

Community Hearing on Delmar Redevelopment Plan Set For May 18 at New Cote Brilliante

Photo by King Schoenfeld

Aldermen Dan McGuire (D-28) and Irving Clay (D-26) have scheduled a community meeting for Wednesday, May 18, at 7:00pm at the Fellowship Hall of the New Cote Brilliante Church of God, to hear comments and answer questions about a redevelopment plan for Delmar prepared by the Commercial Committee. New Cote Brilliante Church is located at the corner of Skinker and Washington. The meeting will take place in its auditorium and is open to all interested residents.

In 1989, a Skinker DeBaliviere Planning Committee, chaired by Lucille Green, was established under Operation ConServ to chart goals for the neighborhood in a number of areas. A committee was then established to address the commercial areas bordering our neighborhood. Its chair, JoAnn Vatcha, led members in a door-to-door examination of the area and the committee then decided to focus its efforts on Delmar. Business owners and resident architects joined neighbors in this effort. Members include: Steve Brammeier, Sam Green, Cynthia Homan, George Johannes, Loretta Lloyd, John Reeve, Lana Stein, Dennis Townsend, Jack Wright. The committee has worked closely with the aldermen and with SDCC directors Nancy Farmer and Kim Koenig.

In its early meetings, the Commercial Committee debated various ideas to assist the redevelopment of Delmar. Members unanimously agreed that a redevelopment plan filed as a city ordinance with incentives for developers would be the best tool to facilitate a coordinated approach to business on the thoroughfare that would be compatible with neighbors' needs on both sides of the street.

The Committee received considerable assistance from Debra Smith, a graduate student in urban design at Washington University. As part of her thesis, Smith surveyed business owners along Delmar as well as residents in Skinker DeBaliviere and the West End. Nancy Farmer of the SDCC and Marie Fowler of the West End Community Conference assisted in this endeavor. Jack Wright and others helped with the surveying.

Results from Smith's survey, particularly regarding desired uses on Delmar—sit-down restaurants, retail shops—helped to focus the nature of the plan. Committee members deliberated over suitable building styles as well. They also deliberated over parking, fencing, and signage. In perhaps the most critical



feature of the plan, they elaborated a list of uses deemed undesirable for successful redevelopment efforts on Delmar.

The plan covers the area along Delmar between City Limits and DeBaliviere as well as the Wabash Triangle area. The Times is publishing the plan, slightly amended since its last publication in the Times, so that residents will have a better idea of what is being discussed at the hearing. See pages 4 and 5 of this issue. Again, all are invited to come and voice comments or ask questions. Alderman McGuire and Alderman Clay and Committee members will be in attendance. This hearing is held prior to the plan's introduction at the Board of Aldermen so that citizens have ample opportunity to raise any concerns.

Committee Chair JoAnn Vatcha pointed out that "this is the time to shift the focus from this stretch of Delmar being a step-sister of the Loop to an area ready for development. We want to make sure that development occurs in an appropriate and sensitive way instead of a hodgepodge of unrelated activity."

Delmar has already blossomed as a result of the Committee's activity and SDCC's assistance. With grants from Southwestern Bell and the city, trees were planted along the thoroughfare which are now blooming for the first time. Banners using an award-winning design were hung as well and a number of buildings now have new and distinctive awnings. A Delmar business association has been formed chaired by Gary Robertson who is also building a new furniture store on Delmar.

Delmar Stores with Awnings

There have been setbacks as well. Two recent fires marred the street's beautification. But, the opening of MetroLink as well as new restaurants and other businesses add to a general feeling of hope.

Again, the public hearing on the Delmar Redevelopment Plan will take place on Wednesday, May 18, at 7:00pm, at the New Cote Brilliante Church of God Fellowship Hall, Washington and Skinker. If you would like additional information, call the SDCC at 862-5122.

The complete Delmar Link Plan is printed beginning on page 5.

SDCC Bingo Operations Lead to "Mini-Grant" Program

by Tricia Roland-Hamilton

The Skinker DeBaliviere Community Council has announced plans to convert proceeds from its weekly Bingo operations into a neighborhood "mini-grant" program.

At the March 14 meeting of the Council, guidelines for the distribution of Bingo proceeds were approved by unanimous vote. The guidelines set forth the requirements and process for obtaining up to \$2,500 from the Skinker DeBaliviere Community Fund.

In response to inquiries and concerns about the use of Bingo proceeds, the Council developed guidelines that address the types of projects to be funded, eligibility and application procedures. Designed much like a mini-grant program, the Community Fund will support efforts by neighborhood-based organi-

zations and individuals to provide programs addressing area-wide needs.

"We began our Bingo operations with little forethought as to how the proceeds would be allocated," said Joe Miller, chairman of the Community Fund Committee. "We all agreed the best use for this money would be to reinvest in our neighborhood."

Types of projects to be considered include youth programs, crime prevention efforts, beautification of communal neighborhood areas and other special projects approved by the Council.

Applicants will be asked to complete a brief proposal using an application developed with the guidelines. Copies of the guidelines and application form can be obtained by calling the SDCC office.

Editor's Notebook

by Lana Stein

I attended an interesting forum recently at the Historical Society. A panel of suburban developers discussed their projects: residences, office complexes, shopping centers. Mary Domahidy of St. Louis University facilitated the debate. Although I have read a great deal about the making of the suburbs and about the development of edge cities, this was the first chance I've had to listen directly to those involved in these types of developments.

Frankly, I was quite depressed by what I heard. The residential developer was perhaps the most disturbing. He said he would save a tree if he could because trees sell. All said that demand drives where they locate their projects. They make no conscious effort to locate in outlying white areas. That's what the people want.

The residential developer said he'd really like to create some homes in the city. But, he said you'd have to cordon off an area to make sure it was secure, etc.

What's really sad is that the development mentality does not seem to have changed much since the early 70s when our neighborhood was redefined by real estate and the insurance industry. White prospective buyers were never shown homes here. It was a dedicated group of neighbors of both races who banded together to keep the neighborhood diverse and make it stable. They showed residences themselves and people bought. There was no cordon. There were people dedicated to living in the city and making it work.

It was also interesting that the residential developer worked in south and west counties and St. Charles--not at all in north county. The others had their facilities in west county. It seems that every time I begin to think that certain conditions have improved, reality hits me in the face. Is it people who want racial and socioeconomic segregation or is it the developers who only provide developments that insure it? They certainly make a lot of money off of it. Most of us in the audience were incredulous. We shouldn't have been.

