

APPENDIX I

Tending The Garden District

First Year Report



GARDEN DISTRICT



McRee Town

Shaw

Southwest Garden

Tiffany

You are invited
to attend the next

Public Meeting
May 16, 2000
7:00 pm

Monsanto Center
Missouri Botanical Garden
4500 Shaw Boulevard

GARDEN DISTRICT COMMISSION

Dear Garden District Neighbor:

It started with good ideas, developed over more than a year, offered by neighbors from four neighborhoods, neighbors committed to one another, neighbors with a common interest in ensuring their neighborhoods are safe, stable, and beautiful places to live.

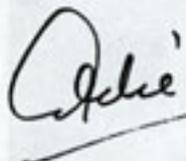
With the help of professionals, good ideas were turned into a plan. The plan reflects our best thinking on how, if we work together, we might look as a larger community, what vision is a shared vision among four distinctive neighborhoods.

Now a report on progress.

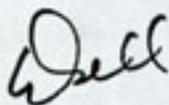
The first year challenge was a lot about "finding out." What does it take to transform 16 acres of McRee Town, on much of which now sits abandoned buildings? Into green space? New houses? Renovated houses? A community center that provides supervised activities for children? What does it cost? How do you make absolutely sure that no one currently living there is left behind? What are the steps along a ten-year path? Who's interested in helping us? How can we help each other?

As the report that follows reflects, a lot of the groundwork is in place. A lot is under way. Let's get together on May 16th and talk about what we have accomplished and the work ahead.

Sincerely yours,



Eddie Roth
President



Dell Breeland
Vice President

Edward M. Roth

President & Chairman
Shaw Resident.
Past President, Shaw Neighborhood
Improvement Association.

Rev. Ken Brown

Pastor, St. Margaret of Scotland Parish.

Kris Bryant

Southwest Garden Resident.

Darnetta Clinkscale

President, Tiffany
Neighborhood Association.

Freddie L. Dunlap

Tiffany Resident.
Past President, Tiffany
Neighborhood Association.

Barbara Gillespie

McRee Town Resident.

Darryl T. Jones

Shaw Resident.
State Housing Commission Member.
Board Member, MSD

Jonathan Kleinbard

Secretary & Treasurer
Shaw Resident.
Deputy Director,
Missouri Botanical Garden.

Sherril Koehm

Tiffany Resident.

John Merideth

Shaw Resident.
Past President, Shaw Neighborhood
Improvement Association.

George W. Robnett, Jr.

Executive Director
email grobjr@gateway.net

Rick Hunter

Community Development Coordinator
email rhunter@botmail.com

Dell Breeland

Vice President & Vice Chairman
McRee Town Resident.
President, McRee Town Association.

Patricia McDaniel

Shaw Resident.
Treasurer, Shaw Neighborhood
Improvement Association.

Juanita Nelson

Shaw Resident.

John Noecker

Shaw Resident.
Director, MMCRC (Tiffany).
Board Member, St. Margaret
Housing Corporation.

Dennis O'Connor, MD

SSM-Cardinal Glennon
Children's Hospital.

Pam Paffett

Southwest Garden Resident.

Lee Stoll

Former Shaw Resident.
CEO, Tenant St. Louis.

Rev. Elmer E. Wilson, Jr.

Pastor, Blaine Avenue Church of God.
Past President
McRee Town Association.

Floyd Wright

Southwest Garden Resident.
Retired School Teacher (30 years).
Area Commander, Operation
Brightside (10 years).

Garden District Commission

4069 Shenandoah Avenue
St. Louis, Missouri 63110
phone 314-776-6476
fax 314-776-6115

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Introduction

Tending a community is like tending a garden: the prosperity and regeneration of each depend on favorable climate, faithful cultivation, and fortifying nourishment.

On January 10, 1900, the Officers of the Missouri Botanical Garden reported to its Trustees that they were “unfortunately the possessors of many old and dilapidated buildings which demand considerable expenditure to keep them in rentable condition.”

The Trustees were told that “[m]uch of the revenue property... is located in the section near the river between Washington Avenue and Market Street, which at one time was the most valuable in the city, but the revenue from this property has been steadily declining for many years until the present rental is about one fourth of what it brought when purchased by Mr. Shaw.”

Against this portrait of decline at century’s end was a vision of regeneration during the new century to come:

The Botanical Garden’s Trustees were granted permission “to sell two tracts of land ... between Grand Avenue and Old Manchester Road [now Vandeventer Boulevard] and McRee and Flora Avenues embracing about 166 acres of valuable residence property which should, when improved, sell for at least \$1,500,000.”

The Garden transformed these “two tracts” of “valuable residence property” into a robust community bearing its patron’s name.

But Henry Shaw’s Neighborhood proved susceptible to the ebb and flow of modern urban life:

After the century’s midpoint, an interstate highway separated a part of

NEIGHBORHOOD GREENSPACE TO BE ENHANCED NEAR HIGHWAY 44

The Beautification Committee has been working with the four neighborhood organizations as well as the Missouri Department of Transportation (MoDOT) to see if the fences along Highway 44 by DeTonty and Lafayette streets could be moved closer to the highway itself. If such a plan is adopted, the Highway Department could then mow all the way to the curb and do a better job controlling the overgrowth by the fence and the Garden District would have access to the embankment for landscaping.

All of the overgrowth and stumps along where the fence is now would be removed with the help of the Forestry Department. The idea is to improve the curb appeal of the highway, benefiting all residents and especially those whose homes face the highway.

If the plan is approved by MoDOT and the four neighborhoods, the job could be completed this year. Special thanks go to Rep. Bob Hilgemann who arranged the meeting with MoDOT officials and neighborhood groups and Rep. Pat Dougherty who is providing additional support.

the community – now known as McRee Town and Tiffany – from the rest; Neglect and abandonment of the core of the part divided, like the Garden’s riverfront properties during the century before, yielded “dilapidated buildings which demand considerable expenditure.”

Now, at the dawn of a new century:
Regeneration.

This time the Botanical Garden's Trustees are joined by local communities of unprecedented energy and unity: the McRee Town, Shaw, Southwest Garden, and Tiffany Neighborhoods. Community and institutional leaders and everyday people from each neighborhood collaborated in the development of an ambitious, ten to twelve-year plan for securing their communities' collective future.

The plan's foundation – humanism, sustainability, diversity, and natural beauty – are values shared by the Botanical Garden and the communities that surround it.

The plan itself was the product of an open community process conducted over many months and supported by benefactors throughout the region. It has as its principal elements:

- Acquiring 16 acres bordered by Lafayette, Thurman, Folsom & 39th Streets, the heart of abandonment and neglect in the neighborhoods surrounding the Garden;
- Relocating into superior housing – ideally within the four neighborhoods – the modest number of families who live in the target area;
- Demolishing structures in the target area and replacing them with active and passive green space surrounded by 120 newly constructed homes whose design is in keeping with the historic urban community of which it is a part;
- Constructing and endowing a community center that provides supervised activities for the neighborhoods' children;
- Renovating existing housing and construction of in-fill housing north of Lafayette and west of Thurman;

- Developing and constructing street improvements – transforming them into "Greenways" – on the principal thoroughfares which link the four neighborhoods, including construction of monuments and markers which represent both the unity and separate identities of the four neighborhoods;
- Improving opportunities for primary and secondary education – public and private – within the four neighborhoods;
- Coordinating law enforcement and public safety within the four neighborhoods;
- Encouraging and promoting renovation and reduced density of housing in Shaw, Tiffany, and Southwest Garden;
- Promoting beautification, block by block, within the four neighborhoods.

The "Garden District" concept received early support one year ago from the region's leading philanthropic institution – The Danforth Foundation – which provided \$1.5 million in funding for use over five years to create an independent commission, governed by community volunteers, with the Missouri Botanical Garden serving as its fiscal agent.

Approximately one-third of these funds are devoted to hiring a full time staff and to meet ordinary administrative costs over five years.

The Commission hired as its Executive Director George Robnett, who has considerable experience in community development in the City of St. Louis and most recently served as housing coordinator for the McRee Town neighborhood.

Rick Hunter, a Shaw Neighborhood resident and recent graduate of St. Louis University, was hired to staff community coordination. Through a

GARDEN DISTRICT MARKER PLANNED

In recent months, the Beautification Committee has been working to select an architectural marker which would serve as a unifying identity for the four neighborhoods, while still recognizing their distinctiveness. The location for what may become a series of markers will be across from the new east bound exit ramp off I-44 on Vandeventer. This spot was chosen for its visibility for those entering the neighborhoods and because of the high amount of traffic. The committee is developing a landscaped "gateway pavilion" concept for the marker, which incorporates architectural elements from the historic, 1872 pavilion at 39th and Magnolia in Tower Grove Park.

grant received by St. Margaret's Housing Corporation, the Garden District Commission received its first year's office rent free of charge.

The remaining two thirds of the Danforth funds are allocated as seed money. These funds, when leveraged with other funds, are committed to execution of plan's initiatives, which will require expenditures estimated to exceed \$30 million.

Favorable Climate

They say in St. Louis, as in many other places, that everyone complains about the weather but nobody does anything about it.

Shrewd gardeners adapt to the climate and, as they also say, "make hay while the sun shines."

The sun is shining in and on the Garden District.

Strong Economy/Focus on Urban Revitalization.

The strongest sustained local and national economy in generations now happily coincides with an unprecedented regional focus on urban revitalization. And this focus locally has included the Garden District initiative.

Deputy Mayor for Development Michael Jones commented, "[i]t's interesting that [the Garden District Commission] decided to cast their bucket in the neighborhood that needs help the most. Lots of times, people pick the easiest one to do. In McRee Town, they picked the toughest to do. From my standpoint, they get four stars. You need people to step up and take responsibility for the hard stuff."

The City's Planning and Urban Design Agency reviewed the Garden District Plan, commenting on it most favorably (comments appear at pages 12-13).

Acting Director of Planning Donald Roe and his staff met with the Commission earlier this Spring, at one of the Commission's regularly scheduled open meetings.

They offered specific advice on how the City of St. Louis can assist with the Commission's efforts, including donation of land held by the Land Reutilization Authority (LRA), which is significant in the McRee Town target area.

Favorable climate for new stability in the Garden District is evident in other ways.

Homes in Shaw and Southwest Garden neighborhoods are fetching prices at unprecedented levels. Sales proceed at a brisk pace.

Renovation projects in Shaw, undertaken by St. Margaret's Housing Corporation and private developers, are coming into sharp focus, with work on some expected to begin within weeks.

Alderman Steve Conway has initiated an aggressive schedule of demolitions of abandoned buildings in McRee Town and has recently completed the construction of a park along Thurman Avenue in Shaw.

In sum, as the most ambitious aspects of the Garden District Plan are moving through the planning stages, the work of the neighborhoods' leaders and organizations is underway.

Community Unity/Patience.

The Garden District's four neighborhoods, well known for their robust, often passionate, activism and involvement in community affairs, have demonstrated unprecedented unity in the Garden District's deliberate and open approach.

The Commission is comprised of volunteers from each of the constituent neighborhoods, current and former officers of the neighborhoods' community associations as well as representatives from their religious, civic and business institutions.

The Commission's monthly meetings are regularly scheduled (second Saturday of each month, 8:15 a.m., Monsanto Center) and open to all.

The status and progress of the Garden District's initiatives are regular items on the agendas at each neighborhood

TENANT-LANDLORD SEMINAR SERIES

The Garden District commission is sponsoring a series of seminars that will focus on issues relevant to landlords and tenants. The first seminar was presented on tenant rights. Other topics will include:

- Lead Paint – what is and isn't safe and how to fix a problem
- Attracting, screening for, and keeping responsible tenants
- Strategies for effective property management
- Improving service you receive from your landlord

For information about seminar dates, times and places, call 776-7120

association; Commission members and staff attend regular neighborhood meetings and are available to attend special neighborhood meetings at any time.

Openness of this kind promotes the community patience, unity and involvement essential to the success of the Garden District Plan and its ambitious goals.

Institutional/Political Commitment.

The political and institutional commitment necessary to the Garden District plan's success is also a component of the favorable climate.

The Missouri Botanical Garden organized and obtained funding for the Garden District planning initiative. At the same time it changed the District's landscape in significant ways.

The Monsanto Center at Shaw and Vandeventer is a District landmark in

which all neighborhoods take pride. Adjacent commercial properties have been demolished, including the long-neglected apartment complex across the street from the Monsanto Center.

This work, including the installation of the I-44 on and off ramps at Vandeventer, enhances the neighborhoods' visibility and image in ways unimagined just a few years ago.

The Botanical Garden's prestige, of course, lends the neighborhoods' aspirations a new level of visibility in the financial, corporate, and philanthropic communities.

Senior Aldermen Steve Conway and Joe Roddy and State Representatives Pat Dougherty and Bob Hilgemann have been involved with the initiative since its inception.

Their help in forging consensus within their wards and districts and their sophisticated understanding of how to shepherd through plan elements requiring governmental support and approval, have been and will continue to be indispensable to the plan's success.

COLLABORATE ON GRANTS – TOGETHER WE'RE BETTER

Many neighborhood organizations seek grants large and small for worthy community projects. When writing your next grant, consider working with the Garden District Commission. A joint grant request, including your organization with the Garden District Commission, could lend strength to your application by identifying the project in the context of the larger Garden District effort.

Call Eddie Roth at 231-9600 or 772-0822 for more information.

Faithful Cultivation

During its first year of operation, the Garden District Commission has sought to take advantage of this favorable climate through faithful cultivation and tilling of the ground.

Feasibility of Acquisition/Relocation/Demolition.

The Garden District planning process yielded an ambitious vision for our communities, one that requires painstaking follow-up on matters of cost and feasibility.

As a community we understand the need to stimulate private investment in McRee Town, to transform the landscape into green space, new housing, a community center.

But what will it cost? What's the best way to go about getting it done?

The Garden District began its work by commissioning a study to help answer those questions. It revealed that the costs of property acquisition, first-class

relocation, and demolition of the properties in the target 16-acre area are on the order of \$8 million.

The Commission has begun the process of acquiring properties in the target area and is developing a relocation plan the highest priority of which is ensuring the dignity of and superior opportunities for affected families.

One-on-one meetings with affected households leading to relocations in significant numbers will not begin until 2001.

Housing Market Study.

The Garden District Commission also commissioned a preliminary market study of how new home construction would be received by potential purchasers. The study focused on employees of institutions within or in close proximity to the Garden District neighborhoods. It revealed substantial interest in new homes in the target area as well as in preexisting homes elsewhere in the Garden District.

Partnering on Community Center.

Among the visions for the Garden District plan that had the strongest consensus was the need to provide supervised activities for neighborhood children and to construct a center that could serve as a venue for community activities.

Early in the Garden District Commission's work, contact was made with Boys and Girls Clubs of America's national office and its celebrated local affiliate Herbert Hoover Boys and Girls Club. This contact has been followed up with regular discussions on how to import into the Garden District the best practices for a professionally operated community center that is attractive to and serves children from families of all walks of life.

The object is to create a built environment compatible with the surrounding residential neighborhoods.

The program operated in that environment must engage children in supervised activities calculated to promote their personal development and to forge new and better relationships among diverse families living throughout the District.

Developing Relationships with Home Builders.

The Garden District Commission has begun discussions with homebuilders with the financial capacity and track record to undertake the construction of new homes in the target area. The response has been uniform: "If you can put together the site, we can build and sell market rate homes."

Garden District Identity and Beautification.

The Commission formed a beautification committee, chaired by long-time Southwest Garden Neighborhood resident Floyd Wright and open to all interested residents throughout the District.

Two early projects of the committee concern beautification of the green space along the embankments of I-44 and developing Garden District identity through the design and construction of monuments at the District's entranceways.

The Garden District is also soliciting from each of the four neighborhoods smaller-scale beautification projects for which the Commission will provide funding in amounts of up to \$2,500.

Finally, Garden District, in collaboration with the Shaw, McRee, Tiffany and Southwest neighborhood associations, shall sponsor an early July 2000 gathering in the Garden District of hundreds of members of a Lutheran youth organization, who shall be performing beautification work in each of the four Garden District neighborhoods.

Primary and Secondary Schools in the Garden District.

Tending a community without cultivating educational opportunities for its children would be like tending a garden without providing nutrition for its emerging flora. For this reason, the Garden District Commission formed an Education Committee.

Chaired by commission member Kris Bryant, a longtime Southwest Garden resident, the Education Committee is open to all interested Garden District residents.

The Education Committee is developing an agenda that seeks to promote educational opportunities throughout the Garden District.

Among the issues being taken up are: use of the old Southwest High School for the benefit of Garden District residents; feasibility of constructing a new public middle school within the Garden District; balanced opportunities for traditional public, charter public, and private schools in the District; collaboration with the Missouri Botanical Garden for providing science and math curricula in Garden District private and public schools; increased set-aside for Garden District residents in Mullanphy Magnet School.

Ad Hoc Committee on Neighborhood Conditions.

Building on longstanding efforts in each of the Garden District Neighborhoods, a group of residents, the Garden District Commission staff, and other interested parties meet every other month with representatives of the City of St. Louis's Neighborhood Stabilization Team and the St. Louis Metropolitan Police Department's 3rd District to discuss coordination of resources and responses to problem properties identified in the Garden District.

GARDEN DISTRICT GARDEN CLUB DEBUTS

The Beautification Committee is sponsoring a Garden Club for the residents of the four neighborhoods that make up the Garden District. The club plans to work on a variety of public gardening projects, including some general upkeep of public spaces. In addition they hope to plan a series of informative, fun events. One such event will be to take a tour of some members' gardens and learn from what they have done. There is also interest in doing a variety of special landscaping projects and in starting a program that will involve children in gardening.

The group has already gotten started by attending some of the Gardening seminars being offered by the Botanical Garden. The next meeting will be held Sunday, May 12, at 4 p.m. at the Tiffany Park clubhouse (Spring and Blaine) in the Tiffany neighborhood. Call Floyd Wright at 771-3271 for more information.

Fortifying Nourishment

Even in the best of climates and notwithstanding the most faithful cultivation, every gardener knows that a garden's yield depends on fortifying nourishment.

For the Garden District initiative, fortifying nourishment means money.

It is an investment that is paid back, but not necessarily in kind.

Rather, it is an investment in people and community – a combined community whose population rivals a good-sized suburban municipality – whose pay-off is realization of the modern urban ideal of developing humanism, diversity, sustainability, opportunity, and stability.

The most remarkable local example of this kind of investment has been in the St. Margaret of Scotland Catholic Parish community. Four hundred families, most of modest or moderate means, raised over \$1 million primarily for the renovation of St. Margaret's School. This local commitment, when combined with a challenge grant of \$150,000 from the Kemper Foundation, will result in extraordinary improvements to the school's physical plant and educational opportunities, including a new technology lab.

The Garden District Commission is exploring the feasibility of raising substantial funds through a region-wide and national private and philanthropic giving campaign over the next two years to fund the Garden District initiative.

The funds would be used for the acquisition of the target site, the relocation of residents of the target area, demolition and preparation of the site for green space and new home construction, and construction and endowment of the community center.

Pending actual receipt of capital funds through philanthropic giving, and once the level and prospects of this funding come into sharper focus, the Garden District Commission shall seek interim financing, leveraging the Danforth Foundation Funding, to accelerate the pace of property acquisition and relocation in the target area.

By focusing on their shared aspirations – and envisioning themselves as a "Garden District" – the McRee, Shaw, Southwest Garden and Tiffany Neighborhoods, with the Missouri Botanical Garden at their center, are poised and committed as never before to fulfilling the promise originating a century ago.

HOW TO PROMPTLY OBTAIN UP TO \$2,500 FOR NEIGHBORHOOD IMPROVEMENT PROJECT

The Garden District Commission will be funding community improvement projects of up to \$2,500. The "Visible Improvements" initiative's purpose is just that: promoting visible improvement that can be enjoyed by the neighborhoods.

