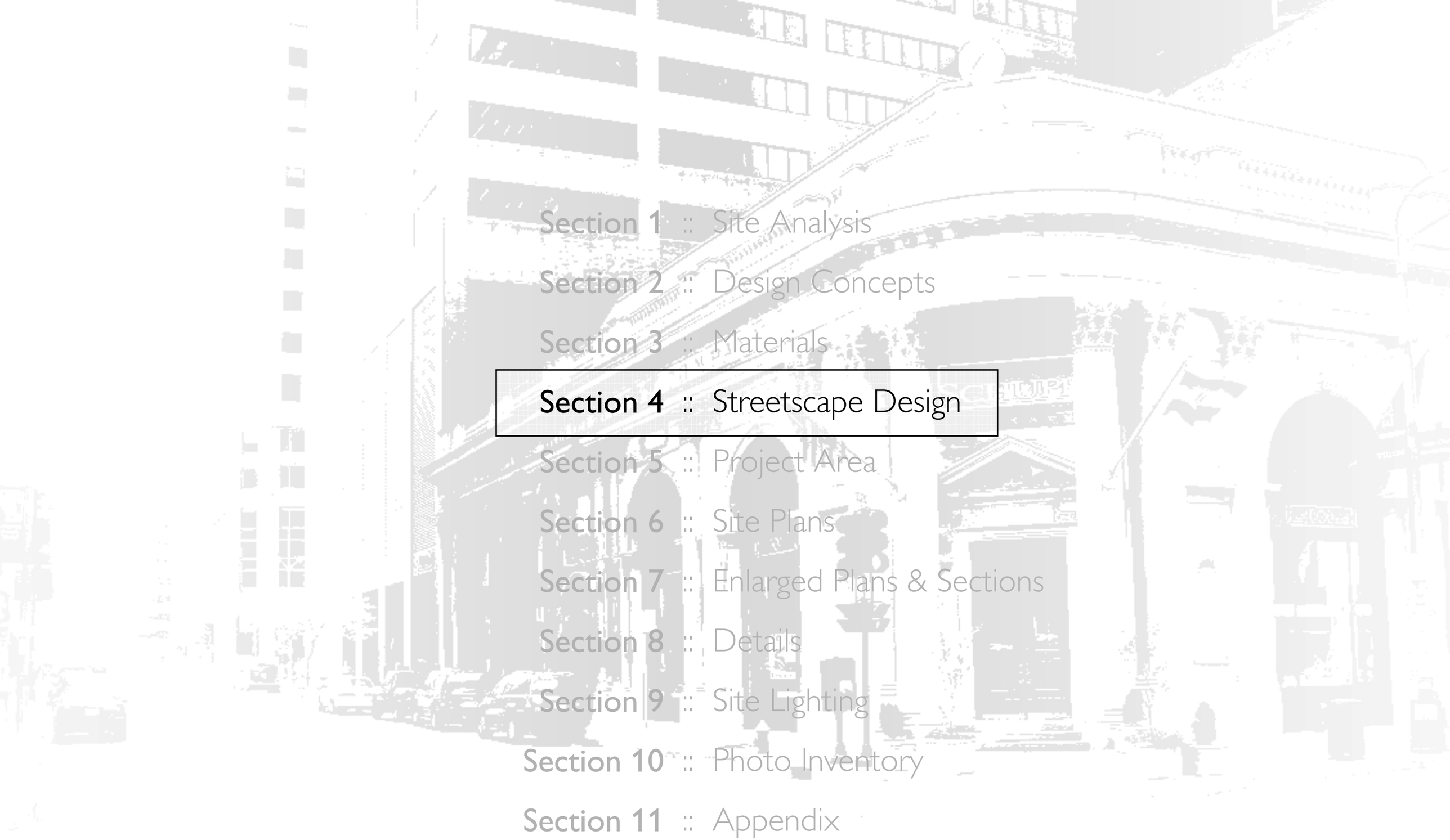


Section 1 :: Site Analysis

Section 2 :: Design Concepts

Section 3 :: Materials

Section 4 :: Streetscape Design

Section 5 :: Project Area

Section 6 :: Site Plans

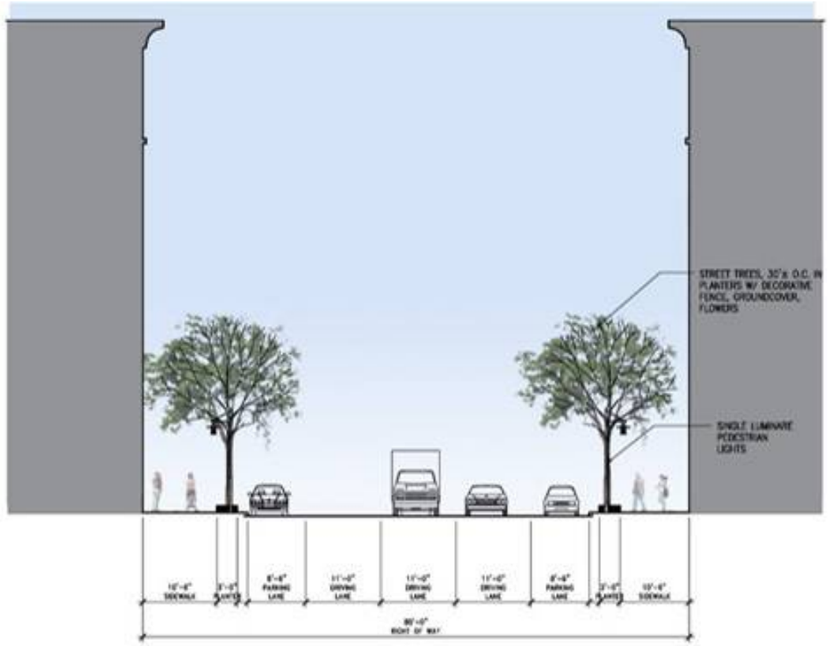
Section 7 :: Enlarged Plans & Sections

Section 8 :: Details

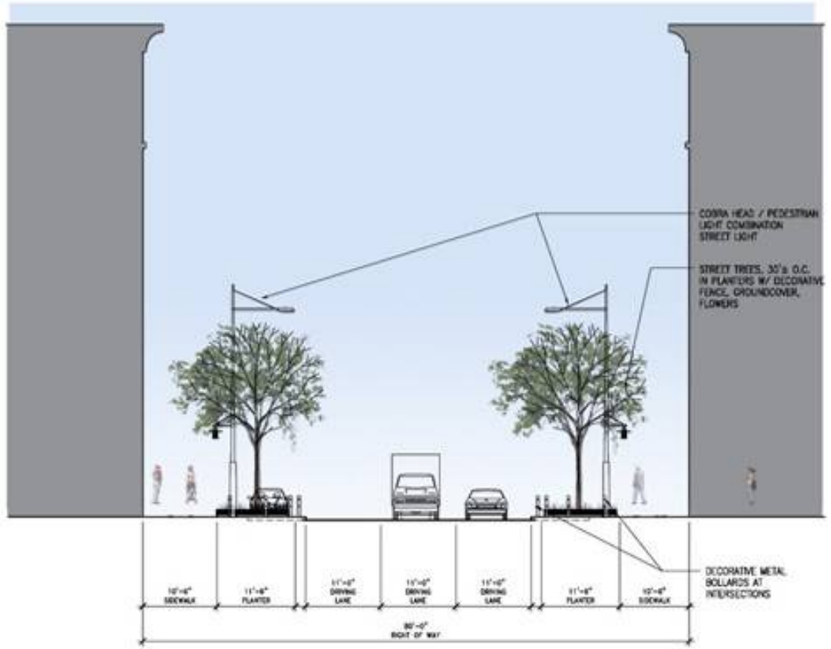
Section 9 :: Site Lighting

Section 10 :: Photo Inventory

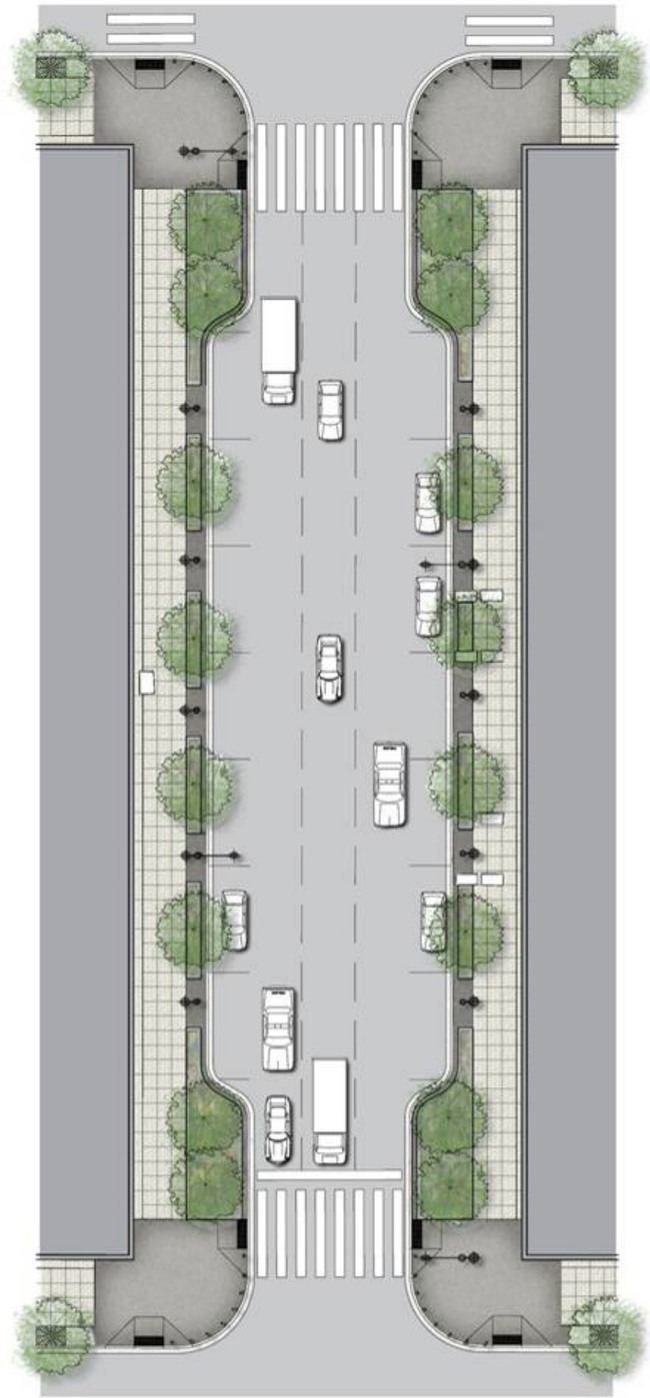
