, site analysis, and design development.

Community Landscapes | Environmental Graphics

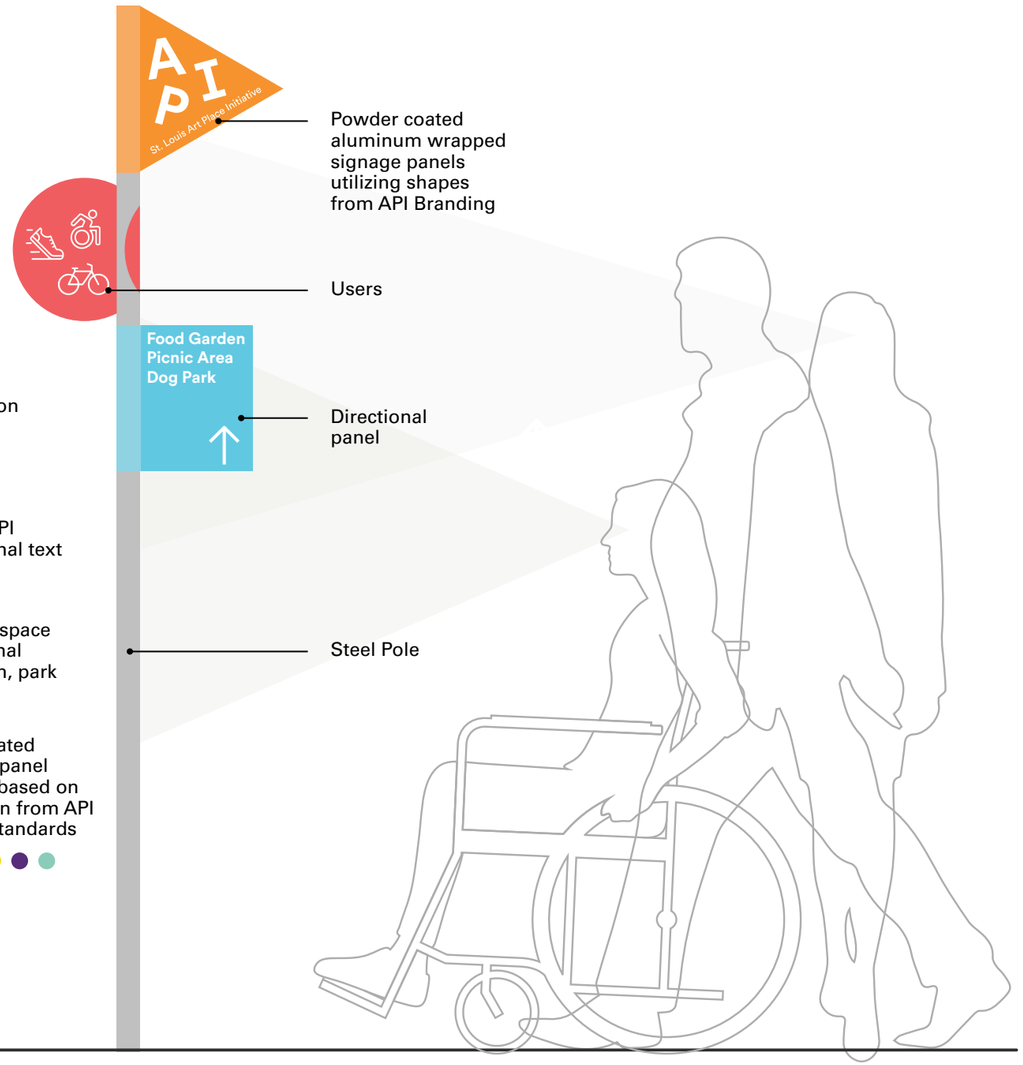
PURPOSE

- Environmental graphics play a crucial role in enhancing public spaces and enriching community experiences. For API, clear and engaging signage is essential. The communal spaces developed under API's Block Dreams Masterplan aim to provide inclusive areas for recreation, artistic engagement, and community gatherings.
- By integrating well-designed environmental graphics, these spaces become not only more accessible but also safer, more navigable, and aligned with the project's aesthetic and educational goals.
- Signage systems tailored to API's identity and mission can guide visitors, inform them about park amenities and rules, and promote an understanding of API's purpose within the Gravois-Jefferson neighborhood.
- In addition, by prioritizing accessibility, the signage system helps create a welcoming and navigable environment for all visitors, reinforcing API's commitment to inclusivity and community support.
- These graphics represent a preliminary study and serves as a foundational step for further design development.

Informational Panels



Directional Totem



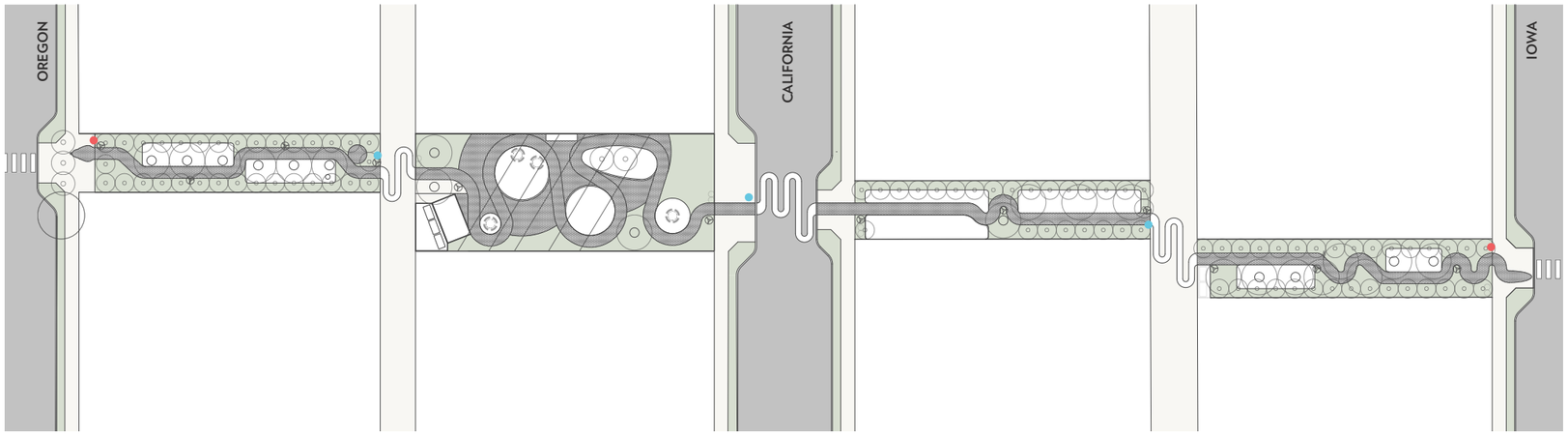
Community Landscapes | Environmental Graphics

LEGEND

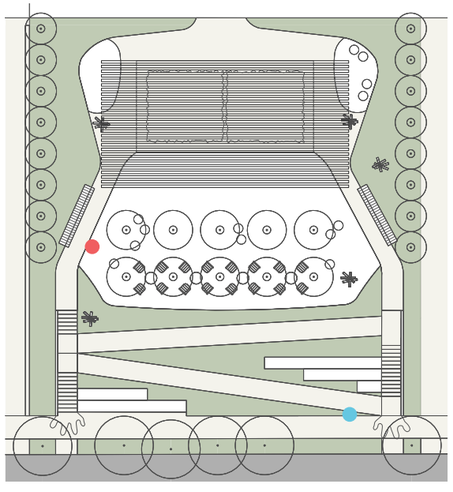
- Informational Panel x 3
- Directional Totem x 4

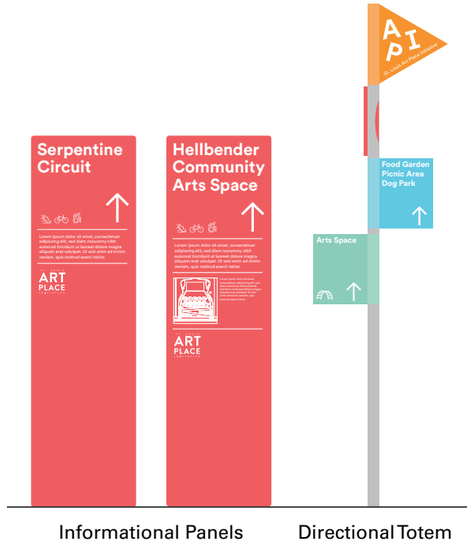
SIGNAGE MAP

SERPENTINE CIRCUIT



HELLBENDER COMMUNITY ARTS SPACE





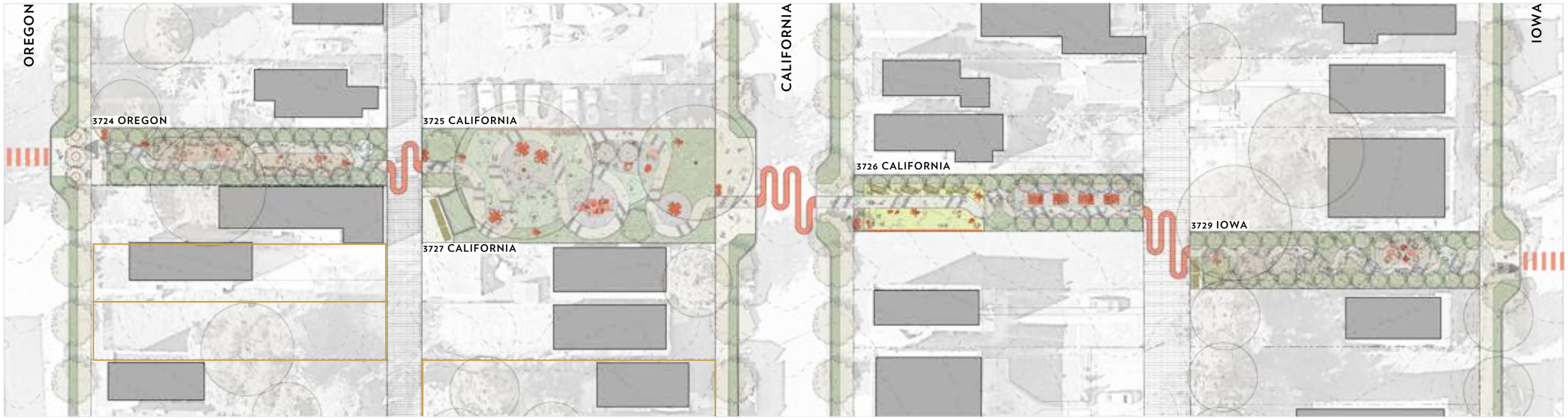
INFORMATIONAL PANEL

- Informational panels will be prominently placed at the main entrances of each park. This panel serves as a welcoming gateway and a vital source of information for visitors. It includes the name of the park, an overview of the API program and its mission, and details about the types of activities permitted. By outlining general rules and regulations, the panel ensures that park users can enjoy the space responsibly while fostering a sense of community ownership and respect.

DIRECTIONAL TOTEM

- The second sign type is a directional totem that aids in navigation at key intersections and inbetween different greenspaces, reinforcing the cohesion of the space. Each totem includes a panel with API branding, contributing to consistency between the parcels. Additionally, a separate panel indicates the types of users permitted on the pathway, promoting safety and clarity. One or more directional panels guide visitors through the park at main decision points, pointing out key areas.

Community Landscapes | Serpentine Circuit

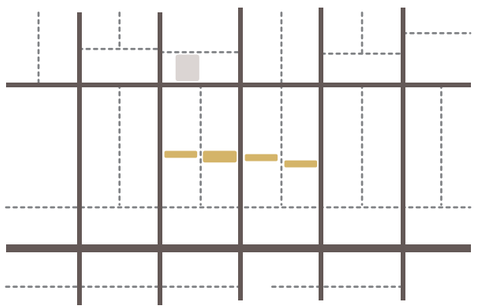


1" = 45'

0 15' 30' 45' 90'

KEY FEATURES

- The "Serpentine Circuit" from Oregon to Iowa connects 4 individual parcels into a thematically contiguous set of micro-parks in the middle of a residential block.
- Enhanced crossings at Oregon, California, and Iowa slow traffic and indicate high pedestrian activity to drivers.
- Each parcel has a different programmatic focus based on resident dreams, while a circuitous path runs through and connects all parcels into a cohesive experience.

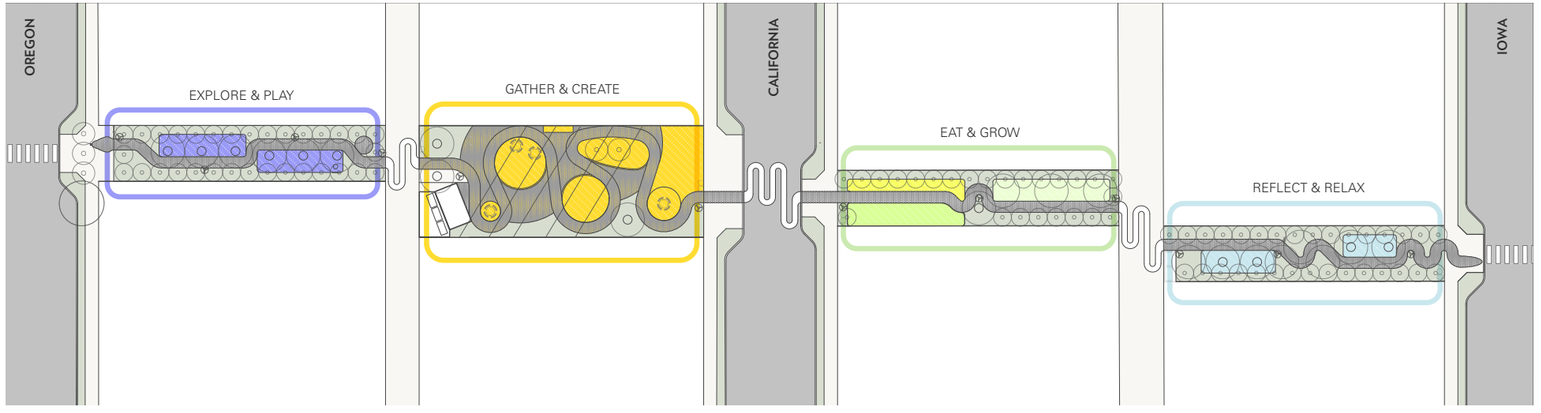


Eastern Milksnake

Community Landscapes | Serpentine Circuit

LEGEND

- Nature Playscape
- Creative Arts & Gathering Space
- Edible Food Garden
- Picnic Area
- Dog Park
- Relaxation Space



KEY FEATURES

- Program zones of the Serpentine Circuit include a nature playscape and water zone; a creative art-making and community gathering space; an edible food garden and picnic area, with a dog run; and a relaxation garden. While each zone has its own primary function, opportunities for display and engagement with art pieces is embedded across all program zones of the landscape.

REFERENCE IMAGES


Nature Playscape


Arts Space


Arts Space


Edible Food Garden


Picnic Area


Dog Park

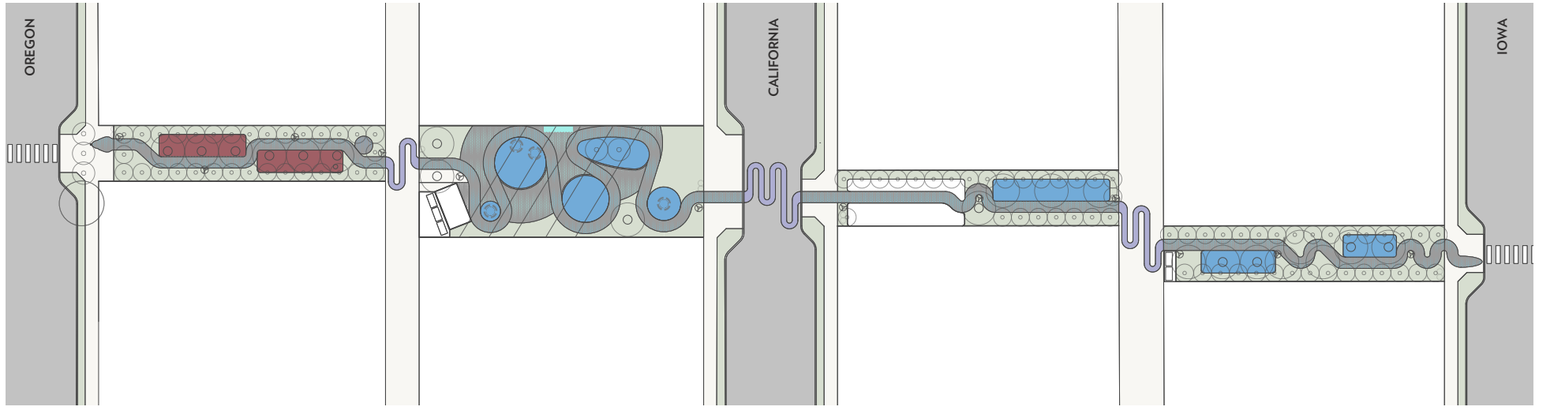

Relaxation


Relaxation

Community Landscapes | Serpentine Circuit

LEGEND

- Lawn Pavers
- Permeable Pavers
- Permeable Concrete
- Painted Crossing Zones
- Hardwood Mulch
- Softscape (not included)



KEY FEATURES

- An accessible circuitous path meanders through each parcel, subdividing each into programmable spaces and providing connection across the park. Different hardscape materials provide texture and visual interest to the ground plane while providing opportunities for sidewalk murals and other art installations.
- This Masterplan does not include softscape because it is not considered permeable stormwater management infrastructure; however, any flat gathering space could be replaced with softscape. It is typically lower cost than hardscapes and has lower carbon emissions.

MATERIALS

Hexagonal Permeable Pavers

Permeable Concrete

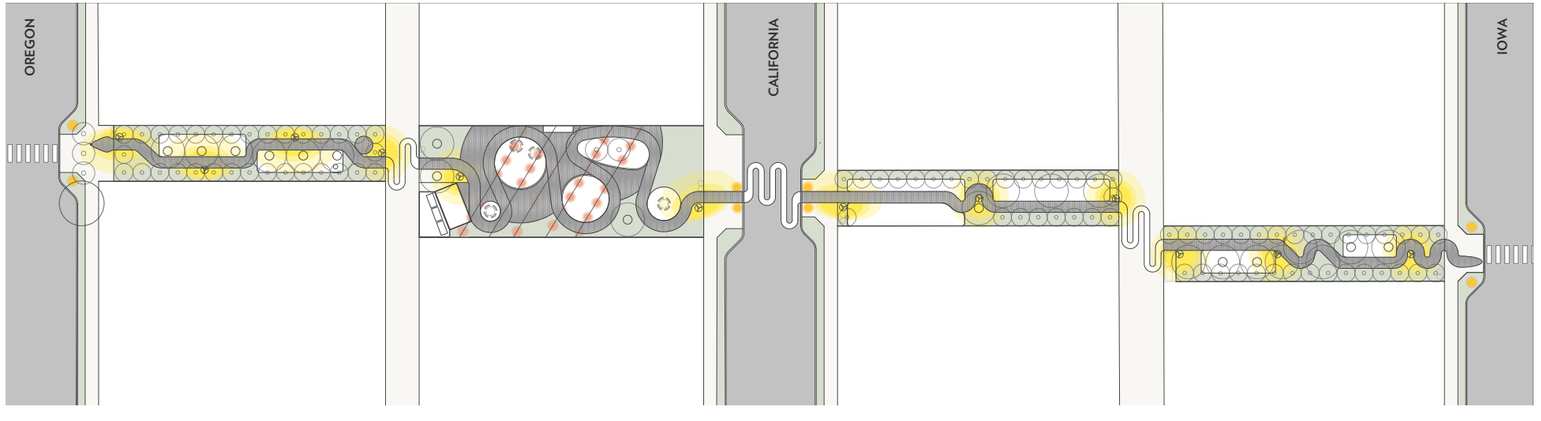
Painted Alley Crossing

Painted Crosswalk

Community Landscapes | Serpentine Circuit

LEGEND

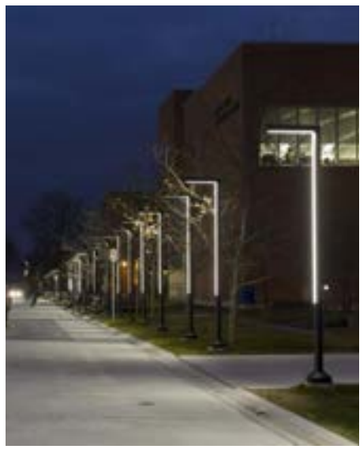
- Light Pole
- Bollard
- Catenary Lighting



KEY FEATURES

- Lamp posts illuminate all parcels, offering a sense of safety and visibility after sundown, and catenary lights provide a more intimate moments in the key gathering and restful areas.

MATERIALS


Light Pole

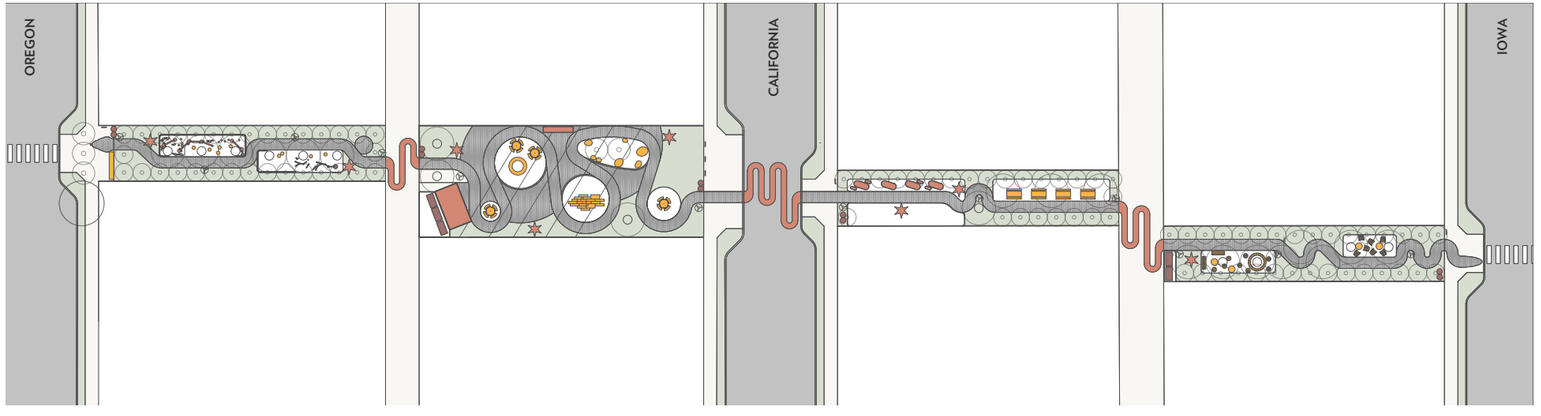

Bollard


Catenary Lighting

Community Landscapes | Serpentine Circuit

LEGEND

- Engagement Art Pieces
- Seating & Tables
- Trash Stations
- Bike Rack



KEY FEATURES

- Moments of art activation are imagined to occur throughout the district, ranging from sculptural pieces that act as public seating to interactive chalkboard mural walls to flexible sculpture pads. Art is embedded into the landscape and provides social, emotional, and infrastructural benefits to the community

MATERIALS


Sculpture Pad


Mural Wall/Sidewalk


Multi-functional Creative Structure


Decorated Fence


Enhanced Dumpster Corral


Storage & Performance

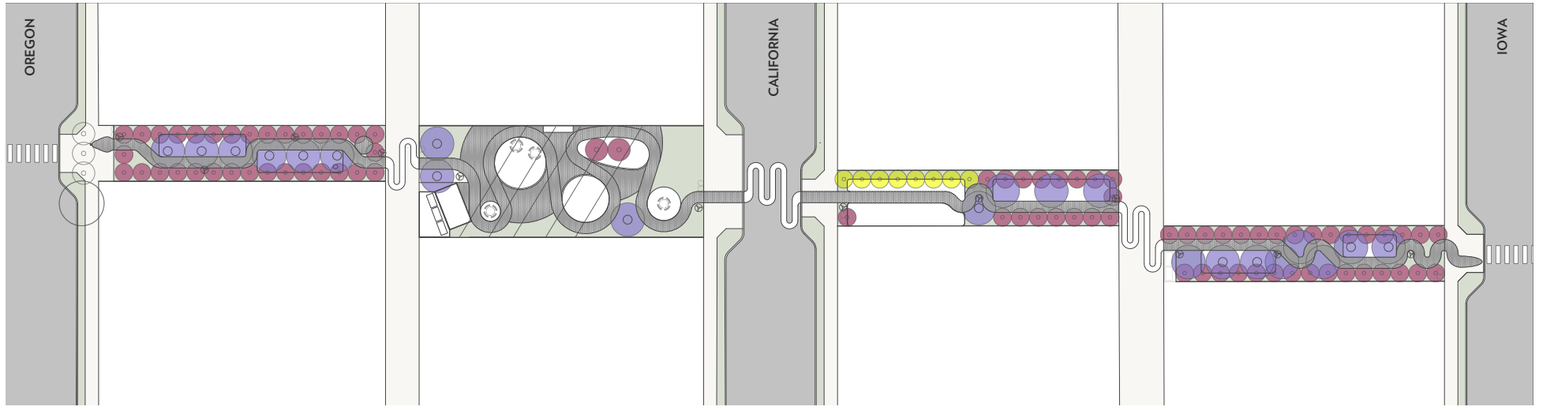

Rotating Mural Station


Colorful Furniture

Community Landscapes | Serpentine Circuit

LEGEND

- Canopy Shade Tree
- Ornamental Understory Tree
- Edible Fruit Tree



KEY FEATURES

- Tree type and locations were selected to provide shade, edible fruits, and beauty to the community landscapes.
- Native Missouri species are encouraged due to increased pollinator support and being well suited to the growing climate.
- Example Canopy Shade Tree: *Liriodendron tulipifera* (Tulip Tree), *Cladastris kentukea* (Kentucky yellowwood)
- Example Ornamental Understory Tree: *Cercis canadensis* (Eastern redbud), *Cotinus obivatus* (Smoketree)
- Example Edible Fruit Tree: *Amelanchier canadensis* (Serviceberry), *Malus spp.* (Apple Tree)

MATERIALS


Canopy Shade Tree

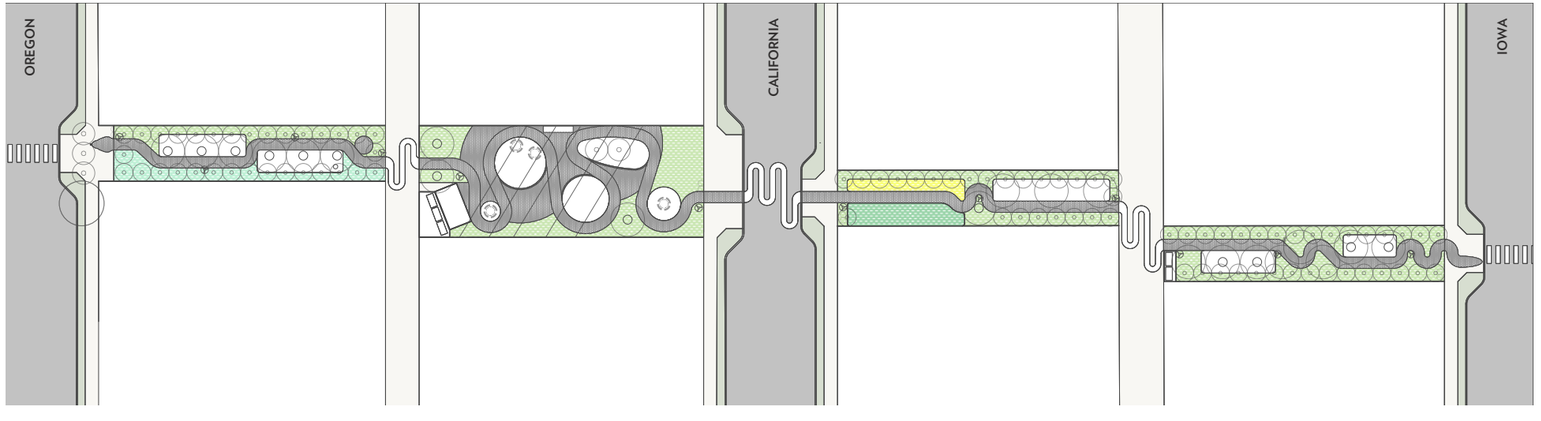

Ornamental Understory Tree


Edible Fruit Tree

Community Landscapes | Serpentine Circuit

LEGEND

- Native Buffer
- Edible Plants
- Rain Garden/Bioswale
- Lawn



KEY FEATURES

- Planting zones are designed to enhance experiential feel of the landscape parcels while respecting the privacy and security of adjacent neighbors. Native plantings encourage sense of place and lower long-term maintenance requirements, while a systematic application of rain gardens and bioswale provide permeability and stormwater capture capacity.

MATERIALS

Native Buffer

Edible Plants

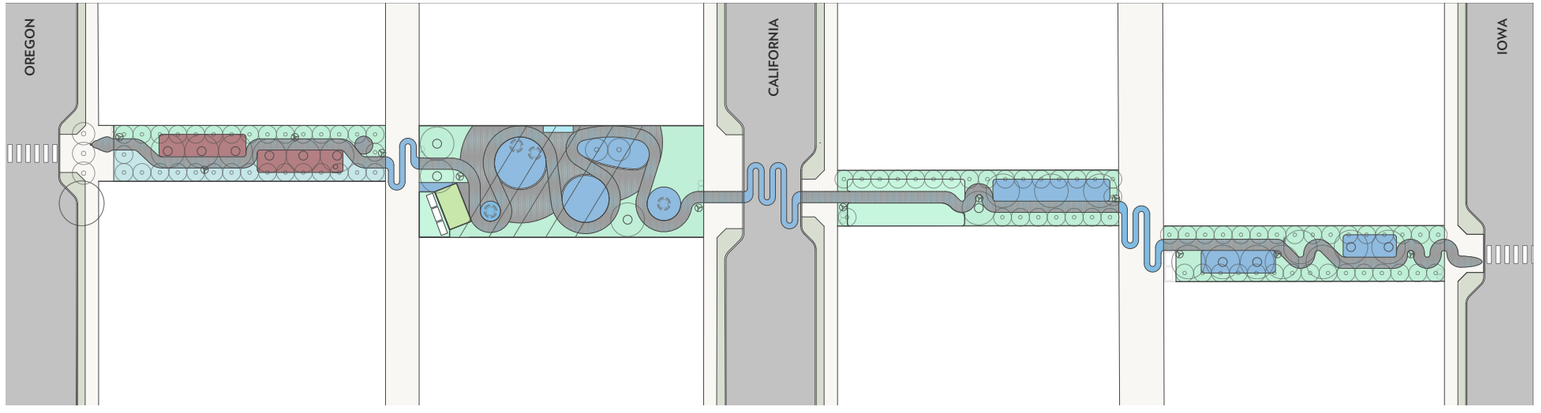
Rain Garden/Bioswale

Lawn

Community Landscapes | Serpentine Circuit

LEGEND

- Green Roof
- Amended Planting Soil
- Rain Garden/Bioswale
- Permeable Pavers
- Permeable Concrete
- Mulch Play Area



KEY FEATURES

- The vast majority of the ground surfaces of the Serpentine Circuit are permeable, allowing for maximal rainwater capture and reducing the amount of stormwater flow into the city combined sewer system.

MATERIALS

Amended Planting Soil

Permeable Concrete

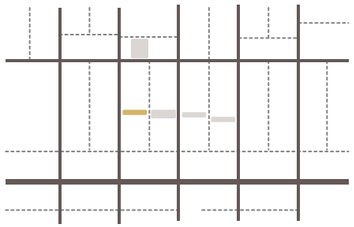
Green Roof

Rain Garden/Bioswale

Permeable Pavers

Mulch Play Area

Community Landscapes | Serpentine Circuit



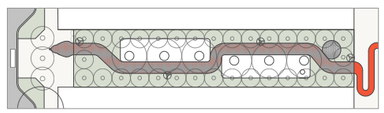
REFERENCE IMAGES



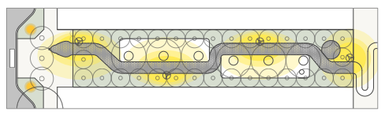




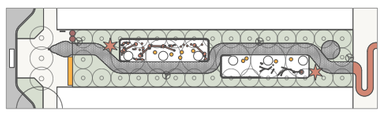

CIRCULATION



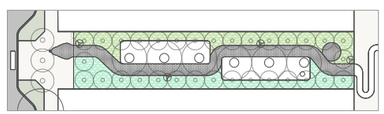
LIGHTING



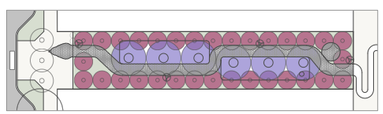
FURNISHINGS/ART



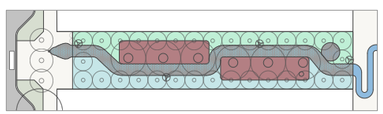
PLANTING ZONES



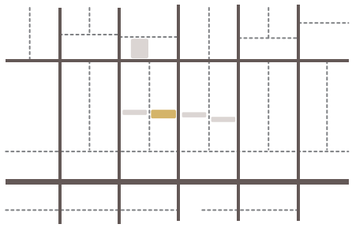
TREES



STORMWATER CAPTURE



Community Landscapes | Serpentine Circuit



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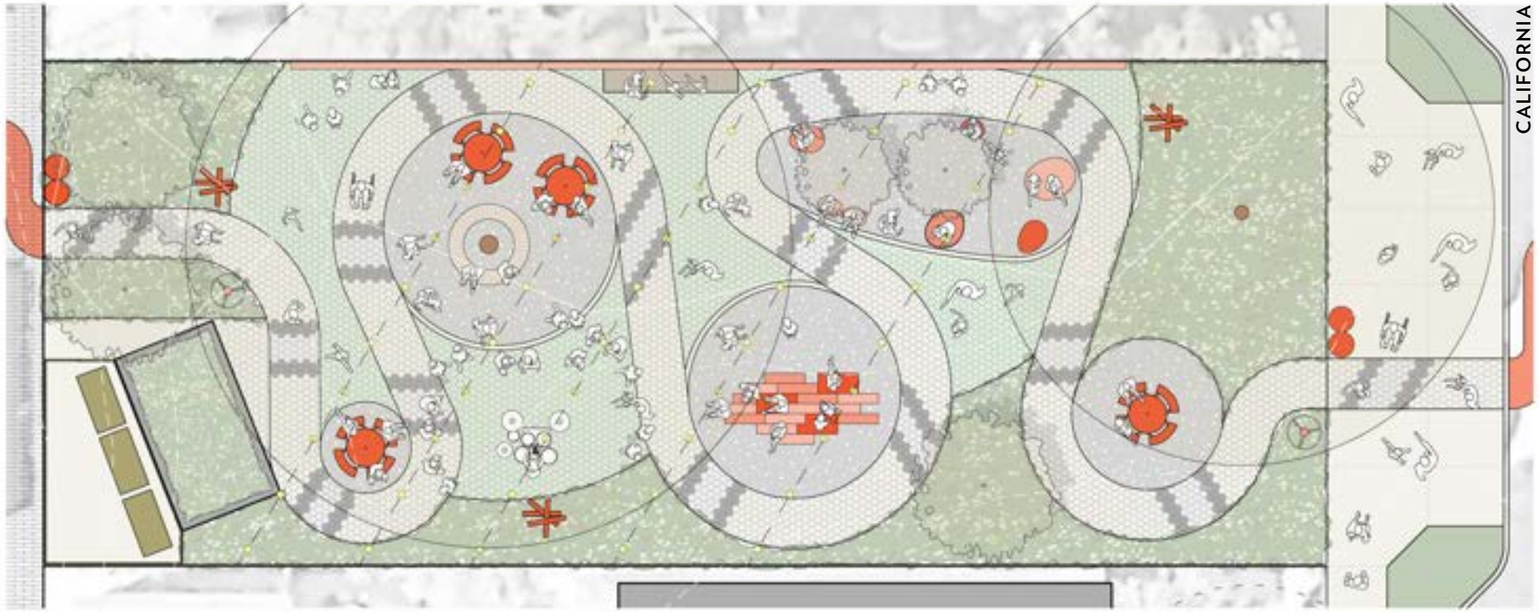

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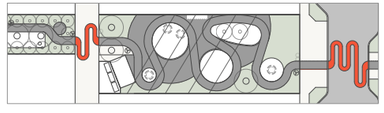
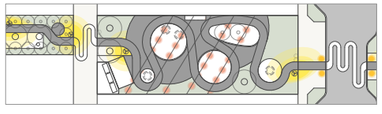
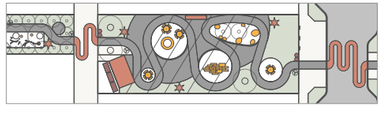


