

St. Louis City Ordinance 65003

FLOOR SUBSTITUTE
BOARD BILL NO. [00] 73

INTRODUCED BY ALDERMAN MICHAEL MCMILLAN

An ordinance finding that a certain blighted area as defined in Section 99.320 of the Revised Statutes of Missouri, 1994, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive), exists in the City of St. Louis ("City") and containing a description of the boundaries of said blighted area, attached hereto and incorporated herein as Exhibit "A", known as the Grand Rock Area ("Area"); finding that redevelopment and rehabilitation of the Area is in the interest of the public health, safety, morals and general welfare of the people of the City; approving the Plan dated May 23, 2000 for the Area ("Plan"), incorporated herein by attached Exhibit "B", pursuant to Section 99.430; finding that there is a feasible financial plan for the development of the Area which affords maximum opportunity for development of the Area by private enterprise; finding that certain property in the Area may be acquired by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") through the exercise of eminent domain or otherwise; finding that the property within the Area is partially occupied and, the Redeveloper shall be responsible for relocating any eligible occupants displaced as a result of implementation of the Plan; finding that financial aid may be necessary to enable the Area to be redeveloped in accordance with the Plan; finding that there shall be available ten (10) year real estate tax abatement; and pledging cooperation of the Board of Aldermen and requesting various officials, departments, boards and agencies of the City to cooperate and to exercise their respective powers in a manner consistent with the Plan.

WHEREAS, by reason of predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, there exist conditions which endanger life or property by fire or other causes and constitute an economic or social liability or a menace to the public health, safety, morals or welfare in the present condition and use of the Area, said Area being more fully described in Exhibit "A"; and

WHEREAS, such conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by ordinary private enterprise without the aids provided in the Statute; and

WHEREAS, there is a need for the LCRA, a public body corporate and politic created under Missouri law, to undertake the development of the above described Area as a land clearance project under said Statute, pursuant to plans by or presented to the LCRA under Section 99.430.1 (4); and

WHEREAS, the LCRA has recommended such a plan to the Planning Commission of the City of St. Louis ("Planning Commission") and to this St. Louis Board of Aldermen ("Board"), titled "Blighting Study and Plan for Grand Rock," dated May 23, 2000, consisting of a Title Page, a Table of Contents Page, and () numbered pages, attached hereto and incorporated herein as Exhibit "B" ("Plan"); and

WHEREAS, under the provisions of the Statute, and of the federal financial assistance statutes, it is required that this Board take such actions as may be required to approve the Plan; and

WHEREAS, it is desirable and in the public interest that a public body, the LCRA, undertake and administer the Plan in the Area; and

WHEREAS, the LCRA and the Planning Commission have made and presented to this Board the studies and statements required to be made and submitted by Section 99.430 and this Board has been fully apprised by the LCRA and the Planning Commission of the facts and is fully aware of the conditions in the Area; and

WHEREAS, the Plan has been presented and recommended by LCRA and the Planning Commission to this Board for review and approval; and

WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the City and the Planning Commission has advised this Board that the Plan conforms to said general plan; and

WHEREAS, this Board has duly considered the reports, recommendations and certifications of the LCRA and the Planning Commission; and

WHEREAS, the Plan does prescribe land use and street and traffic patterns which may require, among other things, the vacation of public rights-of-way, the establishment of new street and sidewalk patterns or other public actions; and

WHEREAS, this Board is cognizant of the conditions which are imposed on the undertaking and carrying out of a redevelopment project, including those relating to prohibitions against discrimination because of race, color, creed, national origin, sex, marital status, age, sexual orientation or physical handicap; and

WHEREAS, in accordance with the requirements of Section 99.430 of the Statute, this Board advertised that a public hearing would be held by this Board on the Plan, and said hearing was held at the time and place designated in said advertising and all those who were interested in being heard were given a reasonable opportunity to express their views; and

WHEREAS, it is necessary that this Board take appropriate official action respecting the approval of the Plan.

NOW THEREFORE BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. There exists within the City of St. Louis ("City") a blighted area, as defined by Section 99.320 of the Revised Statutes of Missouri, 1994, as amended, (the "Statute" being Sections 99.300 to 99.715 inclusive, as amended) described in Exhibit "A", attached hereto and incorporated herein, known as the Grand Rock Area.