CALENDAR



Neighborhood Meetings and Events

- May 9 SDCC Board of Directors, 7:30pm., SDCC, 6008 Kingsbury
- May 10 5900 McPherson/Kingsbury, 7pm., SDCC, 6008 Kingsbury
- May 16 Apartment Owners Association, 7pm., SDCC, 6008 Kingsbury
- May 18 Commercial Planning Public Meeting, 7pm., New Cote Brillante Church, Fellowship Hall, 6195 Washington

Other Events of Interest:

- May 7 Gilded Age History Hikes--Tower Grove Park-- sponsored by Missouri Historical Society. To register call, 454-3135. At 10am.
- May 8 Quartet Seraphim will perform at the Ethical Society, 9001 Clayton Rd., at 3pm. \$7 adults, \$4 students and seniors.
- May 12 St. Louis Urban Forum. Architectural historian Eleni Bastea of Washington University will speak on "Reshaping the European Capital: People, Politics, and Technology." At MHS Library and Collections Center, 7pm. Free.
- June 1 Deadline--Blueberry Hill 8th Annual St. Louis Music Contest. Songwriters and musicians can win studio time and prizes. CD cover category for artists. Winners showcased live at Cicero's. Entry forms are available at area record and music stores, recording studios and Blueberry Hill, 6504 Delmar.



"An odd nostalgia seems to hang over it all, a sawdust chic."

- novelist Stanley Elkin

6504 Delmar

"Blueberry Hill is a treat - visual, aural and gustatory."

- Joe Pollack, St. Louis Post-Dispatch

The TIMES of... SKINKER DEBALIVIERE

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The Times, 6008 Kingsbury, 63112, or call 863-7558.

Guidelines for Submitting Copy

The Times welcomes unsolicited articles and letters. Because of the small size and volunteer nature of the writing staff, the quality and range of The Times has always depended in large part on submissions from non-staff area residents.

All material - articles, letters, notices, classified ads - must be typewritten on opaque paper, double-spaced, and signed. Signature on correspondence to the editor may be omitted by request. Calendar listings should be phone or mailed to 6008 Kingsbury. Deadline for all copy is the 15th of the month.

In a news article it is essential that the writer state the most important information in the first paragraph. The writer is responsible for the accuracy of the data, including times, dates location and particularly the spelling of names.

Any pictures or illustrations submitted should be black and white.

The Editor retains the right to omit or alter any material.

Send all correspondence to 6008 Kingsbury, 63112. Deadline: 15th of the month or call 721-7532.

Photo by King Schoenfeld



Mary Schmit, Jim Bartl, and Neal Bartl (in papoose under umbrella) work on BrightSide Blitz in 6100 McPherson/Kingsbury alley.

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Grace Pre-School



Grace Pre-School is in its 34th year of serving the community and its surrounding neighborhoods. In that time, over 950 children have attended the school. Since its inception, the emphasis has been on the child's emotional and physical development, as well as on cognitive skills. Concentration is on school "readiness." School is fun... learning is fun. There is structure in music, art, science, etc. The emphasis is on ideas, understanding, and insight. And there is love.

Dolores Hoefel has been the director since 1985 and with her have come many wonderful and innovative additions to the school. Several years ago, the school successfully added an extended-day program in addition to the regular morning hours. Gearing up for its 35th year, Grace Pre-School invites those interested to call for an appointment (863-1992) to visit the school. Enrollments for the coming year are now being accepted.

Home Improvement

ROOM ADDITIONS.

LAST OF A SERIES OF 3 ARTICLES

by Amrit Gill

LAST BUT NOT LEAST - there is another way to increase the living space of a house - adding a room. In our neighborhood this is very often done by enclosing a porch or deck, sometimes as an independent project. This will often add a suburban style family room or an extra room and that much needed first floor bath.

The first step is to determine exactly what the new room will be used for. Are you looking for added living space? Storage or closet space? bathroom space? Or to enlarge a room you are currently using-(boy, those new kitchens in west county with all the work and eating space sure look good don't they?--all this could be in your home...)

Some of the same questions need to be asked in the case of an addition as in an attic or basement conversion. Can the existing systems handle the added load? Are the furnace and air conditioner big enough to heat/cool the new room? Is there an empty slot in your breaker panel for the new electric in the addition? Is there an existing deck or porch where you want the added living space? This could lower your costs substantially since you may not need to build a foundation. Is there an easy way to route the new systems into the addition? All of these basic questions can help determine how costly your addition will be.

As an example, I am currently in the process of demolishing a powder room that was added onto the back of our butlers pantry in the 50's. The plan is to convert it into a full bath in a

bigger space, so that we will have a ground floor bath. Since the existing powder room was built onto the pre-existing concrete porch, we can extend the new bath further onto the porch, and save ourselves the added expense of pouring a new foundation for the addition. Very often the roof of a pre-existing porch can be saved to hold down costs also. In this case, we're putting in a walk out deck on the second floor, so we are pulling the existing roof down to facilitate that. We also recently saw a cedar all-season porch (screened in summer, enclosed in winter) that added extra casual living space.

If the answers to the questions above are favorable and you decide to seriously pursue adding a room to your home, don't forget to factor in the cost of permits, architectural grade roof shingles and siding, and the other assorted costs associated with being in a historic conservation district. The plus side to that is that you don't have to worry about what your neighbors will be putting up on their side of the fence.

Just a quick word on costs - the average addition costs about \$100 per square foot to put in (floors, walls, ceiling). A high end addition with a lot of gee-gaws will cost approximately \$200 per square foot, and I have seen a couple of additions that have cost \$600 per square foot. It all depends on what you want, and how much work you are willing to do yourself or talk your neighbors into helping you with.

Joe Lange
Cabinetmaker, Carpenter, General Contractor
(314) 361-6261

Pet Talk

by Stephen A. Brammeier, D.V.M.

FLEAS!

Summer is coming and it is time for the annual flea prevention article. Recent research and product development has brought about some changes in the recommendations for combating fleas. We now know that adult fleas spend virtually 100% of their time on the host animal. Previously it was thought the adult flea left the host after feeding to lay eggs in the surroundings, returning to the host to feed again. The eggs are laid on the host animal and fall off into the environment when the animal shakes, scratches and jumps down off of furniture. The eggs complete the insects life cycle passing through larval stages into a pupal stage. New adult fleas wait in the cocoons for a host to come by; sometimes the emergence of the adult is delayed waiting for more desirable temperature or humidity conditions.

The newest weapon in the battle against fleas is the insect growth regulator (IGR). This hormone like chemical prevents the maturation of the flea eggs to adults. IGRs do not kill adult fleas. However, if used indoors, sprayed in areas where pets are likely to leave flea eggs, the IGR will help prevent a household flea infestation. Applied by a pet owner with a hand held aerosol, the IGR will remain active for five months; one application in May will be effective for the majority of the flea season. IGRs are also present in products to apply directly on to pets; combined with insecticides, adult

fleas are killed and any eggs laid are rendered infertile. A new collar has IGRs only and can be used in combination with other products.

Another new product for flea control on dogs in the "pour on". An insecticide containing liquid that is applied monthly, this approximately teaspoon volume of liquid disperses over the animals body by emulsifying in the skin oil. The fleas are affected by contact and are killed.

Flea shampoos have been improved by the addition of skin and coat conditioners such as oatmeal, designed to soothe irritated skin as well as kill fleas.

