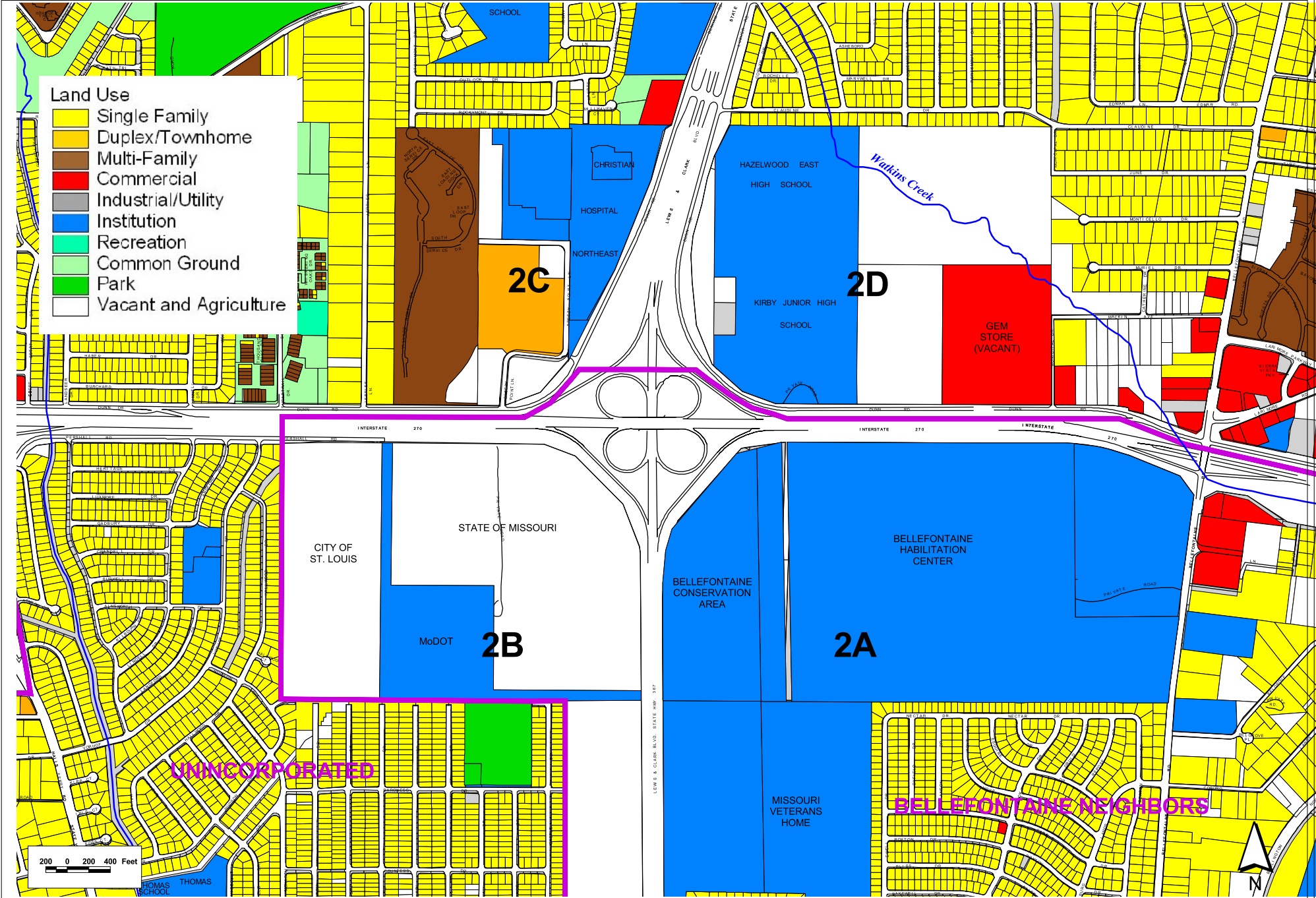


# Subarea 2 : I-270 / Highway 367



## **SUBAREA 2: I-270 / HIGHWAY 367**

Subarea 2 is located at the intersection of Interstate 270 and Highway 367 in the center of the corridor study area. It consists of the four quadrants with the largest parcels in the corridors. The area north of I-270 is in unincorporated St. Louis County, and the area south of the interstate is part of the City of Bellefontaine Neighbors. On the north side of I-270, Dunn Road serves as the outer road for both I-270 and Highway 367, as Dunn breaks its regular east-west pattern to loop north to the first signalized intersection on Highway 367 north of I-270 and then continues south on the east side of Highway 367 until the road returns to its east-west movement again. On the south side of I-270, Pershall Road exists as an outer road for only a short segment until it dead ends west of Highway 367. No south outer road exists for the majority of I-270 in this subarea.

Subarea 2 is divided into four quadrants that are the described in greater detail and for which land use strategies are recommended below.