SECTION TWO. The redevelopment of the above described Area, as provided by the Statute, is necessary and in the public interest, and is in the interest of the public health, safety, morals and general welfare of the people of the City.

SECTION THREE. The Area qualifies as a redevelopment area in need of redevelopment under the provision of the Statute, and the Area is blighted as defined in Section 99.320 of the Statute.

SECTION FOUR. The Blighting Study and Plan for the Area, dated May 23, 2000 ("Plan") having been duly reviewed and considered, is hereby approved and incorporated herein by reference, and the President

or Clerk of this St. Louis Board of Aldermen ("Board") is hereby directed to file a copy of said Plan with the Minutes of this meeting.

SECTION FIVE. The Plan for the Area is feasible and conforms to the general plan for the City.

SECTION SIX. The financial aid provided and to be provided for financial assistance pertaining to the Area is necessary to enable the redevelopment activities to be undertaken in accordance with the Plan for the Area, and the proposed financing plan for the Area is feasible.

SECTION SEVEN. The Plan for the Area will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the redevelopment of the Area by private enterprise, and private developments to be sought pursuant to the requirements of the Statute.

SECTION EIGHT. The Plan for the Area provides that the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") may acquire any property in the Area by negotiations, but may use the power of eminent domain to acquire only vacant lots, unoccupied buildings and the property at

SECTION NINE. The property within the Area is currently partially occupied. All eligible occupants displaced by the Redeveloper ("Redeveloper" being defined in Section Twelve, below) shall be given relocation assistance by the Redeveloper at its expense, in accordance with all applicable federal, state and local laws, ordinances, regulations and policies.

SECTION TEN. The Plan for the Area gives due consideration to the provision of adequate public facilities.

SECTION ELEVEN. In order to implement and facilitate the effectuation of the Plan hereby approved it is found and determined that certain official actions must be taken by this Board and accordingly this Board hereby:

- (a) Pledges its cooperation in helping to carry out the Plan;
- (b) Requests the various officials, departments, boards and agencies of the City, which have administrative responsibilities, likewise to cooperate to such end and to

execute their respective functions and powers in a manner consistent with the Plan; and

(c) Stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Plan.

SECTION TWELVE. All parties participating as owners or purchasers of property in the Area for redevelopment ("Redeveloper") shall agree for themselves and their heirs, successors and assigns that they shall not discriminate on the basis of race, color, creed, national origin, sex, marital status, age, sexual orientation or physical handicap in the sale, lease, or rental of any property or improvements erected or to be erected in the Area or any part thereof and those covenants shall run with the land, shall remain in effect without limitation of time, shall be made part of every contract for sale, lease, or rental of property to which Redeveloper is a party, and shall be enforceable by the LCRA, the City and the United States of America.

SECTION THIRTEEN. In all contracts with private and public parties for redevelopment of any portion of the Area, all Redevelopers shall agree:

(a) To use the property in accordance with the provisions of the Plan, and be bound by the conditions and procedures set forth therein and in this Ordinance;

(b) That in undertaking construction under the agreement with the LCRA and the Plan, bona fide Minority Business Enterprises ("MBE's") and Women's Business Enterprises ("WBE's") will be solicited and fairly considered for contracts, subcontracts and purchase orders;

(c) To be bound by the conditions and procedures regarding the utilization of MBE's and WBE's established by the City;

(d) To adhere to the requirements of the Executive Order of the Mayor of the City, dated

(e) To comply with the requirements of Ordinance No. 60275 of the City;

(f) To cooperate with those programs and methods supplied by the City with the purpose of accomplishing, pursuant to this paragraph, minority and women subcontractors and material supplier participation in the construction under this Agreement. The Redeveloper will report semi-annually during the construction period the results of its endeavors under this paragraph, to the Office of the Mayor and the President of this Board; and

(g) That the language of this Section Thirteen shall be included in its general construction contract and other construction contracts let directly by Redeveloper.

