

- Areas redeveloped since the 1999 Comprehensive Plan Update
- Areas designated for redevelopment 1999 & 2005 Comprehensive Plan Update
- Areas recommended for inclusion in the 2005 Comprehensive Plan Update
- Areas recommended for deletion in the 2005 Comprehensive Plan Update

Detailed map number

Source: University City 1999 Comprehensive Plan Update, Staff Field Survey 2005



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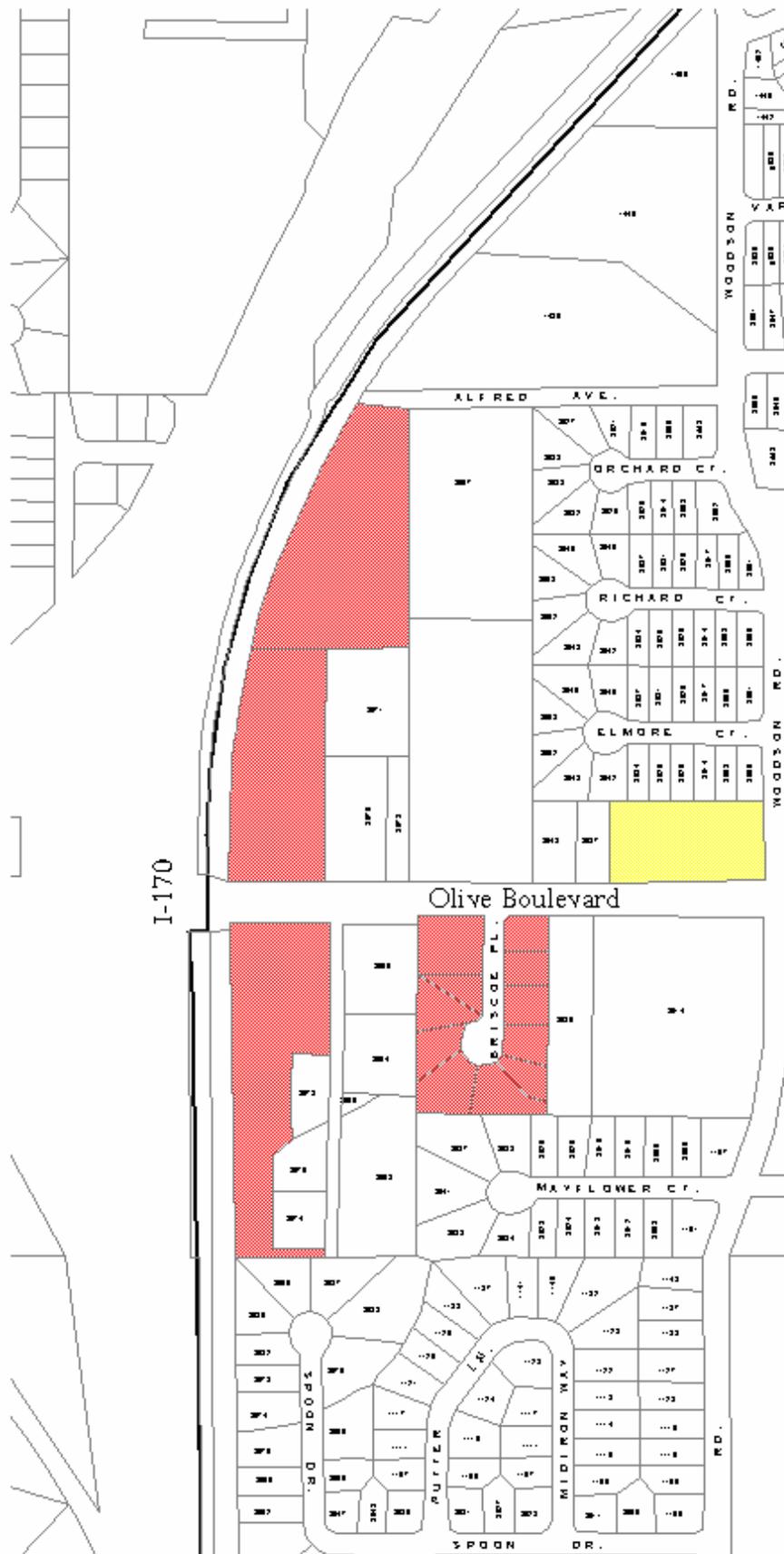
REDEVELOPMENT AREAS

University City



-  Areas redeveloped since the 1999 Comprehensive Plan Update
-  Areas designated for redevelopment 1999 & 2005 Comprehensive Plan Update
-  Areas recommended for inclusion in the 2005 Comprehensive Plan Update
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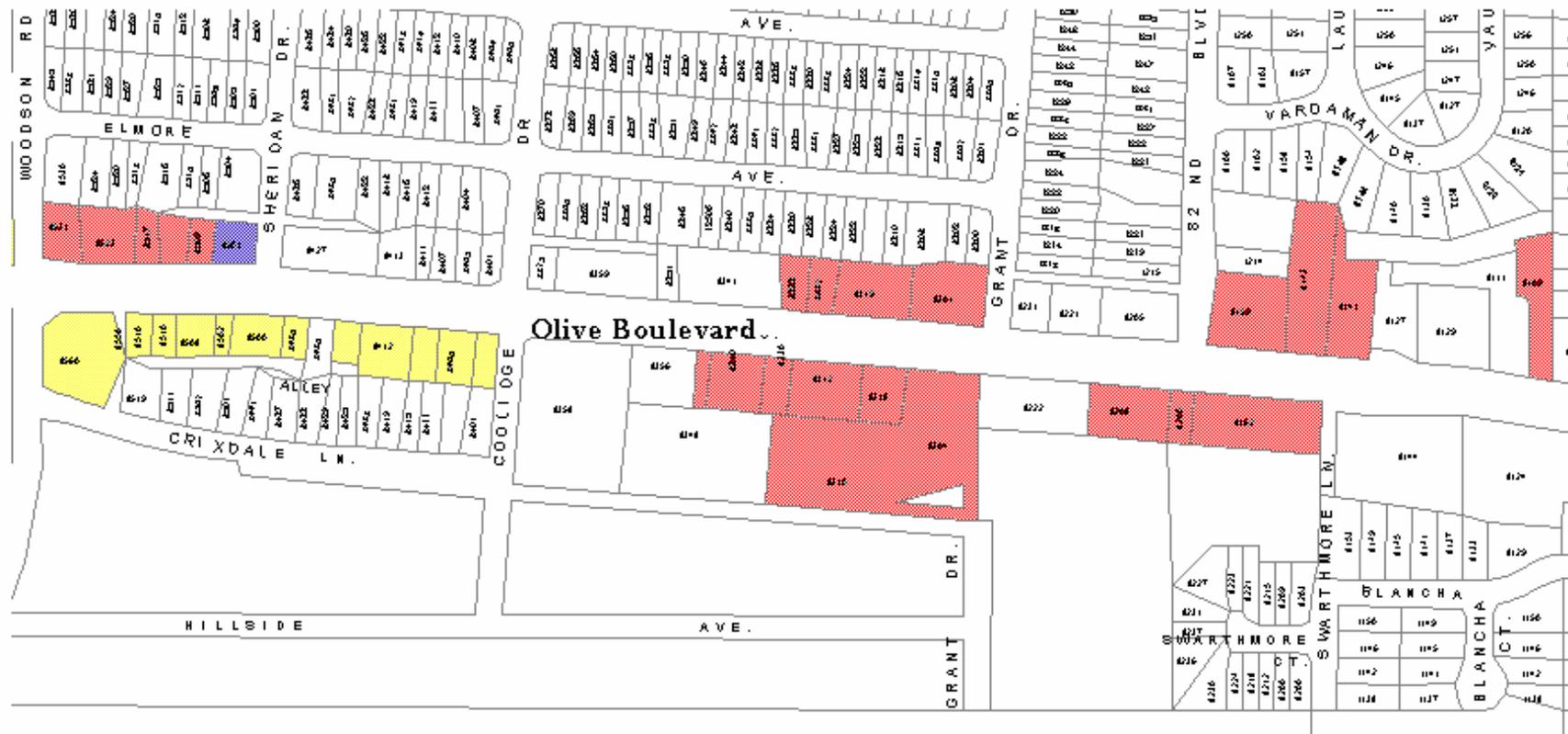
Source: University City 1999 Comprehensive Plan Update, Staff Field Survey 2005



REDEVELOPMENT AREA 1

Comprehensive Plan Update of 2005

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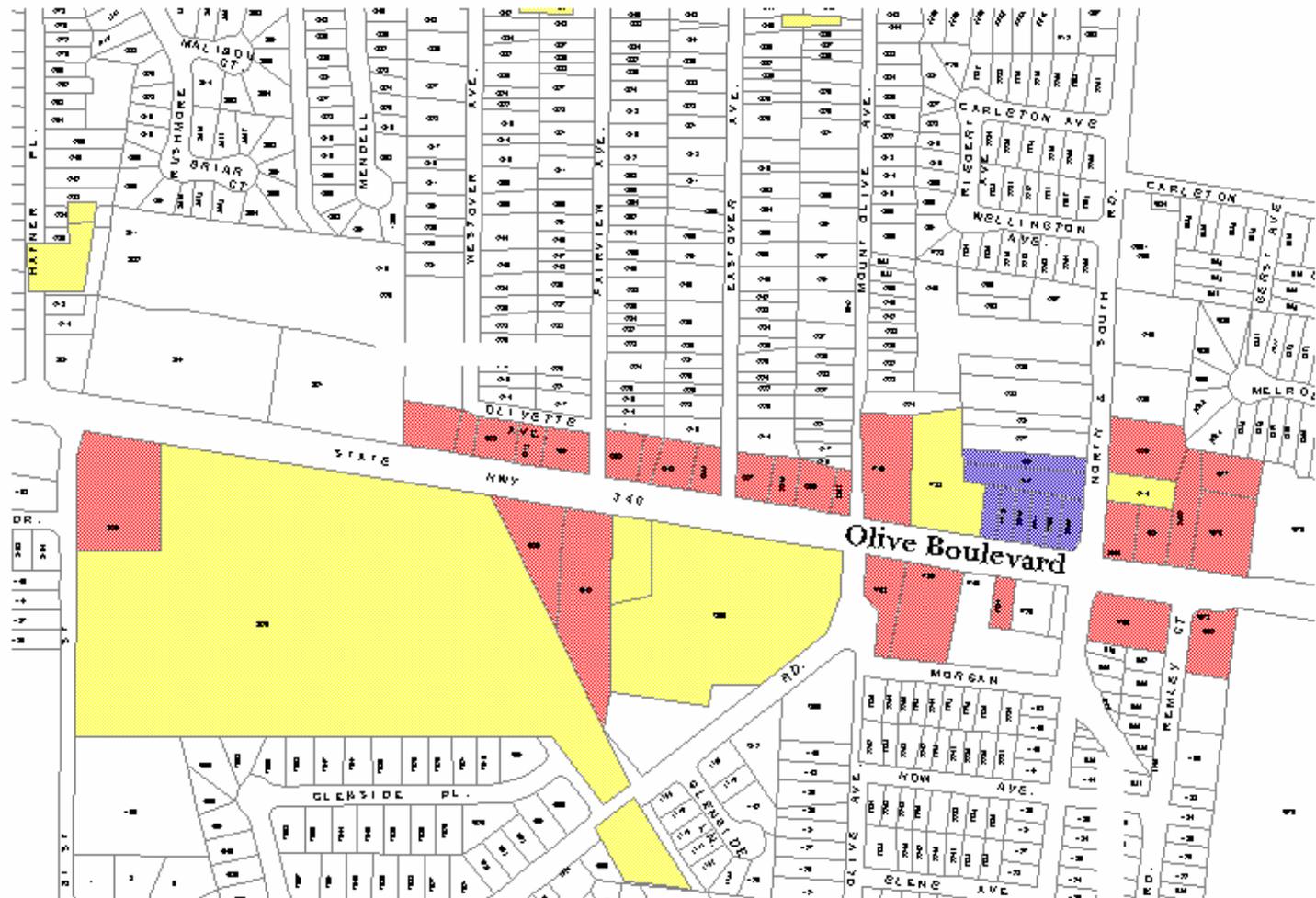
Source: University City 1999 Comprehensive Plan Update, Staff Field Survey 2005