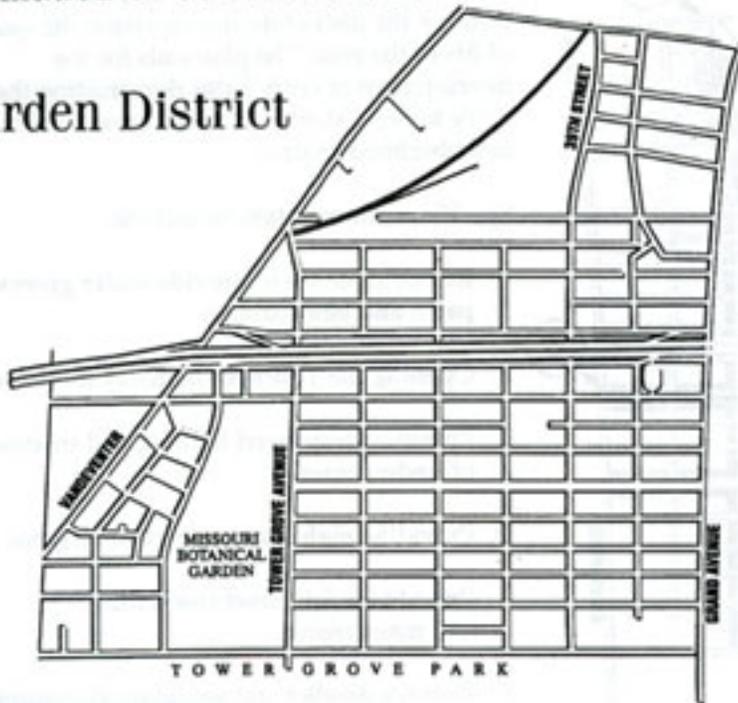
Proposals need only be in letter form, setting forth the project you have in mind, who will participate in its development, the name and phone number of the contact person, where the project will be located, an itemized budget (i.e. what is going to be purchased and how much it costs), when the project will commence and how it will be finished and maintained.

Send your proposals to the Garden District Commission, or drop it by our office, at 4069 Shenandoah, St. Louis, MO 63110

Plan highlights

Formation of Garden District

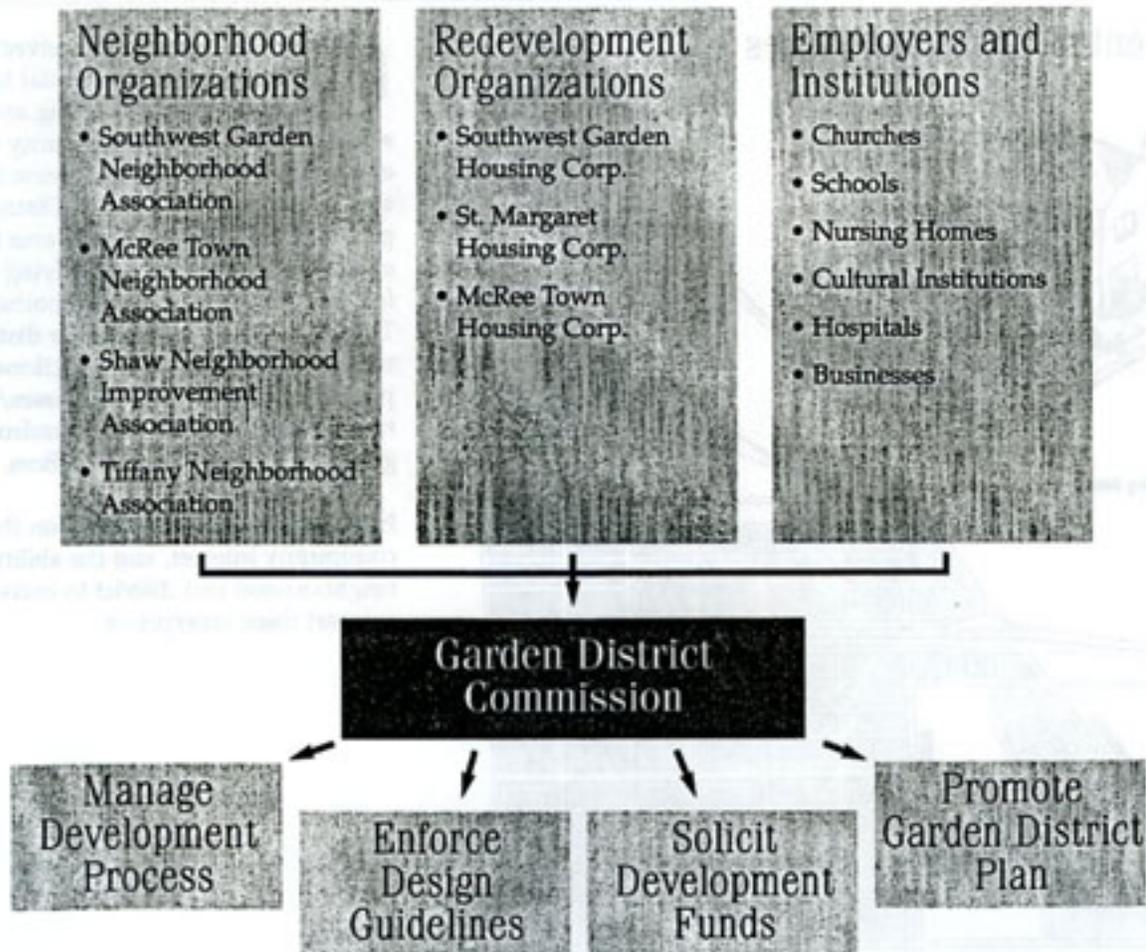
Garden District



Early in the planning process the four neighborhoods agreed to the formation of "The Garden District." The designation inspired a commitment among many neighborhood groups to double their efforts toward neighborhood beautification. More significantly, however, the designation indicated a willingness to work together toward the formation of a single plan for community improvement.

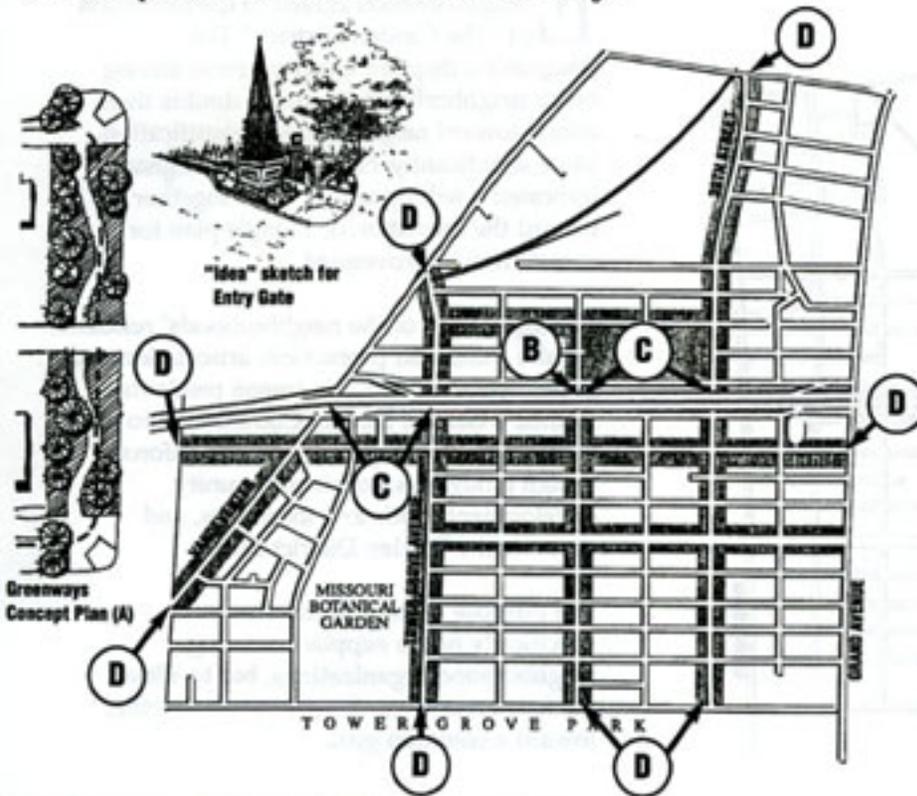
The aspirations of the neighborhoods' residents require continued promotion, articulation and implementation. For this reason residents formed a Garden District Commission to manage the development process, enforce design guidelines, solicit community development funds and incentives, and promote the Garden District Plan.

The purpose of the commission is specifically not to supplant existing neighborhood organizations, but to allow the four areas to continue to work together toward a common goal.



PLAN HIGHLIGHTS

Development of District Greenways

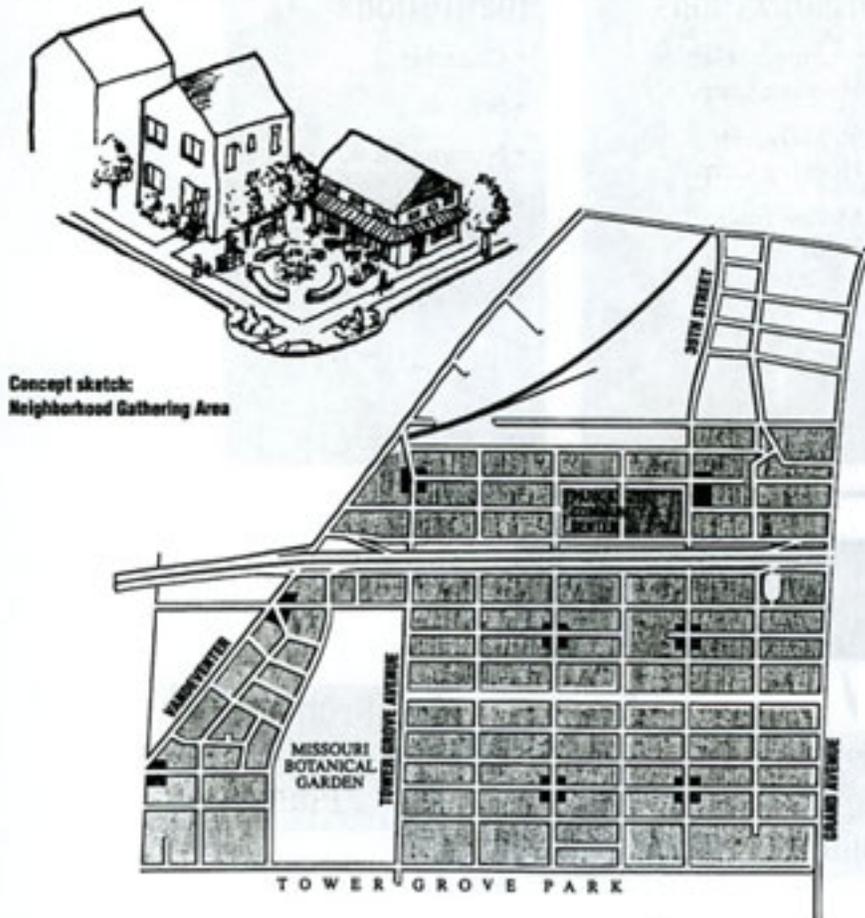


While the district currently has many beautiful residential streets, many feel that the approaches and primary street through the district do not represent the quality of life of the area. The plan calls for the development of entry gates demarcating the entry to the district and feeder streets linking neighborhood centers.

Specific recommendations include:

- A Removing lanes to provide wider greenway paths and landscaping.
- B Opening the Thurman highway underpass.
- C Providing improved lighting and treatment of underpasses.
- D Providing eight new district entry gates.
- E Provide for full street tree infill and maintenance.
- F Remove derelict and unsightly structures not scheduled for renovation.

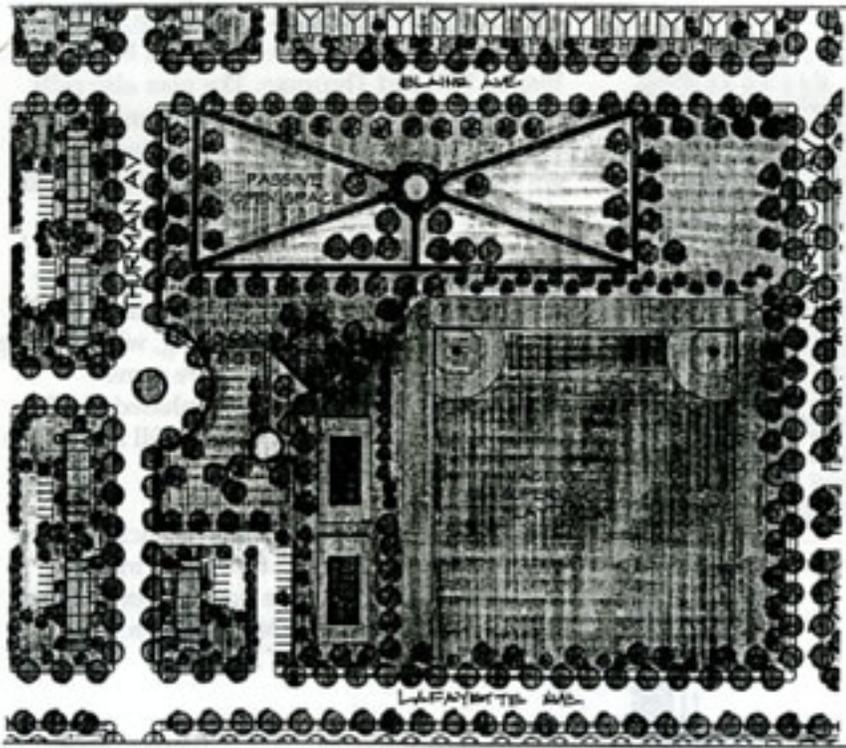
Development of Gathering Places



One of the greatest perceived advantages of city living is the potential for neighborhood gathering areas, where the sense of community and security can be encouraged through the increase in recognition and familiarity. The Garden District Plan provides a district gathering area in the center of McRee Town while identifying eight locations for the introduction of neighborhood amenities. These are linked by the major district feeder streets. A broad range of functions can serve this purpose, including coffee houses/bakeries, restaurants, playgrounds, laundromats, groceries and professional offices.

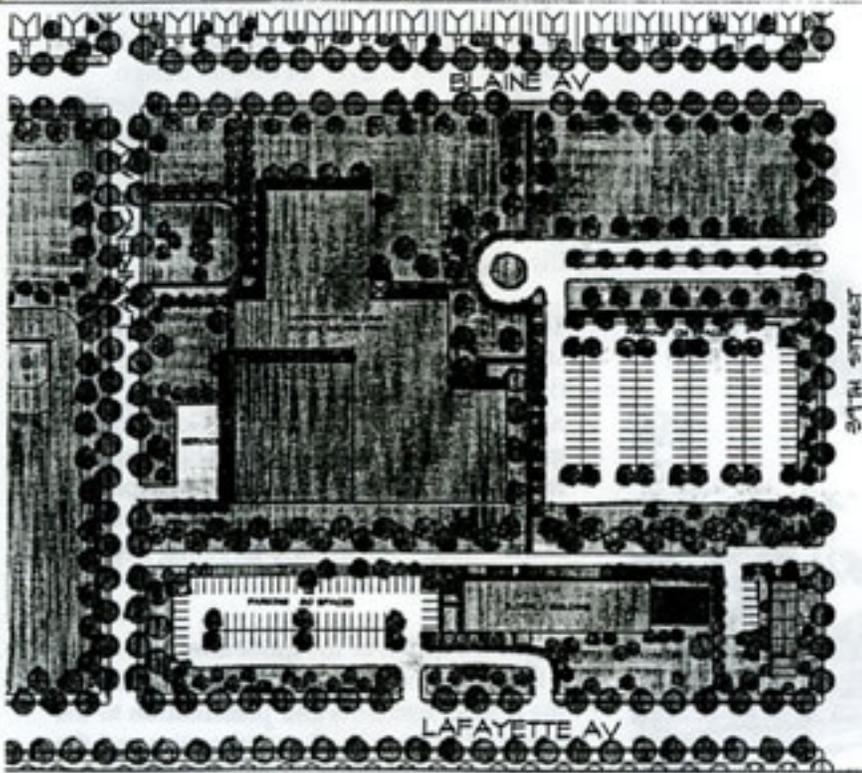
Implementation will depend on the level of community interest, and the ability of the neighborhood and district to encourage and support these enterprises

Active and Passive Greenspace in McRee Town



As a benefit to the entire district, and a stimulus to the proposed new housing, the plan calls for a 10 acre active and passive Greenspace in the center of McRee Town. The request for Greenspace was a consistently stated objective of the neighborhood, and the space is anticipated to add natural beauty, communal gathering and recreational opportunities.

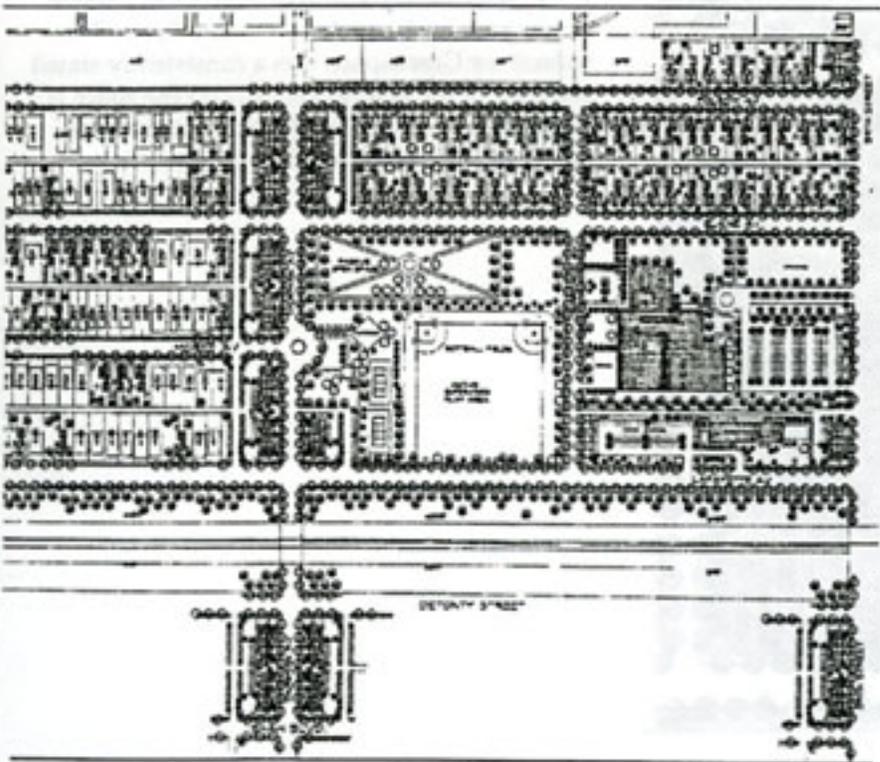
Development of District Recreation Center



As a further stimulus to stabilize neighborhoods and encourage families to live in the city, the plan participants expressed a strong interest in the development of a community recreation center. While it is believed that such a center will serve a population beyond the Garden District, the proposed location on 39th Street, adjacent to the Greenspace, will prove a major asset for the District.

Currently, the center is anticipated to be similar to other community recreational centers throughout the metropolitan area, a wellness center, counseling rooms and locker rooms.

McRee Town Revitalization



The neighborhood plan calls for approximately 125 new single family homes to be developed in McRee Town, half of which will be concentrated between Folsom, Blaine, 39th and Thurman. The plan also calls for 75 townhouse units and approximately 60 units of new elderly housing. The townhomes are purposely located on the feeder streets and will extend beyond Hwy 44 to Shaw.

This development is anticipated to be a major stabilizing strategy for the entire district area. The area identified for the housing, while having considerable vacancy will require some relocation, and the plan will be phased to allow for relocation in renovated and in-fill housing in McRee Town and Tiffany.

The first phase of implementation included creation of a development plan and market feasibility. Concurrently, a housing corporation has been established for McRee Town.

District Wide Design Guideline Development and Enforcement



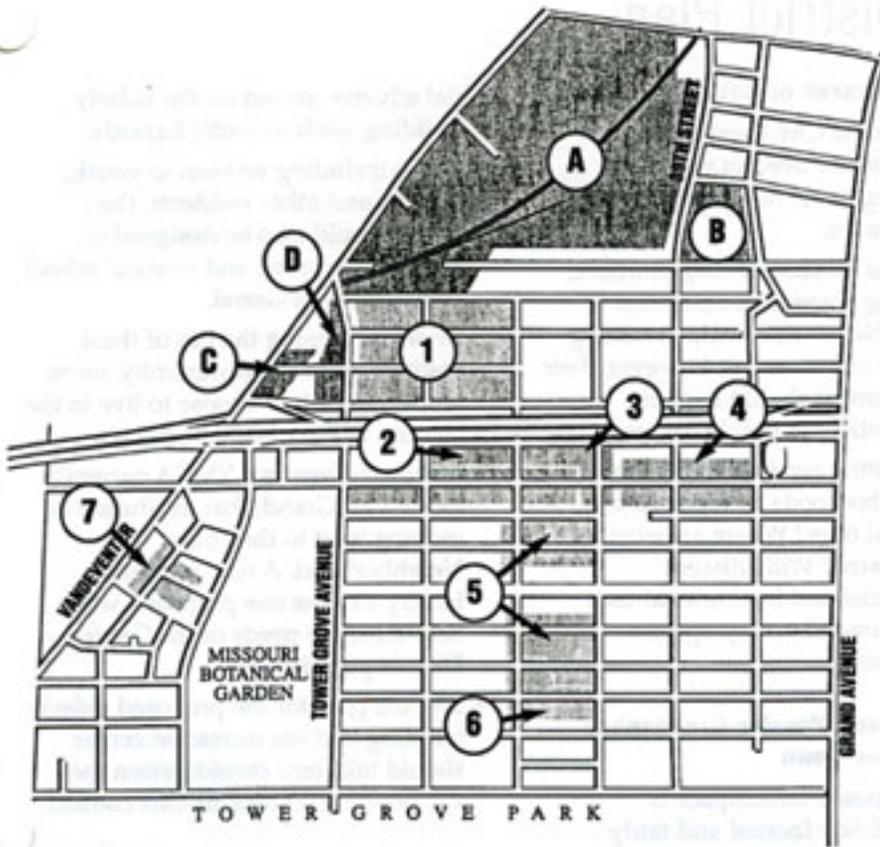
In keeping with the general objectives of preserving and upgrading the District's architectural quality, the plan calls for the development of over-all district design guidelines, directed primarily at residential properties. The review of existing guidelines revealed that the Shaw guidelines offered the best model for the district, and that current guidelines in McRee were too demanding, discouraging development.