The term MBE shall mean a sole proprietorship, partnership, corporation, profit or non-profit organization owned, operated and controlled by minority group members who have at least fifty-one percent (51%) ownership. The minority group member(s) must have operational and management control, interest in capital and earnings commensurate with their percentage of ownership. The term Minority Group Member(s) shall mean persons legally residing in the United States who are Black, Hispanic, Native American (American Indian, Eskimo, Aleut or Native Hawaiian), Asian Pacific American (persons with origins from Japan, China, the Philippines, Vietnam, Korea, Samoa, Guam, U.S. Trust Territory of the Pacific Islands, Laos, Cambodia or Taiwan) or Asian Indian American (persons with origins from India, Pakistan or Bangladesh). The term WBE shall mean a sole proprietorship, partnership, corporation, profit or non-profit organization owned, operated and controlled by a woman or women who have at least fifty-one percent (51%) ownership. The woman or women must have operational and managerial control, interest in capital and earnings commensurate with their percentage of ownership.

The term "Redeveloper" as used in this Section shall include its successors in interest and assigns.

SECTION FOURTEEN. The Redeveloper may seek ten (10) year real estate tax abatement pursuant to Sections 99.700 - 99.715, Revised Statutes of Missouri, 1994, as amended, upon application as provided therein.

In lieu of the ten (10) year abatement outlined above, a Redeveloper which is an urban redevelopment corporation formed pursuant to

Chapter 353 of the Missouri Statutes shall hereby be entitled to real property ad valorem tax abatement for a total period of up to ten (10) years from the commencement of such tax abatement, in accordance with the following provisions:

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

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

SECTION FIFTEEN. Any proposed modification which will substantially change the Plan must be approved by the St. Louis Board of Aldermen in the same manner as the Plan was first approved. Modifications which will substantially change the 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 to other

items which alter the nature or intent of the Plan. The Plan may be otherwise modified (e.g. urban design regulations, development schedule) by the LCRA, provided that such revisions shall be effective only upon the consent of the Planning Commission of the City. Changes which are not substantial are those that do not go to the crux of the Plan.

SECTION SIXTEEN. The sections of this Ordinance shall be severable. In the event that any section of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining sections of this Ordinance are valid, unless the court finds the valid sections of the Ordinance are so essential and inseparably connected with and dependent upon the void section that it cannot be presumed that this Board would have enacted the valid sections without the void ones, or unless the court finds that the valid sections standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

EXHIBIT "B"
Form: 6/15/2000

BLIGHTING STUDY AND PLAN
FOR THE
GRAND ROCK REDEVELOPMENT AREA
PROJECT # 9200
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
OF THE CITY OF ST. LOUIS
MAY 23, 2000
MAYOR
CLARENCE HARMON
BLIGHTING STUDY AND PLAN FOR
GRAND ROCK REDEVELOPMENT AREA

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..... 2

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..... 3

5. PROPOSED EMPLOYMENT FOR THIS AREA..... 3

6. CIRCULATION..... 3

7. BUILDING AND SITE REGULATIONS..... 3

8. URBAN DESIGN.....	3
9. PARKING REGULATIONS.....	4
10 SIGN REGULATIONS.....	4
11. BUILDING, CONDITIONAL USE AND SIGN PERMITS....	5
12. PUBLIC IMPROVEMENTS.....	5
C. PROPOSED SCHEDULE OF DEVELOPMENT.....	6
D. EXECUTION OF PROJECT.....	6
1. ADMINISTRATION AND FINANCING.....	6
2. PROPERTY ACQUISITION.....	6
3. PROPERTY DISPOSITION.....	6
4. RELOCATION ASSISTANCE.....	6
E. COOPERATION OF THE CITY.....	6
F. TAX ABATEMENT.....	7
G. COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS.....	8
1. LAND USE.....	8
2. CONSTRUCTION AND OPERATIONS.....	8
3. LAWS AND REGULATIONS.....	8

4.	ENFORCEMENT.....	
..	8	
H.	MODIFICATIONS OF THIS PLAN.....	8
I.	DURATION OF REGULATION AND CONTROLS.....	9
J.	EXHIBITS.....	9
K.	SEVERABILITY.....	9

E X H I B I T S

"A" LEGAL DESCRIPTION

"B" PROJECT AREA PLAN

"C" PROPOSED LAND USE

"D" ACQUISITION MAP

"E" EQUAL OPPORTUNITY AND NON-DISCRIMINATION
GUIDELINES

"F" LOT/BUILDING PROPORTION GUIDELINES

"G" FRONT FA²DE ILLUSTRATIONS/GUIDELINES

A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT

1. DELINEATION OF BOUNDARIES

The Grand Rock Redevelopment Area ("Area") is located west of North Grand Boulevard, north of Bell Avenue, east of Vandeventer Avenue and south of Page Boulevard. The area encompasses approximately 65.28 acres in the Grand Center/Covenant Blu neighborhood of the City of St. Louis (City).