Section 11 :: Appendix



A PREFERRED SCHEME – MID-BLOCK SECTION



B PREFERRED SCHEME – INTERSECTION SECTION/ELEVATION



2 PREFERRED SCHEME – PLAN

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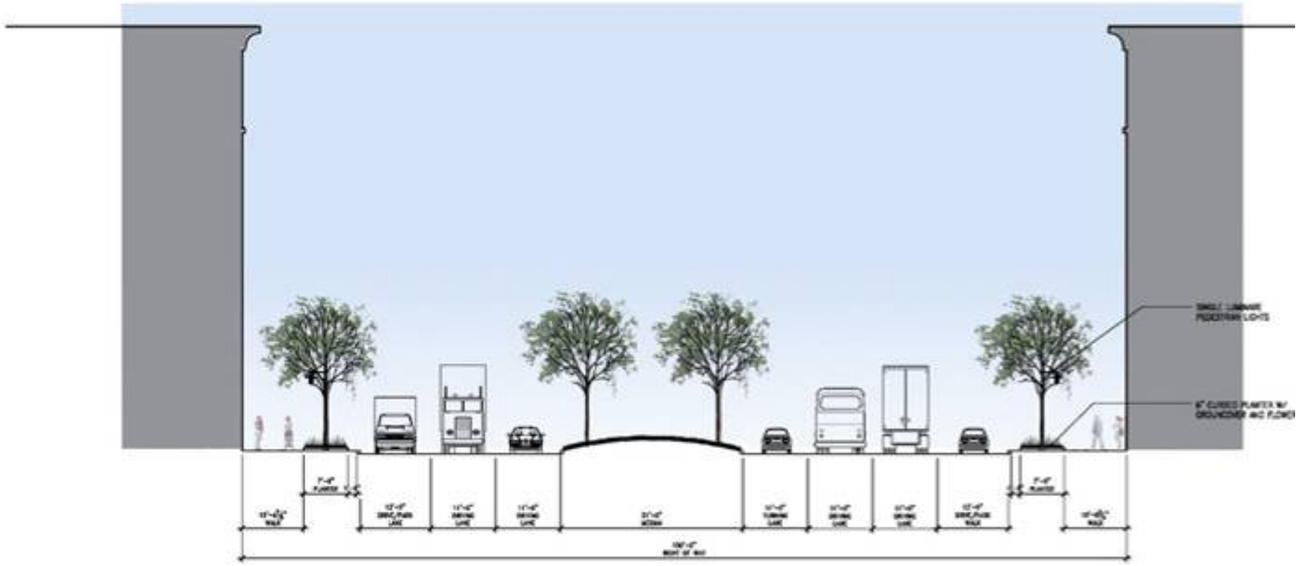
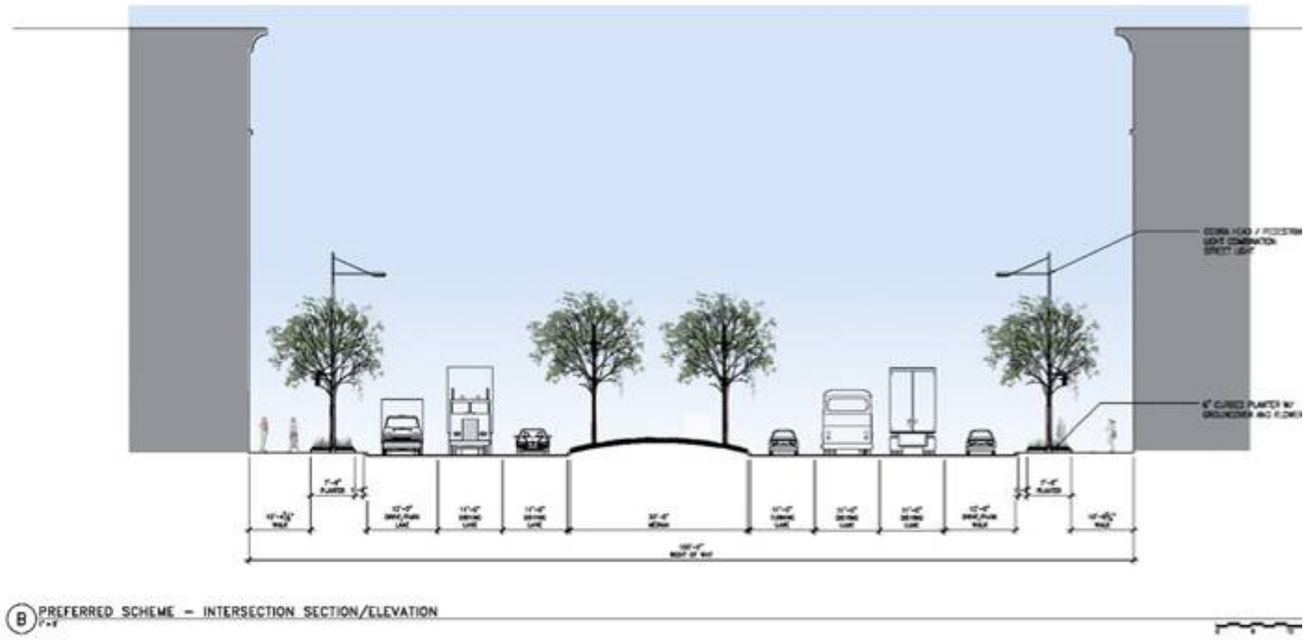


A PREFERRED SCHEME – MID-BLOCK SECTION



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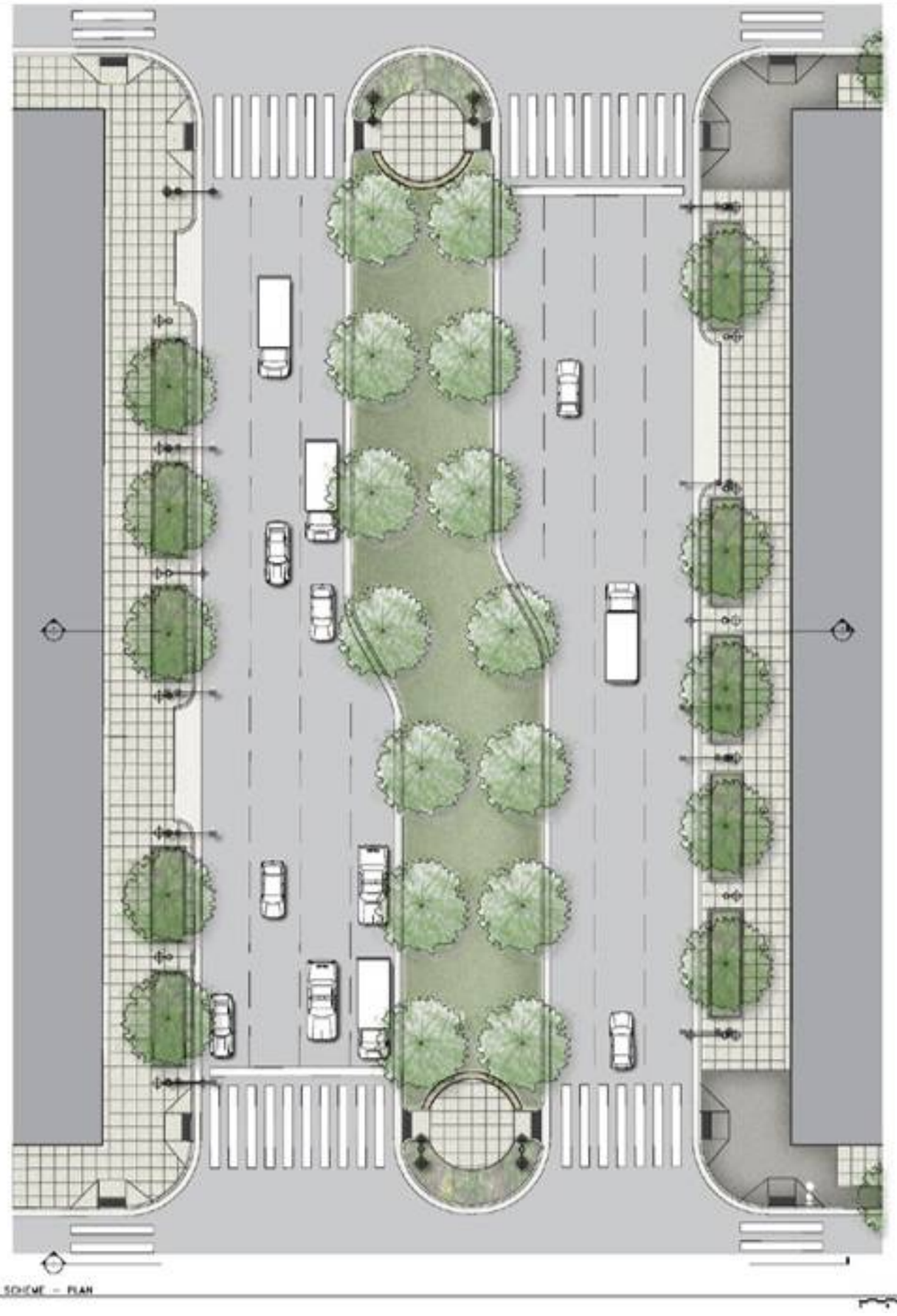
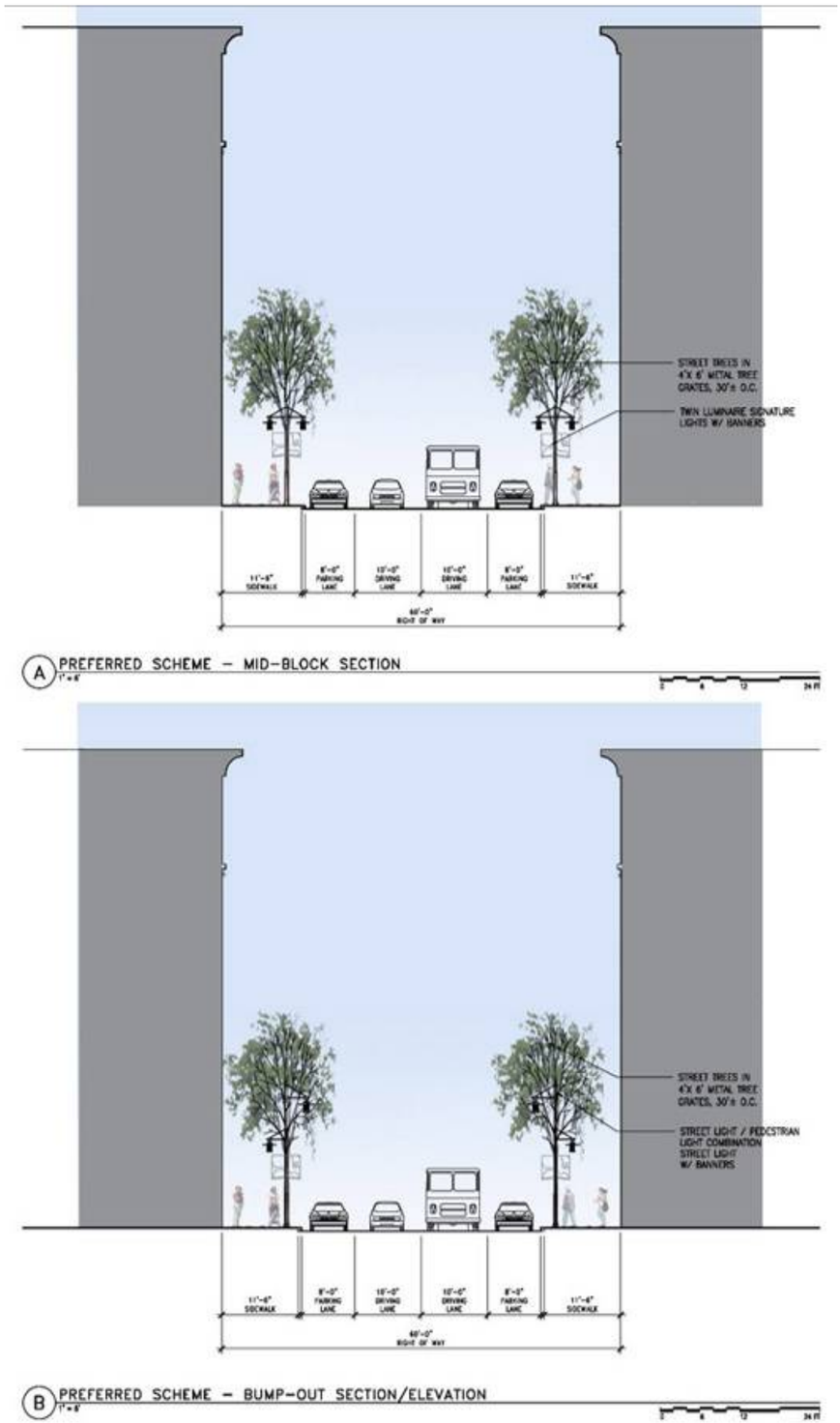