Because of the recent publicity about Lyme's disease, many owners are concerned about control of ticks on their pets. Lyme's disease is not a major concern in this part of the country, however, ticks do transmit other diseases: Rocky Mountain Spotted Fever and Ehrlichiosis. The "pour on" products work well for tick control. A new monthly spray product forms a shellac like coating on the pets hair coat and is designed for tick control.

Whatever the situation with a pet, it is best to begin a flea prevention program now. Application of a IGR product indoors concentrating in areas where a pet spends the most time and beginning routine treatment of your pet with your choice of products is the best defense against fleas.

1994 Breitmayer/Hamilton Summer Program

The Breitmayer Community Ministry of Grace United Methodist Church, in conjunction with Hamilton Community School, provides a summer day camp program at Grace for children ages 3-13. The program this summer will consist of two three-week sessions: Session I: June 20-July 8 and Session II: July 11-July 29. It will operate Monday through Friday from 9:00am to 4:00pm with some extended hours available. Enrollment will be limited to 54 students. Two administrators, four professional teachers, and several assistants will teach and supervise the children.

The Breitmayer Board and other interested persons have been meeting monthly since last fall to discuss ways in which the program

could be revamped and improved. The program will be directed this summer by Paulette Ajavon, student minister at Grace. The program will emphasize the uniqueness of each individual and will use an introduction to various cultures as an approach to removing barriers, stereotypes and prejudices. Children will also receive instruction in conflict resolution as part of the program. Weekly field trips will be used to emphasize the culture or region being studied that week. Teachers are being sought who are enthusiastic about the program.

Most of the children come from Skinker DeBaliviere, near the church. The cost of the program is \$40 per week for the first child and \$30 per week for a second child.

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BLIGHTING STUDY AND PLAN FOR DELMAR LINK AREA

PROJECT # 324
 LAND CLEARANCE FOR
 REDEVELOPMENT AUTHORITY
 OF THE CITY OF ST. LOUIS
 PLANNED INDUSTRIAL EXPANSION
 AUTHORITY
 OF THE CITY OF ST. LOUIS
 APRIL 26, 1994
 MAYOR
 FREEMAN R. BOSLEY, JR.

A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT

1. DELINEATION OF BOUNDARIES

The Delmar Link Area ("Area") is located along Delmar Blvd. from De Baliviere Ave./Ruth Porter Mall on the east to the City Limits on the west, plus the area north of Delmar Blvd. between the Metro Link Tracks and the City Limits known as the "Wabash Triangle". The Area encompasses approximately 52 acres in the West End and Skinker/De Baliviere neighborhoods of the City of St. Louis ("City").

The legal description of the Area is attached and labeled Exhibit "A". The boundaries of the Area are delineated on Exhibit "B" ("Project Area Plan").

2. GENERAL CONDITION OF THE AREA

The Area comprises all or portions of City Blocks 3853, 4542, 4543, 4548, 4849E, 4849W, 4850E, 4850W, 4851E, 4851W, 4852, 4854, 4855, 4856N, 4856S, 5408, 5421, 5422, 5512, 5514, 5515, 5668, 5975, and includes all or portions of the following addresses: the 5700-6200 Blocks of Delmar Blvd.; the 500-800 Blocks of Rosedale Ave.; the 500-900 Blocks of North Skinker Blvd.; and the 6100-6200 Blocks of Enright Ave., 6100-6200 Blocks of Clemens Ave., 6200 Block of Vernon Ave., 500-600 Block of DesPeres Ave., 6100 Block of Olive Place, and the 700 Block of Eastgate Ave. The Area is in fair to poor condition. The physical conditions within the Area are shown on Exhibit "B" (Project Area Plan). For the purpose of this Plan, "Fair Condition" means (1) property that is generally structurally sound but suffers from inadequate maintenance and upkeep, or (2) vacant unimproved property that is underutilized. "Poor Condition" means (1) buildings that are structurally unsound and/or substantially deteriorated, requiring major improvements such as new roofs, windows, systems, etc., in order to be used productively, or (2) property without buildings which is poorly maintained, has crumbling pavement, and/or is used for open storage.

Unemployment figures, computed by the Missouri State Employment Service, indicate a 9.1% unemployment rate for the City of St. Louis as of August, 1992. It is estimated that this rate is prevalent for residents of the neighborhoods in and surrounding the Area.

There are currently approximately 1,510 jobs within the Area.

3. PRESENT LAND USE OF THE AREA

Land uses within the Area as of August, 1992 include seventy (70) operating businesses and eighteen (18) unoccupied commercial structures. The seventy businesses include three (3) restaurants, three (3) fast-food establishments, three (3) carry-out restaurants, two (2) service stations, two (2) auto repair shops, two (2) car-related retailers, one (1) car wash, one (1) used car lot, seventeen (17) retail stores, four (4) small groceries, one (1) check casting establishment, one (1) pawn shop, two (2) dry cleaners, two (2) commercial lighting businesses, one (1) health clinic, one (1) medical office, one (1) uniform company, one (1) recycling facility, one (1) thrift store, a Bi-State bus terminal facility, one (1) funeral home, two (2) beauty shops, Southwestern Bell Office Building, one (1) day care center, two (2) churches, three (3) liquor stores, two (2) bars, one (1) realtor, and two (2) offices of elected officials. The Area also includes one (1) six-family apartment building, half-occupied; thirty-two (32) apartments above storefronts, mostly occupied; and five (5) unimproved lots.

The land use, including the location of public and private uses, streets and other rights-of-way is shown on Exhibit "B".

4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES

The property to the east of the Area along the north side of Delmar Blvd. contains institutional and residential uses. The property to the east of the Area along the south side of Delmar Blvd. is dominated by residential uses. The property to the west of the Area on both sides of Delmar Blvd. is improved with mostly commercial uses. The property to the south of the Area is dominated by residential uses with some commercial uses along De Baliviere Ave. and commercial and institutional uses on Skinker Blvd. The property to the north of the Area is dominated by residential uses with some light industrial in the western portion.

Residential density for the surrounding neighborhoods is approximately 13.54 persons per acre.

5. CURRENT ZONING

The Area is zoned: "F" Neighborhood Commercial District along the south side of Delmar Blvd. from North Skinker Blvd. to the Bi-State MetroLink R.O.W., along the west side of North Skinker Blvd. from the south line of the first parcel north of Delmar Blvd. to Clemens Ave., along the western portion of the south side of Enright Ave. from North Skinker Blvd. to Rosedale Ave., and in the triangular shaped block bounded by North Skinker Blvd., Rosedale Ave., and Clemens Ave.; "G" Local Commercial and Office District along the south side of Delmar Blvd. from the City Limits to North Skinker Blvd. and from the Bi-State MetroLink R.O.W. to the west line of the first parcel west of DeBaliviere Ave., and on the north side of Delmar Blvd. from the City Limits to the west line of the first parcel west of the Ruth Porter Mall; "H" Area Commercial District in the first parcels north and south of Delmar Blvd. west of DeBaliviere Ave. and the Ruth Porter Mall; and "J" Industrial District in the remainder of the Area, pursuant to the Zoning Code of the City of St. Louis, which is incorporated in this Plan by reference.

