

WHAT SHOULD BE FRESH START ON GRAND AND LAFAYETTE

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THE NEIGHBORHOOD

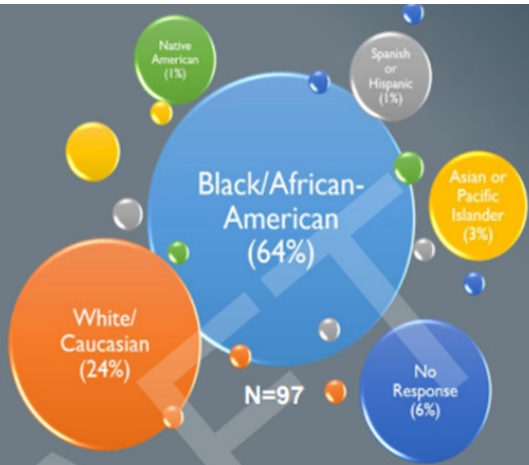
Our proposal is a response to the vision stated in the Midtown Redevelopment Plan:

-Create development opportunities and a physical environment that are conducive to expanding existing businesses, and attracting and incubating compatible new businesses.

-Incorporate convenient and compatible business services, retail, shopping and services, dining, hotel/meeting facilities, entertainment and recreational facilities, and residential at a scale and character appropriate to support the primary businesses and institutional uses in and adjacent to the Redevelopment Area

-Provide for a wide variety of development opportunities that include new urban scale and density construction, infill buildings, and the reuse of existing buildings that are attractive and can be adapted to the needs of new businesses and institutions, with special emphasis on the City Foundry Saint Louis Redevelopment and redevelopment of the St. Louis National Guard Armory.





According to US Census 2010 data, the Tiffany neighborhood has a population size of 1,086, with 86% identifying as Black, 11% identifying as White, and 2.3% identifying as Asian. In terms of age, 70% of the population is over the age of 18 and 30% of the population is under the age of 17.

Time lived in Tiffany

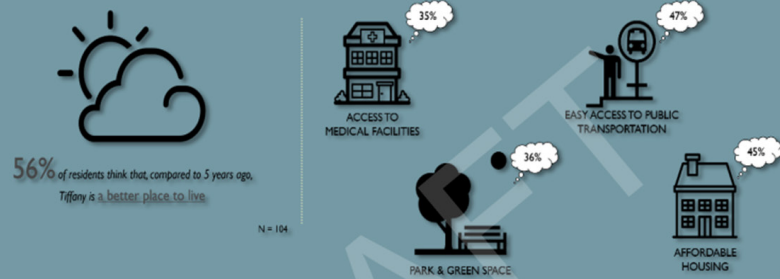


Households Type

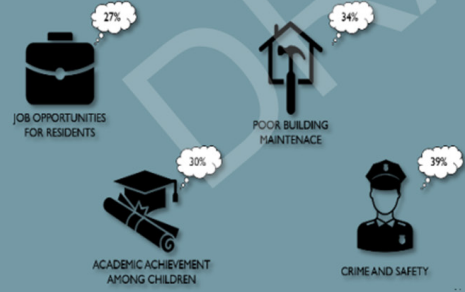


N = 97

Things Residents Like About Tiffany



Issues Residents are Concerned with in Tiffany



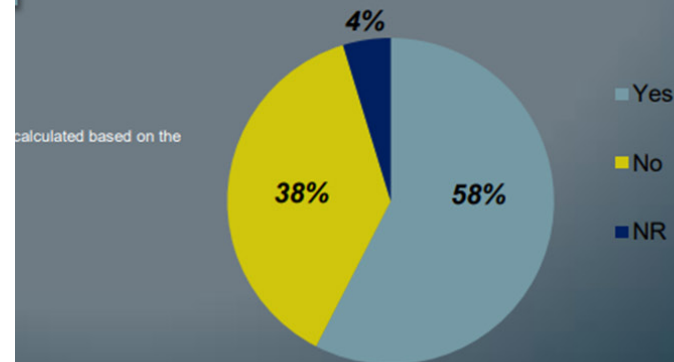
Do you feel safe in your neighborhood?



Is speeding an issue in your neighborhood?