LIGHTING



FURNISHINGS/ART



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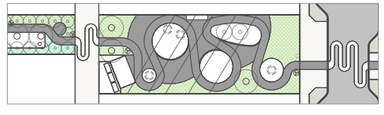
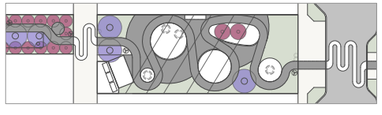


TREES



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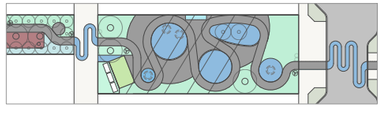
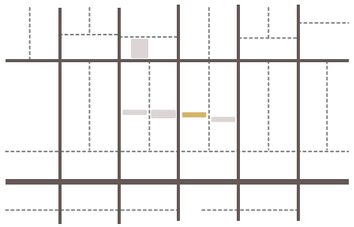


Community Landscapes | Serpentine Circuit



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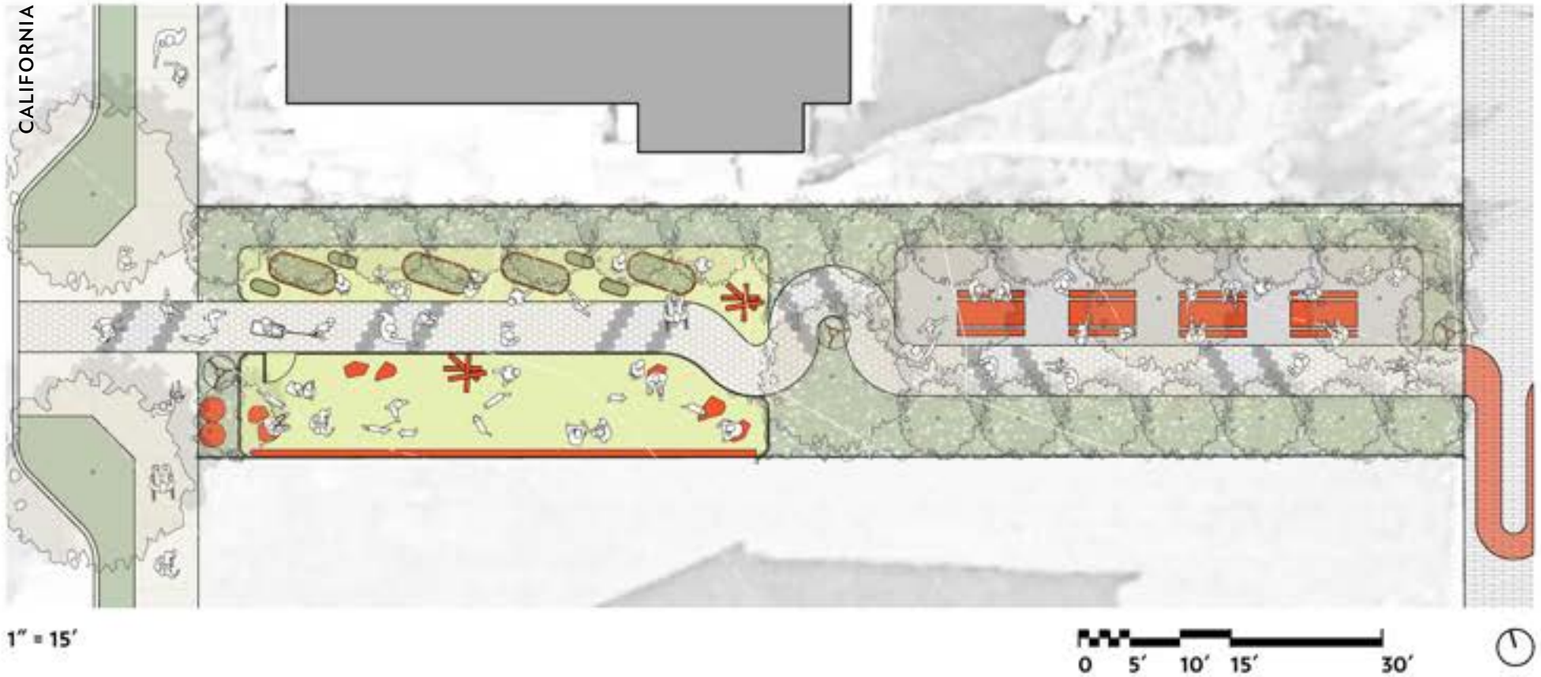

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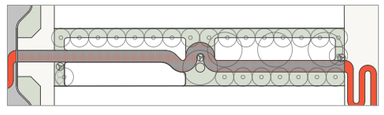

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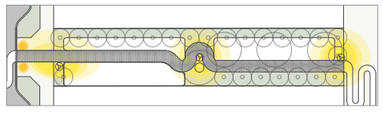

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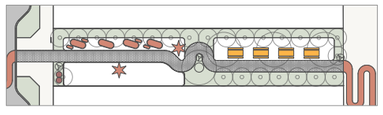

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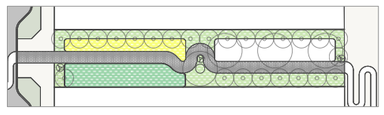

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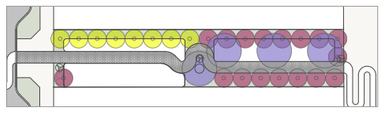

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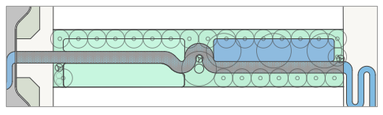
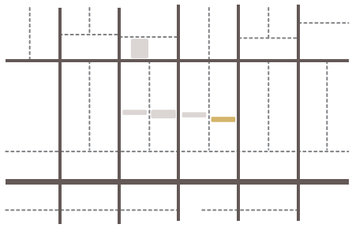


Community Landscapes | Serpentine Circuit



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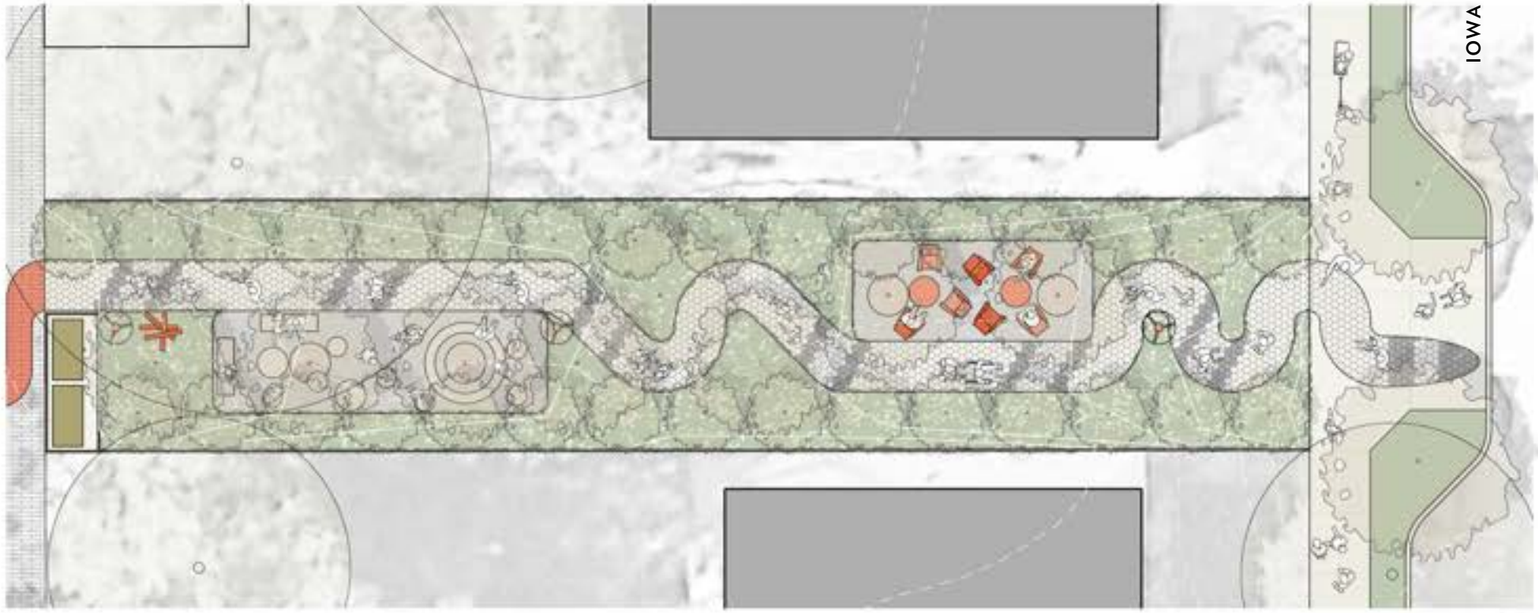

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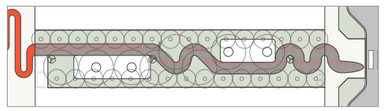

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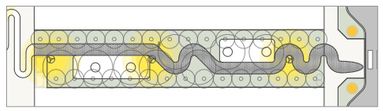

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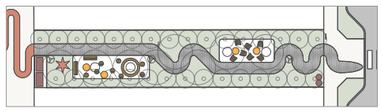

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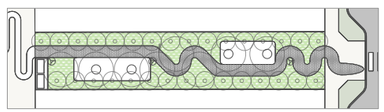

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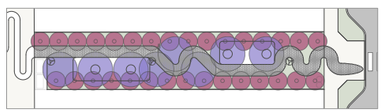

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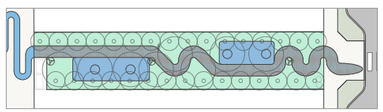


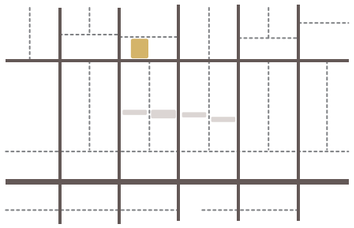
Community Landscapes | Serpentine Circuit

PERSPECTIVE - WEST ENTRANCE ON OREGON

Community Landscapes | Serpentine Circuit

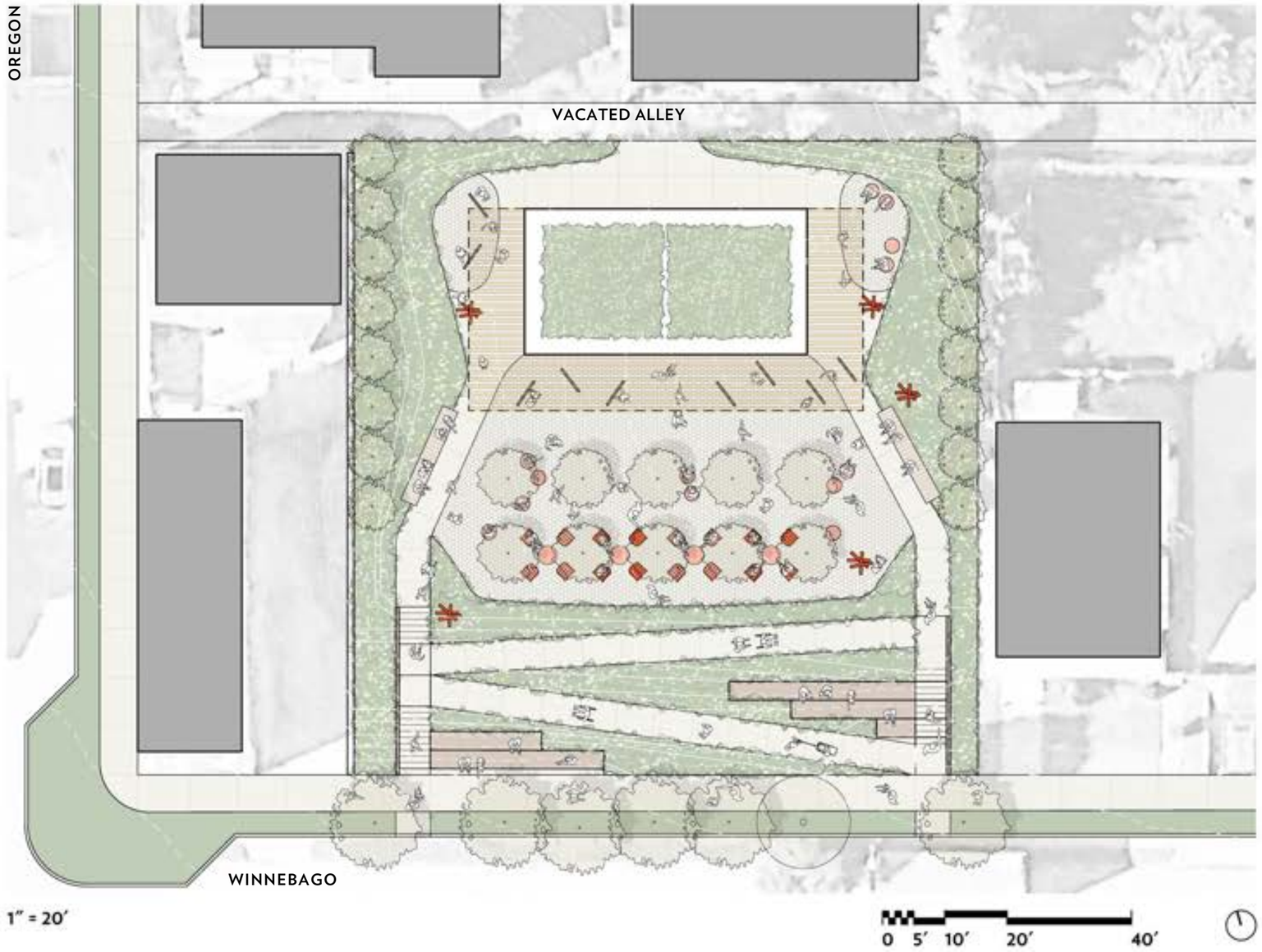
PERSPECTIVE - EAST ENTRANCE ON IOWA

Community Landscapes | Hellbender Arts Space

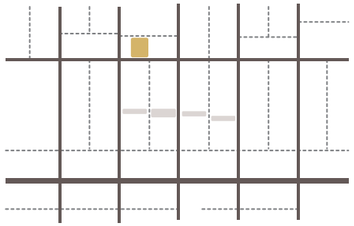


Hellbender
Salamander

REFERENCE IMAGES



Community Landscapes | Hellbender Arts Space



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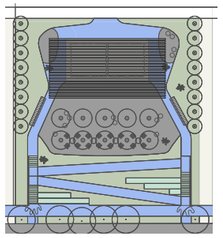

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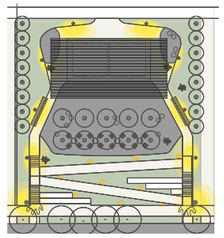

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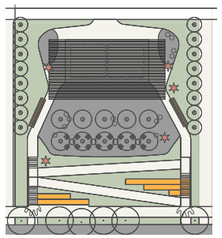
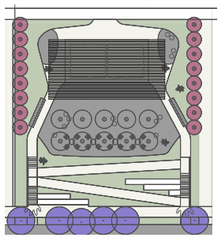
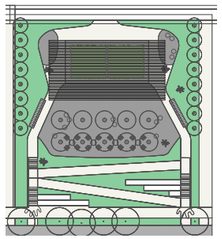


TREES



PLANTING ZONES



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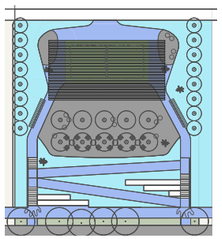
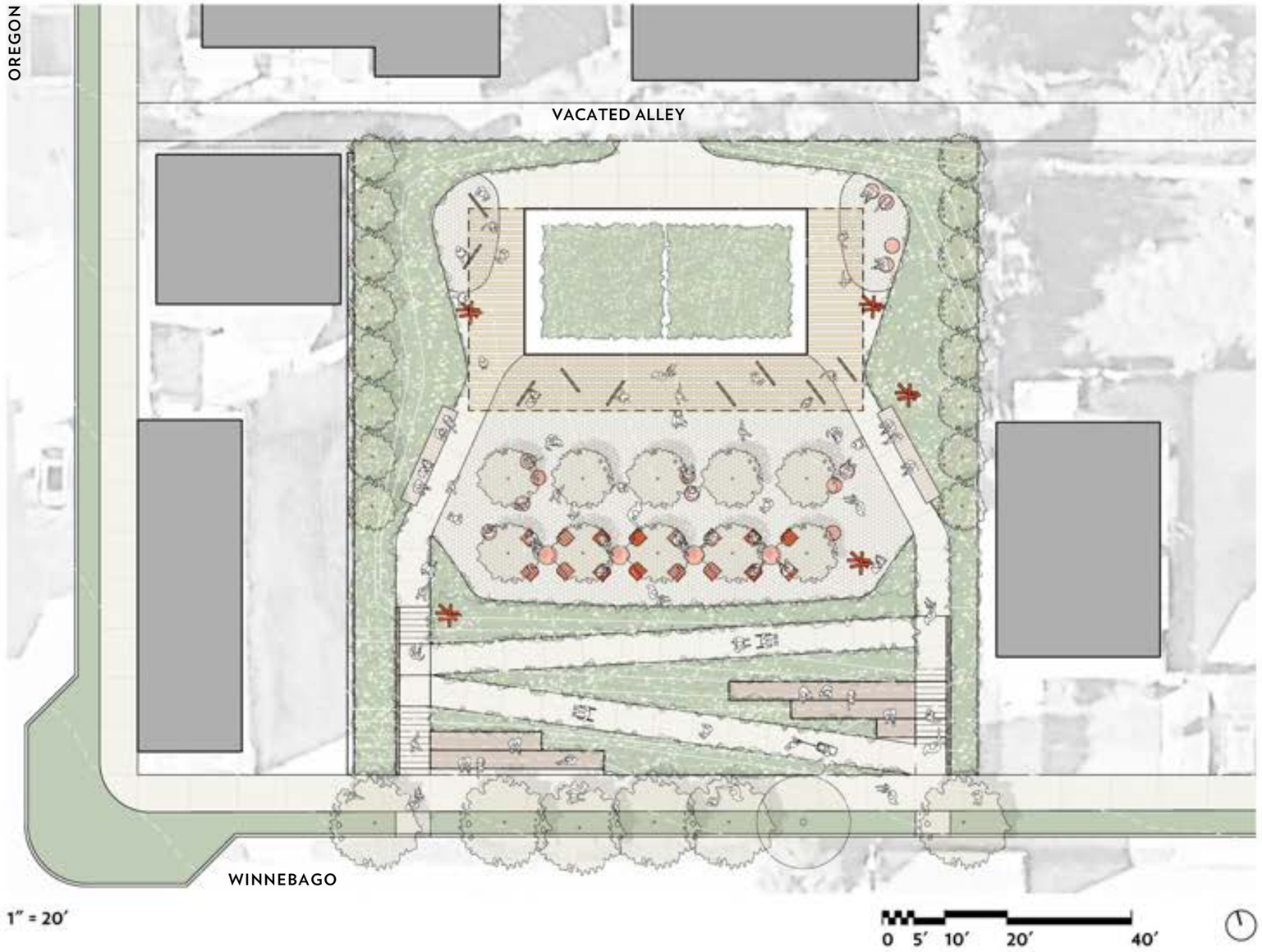
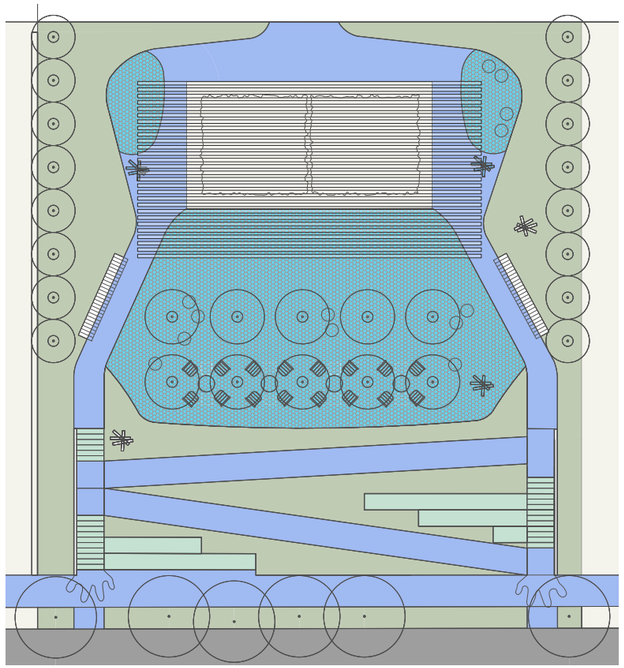




Community Landscapes | Hellbender Arts Space

LEGEND

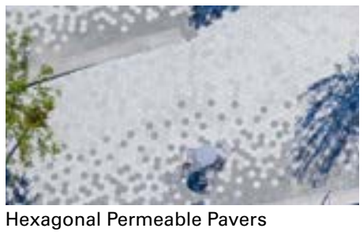
- Permeable Pavers
- Permeable Concrete
- Architectural Concrete



KEY FEATURES

- Like the Serpentine Circuit, the Hellbender Arts Space is designed with permeability in mind, with permeable pavers and asphalt, extensive plantings, and other features that support rainwater capture and dispersal across the site, preventing sheet flow and runoff from entering the combined sewer system.

MATERIALS



Hexagonal Permeable Pavers

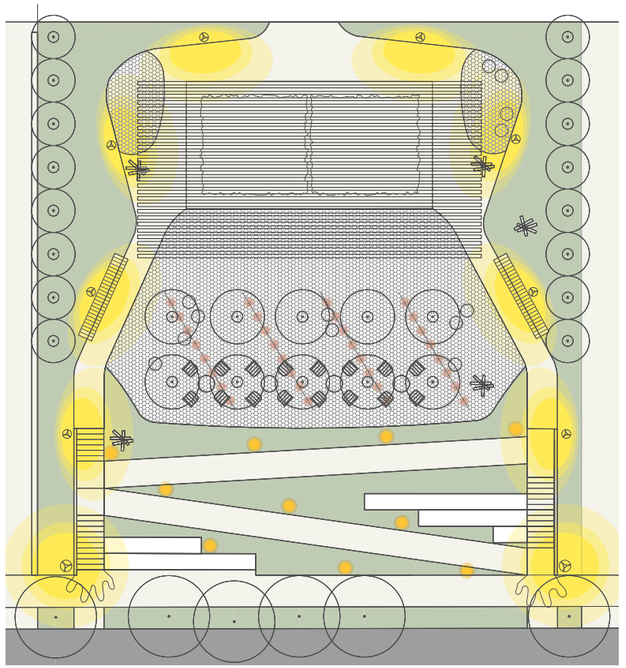
Permeable Concrete

Architectural Concrete

Community Landscapes | Hellbender Arts Space

LEGEND

- Light Pole
- Bollard
- Catenary Lighting



KEY FEATURES

- Bollard lighting illuminates pathways and the exterior of the central gathering space, while catenary lights are strung amongst the trees.

MATERIALS

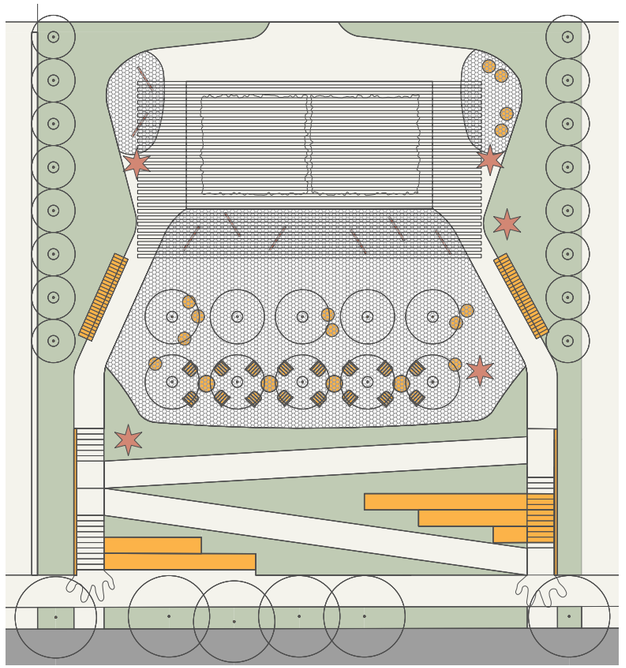
Bollard

Catenary Lighting

Community Landscapes | Hellbender Arts Space

LEGEND

- Engagement Art Pieces
- Seating & Tables



KEY FEATURES

- Moments of art activation are imagined to occur throughout the district, ranging from sculptural pieces that act as public seating to interactive chalkboard mural walls to flexible sculpture pads. Art is embedded into the landscape and provides social, emotional, and infrastructural benefits to the community.
- The Hellbender Arts Space functions as a gathering space and arts gallery, with opportunities for indoor and outdoor installation and exhibition space.

MATERIALS



Sculpture Pad


Exhibition Boards


Exhibition Boards


Plaza seating


Monumental Stair Blocks


Exhibition Plaza


Rotating Mural Station

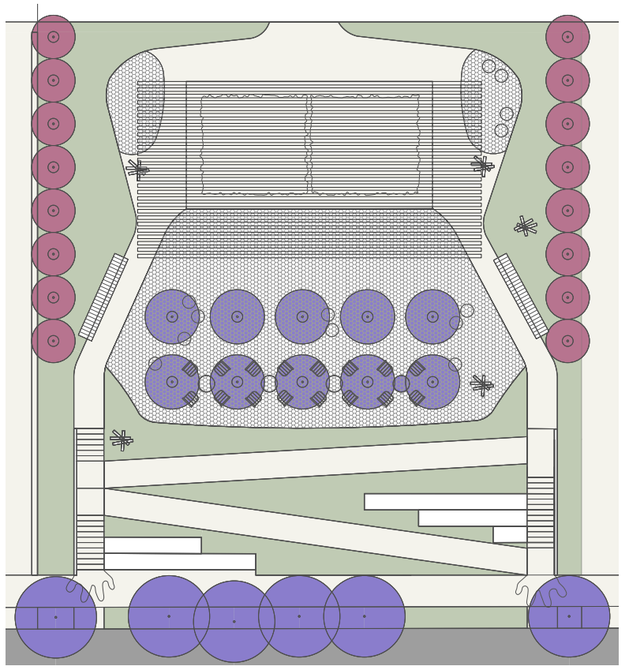
Colorful Furniture

Community Landscapes | Hellbender Arts Space

LEGEND

Canopy Shade Tree

Hedge/Buffer Tree



KEY FEATURES

- Tree type and locations were selected to provide shade, edible fruits, and beauty to the community landscapes.
- Native Missouri species are encouraged due to increased pollinator support and being well suited to the growing climate.

MATERIALS

Canopy Shade Tree

Hedge/Buffer Tree

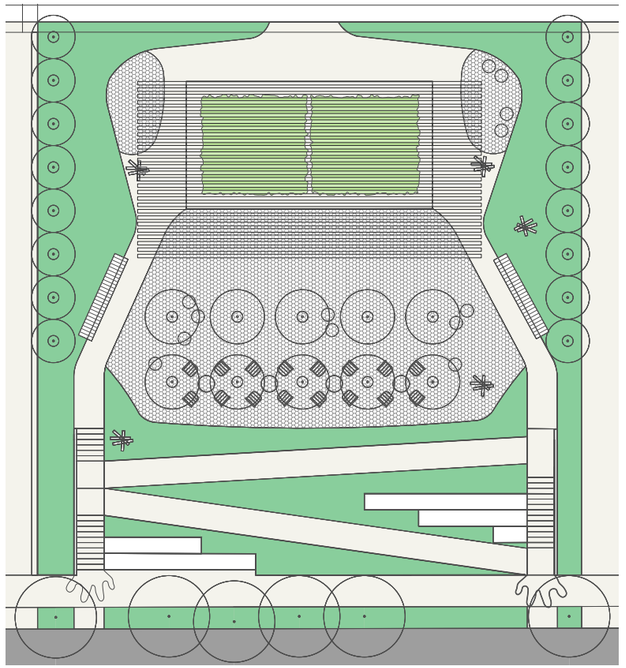
Hedge/Buffer Tree

Community Landscapes | Hellbender Arts Space

LEGEND

Native Buffer

Green Roof



KEY FEATURES

- Planting zones are designed to enhance experiential feel of the landscape parcels while respecting the privacy and security of adjacent neighbors. Native plantings encourage sense of place and lower long-term maintenance requirements, while a systematic application of rain gardens and bioswale provide permeability and stormwater capture capacity.

MATERIALS

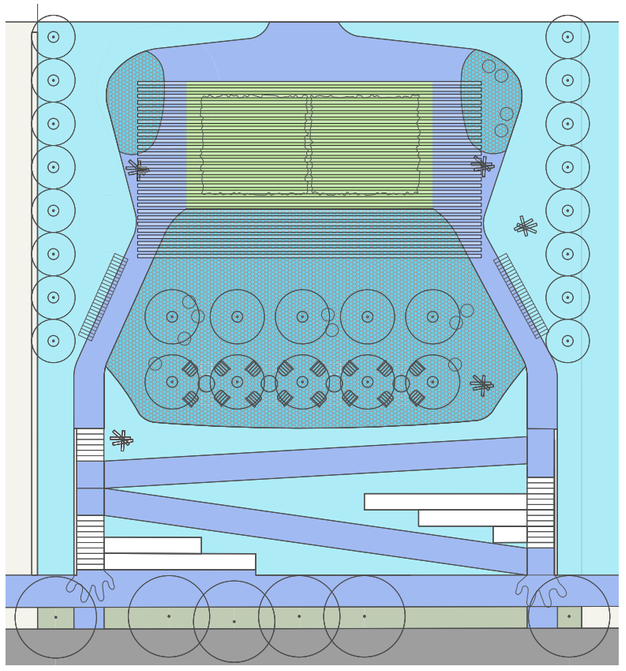
Native Buffer

Green Roof

Community Landscapes | Hellbender Arts Space

LEGEND

- Green Roof
- Amended Planting Soil
- Permeable Pavers
- Permeable Concrete



KEY FEATURES

- The vast majority of the ground surfaces of the Serpentine Circuit are permeable, allowing for maximal rainwater capture and reducing the amount of stormwater flow into the city combined sewer system. Built structures are equipped with green roofs to reduce stormwater runoff.

MATERIALS


Permeable Pavers


Amended Planting Soil


Permeable Concrete


Green Roof

Community Landscapes | Hellbender Arts Space

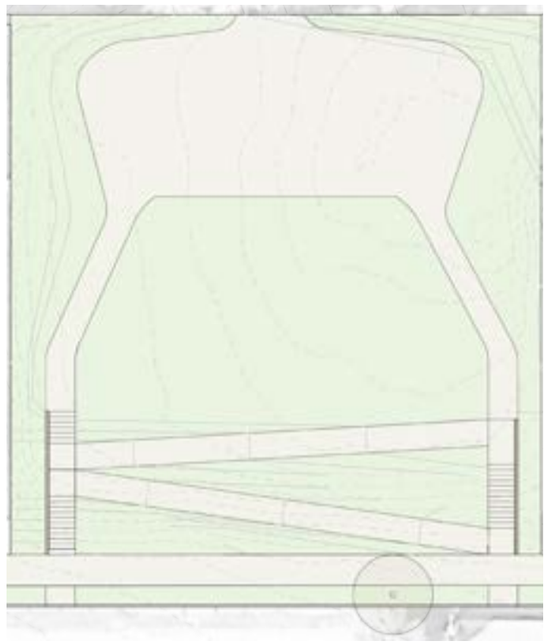
LANDSCAPE DESIGN PHASING OPTIONS

- Because of the challenging slope condition at 2817-19 Winnebago Street, the development of Hellbender Art Space can be phased as follows:

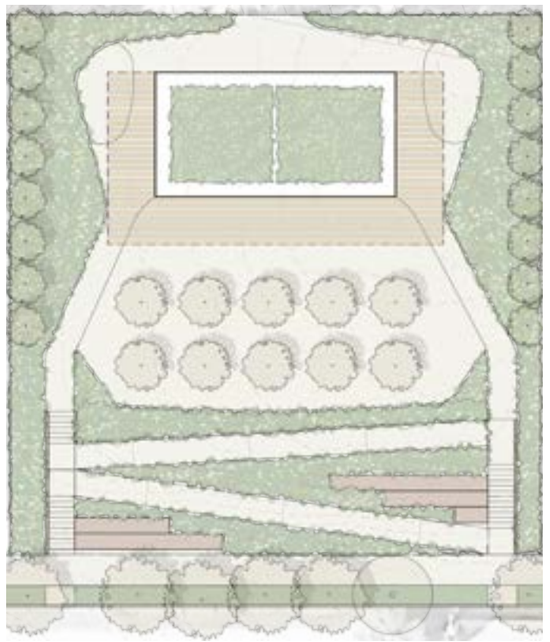
  - In Phase 1, the southern sloping hillside should be graded first, topping out at a regraded lawn (turf) area. An accessible path and stairs and ramps should then be added.

  - In Phase 2, the open air plaza and building can be constructed together. There are a number of possible configuration for this phase, which an be viewed on the next page of this document.

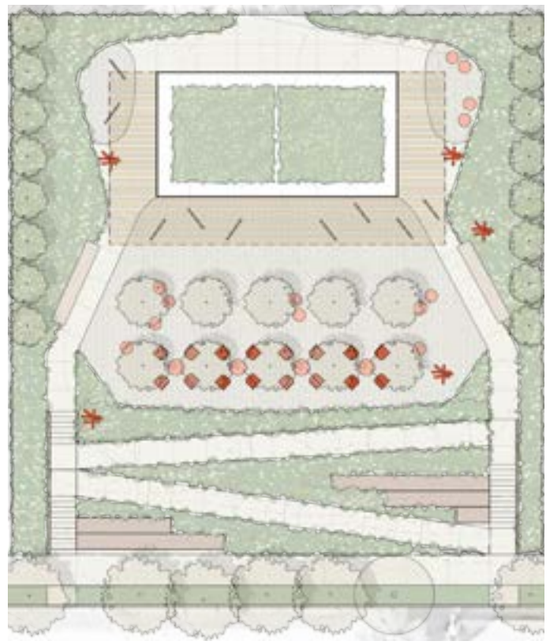
  - In Phase 3, the plaza can be completed and plantings, furnishings, and lighting may be installed.



Phase 1



Phase 2

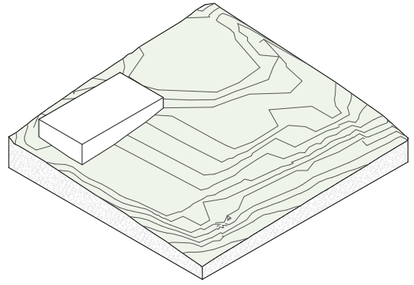


Phase 3

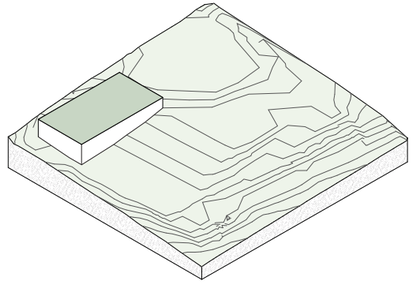
Community Landscapes | Hellbender Arts Space

CONCEPT 1

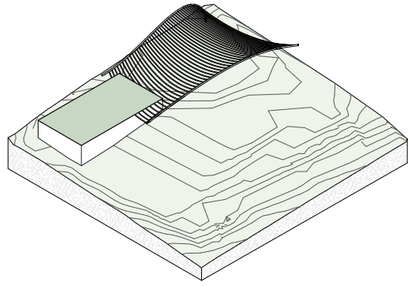
- In Concept 1, the Hellbender Arts Space building sits off-center and to the west of the site and partially burred within the site's topography.
- This option tucks the billing into the hillside, potentially minimizing its appearance from the street and reducing the challenges of building access from the lower street elevation.
- Concept 1-B adapts the building's roof into a green roof.
- Concept 1-C also includes a shade structure in order to create an outdoor gathering area that acts as an extension of the interior volume.



Concept 1 - A



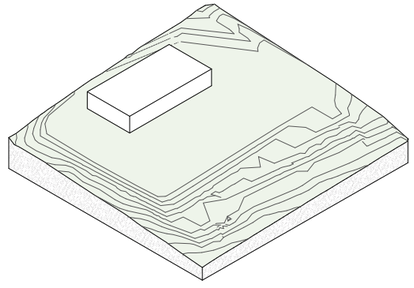
Concept 1 - B



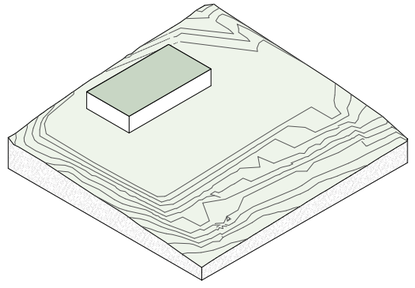
Concept 1 - C

CONCEPT 2

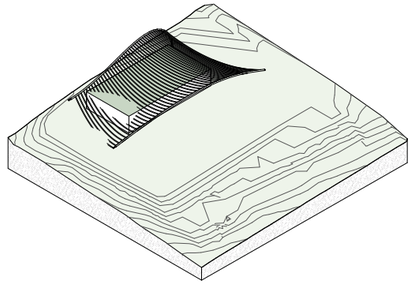
- In Concept 2, the Hellbender Arts Space building sits centered in the northern area of the site.
- The centralized location along the hilltop is a prominent location, however the setback from the street and single story layout of the building would keep it at an appropriate scale for the neighborhood, and would prevent the building from imposing on the surrounding residential properties.
- The elevation change from the street to the hilltop will present site design challenges (or opportunities) in terms of maintaining accessible circulation across the site and to the building.
- Concept 2-B adapts the building's roof into a green roof.
- Concept 2-C also includes a shade structure that sits over the building structure, providing shade to both the south plaza area and the green roof.



