

## **B. Existing Conditions**

The I-270/Highway 367 corridors contain a wide variety of land uses, and building conditions vary greatly throughout the area. While some developments are thriving, other commercial centers are abandoned or underutilized, and significant amounts of vacant land are available for development.

### **I-270 Corridor**

Beginning at the Mississippi River, the Missouri Welcome Center is the first developed property in the I-270 corridor. To the north of the center on the north side of I-270 is a large tract of land owned by the Metropolitan Park and Recreation District. On the opposite side of the highway is a wooded bluff, which is currently for sale and undeveloped. These properties create a pleasant entry to Missouri for the traveling public, and their future is critical to the image of the area.

Continuing westward, the most notable developments are the St. Louis Christian Center church on the south side of I-270 and the Raintree Apartments on the north side of the interstate highway. At the Lilac Avenue interchange, industrial and highway-oriented uses are found on the south side of I-270 (storage facilities, QuikTrip, Phillips 66, Hardees restaurant, etc.). South of I-270 and east of Lilac Avenue a large tract of land is for sale in the Kenran Industrial Drive area. Another 29-acre vacant parcel is found at the northwest corner of I-270 and Lilac Avenue, and like the vacant area to the south, it is zoned for industrial use. The industrial area on the north side of I-270 continues west of the Burlington-Northern Santa Fe railroad tracks; to the south of the highway, the industrial section stops at the railroad line.

At the Bellefontaine Road interchange, a significant number of retail uses are found on the north side of I-270 at the Sierra Vista shopping center and on surrounding parcels on Larimore and Bellefontaine Roads. Auto-oriented services exist on the west side of Bellefontaine Road (service station, car wash, fast food restaurant), while a Schnucks grocery store anchors the east side. On the west side of Bellefontaine Road to the north are several problem properties, including a vacant lot (former McDonald's restaurant), a second vacant property with unresolved environmental problems and a newly constructed but vacant commercial building

West of Bellefontaine Road to Highway 367, the south side of I-270 is owned by the State of Missouri. Institutional uses include the Bellefontaine Habilitation Center for persons with disabilities, the Missouri Veterans Home and the Missouri Department of Conservation's new Bellefontaine Conservation Area. On the north side of I-270 is the long-vacant GEM department store, an expansive tract of undeveloped land, and two Hazelwood School District facilities (Kirby Junior High School and Hazelwood East High School).

On the west side of Highway 367 north of I-270 is Christian Hospital Northeast and the adjacent BJC Village North retirement community. Opposite these uses on the south side of I-270 are several very large parcels of land owned by the State of Missouri and the City of St. Louis that are currently for sale. They are mostly vacant and undeveloped except for a small MoDOT office building and a truck driver testing facility.

Traveling west, residential subdivisions are located on both sides of I-270. The next commercial node is between Old and New Halls Ferry Roads. On the south side of I-270 is the Crossings at Halls Ferry shopping center. This TIF-assisted retail development includes Home Depot and Shop 'n Save. West of the shopping center on the west side of New Halls Ferry Road is a series of smaller retail stores and restaurants, which suffer from vacancies and deterioration. North of I-270 is a jumble of commercial uses with several vacant buildings. The most notable is the former Target store at 2677 Dunn Road. This very visible building is unoccupied, although signs at that location state that it is the future location of the Westside Missionary Baptist Church. A former Frank's Nursery store, currently being used by a liquidation business, is adjacent to the vacant Target store. An empty lot that was formerly a Shoney's restaurant and a vacant cinema building are found west of the Target site.

Commercial activities continue on both sides of I-270 west to the West Florissant Avenue area. Two churches and some vacant land are on Pershall Road, the south outer road for I-270. The deteriorated Afshari XXV retail center and offices are found at 3156-3160 Pershall Road. In the southwest quadrant of I-270 and West Florissant Avenue is the North County Festival shopping center, anchored by Sam's Club and Wal-Mart. On the northwest corner is a K-Mart store, and on the northeast is Clocktower Place shopping center, which includes a Dierberg's grocery store. Both the Clocktower Place and North County Festival shopping centers were constructed using TIF financing.

