

I. INTRODUCTION TO STUDY AREA AND PROCESS

The I-270/Highway 367 Corridor Study is an analysis of two major highway corridors in northeast St. Louis County. The study includes properties generally within the I-270 corridor as it extends from the Mississippi River (east) to West Florissant Avenue (west) and within the Highway 367 corridor from the Lindbergh Boulevard area (north) south to St. Cyr Road. The corridors include a large area of unincorporated St. Louis County plus portions of the Cities of Bellefontaine Neighbors, Ferguson and Moline Acres.

A number of factors created the need for this commercial corridor analysis. Foremost among these were citizen concerns over proposed rezonings in the Lilac Avenue area south of I-270. Another significant factor is the improvement of Highway 367 that will significantly alter this roadway and the parcels it adjoins. Construction work has already begun on bridge replacements, beginning at the Highway 367 bridge over Chambers Road. Future construction will rebuild the highway north of I-270 into a grade-separated facility with one-way outer roads. This is a dramatic change from the at-grade intersections at major streets and two-way outer roads that exist today, which currently make Highway 367 one of the most dangerous roads in the region.

Additionally, large tracts of undeveloped land adjacent to both I-270 and Highway 367 provide a significant opportunity for new development. Some existing commercial areas are underutilized or vacant, indicating a need for improving market conditions.

Finally, new recreational amenities are beginning to be developed in the eastern portion of the I-270 corridor. A regional effort aimed at creating a greenbelt of public open space along the Missouri and Mississippi Rivers, called the Confluence Greenway, is making major progress. Several significant land purchases have already been made by the State of Missouri and the Metropolitan Park and Recreation District.

The convergence of these many factors led St. Louis County Councilman Michael E. O'Mara to request that the St. Louis County Department of Planning undertake the corridor study. The St. Louis County Economic Council agreed to assist in the planning effort.

The intent of the corridor analysis is to provide policy recommendations to guide future land use decision-making in the I-270 and Highway 367 corridors. Due to the cross-jurisdictional nature of this study, it is recognized that these recommendations will serve simply as guidelines for the municipalities involved.

An Advisory Committee consisting of individuals representing municipalities, community groups, residents and institutions within the corridors was created to guide the work of the Department of Planning. Participants in the Advisory Committee were:

Ms. Ann Brand (St. Louis Community College)
Mr. Joseph Donahue (Hazelwood School Board)
Captain Dennis Elze (St. Louis County Police Department)
Mr. David Fisher (Metropolitan Park & Recreation District)
Alderman Dionne Flowers (City of St. Louis – Ward 2)
Mr. Bob Garrett (City of Florissant)

Ms. Dora R. Gianoulakis (Spanish Lake Community Association)
Ms. Lurna Godwin (Vector Communications)
Mr. Matt Lampe (North County resident)
Mr. Paul E. Macek (Christian Hospital Northeast)
Councilman Michael E. O'Mara (St. Louis County Council – 4th District)
Alderman Shirley Paro (City of Bellefontaine Neighbors)
Ms. Frances Russell (Glasgow Village Trustee)
Ms. Jo Roche (St. Louis County Council)
Mr. Tim Rone (City of Florissant)
Mayor Marty Rudloff (City of Bellefontaine Neighbors)
Mr. Bill Schnell (Missouri Department of Transportation)
Mr. De'Carlton E. Seewood (City of Ferguson)
Mr. Kenneth Smith (Old Jamestown Association)
Mr. Robert Swank (City of Ferguson)
Ms. Patricia Welch (Glasgow Village Trustee)
Dr. Chris Wright (Hazelwood School District)
Ms. Rebecca Zoll (North County Incorporated)

County representatives who assisted in the development of the corridor study include the following individuals:

Mr. Tom Curran (St. Louis County Executive Office)
Ms. Patricia Detch (St. Louis County Department of Planning)
Ms. Gail Ottolino (St. Louis County Department of Planning)
Mr. Patrick Owens (St. Louis County Economic Council)
Mr. Glenn Powers (St. Louis County Department of Planning)
Ms. Jennifer Samson (St. Louis County Department of Planning)
Mr. Michael Zeek (St. Louis County Department of Planning)

These seven individuals, with the assistance of the Advisory Committee members, created this document and the policy guidelines it contains. The Advisory Committee met monthly from May 2002 through September 2002, and a draft document was presented to the public at an open house meeting on April 15, 2003. The study process was open to all interested residents and individuals who attended the open meetings of the Advisory Committee and the open house.