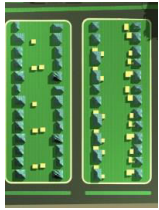


# Conceptual Proposal: MLK as an Art, Culture and Entrepreneurship Corridor



**PLANNED  
COMMUNITY  
UNITS**



**AFFORDABLE SINGLE  
FAMILY HOUSING**



**NEW RETAIL AND  
RESTAURANTS**



**REVITALIZE  
BUSINESS  
CENTERS**



**VETERAN'S FACILITIES  
AND SERVICES**



**SERVICE  
STATIONS AND  
MARKETS**



**WAREHOUSE AND  
DISTRIBUTION CENTERS**



Active Streetscapes  
& Pedestrian Malls  
with Trothy Squares,  
Landscaped Parks,  
Walkways and Walks to  
Connect the variety  
of site amenities



**LAUER  
ARCHITECTURE**  
PROGRESSIVE DESIGN  
DEREK R. LAUER, A.I.A.  
1553 MEADOWSIDE DRIVE  
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**UTILIZE WIND AND  
SOLAR POWER**

**PRESERVE AND  
RESTORE HISTORIC  
BUILDINGS**



**ULTRA ENERGY EFFICIENT  
CONCRETE HOMES**

**PLANTED ROOFTOP GARDENS**



**WORKPLACE TRAINING  
FACILITIES**

DATE 02.22.14

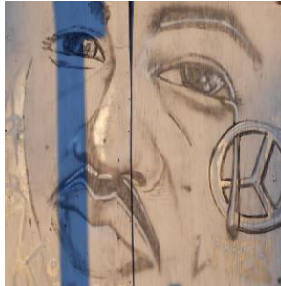
**BELOVED** MLK Blvd  
Streets of America™

- Dr. Martin Luther King Legacy Park**
- Large 'Coming Soon' sign on site
  - Location for events
  - Initial phase
  - Private Donor to add MLK sculpture and sign
  - Corporate Donor to add shelter for stage

- Beloved Streets Home office**
- Roof repair
  - Front and side facade
  - Secure front entry without bars
  - Reception - waiting area
  - Meeting room
  - Private offices
  - Meeting room
  - Bathroom
  - Upgrade elec / hvac / plumbing / phone
  - Flooring and ceiling finishes
  - Front windows
  - Paint walls

- Improvements to Dr. Martin Luther King, Jr. Drive**
- Encourage business opportunities
  - MLK presence at primary street corners
  - new walkways & more accessible pathways
  - planting areas that are easy to maintain
  - donor naming and sculpture opportunities
  - shelters for shade and rain protection
  - prominent and safe lighting at night
  - Sidewalks and storefronts that are more inviting
  - Create gathering spaces for both large events and small groups
  - storm drainage and sewer improvements

- Areas of Immediate Improvement:**
- Litter pick up initiative
  - Signage initiative
  - Board up and secure initiative
  - maintenance of vacant lots
  - Trim and remove overgrowth
  - Reverse and discourage vandalism
  - Remove structures beyond repair
  - Salvage materials from the neighborhood



**Estimated project costs and Schedule:**

- Legacy Park
  - o Phase I - 100K for site preparation and concrete work
  - o Target completion by August 2013
  - o Phase II - 500K for exhibits, covered stage and sculptures
  - o Target completion by August 2014
- Beloved Streets Home Office renovation
  - o Repair and renovates the donated office space and rest of the building
  - o 500K - 750K estimated construction
  - o Target completion by March 2014
- MLK Masterplan Phase I
  - o Immediate general improvements
  - o 500K initial investment
  - o Target completion by June 2014
- MLK Masterplan Phase II
  - o 30 buildings to be repaired or renovated
  - o 16 Million estimated construction
  - o Begin Sept. 2013 - target completion by Sept. 2016
- MLK Masterplan Phase III
  - o 30 new development projects
  - o 80 Million estimated construction
  - o Begin June 2014 - target completion by 2018

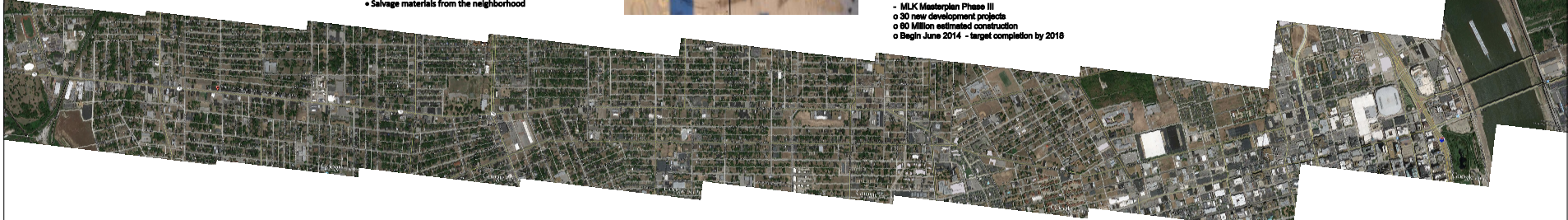
**Areas to be repaired:**

- Residences needing minor to moderate repairs
- Commercial spaces needing only minor repairs
- Re-pave and re-stripe road
- Co-ordinate with MO DOT
- Change traffic pattern for turning lane plus bike lane
- Streetscape standards
- Curbs and walks
- Benches and streetlights
- Clean and touch-paint the facades of existing businesses
- Remove or Repair fences

