

St. Louis City Ordinance 65177

FLOOR SUBSTITUTE
BOARD BILL NO. 271 [00]

INTRODUCED BY ALDERMAN STEPHEN GREGALI

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 Gravois/Morgan Ford 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 September 26, 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 partly 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 the Gravois/Morgan Ford Area", dated September 26, 2000, consisting of a Title Page, a Table of Contents Page, and twenty (20) 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 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) described in Exhibit "A", attached hereto and incorporated herein, known as the Gravois/Morgan Ford Area ("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 September 26, 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 through negotiation and the properties located north of Delor Street by the exercise of eminent domain or otherwise.

SECTION NINE. The property within the Area is partly 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 July 24, 1997.

(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 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 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 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 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, PAGE: Seven of Eight

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.

Form: 1/29/01

BLIGHTING STUDY AND PLAN
FOR
GRAVOIS/MORGAN FORD REDEVELOPMENT AREA
PROJECT #9148
LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY
OF THE CITY OF ST. LOUIS
SEPTEMBER 26, 2000
MAYOR
CLARENCE HARMON

BLIGHTING STUDY AND PLAN FOR
GRAVOIS/MORGAN FORD 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.....2

4. PRESENT LAND USE AND DENSITY
OF SURROUNDING
PROPERTIES.....2

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..... 4

7. BUILDING AND SITE REGULATIONS..... 4

8. URBAN DESIGN.....4

9. PARKING REGULATIONS.....5

10 SIGN REGULATIONS..... 6

11. BUILDING, CONDITIONAL USE AND SIGN PERMITS.....7

12. PUBLIC IMPROVEMENTS..... 7

C. PROPOSED SCHEDULE OF DEVELOPMENT.....7

D. EXECUTION OF PROJECT.....8

E. COOPERATION OF THE CITY..... 8

F. TAX ABATEMENT..... 9

G. COMPLIANCE WITH AFFIRMATIVE ACTION AND

NONDISCRIMINATION LAWS AND REGULATIONS.....10

1. LAND USE..... 10

2. CONSTRUCTION AND OPERATIONS.....10

3. LAWS AND REGULATIONS..... 10

4. ENFORCEMENT..... 10

H. MODIFICATIONS OF THIS PLAN..... 10

I. DURATION OF REGULATION AND CONTROLS.....11

J. EXHIBITS..... 11

K. SEVERABILITY..... 11

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

A. EXISTING CONDITIONS AND FINDINGS OF BLIGHT

1. DELINEATION OF BOUNDARIES

The Gravois/Morgan Ford Area ("Area") encompasses approximately 61 acres in the Bevo Mill 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 portions of City Blocks 3987, 5327, 5328, 5465, 5874, 5873, 5872, 5875, 5583, 5582, 5581, 5682, 5681, 5680, 5331, 5332, 9039, 5486, 5270, 5313N,

5313S, 5646, 5653, 5299N, 5299S, 5300, 5301, 5653, 5936, 5973W, 6264, 6263, 5852, 5855, 5575, 5574, 5573, 5506, 5505, 5542, 5541, 5540, 5299S, 5300, 5301 and 5302. The Area includes the following addresses: 4301-4554, 4564-5825 and 4300-5880 Gravois Avenue and 3822-3830, 3817-31, 4400-4914, 4415-4767, 5202-5236 and 5432-5474 Morgan Ford Road, 4275 Bates Street and 4298 and 4300 Chippewa Street. The Area is in fair to poor condition and includes 285 parcels. The physical conditions within the Area are shown on Exhibit "B" (Project Area Plan). For the purpose of this Plan, "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 5.2% 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 400 jobs within the Area.

3. PRESENT LAND USE OF THE AREA

Existing land uses within the Area include commercial uses and residential uses along Gravois Avenue and Morgan Ford Road.

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 residential with some commercial and light industrial uses.

Residential density for the surrounding neighborhoods is approximately 14.08 persons per acre.