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

2. GENERAL CONDITION OF THE AREA

The Area comprises all of City Blocks 2290 (N & S), 2293, 2294, 2512, 2513, 3709, 3736, 3737, 3738, 3739 and 3747 and includes the following addresses: 3601-3899 Bell Ave., 3600-3898 and 3601-3899 Windsor Pl., 3600-3850 and 3601-3849 Finney Ave., 3600-3850 and 3601-3849 Cook Ave., 3600-3880 Page Ave., 1001-1235 N. Grand Blvd., 1000-1236 and 1001-1235 N. Spring Ave., 1100-36 and 1101-35 Redd Foxx Ln., 1200-30 and 1201-29 Prairie Ave., 1100-30 and 1101-29 Krum Ave. and 1000-1240 N. Vandeventer Ave. The Area is in fair to poor condition. The physical conditions within the Area are shown on Exhibit "B" (Project Area Plan). For the purpose of this Plan, "Good Condition" means property that is well maintained with signs of a consistent, high level of upkeep. "Fair Condition" means (1) property that is generally structurally sound but suffers from inadequate maintenance and upkeep, or (2) vacant unimproved property that is under-utilized. "Poor Condition" means (1) buildings that are structurally unsound and/or substantially deteriorated, requiring major improvements such as new roofs, windows, systems, etc., in order to be used productively, or (2) property without buildings which is poorly maintained, has crumbling pavement, and/or is used for open storage.

Unemployment figures, computed by the Missouri State Employment Service, indicate a 5.3% unemployment rate for the City as of March, 2000. It is estimated that this rate is prevalent for residents of the neighborhoods surrounding the Area.

There are currently approximately 100 jobs within the Area.

3. PRESENT LAND USE OF THE AREA

Existing land uses within the Area include scattered, low-density housing, a community garden, churches, neighborhood commercial retail and services, light industrial, warehousing and surface parking lots.

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

4. PRESENT LAND USE AND DENSITY OF SURROUNDING PROPERTIES

The properties surrounding the Area are primarily used for health services, education, religious worship, government services, entertainment and housing.

Residential density for the surrounding neighborhoods is approximately 11.5 persons per acre.

5. CURRENT ZONING

The Area is zoned "C" Multi-Family Dwelling, "E" Multi Family Dwelling, "G" Local Commercial, "H" Area Commercial and "J" Industrial Districts pursuant to the Zoning Code of the City, which is incorporated in this Plan by reference.

6. FINDING OF BLIGHT

The property within the Area is mostly vacant land with nearly all structures in fair or poor condition (as defined in Section A(2) above). The existence of deteriorated property constitutes both an economic liability to the City of St. Louis and presents a hazard to the health and well-being of its citizens. These conditions, therefore, qualify the Area as blighted within the meaning of Section 99.300 et seq. of the Revised Statutes of Missouri (the Land Clearance for Redevelopment Authority Law).

B. PROPOSED DEVELOPMENT AND REGULATIONS

1. DEVELOPMENT OBJECTIVES

The primary objective of this Plan is to facilitate the development of the Area into productive single family residential housing within the core of the district, with a combination of commercial, green-space and residential development on perimeter arterial streets.