### **Area 2A Southeast Quadrant of I-270/Highway 367**

#### **Characteristics and Physical Features**

Area 2A is located south of I-270 and east of Highway 367, extending from Highway 367 to Bellefontaine Road on the east. Located entirely within the City of Bellefontaine Neighbors, this area is currently zoned R-1 Single Family Dwelling District. No outer road exists along I-270 in Area 2A, and therefore no point of entry exists from the north side of the area. Access is available from a signalized intersection on Highway 367 on the west and from Bellefontaine Road on the east, but these entries are private roads that service only institutions within the area.

Several agencies of the State of Missouri control the land in Area 2A, which includes the Missouri Veterans Home, a Missouri Department of Conservation wetlands area, and the Bellefontaine Habilitation Center. The Missouri Veterans Home occupies the southwestern portion of Area 2A, where a 200-unit residential care facility is located. Construction is in progress to add an additional 100 units. North of the Veterans Home, the Missouri Department of Conservation is developing a wetlands demonstration area to be named the Bellefontaine Conservation Area. It will include a shelter, restrooms, and an ADA-accessible trail for viewing several ponds. Public fishing will be available at the easternmost pond. On the eastern side of Area 2A, the Bellefontaine Habilitation Center controls an expansive campus with residential units, health care, recreational and educational facilities for persons with developmental disabilities. There are 374 residents living at the Bellefontaine Habilitation Center.

#### **Vision**

The completely institutional nature of Area 2A makes it unlike any other portion of the I-270 and Highway 367 corridors. While the lack of a continuous service road for the south side of I-270 is problematic in most areas, the unique nature of the land uses (i.e., the Bellefontaine Habilitation Center and the Department of Conservation area) makes the lack of an outer road a lesser issue. The longtime State of Missouri uses here should be preserved, as they serve several important functions. The Department of

Conservation project will offer educational and recreational opportunities for area residents. The Bellefontaine Habilitation Center and Missouri Department of Conservation areas are visible from I-270, and the Missouri Veterans Home can be seen from Highway 367. The condition of all three of these institutional uses is critical to the image of the surrounding area. There are some minor conditions such as the outdoor storage of derelict vehicles at the Bellefontaine Habilitation Center that need to be improved.

### **Recommendations**

1. Preserve existing state institutional uses.
2. Encourage public use of Department of Conservation area.
3. Monitor State of Missouri developments to maintain the high quality visual character of the area as seen from Interstate 270 and Highway 367. The City of Bellefontaine Neighbors should work with the state institutions to ensure compliance with municipal codes.

### **Area 2B Southwest Quadrant of I-270/Highway 367**

#### **Characteristics and Physical Features**

Similar to Area 2A, the southwest quadrant of I-270 and Highway 367 also contains land owned by the State of Missouri plus a large parcel owned by the City of St. Louis. But unlike Area 2A, much of this area is vacant and underutilized, and no significant structures exist in Area 2B. On the western edge of the area, a 50-acre parcel owned by the City of St. Louis adjoins residential properties in unincorporated St. Louis County. Pershall Road terminates at this city-owned parcel, which formerly was used by the City of St. Louis for growing ornamental plants. The remaining land in Area 2B is owned by the State of Missouri. The Missouri Department of Transportation (MoDOT) uses a portion of the land for a commercial truck drivers testing facility. A small office building housing 25 MoDOT employees is located there. The MoDOT parcel is accessible from a signalized intersection on Highway 367, from which a small road travels west to the test facility.

The remainder of the land is undeveloped and consists of fields and woods with irregular topography. This 200+ acre section is currently for sale and has been the subject of redevelopment efforts by the City of Bellefontaine Neighbors. Land at this heavily-traveled intersection offers views of downtown St. Louis and the Gateway Arch.

#### **Vision**

This quadrant offers an opportunity for commercial development that could bring both an identity and much-needed employment opportunities to the area. It is highly visible and underutilized. The abrupt terminus of Pershall Road and the existing signalized intersection on Highway 367 offer the possibility for development of an outer road connecting these two points, similar to the manner in which Dunn Road turns to become the outer road for Highway 367 to the north of I-270. The City of Bellefontaine Neighbors' comprehensive plan recognizes the potential for this site and recommends

creation of a business park at this location with Planned Development-Commercial (PD-C) District zoning.

### **Recommendations**

1. The City of Bellefontaine Neighbors should pursue its goal of developing this area into a business park. The development should contain a mix of office, commercial and light industrial activities.
2. Pershall Road should be extended eastward and then southward along Highway 367 to the existing signalized intersection on Highway 367. MoDOT should work with the City of Bellefontaine Neighbors on a conceptual design for infrastructure improvements necessary to support the proposed business park and should add the Pershall Road project to its plans for North County.
3. The City of Bellefontaine Neighbors should study the potential use of tax increment financing and/or the implementation of a Transportation Development District (TDD) to assist in funding the road improvements, grading and utility extensions that will be required in order to realize the development of the business park.

