

**To:** City of St. Louis Planning Commission  
**From:** Don Roe, Executive Director  
**Subject:** Chapter 99 Blighting Study and Redevelopment Plan  
(Chouteau Ave./ Jefferson Ave./ La Salle St./ Missouri Ave./ Hickory St./ MacKay Pl.  
Redevelopment Area – LCRA 2278)  
**Date:** June 1, 2018

## Summary

**Submittal:** This Chapter 99 Blighting Study and Redevelopment Plan has been submitted/requested by a prospective developer, Chouteau Avenue Partners, LLC to the LCRA/PIEA Board. The Board subsequently approved the Blighting Study and Redevelopment Plan on April 24<sup>th</sup>, and the application is now before the Planning Commission for review and recommendation to the Board of Aldermen.

**Area:** The site project area consists of an approximately 55,600 square feet industrial building, and 10.80 acres of vacant land, totaling 12.07 acres in the Lafayette Square Neighborhood. (See **Figure 1** to the right and the locator map on page 2).

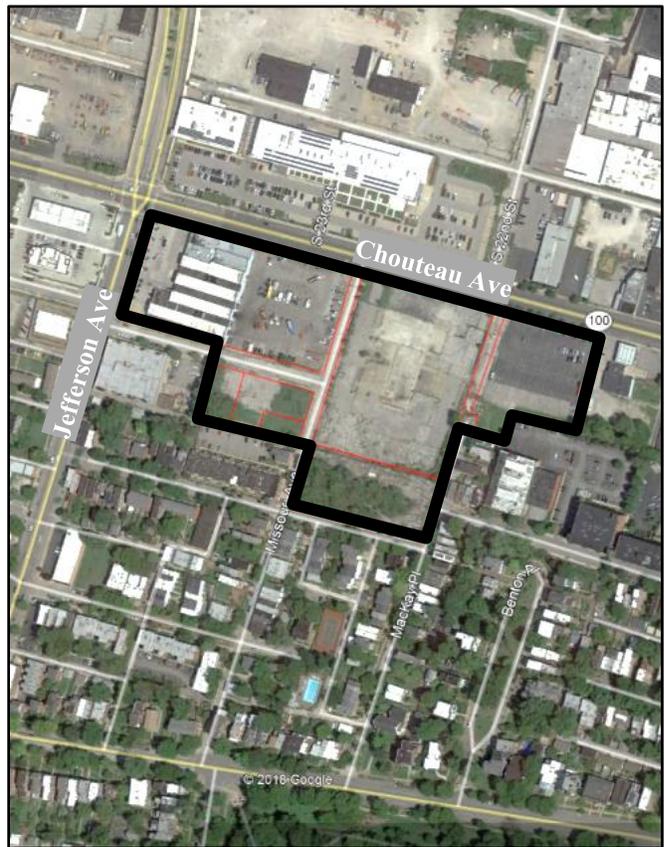
**Existing Uses:** Most of the lots are completely vacant lots, however, there is one industrial building at the corner of Jefferson and Chouteau Ave which is being utilized as a truck center, however that company is being relocated.

**Proposal:** The prospective developer and associates who control the properties are seeking to demolish the unoccupied structure and construct a mixed-use development along the perimeter of the Area, on Chouteau and Jefferson Ave, and to construct resident development in the southern portion of the area as well as a mix of residential and mixed use development throughout the interior of the Area.

**Prospective Developer:** The prospective developer is Chouteau Avenue Partners, LLC

**Eminent Domain:** The plan does not provide the use of eminent domain.

**Support Letter:** Alderwoman Ingrassia (6<sup>th</sup> Ward) wishes to supports this development with 20-year tax abatement based on 95% of the assessed value of the incremental improvements.



*Figure 1- Aerial Map*

## Recommended Action

That the Planning Commission finds said Blighting Study and Redevelopment Plan for the Chouteau Ave./ Jefferson Ave./ La Salle St./ Missouri Ave./ Hickory St./ MacKay Place Redevelopment Area to be recommended declared as blighted and the proposed redevelopment plan is in conformity with the Strategic Land Use Plan's Neighborhood Development Area (NDA) and the Specialty Mixed Use Area (SMUA) as well as the Lafayette Square Neighborhood-Urban Plan as amended, and therefore **recommends approval** to the Board of Aldermen of the City of St. Louis.

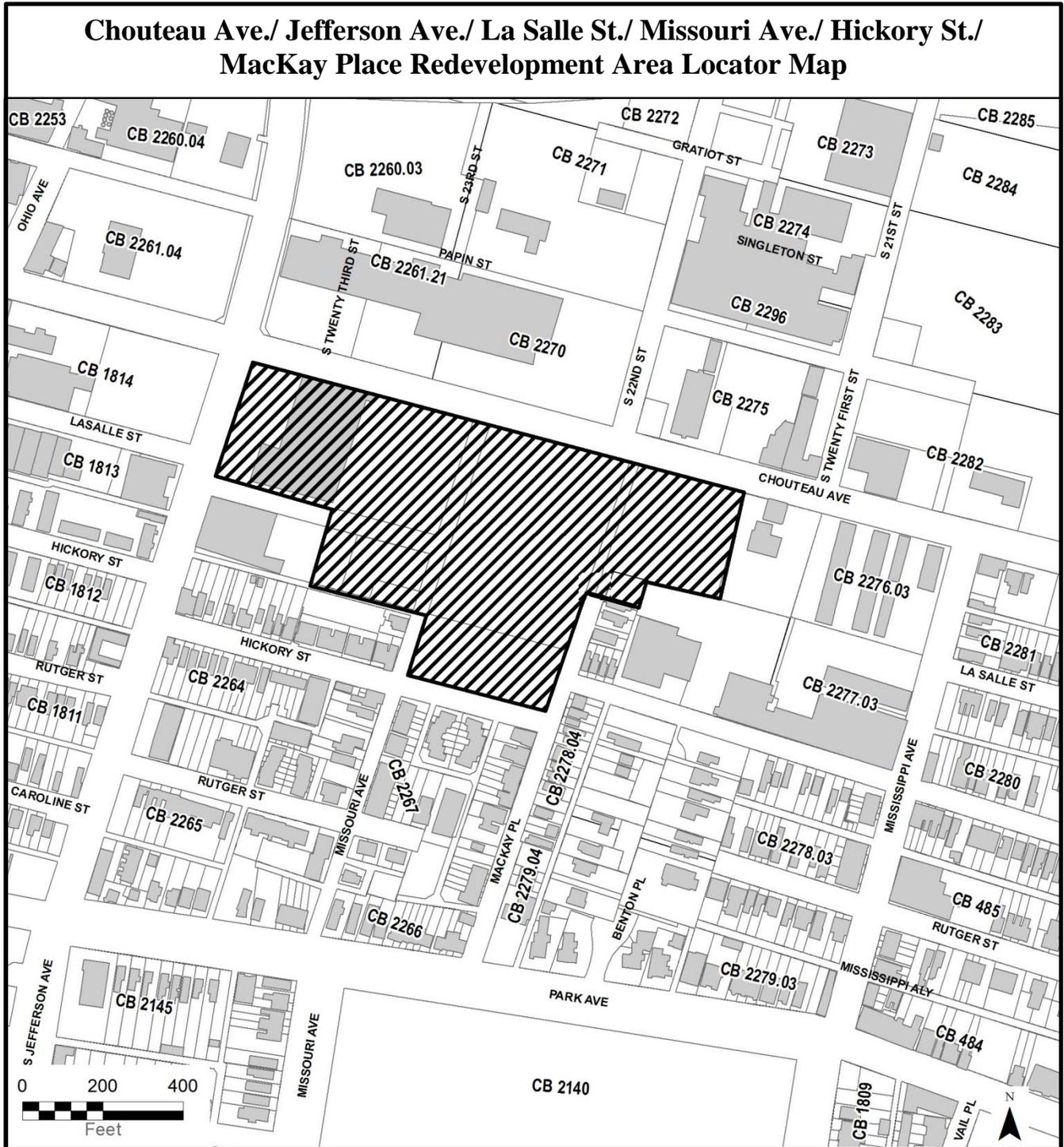


Figure 2- Locator Map

## 1.0 Background

### 1.1 Establishment of Blight

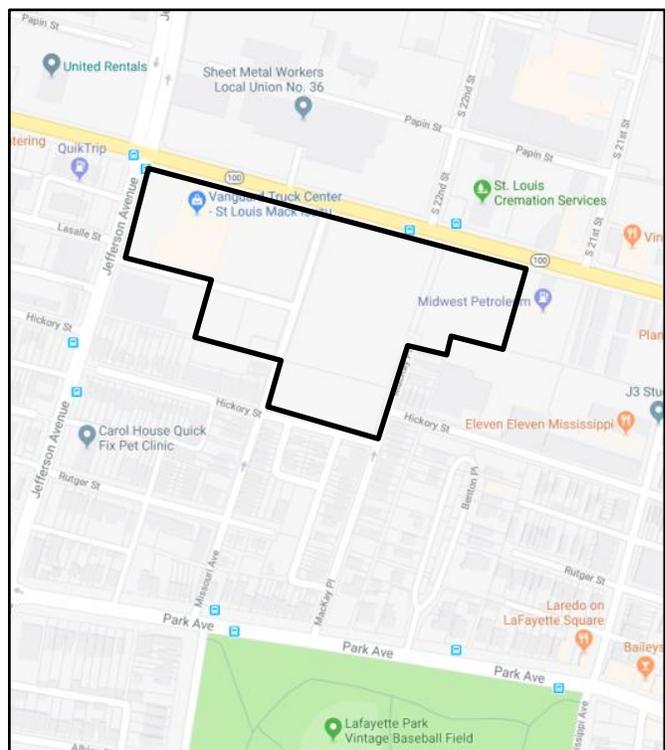
- Per the City's Code section [11.06.020.B](#), a "blighted area" is defined as "a portion of the City which the Board of Aldermen determines that by reason of age, obsolescence; inadequate or outmoded design, or physical deterioration existing property improvements have become economic and social liabilities and such conditions are conducive to ill health, transmission of disease, crime, or inability to pay reasonable taxes."
- Based on PDA staff's visual survey, the Redevelopment area is in poor to fair condition. A copy of the Redevelopment Plan, which was prepared by St. Louis Development Corporation (SLDC) staff, is attached as **Attachment "D"**. The Redevelopment Plan's Blighting report includes the following comments regarding blight:
  - The subject property has conditions which endanger life or property by fire or other cause due to the unoccupied buildings in the area which are subject to illegal dumping and use by transients, which combined make them a significant risk for fire.
  - The subject property has insanitary or unsafe conditions due to unoccupied buildings subject to illegal dumping, rat infestation, use by transients, and fire.