2. PROPOSED LAND USE OF THE AREA

The proposed land uses fronting North Grand Boulevard are commercial uses permitted in the "H" Area Commercial districts. The proposed land uses fronting Page Boulevard are either residential or commercial, uses permitted in the "F" Local Business Districts. The proposed land uses fronting Vandeventer Avenue are either residential or commercial, uses permitted in the "G" Local Commercial and Office District. The proposed land uses fronting Bell Avenue are either green space or parking lots, uses permitted in the "G" Local Commercial and Office District. The proposed land uses for all interior streets in the Area are residential, churches, off street parking and parks, uses permitted in the "B" two family dwelling districts by the City of St. Louis Zoning Code. Redevelopers authorized by the Land Clearance for Redevelopment Authority of the City of St. Louis ("LCRA") to develop property in the Area (hereafter referred to as "Redeveloper") shall not be permitted to use said property for the following:

pawn shops, adult bookstores, x-rated movie houses, massage parlors or health spas, auto and truck dealers (new or used), storefront churches, pinball arcades, pool halls, secondhand or junk shops, tattoo parlors, truck or other equipment rentals requiring outside storage, blood donor facilities, free standing package liquor stores, check cashing centers, any use (except for financial institutions or pharmacies) that utilizes a sales or service window or facility for customers who are in cars, or restaurants that sell products to customers who are in cars or who consume the sold products in cars parked on the restaurant premises, or sell products

through a sales window to customers who are in cars or to pedestrians outside the building for immediate consumption by the customer either on or off the premises, automobile service or stations.

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

3. PROPOSED ZONING

The zoning can remain "G" Local Commercial and Office District, "F" Local Business districts, and "H" Area Commercial and Office District, for parcels facing perimeter streets—Bell and North Vandeventer Avenues and Page and Grand Boulevards. It is recommended that interior streets for the district, which will be primarily single family-four family units, be rezoned as, "B" Two-Family Dwelling District. All land coverage and building intensities shall be governed thereby.

4. RELATIONSHIP TO LOCAL OBJECTIVES

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

5. PROPOSED EMPLOYMENT FOR THIS AREA

Approximately 50-100 new permanent jobs will be created if the Area is developed in accordance with this Plan. The exact number of jobs created will depend upon the specific nature of the proposed development.

6. CIRCULATION

The Proposed Land Use Plan (Exhibit "C") indicates the proposed circulation system for the Area. The layouts, levels and grades of all public rights-of-way may remain unchanged. Either the placement of medians or the narrowing of streets may be necessary to facilitate redevelopment of the Area. Also, "bump-outs" and other devices may be used to regulate vehicular traffic.

Rights-of-way changes will be subject to the review and approval of the City Department of Streets, and all vacations of rights-of-way are subject to approval by ordinance.

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.

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

8. URBAN DESIGN

a. Urban Design Objectives

Neighborhood-Housing Renovation

Although many formerly residential lots are vacant, a significant number of older structures remain. These structures denote a history of urban style residential development, with narrow fronted lots facing streets, and longer sides of lots extending from sidewalks to alleys. Where possible, renovation of existing residential structures of four units or less is encouraged. In order to receive the redevelopment benefits, structures shall be renovated in a character compatible with the original nature of said building.

New Construction

New construction is to be compatible with the area's design history, while meeting the demands of homebuyers as we begin the twenty-first century. In St. Louis' historic areas, including the redevelopment Area, the close proximity of housing created visually cohesive, interesting streetscapes. It is also true, however, that both the number of people residing in the houses and the close proximity of structures, created conditions incompatible with today's housing needs. The goal of building and lot proportions is to retain the interesting visual appearance of the Area, while providing more "elbow" room for residents.

Commercial

Commercial development along arterial streets (Grand Boulevard, Page Boulevard and Vandeventer Avenue) shall contribute to the attractiveness of the neighborhood. Where possible existing, vacant commercial structures should be renovated, except where the plan calls for any green spaces or plazas, in which case structures may be demolished. New commercial structures must be

compatible with existing structures existing along streetscapes.

b. Urban Design Regulations

Residential Renovation

While "historic" replacement windows and doors are not required, all new doors and windows shall fill openings entirely. Any decorative elements on street-facing facades shall be replaced or replicated.