North of the K-Mart and Clocktower shopping center are a series of smaller retail strips including Greystone Plaza, Seven Hills Plaza and Afshari Center VIII. The Afshari Center VIII at 11700 West Florissant Avenue suffers from a severe vacancy rate and deteriorated condition.

### **Highway 367 Corridor**

Beginning on the south side of the corridor at St. Cyr Road, an Amoco service station and Social Security office are found on the northwest corner of St. Cyr and Highway 367. Heading north, the highway is lined with single-family homes and one church (Northside Christian Church) until it reaches Maline Creek. North of the creek, the Lewis & Clark Village apartments are found on the east side of Highway 367, and a utility corridor intersects both the apartment complex and the highway. The utility corridor also serves as Maple Tree Trail, a greenway connecting the eastern and western portions of Bella Fontaine County Park. North from this area, single-family homes again front the highway up to Berwyn Drive. On the southeast corner of Berwyn Drive and Highway 367 is the entrance to the Riverview Gardens School District offices and the Accelerated Middle School. On the northwest corner is the Lewis & Clark Branch of the St. Louis County Library. A service station and cell tower are located on the north side of the library property.

At the intersection of Highway 367 and Chambers Road, institutional uses are found on the east side of the highway and retail uses are on the west. Christ Presbyterian Church is on the southeast corner, and Grace Lutheran Chapel is on the northeast. Southwest of Chambers and Highway 367 is retail strip center and Stelmacki's market, and south of that strip is the Lewis & Clark tower. The tower is a multi-story round building containing residential and office uses. A flea market is found to the rear of the retail strip. All of these buildings are showing their age and are in need of renovation.

On the northwest corner and continuing northward along the west side of Highway 367 is a collection of large retail buildings suffering from vacancies and deterioration. A former Denny's and a former McDonald's restaurant are both vacant. The K-Mart store is scheduled to be closed, and a vacant store formerly housing a National supermarket is to the north of K-Mart. Some smaller retail stores, including Blockbuster Video, continue to operate next to the larger vacant stores.

Traveling north towards I-270, on the east side of Highway 367 is the Missouri Veterans Home and a Missouri Department of Conservation area under development. On the west side is a MoDOT truck testing facility and office and a 200-acre tract of undeveloped land (see previous descriptions in "I-270 Corridor").

North of I-270, Christian Hospital Northeast dominates the I-270/Highway 367 interchange on the northwest corner, and Hazelwood East High School is located on the east side of Highway 367. North of the hospital is a MoDOT operations center and Chapel of the Cross Lutheran Church.

The next commercial node is found at Redman Road. Three service station buildings are found on the corners here. QuikTrip is on the northeast corner, while two vacant stations are located on the southeast and southwest corners. A Suntrup automotive dealership and Union Planters bank are found in the southeast quadrant of the Highway 367/Redman intersection. A Jack in the Box restaurant and day care center are located in the northeast area. North from this intersection, commercial and institutional uses, including a St. Louis County police substation, line the west side of Highway 367, while residential uses occupy the east side of the highway. Victorian Village, a subdivision constructed in the mid-1980s, includes multi-family units as well as single-family residences on the east side of Highway 367.

Larger tracts of land containing commercial uses are found at Parker Road, the next intersection north on Highway 367. Mayfair Plaza shopping center, anchored by a Shop 'n Save grocery store, and Paddock Forest shopping center are on the west side of Highway 367. The Paddock Forest shopping center is underutilized and suffers from vacancies. Several out lots have been platted to reorient a portion of this shopping center to Highway 367, although development has not yet occurred. A Walgreens drug store and Leader Chevrolet automobile dealership are found on the east side of Highway 367.

Continuing to the north, the last pieces of commercial development on Highway 367 are the 367 Business and Professional Park I and II properties on the east side of Highway 367 at Norma Lane and some small auto-oriented businesses at New Jamestown Road. A vacant 3.5-acre parcel is located on the south side of New Jamestown on the east side of Highway 367.

At the northern end of the study area are several large properties owned by St. Louis County. Fort Bellefontaine West County Park, located northeast of the Highway 367 and Lindbergh Boulevard (Highway 67) interchange, is the site of a composting facility. This park and the adjoining Fort Bellefontaine County Park west of Coldwater Creek are not yet developed for active park use.