1 PREFERRED SCHEME – PLAN

St. Louis CBD Downtown Streetscape :: Enhanced Schematic Design



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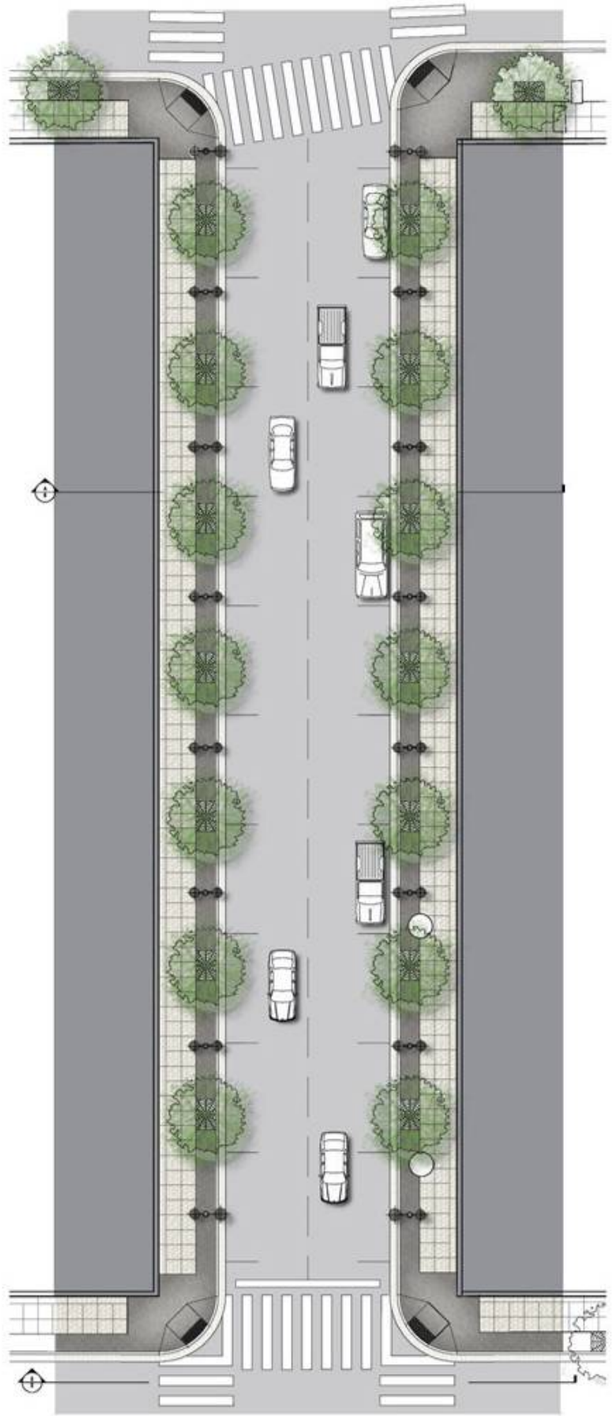
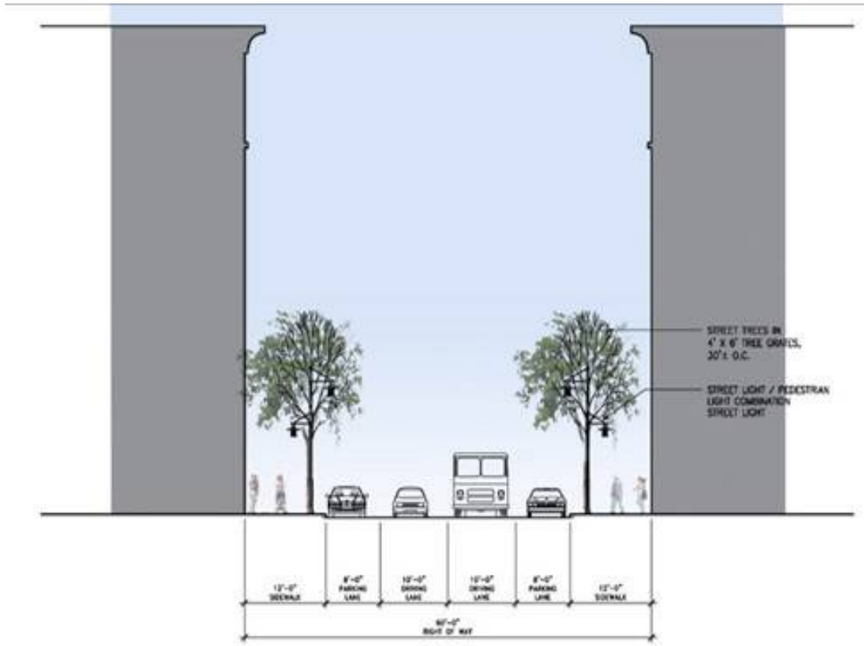
B PREFERRED SCHEME – BUMP-OUT SECTION/ELEVATION



2 PREFERRED SCHEME – PLAN

St. Louis CBD Downtown Streetscape :: Enhanced Schematic Design



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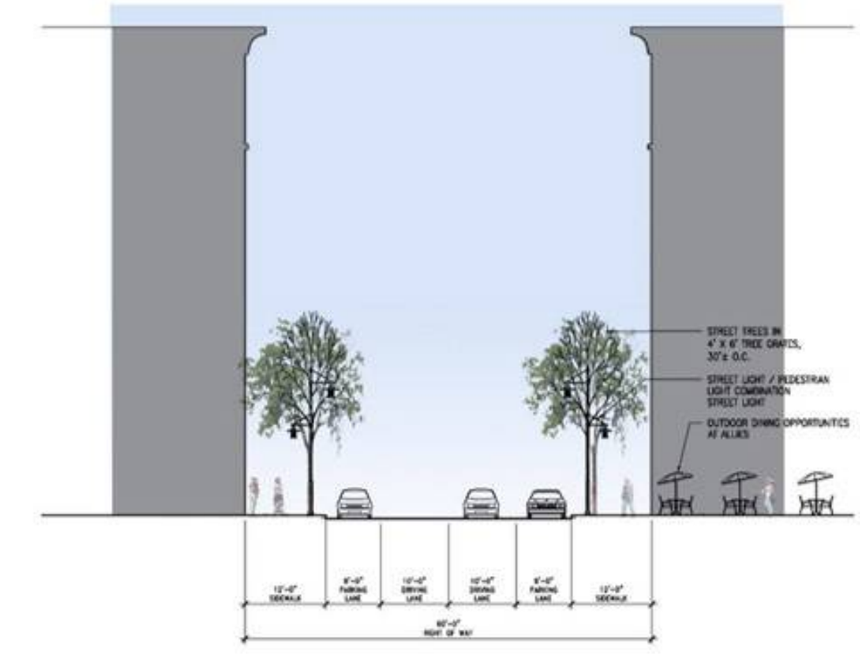
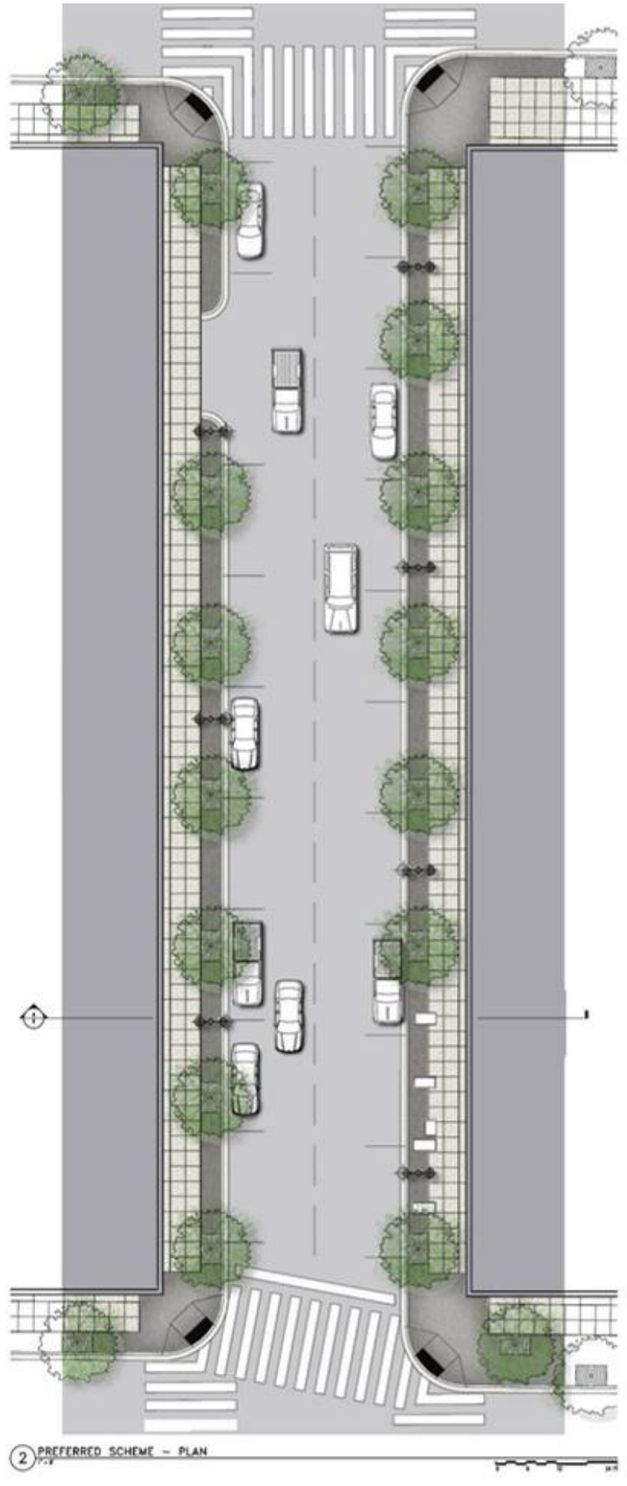
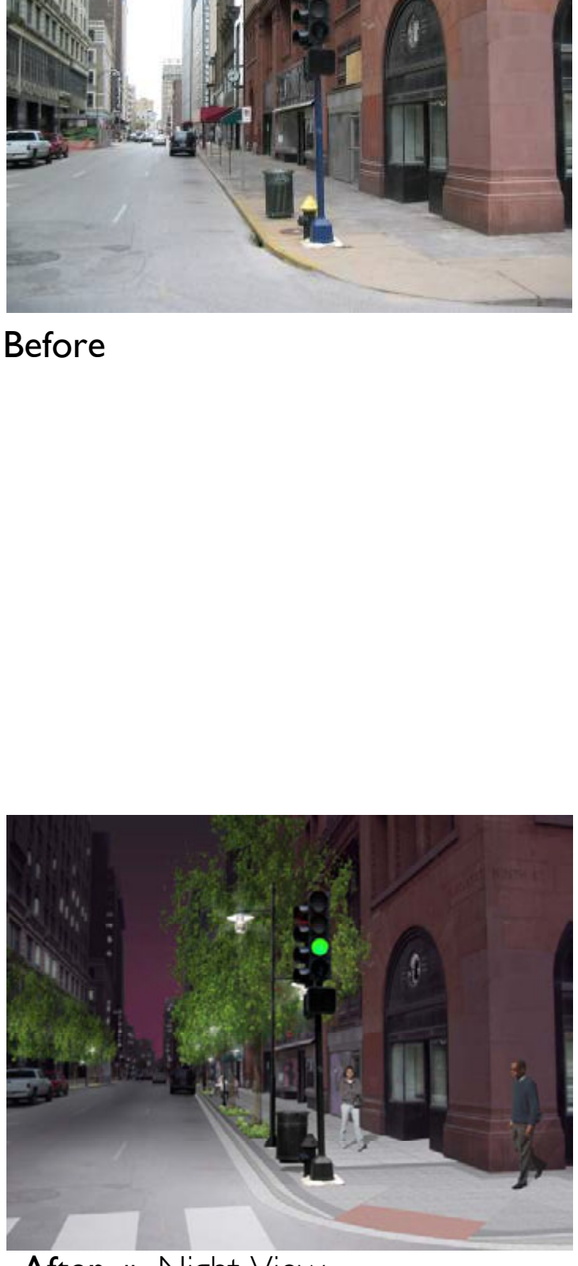