**Areas to be developed:**

- Small residences
- Co-habitation units
- New apartments
- New single family homes
- New strip retail spaces
- New stand alone commercial buildings

**LAUER ARCHITECTURE**  
 ARCHITECTURE  
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**ADDITIONAL CITIES TO PARTICIPATE IN THE BELOVED STREETS PROJECTS:**

- 16 cities already involved through C.O.R.E.
- o St. Louis, MO
- o East St. Louis, IL
- o Indianapolis, IN
- o Louisville, KY
- o New York, NY
- o Seattle, WA
- o Milwaukee, WI
- o Las Vegas, NV
- o Chicago, IL
- o Memphis, TN
- o Washington D.C.
- o San Diego, CA
- o Atlanta, GA
- o Jackson, MI
- o Birmingham, AL
- o New Orleans, LA

**- Additional major city centers**

- o Houston, TX
- o Denver, CO
- o Columbus, OH
- o Cleveland, OH
- o Charleston, SC
- o Raleigh, NC
- o Bloom, MI
- o Nashville, TN
- o Cincinnati, OH
- o Detroit, MI
- o Kansas City, MO
- o Oklahoma City, OK
- o Los Angeles, CA
- o Phoenix, AZ
- o Portland, OR
- o Richmond, VA

**- Additional townships**

- o Fayetteville, AR
- o Selma, AL
- o Mobile, AL
- o Jacksonville, FL
- o Montgomery, AL
- o Chattanooga, TN
- o Macon, GA
- o Helena, AK
- o Strassport, LA
- o Akron, OH
- o Lexington, KY
- o Springfield, IL
- o Kalamazoo, MI
- o Dayton, OH
- o Charlotte, NC
- o Asheville, NC

**Honoring of the legacy of Dr. Martin Luther King, Jr. by improving the street areas throughout the country that bear his name.**

**Dr. Martin Luther King Legacy Park**  
 The Legacy Park has the following features:

1. Cost of the construction is very efficient but maximizes impact
2. Most features would require minimal maintenance
3. Safely laid out and securely lit
4. Groupings of tables and benches
5. Handicap Accessibility
6. Strong presence at street corners
7. Prominent light features at night
8. Planting areas that are easy to maintain and cheap to build
9. The circular walkway is attractive and inviting to walk around with donor opportunities & information signage
10. Raised platform stage as a central feature
11. Phase 2 shelter for shade and rain protection
12. Illuminated metal MLK sculpture on building wall
13. Location for Corner sculpture
14. Improvements to alle drainage
15. Features that are resistant to vandalism
16. Create gathering spaces for both large events and small groups
17. Has an efficient setup for sound and lighting
18. The Park is to be in place by August 2013

**Social programs to be implemented:**

- Job placement
- Education assistance
- Child care
- Building maintenance and repair
- Recreation and community events coordinator

**Fundraising endeavors:**

- Selling bricks - private donors
- Corporate donors and sponsors
- Churches
- Local businesses
- Telephone calls
- Online campaign
- Live events
- Crowd-funding

**Upcoming Live Events:**

- Food and Music
- Radio and TV support
- Online and email contacts
- Specific invites to VIPs
- Involve local businesses
- School sponsorship and presence
- Church sponsorship and presence
- Clear explanation of goals and needs

**The Program of Neighborhood Amenities and Site Improvements includes the following:**

- Daycare centers
- Pre-schools and elementary schools
- Worship centers
- Community gardens and urban agriculture
- Parks/playgrounds / athletic areas
- Neighborhood Markets
- Bicycle Shuttle service
- Visitor and Orientation Center
- Retail Shops
- Restaurants
- Surface and Structured Parking
- Produce Markets
- Hotels / Motels
- Museums / Galleries
- Active Streetscapes
- Pedestrian Plazas and Public Spaces
- Entry Gateways And Features
- Public Art Sculptures
- Planting Areas
- Fountains and Water Features
- Integration of Sustainable Site Features (Bio-swales, Rain detention & re-use)
- Power Production for Sites (Wind, Solar, Hydro-electric)
- Utility Substations
- Police Substations
- Security Checkpoints
- Small Outdoor Amphitheater
- Indoor Concert Clubs
- Arcades and youth entertainment activities



**Beloved Streets of America**  
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 St. Louis, MO 63112  
 www.BelovedStreets.org