Concept 2 - A



Concept 2 - B



Concept 2 - C

KEY TAKEAWAYS

- The location and design of the Hellbender Arts Space structure will require further study. The building could be tucked into the slopes and offset to the western edge to have a less visible appearance, such as in Option 1 or it could sit lightly on the ground at a higher and central location such as in Option 2
- Due to the change in elevation from Winnebago on the south to the alley space on the north, activating the site in either Concept will likely require steps, and sloped walkways or ramps for accessibly.
- Concept 2 proposes a sloped walkway, steps, and street-facing amphitheater design along the southern end of the site for circulation, gathering and potential programing space.
- Site design for Concept 1 has not been explored, but due to the lower elevation of the building, the design would likely require a shorter walkway and fewer steps to reach the building. Additional walkways and stairs may however be required to continue to reach the and activate the higher areas of the site.
- An additional criteria which will need to be explored in either option, is the building and landscapes impact on surrounding properties.
- Any further design development of these structures should consider and avoid creating drainage issues, detrimental shade, or disruptive noise for the surrounding properties.

Streetscape Strategies

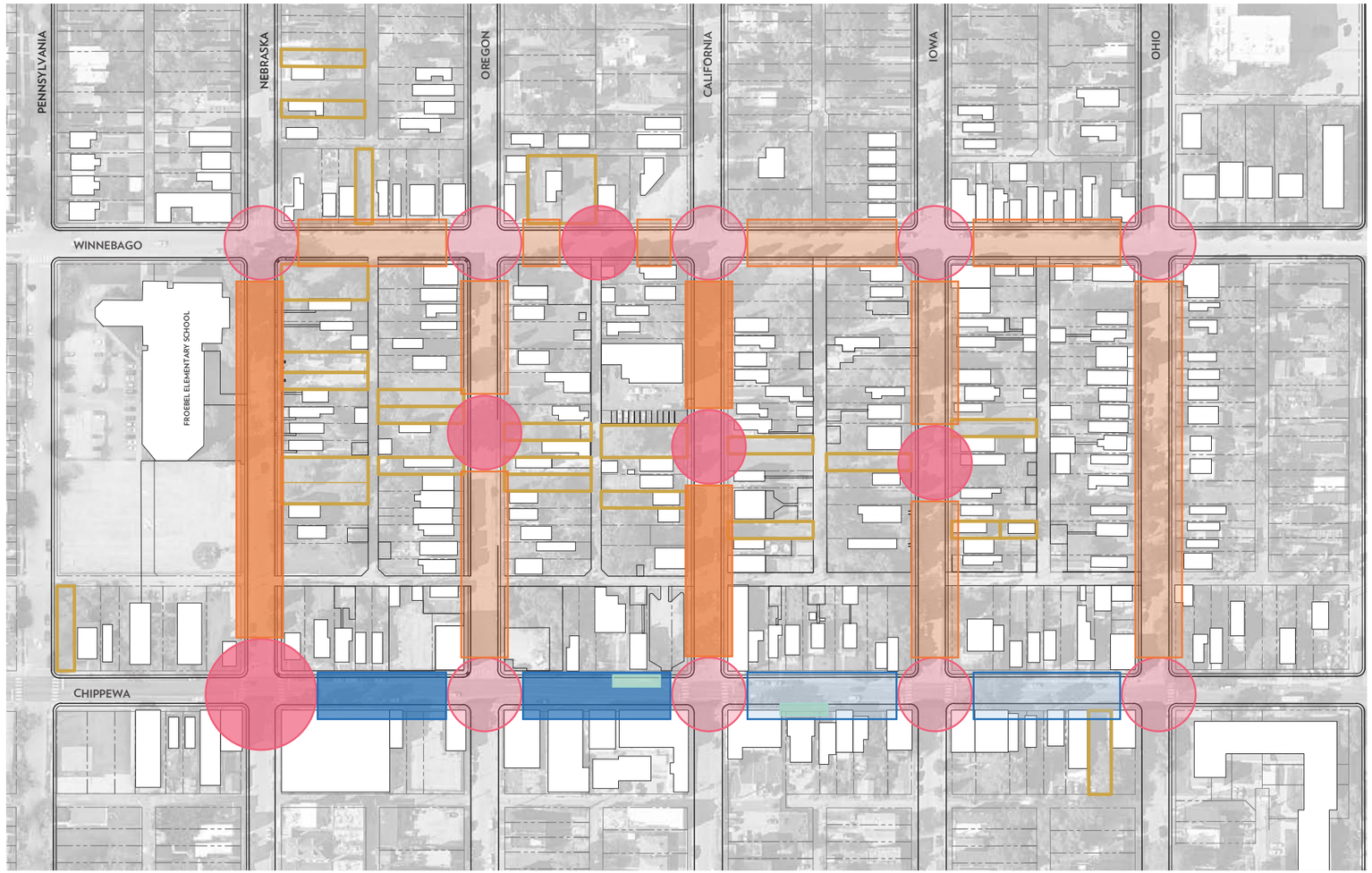
Streetscape Strategies

LEGEND

- API Parcels
- Typical Intersection
- Key Intersection
- Bus Station
- Typical Commercial Street
- Key Commercial Street
- Typical Residential Street
- Key Residential Street

KEY TAKEAWAYS

- The following pages indicate prospective stromwater green infrastructure that could be applied in the neighborhood. As public right-of-way improvements are outside the scope of API's jurisdiction, these strategies are simply recommendations, rather than full designs. Further design phases and development would be required for each recommended improvement.



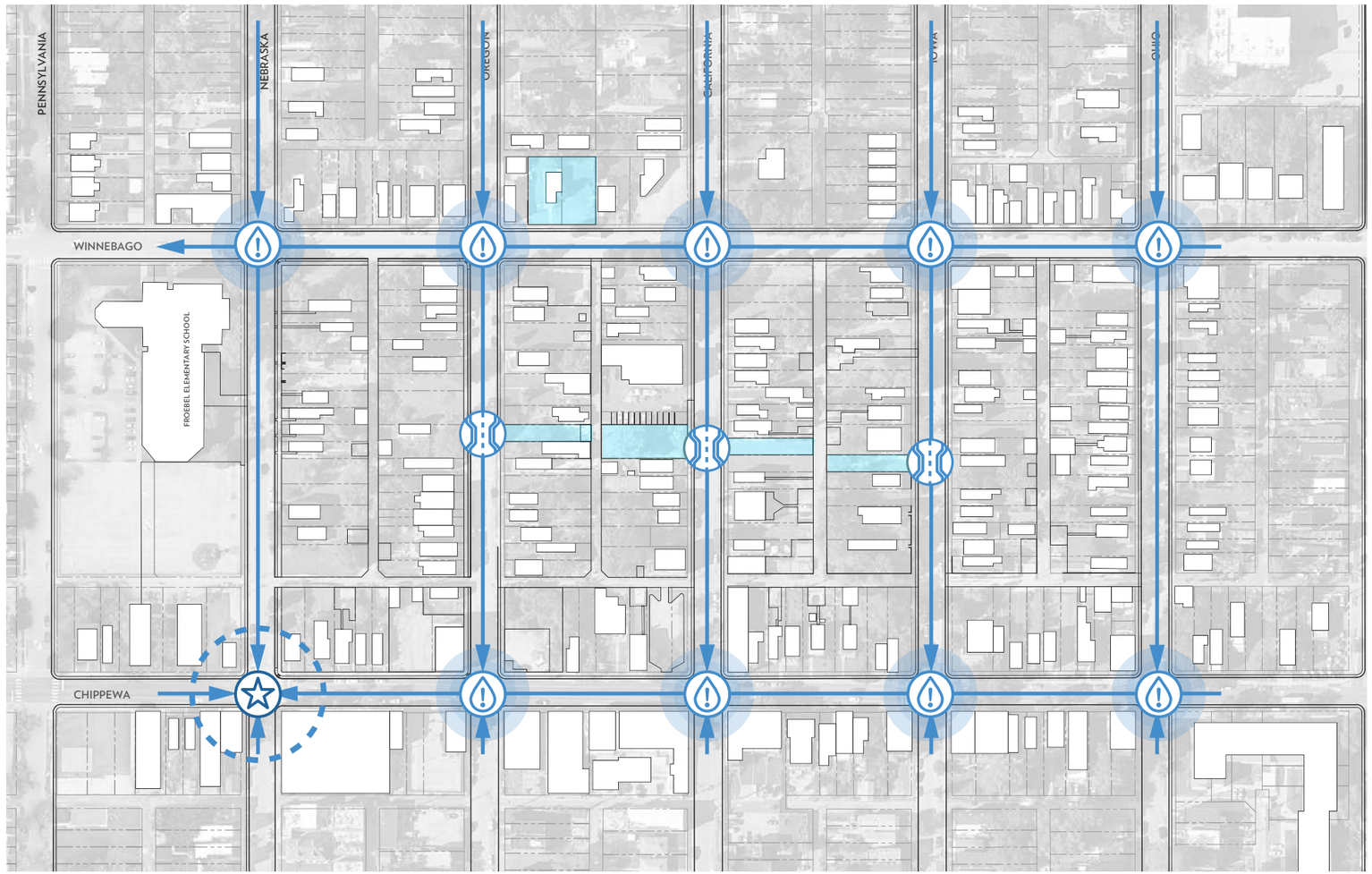
1" = 200'

0 100' 200' 400'

Streetscape Strategies

LEGEND

- Key Intersection Strategy
- Secondary Intersection Strategy
- Bumpout Raingarden
- Waterflow Direction
- Permeable / Vegetated Surface



1″ = 200′

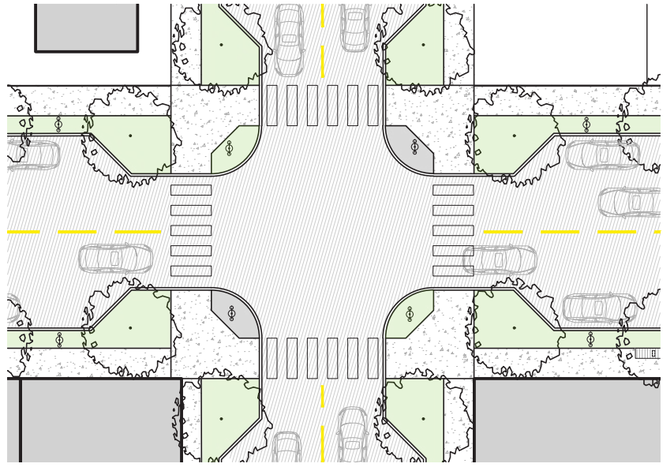
0 100′ 200′ 400′

KEY TAKEAWAYS

- Stormwater management is an integral part of landscape design and urban planning, and the *Block Dreams* masterplan is an opportunity to highlight how stormwater green infrastructure can be applied in the area in coming years. The intersection of Chippewa Street and Nebraska Avenue is a natural low point and has high value for integrating rain gardens and other permeable infrastructure; the remaining intersections in the district are also moments of high water flow, as stormwater in this area is funneled down streets into sewer inlets at intersections. Finally, the designs for API's private parcels include many stormwater green infrastructure strategies like rain gardens, bioswales, and permeable hardscapes.

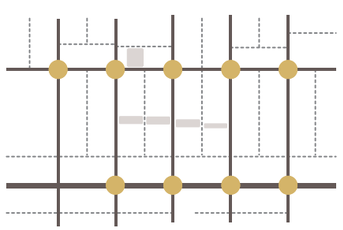
Streetscape Strategies

TYPICAL INTERSECTION



KEY TAKEAWAYS

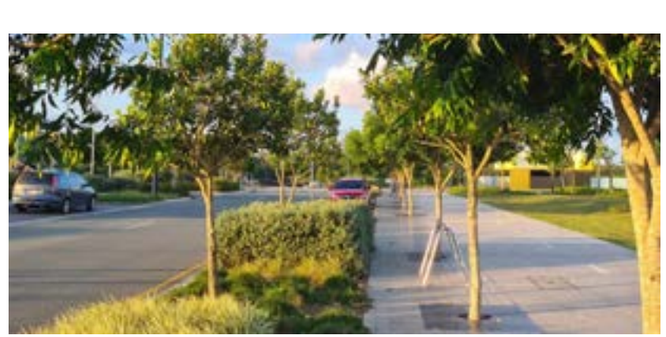
- This concept plan for a typical intersection introduces bump-outs with plantings and street trees. Bump-outs at the corners slow traffic, increase pedestrian visibility, and reduce the crossing distance for pedestrians. They also add space for planting beds - including green stormwater management strategies - and street trees while creating a more inviting and human-scaled urban landscape.



PLANTING

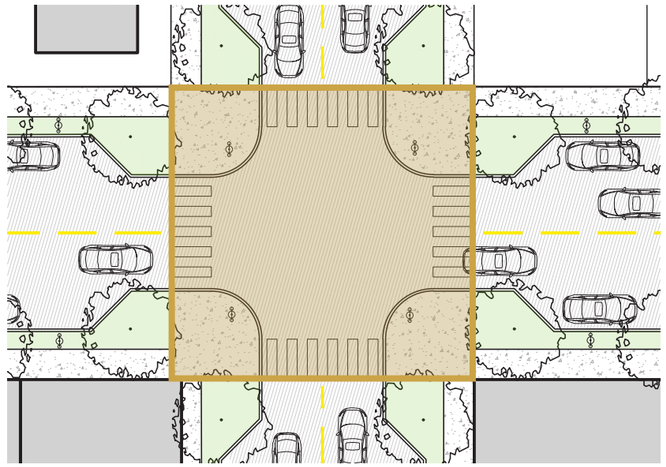
STREET TREES

BUMPOUT



Streetscape Strategies

KEY INTERSECTION

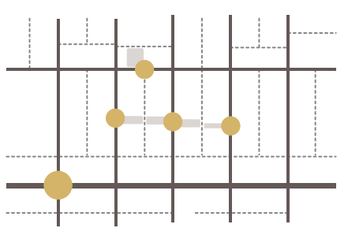


1" = 30'

0 15' 30' 60'

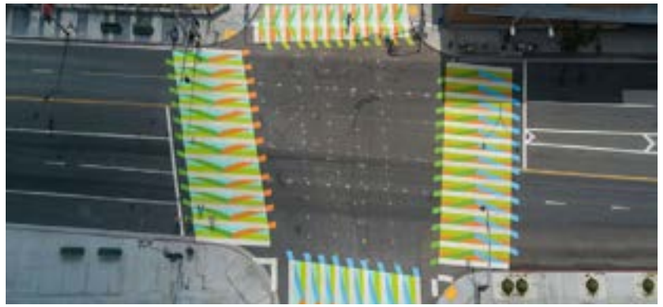
KEY TAKEAWAYS

- Key intersections feature painted roadway treatments as budget- and pedestrian-friendly infrastructure that highlights art's role in API's mission. Moments of community-driven cultural placemaking can occur through sculptures, wayfinding blades, and micro-plazas at and around these special moments in the neighborhood.

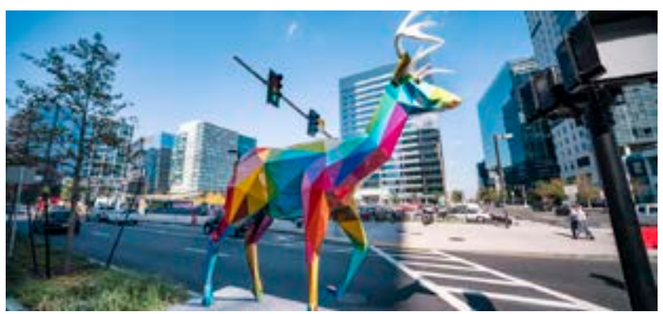


GROUND MURAL

CROSSWALK



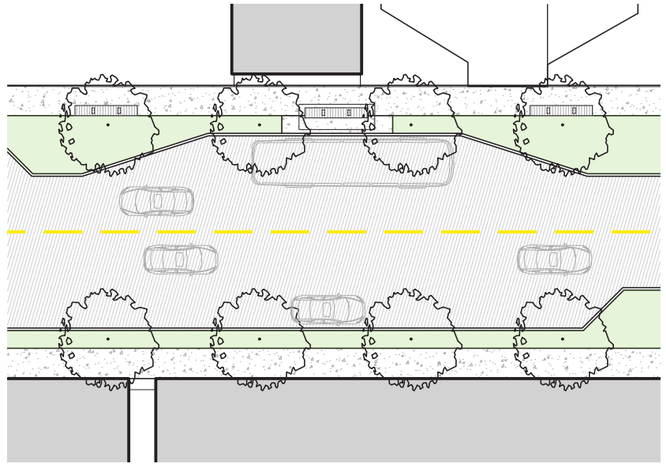
SCULPTURE



WAYFINDING BLADE

Streetscape Strategies

BUS STATION



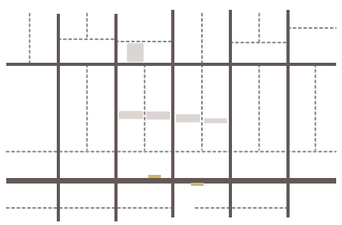
BUS SHELTER

BUMPOUT

SEATING

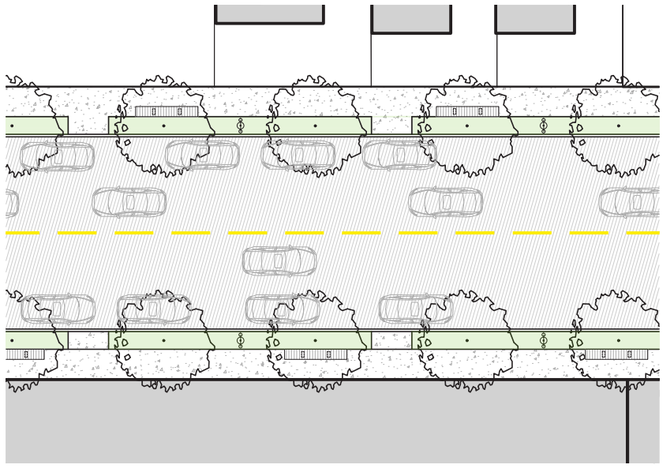
KEY TAKEAWAYS

- Proposed bus stations at Chippewa's existing bus stops introduce community-crafted bus shelters that provide moments of placemaking, pedestrian safety and comfort at bus stops. Bus bump-outs in the road enhances the overall functionality of the streetscape, improve accessibility and usability for passengers.



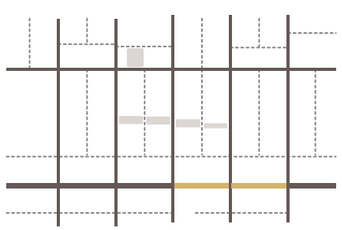
Streetscape Strategies

TYPICAL COMMERCIAL STREET



KEY TAKEAWAYS

- A typical commercial street proposes street trees, engaging pavement for pedestrians, bicycle racks, and public seating. Street trees provide critical shade for the neighborhood, while new pavements and seating options signal that this is a place for staying and show intentionality and care in the neighborhood's design. Finally, pedestrian-scale lighting is introduced to improve night-time visibility and safety, all while adding vibrancy to the streetscape.



PLANTING STREET TREES

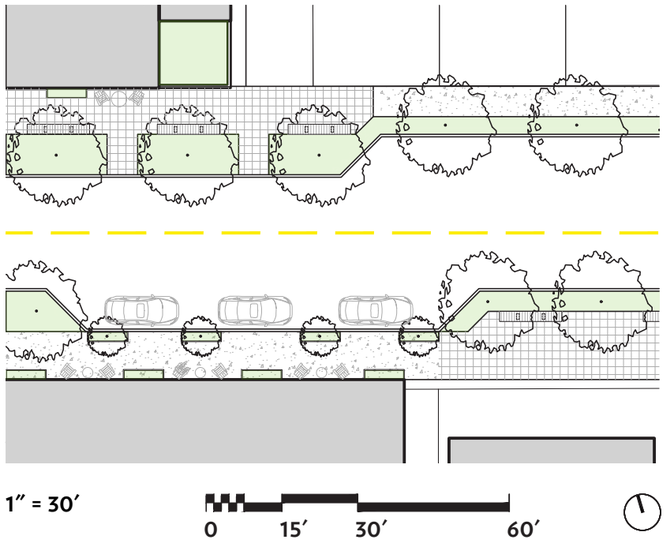
STREET PAVEMENT

BIKE RACK

SEATING

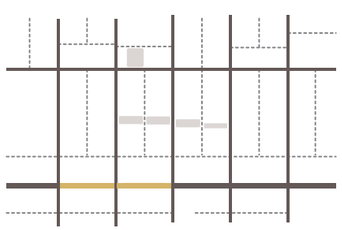
Streetscape Strategies

KEY COMMERCIAL STREET



KEY TAKEAWAYS

- This concept plan for a commercial street incorporates vibrant elements to create an artistic and engaging atmosphere. The design includes street trees and planters, colorful and patterned pavement, and efficient stormwater management. Pedestrian sidewalks are extended to provide more public seating area as needed. Seating areas and artistic lighting fixtures are strategically placed to enhance both functionality and aesthetics. These features work together to create a lively, visually stimulating environment that attracts pedestrians and promotes vibrant commercial activity.



PLANTING

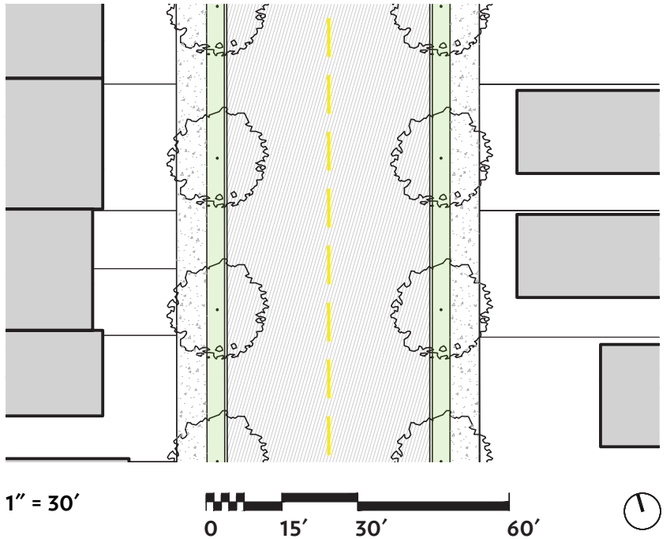
STREET PAVEMENT

STORMWATER MANAGEMENT

SEATING & LIGHTING

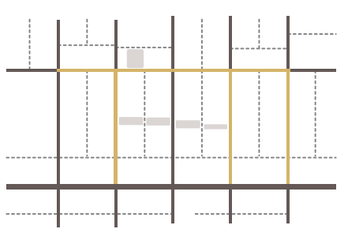
Streetscape Strategies

TYPICAL RESIDENTIAL STREET



KEY TAKEAWAYS

- This concept plan for a typical residential street proposes large street trees that provide shade and cooling effects for the neighborhood. Pavement designs encourage a sense of intentionality and care for pedestrians. In addition, green stormwater management infrastructure is integrated to reduce the flow of water to the city sewers and contribute to a more resilient neighborhood for future weather events.



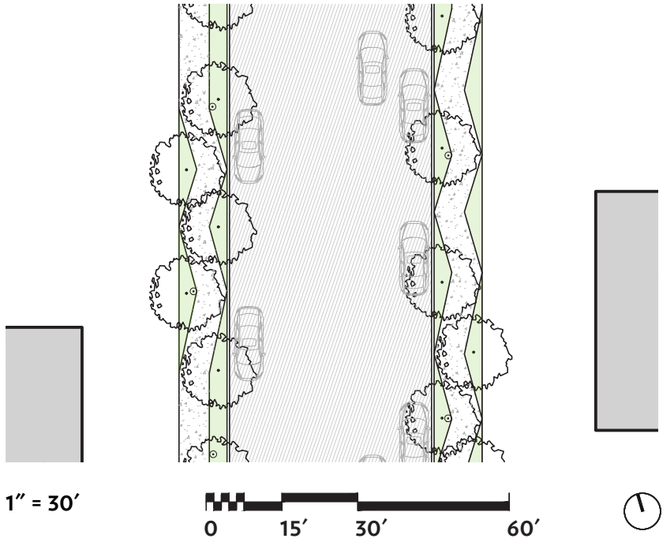
PLANTING STREET TREES

PAVEMENT

STORMWATER MANAGEMENT

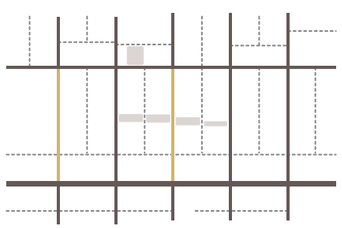
Streetscape Strategies

KEY RESIDENTIAL STREET



KEY TAKEAWAYS

- This concept design for a key residential street proposes bold and unique pavement designs that add artistic human-scale elements to the overall streetscape and promote sense of place. Artistic and pedestrian-sensitive lighting improves night-time visibility and safety. Street trees provide shade and cooling effects for the neighborhood.

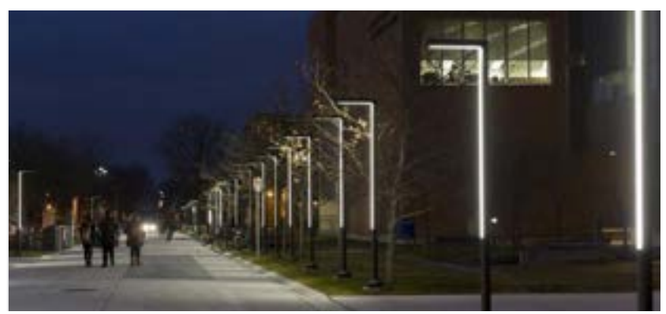


PLANTING STREET TREES

PAVEMENT

STORMWATER MANAGEMENT

LIGHTING

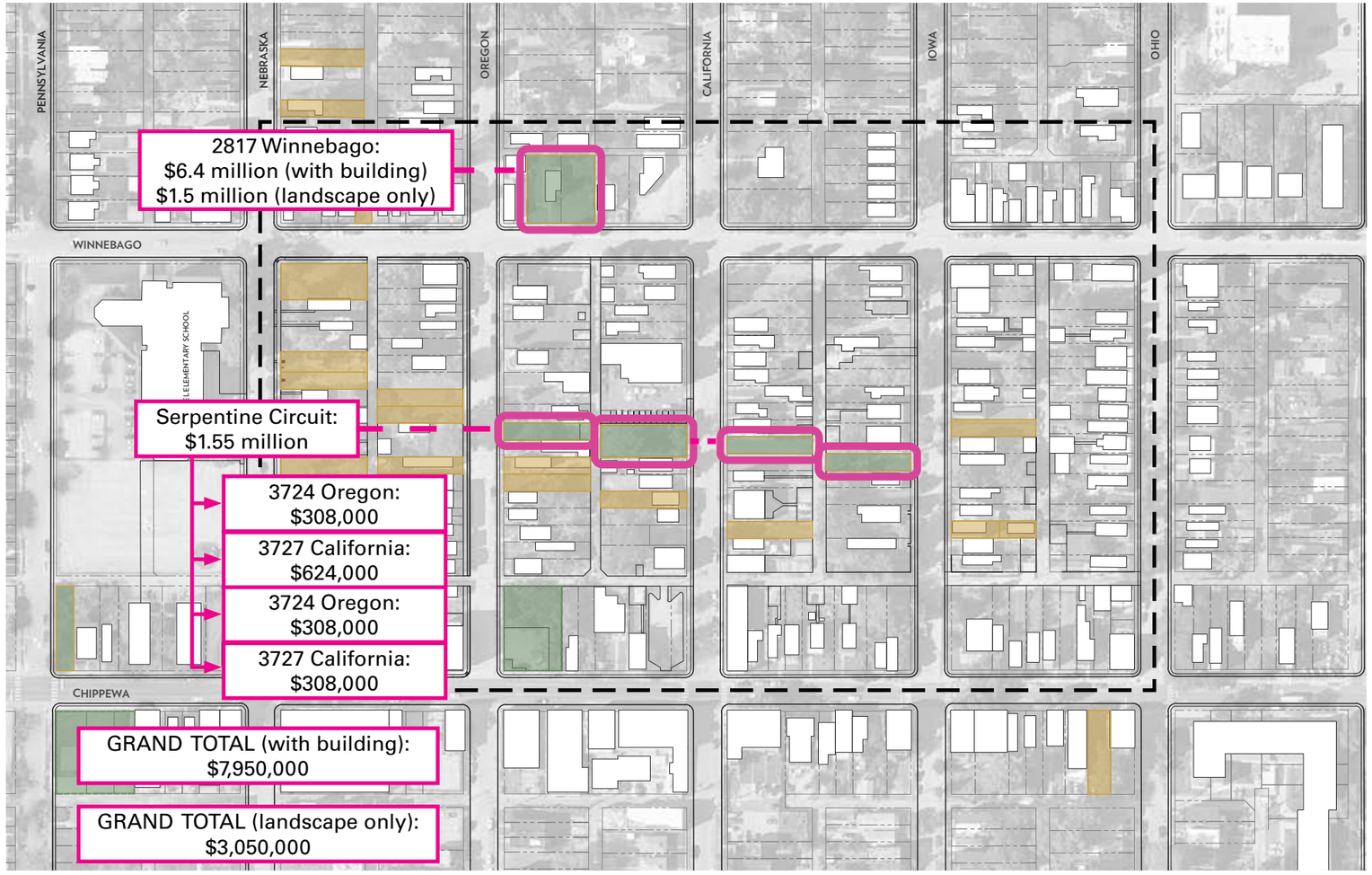


Phasing & Cost Estimate

Community Green Space

KEY TAKEAWAYS

- Cost estimate based on dollars/square foot from precedent Arbolope projects of similar development intensity.
- Costs per parcel include ROW improvements in areas adjacent to API green space parcels (traffic bumpouts, crossings, alley improvements).



Community Green Space

KEY TAKEAWAYS

- API can utilize certain strategies for temporary development of spaces that will eventually become community landscapes or artist residences. These strategies are relatively affordable, temporary, low-maintenance, and indicate stewardship and community improvement for the neighborhood.
- Some strategies are applicable for both future green spaces and future residences, but some are only applicable for green spaces.

SUNFLOWER FIELD

- Low-Cost
- High Visual Impact
- Will require maintenance

NATIVE GRASS MIX

- Low-Cost
- Support local ecologies
- Stormwater management
- Will require maintenance until established

TEMPORARY TREE NURSERY

- Can donate trees to neighbors when development occurs
- Will require watering and moderate maintenance
- Contribute towards greening the neighborhood beyond API parcels

ARTISTIC FENCE

- Low-Cost
- High Visual Impact
- Fence may create undesired sense of exclusivity

SCULPTURE PADS

- Introduce art immediately
- May require higher initial investment
- Not appropriate for future residence parcels

TEMPORARY MULCH/MOWED PATH

- Establish pathway before rest of parcel is developed
- May not be enough of a statement
- Not appropriate for future residence parcels

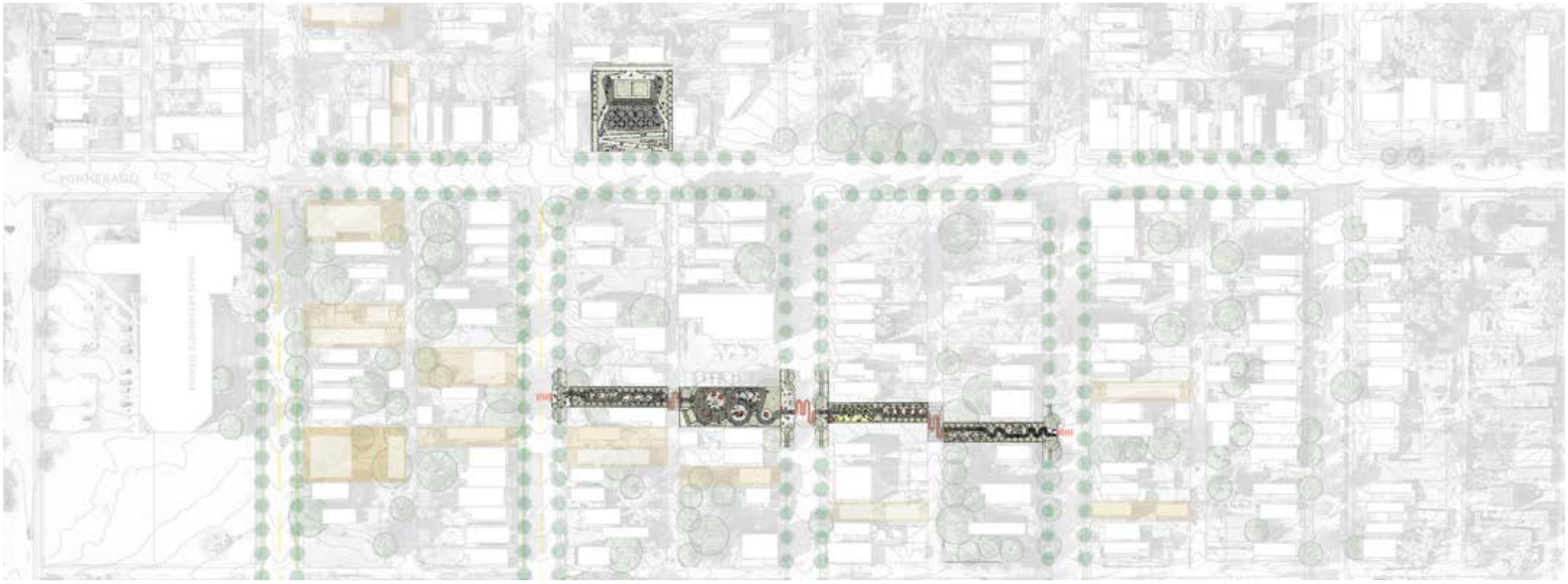
Architectural Standards & Recommendations

City Approval Process

SECTION GOAL

This section provides an overview of the steps that API will undergo to reach approval from all necessary parties for construction. As the team continues to meet with relevant city agencies, this will be updated.

Context Analysis



SECTION GOAL

This section provides context analysis of each street in the Block Dreams project boundary. The requirements of Section 106 are reliant on the existing conditions of the surrounding street. The following pages show how analysis of building forms on a street in elevation and plan set up certain characteristics (i.e. height, materials, fenestration, and details on the primary facade) with which new designs should be compatible. Each street has a collage of building elevations and parcel photos as well as a parcel map. Translucent massing provides one concept (though there are more possibilities) for what could be built when considering what the existing context encourages, or does not encourage, for new development. For additional site and building analysis, refer to Site Analysis pages in the Appendix.

Context Analysis

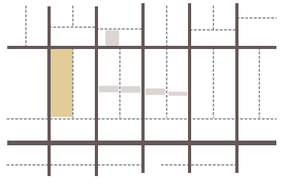
LEGEND

- (E) 2-Story Roof Datum
- (D) 1-Story Roof Datum
- (C) Level 2 Datum
- (B) Level 1 Datum
- (A) Baseline
- Future API Home

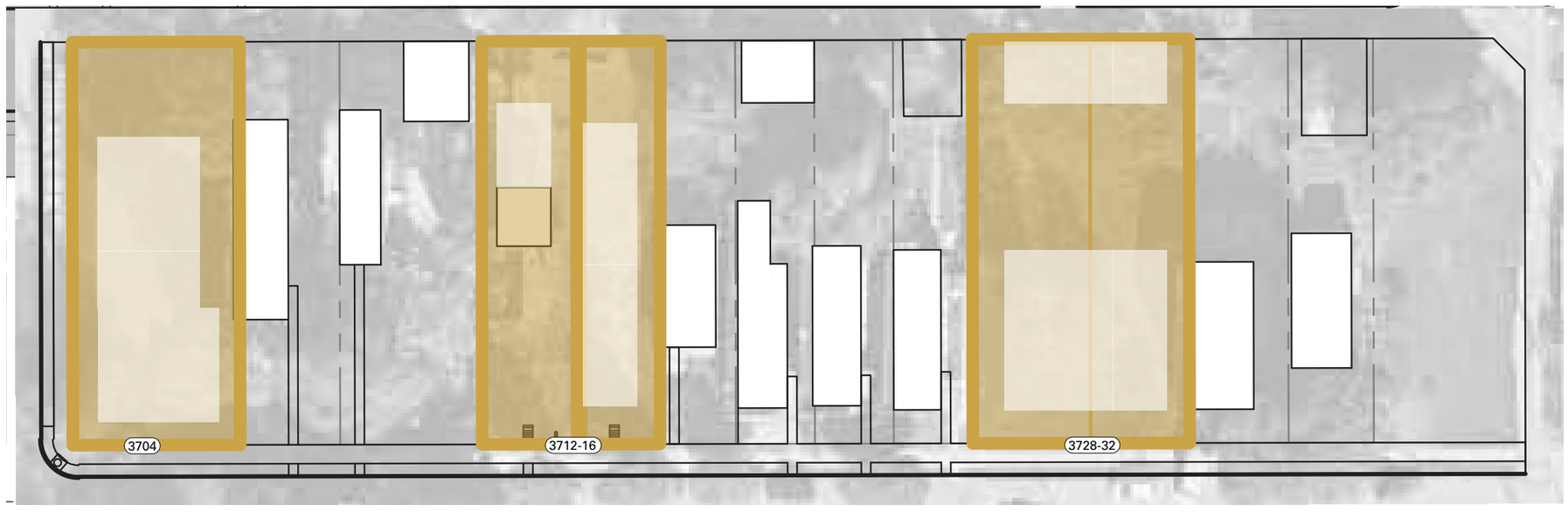
KEY OBSERVATIONS

- Predominately one and two-story houses.
- Mostly flat roofs, no dormers.
- Strong street wall created at the middle of the block.
- Infill development should follow the street wall as shown through the transparent potential building footprints.
- Refer to Site Analysis pages in the Appendix for more detailed information on existing buildings.