Current Zoning Districts are shown on Exhibit "J".

6. FINDING OF BLIGHT

The property within the Area is partially unoccupied and in fair to poor condition (as defined in Section A.2 above). The existence of deteriorated property constitutes an economic liability to the City of St. Louis and presents a hazard to the health and well-being of its citizens. These conditions, therefore, qualify the Area as blighted within the meaning of Section 99.300 et seq. of the Revised Statutes of Missouri (the Land Clearance for Redevelopment Authority Law) and Section 100.300 of the Revised Statutes of Missouri (the Planned Industrial Expansion Authority Law).

Portions of the Area have previously been found to be blighted under Chapters 99, 100, or 353 RSMo., including the West End Urban Renewal Area (Ordinance 51799, Chapter 99); Pershing/Waterman (Ordinance 55901, Chapter 353); 700 Rosedale Avenue Industrial (Ordinance 58517, Chapter 100), and Parkview (Ordinance 60233, Chapter 353).

Existing redevelopment areas are shown in Exhibit "I".

B. PROPOSED DEVELOPMENT AND REGULATIONS

1. DEVELOPMENT OBJECTIVES

The primary objective of this Plan is to facilitate the development of the Area into productive residential, commercial and light industrial uses.

2. PROPOSED LAND USE OF THE AREA

The proposed land uses for the Area are residential and commercial uses permitted in the proposed zoning districts designated "F" Neighborhood Commercial District, "G" Local Commercial and Office District, "H" Area Commercial District, and light industrial uses permitted in the "J" Industrial Districts by the City of St. Louis Zoning Code. In addition, Redevelopers or Industrial Developers (hereinafter collectively referred to as "Redeveloper") contracting with either the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") or the Planned Industrial Expansion Authority of the City of St. Louis ("PIEA") to develop

Editor's Note: We are printing the current version of the Delmar Link Plan in connection with the May 18 hearing. (See front page story.) Throughout the plan there are references to Exhibits. These exhibits are not suited for printing here, but are available at the Skinker DeBaliviere Community Council and will be on display at the hearing.

property in the Area, and any other person or entity seeking an occupancy permit for a new use after the effective date of approval of this Plan by ordinance, shall not be permitted to use said property for the following:

pawn shops, adult bookstores, x-rated movie houses, massage establishments, auto and truck dealers (new or used), auto and truck repair shops, motor fuel pumping stations, car lubrication facilities, car wash and detailing facilities, storefront churches, pinball and video arcades, pool halls, second-hand junk shops, tattoo parlors, truck or other equipment rentals requiring outside storage, for profit - commercial blood donor facilities, free standing package liquor stores, establishments selling alcoholic beverages by the glass which do not have a restaurant license in addition to a liquor license, check casting centers, restaurants with no indoor table service which are strictly drive-through or carry-out, and open storage yards.

No commercial use along the south side of Delmar Blvd. shall permit public pedestrian or vehicular access to its property from the alley -only service access from the alley shall be allowed.

Exhibit "C" (Proposed Land Use) shows the proposed uses for the Area.

3. PROPOSED ZONING

The existing "J" Industrial Districts and "H" Area Commercial Districts can remain the same. The existing "G" Local Commercial and Office Districts can remain the same on the north side of Delmar from Hoshamont to the first parcel west of the Ruth Porter Mall, and on the south side of Delmar from Hamilton to the first parcel west of DeBaliviere. The remainder of the Area should be zoned "F" Neighborhood Commercial. All land coverage and building intensities shall be governed thereby.

Proposed Zoning Districts are shown as Exhibit "G".

4. RELATIONSHIP TO LOCAL OBJECTIVES

The proposed land uses, zoning, public facilities and utility plans are appropriate and consistent with local objectives as defined by the General Plan of the City of St. Louis which includes the "Comprehensive City Plan" (1947), the "St. Louis Development Program" (1973), and the "Economic Development Strategy" (1978). Any specific proposal to the LCRA or the PIEA for development of the Area or any portion of the Area shall contain, among other things, adequate provisions for traffic, vehicular parking, safety from fire, adequate provisions for light and air, sound design and arrangement and improved employment opportunities.

5. PROPOSED EMPLOYMENT FOR THIS AREA

Approximately 50 to 250 new permanent jobs will be created if the Area is developed in accordance with this Plan. The exact number of jobs created will depend upon the specific nature of the proposed development.

A portion of the employment created in the Area will reflect the skill level of the nearby population, and a reasonable opportunity shall be provided in the Area for upward mobility and skill training of the low skilled employees initially hired in the Area.

6. CIRCULATION

The Proposed Land Use Plan (Exhibit "C") indicates the proposed circulation system for the Area. The layouts, levels and grades of all public rights-of-way may remain unchanged, but the installation of a median on Delmar Blvd., curb realignments, and landscaping are contemplated.

If a Redeveloper deems it desirable for rights-of-way changes to be made, the changes will be subject to the review and approval of the

City Department of Streets, and all vacations of rights-of-way are subject to approval by ordinance.

Continued on p. 5

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7. BUILDING, LAND USE, URBAN DESIGN, PARKING, SIGN AND SITE REGULATIONS

The Area shall be subject to this Plan, all applicable federal, state and local laws, ordinances, regulations and codes, including but not limited to, the City Building Code and Zoning District Regulations. The entire Area shall also be subject to the review and stipulations of the Heritage and Urban Design Commission ("HUDC") of the City. The population densities, land coverage, and building intensities of redevelopment shall be governed by the Zoning Code. That portion of the Area that is in the Skinker-DeBaliviere Historic District (ordinance 57688) shall also be governed by the regulations which apply to that District (See Exhibit "11"). No changes in the building codes or ordinances are required.

8. URBAN DESIGN

a. Urban Design Objectives

The intent is to promote the rehabilitation of as many of the storefronts along Delmar and North Skinker Blvds. as feasible, assure that infill new construction is compatible with the Area, and provide for well-landscaped, light industrial uses in the Wabash Triangle which are complimentary with the Area.

Each Redeveloper shall maintain all structures, equipment, paved areas, and landscaped areas controlled by the Redeveloper in good and safe order, both inside and outside, structurally and otherwise, including necessary and proper painting. Failure to meet this requirement may result in suspension of tax abatement.

b. Urban Design Regulations

(1) New Construction

All new construction along Delmar Blvd. shall be at least one and one-half stories in height, except commercial buildings may be one-story in height if roofs or parapets add height and give the impression of a taller building. Materials on all facades shall be compatible with the existing materials used in structures on Delmar Blvd. and the general high style character of buildings in Skinker-De Baliviere.

Residential construction shall be compatible with nearby existing residential building stock in terms of height, massing, materials, roof fenestration patterns and fenestration proportions. Openings such as windows and doors shall be proportionally similar to existing residential building stock. Any new residential buildings shall be built at the previously established building line.