The proposed guidelines reflect the residents' stated objectives of reducing density, preserving the historic character and maintaining an overall unified design appearance. Goals for the guideline program include establishing reasonable standards for new development and raising expectations for the standards of home maintenance, particularly targeting negligent absentee ownership.

Implementation of the guidelines will require a thorough professional review, acceptance by the district residents and presentation to the Board of Aldermen. City authorities and the Garden District Commission will share responsibility for enforcement.

PLAN HIGHLIGHTS

Conservation and Renovation



Neighborhood stabilization depends on the concerted effort of the community to reclaim derelict and abandoned properties. In the Garden District this relates both to residential areas and to industrial areas.

The District currently includes several successful, but under-funded housing corporations. The plan identifies seven zones where it is believed additional intervention will have the greatest effect on the overall neighborhood. The Garden District Commission has created a specific development plan for these areas, wherever possible working with existing established neighborhood organizations and housing corporations.

The District has a rich variety of industrially designated enterprise zones ready for an upgrade in use. The Garden District Commission will work with public and private sources to attract high-quality employment to these sites.

RESIDENTIAL

1: West McRee Town

- Major infill housing and housing renovation by McRee Housing Corporation.

2: 4100 Block DeTonty

- Two concepts under consideration
- Replacement housing
 - Open "passive" green space

3: DeTonty/Lawrence

- Target area in SNIA plan, St. Margaret Housing Corporation

4: Shaw Blvd Improvements

- Target area in SNIA plan. Objectives to renovate and lower density.

5: 4100 Blocks

- Target block for St. Margaret, dedensification and spot renovation.

6: 4000 Shenandoah

- Target block for St. Margaret including units on Thurman. General objective, renovation for home ownership.

7: Maury/Flora

- Renovation for lower density and owner occupancy by SW Garden Housing Corporation.

RETAIL AND INDUSTRIAL

A: Vandeventer/Chouteau Industrial Area

- Enterprise zone with general objective of seeking job creating uses.

B: Bi-State Site

- Garage has been removed. Brown field site for medical or education use.

C: Vandeventer/44

- Potential for highway services with new ramps. Also considered potential elementary school site.

D: Vandeventer/44

- One of the most potentially viable retail sites within the district as traffic continues to grow and neighborhood stabilizes.

St. Louis Planning & Urban Design Agency Comments on the Garden District Plan

1. Formation of the Garden District

- Stakeholders involved in the Garden District planning process are inclusive.
- Stated purpose of the Garden District Commission is clear and appropriate.
- The use of Danforth Foundation funding for the planning process has set a precedent for greater reliance on private funding.

2. Development of District Greenways

- Opening of Thurman Avenue /Highway I-44 underpass should be coupled with additional security measures, e.g. police patrol or monitoring. Police Department should be involved in review.
- Removal of lanes on Vandeventer to provide wider greenway paths and landscaping may be impractical, due to heavy industrial traffic.
- Streets Department should be involved in reviewing and commenting on this recommendation.
- Private funding, bond issue or general revenue funds should be used for demolition of any derelict structures, due to the greater restrictions on the use of federal funds and the historic district standing of these neighborhoods.
- Commercial buildings along the rights of way are defined as contributing buildings in the historic district designations; an alternative to demolition would be to rehabilitate them for high-end residential use.
- Entry gates should be at appropriate height and street corner locations that won't block sight distance for oncoming vehicles and should be designed within the historic district guidelines to be aesthetically compatible with the historic architecture.

3. Development of Gathering Places

- Appropriate City Departments should be involved in decisions regarding street furniture and maintenance.
- Proposed location of neighborhood gathering places and amenities is reasonable because within walking distance of residences; however, their establishment should happen incrementally to build patronage.
- Will existing service establishments in neighborhoods be replaced by proposed ones? Where are existing ones located? Will adjacent commercial and institutional uses be encouraged to stay open in the evening?

4. Active and Passive Greenspace in McRee Town

- The proposed Greenspace is appropriately located and fairly accessible for the community. It does not compete with the Missouri Botanical Garden or Tower Grove Park which also serve residents in the southern and western portions of the Garden District.
- Type of uses proposed in Greenspace is compatible with residential uses nearby.
- Size of Greenspace is of community scale and suitable.
- Physical relationship between uses within Greenspace and the proposed recreation center is appropriate.

5. Development of District Recreation Center

- Recreation Center should be planned to include services to the residents of the proposed elderly building.
- Creating walkways and increasing landscape buffer would enhance access from the elderly building.
- Design of the new street shown on map adjacent to the recreation center should be evaluated, to avoid poten-

tial adverse impact on the elderly building, such as traffic hazards.

- While including services to youth, elderly, and other residents, the facility could also be designed to appeal to hospital and medical school community on Grand.
- By strengthening the ties of these institutions to the community, more employees might choose to live in the Garden District Neighborhoods.
- Although there is a YMCA currently located on Grand, that institution is moving west to the Hill Neighborhood. A new recreation facility like the one proposed will help meet the needs of the Garden District population.
- The site plan for the proposed elderly building and the recreation center should take into consideration the surrounding historic district context.

6. McCree Town Revitalization

- Creation of a development plan for McRee Town is crucial to the Garden District Plan.
- The degree of decay in this area is extreme; the decision to relocate remaining residents to safer housing in the District is appropriate.
- Map shows 50 new houses in a concentrated area. Provide information about the location of the other 50 new proposed houses.
- Plan should address the condition of the remaining housing, which could adversely affect the marketability of the new, infill houses.
- Current use(s) of the area north of Folsom is industrial; potential new subdivision site may be incompatible with existing industrial use. At a minimum, a significant buffer should be incorporated into the plan and the street pattern should be such that truck traffic and residential traffic are segregated.

- The proposed market study will help clarify whether the proposed townhouses are feasible. The study should also address the potentially significant expense involved in possible relocation of some commercial property owners.
- While the townhouses might visually unite the two neighborhoods, the proposed market study should also address the proximity to Highway 44 and its prominent underpasses, a potentially divisive neighborhood issue.
- The potential number of demolitions within the North I-44/Tiffany National Register District should be identified as soon as possible, in order to reconcile this need with the requirements of the Historic District designation. Losing historic district status would mean residents and developers could not make use of the State and Federal Tax Credits for Historic Preservation. These tax credits will be very helpful in closing the funding gaps for rehabilitation of existing buildings in both McRee Town and Shaw Neighborhoods, and CDA and Planning and Urban Design Agency staff can assist with tax credit applications.
- Private funding, bond issue or general revenue funds should be used for any demolitions, due to the greater restrictions on the use of federal funds.

7. District Wide Design Guideline Development and Enforcement

- Proposed specific changes to the design guidelines will need input from Cultural Resources Staff (formerly Heritage and Urban Design), as well as the community Southwest Garden Neighborhood can be included in a Design Review District without being designated a Historic District. However, listing the area in the National Register of Historic Places would help fund

expensive conversions of high density buildings into homeowner townhouses and condominiums by providing tax credit dollars. Unified guidelines for the entire District should be developed and incorporated into redevelopment plans and other development-related ordinances to encourage consistent standards.

- Site design criteria, such as front setbacks and landscaping, should be specified in the guidelines.

8. Conservation and Renovation:

A. Residential

- West McRee Town infill and renovation will be critical to the success of the overall plan. Careful evaluation of staffing and goals of the proposed McRee Housing Corporation will be important.
- 4100 Block DeTonty is a key target area for the Shaw Neighborhood. Deciding on replacement housing or green space should be a joint decision of neighborhood and Garden District Commission to enhance cooperation on design and goal-setting. The marketability of any future housing should be taken into consideration, given the site's relationship to I-44.
- DeTonty/Lawrence is part of the previous target area. Recommend omitting this as a separate item.
- Shaw Blvd Improvements is an important ongoing goal. Selected buildings have been renovated over the past few years as a part of the program called "Gateway to Shaw".
- 4100 Blocks are identified for renovation and lowering density through conversion of multi-family buildings wherever possible. By targeting the 4100 blocks, more impact will be seen in the short term.
- 4000 Shenandoah is a critical target block for the Shaw Neighborhood, as its condition is much worse than other blocks.

- Maury/Flora is the area west of the Garden, targeted because of its high density rental units and absentee ownership. This is an area needing concentrated planning efforts, code enforcement, and rehabilitation.

B. Retail and Industrial

- Vandeventer/Chouteau Industrial Area is an established use; current business owners should be informed of benefits from Enterprise Zone, so that area remains stable and offers employment opportunities to residents.
- Bi-State Site can be an important enhancement to the medical and/or educational institutions. The impact of development here will be felt in Tiffany chiefly and should be a stabilizing force.
- Vandeventer/44 has new highway ramps and therefore retail potential. A market study to assess the value of retail uses and highway services should be conducted, as recommended. Suggestion of a potential elementary school is problematic: although convenient to the highway, the site is remote from residential neighborhoods and from proposed Recreation Center, Tower Grove Park, and Missouri Botanical Garden. Walking to school might not be practical or safe. Highway noise would add to problems for schools. Recognizing there are several historic schools currently in use in the neighborhood, the need for additional schools should be carefully examined.

Home Fair May 20

Tactics for the Successful Homeowner

- How to buy a home
- Improving your property
- Landscaping & gardening
- Safety inside & out.

Saturday, May 20, 2000
 10 am to 4 pm
 Missouri Botanical Garden
 Ridgway Center
 4344 Shaw Blvd

For more information
 call 314-776-6476.

HOME FAIR



Next Commission Meeting May 16

You are invited
 to attend the next

Public Meeting
May 16, 2000
7:00 pm

Monsanto Center
 Missouri Botanical Garden
 4500 Shaw Boulevard

TENTATIVE AGENDA FOR MAY 16TH MEETING

The Garden District Commission
 Agenda for May 16th shall include:

Introduction of Captain Dave Heath,
 newly appointed District Commander of
 the Third District, St. Louis Metropolitan
 Police Department

Presentations by Aldermen
 Steve Conway and Joe Roddy on
 status of neighborhood projects

Discussion of Tax Increment Financing
 (TIF) to fund infrastructure improvements

Open Questions and Answers on the
 Status of Garden District Initiative

Garden District Commission • PO Box 299 • St. Louis, MO 63166-0299

McRee Town

Shaw

Southwest Garden

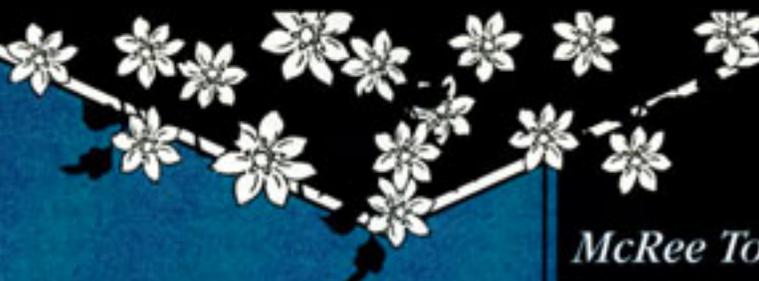
Tiffany

Nonprofit Org.
 US Postage
 PAID
 St. Louis, MO
 Permit No. 3566

The Garden
District Plan:
Third Report to
the Community
District-wide Improvements &
McRee Town
Redevelopment Plan



GARDEN DISTRICT



McRee Town

Shaw

Southwest Garden

Tiffany

You are invited
to attend the next
Public Meeting
August 14, 2001
7:00 pm

Monsanto Center
Missouri Botanical Garden
4500 Shaw Boulevard

Letter from the Commission

Dear Garden District Neighbor,

We are writing to bring you up to date on our plan to strengthen and revitalize the communities in the Garden District as mixed-income, stable, diverse neighborhoods. We've been presenting this report to neighborhood organization meetings in Shaw, McRee Town, Tiffany and Southwest Garden. We hope that as many of you as possible will attend a Garden District-wide meeting at 7 p.m., August 14 in the Monsanto Center, 4500 Shaw Boulevard.

We have faced many challenges and we will face many more in the months ahead in implementing the plan that so many of you participated in forming. We have had to recommend some changes to make it viable and to meet our goals, but it is basically the same plan on which there was consensus two years ago.

Neighborhood Programs

At the same time, the Garden District Commission has undertaken, supported, or stimulated a number of other projects in the Shaw, Tiffany, Southwest Garden and McRee Town neighborhoods. There has been broad engagement in these efforts that range from beautification to education to increased communication with and focus on crime prevention and property stabilization. We are grateful for the participation and cooperation of our neighborhood organizations and institutions and for your criticisms and suggestions, which have helped us shape our vision.

We are not taking credit for any of this. Other persons and other groups initiated many projects, and certainly none of what we have tried to accomplish would be possible without your participation.

Planning Document

The major part of this report will address the planning document, which the McRee Town Redevelopment Corporation, with our support, is submitting to the Board of Aldermen through Aldermen Steve Conway and Joe Roddy. The ordinance that results will provide condemnation authority for the sixteen acres of McRee Town between 39th Street and Thurman, Lafayette to Folsom. West of Thurman, the ordinance will cover some site-specific areas, excluding owner occupied properties maintained in good condition and up to all the City's codes, as well as other properties that meet the same criteria.

We are committed to a relocation policy that uses the Federal Urban Relocation Standards as the minimum standard and to addressing each household's needs individually. Members of the McRee Town Redevelopment Corporation have agreed to serve as an advisory committee and review panel for any affected resident. Each household will have personal visits from the firm and social service agencies we retain to perform this task.

It is our hope that any family that wishes to remain in McRee Town or in other areas of the Garden District will be able to do so, depending on the availability of suitable housing for

them. The federal standards set a very high minimum for relocation, enough that a family or individual will have great flexibility in making a decision of where to relocate. The firm we retain will assist in that relocation, and, as we indicated, there will be a community taskforce to address questions and complaints.

Redevelopment Objectives

Take a look at the outline for the redevelopment objectives for McRee Town. The two-year community-based planning process made this the highest priority for the Garden District. Another change you'll see is that the proposed housing for older persons also has been moved from where it was sited in the original document. This project will depend on financing we have yet to identify.

Remember, our commitment is to join with you to rebuild strong, mixed-income communities with a high proportion of owner-occupied housing. We believe building new housing of high quality will determine the future and destiny of our neighborhoods.

Sincerely,



Dell Breeland
President



Darryl T. Jones
Vice-President

Garden District Commission

The Garden District Commission is a not-for-profit corporation established to help stabilize and strengthen the Shaw, McRee Town, Tiffany and Southwest Garden neighborhoods. It is also intended to provide services to organizations and institutions within these neighborhoods as part of a planned approach to neighborhood stabilization and improvement.

The Garden District Commission board members are volunteers who serve one, two and three year terms, with their successors appointed by the remaining board. Neighborhood residents who wish to nominate future board members should contact any current board member.

The Commissioners

T Breeland

President
McRee Town Resident
Chair, McRee Town
Redevelopment Corp.
President, McRee Town
Neighborhood Association

Reverend Kenneth Brown (on leave)
Shaw Resident
Pastor, St. Margaret's of Scotland Parish

Darnetta Clinkscale
Tiffany Resident
President,
Tiffany Neighborhood Association

Carey Cunningham
Southwest Garden Resident

Alvin Darden
McRee Town Resident
Board Member, McRee Town
Redevelopment Corp.

Freddie Dunlap
Tiffany Resident
Past President,
Tiffany Neighborhood Association

Leslie Hammons
Shaw Resident

Crystal Haynes
Chief Operation Officer,
Tenet- St. Louis University Hospital

Bob Herleth
Shaw Resident
Vice President, A.G. Edwards & Sons

Elder Eric Jackson
Pastor, Christian Care
Fellowship Church
Board Member, McRee Town
Redevelopment Corp.

Darryl T. Jones
Vice President
Shaw Resident

Jonathan Kleinbard
Treasurer
Shaw Resident
Board Member, McRee Town
Redevelopment Corp.

Sherri Koehm
2nd Vice President
Tiffany Resident

Patricia McDaniel
Assistant Treasurer
Shaw Resident

John Merideth
Secretary
Shaw Resident
Past President, Shaw Neighborhood
Improvement Association

John Noecker
Shaw Resident
Director, Midtown Medical
Redevelopment Corporation
Board Member,
McRee Town Redevelopment Corp.

Dennis O'Connor, M.D.
SSM-Cardinal Glennon
Children's Hospital

Pam Paffett
Southwest Garden Resident

Doris Reynolds-Johnson
Shaw Resident

Reverend Elmer E. Wilson, Jr.
Parliamentarian
McRee Town Resident
Pastor, Blaine Avenue Church of God
Board Member, McRee Town
Redevelopment Corp.
Past President, McRee Town
Neighborhood Association

Floyd Wright
Southwest Garden Resident
President, Southwest Garden
Property Owners Association
Member, Southwest Garden
Neighborhood Association

The Staff

George W. Robnett, Jr.
Executive Director
email: grobnett@netzero.net

Rick Hunter
Community Development Coordinator
email: hunterrd@slu.edu

4069 Shenandoah Avenue
St. Louis, Missouri 63110
phone 314-776-6476
fax 314-776-6115

Report from the Executive Director



I will highlight here some of our accomplishments. Most of this is covered in greater detail elsewhere in this report. I urge all of you to come to the annual discussion meeting to talk about the plan and the next steps we will be taking. If you have any questions, please call - 776-6476.

As many of you know, there is a McRee Town Redevelopment Corporation made up largely of members of the Garden District Commission who live in McRee Town, with a few outside members. The McRee Town Redevelopment Corporation has submitted the redevelopment plan for the McRee Town neighborhood to the City of St. Louis for its review and consideration. The plan is based on the 18 months of community-based planning our four neighborhoods undertook together, refinements proposed by the Garden District Commission and a review by Development Strategies, Inc. and other consultants to ensure that the plan is financially viable. We presented the final version at neighborhood association meetings and other public sessions in the past six weeks. We have a plan, I believe, that we can implement. The objectives of the communities to lower density, create a higher proportion of owner-occupied housing and, in the end, to have sustainable mixed-income, diverse Garden District neighborhoods are achievable.

Let me outline other actions and initiatives:

Property Acquisition:

Garden District Commission has acquired in excess of 100 properties in the McRee Town neighborhood for either demolition or renovation.

The Commission has an option contract with the Land Reutilization Authority for acquisition of seventy properties in the McRee Town neighborhood.

The Commission acquired four properties in the Shaw neighborhood for renovation and/or conversion to owner-occupied housing and is negotiating the acquisition of numerous other properties.

The Commission is acquiring properties in the Tiffany neighborhood for rehabilitation for single-family homeownership as well.

The Commission continues to pursue acquisition of problem properties to assist in the stabilization and possible creation of more owner-occupied housing throughout the Garden District neighborhoods.

Property Demolition:

Numerous properties within the McRee Town neighborhood which created potential public safety hazards have been demolished by the City. Many more are scheduled for demolition by the Land Reutilization Authority.

The Commission is to initiate demolition within the McRee Town neighborhood within the next sixty days.



4056 McRee Avenue

Developer:

The Commission has entered into a Letter of Intent with The Jones Company as the primary developer of new construction in the McRee Town neighborhood.

The Commission is determined to use minority and women-owned businesses as a high priority to develop and/or serve as subcontractors where possible. Any agreement with The Jones Company about its portion of work will establish such standards as criteria, as it will with any parcel agreement elsewhere in the revitalization program.

Beautification Grants/Projects:

The Commission has awarded in excess of \$14,000 in the year 2000 for beautification projects throughout the Garden District neighborhoods and in excess of \$5,000 for the 1st quarter 2001.

Garden District Markers are being planned for various locations throughout the four neighborhoods.

AD-Hoc Committee on Neighborhood Conditions:

A committee of residents from the four neighborhoods meets with the 3rd District Police Department on a bi-monthly basis to discuss crime and related issues affecting residents. With the overall objective to stop crime before it occurs.