Residents with Children

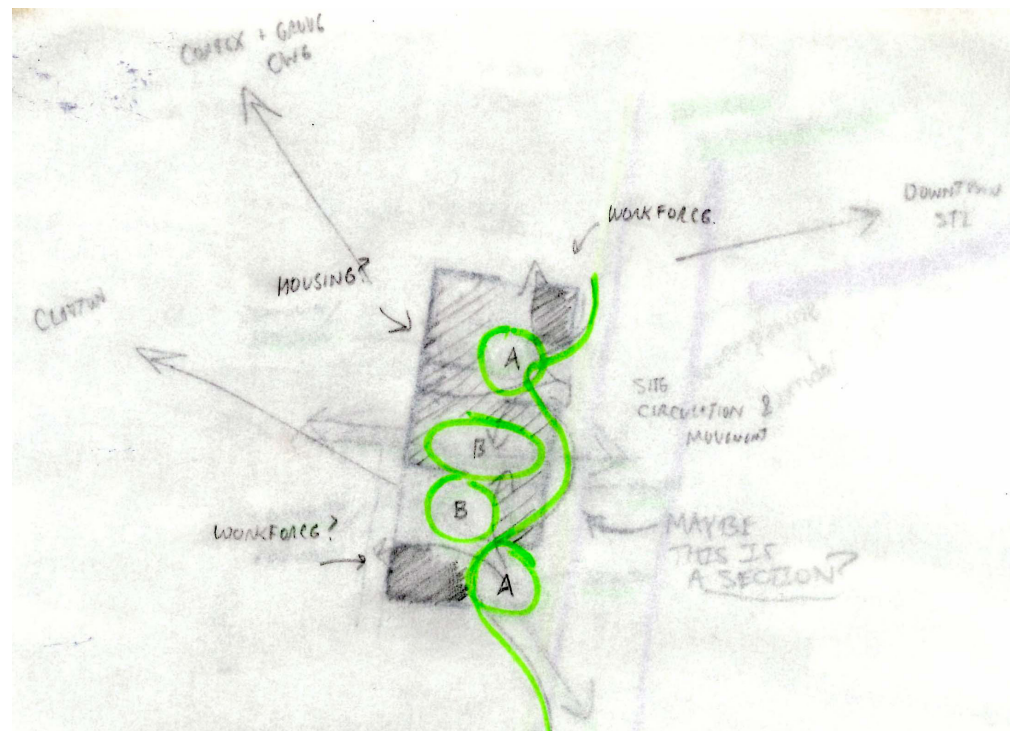
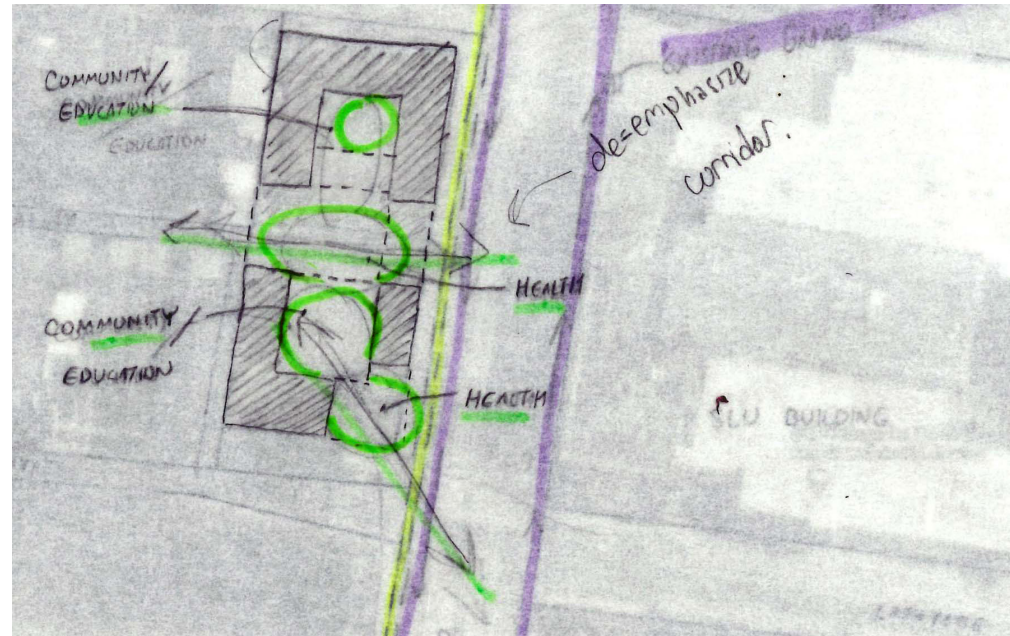


THE SITE

The project massing takes into account the surrounding neighborhoods, buildings and transportation corridors.