This confirms the presence of a blighted area as the parcels have become both economic and social liabilities by reasons of obsolescence and physical deterioration which are conducive to ill health, transmission of disease and crime.

### 1.2 Site & Surrounding Area

The Chouteau Ave./ Jefferson Ave./ La Salle St./ Missouri Ave./ Hickory St./ MacKay Place Redevelopment Area (1022 S. Jefferson Ave., 2207-2235 Hickory St., 1120-34 Missouri Ave., 1116 Missouri Ave., 2300 2306 and 2308-2324 LaSalle St., 1111-1113 Missouri Ave., and 2118-2130 Chouteau Ave.) consists of approximately 12.07 acres in City Blocks 2262.00, 2268.00, 2263.00, 2276.04, 2268.00, 2263.00 and 2263.00, which contain 1 vacant buildings and 6 lots. The area is located in the Lafayette Square Neighborhood in the 6<sup>th</sup> Ward.

The Redevelopment Area is surrounded by a gas station to the east, multifamily residential, two-family residential, and an industrial site to the south. Across Jefferson Avenue is a gas station to zoned Industrial to the west, and across Chouteau Avenue to the north are a number of industrial-type uses such as a lab testing facility, a technical school for sheet metal training, a crematory, and a brewing company and tavern. Photos of adjacent properties are included in **Attachment "C"**.



This has thus become a requirement of the redevelopment plan to ensure the development on the southern portion of the site remains respectful of the surrounding 2 story buildings, however, as the development approaches Chouteau Ave to the north and the grade slopes down significantly, the applicant has proposed a gradual increase in height to a maximum of 12 stories.

### 1.4 Tax Abatement & Special Assessments

The project provides for no use of acquisition of property by eminent domain and is supported by 20-year tax abatement based on 95% of the assessed value of the incremental improvements. A Community Improvement District will be established for the area and the taxes abated will equal the amount of the CID special assessment. If the CID special assessment generates more revenue than expected, tax abatement would end early.

The project area is located in the Market Type- B & J category of the Market Value Analysis (MVA) which typically has higher home prices than the City average; however, it has substantially lower than average owner occupancy rates.

The Sustainability Impact Statement (SIS) reports this project meets a number of objectives of the City’s Sustainability Plan including objectives dealing with urban character, empowerment, health, and prosperity. (See **Exhibit E of Attachment “D”**)

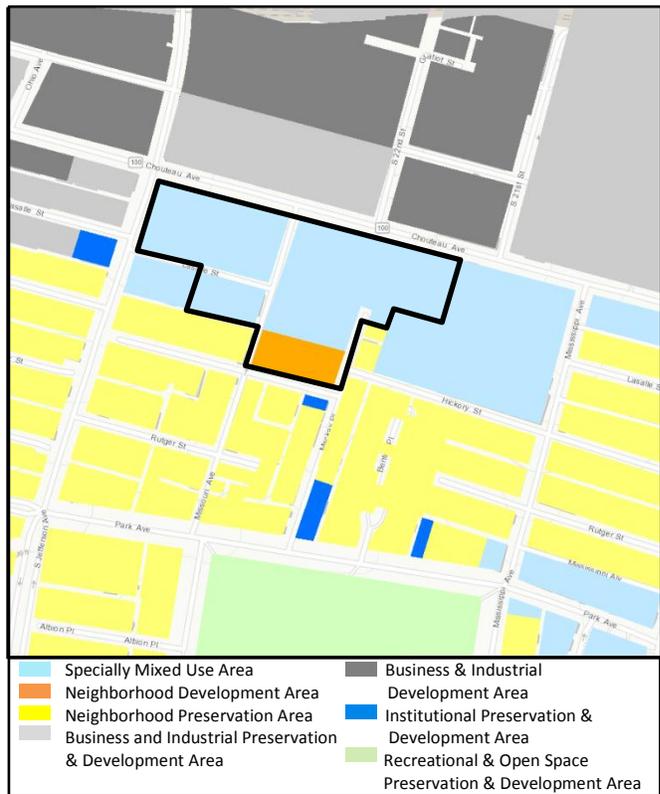
Alderwoman Ingrassia (Ward 6) has expressed her support for the redevelopment project.

Photographs are included of the Redevelopment Area and its vicinity (See **Attachment C**).

## 2.0 Comments

### 2.1 Strategic Land Use Plan

PDA Staff has reviewed the site making up the Blighting Study and Redevelopment Plan for the Area with the City’s Strategic Land Use Plan’s Neighborhood Development Area (NDA) and Specialty Mixed Use Area (SMUA). The NDA designation is only for the southernmost parcel of the Area shown in orange in **Figure 4**. This area recognizes vacant land and abandoned buildings which are suitable for new development may provide opportunities for new residential construction of scale/associated neighborhood services and encourages new types of residential character which compliment adjoining blocks. The subject area which is designated as NDA is intended to provide development which preserves the character of the surrounding existing and stable Lafayette Square neighborhood. The remainder and majority of the subject site is designated as Specialty Mixed Use area (SMUA) which is intended to be developed as a unique mix of uses, and make the City’s landscape unique. The subject site which is designated as SMUA is intended to be developed by the developer as a gradually increasing intensity of mixed uses with a higher building height and a greater mix of uses as the development approaches Chouteau Avenue to the north. This includes retail, residential, community garden, and potentially hotel.



**Figure 4- Strategic Land Use Map**

Additionally, the Area is surrounded by a combination of Specialty Mixed Use Area (SMUA) to the east, a combination of Neighborhood Preservation Area (NPA), Institutional Preservation and Development Area (IPDA), and Specialty Mixed Use Area (SMUA) to the south, and Business/Industrial Development Area (BIPA) across Jefferson Ave to the west as well as to the north. See the Strategic Land Use Map in **Figures 4 & 6**.

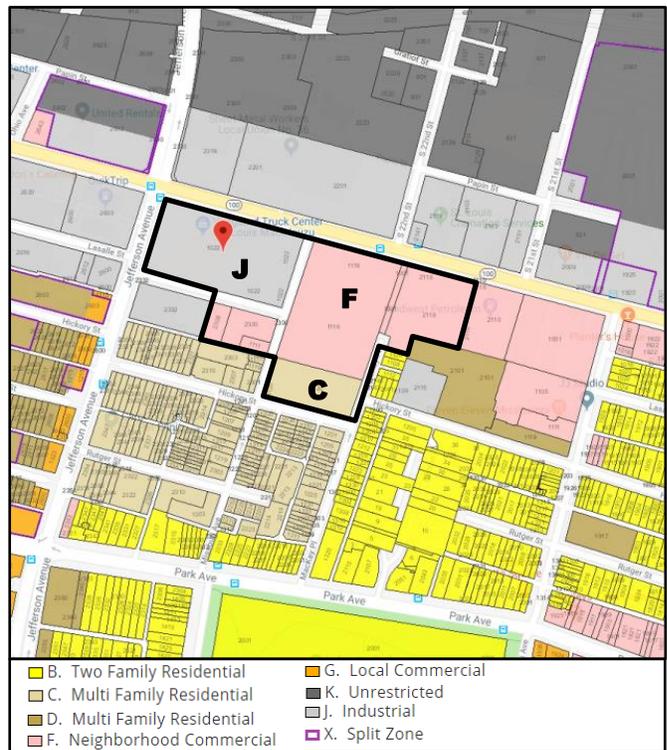
### 2.2 Neighborhood Plan

The Lafayette Square Neighborhood-Urban Plan was initially adopted in December of 2001. Subsequent amendments have taken place in 2014 and most recently in March of this year. The most recent amendment was to amend the proposed Land Use Map and the Proposed Zoning Map, both amendments of which include portions of the subject site in the redevelopment plan Area before you for consideration this evening.

The amendment to the Proposed Land Use Plan was from Mixed Use to Special Mixed Use in the City Blocks (CB) 2268, 2276.04, and 2262, and to amend the mixed use area in CB 2263 to 5+ Family land use designation. The Zoning Map amendment was to change the proposed zoning of the subject site from “J” Industrial and “F” Local Business to “SUD” Special Use District Zoning Overlay in CB 2262, 2268, and 2276.04, and to change the proposed zoning of the subject site from “F” Local Business to “C” 3-4 Family in block 2263 of the subject site.

### 2.3 Zoning

The site is currently zoned “J” Industrial, “F” Neighborhood Commercial, and “C” Multi-Family Residential as seen in the image shown in **Figure 5**. While zone “F” does permit an array of residential and commercial uses, zones “J” and “C” do not. The portion currently zoned “C” is to remain as such as will be developed as single-family or townhomes which match the character of the homes in the existing neighborhood. Additionally, as previously mentioned in section 2.2 above, the Proposed Zoning Map in the Lafayette Square Neighborhood-Urban Plan was recently amended to propose that a portion of the Area should have an “SUD” Special Use District Zoning Overlay. Given that this is an overlay the underlying “J” zone will need to be rezoned to ensure that the underlying uses of an “SUD” are consistent with the intent of the Redevelopment Plan. The petitioner would need to choose a zoning district which permits an array of residential and commercial uses such as “F” Neighborhood Commercial, “G” Local Commercial, or “H” Area Commercial District.



**Figure 5- Current Zoning Map**

As specified in the Lafayette Square Neighborhood-Urban Plan, the proposed “SUD” would have a number of restrictions as follows:

1. CB 2268 south of LaSalle Street would be limited to 6 stories
2. The maximum height in all other areas of the “SUD” would be 12 stories
3. Uses permitted should include those found in “E” Multi-Family Dwelling & “F” Local Business Districts, including restaurants and bars
4. Shall exclude gasoline stations, car or truck dealerships, and industrial uses

The subject site is currently surrounded by zone “F” Neighborhood Commercial to the east, zones “D” Multi-Family Residential, “B” Two-Family Residential, “C” Multi-Family Residential and “J” Industrial to the south, and “J” Industrial across Jefferson Ave to the west and across Chouteau Ave to the north.