Education Committee:

Carey Cunningham, a resident of Southwest Garden and a teacher at Mullanphy School, has breathed new life into the Commission's Education Committee as its chairman. This comes at a time of assurances from the St. Louis Public Schools of a set aside program for neighborhood children at Mullanphy and the development of a plan to cluster the other schools serving the four neighborhoods.

Community Interest**Events and Seminars:**

The Commission continues its series of community interest events and seminars during 2001. Some of the upcoming events include:

- Homeownership Seminars
- Tenant Rights Seminars
- Landlord Rights and Effective Property Management Techniques
- Lead Base Paint Testing
- Home Improvement Programs

For more details on these events and others please call 776-6476.

Miscellaneous:

The Commission has engaged Covenant House Garden Rangers to provide some lawn maintenance and landscaping. A program designed and run by youth participants of Covenant House of Missouri.

The Commission is working with employers, including the Garden, to initiate Employee Assisted Housing Programs focused on creating homeownership in the four neighborhoods.

The Commission has held a number of discussions with representatives of Forest Park Southeast to seek areas where the communities could collaborate on various projects, including schooling, youth activities, and the redesign and renovation of Tower Grove Avenue.

We are half way in our efforts to finance the initial phases of acquisition, relocation and site development of the project in McRee Town:

Missouri Botanical Garden was awarded \$2.85 million in a Neighborhood Initiative Grant from the Department of Housing and Urban Development to assist with the revitalization of McRee Town through the initiative of Senator "Kit" Bond.

Missouri Botanical Garden Board of Trustees allocated up to \$3 million to assist the Garden District Commission with implementation of its plan to stabilize the four neighborhoods which comprise the Garden District.

The City of St. Louis has committed \$3 million over the next four fiscal years for the same purpose.

Earlier, the Danforth Foundation provided a grant of \$1.5 million to the Missouri Botanical Garden to establish the Commission and implement the plan.

Everyone is invited to attend the Garden District Commission business meetings held on the second Saturday of each month at 8:15 a.m. in the Monsanto Center, 4500 Shaw Boulevard.

Most importantly, come to the open public discussion meeting at 7 p.m., Tuesday, August 14 at the Monsanto Center, 4500 Shaw Boulevard.



George Robnett
Executive Director

McRee Town Redevelopment Area



Community Support

Beautification Projects

Over the past two years, the Garden District Commission has supported a number of projects in all four neighborhoods. Our Beautification Committee, chaired by Floyd Wright, is broadly representative of all four neighborhoods.

Look around you.

Last summer, we provided funds and volunteers to work with all the neighborhood organizations with beautification and clean-up projects performed by Lutheran youths and Washington University students.

Our former president, Eddie Roth, advocated many of these projects, including the printing of neighborhood meeting signs.

Also provided startup funds for Covenant House's Garden Rangers.

In Tiffany, we helped with the landscaping of Tiffany Park. In Shaw, landscaping of the 4200 Botanical cul-de-sac, the Thurman/Shaw Garden project, and the Cleveland Place Garden in Southwest Garden.

Also, in Shaw we've provided the fence for the rear of the Cleveland / Shenandoah Park lot, landscaping for the 3600 block Cleveland cul-de-sac, and the restoration of the storefront window for Bicycle Works.

While not quite a beautification project, we've provided bridge support for the Southwest Garden police substation on Maury.

Education

In addition to the Garden School, the charter school that is being planned by a committee of residents, the Commission has been meeting with St. Louis Public School officials to obtain a set aside at the Brian Mullanphy Magnet School for children from the Garden District neighborhoods.

At present, less than 5 per cent of the children in the school come from our neighborhoods. We have been informed that the public schools have agreed to increase this by 5 per cent in each of the next seven years until it reaches 35 percent. As many of you know, the Missouri Botanical Garden is under contract with the Board of Education to provide programs in science, ecological and environmental education at Mullanphy.

In addition, we have proposed clustering the other primary schools to which children from the Garden District are bussed in a coherent program for all of them. We have also discussed the catchment area and programming of Southwest High School when it is reopened, planned for the autumn of 2003.

We have sought a cooperative relationship with the Forest Park Southeast Garden community and McCormack Baron on the reopening of the Adams School and its community center so that it might serve our children as well.

Transition

The Garden District Commission elected new leaders this year. Dell Breeland, a long-time resident of McRee Town, became President and Daryl T. Jones, a Shaw resident, Vice-President.

The Commission honored Eddie Roth, founding president, for two years of

determined, dedicated service, acknowledging his long-term contribution to community life in the City of St. Louis and his concern for fairness.

Other officers of the Commission are Sherri Koehm, Tiffany, Second Vice-President; John Merideth, Shaw, Secretary; Jonathan Kleinbard, Shaw, Treasurer; Pat McDaniel, Assistant Treasurer; the Rev. Elmer Wilson, McRee Town, Parliamentarian.

Tower Grove Avenue

The Washington University Medical School and the Missouri Botanical Garden funded a planning exercise that considered ways of making Tower Grove Avenue from I-40 to I-44 an attractive entryway to Forest Park Southeast, McRee Town and Shaw.

This project is especially important now since the Tower Grove Avenue access and bridge is scheduled to be the initial project for the I-40 renovation, planned to begin 2003.

McRee Town Redevelopment Corporation

The McRee Town Redevelopment Corporation elected Dell Breeland President. Other members are Mr. Alvin Darden, McRee Town; the Rev. Eric Jackson and Carol Jackson of the Christian Care Fellowship Church; Jonathan Kleinbard, Shaw; John Noecker, Shaw; George Robnett, Executive Director of the Garden District Commission; the Rev. Elmer Wilson, of the Blaine Avenue Church of God.

The Corporation will implement the redevelopment plan, referring policy recommendations for approval to the Garden District Commission, which retains oversight responsibility for the program.

Summary of McRee Town Redevelopment Plan

The following summary provides a brief overview of existing conditions, redevelopment objectives, development program and implementation strategy for the proposed McRee Redevelopment Area. The Area contains approximately 90 acres (including street and alley rights-of-way) in a 14 city block area bounded by Folsom Avenue, 39th Street, Lafayette Avenue, and Vandeventer Avenue.

REDEVELOPMENT OBJECTIVES

The following objectives were established for the Redevelopment Area:

- Assemble land to create new opportunities for investment in the area.
- Retain and reinforce existing owner-occupied residential units where feasible.
- Create opportunities for new owner-occupied single-family residential units (attached and detached).
- Incorporate a component of affordable housing for existing and new residents.
- Provide an opportunity for new elderly housing.
- Retain and reinforce existing viable businesses.
- Create opportunities for the construction of new office and research & development facilities in the western portion of the Redevelopment Area.
- Enhance the visual image of the Redevelopment Area.

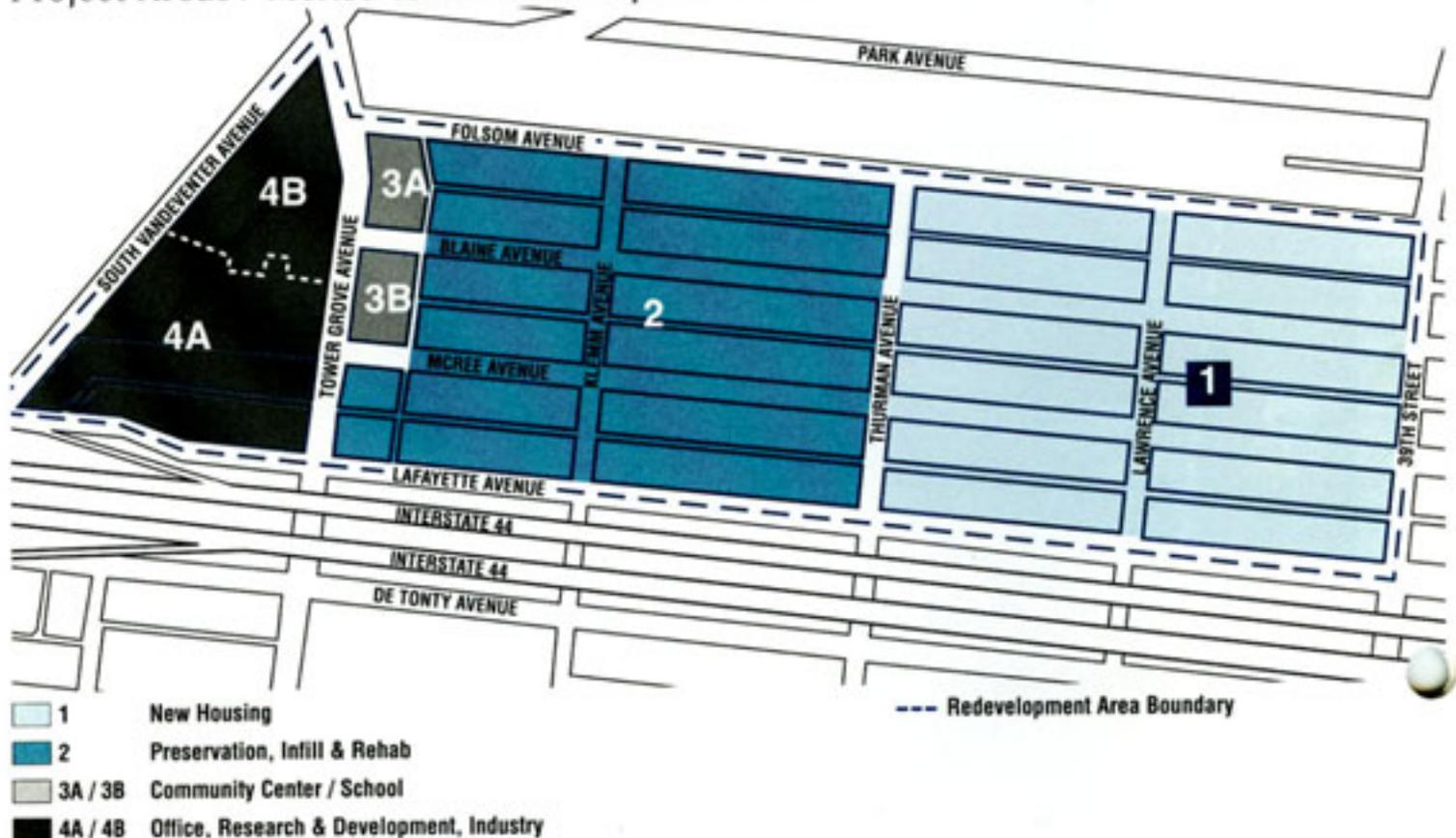
PROPOSED DEVELOPMENT PROGRAM FOR McREE TOWN

The proposed development program for McRee Town emphasizes residential rehabilitation and new construction to the east of Tower Grove Avenue and business/manufacturing/research facilities to the west of Tower Grove Avenue. Additional detail regarding the type of development proposed for the Area is described below:

Residential Development

- When redevelopment of the McRee Town neighborhood is completed. Approximately 300 residential units will be available for occupancy.
- Approximately 120 to 150 new owner-occupied single-family residential units are to be constructed in the six block area to the east of Thurman.
- Between Thurman Avenue and Tower Grove Avenue, approximately 60 existing residential units will be preserved or rehabilitated and roughly 40 new single-family or duplex infill units will be constructed.

Project Areas / McRee Town Redevelopment Area



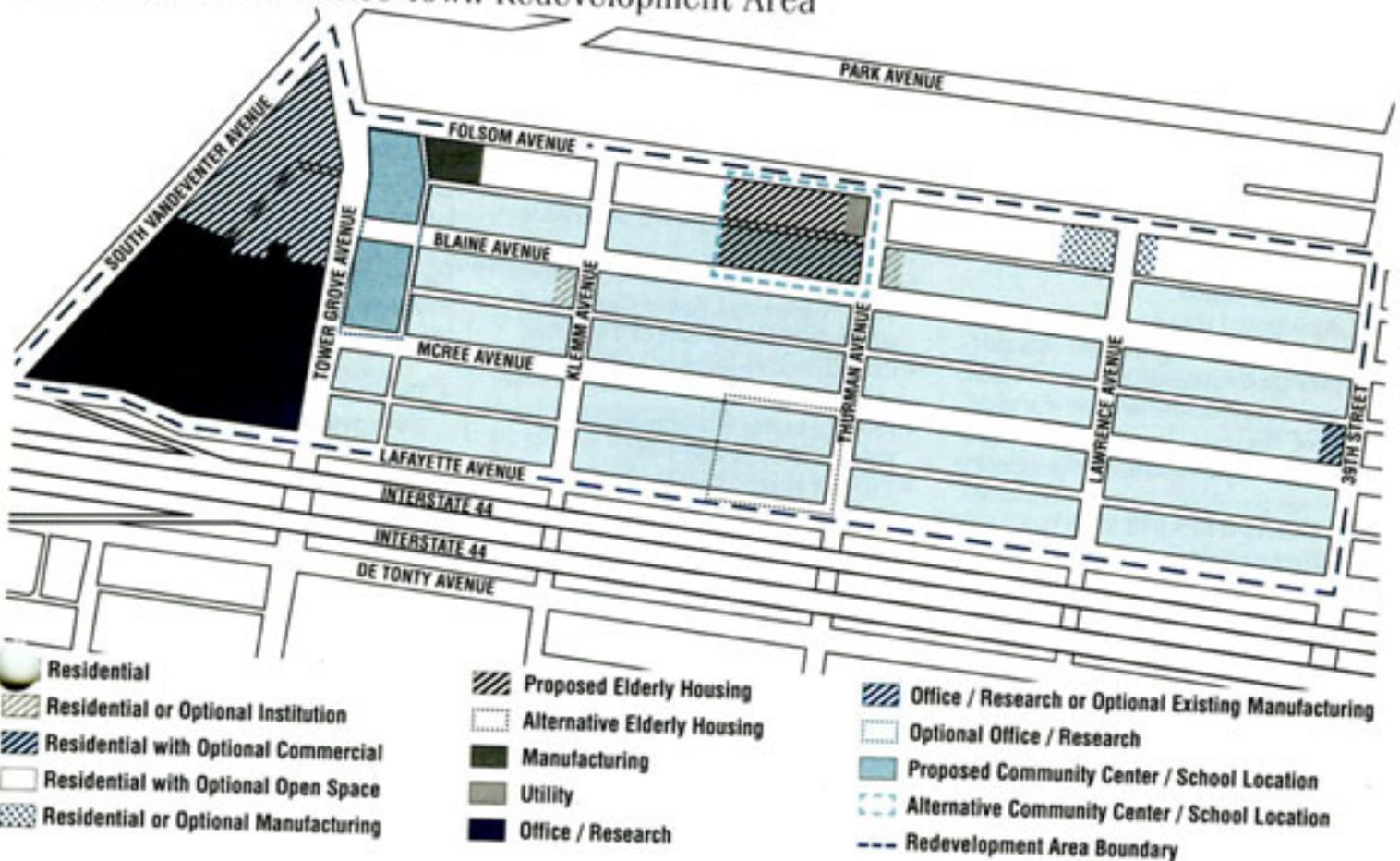


4052 McRee Avenue



3900 block of
Blaine Avenue

Land Use Plan / McRee Town Redevelopment Area





- Approximately 150 new elderly housing units may be constructed in the portion of the Redevelopment Area between Thurman Avenue and Klemm Avenue.

New Business, Manufacturing, and Research Park

- The triangular area bounded by Vandeventer Avenue, Tower Grove Avenue, and Lafayette Avenue should be conserved or redeveloped for business, manufacturing, or research facilities. If Kasco remains, approximately 8 acres will be available for this type of development. If Kasco closes its operation at this location, up to 12 acres will be available.

Community Center

- It is proposed that a community center be developed along the east side of Tower Grove Avenue between Folsom Avenue and McRee Avenue. An area east of Thurman Avenue is an alternative location for a community center.

IMPLEMENTATION STRATEGY

- Redevelopment Corporation to serve as "umbrella developer."
- Proposed "parcel development agreement" for improvements by owners of property to be conserved or rehabilitated.
- Proposed tax abatement for up to 25 years for eligible property.

- Owners maintain eminent domain available except for owner-occupied residential units, in portion of Redevelopment Area between Thurman Avenue and Tower Grove Avenue, provided property is in a safe and sound condition and in accordance with the Redevelopment Plan.
- 10-year time frame for completing development program.
- Term of plan is 25 years.
- Change base zoning for residential area to east of Thurman Avenue to a modified "A" Single-Family that would permit attached single-family units.
- Change zoning west of Tower Grove to facilitate development of business park uses.
- Potential vacation of McRee between Vandeventer and Tower Grove, and alleys or streets east of Thurman.
- Conditional reopening of Thurman at Lafayette.
- Provide buffer landscaping along Folsom Avenue and I-44.
- Provide special landscaping along Vandeventer, Tower Grove, Lafayette, Thurman and 39th Street.
- City responsibilities to include conveyance of all Redevelopment Area land, vacating right-of-way as necessary and provision of \$3 million in CDBG funds over four years as a part of a private/public partnership with the federal government, the state government and the Garden.

- McRee Town Redevelopment Plan replaces existing redevelopment plan (Samuel McRee, Midtown Medical, and smaller plans near Vandeventer and Lafayette).

RELOCATION

Residential displacement is anticipated as a result of the implementation of the Redevelopment Plan. The Redevelopment Plan reflects recognition of the need to minimize such displacement, especially uprooting of long-term residents and homeowners. It is also an objective of the plan to encourage those likely to be affected by the plan to remain in the area and participate where possible in the revitalization of the area. Where this is not possible, every effort will be made to identify relocation opportunities within the adjacent Shaw, Southwest Garden, and Tiffany neighborhoods. However, existing residents may choose to move elsewhere, or it may not be possible to provide appropriate housing within the Garden District neighborhoods for every displaced resident.

As a minimum, the Redevelopment Corporation will comply with the Federal Urban Relocation Act and provisions adopted by the City of St. Louis embodied in Relocation Policy (Ordinance 6281, approved 12/20/91). More specifically, the Redevelopment Corporation will work in disseminating information to tenants and homeowners within the Redevelopment Area regarding real estate activities and will provide counseling services to residents regarding rehabilitation activities.

- The Redevelopment Corporation will make available relocation counseling and technical assistance.
- The Redevelopment Corporation will provide a referral system utilizing the housing resources within and around the area for the placement of families displaced within the Redevelopment Area. Every effort will be expended to assist such residents in relocating within or near the Redevelopment Area. Lists of properties for rent or sale in other areas of the City of St. Louis will also be provided.

- In cases where displacement is unavoidable in carrying out the Redevelopment Plan, the Redevelopment Corporation shall fully comply with all of the requirements specified in the Relocation Policy.

- Building Condition- Over half of the buildings (53%) are classified as being in "poor" condition (requiring major repairs) or are dilapidated. Only 9% of the buildings are considered in "good" condition (requiring minor repair).

- Decline in Total Assessed Value- Between 1990 and 2000 the total assessed value of property in the Redevelopment Area declined by 34% in actual dollars and 50% in constant dollars.

Overview of Existing Conditions

Land Use

- Two-thirds of the land in the area is occupied by residential buildings, primarily located east of Tower Grove Avenue. 18% of the land is vacant. Industrial uses occupy approximately 13% of the land, primarily to the west of Tower Grove Avenue. Commercial uses (2%) and institutional uses (1%) occupy the balance of the land in the Redevelopment Area.
- Vacancy- 23% of all land contains buildings that are totally vacant. In addition, as previously mentioned, 18% of the land is currently vacant. Thus, over 41% of all land in the Redevelopment Area is either vacant or contains vacant buildings.
- Age of Buildings- 93% of all buildings in the Redevelopment Area were constructed prior to 1931. In the last 30 years only one new building (located on Vandeventer) has been constructed.



4203 Blaine Avenue

GARDEN DISTRICT COMMISSION

♻️ Recycled paper

Community Events

Sponsored by the Garden District Commission

All events are free and open to the public. Dates will be finalized at least one month in advance, and advertised publicly. Call 776-7120 for more information.

Aug. 8 **7pm**

Garden District Landlord Meeting hosted by Southwest Garden Property Owners.

Missouri Botanical Garden, Missouri Room (4300 Shaw Blvd.)

Pat Guy, professional property management consultant will lead the discussion "How Owners May Professionally Manage Their Property." Mr. Jim Norton, Mortgage Production Manager of Midwest Bank Center will

provide details on the products and services they offer, and their desire to make real estate and home improvement loans in our area.

By paying the organization's \$25 annual fee you will be able to access the apartment rental hotline service which provide the names of prospective tenants. Call Floyd Wright, 771-3271, for more information.

Aug. 14 **7pm**

Garden District Commission Public Meeting
Monsanto Center (4500 Shaw Blvd.)

Aug. 25 **10am - 2pm**

McRee Town Neighborhood Party & Lead Screening Event
Empty lot at 39th & Blaine

Aug 29 **7pm**

McRee Town Tenant Rights Seminar
McRee Town Hall

Sept. 12 **7pm**

Financing Home Improvement
Monsanto Center (4500 Shaw Blvd.)

