


Neighborhood Parks

Guideline: Develop a neighborhood amenity that is beautiful and functional.

Public Parks, where they encompass a whole city block, (such as the proposed park on Washington Avenue and 17th Streets) should feel like extensions of the sidewalks in which a combination of “hard” and “soft” elements provide a variety of conditions for passive and active uses.

The park character should draw from its immediate context, providing a comfortable relief from it. Hard surfacing materials selection should be “rich” in texture using quality materials such as stone and unit pavers where possible.

The perimeter of such parks should be well defined through a walkable and see-through edge consisting of “green” columns, trellises, or flower planters. Edge treatments should be “light” and “permeable” in appearance, especially wrought iron or other transparent construction suitable for the training of vines. Solid and continuous fencing should be avoided.

Park furnishings should be similar in vocabulary to the Washington Avenue “palette” but with added comfort and detail in mind. Elements should include fixed benches, trash receptacles, bollards and planters, preferably in metal for ease of maintenance. Wood furniture should be avoided. Play equipment should be provided, with type depending on location. Play equipment should include all age groups for example: children’s play structures, chess boards, multi-use sports courts (basketball/tennis) and water fountains. Lighting for these public areas should be conceived integrally with the parks’ boundary elements.

Plant materials can provide both aesthetic and functional values within a park and consist of a mix of trees, shrubs, perennials, vines, ground cover and annuals. Species selection should be based on environmental conditions such as shade, sun and soil. To minimize the creation of habitat for rodents, wall clinging vines and thin beds of ground cover should be avoided.

Specific tree species suitable for urban parks should include: Acer campestre ‘Queen Elizabeth’, Carpinus betulus ‘Fastigiata’, Ginkgo biloba, Gleditsia triacanthos ‘inermis’, Platanus x acerifolia ‘Bloodgood’, Quercus palustris and Zelkova serrata ‘Green Vase’.

Figure 1.1

Mix paving and plantings together to create texture. Cobble stones and moss are pictured here, with boxwood and pines behind.

Figure 1.2

Water features have a calming effect. Lighting is important for night safety, and can be designed to create an intimate environment.

Figure 1.3

Seating is an art opportunity. These benches are organic in shape and covered entirely in whimsical mosaics.

Pocket Parks

Guideline: Create small scale intimate pocket parks.

A network of Pocket Parks can provide intimate places for mainly passive recreation within the Loft District. They can be easily integrated into the existing urban fabric by the utilization of vacant lots and other unused spaces between buildings. Being particularly appropriate for installation art, pocket parks should be site specific with neighborhood users in mind.

The character can vary depending on location, but should be intrinsically connected to the street, using a similar palette of materials. Pocket parks should also help to reinforce the District's urban form by maintaining the street wall.

It is important that such parks should be enclosed enough to provide respite, but be clearly visible from the street for safety reasons. Fencing should not be more than 3'-6" in height, with provision for climbers, vines and public art. For particular fencing guidelines see the Surface Parking Lots section later in this report.

Street furniture should usually follow the Streetscape "palette" and be composed of vandal resistant benches and trash receptacles. However in special situations where adjoining uses such as cafes can use the space, moveable tables and chairs are appropriate. For safety reasons the park should be well lit at night, and/or locked after sunset depending on location.

Planting should be used to help alleviate environmental factors particular to the site, such as shade, sun and shelter from precipitation. Plants should also be selected from low maintenance species, preferably indigenous to the region. Attention should be given to plant species that will not block site lines and visibility from the street.

With adequate community support, Pocket Parks could also be used to establish community gardens.

Figure 1.1

These limestone pieces create texture in this retaining wall.

Figure 1.2

Build terraces. Use materials such as sand and pebbles to help create a garden environment. Community gardens bring the neighborhood together. Bedding plants and vegetable are perfect for this type of garden.

Figure 1.3

Pocket parks like this one in New York can provide welcome relief from street activity.

Figure 1.4

A Pocket Park can be used as a community garden.

Figure 1.5

Do the unexpected.

Guideline: Use plantings to create a welcoming environment.

These elements should work in concert with facade improvements and other urban design features of the District to reinforce and enhance it's historic character and heritage while helping attract a live-work population and region-wide visitors. Accordingly, the District landscape should not dominate but rather complement the public space, affording shade, intimate scale, screening and amenity.