Commercial construction should be built, whenever possible, at the building line established by commercial buildings presently on the street. If not, the urban character of the neighborhood should be protected by the use of "out" buildings built at the street with entrances at the sidewalk. While the outbuildings need not be two-story, it is especially important that the design of these outbuildings reflect traditional storefront architecture. Interior activity shall be visible from the street. Awnings and transoms are encouraged.

(2) Rehabilitation

All building rehabilitation shall respect and enhance the original building design. Original openings such as doors and windows shall be retained when possible. Closing of such openings shall be compatible with building design, utilize materials compatible with those on the building and recessed at least two (2) inches.

(a) Exterior Materials:

Exterior materials, when visible from the street, shall be compatible in type and texture with the dominant original materials of the neighborhood - brick masonry, or stucco, with terra cotta and wood used for trim and other architectural features. Artificial masonry such as PermaStone is not permitted. A submission of all building materials to LCRA or PIEA, including mortar color, shall be required prior to approval. Any canopies, coverings or necessary appendages that cannot be constructed of the aforementioned materials must be of material that is compatible in color and texture with these materials.

(b) Details:

Architectural details on existing structures shall be maintained in a similar size, detail and material. Where they are badly deteriorated, similar details salvaged from other buildings may be substituted, provided they are in keeping with the building. Both new and replacement window and door frames, when visible from the street, shall be limited to wood or color-finished metal. Raw or unfinished aluminum is not acceptable. Awnings on the front of buildings shall be of canvas or canvas-type material. New buildings should be detailed so as to be compatible with existing buildings, respecting scale, rhythm, window proportions, important cornice lines, use of materials, etc.

Any alteration of the facade of an existing building should closely approximate the original design and detailing of the building, including window and door openings. Restoration of the building to its original appearance is encouraged. Changes in design should be



Robertson Furniture Photo by King Schoenfeld

compatible in scale, materials and color with existing features of the building and with adjacent historical structures. If a building has been previously inappropriately "modernized", restoration or design improvement are encouraged.

(c) Roof Shapes:

When there is a strong, dominant roof shape in a block, any proposed new construction or alteration should be compatible with this feature.

(d) Roof Materials:

Roof materials shall be slate tile, copper, asphalt or metal shingles, as long as they are compatible with historic scale and detail. Brightly colored or shiny asphalt or metal shingles and shiny or brightly colored plastic are not appropriate.

c. Fencing

Walls and fences form an important part of the overall streetscape. These should be of brick or stone, or if combined with masonry, wrought or cast iron, when visible from the street, so as to be consistent with existing dominant materials. Concrete walls are also acceptable when a part of the overall building design. No stockade or chain link fencing shall be permitted on a street frontage. If chain link fencing is approved for use on the rear or sides of properties, it shall be vinyl clad or painted with a black matte color, or some other color to reduce its visual impact. If a building is not at the building line, the use of low walls or evergreen hedges to define the building line is encouraged.

d. Landscaping/Buffers

All property shall be well-landscaped, including street trees on approximately twenty-five (25) foot centers and at least two and one-half (2-1/2) inch caliper in size on planting.

All commercial dumpsters visible from the street shall be appropriately screened from public view, in accordance with Plans approved by LCRA/PIEA and HUDC.

9. PARKING REGULATIONS

Parking shall be provided in accordance with the applicable zoning and building code requirements of the City, including HUDC standards. This will provide adequate vehicular parking for the Area.

If parking lots exceed twenty (20) spaces, five percent (5%) of the interior of the parking lots shall be landscaped with trees, at least two and one-half (2-1/2) inch caliper in size on planting. These trees shall be planted on islands, the largest dimension of which shall be at least five (5) feet, planted with low-lying ground cover or other plant material.

New surface parking shall, where feasible, be accommodated at the sides and rear of buildings, and shall not extend beyond the established front building line. Surface parking along public streets shall be buffered by a continuous evergreen hedge at least two and one-half (2-1/2) feet high on planting and maintained at three and one-half (3-1/2) feet high at maturity.

Whenever surface parking currently exists in front of the buildings, it is encouraged that the parking area should be screened with a decorative wall and/or fence of masonry, cast metal, wrought iron, or a combination thereof, with eight foot (8') masonry piers capped with appropriate stone material located at gates, corners and every twenty-five (25) feet along the perimeter. All such cast metal or wrought iron fencing shall have a continuous evergreen hedge at least two and one-half (2-1/2) feet high on planting. PIEA or LCRA may waive the masonry pier requirement for existing commercial surface parking areas in front of buildings.

10. SIGN REGULATIONS

All new signs shall be limited as set out in the City Code, HUDC stipulations, this Plan and contracts between the LCRA or the PIEA and the Redeveloper. A uniform signage plan must be prepared by the Redeveloper for

each building or building complex. All new signs shall be restricted to those identifying the names and/or business of the person or firm occupying the premises, no advertising signs shall be permitted.

New wall signs shall not obstruct any architectural building elements, shall be placed only on the fronts of buildings or on those sides of the buildings fronting on public or private streets or parking areas, shall project no more than eighteen (18) inches from the face of the building, shall not extend above the second floor window sill of the structure, and the total sign area shall be the lesser of either fifty (50) square feet or ten percent (10%) of the ground floor wall surface fronting on such streets or parking areas. Only one sign per business per wall facing on a public or private street shall be permitted.

Canvas awnings with signs are permitted, provided they are compatible with the overall design and architectural details of the building upon which they are to be placed. Signage on awnings is limited to awning apron. In no case shall signage be allowed on both an awning apron and a building for the same business.

One ground or monument sign per use may be permitted provided it does not exceed eight (8) feet in height nor exceed twenty-five (25) square feet per side, and provided the LCRA or the PIEA confirms that such a sign is required based upon the use, location or siting of the structure.

Businesses having more than 40,000 square feet of ground floor area may have signs proportionately larger than the maximum size set out in this section, provided that the LCRA or the PIEA confirms that there is need based upon the use, location, or siting of the building.

Painted wall signs, pole signs, roof signs, moving signs, animated or flashing signs, or message board signs shall not be permitted in the Area, provided, however, that works of art may be painted on exterior walls with the approval of HUDC.

New outdoor advertising devices (billboards), as defined in Section 18 of Ordinance 59979, approved 7/30/86, or as amended, are not permitted. Outdoor advertising devices existing at the time of the effective date of this Ordinance shall be removed within five (5) years from the effective date of this Ordinance, said requirement to be enforced by the Building Division.

Construction and leasing signs may be maintained during construction and for a period of one (1) year after completion of improvements on any respective parcel or part thereof.

11. BUILDING, OCCUPANCY, CONDITIONAL USE AND SIGN PERMITS

No building, occupancy, conditional use, or sign permits shall be issued by the City of St. Louis without the prior written approval of the LCRA or the PIEA.

12. PUBLIC IMPROVEMENTS

No additional schools, parks, recreational and community facilities or other public facilities will be required. Additional water, sewage or other public utilities may be required depending on development. The cost of such utility improvements will be borne by the Redeveloper.