New Construction

These design standards have two major components:

- The proportion of buildings in relations to lot sizes
- The design character of the houses themselves

Building/Lot Guidelines

Balance is maintained by having each building fill most of its lot, though not nearly as much as did historic structures. Quite simply, the larger the lot, the larger the house that must occupy the lot. The smallest lot size proposed is 35 feet wide. Accordingly, a 21-25 foot wide house would occupy such a lot. So, a 40 foot wide lot requires a house between 26'-30' wide. As per the zoning code, a minimum five-foot wide side yard must exist between each building the side of the lot. To take advantage of the benefits of the redevelopment ordinance, no side lot should be wider than 7 feet, between the sides of houses and the edges of lots. (See Exhibit F)

An exception to this rule is allowed in cases where the retention of existing structures facilitates irregular lot sizes. In those cases extra attention must be paid to the design of the exposed sides of the houses. At sites with wider side yards the side facades of the buildings will be exposed to greater public view and therefore must be designed to positively contribute to the streetscape.

Where houses occupy corner lots, any street facing facade must be treated with a high level of design, in regards to both materials and detail.

House Design Character

Proposed new construction designs are based on the following four designs: Beaux-Arts Classical, Second Empire Victorian, St. Louis Arts and Crafts and Neighborhood Vernacular. These house designs are the basis for new construction, single family housing in the Area. (See Exhibit G)

Beaux Arts Victorian

These brick or stone structures are typically rectangular in appearance, with the narrow sides of the rectangle at the top and bottom. These buildings have simple forms with hipped gables or flat roofs. There are large pronounced cornices, with symmetrical, multi-light, double hung windows. These houses sometimes contained porches with classical columns.

Second Empire Victorian

Second Empire houses typically have three story, simple brick or stucco fronts, with mansard roofs. They have symmetrical, flat or

segmentally arched windows, and recessed doorways. Cornices in the Second Empire are usually decorative, with large brackets and detailed moldings.

St. Louis Arts and Crafts

These houses are usually brick, with two stories, and front facing gable roofs. St. Louis Arts and Crafts Houses often contained spacious front porches and asymmetrical relationships between door and window openings. The house of often mixed stucco and wood siding for decorative purposes, particularly on gables and side elevations.

St. Louis Vernacular

This house type is based on the detached town house found in the city's Victorian neighborhoods. These simplified structures were of brick or stucco, with two or three stories. They usually contained a slightly recessed entry, with symmetrical window placements, and decorative touches, such as simple cornices and parapet walls.

Commercial

Structures must be compatible with surrounding well-maintained commercial buildings. Materials and the proportions of window and door openings should compliment the appearance of surrounding structures.

c. Landscaping

- Evergreen accent shrubs shall be provided near the front building wall and porch corners and along the front porch.

- A shade or ornamental type tree shall be provided in the front and rear yards, preferably near any proposed rear yard patio or deck.
- The yard shall be grassed
- The property shall be well landscaped. Perimeter street trees of a minimum caliper of 2-1/2 inches and generally 30-35 feet on center, as determined by the Parks Department of the City depending upon tree type, utilities, curb cuts, etc., shall be provided along all public or private streets - preferably in tree lawns along the curb. Existing, healthy trees and shrubs shall be retained, if feasible.

d. Fencing

No house shall be constructed in accordance with this plan that does not have a fenced rear yard. Fencing in front yards shall be constructed of decorative metal or wood, or, have the appearance of such fences. All fences shall comply with regulations of the Building Division in terms of height and set back. Fencing behind the building line but facing the street shall be wood board, wrought iron, or have the appearance thereof. Fencing behind the building line that is not perpendicular to a street may be chain link, so long as it has a black matte finish, wood board, wrought iron or, have the appearance thereof.

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.

Surface parking shall not extend beyond the established building line. Surface parking along public streets shall be buffered by a continuous evergreen hedge at least two and one-half (2-1/2) feet high on planting and maintained at three and one-half (3-1/2) feet high at maturity. Three percent (3%) of the interior of all parking lots containing

more than twenty-five (25) spaces shall be landscaped with trees, at least two and one-half (2-1/2) inch caliper in size on planting. The trees shall be planted on islands, the largest dimension of which shall be at least five (5) feet, planted with low lying ground cover or other plant material.

10. SIGN REGULATIONS

All new signs shall be limited as set out in the City Code, PDA stipulations, this Plan and contracts between the LCRA and the Redeveloper. A uniform signage plan must be prepared by the Redeveloper for the entire project. All new signs shall be restricted to those identifying the names and/or business of the person or firm occupying the premises.