Facade Greenery

Blank walls or long, unbroken facades may be fitted with vertical screens or wire fabric suitable for the training of vines. Chain-link type fencing should be avoided in preference for wire mesh with openings no more than 3" x 3" to discourage climbing. The screen or wire fabric should be rustproof and vandal resistant. The overall intent is to soften unbroken facades with a leafy texture. Tendril-type vines like the perennial Trumpet Vine (Campsis radicans) should be used. Ivy or "sucker" type vines should be avoided. Other recommended species include: Parthenocissus quinquefolia, Euonymus fortunei radicans.

To avoid the creation of habitat for rodents, screens should be separated from walls a minimum of 12 inches, and/or be broken along the length of the wall into discreet panels. Panels should be separated from each other at least 4 feet. Vertical screens or art installations are required when the blank wall is greater than 12 feet long.

Vine planting areas (for root-balls) should be not less than 3.5 square feet in area, extending a maximum of 18 inches into the sidewalk.

Street Trees

Washington Avenue and 13th and 14th Streets have a unique array of street trees. No other street in the District should receive a similar treatment.

The street tree treatment proposed for all other north-south streets as part of the Washington Avenue, Phase One, project should be extended to the limits of the District. Trees should be provided with a minimum 6' x 4' by 3.5' deep tree pits in existing or new sidewalks. It is recommended that trees be planted in linear 'clusters' in continuous tree pits, to provide maximum soil area for roots to spread, and water and air to penetrate. Tree spacing should be 20 to 40 feet apart depending on underground vaults and utilities, with provision for an irrigation system. Recommended tree species include: 'Homestead' Hybrid Elm, 'Patmore' Green Ash, 'Red Sunset' Red Maple.

Lucas and St. Charles Streets should not be planted with a continuous canopy of trees. Only open frontages in these streets, such as parking lots, should receive street trees (please refer to the Parking Lot section later in this report).

Street Planters

Street Planters should be placed around building entrances and areas providing for outdoor dining and seating. Planters may be introduced in the form of flower boxes, in raised pots or paving cutouts.

Pots should be galvanized steel, zinc, pre-cast concrete, cast stone or terra-cotta-like finish, not more than 3 feet tall and 4 feet in diameter. A mix of planter sizes should be provided to provide interest in groupings and plant material variety. Planter manufacturers should be chosen from local suppliers and be fitting with other street furniture elements in the District. Appropriate planter designs are shown in this section. In each planter, a range of ornamental grasses are recommended for their texture, their tolerance of urban conditions and their seasonal interest. For example: Pennisetum sectaceum, Miscanthus sinensis sp., Phormium tenax 'Rubrum', pennisetum alopecuroides. A maintenance regime needs to be established by the City of St. Louis for the watering and care of such plantings.

Flower boxes should be encouraged on railings associated with outdoor dining and entry ramps. Flower box framing should be built integrally with the railing structure. Plant species should be chosen from a range of attractive flowering and foliage annual and perennial species such as: Allium sp., Achillea sp., Begonia x tuberhybrida, Catharanthus roseus, Coleus sp, Echinacea purpurea, Hemerocallis sp, Heuchera micrantha, Geranium x 'Johnson's Blue, Rudbeckia sp.

Unique street planters should also be considered, such as vine-covered freestanding tree-guards and coiled enclosures for ornamental grasses. Paving "cutouts" are particularly appropriate for streets other than Washington Avenue.

Figure 1.1

Street tree treatment in continuous cobble planting pits.

Figure 1.2

Planters on either side of a store entry make it inviting. Arrange different types of plants in creative ways.

Figure 1.3

Vertical screens suitable for the training of vines, divided into discreet panels.

Figure 1.4

Zinc planter boxes along the street.