5. CURRENT ZONING

The Area is zoned "A" Single-Family Dwelling, "B" Two-Family Dwelling, "F" Neighborhood Commercial, "G" Local Commercial & Office, "J" Industrial and "K" Unrestricted 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 partially occupied and in fair to 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 commercial, office and residential uses.

2. PROPOSED LAND USE OF THE AREA

The proposed land uses for the Area are commercial uses permitted in the "F" Neighborhood Commercial District and residential uses permitted in the "A" Single-Family and "B" Two-Family Dwelling Districts by the City of St. Louis Zoning Code. Redevelopers contracting with 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, day care centers, pinball arcades, pool halls, secondhand or junk shops, tattoo and body piercing parlors, truck or other equipment rental requiring outside storage, blood donor facilities, free standing package liquor stores, establishment selling or providing liquor and not having gross sales of at least 50% from items at that location, exterior telephones, check cashing centers, deferred deposit services, title loan companies, signature loan companies, any use (except for financial institutions) 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 customers either on or off the premises, open storage, automobile service facilities, motor fuel pumping stations, detailing or car washes, dyeing and cleaning works, private clubs and lodges, rooming and boarding houses, utility stations, utility towers, nail shops, shops selling drug paraphernalia, beeper and pager shops and social service agencies.

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

3. PROPOSED ZONING

The zoning for the Area should be "A" Single-Family Dwelling, "B" Two-Family Dwelling and "F" Neighborhood Commercial. Areas currently zoned "G" Local Commercial & Office, "J" Industrial and "K" Unrestricted Districts may be rezoned to reflect proposed uses. 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 100 to 200 new permanent jobs may 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.

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 these requirements may result in suspension of tax abatement by the LCRA.

8. URBAN DESIGN

a. Urban Design Objectives

The intent is to, over time, upgrade, attractively landscape, and more cohesively define a long established, but weakened, commercial corridor along a multi-block segment of Gravois Avenue and Morgan Ford Road.

b. Urban Design Regulations

A more attractive and cohesive corridor shall be achieved by:

1. Requiring retained, rehabilitated structures to closely adhere to their original exteriors in terms of design and, where suitable, materials, and with compatible window and door shapes and detailing. Requiring new structures to be compatible

with well designed surrounding structures in terms of exterior finish materials and colors, massing, setbacks, etc.

2. Requiring deteriorating or poorly maintained building facades, porches and garages to be repaired and repainted, along with removal of weeds, litter and debris.

3. Preparing a study and accompanying detailed block-by-block streetscape drawings to guide rehabilitation of existing structures in terms of facade, signage, awning and landscaping considerations, and to similarly guide construction of new structures.

4. Upgrading/replacing damaged or inappropriate fencing. Requiring fencing along Gravois Avenue and/or Morgan Ford Road to be ornamental metal and requiring new chain link fencing elsewhere on the properties to be a black matte color and privacy fencing to be a good quality, wood board type.

5. Reopening or more suitably sealing boarded openings.

6. Repairing/replacing damaged sidewalks and walkways.

7. Attractively landscaping front and rear yard and tree lawns. Requiring existing, sparsely or poorly landscaped commercial properties to be upgraded.

8. Encouraging existing billboards to be removed.

9. Upgrading street "furniture," including street benches.

c. Landscaping

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, 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. Yards and tree lawns shall be deweeded and regrassed.

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 shall 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 on those sides of buildings fronting on public or private streets, shall project no more than eighteen (18) inches from the face of the building, shall not extend above the second floor window sill of the structure, and the total sign area shall not exceed the lesser of either seventy-five (75) 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 eight (8) feet in height nor exceed seventy-five (75) 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. If uses are in a

shopping center, a single sign representing several uses may be proportionally larger.

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, occupancy, sign or demolition permits shall be issued by the City without the prior written approval of the LCRA and of the Alderman in whose ward the building, conditional use, occupancy, sign, or demolition permit will be used. Neither LCRA nor the Alderman may withhold or deny written approval of the building, conditional use, occupancy, or sign permit for the properties located in the Area on which a lawfully operated use was conducted on July 27, 1999, just because that use would not be permitted as a new use in the Area pursuant to Section B.2 of the Plan.

