

SOUTH GRAND

Windshield Survey Results



About South Grand

The South Grand Community Improvement District (CID) was organized under Missouri legislation in 2001 provide enhanced public safety, maintenance, building improvements and economic development beyond those services already supplied by the city.

The CID operates as a political subdivision of the state of Missouri by a board of directors comprised from unpaid volunteers—all of whom are assessment-paying property owners and/or business owners within the district.



Mission & Vision

- **Mission Statement:** To cultivate a robust and supportive business climate on South Grand in order to establish the Tower Grove community as the premiere urban lifestyle district in the Saint Louis Metropolitan area.
- **Vision Statement:** Further enhance, the South Grand Community Improvement District to become a thriving self-sufficient vibrant community that emphasizes safety, cleanliness, promotions, quality tenant attraction and retention, and infrastructure improvements.



History & Character of South Grand

- Most diverse corridor in the St. Louis Region
business owners from 10 countries
- Free parking
- Green infrastructure
- LED lighting on all buildings within district
- Home of future pocket park: event space



South Grand Economic Development Impact

	Amount
New Businesses to District	12
Expansions	4
Rehabs	6
Future/In progress Construction Projects	2
Opening Soon	2
New Office Tenants to District	15
Increase in State Sales Tax	9%



CAFÉ NATASHA'S

South Grand Windshield Survey

Exterior Building & Property Maintenance

Business Café Natasha's

Address	Vacant	Rate 1 (poor) – 10 (great)									Inviting	Clean	Impression	If concern observed (5 or less) – describe / Other comments
		Painting	Walls	Windows	Entrance	Storefront Window	Signage	Armings	Landscaping					
Café Natasha's		10	10	10	9	7	9	9	10		4	6	6	Kabob has the best patio on South Grand. The signage says Kabob International but everyone calls it Café Natasha. The inside could use a face lift.

Area/Block

Lighting	Loitering	Trash	If concern observed – describe / Other comments
Fine	No	No	



BEFORE



AFTER



BEFORE



AFTER



CONTRAST OF AWNING



BP GAS STATION

South Grand Windshield Survey

Exterior Building & Property Maintenance

Business BP Gas Station

Address	Rate 1 (poor) – 10 (great)												If concern observed (5 or less) – describe / Other comments
	Vacant	Painting	Walls	Windows	Entrance	Storefront Window	Signage	Awning	Landscaping	Inviting	Clean	Impression	
BP Gas station	6	8	7	7	2	4	N/A	N/A		6	4	5	The brick gas station with service is a good looking building. New paint and some flower pots would improve this space to make it more inviting. Window display could be improved.

Area/Block

Lighting	Loitering	Trash	If concern observed – describe / Other comments
Fine	Yes	Yes	



BEFORE



AFTER



VACANT NOW TREE HOUSE RESTAURANT

South Grand Windshield Survey

Exterior Building & Property Maintenance

Business Vacant

Address	Rate 1 (poor) – 10 (great)										If concern observed (5 or less) – describe / Other comments		
	Vacant	Painting	Walls	Windows	Entrance	Storefront Window	Signage	Awnings	Landscaping	Inviting			
Petra Space	X	3	4	7	5	5	2	n/a	n/a	2	2	2	Not inviting. Needs an overhaul. Could be a great corner.

Area/Block

Lighting	Loitering	Trash	If concern observed – describe / Other comments
Fine, could use more lighting for patios on this block	No	Fine	



BEFORE



AFTER



WEI HONG RESTAURANT

South Grand Windshield Survey

Exterior Building & Property Maintenance

Business Wei Hong

Address	Vacant	Rate 1 (poor) – 10 (great)											If concern observed (5 or less) – describe / Other comments
		Painting	Walls	Windows	Entrance	Storefront Window	Signage	Awning	Landscaping	Inviting	Clean	Impression	
Wei Hong		7	10	8	7	4	6	10	n/a	7	10	7	Clean business that could use re-organizing

Area/Block

Lighting	Loitering	Trash	If concern observed – describe / Other comments
Fine, could use more lighting for patios on this block	No	Fine	



THE VINE CAFE

South Grand Windshield Survey

Exterior Building & Property Maintenance

Business The Vine Cafe

Address	Rate 1 (poor) – 10 (great)											If concern observed (5 or less) – describe / Other comments	
	Vacant	Painting	Walls	Windows	Entrance	Storefront Window	Signage	Awning	Landscaping	Inviting	Clean		Impression
The Vine Cafe	7	10	8	7	4	6	10	n/a		7	10	7	New painting, but did a poor job. Nice walled new patio. Could better use windows and awning.

Area/Block

Lighting	Loitering	Trash	If concern observed – describe / Other comments
Fine, could use more lighting for patios on this block	No	Fine	



BEFORE



AFTER: PAINT JOB BUT NEW AWNING IS NEEDED



AFTER



BEFORE



FUTURE POCKET PARK RENDERINGS



SOUTH GRAND COMMON - THE PAST AND THE FUTURE

South Grand Common is a new pocket park, common ground, and social space for the South Grand neighborhood. The project is built for today while acknowledging the past and the surrounding neighborhood. The site uses the location of the old street above to set passive mode travel. The large brick sign featuring back to the 1920s sign for the area presents the site because a local use between the public to other from Grand in the surrounding neighborhood.