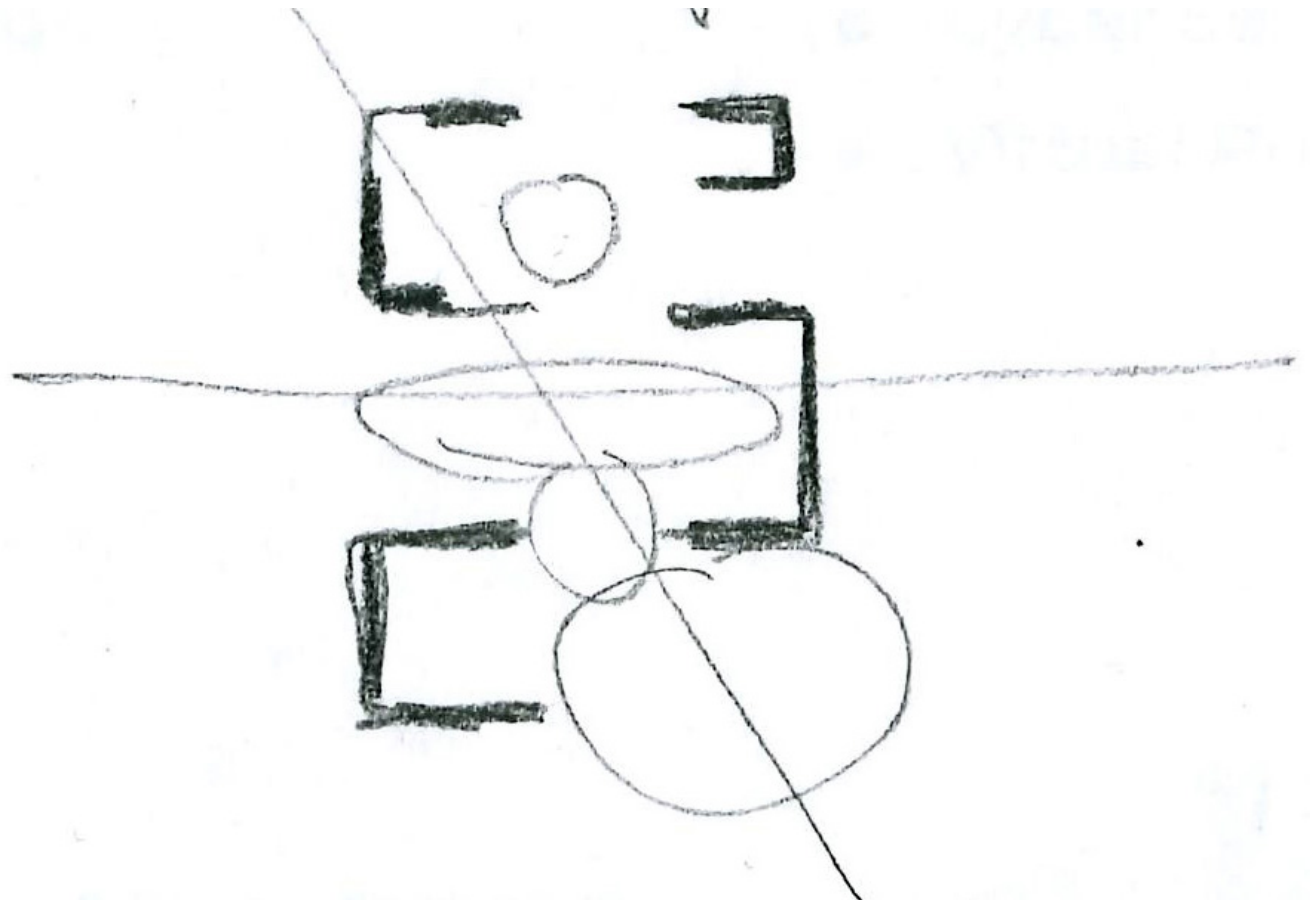
A plaza on the southeast corner of the site opens to invite in the public from Grand, as well as provide sight lines for residents to the nearby Compton Hill Reservoir park and water tower.

The site also intends to utilize the future greenway connector on Grand Boulevard, and can act as a rest stop along the route.



