

ST. LOUIS GREAT STREETS INITIATIVE St. Louis, Missouri

RCLCO provided design support, market underpinnings, implementation solutions, and fiscal/economic analysis for the St. Louis Great Streets Initiative. Working hand-in-hand with designers, architects, planners, engineers, and multiple agency representatives, the RCLCO analysis outlined the potential development trajectories that could take place in two distinct areas – one revitalizing urban district and one aging suburban arterial corridor. RCLCO analysis quantified the amount of development that would be feasible over a 30 year period in conjunction with transportation improvements, estimated the fiscal impact of these development scenarios, and constructed an implementation plan to guide public stakeholders from concept through execution.



The analysis conducted took into account not only the results from economic and demographic modeling, but also extensive interviews with the brokerage and development community as well as an inspection of future potential development activity planned by public and private players that would affect the development contexts along the Great Streets corridors. Most importantly, the analysis gave public sector stakeholders an understanding of the risk and reward associated with the investment and guided them through an execution program that allowed them to bring private sector land owners into the planning process and engage them to contribute to the project's success.

CONTACT

Terry Freeland
East-West Gateway Council of Governments
Gateway Tower
One Memorial Drive, Suite 1600
St. Louis, MO 63102
314-421-4220
terry.freeland@ewgateway.org

MANCHESTER ROAD

The Vision...Our Future...A Great Destination!