## 2.4 Staff Recommendation

As previously mentioned the proposed redevelopment includes residential and mixed use which is of a similar scale and style that is provided in the surrounding neighborhood where it is adjacent to respect this character and designated as NDA. It also proposes a gradual increase in mix of uses and intensity as the grade slopes down toward Choteau Ave. on the north side of the Area where the SLUP designates the Area as SMUA. Therefore, PDA Staff finds the development to be in conformity with Strategic Land Use Plan's and therefore **recommends approval.**

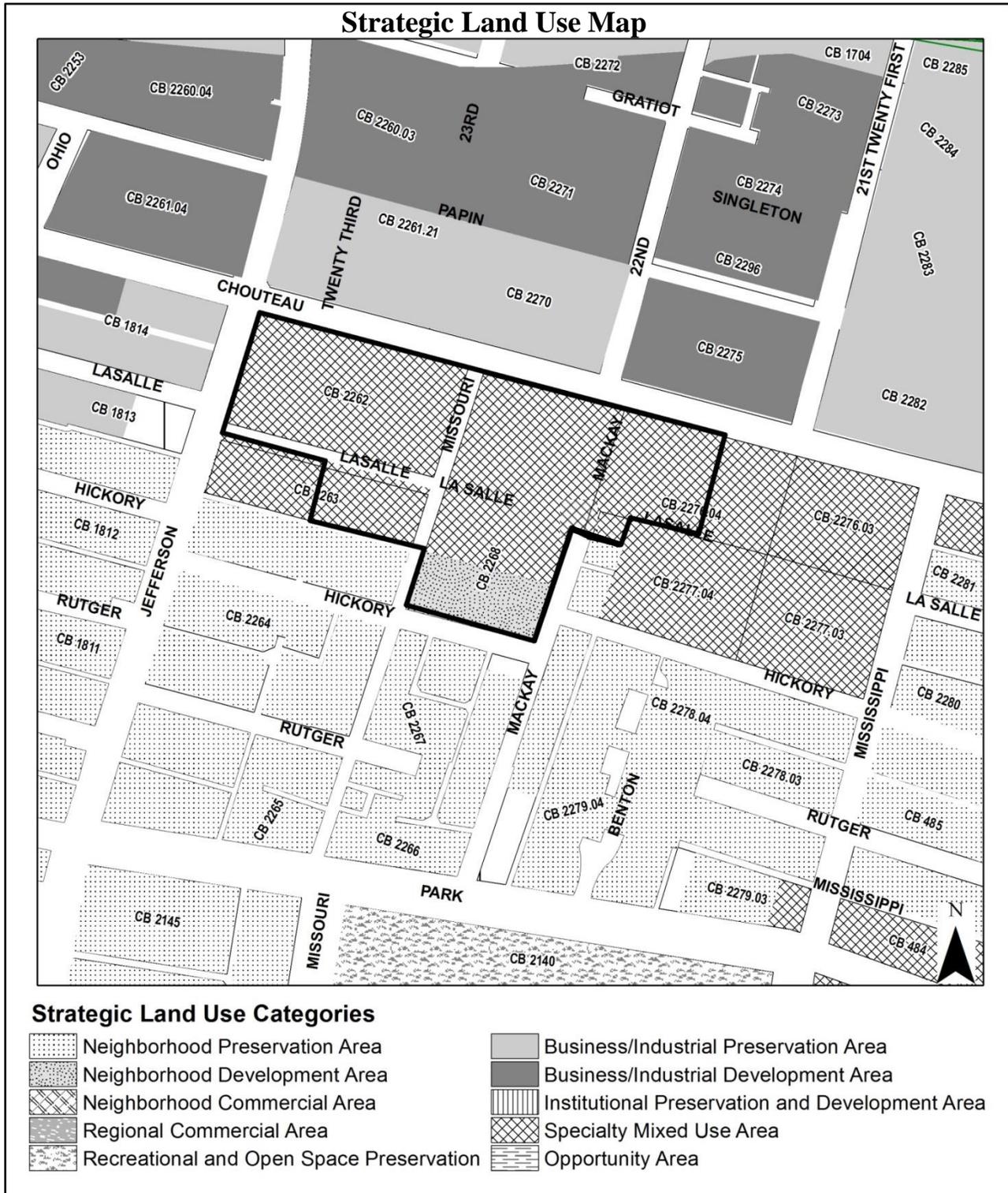


Figure 6- Strategic Land Use Map

## 2.5 Public Input

A Committee of the Board of Alderman will conduct a public hearing as part of the legislative process. Additionally, given that the neighborhood plan was recently amended to ensure consistency between the City's Strategic Land Use Plan as well as the neighborhoods vision for the future of this Area, the public had an opportunity to be a part of that process, including solicitation of public comment on the plan, as well as the public hearing for that amendment which was held on April 11<sup>th</sup>.

## 2.6 Previous Commission Action

The Commission previously approved the Lafayette Square Neighborhood-Urban Plan Amendment #2 on April 11<sup>th</sup>, 2018.

## 2.7 Requested Action

City of St. Louis Ordinance #64687, Section 8, Sub-Paragraph 6 and 8 requires that Chapter 99 Blighting Studies and Redevelopment Plans be submitted to the Planning Commission for recommendation as to conformity with City's Comprehensive Plan and any applicable Neighborhood Plan.

---

## Requested Recommendation

That the Planning Commission finds said Blighting Study and Redevelopment Plan for the Chouteau Ave./ Jefferson Ave./ La Salle St./ Missouri Ave./ Hickory St./ MacKay Place Redevelopment Area to be recommended declared as blighted and the proposed redevelopment plan is in conformity with the Strategic Land Use Plan's Neighborhood Development Area (NDA) and the Specialty Mixed Use Area (SMUA) as well as the Lafayette Square Neighborhood-Urban Plan as amended, and therefore **recommends approval** to the Board of Aldermen of the City of St. Louis.

---

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF ST. LOUIS PLANNING COMMISSION AS FOLLOWS:

1. The Chapter 99 Amended Blighting Study and Redevelopment Plan for the Chouteau Ave./ Jefferson Ave./ La Salle St./ Missouri Ave./ Hickory St./ MacKay Pl. Redevelopment Area is hereby found to be recommended declared as blighted and the proposed Redevelopment Plan is in conformity with the City's Strategic Land Use Plan and Lafayette Square Neighborhood-Urban Plan.
2. The Executive Director of the Planning and Urban Design Agency is hereby directed to incorporate relevant and consistent edits by LCRA and to notify the Board of Aldermen of the City of St. Louis of this recommendation.

# ATTACHMENT A

## FACT SHEET

**Property Address:** 1022 S. Jefferson Ave. 2207-2235 Hickory St.  
1116 Missouri Ave. 2300-2306 LaSalle St.  
1111-1113 Missouri Ave. 2308-2324 LaSalle St.  
2118-2130 Chouteau Ave.

**Alderwoman:** Christine Ingrassia

**Ward:** 6<sup>th</sup>

**Neighborhood:** Lafayette Square

**Prospective Developer:** Chouteau Avenue Partners, LLC

**Property Is:**  occupied  unoccupied

**Eminent Domain:**  was requested  was not requested

**MVA:** B & J

**Current Assessed Value of Property:** \$783,130

**Other Comments:** The project consists of the demolition of the unoccupied parcels and the new construction of a multi-family, mixed-use building in an area approximating 12.07 acres in the Lafayette Square Neighborhood. The prospective redeveloper will purchase the property for \$3.9 million and plans on redeveloping the sites for an approximate cost of \$146 million. Private financing will be utilized in the project. Alderwoman Ingrassia wishes to support this project with tax abatement and the staff recommends up to a twenty-year tax abatement based on 95% of the assessed value of the incremental improvements. A Community Improvement District will be established for the area and the taxes abated will equal the amount of the CID special assessment. If the CID special assessment generates more revenue than expected, tax abatement would end early.

# ATTACHMENT B

# Master Plan



# ATTACHMENT B

## View looking Southeast



- 1 Residential / Hotel
- 2 Residential / Retail
- 3 Townhomes
- 4 Amenities Terrace
- 5 Public Park
- 6 Entry Court/Lobby
- 7 Parking Entry
- 8 Service Access

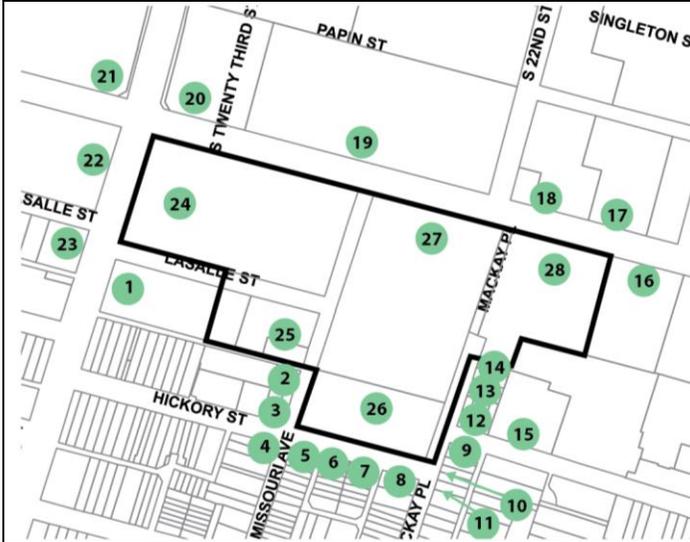
- 10 New Cul de sac / Stairs
- 11 Residential / Co-Working Units
- 12 LaSalle St. Extension
- 13 Mackay St. (new)
- 14 Retail / Office
- 15 Light Rail Platform
- 16 Community Rooftop Garden

Plan Under Development



**ATTACHMENT C**

**Photos of the Chouteau Ave./Jefferson Ave./ La Salle St./ Missouri Ave./ Hickory St./ MacKay Pl. Redevelopment Area (Vicinity)**



— Subject Site (Redevelopment Area)

00 Photo number

**1) 2332-2352 LaSalle St.**

View of an office/light industrial building on southeast corner of LaSalle St. and Jefferson Ave.

**C.B. 2263**



**2) 1117-1119 Missouri Ave.**

View of a two-family unit on west side of Missouri Ave.

**C.B. 2263**



**3) 2301-2305 Hickory St.**

View of a residential and commercial split use building on northwest corner of Hickory St. and Missouri Ave.

