

City of Berkeley, Missouri

Berkeley Station Concept Plan



City of Berkeley, Missouri - Community Development Department
January 2009

Background

The intersection of Hanley Road and Airport Road is the most visible intersection within the City of Berkeley. The intersection serves as a major node in the western portion of downtown Berkeley. Streetscape improvements are limited in the vicinity of the intersection and the southwest quadrant fails to express any image of growth and vitality for the City,

The intersection, and it's adjacent southwest quadrant, is dominated by the presence of an Ameren-U.E. Right-Of-Way which encompasses two high voltage transmission lines that generally parallel North Hanley Road through the City. The transmission lines are supported on towers that are grouped in pairs throughout the length of the Right-Of-Way. The area within the Right-Of-Way near the southwest quadrant also is the site of a Metro bus stop. A small bus stop shelter is located on the extreme western portion of the quadrant. However, this shelter has been vandalized and it is obvious that no entity is maintaining it.

In addition to its condition, the actual bus stop shelter is seldom used. Most metro riders wait for busses along the sidewalk of Hanley and Airport Roads and given that the shelter is located approximately one-hundred feet from the roadways, its location does not promote use by the public. The area below the transmission lines is also paved and appears to have been utilized as a bus turn-a-round in the past. However, the pavement is severely deteriorated and that combined with the condition of the shelter give the quadrant an overall negative appearance (See Attached Photos of Existing Conditions).

Bus Stop/Farmers Market

The concept being considered for the southwest quadrant of the intersection is the creation of a multi-use public space (trail, trail head, bus stop, farmers market) within the Ameren U.E. Right-of-way on the existing bus stop site to form n entry feature at the edge of a revitalized downtown. This feature would combine the different new uses for the area and would serve to leverage other public improvements planned along Airport and Hanley Roads.

In addition to the combined public space, another factor has been considered in developing a scenario for a better use of the quadrant and overall Hanley Road Corridor. Within the portion of NorthPark located in the City of Kinloch there are numerous individuals who have been squatting on and farming the property formerly owned by the Airport Authority. In addition, along other sections of the Ameren-U.E Right-Of-Way individuals are using the Right-Of-Way area for personal farming operations.

In addition to the bus stop, creation of shelter for a small farmer's market could be created. Should this concept be received favorably, an attempt would be made to seek approval from Ameren U. E. to allow and encourage farming along other sections of the Right-of-way. Allowing

additional farming within the Right-of-way would also provide an incentive to the community to utilize the Farmers Market.

Combining the bus top and Farmers Market shelter would allow for a covered area for transit riders that would be at the same elevation as the Hanley Road Right-Of-Way. A lower floor level on the western side of the shelter could be utilized for the Farmers Market. In addition, a second smaller bust stop utilizing the same general overall theme would be located along the Airport Road side of the quadrant. Additional landscape elements could enhance the overall appearance of the quadrant (See Attached Site Plan and Site Section Exhibit).

Pedestrian/Bike Way

Part of the overall Concept Plan also envisions the creation of a pedestrian/bike trail connection from the proposed Maline Creek Greenway to Airport Rd. The trail could utilize the existing Ameren-U.E. Right-of-way and potentially the new Hanley Road alignment should St. Louis County proceed with improvements to Hanley/Scudder intersection. The Bus Stop/Farmers Market could serve as a mini-trail head. In addition, the alignment of the Ameren U.E. Right-of-way would allow for a potential northern leg that could connect with the Sunset Greenway in Florissant. This north/south link could ultimately allow for a continuous connection between Florissant and Forest Park via existing and/or planned trails within the overall metro trail network (See Attached Map).

Summary

Streetscape improvements themselves are not a recipe for improving the usability and function of a major street corridor. The creation of the multi-use space will enhance the community while providing for an improved streetscape. Through the creation of a venue to provide for increased public participation and economic activity, the improved image of the community as well as the creation of an iconic image for the City at one of its major intersections is an added leverage of any public investment.



Southwest Corner Hanley/Airport Intersection



Southwest Corner Hanley/Airport



Existing Bus Stop at southwest corner of Hanley Stop.