Oct. 10 **7pm**

Garden District Home Buying Seminar
Monsanto Center (4500 Shaw Blvd.)

Oct. 31 **7pm**

Garden District Halloween Party & Lead Screening Event
location TBA

Nov. 7 **7pm**

Effective Property Management Seminar
Monsanto Center (4500 Shaw Blvd.)

APPENDIX II

Block & Parcel	Owner		Addresses at parcel	Address	Zoning		Land Use		Building Action	Year Built	Lot Sq. Ft.	Project Area
	Last	First			Existing	Proposed	Existing	Proposed				
4961 00 00100	SURFACTION PRODUCTS INC		3970 Folsom Ave		J	A	INDUSTRIAL	RESIDENTIAL	REMOVE	1908	6,400	1
4961 00 0020100	M STEELE ENTERPRISES INC		3964 Folsom Ave		J	A	RESIDENTIAL	RESIDENTIAL	REMOVE	1915	7,194	1
4961 00 00300	Demba Ernest A		3958-60-62 Folsom Ave		D	A	RES-SIX FAMILY	RESIDENTIAL	REMOVE	1915	7,194	1
4961 00 00400	PARK AVENUE REALTY COMPANY		3963-54-56 Folsom Ave		D	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL			9,056	1
4961 00 00500	Rodriguez J		3948 Folsom Ave		D	A	RES-SINGLE FAMILY	RESIDENTIAL	REMOVE	1899	2,178	1
4961 00 00600	Rodriguez J		3946 Folsom Ave		D	A	RES-SINGLE FAMILY	RESIDENTIAL	REMOVE	1899	2,178	1
4961 00 00700	Rodriguez J		3944 Folsom Ave		D	A	RES-SINGLE FAMILY	RESIDENTIAL	REMOVE	1899	2,400	1
4961 00 00800	PARK AVENUE REALTY COMPANY		3942 Folsom Ave		D	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL			3,200	1
4961 00 00900	Guerrero Mary L		3940 Folsom Ave		D	A	RES-TWO FAMILY	RESIDENTIAL	REMOVE	1900	2,144	1
4961 00 01000	Steward Rosetta		3938 Folsom Ave		D	A	RES-SINGLE FAMILY	RESIDENTIAL	REMOVE	1900	2,144	1
4961 00 01100	Scott Mary		3936 Folsom Ave		D	A	RES-TWO FAMILY	RESIDENTIAL	REMOVE	1900	2,144	1
4961 00 01200	Finley Charles & Louise		3934 Folsom Ave		D	A	RES-TWO FAMILY	RESIDENTIAL	REMOVE	1897	3,200	1
4961 00 01300	Battle Anthony R & Denise A		3932 Folsom Ave		D	A	RES-TWO FAMILY	RESIDENTIAL	REMOVE	1897	3,200	1
4961 00 01400	Cates Betty Jean		3928 Folsom Ave		D	A	RES-SINGLE FAMILY	RESIDENTIAL	REMOVE	1924	3,200	1
4961 00 01500	Fizpatrick Ala		3926 Folsom Ave		D	A	RES-SINGLE FAMILY	RESIDENTIAL	REMOVE	1924	3,200	1
4961 00 01600	Cooper Virginia		3924 Folsom Ave		D	A	RES-SINGLE FAMILY	RESIDENTIAL	REMOVE	1923	3,200	1
4961 00 01700	Martin Ophelia & Gail		3922 Folsom Ave		D	A	RES-SINGLE FAMILY	RESIDENTIAL	REMOVE	1923	3,200	1
4961 00 01801	Martin Ophelia & Gail		3918-18-20 Folsom Ave		D	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL			6,400	1
4961 00 01901	PARK AVENUE REALTY CO		3912 Folsom Ave		D	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL			2,400	1
4961 00 02000	PARK AVENUE REALTY CO		3910 Folsom Ave		D	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL			2,400	1
4961 00 02100	Ross James H & Judith A		3908 Folsom Ave		D	A	RES-TWO FAMILY	RESIDENTIAL	REMOVE	1897	3,200	1
4961 00 02200	Lilly Alan L		3906 Folsom Ave		D	A	RES-TWO FAMILY	RESIDENTIAL	REMOVE	1900	3,200	1
4961 00 02300	Clark Charles L & Elizabeth		3904 Folsom Ave		F	A	RES-TWO FAMILY	RESIDENTIAL	REMOVE	1900	5,900	1
4961 00 02400	Clark Charles L & Elizabeth		3904 Folsom Ave		F	A	RES-TWO FAMILY	RESIDENTIAL	REMOVE	1900	Included	1
4961 00 02500	PARK AVENUE REALTY COMPANY		1541 S 39th St		F	A	RESIDENTIAL/COMMERCIAL	RESIDENTIAL	REMOVE	1900	Included	1
4961 00 02600	LRA		1549 S 39th St		F	A	VACANT LAND	RESIDENTIAL			2,100	1
4961 00 02700	Leida Ronald E & Mary A		3907-09 Blaine Ave		D	A	RES-FOUR FAMILY	RESIDENTIAL	REMOVE	1898	6,400	1
4961 00 02800	King Elnora		3915 Blaine Ave		D	A	RES-FOUR FAMILY	RESIDENTIAL	REMOVE	1926	6,400	1
4961 00 02900	PARK AVENUE REALTY COMPANY		3917 Blaine Ave		D	A	VACANT LAND	RESIDENTIAL			3,200	1
4961 00 03000	WHITLOCK STEVE DBA AMERICAN EQ		3919 Blaine Ave		D	A	RES-TWO FAMILY	RESIDENTIAL	REMOVE	1901	3,200	1
4961 00 03100	GARDEN DISTRICT		3921 Blaine Ave		D	A	RES-TWO FAMILY	RESIDENTIAL	REMOVE	1898	2,176	1
4961 00 03200	GARDEN DISTRICT		3923 Blaine Ave		D	A	RES-TWO FAMILY	RESIDENTIAL	REMOVE	1898	2,074	1
4961 00 03300	GARDEN DISTRICT		3925 Blaine Ave		D	A	RES-TWO FAMILY	RESIDENTIAL	REMOVE	1898	2,150	1
4961 00 03400	K & K INVESTMENTS INC		3929 Blaine Ave		D	A	RES-SINGLE FAMILY	RESIDENTIAL	REMOVE	1925	3,200	1
4961 00 03500	Olivier Dorothy		3931 Blaine Ave		D	A	RES-SINGLE FAMILY	RESIDENTIAL	REMOVE	1925	3,200	1
4961 00 03600	SANCTUARY IN THE ORDINARY		3933 Blaine Ave		D	A	RES-TWO FAMILY	RESIDENTIAL	REMOVE	1910	3,200	1
4961 00 03700	PARK AVENUE REALTY COMPANY		3935 Blaine Ave		D	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL			3,200	1
4961 00 03800	Ross James H		3937 Blaine Ave		D	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL			3,200	1
4961 00 03900	Ross James H		3939 Blaine Ave		D	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL			3,200	1
4961 00 04000	SANCTUARY IN THE ORDINARY		3941-43-45 Blaine Ave		D	A	RES-THREE FAMILY	RESIDENTIAL	REMOVE	1901	6,400	1
4961 00 04100	Vienz Janet K		3949 Blaine Ave		D	A	RES-TWO FAMILY	RESIDENTIAL	REMOVE	1900	6,400	1
4961 00 04200	Stagby Elnora H & Sharon Crude		3951 Blaine Ave		D	A	RES-TWO FAMILY	RESIDENTIAL	REMOVE	1905	3,200	1
4961 00 04300	PARK AVENUE REALTY COMPANY		3955 Blaine Ave		D	A	RES-TWO FAMILY	RESIDENTIAL	REMOVE	1959	3,200	1
4961 00 04400	LRA		3957 Blaine Ave		D	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL			3,200	1
4961 00 04500	Bell Jean		3959 Blaine Ave		D	A	RES-TWO FAMILY	RESIDENTIAL	REMOVE	1903	3,200	1
4961 00 04600	Ward Sharr		3963 Blaine Ave		D	A	RES-TWO FAMILY	RESIDENTIAL	REMOVE	1906	3,584	1
4961 00 04700	LRA		3965 Blaine Ave		D	A	RES-TWO FAMILY	RESIDENTIAL	REMOVE	1906	3,584	1
4961 00 04800	Kelly Michael E		3967 Blaine Ave		D	A	VACANT LAND	RESIDENTIAL			3,584	1
4962 00 00100	LRA		1600 Lawrence St		D	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL			3,648	1
4962 00 00200	LRA		3968-68 Blaine Ave		D	A	RES-APARTMENT (5)	RESIDENTIAL	REMOVE	1958	4,872	1
4962 00 00300	LRA				D	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL			4,864	1

Block & Parcel	Owner		Addresses at parcel	Address	Zoning		Land Use		Area Action	Building Action	Year Built	Lot Sq. Ft.	Project Area
	Last	First			Existing	Proposed	Existing	Proposed					
4962 00 00300	LRA		3963-64	Blaine Ave	D	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL	NEW CONST.	REMOVE	1907	4,864	1
4962 00 00400	Johnson	Gregory R	3958	Blaine Ave	D	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1907	3,200	1
4962 00 00500	CARDINAL PROPERTIES OF ST LOUIS		3956	Blaine Ave	D	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1907	3,200	1
4962 00 00600	LRA		3954	Blaine Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1924	3,200	1
4962 00 00700	LRA		3952	Blaine Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1924	3,200	1
4962 00 00800	Manley	Mary	3950	Blaine Ave	D	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1926	6,400	1
4962 00 00900	Sharp	Karl	3946	Blaine Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1906	2,176	1
4962 00 01000	Sharp	Karl	3944	Blaine Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1906	2,112	1
4962 00 01100	Sharp	Karl	3942	Blaine Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1906	2,096	1
4962 00 01200	CHRIST EVANGELICAL LUTHERAN CH		3940	Blaine Ave	D	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1906	2,147	1
4962 00 01300	CHRIST EVANGELICAL LUTHERAN CH		3938	Blaine Ave	D	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1906	2,166	1
4962 00 01400	GARDEN DISTRICT		3936	Blaine Ave	D	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1906	2,096	1
4962 00 01500	Rapp	Lorella E	3932-34	Blaine Ave	D	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1995	6,400	1
4962 00 01600	Doss	Shirley	3930	Blaine Ave	D	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1908	3,200	1
4962 00 01700	Bledsoe	Ernest C	3926	Blaine Ave	D	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1908	3,200	1
4962 00 01800	THOMCO DEVELOPMENT INC		3918-18-20-22	Blaine Ave	D	A	APARTMENT (18)	RESIDENTIAL	NEW CONST.	REMOVE	1927	16,940	1
4962 00 01911	WILLERT HOME PRODUCTS INC		1601 S 39TH ST		F	A	VACANT LAND	RESIDENTIAL	NEW CONST.	REMOVE	1906	16,960	1
4962 00 02001	TIFFANY IV APARTMENTS LLC		1815 S 39TH ST		F	A or F	APARTMENT (3)/COMMERCIAL	RESIDENTIAL/COMMERCIAL	REHAB OR N	OPT. RETAIN	1912	11,200	1
4962 00 02101	LRA		3909-11	Moree Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1895	4,800	1
4962 00 02200	LRA		3913-15	Moree Ave	C	A	RES-SIX FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1908	11,520	1
4962 00 02300	Walker Jr.	Hershel	3917-23	Moree Ave	C	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL	NEW CONST.	REMOVE	2,470	2,470	1
4962 00 02400	LRA		3925	Moree Ave	C	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL	NEW CONST.	REMOVE	2,066	2,066	1
4962 00 02500	LRA		3927	Moree Ave	C	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL	NEW CONST.	REMOVE	2,470	2,470	1
4962 00 02600	LRA		3929	Moree Ave	C	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL	NEW CONST.	REMOVE	1900	4,864	1
4962 00 02700	NEIGHBORHOOD ENTERPRISE, INC		3931-33	Moree Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1900	4,864	1
4962 00 02800	Barton	William J & Susan L	3935-37	Moree Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1900	4,864	1
4962 00 02900	Barton	William J	3939-41	Moree Ave	C	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL	NEW CONST.	REMOVE	1899	5,312	1
4962 00 03000	Edwards	Gleatha	3945	Moree Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1900	3,520	1
4962 00 03110	Johnson	Robert	3951-53	Moree Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1900	11,264	1
4962 00 03200	LRA		3955	Moree Ave	C	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL	NEW CONST.	REMOVE	2,816	2,816	1
4962 00 03300	GARDEN DISTRICT		3957	Moree Ave	C	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL	NEW CONST.	REMOVE	1911	3,200	1
4962 00 03400	GARDEN DISTRICT		3959	Moree Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1909	6,400	1
4962 00 03500	GARDEN DISTRICT		3963-65	Moree Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1914	6,000	1
4962 00 03600	Sarfield	David	3967	Moree Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1908	5,120	1
4962 00 0370A07	Adeljabar	Mamadouh	4068 (4068-70)	Blaine Ave	F	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1913	Included	1
4963 00 00108	NORTH 44 NEIGHBORHOOD ASSN		4068	Blaine Ave	F	A	COM-MERCIAL	RESIDENTIAL	NEW CONST.	REMOVE	1914	5,120	1
4963 00 00107	NORTH 44 NEIGHBORHOOD ASSN		4068	Blaine Ave	F	A	COM-MERCIAL	RESIDENTIAL	NEW CONST.	REMOVE	1913	Included	1
4963 00 00200	Brunson	Warren J	4064-66	Blaine Ave	D	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1914	5,120	1
4963 00 00300	SANCTUARY IN THE ORDINARY		4062	Blaine Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1915	2,960	1
4963 00 00400	SANCTUARY IN THE ORDINARY		4056-58	Blaine Ave	D	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL	NEW CONST.	REMOVE	1915	5,120	1
4963 00 00500	SANCTUARY IN THE ORDINARY		4052-54	Blaine Ave	D	A	RES-THREE FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1915	5,120	1
4963 00 00600	John A & Erica V		4048-50	Blaine Ave	D	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1915	5,120	1
4963 00 00700	LRA		4044-46	Blaine Ave	D	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL	NEW CONST.	REMOVE	1915	5,120	1
4963 00 00800	Brunson	Warren J	4040-42	Blaine Ave	D	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1915	5,120	1
4963 00 00900	GARDEN DISTRICT		4038	Blaine Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1911	3,200	1
4963 00 01000	GARDEN DISTRICT		4036	Blaine Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1911	3,200	1
4963 00 01100	GARDEN DISTRICT		4032-34	Blaine Ave	D	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1926	5,376	1
4963 00 01200	GARDEN DISTRICT		4028-30	Blaine Ave	D	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL	NEW CONST.	REMOVE	1915	5,376	1
4963 00 01300	Crossin	Wayne E & Anna E	4022-24-26	Blaine Ave	D	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1926	8,448	1
4963 00 01400	LRA		4016	Blaine Ave	D	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1926	6,400	1
4963 00 01500	Ross	Lydia D	4012	Blaine Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1917	3,200	1
4963 00 01600	Walker Jr.	Hershel	4010	Blaine Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1916	3,200	1
4963 00 01700	Lewis	Lamont & Mary K	4002-06	Blaine Ave	D	A	RES-APARTMENT (16)	RESIDENTIAL	NEW CONST.	REMOVE	1925	12,800	1

Block & Parcel	Owner		Addresses at parcel	Address	Zoning		Land Use		Area Action	Building Action	Year Built	Lot Sq. Ft.	Project Area
	Last	First			Existing	Proposed	Existing	Proposed					
4963 00 01800	LRA		4001	Moree Ave	C	A	VACANT LAND	RESIDENTIAL	NEW CONST.			3,840	1
4963 00 01900	LRA		4003	Moree Ave	C	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL	NEW CONST.			3,840	1
4963 00 02000	LRA		4009	Moree Ave	C	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL	NEW CONST.			5,120	1
4963 00 02100	West	Michael A & Margaret	4011	Moree Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1908	3,840	1
4963 00 02200	West	Michael & Margaret	4015	Moree Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1908	3,840	1
4963 00 02300	Road	James H	4017	Moree Ave	C	A	RES-4-OR-FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1922	5,120	1
4963 00 02500	LRA		4021-23	Moree Ave	C	A	VACANT LAND	RESIDENTIAL	NEW CONST.			7,680	1
4963 00 02600	Eberhardt	James & Mary	4027-29	Moree Ave	C	A	RES-APARTMENT (6)	RESIDENTIAL	NEW CONST.	REMOVE	1909	5,120	1
4963 00 02700	Eberhardt	James C	4031-33-35	Moree Ave	C	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL	NEW CONST.	REMOVE	1908	6,400	1
4963 00 02800	Eberhardt	James C & Mary A	37-4039	Moree Ave	C	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL	NEW CONST.	REMOVE	1904	5,120	1
4963 00 02900	Westbrook	Walker	4041	Moree Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1904	2,942	1
4963 00 03000	Westbrook	Walker	4043	Moree Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1904	2,942	1
4963 00 03100	Westbrook	Walker	4045	Moree Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1904	2,942	1
4963 00 03200	West	Thomas E	4047	Moree Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1909	2,784	1
4963 00 03300	Johnston	Louise R & Francine	4049	Moree Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1909	4,256	1
4963 00 03400	Porter	Juanita	4053-55	Moree Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1910	3,200	1
4963 00 03500	Porter	Juanita & Andrea D	4057-59	Moree Ave	C	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL	NEW CONST.	REMOVE	1911	5,344	1
4963 00 03600	Martin	Lloyd & Jacqueline	4061-63	Moree Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1914	5,120	1
4963 00 03700	Martin	Jacqueline	4065-67	Moree Ave	C	A	RES-4-OR-FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1914	5,120	1
4963 00 03800	LRA		4069	Moree Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1915	3,840	1
4964 00 00100	PARK AVENUE REALTY COMPANY		4068	Folsom Ave	D	A	RES-TWO FAMILY	RESIDENTIAL or C. CENTER	NEW CONST.	REMOVE	1910	3,520	1
4964 00 00200	PARK AVENUE REALTY COMPANY		4064	Folsom Ave	D	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL or C. CENTER	NEW CONST.	REMOVE	1910	3,840	1
4964 00 00300	Parkway	Nelda L	4062	Folsom Ave	D	A	RES-TWO FAMILY	RESIDENTIAL or C. CENTER	NEW CONST.	REMOVE	1910	3,520	1
4964 00 00400	PARK AVENUE REALTY COMPANY		4060	Folsom Ave	D	A	VACANT LAND	RESIDENTIAL or C. CENTER	NEW CONST.	REMOVE	1910	3,520	1
4964 00 00500	Rapp	Loretta	4056	Folsom Ave	D	A	RES-TWO FAMILY	RESIDENTIAL or C. CENTER	NEW CONST.	REMOVE	1910	3,520	1
4964 00 00600	PARK AVENUE REALTY COMPANY		4054	Folsom Ave	D	A	VACANT LAND	RESIDENTIAL or C. CENTER	NEW CONST.	REMOVE	1910	3,520	1
4964 00 00700	Rapp	Loretta	4052	Folsom Ave	D	A	RES-TWO FAMILY	RESIDENTIAL or C. CENTER	NEW CONST.	REMOVE	1910	3,520	1
4964 00 00800	Habibzigi	Theodora B & Genet G	4048	Folsom Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL or C. CENTER	NEW CONST.	REMOVE	1910	3,520	1
4964 00 00900	Hamilton	Edward	4046	Folsom Ave	D	A	RES-TWO FAMILY	RESIDENTIAL or C. CENTER	NEW CONST.	REMOVE	1910	3,520	1
4964 00 01000	Dunn	Houston & Kathryn	4042	Folsom Ave	D	A	RES-TWO FAMILY	RESIDENTIAL or C. CENTER	NEW CONST.	REMOVE	1910	3,520	1
4964 00 01100	Coonrod	Elizabeth	4040	Folsom Ave	D	A	RES-TWO FAMILY	RESIDENTIAL or C. CENTER	NEW CONST.	REMOVE	1910	3,520	1
4964 00 01200	Eberhardt	James C & Mary A	4038	Folsom Ave	D	A	RES-TWO FAMILY	RESIDENTIAL or C. CENTER	NEW CONST.	REMOVE	1910	3,520	1
4964 00 01300	Steed	Ferry S & Krista R	4034	Folsom Ave	D	A	RES-TWO FAMILY	RESIDENTIAL or C. CENTER	NEW CONST.	REMOVE	1910	3,520	1
4964 00 01400	Mencarek	Wojciech & Catherine	4032	Folsom Ave	D	A	RES-TWO FAMILY	RESIDENTIAL or C. CENTER	NEW CONST.	REMOVE	1910	3,520	1
4964 00 01500	Nelson	David	4030	Folsom Ave	D	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL or C. CENTER	NEW CONST.	REMOVE	1910	3,520	1
4964 00 01600	Linebach	Lucille D	4028	Folsom Ave	D	A	RES-TWO FAMILY	RESIDENTIAL or C. CENTER	NEW CONST.	REMOVE	1910	3,520	1
4964 00 01700	Hamilton	Jerome & Annie	4024	Folsom Ave	D	A	RES-TWO FAMILY	RESIDENTIAL or C. CENTER	NEW CONST.	REMOVE	1910	3,520	1
4964 00 01800	Bearden	Paul & Julia	4020	Folsom Ave	D	A	RES-TWO FAMILY	RESIDENTIAL or C. CENTER	NEW CONST.	REMOVE	1910	3,520	1
4964 00 01900	Shaw	Marvin	4018	Folsom Ave	D	A	RES-TWO FAMILY	RESIDENTIAL or C. CENTER	NEW CONST.	REMOVE	1910	3,520	1
4964 00 02000	LRA		4016	Folsom Ave	D	A	RES-TWO FAMILY	RESIDENTIAL or C. CENTER	NEW CONST.	REMOVE	1910	3,520	1
4964 00 02100	Broddon	Alan J & Suzanne Tr	4006	Folsom Ave	J	A or J	INDUSTRIAL	RES. OR IND. OR C. CENTER	REHAB OR N	REMOVE	1926	19,200	1
4964 00 02200	Road	James H	4001-03	Staine Ave	D	A	RES-4-OR-FAMILY	RESIDENTIAL or C. CENTER	NEW CONST.	REMOVE	1926	6,400	1
4964 00 02300	Cunningham	Willie T & Tamme E	4005	Staine Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL or C. CENTER	NEW CONST.	REMOVE	1922	3,200	1
4964 00 02400	Sanders	John & Lilla M	4007	Staine Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL or C. CENTER	NEW CONST.	REMOVE	1922	3,200	1
4964 00 02500	Young	Bernice	4011	Staine Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL or C. CENTER	NEW CONST.	REMOVE	1910	3,200	1
4964 00 02600	Humphrey	Vernon Eugene	4015	Staine Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL or C. CENTER	NEW CONST.	REMOVE	1905	6,400	1
4964 00 02700	Fizer	Lamar A	4017	Staine Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL or C. CENTER	NEW CONST.	REMOVE	1906	2,173	1
4964 00 02800	Cole	Orritt	4021	Staine Ave	D	A	RES-TWO FAMILY	RESIDENTIAL or C. CENTER	NEW CONST.	REMOVE	1906	6,400	1
4964 00 02900	PARK AVENUE REALTY COMPANY		4023	Staine Ave	D	A	RES-TWO FAMILY	RESIDENTIAL or C. CENTER	NEW CONST.	REMOVE	1906	2,699	1
4964 00 03000	PARK AVENUE REALTY COMPANY		4025	Staine Ave	D	A	RES-TWO FAMILY	RESIDENTIAL or C. CENTER	NEW CONST.	REMOVE	1906	2,176	1
4964 00 03100	PARK AVENUE REALTY COMPANY		4027-29	Staine Ave	D	A	VACANT LAND	RESIDENTIAL or C. CENTER	NEW CONST.	REMOVE	1906	6,400	1
4964 00 03200	Eberhardt	James C & Mary A	4031-33	Staine Ave	D	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL or C. CENTER	NEW CONST.	REMOVE	1906	6,400	1