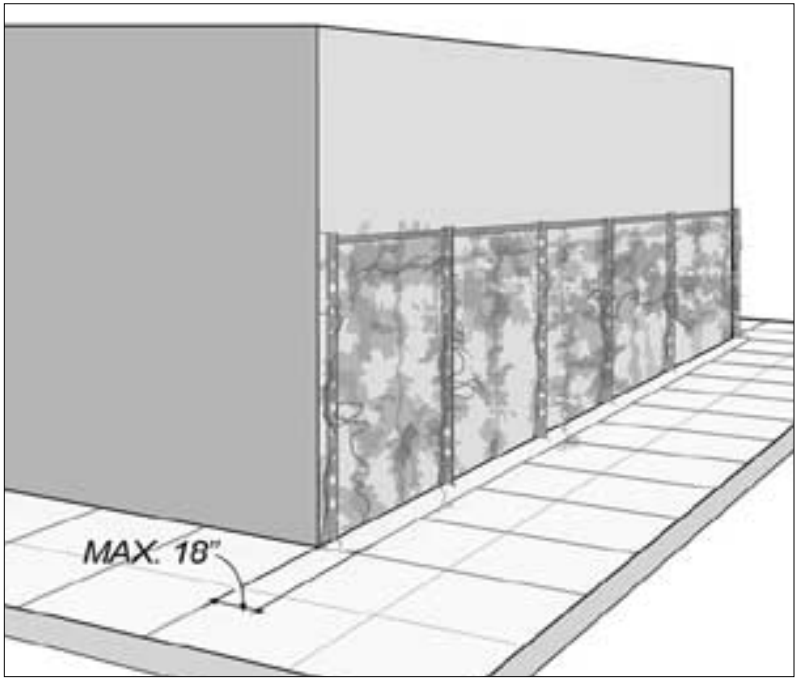

Figure 1.5

Diagram showing vertical screen along unbroken facade.

Figure 1.6

Zinc planters can be fabricated in a variety of rectangular shapes and sizes.

Figure 1.7

Zinc planters are an excellent accent in keeping with the loft aesthetic.

Figure 1.8

Washtub planter
Manufacturer: *Mark Hines*
1-503-223-4443
Finish: *Zinc*

Figure 1.9

Rolled rim gray square planter
Model: *SILV-7046, SILV-7046xl*
Manufacturer: *A Silvestri*
415-239-5990
Finish: *Precast Concrete*

Street Furniture

Guideline: Provide street furnishings that are convenient and reflect the loft aesthetic.

Due to their visual prominence and prevalence on the street, street furnishings should be used as unifying landscape elements for the Loft District. Street furnishings in this area should match those proposed for Washington Avenue.

Bike racks should be placed in the vicinity of building entryways without interfering with pedestrian or service traffic.

Waste Receptacles should be placed at all street corner and mid-block areas.

Figure 1.1

District trashcan.

Model:	*Saturn I, #M9141*
Manufacturer:	*Ironsmith*
	1800 3384766
Finish:	*Galvanized Steel*

Figure 1.2

District bicycle post.

Model:	*Hitchin' Post Bike Rack*
Manufacturer:	*Pilot Rock Park Equipment*
	1800 7625002
Finish:	*Galvanized steel*

Figure 1.3

District Bollard.
Model: *Polaris B*
Manufacturer: *Hess America 704 4712211*
Finish: *Painted steel*

Figure 1.4

District bus stop.
Model: *Streetline Family*
Manufacturer: *Wall Corporation 314 5339255*
Finish: *Painted steel & glass*

Figure 1.5

District bench.
Model: *Polaris Bench*
Manufacturer: *Hess America 704 4712211*
Finish: *Painted steel*

Surface Parking Lots

Guideline: Create parking lots that are safe, convenient and attractive.

Parking lots should be enclosed with a "green" perimeter. Such perimeters should consists of a combination of fencing, screens, vines, shrub material and trees. Enclosures should follow the existing building line to the extent possible.

Fencing should be a maximum of 3'-6" in height and, lengthwise, not less than 80 percent wrought iron (or other forged metal). Fence panels should not be less than 80 percent transparent. Vines and shrubbery should be designed and planted as an integral element of the fence, providing year-round greenery and seasonal color.

Where a parking lot has a street frontage of 60 feet or less, a 15- to 20-foot screen should be considered, spanning the entire frontage. Such screens should be transparent and ornamental in character, suitable for the training of vines and/or the application of artwork. The height and modulation of the fence should be coordinated with immediately adjacent facades, specifically the height of cornice lines and pilaster/window rhythms. Screens should permit adequate visibility from the sidewalks into the parking lot, as well as permit vehicular traffic where necessary. Screens should be placed at the property line and not extend more than 2 feet into the public right-of-way. Where screens are proposed, trees may be dispensed with. Suggested vines include: Parthenocissus quinquefolia, Euonymus fortunei radicans, Campsis radicans.

Spreading canopy trees should be planted along parking perimeters in 3-foot minimum continuous trenches (save for driveways), covered with sand-fitted granite cobbles. The planting trench should abut the property line. Suggested tree species should include predominantly native species such as: Serviceberry, Winterberry, 'Armstron' Red Maple, 'Fastigiata' Pyramidal European Hornbeam.