**C.B. 2263**

**ATTACHMENT C**

Photos of the Chouteau Ave./Jefferson Ave./ La Salle St./ Missouri Ave./ Hickory St./ MacKay Pl. Redevelopment Area (Vicinity)



**4) 1201-1203 Missouri Ave.**  
View of the townhomes on the southwest corner of Missouri Ave. and Hickory St.  
**C.B. 2264**

**5) 1200-1208 Missouri Ave.**  
View of the townhomes on the southeast corner of Missouri Ave. and Hickory St.  
**C.B. 2267**



**6) 2234-2236 Hickory St.**  
View of the townhomes on south side of Hickory St.  
**C.B. 2267**

**7) 2210-2212 Hickory St.**  
View of the townhomes on south side of Hickory St.  
**C.B. 2267**

**ATTACHMENT C**

Photos of the Chouteau Ave./Jefferson Ave./ La Salle St./ Missouri Ave./ Hickory St./ MacKay Pl. Redevelopment Area (Vicinity)



**8) 1201-1203 MacKay Pl.**  
View of the Church of Deliverance on the southwest corner of MacKay Pl. and Hickory St.  
**C.B. 2267**

**9) 1200-1202 MacKay Pl.**  
View of townhomes on the southeast corner of MacKay Pl. and Hickory St.  
**C.B. 2278.04**



**10) 1204-1206 MacKay Pl.**  
View of homes on the east side of MacKay Pl.  
**C.B. 2278.04**

**11) 1208-1210 MacKay Pl.**  
View of townhomes on the east side of MacKay Pl.  
**C.B. 2278.04**

**ATTACHMENT C**

Photos of the Chouteau Ave./Jefferson Ave./ La Salle St./ Missouri Ave./ Hickory St./ MacKay Pl. Redevelopment Area (Vicinity)



**12) 2139-2145 Hickory St.**  
View of the townhomes on the northeast corner of Hickory St. and MacKay Pl.  
**C.B. 2277.04**

**13) 1112 MacKay Pl.**  
View of the four-family unit on the east side of MacKay Pl. north of Hickory St.  
**C.B. 2277.04**



**14) 1106-1108 MacKay Pl.**  
View of the single family homes on north side of Hickory St. east of MacKay Pl.  
**C.B. 2277.04**

**15) 2115-31 Hickory St.**  
View of vacant commercial/industrial building on north side of Hickory St. east of MacKay Pl.  
**C.B. 2277.04**

**ATTACHMENT C**

**Photos of the Chouteau Ave./Jefferson Ave./ La Salle St./ Missouri Ave./ Hickory St./ MacKay Pl. Redevelopment Area (Vicinity)**



**16) 2110-2112 Chouteau Ave.**  
View of filling station on south side of Chouteau Ave. east of the Area.  
**C.B. 2276.04**



**17) 2101-2115 Chouteau Ave.**  
View of industrial building on the north side of Chouteau Ave.  
**C.B. 2275**



**18) 2119-2145 Chouteau Ave.**  
View of the industrial building on the north side of Chouteau Ave.  
**C.B. 2275**



**19) 2201-2317 Chouteau Ave.**  
View of industrial building on the north side of Chouteau Ave.  
**C.B. 2270**

**ATTACHMENT C**

Photos of the Chouteau Ave./Jefferson Ave./ La Salle St./ Missouri Ave./ Hickory St./ MacKay Pl. Redevelopment Area (Vicinity)



**20) 2319-2331 Chouteau Ave.**  
View of industrial building on the northeast corner of Chouteau Ave. and Jefferson Ave.  
**C.B. 2261.21**

**21) 2602 Papin St.**  
View of industrial site on the northwest corner of Chouteau Ave and Jefferson Ave.  
**C.B. 2261.04**

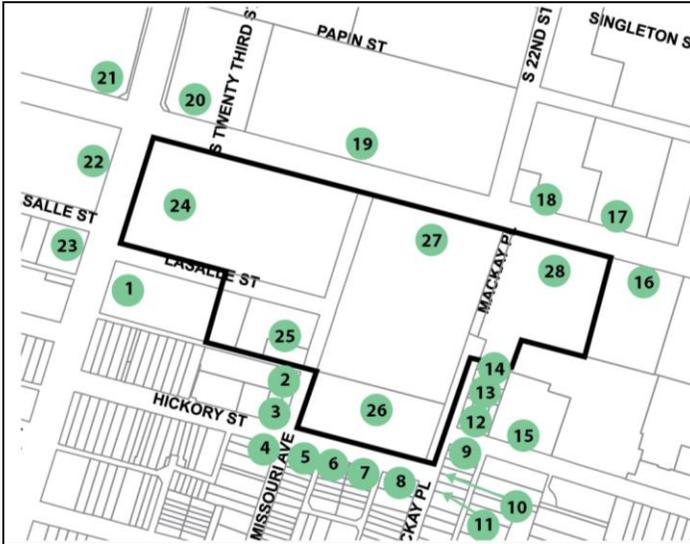


**22) 2600-2622 Chouteau Ave.**  
View of fueling on the southwest corner of Chouteau Ave and Jefferson Ave.  
**C.B. 1814**

**23) 2600 LaSalle St.**  
View of the fire station on the southwest corner of Jefferson Ave. and LaSalle St.  
**C.B. 1813**

**ATTACHMENT C**

**Photos of the Chouteau Ave./Jefferson Ave./ La Salle St./ Missouri Ave./ Hickory St./ MacKay Pl. Redevelopment Area (Chapter 99 Area)**



- Subject Site (Redevelopment Area)
- 00** Photo number

**24) 1022 S Jefferson Ave.**  
View of the industrial building on the southeast corner of Chouteau Ave. and Jefferson Ave.  
**C.B. 2262**

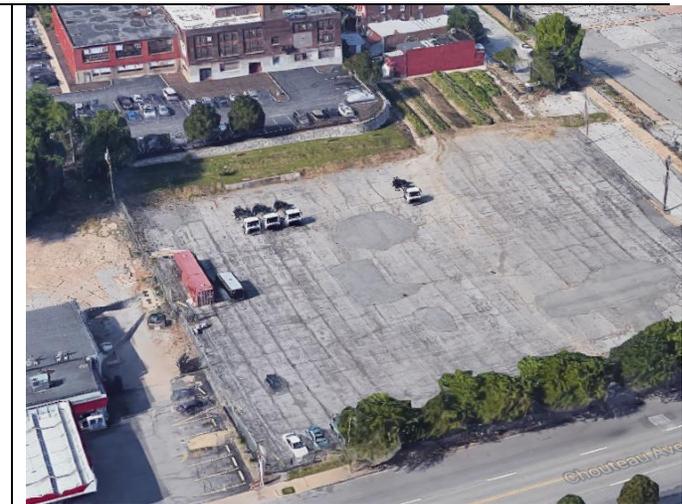


**25) 2300-2324 LaSalle St. & 1111-1113 Missouri Ave.**  
View of vacant lots on south side of LaSalle St. and west side of Missouri Ave.  
**C.B. 2263**

**26) 1120-1234 Missouri Ave.**  
View of the vacant lot on the north side of Hickory St. between Missouri Ave. and MacKay Pl.  
**C.B. 2268**

**ATTACHMENT C**

**Photos of the Chouteau Ave./Jefferson Ave./ La Salle St./ Missouri Ave./ Hickory St./ MacKay Pl. Redevelopment Area (Chapter 99 Area)**

	
<p><b>27) 1116 Missouri Ave.</b> View of the vacant lot on the south side of Chouteau Ave. between Missouri Ave. and MacKay Pl. <b>C.B. 2268</b></p>	<p><b>28) 2118-2130 Chouteau Ave.</b> View of the vacant lot on the south side of Chouteau Ave. between MacKay Pl. and the adjacent filling station. <b>C.B. 2276.04</b></p>

ATTACHMENT D

BLIGHTING STUDY AND PLAN

FOR THE

**Chouteau Ave./ Jefferson Ave./ La Salle St./ Missouri  
Ave./ Hickory St./ MacKay Place Redevelopment Area**

PROJECT # 2278

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY

OF THE CITY OF ST. LOUIS

April 24, 2018

MAYOR

LYDA KREWSON

**BLIGHTING STUDY AND PLAN FOR  
Chouteau Ave./ Jefferson Ave./ La Salle St./ Missouri Ave./ Hickory St./ Mackay Place  
Redevelopment Area**

	<u>PAGE</u>
A. EXISTING CONDITIONS AND FINDING OF BLIGHT.....	1
1. DELINEATION OF BOUNDARIES.....	1
2. GENERAL CONDITION OF THE AREA.....	1
3. PRESENT LAND USE OF THE AREA.....	1
4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES.....	1
5. CURRENT ZONING.....	1
6. FINDING OF BLIGHT.....	2
B. PROPOSED DEVELOPMENT AND REGULATIONS.....	2
1. DEVELOPMENT OBJECTIVES.....	2
2. PROPOSED LAND USE OF THE AREA.....	2
3. PROPOSED ZONING.....	3
4. RELATIONSHIP TO LOCAL OBJECTIVES.....	4
5. PROPOSED EMPLOYMENT FOR THIS AREA.....	5
6. CIRCULATION.....	5
7. BUILDING AND SITE REGULATIONS.....	5
8. URBAN DESIGN.....	5
9. PARKING REGULATIONS.....	8
10. SIGN REGULATIONS.....	8
11. BUILDING, CONDITIONAL USE AND SIGN PERMITS....	9
12. PUBLIC IMPROVEMENTS.....	9
C. PROPOSED SCHEDULE OF DEVELOPMENT.....	10
D. EXECUTION OF PROJECT.....	10
1. ADMINISTRATION AND FINANCING.....	10
2. PROPERTY ACQUISITION.....	11
3. PROPERTY DISPOSITION.....	11
4. RELOCATION ASSISTANCE.....	11
E. COOPERATION OF THE CITY.....	11
F. TAX ABATEMENT.....	11
G. COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS.....	12
1. LAND USE.....	12
2. CONSTRUCTION AND OPERATIONS.....	12
3. LAWS AND REGULATIONS.....	12
4. ENFORCEMENT.....	13
H. MODIFICATIONS OF THIS PLAN.....	13
I. DURATION OF REGULATION AND CONTROLS.....	13
J. EXHIBITS.....	13
K. SEVERABILITY.....	13

# EXHIBITS

---

"A"	LEGAL DESCRIPTION
"B"	PROJECT AREA PLAN
"C"	PROPOSED LAND USE
"D"	ACQUISITION MAP
"E"	EQUAL OPPORTUNITY AND NON-DISCRIMINATION GUIDELINES
"F"	BLIGHTING REPORT
"G"	SUSTAINABILITY IMPACT STATEMENT

## **A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT**

### **1. DELINEATION OF BOUNDARIES**

The Chouteau Ave./ Jefferson Ave./ La Salle St./ Missouri Ave./ Hickory St./ Mackay Place. Redevelopment Area (“Area”) consists of land totaling approximately 12.07 acres in portions of the Lafayette Square Neighborhood of the City of St. Louis (“City”). The area takes in multiple City Blocks and is generally bounded by Midwest Petroleum on the east, Jefferson Ave. on the west, Chouteau Ave. on the north, and Hickory St. on the south.