Block & Parcel	Owner		Addresses at parcel	Address	Zoning		Land Use		Area Action	Building Action	Year Built	Lot Sq. Ft.	Project Area
	Last	First			Existing	Proposed	Existing	Proposed					
4964 00 03300	Eberhardt	James C & Mary E	4035	Blaine Ave	D	A	RES-TWO FAMILY	RESIDENTIAL OR C. CENTER	NEW CONST.	REMOVE	1908	3,200	1
4964 00 03400		PARK AVENUE REALTY COMPANY	4037-39	Blaine Ave	D	A	VACANT LAND	RESIDENTIAL OR C. CENTER	NEW CONST.			4,800	1
4964 00 03500		PARK AVENUE REALTY COMPANY	4041-43	Blaine Ave	D	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL OR C. CENTER	NEW CONST.			4,800	1
4964 00 03600		PARK AVENUE REALTY COMPANY	4045	Blaine Ave	D	A	RES-TWO FAMILY	RESIDENTIAL OR C. CENTER	NEW CONST.	RE MOVE	1905	2,150	1
4964 00 03700		PARK AVENUE REALTY COMPANY	4047	Blaine Ave	D	A	RES-TWO FAMILY	RESIDENTIAL OR C. CENTER	NEW CONST.	REMOVE	1905	2,091	1
4964 00 03800		PARK AVENUE REALTY COMPANY	4049	Blaine Ave	D	A	RES-TWO FAMILY	RESIDENTIAL OR C. CENTER	NEW CONST.	REMOVE	1905	2,178	1
4964 00 03900		Ealy Sr.	4053-55	Blaine Ave	D	A	RES-FOUR FAMILY	RESIDENTIAL OR C. CENTER	NEW CONST.	REMOVE	1926	6,400	1
4964 00 04000	Gaddy	Andrew C & Patricia A	4057	Blaine Ave	D	A	RES-FOUR FAMILY	RESIDENTIAL OR C. CENTER	NEW CONST.	REMOVE	1926	5,120	1
4964 00 04100	Roods	James H	4061	Blaine Ave	D	A	RES-FOUR FAMILY	RESIDENTIAL OR C. CENTER	NEW CONST.	REMOVE	1926	5,120	1
4964 00 04200		SANCTUARY IN THE ORDINARY	4065-67	Blaine Ave	D	A	RES-FOUR FAMILY	RESIDENTIAL OR C. CENTER	NEW CONST.	REMOVE	1926	5,120	1
4964 00 04300		CHRISTIAN CARE FELLOWSHIP INC	4069	Blaine Ave	F	A	INSTITUTIONAL	RESIDENTIAL OR INSTITUTION	REHAB OR N	REMOVE	1927	3,840	1
4969 00 00100	Hagemann	Robert E & Amy L	4178	Folsom Ave	F	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL OR BUFFER	NEW CONST.			3,200	2
4969 00 00200	LRA		4176	Folsom Ave	F	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL OR BUFFER	NEW CONST.			3,200	2
4969 00 00300	Brown	Sammie L	4172	Folsom Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL OR BUFFER	INT/RET	RET/REMOVE	1909	3,200	2
4969 00 00400	LRA		4170	Folsom Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL OR BUFFER	INT/RET	RET/REMOVE	1909	3,200	2
4969 00 00500	Roberts	James C & Mary D	4164	Folsom Ave	D	A	RES-APARTMENT (8)	RESIDENTIAL OR BUFFER	INT/RET	RETAKE MOVE	1963	6,400	2
4969 00 00600	Porter	Nathaniel	4160	Folsom Ave	D	A	RES-APARTMENT (10)	RESIDENTIAL OR BUFFER	INT/RET	RETAKE MOVE	1963	6,400	2
4969 00 00700	Roods	James H	4152	Folsom Ave	D	A	RES-FOUR FAMILY	RESIDENTIAL OR BUFFER	INT/RET	RETAKE MOVE	1957	12,800	2
4969 00 00800	Meeds	Donovan	4148	Folsom Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL OR BUFFER	NEW CONST.	REMOVE	1915	6,400	2
4969 00 00900	Galle	Jack L	4144	Folsom Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL OR BUFFER	NEW CONST.	REMOVE	1908	3,200	2
4969 00 01000	Peterson	Victoria S	4141	Folsom Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL OR BUFFER	NEW CONST.	REMOVE	1908	3,200	2
4969 00 01100	Bonnell	Gary L & Donald	4136-38	Folsom Ave	D	A	INDUSTRIAL	RESIDENTIAL OR BUFFER	NEW CONST.	REMOVE	1927	5,120	2
4969 00 01150	Bonnell	Gary L & Donald	4132	Folsom Ave	D	A	INDUSTRIAL	RESIDENTIAL OR BUFFER	NEW CONST.	REMOVE	1932	7,880	2
4969 00 01200	Bonnell	Gary L	4130	Folsom Ave	D	A	INDUSTRIAL	RESIDENTIAL OR BUFFER	NEW CONST.	REMOVE	1913	3,200	2
4969 00 01300	Shaw	Marvin & Patrice	4128	Folsom Ave	D	A	INDUSTRIAL	RESIDENTIAL OR BUFFER	NEW CONST.	REMOVE	1928	6,400	2
4969 00 01350	LRA		4122	Folsom Ave	D	A	INDUSTRIAL	RESIDENTIAL OR BUFFER	NEW CONST.	REMOVE		7,936	2
4969 00 01400	Davis	Clyde & Rebecca	4114	Folsom Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL OR BUFFER	NEW CONST.	REMOVE	1957	7,936	2
4969 00 01500	Davis	Clyde & Rebecca	4110-12	Folsom Ave	D	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL OR BUFFER	NEW CONST.			3,968	2
4969 00 01600	Rapp	Lovetta	4106-08	Folsom Ave	D	A	RES-TWO FAMILY	RESIDENTIAL OR BUFFER	NEW CONST.	REMOVE	1926	3,968	2
4969 00 01700	UNION ELECTRIC CO OF MO		4100	Folsom Ave	D	A	INDUSTRIAL	INDUSTRIAL	CONSERVAT.	RETAIN		8,162	2
4969 00 01800	Christian	Care Fellowship	4101	Blaine Ave	F	A	VACANT LAND	RESIDENTIAL	NEW CONST.			6,400	2
4969 00 01900	Hagemann	Robert E & Amy L	4107	Blaine Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1897	6,400	2
4969 00 02000	Hagemann	Robert E & Amy L	4111-13-15	Blaine Ave	D	A	RES-THREE FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1895	6,400	2
4969 00 02100	Hagemann	Robert E & Amy L	4117-19-21	Blaine Ave	D	A	RES-THREE FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1906	6,400	2
4969 00 02200	Hagemann	Robert E & Amy L	4123	Blaine Ave	D	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1906	6,400	2
4969 00 02400	Trannon	Billy J & Betty L	4127	Blaine Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1897	3,200	2
4969 00 02500	Hagemann	Robert E & Amy L	4129	Blaine Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1895	3,200	2
4969 00 02600	Hagemann	Robert E & Amy L	4131-33-35	Blaine Ave	D	A	RES-APARTMENT (8)	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1907	6,400	2
4969 00 02700	Eberhardt	James C & Mary A	4137-39	Blaine Ave	D	A	RES-FOUR FAMILY	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1906	6,400	2
4969 00 02800	Montague	Charles D	4141	Blaine Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1909	3,200	2
4969 00 02900	Calvert	John A & Loreen B	4143	Blaine Ave	D	A	RES-TWO FAMILY	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1899	3,200	2
4969 00 03000	Jackson	Ernest Allen & Carol An	4147	Blaine Ave	D	A	RES-APARTMENT (5)	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1958	6,400	2
4969 00 03100	Jackson	Ernest Allen & Carol An	4151	Blaine Ave	D	A	RES-APARTMENT (5)	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1958	6,400	2
4969 00 03200	Cannon	Marcus	4137	Blaine Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL	CONSERVAT.	REMAIN	1957	6,400	2
4969 00 03300	Cannon	Marcus	4151	Blaine Ave	D	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL	NEW CONST.			2,158	2
4969 00 03400	Cannon	Marcus	4153	Blaine Ave	D	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL	NEW CONST.			2,070	2
4969 00 03500	Hagemann	Robert E & Amy L	4185	Blaine Ave	D	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL	NEW CONST.			2,172	2
4969 00 03600	Hagemann	Robert & Amy L	4167	Blaine Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1900	3,200	2
4969 00 03700	Hagemann	Robert & Amy L	4189	Blaine Ave	D	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1900	3,200	2
4969 00 03800	LRA	A M CARROLL INVESTMENT CO INC	4171	Blaine Ave	D	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1926	3,200	2
4969 00 03900	LRA		4173	Blaine Ave	D	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL	NEW CONST.	REMOVE	1915	3,200	2
4969 00 04000	GARDEN DISTRICT		4177	Blaine Ave	D	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1915	3,200	2

Block & Parcel	Owner / First	Addresses at parcel	Address	Zoning		Land Use		Area Action	Building Action	Year Built	Lot Sq. Ft.	Project Area
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4969 00 04100	Hagemann	4179	Blaine Ave	D	A	RESIDENTIAL	RESIDENTIAL	NEW CONST.	REMOVE	1925	3,200	2
4970 00 00100	Mark & Ting-Ting	4172	Blaine Ave	D	A	RES-APARTMENT (14)	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1955	12,800	2
4970 00 00200	Vesivola	4168	Blaine Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1900	6,400	2
4970 00 00410	Patrick & Thelma J	4164	Blaine Ave	D	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1900	2,176	2
4970 00 00425	Patrick & Thelma J	4162	Blaine Ave	D	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1900	2,048	2
4970 00 00430	Patrick & Thelma J	4160	Blaine Ave	D	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1900	2,176	2
4970 00 00600	LRA	4156	Blaine Ave	D	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1999	3,200	2
4970 00 00700	Kathleen	4150	Blaine Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL	CONSERVAT	REMAIN	1999	3,200	2
4970 00 00800	LRA	4154	Blaine Ave	D	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL	NEW CONST.			2,129	2
4970 00 00900	Miller	4152	Blaine Ave	D	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL	NEW CONST.			2,099	2
4970 00 01000	JAMES	4150	Blaine Ave	D	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL	NEW CONST.			2,176	2
4970 00 01100	McDonnell	4146-48	Blaine Ave	D	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1914	4,800	2
4970 00 01200	LRA	4142-44	Blaine Ave	D	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL	NEW CONST.			4,800	2
4970 00 01300	Nathaniel	4140	Blaine Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL	CONSERVAT	REMAIN	1962	3,200	2
4970 00 01400	Chambin	4134-36	Blaine Ave	D	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL	NEW CONST.			6,400	2
4970 00 01500	Chambin	4130-32	Blaine Ave	D	A	RES-TWO FAMILY	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1926	6,400	2
4970 00 01600	Chambin	4126-28	Blaine Ave	D	A	RES-FOUR FAMILY	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1928	6,400	2
4970 00 01700	Jackson	4120-22-24	Blaine Ave	D	A	RES-FOUR FAMILY	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1897	6,400	2
4970 00 01800	Hagemann	4118	Blaine Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1910	6,400	2
4970 00 01900	Taylor	4116	Blaine Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL	NEW CONST.			2,660	2
4970 00 02000	LRA	4110-12-14	Blaine Ave	D	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL	NEW CONST.			7,680	2
4970 00 02100	Rapp	4100-06	Blaine Ave	F	A	RES-APARTMENT (8)	RESIDENTIAL	NEW CONST.	REMOVE	1928	5,100	2
4970 00 02200	Eberhard	1605	Thurman Ave	F	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1927	4,000	2
4970 00 02300	Rapp	1609	Thurman Ave	F	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1927	3,700	2
4970 00 02400	Rapp	4101	Moree Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1915	3,200	2
4970 00 02500	Eberhard	4103	Moree Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1915	3,200	2
4970 00 02600	Jones	4107	Moree Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	CONSERVAT	REMAIN	1915	3,200	2
4970 00 02700	Payne	4106	Moree Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	CONSERVAT	REMAIN	1915	3,200	2
4970 00 02800	Harden	4111-13	Moree Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	CONSERVAT	REMAIN	1909	3,200	2
4970 00 02900	Howell	4115	Moree Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1909	3,200	2
4970 00 03000	Howell	4117-19	Moree Ave	C	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL	NEW CONST.			5,440	2
4970 00 03100	Bedrose	4121-23	Moree Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.			5,120	2
4970 00 03200	Wesley	4125-27	Moree Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.			3,200	2
4970 00 03300	Bedrose	4129	Moree Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1915	5,120	2
4970 00 03400	Bedrose	4133	Moree Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.			3,200	2
4970 00 03500	Wilks	4137	Moree Ave	C	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL	NEW CONST.			4,256	2
4970 00 03600	Wilks	4139	Moree Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	CONSERVAT	REMAIN	1953	4,214	2
4970 00 03700	Wilks	4141	Moree Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	CONSERVAT	REMAIN	1953	4,330	2
4970 00 03800	Ingram	4145	Moree Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	CONSERVAT	REMAIN	1953	4,330	2
4970 00 03900	Smith	4149	Moree Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	CONSERVAT	REMAIN	1953	4,330	2
4970 00 04000	Eberhard	4151	Moree Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1926	3,200	2
4970 00 04100	Meyer	4155	Moree Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1908	3,200	2
4970 00 04200	Meyer	4157	Moree Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1895	3,200	2
4970 00 04300	LRA	4159	Moree Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1898	3,200	2
4970 00 04400	Meyer	4161	Moree Ave	C	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL	NEW CONST.			3,200	2
4970 00 04500	Johnson	4163	Moree Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1903	3,200	2
4970 00 04600	LRA	4167-69	Moree Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1928	6,400	2
4970 00 04700	WASHINGTON MUTUAL BANK	4171	Moree Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	REHAB OR N	REMAIN	1923	3,840	2
4970 00 04800	WASHINGTON MUTUAL BANK	4175	Moree Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	REHAB OR N	REMAIN	1923	5,376	2
4970 00 04900	Montrich	4177	Moree Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1923	3,500	2
4971 00 00300	Bacher	4240	Blaine Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL	CONSERVAT	REMAIN	1903	6,400	2
4971 00 00400	Boont	4238	Blaine Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL	CONSERVAT	REMAIN	1895	3,200	2