KEY PLAN



NEBRASKA AVE (EAST)



1" = 40'

0 20' 40' 80'

Context Analysis

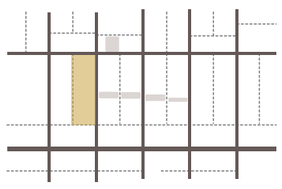
LEGEND

- Ⓔ 2-Story Roof Datum
- Ⓓ 1-Story Roof Datum
- Ⓒ Level 2 Datum
- Ⓑ Level 1 Datum
- Ⓐ Baseline
- Future API Home

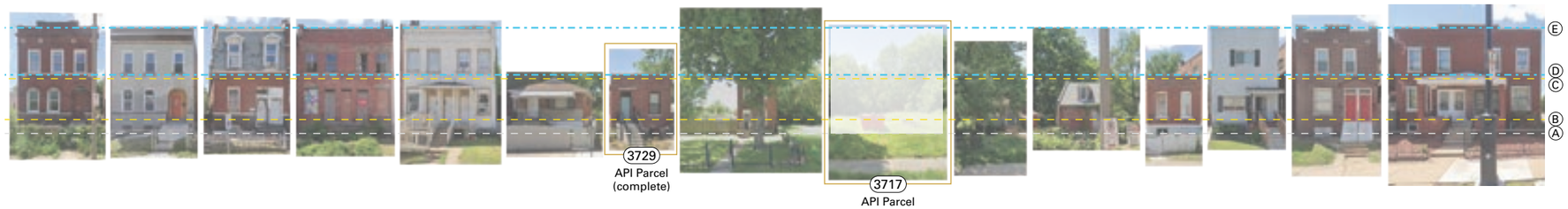
KEY OBSERVATIONS

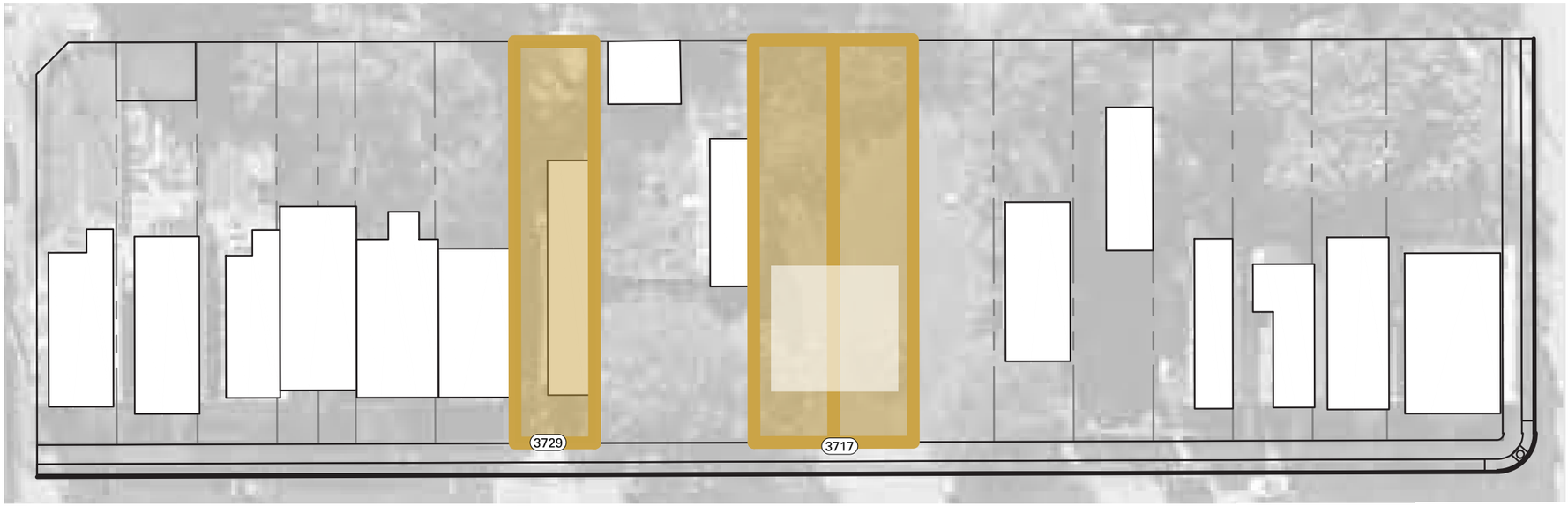
- Mix of one- and two-story buildings with flat roofs, as well as some gable and mansard roofs.
- Strong street wall at either end of the block, but a larger setback at the center of the block around parcel 3717.
- Several wider, originally multi-family houses, some even sharing party walls and extending the entire width of their parcel.
- Refer to Site Analysis pages in the Appendix for more detailed information on existing buildings.

KEY PLAN



OREGON AVE (WEST)





1" = 40'

0 20' 40' 80'

Context Analysis

BUILDING FORM ASSESSMENT BY STREET: OREGON

LEGEND

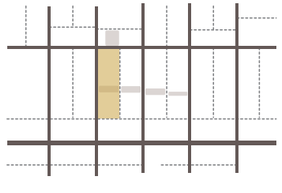
- (F) - - - - 3-Story Roof Datum
- (E) - - - - 2-Story Roof Datum
- (D) - - - - 1-Story Roof Datum
- (C) - - - - Level 2 Datum
- (B) - - - - Level 1 Datum
- (A) - - - - Baseline

Future API Home

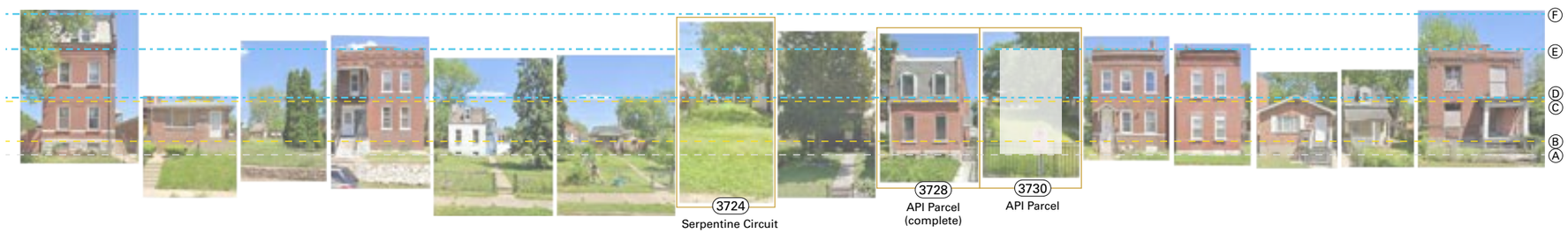
KEY OBSERVATIONS

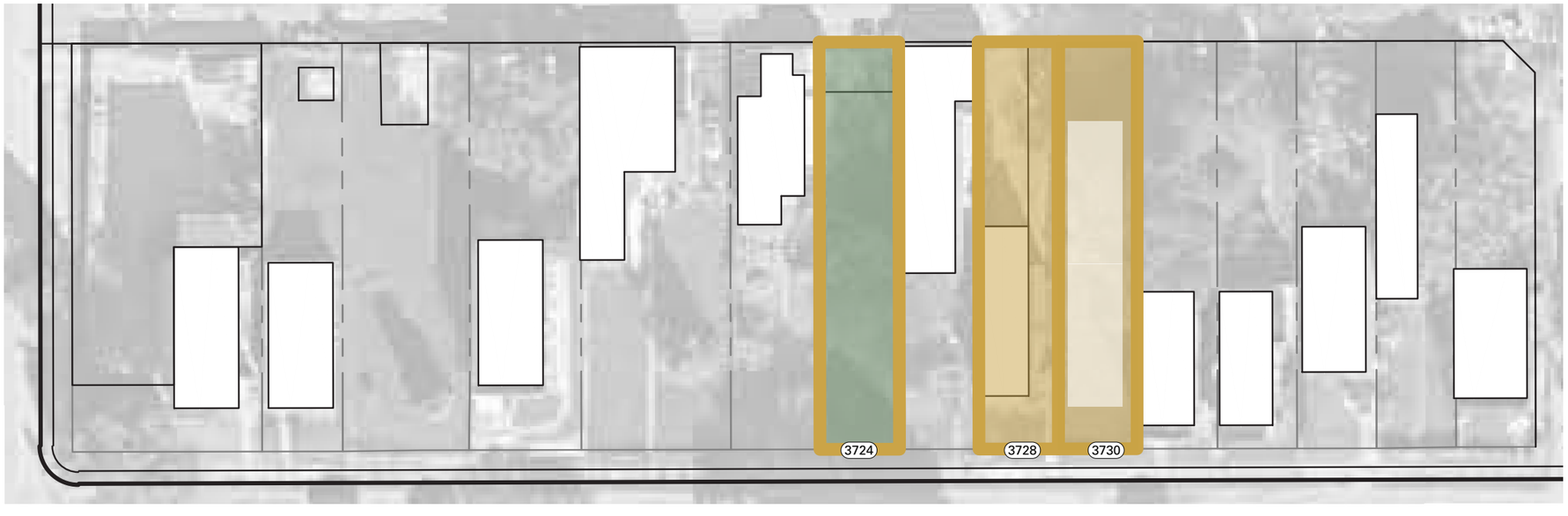
- Three-story building on the corner of Oregon and Winnebago.
- Predominately flat roofs with some gable and mansard roofs as well.
- Variation in setbacks from the street.
- Refer to Site Analysis pages in the Appendix for more detailed information on existing buildings.
- Refer to green space concept design pages for more information about the Serpentine Circuit parcel.

KEY PLAN



OREGON AVE (EAST)





1" = 40'

0 20' 40' 80'

Context Analysis

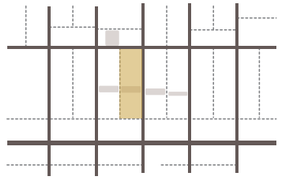
LEGEND

- Ⓔ 2-Story Roof Datum
- Ⓓ 1-Story Roof Datum
- Ⓒ Level 2 Datum
- Ⓑ Level 1 Datum
- Ⓐ Baseline

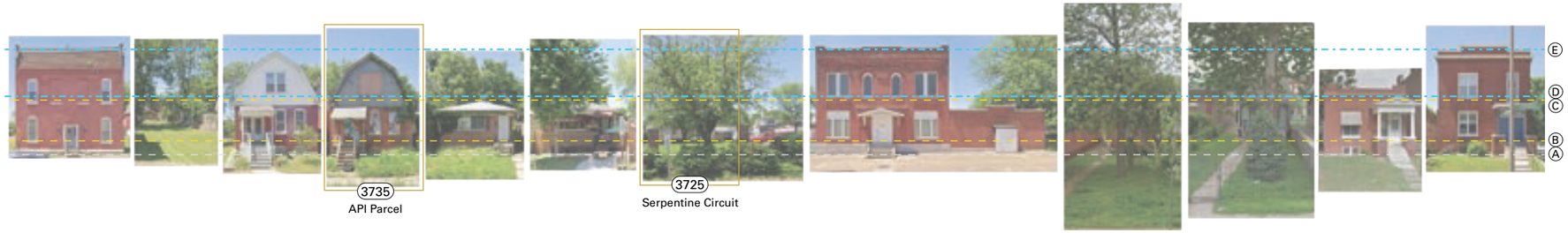
KEY OBSERVATIONS

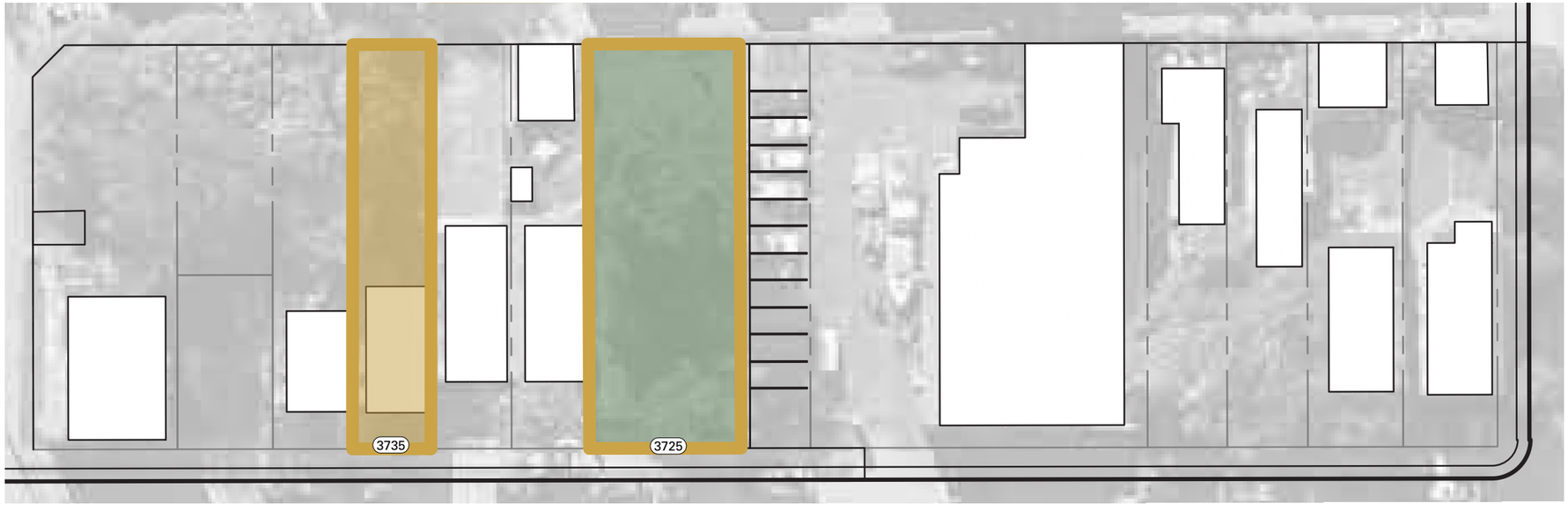
- 3735 California is one of the only gambrel-front houses in the Block Dreams boundary.
- Mix of one-, one-and-a-half-, and two-story buildings.
- 3725 California sits beside the former Ecclesiastical Art Institute, one of the only non-residential buildings within the north/south blocks.
- Refer to Site Analysis pages in the Appendix for more detailed information on existing buildings.
- Refer to green space concept design pages for more information about the Serpentine Circuit parcel.

KEY PLAN



CALIFORNIA AVE (WEST)





1" = 40'

0 20' 40' 80'

Context Analysis

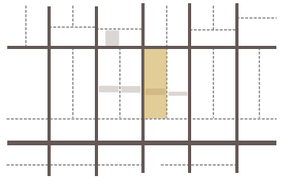
LEGEND

- Ⓔ - - - - 2-Story Roof Datum
- Ⓓ - - - - 1-Story Roof Datum
- Ⓒ - - - - Level 2 Datum
- Ⓑ - - - - Level 1 Datum
- Ⓐ - - - - Baseline
- Future API Home

KEY OBSERVATIONS

- 3726 California is adjacent to two-story, two-bay townhouses.
- Mix of one-, one-and-a-half, and two-story buildings.
- Strong street wall that is only broken at the center of the block.
- Refer to Site Analysis pages in the Appendix for more detailed information on existing buildings.
- Refer to green space concept design pages for more information about the Serpentine Circuit parcel.

KEY PLAN



CALIFORNIA AVE (EAST)

1" = 40'

0 20' 40' 80'

Context Analysis

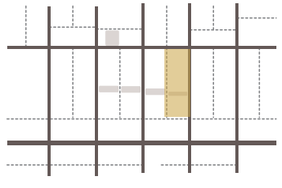
LEGEND

- Ⓕ 3-Story Roof Datum
- Ⓔ 2-Story Roof Datum
- Ⓓ 1-Story Roof Datum
- Ⓒ Level 2 Datum
- Ⓑ Level 1 Datum
- Ⓐ Baseline

KEY OBSERVATIONS

- Mostly two-story buildings.
- Consistent setback (one outlier).
- Refer to Site Analysis pages in the Appendix for more detailed information on existing buildings.
- Refer to green space concept design pages for more information about the Serpentine Circuit parcel.

KEY PLAN



IOWA AVE (WEST)

1" = 40'

0 20' 40' 80'

Context Analysis

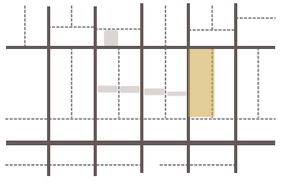
LEGEND

- Ⓕ 3-Story Roof Datum
- Ⓔ 2-Story Roof Datum
- Ⓓ 1-Story Roof Datum
- Ⓒ Level 2 Datum
- Ⓑ Level 1 Datum
- Ⓐ Baseline
- Future API Home

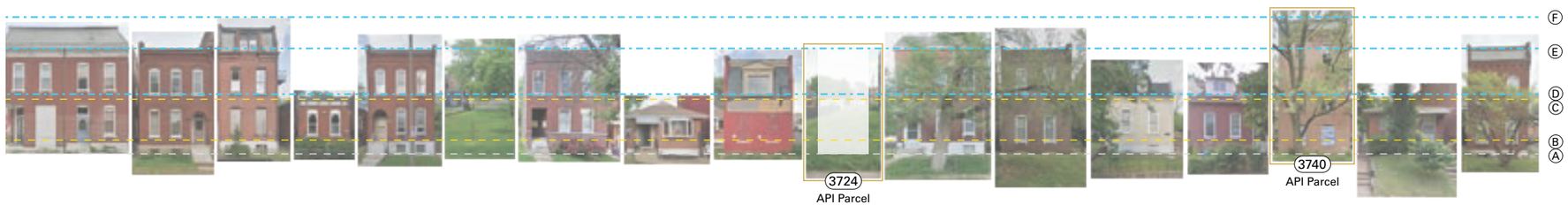
KEY OBSERVATIONS

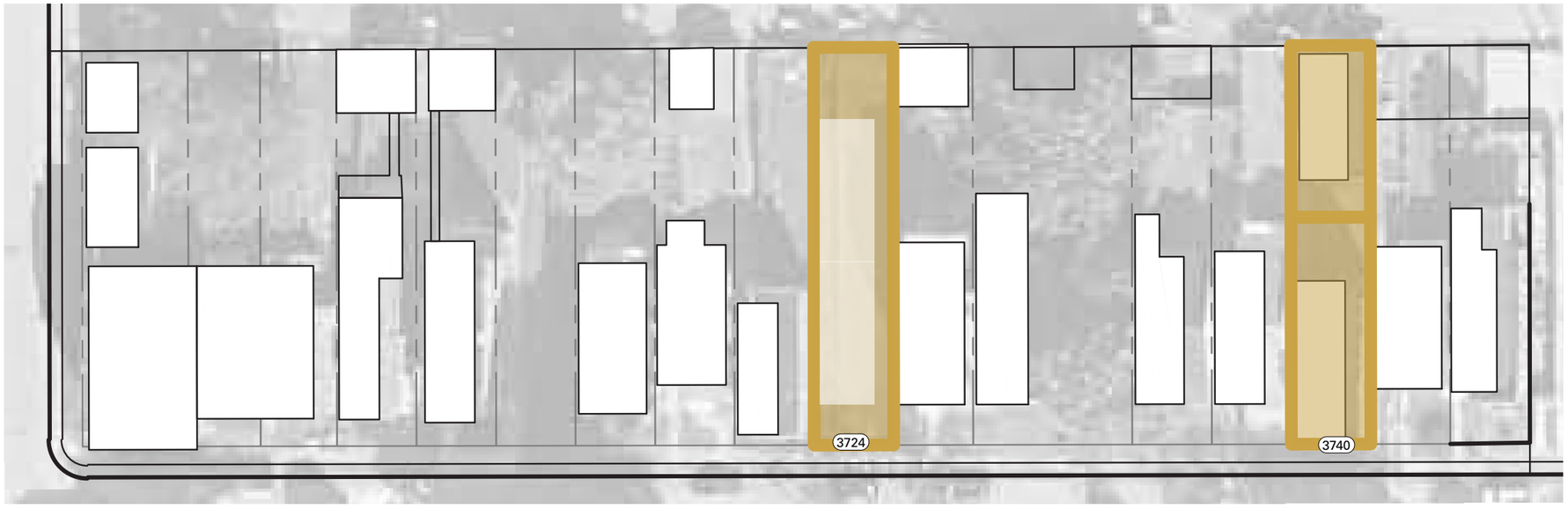
- Predominately two-story buildings.
- Two-three bay facades.
- Strong street wall established.
- Refer to Site Analysis pages in the Appendix for more detailed information on existing buildings.

KEY PLAN



IOWA AVE (EAST)





1" = 40'

0 20' 40' 80'

Context Analysis

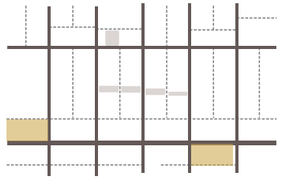
LEGEND

- Ⓕ 3-Story Roof Datum
- Ⓔ 2-Story Roof Datum
- Ⓓ 1-Story Roof Datum
- Ⓒ Level 2 Datum
- Ⓑ Level 1 Datum
- Ⓐ Baseline
- Future API Home

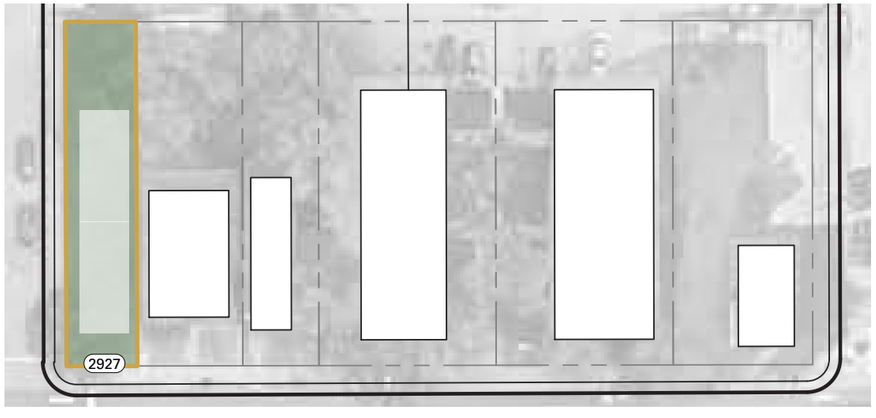
KEY OBSERVATIONS

- All over one story tall.
- Mix of residential and commercial uses, with storefronts on the first level.
- Frontages barely step back from the property line at the street, if at all.
- Refer to Site Analysis pages in the Appendix for more detailed information on existing buildings.

KEY PLAN

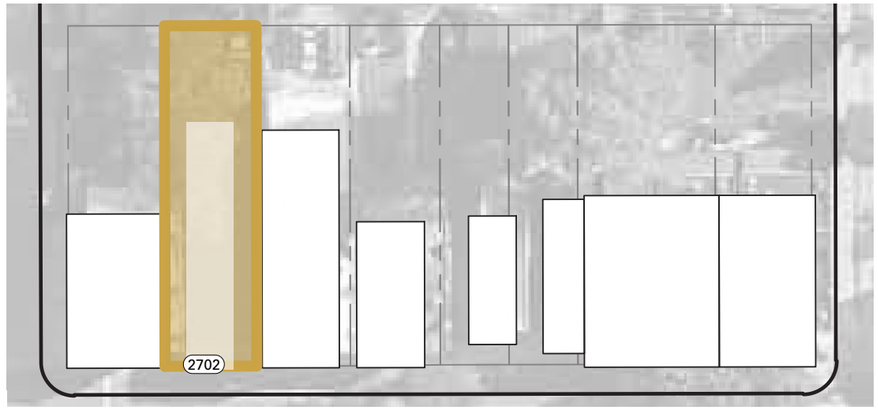


CHIPPEWA ST
(NORTH SIDE BETWEEN NEBRASKA & PENNSYLVANIA)



1" = 30'

CHIPPEWA ST
(SOUTH SIDE BETWEEN IOWA & OHIO)



0 30' 60' 120'

Context Analysis

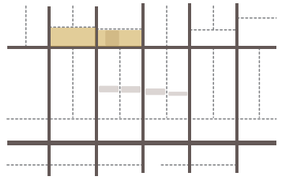
LEGEND

- Ⓕ 3-Story Roof Datum
- Ⓔ 2-Story Roof Datum
- Ⓓ 1-Story Roof Datum
- Ⓒ Level 2 Datum
- Ⓑ Level 1 Datum
- Ⓐ Baseline
- Future API Home

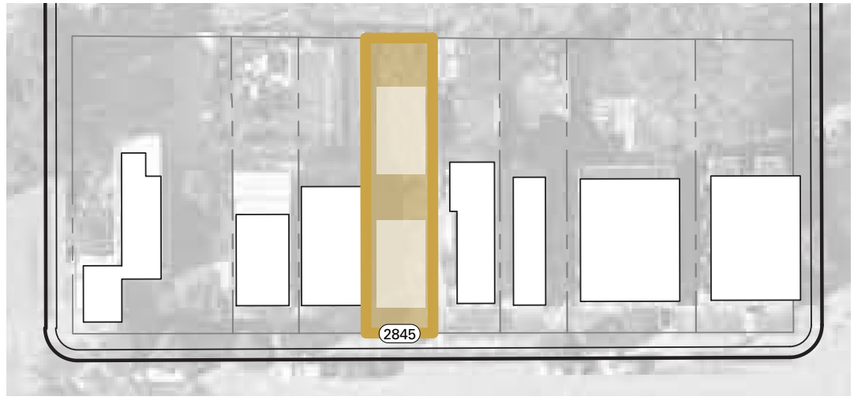
KEY OBSERVATIONS

- One-story, one-and-a-half-story, and two-story buildings.
- Commercial building on the corner of Winnebago St and California Ave.
- Steep grade changes due to potential mound site positions API parcels higher than other buildings on the block.
- 2846 Winnebago's block includes multiple multi-family residences.
- Refer to Site Analysis pages in the Appendix for more detailed information on existing buildings.
- Refer to green space concept design pages for more information about the Serpentine Circuit parcel.

KEY PLAN

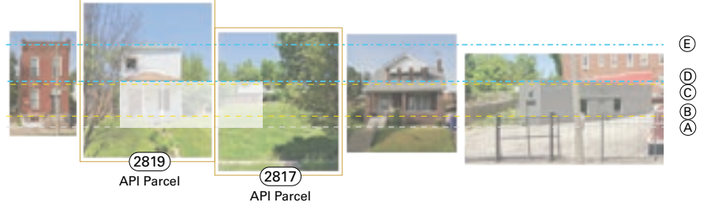


WINNEBAGO ST
(NORTH SIDE BETWEEN NEBRASKA & OREGON)



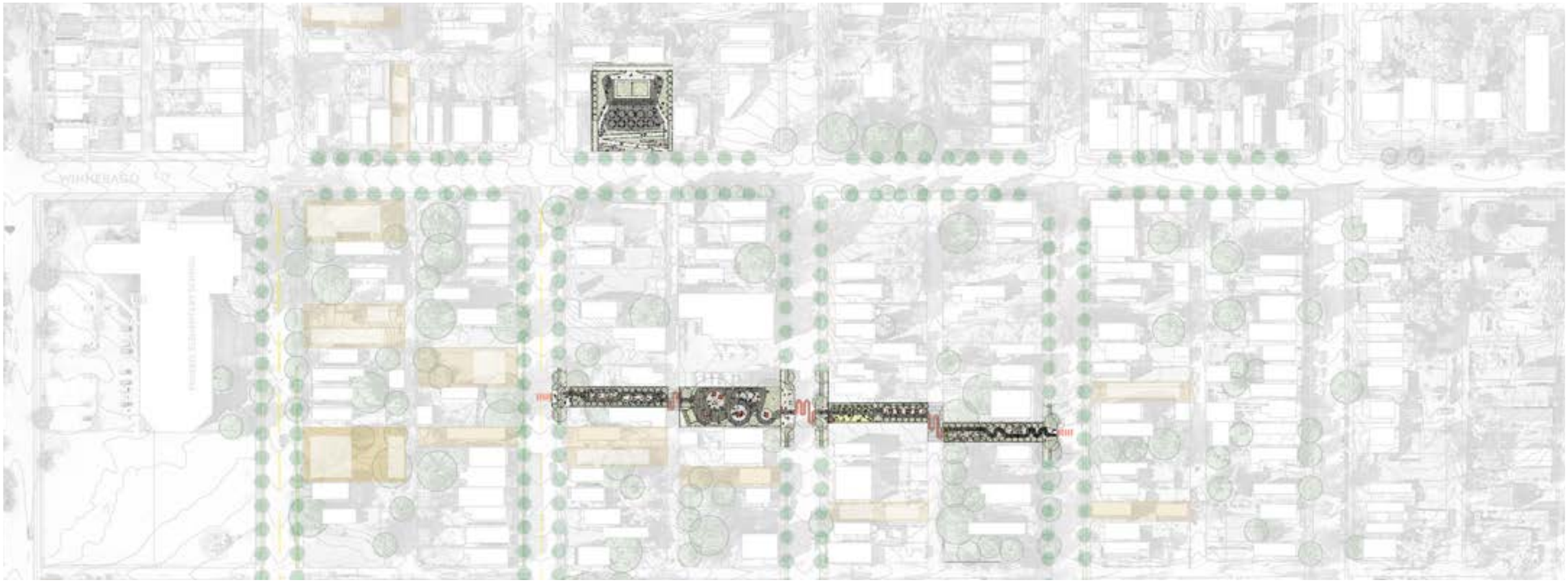
1" = 30'

WINNEBAGO ST
(NORTH SIDE BETWEEN OREGON & CALIFORNIA)



0 30' 60' 120'

Architectural Standards



SECTION GOAL

Recognizing the requirements of the National Historic District, St. Louis Art Place Initiative aims to develop housing that embraces the creativity and expression of a diverse population. Creative application of new housing types and materials is encouraged in all respects. The following Architectural Standards should not be regarded as restrictions, but as a framework for designing within a historic context. Additionally, federal funding design requirements necessitate an understanding of the historic context of the Gravois-Jefferson Streetcar Suburb Historic District. Projects will be reviewed for compliance by the Authority Having Jurisdiction who will reference the Historic District's original nomination and the Secretary of the Interior's Standards. The included site and historic context analysis in addition to the architectural recommendations provide guidance for future designers in fulfilling API's development initiatives while satisfying Section 106 requirements. Design teams are encouraged to develop and apply creative solutions that balance all project parameters.

DEFINITIONS

ACCENT MATERIAL: building material used on less than 5% of a building facade

AHJ: Authority Having Jurisdiction (ex: CRO)

BRICK, HAND-MADE: an earlier and hyper-local form of production where clay deposits were mined from the immediate area. The clay was hand-pressed into wood molds and left to air dry and then kiln dried and fired at a lower temperature than machine made brick. More uniform bricks from the hot areas of the kiln were used as face brick for front facades

BRICK, MACHINE-MADE: produced using clay pressed by machine to higher pressures that creates increased compressive strength, higher dimensional tolerances, and more consistent colors/finishes. Additional brick molds allowed for more elaborate shapes and profiles

BUILDING DIVISION: City of St. Louis department that enforces building code and zoning ordinances and issues building permits

COMMUNITY DEVELOPMENT ADMINISTRATION (CDA): the city's central agency that distributes federal, state, and local funds

CULTURAL RESOURCES OFFICE (CRO): the city's preservation agency that reviews all exterior work

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY (LCRA): city agency that oversees public and private real estate development in the City of St. Louis

LITE: each separately framed piece of glass on a window or door

PRIMARY FACADE: facade facing a public right-of-way along a primary street or side street

PRIMARY MATERIAL: main building material exposed on facade's surface

PRIMARY STREET: street frontage the primary facade addresses

PLANNING AND URBAN DESIGN AGENCY (PDA): city agency that staffs the Planning Commission and conducts design reviews, construction plan approvals, and more

STATE HISTORIC PRESERVATION OFFICE (SHPO): agency authorized to carry out responsibilities of the National Historic Preservation Act

SECONDARY FACADE: building facades facing either an interior side yard or interior property line, or otherwise not facing a public right-of-way

SECONDARY MATERIAL: building material exposed on facade's surface that makes up 10-20% of facade

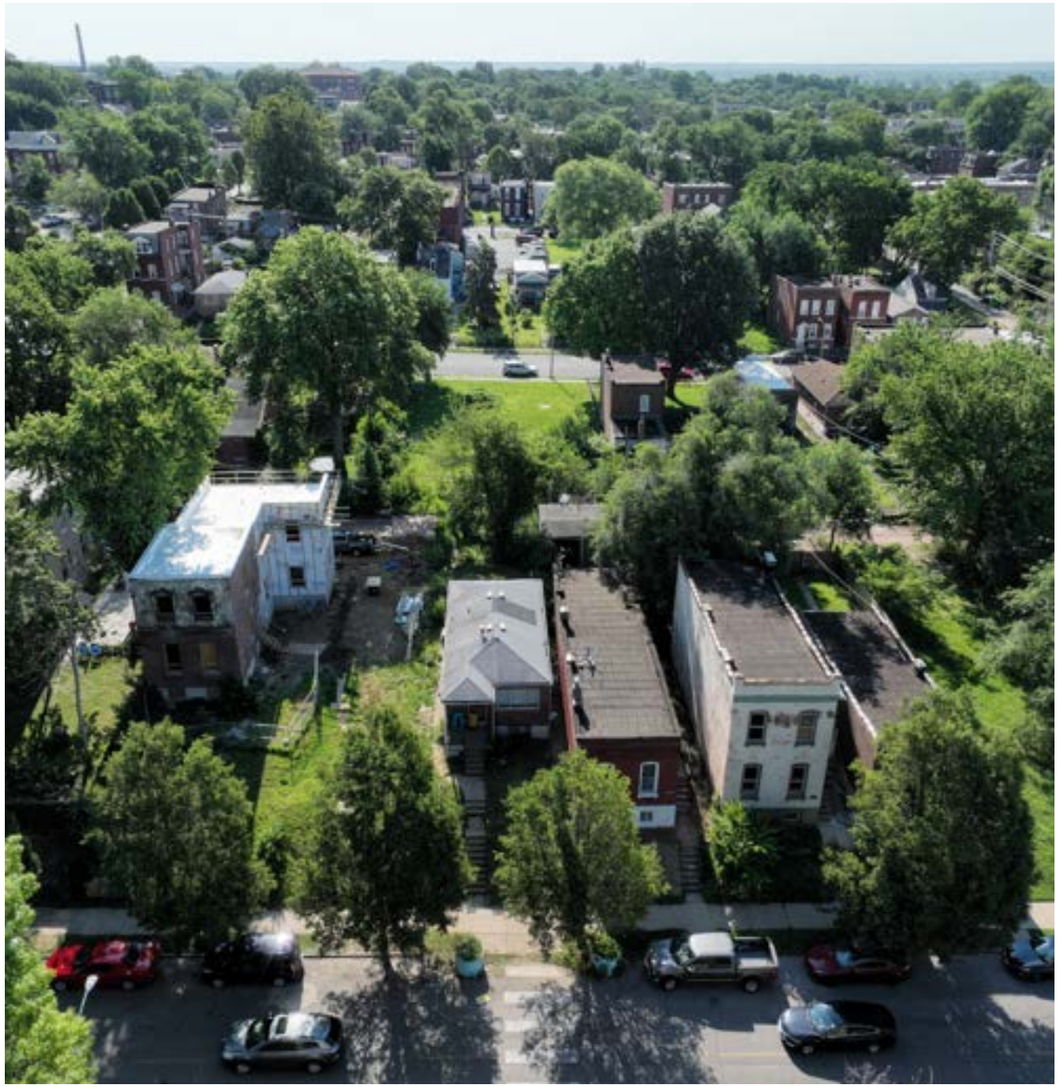
SIDE STREET: street frontage with that may be addressed with a primary or secondary facade

ROOF, DORMER: a window projecting vertically through a sloping roof

ROOF, MANSARD: a type of roof construction with four sides having a double slope, with the lower slope much steeper than the upper slope

ROOF, GABLE: a type of roof construction in which two downward sloping planes join at a single central ridge with a triangular gable at each flat end

ROOF, GAMBREL: a roof with two sides, each with a steeper slope above a shallower slope



SOURCES

- *St. Louis, Missouri - Code of Ordinances*
- *City of St. Louis*

Architectural Standards

HISTORICAL CONTEXT

GENERAL

- Brick is the most common building material used on exterior walls throughout the districts. The use of brick evolved over time within the historic district's period of significance, from early locally mined clay and softer hand-made bricks to machine-made brick in a wider range of hues and shapes.
- Limestone is the most common material used for foundation walls. Where exposed along the primary facade, the limestone may be roughly cut or sharply cut and dressed.
- Dressed limestone may be used as decorative elements of the primary facade such as at window sills, corbeling below sills, horizontal banding or along cornices and copings.
- The dominant brick color palette is composed of medium-dark red hues brick. Alternate examples of brick colors in buff gray, yellow, and darker red are also used. Glazed brick, brick textures, and protruding / recessed brick detailing is present in later structures.
- Mortar is generally a red-gray with some instances of a lighter gray or white mortar that intentionally contrasted with the broader brick field.