Potential trail location south of existing Bus



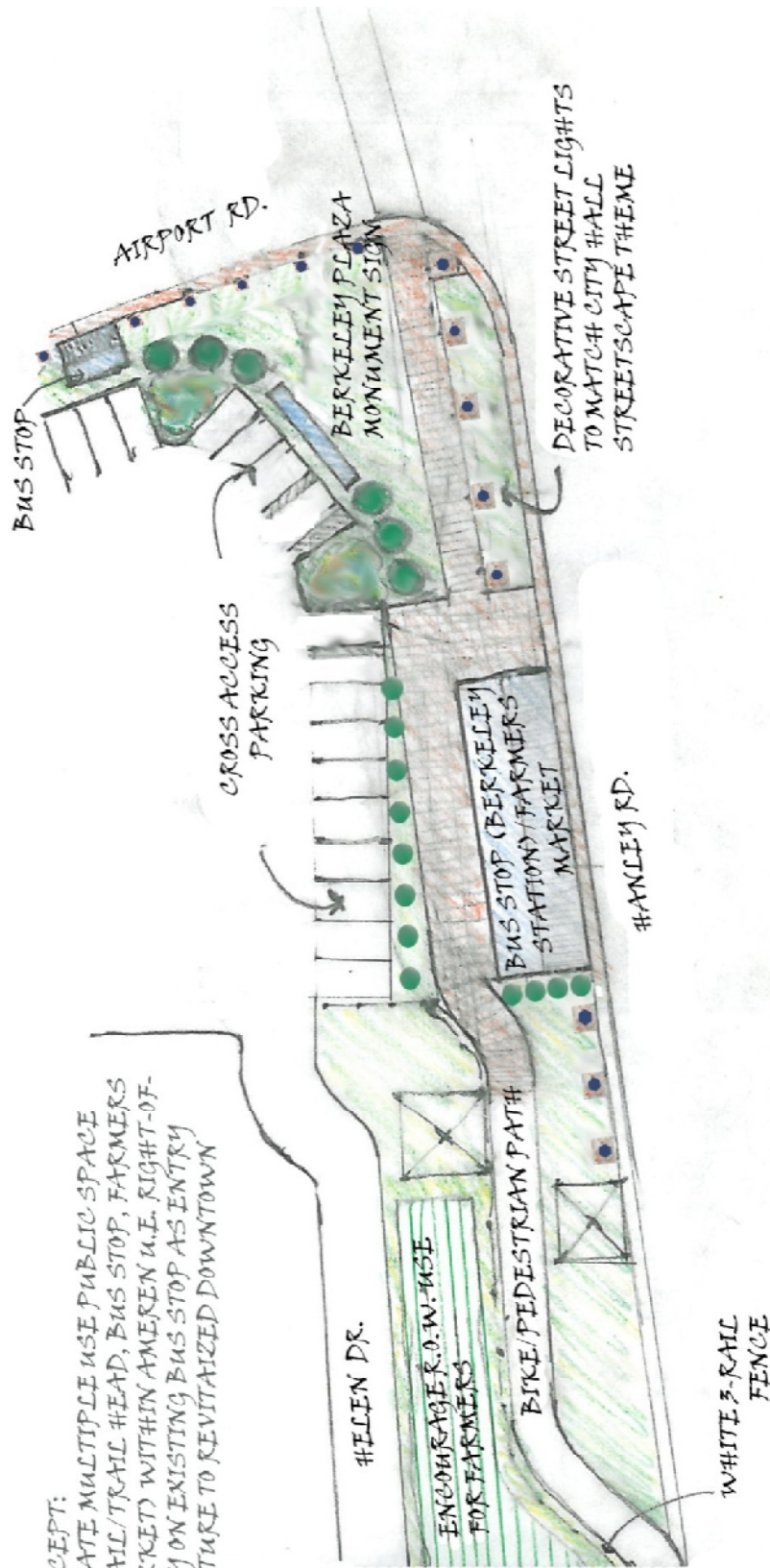
Existing deteriorated asphalt at Bus Stop.



Looking south along Ameren R.O.W. at Bus Stop.

BERKELEY STATION CONCEPT DRAWING JANUARY 2009

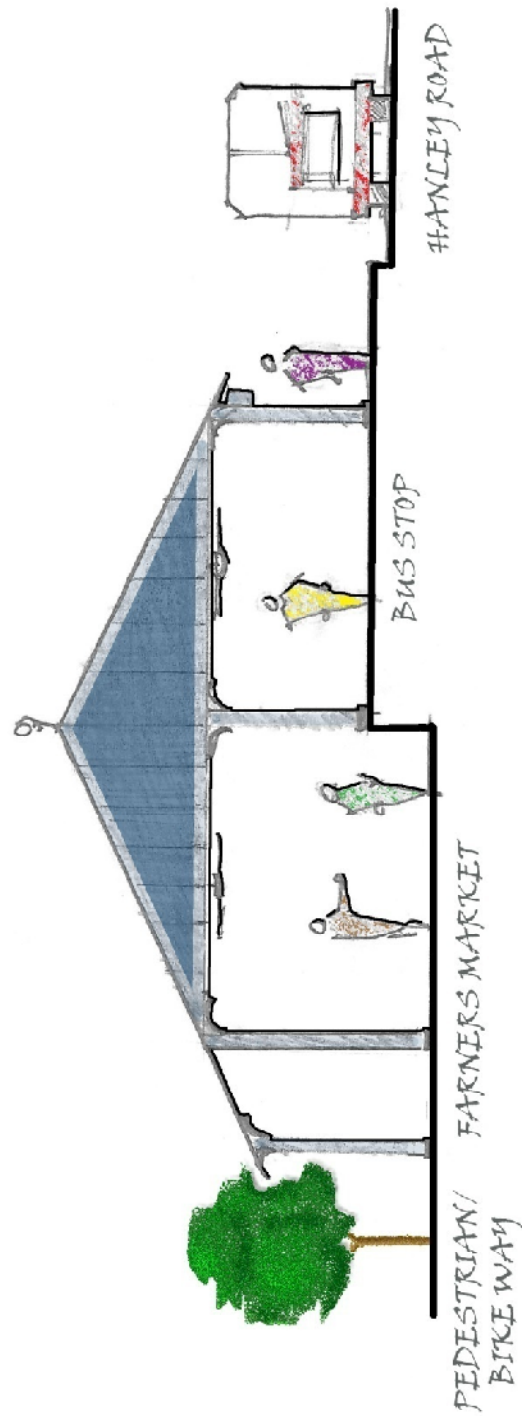
CONCEPT:
CREATE MULTIPLE USE PUBLIC SPACE
(TRAIL/TRAIL HEAD, BUS STOP, FARMERS
MARKET) WITHIN AMEREN U.E. RIGHT-OF-
WAY ON EXISTING BUS STOP AS ENTRY
FEATURE TO REVITALIZED DOWNTOWN



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NORTH
NOT TO SCALE

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