B PREFERRED SCHEME – BUMP-OUT SECTION/ELEVATION

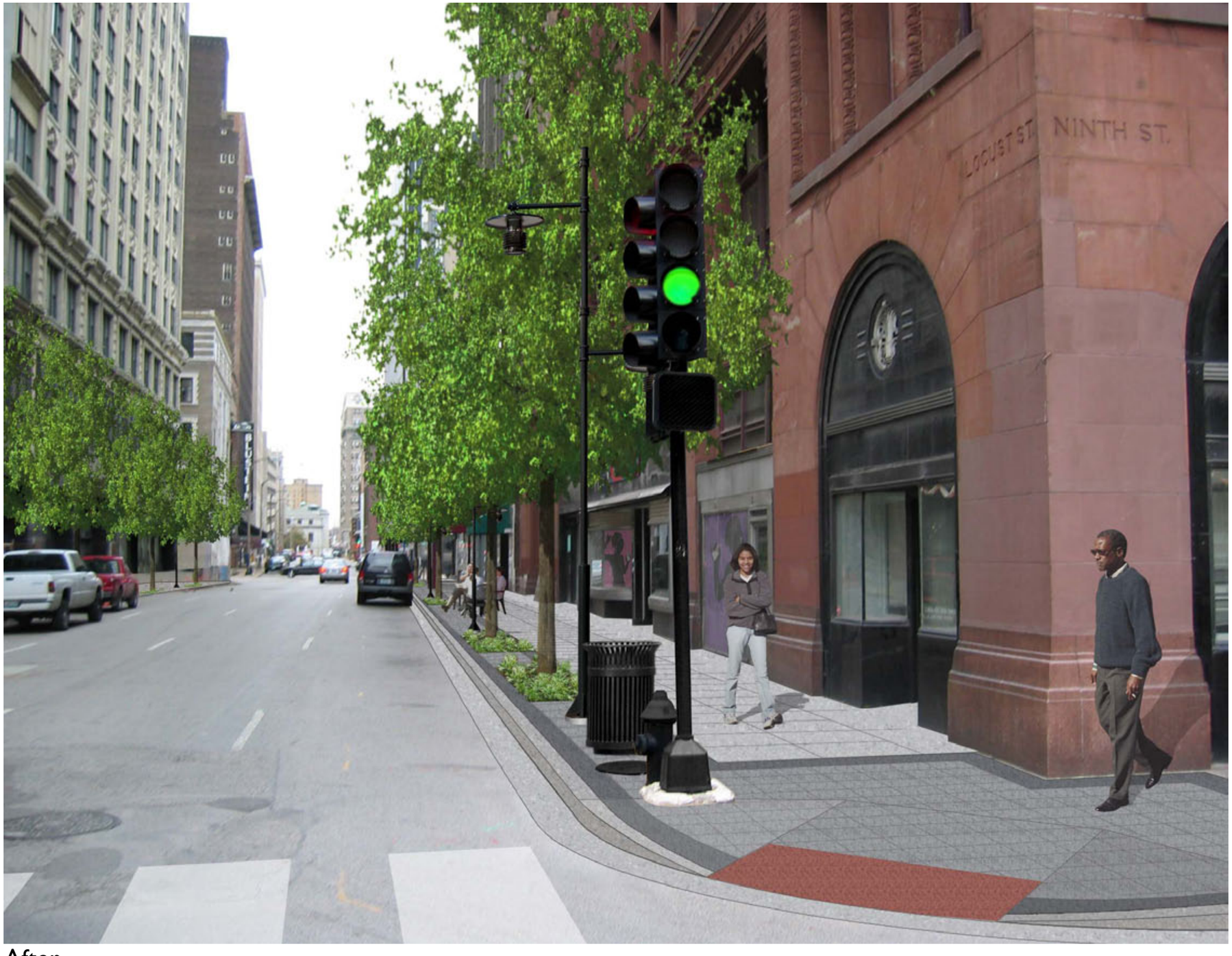


2 PREFERRED SCHEME – PLAN

Before



After :: Night View



After

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Before

After

St. Louis CBD Downtown Streetscape :: Enhanced Schematic Design

Before

After

Section 1 :: Site Analysis
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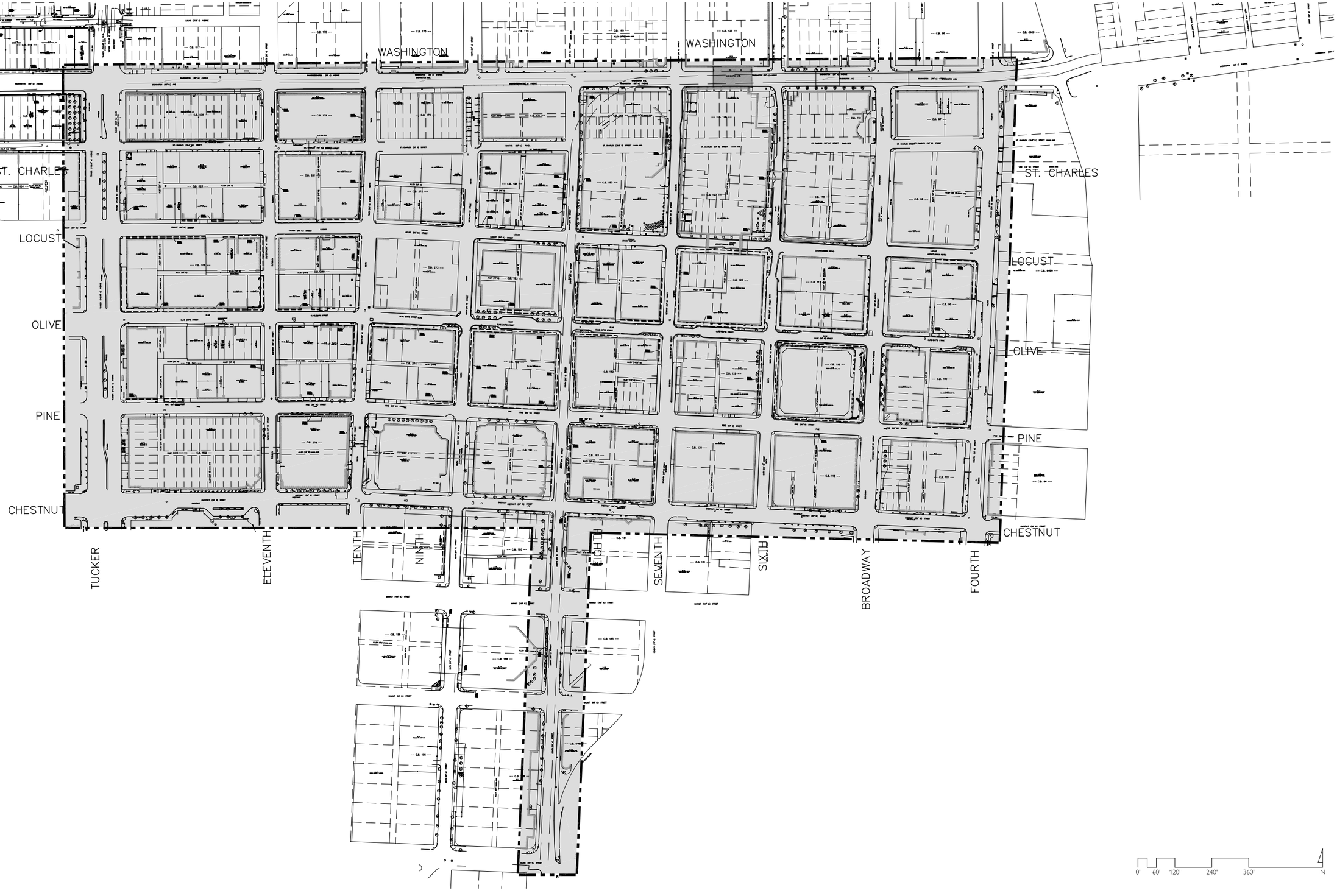

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Site Survey :: Project Area
5.01

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Site Survey :: City Blocks 836 179 823 281

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5.02

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Site Survey :: City Blocks 172 171 272 194

Downtown Now! :: Downtown St. Louis Partnership :: St. Louis Development Corporation :: theHOK**Planning**Group :: HOK Lighting Group :: Kiku Obata & Company :: David Mason & Associates :: EDM, Inc.