PRIMARY FACADES

- Primary facades generally consist of running bond with no return header brick faces exposed.
- Older structures generally consist of simple arched openings and stone windowsills. Later structures used machine made bricks in a variety of shapes and profiles with a more consistent color palette . Pre-manufactured 'kits' were available to create the highly ornamented arches and details exhibited.
- Typically the first floor is raised above a lower level or basement composed of rough or dressed stone with a dressed stone water table.

SECONDARY FACADES

- Building elevations along the side and rear generally consisted of simpler detailing with more economical materials.
- Brick walls consist of common bond coursing using economical rougher brick. Stone foundation walls are rougher rubble stone. Window sills use wood in lieu of stone.

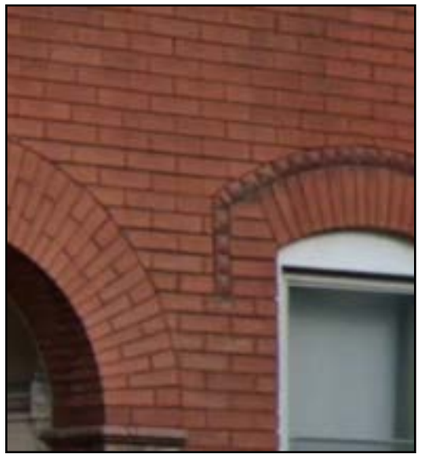
RECOMMENDATIONS FOR NEW CONSTRUCTION

PRIMARY FACADES
(FACING PUBLIC STREETS OR OTHER RIGHT OF WAY)

- PRIMARY MATERIAL: At primary facades, brick is recommended as the dominant material. Alternate colors and color blends beyond "red" brick shall be permitted. Other brick finishes such as iron-spot or glazed, rough or sanded shall be permitted.
- SECONDARY MATERIALS: At primary facades, stone, cast stone, concrete panels, fiber cement panels, lap siding, terracotta or stucco shall be permitted as secondary materials. A design target of 10%-20% is recommended.
- ACCENT MATERIALS: At primary facades, brick tile masonry (trim/cornice), GFRC (trim/cornice), metal (beams, lintels, trim, ornamentation), architectural split faced block (foundation walls), painted wood (porches, stairs, canopies) shall be permitted. A design target of 5% is recommended.
- Painted brick shall not be permitted.
- Historic brick detailing and patterning shall not be required; brick detailing and patterning beyond what historically existed is encouraged.
- Reference the example images for preferred or discouraged approaches to brick colors, textures, bond patterns, mortar colors, tooling, recessed or protruding bricks.

SECONDARY FACADES
(FACING SIDEYARDS OR ALLEYS)

- Primary facade materials must return a minimum of 5' along the secondary facade until concealed by a neighboring structure. Where a project is adjacent to an empty parcel the material return shall extend further, additional coordination with CRO shall be required.
- Primary facade materials used along the full length of the secondary facade is acceptable.
- Painted wood or fiber cement siding is acceptable along secondary facades. Vinyl siding, in any color, shall not be permitted. Use of white siding is not recommended.



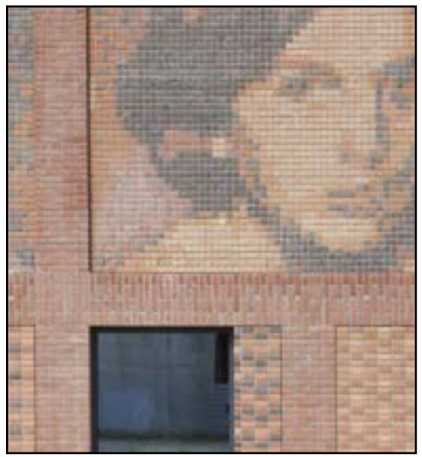
INDUSTRIAL BRICK

CONTRASTING MORTAR

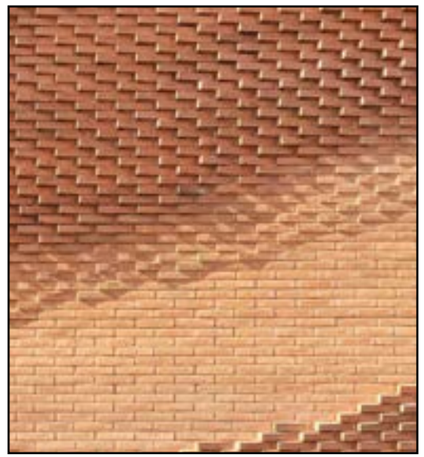
BUFF BRICK

YELLOW BRICK W/ ACCENTS

VERTICAL AND HORIZONTAL BANDING
Bricks are shown protruding to create vertical and horizontal ornamentation, emphasizing openings.

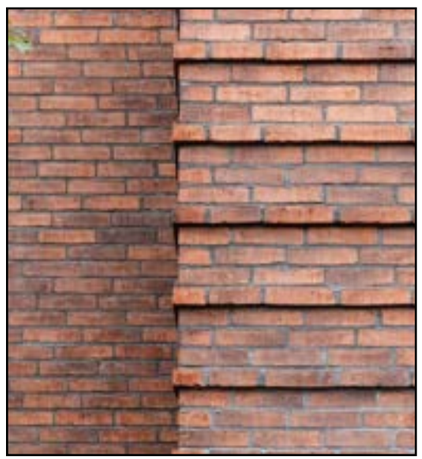


ARTISTIC FEATURE
Brick headers and/or tiles can be used to create mural-like pieces built into the wall, such as at a community arts center.



UNDULATING BRICK
Bricks are gradually placed on a diagonal to create a wave-like pattern on the wall.

BRICK SIGNAGE
Here, bricks are used to protrude from the wall and create signage.

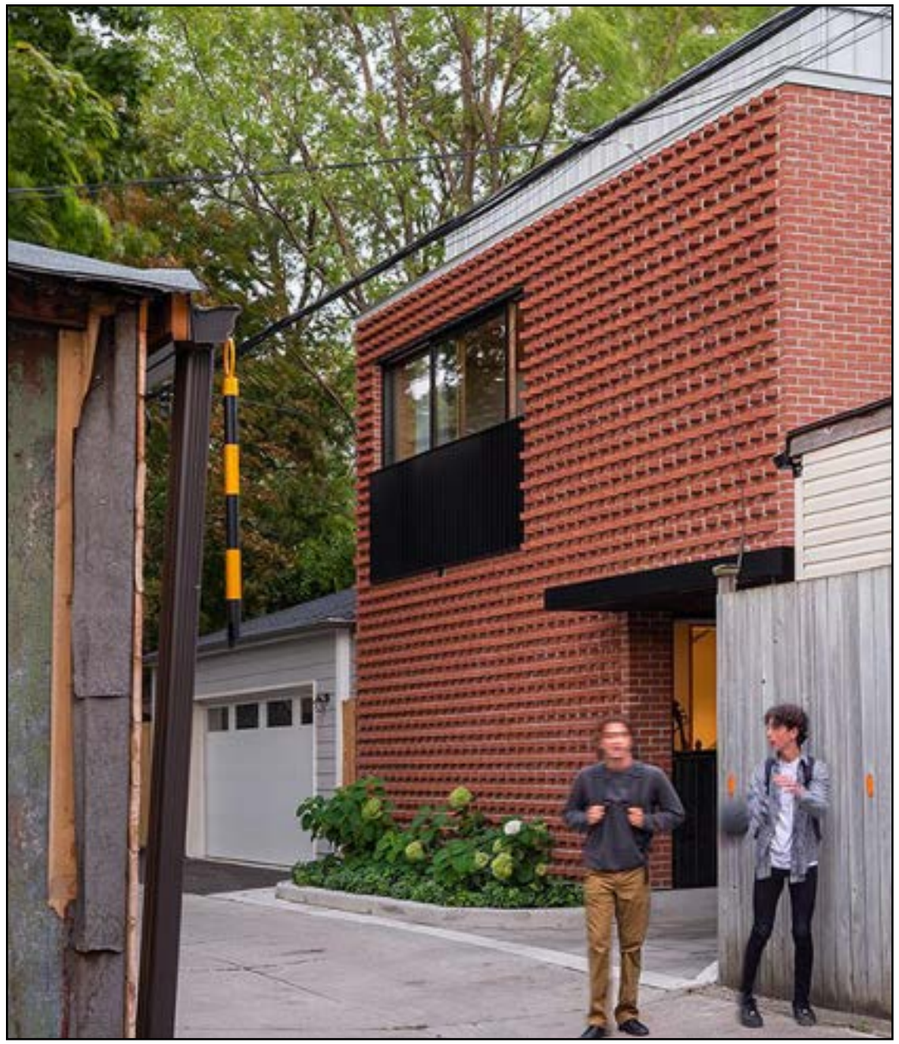


HORIZONTAL BANDING
Protruding brick stretchers in alternating rows creates an accent of horizontal banding.

PROTRUDING BRICK HEADERS
Brick headers protrude in a geometric pattern that casts shadows.

ACCENTS AROUND WALL OPENINGS
Select brick protrusions creates a lattice-like wall that can be used as a feature.

Architectural Standards



FACADE TEXTURE - DIAGONALS
Bricks are placed on diagonals, with rows alternating the direction of the bricks.

GRADUAL HEADER PROTRUSIONS
Brick headers protrude from the wall, with each vertical grouping of bricks extending outward more than the last.

"PIXELATED" HEADERS
Brick headers are also shown protruding from the wall in an irregular pattern.

DEPTH VARIATION IN VERTICAL BRICK
Bricks are oriented vertically with variations in depth across the wall.

FACADE TEXTURE - ORTHOGONAL
Bricks are placed vertically and horizontally, with brick headers and soldiers protruding in select areas.

BALANCING OPENINGS
Brick headers protrude from the facade to balance the visual weight of the surrounding openings (balconies, windows, etc).

MIX OF BRICK COLORS
Adjacent brick buildings bring a mix of color and texture.

Architectural Standards

HISTORICAL CONTEXT

GENERAL

- Low mono-slope roofs are the most common roof type.
- Additional roof types are gambrels, gables and mansard roofs.
- Highly decorative brick, terracotta, wood, and sheet metal cornices and parapet walls exist on nearly every existing historically intact structure.

LOW-SLOPE ROOFS

- These roofs are concealed from the primary and secondary facades with raised parapet walls. Gutters and downspouts are located at the rear of the building.

MANSARD ROOFS

- These roofs are historically clad in slate tiles, only a few existing examples remain. The existing slate tiles show variations in tile profile (square, diamond, or reverse fish scale), slate colors and tile patterns. Many existing mansard roofs have been re-clad with asphalt shingles.
- Low-slope roofs are used for the remaining roof areas concealed behind the mansard face and parapet walls.
- Highly decorative roof dormer are typically present within mansard roofs.

GAMBREL ROOFS

- The end of the roof is the primary facade and clad with wood siding or slate tiles above the first floor.

GABLE ROOFS

- These roofs oriented with the sloped roof surface facing the street, often with dormer windows present.

RECOMMENDATIONS FOR NEW CONSTRUCTION

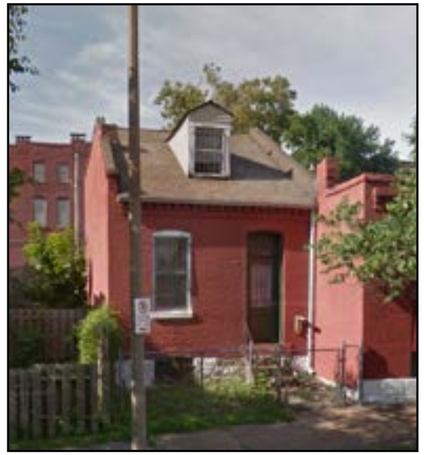
GENERAL

- Low slope roofs shall not be visible from the primary facade. Using parapet walls to conceal these roofs is recommended. Any roof or membrane color shall be permitted.
- Mansard roofs clad in asphalt, slate or slate-like materials shall be permitted. Shingles (cedar material or similar) shall not be permitted.
- Decorative roof overhangs and cornices shall be permitted.

GAMBREL ROOF W/ ORIGINAL SLATE

PARAPET W/ FLAT ROOF

MANSARD ROOF



GABLE-FRONT

Architectural Standards

HISTORICAL CONTEXT

- Entry stairs are present at nearly all buildings given that the first floor is raised a partial level over a lower level / basement floor.
- Additional site stairs are also common throughout the area given the steeply sloping parcels as they face the primary street.
- Typically, two window bay buildings will use a simple side entry with a wood stair and landing. Occasionally, a simple wood awning may provide some coverage above the entry door.
- In larger buildings with three or more windows bays at the primary facade, entry door(s) are located within openings facing the street. These entries may be combined within a small covered recess or under a larger front porch. Occasionally, multiple entry doors within a multiple dwelling unit building occur within individual separated masonry openings.
- It is atypical for historic porches or awnings to occur at the primary facade.

RECOMMENDATIONS FOR NEW CONSTRUCTION

- Side and front entries with porches or awnings shall be permitted. Recessed entries are also acceptable. Large front porches or canopies are not recommended.
- Entry doors with transom lites above are recommended.
- Entry stairs constructed of wood, stone, or concrete (similar in appearance to limestone) shall be permitted.
- Railings shall be painted or coated wood or metal. Unfinished wood or metal railings shall not be permitted.

FRONT PORCH

SIDE PORCH

RECESSED ENTRY

STOOP

Architectural Standards

HISTORICAL CONTEXT

GENERAL

- Window and door openings are most commonly stacked above one another from the basement up through the first, second, and third floors.

DOORS

- Entry doors generally have transom lite above.
- Front entries generally have the doors and transom lites mulled together.

WINDOWS

- Front facing gable roofs and mansard roofs commonly have dormers with single or mulled windows.
- At the first floor and above, windows are most commonly vertical in proportion. Basement windows are typically horizontal or square in proportion.
- At the first floor and above, single and double hung windows are the most common window types. The upper and lower window sashes are typically not divided but there are some examples of the upper sash divided into two or more lites.
- Basement windows are most commonly a casement window.
- A single window opening is the most common but there are also examples of windows mulled together within one opening.
- Windows within arched masonry openings are the most common but there are many examples of square masonry openings with steel lintels.

RECOMMENDATIONS FOR NEW CONSTRUCTION

GENERAL

- Rectangular openings are recommended, arched openings shall be permitted but are not recommended unless additional careful attention is paid during design and construction.
- Window and door openings are recommended to follow the historic pattern of vertical stacking from floor to floor. Some asymmetry does exist within the historic context and may be permitted.
- Glass shall be insulated glazing units with clear or low-e coatings and low reflectivity. Tinted glass shall not be permitted.
- Window and door finishes shall be painted or coated. Un-coated wood or metal shall not be permitted. Vinyl windows and doors shall not be permitted.

DOORS

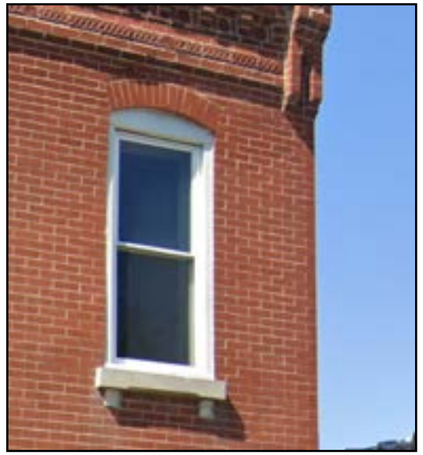
- Entry door with multiple recessed panels are recommended. Designer shall coordinate with the Cultural Resource Office for approval.
- Transom windows above entry doors are recommended.
- Screen doors and storm doors shall not be permitted.

WINDOWS

- Single-hung or double-hung windows are recommended at the primary facade. Review of CRO's pre-approved historic hung windows is recommended. Casement, awning and fixed windows shall also be permitted.
- Divided lites at window sashes shall be permitted following submission of an existing historic model example.
- Multiple windows mulled together within a single opening creating a combined horizontal proportion shall be permitted. The proportion of each individual window opening shall be vertical.

BRICK DETAILING AROUND WINDOWS

WINDOWS STACKED IN BAYS



SIMPLE ARCHED WINDOW

MULLED WINDOWS

Architectural Standards

HISTORICAL CONTEXT

Landscape
- The historical front yard landscapes were primarily sloped and terraced from the street up to the building

- At present day, the sloped and terraced front yards are predominately planted with lawns and have limited additional plantings

Retaining Walls
- The historic retaining walls that remain are constructed of rubble stone with a lime putty mortar. There are also some instances of modern concrete and CMU retaining walls.

Fences
- Though there are no remaining historic fences, historic examples were most likely visually open, wrought iron fences, 24”-36” tall with stanchions at 4” or 6” on center. These were painted black and were often very decorative in detailing.

RECOMMENDATIONS FOR NEW CONSTRUCTION

General
- New development should not dramatically disturb existing mounded slope conditions.

Planting Design
- MSD Project Clear grant requirements shall be reviewed for each project site.

- The following planting types are recommended for front yard conditions:
  - Front gardens rather than lawns.
  - Raised beds for edible gardening.
  - Building foundation planting (held back from the facade enough for maintenance, and typically shorter than the first floor windows).
  - Plantings that engage terrace walls (plants that cascade over the walls and/or plantings that sit in front of wall where possible)
  - One or more specimen trees: either a smaller ornamental tree or a larger canopy tree to provide shade (especially along south and west facing yards). Care should be taken to avoid planting trees to close to the property line, building, or walls; and under utility lines (unless their max. height will fall below the line).

- Along side yards, the following planting types are recommended:
  - Linear garden
  - Bioswale to a rain garden in the front or back yard.
  - Columnar tree allee or hedges along the perimeter, planted at an appropriate spacing for the plant, at respectful distances from the property line, and in consideration of the circulation and maintenance requirements around them .

- Along internal or backyards, the following planting types are recommended:
  - Rain gardens
  - Raised beds for edible gardening.
  - Limited amount of lawn space, located and graded promote use.
  - One or more specimen trees: either a smaller ornamental tree or a larger canopy tree to provide shade (especially along south and west facing yards). Care should be taken to avoid planting trees to close to the property line, building, or walls; and under utility lines (unless their max. height will fall below the line).
  - Columnar tree allee or hedges along the perimeter, planted at an appropriate spacing for the plant, at respectful distances from the property line, and in consideration of the circulation and maintenance requirements around them.

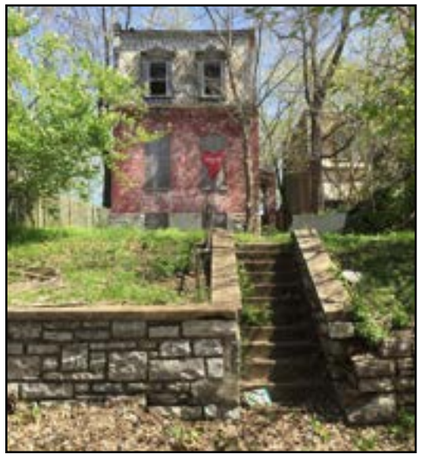
Retaining Walls
- Retaining walls shall consist of stone, manufactured stone, or split-face block.

- Each retaining walls shall not exceed 30” in height, additional 30” tall sections set back 30” in plan shall be permitted.

Fences
- Plastic, vinyl, or composite material fences shall not be permitted. Wood fences shall be permitted.

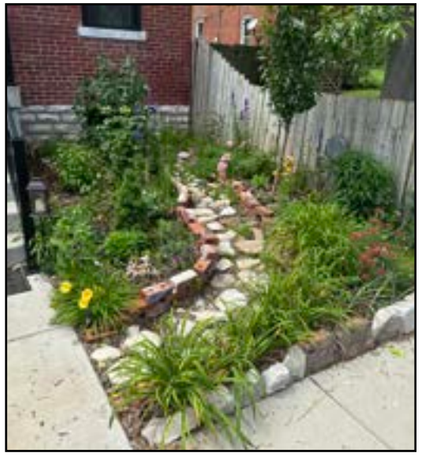
- Maximum 6’ tall privacy fencing shall located within side or rear yards and must be recessed from the face of the primary facade.

SITE STAIRS



HISTORIC RETAINING WALL

WOODEN FENCE



FRONT GARDEN

Architectural Standards

API's goal is to develop each private parcel such that it can better contribute to the overall resilience of the neighborhood and the people who call it home. Outdoor spaces can provide shade, ecological benefits, and stormwater managements strategies. API and artist-homeowners have expressed a disinterest in traditional lawns, as they are an unwanted cost, a maintenance burden, provide few ecological benefits, and do a poor job retaining stormwater runoff. These pages present alternatives to lawn and traditional resource-intensive landscaping.

KEY TAKEAWAYS

- For gathering areas, walks, and other hardscape surfaces, stormwater responsible and low-carbon options are recommended. Permeable pavers, permeable concrete, and lawn pavers can provide effective stormwater management services while allowing for accessibility.
- Any impermeable surfaces should drain to a permeable area - consult a landscape architect for grading.
- Softscapes or recycled materials provide low carbon footprint alternatives to traditional cement or asphalt paving.

STORMWATER RESPONSIBLE

- Permeable Pavers
- Permeable Concrete/Asphalt
- Lawn Pavers
- Drain to rain garden

LOW CARBON FOOTPRINT

- Softscape
- Recycled brick pathway

Architectural Standards

API's goal is to develop each private parcel such that it can better contribute to the overall resilience of the neighborhood and the people who call it home. Outdoor spaces can provide shade, ecological benefits, and stormwater managements strategies. API and artist-homeowners have expressed a disinterest in traditional lawns, as they are an unwanted cost, a maintenance burden, provide few ecological benefits, and do a poor job retaining stormwater runoff. These pages present alternatives to lawn and traditional resource-intensive landscaping.

KEY TAKEAWAYS

Guidelines for plant selection:

- Select Native/Regional Plants: Each plant should be evaluated for likely success in its current location. Due to climate change, plants native to the south/south-east/south-west may be an appropriate in our region. Preference selection of straight species selections, rather than cultivars, to promote genetic plant diversity where appropriate. Note: Cultivars may be more appropriate in scenarios that require specific plant characteristics.
- Water-wise planting: Evaluate the likely moisture condition of every planting location to ensure selected plants will be likely to thrive in those conditions (e.g. drought tolerant/wet soils/clay soils/fast-draining soils/etc.)
- Microclimate review: Every planting area has a unique soil, light water, radiant heat, wind exposure, and urban pollution exposure qualities. Site analysis and planting design should be conducted by a qualified Landscape Architect/Horticulture professional to create appropriate planting design for each site.
- Seasonal Interest: Plants should be selected to provide visual interest and pollinator support throughout the seasons.
- Growth Habit of Plant: Growth habit of plants should be considered.
- Complement to surrounding Architecture: Plants should be selected to compliment the existing architecture in color, form, and growth habit.
- Beauty: Beautiful plantings on private parcels add property value to the homeowner and improve quality of the neighborhood condition for all.

NATIVE PLANTINGS

- Low-resource
- High Visual Impact
- Appropriate for climate

RAIN GARDEN/BIOSWALE

- Stormwater-sensitive
- Plant with native species
- MSD grant funding available

RAISED FARM BED

- Growing food on-site

Architectural Standards

API's goal is to develop each private parcel such that it can better contribute to the overall resilience of the neighborhood and the people who call it home. Outdoor spaces can provide shade, ecological benefits, and stormwater managements strategies. API and artist-homeowners have expressed a disinterest in traditional lawns, as they are an unwanted cost, a maintenance burden, provide few ecological benefits, and do a poor job retaining stormwater runoff. These pages present alternatives to lawn and traditional resource-intensive landscaping.

KEY TAKEAWAYS

- Trees should be prioritized in yard designs. They offer stormwater management benefits, reduce urban heat island effects, and are valuable amenities to homeowners.
- Consult a Landscape Architect/Horticulture professional for site analysis and tree selection.

SMALL PARCEL

- 25' x 125' parcel
- 1 street tree in planting median
- 1 tree in front or rear yard

MEDIUM-LARGE PARCEL

- 50-75' x 125' parcel
- 2 street tree in planting median
- 2 trees in front or rear yard

Architectural Standards

KEY TAKEAWAYS

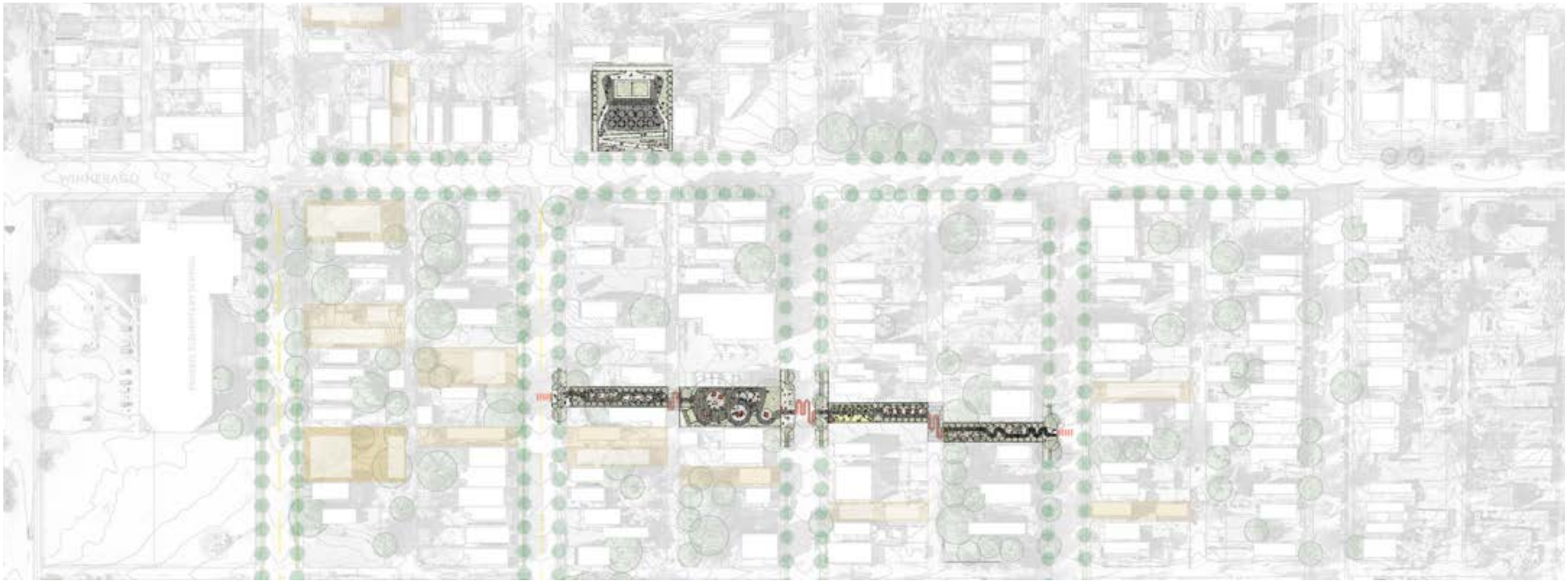
Sustainability and building performance must be considered in all aspects of design and construction. Aligning with St. Louis Art Place Initiative's to develop affordable housing, energy efficiency leading to lower utility bills should be regarded as a measure of housing affordability. Design teams should be prepared to advise on aspects of sustainable design that benefit the design, construction, and operation of individual homes but also the broader community.

Depending on the scale and typology of a project, different building and energy regulations may apply. Compliance with the city's building codes (IBC, IRC, IECC, etc.) shall be regarded as a minimum. API may choose to certify projects under a variety of green building systems; however, design teams should consider and strive to implement sustainable strategies wherever feasible, regardless of final certification. Various rating systems may also make grants and other additional funding sources available for project development.

Several frameworks are available which may lend guidance to a project:

- Enterprise Green Communities | Focused on the creation of affordable sustainable housing that priorities early engagement with residents and communities.
- LEED for Homes | Emphasizes clean indoor air and ample natural light, and to use safe building materials to ensure homeowner comfort and good health. Strategies to reduce energy and water consumption lead to lower monthly utility bills.
- LEED for Neighborhood Development | Engineered to inspire and develop better, more sustainable, well-connected neighborhoods beyond the scale of buildings to consider entire communities.
- Fitwel | Developed by the Center for Active Design to focus on Health Impact Categories related to Community Health, Reduced Morbidity & Absenteeism, Social Equity for Vulnerable Populations, Physical Activity, Occupant Safety, and Well-being.
- Additional systems focused primarily on building performance with varying criteria include:
  - ENERGY STAR Certification for Buildings
  - National Green Building Standard
  - Passivhaus
  - Green Globes

Development Approaches



SECTION GOAL

Given the St. Louis Art Place Initiative's goals, in addition to the zoning and historic requirements of the district, a toolbox of development approaches has been created to simplify the design and approval process for API and to serve as a resource for future designers. The standard parcel in the project area is a 25 ft x 125 ft lot, as established by the original platting of the neighborhood. Recommended types address whether the parcel is located at a corner or mid-block and the size of said parcel. Some parcels have been consolidated since their original platting and API may consolidate parcels as well, so double (50 ft) and triple (75 ft) lots are also included. Each development approach includes a brief description and its benefits and limitations. Each type has corresponding parcels that API currently holds in the Block Dreams area (except for the 75' x 125' corner lot). Approaches shown for smaller parcels may not be shown as options for larger parcels in the document, but may be suitable (i.e. a triplex on a triple corner lot). The approaches are split into two sections: those without maintenance agreements between owners, and those requiring maintenance agreements.

Development Approaches

"B" TWO FAMILY DWELLING DISTRICT: ZONING OVERVIEW

COMPLEXITY: ○ ○ ○

LEGEND

- Planting or Gathering Area
- Building
- Permeable Parking Pad (where shown)
- Buildable Area (per Baseline Zoning)
- Shared Access Easement (where shown)
- Parcel Boundary
- A — Front Yard Setback
- B — Side Yard Setback
- C — Rear Yard Setback
- D — Total Buildable Area

DESCRIPTION

- The "B" Two-Family Dwelling District is the prevalent zoning type in the Block Dreams district. Though some parcels on Chippewa are in the "F" Neighborhood Commercial District, the "F" District uses the requirements of the least restrictive adjacent dwelling district for dwelling units built in its area. For Block Dreams, this would be the "B" District unless developing a commercial or mixed-use building.
- The construction of the North/South MetroLink may result in increased density allowances near the new line.
- This page provides the basis for the visual language of the following Development Approaches pages.
- Three dots at the top right indicate the complexity of each approach, from least to most complex.

A — Front Yard Setback

- A common front yard setback is established if a majority of dwellings on a block observe a front yard line within 6 feet of one another.
- If no common setback is established, the front yard setback should be a minimum of 25 feet and a maximum of 50 feet.

B — Side Yard Setback

- Side yards should be a minimum of 4 feet per side. Combined, both sides should be a minimum of 10 feet.
- If a lot was created prior to the zoning regulations and has a width of less than 40 feet, the total side yard setback of 10 feet can be reduced by 1/2 the difference between the parcel width and 40 feet. However, a side yard setback cannot be less than 3 feet on either side.
- A parcel with a width of 25 feet, as is common in the Block Dreams boundary, could thus have a minimum of 3 feet side yards on either side, totaling 6 feet.

C — Rear Yard Setback

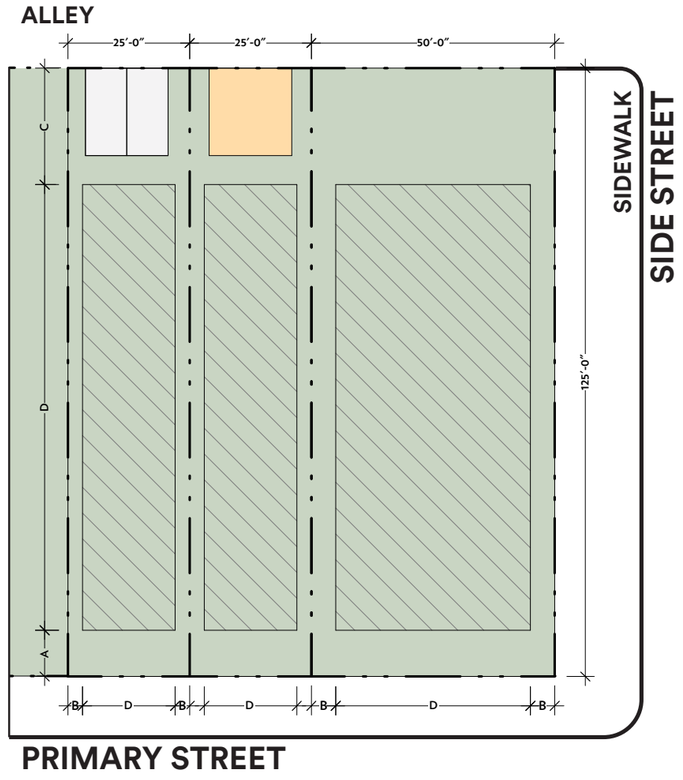
- Minimum 25 feet

D — Total Buildable Area

- This is the maximum depth the main structure on the site can be based on the front, side, and rear yard setbacks.

Density

- The minimum square footage of a parcel per dwelling unit is 2,500 sf.
- If API plans to build semi-detached two-family or multi-family dwellings and at least 40% of the frontage of the street are semi-detached two-family or multi-family dwellings, then the density can be that of the "C" Multiple-Family Dwelling District, which is 1,000 sf per dwelling unit.



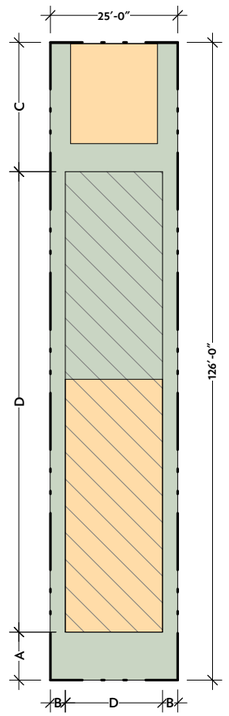
Development Approaches

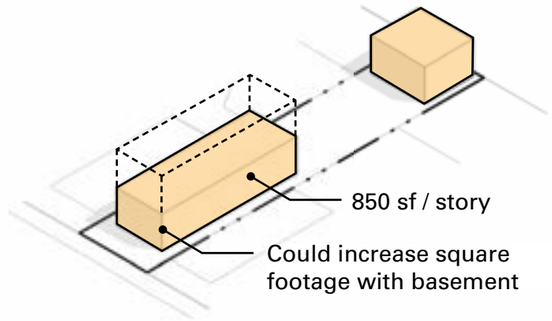
25′ X 125′ MID-BLOCK PARCEL - SINGLE FAMILY V1

COMPLEXITY: ● ○ ○

LEGEND

- Planting or Gathering Area
- Building
- Permeable Parking Pad (where shown)
- Buildable Area (per Baseline Zoning)
- Shared Access Easement (where shown)
- Parcel Boundary
- A — Front Yard Setback*
- B — Side Yard Setback*
- C — Rear Yard Setback*
- D — Total Buildable Area*





DESCRIPTION

- The option is a zoning-compliant standalone structure.
- Corresponding parcels: 3634 Nebraska Ave, 3642 Nebraska Ave, 3716 Nebraska Ave, 3730 Oregon Ave, 3738 California Ave, 2702 Chippewa St, 2845 Winnebago St.

BENEFITS

- Low hurdles to approval.
- No confusion over shared spaces or maintenance.

LIMITATIONS

- Least dense development.