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

### **2. GENERAL CONDITION OF THE AREA**

The Area comprises all or portions of City Blocks 2262.00, 2268.00, 2263.00, 2276.04, 2268.00, 2263.00 and 2263.00., and includes the following address ranges 1022 S. Jefferson Ave., 2207-2235 Hickory St., 1120-34 Missouri Ave., 1116 Missouri Ave., 2300-2306 and 2308-2324 LaSalle St., 1111-1113 Missouri Ave., and 2118-2130 Chouteau Ave.

The Area is in fair to poor condition. The parcel by parcel physical conditions within the Area are shown on Exhibit "B" (Project Area Plan) and enumerated in Exhibit "F" (Blighting Report).

Unemployment figures, computed by the Missouri State Employment Service, indicate a 4.5% unemployment rate for the City as of February, 2018. It is estimated that this rate is prevalent for residents of the neighborhoods surrounding the Area.

It is estimated that there are between 100 and 200 jobs within the area.

### **3. PRESENT LAND USE OF THE AREA**

Existing land uses within the Area include vacant lots and an occupied commercial building.

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

### **4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES**

The properties surrounding the Area are used for residential and commercial purposes. Residential density for the surrounding neighborhoods is approximately 9.59 persons per acre.

### **5. CURRENT ZONING**

The Area is zoned “C” Multiple-Family Dwelling District, “F” Neighborhood Commercial District, and “J” Industrial District pursuant to the Zoning Code of the City, which is incorporated in this Plan by reference.

6. FINDING OF BLIGHT

The Area includes both unoccupied and occupied properties that are in the conditions outlined in Exhibit “F”. The existence of deteriorated property constitutes an economic or social liability to the City and presents a hazard to the health and well-being of its citizens. The preponderance of properties in the Area has been determined to be blighted within the meaning of Section 99.300 et seq. of the Revised Statutes of Missouri (the Land Clearance for Redevelopment Authority Law) as evidenced by the Blighting Report attached hereto, labeled Exhibit “F” and incorporated herein by this reference.

**B. PROPOSED DEVELOPMENT AND REGULATIONS**

**1. DEVELOPMENT OBJECTIVES**

The primary development objectives of this Plan are (1) to eliminate blight within the Area, (2) to facilitate the redevelopment of the Area into a productive residential and commercial uses, (3) to ensure that the redevelopment of the area is respectful of the City’s urban fabric, and (4) to provide an overlay of design standards that will require higher-quality development in order to foster “place-creation” and “walkable-urbanism”.

More specifically, the development objectives of this Plan are to:

- a) Facilitate mixed-use development along the perimeter of the Area, on Chouteau Ave. and Jefferson Ave;
- b) Facilitate residential development in the southern portion of the Area;
- c) Facilitate residential and mixed-use development throughout the interior of the Area.

**2. PROPOSED LAND USE OF THE AREA**

The proposed land uses for the Area are residential and commercial uses permitted in zones designated “C” Multiple-Family Dwelling District and “F” Neighborhood Commercial District by the City of St. Louis Zoning Code. Redeveloper(s) authorized by the Land Clearance for Redevelopment Authority of the City of St. Louis (“LCRA”) to redevelop property in the Area (hereafter referred to as “Redeveloper(s)”) shall not be permitted to use the property within the Area only for residential use.

This Area is in the Market Types “B” and “J” categories of the January 2014 St. Louis Market Value (MVA). The “B” type has higher home prices than the City average but substantially lower than average owner occupancy rates. The “J” type is industrial property.

Exhibit “C” (Proposed Land Use) shows the proposed uses for the Area as designated by the Lafayette Square Neighborhood-Urban Plan. The Lafayette Square Neighborhood-Urban Plan designates the Area as Special Mixed Use, 3-4 Family, 5+ Family, and Mixed Use.

In addition to conforming to the Lafayette Square Neighborhood Urban Plan, the Area shall conform to the General Plan of the City which includes the “Strategic Land Use Plan” (as amended 2016). The Strategic Land Use Plan designates it as a Neighborhood Development Areas (NDA) and a Specialty Mixed Use Area (SMUA).

**A. Neighborhood Development Areas (NDA).**

Residential and non-residential areas with substantial amounts of vacant land and abandoned buildings suitable for new residential construction of scale/associated neighborhood services, respecting stable properties that may be considered as part of any new development. Opportunities for new housing construction/replatting at a critical mass scale defining a new neighborhood character over time.

**B. Specialty Mixed Use Area (SMUA).**

SMUA's are defined as areas like Downtown St. Louis where it is intended that a unique mix of uses be preserved and developed.

**3. PROPOSED ZONING**

The zoning for the Area is governed by the City of St. Louis Code of Ordinances Title 26 – Zoning Code and re-zoning may be required to achieve this Plan. The Lafayette Square Neighborhood-Urban Plan Designates the Area as “C” 3-4 Family, “F” Local Business, and “SUD” Special Use District. The portion of the Area which is intended to be overlaid with a “SUD” overlay will need to have an underlying zone which is compatible with the high level of mix use intended for the site in this Redevelopment Plan. The current “J” zone does not meet that requirement and will need to be rezoned to a mixed use district such as “F” Neighborhood Commercial, “G” Local Commercial, or “H” Area Commercial District prior to zoning creating the “SUD” Special Use District overlay. Additionally, as specified in the Lafayette Square Neighborhood-Urban Plan, the area designated as “SUD” shall have the following restrictions:

1. CB 2268 of LaSalle Street shall be limited to 6 stories
2. The maximum height in all other areas of the “SUD” shall be 12 stories
3. Uses permitted should include those found in “E” Multi-Family Dwelling & “F” Local Business Districts, including restaurants and bars
4. Shall exclude gasoline stations, car or truck dealerships, and industrial uses

Redeveloper(s) seeking real estate tax abatement pursuant to this Plan are subject to the following additional requirements and shall be responsible for re-zoning should that be required.

- a) Redevelopment of any property fronting onto Chouteau Ave. and Jefferson Ave must have commercial, office, or institutional uses on the ground floors, and may have any residential, commercial, office, medical, or other uses on the upper floors; and
- b) Redevelopment of any property fronting onto Mackay Pl. between Chouteau Ave. and Hickory St. must have commercial, office, institutional, or residential uses (and other incidental uses to residential such as common spaces) on the ground floors, and may have residential on the upper floors; however, corner lots must have some commercial uses on the ground floor addressing both streets; and
- c) Redevelopment of any property fronting onto Missouri Avenue between Chouteau Ave. and Hickory St. must have commercial, office, institutional, or residential uses (and other incidental uses to residential such as common spaces) on the ground floors, and may have

residential on the upper floors; however, corner lots must utilize some commercial uses on the ground floor addressing both streets; and

- d) Redevelopment of any property fronting onto LaSalle St. between Jefferson Ave. and Mackay Pl. must have commercial, office, institutional, or residential uses (and other incidental uses to residential such as common spaces) on the ground floors, and may have residential on the upper floors; however, corner lots must utilize some commercial uses on the ground floor addressing both streets; and
- e) The following uses shall be prohibited uses within the area: adult book stores, motion picture theaters, or peep shows; massage establishments (provided, however that this prohibition shall not be construed to prohibit therapeutic massage by certified professionals); automobile or truck dealers (new and / or used), service, and repair shops; automobile or truck parts sales (new or used); automobile lubrication facilities; blood donor facilities (that pay donors for their blood); check-cashing establishments, centers and/or services (except for financial institutions, as defined and regulated by the zoning code); short-term loan establishments (including, but not limited to, vehicle and/or other such personal property title loan centers or agencies - except for financial institutions); pawn shops; any use that utilizes a sales or service window or facility for customers who are in cars (except for financial institutions, as defined and regulated by the zoning code); motor fuel pumping stations; car washing or detailing facilities; automobile, truck, or other equipment rental requiring outside storage of vehicles or equipment; rent-to-own furniture, electronics, and/or home appliance shops; utility stations or towers; free standing cell phone towers; public storage facilities for rent or lease (provided, however, that this prohibition shall not be construed to prohibit any normal warehouse activities, otherwise allowed on the lot where the warehousing is located, for businesses lawfully occupying the same building or adjacent buildings); open storage; rooming houses and boarding houses (provided, however, that this prohibition shall not be construed to prohibit bed and breakfast establishments, as defined and regulated by the zoning code); and outdoor pay telephones; secondhand or junk clothing or retail shops (hereby defined as stores carrying items having limited collector's value and not commonly classified as "antique" or "vintage" items and/or commonly valued as "good-as-new" quality of clothing); beauty supply stores; carry-out restaurants with no indoor table service; cell phone, beeper, or pager shops; establishments selling alcoholic beverages by the glass which do not have a restaurant permit in addition to a liquor license; free standing package liquor stores; tattoo and/or body piercing parlors; laundromats open to the general public at any time between midnight and 6:00 am; smoke shop or tobacco store; seasonal business leasing locations on an annual basis, while utilizing the premises for access by the general public less than eleven (11) months of the year and/or less than four (4) days a week; and pinball/ video and/or amusement game arcades.

#### **4. RELATIONSHIP TO LOCAL OBJECTIVES**

The revitalization of the Area is another key step in the continued development of neighborhoods south of the Lafayette Square Neighborhood in the City of St. Louis.

The proposed land uses, zoning, public facilities and utility plans are appropriate and consistent with local objectives as defined by the General Plan of the City of St. Louis which includes the "Strategic Land Use Plan of the City of St. Louis" (2016) and the Lafayette Square Historic District standards.

Any specific proposal to the LCRA for redevelopment of the Area or any portion of the Area shall contain, among other things, adequate provisions for traffic, vehicular parking, safety from fire, adequate provisions for light and air, sound design and arrangement and improved employment opportunities.

**5. PROPOSED EMPLOYMENT FOR THIS AREA**

The implementation of this Plan is expected to result in 400-500 additional jobs in the Area.