If funds are available to the LCRA or the PIEA it may provide public improvements including, but not limited to, measures for the control of traffic, improvements to street lighting, street trees, and any other improvements which may further the objectives of this Plan.

When developed in accordance with this Plan, the Area will comprise a coordinated, adjusted and harmonious development that promotes the health, safety, morals, order, convenience, prosperity, the general welfare, efficiency and economy of the City.

Continued on p. 6



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Continued from p. 5

C. PROPOSED SCHEDULE OF DEVELOPMENT

The implementation of this Plan shall take place in two phases. Phase I shall be initiated within approximately two (2) years of approval of this Plan by Ordinance, and completed within approximately five (5) years of approval of this Plan by Ordinance, and shall consist of the redevelopment of approximately 50% of the Area. Phase II shall be initiated within approximately five (5) years of approval of this Plan by Ordinance, and completed within approximately ten (10) years of approval of this Plan by Ordinance, and shall consist of the redevelopment of the remainder of the Area.

The PIEA or LCRA shall have the right to alter the above schedule without prejudicing this Plan, or its implementation, in order to accommodate modifications in the Redeveloper's schedule. Such alteration of the schedule will not constitute a substantial change in the Plan, nor will it require the approval of the St. Louis Board of Aldermen.

D. EXECUTION OF PROJECT

1. ADMINISTRATION AND FINANCING

The LCRA is empowered by Missouri law to administer development of all types pursuant to this Plan and can do so to the extent and in the manner prescribed by the Land Clearance for Redevelopment Authority Law of Missouri. The PIEA is empowered by Missouri law to administer "industrial development" of the Area (as defined in Section 100.310(9) R.S. Mo. 1988) pursuant to this Plan and can do so to the extent and in the manner prescribed by the Planned Industrial Expansion Law of Missouri.

Whenever this Area overlaps portions of previously approved Redevelopment Areas, the regulations outlined in this Plan shall supersede all others.

Notwithstanding the foregoing however, prior to the LCRA or PIEA entering into a Redevelopment Agreement with a Redeveloper, the St. Louis Board of Aldermen shall approve the proposal of said Redeveloper, by resolution, provided, however, that if any property in said Redevelopment Agreement is to be acquired by exercise of eminent domain, the Board of Aldermen shall conduct a public hearing, prior to the adoption of said resolution, with notice thereof being contained on a placard to be placed on the properties affected by the Redevelopment Agreement and at each end of every block affected by the Redevelopment Agreement, at least fifteen (15) days prior to the public hearing.

All cost associated with the development of the Area will be borne by the Redeveloper.

Implementation of this Plan may be financed by funds obtained from private and/or public sources, including, without limitation, revenue bonds, bank loans, and equity funds provided by the Redeveloper.

2. PROPERTY ACQUISITION

The Property Acquisition Map (Exhibit "I"), identifies all the property located in the Area. The LCRA or the PIEA, with the approval of the St. Louis Board of Aldermen by resolution as provided in Section D.1 above, may acquire any properties in the Area by the exercise of eminent domain, except:

- Owner-occupied, residential properties;
- Properties within the 700 Rosedale Avenue Industrial Redevelopment Area, pursuant to Ordinances 58517 and 58531;
- Properties within the Parkview Redevelopment Area, pursuant to Ordinances 60233 and 60346;
- Properties already redeveloped pursuant to an existing and completed Redevelopment Agreement authorized by ordinances adopted under the provisions of Chapters 99, 100 or 353 RSMo; or,
- Any other property located in the Area on which a lawfully operated use is conducted on the effective date of approval of this Plan by ordinance which substantially complies with the provisions of the Urban Design, Parking and Sign Regulation of this Plan pursuant to a future Redevelopment Agreement with the LCRA or the PIEA.

Other redevelopment areas in the Area are shown in Exhibit "I".

3. PROPERTY DISPOSITION

If the LCRA or the PIEA acquires property in the Area, it may sell or lease the property to a Redeveloper who shall agree to develop such property in accordance with this Plan and the contract between such Redeveloper and the LCRA or the PIEA. Any property acquired by the LCRA or the PIEA and sold to a Redeveloper will be sold at not less than its fair value, taking into account and giving consideration to those factors enumerated in Section 99.450, R.S.Mo. (1986) as amended, for uses in accordance with this Plan.

4. RELOCATION ASSISTANCE

The property within the Area is currently partially occupied. All eligible occupants displaced as a result of the implementation of the Plan shall be given relocation assistance in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

E. COOPERATION OF THE CITY

The City and its Board of Aldermen, by enacting an ordinance approving this Plan, pledges its cooperation to enable the project to be carried out in a timely manner and in accordance with this Plan.



F. TAX ABATEMENT

A Redeveloper shall hereby be entitled to ad valorem tax abatement benefits for a period not to exceed ten (10) years from the commencement of such tax abatement. A Redeveloper may seek such tax abatement pursuant to Sections 99.700 - 99.715, Revised Statutes of Missouri, upon application as provided therein.

In lieu of the ten (10) year abatement outlined above, a Redeveloper which is an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes shall hereby be entitled to real property ad valorem tax abatement for a total period of up to ten (10) years from the commencement of such tax abatement, in accordance with the following provisions of this Plan:

If property in the Area is sold by the LCRA or the PIEA to an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes, or if any such corporation shall own property within the Area, then for the first ten (10) years after the date the redevelopment corporation shall acquire title to such property, taxes on such property shall be based upon the assessment of land, exclusive of any improvements thereon, during the calendar year preceding the calendar year during which such corporation shall have acquired title to such property. In addition to such taxes, any such corporation shall for the same ten (10) year period make a payment in lieu of taxes to the Collector of Revenue of the City of St. Louis in an amount based upon the assessment on the improvements located on the property during the calendar year preceding the calendar year during which such corporation shall have acquired title to such property. If property shall be tax-exempt because it is owned by the LCRA or the PIEA and leased to any such corporation, then such corporation for the first ten (10) years of such lease shall make payments in lieu of taxes to the Collector of Revenue of the City in an amount based upon the assessment on the property, including land and improvements, during the calendar year preceding the calendar year during which such corporation shall lease such property.

Thereafter any such corporation shall pay the full amount of taxes.

All payments in lieu of taxes shall be a lien upon the property and, when paid to the Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax relief and payment in lieu of taxes provisions, during up to said ten (10) year period, shall inure to the benefit of all successors in interest in the property of the redevelopment corporation, so long as such successors shall continue to use such property as provided in this Plan and in any contract with the LCRA or the PIEA. In no event shall such benefits extend beyond ten (10) years after the redevelopment corporation shall have acquired title to the property.

G. COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS

1. LAND USE

The Redeveloper shall not discriminate on the basis of race, color, religion, national origin, marital status, gender, sexual orientation, age, or physical handicap in the lease, sale or occupancy of the Area.