REFERENCE IMAGE

*Refer to Zoning (p. 78)

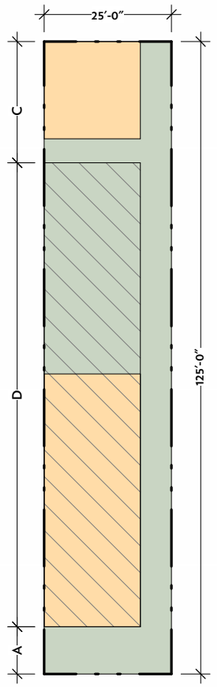
Development Approaches

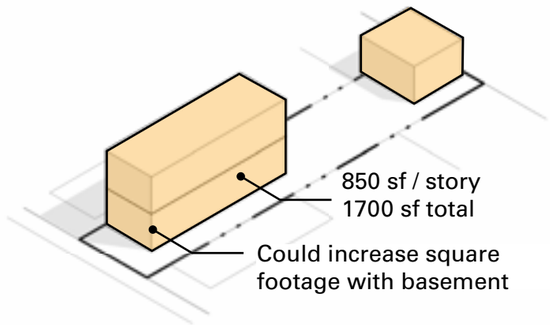
25′ X 125′ MID-BLOCK PARCEL - SINGLE FAMILY V2

COMPLEXITY: ● ○ ○

LEGEND

- Planting or Gathering Area
- Building
- Permeable Parking Pad (where shown)
- Buildable Area (per Baseline Zoning)
- Shared Access Easement (where shown)
- Parcel Boundary
- A — Front Yard Setback*
- B — Side Yard Setback*
- C — Rear Yard Setback*
- D — Total Buildable Area*





DESCRIPTION

- A common historic siting strategy in the neighborhood involves justifying the building to the northern edge of the parcel to maximize sunlight on the southern face of the home.
- This option is most suitable when adjacent homes are also justified north.
- Corresponding parcels: 3634 Nebraska Ave, 3642 Nebraska Ave, 3716 Nebraska Ave, 3730 Oregon Ave, 3738 California Ave, 2702 Chippewa St, 2845 Winnebago St.

BENEFITS

- Low hurdles to approval.
- No confusion over shared spaces or maintenance.
- Historic precedence.

LIMITATIONS

- Least dense development.
- Variance required to eliminate side yard setback.

REFERENCE IMAGE

*Refer to Zoning (p. 78)

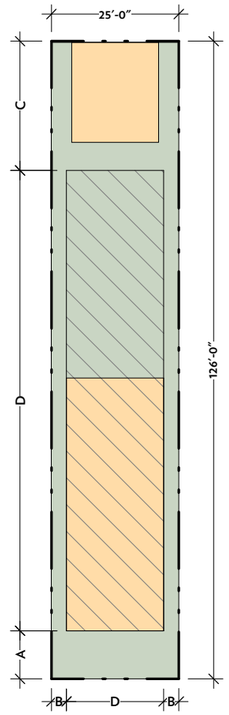
Development Approaches

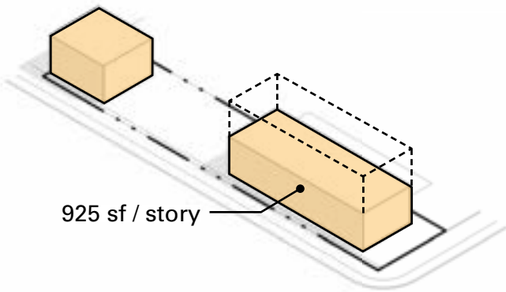
25’ X 125’ CORNER PARCEL - SINGLE FAMILY

COMPLEXITY: ● ○ ○

LEGEND

- Planting or Gathering Area
- Building
- Permeable Parking Pad (where shown)
- Buildable Area (per Baseline Zoning)
- Shared Access Easement (where shown)
- Parcel Boundary
- A — Front Yard Setback*
- B — Side Yard Setback*
- C — Rear Yard Setback*
- D — Total Buildable Area*





DESCRIPTION

- This option is a zoning-compliant standalone structure.
- Corner parcels have two street-facing facades that should be designed to be compatible with the district.
- Corresponding parcels: 2927 Chippewa St.

BENEFITS

- Low hurdles to approval.
- No confusion over shared spaces or maintenance.

LIMITATIONS

- Least dense development.

REFERENCE IMAGES

*Refer to Zoning (p. 78)

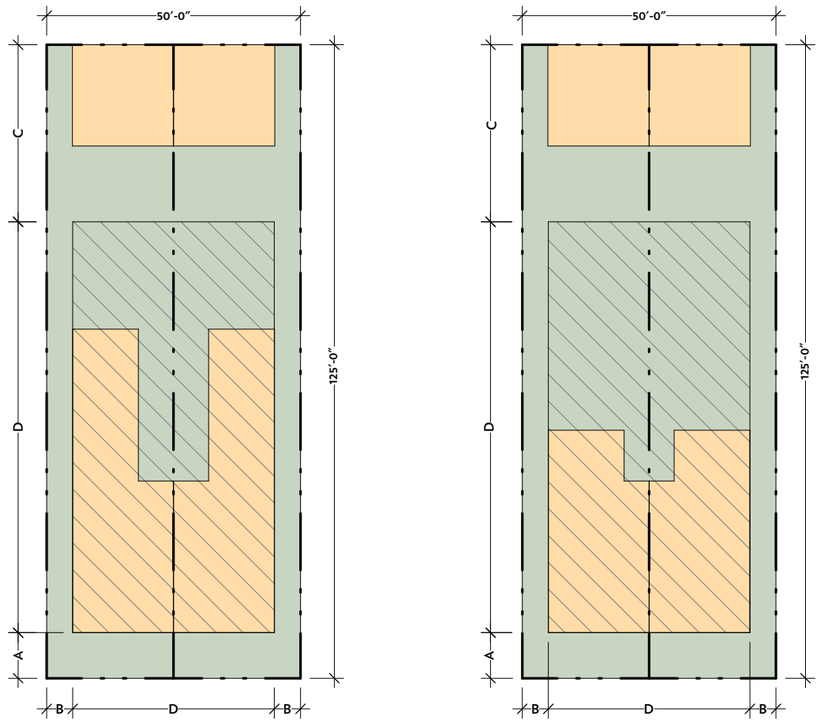
Development Approaches

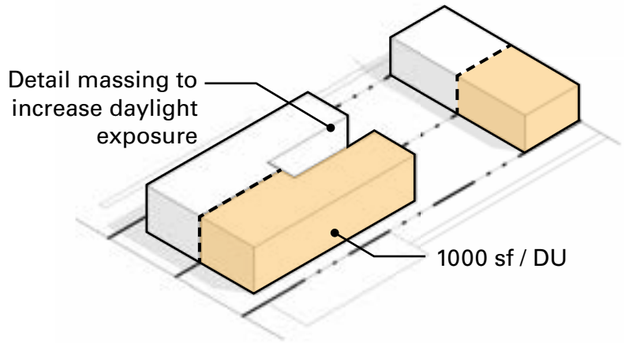
50′ X 125′ MID-BLOCK PARCEL - ROWHOUSES (DUPLEX)

COMPLEXITY: ● ○ ○

LEGEND

- Planting or Gathering Area
- Building
- Permeable Parking Pad (where shown)
- Buildable Area (per Baseline Zoning)
- Shared Access Easement (where shown)
- Parcel Boundary
- A — Front Yard Setback*
- B — Side Yard Setback*
- C — Rear Yard Setback*
- D — Total Buildable Area*





DESCRIPTION

- This option shows two units with a shared party wall in a typical duplex arrangement.
- The one-story massing results in a larger building footprint with a U-shape to allow more daylight to reach each unit.
- The two-story massing has a smaller building footprint and results in more green space.
- Corresponding parcels: 3717 Oregon Ave, 3728 Nebraska Ave.

BENEFITS

- This option saves construction costs due to the shared party wall and roof.
- The resulting parcels have clear lot divisions between homeowners, with little to no confusion over who takes care of what.

LIMITATIONS

- Only possible when contiguous properties are available.
- Owners will need a maintenance agreement due to the shared wall and roof.

REFERENCE IMAGE

*Refer to Zoning (p. 78)

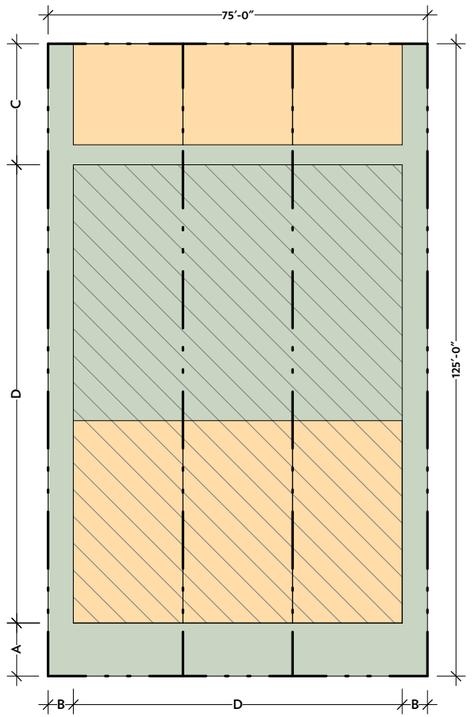
Development Approaches

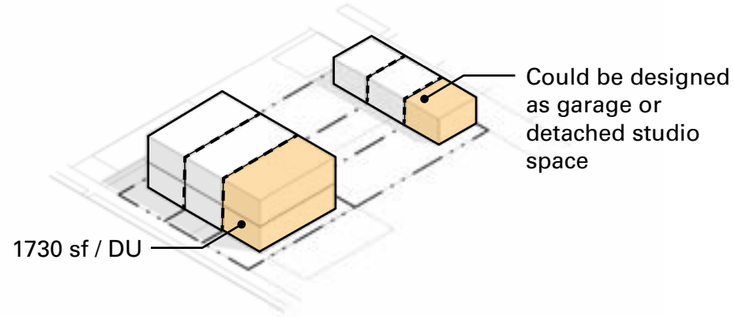
75′ X 125′ MID-BLOCK PARCEL - ROWHOUSES (TRIPLEX)

COMPLEXITY: ● ○ ○

LEGEND

- Planting or Gathering Area
- Building
- Permeable Parking Pad (where shown)
- Buildable Area (per Baseline Zoning)
- Shared Access Easement (where shown)
- Parcel Boundary
- A — Front Yard Setback*
- B — Side Yard Setback*
- C — Rear Yard Setback*
- D — Total Buildable Area*





DESCRIPTION

- This option shows three dwelling units stacked into a triplex.
- Corresponding parcels: 3728 + 3732 Nebraska Ave, 3717 + 3719 Oregon Ave.

BENEFITS

- This provides spacious units with large yards.

LIMITATIONS

- Variances will be required: no setbacks on middle unit.
- Shared access easement will be required to provide each unit with access to the alley.
- Attached units would require a maintenance agreement.

REFERENCE IMAGE

*Refer to Zoning (p. 78)

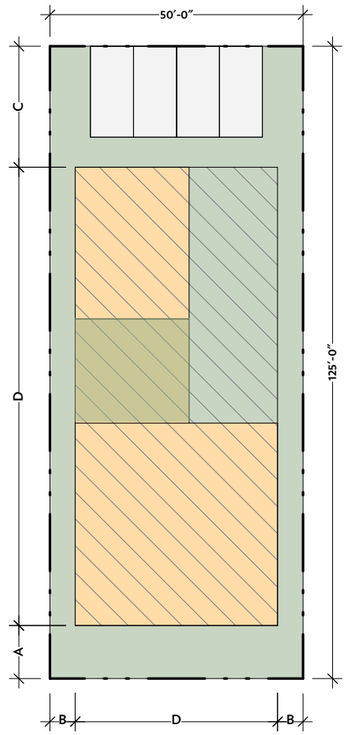
Development Approaches

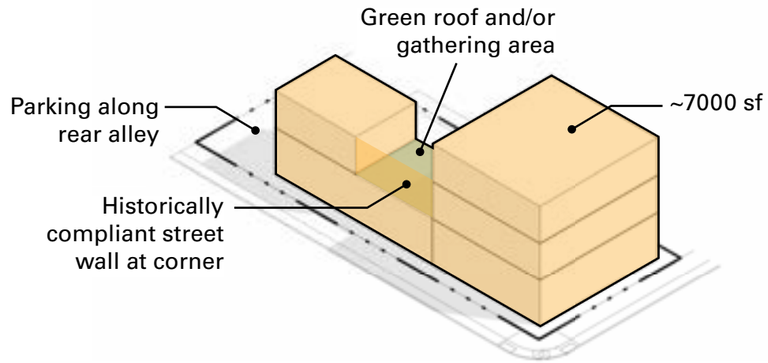
50′ X 125′ CORNER PARCEL - COMMUNITY ASSET

COMPLEXITY: ● ○ ○

LEGEND

- Planting or Gathering Area
- Building
- Permeable Parking Pad (where shown)
- Buildable Area (per Baseline Zoning)
- Shared Access Easement (where shown)
- Parcel Boundary
- A — Front Yard Setback*
- B — Side Yard Setback*
- C — Rear Yard Setback*
- D — Total Buildable Area*





DESCRIPTION

- This option creates a large non-residential space for API that could have gallery spaces, studios, offices, and more.
- A green roof and rear courtyard create outdoor gathering areas.
- Corner parcels have have two street-facing facades that should be designed to be compatible with the district.
- Corresponding parcel: 3704 Nebraska Ave.

BENEFITS

- This option creates a flexible space to meet API's non-housing needs.

LIMITATIONS

- This does not add any dwelling units to the district.
- Roof gardens facing public right-of-ways will require coordination with AHJ's such as CRO for approval.

REFERENCE IMAGE

*Refer to Zoning (p. 78)

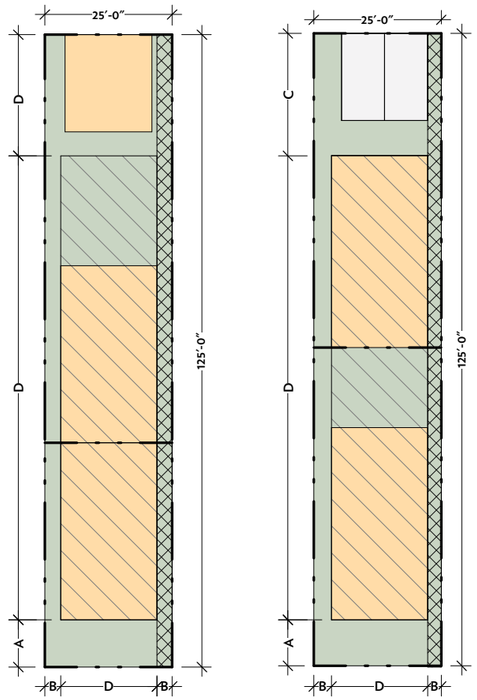
Development Approaches

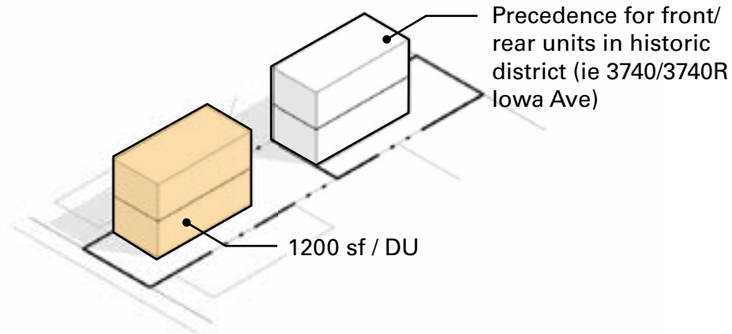
25’ X 125’ MID-BLOCK PARCEL - FRONT / REAR UNITS

COMPLEXITY: ● ● ○

LEGEND

- Planting or Gathering Area
- Building
- Permeable Parking Pad (where shown)
- Buildable Area (per Baseline Zoning)
- Shared Access Easement (where shown)
- Parcel Boundary
- A — Front Yard Setback*
- B — Side Yard Setback*
- C — Rear Yard Setback*
- D — Total Buildable Area*





DESCRIPTION

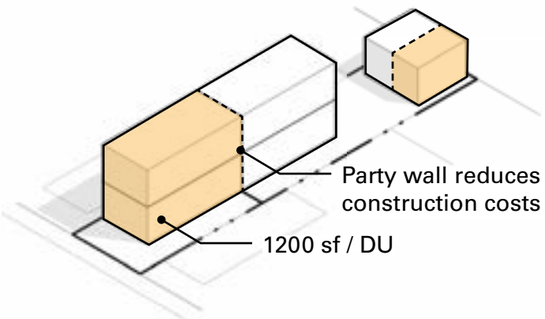
- This option shows two units stacked along the long edge of the site.
- There are precedents for this type in Benton Park (2861 and 2861R Lemp Ave.)
- Corresponding parcels: 3634 Nebraska Ave, 3642 Nebraska Ave, 3716 Nebraska Ave, 3730 Oregon Ave, 3738 California Ave, 2702 Chippewa St, 2845 Winnebago St.

BENEFITS

- This option increases density, bringing more people into the neighborhood and providing more housing.
- The units can be attached or detached.

LIMITATIONS

- Variances will be required.
- Shared access easement will be required to provide each owner with access to the street and the alley.
- Subdividing a 25’ x 125’ parcel into two parcels results in parcel areas ranging from 1300-1700 sf. This density is allowed in the “C” Zoning District or the “B” Zoning District if at least 40% of the street consists of semi-detached two-family or multi-family dwellings.
- Attached units would require a maintenance agreement.



REFERENCE IMAGE

*Refer to Zoning (p. 78)

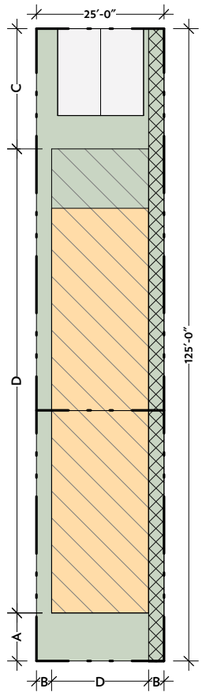
Development Approaches

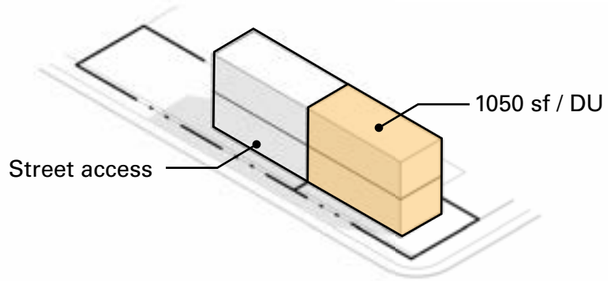
25’ X 125’ CORNER PARCEL - FRONT / REAR UNITS

COMPLEXITY: ● ● ○

LEGEND

- Planting or Gathering Area
- Building
- Permeable Parking Pad (where shown)
- Buildable Area (per Baseline Zoning)
- Shared Access Easement (where shown)
- Parcel Boundary
- A — Front Yard Setback*
- B — Side Yard Setback*
- C — Rear Yard Setback*
- D — Total Buildable Area*





DESCRIPTION

- This option shows two units stacked along the long edge of the site.
- There are precedents for this type in Benton Park (2101 Lynch St).
- Corner parcels have two street-facing facades that should be designed to be compatible with the district.
- Corresponding parcel: 2927 Chippewa St.

BENEFITS

- This option increases density, bringing more people into the neighborhood and providing more housing.
- Front/rear units are particularly effective on corner parcels because both units face onto a street.

LIMITATIONS

- Variances will be required.
- Shared access easement will be required to provide each owner with access to the street and the alley.
- Subdividing a 25’ x 125’ parcel into two parcels results in parcel areas ranging from 1300-1700 sf. This density is allowed in the “C” Zoning District or the “B” Zoning District if at least 40% of the street consists of semi-detached two-family or multi-family dwellings.
- Attached units would require a maintenance agreement.

REFERENCE IMAGES

*Refer to Zoning (p. 78)

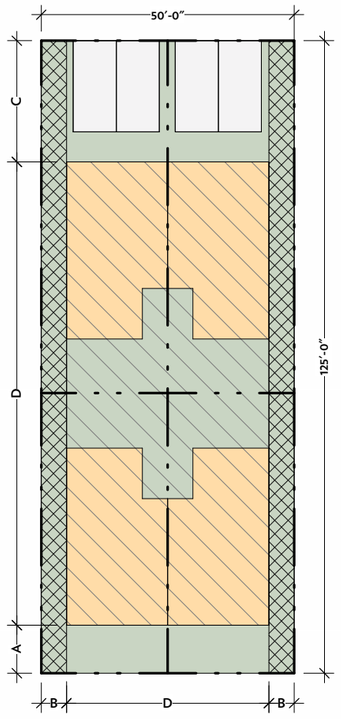
Development Approaches

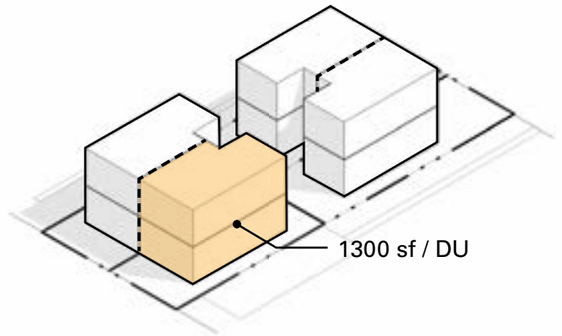
50’ X 125’ MID-BLOCK PARCEL - FRONT / REAR ROWHOUSES (DUPLEX)

COMPLEXITY: ● ● ○

LEGEND

- Planting or Gathering Area
- Building
- Permeable Parking Pad (where shown)
- Buildable Area (per Baseline Zoning)
- Shared Access Easement (where shown)
- Parcel Boundary
- A — Front Yard Setback*
- B — Side Yard Setback*
- C — Rear Yard Setback*
- D — Total Buildable Area*





DESCRIPTION

- This option shows a front duplex and rear duplex on the site, resulting in four dwelling units.
- Corresponding parcels: 3717 Oregon Ave, 3728 Nebraska Ave.

BENEFITS

- This option saves construction costs due to the shared party wall and roof.
- The resulting parcels give each homeowner a small yard to care for at the center of the lot that can be divided along the parcel boundaries with fences for added privacy. This is ideal for homeowners who want outdoor space without taking on a lot of yard maintenance.

LIMITATIONS

- Only possible when contiguous properties are available.
- Owners will need a maintenance agreement due to the shared wall and roof.
- This option results in parcels smaller than the 2500 sf per dwelling unit requirement of the “B” Zoning District. This option would be possible on streets with at least 40% semi-detached two-family or multi-family buildings, thus allowing the density requirement to be that of the “C” Zoning District, which is 1000 sf / dwelling unit.

REFERENCE IMAGE

*Refer to Zoning (p. 78)

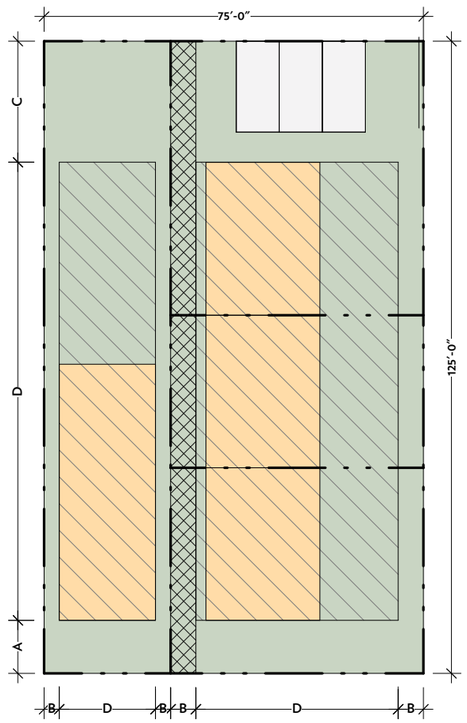
Development Approaches

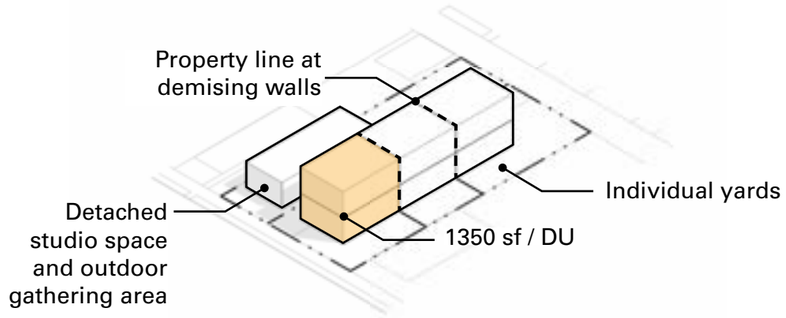
75′ X 125′ MID-BLOCK PARCEL - FRONT/REAR UNITS & STUDIO SPACE

COMPLEXITY: ● ● ●

LEGEND

- Planting or Gathering Area
- Building
- Permeable Parking Pad (where shown)
- Buildable Area (per Baseline Zoning)
- Shared Access Easement (where shown)
- Parcel Boundary
- A — Front Yard Setback*
- B — Side Yard Setback*
- C — Rear Yard Setback*
- D — Total Buildable Area*





DESCRIPTION

- This option shows a triplex that is stacked along the long edge of the parcel.
- Detached studios are close to their residence while not being in their home.
- Corresponding parcels: 3728 + 3732 Nebraska Ave, 3717 + 3719 Oregon Ave.

BENEFITS

- Each unit gets its own side/back yard.
- The detached studio spaces could be used for an event without opening the artist's home up to the public.
- The rear gathering space behind the studio space could become a garden, another event space, or more.

LIMITATIONS

- Variances will be required.
- Shared access easement will be required to provide each unit with access to the alley.
- This density is allowed in the "C" Zoning District or the "B" Zoning District if at least 40% of the street consists of semi-detached two-family or multi-family dwellings.
- Attached units would require a maintenance agreement.

REFERENCE IMAGE (STOCK)

*Refer to Zoning (p. 78)

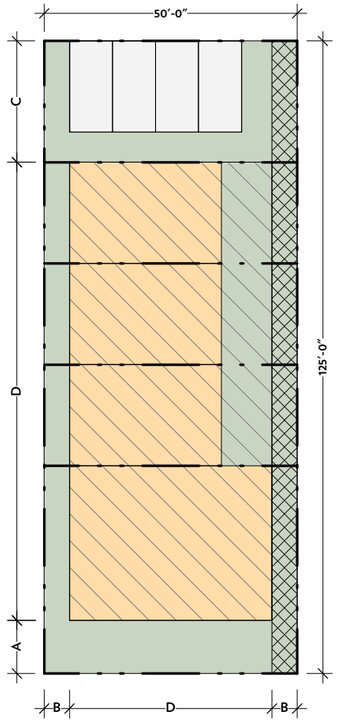
Development Approaches

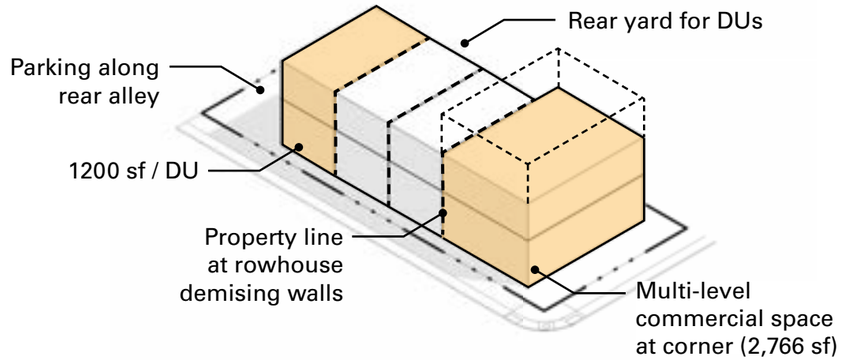
50′ X 125′ CORNER PARCEL - ROWHOUSES + COMMUNITY ASSET

COMPLEXITY: ● ● ●

LEGEND

- Planting or Gathering Area
- Building
- Permeable Parking Pad (where shown)
- Buildable Area (per Baseline Zoning)
- Shared Access Easement (where shown)
- Parcel Boundary
- A — Front Yard Setback*
- B — Side Yard Setback*
- C — Rear Yard Setback*
- D — Total Buildable Area*





DESCRIPTION

- This option shows three rowhouses attached to a corner commercial unit.
- Corner parcels have have two street-facing facades that should be designed to be compatible with the district.
- Corresponding parcels: 3704 Nebraska Ave.

BENEFITS

- This option increases density.
- Each unit has a small rear yard.
- This option is cost-saving, creating at least four distinct units from one structure.

LIMITATIONS

- Variances will be required.
- Shared access easement will be required to provide each unit with access to the alley.
- This density is allowed in the “C” Zoning District or the “B” Zoning District if at least 40% of the street consists of semi-detached two-family or multi-family dwellings.
- Attached units would require a maintenance agreement.

REFERENCE IMAGE

*Refer to Zoning (p. 78)

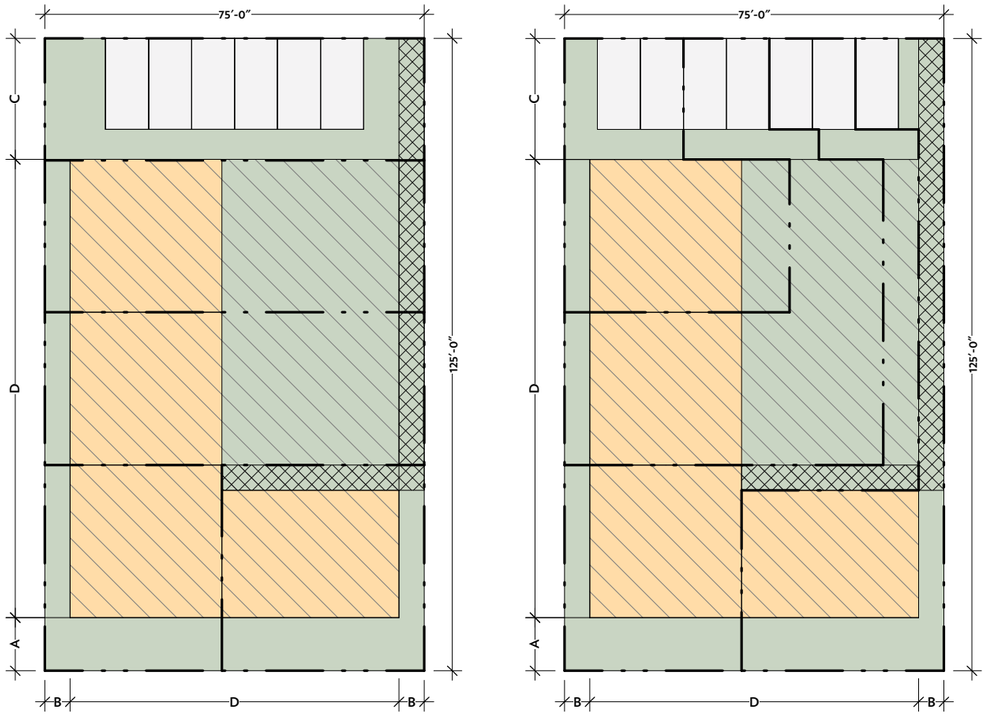
Development Approaches

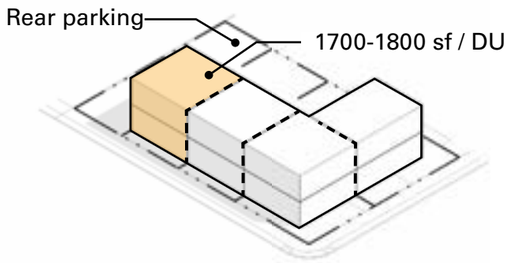
75′ X 125′ CORNER PARCEL - CORNER ROWHOUSES

COMPLEXITY: ● ● ●

LEGEND

- Planting or Gathering Area
- Building
- Permeable Parking Pad (where shown)
- Buildable Area (per Baseline Zoning)
- Shared Access Easement (where shown)
- Parcel Boundary
- A — Front Yard Setback*
- B — Side Yard Setback*
- C — Rear Yard Setback*
- D — Total Buildable Area*





DESCRIPTION

- This option proposes rowhouses that each faces onto the primary or side street.
- Corner parcels have have two street-facing facades that should be designed to be compatible with the district.
- Corner lots in the historic district often act as anchors for the street, with more significant massing (i.e. three stories instead of two) and should address both streets.
- Corresponding parcels: N/A

*Refer to Zoning (p. 78)

BENEFITS

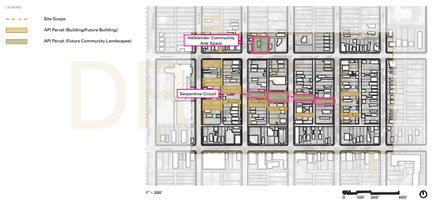
- This option increases density and provides the maximum number of units possible.
- This option provides variation between the units that could house people with different needs (i.e. an owner who wants a large yard vs an owner who does not want to care for a yard).
- Flag lots (shown on the right) can be used to give each unit direct ownership over their parking and dwelling unit. Flag lots could also be used on the previous option.

LIMITATIONS

- Variances will be required.
- Shared access easement will be required to provide each unit with access to the alley. The units at the front of the parcel (marked with the “A” showing front yard setbacks) have the most difficulty getting access to the alley.
- This density is allowed in the “C” Zoning District or the “B” Zoning District if at least 40% of the street consists of semi-detached two-family or multi-family dwellings.
- Attached units would require a maintenance agreement.

REFERENCE IMAGE

Appendices



Appendix A - Stormwater Green Infrastructure Study

Art Place Initiative | Site Analysis

HYDROLOGICAL ANALYSIS

LEGEND

- - - Site Scope
🟨 API Parcel (Building/Future Building)
🟩 API Parcel (Future Community Landscapes)
→ Main Waterflow Direction
→ Secondary Waterflow
- - - Ridgeline
▬ Water Collection Areas
▬ Primary Flooding Hazard Zone
● Stormwater Inlets

KEY OBSERVATIONS

- Generally, surface flow follows elevation norms, flowing from the northeast to the southwest, where the greatest threat of ponding or flooding exists.
- Ridge-lines exist, as expected, at the crowning mid-line of all streets, as well as along mid-line of many parcels.
- A number of parcels are built up on small hills, either naturally occurring or a result of historic infill. These micro-slopes form the most severe slopes within the project area.
- Contour data is from a GIS Digital Elevation Model, not a real-world survey, and may not reflect accurate topography at the site-scale.

SOURCES

- U.S. Geological Survey, 1-meter DEM, accessed March 2024

Art Place Initiative | Community Landscapes Masterplan

LEGEND

- - - Site Scope
🟨 API Parcel (Building/Future Building)
🟩 API Parcel (Future Community Landscapes)

08.02.2024 Block Dreams ARBOLOPE STUDIO

Art Place Initiative | Community Landscapes

HELLBENDER COMMUNITY ARTS SPACE

KEY FEATURES

- The Community Arts Space features a gradient of flexible indoor-outdoor spaces for gathering, performance, display, creation, and celebration.
- A built structure combines indoor core amenities with a flexible indoor-outdoor canopy for 3 seasons, which bleeds into an outdoor softscape plaza with a grove of trees.

REFERENCE IMAGES

Monumental ramp

Pavilion

'Hellbender' Concept Inspiration

Tree Grove

08.02.2024 Block Dreams ARBOLOPE STUDIO

Art Place Initiative | Community Landscapes

SERPENTINE CIRCUIT

KEY FEATURES

- The "Serpentine Circuit" from Oregon to Iowa connects 4 individual parcels into a thematically contiguous set of micro-parks in the middle of a residential block.
- Enhanced crossings at Oregon, California, and Iowa slow traffic and indicate high pedestrian activity to drivers.