**6. CIRCULATION**

The Proposed Land Use Plan (Exhibit "C") indicates the proposed circulation system for the Area. Changes to the layouts, levels and grades of all public rights-of-way are discouraged. Rights-of-way changes are subject to the review and approval of the City Department of Streets, and all vacations of rights-of-way are subject to approval by ordinance.

**7. BUILDING AND SITE REGULATIONS**

The Area shall be subject to all applicable federal, state and local laws, ordinances, regulations and codes, including but not limited to, the City Building Code, Zoning District Regulations, and stipulations of the Planning and Urban Design Agency ("PDA") of the City. The population densities, land coverage, and building intensities of redevelopment shall be governed by the Zoning Code. No changes in the building codes or ordinances are required; however, should a zoning variance be needed to achieve this Plan, the Redeveloper(s) will have the responsibility to obtain the appropriate approvals.

A Redeveloper(s) shall redevelop the Area in accordance with this Plan and the redevelopment agreement (if any) ("Agreement"), and shall maintain all structures, equipment, paved areas, and landscaped areas controlled by the Redeveloper(s) in good and safe order both inside and outside, structurally and otherwise, including necessary and proper painting. Failure to meet these requirements may result in suspension of tax abatement.

**8. URBAN DESIGN**

All Redeveloper(s) seeking real estate tax abatement pursuant to this Plan and those property owners only seeking a building permit for property in the Area are subject to the following urban design requirements and shall be responsible for obtaining a zoning variance should that be necessary to achieve these requirements:

**a. OBJECTIVES**

The elimination of blight and redevelopment of this Area is another key step in the continued expansion of the Lafayette Square Neighborhood of the City of St. Louis, and its' redevelopment as a mixed-use neighborhood with active commercial corridors will stimulate similar efforts in other surrounding neighborhoods, as well as the City as a whole.

The property shall be redeveloped such that the Area will become an attractive and walkable, mixed-use area with a variety of neighborhood services and amenities, including but not limited to three (3) rooftop gardens, two (2) public parks, and five (5) private terraces. Additionally, the Redeveloper shall pursue the LEED and Fitwell building certifications to ensure a sustainable and healthy Area is developed. Finally, the Area shall provide opportunities for home ownership through investment in the existing and new housing stock.

**b. REGULATIONS**

**1. Street Types & Land Use Principles**

In general, the proposed uses, improvements, and building character within the Area shall reinforce the following street types, ensuring that the redevelopment of any corner lot treats both streets with equal importance and significance with respect to facades, entrances, openings, fenestration and details:

- A. Redevelopment(s) should address Chouteau Ave. and Jefferson Ave. as a Primary Streets and provide for a medium- to high-density, mixed-use residential, commercial and office corridor with a focus on increased jobs and retailing opportunities;
- B. Redevelopment(s) should address LaSalle St. as a Primary Street and should provide for a medium-density, residential corridor with corner commercial and retail uses and a focus on increased housing densities and neighborhood services;
- C. Redevelopment(s) should address Missouri Avenue as a Primary Street and should provide for a low- to medium-density, residential corridor with corner commercial and retail uses where allowable and a focus on increased housing densities and neighborhood services;
- D. Redevelopment(s) should address Hickory St. and Mackay Pl. as a Primary Streets and provide for a medium-density, residential corridor with focus on increased housing densities, quality and affordability; and
- E. Redevelopment(s) should address all other north/south and east/west streets throughout the core of the Area as side streets and provide for low- to medium-density, residential redevelopment with focus on increased housing quality and affordability; and

## **2. Architectural Design Regulations**

Redevelopment(s) within the Area should be designed and, constructed using high-quality and long-lasting materials, local and regional construction detailing, and time-tested construction and fenestration techniques.

Redevelopment(s) will be reviewed according to the urban design regulations in order to ensure consistency with the urban character and fabric of the neighborhood.

Each redevelopment will be reviewed on a case-by-case basis; however, the following specific requirements include:

- A. Must match the predominance of local materials on adjacent blocks;
- B. Must not utilize more the four (4) types of materials on building facades, including foundations and walls;
- C. Must – in the case of corner lots – address both streets with comparable materiality and fenestration;
- D. Must not utilize faux stone, such as EIFS, or DryVIT;
- E. Must – in the case of brick or natural stone – include a minimum façade return of 9’ on side setbacks;
- F. Must include window and wall openings and fenestration on all publicly-visible facades;
- G. Must not include “picture-framing” of any windows on publicly-visible facades;
- H. Must not include the use of vinyl siding or vinyl windows on facades visible from the street or public space;
- I. Must elevate the first floor of structures to be consistent with the neighborhood;
- J. Must include porch, balcony, and stoop details consistent with the adjacent blocks;
- K. Must include roofing that is consistent with the block and has a minimum 10-yr warranty;
- L. Must not include security bars, cages, or other overtly visible security measures; and
- M. Must not place exterior equipment within five (5’) feet of a property line and must include visual screening (per screening regulations).

### **b. LANDSCAPE REGULATIONS**

Redevelopment(s) within the Area shall be well-landscaped including provisions for ground cover, shrubs / ornamentals, and shade / evergreen trees in all front and side yard setbacks that are visible from any public rights-of-way. Healthy landscaping already existing prior to the redevelopment shall be retained to the extent possible; and local perennial materials and species are highly encouraged. Street trees approved by the Parks Department of the City are also required where feasible.

Landscaping buffers are required to help ease the transition of land uses and provide adequate visual separation from parking uses. Buffers (minimum of 4' in width) along the property line are required when redevelopment(s) include at-grade surface parking – that would otherwise be visible from public rights-of-way without the buffer – or include uses that are incompatible with adjacent uses, such as single-family residential house adjacent to a commercial storefront. Each buffer will be required on a case-by-case basis.

**c. FENCING AND SCREENING REGULATIONS**

**1. Fencing**

If visible from any street, new fencing may be wrought iron, ornamental metal, aluminum simulating wrought iron, stone, brick, concrete with stone or brick veneer, or precast concrete with stone or brick, wood, or a good quality, privacy fence (provided it is not wood stockade style). In no case shall the fencing have razor or brushed wire on top if it is visible from any street; and chain link fence is only allowed if it is not visible from any street.

**2. Screening**

Screening shall be provided surrounding any exterior equipment, electrical and mechanical services including transformers, air conditioners; permanent or temporary outdoor storage areas; trash and refuse enclosures; cell phone towers; utility stations, communication equipment, and antennas; and delivery and vehicle services bays, when visible from any street. Screening shall be opaque, constructed with permanence, and finished compatible with detailing and fenestration of the redevelopment(s).

**9. PARKING REGULATIONS**

Parking shall be provided in accordance with the applicable zoning and building code requirements of the City, including PDA standards. This will provide adequate vehicular parking for the Area. The following criteria apply to any parking that is provided by any Redeveloper:

**A. Individual Residential Garages and Carports.** Residential garages and carports are allowed in the Area; however, partially enclosed or fully open carports are not allowed on corner lots. When located on corner lots, garages must match building setbacks established by the main building; and

**B. Access to Parking Uses.** Vehicular access to any parking uses within the Area should occur from the alleys to the maximum extent possible. In the event that parking must be accessed by rights-of-way other than alleys, access should be prioritized from a side street; and in the case there is no alley or side street access, from the primary street.

**10. SIGN REGULATIONS**

All new signs shall be limited as set out in the City Code, PDA stipulations, this Plan and agreements between the LCRA and the Redeveloper(s). A uniform signage plan must be prepared by the Redeveloper(s) for any multi-tenant building in the Area. All new signs shall be restricted to those identifying the names and/or business of the person or firm occupying the premises.

- A. **New Wall Signs.** New wall signs shall not obstruct any architectural building elements, and shall project no more than eighteen (18) inches from the face of the building.
- B. **Upper Level Signs.** Upper level signs shall be located just below or above the top floor windows facing in any direction regardless of street orientation, shall not exceed 2% of the area of the façade on which it appears nor have letters more than one foot in height for each ten foot (10') of building height provided that the maximum shall be ten foot (10') high letters (i.e. maximum sign letter height on a fifty foot (50') high building shall be five feet (5')).
- C. **Pedestrian Level Signs.** Pedestrian level signs shall be below the second floor window sill of a structure and/or above the store front windows or on the sides of building perpendicular to the street. The total pedestrian level signage per business per façade shall be the lessor of fifty (50) sq. ft. on ten percent (10%) of the ground floor façade area.
- D. **Projecting Signs.** Projecting signs shall be governed by the City Code, but may not obscure an architectural building element.
- E. **Awnings Signs.** Awning signs are permitted, provided they are compatible with the overall design and architectural details of the building upon which they are to be placed and are placed neatly within the window or door opening. Signage on awnings may be located on the sloping portion of the canvas awning, on the front of a canopy or on the awning valance. In no case shall signage be allowed on both an awning and a building for the same business. Logos and graphic elements may be up to ten (10) sq. ft. in size (depending on the size of the awning), while names or brand copy shall be in proportion to the size of the awning, but in no case shall lettering be more than twelve inches (12") high.
- F. **Other Signs.** Other signs such as painted wall signs, roof signs, moving signs, animated or flashing signs, or permanent or portable message board signs shall not be permitted in the Area, and no regular or mini billboards (free standing or mounted on structures) shall be erected or maintained in the area, except that construction and leasing signs may be maintained during construction and for a period of one (1) year after completion of improvements on any respective parcel of the Area or part thereof.

## 11. **BUILDING, CONDITIONAL USE AND SIGN PERMITS**

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

## 12. **PUBLIC IMPROVEMENTS**

The Area shall be redeveloped in such a manner that the public spaces (including any parks, opens, space and public streetscapes or gathering areas) shall be respectful of the history and character of the urban environment. Public improvements, such as streetscape improvements and beautification should create lively building frontage and foster a connection between the street and the interior of the buildings.

Additional schools, parks, recreational and community facilities or other public facilities may be required depending on the density and scale of the development in the Area; however, public spaces or exterior and outdoor spaces are encouraged. Additional water, sewage or other public utilities and improvements may be required depending on the development, and determined as part of the overall review of the project.