2. CONSTRUCTION AND OPERATIONS

A Redeveloper shall not discriminate on the basis of race, color, religion, national origin, marital status, gender, sexual orientation, age, or physical handicap in the construction and operation of any project in the Area and shall take such affirmative action as may be appropriate to afford opportunities to everyone in all activities of the project, including enforcement, contracting, operating and purchasing.

3. LAWS AND REGULATIONS

A Redeveloper shall comply with all applicable federal, state and local laws, ordinances, executive orders and regulations regarding nondiscrimination and affirmative action, including the Community Development Agency Guidelines for Maximum Utilization of Minority Enterprises dated January 1, 1981, as may be amended, and the "Equal Opportunity and Nondiscrimination Guidelines" in Exhibit "E", attached.

4. ENFORCEMENT

All of the provisions of this Section G shall be incorporated in a Contract between the LCRA or the PIEA and a Redeveloper, which agreement shall be recorded in the office of the Recorder of Deeds. The provisions of G (1) and G (3) shall be covenants running with the land, without limitation as to time, and the provisions of G (2) shall be for the duration of this Plan and any extension thereof.

All of the provisions of Section G shall be enforceable against the Redeveloper, its heirs, successors or assigns, by the LCRA or the PIEA, the City, any state having jurisdiction or the United States of America.

H. MODIFICATIONS OF THIS PLAN

Where a proposed modification will substantially change this Plan, the modification must be approved by the St. Louis Board of Aldermen in the same manner as this Plan was first approved. Modifications which will substantially change this Plan include, but are not necessarily limited to, modifications on the use of eminent domain, to the length of tax abatement, to the boundaries of the Area, or other items which alter the nature or intent of this Plan.

This Plan may be otherwise modified (e.g. urban design regulations) by the LCRA or the PIEA, provided that such modification shall be effective only upon the consent of the St. Louis Community Development Commission (CDC), and the written approval of the Alderman or Aldermen in whose ward such modification would apply. Changes which are not substantial are those that do not go to the crux of this Plan, provided, however, that no land use specifically prohibited by Section B.2 of this Plan shall be modified except by successful appeal to the St. Louis Board of Adjustment in the same manner as is provided in Chapter 26.84, Revised Code of the City.

I. DURATION OF REGULATION AND CONTROLS

The regulation and controls set forth in this Plan shall be in full force and effect for twenty-five (25) years commencing with the effective date of approval of this Plan by ordinance, and for additional ten (10) year periods unless before the commencement of any such ten (10) year period the Board of Aldermen shall terminate this Plan as of the end of the term then in effect, except as provided in Section G.4 of this Plan.

J. EXHIBITS

All attached exhibits are hereby incorporated by reference into this Plan and made a part hereof.

K. SEVERABILITY

The elements of this Plan satisfy all requirements of state and local laws. Should any provisions of this Plan be held invalid by a final determination of a court of law, the remainder of the provisions hereof shall not be affected thereby, and shall remain in full force and effect.

Breitmayer/Hamilton Summer Program



Full-day program for children ages 3 through 13. For more information, call 863-1992.. Tuition assistance is available on a limited basis.

Skinker DeBaliviere Community Council Board of Directors April 11, 1994 Minutes (abbreviated)

Attending the meeting were: Directors R. Johnson, G. Freeman, S. Johnson, J. Miller, M. Hart-Mahon, C. Forslund, J. Wright, T. Roland, R. Beitler, B. Bender, Al. Johnson, A. Smith Carr, and K. Keaveny. Alderman D. McGuire, ConSery Officer J. Waits, and SDCC Executive Director K. Koenig.

The meeting was called to order at 7:30 p.m. by B. Bender.

Pat Waterston of Citizens to Protect Forest Park presented the Board with information on the organization. A series of public meetings have been held in order to obtain input on a master plan for Forest Park. The last public meeting, with an emphasis on transportation, will be held Thursday, May 12, at 7 p.m. at the Science Center. All are encouraged to attend.

I. Review of Minutes

Three-ring binders were issued to each Board member. They contain current membership of all SDCC committees. B. Bender asked that Board members place Board meeting minutes in their notebooks as they are mailed, so as to avoid paper duplication/waste. G. Freeman moved "That the minutes of the March Board meeting be accepted as read", seconded by C. Forslund and approved.

II. Treasurer's Report

J. Miller distributed minutes of the Finance Committee meeting. Cash statements for January, February, March, and April will be distributed at the May Board meeting. He also reported that Central West End Bank will join as an institutional member and contribute \$1000 annually.

K. Koenig reported that a used computer and fax machine will be donated to SDCC.

III. Committee/Association Reports

B. Bender suggested that committee chairs try to submit a written report of any committee business conducted prior to each month's Board meeting. These reports will then be distributed at the meeting.

Commercial Planning - K. Koenig reported that a public meeting to discuss the redevelopment plan will be held in early May. She also reported that Papa John's Pizza is now open for business in the DeBaliviere Strip Center.

5800 DeGiverville - A. Johnson requested that K. Koenig write a letter to Bi-State requesting them to trim trees in the rear of block near tracks. He also requested that 5700 and 5800 DeGiverville alleys be resurfaced. Alderman McGuire responded that this is cost-prohibitive, but that they can be patched instead.

5900 DeGiverville - G. Freeman reported that a car parked on the Metrolink lot was stripped last week during daylight hours.

Nina Place - R. Beitler reported that residents are anxious for construction to begin with unfinished buildings. The condominium association still places priority on the buildings being developed as condos, rather than rental units.

Parkview - K. Keaveny reported that an Easter egg hunt was held in Pershing Park on April 4. She also stated that neighborhood Watch will issue a flier on crime prevention tips.

Rosedale - J. Miller reported that the annual meeting and potluck dinner will be held in early May.

Housing Corp. - K. Koenig reported that 519 Des Peres will be demolished as soon as an asbestos inspection is performed.

Recreation - B. Bender reported that the basketball season has ended. Softball through Operation Teamwork will begin soon. BicycleWorks is set to begin this week, and will be housed at New Cote Brillante Church. She also reported that a \$10,000 grant from United Way has been secured to carry the bulk of this program. However, there is still a need for financial contributions as well as used bikes.

Social Services - B. Bender reported that the food drive was a huge success. All four area churches received about 25 bags of food and personal hygiene items.

Community Fund - J. Miller reported that bingo attendance, as well as revenue, are down. The committee will submit a recommendation as to the pros/cons of continuing bingo. A full bingo report will be distributed at the next Board meeting.

Beautification - K. Koenig reported that the committee will meet Saturday, April 23 to do Four Corners planting. Blitz Day is scheduled for April 30. BicycleWorks kids will be repainting benches around Four Corners. Andy Cross and area Boy Scouts will be continuing the "Deck the Dumpsters" project.

Fundraising - K. Koenig reported that the committee has decided to pursue a "Friends of SDCC" campaign. An article along with a self-addressed stamped envelope will appear in a summer Times issue. Simultaneously, a direct mail campaign will be initiated.

Other Topics

J & W Liquor - K. Koenig reported that the protest process is formally underway. A majority of property owners within a 300 foot radius signatures are needed. A hearing date has not yet been set.