CONCEPT INSPIRATION

08.02.2024 Block Dreams ARBOLOPE STUDIO

Art Place Initiative | Stormwater Green-Infrastructure Cost Estimate for API Parcels

KEY TAKEAWAYS

- Cost estimate based on dollars/square foot from precedent Arbolope projects of similar development intensity
- Costs per parcel include ROW improvements in areas adjacent to API green space parcels (traffic bumpouts, crossings, alley improvements)
- Costs only consider design elements that contribute to stormwater management (permeable pavers/pavements, rain gardens, planting areas, trees, bioswales)

Hellbender Community Arts Space: $690,000

Serpentine Circuit: $1.21 million

3724 Oregon: $246,000

3727 California: $477,000

3724 Oregon: $246,000

3727 California: $246,000

API SUB-TOTAL: $1,900,000

08.02.2024 Block Dreams ARBOLOPE STUDIO

Art Place Initiative | Stormwater Green-Infrastructure Cost Estimate for Public Right-of-Ways

LEGEND

☆ Chippewa-Nebraska Key Intersection: Included in TA team proposal; not included in API proposal

Secondary Intersection: $200-600,000 x 9 = $1,800,000-5,400,000

Bumpout Raingarden: $100-300,000 x 4 = $400,000-1,200,000

Public Right-of-Ways Sub-Total: $2,200,000-6,600,000

Not Included in Cost Estimate

08.02.2024 Block Dreams ARBOLOPE STUDIO

Art Place Initiative | Total Stormwater Green-Infrastructure Cost Estimate

☐ API Parcels Sub-Total: $1,900,000

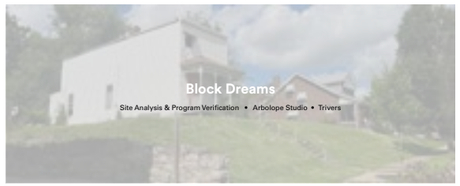
○ Public Right-of-Ways Sub-Total: $2,200,000-6,600,000

Grand Total: $4,100,000-8,500,000

Not Included in Cost Estimate

08.02.2024 Block Dreams ARBOLOPE STUDIO

Appendix B - Presentation Archive



Trivers

Table of Contents

BLOCK DREAMS, ST. LOUIS, MO, USA
ST. LOUIS ART PLACE INITIATIVE

Context

CONNECTIONS & LANDMARKS

LEGEND

- Site Scope
- Gravois-Jefferson Hist. District Boundaries
- Bus Routes
- Green Spaces
- Polluted Industrial Spaces
- Art Spaces

KEY OBSERVATIONS

- Major Bus Route around site: 11 Chippewa, 19 Grand, 4 Shaw-Cherokee
- The site is located in the Gravois Park neighborhood in south St. Louis City, southeast of Tower Grove Park.
- Framed by major North-South arterial streets Grand Avenue and Jefferson Avenue, the neighborhood is currently serviced exclusively by bus routes, though there are future plans outlined in the Gravois Park Vision Plan to bring a streetcar line back along Jefferson Avenue through the north-south meridian of the City.

Context

HISTORIC DISTRICT

LEGEND

- Site Scope
- Gravois-Jefferson Streetcar Suburb Historic District
- Gravois-Jefferson Historic Neighborhoods Plan

KEY OBSERVATIONS

- The Gravois-Jefferson Streetcar Suburb Historic District is simultaneously a visual, residential, and civic and its historic architecture, which retains much of its integrity.
- 73% of buildings in the district are contributing historic buildings, with 27% being buildings, 1,878 non-contributing buildings.
- The Gravois-Jefferson Historic Neighborhoods Plan focuses on "portions or all of the Bevolor Park, Gravois Park, and Tower Grove South historic neighborhoods. These are among St. Louis City's most historic and culturally significant areas, and they have been home to generations of immigrants since the area was first developed at the beginning of the streetcar era. The plan seeks to build on the existing neighborhood amenities such as parks, recreation centers and libraries, and the social and generational networks that are the key strengths of these neighborhoods" (p. 3)

SOURCES

- Gravois-Jefferson Streetcar Suburb Historic District Nomination, 2018
- Gravois-Jefferson Historic Neighborhoods Plan, adopted May 2, 2018

Context

NEIGHBORHOOD CONTEXT

LEGEND

- Site Scope
- Gravois-Jefferson Hist. District Boundaries
- Bus Routes
- Green Spaces
- Public Services
- Education
- Churches
- Arts Spaces

KEY OBSERVATIONS

- Major Bus Route around site: 11 Chippewa, 19 Grand, 4 Shaw-Cherokee
- Main Bus Stops: Chippewa @ California EB + WB
- Arts organizations in the Gravois-Jefferson neighborhood include Intersect Arts Center, The Luminary (until Countryside), as well as a number of arts collectives and galleries, many along Cherokee Street, the neighborhood's commercial spine.
- Marquette Park, Gravois Park, and Lyon Park first received the majority of public green / gathering space in the neighborhood during the City Beautiful era, and have been maintained into the present time and currently under public ownership.
- Community Spaces near the planning area include Carpenter branch of the St. Louis Public Library and a number of churches.

Zoning & Land Use

NEIGHBORHOOD ZONING

LEGEND

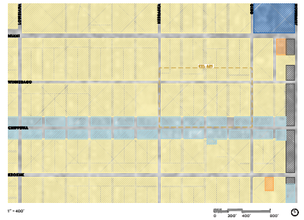
- Site Scope
- B - Two-Family Dwelling District
- D - Multiple-Family Dwelling District
- F - Neighborhood Commercial District
- G - Local Commercial and Office District
- J - Industrial District

KEY OBSERVATIONS

- The API planning area footprint covers a largely residentially zoned area, with zoning for Chippewa Street's commercial district on the southern border.
- Jefferson Ave to the east is zoned for industrial use.

SOURCES

- Google Maps
- https://www.stlouis-mo.gov/government/departments/public-safety/building/zoning/zoning-map.cfm



Zoning & Land Use

NEIGHBORHOOD CONDITIONS

LEGEND

- Site Scope
- B - Two-Family Dwelling District
- D - Multiple-Family Dwelling District
- F - Neighborhood Commercial District
- J - Industrial District
- Recreational / Open Space Preservation and Development Area
- Neighborhood Preservation Area
- Multi-Family Home
- Institutional Preservation and Development Area
- Neighborhood Commercial Area
- Special Mixed-Use Area
- Proposed Jefferson Ave Metrolink
- Buses #71 Route
- Proposed Jefferson Ave Metrolink Station
- Bus Stop

KEY OBSERVATIONS

- While a few select conditional use exemptions exist within the project boundaries (and most of those along the commercial corridor Chippewa Street), the vast majority of parcels conform to their zoning designation, as confirmed by the City's Board of Public Service and Zoning Commission - Residential, Neighborhood Preservation Area.

SOURCES

- Google Maps
- St. Louis MSDGIS: Address & Property search
- St. Louis MSDGIS: Strategic Land Use Plan Map

District Planning Efforts

GRAVOIS-JEFFERSON HISTORIC NEIGHBORHOOD PLAN GOALS

SOURCES

- Amending to the Gravois Jefferson Historic Neighborhoods Plan Adopted by the City of St. Louis Planning Commission

Site Analysis

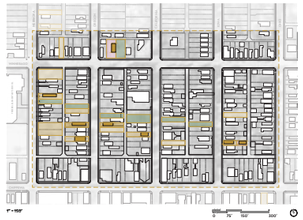
ART PLACE INITIATIVE PARCELS

LEGEND

- Site Scope
- Community Assets
- Future Green Spaces
- Completed Homes
- Homes in Development
- Acquired for Future Development

KEY OBSERVATIONS

- Green areas south of Rhineldagy can be conceived as a linear greenway through the planning area. However, due to the need to utilize alleys in order to link the parcels, care will need to be taken to ensure that there are no unsafe intersections that do not impede traffic on private parcel access.
- API parcels are spread throughout the planning area bounds on Nebraska, Oregon, California, and Iowa.
- The parcels located north of the project boundaries are suggested to be utilized for parking to support the Anheuser-Busch Brewery to counteract archaeological surveying with the Osage Nation and City, though the time line of that work will not necessarily be tested into the Masterplanning effort.



Site Analysis

CIRCULATION

LEGEND

- Site Scope
- API Parcels
- API Future Green Spaces
- Private Vehicles
- Secondary Vehicles
- Buses #71 Route
- Bike Shared Road
- Pedestrian
- Pedestrian Crossroads
- Private Parking Lot
- Public Parking Lot
- Street Parking Area
- Bus stop
- Speed Bump
- Bump Out

KEY OBSERVATIONS

- Resident parking is mostly restricted to street side parking and single/double car garages.
- Alleys to each block host dumpsters and act as secondary circulation, though are largely for local residences.
- The #71 bus runs along Chippewa on the planning area's south side, with only one stop in either direction of California.
- Pedestrian circulation infrastructure is limited to street adjacent sidewalks in varying conditions.

Site Analysis

PERVIOUS & IMPERVIOUS SURFACES

LEGEND

- Site Scope
- API Future Built Parcels
- API Future Green Spaces
- Pervious | Lawn & Planting Beds
- Impervious | Pedestrian
- Impervious | Vehicular
- Impervious | Structures

KEY OBSERVATIONS

- Just over 90% of the planning area is permeable lawn or turf, almost entirely consisting of private yards and shrubbery turf buffers.
- All surfaces used for pedestrian and vehicular circulation are impervious, relating to asphalt and concrete.
- The planning area has no roof gardens or other roof treatments that improve permeability.

Site Analysis

VISIBLE INFRASTRUCTURE

LEGEND

- Site Scope
- API Parcels
- API Future Green Spaces
- Above-ground Electric Lines & Poles
- Stormwater Inlets
- Fire Hydrants
- Utility Boxes
- Accessible Curb Cuts
- Traffic Bumpouts
- Telephone Wires & Poles
- Traffic Signals
- Reserved Handicap Parking

KEY OBSERVATIONS

- Most visible infrastructure occurs at street intersections.
- The seemingly random application of handicap parking interventions suggests special dispensation for key tenants and residents. To be confirmed.
- Very few mid-block fire hydrants are currently present throughout the planning area.
- Because of utility lines run along alleys, there are no major in-air impediments to the installation of street trees.

Appendix B - Presentation Archive

Site Analysis

ELEVATION

LEGEND

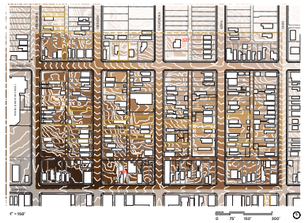
- Site Scope
- API Parcels
- 530' - Above
- 520' - 530'
- 520' - 520'
- 510' - 520'
- 510' - 510'
- 500' - 510'
- 500' - 500'
- 490' - 500'
- 490' - 490'
- 480' - Below

KEY OBSERVATIONS

- The elevation is highest in the northeast corner of the site, and it descends towards the southwest. Various mounded conditions are visible, especially where it overlaps as we'll given the mixed grade.
- The highest point is 527', and the lowest point is 487' on the site.
- Contour data is from a GIS Digital Elevation Model, not a real-world survey, and may not reflect accurate topography at the site-scale.

SOURCES

- U.S. Geological Survey, 1-meter DEM, accessed March 2024



1" = 150'

0 75' 150' 300'

Site Analysis

SLOPES

LEGEND

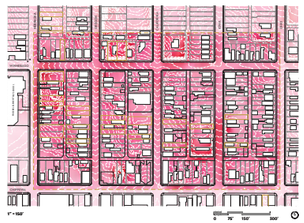
- Site Scope
- API Parcels
- < 1% Slopes
- 1% - 5% Slopes
- 5% - 8% Slopes
- 8% - 20% Slopes
- > 20% Slopes

KEY OBSERVATIONS

- Most streets and side walks have slopes below 5%, which provides good accessibility for both pedestrian and vehicles.
- Steep conditions tend to happen along front and back yards to accommodate the grade change. Most of the parcels have one steep slopes greater than 20%.
- The parcel at 3917 Minnesinga may potentially be remains of a native american mound site. Further archeological analysis is required to verify.
- Contour data is from a GIS Digital Elevation Model, not a real-world survey, and may not reflect accurate topography at the site-scale.

SOURCES

- U.S. Geological Survey, 1-meter DEM, accessed March 2024



1" = 150'

0 75' 150' 300'

Site Analysis

HYDROLOGICAL ANALYSIS

LEGEND

- Site Scope
- API Parcels
- API Future Green Spaces
- Main Waterflow Direction
- Secondary Waterflow
- Ridgeline
- Water Collection Areas
- Primary Flooding Hazard Zone
- Stormwater Inlets

KEY OBSERVATIONS

- Generally, surface flow follows elevation norms, flowing from the northeast to the southwest, where the greatest threat of pooling is observed.
- Ridge lines exist, as expected, at the crowning and low of all streets, as well as along mid-line of many parcels.
- A number of parcels are built up on small hills, either naturally occurring or a result of historic infill. These micro-slopes form the most severe slopes within the project area.
- Contour data is from a GIS Digital Elevation Model, not a real-world survey, and may not reflect accurate topography at the site-scale.

SOURCES

- U.S. Geological Survey, 1-meter DEM, accessed March 2024

1" = 150'

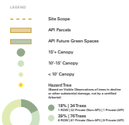
0 75' 150' 300'

Site Analysis

TREE CANOPY

LEGEND

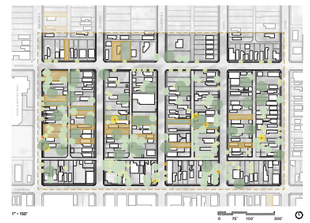
- Site Scope
- API Parcels
- API Future Green Spaces
- 15' < Canopy
- 10'-15' Canopy
- < 10' Canopy
- Hazard Tree
  (Based on Visible Observations of trees in decline or other substantial damage, not by a certified Arborist)



- 10% | 34 Trees
  - 4 (12%) | 4 Trees (Non-API) | 1 Private (API)
- 39% | 167 trees
  - 4 (12%) | 67 Private (Non-API) | 0 Private (API)
- 47% | 161 Trees
  - 4 (12%) | 61 Private (Non-API) | 0 Private (API)

KEY OBSERVATIONS

- There are several hazard trees with dead branches within the project area boundaries as well as adjacent to API parcels (3).
- Right-of-way trees generally have small canopies that provide only minimal shade. The trees with large canopies are generally located in the API parcels. Trees with large canopies provide large shade trees, and it results in some shade from canopy trees on adjacent private parcels.
- A preliminary site visit indicates predominant species including Honeylocust, Ash, Elm, Maple, Oak, Hackberry, and Mulberry.
- If API trees are proposed in the planning area, caliper trees will removed to not a planning concern.



1" = 150'

0 75' 150' 300'

Site Analysis

SHADE GAPS

LEGEND

- Site Scope
- API Parcels
- Lack of shade in API Parcels
- Lack of shade in Pedestrian right-of-ways
- Lack of shade Private Parcels
- 15' < Canopy
- 10'-15' Canopy
- < 10' Canopy
- Hazard Tree
  (Based on Visible Observations of trees in decline or other substantial damage, not by a certified Arborist)

KEY OBSERVATIONS

- This diagram illustrates zones in the planning area with the least amount of consistent shade. Although built structures provide a degree of shade, the areas with the most shade tend to be in the alleyways where there is a better source of shade.
- There are many opportunities within the project area to add tree canopy, especially along Minnesinga Ave, Oregon Ave (which is shared as shade trees remain), and Izard Street, where eastern side is missing trees altogether.
- The API green space parcel at 3116 California Ave has 3 large canopy Maple trees which should be preserved during future development.

1" = 150'

0 75' 150' 300'

Site Analysis

FRONT AND REAR YARDS

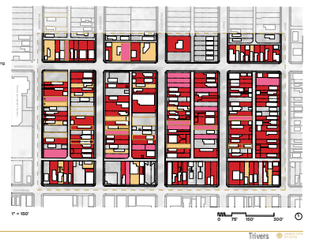
LEGEND

- Site Scope
- API Parcels
- Well Maintained
- Semi-Maintained
- Overgrown

- 18% | 271,918 sqft
- 45% | 329,504 sqft
- 37% | 130,090 sqft

KEY OBSERVATIONS

- Over 80% of yards in the planning area are of least semi-maintained status, with the majority overgrown.
- When back yard conditions were not easily visible, conditions were assumed to match the front yard.
- Assessment made from Google Maps satellite imagery and on-site street observations.



1" = 150'

0 75' 150' 300'

Site Analysis

KEY VIEWS

LEGEND

- Site Scope
- View Direction w/ Observation Point

SITE MAP

1. NORTHWEST ARRIVAL
The junction near Frankel Elementary School where API will be building. This is the "first and only impression" opportunity. Bus/bike/cycle lane, protect street crossings.

2. FROEBEL ELEMENTARY SCHOOL CROSSING
The pedestrian crosswalk at the main entrance of Frankel Elementary with potential connection to greenway parcels.

3. MELTOP COMMUNITY SITE
3. MELLOP / COMMUNITY PARK: Additional to custom Osage burial or ceremonial mounds, providing further archeology/cult surveying.

4. CHIPPEWA STREET
Chippewa & Chippewa Park & Nebraska facing north into the planning area. Boulevard-style bollards are present similar to those at Nebraska & Winnebago.

KEY OBSERVATIONS

- The northwest corner of the planning area features Frankel Elementary school (a community hub) and an API parcel.
- The neighborhood is largely single family residential, with some duplexes. Historically, the area was predominantly Italian, and on Chippewa Street, this is a continued to what is known about the area's history. Historic maps of the area's development suggest the project area was originally predominantly multi-family dwellings with commercial entities scattered throughout.
- Existing key "entrance moments" of the planning area cluster on west side near Nebraska Ave and Frankel Elementary School.

Site Analysis

EXISTING PARKS AND COMMUNITY ASSETS

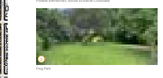
LEGEND

- Site Scope
- View Direction w/ Observation Point

SITE MAP

Frankel Elementary School Entrance Crosswalk

Frankel Elementary School Playground



Hog Park

City Wheat Drop & Compost Distribution

KEY OBSERVATIONS

- Dog Park is one of the only green spaces in the neighborhood. The park and the adjacent paved lot are owned by a private LLC, although it is publicly accessible.
- The second stop and compost distribution site is part of a city-wide network facilitated by the city's Forestry division.
- Frankel Elementary School is a key piece of social infrastructure for the community.

Site Analysis

GREENWAY CONNECTIONS

1. 3716 NEBRASKA AVE
   - Vacant lot directly south of 3716 Nebraska Ave features a steep grade from the sidewalk to the property. Vines walk an API residence under construction.
2. 2 NEBRASKA - OREGON ALLEY
   - Both grades of alley down to street grade of 0%.
3. 3717-3724 OREGON
   - 6ft wide unbelievable street with sidewalks.
4. OREGON - CALIFORNIA ALLEY
   - Both grades of alley down to street grade of 0%.
5. 3725-3726 CALIFORNIA
   - 6ft wide unbelievable street with sidewalks.
6. CALIFORNIA - IOWA ALLEY
   - Both grades of alley down to alley at grade, while 3726 Iowa slopes down to meet alley.
7. 3725 IOWA
   - Vacant lot, luminous at 3726 Iowa features residential slope from sidewalk grade.

KEY OBSERVATIONS

- Connections between q-zero parcels will cross either alleys or residential streets.
- Alleys are currently accessible to vehicles and pedestrians in a shared right-of-way. Improvements feature vehicular right-of-way, street parking, and pedestrian sidewalks.

Site Analysis

HISTORIC AND NON-HISTORIC STRUCTURES

LEGEND

- Site Scope
- API Parcels
- Contributing Historic Properties
- Formerly Contributing, Non-Extant
- Historic Non-Contributing Due to Building Condition

KEY OBSERVATIONS

- 64% of parcels in the Block Dreams project area are extant contributing historic properties.
- Non-contributing buildings shown in orange were determined to lack their historic architectural integrity in the historic district's nomination from 2020[1].

SOURCES

- Historic Jefferson Streetcar Suburb Historic District

1" = 150'

0 75' 150' 300'

Site Analysis

1908 SANBORN MAP

LEGEND

- Site Scope
- API Parcels
- Food Production

KEY OBSERVATIONS

- Mostly brick construction due to fires in the city during the 19th century
- Wood frame construction (yellow) was mostly concentrated to rear buildings along the alleys, and Minnesinga Ave.
- California Ave and Chippewa St were the most dense streets in 1908.
- 3716 California Ave used to be the Ecclesiastical Art Institute.
- Food production used to be more widespread in the area, as was by-story sheds in backyards and a large greenhouse at what is now 3648-3668 Iowa Ave.

SOURCES

- Sanborn Fire Insurance Map, 1908

1" = 150'

0 75' 150' 300'

Site Analysis

YEAR OF CONSTRUCTION

LEGEND

- Site Scope
- API Parcels
- Pre-1880
- 1880-1900
- 1900-1914
- 1923-1929
- 1954-1962*

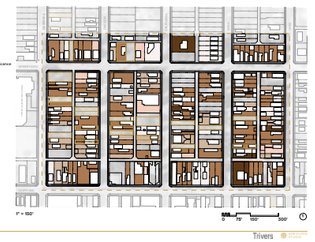
Period of Significance

KEY OBSERVATIONS

- Period of significance for the historic district is approximately 1880-1945.
- 40% of buildings in this area were built between 1880-1900.
- Date ranges reflect periods of construction.
- Gaps in construction dates correspond with major historical events (WWI, WWII, Great Depression, etc.).
- One building constructed in 1962 (2700 Chouteau Ave), two in 1996 (2747 and 2749 Chippewa St)*

SOURCES

- St. Louis MO/IOV: Address & Property Search
- Gravois-Jefferson Streetcar Suburb Historic District



1" = 150'

0 75' 150' 300'

Appendix B - Presentation Archive

Site Analysis

BUILDING TYPE

LEGEND

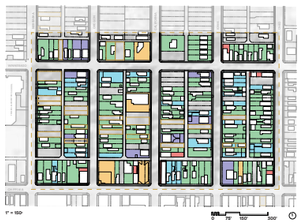
- Site Scope
- API Parcels
- Single Family
- Two-Family
- Multi-Family
- Residential Above Commercial
- Commercial

KEY OBSERVATIONS

- Most buildings are now single family.
- Residential units above commercial storefronts are most common along Chippewa St and Winnebago St.

SOURCES

- St. Louis MSDGIS: Address & Property Search
- St. Louis Board Property Explorer



Site Analysis

OCCUPANCY AND OWNERSHIP

LEGEND

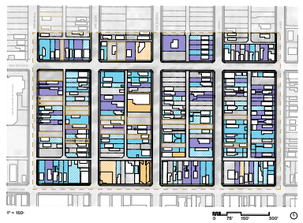
- Site Scope
- API Parcels
- Owner-Occupied
- Renter-Occupied
- Commercial
- LLC Owner

KEY OBSERVATIONS

- Approximately 1/3 of properties are owned by LLCs
- Top property owners in the neighborhood:
  - Jason Dumas
    - Dumas Realty LLC
    - Problem Properties LLC
    - Dumas Properties LLC
  - Andrew Kes Fai Ha
    - Ha Investments LLC
    - Yes Real Estate LLC
  - Mark McMurtry
    - Mark McMurtry Green Development LLC
    - Zuzu LLC
- St. Louis Vacancy Collaborative's Vacant Property Explorer is a useful tool that shows the owner of a property and neighboring lots when parcels in the city with the same owner.

SOURCES

- St. Louis MSDGIS: Address & Property Search
- St. Louis Board Property Explorer
- Missouri Business Entity Search - Missouri Secretary of State



Site Analysis

HISTORIC SITE ALIGNMENTS

LEGEND

- Site Scope
- API Parcels
- Parcel Street Boundaries
- 0' Setback
- 10' Setback
- 14' Setback
- 17' Setback

KEY OBSERVATIONS

- In a Near-North's Zoning District, setbacks are determined if a majority of buildings create a street wall within a block face. The block face between Chippewa St and between Virginia Ave and California Ave vary too much to create a common setback.
- Per requirements of Section 106 of the NHPA, distances between buildings and widths of individual buildings on a block face within a historic district or portion of a cut sites should be consistent with the majority of buildings on the block face. Additionally, the overall massing of new buildings must reflect the pattern established by the historic buildings in the area and must in both the planning of the site and the design of the front elevation.

SOURCES

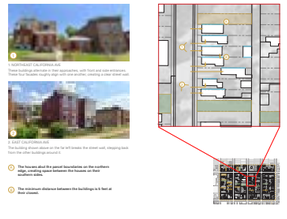
- St. Louis MSDGIS: Address & Property Search
- St. Louis, Missouri - Code of Ordinances
- City of St. Louis Community Development Agency - Section 106 Review Standards

Site Analysis

HISTORIC SITE ALIGNMENTS - EXAMPLE AREAS

LEGEND

- View Direction w/ Observation Point
- API Parcels
- Building & Parcel Boundary Overlap
- Building Entrance



1 NORTHEAST CALIFORNIA AVE

These buildings alternate in their appearance, with front and side entrances. These four facades roughly align with one another, creating a clear street wall.

2 EAST CALIFORNIA AVE

The following shown above on the far left breaks the street wall, stepping back from the other buildings around it.

1 The fence sits about 6ft to parcel boundaries on the northern side. The distance between the houses on third southern alley.

2 The minimum distance between the buildings is 6 feet at their closest.

SOURCES

- Sanborn Jefferson Streetcar Suburb
- Historic District
- Google Maps

Site Analysis

HISTORIC SITE ALIGNMENTS - EXAMPLE AREAS

LEGEND

- View Direction w/ Observation Point
- API Parcels
- Building & Parcel Boundary Overlap
- Party Walls
- Building Entrance

1 SOUTHEAST GRISWOLD AVE

Looking north at Oregon Ave. these multi-family residences (excluding one) create a street wall with similar facades.

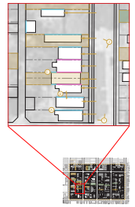
2 SOUTHEAST CHEQUOZA AVE

The street wall loses its cohesiveness, with a pushed house on the left disrupting the historic houses and the building on the right stepping far back.

1 Most buildings in this area abut the northern edge of their parcel.

2 The distance between the buildings range from 5 to 15 feet. The marked distance is 8 feet.

3 3707 Oregon Ave sit area party walls with 3733 and 3739 Oregon Ave.



SOURCES

- Sanborn Jefferson Streetcar Suburb
- Historic District
- Google Maps

Site Analysis

HISTORIC SITE ALIGNMENTS - EXAMPLE AREAS

LEGEND

- View Direction w/ Observation Point
- API Parcels
- Building & Parcel Boundary Overlap
- Party Walls
- Building Entrance

1 Almost all the buildings in this section of Winnebago St. abut the northern edge of their parcel (generally the northern and eastern sides).

2 The distance between buildings ranges from 5 to 15 feet. The marked distance shown is approximately 8 feet.

1 NORTHEAST CORNER OF WINNEBAGO ST AND IOWA AVE

This shows a corner entrance, and story commercial building.

2 NORTHEAST CORNER OF WINNEBAGO ST AND IOWA AVE

Across the street from photo 1, this building also features a corner entrance in a residential context.

3 MIDDLE WINNEBAGO ST

Moving down Winnebago St, the block of buildings abuts the street, All the buildings have side entrances.

SOURCES

- Sanborn Jefferson Streetcar Suburb
- Google Maps

Site Analysis

BUILDING STOCK

HISTORIC DISTRICT'S KEY CHARACTERISTICS

This historic district was defined by its growth in the late 19th and early 20th centuries, as streetcars allowed people to easily live outside of downtown St. Louis. The district is mostly composed of residential buildings, many of which were historically multi-family residences for working class families.The defining characteristics of nearly all historic buildings in the district are:

1. Brick walls
2. Two-three stories in height
3. One to four bay facades
4. Symmetrical fenestration
5. Raised basement (mainly residential)
6. Constructed between c.1880 and c.1940

RESIDENTIAL SUB-TYPES

- Shotgun
- Townhouse plan
- Multi-family flats
- Low-rise walk-up apartments
- Gable- or gambrel-front

COMMERCIAL SUB-TYPES

- One-part commercial
- Two-part commercial
- Artistic front
- Broad front
- Corner entrance
- Single entrance with display windows
- Multi-entrance with display windows

STYLES

- Second Empire
- Italianate
- Romanesque Revival
- Queen Anne
- Colonial Revival
- Craftsman

SOURCES

- Sanborn Jefferson Streetcar Suburb
- Historic District
- Google Maps

3944 - Chippewa St

4144 Delmar Ave

4116 California Ave

3733 - Chippewa St

3733 & 3115 Chippewa St

2838 Winnebago St

Site Analysis

SUB-TYPE: SHOTGUN

KEY OBSERVATIONS

Domestic buildings are divided into several sub-types. Building sub-types can be any style, which are outlined in the following section. Shotgun houses are narrow, one-story tall house form and it is one of the most common sub-type found in the Historic Districts in the project area. In St. Louis, these houses are typically characterized in addition to the common characteristics of the district:

1. Narrow front facade
2. One-, two-, or three-bay facades
3. Decorative cladding at the cornice
4. Usually had a flat roof with a decorative parapet or Gun Metaland roof (as described in the Second Empire style)
5. Small entrance porch with gable roof, or
6. Stoop entrance

SOURCES

- Sanborn Jefferson Streetcar Suburb
- Historic District
- Google Maps

3727 Cook Ave

3733 Tennessee Ave

3709 Oregon Ave

3732 California Ave

Site Analysis

SUB-TYPE: TOWNHOUSE PLAN

KEY OBSERVATIONS

The townhouse plan sub-type consists of both single and multi-family residences. Along with the shotgun sub-type, the townhouse plan is one of the most common types in the Block Dreams project area. Townhouse plan buildings most often had family flats (though they may have been converted to single family). They have a narrow footprint and a side entrance to a side alleyway (not) They can also be seen with single or paired doors in the end bay. A specific townhouse plan sub-type can be identified by its narrow lot and a recessed two-story side entrance wing. Key features to identify this sub-type include:

1. Dual entrance in the end bay of primary facade
2. One or more side entrances
3. Two or three bays wide
4. Narrow facade, building extends deep into the parcel

SOURCES

- Sanborn Jefferson Streetcar Suburb
- Historic District
- Google Maps

3730 Iowa Ave

3734 Iowa Ave

3730 California Ave

3733 & 3739 Oregon Ave

Site Analysis

SUB-TYPE: GABLE OR GAMBREL-FRONT

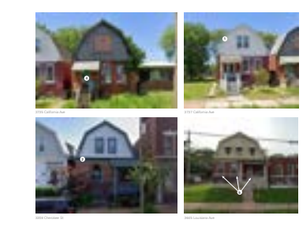
KEY OBSERVATIONS

Gable- or gambrel-front houses were a cultural folk house type. The gambrel variety is the later 19th century and the turn of the century. In each St. Louis, they have various stylistic influences, including:

1. One or one-and-a-half stories.
2. Can have brick or horizontal wood cladding
3. Symmetrical facade
4. Central entrance
5. Two- or three-bays

SOURCES

- Sanborn Jefferson Streetcar Suburb
- Historic District
- Google Maps



3706 California Ave

3707 California Ave

3806 Cherokee St

3900 Loundale Ave

Site Analysis

SUB-TYPE: MULTI-FAMILY FLATS

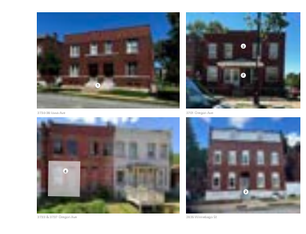
KEY OBSERVATIONS

Most multi-family flats in St. Louis were built between World War I and the Great Depression. They can range in the number of units, but a significant portion have four units in a single building.

1. High-entrance steps for separation from street
2. Two to four entrance doors
3. Symmetrical primary facade with four to six bays
4. Four-units, two per floor with shotgun floor plans

SOURCES

- Sanborn Jefferson Streetcar Suburb
- Historic District
- Google Maps



3732-38 Iowa Ave

3733 Oregon Ave

3732 & 3737 Oregon Ave

3734 Winnebago St

Site Analysis

SUB-TYPE: LOW-RISE WALK-UP APARTMENTS

KEY OBSERVATIONS

Low-rise walk-up apartments are a later version of the multi-family flats. Key features include:

1. Symmetrical facade
2. Central entrance
3. Central stair hall with access to two units per floor
4. One or more windows above the entrance that illuminate the stair hall
5. Steps or small covered entrance porch

SOURCES

- Sanborn Jefferson Streetcar Suburb
- Historic District
- Google Maps

3900 Loundale Ave

4116 California Ave

3939 Arkansas Ave

Appendix B - Presentation Archive

Site Analysis

SUB-TYPES: COMMERCIAL

KEY OBSERVATIONS

Commercial corridors in the Historic District, such as Chippewa St and Cherokee St, feature various neighborhood-scale retail, dining, entertainment, and services. Commercial buildings can also be found scattered throughout the district in more residential areas, particularly at street corners.

TWO PART COMMERCIAL

3500 Chippewa St

3616 Chippewa St

KEY CHARACTERISTICS

1. One-story commercial building
2. Generally housed a single business

TWO PART COMMERCIAL

3765 Chippewa St

Lebanon C. Grant Hall

KEY CHARACTERISTICS

1. Two to four stories in height
2. Typically contained a storefront first story (customer facing) and upper story uses
3. Upper stories can be offices or residential units
4. Flat roofs with parapet walls
5. Upper stories identify building style

ARTISTIC STACK

4601 Chippewa St

3784 Chippewa St

KEY CHARACTERISTICS

1. Two to three stories in height
2. Stacked, flat-roofed buildings mix one design concept that blends well into residential context

SOURCES

- Gravois-Jefferson Streetcar Suburb Historic District
- Google Maps

Site Analysis

SUB-TYPES: COMMERCIAL

BROAD FRONT

3660 Chippewa St

3727 Gelsomina St

CORNER ENTRANCE

3660 Chippewa St

3556 Iowa Ave

KEY CHARACTERISTICS

1. Entrance at the building/street corner
2. Display windows

SINGLE ENTRANCE WITH DISPLAY WINDOWS

3554 Cherokee St

3762 California Ave

KEY CHARACTERISTICS

1. Single entrance with display windows
2. Typically had two-story windows from an entrance to each floor
3. Simple narrow facilities
4. Usually one story

MULTI ENTRANCE WITH DISPLAY WINDOWS

3800 California Ave

3668 Iowa Ave

KEY CHARACTERISTICS

1. Display windows set in double-wide storefront
2. Residential or office space above
3. Separate entrances for upper/lower floors

SOURCES

- Gravois-Jefferson Streetcar Suburb Historic District
- Google Maps

Site Analysis

STYLE: SECOND EMPIRE

KEY OBSERVATIONS

Building styles can appear in various sub-types. The Second Empire style is characterized by its mansard roof, which is typically covered in decorative slate shingles. Mansard roofs are double-pitched roofs with steep, almost vertical lower slopes and shallow upper slopes. This was particularly prevalent when the residential height restriction was two stories.

1. Mansard roof (with or without dormers)
2. Parapet walls on non-front facades that extend the full elevation of the building

3500 California Ave

3700 N 37th California Ave

3700 Cherokee Ave

3300 California Ave

SOURCES

- Gravois-Jefferson Streetcar Suburb Historic District
- Google Maps

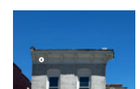
Site Analysis

STYLE: ITALIANATE

KEY OBSERVATIONS

Variants, particularly in the townhouse sub-type, were most popular at the end of the 19th century. In south St. Louis, they are typically seen in a rowhouse form.

1. Symmetrical one- or two-bay facades
2. Tall, narrow windows
3. Side-hall plans
4. Wide eaves supported by decorative brackets on the front facade



4724 California Ave

3736 California Ave

SOURCES

- Gravois-Jefferson Streetcar Suburb Historic District
- Google Maps

Site Analysis

STYLE: QUEEN ANNE

KEY OBSERVATIONS

The Queen Anne style is less common in the district than the Italianate style, but examples can be found. The style is tendency to be used for elaborate single-family homes and multi-unit flat or flat

1. Turrets
2. Exaggerated pediment dormers
3. Shiplap roofs
4. Asymmetrical facade

3554 California Ave

3561 California Ave

3552 Ohio Ave

3552 Ohio Ave

SOURCES

- Gravois-Jefferson Streetcar Suburb Historic District
- Google Maps

Site Analysis

STYLE: COLONIAL REVIVAL

KEY OBSERVATIONS

The Colonial Revival style was one of the most popular styles in the country for small houses built in the town/case plan sub-type.

1. End-bay entrance portico
2. Square or round columns
3. Plain or fluted columns
4. Doors with fanlight transoms
5. Pronounced cornices with dentils
6. Pedimented roof dormers and windows with segmental or flat arches

3551 Iowa Ave

3561 California Ave

3732 Gregory Ave

3640 Chippewa St

SOURCES

- Gravois-Jefferson Streetcar Suburb Historic District
- Google Maps

Site Analysis

STYLE: CRAFTSMAN

KEY OBSERVATIONS

The Craftsman style, often referred to as a bungalow, was a popular style in the country for small houses from c. 1905 to 1930.

1. Short, square columns on piers or ballistrade that support porch roof
2. Pervasive/extra low sloping sides
3. Wide-eave overhang
4. Doors and windows have vertical mullions

3811 Mississippi St

3700 Pennsylvania

2436 S Compton Ave

3300 Iowa Ave

SOURCES

- Gravois-Jefferson Streetcar Suburb Historic District
- Google Maps

Site Analysis

STREET CONDITIONS

STREET CONDITIONS LEGEND

ADA accessibility

- Slope of sidewalks below 4% with ADA-compatible at intersections
- Sidewalks divided by tree limbs or other obstacles
- Sidewalk plane and material are not interrupted by grass, concrete or disturbed concrete/pavers, or other obstacles

Pedestrian Comfort

- Adequate shade from street trees
- No overgrown and low branches

Vehicular Accessibility

- Road is not blocked
- Adequate passage space with cars parked on either side
- Driving surface is free of potholes and debris hazards

Safety

- Adequate pedestrian protection from traveling vehicles
- Sidewalks are not blocked by vehicles
- Sidewalks and pedestrian areas are adequately lit
- Visibility from drivers to pedestrians and vice versa

LOW QUALITY — HIGH QUALITY

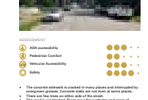
NEBRASKA AVE

ASSESSMENT

- ADA accessibility
- Pedestrian Comfort
- Vehicular Accessibility
- Safety

- Very nice sidewalk pavement in front of the elementary school. Relatively flat and evenly sloped sidewalks on both side of the street. Some places are interrupted by overgrown grasses and have cracks. There are no curbs on either side of the street.
- Well shaded on one side, but there is not adequate tree canopy on the southern portions of the west side.
- Safety is generally good. There are many potholes and areas of cracked asphalt.
- The street is open and wast St. There is planting buffer between the sidewalks and streets.