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 one (1) year of approval of this Plan by ordinance and completed within approximately fifteen (15) years 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. The LCRA may acquire any property in the Area through negotiation and the properties located north of Delor Street by the exercise of eminent domain or otherwise.

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. 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 shall hereby be entitled to ad valorem tax abatement benefits for a period not to exceed ten (10) years from the commencement of such tax abatement. A Redeveloper may seek such tax abatement pursuant to Sections 99.700 - 99.715, Revised Statutes of Missouri, 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 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 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.

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 by the aldermen and (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"

GRAVOIS/MORGAN FORD AREA LEGAL DESCRIPTION

An area comprising portions of Blocks 3987, 5327, 5328, 5465, 5874, 5873, 5872, 5875, 5583, 5582, 5581, 5682, 5681, 5680, 5331, 5332, 9039, 5486, 5270, 5313N, 5313S, 5646, 5653, 5299N, 5299S, 5300, 5301, 5653, 5936, 5973W, 6264, 6263, 5852, 5855, 5575, 5574, 5573, 5506, 5505, 5542, 5541, 5540, 5299S, 5300, 5301 and 5302 in the City of St. Louis totaling approximately 61 acres. More specifically described as follows:

Beginning at the point of intersection of the east line of Gravois Ave. (110 feet wide) and the southwest railroad R.O.W. in City Block 9039 (out lot 39); thence southeastwardly along said southwest railroad R.O.W. to its point of intersection with eastwardly prolongation of the north line of a 5 foot wide east-west alley in City Block 9038 (out lot 38); thence westwardly along said eastward prolongation and said north line of said alley to its point of intersection with the west line of a 15 foot wide north-south alley in City Block 9038; thence southwardly along the west line of said alley to its point intersection with the north line of Taft Ave. (50 feet wide); thence westwardly along said north line of Taft Ave. to its point of intersection with the northward prolongation of the east line of a 15 foot wide north-south alley in City Block 5270; thence southwardly along said northward prolongation, the east line of said alley and its southward prolongation to its point of intersection with the south line of Neosho St. (60 feet wide); thence westwardly along said south line of Neosho St. to its point of intersection with the east line of a 10 foot wide north-south in City Block 5313N; thence southwardly along the east line of said alley and its southward prolongation to its point of intersection with the south line of Newport Ct. (40 feet wide); thence westwardly along said south line of Newport Ct. to its point of intersection with the east line of a 10 foot wide north-south alley in City Block 5313S; thence southwardly along the east line of said alley to its point of intersection with the north line of a 10 foot wide east-wide alley in City Block 5313S; thence eastwardly along the north line of said alley to its point of intersection with west line of a 15/18 foot wide north-south alley in City Block 5313S; thence southwardly along the west line of said alley across all intersecting alleys to its point of intersection with the south line of property now, or formerly, owned by Pelar and Biserka Grgic (parcel 5313-13-0030); thence westwardly along said south property line to its point of intersection with the west line of the western

