



SEVERAL EXISTING INDUSTRIAL DEVELOPMENTS ARE VACANT & POSSESS LIMITED REUSE POTENTIAL

FROST AVE. BRIDGE NEEDS IMPROVEMENT & LACK OF BRIDGE OVER COLDWATER CRK. LIMITS DEVELOPMENT OF SURROUNDING AREAS (HAZELWOOD)

ENTRANCES LACK IDENTITY

RES. USES FRONTING HANLEY RD. AFFECTED BY RD. NETWORK & USES

SCHOOL & NUMEROUS PARKS SERVE AS NEIGHBORHOOD ANCHORS HOWEVER PARK VANDELISM IS AN ISSUE

MIDWOOD/FROST INTERSECTION LACKS VISUAL HIERARCY

INDUSTRIAL USES & STREETS IN GENERALLY FAIR TO GOOD CONDITION. HOWEVER, AREA IS GENERALLY BUILT OUT AND IS AGING

VACANT & DETERIORATED COMMERCIAL USES PRESENT POOR VISUAL IMAGE

MAJOR HIGHWAY ENTRANCES & BRIDGES LACK IDENTITY/SENSE OF ENTRY

COMMERCIAL USES EXHIBIT SIGNS OF DETERIORATION

MIDWOOD AVENUE SERVES AS NEIGHBORHOOD CONNECTOR BUT PRESENTS POOR VISUAL IMAGE

FROST AVE. STREETScape LACKS CHARACTER

LIMITED OPPORTUNITIES FOR NEW INDUSTRIAL DEVELOPMENT

INDUSTRIAL USES ALONG HANLEY RD. (SIGN COS. & AMEREN U.E.) PRESENT POOR VISUAL IMAGE

HOUSING IN GENERALLY FAIR TO GOOD CONDITION

AMEREN -UE ROW MAJOR PHYSICAL & VISUAL BARRIER

EXISTING CONDITIONS

FROST AVENUE CORRIDOR