The existing building for the main, outdoor and socially water features to the North and open view wall to the west provides an outdoor room, socially provides to other side of the space and low fire sides, concrete border isolate for even team cooking, structured seating, while between concrete an opportunity for pieces, or taking in events in the western edge or steps area.

The east end of the park is designed to connect with the public. A long-term advertising value informs passers by of opening events and sometimes a amount of revenue through advertising, also some are located here. There have been several times in the past through 2014 site area reinforcing the amphitheater while not disturbing the main park.

The area around the ADA accessible 120 steps to the west, using the existing structure to level down steps a natural amphitheater is featured at all of the existing spaces. The area to the south is designed to allow visitors to maintain spaces with clear. Power and water hookups are automatically under handrails along with the water service to provide ADA seating during events and events.

The north side is designed to have a ramp and water feature structure and to see a variety of plants to add color and ambience to the space. The structure for the ramp is designed to follow the slope of the site in a curved wall to west, it is a shallow ramp with a smooth stone water feature extending to a pool on the west end feature being compact up to the water sign. Park features will be able to get their feet into the existing stream. Using water works the stream will flow into a very large pool at the end of the existing park. There are several on the east end of the site.

The central of the site is designed to support an amphitheater. The central park area is designed to have a ramp and water feature. The park is the site of the existing structure to support for music events and light standards lighting is provided through out the site by light towers and located here are outdoor tables along with the existing site for maintenance services or that visit. The area also contains a playground and an area for the placement of public art.

For the new site there are several areas for the new building. The site is located at the end of the site for the park.

Depending on options selected the cost of the site is estimated to be an estimate of \$1.5 million.

300 PLAN SCALE 3/8" = 1'-0"

NOTES / LEGEND

- | | | | |
|--------------------------------------|--------------------------------|--|--|
| 1. Red brick pavers | 6. Dry stone | 12. Art deck with stone | 18. Concrete grade over water main (paved) |
| 2. Colored concrete paving (3' wide) | 7. Interlocking pavers | 13. Grading/curb/low wall | 19. Pump station (paved) |
| 3. 6" x 6" Porcelain tile | 8. Deck with metal table | 14. Masonry retaining wall | 20. New feature (paved area) (paved) |
| 4. 1 person gate to existing stream | 9. Water retaining wall | 15. Stone water sign / light structure (paved) | 21. Existing (paved) water feature (paved) |
| 5. Existing stream path | 10. Light fixture (paved) | 16. Concrete ramp (paved) (paved) (paved) | 22. Existing feature (paved) |
| | 11. Existing wood deck feature | 17. Water feature (paved) (paved) | 23. Existing feature (paved) |



MANGIA ITALIANO

South Grand Windshield Survey

Exterior Building & Property Maintenance

Business Mangia Italiano

Rate 1 (poor) - 10 (great)

Address	Vacant	Painting	Walls	Windows	Entrance	Storefront Window	Signage	Awning	Landscaping	Inviting	Clean	Impression	If concern observed (5 or less) - describe / Other comments
Mangia Italiano			9	10	10	6	10	n/a	n/a	10	10	10	The store layout makes a wall that corners the windows that could better be used to invite more customers

Area/Block

Lighting	Loitering	Trash	If concern observed - describe / Other comments
Fine	No	Fine	



BEFORE



AFTER



MoKaBe's COFFEEHOUSE

South Grand Windshield Survey

Exterior Building & Property Maintenance

Business MoKaBe's Coffeehouse

Address	Vacant	Rate 1 (poor) – 10 (great)											If concern observed (5 or less) – describe / Other comments	
		Painting	Walls	Windows	Entrance	Store front Window	Signage	Awning	Landscaping	Inviting	Clean	Impression		
MoKaBe's Coffeehouse		n/a	10	10	10	7	6	10	8		10	7	7	Is run down and needs a face lift. Could be so much better. Lots of opportunity. Great outdoor seating! Bar stools need to be replaced.

Area/Block

Lighting	Loitering	Trash	If concern observed – describe / Other comments
Fine	No	No	Bus stop needs landscaping



BEFORE



AFTER



KING & I RESTAURANT

South Grand Windshield Survey

Exterior Building & Property Maintenance

Business King and I

Address	Vacant	Rate 1 (poor) - 10 (great)								Inviting	Clean	Impression	If concern observed (5 or less) - describe / Other comments
		Painting	Walls	Windows	Entrance	Storefront Window	Signage	Awning	Landscaping				
King and I		9	8	9	8	8	7	n/a	9	8	8	Great restaurant! More decorations and décor would create a more inviting atmosphere for dining.	