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REDEVELOPMENT AREA 2

Comprehensive Plan Update of 2005



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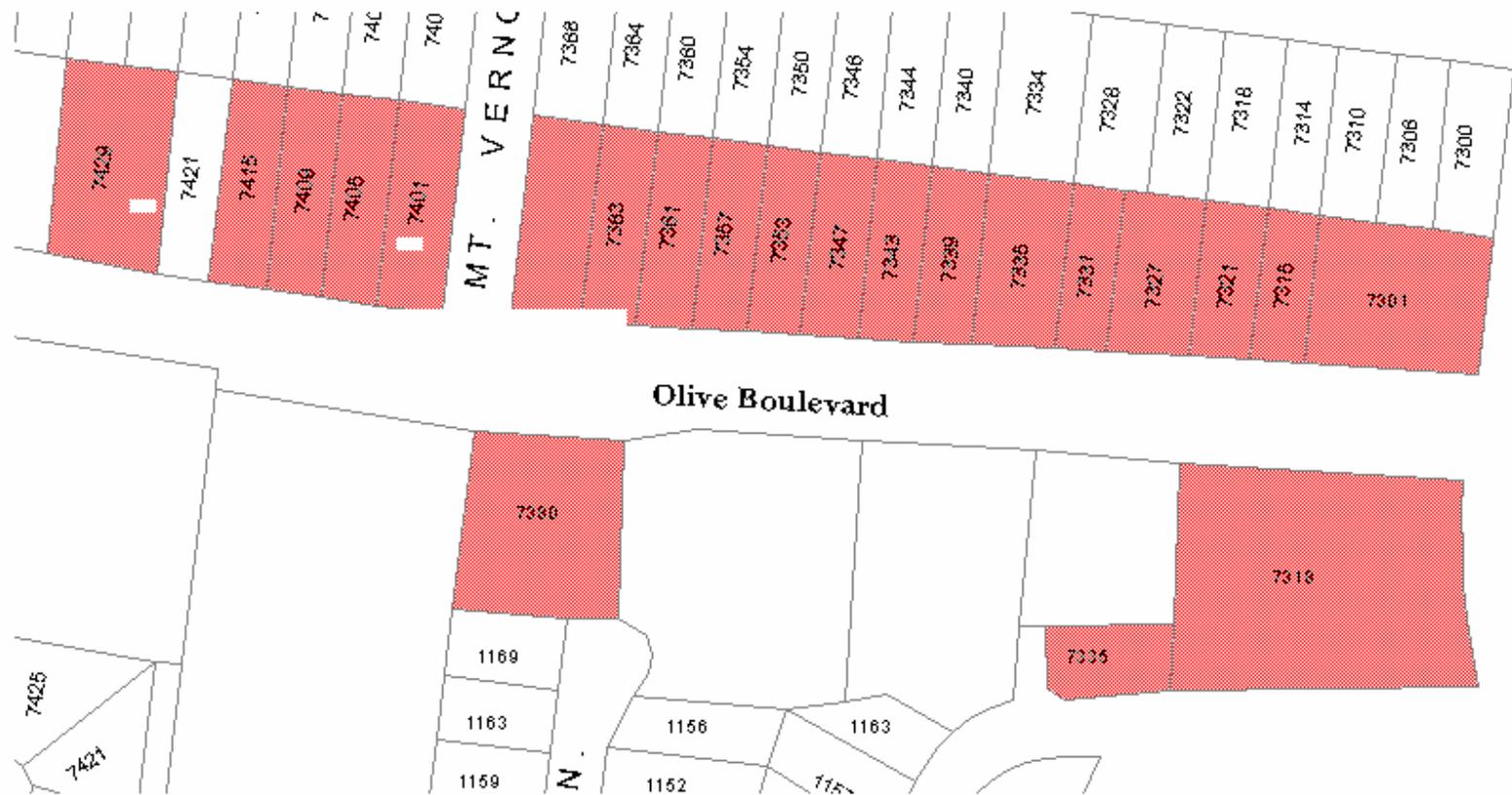
Source: University City 1999 Comprehensive Plan Update, Staff Field Survey 2005



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REDEVELOPMENT AREA 3

Comprehensive Plan Update of 2005



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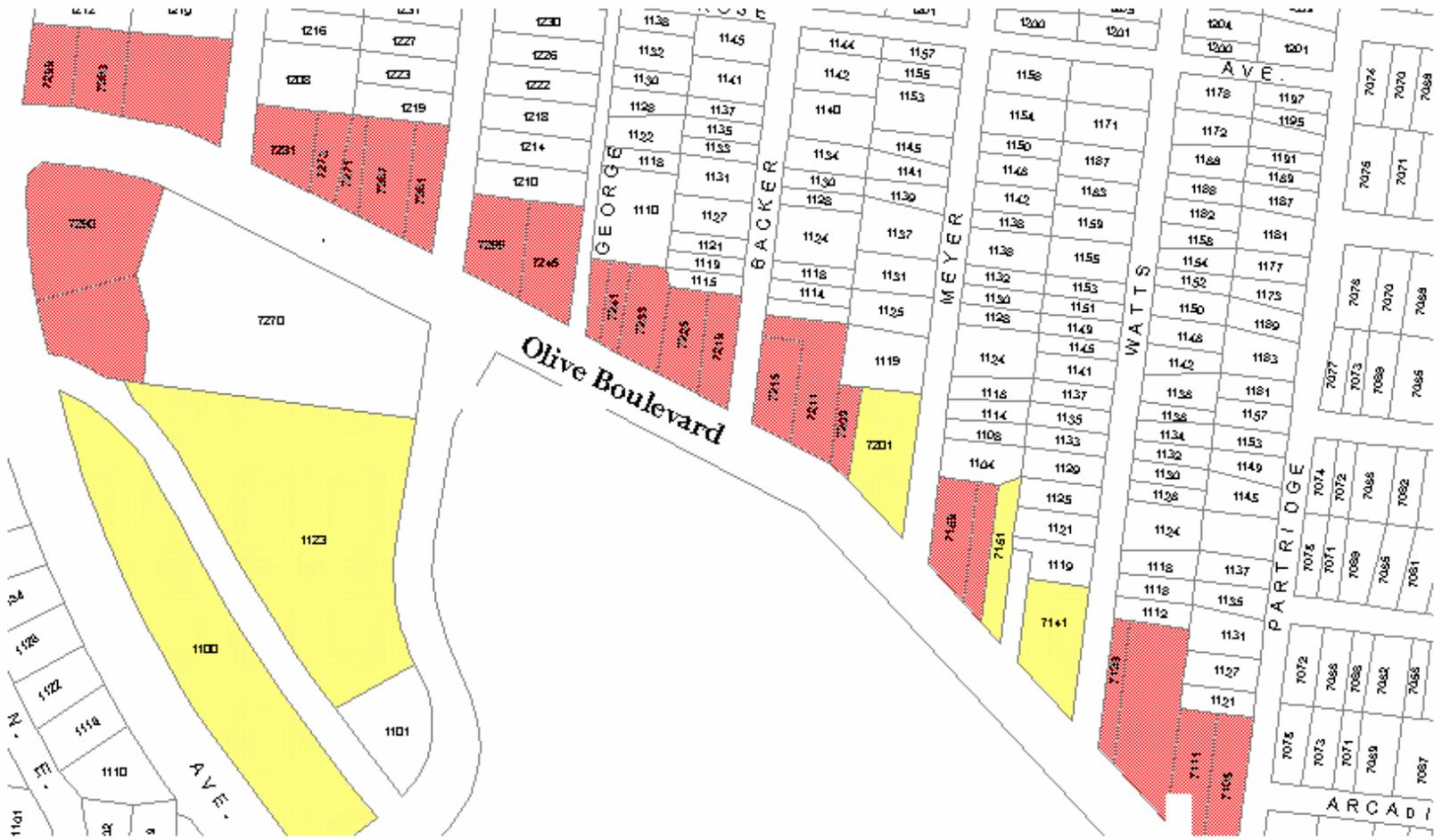
Source: University City 1999 Comprehensive Plan Update, Staff Field Survey 2005