The cost of the following public improvements and application for necessary permits will be borne by the Redeveloper seeking a building permit, and when applicable should include:

- A. Sidewalks.** A Redeveloper shall provide all new sidewalks within the Area to ensure ADA accessibility and safe walking conditions for pedestrians.
- B. Trees.** A Redeveloper should provide for new street trees in tree wells and tree lawns. Trees in new tree wells or tree lawns approximately 30' to 35' apart will be required by the Redeveloper, as determined by the Parks Department of the City.
- C. Curbs.** A Redeveloper should make any necessary improvements to the existing curbs (and curb ramps, if applicable) to ensure ADA accessibility and safe walking conditions for pedestrians. In cases where curbs are beyond reasonable repair, new curbs (via replacement of existing curbs) will be required by the Redeveloper.
- D. Utilities.** A Redeveloper should make any necessary improvements to the adjacent public utilities (including sewerage, electricity, water, gas, etc.) to ensure ample connections and services. In some cases, new utilities may be required by the Redeveloper.

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

## **C. PROPOSED SCHEDULE OF REDEVELOPMENT**

The implementation of this Plan shall take place in many phases initiated within approximately one (1) year of approval of this Plan by ordinance and completed within approximately ten (10) years of approval of this Plan by ordinance.

The LCRA may alter the above schedule as economic conditions warrant. Each phase will require approval of a Parcel Redevelopment Agreement by the LCRA.

## **D. EXECUTION OF PROJECT**

### **1. ADMINISTRATION AND FINANCING**

The LCRA is empowered by Missouri law to administer redevelopment of all types pursuant to this Plan and can do so to the extent and in the manner prescribed by the Land Clearance for Redevelopment Authority Law of Missouri.

All costs associated with the redevelopment of the Area will be borne by property owners including Redeveloper(s).

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

2. PROPERTY ACQUISITION

The Property Acquisition Map, Exhibit "D" attached, identifies all the property located in the Area. The LCRA may not acquire any property in the Area by the exercise of eminent domain.

3. PROPERTY DISPOSITION

If the LCRA acquires property in the Area, it may sell or lease the property to Redeveloper(s) who shall agree to redevelop such property in accordance with this Plan and the Agreement between such Redeveloper(s) and the LCRA. Any property acquired by the LCRA and sold to Redeveloper(s) will be sold at not less than its fair value, taking into account and giving consideration to those factors enumerated in Section 99.450, R.S.Mo. (2006) as amended, for uses in accordance with this Plan.

4. RELOCATION ASSISTANCE

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

**E. COOPERATION OF THE CITY**

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

**F. TAX ABATEMENT**

No tax abatement shall be available for single-family or attached townhome development in the Area. A Redeveloper of uses other than single-family or townhome units may seek ten (10) year ad valorem real estate tax abatement (the "Tax Abatement Period") pursuant to Sections 99.700 – 99.715, RSMo, as amended, upon application as provided therein..

The tax abatement described above shall not apply to special assessments and shall not serve to reduce or eliminate any other licenses or fees owing to the City or any other taxing jurisdiction with respect to the applicable real property or portion thereof, except as expressly described above, for a total period of up to fifteen (15) years at 95% from the commencement of such tax abatement, in accordance with the following provisions of this Plan.

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

Pursuant to Section 99.715, RSMo, nothing in the Plan shall prevent the City Assessor from increasing or decreasing the assessed value of the any real property or portion thereof that is not subject to a Certificate of Qualification of Tax Abatement properly filed with the City Assessor.

All unabated ad valorem real estate taxes and PILOTs shall be collected by the City Collector of Revenue in the same manner as regular ad valorem real estate taxes.

## **G. COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS**

### **1. LAND USE**

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

### **2. CONSTRUCTION AND OPERATIONS**

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

### **3. LAWS AND REGULATIONS**

A Redeveloper shall comply with all applicable federal, state and local laws, ordinances, executive orders and regulations regarding nondiscrimination and affirmative action, including the “Equal Opportunity and Nondiscrimination Guidelines” in Exhibit “E”, attached.

#### 4. ENFORCEMENT

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

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

#### **H. MODIFICATIONS OF THIS PLAN**

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

This Plan may be otherwise modified (e.g. urban design regulations, development schedule) by the LCRA.

#### **I. DURATION OF REGULATION AND CONTROLS**

The regulation and controls set forth in this Plan shall be in full force and effect for twenty-five years commencing with the effective date of approval of this Plan by ordinance, and for additional ten (10) year periods unless before the commencement of any such ten (10) year period the St. Louis Board of Aldermen shall terminate this Plan as of the end of the term then in effect, except as provided in Section G (4) of this Plan. Notwithstanding anything to the contrary contained herein, this plan shall not be terminated so long as any bonds issued under the Authority if this Plan are outstanding.

#### **J. EXHIBITS**

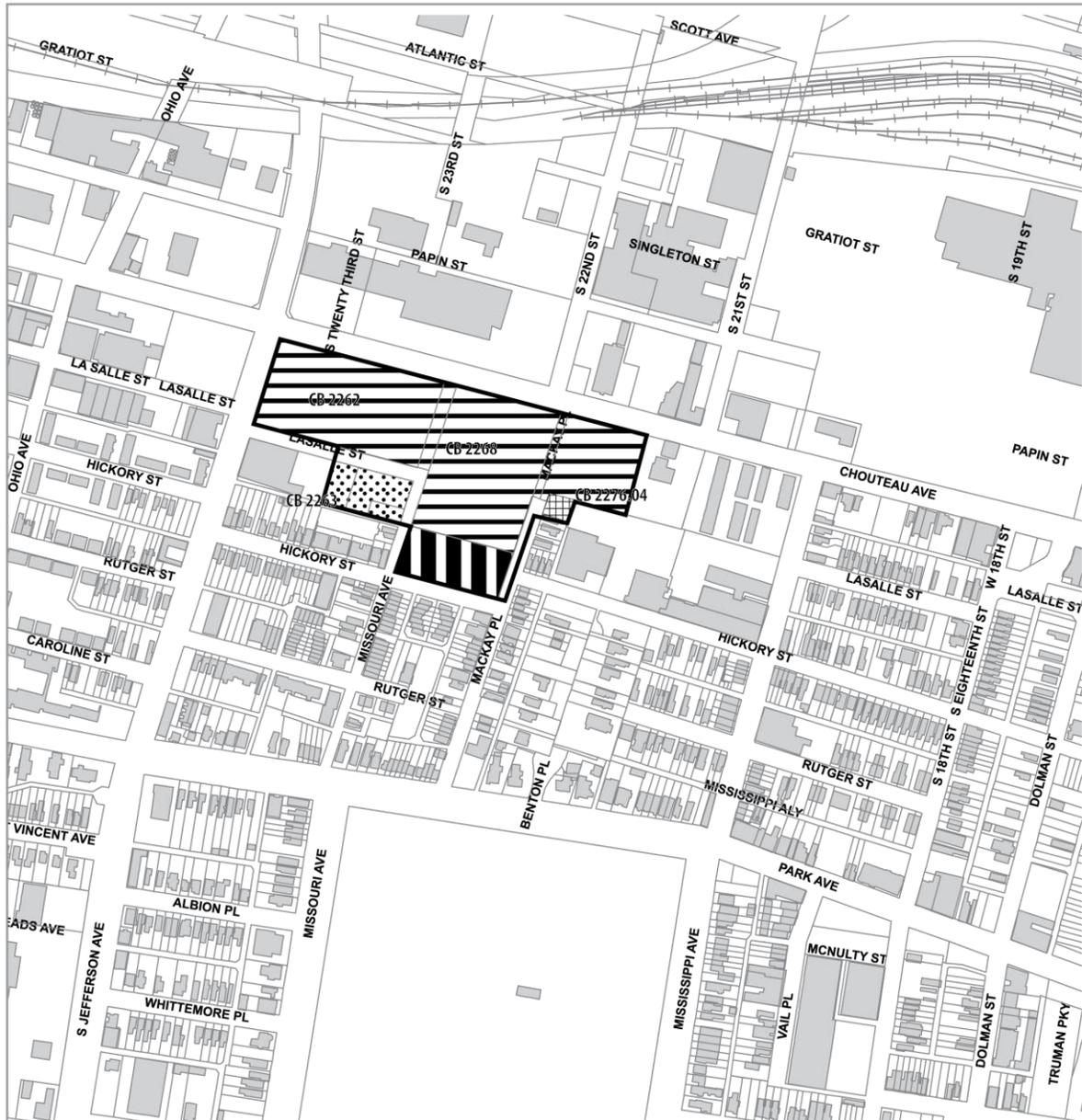
All attached exhibits are hereby incorporated by reference into this Plan and made a part hereof.

#### **K. SEVERABILITY**

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

**INSERT LEGAL DESCRIPTION HERE**





<p> <b>Special Mixed Use</b></p> <ul style="list-style-type: none"> <li>- CB2268 limited to 6 stories south of LaSalle Street</li> <li>- Maximum height in all other areas limited to 12 stories</li> <li>- Uses permitted include those found in "E" Multi-Family Dwelling &amp; "F" Local Business Districts including restaurants and bars</li> <li>- Excludes gasoline stations, car or truck dealerships, and industrial uses</li> </ul>	<p> <b>3-4 Family</b></p> <ul style="list-style-type: none"> <li>- Encourage new and infill residential development with a variety of lot sizes and building types</li> <li>- Lafayette Square is predominantly a residential neighborhood and all new land uses must reinforce that character and serve a residential function</li> </ul>	<p> <b>5+ Family</b></p> <ul style="list-style-type: none"> <li>- Encourage new and infill residential development with a variety of lot sizes and building types</li> <li>- The Neighborhood-Urban Plan allows flexibility in certain areas, however, all uses should be compatible with residential housing</li> </ul>	<p> <b>Mixed Use</b></p> <ul style="list-style-type: none"> <li>- There is a preference for a mixture of residential and commercial land uses along and near Chouteau Avenue</li> <li>- The neighborhood plan indicates that uses such as those permitted in the "F" Neighborhood Commercial District which permit a variety of commercial and residential land uses is desired</li> </ul>	
<p> <b>Project Area Boundary</b></p> <p> <b>Buildings</b></p> <p>CB 1234.00 <b>City Block Number</b></p>				<p>0      290      580</p> <p></p> <p>Feet</p> <p>N W      E S</p> 



**EQUAL OPPORTUNITY AND NONDISCRIMINATION GUIDELINES**

In any contract for work in connection with the redevelopment of any property in the Area, the Redeveloper(s) (which term shall include Redeveloper(s), any designees, successors and assigns thereof, any entity formed to implement the project of which the Redeveloper(s) is affiliated), its contractors and subcontractors shall comply with all federal, state and local laws, ordinances, or regulations governing equal opportunity and nondiscrimination (Laws). Moreover, the Redeveloper(s) shall contractually require its contractors and subcontractors to comply with such laws.

