

Topping Road Phase 2A Sidewalk Project



Photo 3: View Looking South From Topping Estates Dr. South

Location: Topping Road from Topping Estates Drive (S) to Old Colony Lane

Description: 5' wide sidewalk (west side), currently under design

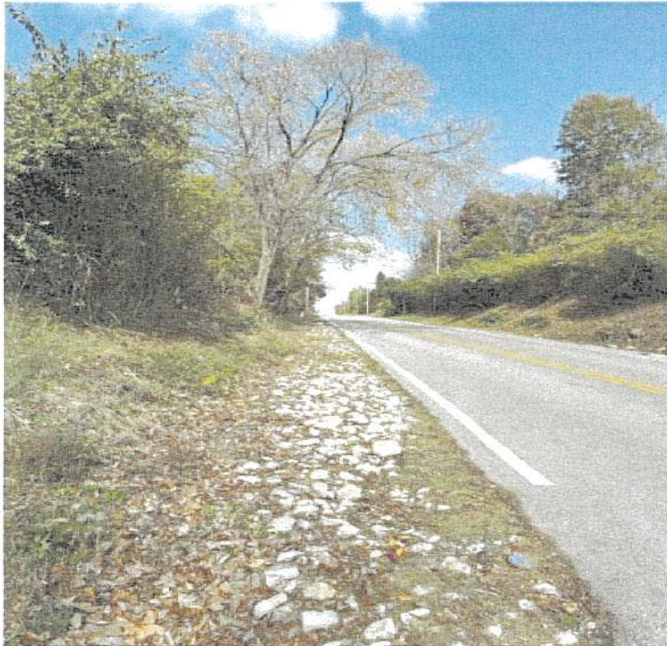
Cost Estimate: \$778,813

Funding: **Approved** for Transportation Alternatives (TAP) Grant - 50% reimbursement of construction costs only;

Federal funds awarded - \$315,233, City share - \$463,580

Schedule: Design completed; ROW acquisition completed; Construction - 2026

Topping Road Phase 2B Sidewalk Project



4: Looking North on Topping Road at Thornhill Intersection

Location: Topping Road from Old Colony Lane to Pingry Pl.

Description: 5' wide sidewalk (west side)

Cost Estimate: \$1,323,400

Potential Funding: Application for Transportation Alternatives Program (TAP) at 50% reimbursement was **rejected**. Recommend not submitting again and consider funding entirely with City funds –

Remaining design costs \$100,000; Estimated ROW costs \$40,000; Estimated construction costs \$1,183,400; Total cost remaining **\$1,323,400**

Schedule: Design is partially completed and budgeted for 2025, ROW acquisition – 2026/2027; Construction – 2028

Comments: The preliminary plan shows the need for 5 temporary construction easements

*Recommended Old Colony to Thornhill

Bopp Road Capital Project



6: BOPP ROAD AT FRONTENAC FOREST – LOOKING NORTH

Location: Bopp Road from the City Limits to Clayton Road

Description: Pavement Resurfacing, 8' multi-use trail (west side), 5' sidewalk (north side of Clayton Rd.), traffic signal improvements, stormwater improvements required by MSD

Cost Estimate: \$2,490,685;

(Design: \$245,000, ROW: \$40,000, Construction: \$2,205,685)

Funding: **Approved** for Surface Transportation Program (STP) at 65% reimbursement for design, ROW and construction costs; federal funds awarded - \$1,511,045, City share - \$979,640

Schedule: Design – 26/27, ROW – 2028; Construction – 2029; RFP for design after official approval of STP funding

Comments: 8' multi-use trail will replace a 4' wide sidewalk which is not ADA compliant and connect with the Clayton Road Trail.

The application would not have been successful without the multi-use trail. The trail is approximately 22% of the total project cost. The preliminary plan shows the need for 3 temporary construction easements.

Conway Road Sidewalk Project



Conway Road at Pebble Acres –
Looking West

Location: Conway Road infill between Maryville University and Mason Road

Description: 5' wide concrete sidewalk (south side completing gaps)

Cost Estimate: **\$838,000**, Design - \$90,000, ROW - \$25,000, Construction - \$723,000

Potential Funding: Transportation Alternatives Program (TAP), application by City; will submit at 65% reimbursement in 2025 for design, right-of-way and construction costs; projected federal funds awarded - \$510,900, City share - \$327,100

Schedule: Design - 2027, ROW acquisition - 2028/2029; Construction - 2030

Comments: We have been advised by St. Louis County that Conway Road is a **low priority** for sidewalk construction, and that the roadway is at least 10 years from needing a resurfacing.