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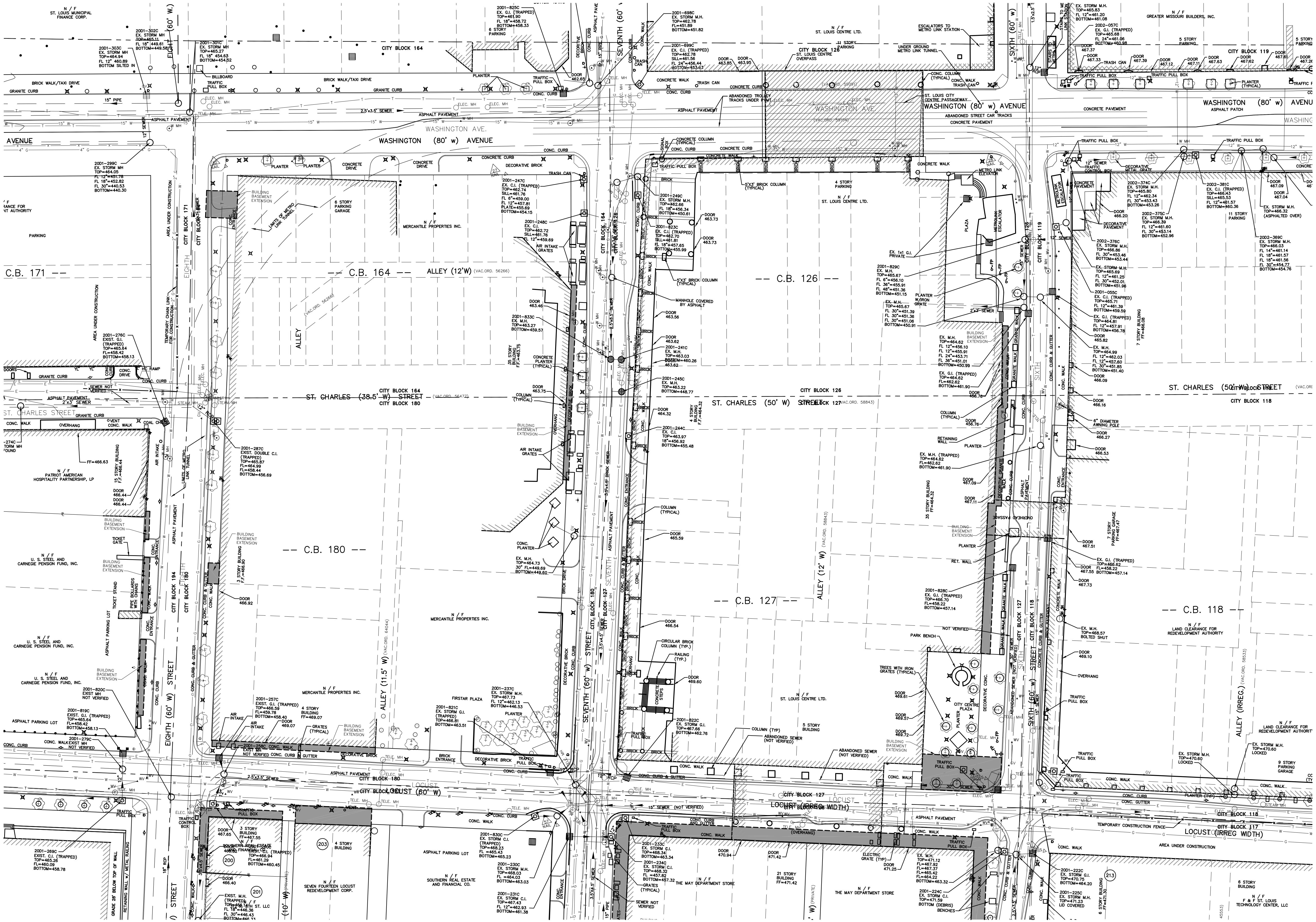
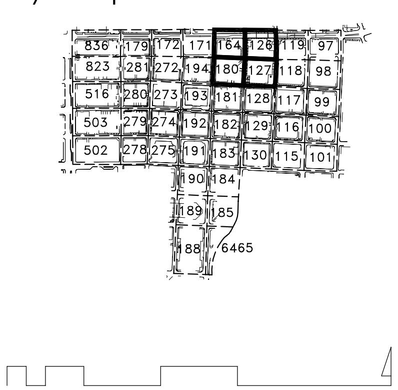
5.03



Key Map



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Site Survey :: City Blocks 164 126 180 127

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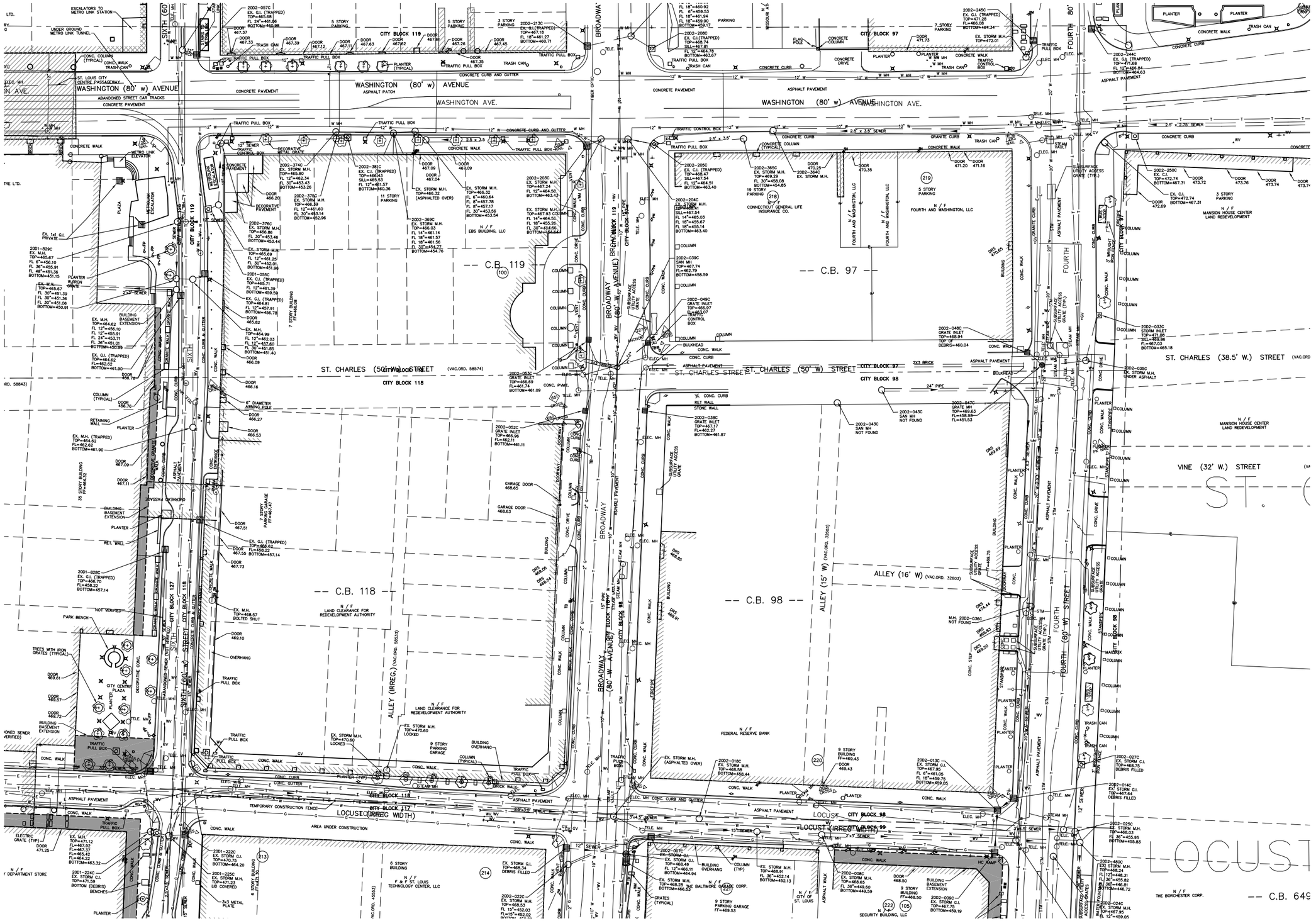
5.04