The Redeveloper(s) and its contractor will not contract or subcontract with any party known to have been found in violation of any such Laws, ordinances, regulations or these guidelines.

The Redeveloper(s) shall fully comply with Executive Order #28 dated July 24, 1997, as has been extended, relating to minority and women-owned business participation in City contracts.

The Redeveloper(s) agrees for itself and its successors and assigns, that there shall be covenants to ensure that there shall be no discrimination on the part of the Redeveloper(s), its successors or assigns upon the basis of race, color, creed, national origin, sex, marital status, age, sexual orientation or physical handicap in the sale, lease, rental, use or occupancy of any property, or any improvements erected or to be erected in the Area or any part thereof, and those covenants shall run with the land and shall be enforceable by the LCRA, the City, and the United States of America, as their interests may appear in the project.

Redeveloper(s) shall fully comply (and ensure compliance by "anchor tenants") with the provisions of St. Louis City Ordinance #60275 (First Source Jobs Policy) which is codified at Chapter 3.90 of the Revised Ordinances of the City of St. Louis.

**Chouteau Ave./ Jefferson Ave./ La Salle St./ Missouri Ave./ Hickory St./ Mackay Place  
Redevelopment Area**

As outlined below, the Area suffers from a multitude of physical and economic deficiencies including defective and inadequate streets, insanitary or unsafe conditions, deteriorating or inadequate site improvements, improper subdivision or obsolete platting and conditions which endanger life or property by fire or other causes.

As a result of these factors the preponderance of the property in the Area is an economic liability for the City, its residents and the taxing districts that depend upon it as a revenue source, as well as a public, health and safety liability. It, therefore, qualifies as a "blighted area" as such time is defined in Section 99.320(3) of the Missouri Revised Statute (2006) as amended.

**Subject Property is:** \_\_\_\_\_ vacant land     occupied and unoccupied residential

**Subject Property is:**  secured

The subject property \_\_\_\_\_ has  has not a predominance of defective or inadequate streets  
If answer is yes, explain: \_\_\_\_\_

The subject property  has \_\_\_\_\_ has not insanitary or unsafe conditions  
If answer is yes, explain: Unoccupied buildings are subject to illegal dumping, rat infestation, use by transients, and fire. .

The subject property  has \_\_\_\_\_ has not deterioration of site conditions  
If answer is yes, explain: The unoccupied buildings are significantly deteriorated, with rotten wood, broken and cracked steps, missing mortar, missing windows,, damaged and /or missing roof, collapsed walls, flaking paint, and missing systems.

The subject property \_\_\_\_\_ has  has not improper subdivision or absolute platting  
If answer is yes, explain: \_\_\_\_\_

The subject property  has \_\_\_\_\_ has not conditions which endanger life or property by fire or other cause. If answer is yes, explain: The unoccupied buildings in the area are subject to illegal dumping and use by transients, which combined make them a significant risk for fire..

The subject property \_\_\_\_\_ does  does not retard the provision of housing accommodations  
If answer is yes, explain: \_\_\_\_\_

The subject property  does \_\_\_\_\_ does not constitute an economic liability  
If answer is yes, explain: The unoccupied and severely deteriorated buildings drag down the values of the surrounding properties.

The subject property \_\_\_\_\_ does  does not constitute a social liability

If answer is yes, explain: \_\_\_\_\_

The subject property  is \_\_\_\_\_ is not a menace to the public health, safety, morals or welfare in its present condition and use. If answer is yes, explain: \_\_\_\_\_ The unoccupied buildings are subject to illegal dumping, rat infestation, and fire.

The subject property  is \_\_\_\_\_ is not detrimental because of dilapidation, deterioration, age or obsolescence. If answer is yes, explain: \_\_\_\_\_ The buildings in the area are significantly deteriorated, with rotten wood, broken and cracked steps, missing mortar, missing windows., damaged and /or missing roof, collapsed walls, flaking paint, and missing systems.

The subject property \_\_\_\_\_ is  is not detrimental because of lack of air sanitation or open space. If answer is yes, explain: \_\_\_\_\_

The subject property \_\_\_\_\_ is  is not detrimental because of high density of population. If answer is yes, explain: \_\_\_\_\_

The subject property \_\_\_\_\_ is  is not detrimental because of overcrowding of buildings, overcrowding of land. If answer is yes, explain: \_\_\_\_\_

The subject property  has \_\_\_\_\_ has not a combination of factors that are conducive to ill health, transmission of disease, infant mortality, and juvenile delinquency. If answer is yes, explain: \_\_\_\_\_ The unoccupied buildings are subject to illegal dumping, rat infestation, use by transients, and as unsafe 'play areas' by neighborhood children.

**SUSTAINABILITY IMPACT STATEMENT**

The St. Louis Planning Commission adopted a Sustainability Plan on January 9, 2013. The following chart lists selected Functional Categories and development related objective of the City’s Sustainability Plan and the Mayor’s related Sustainability Action Agenda. Please put an X next to each item applicable to your project. Then on the last page list all items that are applicable and briefly describe how your project is addressing each of these applicable items.

		Applicable	Not Applicable
<b>I. URBAN CHARACTER, VITALITY AND ECOLOGY</b>			
A1	Reinforce the City’s Central Corridor as the dynamic “heart” of the region	x	
A3	Develop designated areas via incentives for “green” and technical industries		x
A4	Increase riverfront development and provide safe public access and associated recreational activity		x
A5	Provide development incentives to encourage transit-oriented development	x	
B1	Prioritize infill development to develop thriving compact communities/vibrant mixed-use main streets	x	
SAA	Make LRA land available at no cost for smart, productive, creative re-use of the land.		x
B2	Update local street design standards and implement the Complete Streets Ordinance	x	
B3	Create Citywide, and multiple neighborhood-scale mobility plans		x
B4	Discourage development that reduces transit, bike and pedestrian activities	x	
C1	Design public spaces and neighborhood streets as gathering spaces for people	x	
C5	Maintain public spaces and neighborhood streets	x	
D7*	Expand the City's urban tree canopy	x	
E1	Celebrate and increase activity along the Mississippi River		x
E2	Remove/change infrastructure to improve riverfront access		x
F1	Preserve and reuse buildings as a means of achieving sustainability		x
F2	Continue to integrate preservation into the planning and building approval process		x
F4	Protect historic properties vulnerable to foreclosure, tax forfeiture, or demolition		x

		Applicable	Not Applicable
F5	Promote the redevelopment of historic homes and commercial properties		x
G1	Develop affordable homes in concert with long-range transit and development planning		x
G2	Encourage mixed-use affordable housing in high amenity neighborhoods		x
G4	Integrate low income housing into market-rate and mixed-use development		x
G6	Experiment with new ways to create partnerships to build sustainable and affordable housing	x	
G8	Offer housing that is energy efficient and environmentally sustainable	x	
H4	Continue to remove site contamination and promote brownfields redevelopment	x	
I4	Ensure urban agriculture is a profitable, viable enterprise	x	
J4	Preserve neighborhood residential areas/commercial and mixed-uses on corners/major corridors	x	
J5	Increase the effectiveness of major commercial corridors	x	
J8	Incorporate sustainability in economic development programs	x	
<b>II. ARTS, CULTURE AND INNOVATION</b>			
A4	Encourage the development of affordable artist housing, studios and ventures		x
A5	Diversify the City's range of arts, creative and innovative industries		x
SAA	Build Phase II of CORTEX bioscience and technology research district		x
C2	Facilitate development of arts, culture and innovative TODs	x	
C5	Target developing arts and cultural districts for streetscape and public space improvements	x	
E1	Use distinctive public art, architecture, landscape to build City and neighborhood identity	x	
F1	Revitalize existing and develop new arts and cultural facilities		x
<b>III. EMPOWERMENT, DIVERSITY AND EQUITY</b>			
E4	Expand the capacity to create additional affordable housing units		x
E5	Create pathways for qualified low-income families to become homeowners		x

		Applicable	Not Applicable
F1	Address blighting and environmental health hazards	x	
F6	Ensure the application of universal design and accessibility codes	x	
<b>IV. HEALTH, WELL-BEING AND SAFETY</b>			
A5	Plan and design buildings, spaces and environments for safety	x	
B5	Reduce exposure of lead-paint poisoning		x
C1	Eliminate food deserts and improve access to fresh produce		x
C3	Support urban agriculture opportunities in the City	x	
D4	Design buildings to encourage physical activity	x	
<b>V. INFRASTRUCTURE, FACILITIES AND TRANSPORTATION</b>			
A1	Advance the City as a transportation hub		x
A2	Encourage transit oriented development	x	
SAA	Increase bike racks by 150%	x	
E3	Use pilot projects to explore ways to achieve net zero storm water discharge		x
G2	Strive for the highest levels of energy efficiency and maximize clean energy in buildings	x	
G3	Ensure building and site development integrated with natural site ecology	x	
G4	Advance the use of high-efficiency building related water systems and technologies	x	
G5	Encourage re-use of materials and divert waste from land-fills	x	
G6	Provide healthy interior environments in commercial buildings	x	
<b>VI. PROSPERITY, OPPORTUNITY AND EMPLOYMENT</b>			
SAA	Require a sustainability impact statement for all new City development	x	
B1	Increase the inventory and availability of business and industrial real estate through environmental clean-up and land assembly	x	
B2	Encourage small scale redevelopment with economic incentives	x	
B4	Leverage the Mississippi River as an inexpensive transportation, drinking water and recreational resource		x
C3	Focus on small and local businesses as a key part of the City economy	x	
C4	Re-use existing buildings for inexpensive incubation of entrepreneurial ideas		x

		Applicable	Not Applicable
D1	Pursue transit oriented development at MetroLink stations and major bus nodes to encourage more walking/fewer carbon emissions	x	
D5	Market and encourage living in the City to recent college graduates	x	
E3	Promote flexible development approaches by developers, land owners and business firms	x	
E4	Direct new commercial and mixed-use development to designated corridors and districts that demonstrate market support	x	
SAA	Create at least 8,500 new jobs at Ballpark Village, CORTEX, Carondelet Coke, St. Louis Army Ammunition Plant and North Riverfront		x
G3	Foster innovation		x
SAA	Remediate and prepare at least 40 vacant properties for redevelopment		x
SAA	<i>Please comment in what ways you believe the Mayor's Sustainability Action Agenda overlaps with your successes on your project.</i>		