

Near Southside Redevelopment Phases 1-4E

St. Louis Development Corporation

Location

St. Louis, Missouri

Construction Completion

2005 - 2008

Construction Cost

\$160 million

DMA Services Provided

Civil Engineering
Surveying Services



At the southern entrance to Downtown, the Near Southside neighborhood was the site of five public housing developments, three of which have historically constituted the Darst-Webbe development, and the abandoned hospital complex. The comprehensive redevelopment of the Near Southside called for dramatic changes through a public/private community revitalization effort that included:

- Creating a new community center, including a neighborhood recreation center, improved Peabody Elementary School, and an early childhood education center.
- Commercial redevelopment of the Hospital Complex site.
- Revitalizing and creating mixed-income rental and home-ownership housing.
- Recreating the historic street grid to reinforce neighborhood cohesion.
- Redesigning the streets to promote pedestrian and bicycle safety and use.
- Reducing vehicular emission through increased traffic efficiency.
- ADA sidewalks

The Near Southside plan was implemented using a multiple phase private development model over a six year period starting in 1999. It replaced many of the existing public housing units, associated community buildings and aging infrastructure with approximately 650 units of mixed-income housing, community facilities and infrastructure that reintegrates the Near Southside into the surrounding neighborhoods. The effort is a complex mixed-finance project totaling over \$160 million.

The revitalization of the Near Southside neighborhood provided an infrastructure improvement plan for both transportation and utility services. Traffic improvements included traffic efficiency, increased access and safety for pedestrians and bicycles, and separated residential and through traffic to create a sustainable and accessible neighborhood. Utility services included public and private drainage facilities, sanitary sewers, water distribution facilities, and other utility facilities.

David Mason & Associates provided surveys, design documents and construction period services for the public infrastructure improvements and much of the private site development. Carroll and Dillon Streets provided additional civil design services to revise Storm Sewers and design for ADA sidewalks.