WASHINGTON (80' w) AVENUE
WASHINGTON AVE.
BROADWAY (80' W) AVENUE
SIXTH (60' W) STREET
FOURTH (80' W) STREET
ST. CHARLES (50' W) STREET
ST. CHARLES (38.5' W.) STREET
LOCUST (IRREG WIDTH)
LOCUST (IRREG WIDTH)
VINE (32' W.) STREET
ALLEY (IRREG.) (VAC.ORD. 58533)
ALLEY (15' W) (VAC.ORD. 32603)
ALLEY (16' W) (VAC.ORD. 32603)
-- C.B. 119 --
-- C.B. 97 --
-- C.B. 118 --
-- C.B. 98 --
CITY BLOCK 119
CITY BLOCK 97
CITY BLOCK 118
CITY BLOCK 98
CITY BLOCK 117
CITY BLOCK 99
CONCRETE PAVEMENT
ASPHALT PAVEMENT
CONCRETE CURB AND GUTTER
CONCRETE WALK
TRAFFIC PULL BOX
TRAFFIC CONTROL BOX
METRO LINK ELEVATOR
METRO LINK ESCALATOR
ESCALATORS TO METRO LINK STATION
UNDER GROUND METRO LINK TUNNEL
ST. LOUIS CITY CENTRE PASSAGEWAY
ABANDONED STREET CAR TRACKS
CITY CENTRE PLAZA
DECORATIVE METAL GRATE
DECORATIVE PAVEMENT
CONCRETE COLUMN (TYPICAL)
GRANITE CURB
TRASH CAN
PLANTER
PLANTER W/IRON FENCE
RETAINING WALL
RET. WALL
6" DIAMETER AWNING POLE
BENCHES
PARK BENCH
TREES WITH IRON GRATES (TYPICAL)
FLAG POLE
STEAM VALVE
SUBSURFACE UTILITY ACCESS GRATE (TYP.)
TEMPORARY CONSTRUCTION FENCE
AREA UNDER CONSTRUCTION
BUILDING BASEMENT EXTENSION
BUILDING OVERHANG
BRICK WALK
CONC. WALK
CONC. CURB
CONC. DRIVE
CONC. STEP
CONC. RAMP
CONC. PVMT.
HC RAMP
STAMPED CONC.
BRICK PAVERS
GRANITE PAVERS
GRANITE CURB
2x3 BRICK
BULKHEAD
CONC. WALL
RET. WALL
STONE WALL
GARAGE DOOR
DOOR
COLUMN
TB
MH
TELE. MH
ELEC. MH
STEAM MH
GV
WV
STM
SAN
TELE
ELEC
FIBER OPTIC
2.5' x 3.5' SEWER
2.5' x 2.75' SEWER
12" SEWER
15" SEWER
24" PIPE
N / F
FOURTH AND WASHINGTON, LLC
CONNECTICUT GENERAL LIFE INSURANCE CO.
EBIS BUILDING, LLC
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
FEDERAL RESERVE BANK
MANSION HOUSE CENTER LAND REDEVELOPMENT
F & F ST. LOUIS TECHNOLOGY CENTER, LLC
THE BORCHESTER CORP.
SECURITY BUILDING, LLC
CITY OF ST. LOUIS
9 STORY PARKING GARAGE FF=469.53
9 STORY BUILDING FF=469.43
9 STORY BUILDING FF=468.50
7 STORY PARKING GARAGE FF=467.47
7 STORY BUILDING FF=466.12
6 STORY BUILDING FF=471.30
5 STORY PARKING
3 STORY PARKING
11 STORY PARKING
7 STORY BUILDING
3 STORY MANSION HOUSE CENTER
2002-057C EX. G.I. (TRAPPED) TOP=465.66 FL=461.66 BOTTOM=460.98
2002-213C EX. G.I. (TRAPPED) TOP=467.18 FL 18"=461.27 BOTTOM=460.71
2002-208C EX. G.I. (TRAPPED) TOP=468.74 SILL=467.81 FL 12"=464.78 BOTTOM=463.67
2002-245C EX. G.I. (TRAPPED) TOP=471.28 FL=466.08 BOTTOM=466.34
2002-244C EX. G.I. (TRAPPED) TOP=471.68 FL 12"=466.84 BOTTOM=464.63
2002-250C EX. C.I. TOP=472.74 BOTTOM=467.31
EX. C.I. TOP=472.74 BOTTOM=467.31
2002-205C EX. G.I. (TRAPPED) TOP=468.47 FL 12"=464.51 BOTTOM=463.40
2002-204C EX. STORM M.H. TOP=468.91 SILL=467.54 FL 14"=465.03 FL 15"=455.67 FL 18"=455.14 BOTTOM=463.40
2002-365C EX. STORM M.H. TOP=469.29 FL 30"=458.08 BOTTOM=454.85
2002-364C EX. STORM M.H.
2002-039C SAN MH TOP=467.74 FL=462.79 BOTTOM=458.59
2002-049C GRATE INLET TOP=466.81 FL 30"=457.97 BOTTOM=457.07
2002-048C GRATE INLET TOP=468.94 TOP OF DEBRIS=460.04
2002-033C STORM INLET TOP=471.08 FL=465.95 BOTTOM=465.18
2002-035C EX. STORM M.H. UNDER ASPHALT
2001-829C EX. M.H. TOP=465.67 FL 6"=456.10 FL 36"=455.91 FL 48"=451.36 BOTTOM=451.15
EX. 1st G.I. PRIVATE
EX. M.H. TOP=465.67 FL 30"=451.39 FL 30"=451.36 FL 30"=451.06 BOTTOM=450.91
EX. M.H. TOP=464.62 FL 12"=456.10 FL 12"=455.91 FL 24"=453.71 FL 36"=451.01 BOTTOM=450.89
EX. G.I. (TRAPPED) TOP=464.62 BOTTOM=461.90
EX. M.H. (TRAPPED) TOP=464.62 FL=462.62 BOTTOM=461.90
2001-822C EX. G.I. (TRAPPED) TOP=466.70 FL=458.22 BOTTOM=457.14
2001-224C EX. STORM G.I. TOP=471.59 BOTTOM (DEBRIS)
2001-222C EX. STORM G.I. TOP=470.75 BOTTOM=464.20
2001-225C EX. STORM M.H. TOP=471.23 LID COVERED
3x3 METAL PLATE
2002-374C EX. STORM M.H. TOP=465.80 FL 12"=462.34 FL 30"=453.43 BOTTOM=453.26
2002-375C EX. STORM M.H. TOP=466.89 FL 12"=461.60 FL 30"=453.14 BOTTOM=452.96
2002-376C EX. STORM M.H. TOP=466.86 FL 30"=453.46 BOTTOM=453.46
EX. STORM M.H. TOP=465.69 FL 12"=461.25 FL 30"=452.01 BOTTOM=451.98
2001-055C EX. C.I. (TRAPPED) TOP=465.71 FL 12"=461.39 BOTTOM=459.59
EX. G.I. (TRAPPED) TOP=464.81 FL 12"=457.91 BOTTOM=456.78
EX. M.H. TOP=464.99 FL 12"=462.03 FL 12"=457.60 FL 30"=451.50 BOTTOM=451.40
2002-381C EX. C.I. (TRAPPED) TOP=466.43 SILL=465.53 FL 12"=461.57 BOTTOM=460.36
2002-369C EX. STORM M.H. TOP=466.03 FL 14"=461.14 FL 18"=461.57 FL 30"=456.77 BOTTOM=454.76
EX. STORM M.H. TOP=466.32 (ASPHALTED OVER)
EX. STORM M.H. TOP=465.32 FL 6"=460.64 FL 8"=457.78 FL 18"=457.17 FL 30"=453.56 BOTTOM=453.54
2002-203C EX. STORM M.H. TOP=467.24 FL 12"=464.58 BOTTOM=463.43
EX. STORM M.H. TOP=467.93 COGEMA FL 14"=464.56 FL 30"=455.36 FL 30"=454.66 BOTTOM=454.54
2002-052C GRATE INLET TOP=466.96 FL=462.11 BOTTOM=461.11
2002-038C GRATE INLET TOP=467.17 FL=462.27 BOTTOM=461.87
2002-043C SAN MH NOT FOUND
2002-043C GRATE INLET TOP=469.63 FL=458.08 FL=451.53
2002-008C EX. STORM M.H. TOP=468.63 FL 36"=449.80 BOTTOM=449.59
2002-018C EX. STORM M.H. TOP=468.58 BOTTOM=458.44
2002-013C EX. STORM G.I. TOP=467.95 FL 12"=461.05 FL 18"=459.75 BOTTOM=459.05
2002-027C EX. STORM C.I. TOP=468.75 DEBRIS FILLED
2002-014C EX. STORM G.I. TOP=467.64 DEBRIS FILLED
2002-025C EX. STORM M.H. TOP=468.03 FL 36"=455.95 BOTTOM=455.83
2002-480C EX. STORM M.H. TOP=468.24 FL 12"=444.31 FL 36"=455.82 FL 36"=446.81 BOTTOM=446.72
2002-024C EX. STORM M.H. TOP=467.95 FL 12"=459.05
2002-022C EX. STORM M.H. TOP=468.53 FL 15"=452.03 FL=15"=452.02
2002-007C EX. STORM G.I. TOP=468.49 FL 12"=466.11 BOTTOM=464.94
EX. STORM M.H. TOP=468.28 BOTTOM=466.23
2002-009C EX. STORM G.I. TOP=467.75 BOTTOM=459.19
EX. STORM M.H. TOP=468.91 FL 36"=452.14 BOTTOM=452.13
GRATES (TYPICAL)
BUILDING OVERHANG
COLUMN (TYP)
EX. STORM M.H. (ASPHALTED OVER)
EX. STORM M.H. TOP=470.60 LOCKED
M.H. 2002-036C NOT FOUND
SUBSURFACE UTILITY ACCESS GRATE
SUBSURFACE UTILITY ACCESS GRATE (TYP.)
DOOR 467.09
DOOR 467.14
DOOR 461.09
DOOR 470.35
DOOR 471.20
DOOR 471.16
DOOR 470.25
DOOR 473.76
DOOR 473.74
DOOR 473.72
DOOR 472.69
DOOR 466.20
DOOR 466.09
DOOR 466.16
DOOR 466.27
DOOR 466.53
DOOR 467.09
DOOR 467.11
DOOR 467.51
DOOR 467.55
DOOR 467.73
DOOR 469.10
DOOR 469.61
DOOR 469.57
DOOR 469.72
DOOR 468.50
DOOR 468.65
DOOR 468.63
DOOR 469.69
DOOR 471.25
DOOR 469.63
DOOR 469.69
DOOR 469.75
DOOR 469.43
DOOR 469.50
DOOR 469.53
DOOR 469.54
DOOR 469.44
DOOR 469.83
DOOR 469.91
DOOR 469.85
DOOR 469.88
DOOR 469.92
DOOR 469.93
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DOOR 469.95
DOOR 469.96
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DOOR 470.04
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DOOR 470.06
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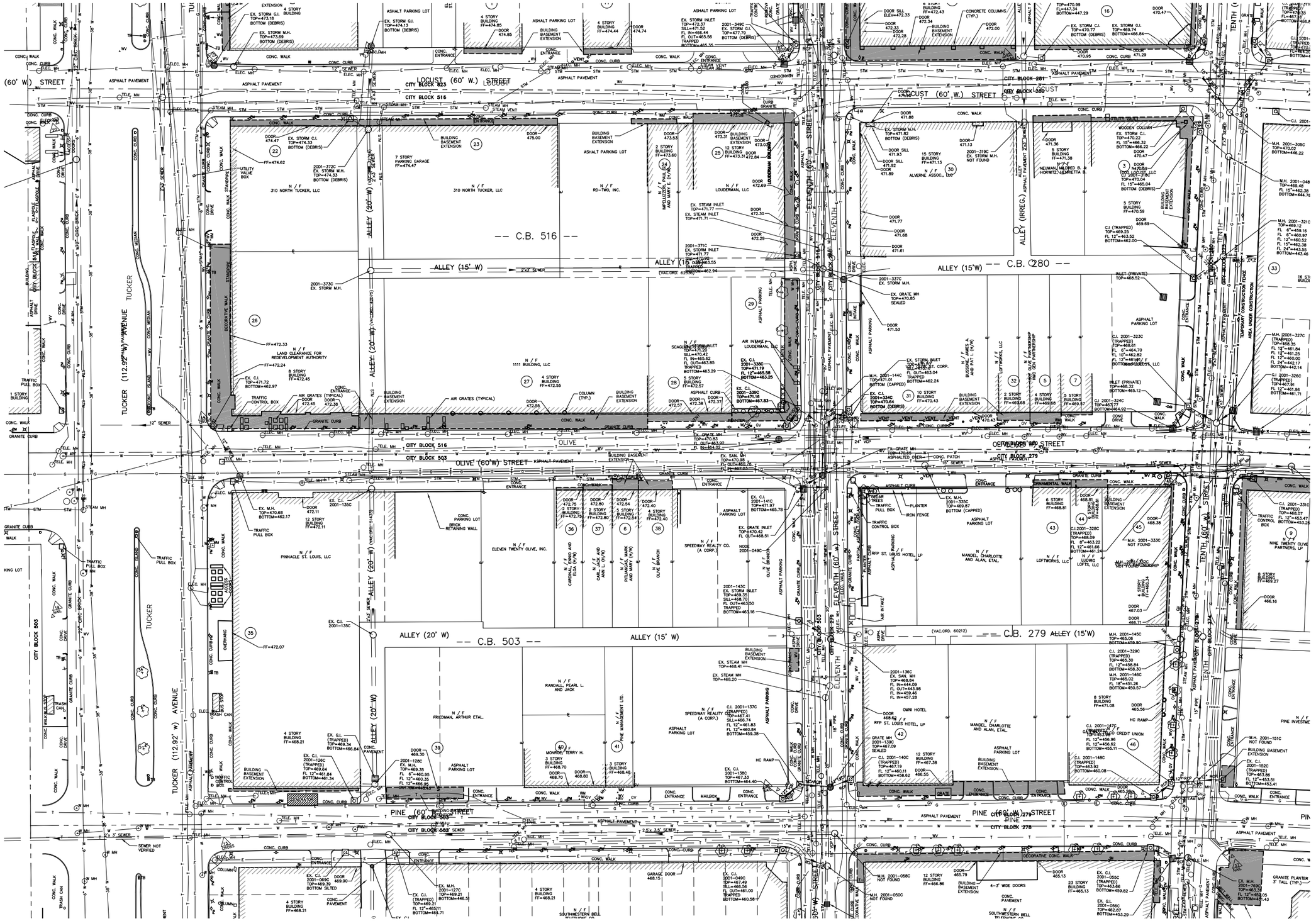
DOOR



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Site Survey :: City Blocks 516 280 503 279