Figure 1.1

Use fencing as a trellis for vines. Create a raised planter that arranges in a natural way a variety of plants.

Figure 1.2

Create an unusual design for the security fence.

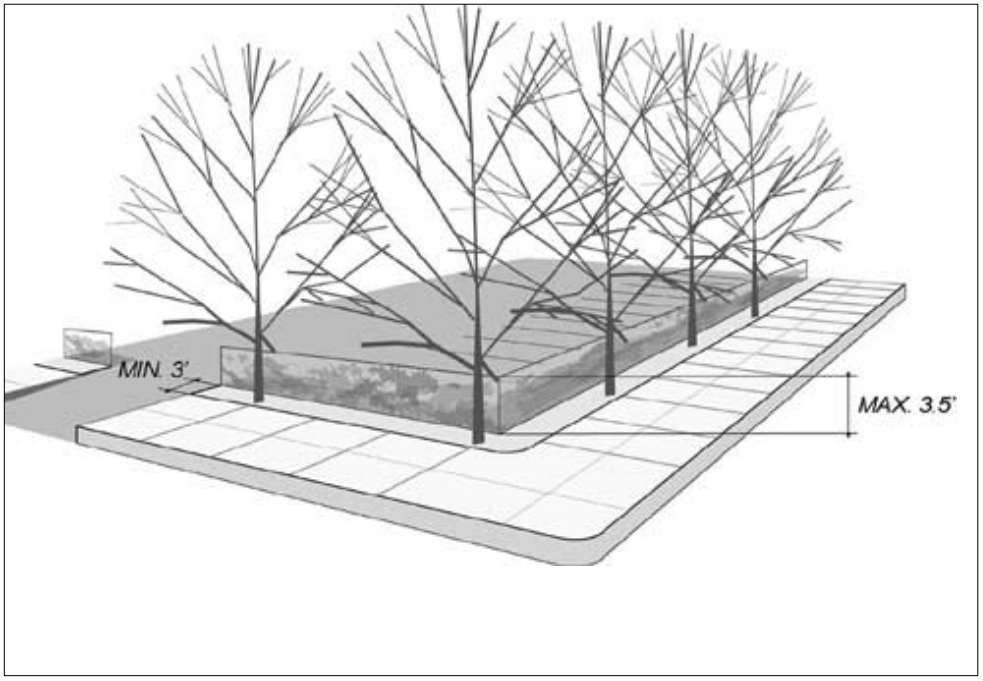

Figure 1.3

Open parking lots should be defined at the property line with a "transparent" metal fence. Canopy-type trees should be planted along the perimeter, in a continous trench surfaced with cobble stones.

Figure 1.4

Example of a parking lot perimeter with a "transparent" ornamental fence.