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REDEVELOPMENT AREA 4

Comprehensive Plan Update of 2005



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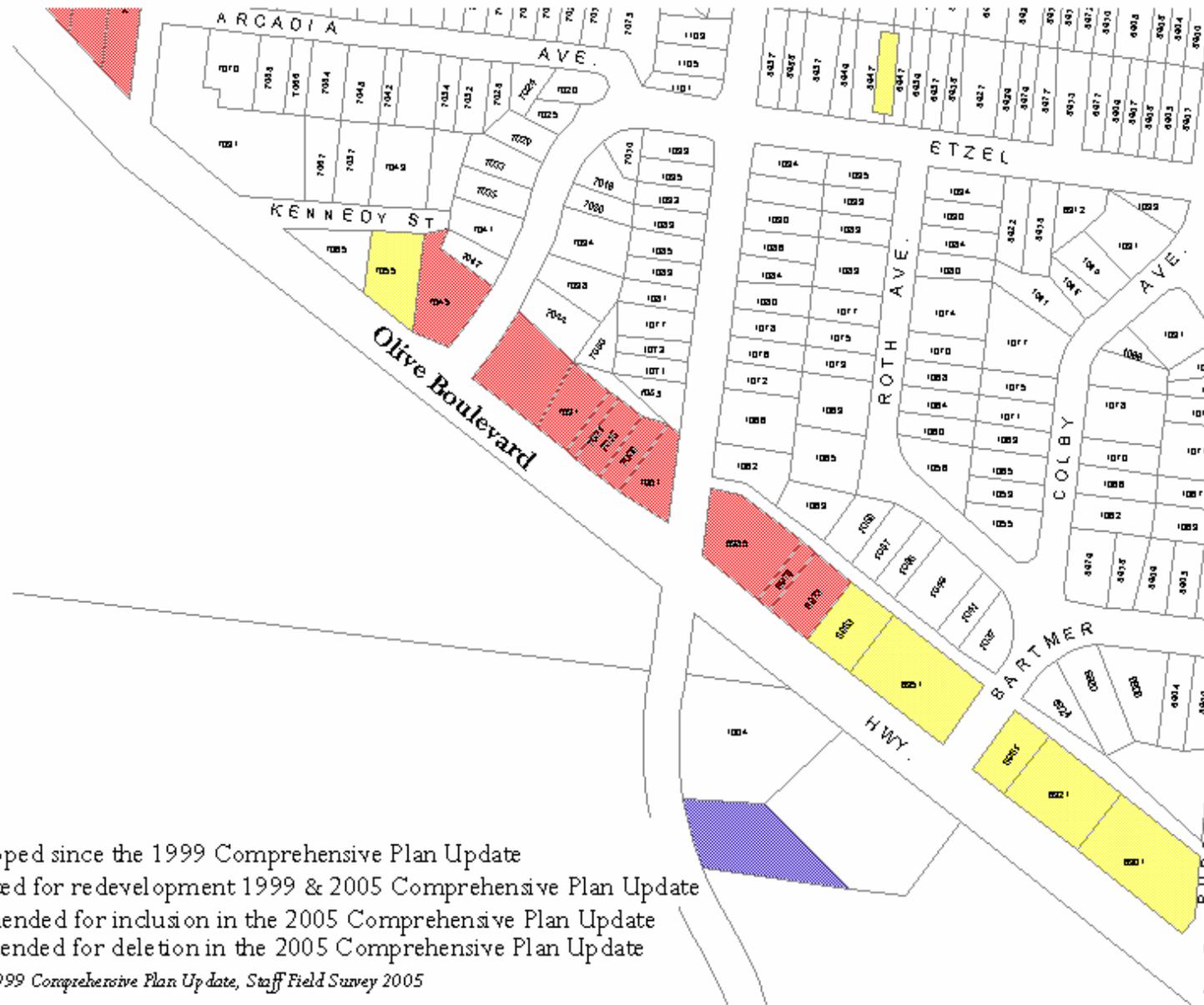
Source: University City 1999 Comprehensive Plan Update, Staff Field Survey 2005



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REDEVELOPMENT AREA 5

Comprehensive Plan Update of 2005



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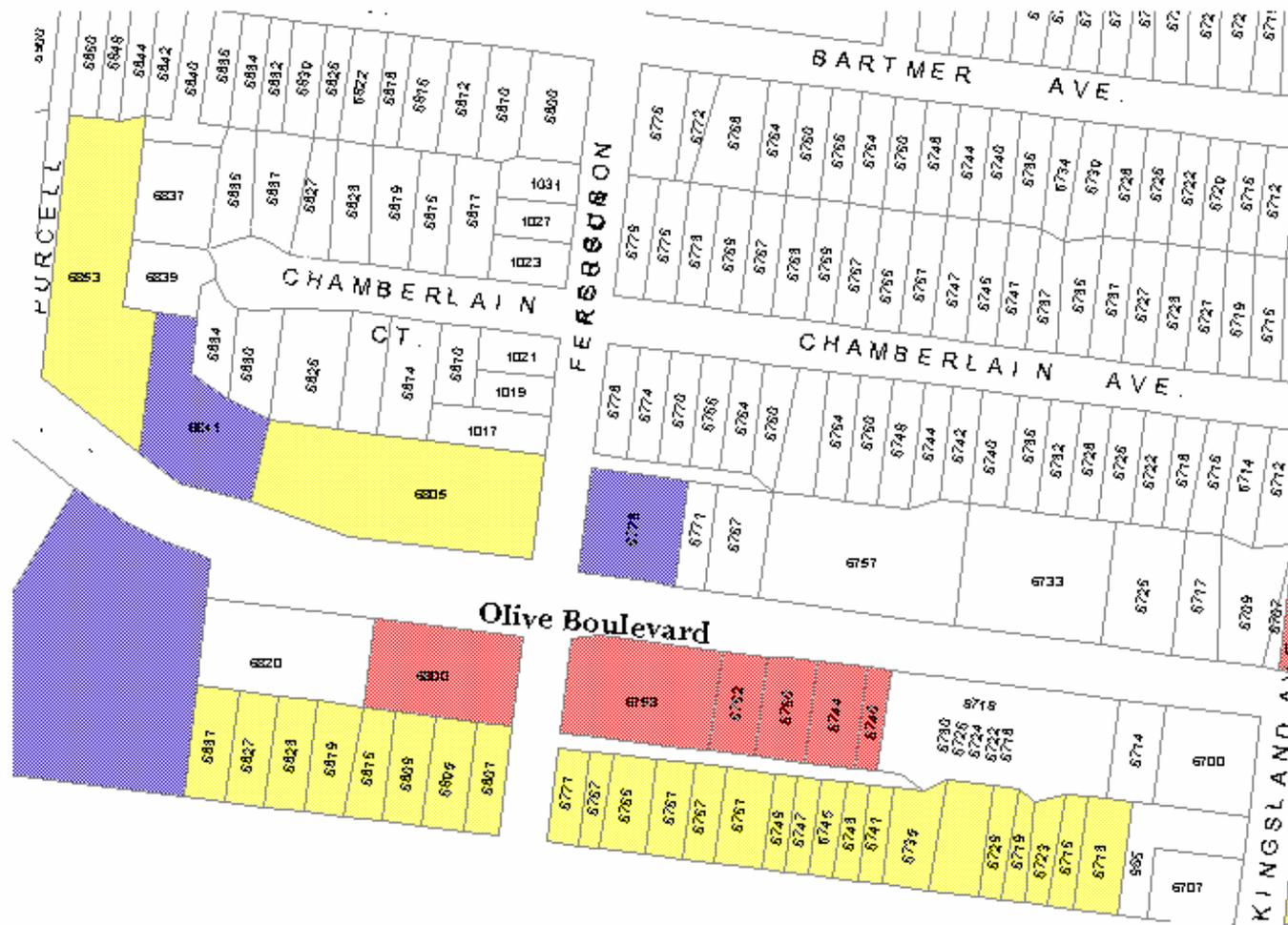
Source: University City 1999 Comprehensive Plan Update, Staff Field Survey 2005



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REDEVELOPMENT AREA 6

Comprehensive Plan Update of 2005



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Source: University City 1999 Comprehensive Plan Update, Staff Field Survey 2005



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REDEVELOPMENT AREA 7

Comprehensive Plan Update of 2005



REDEVELOPMENT AREA 8

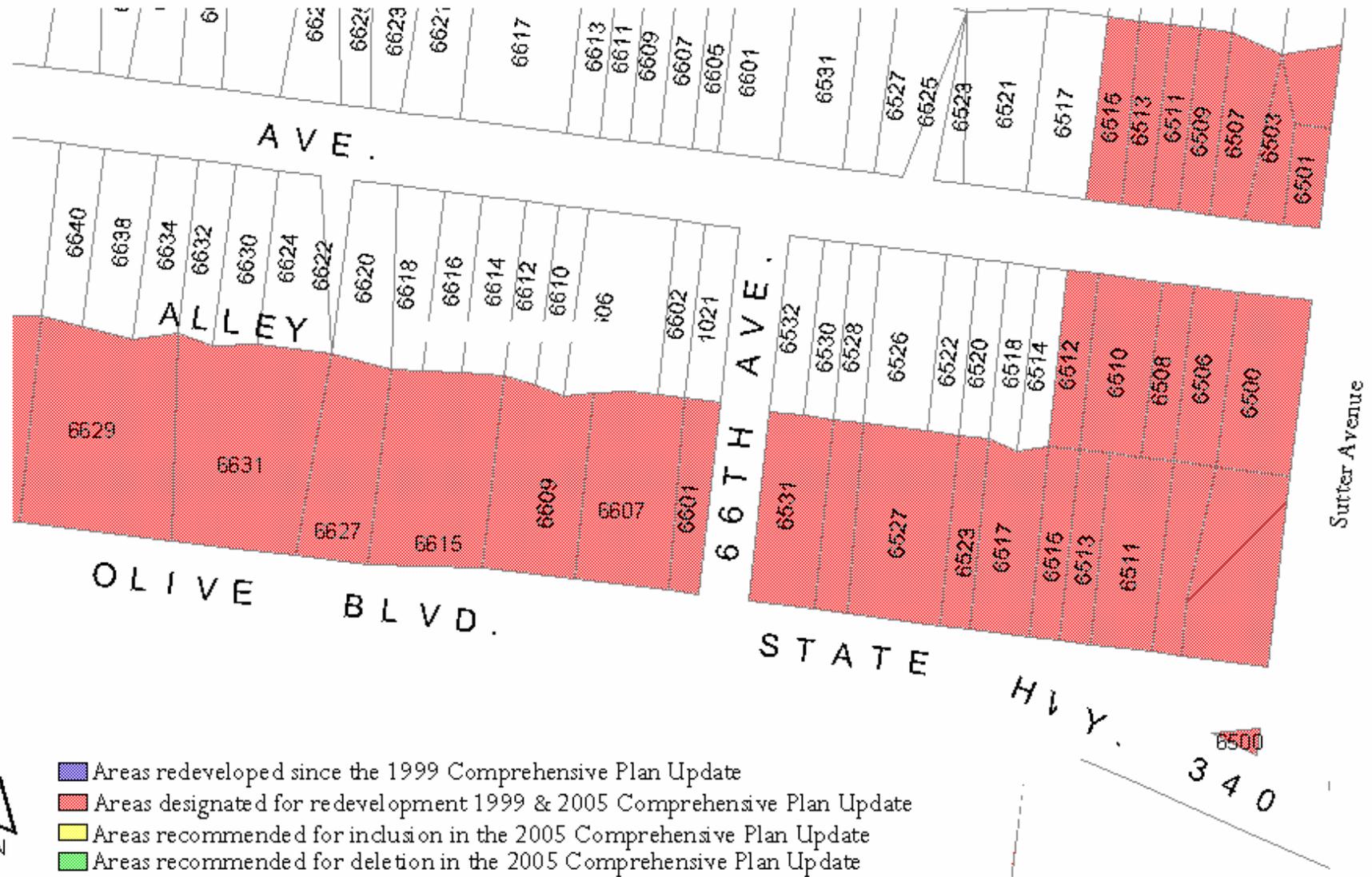
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Source: University City 1999 Comprehensive Plan Update, Staff Field Survey 2005