The preliminary plan shows the need for 10 temporary construction easements. A permit from St. Louis County for this sidewalk construction will be required

The following are not in the long range plan:

Mason Road Sidewalk Project



Mason Road at Bramblewood –
Looking North

Location: Mason Road from Mason Estates Court to Conway Road

Description: 5' wide concrete sidewalk (west side completing gaps)

Cost Estimate: \$940,000, Design - \$110,000, ROW - \$20,000, Construction - \$810,000

Potential Funding: Surface Transportation program (STP), application by County likely submitted at 80% reimbursement for design, right-of-way and construction costs; projected City share - \$176,200

Schedule: Unknown at this time

Comments: We have been advised by St. Louis County that Mason Road is a high priority for sidewalk construction, and that the roadway will need a resurfacing in approximately 5 years. The preliminary plan shows the need for 4 temporary construction easements.

S. Woods Mill Road Sidewalk Project



S. Woods Mill at Cedar Springs –
Looking North

Location: S. Woods Mill Road from Manderleigh Woods Drive to S. Woods Mill Road

Description: 5' wide concrete sidewalk (west side)

Cost Estimate: Approximately \$425,000 - No detailed estimate at this time

Potential Funding: Transportation Alternatives Program (TAP), application by City at 80% reimbursement for design, right-of-way and construction

Schedule: Unknown at this time

Comments: \$100,000 has been paid by McBride for the development for this sidewalk construction. \$25,000 will be used for pre-planning and conceptual plan in 2025. Construction of the sidewalk must begin within 5 years of receipt of the contribution. A permit from MoDOT for this sidewalk construction will be required

*not in long range plan

Ballas Road Sidewalk Project



**Ballas Rd. at Ballas Ln. –
Looking North**

Location: Ballas Road from Des Peres City Limit to Clayton Road

Description: 6' wide concrete sidewalk (east side)

Cost Estimate: \$5,762,700, Design - \$727,700, ROW - \$277,500, Construction - \$4,365,900

Potential Funding: Transportation Alternatives Program (TAP), County or City may submit application at 80% reimbursement for design, right-of-way and construction

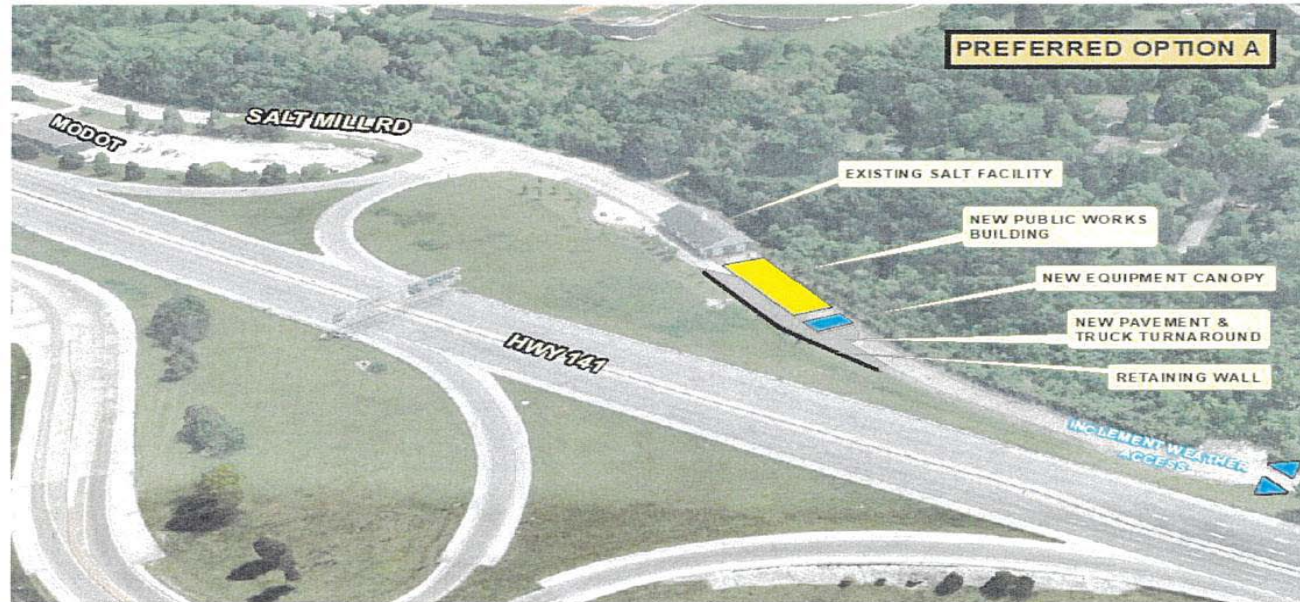
Schedule: Unknown at this time

Comments: We have been advised by St. Louis County that Ballas Road is a high priority for sidewalk construction, but the roadway itself is in good condition. The City's consultant's preliminary plan shows that a temporary construction easement will likely be required for all 24 affected property owners, and some permanent easements may be needed for MSD requirements.