PARTI DIAGRAM

The parti diagram established a 'cradle' or 'hug' of space between the buildings on the site. The intent is to create a porous site along grand to welcome the public in, while also providing semiprivatte space on the site that is oriented for resident and community use.



PROGRAM & SITE PLAN

The purpose of this project is to provide a place for people to 'start again.'

The target user groups are local and immigrant children, young adults, and adults.

The project will act as an economic empowerment center for the surrounding neighborhoods.

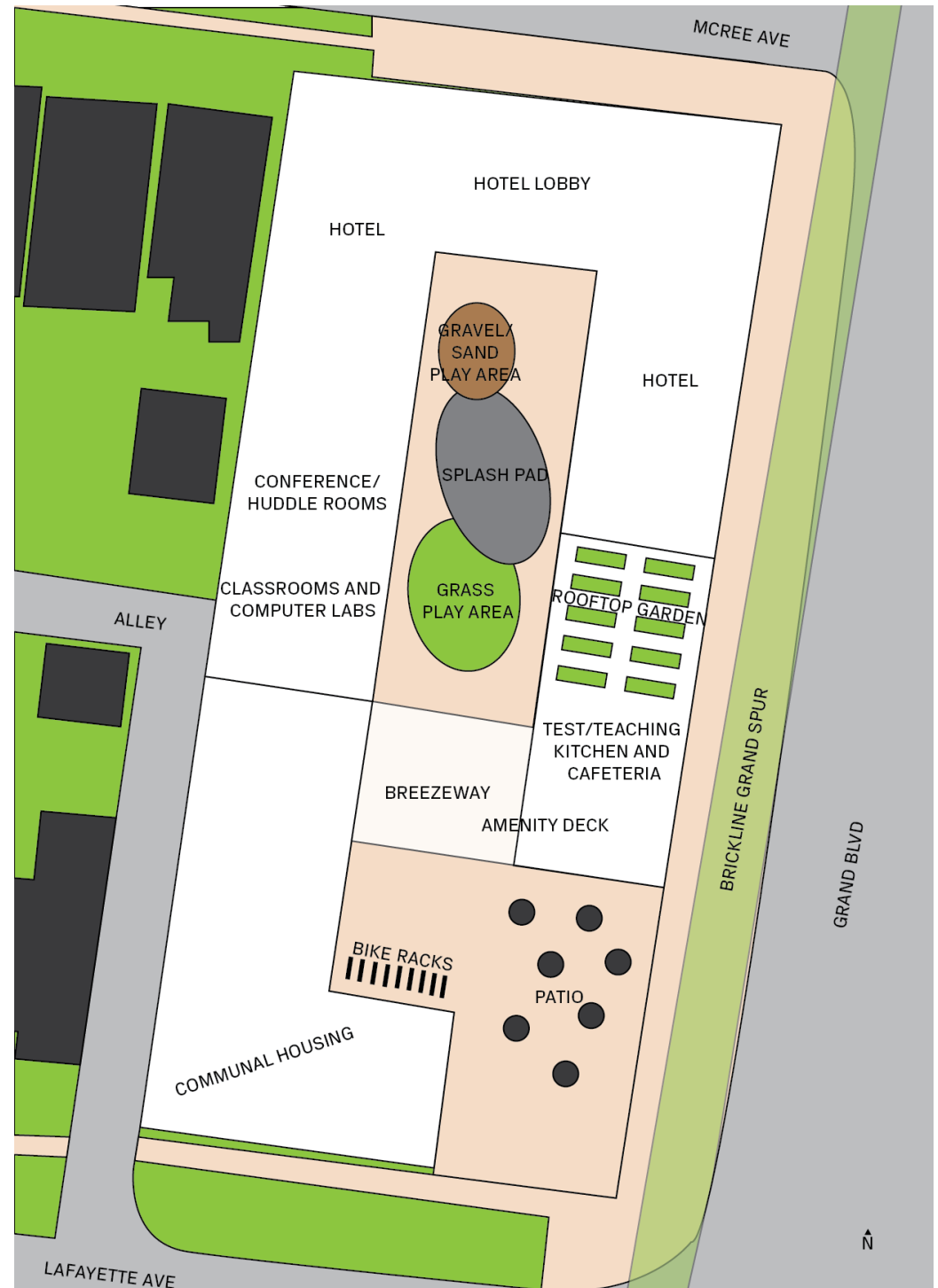
It will be a site of partnership with Midtown Redevelopment, International Institute, SLU, and Cardinal Glennon.