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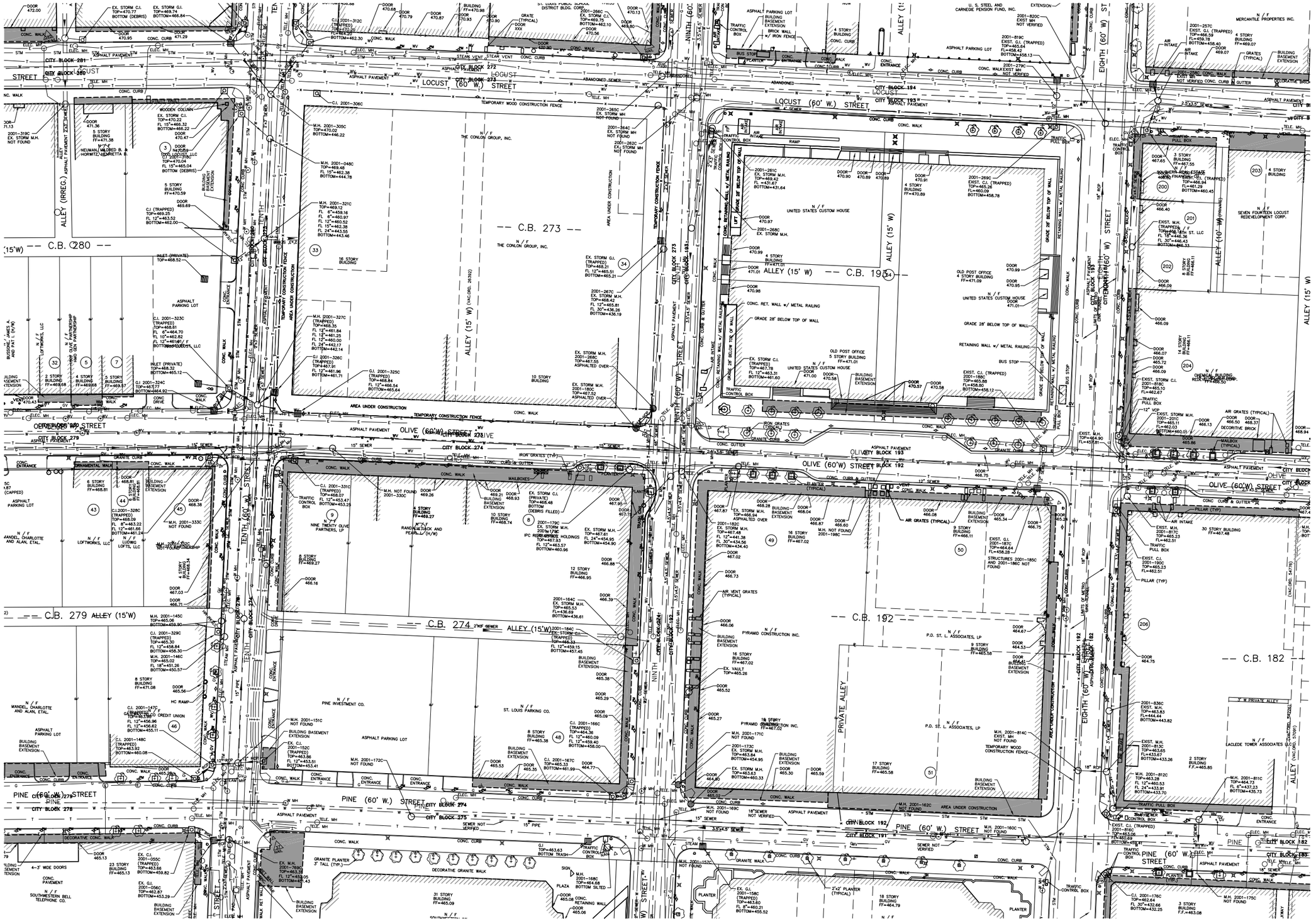
5.06



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Site Survey :: City Blocks 273 193 274 192

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5.07

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Site Survey :: City Blocks 181 128 182 129

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5.08

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Site Survey :: City Blocks 117 99 116 100

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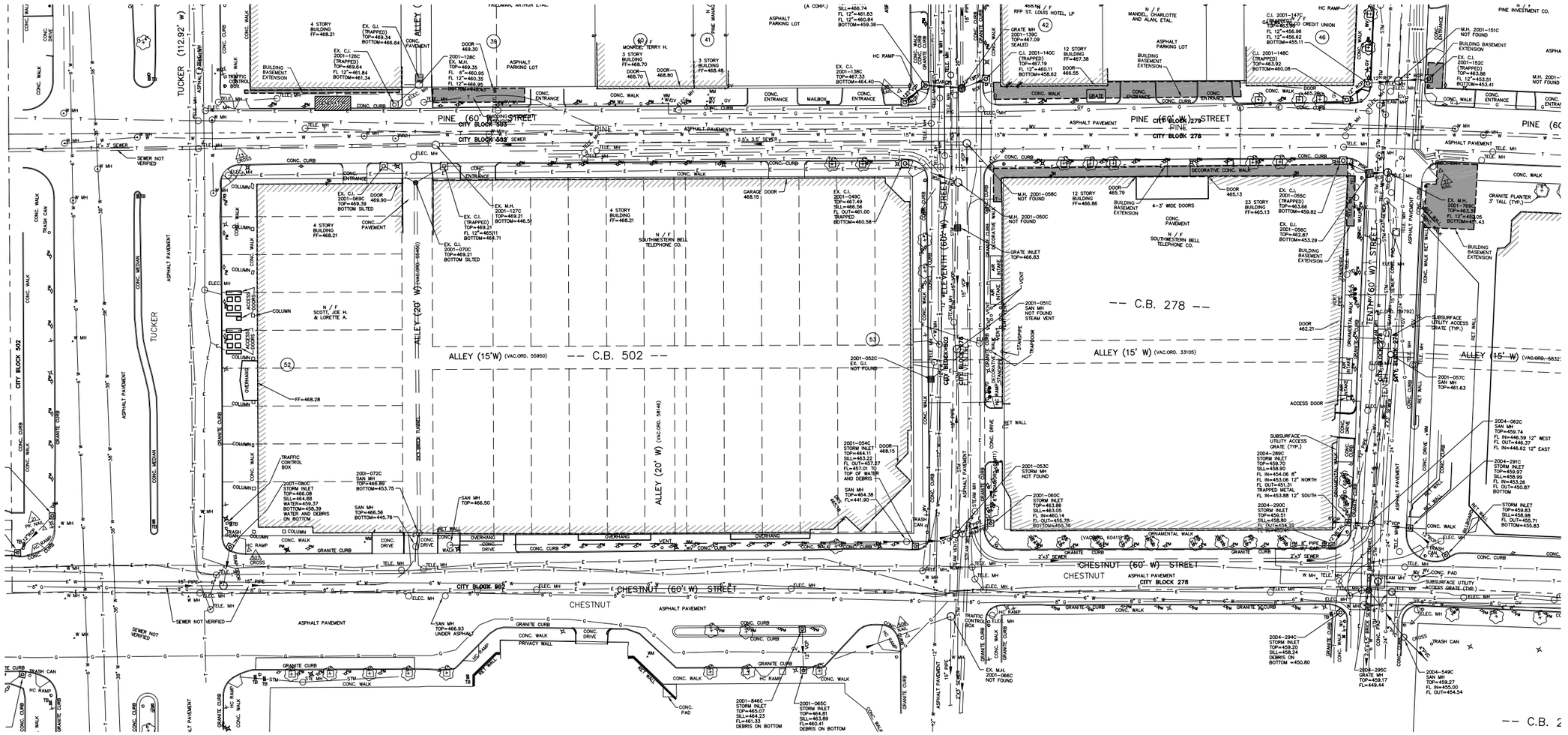
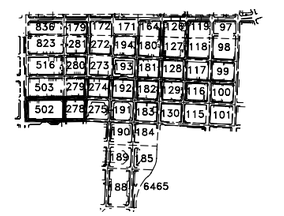
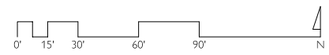


Key Map





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Site Survey :: City Blocks 502 278

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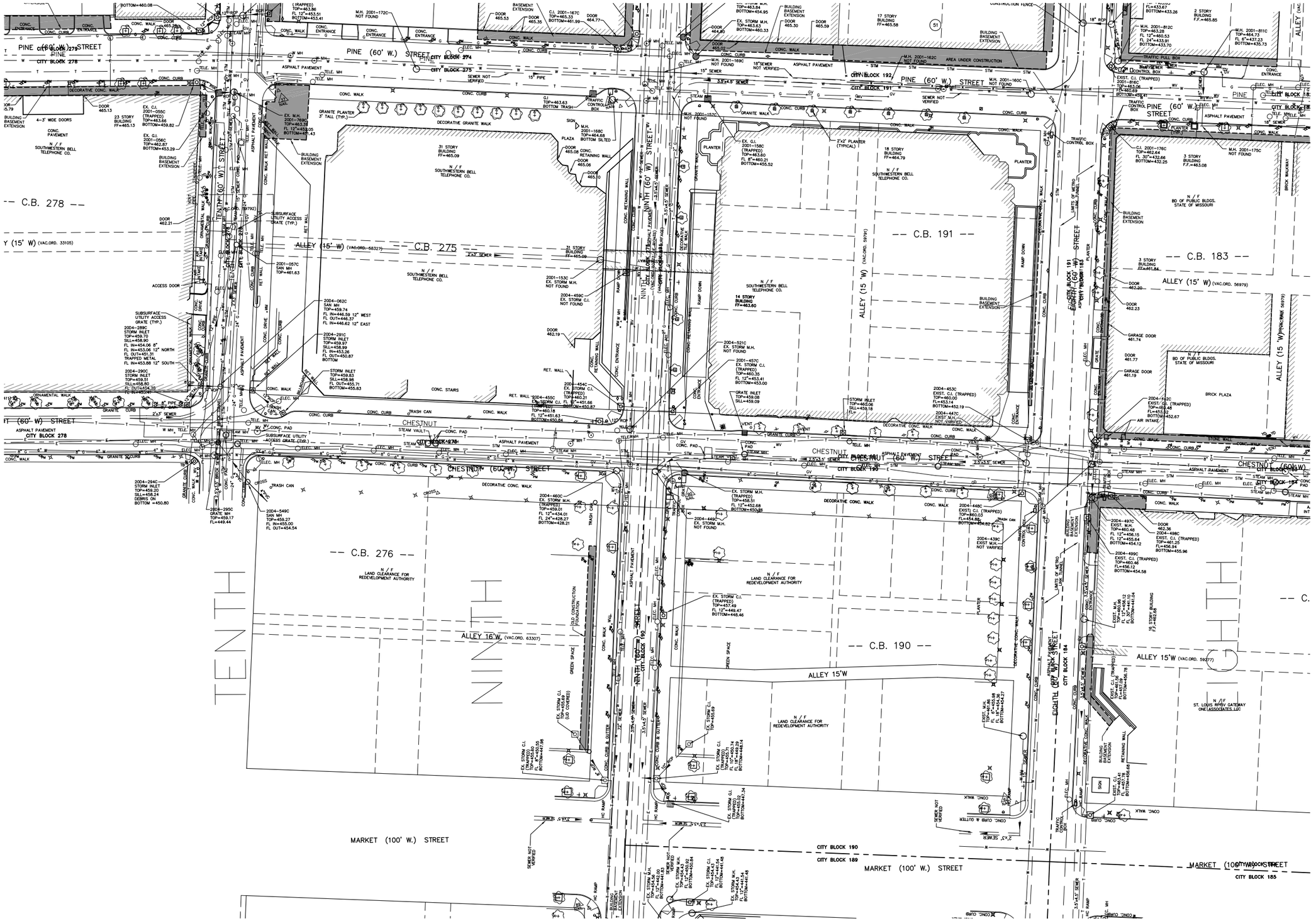
5.10