Blitz Day, April 30, 1994 - Already discussed.

DeBaliviere Deli - Alderman McGuire reported that this business wants to relocate to the DeBaliviere Strip Center. They would like to sell liquor. Ruth Johnson and G. Freeman will work on this issue with Alderman McGuire.

The meeting was adjourned at 8:45 p.m.

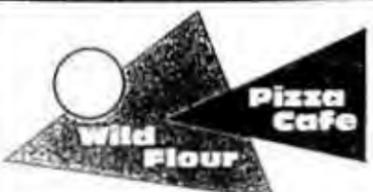


Although five alarms brought a regiment of firefighters and their arsenal of equipment, nothing could be done to save the Wabash Triangle Cafe in the 6100 block of Delmar from the flames which broke out early one morning in late March. The smoke was so dense that firefighters at the tops of the ladders sometimes totally disappeared from view.



Photo by Greg Weir

The intense fire at the Wabash Triangle Cafe is shown being brought under control. The building was subsequently razed.



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In Your Ear

by Hawkeye V. Hoerr

It's May and that means that it's time to plan that long-awaited SUMMER VACATION. Yep, Karl Marx was right: we toil for 50 weeks, putting in long hours of hard labor, just to get a couple of weeks off to enjoy ourselves. Groucho Marx was right too: It's harder to do what used to come easy. And I suspect that Harpo Marx was right as well, but who knows?

We look forward to that vacation as if it will solve all of our problems. We can put up with the humidity of the summer, the chills of winter, the doldrums of February, and the boss' grouchiness because soon we'll have two weeks to do our thing. That's "our thing," given the inevitably constraints of time, money, and legality.

These two weeks are going to have to last us for a while, probably until we start carving the turkey in November. We'll return to work with at least two weeks of chaos awaiting us, pink slips indicating phone messages upon pink slips upon pink slips. Just once I'd like to get a pink slip with a phone message saying "So-and-so called and when they found out you weren't in, they said, 'never mind, it's not that important anyway.'" No, everyone's message is important; each query demands a response. So by 11:00 a.m. on the Monday after vacation, I know that I'll be already thinking about the next vacation, only eleven-plus months away.

Given the preciousness of these two vacation weeks, *In Your Ear*, in its advice-giving tradition, offers some helpful hints for enjoying your time away from work. Bear in mind, however, that in the past, *In Your Ear* has also offered tips on how to prevent flooding in the midwest, things that Charles and Dianna can do to preserve their royal marriage, and ways to elevate the intellectual dialogue among local politicians. So as you can see, our track record is little better than Elizabeth Taylor's. But taking credit for perseverance, here we go again!

Tips For The Family Vacation

1. Try to cram everything you didn't do during the rest of the year into this two-week window; after all, you have to wait another 50 weeks for another shot! So, for example, if you enjoy fine dining and eating out, eat out every meal. Between breakfast at Denny's and dinner at the Painted Plates, squeeze in a lunch at Applebee's. And since after your first day there are only thirteen days left, why not start having mid-morning brunches and late afternoon teas? A tea doesn't require actually drinking tea, so you could have a beer and onion rings at Blueberry Hill and count it as a tea. And your mid-morning brunch could be something as simple as a White Castle or two to clear the palate.

2. Take this opportunity to get some physical exercise. So what if you've been a couch potato! In these two weeks you can probably lose 15-20 pounds and get yourself back in fighting shape. I recommend a pre-dawn early morning jog, maybe on the way to Denny's. After that, say at 9:30 or so, stop by the Y and spend a half an hour or so on their weight machines. Mid-afternoon might see you doing some roller-blading in Forest Park (don't forget that helmet!), and an evening aerobics workout to a Jane Fonda or Willard Scott tape would round out the day (no pun intended). Oh yes, don't forget to take the pooch for a run, and never mind that leash! It's your park, too!

3. Between the eating and exercising, you might feel a bit overbooked, or tired, but no matter. After the first week, you only have seven days left, so there's no time to lose. Whether you're staying in town or visiting another metropolis, you have to go to the Art Museum. Oh, I'm not suggesting you actually see art (after all, this is your vacation), but you must stop by the gift shop. Every art museum, everywhere, has these great little inexpensive trinkets that you can buy and give to people throughout the year. Whether they're Rembrandt pencils or Van Gogh coffee mugs or Rubens placemats, the message to the recipient is that you're cultured. It doesn't matter that they don't need, want, or like the pencils, mugs, or placemats. After all, gift-giving is about the impression you leave, not the joy they get. Is this a great country, or what???

4. After the art museum, make sure you go to the local zoo. Every city has a zoo, and it's usually pretty cheap to take the family there. Where else, after all, can you watch other living things being bored to death while in captivity? (No fair counting schools and prisons!) If the day at the zoo gets a little boring, try running into the crowd yelling, "THE LIONS ARE LOOSE, THE LIONS ARE LOOSE!!!" That's not the same as yelling "fire" in a crowded theater, so who could be upset? It's great fun to see the crowd scatter and panic ensue. And heck, just maybe the lions really are loose and you'll be a hero!

5. Don't use any sun-tan lotion. Sun-tan lotion has always been a bit of a mystery to me. I mean, people want to get out in the sun to get a tan because they think that they look better and everyone else will know they've been somewhere and that they're not worried about skin cancer, and then they use sun-tan lotion to keep the tan from showing so that they won't look better and people won't know they've been anywhere and they won't get skin cancer. Whew! I haven't written a run-on sentence that bad since the fifth grade when I wrote about how many angels could dance on the head of a pin. Anyway, why use sun-tan lotion and defeat the purpose of getting in the sun??? Give me a break! So yes, go to the zoo, roll up those shirt-sleeves, do not use any kind of lotion, and see how quickly you can get your skin to turn

to a nice dark pink, the kind you see in a rare steak. Now I warn you, it's just possible that this may not feel too great. That's OK, make one of your five or six meals an ice cream, and buy a second one to rub on your skin. It's a might sticky, but awfully cool. And if the family pooch is traveling with you, taking care of the sticky feeling on your skin will be no problem. Remember, it's the pooch's vacation too. Woof!

6. Don't plan ahead. There's nothing to lose the pleasure of a vacation like over-planning. And, after all, you have to spend most of your regular life planning, so why do it on vacation? Get up, pack a breakfast or two under your belt, load up the car, and start driving. As a compromise, you may want to pick a general direction, but that's all that's necessary. Drive until you're tired, push yourself another hour or three, and then find a hotel room. You need not worry about having made reservations, after all, this is your vacation. And don't bother yourself with checking the gas gauge either, that's what AAA is for. Running out of gas on a lonely highway or sleeping in bus station is a great way to meet new friends. And packing is a breeze: just have all of your clothes be of the same season, and you can mix and match.

I truly hope that you enjoy these vacation tips. Vacations are a special time, so make the most of yours! Oh yes, send me a postcard. I'd love to hear about your respite from the real world.

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