New wall signs shall not obstruct any architectural building elements, shall be placed only those sides of buildings visible from public or private streets, shall project no more than eighteen (18) inches from the face of the building, shall not be located between the second floor window sill of the structure and the top of the windows on the top floor of the structure, and the total sign area shall be the lesser of either fifty (50) square feet or ten percent (10%) of the ground floor wall surface fronting on such streets. Only one sign per business per wall facing on a public or private street shall be permitted. In addition, one identification sign up to ten (10) sq. ft. in size may be placed on a wall facing a parking area or open space, provided the LCRA confirms that such a sign is required.

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

One ground or monument sign per use may be permitted provided it does not exceed ten (10) feet in height nor exceed fifty (50) square feet per side, and provided the

LCRA confirms that such a sign is required based upon the use, location or siting of the structure.

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

Painted wall signs, roof signs, pole 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 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

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

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

When developed in accordance with this Plan, the Area will comprise a coordinated, adjusted and harmonious development that promotes the health, safety, morals,

order, convenience, prosperity, the general welfare, efficiency and economy of the City.

C. PROPOSED SCHEDULE OF DEVELOPMENT

The implementation of this Plan shall take place in a single phase initiated within approximately seven (1) year(s) of approval of this Plan by ordinance and completed within approximately seven (7) year(s) of approval of this Plan by ordinance.

The LCRA may alter the above schedule as economic conditions warrant.

D. EXECUTION OF PROJECT

1. ADMINISTRATION AND FINANCING

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

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

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

2. PROPERTY ACQUISITION

The Property Acquisition Map, Exhibit "D" attached, identifies all the property located in the Area. LCRA may acquire any property in the area through negotiation. The only parcels that the LCRA may acquire through the use of eminent domain are vacant parcels, unoccupied buildings and the property at:

3718-28 Cook (Parcel ID# 373700110)

3. PROPERTY DISPOSITION

If the LCRA acquires property in the Area, it may sell or lease the property to a Redeveloper who shall agree to develop such property in accordance with this Plan and the contract between such Redeveloper and the LCRA. Any property acquired by the LCRA and sold to a Redeveloper will be sold at not less than its fair value, taking into account and giving consideration to those factors enumerated in Section 99.450, R.S.Mo. (1994) as amended, for uses in accordance with this Plan.

4. RELOCATION ASSISTANCE

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

E. COOPERATION OF THE CITY

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

F. TAX ABATEMENT

A Redeveloper may seek ten (10) year real estate tax abatement pursuant to Sections 99.700 -99.715, Revised Statutes of Missouri 1994, as amended, upon application as provided therein.

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

If property in the Area is sold by the LCRA to an urban redevelopment corporation formed pursuant to Chapter 353 of the Missouri Statutes, or if any such corporation shall own property within the Area, then for the first ten (10) years after the date the redevelopment corporation shall

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

All payments in lieu of taxes shall be a lien upon the property and, when paid to the Collector of Revenue of the City shall be distributed as all other property taxes. These partial tax relief and payment in lieu of taxes provisions, during up to said twenty-five (10) year period, shall inure to the benefit of all successors in interest in the property of the redevelopment corporation, so long as such successors shall continue to use such property as provided in this Plan and in any contract with the LCRA. In no event shall such benefits extend beyond twenty-five (25) years after the redevelopment corporation shall have acquired title to the property.

G. COMPLIANCE WITH AFFIRMATIVE ACTION AND NONDISCRIMINATION LAWS AND REGULATIONS

1. LAND USE

The Redeveloper shall not discriminate on the basis of race, color, 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 a Contract between the LCRA and a Redeveloper, which agreement shall be recorded in the office of the Recorder of Deeds. The provisions of G (1) and G (3) shall be covenants running with the land, without limitation as to time, and the provisions of G (2) shall be for the duration of this Plan and any extension thereof.

All of the provisions of Section G shall be enforceable against the Redeveloper, its heirs, successors or assigns, by the LCRA, 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, provided that such revisions shall

be effective only upon the consent of the Planning Commission of the City. Changes which are not substantial are those that do not go to the crux of this Plan.