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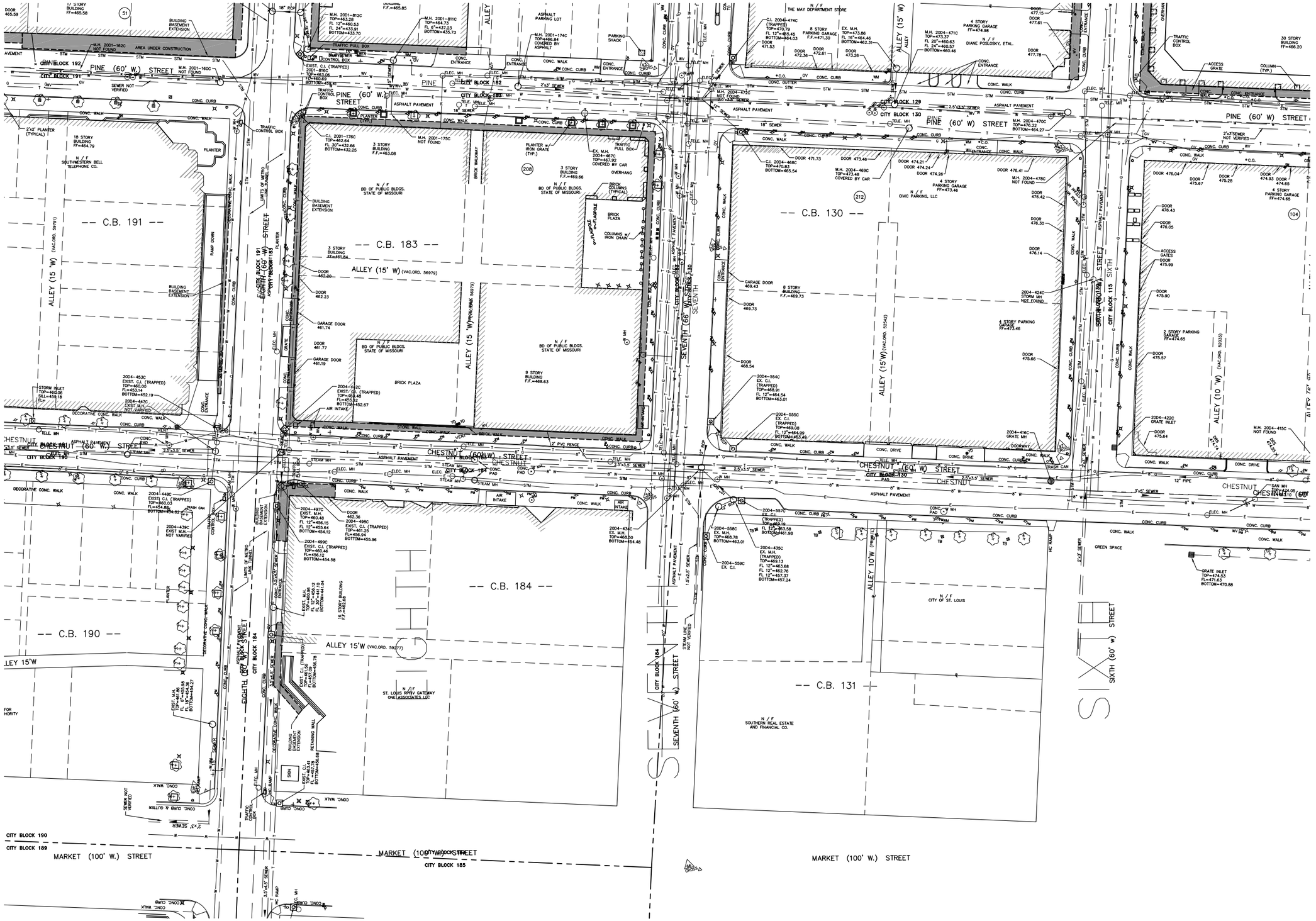
Site Survey :: City Blocks 275 191 190

September 2004



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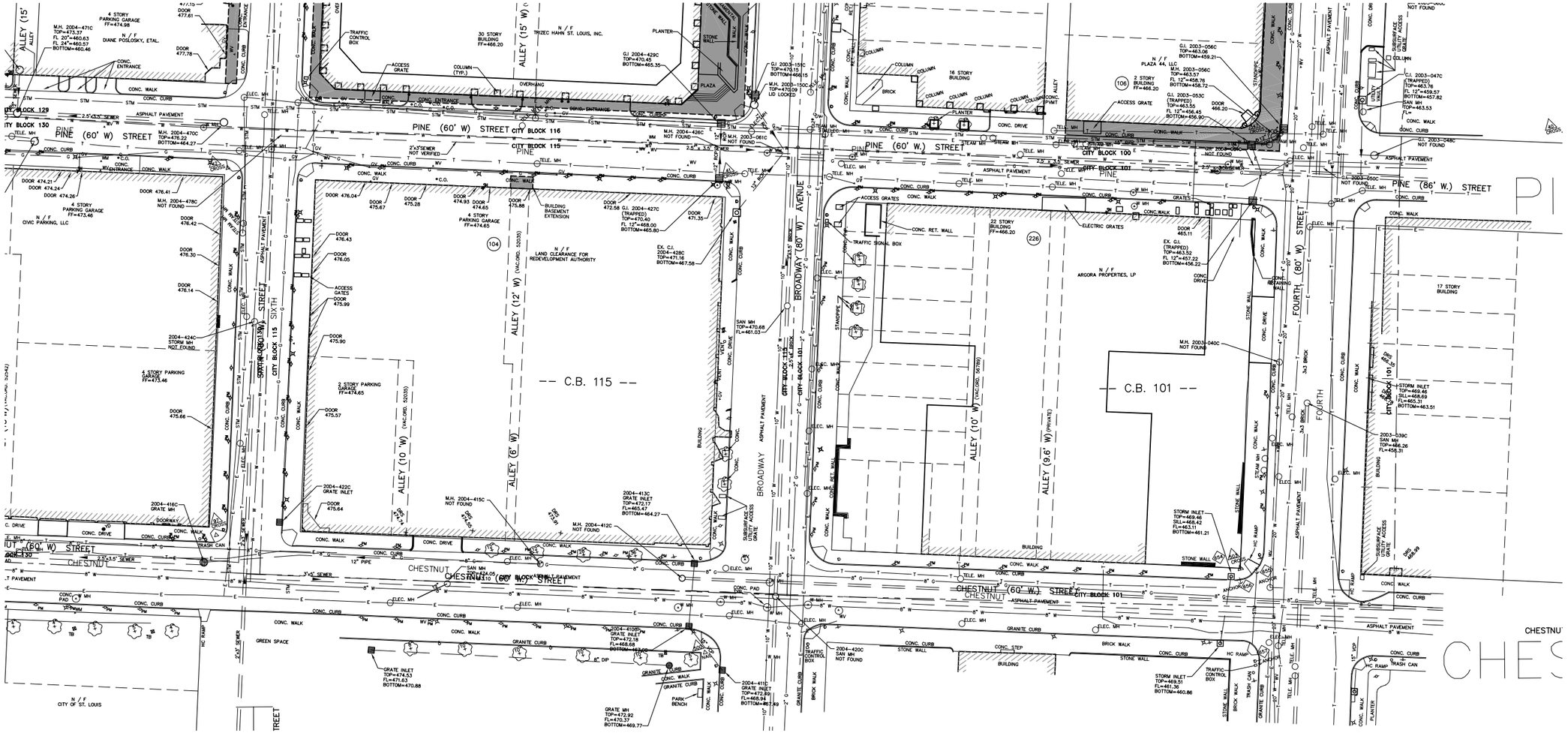
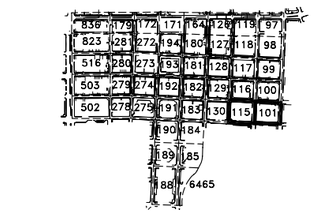
5.12



Key Map



0' 15' 30' 60' 90' N

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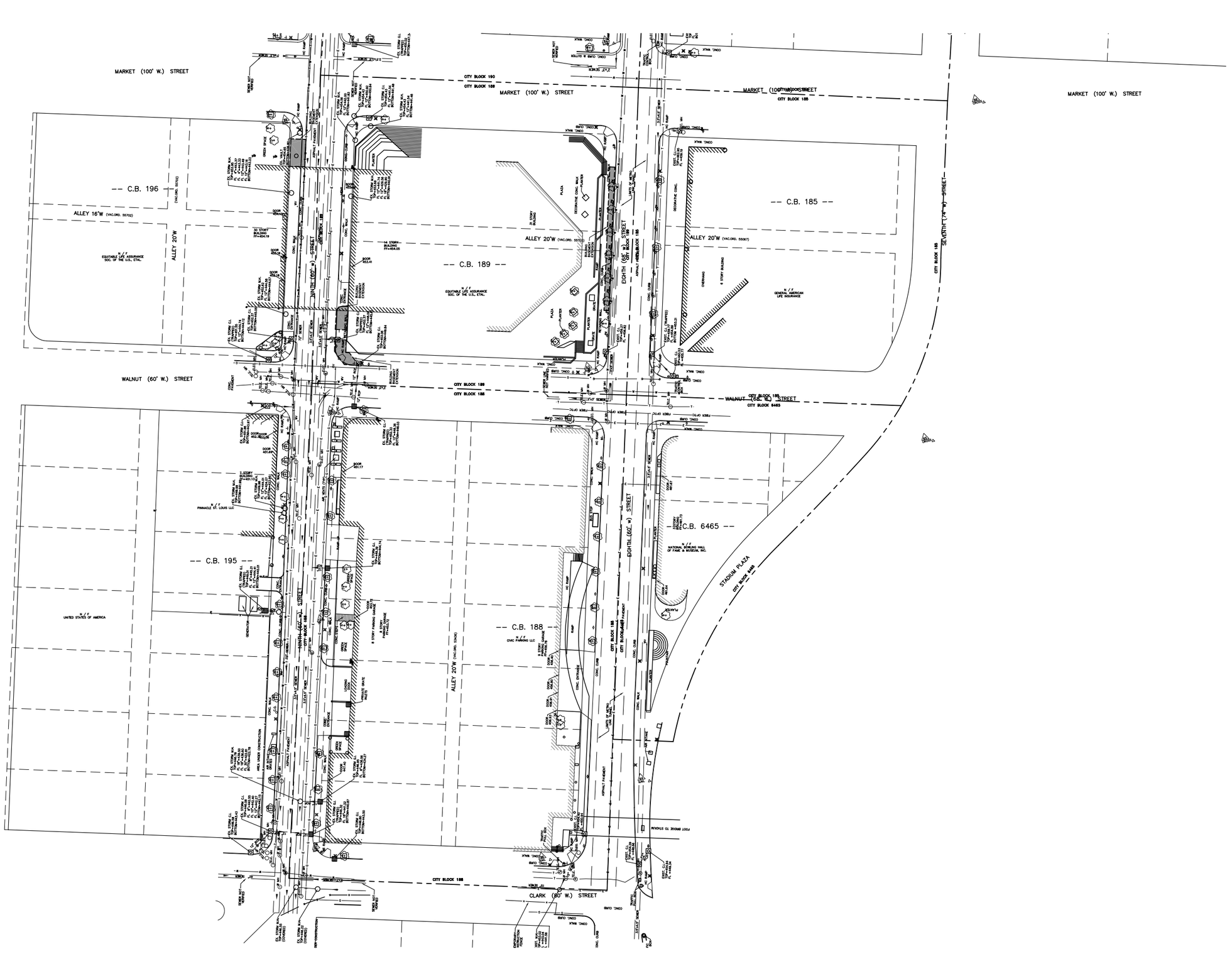
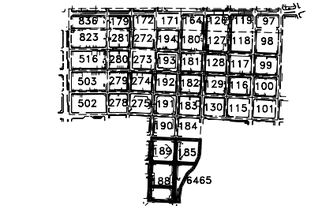


Key Map



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5.14