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4971 00 00500	Hordt	Carolyn	4236	Blaine Ave	D	A	RES-TWO FAMILY	RESIDENTIAL	CONSERVAT.	RETAIN	1997	3,200	2
4971 00 00600	Smith	Gary L	4232	Blaine Ave	D	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1925	6,400	2
4971 00 00700	Hilgeman	Robert E & Amy L	4226-28	Blaine Ave	D	A	RES-FOUR FAMILY	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1998	6,400	2
4971 00 00800	Jackson	Ernest A & Carol A	4222	Blaine Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1999	6,375	2
4971 00 00900	Prada	Rose M & William	4218	Blaine Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL	CONSERVAT.	RETAIN	1990	4,237	2
4971 00 01000	Sanchez	Trinidad	4214	Blaine Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL	CONSERVAT.	RETAIN	1990	4,320	2
4971 00 01100	Banks	Stella & Maurice	4210	Blaine Ave	D	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL	REHAB OR NEW		4,256	2	
4971 00 01200	Banks	Stella & Maurice	4208	Blaine Ave	D	A	RES-TWO FAMILY	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1907	3,200	2
4971 00 01300	Wilson	Elmer & Betty	4208	Blaine Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1956	3,200	2
4971 00 01400	TOWER GROVE PARK CH OF GOD		4200	Blaine Ave	D	A	INSTITUTIONAL	RESIDENTIAL	NEW CONST.		6,400	2	
4971 00 01500	Ghoshin	Faisal & Feyal	4201	Mcree Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1916	3,200	2
4971 00 01600	Ghoshin	Faisal & Feyal	4201	Mcree Ave	C	A	RETAIL COMMERCIAL	RESIDENTIAL	NEW CONST.	REMOVE	1916	3,200	2
4971 00 01700	LRA		4203	Mcree Ave	C	A	VACANT LAND	RESIDENTIAL	NEW CONST.	1926	3,200	2	
4971 00 01800	Center	Keith G & Kim R	4209	Mcree Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	CONSERVAT.	RETAIN	1994	6,400	2
4971 00 01900	Furter	Randal	4211	Mcree Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1997	6,400	2
4971 00 02000	LRA		4217-19	Mcree Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1906	6,400	2
4971 00 02100	Tolliver	Evelyn R	4223	Mcree Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	CONSERVAT.	RETAIN	1906	6,400	2
4971 00 02200	White	Wanda	4229	Mcree Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	CONSERVAT.	RETAIN	1914	3,200	2
4971 00 02300	White	Gwynetta	4229	Mcree Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1992	3,200	2
4971 00 02400	Krog	Willa C	4233	Mcree Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1990	4,369	2
4971 00 02500	LRA		4235	Mcree Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	CONSERVAT.	RETAIN	1990	4,262	2
4971 00 02600	LRA		4239	Mcree Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1990	4,134	2
4971 00 02700	Chapman	Imogene & Billy D	4241	Mcree Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1999	3,200	2
4971 00 02800	Smith	Lawrence E	4251	Mcree Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	CONSERVAT.	RETAIN	1900	3,200	2
4971 00 02900	MITCHELLS ACE HARDWARE INC		1624-26	Tower Grove Ave	F	J	COM-MERCIAL	OFFICE/RESEARCH	NEW CONST.	REMOVE	1995	6,250	38
4971 00 03000	Stratman	Cleus J	1618-20	Tower Grove Ave	F	J	IND-INDUSTRIAL	OFFICE/RESEARCH	NEW CONST.	REMOVE	1942	14,750	38
4971 00 03100	Stratman	Cleus J & Judith E	1610	Tower Grove Ave	F	J	IND-INDUSTRIAL	OFFICE/RESEARCH	NEW CONST.	REMOVE	1942	13,465	38
4971 00 03200	Stratman	Cleus J	4256	Blaine Ave	F	J	IND-INDUSTRIAL	RESIDENTIAL/OFF RESEARCH	NEW CONST.	REMOVE	2,013	38	
4971 00 03300	Stratman	Cleus J & Judith E	1604	Tower Grove Ave	F	J	VACANT LAND	OFFICE/RESEARCH	NEW CONST.		3,105	38	
4971 00 03400	Stratman	Cleus J	1600-02	Tower Grove Ave	F	J	VACANT LAND	OFFICE/RESEARCH	NEW CONST.		5,535	38	
4972 00 00250	QMC INC		4244	Folsom Ave	D	J	IND-INDUSTRIAL	INDUSTRIAL	CONSERVAT.	RETAIN	1914	28,498	2
4972 00 00350	QMC INC		4244	Folsom Ave	D	J	IND-INDUSTRIAL	INDUSTRIAL	CONSERVAT.	RETAIN	1964	Included	2
4972 00 00450	QMC INC		4244	Folsom Ave	D	J	IND-INDUSTRIAL	INDUSTRIAL	CONSERVAT.	RETAIN	1963	Included	2
4972 00 00550	QMC INC		4244	Folsom Ave	D	J	IND-INDUSTRIAL	INDUSTRIAL	CONSERVAT.	RETAIN	1970	Included	2
4972 00 00650	Rapp	Lorella	4226-28	Folsom Ave	D	A	RES-THREE FAMILY	RESIDENTIAL or BUFFER	INT RET/NEW	RET/REMOVE	1907	6,400	2
4972 00 00700	McLin	Thomas & Edna V	4222	Folsom Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL or BUFFER	INT RET/NEW	RET/REMOVE	1990	4,262	2
4972 00 00750	Branley	Thomas A & Jason Od	4220	Folsom Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL or BUFFER	INT RET/NEW	RET/REMOVE	1990	4,262	2
4972 00 00800	Jackson	Ernest A & Carol A	4216	Folsom Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL or BUFFER	INT RET/NEW	RET/REMOVE	1990	4,262	2
4972 00 00900	Starks	Annie	4212	Folsom Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL or BUFFER	INT RET/NEW	RET/REMOVE	1999	3,200	2
4972 00 01000	Miller	Mary & Frances Vancil	4210	Folsom Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL or BUFFER	NEW CONST.	REMOVE	1908	3,200	2
4972 00 01100	PARK AVENUE REALTY COMPANY		4208	Folsom Ave	F	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL or BUFFER	NEW CONST.		3,200	2	
4972 00 01200	Butler	(Bobby R)	4202	Folsom Ave	F	A	RES-SINGLE FAMIL VICOM	RESIDENTIAL or BUFFER	NEW CONST.	REMOVE	1902	6,400	2
4972 00 01300	PARK AVENUE REALTY COMPANY		4200	Folsom Ave	F	A	VACANT LAND	RESIDENTIAL or BUFFER	NEW CONST.		3,200	2	
4972 00 01400	BLAINE CH OF GOD		4201	Blaine Ave	D	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL	NEW CONST.		2,560	2	
4972 00 01500	LRA		4203	Blaine Ave	D	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL	NEW CONST.		2,560	2	
4972 00 01600	LRA		4205	Blaine Ave	D	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL	NEW CONST.		2,560	2	
4972 00 01700	LRA		4207	Blaine Ave	D	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL	NEW CONST.		2,560	2	
4972 00 01800	Budde	Steve	4209	Blaine Ave	D	A	RES-TWO FAMILY	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1904	2,560	2
4972 00 01900	Armstrong	Eddie M & Alberta	4211	Blaine Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1903	3,200	2
4972 00 02000	Butler	Bobby R	4215	Blaine Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL	CONSERVAT.	RETAIN	1903	3,200	2
4972 00 02101	MARQUETTE PARTNERSHIP		4217	Blaine Ave	D	A	RES-FOUR FAMILY	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1926	6,400	2

Block & Parcel	Owner		Addresses at parcel	Address	Zoning		Land Use		Area Action	Building Action	Year Built	Lot Sq. Ft.	Project Area
	Last	First			Existing	Proposed	Existing	Proposed					
4972 00 02200	Jackson	Ernest A & Carol A	4221-23	Blaine Ave	D	A	RES-FOUR FAMILY	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1908	6,400	2
4972 00 02300	Prada	William & Rose	4227	Blaine Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL	CONSERVAT	RETAIN	1897	3,200	2
4972 00 02400	Rivers	Fausto & Brenda L	4229	Blaine Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL	CONSERVAT	RETAIN	1897	3,200	2
4972 00 02500	Sheppard	Michael	4231	Blaine Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL	CONSERVAT	RETAIN	1890	4,262	2
4972 00 02600	Early	Terry B & Janis K	4235	Blaine Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL	CONSERVAT	RETAIN	1890	4,262	2
4972 00 02700	Pegues	Zachary Scott & Virginia	4239	Blaine Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL	CONSERVAT	RETAIN	1890	4,262	2
4972 00 02800	Steward	Connie	4241-43	Blaine Ave	D	A	RES-FOUR FAMILY	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1904	6,400	2
4972 00 02900	Holloway	Raymond	4245	Blaine Ave	D	A	RES-SINGLE FAMILY	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1957	3,215	2
4972 00 03000	Holloway	Raymond	4247	Blaine Ave	D	A	VACANT LAND	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1957	3,215	2
4972 00 03100	FIOM INSULATION CORP		4253	Blaine Ave	J	J	INDUSTRIAL PARKING	OFFICE/RESEARCH	NEW CONST.			5,020	3A
4972 00 03200	Wang	Shensu & Xueqin Cai	4255	Blaine Ave	J	J	VACANT LAND	OFFICE/RESEARCH	NEW CONST.			8,695	3A
4972 00 03300	FIOM INSULATION CORP		1544-481	Tower Grove Ave	J	J	COM-UNIT RES	OFFICE/RESEARCH or C. CENTER	NEW CONST.	REMOVE	1900	4,740	3A
4972 00 03400	FIOM INSULATION CORP		1538	Tower Grove Ave	J	J	IND-INDUSTRIAL	OFFICE/RESEARCH or C. CENTER	NEW CONST.	REMOVE	1910	11,764	3A
4972 00 03500	Elmer	Eugene E & Bille J	1534-36	Tower Grove Ave	J	J	IND-INDUSTRIAL	OFFICE/RESEARCH or C. CENTER	NEW CONST.	REMOVE	1909	6,863	3A
4972 00 03600	Elmer	Eugene E & Bille J	1532	Tower Grove Ave	J	J	RES-APARTMENT (1)	OFFICE/RESEARCH or C. CENTER	NEW CONST.	REMOVE	1903	6,615	3A
4974 00 00100	LRA		1574	S Vandeventer Av	J	J	VACANT LAND	OFFICE/RESEARCH	NEW CONST.			15,824	4A
4974 00 00200	Luth	Robert J	1570	S Vandeventer Av	J	J	VACANT LAND	OFFICE/RESEARCH	NEW CONST.			4,290	4A
4974 00 00300	Luth	William L	1568	S Vandeventer Av	J	J	IND-INDUSTRIAL	OFFICE/RESEARCH	NEW CONST.	REMOVE	1908	7,500	4A
4974 00 00400	Roth	Byron K & Jolane S	1564	S Vandeventer Av	J	J	RES-TWO FAMILY	OFFICE/RESEARCH	NEW CONST.	REMOVE	1908	3,825	4A
4974 00 00500	Hobson	Leo T & Linda	1562	S Vandeventer Av	J	J	RES-SINGLE FAMILY	OFFICE/RESEARCH	NEW CONST.	REMOVE	1891	3,875	4A
4974 00 00600	KEY WEST ELK LODGE 1472		1558	S Vandeventer Av	J	J	COM-COMMERCIAL	OFFICE/RESEARCH	NEW CONST.	REMOVE	1923	15,916	4A
4974 00 00700	KASCO CORP		1544	S Vandeventer Av	J	J	INDUSTRIAL	OFFICE/RESEARCH/MANUFACT.	REHAB OR N	OPT. RETAIN	1957	15,916	4B
4974 00 00800	Mcnew Jr	Allen O & Donna J	1542	S Vandeventer Av	J	J	INDUSTRIAL	OFFICE/RESEARCH/MANUFACT.	REHAB OR N	OPT. RETAIN	1997	3,753	4B
4974 00 00900	KASCO CORP		1524	S Vandeventer Av	J	J	INDUSTRIAL	OFFICE/RESEARCH/MANUFACT.	REHAB OR N	OPT. RETAIN	1959	18,813	4B
4974 00 01000	Winters	Terry & Maxine	1520	S Vandeventer Av	J	J	INDUSTRIAL	OFFICE/RESEARCH/MANUFACT.	REHAB OR N	OPT. RETAIN	1950	17,863	4B
4974 00 01100	CITY OF ST LOUIS		1515	Tower Grove Ave	J	J	INDUSTRIAL	OFFICE/RESEARCH/MANUFACT.	REHAB OR NEW			11,742	4B
4974 00 01200	FT MORTGAGE CO.DBA FTB MORTGAG		1501	Tower Grove Ave	J	J	INDUSTRIAL	OFFICE/RESEARCH/MANUFACT.	REHAB OR NEW			7,238	4B
4974 00 01310	Slyant	Paula P	1545	Tower Grove Ave	J	J	INDUSTRIAL	OFFICE/RESEARCH/MANUFACT.	REHAB OR NEW			28,154	4B
4974 00 01400	KASCO CORP		1501	Tower Grove Ave	J	J	INDUSTRIAL	OFFICE/RESEARCH/MANUFACT.	REHAB OR N	OPT. RETAIN		8,774	4B
4974 00 01500	KASCO CORP		1569	Tower Grove Ave	J	J	INDUSTRIAL	OFFICE/RESEARCH/MANUFACT.	REHAB OR N	OPT. RETAIN	1948	35,793	4B
4974 00 01600	MOORE & MARTIN REALTY INC		1607	Tower Grove Ave	J	J	INDUSTRIAL	OFFICE/RESEARCH/MANUFACT.	REHAB OR N	OPT. RETAIN	1914	15,870	4B
4974 00 01650	Martin	William E	1601	Tower Grove Ave	J	J	INDUSTRIAL	OFFICE/RESEARCH/MANUFACT.	REHAB OR N	OPT. RETAIN	1940	7,551	4B
4974 00 01700	MOORE RESEARCH INC		1621	Tower Grove Ave	F	J	INDUSTRIAL	OFFICE/RESEARCH/MANUFACT.	REHAB OR N	OPT. RETAIN	1930	3,917	4A
4974 00 01806/07	Bledsoe	Elmer C	4301	Mcree Ave	F	J	RES-TWO FAMILY/COMMERC.	OFFICE/RESEARCH	NEW CONST.	REMOVE	1898	5,192	4A
4974 00 01900	Staezel	Andrew J & Pauline N	4307	Mcree Ave	F	J	RES-SINGLE FAMILY	OFFICE/RESEARCH	NEW CONST.	REMOVE	1898	4,810	4A
4974 00 02000	Talron	Lowell	4309	Mcree Ave	C	J	RES-SINGLE FAMILY	OFFICE/RESEARCH	NEW CONST.	REMOVE	1898	4,290	4A
4974 00 02100	Summers-Roth	Jolane & Byron K	4311	Mcree Ave	C	J	RES-SINGLE FAMILY	OFFICE/RESEARCH	NEW CONST.	REMOVE	1898	5,365	4A
4974 00 02200	Catanicchia	Procopio	4319	Mcree Ave	C	J	RES-SINGLE FAMILY	OFFICE/RESEARCH	NEW CONST.	REMOVE	1895	10,000	4A
4974 00 02300	Watson	Brian	4327	Mcree Ave	C	J	RES-TWO FAMILY	OFFICE/RESEARCH	NEW CONST.	REMOVE	1915	11,820	4A
4974 00 02400	LRA		4331	Mcree Ave	C	J	RES-SINGLE FAMILY	OFFICE/RESEARCH	NEW CONST.	REMOVE	1891	5,860	4A
4974 00 02500	Taylor	Mattie R & Yvette Renee	4335	Mcree Ave	C	J	RES-SINGLE FAMILY	OFFICE/RESEARCH	NEW CONST.	REMOVE	1892	6,484	4A
4974 00 02600	Hayes	Ronald V	4339	Mcree Ave	C	J	RES-SINGLE FAMILY	OFFICE/RESEARCH	NEW CONST.	REMOVE	1892	4,130	4A
4974 00 02700	Thomas	Darren	4343	Mcree Ave	C	J	RES-SINGLE FAMILY	OFFICE/RESEARCH	NEW CONST.	REMOVE	1892	3,200	4A
4974 00 02800	KASCO CORP		4327	Mcree Ave #R	C	J	IND-INDUSTRIAL	OFFICE/RESEARCH	REHAB OR NEW			7,508	4A
4974 00 02900	CITY OF ST LOUIS		4331	Mcree Ave #R	C	J	COM-COMMERCIAL	OFFICE/RESEARCH/MANUFACT.	REHAB OR NEW			224	4A
5197 00 00100	Middleton	Carothers	4354-56	Mcree Ave	C	J	VACANT LAND	OFFICE/RESEARCH	NEW CONST.			5,230	4A
5197 00 00200	PROMENADE PLASTICS INC		4348-50	Mcree Ave	C	J	VACANT LAND	OFFICE/RESEARCH	NEW CONST.			5,471	4A
5197 00 00300	Britco	Willie	4346	Mcree Ave	C	J	RES-FOUR FAMILY	OFFICE/RESEARCH	NEW CONST.	REMOVE	1924	4,372	4A
5197 00 00400	Bauer	Robert M & Amy K	4344	Mcree Ave	C	J	RES-FOUR FAMILY	OFFICE/RESEARCH	NEW CONST.	REMOVE	1924	4,645	4A
5197 00 00500	TABRON	James	4340	Mcree Ave	C	J	RES-FOUR FAMILY	OFFICE/RESEARCH	NEW CONST.	REMOVE	1922	4,800	4A
5197 00 00600	Talron	James	4336	Mcree Ave	C	J	RES-FOUR FAMILY	OFFICE/RESEARCH	NEW CONST.	REMOVE	1922	4,963	4A

Block & Parcel	Owner		Addresses at parcel	Address	Zoning		Land Use		Area Action	Building Action	Year Built	Lot Sq. Ft.	Project Area
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5197 00 00700	LRA		4332	Mcree Ave	C	J	VACANT LAND	OFFICE/RESEARCH	NEW CONST.	REMOVE	1922	5,156	4A
5197 00 00600	Bauer	Robert M & Amy K	4328	Mcree Ave	C	J	RES-FOUR FAMILY	OFFICE/RESEARCH	NEW CONST.	REMOVE	1922	5,579	4A
5197 00 00500	Bauer	Robert M & Amy K	4322	Mcree Ave	C	J	RES-FOUR FAMILY	OFFICE/RESEARCH	NEW CONST.	REMOVE	1922	5,584	4A
5197 00 01000	Bauer	Robert M & Amy K	4316	Mcree Ave	C	J	RES-FOUR FAMILY	OFFICE/RESEARCH	NEW CONST.	REMOVE	1921	5,593	4A
5197 00 01100	LRA		4312	Mcree Ave	C	J	RES-FOUR FAMILY	OFFICE/RESEARCH	NEW CONST.	REMOVE	1921	5,593	4A
5197 00 01200	Talton	Barbara J	4310	Mcree Ave	C	J	RES-SINGLE FAMILY	OFFICE/RESEARCH	NEW CONST.	REMOVE	1922	3,738	4A
5197 00 01300	Leggins	Mary	4308	Mcree Ave	C	J	RES-TWO FAMILY	OFFICE/RESEARCH	NEW CONST.	REMOVE	1923	3,740	4A
5197 00 01400	Lincoln	Robert J & Mary A	4300	Mcree Ave	F	J	INDUSTRIAL/SINGLE FAMILY	OFFICE/RESEARCH	NEW CONST.	REMOVE	1921	9,833	4A
5197 00 01500	Lincoln	Robert J & Mary A	4301	Lafayette Ave	F	J	INDUSTRIAL VACANT LAND	OFFICE/RESEARCH	NEW CONST.	REMOVE	1923	8,397	4A
5197 00 01601	Eberhardt	Timothy	4309	Lafayette Ave	C	J	RES-FOUR FAMILY	OFFICE/RESEARCH	NEW CONST.	REMOVE	1920	5,400	4A
5197 00 01700	McNeil	Oscar & Rosa L	4311	Lafayette Ave	C	J	RES-SINGLE FAMILY	OFFICE/RESEARCH	NEW CONST.	REMOVE	1920	4,124	4A
5197 00 01800	Turner	Betty J Dancer	4315	Lafayette Ave	C	J	RES-SINGLE FAMILY	OFFICE/RESEARCH	NEW CONST.	REMOVE	1920	4,197	4A
5197 00 01900	Hill	Jerry B & Sadie A	4319	Lafayette Ave	C	J	RES-SINGLE FAMILY	OFFICE/RESEARCH	NEW CONST.	REMOVE	1920	4,050	4A
5197 00 02000	Glennapp	Walter & Thelma G	4321	Lafayette Ave	C	J	RES-TWO FAMILY	OFFICE/RESEARCH	NEW CONST.	REMOVE	1920	4,076	4A
5197 00 02100	Darden	Alvin P & Ruthie M	4325	Lafayette Ave	C	J	RES-TWO FAMILY	OFFICE/RESEARCH	NEW CONST.	REMOVE	1921	4,065	4A
5197 00 02200	Phillips	Frank & Carole L	4327	Lafayette Ave	C	J	RES-TWO FAMILY	OFFICE/RESEARCH	NEW CONST.	REMOVE	1921	4,164	4A
5197 00 02300	Hill	Craig M	4331	Lafayette Ave	C	J	RES-TWO FAMILY	OFFICE/RESEARCH	NEW CONST.	REMOVE	1921	4,062	4A
5197 00 02400	Thomas	Gloria	4333	Lafayette Ave	C	J	RES-TWO FAMILY	OFFICE/RESEARCH	NEW CONST.	REMOVE	1921	4,060	4A
5197 00 02500	Tenability	Deborah	4337	Lafayette Ave	C	J	RES-TWO FAMILY	OFFICE/RESEARCH	NEW CONST.	REMOVE	1921	4,060	4A
5197 00 02600	Anderson	Paul	4339	Lafayette Ave	C	J	RES-TWO FAMILY	OFFICE/RESEARCH	NEW CONST.	REMOVE	1921	4,060	4A
5197 00 02700	SAINTUARY IN THE ORDINARY		4343	Lafayette Ave	C	J	RES-TWO FAMILY	OFFICE/RESEARCH	NEW CONST.	REMOVE	1921	3,902	4A
5197 00 02800	SAINTUARY IN THE ORDINARY		4347	Lafayette Ave	C	J	RES-TWO FAMILY	OFFICE/RESEARCH	NEW CONST.	REMOVE	1921	3,902	4A
5197 00 03000	McFiee	Town	4351	Lafayette Ave	C	J	RES-FOUR FAMILY	OFFICE/RESEARCH	NEW CONST.	REMOVE	1921	8,140	4A
5197 00 03100	McFiee	Town	4401	Lafayette Ave	C	J	RES-TWO FAMILY	OFFICE/RESEARCH	NEW CONST.	REMOVE	1922	3,640	4A
5197 00 03200	LRA		4403	Lafayette Ave	C	J	VACANT-RESIDENTIAL LAND	OFFICE/RESEARCH	NEW CONST.	REMOVE	1903	2,831	4A
5197 00 03300	Marin	Herbert L	4409	Lafayette Ave	C	J	RES-SINGLE FAMILY	OFFICE/RESEARCH	NEW CONST.	REMOVE	1903	2,816	4A
5197 00 03400	PROMENADE PLASTICS INC		4407	Lafayette Ave	C	J	RES-SINGLE FAMILY	OFFICE/RESEARCH	NEW CONST.	REMOVE	1900	2,615	4A
5197 00 03500	PROMENADE PLASTICS INC		4409	Lafayette Ave	C	J	VACANT-RESIDENTIAL LAND	OFFICE/RESEARCH	NEW CONST.	REMOVE	1900	2,615	4A
5197 00 03600	PROMENADE PLASTICS INC		4411	Lafayette Ave	C	J	VACANT-RESIDENTIAL LAND	OFFICE/RESEARCH	NEW CONST.	REMOVE	1903	2,338	4A
5197 00 03700	PROMENADE PLASTICS INC		4415	Lafayette Ave	C	J	RES-SINGLE FAMILY	OFFICE/RESEARCH	NEW CONST.	REMOVE	1903	2,338	4A
5197 00 03800	PROMENADE PLASTICS INC		4433	Lafayette Ave	C	J	VACANT LAND	OFFICE/RESEARCH	NEW CONST.	REMOVE	1903	3,100	4A
5197 00 03900	PROMENADE PLASTICS INC		1612 S Vandeventer Av		C	J	VACANT LAND	OFFICE/RESEARCH	NEW CONST.	REMOVE	1,130	1,130	4A
5438 00 00100	Lery	Jacquelyn & Gene C	3972-74	Mcree Ave	F	J	VACANT LAND	OFFICE/RESEARCH	NEW CONST.	REMOVE	1915	11,287	4A
5438 00 00200	SAINTUARY IN THE ORDINARY		3969-70	Mcree Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1915	3,230	1
5438 00 00300	SAINTUARY IN THE ORDINARY		3964-66	Mcree Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1915	5,426	1
5438 00 00400	Evens	Bennie	3962	Mcree Ave	C	A	RES-THREE FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1914	5,400	1
5438 00 00500	Evens	Bennie	3960	Mcree Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1914	2,723	1
5438 00 00600	Cole	Max Bell	3950-58	Mcree Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1914	2,672	1
5438 00 00700	Byers-Hines	Joyce & Dan Douglas	3952-54	Mcree Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1914	5,400	1
5438 00 00800	Hill	Conroy	3949-50	Mcree Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1914	5,400	1
5438 00 00900	Stanford	Dwain E	3946	Mcree Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1914	2,706	1
5438 00 01000	PLATINUM INVESTMENTS		3944	Mcree Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1914	2,710	1
5438 00 01100	Harris	Tonya	3940-42	Mcree Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1914	5,424	1
5438 00 01200	SAINTUARY IN THE ORDINARY		3936-38	Mcree Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1914	5,400	1
5438 00 01300	SAINTUARY IN THE ORDINARY		3932-34	Mcree Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1914	5,400	1
5438 00 01400	SAINTUARY IN THE ORDINARY		3928-30	Mcree Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1914	2,706	1
5438 00 01500	LRA		3924-26	Mcree Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1914	5,400	1
5438 00 01600	LRA		3920-22	Mcree Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1914	5,440	1
5438 00 01700	LRA		3914-16	Mcree Ave	C	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL	NEW CONST.	REMOVE	1914	5,440	1
5438 00 01800	LRA		3910	Mcree Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1914	5,450	1
5438 00 01900	LRA	Barbara	3906	Mcree Ave	C	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL	NEW CONST.	REMOVE	1913	5,464	1
5438 00 02000	Gillespie	Barbara	3900-08	Mcree Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1913	5,601	1
5438 00 02100	GARDEN DISTRICT		1651-81 S 39th St		F	A	RES-APARTMENT (R)COM	RESIDENTIAL	NEW CONST.	REMOVE	1921	7,800	1