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 Board of Aldermen shall terminate this Plan as of the end of the term then in effect, except as provided in Section G (4) of this Plan.

J. EXHIBITS

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

K. SEVERABILITY

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

EXHIBIT "A" GRAND ROCK REDEVELOPMENT AREA

LEGAL DESCRIPTION

City Blocks: 2290-N&S, 2293, 2294, 2512, 2513, 3709, 3736, 3737, 3738, 3739 and 3747.

Beginning at the point of intersection of the east line of Vandeventer Avenue (75' wide) and the south line of Page Boulevard (100' wide); thence eastwardly along the south line of Page Boulevard across all intersecting streets and alleys, to the point of the intersection of the west line of N. Grand Boulevard (80' wide); thence southwardly along the line of North Grand Boulevard across all intersecting streets and alleys to the line of Bell Avenue (60' wide); thence westwardly along the north line of Bell Avenue across all intersecting streets and alleys to the east line of Vandeventer Avenue; thence northwardly along the east line of Vandeventer Avenue across all intervening streets and alleys to the point of the beginning.

EXHIBIT "E"
FORM: 08/02/99

EQUAL OPPORTUNITY AND NONDISCRIMINATION GUIDELINES

In any contract for work in connection with the redevelopment of any property in the Area, the Redeveloper (which term shall include Redeveloper, any designees, successors and assigns thereof, any entity formed to implement the project of which the Redeveloper 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 shall contractually require its contractors and subcontractors to comply with such laws.

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

The Redeveloper 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, 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.

The Redeveloper shall fully comply (and ensure compliance by "anchor tenants") with the provisions of St. Louis City Ordinance #60275 which is codified at Chapter 3.09 of the Revised Ordinances of the City of St. Louis.

EXHIBIT "F"

The model site plan above demonstrates the appropriate relationship of buildings and lots. A full explanation of these guidelines is found in the sections regarding urban design principles and urban design regulations.

EXHIBIT "G"

Second Empire House Design Illustration

Second Empire Victorian

Second Empire houses typically have three story, simple brick or stucco fronts, with mansard roofs. They have symmetrical, flat or segmentally arched windows, and recessed doorways. Cornices in the Second Empire are usually decorative, with large brackets and detailed moldings.

This partial facade illustration is an example of the Second Empire Victorian design. Actual plans need not replicate this design in its entirety

EXHIBIT "G"

Beaux-Arts Victorian House Design Illustration

Beaux Arts Victorian

These brick or stone structures are typically rectangular in appearance, with the narrow sides of the rectangle at the top and bottom. These buildings have simple forms with hipped gables or flat roofs. There are large pronounced cornices, with symmetrical, multi-light, double hung windows. These houses sometimes contained porches with classical columns.

This partial facade illustration is an example of the Beaux Arts Victorian design. Actual plans need not replicate this design in its entirety

EXHIBIT "G"

St. Louis Arts and Crafts House Design Illustration

St. Louis Arts and Crafts

These houses are usually brick, with two stories, and front facing gable roofs. St. Louis Arts and Crafts Houses often contained spacious front porches and asymmetrical relationships between door and window openings. The house of often mixed stucco and wood siding for decorative purposes, particularly on gables and side elevations.

This partial facade illustration is an example of the St. Louis Arts and Crafts design. Actual plans need not replicate this design in its entirety

EXHIBIT "G"
 Neighborhood Revival House Design Illustration

St. Louis Vernacular

This house type is based on the detached town house found in the city’s Victorian neighborhoods. These simplified structures were of brick or stucco, with two or three stories. They usually contained a slightly recessed entry, with symmetrical window placements, and decorative touches, such as simple cornices and parapet walls.

This partial facade illustration is an example of the St. Louis Arts and Crafts design. Actual plans need not replicate this design in its entirety

Legislative History				
1ST READING	REF TO COMM	COMMITTEE	COMM SUB	COMM AMEND
06/02/00	06/02/00	HUDZ	06/23/00	
2ND READING	FLOOR AMEND	FLOOR SUB	PERFECTN	PASSAGE
06/30/00			07/07/00	07/07/00
ORDINANCE	VETOED	VETO OVR	SIGNED BY MAYOR	
65003			07/27/00	