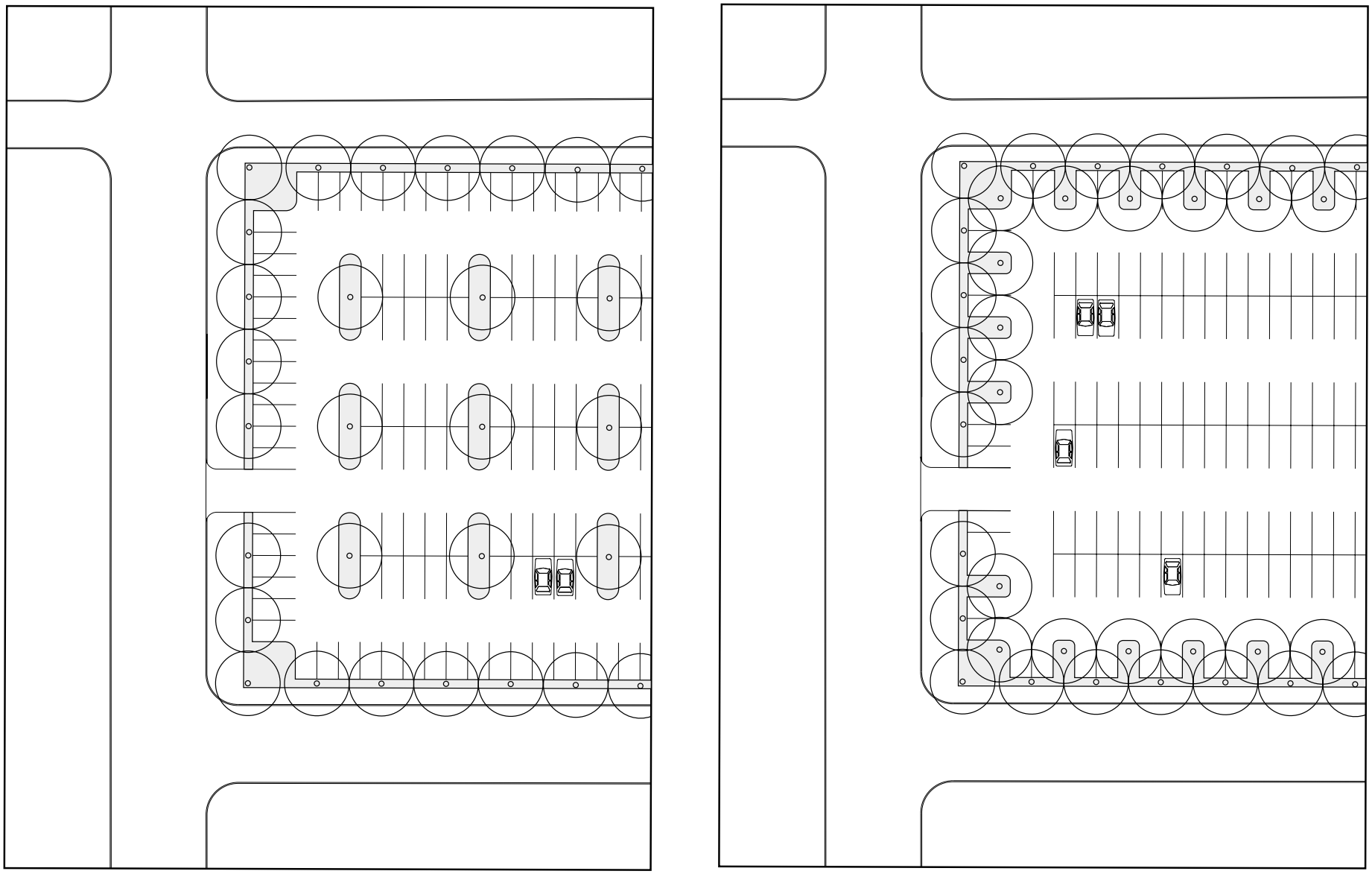

Figure 1.5

Two acceptable schemes for planting parking lots. Locate trees along perimeter every 30 feet. Center interior trees on islands as shown in the illustration.

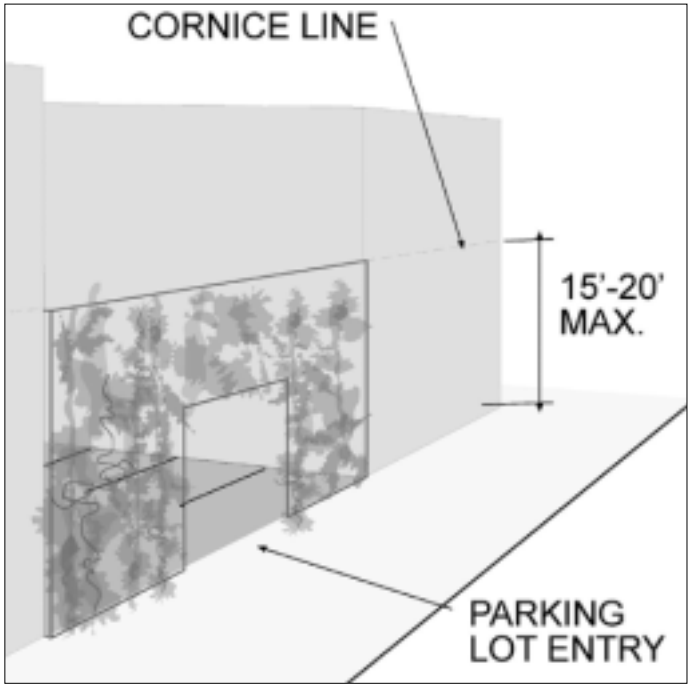

Figure 1.6

Illustration of parking screen for mid block parking lot. Typically screen along Washington Street will be continuous, with parking entry on St. Charles or Lucas Streets.

Figure 1.7

Infill parking lots should be enclosed with fences that extend the building wall and match the height of the commercial cornice level of the adjacent buildings.