Block & Parcel	Owner		Addresses at parcel	Address	Zoning		Land Use		Area Action	Building Action	Year Built	Lot Sq. Ft.	Project Area
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5438 00 02200	Swooshire	Teddy	3907-09	Lafayette Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1913	5,200	1
5438 00 02300	Singh	Gurprender	3911-13	Lafayette Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1913	5,200	1
5438 00 02400	Lewis	Shelby	3915-17	Lafayette Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1914	5,200	1
5438 00 02500	Dubshar	Dawn	3919-21	Lafayette Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1914	5,200	1
5438 00 02600	Renevets	Lilian	3923-25	Lafayette Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1914	5,200	1
5438 00 02700	Reisig	Christopher	3927	Lafayette Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1913	3,900	1
5438 00 02801	GARDEN DISTRICT		3031	Lafayette Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1914	3,900	1
5438 00 02900	LRA		3035	Lafayette Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1914	3,900	1
5438 00 03000	James	Phillip K	3037	Lafayette Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1914	3,900	1
5438 00 03100	Collins	John C	3039	Lafayette Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1914	3,900	1
5438 00 03201	TEFFANY IV APARTMENTS LLC		3941-43	Lafayette Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1914	5,850	1
5438 00 03300	SAFECTUARY IN THE ORDINARY		3945-47	Lafayette Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1915	5,720	1
5438 00 03400	Glennspie	Barbara W	3949-51	Lafayette Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1915	5,720	1
5438 00 03500	Buck	James	3955-57	Lafayette Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1914	6,500	1
5438 00 03600	Loda	Ronald E & Mary A	3961-63	Lafayette Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1914	6,500	1
5438 00 03700	LRA		3965	Lafayette Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1914	4,797	1
5438 00 03800	Goeb	MBO	3967	Lafayette Ave	F	A	COM-COMMERICAL	RESIDENTIAL	NEW CONST.	REMOVE	1921	4,795	1
5438 00 03900	Buescher	Robert B & Bernadette	1647 S 29Th St		F	A	COM-COMMERICAL	RESIDENTIAL	NEW CONST.	REMOVE	1921	3,433	1
5438 00 04000	Mantla	Edward	1637 S 29Th St		F	A	COM-COMMERICAL	RESIDENTIAL	NEW CONST.	REMOVE	1922	7,885	1
5441 00 00100	HUB INVESTMENT CORP		4066-62	Moree Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1915	5,279	1
5441 00 00200	GREEN TREE FINANCIAL SERVICING		4066-62	Moree Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1915	5,279	1
5441 00 00300	Johnson	Lorenzo & Delores D	4056-58	Moree Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1915	5,281	1
5441 00 00400	Marshall	Jolisse	4052-54	Moree Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1915	5,281	1
5441 00 00500	Washington	Onbrach K	4048-50	Moree Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1915	5,284	1
5441 00 00600	Melton	Mary L	4044-46	Moree Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1915	5,544	1
5441 00 00700	LRA		4040	Moree Ave	C	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL	NEW CONST.	REMOVE	1915	5,967	1
5441 00 00800	LRA		4038	Moree Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1915	3,987	1
5441 00 00900	Whitehorn	William	4034-36	Moree Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1916	2,624	1
5441 00 00960	O'Brien	Maureen & William Whit	4032	Moree Ave	C	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL	NEW CONST.	REMOVE	1916	5,183	1
5441 00 01100	Crossin	Wayne	4026-28	Moree Ave	C	A	RES-THREE FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1915	5,187	1
5441 00 01200	Skinner	Kiana J	4022-24	Moree Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1915	5,324	1
5441 00 01300	Westbrook	Walter	4018-20	Moree Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1915	5,324	1
5441 00 01400	Whitehorn	William & Maureen Ober	4014-16	Moree Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1915	5,344	1
5441 00 01500	Whitehorn	William & Maureen Ober	4010-12	Moree Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1915	5,286	1
5441 00 01700	Stuckwell	Keith & Shirley	4006-08	Moree Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1915	5,357	1
5441 00 01800	Scott	Michael J	4002	Moree Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1922	8,048	1
5441 00 01900	Barnett	Willie	4001-03	Lafayette Ave	C	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL	NEW CONST.	REMOVE	1915	5,980	1
5441 00 02000	Gray	Charles A & M Sue	4005-07	Lafayette Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1915	6,370	1
5441 00 02100	Williams	Jacqueline D	4011-13	Lafayette Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1914	5,850	1
5441 00 02200	Ware	Cassandra	4015-17	Lafayette Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1914	5,200	1
5441 00 02300	Pamplin	Dorothy J	4019-21	Lafayette Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1914	6,500	1
5441 00 02400	Ramirez	Frankie L & Humberto	4025	Lafayette Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1914	3,900	1
5441 00 02500	Rapp	Lorella	4027	Lafayette Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1914	3,900	1
5441 00 02600	Dupree	Shannon	4031	Lafayette Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1914	3,900	1
5441 00 02700	Jackson Jr.	Chester A & Onella E	4033-35	Lafayette Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1914	5,200	1
5441 00 02800	Schle	Lynn A	4037	Lafayette Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1914	3,900	1
5441 00 02900	Oliver	Kevin C	4041	Lafayette Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1914	3,900	1
5441 00 03000	Cox	Jack L & Norma	4043	Lafayette Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1914	3,900	1
5441 00 03100	Paterson	Norma R	4045-47	Lafayette Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1915	5,200	1
5441 00 03200	Peters	Genevieve E & Gary E	4051-53	Lafayette Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1918	5,200	1
5441 00 03300	Harris	Ida B	4055	Lafayette Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1917	3,900	1
5441 00 03400	Drummer	Dorris H	4057	Lafayette Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1917	3,900	1

Block & Parcel	Owner		Addresses at parcel	Address	Zoning		Land Use		Area Action	Building Action	Year Built	Lot Sq. Ft.	Project Area
	Last	First			Existing	Proposed	Existing	Proposed					
5441 00 03500	Smith	Terrace	4059-61	Lafayette Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1917	5,200	1
5441 00 03600	Peppers	William	4063-65-67	Lafayette Ave	C	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL	NEW CONST.			9,087	1
5442 00 00100	BLAINE AVE CHURCH OF GOD		4176	Moree Ave	C	C	VACANT-RESIDENTIAL LAND	RESIDENTIAL	NEW CONST.			3,814	2
5442 00 00200	BLAINE AVE CHURCH OF GOD		4174	Moree Ave	C	C	VACANT LAND	RESIDENTIAL	NEW CONST.			5,418	2
5442 00 00300	Roots	James H	4170	Moree Ave	C	C	RES-FOUR FAMILY	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1922	5,418	2
5442 00 00400	Roots	James H	4168	Moree Ave	C	C	RES-FOUR FAMILY	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1922	5,418	2
5442 00 00500	Roots	James H	4162	Moree Ave	C	C	RES-FOUR FAMILY	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1922	5,418	2
5442 00 00600	Roots	James H	4158	Moree Ave	C	C	RES-FOUR FAMILY	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1922	5,418	2
5442 00 00700	SANCTUARY IN THE ORDINARY		4154	Moree Ave	C	C	RES-FOUR FAMILY	RESIDENTIAL	REHAB OR N	REMAIN	1922	5,418	2
5442 00 00800	LRA		4149	Moree Ave	C	C	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1922	5,418	2
5442 00 00900	Eberhardt	James C & Mary A	4144	Moree Ave	C	C	RES-FOUR FAMILY	RESIDENTIAL	REHAB OR N	REMOVE	1922	5,418	2
5442 00 01000	LRA		4140	Moree Ave	C	C	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1922	5,441	2
5442 00 01100	BRONJAK INV CORP		4136	Moree Ave	C	C	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1922	5,450	2
5442 00 01200	Finsky	James & Della L	4132	Moree Ave	C	C	RES-TWO FAMILY	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1924	4,550	2
5442 00 01300	Bledsoe	Ernest C	4130	Moree Ave	C	C	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1922	5,568	2
5442 00 01400	Roots	James H	4126	Moree Ave	C	C	RES-FOUR FAMILY	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1922	5,568	2
5442 00 01500	LRA		4120	Moree Ave	C	C	PARK	PARK OR RESIDENTIAL	REHAB OR NEW			5,416	2
5442 00 01600	LRA		4116	Moree Ave	C	C	PARK	PARK OR RESIDENTIAL	REHAB OR NEW			5,502	2
5442 00 01700	Howard	Kenneth D & Pauline Y	4112	Moree Ave	C	C	RES-FOUR FAMILY	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1922	5,502	2
5442 00 01800	LRA		4108	Moree Ave	C	C	VACANT-RESIDENTIAL LAND	RESIDENTIAL	NEW CONST.			5,502	2
5442 00 01900	Scott	Michael J	4102 (00-06)	Moree Ave	C	C	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1922	8,384	2
5442 00 02000	BERNARD PUB LTD		4101-03	Lafayette Ave	C	C	VACANT-RESIDENTIAL LAND	RESIDENTIAL	NEW CONST.			5,200	2
5442 00 02100	BERNARD PUB LTD INC		4105-07	Lafayette Ave	C	C	VACANT-RESIDENTIAL LAND	RESIDENTIAL	NEW CONST.			5,200	2
5442 00 02200	Henderson	Marvin	4108-11	Lafayette Ave	C	C	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.			5,200	2
5442 00 02300	LRA		4113-15	Lafayette Ave	C	C	VACANT-RESIDENTIAL LAND	RESIDENTIAL	NEW CONST.	REMOVE	1916	5,200	2
5442 00 02400	DELHI MANAGEMENT COMPANY		4111-19	Lafayette Ave	C	C	RES-FOUR FAMILY	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1917	5,200	2
5442 00 02500	Jackson	Leon	4121-23	Lafayette Ave	C	C	RES-FOUR FAMILY	RESIDENTIAL	REHAB OR N	REMOVE	1917	5,200	2
5442 00 02600	DELHI MANAGEMENT COMPANY		4125-27	Lafayette Ave	C	C	RES-TWO FAMILY	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1917	5,200	2
5442 00 02700	LRA		4129-31	Lafayette Ave	C	C	VACANT-RESIDENTIAL LAND	RESIDENTIAL	NEW CONST.			5,200	2
5442 00 02800	Watson	Tony R	4133-35	Lafayette Ave	C	C	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1917	5,200	2
5442 00 02900	SANCTUARY IN THE ORDINARY		4138	Lafayette Ave	C	C	RES-FOUR FAMILY	RESIDENTIAL	REHAB OR N	REMAIN	1917	5,200	2
5442 00 03000	Maglano	Edward J	4141-43	Lafayette Ave	C	C	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1917	5,200	2
5442 00 03100	Bledsoe	Ernest	4145-47	Lafayette Ave	C	C	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1917	5,200	2
5442 00 03200	Rapp	Lonella	4151	Lafayette Ave	C	C	RES-FOUR FAMILY	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1917	5,200	2
5442 00 03300	Eberhardt	Timothy J	4155	Lafayette Ave	C	C	RES-FOUR FAMILY	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1917	5,200	2
5442 00 03400	LRA		4157-59	Lafayette Ave	C	C	VACANT-RESIDENTIAL LAND	RESIDENTIAL	NEW CONST.			5,200	2
5442 00 03500	Stimmons	Cleo	4161-63	Lafayette Ave	C	C	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1916	5,200	2
5442 00 03600	Parchmon Jr.	Jessie M & Steven S	4165-67	Lafayette Ave	C	C	RES-FOUR FAMILY	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1916	5,200	2
5442 00 03700	Parchmon Jr.	Jessie M & Steven S	4169	Lafayette Ave	C	C	VACANT-RESIDENTIAL LAND	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1916	5,200	2
5442 00 03800	Parchmon	Mark	4173-75	Lafayette Ave	C	C	VACANT-RESIDENTIAL LAND	RESIDENTIAL	NEW CONST.			5,200	2
5442 00 03900	Rapp	Lonella	4177-79	Lafayette Ave	C	C	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.			5,200	2
5445 00 00100	Doherty	Thomas	4268	Moree Ave	F	A	COMMERCIAL (GAS STATION)	RESIDENTIAL	NEW CONST.	REMOVE	1917	5,187	2
5445 00 00200	Richardson	Willie Mae	4260	Moree Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1935	6,706	2
5445 00 00300	Albert-Thomas	Nanette	4258	Moree Ave	C	A	VACANT-RESIDENTIAL LAND	RESIDENTIAL	CONSERVAT	RETAI	1923	3,762	2
5445 00 00400	LRA		4254	Moree Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.			5,026	2
5445 00 00500	LRA		4248-50	Moree Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1922	5,026	2
5445 00 00600	Cole	Dmitri A	4244-46	Moree Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1916	5,036	2
5445 00 00700	Cunningham	Willie T & Tommie E	4240-42	Moree Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	RE MOVE	1915	5,292	2
5445 00 00800	Roberts	James C	4236-38	Moree Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1916	5,000	2
5445 00 00900	Tomlin	Yulanda R	4232	Moree Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1916	5,060	2
5445 00 01000	Moore	Mary J	4228	Moree Ave	C	A	RES-FOUR FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1922	5,568	2
5445 00 01100	Davis	Joe F & Clementine	4224	Moree Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST.	REMOVE	1922	5,579	2
					C	A	RES-TWO FAMILY	RESIDENTIAL	CONSERVAT.	RETAI	1921	3,606	2

Block & Parcel	Owner		Address at parcel	Address	Zoning		Existing Land Use	Proposed Land Use		Area Action	Building Action	Year Built	Lot Sq. Ft.	Project Area
	Last	First			Existing	Proposed		Existing	Proposed					
5445 00 01300	Fitzpatrick	Gover C	4222	Moore Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	CONSERVAT	RETAIN	1921	3,813	2	
5445 00 01300	Moorehead	Iving D & Willow D	4218-4220	Moore Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	REHAB OR N	RETAIN	1921	3,813	2	
5445 00 01400	Van Richard	Lorraine F	4218	Moore Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	NEW CONST	REMOVE	1921	3,819	2	
5445 00 01500	Webb	Edmund	4212-14	Moore Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST	REMOVE	1921	3,819	2	
5445 00 01600	Rupp	Lorinda	4210	Moore Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1921	3,822	2	
5445 00 01700	Douglas	William & Rosetta	4208	Moore Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	NEW CONST	REMOVE	1921	3,825	2	
5445 00 01800	Morris	Juliana L	4204	Moore Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	CONSERVAT	RETAIN	1923	3,829	2	
5445 00 01900	Warren	Veryl A Charlene	4202	Moore Ave	C	A	RES-TWO FAMILY	RESIDENTIAL	CONSERVAT	RETAIN	1923	3,810	2	
5445 00 02000	Partonson	Rose M	4201	Lafayette Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	CONSERVAT	RETAIN	1916	5,850	2	
5445 00 02100	King	George & Norma J	4207	Lafayette Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	CONSERVAT	RETAIN	1916	5,070	2	
5445 00 02200	Warren	Devery & Coraie	4211	Lafayette Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	CONSERVAT	RETAIN	1915	4,160	2	
5445 00 02300	Tabron	James	4215	Lafayette Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	CONSERVAT	RETAIN	1915	4,160	2	
5445 00 02400	Howdn	John H & Marrie L	4217	Lafayette Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	CONSERVAT	RETAIN	1915	4,160	2	
5445 00 02500	Collins	Leslie L & Edin M	4221	Lafayette Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	CONSERVAT	RETAIN	1915	4,160	2	
5445 00 02600	Sheeland	Dad D	4225	Lafayette Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	CONSERVAT	RETAIN	1915	4,160	2	
5445 00 02700	Eschardt	James C & Mary A	4227	Lafayette Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	CONSERVAT	RETAIN	1915	4,160	2	
5445 00 02800	Quarar	Michael	4229	Lafayette Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	CONSERVAT	RETAIN	1915	4,160	2	
5445 00 02900	Ranlin	Jeanne B & Joan A	4233	Lafayette Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	CONSERVAT	RETAIN	1915	4,160	2	
5445 00 03000	Parlee	Andrew J & Beverly A	4237	Lafayette Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	CONSERVAT	RETAIN	1915	4,160	2	
5445 00 03100	Nurley Jr.	Wille B & Jovonne Mae	4241	Lafayette Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	CONSERVAT	RETAIN	1915	4,160	2	
5445 00 03200	Cobias	Damon L & Paula R	4243	Lafayette Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	CONSERVAT	RETAIN	1915	4,160	2	
5445 00 03300	Morris	Boosevelt & Dad E	4247	Lafayette Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	CONSERVAT	RETAIN	1915	4,160	2	
5445 00 03400	Washington	Walter	4249	Lafayette Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1915	4,160	2	
5445 00 03500	Finley	James & Della	4253	Lafayette Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	CONSERVAT	RETAIN	1915	4,160	2	
5445 00 03600	Jones	Richard & Dorothy	4255	Lafayette Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	CONSERVAT	RETAIN	1915	4,160	2	
5445 00 03700	Shuman	Ervin L	4259	Lafayette Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	REHAB OR N	OPT. RETAIN	1915	4,160	2	
5445 00 03800	Quart	Charles	4261	Lafayette Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	CONSERVAT	RETAIN	1915	4,160	2	
5445 00 03900	Praston	Leroy & Darlene Hudson	4265	Lafayette Ave	C	A	RES-SINGLE FAMILY	RESIDENTIAL	CONSERVAT	RETAIN	1915	4,160	2	
5445 00 04000/08	Boyles	Herman E & Clara M	1604	Tower Grove Ave	F	A	VACANT LAND	RESIDENTIAL	NEW CONST.	REMOVE	1954	5,111	2	
5445 00 04100	Boyles	Herman E & Clara M	1604	Tower Grove Ave	F	A	CONSERVAT.	RESIDENTIAL	NEW CONST.	REMOVE	1954	1,737	2	
5445 00 04200	Karman	John A & Coriss L	1642	Tower Grove Ave	F	A	CONSERVAT. (AUTO BOOT)	RESIDENTIAL	NEW CONST.	REMOVE	1925	3,002	2	