### **Area 2C Northwest Quadrant of I-270/Highway 367**

#### **Characteristics and Physical Features**

The northwestern quadrant of Interstate 270 and Highway 367 is dominated by Christian Hospital Northeast. This landmark campus is the area's largest employer. To the west of the hospital complex is a large multi-family development, the BJC Village North retirement community. To the south of the campus are several large wooded lots on Breezy Point Lane. Just two single-family structures exist there, neither of which are being used for residential purposes. One of the homes is used as the St. Louis Crisis Nursery (11037 Breezy Point Lane), and the other is used for facilities and support services for the hospital. Area 2C is part of unincorporated St. Louis County, and the zoning is divided between C-8 Planned Commercial District for the hospital and R-3 Residential District with a Conditional Use Permit (CUP) for most of the remaining land. A second smaller C-8 zoning is found at 2291 Dunn Road, but it is currently a single-family home.

#### **Vision**

The development plans of Christian Hospital Northeast will determine the future of Area 2C. BJC Healthcare intends for Christian Northeast to remain a full service acute care hospital. Although no plans exist at this point for campus expansion, BJC Healthcare will be initiating a long-range campus development plan during 2003.

#### **Recommendation**

1. The St. Louis County Department of Planning should work with Christian Hospital Northeast to accommodate the future expansion and development

needs of the hospital. The preservation of a full service hospital at this location is critical to the future health of North County.

## **Area 2D Northeast Quadrant of I-270/Highway 367**

### **Characteristics and Physical Features**

The northeastern quadrant of Interstate 270 and Highway 367 contains educational facilities, a long-vacant retail building and vacant land. Kirby Junior High School fronts on Dunn Road as it travels east-west along I-270. Behind the junior high school is Hazelwood East High School, which is accessed from Dunn Road along Highway 367. To the east of the two Hazelwood School District properties is a very large tract of undeveloped land zoned R-3 Residential District. Further east is the abandoned GEM department store. This building, zoned C-3 Shopping District, has been vacant for thirty years and is the most deteriorated property within the study corridors. A second small cluster of vacant and boarded buildings exists at 1703 Dunn Road adjacent to the GEM store site.

The flood plain of Watkins Creek traverses the northeast corner of the Hazelwood East High School property and then travels southeastwardly across the vacant R-3 property, behind the GEM store, and through a platted but undeveloped area along Mackin Avenue (a paper street). A Burger King restaurant is located on Dunn Road just west of the flood plain, and commercial uses (some existing, some approved only) line Bellefontaine Road just east of the flood plain.

### **Vision**

Area 2D offers an opportunity for residential development that was recommended by the study's Advisory Committee. The large vacant tract of land east of the Hazelwood School District properties could be utilized for new single-family and owner-occupied attached units. As stated in the previously approved Spanish Lake Community Area Study, multifamily rental units should not be permitted. Two stub streets, Poggemoeller Avenue and Withersfield Drive, could provide access from the north end of the site.

The vacant GEM store should be demolished and redeveloped as part of the residential development. Another potential land use that could be considered is the utilization of a portion of this area for additional school facilities for the Hazelwood School District. This use would be permitted under the existing residential zoning.

On Bellefontaine Road on the eastern edge of Area 2D, the incomplete commercial development at Mackin Avenue must be addressed. Properties from 11125 – 11155 Bellefontaine Road, which were zoned C-8 Planned Commercial District in 1999, are in various stages of development. These properties were to be redeveloped in conjunction with the new signalization of the Bellefontaine and Larimore Road intersection.

The parcel at 11125 Bellefontaine Road was formerly a gas station, and environmental remediation of that site remains incomplete. A Walgreens drug store is planned for that location. The adjacent property at 11111 Bellefontaine Road, which was formerly a McDonald's restaurant, is vacant as a result of the original restaurant being demolished.

Site plans for a more modern McDonald's restaurant were approved, but environmental problems at the adjoining Walgreens parcel have stalled the redevelopment. A single-family home exists at 11147 Bellefontaine Road (at Mackin Avenue). To its north, a new building at 11155 Bellefontaine Road originally constructed to be a Hollywood Video store remains vacant.

Completion of projects in this area is critical to maintaining a positive image of the Spanish Lake area, as Bellefontaine Road is the entrance to this community.

### **Recommendations**

1. St. Louis County should analyze the GEM store site and utilize a redevelopment mechanism such as tax increment financing (TIF), Chapter 353 Urban Redevelopment Corporation, or transportation development district (TDD) in order to induce redevelopment of this site.
2. St. Louis County should pursue completion of the projects on Bellefontaine Road in the Mackin Avenue area by using the legal enforcement mechanisms it has available. The current condition of the 11125 Bellefontaine Road parcel is in violation of St. Louis County ordinances. Targeted code enforcement for commercial properties along Bellefontaine Road is recommended.