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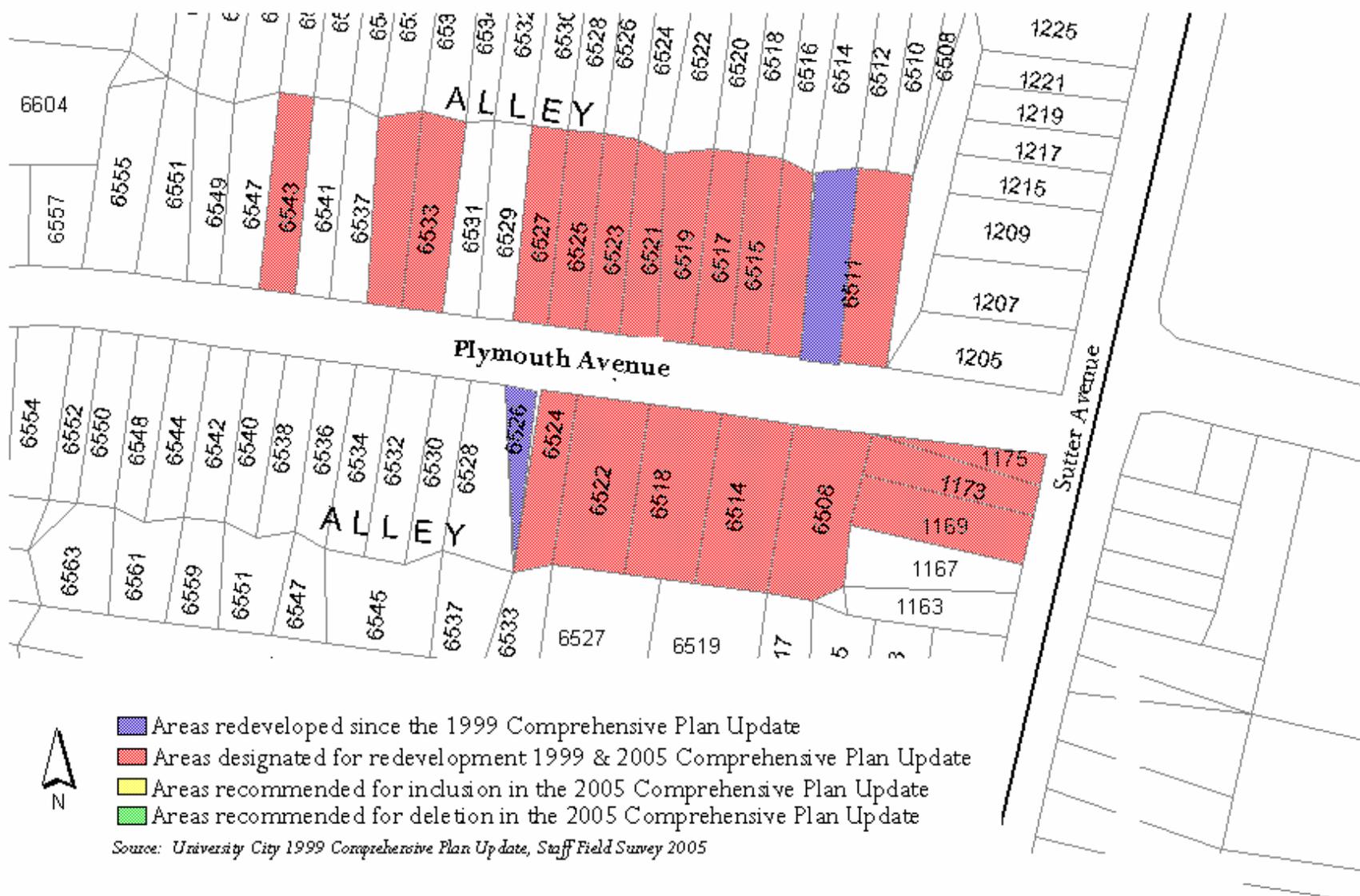
Source: University City 1999 Comprehensive Plan Update, Staff Field Survey 2005



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REDEVELOPMENT AREA 9

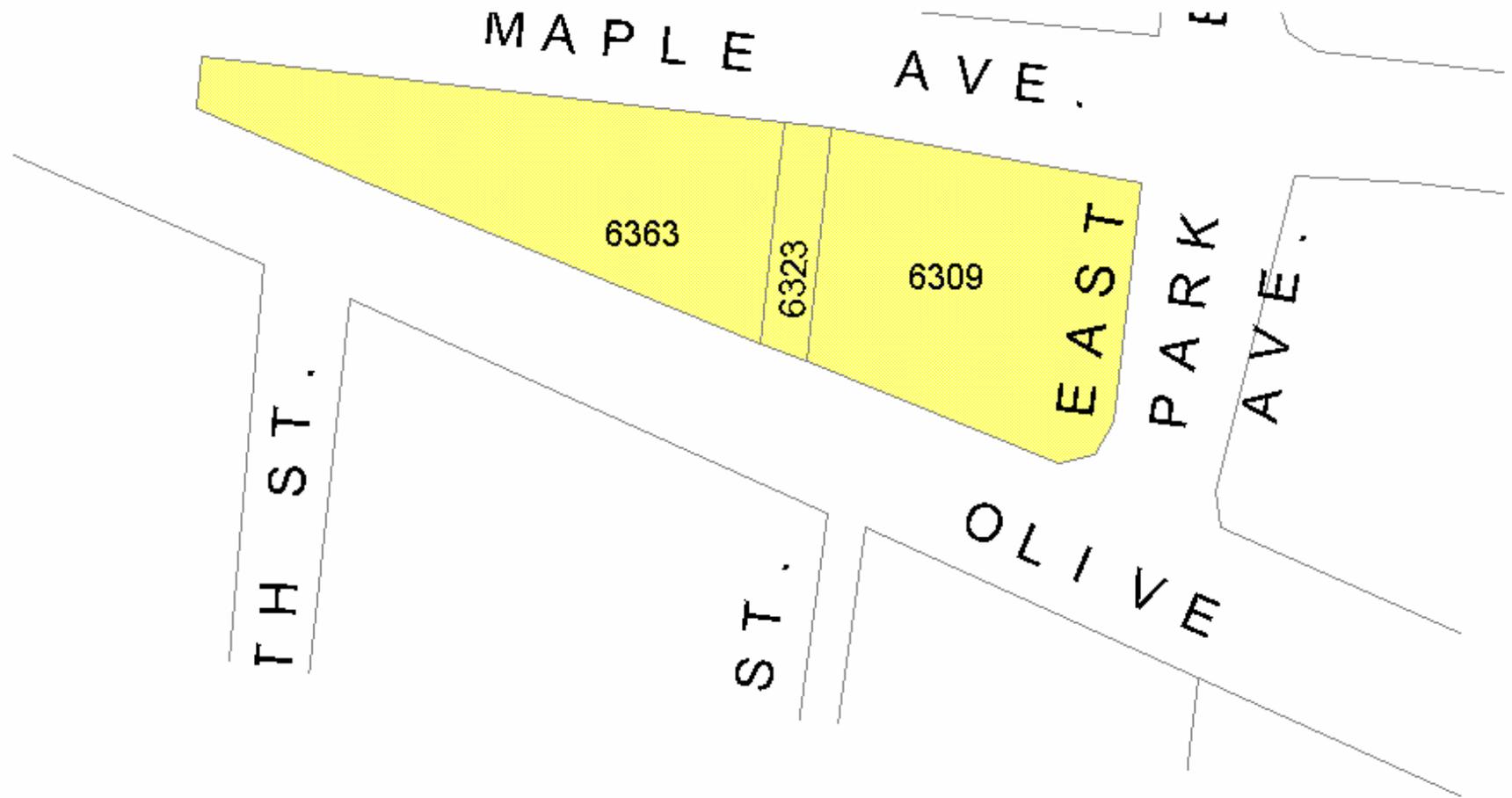
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REDEVELOPMENT AREA 10

University City



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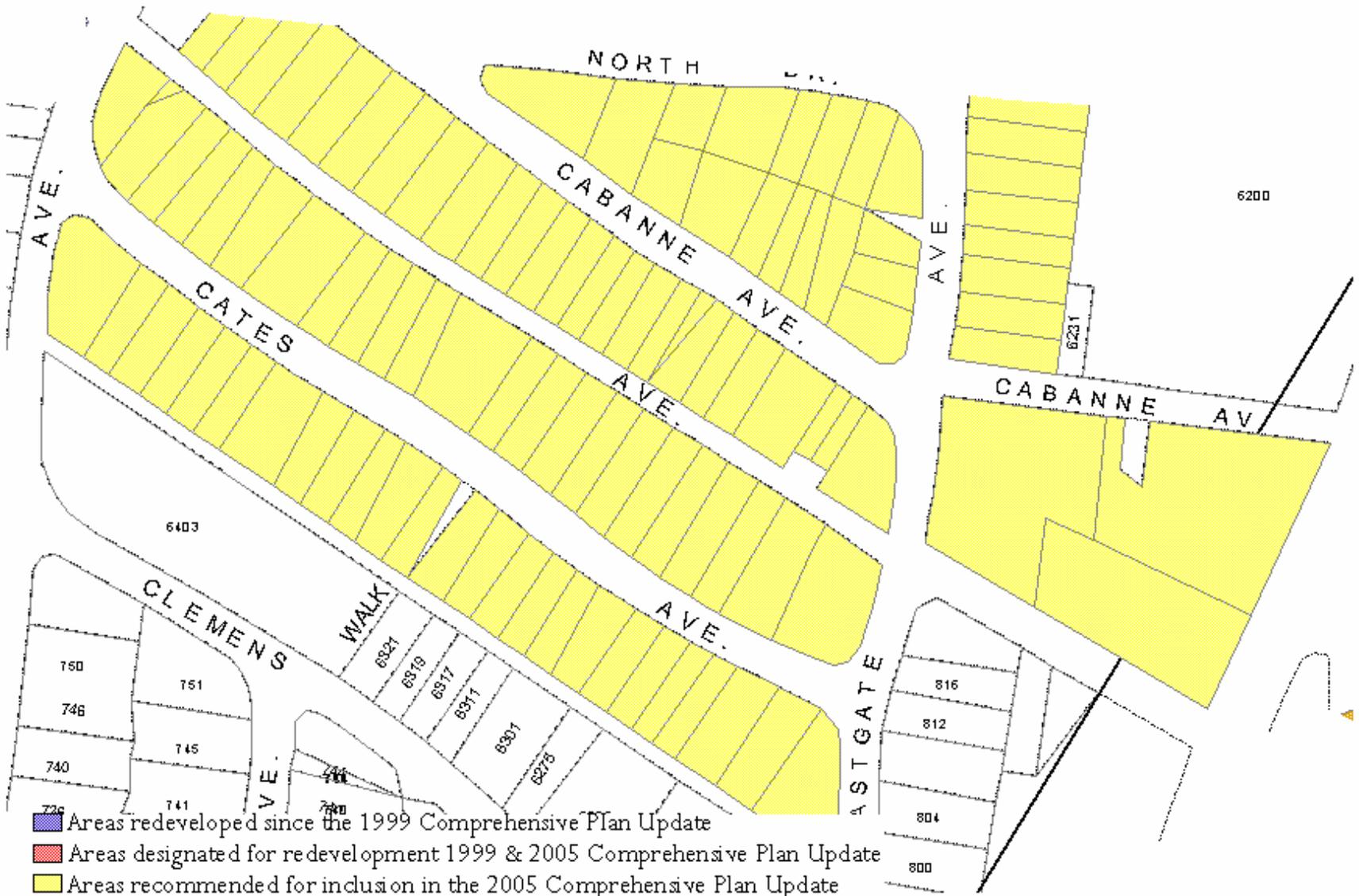
Source: University City 1999 Comprehensive Plan Update, Staff Field Survey 2005