Area/Block

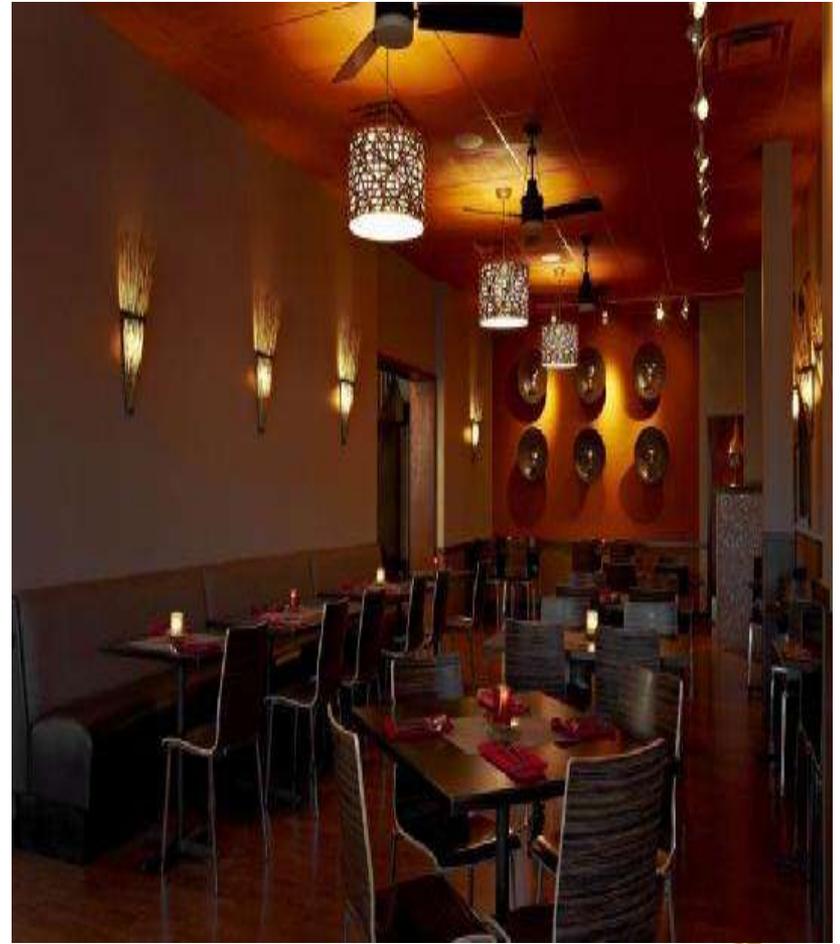
Lighting	Loitering	Trash	If concern observed - describe / Other comments
Fine	No	Fine	



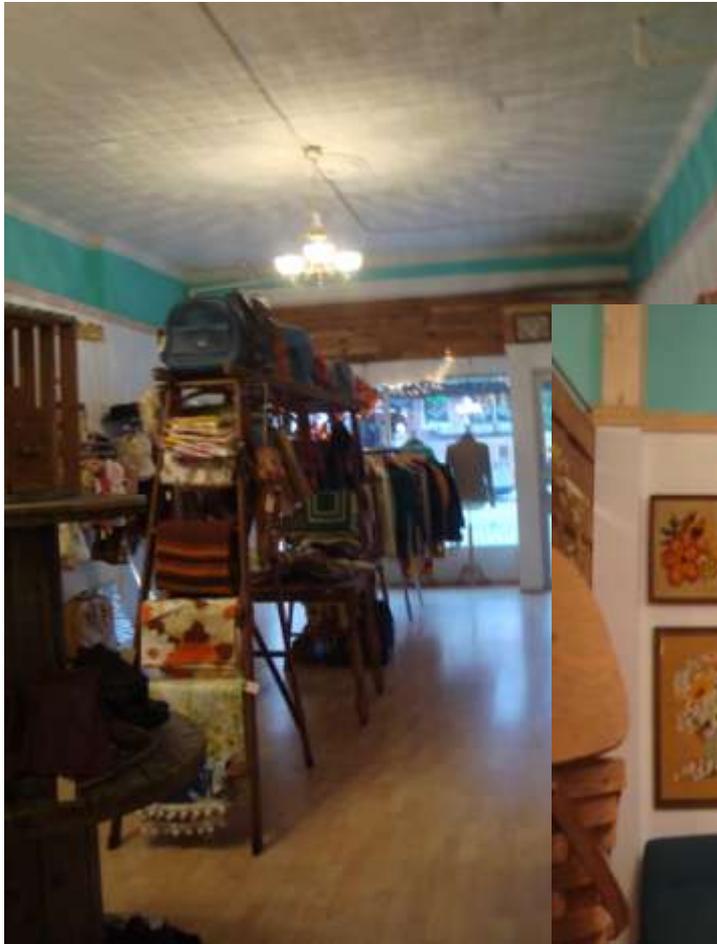
BEFORE



AFTER



REMODEL INTO RETAIL SPACE



BEFORE



AFTER



Baileys

SPACE LLC
ARCHITECTURAL DESIGN STUDIO



BEFORE



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER



FOR MORE INFORMATION

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THANK YOU!