1. Communal Housing for immigrant populations, in partnership with the international institute.

2. Hotel/Short Term Housing for immigrant population in partnership with the international institute.

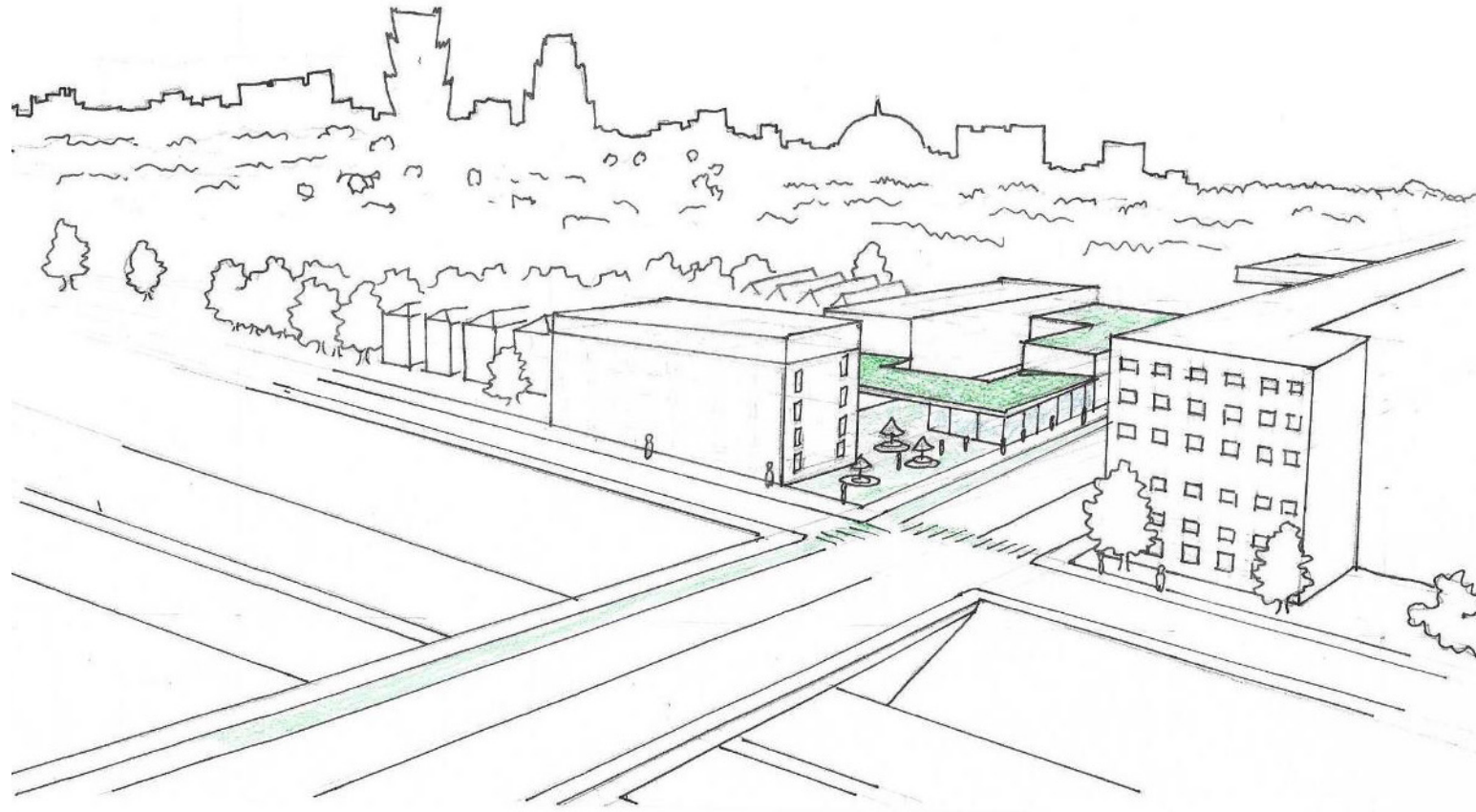
3. An economic empowerment center for both newly arrived and longtime residents. This consists of:

- Classrooms and computer labs
- Rooftop gardens
- Open courtyard with play areas for children
- Test kitchen and cafeteria for new food service enterprises and cooking lessons



3D VIEW

This view shows how the project ties into the surrounding neighborhoods and city infrastructure.



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