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REDEVELOPMENT AREA 11

University City



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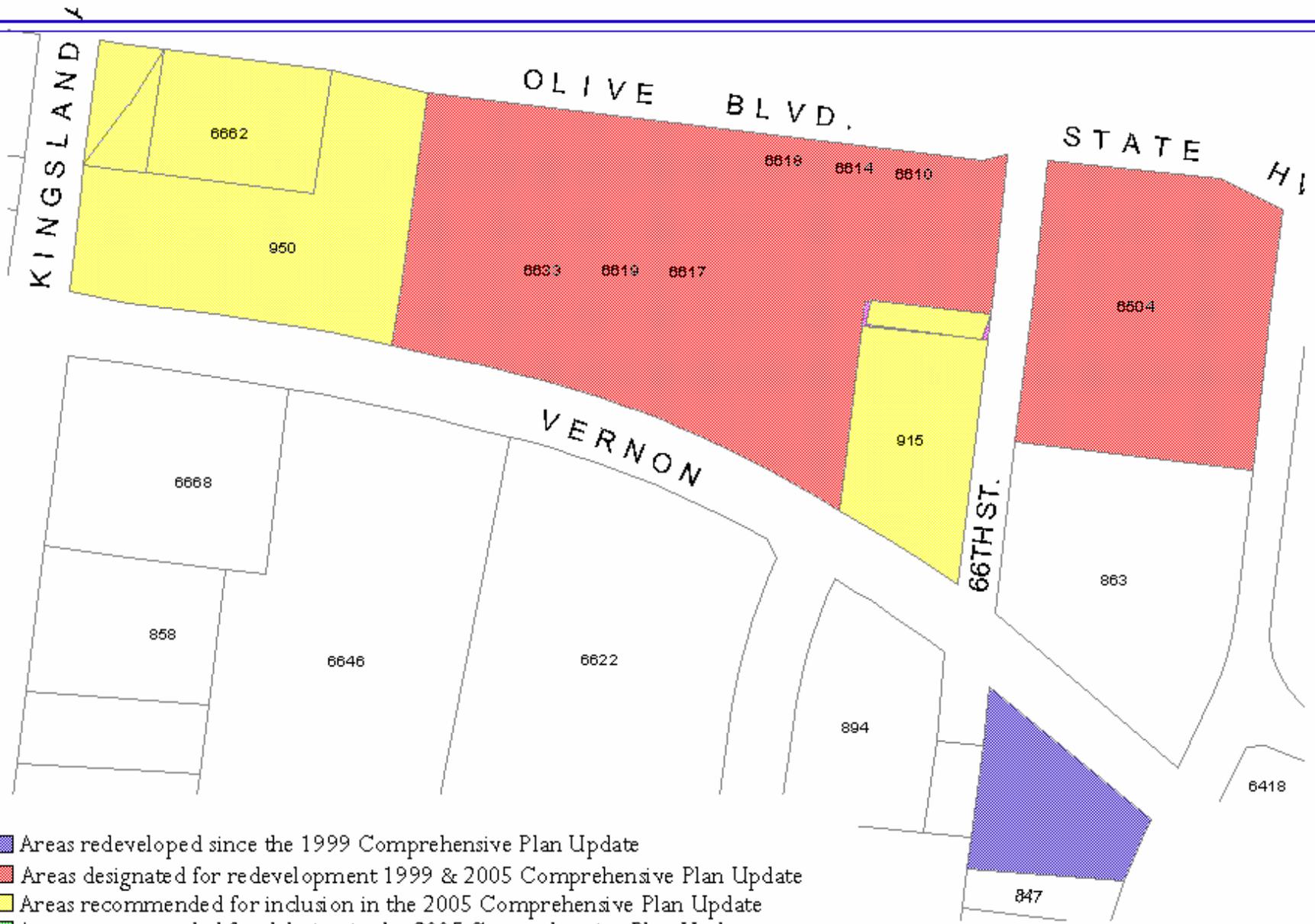
Source: University City 1999 Comprehensive Plan Update, Staff Field Survey 2005



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REDEVELOPMENT AREA 12

University City



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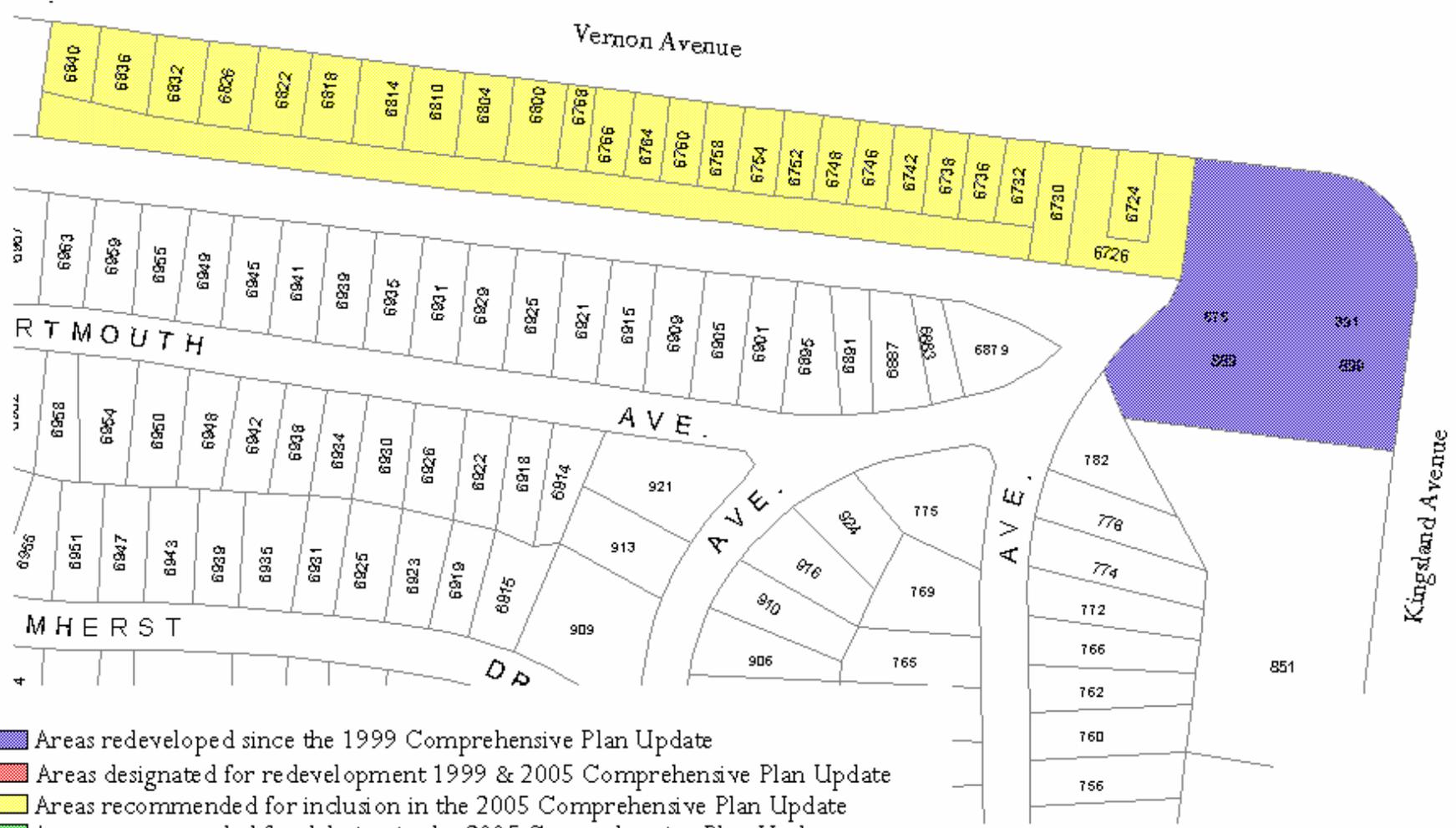
Source: University City 1999 Comprehensive Plan Update, Staff Field Survey 2005



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REDEVELOPMENT AREA 13

University City



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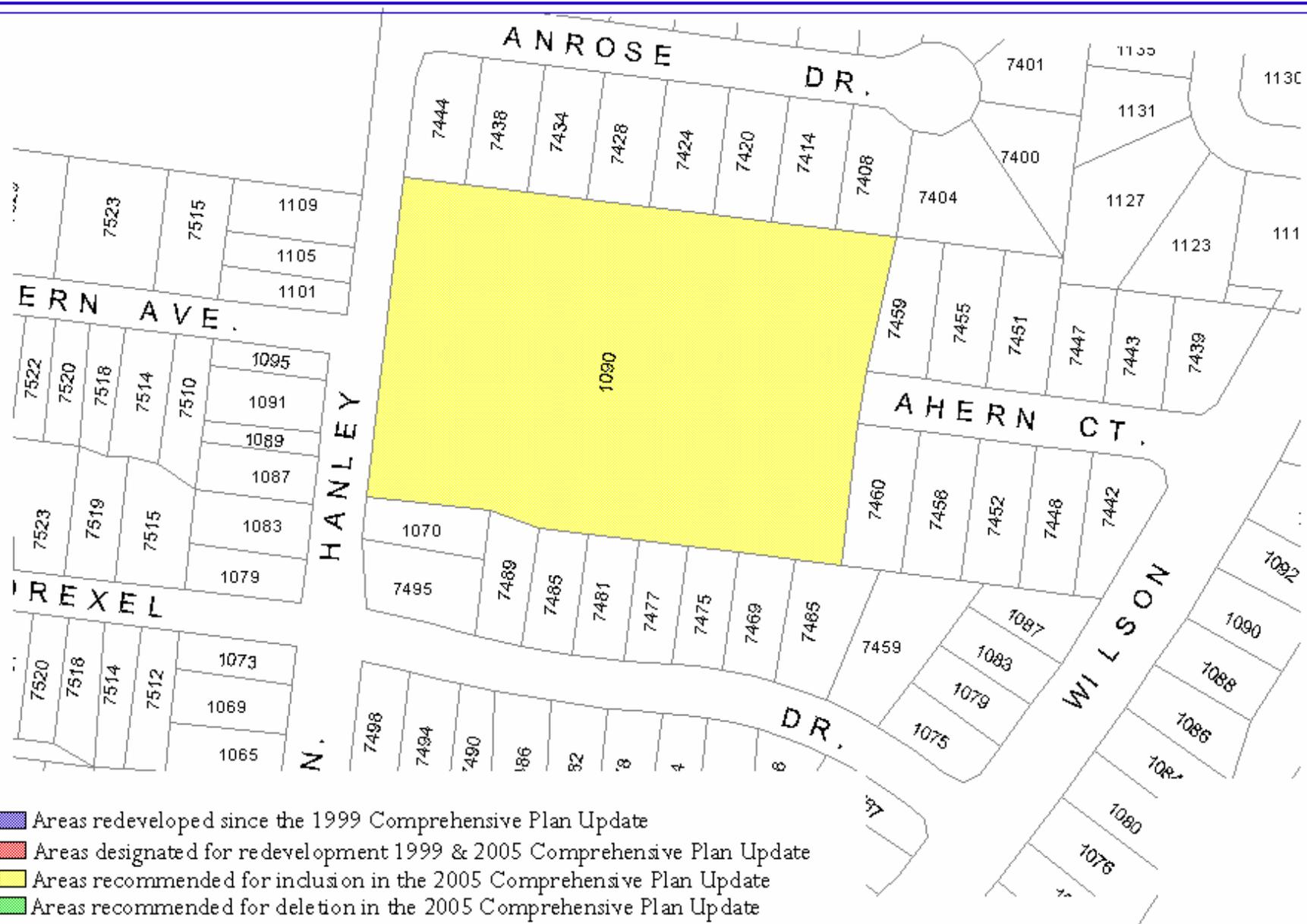
Source: University City 1999 Comprehensive Plan Update, Staff Field Survey 2005



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REDEVELOPMENT AREA 14

University City



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Source: University City 1999 Comprehensive Plan Update, Staff Field Survey 2005



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REDEVELOPMENT AREA 15

University City

AVE.