OREGON AVE



ASSESSMENT

- ADA accessibility
- Pedestrian Comfort
- Vehicular Accessibility
- Safety

- The concrete sidewalk is cracked in many places and interrupted by overgrown grasses. Concrete slabs are not even at some places.
- There are few trees on either side of the street.
- Safety is generally considered. There are a few potholes and areas of cracked asphalt.
- With no trees along the sidewalk and only a narrow grass buffer, if feels like pedestrians are not well protected from the passing traffic.

Site Analysis

STREET CONDITIONS

ASSESSMENT

- ADA accessibility
- Pedestrian Comfort
- Vehicular Accessibility
- Safety

- Concrete paths are cracked at many places and interrupted by overgrown grasses. Some parts the sidewalk are wide while some parts are narrower.
- There are not enough trees on either side, although the few existing trees provide adequate shade.
- Road is partly but even. No obstacle or pothole.
- Nice planting buffer when there are trees in the planting bed. Some parts are interrupted by curb cuts. Safety is generally good with the more With busy street parking, the view is not very open.

ASSESSMENT

- ADA accessibility
- Pedestrian Comfort
- Vehicular Accessibility
- Safety

- Very poor side walk conditions. Conditions throughout include cracked and uneven surfaces, and lack of curb cuts and ramps. Construction site blocks the sidewalk. Shrubs block pedestrian right of way, forcing pedestrian to walk in the street.
- Sidewalk width is about 4 feet (some less than 2 feet). No trees on the north part of the east side.
- Road is partly but even. There are a few potholes and areas of cracked asphalt. Some construction debris can be found on the street.
- During poor sidewalk conditions, pedestrians need to walk in the street in some places.

ASSESSMENT

- ADA accessibility
- Pedestrian Comfort
- Vehicular Accessibility
- Safety

- Concrete path are cracked in many places and interrupted by overgrown grasses. Some parts the sidewalk are wide while some parts are narrower.
- There are not enough trees on either side, although the few existing trees provide adequate shade.
- Road is partly but even. No obstacle or pothole.
- Nice planting buffer when there are trees in the planting bed. Some parts are interrupted by curb cuts. Safety is generally good with the more With busy street parking, the view is not very open.

Site Analysis

STREET CONDITIONS

ASSESSMENT

- ADA accessibility
- Pedestrian Comfort
- Vehicular Accessibility
- Safety

- Side walk material transitions between power and concrete. Concrete is in good condition. Some parts the sidewalk are wide while some parts are narrower. Some parts are interrupted by overgrown grasses.
- Not enough shade on both sides.
- Safety is generally good. Striping and lanes are clear.There are a few areas of cracked asphalt.
- There is not enough planting buffer between the sidewalk and road, but there are trees in the planting bed. Safety is generally good with traffic.There is enough lighting as the views are open. There are also street calming measures at intersections.

ASSESSMENT

- ADA accessibility
- Pedestrian Comfort
- Vehicular Accessibility
- Safety

- Concrete paths are cracked at many places and interrupted by overgrown grasses. Concrete slabs are not even at some places.
- There are many trees along the sidewalk but most of them are not canopy trees.There isn't enough sh ade.
- There are some brackishes, stones and traffic cones along the road side.
- Sidewalk and street are well lit.The views at intersections are very open.

Site Analysis

ALLEY CONDITIONS

ALLEY CONDITIONS LEGEND

Surface Condition

- Continuous material (no potholes or bumps)
- Wide enough path for vehicles without obstacles
- ADA accessibility (slope and clear space)

Cleanliness & Maintenance

- Are dumpsters overflowing and is trash collecting in areas other than dumpsters?
- Overgrown vegetation from adjacent properties
- Are adjacent properties well-maintained?

Pedestrian Safety & Comfort

- Sightlines down alley is clear, with no hiding places
- Alley is adequately lit at night
- Alley has adequate shading from canopy trees

LOW QUALITY — HIGH QUALITY

ASSESSMENT

- Surface Condition
- Cleanliness & Maintenance
- Pedestrian Safety & Comfort

- Surface condition is largely continuous brick, with some uneven surfaces and potholes.Cleanliness is fair to poor.
- Dumpsters are occasionally overflowing, with some large pieces of furniture.Trash collects in other parts of the alley. Some borders of adjacent properties are overgrown, although main passage is clear from vegetation.
- Southern portion of alley is comfortably shady. Visibility is adequate at night. Well-kept adjacent properties are moderately to poorly maintained.

ASSESSMENT

- Surface Condition
- Cleanliness & Maintenance
- Pedestrian Safety & Comfort

- Surface condition is continuous brick. Various potholes and low spots create puddles after rain.Cleanliness is poor.
- Generally clear of litter and large vegetation overgrowth. Adjacent properties are moderately maintained.
- Generally open and visible, although no shade.

Site Analysis

ALLEY CONDITIONS

ASSESSMENT

- Surface Condition
- Cleanliness & Maintenance
- Pedestrian Safety & Comfort

- Surface condition is continuous asphalt with few bumps. Cleanliness is generally good, with some litter and small brush shaded readily to the side. Adjacent properties have varying levels of maintenance.
- Sightlines are generally clear, with some shading from canopy trees.

ASSESSMENT

- Surface Condition
- Cleanliness & Maintenance
- Pedestrian Safety & Comfort

- Surface condition is continuous asphalt with few bumps. Cleanliness is generally good, with some litter and small brush shaded readily to the side. Adjacent properties have varying levels of maintenance.
- Sightlines are generally clear, with some shading from canopy trees.

ASSESSMENT

- Surface Condition
- Cleanliness & Maintenance
- Pedestrian Safety & Comfort

- Surface condition is continuous asphalt with occasional bumps and potholes. Cleanliness is fair, with some litter and small brush shaded readily to the side. Adjacent properties have varying levels of maintenance.
- Sightlines are generally clear, with some shading from canopy trees.

Appendix B - Presentation Archive

Site Analysis

ALLEY CONDITIONS

- Surface condition is continuous asphalt with some bumps.
- Dumpsters are generally tidy, with any large items of furniture of brush stashed neatly to the side. Adjacent properties are generally well-maintained.
- Nighttime set generally clear, with some shading from canopy trees in the eastern portion.

- Surface condition is continuous asphalt with some bumps. Low point in the center of the block results in some ponding.
- Dumpsters are generally tidy, with some large items of clear and brush stashed neatly to the side. Adjacent properties are generally well-maintained.
- Nighttime set generally clear, with some shading from canopy trees.

- Surface condition is continuous asphalt with few bumps.
- Dumpsters are tidy, with no large items of furniture or piles of brush. Adjacent properties are well-maintained.
- Nighttime set generally clear, with little tree shading from canopy trees or buildings.

Site Analysis

ALLEY CONDITIONS

- Surface condition is grass and patchy exposed soil at a moderate grade.
- Grass is mown. Right-of-way is somewhat bloated by vegetation encroaching from the sides.
- Alley is narrow with limited visibility.

Site Analysis

GREEN SPACE CONDITIONS

- Adjacent to single-family home on sidewalk up to main space.
- Adjacent to single-family property and 1 story residential home.
- Site slopes down moderately to meet alley.
- No trees on site.

- Site falls somewhat up from alley before gently sloping to sidewalk and south. Shallow depressions in center and along far corner are overgrown with vegetation.
- Alley is relatively wide with 1 story residences.
- No trees on site, although large canopy trees are present on adjacent lots.

Site Analysis

GREEN SPACE CONDITIONS

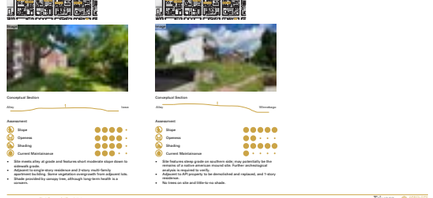
- Site slopes gently from sidewalk to alley on opposite end, meeting at the center. Slope is generally consistent across the site.
- Adjacent to walls and vegetated fence lines of two 1-story residences.
- Shade provided by canopy trees on adjacent lot, although one tree is unhealthy and long-term health is a concern.

- Site is flat at mid, mild slope to alley, otherwise has consistent slope.
- Adjacent to walls and vegetated fence lines of 1-story, rear-facing residences.
- Site is surrounded 1 large maple trees fit at provide shade to portions of the site.
- Site is currently fenced.

- Site features mild, consistent slope from sidewalk to alley, both sloping down from a central crown east to the south.
- Adjacent to walls and rails of two 2-story residences.
- Site is flat, however, with some shade provided by 3 many residences on south end.

Site Analysis

GREEN SPACE CONDITIONS

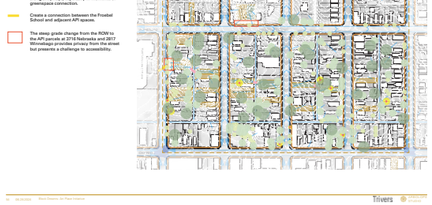


- Site meets alley at grade and features short moderate slope down to sidewalk grade.
- Adjacent to single-story residence and 2-story, multi-family apartment building. Some vegetation overgrowth from adjacent lots.
- Shade provided by canopy tree, although long-term health is a concern.

- Site features a steep grade on southern side; may potentially be the remains of a native american mound site. Further archeological investigation may be needed.
- Adjacent to ATF property to be demolished and replaced, and 1 story residence.
- No trees on site and little to no shade.

Site Analysis

SITE GOALS AND CONSTRAINTS

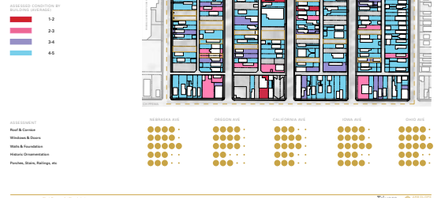


Site Analysis

BUILDING CONDITIONS ASSESSMENT

Site Analysis

BUILDING CONDITIONS ASSESSMENT BY STREET



Site Analysis

BUILDING CONDITIONS ASSESSMENT BY STREET

Program Verification

PROJECT GOALS

QUESTIONS
- Do you agree with these overarching project goals?
- Do you have any additional goals?

Program Verification

RESIDENT DREAMS

QUESTIONS
- Are there other resident dreams we are missing?

Program Verification

GREENWAY

- Improve pedestrian and bicycle scenes through the planning process.
- Provides active recreational opportunities for residents and visitors.
- Ability to integrate art display moments along the path
- Provide sense of accessibility for community

- Unclear if a multi-modal connection path is of highest priority to the community.
- Short length (1 mile) doesn't result in a meaningful piece of transportation infrastructure.
- Potential to create a pathway in unmoderated and unsafe areas in the neighborhood.
- Potential for conflict in areas of heavy, morning, increased attention to pedestrian and bicycle safety.
- Is a greenway/pathway the highest and best use of these gateway-feel (the non-programmatic uses for the community)?

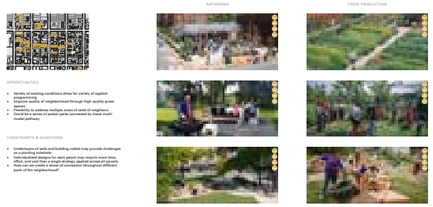
Appendix B - Presentation Archive

Program Verification

GREEN SPACES

GATHERING

FOOD PRODUCTION



OPPORTUNITIES

- Variety of existing conditions allow for variety of applied programming
- Opportunity to ‘fill’ neighborhood through high quality green spaces
- Opportunity to address multiple areas of need of neighbors
- Could be a series of pocket parks connected by linear multi-model pathway

CONSTRAINTS & QUESTIONS

- Underlayers of soils and building rubble may provide challenges as a planting medium
- Variety of locations in each parcel may require more time, effort, and cost than a single strategy applied across all parcels
- How to create a sense of connection throughout different parts of the neighborhood

LOVE IT - I can really see this for Block Dreams
LIKE IT - This could be a good idea
NEUTRAL - I don't have an opinion about this
DON'T LIKE IT - Not the right fit for Block Dreams

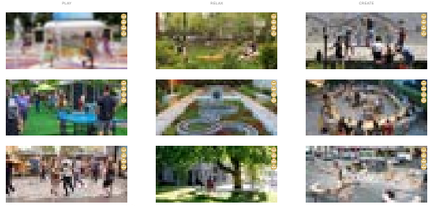
Program Verification

GREEN SPACES

PLAY

RELAX

CREATE



LOVE IT - I can really see this for Block Dreams
LIKE IT - This could be a good idea
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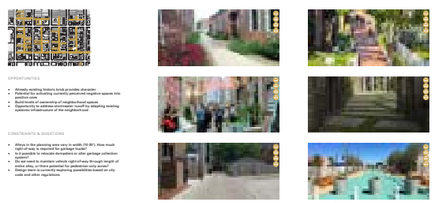
Program Verification

ALLEYS



OPPORTUNITIES

- Already existing historic brick provides character
- Potential for activating currently perceived negative spaces into positive spaces
- Build levels of ownership of neighborhood spaces
- Opportunity to improve stormwater management by retaining existing systemic infrastructure of the neighborhood

CONSTRAINTS & QUESTIONS

- Alleys in the planning area vary in width (10-30’). How much right-of-way is required for garbage trucks?
- Will utilities be relocated for garbage collection purposes?
- Is it required to maintain vehicle right-of-way through length of entire alley, or there potential for pedestrian only access?
- Design team is currently exploring possibilities based on city code and other regulations

LOVE IT - I can really see this for Block Dreams
LIKE IT - This could be a good idea
NEUTRAL - I don't have an opinion about this
DON'T LIKE IT - Not the right fit for Block Dreams

Program Verification

STREETS & CROSSINGS

OPPORTUNITIES

- Can improve pedestrian safety and comfort through introducing traffic calming measures and shrubs
- Opportunity to ‘fill’ neighborhood through pocket crosswalks and other infrastructural additions
- Opportunity to create nodes at key intersections to signal entrances to the planning area
- Opportunities to improve stormwater management through planting area

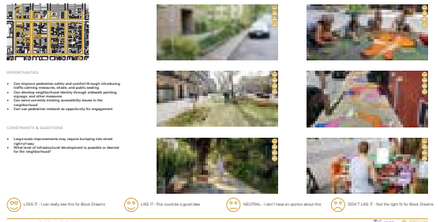
CONSTRAINTS & QUESTIONS

- What level of neighborhood signage or branding is appropriate?
- How can artists be involved with helping community members form own neighborhood identity?

LOVE IT - I can really see this for Block Dreams
LIKE IT - This could be a good idea
NEUTRAL - I don't have an opinion about this
DON'T LIKE IT - Not the right fit for Block Dreams

Program Verification

PEDESTRIAN RIGHT-OF-WAYS



OPPORTUNITIES

- Can improve pedestrian safety and comfort through introducing traffic calming measures, shade, and public seating
- Can develop neighborhood identity through sidewalk painting, public art, and wayfinding
- Can solve currently existing accessibility issues in the neighborhood
- Can use pedestrian network as opportunity for engagement

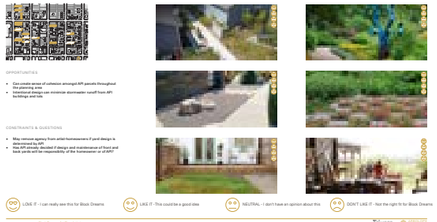
CONSTRAINTS & QUESTIONS

- Large-scale improvements may require bumping into street right-of-way
- What level of infrastructural development is possible or desired for the neighborhood?

LOVE IT - I can really see this for Block Dreams
LIKE IT - This could be a good idea
NEUTRAL - I don't have an opinion about this
DON'T LIKE IT - Not the right fit for Block Dreams

Program Verification

FRONT & BACK YARDS



OPPORTUNITIES

- Can create sense of cohesion amongst API parcels throughout the planning area
- Intentional design can minimize stormwater runoff from API facilities and lots

CONSTRAINTS & QUESTIONS

- May remove agency from artist homeowners if yard design is determined by API
- Has API already decided if design and maintenance of front and back yards will be responsibility of the homeowner or of API?

LOVE IT - I can really see this for Block Dreams
LIKE IT - This could be a good idea
NEUTRAL - I don't have an opinion about this
DON'T LIKE IT - Not the right fit for Block Dreams

Next Steps

ST. LOUIS ART PLACE INITIATIVE
ST. LOUIS, MO, USA

MASTERPLAN

Feedback from API on Program Verification
JULY 5

Masterplan Development
JUNE 24-AUGUST 15

Upcoming Meeting/Deadline:
AUGUST 1

Final Masterplan Presentation:
AUGUST 14

Sources

CITY OF ST. LOUIS COMMUNITY DEVELOPMENT AGENCY - SECTION 106 REVIEW STANDARDS

HTTPS://WWW.STLOUIS-MO.GOV/GOVERNMENT/DEPARTMENTS/PLANNING/URBAN-DESIGN-AND-LPB/LPB-PROJECT-MANUSCRIPT

HTTPS://WWW.STLOUIS-MO.GOV/GOVERNMENT/DEPARTMENTS/PLANNING/LANDMARKS-BUILDING-DOWNLOADS/MAP-INSERT.PHP

GOOGLE MAPS

GRANICUS - JEFFERSON HISTORIC NEIGHBORHOODS PLAN

GRANICUS - JEFFERSON ST REET/TJAK SUBURB HISTORIC DISTRICT

SANBORN FIRE INSURANCE MAP, 1909

ST. LOUIS MEDICAL ACADEMIA & PROPERTY RESEARCH

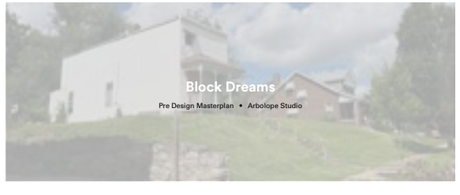
ST. LOUIS, MISSOURI - CODE OF ORDINANCES

ST. LOUIS VACANT PROPERTY EXPLORER - DEPARTMENT OF PUBLIC SAFETY - MISSOURI SECRETARY OF STATE

ST. LOUIS MEDICAL ACADEMIA & PROPERTY RESEARCH

U.S. GEOLOGICAL SURVEY, 7.5-METER DEM, ACCESSED MARCH 2024

Appendix B - Presentation Archive



Agenda

BLOCK DREAMS, ST. LOUIS, MO, USA
ST. LOUIS ART PLACE INITIATIVE

Pre-Design

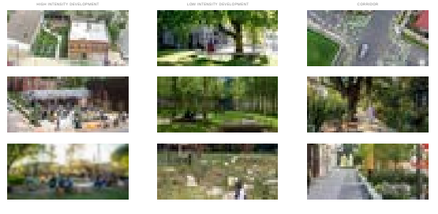
GREENWAY FEASIBILITY

CONCERNS

1. **Challenging Slope**
   Some parcels have slopes that create difficult conditions for building. Parcels 2017 Chippewa and 2116 Nebraska specifically has a slope of over 90% down to sidewalk grade, which would require a 30% ramp path at 8.33% slope to meet ADA concrete.
2. **Unsafe Crossings**
   The alleyways would have to cross two very busy streets, Chippewa and Lot at typical crossing locations. Drivers, like at intersections, are not expecting pedestrians to cross here and these locations could be potentially unsafe.
3. **Narrow Connector Path**
   A multi-modal connector path wouldn't have to go through a variety of narrow and closed-off spaces. Instead, it would have to be open and visible to meet the goal of increased eyes on the street and community placekeeping.
4. **Unnecessary Connection**
   There is no clear "destination" on the East side of the greenway.
5. **More Possibilities**
   Community members expressed more interest in alternate uses.

Public Green Space Strategy

REFERENCE IMAGES



Public Green Space Strategy

OPTION 1

LEGEND

- Site Scope
- High-Intensity Development
- Low-Intensity Development
- Transition to Private Use
- Primary Corridor
- Secondary Corridor

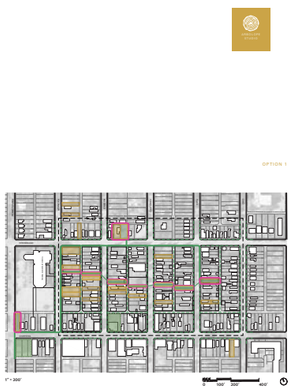
Option 1 presents a plan that distributes high-intensity uses throughout the district. 2927 Chippewa, 2917 Winnebago, and 3132 Iowa are developed as community areas, while the remaining green parcels are low-intensity.

BENEFITS

- Distributes high-intensity development throughout the neighborhood, giving relatively equitable access to all residents.
- Focuses development mostly in more public areas, consolidating low-intensity development. Option 1 sees the most low-intensity development, which means smaller areas of low-intensity can be further developed in later phases.

CHALLENGES

- High-intensity development on less parcel may be challenging for neighbors within residential block.
- Multiple smaller development sites can create challenges for budget and maintenance.



Public Green Space Strategy

OPTION 2

LEGEND

- Site Scope
- High-Intensity Development
- Low-Intensity Development
- Transition to Private Use
- Primary Corridor
- Secondary Corridor

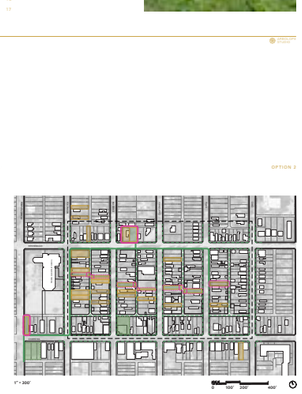
Option 2 focuses high-intensity development on public-facing parcels, which leaving the ultra-midband portion of parcels in residential blocks as low-intensity and returning the remaining green parcels to low-intensity. Parcels 2927 Chippewa and 2917 Winnebago are developed as community areas, and 3132 Iowa will be a low-intensity green space.

BENEFITS

- Focuses intense development mostly in more public areas, allowing residential areas to be more quiet.
- Keeps the alleys as green spaces, helping alley improving alley environments.
- Selling street parcels back to the property to benefit the adjacent residence is also a good use of the various green spaces.

CHALLENGES

- Should development on Winnebago be restricted after archaeological surveys, the only high-intensity development would be 2927 Chippewa, leaving the two outside the Lost Block Streets footprint.
- Selling street parcels back to the property owners of the parcels within the residential blocks and setting the front partition may be complicated.



Public Green Space Strategy

OPTION 3

LEGEND

- Site Scope
- High-Intensity Development
- Low-Intensity Development
- Transition to Private Use
- Primary Corridor
- Secondary Corridor

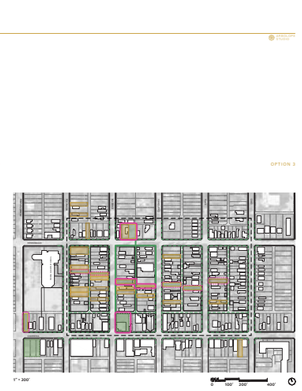
Option 3 creates a high-intensity corridor from 2927 Winnebago south to the existing Frog Park and mulch distribution space, including the abutting parcels on Chippewa and Winnebago. This creates a new green corridor through the block between Oregon and California, which is also located in the center of the Block Streams footprint.

BENEFITS

- Consolidates high-intensity use in a central area, focusing investment.
- Creates synergies with existing frog park and mulch distribution area.
- Keeps the alleys more pedestrian focus on one-sided alley.
- Selling street parcels back to the property to benefit the adjacent residence is also a good use of the various green spaces.

CHALLENGES

- Less engagement on the 2927 Chippewa parcel.
- Less investment in alleys in the rest of the Block Streams footprint.



Public Green Space Strategy

SUMMARY

COMMONALITIES

- Focusing high-intensity development to only 2-3 sites.
- 2917 Winnebago is proposed as a high-intensity development in all the options, considering its unique location and premium opportunities of its potential as a community gather space and garden.
- 2927 Chippewa is also proposed as a green space in all the options due to its proximity to the existing Frog Park and mulch area. It is located on Chippewa which is a commercial area and public transportation hub, and is also located in the center of the district, which offers potential for connections to existing community assets.
- Alleyways are kept pedestrian and low-intensities are proposed to return to private use of the residences.

DIFFERENCE

- Option 1 has the highest level of development, while option 3 has more consolidated high-intensity use.
- Options show dispersed / balanced green space locations vs. consolidated/concentrated green space locations in the high intensity development area.

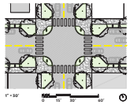
LEGEND

- Site Scope
- High-Intensity Development
- Low-Intensity Development
- Transition to Private Use
- Primary Corridor
- Secondary Corridor

Streetscape Strategy

CONCEPT PLANS

GENERIC INTERSECTION



PLANTING

STREET TREES

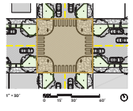
BUMPOUT

This concept plan for a typical intersection introduces bump-outs with plantings and street trees. Bump-outs at the corner of intersections, where pedestrians cross, help to reduce the crossing distances for pedestrians. They also add space for planting beds - including green stormwater management strategies - and street trees while creating a more inviting and human-scaled urban landscape.

Streetscape Strategy

CONCEPT PLANS

KEY INTERSECTION



GROUND MURAL

CROSSWALK

SCULPTURE

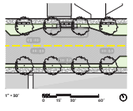
WAYFINDING BLADE

Key intersections feature painted roadway treatments as bud-gen and pedestrian-friendly infrastructure that highlights art's role in the public realm. Opportunities for creative placemaking can occur through sculptures, wayfinding blades, and micro-plazas at and around these special moments in the neighborhood.

Streetscape Strategy

CONCEPT PLANS

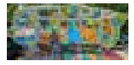
BUS STATION

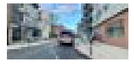


BUS SHELTER

BUMPOUT

SEATING



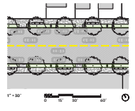


Proposed Bus Stations at Chippewa's existing bus stops introduce community-crafted bus shelters that provide moments of creative placemaking and public art. Bus bumpouts and Bus bump-outs in the road enhances the overall functionality of the streetscape and improve accessibility and usability for passengers.

Streetscape Strategy

CONCEPT PLANS

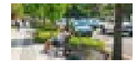
TYPICAL COMMERCIAL STREET



PLANTING STREET TREES

STREET PAVEMENT

BIKE RACK



SEATING

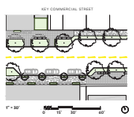
A typical commercial street proposes street trees, engaging pavement for pedestrians, bicycle racks, and public seating. Pedestrian-scale lighting is also introduced to improve night-time visibility and safety and add vibrancy to the streetscape.

Appendix B - Presentation Archive

Streetscape Strategy

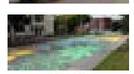
CONCEPT PLANS

KEY COMMERCIAL STREET



PLANTING

STREET PAVEMENT



STORMWATER MANAGEMENT

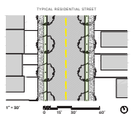
SEATING & LIGHTING

This concept plan for a special commercial street incorporates vibrant elements to create an artistic and engaging atmosphere. These include bold and unique pavement designs, colorful and patterned pavement, and efficient stormwater management. Pedestrian sidewalks are extended to provide more public seating area as needed. Seating areas and artistic lighting fixtures are strategically placed to enhance both functionality and aesthetics. These features work together to create a lively, visually stimulating environment that attracts pedestrians and promotes a vibrant commercial activity.

Streetscape Strategy

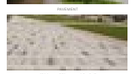
CONCEPT PLANS

TYPICAL RESIDENTIAL STREET

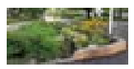


PLANTING STREET TREES

PAVEMENT



STORMWATER MANAGEMENT

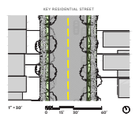


This concept plan for a typical residential street proposes large street trees that provide shade and cooling effects for the neighborhood. Pavement treatments enhance the streetscape aesthetically and care for pedestrians. In addition, green stormwater management infrastructure is integrated to reduce flow to the city sewers and develop a more resilient neighborhood for future weather events.

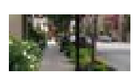
Streetscape Strategy

CONCEPT PLANS

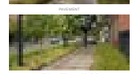
KEY RESIDENTIAL STREET

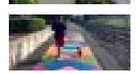


PLANTING STREET TREES



PAVEMENT





STORMWATER MANAGEMENT

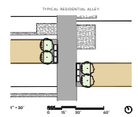
LIGHTING

This concept design for a key residential street proposes bold and unique pavement designs that add artistic human elements to enhance the streetscape and promote sense of place. Artistic and pedestrian-sensitive lighting improves night-time visibility and safety. Street trees provide shade and cooling effects for the neighborhood.

Alley Strategy

CONCEPT PLANS

TYPICAL RESIDENTIAL ALLEY



STORMWATER MANAGEMENT

DUMPSTER CORRAL

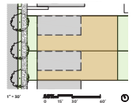
PERMEABLE PAVEMENT

This concept plan for a typical residential alley proposes green stormwater management infrastructure that lets water permeate the ground and reduce flow to the city sewers. Pavement treatments can range from a minimal stain to a range of permeable pavement systems. Additionally, the concept proposes using the alley-adjacent portion of ATI green space parcels for dumpster corrals that can organize trash in the alley and act as infrastructural hubs for community maintenance throughout the neighborhood.

Private Parcel Strategy

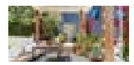
IMAGE REFERENCES

GENERAL LANDSCAPE GUIDELINES



FRONT YARD

BACK YARD



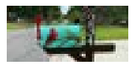
This section includes reference images for landscape designs that complement the ATI aesthetic. These elements are scalable and can be modified by homeowners after a set measure, although they offer possibilities for a cohesive aesthetic and functionality among various ATI residences.

Private Parcel Strategy

IMAGE REFERENCES

DRIVEWAY

MAIL BOX & HOUSE NUMBER



PLANTING

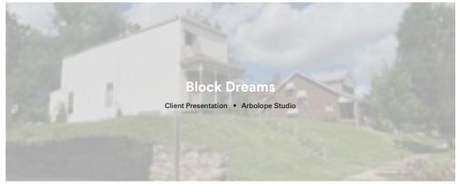
Private Parcel Strategy

IMAGE REFERENCES

FENCE

STAIRS & HANDRAILS

Appendix B - Presentation Archive



Agenda

BLOCK DREAMS, ST. LOUIS, MO, USA
ST. LOUIS ART PLACE INITIATIVE

Public Green Space Strategy

AREAS OF FOCUS

LEGEND

- Site Scope
- Areas of Focus
- Primary Corridor
- Secondary Corridor

KEY TAKEAWAYS

The Block Dreams masterplan focuses community green space investment on 5 parcels in the center of the district that create a corridor from Kinnickinnic to Chippewa Park. This corridor connects existing parks and green space. This concentrates development resources into a dense footprint, creates cohesion, and connects to existing assets.

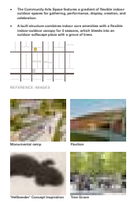
Community Green Spaces

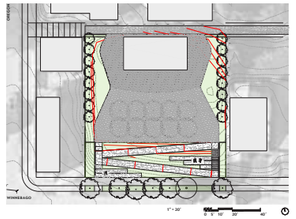
WINNEBAGO COMMUNITY ARTS SPACE

KEY FEATURES

- The Community Arts Space features a gradient of flexible indoor-outdoor spaces for gathering, performance, display, creation, and education.
- A multi-structure workforce indoor-open amenities with a flexible indoor-outdoor canopy for 3 seasons, which blends into an outdoor reflected plaza with a grove of trees.

REFERENCE IMAGES





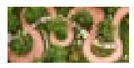
Community Spaces

SERPENTINE CIRCUIT

KEY FEATURES

- The "Serpentine Circuit" from Oregon to Iowa connects 6 individual parcels into a thematically sorting-out set of micro-parks in the middle of a residential block.
- Enhanced crossings at Oregon, California, and Iowa slow traffic and indicate high pedestrian activity to drivers.

CONCEPT INSPIRATION



Community Green Spaces

SERPENTINE CIRCUIT - PART 1

KEY FEATURES

- This parcel features naturescape play areas that engage all ages, including a playful skyhips, logs frames, seesaw, etc.
- Larger stumps can become washups and tables for resting and feeding.
- Taking advantage of the existing topography, a rock brownish can help direct water to a rain garden at the west side, which is one the lowest point among the circuit park.
- A bird water pump and chalk brings water feature to the site. By playing and exploring, children can get better understanding of the water flow and infiltration.

REFERENCE IMAGES

Community Green Spaces

SERPENTINE CIRCUIT - PART 2

KEY FEATURES

- This space acts as an creative activity hub for the community. Playful sculptural elements act as seating and primary features, while the hardscape can also be organized in spontaneous performance moments.
- Permeable hardscape provides open space for community events, festivals, and other gatherings.
- An interactive mural board behind the stage provides opportunities for artists and community members to express themselves and create.
- Picnic tables and large concrete stools provide space for art making and creating.
- The design's features a stronger grid for arts materials and community resources.
- The design's vibe aims to pronounces two existing trees on site.

REFERENCE IMAGES

Community Spaces

SERPENTINE CIRCUIT - PART 3

KEY FEATURES

- This parcel includes modular planting beds that allow for flexible use and even play. It also has picnic area in a grove of trees and flexible lawn space for dogs and members.
- Planters for gardening, fruit trees and grill provide food-making opportunities.
- Modular picnic table can be placed to form a long table for community events and festival and can be also moved for multi-uses.

REFERENCE IMAGES

Community Green Spaces

SERPENTINE CIRCUIT - PART 4

KEY FEATURES

- This space features shaded seating spaces for quiet and relaxation.
- The path meanders to better adapt to the terrain and create a pleasant experience of walking through.
- Trees and planting beds provide buffer to neighboring homes.
- Bollscape under tree canopies with seatings and table provide nice place to read, relax, and meditate.

REFERENCE IMAGES

Community Green Spaces

FROG PARK

KEY FEATURES

- This space expands upon the existing Frog Park theme by introduce pathways and play mounds.
- It connects to the park's pool as a community garden by planting native fruit trees in an edible orchard.

REFERENCE IMAGES

Stormwater Strategy

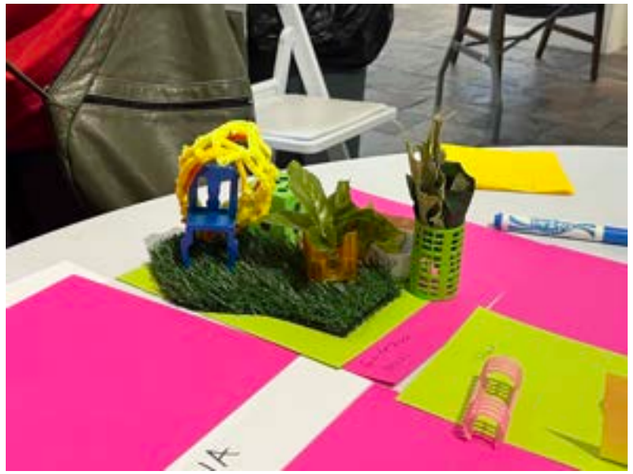
LEGEND

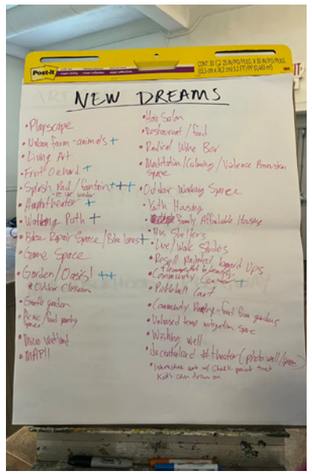
- Key Intersection Strategy
- Secondary Intersection Strategy
- Bumpout Raingarden
- Waterflow Direction
- Permeable Pavements
- Permeable /Vegetated Surface

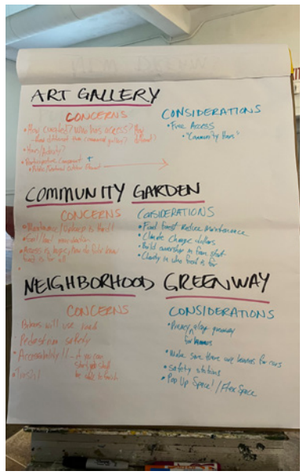
Cost Estimate

Trivers ARBOLOPE STUDIO

Appendix C - Community Workshop







Appendix C

Appendix D - References

BRICK DETAILS

- https://adhoc-architectes.com/portfolio/well_village/
- https://adhoc-architectes.com/portfolio/projet-geode/
- https://adhoc-architectes.com/wp-content/uploads/2022/06/Lumicite-montagne2_ADHOC_00_RomainFontaine.jpg
- https://housinginnovation.co/model/spoke-street-shop-houses/
- https://www.archdaily.com/639402/house-of-memory-baukuh
- https://www.gobrick.com/inspiration/residential-single-family-award-winners#lg=2&slide=0