*not in long range plan

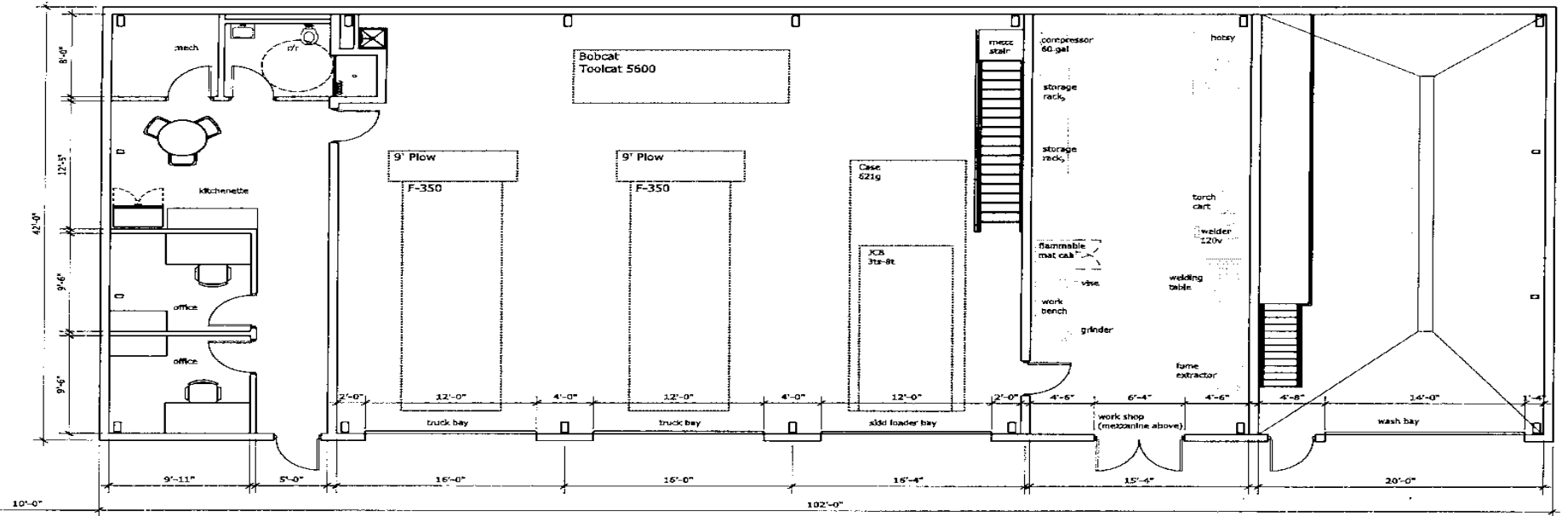


NAVIGATE
BUILDING SOLUTIONS



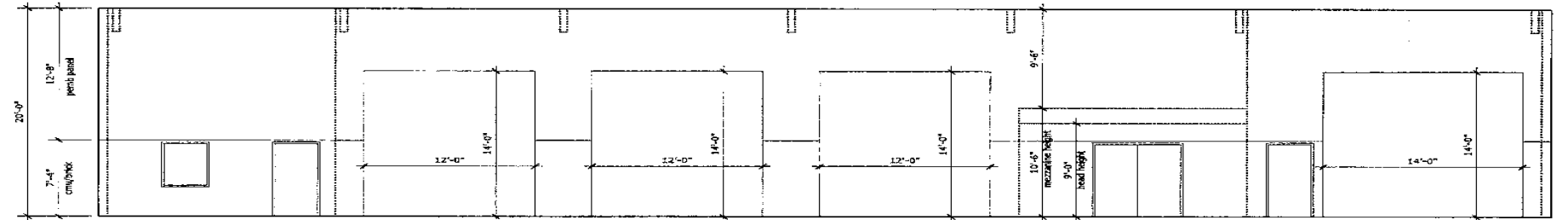
7/21/25 DRAFT

EXISTING BUILDING



NEW BUILDING FLOOR PLAN

1/8" = 1'-0"



NEW BUILDING ELEVATION

5/8" = 1'-0"