St

987
981
977
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7727
7721
7715

1024
1025
1016
1017
1008
1009
1000
1001

1040

WILD PLUM LN.

PEACHTREE LN.

LN.

NORTH AND SOUTH



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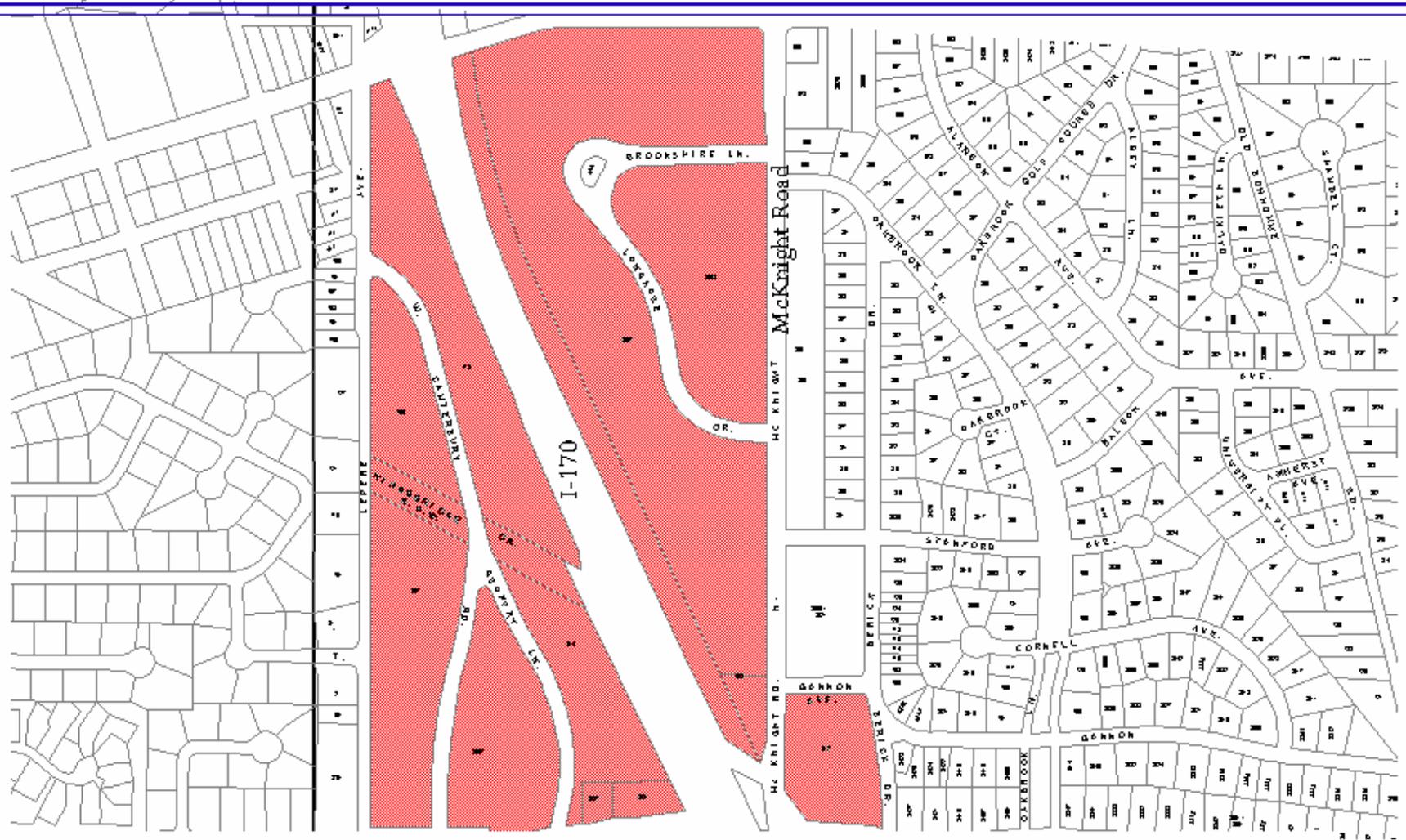
Source: University City 1999 Comprehensive Plan Update, Staff Field Survey 2005



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REDEVELOPMENT AREA 16

University City



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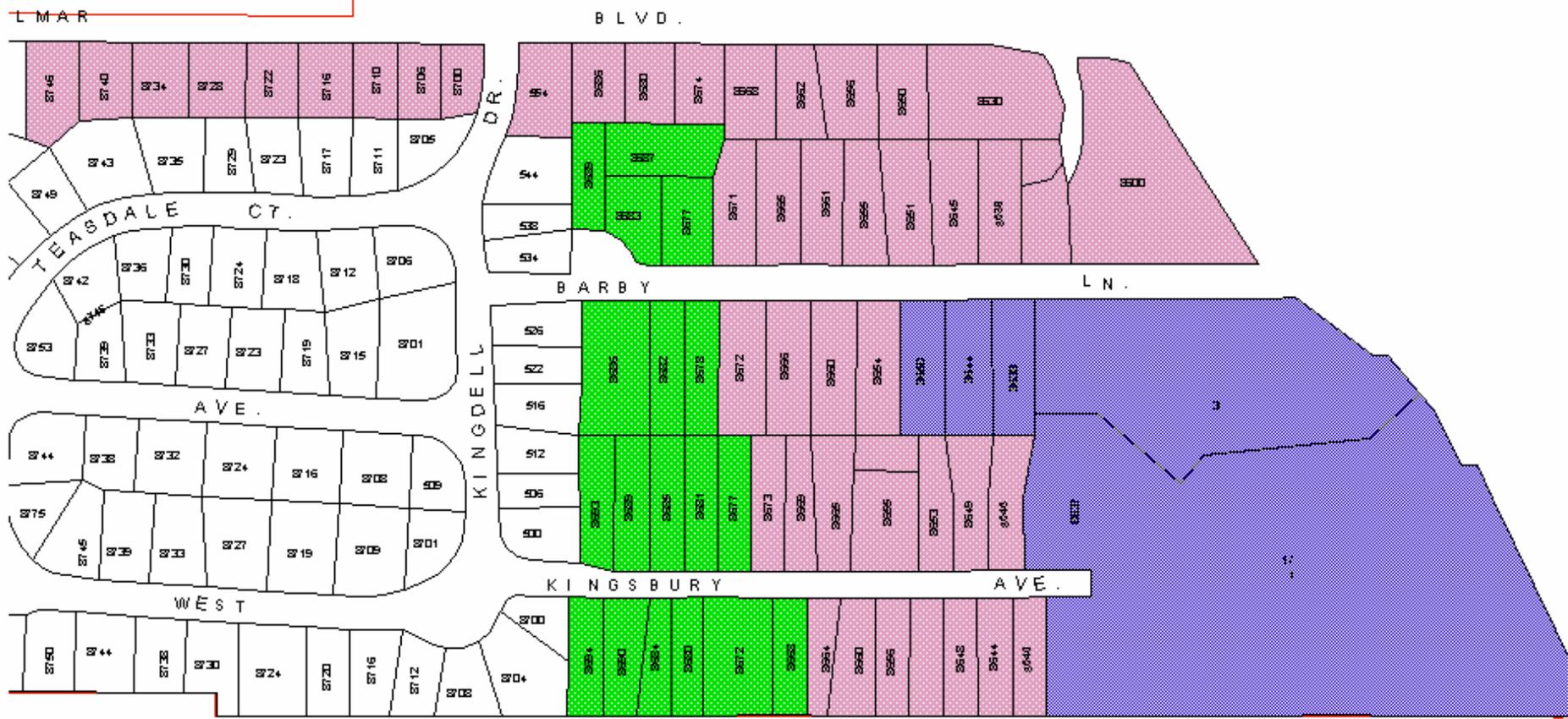
Source: University City 1999 Comprehensive Plan Update, Staff Field Survey 2005



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REDEVELOPMENT AREA 17

University City



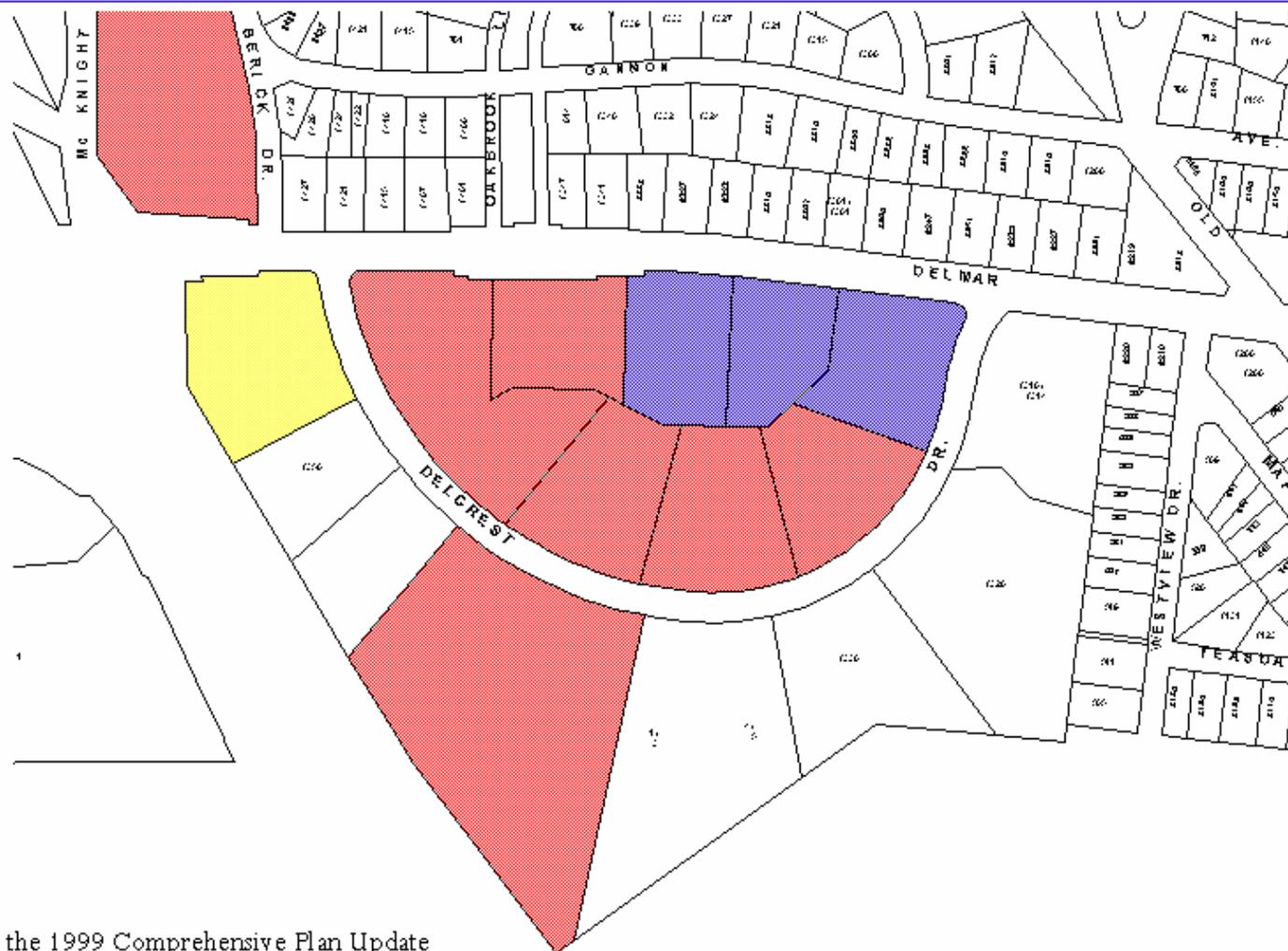
- Areas redeveloped since the 1999 Comprehensive Plan Update
- Areas designated for redevelopment in the 1999 and 2006 Comprehensive Plan updates
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REDEVELOPMENT AREA 18