15 foot wide north-south alley in City Block 5313S; thence southwardly along the west line of said alley and its southward prolongation to its point of intersection with the south line of Itaska St. (60 feet wide); thence westwardly along said south line of Itaska St. across all intersecting alleys to its point of intersection with the west line of a 14 foot wide north-south alley in City block 5363; thence southwardly along said west line of said alley to its point of intersection with the south line of a 12 foot wide east-west alley in City Block 5363; thence eastwardly along the south line of said alley to its point of intersection with the west line of McCulloch Place (30 feet wide); thence southwardly along said west line of McCulloch Place to its point of intersection with the north line of a 15 foot wide east-west alley in City Block 5363; thence westwardly along the north line of said alley to its point of intersection with the east line of a 5 foot wide north-south alley in City Block 5363; thence southwardly along the east line of said alley and its southward prolongation across Delor St. (60 feet wide) to its point of intersection with the south line of Delor St.; thence westwardly along said south line of Delor St. to its point of intersection with west line of a 15 foot wide north-south alley in City Block 5653; thence southwardly along the west line of said alley to its point of intersection with the south line of a 15 foot wide east-west alley in City Block 5653; thence westwardly along the westward prologation of the south line of said alley to its point of intersection with the east line of Morgan Ford Road (73 feet wide); thence southwardly along said east line of Morgan Ford Road across all intersecting streets to its point of intersection with the south line of Walsh Street (60 feet wide); thence eastwardly along said south line of Walsh Street to its point of intersection with the west line of a 10 foot wide north-south alley in City Block 5936; thence southwardly along the west line of said alley at its southward prologation across all intersecting alleys to its point of intersection with the south line of a 15 foot wide east-west ally in City Block 5936; thence eastwardly along the south line of said alley to its point of intersection with the west line of a 10 foot wide north-south alley in the City Block of 5936; thence southwardly along the west line of said alley to its point of intersection with the north line of Eichelberger Street (30 feet wide); thence westwardly along said north line of Eichelberger Street to its point of intersection with the east line of Morgan Ford Road; thence southwardly along said east line of Morgan Ford Road across all intersecting streets and alleys to its point of intersection with the south line of a 15 foot wide east-west alley in City Block 6264; thence eastwardly along the south line of said alley to its point of intersection with the west line of a 20 foot wide north-south

alley in City Block 6264; thence southwardly along the west line of said alley, its southward prologation across Gertrude Avenue (60 feet wide) and continuing along the west line of the north-south 20 foot wide alley in City Block 6263 to its point of intersection with the south line of a 20 foot wide east-west alley in City Block 6263; thence eastwardly along said east-west alley to its point of intersection with the east line of property at 5474 Morgan Ford Road, now or formerly, owned by Paula E. Duke (parcel 6263-00-0210); thence southwardly along said east property line to its point of intersection with the north line of Bates Street/(60 feet wide); thence westwardly along said north line of bates St. across all intersecting streets to its point of intersection with the west line of Morgan Ford Rd.; thence northwardly along said west line of Morgan Ford Rd. across all intersecting streets and alleys to its point of intersection with the south line of vacated Walsh St. (60 feet wide); thence westwardly along the south line of said vacated Bates across all intersecting alleys to its point of intersection with the point of intersection with the west line of a 15 foot wide north-south alley in City Block 5299S; thence southwardly along the west line of said alley, its southward prolongation across Eichelberger St., southwardlly along the west line of a 15 foot wide north-south alley in City Block 5300 and its southward prolongation across Freida Ave. (50 feet wide), southwardly along the west line of 15 foot wide north-south alley in City Block 5301 and its southward prolongation across Gertrude Ave. (50 feet wide), southwardly along the west line of a 15 foot alley in City Block 5302 to its point of intersection with the north line of Bates St.; thence westwardly along said north line of Bates St. to its point of intersection with the east line of gravois Ave. (80 feetg wide); thence southwardly along said east line of Gravois Ave. across Bates St. to its point of intersection with the south line of Bates St.; thence eastwardly along said south line of Bates St. to its point of intersection with the east line of property at 5604 Gravois Ave., now or formerly owned by STL Assoc. (parcel 5877-00-0220); thence southwardly along the east line of said property to its point of intersection with the north line of said property;

EXHIBIT E
FORM: 05/26/99

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.

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.

Legislative History				
1ST READING	REF TO COMM	COMMITTEE	COMM SUB	COMM AMEND
01/05/01	01/05/01	HUDZ		
2ND READING	FLOOR AMEND	FLOOR SUB	PERFECTN	PASSAGE
02/02/01		02/02/01	02/02/01	02/09/01
ORDINANCE	VETOED	VETO OVR	SIGNED BY MAYOR	
65177			02/27/01	