University City



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Source: University City 1999 Comprehensive Plan Update, Staff Field Survey 2005



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REDEVELOPMENT AREA 19

University City



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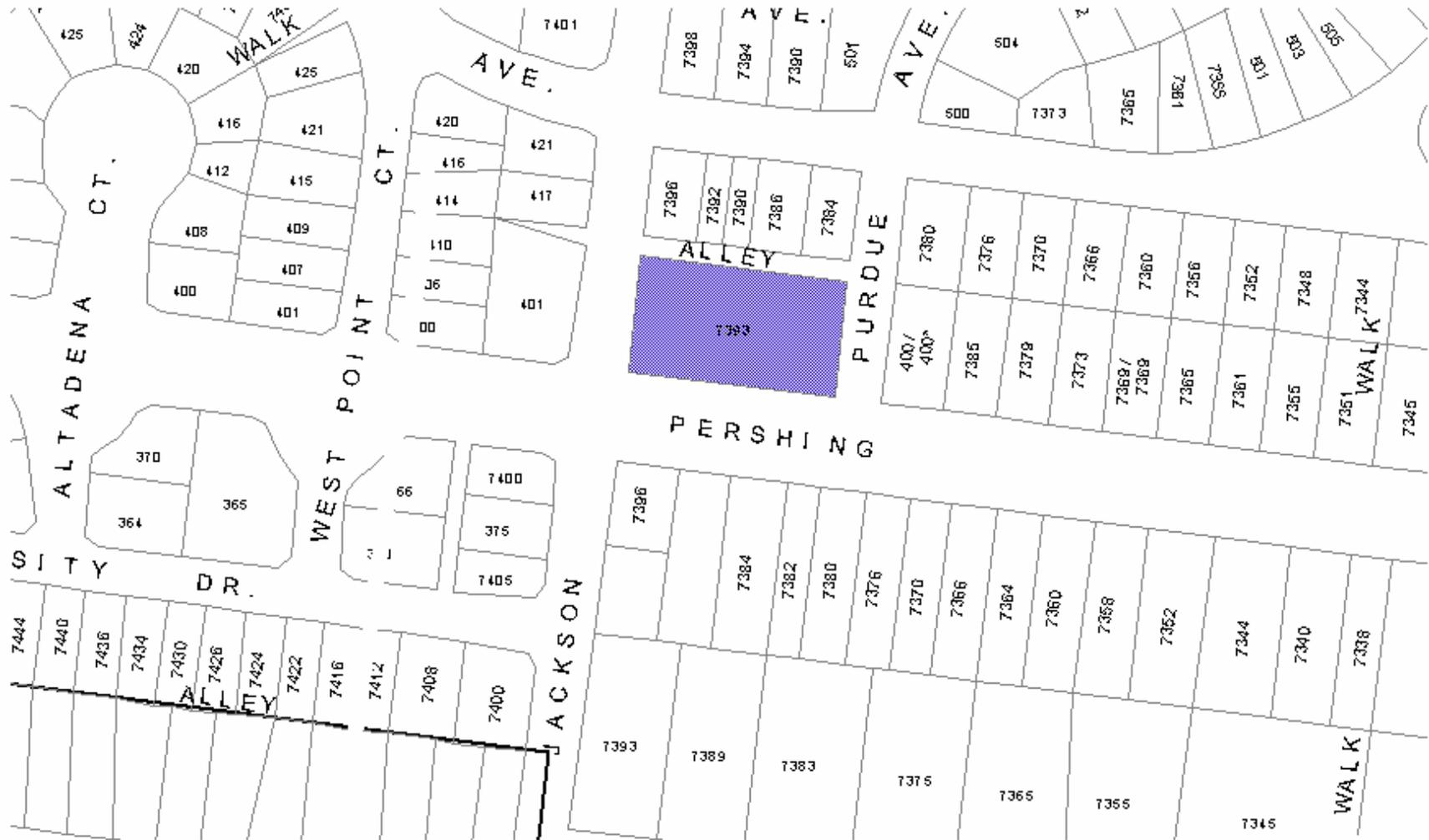
Source: University City 1999 Comprehensive Plan Update, Staff Field Survey 2005



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REDEVELOPMENT AREA 20

University City



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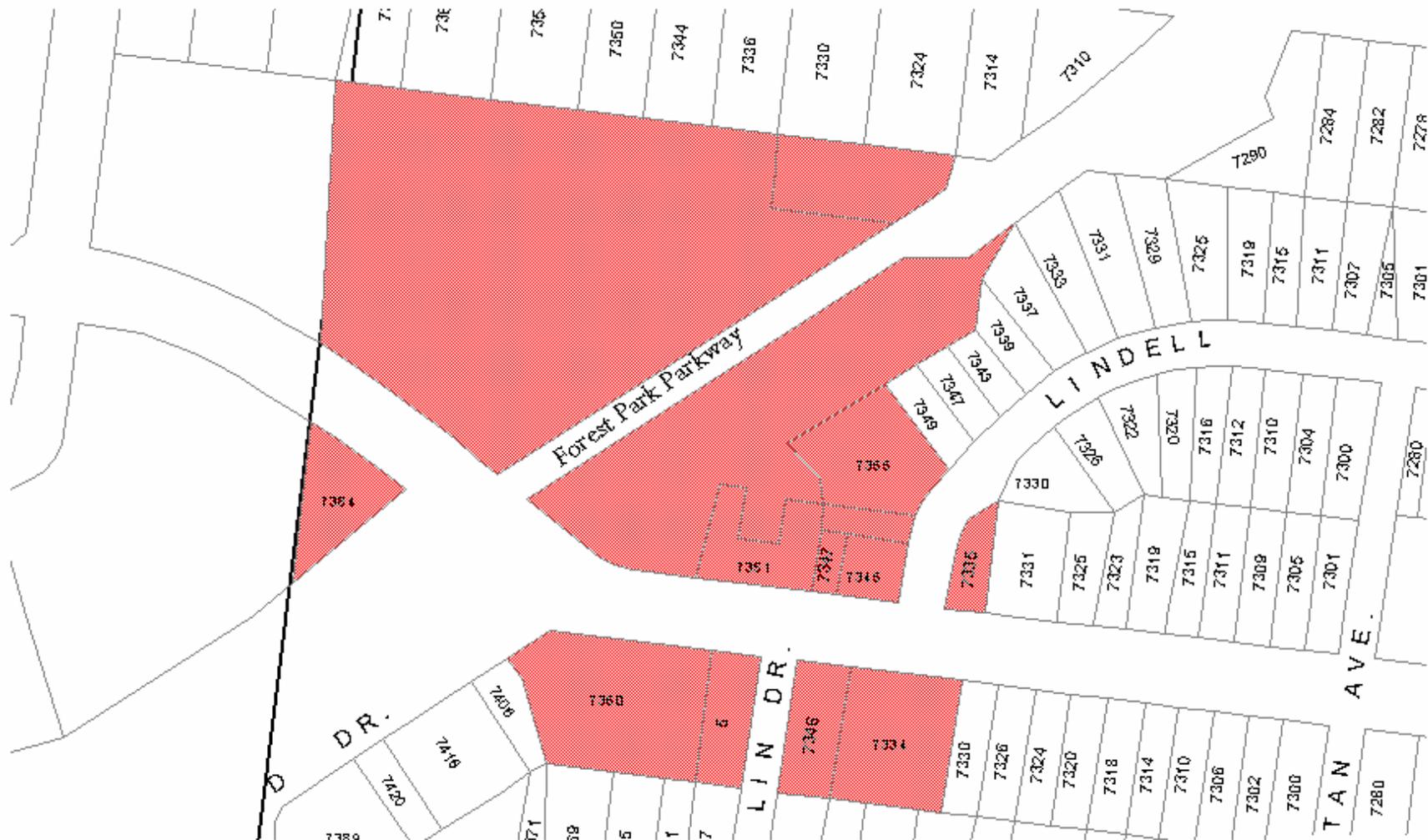
Source: University City 1999 Comprehensive Plan Update, Staff Field Survey 2005



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REDEVELOPMENT AREA 21

University City



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Source: University City 1999 Comprehensive Plan Update, Staff Field Survey 2005



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REDEVELOPMENT AREA 22

University City

Table 1:
REDEVELOPMENT AREA PREFERRED USES

REDEVELOPMENT AREA	AREA DESCRIPTION	SURROUNDING LAND USES	CURRENT ZONING	PREFERRED USES	COMMENTS
1	8601, 8640, 8680 and 8691 Olive Boulevard. All lots on Briscoe Place. Existing uses include commercial storage facilities, industrial commercial, wholesale, a high-density residential apartment (Briscoe Apartments), and a commercial strip center (Jeffrey Plaza).	High-density residential in the City of Olivette to the west, commercial and residential development to the south, commercial to the east, residential to the northeast, and industrial in the City of Overland to the north.	Industrial Commercial High-Density Residential General Commercial	Mixed-use concept - Hotel Retail commercial Major office center	This area is ideal for a hotel and retail commercial, with its close proximity to Interstate entrance/exits and access off of a major arterial. The area's highly visible location from major transportation thoroughfares, combined with the poor condition of existing buildings, presents an excellent redevelopment opportunity. This area should be reserved for uses that serve regional customers. A low-rise (2-3 story) office building is an appropriate use. A high-quality, contained office building can connect with and coexist in a compatible fashion with all adjacent land uses. Public transit to the area is also provided.
2	Various lots between 8507 and 8531 Olive (north side), 8400 and 8550 Olive (south side), 8301 and 8340 Olive (north and south side), 8141 and 8208 Olive (north and south side) and 8109 Olive Boulevard. Existing uses include a strip center, an automobile repair shop and retail commercial developments.	Single-family residential to the north, Ruth Park to the south and commercial to the east and west.	General Commercial	Retail commercial development Office development Restaurant	This area is surrounded by residential uses and along a major transportation thoroughfare, which provides ample retail patronage. Convenience and primary goods establishments should be encouraged. Public transit to the area is also provided.

REDEVELOPMENT AREA	AREA DESCRIPTION	SURROUNDING LAND USES	CURRENT ZONING	PREFERRED USES	COMMENTS
3	Various lots between 7733 and 8080 Olive Boulevard (north and south), 7577 and 7593 Olive Boulevard. Existing uses include general commercial developments (the Value City site, Westover Center), a few resale shops, a few scattered vacant residentially zoned parcels.	Single- family residential to the north and south, multi-family to the north, and commercial to the east and west.	General Commercial	Mixed-use development at the intersection of North and South and Olive Boulevard and immediately adjacent to the intersection. Retail commercial development Office development Restaurant	This area is surrounded by residential uses and along a major transportation thoroughfare, which provides ample retail patronage. Public transit to the area is also provided.
4	Various lots between 7578 and 7490 Olive (south side) and 7579 and 7929 Olive (north). Existing uses include commercial retail such as the Family Dollar store, a small strip center, and multi-family dwellings.	Single- family residential to the north and south, vacant to the east, and commercial to the west and east.	General Commercial Medium Density Residential	Mixed use concept Retail commercial development Restaurant	This area is surrounded by residential uses and intersects with major arteries (Midland and Hanley). Public transit to the area is also provided.
5	Various lots between 7290 and 7429 Olive (north and south side), between Midland Avenue and Partridge Avenue. Existing uses include some vacant parcels, multi-family dwellings, day center, and various commercial retail activities.	Single- family to the north, Heman Park to the south, commercial to the west and east.	General Commercial Medium Density Residential	Mixed use concept at intersection of Olive and Midland and immediately adjacent to the intersection. Retail commercial development Restaurant	This area is surrounded by residential uses and intersects with a major artery (Midland Boulevard). Public transit to the area is also provided.
6	Various lots between 6901 and 7091 Olive (north side). Existing uses include commercial (sign shop, video rental, loan company, vacant/for lease etc.)	Single- family to the north, Heman Park/Schnuck's development to the south, and retail commercial to the west and east.	General Commercial	Retail commercial development Restaurant, including fast-food.	This area is surrounded by residential uses and is close to a major artery (Pennsylvania Avenue). It is located near a major park and a major commercial development. Public transit to the area is also provided.

REDEVELOPMENT AREA	AREA DESCRIPTION	SURROUNDING LAND USES	CURRENT ZONING	PREFERRED USES	COMMENTS
7	Various lots between 6744 and 6853 Olive Boulevard (north and south side), various lots between 6700 and 6800 Vernon Avenue (north side). Existing uses include retail commercial, service, multi-family and single-family dwellings.	Single- family to the north and south, commercial and industrial commercial to the east, and commercial to the west.	General Commercial Industrial Commercial Single-Family Residential	Vernon: renewed residential Olive Boulevard: Retail commercial Restaurant, including fast food	This area is located near an established commercial development and along or near a major artery (Olive Boulevard). Public transit to the area is also provided.
8	The four corner lots at Plymouth Avenue and Ferguson Avenue, 6813 Roberts, 1251-1255 Ferguson, 6800 Raymond, 6801 Melrose. Existing uses include a vacant lot, auto repair facility, multi-family dwelling and retail store.	Single- family to the east in the City of Pagedale, single- family to the north, south and west.	General Commercial Limited Residential Limited Commercial	Limit to neighborhood commercial such as a small scale grocer, professional services, neighborhood restaurant/café.	This area is located in a residential area and should offer goods and services that will be used by nearby residents. Downzone the general commercial to limited commercial.
9	6511-6529 Olive (north side) and 6500-6515 Chamberlain Avenue. Existing uses include single- family, commercial retail, industrial commercial, and storage.	Single- family to the north, industrial commercial and commercial to the west, east and south.	Industrial Commercial Limited Residential	Chamberlain: renewed residential Olive Boulevard: Industrial commercial	This area is located near an established residential area and Cunningham Industrial Park. Public transit to the area is also provided.
10	Various lots in the 6500 block of Plymouth Avenue, west of Sutter Avenue. Existing uses include single- family and vacant lots.	Single- family to the east in the City of Wellston, single- family to the north, south, and west.	Single-Family Residential	Renewed residential	This area is in need of revitalization and renewal.
11	6309 thru 6363 Olive. Existing uses include industrial commercial, commercial.	Commercial and industrial commercial to the north, industrial commercial to the east, medium density residential to the south, and commercial and industrial commercial to the west.	Industrial Commercial	Renewed industrial commercial.	This area is in need of revitalization and renewal.

REDEVELOPMENT AREA	AREA DESCRIPTION	SURROUNDING LAND USES	CURRENT ZONING	PREFERRED USES	COMMENTS
12	Various lots on Cates and Cabbane in the Parkview Gardens area. Existing uses include multi-family, duplex and a few vacant parcels.	Multi-family to the north, south, east and west	High-Density Residential	Renewed high-density residential, Infill residential Open space	This area has many assets including proximity to downtown, the Delmar Loop, business parks and other activities, the improved local streets, nearby linear park and public safety presence. Vacant parcels that are not suitable for development should be maintained as open space with tree plantings or a community garden.
13	Various lots on the north side of Vernon between 66 th and Kingsland. Existing uses include Pete's Sure Save and retail commercial.	Commercial and industrial commercial to the south and north, commercial to the west and multi-family to the east.	General Commercial Industrial Commercial	Corner of Kingsland and Vernon: Neighborhood serving commercial – restaurant, convenience goods	This area has many assets, including proximity to downtown, business parks, and an established high-density residential area. Additional high-density residential development is proposed in the area.
14	Various lots on the south side of the 6700-6800 block of Vernon Avenue. Existing uses include single-family residential.	Single-family residential the north and south, greenspace (dog park) to the west, and commercial to the east.	Single-Family Residential	Renewed single-family residential	This area contains aging housing stock, some of which is not in good condition or well-maintained. Strong investment in the area is needed to prevent blight.
15	7640 Ahern. Existing uses include multi-family apartment complex.	Single-family residential to the north, south, east, and west.	Medium Density Residential	Renewed multi-family residential	This area is surrounded by single-family residential and heightened property maintenance is necessary.

REDEVELOPMENT AREA	AREA DESCRIPTION	SURROUNDING LAND USES	CURRENT ZONING	PREFERRED USES	COMMENTS
16	1001 – 1025 North and South, 7715 – 7750 Wild Plum, 1000 – 1024 Wild Cherry, 962, 972, 982 Warder. Existing uses include multi-family dwellings.	Single-family residential to the north, south and west. Cemetery to the east.	Medium Density Residential	Two family residential	This area is surrounded by less intense single-family land uses. Existing development is not compatible and is in poor condition.
17	The Villages of Wyncrest and adjacent commercial centers. Existing uses include multi-family residential, medical office building, Walgreen's, restaurants and other commercial.	Single and multi-family residential to the south, west, north and east. General commercial to the south and north. I-170 bi-sects the area	Medium Density Residential General Commercial	Mixed use/transit oriented development concept Medium to high-density residential Retail Entertainment Office Hotel	This area has excellent transportation access and visibility: public transit to the area is provided. This area is included in a light rail corridor study area for possible MetroLink expansion. Excellent size and location for a self-sustaining mixed use community.
18	8671, 8665, 8661, 8665, 8651, 8645, 8639, 8672, 8666, 8680 Barby Lane and 8673, 8669, 8665, 8655, 8668, 8664, 8660 West Kingsbury. Various lots on the south side of Delmar Boulevard between I-70 and 8748 Delmar. Existing uses include single-family residential, a mixed use highrise with residential and commercial activities and multi-family residential.	Multi-family dwellings to the north, I-170 to the east, single-family to the west, single-family to the south in the City of Ladue.	Medium Density Residential General Commercial Single-Family Residential	Residential/institutional use (West Kingsbury/Barby), two family dwellings, multi-family dwellings, Mixed use concept at 8630 Delmar – office, residential, retail	This area has excellent transportation access and visibility: public transit to the area is provided. Central location, close to businesses, shopping and adjacent municipalities. The parcels listed on the 8600 blocks of Barby and West Kingsbury should be considered for a logical extension of higher use activity to the east.
19	All lots to the north of Delcrest and south of Delmar, 8346 Delcrest and 8420 Delmar. Existing uses include school district property, mixed use commercial building, and multi-family residential.	Multi-family dwellings to the north (including Mansions on the Plaza) and east, I-170 to the west, residential and commercial in the City of Ladue to the south.	Public Activity High Density Residential Office General Commercial	Mixed use concept at 8420 Delmar – residential, office, retail, restaurant Multi-family residential	This area has excellent transportation access and visibility: public transit to the area is provided. Central location, close to businesses, shopping and adjacent municipalities. Maintain recent investment.

REDEVELOPMENT AREA	AREA DESCRIPTION	SURROUNDING LAND USES	CURRENT ZONING	PREFERRED USES	COMMENTS
20	559 North and South, 7700, 7701, 7640 and 7504 Delmar. Existing uses include two vacant lots, commercial retail and service.	Multi-family dwellings to the south and west, single-family dwellings to the west and east, and single-family, commercial and institution to the north.	Limited Commercial	Neighborhood serving commercial, including restaurant/café, retail, convenience goods	This area has excellent transportation access and visibility: public transit to the area is provided. With large-scale condominium developments and other residential uses nearby, this area also has significant pedestrian traffic potential.
21	<i>Note: This area has been redeveloped since the 1999 Comprehensive Plan Update.</i>				
22	All lots on the north and south of Forsyth from 7334 to 7440 to the western City limits. Existing uses include a vacant lot, Washington University library and parking lot, an exercise facility, a service station, multi-family dwellings and retail, restaurant and service uses.	High quality, high-density residential to the north, east and south, and high quality commercial retail and service buildings to the west (City of Clayton).	General Commercial	The 164,973 square foot parcel owned by Washington University: mixed-use multi-story development -- hotel, commercial, or office. Washington University parking lot: retail and restaurant activities Vacant parcel: mixed-use, multi-story building on vacant parcel -- residential or office space. Retail, restaurant and office	This area will soon be served by a MetroLink light rail transit station and is ideal for the mixed use/transit oriented development concept. Mixing land uses will encourage pedestrian activity, reduce vehicular traffic, reduce imperviousness of parking by sharing parking spaces, use land more efficiently, and provide a wide range of options.

REDEVELOPMENT AREA	AREA DESCRIPTION	SURROUNDING LAND USES	CURRENT ZONING	PREFERRED USES	COMMENTS
23	7002 Big Bend Boulevard. Existing uses include a copy center, pharmacy, cleaner and other retail service.	Single-family residential to the north, south, west and east. Washington University campus to the southeast.	General Commercial	Mixed-use development – retail, office, restaurant/café or coffee shop	This area will soon be served by a MetroLink light rail transit station and is ideal for the mixed use/transit oriented development concept. Mixing land uses will encourage pedestrian activity and reduce vehicular traffic. Near established single-family residential.

