



# SUMMARY OF BENEFITS

## WE HAVE FUNDING TO PREPARE THE SITE

The State will provide up to \$95 million in Tax Increment Financing and approximately \$36 million in Brownfield Tax Credits. This **\$131 million commitment by the State**, in addition to an **annual commitment for 30 years of \$1.5 million by the City**, will provide for:

- site acquisition, site preparation, and utility relocation and improvements
- a full highway interchange at Jefferson Avenue and I-64/Hwy 40
- enhancements to N. Jefferson and Cass Avenues

In addition, we are in the position to now **offer the property at no cost to NGA.**

## THIS SITE BEST MEETS NGA'S FUTURE MISSION

- NGA will be the catalyst for the **next great neighborhood** in St. Louis.
- The site will be delivered from one owner and will meet all requirements of NGA, including environmental remediation of the ground to a residential standard.
- First responders support the NGA. There are three police, fire and EMS first responder locations adjacent with access to more than **1,000 personnel and 24 / 7 / 365** response capacity. In addition, the St. Louis Metropolitan Police Department currently has multiple neighborhood safety initiatives in place.
- The urban nature of the site allows for **excellent site access** through a dispersed and well connected street pattern for vehicles and pedestrians, as well as rail, bus, and bicycle access. This also allows for quicker response times for mission critical events.
- Further improvements to the transit system are planned for both the rail and bus network to better **connect NGA employees to transit**. Walkable streetscape improvements and additional bicycle facilities are also planned, which will support new development and further enhance safety in the community.
- This site offers unprecedented **recruitment opportunities** for the future workforce and will help maintain the quality of **existing employee morale** because of:
  - 1) proximity to the urban core and its lifestyle and amenities
  - 2) proximity to innovation communities and culture both downtown and at Cortex
  - 3) proximity to top tier educational institutions and world class cultural and sports facilities
  - 4) least amount of impact to employees' commutes with 2/3 of employees being Missouri residents
  - 5) proximity to Lambert St. Louis International Airport, the NGA Arnold facility, and other partners
- A collaborative **Smart Cities** initiative is being developed to bring the City, and this neighborhood, a quality technology network deserving of our innovative communities. The initial focus will be on improving security through enhanced lighting, added cameras and improved communications.
- Labor has endorsed the site and has proposed inclusion goals; and local community and non-profit organizations, local developers, and innovative technology businesses have shown overwhelming support and interest in increasing new development in the area.



It is our belief that locating NGA within an urban setting is the only environmentally responsible solution, as endorsed by the Sierra Club. It will promote **environmental and social justice**, as well as **economic equality**.

We truly value and welcome NGA and their employees into the next great neighborhood of St. Louis.

**This site is supported by overwhelming local, State & Federal agency alignment.**

# THE SITE IS READY!

## PROPERTY ACQUISITION

The City of St. Louis has been involved in a process of negotiations to ensure all property within the proposed site boundary can be acquired when the decision is made that the **NGA West Headquarters will remain in St. Louis.**

### PARCEL ACQUISITION SUMMARY

**551** total  
**507** under contract  
**44** included in eminent domain process  
**31** under control  
**13** will be condemned on April 4, 2016

The City has made every effort to acquire the properties through the standard process. However 44 parcels with title issues, absentee owners, and owners unwilling to negotiate prompted an eminent domain process. Final purchase of all the property by the City will occur when there is confirmation that NGA will remain in St. Louis.

## ENVIRONMENTAL ACTION PLAN

The City of St. Louis has **completed all phase I environmental assessment** of the site, which includes historical and visual site analyses. Of the property that is City or developer owned, approximately **70% of the phase II investigations** have been completed including testing of 68 boring areas, 12,500 linear feet of trenches, and building inspections. These test results were made available to the Army Corps of Engineers on February 12.

In addition, the City has been accepted into the Missouri Department of Natural Resources' Voluntary Clean-up program which will enable the Missouri Department of Economic Development to issue Brownfield Tax Credits. These credits will assist with the cleanup of the site to ensure a residential standard of environmental remediation will be completed on the NGA site.

### Next Steps:

Submit Final Brownfield Application March 9.  
Execute contracts for ongoing environmental testing services immediately after the Final EIS decision.  
Select contractors in advance of the sales contract with NGA for immediate commencement of sitework.

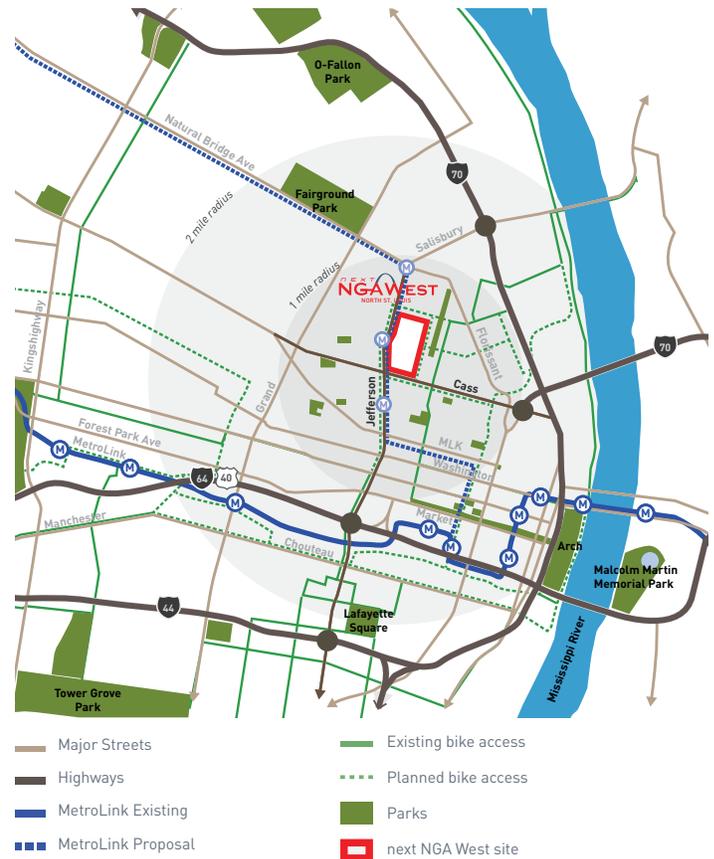
- ✓ Site Preparation Funding
- ✓ Property Acquisition
- ✓ Environmental Action Plan
- ✓ Demolition and Site Cleanup Strategy
- ✓ Utility Relocation Plan
- ✓ Property Rezoning
- ✓ City / State / Federal Agency Alignment on Future Development Near Site
- ✓ Infrastructure Enhancements Plan
- ✓ Collaborative Smart Cities Strategy
- ✓ Police Department Neighborhood Safety Initiatives
- ✓ Local Community and Non-Profit Organizations Engaged
- ✓ Local Developers and Innovative Technology Businesses Engaged

## URBAN TRANSPORTATION NETWORK

This site has **excellent vehicular and multi-modal** connections. It can be accessed directly from I-70 on the north from N. Jefferson Avenue, by the new Stan Musial Veterans Memorial Bridge on Cass Avenue connecting the site to Illinois, and from I-64/40, I-44 and I-55 from the south along North and South Jefferson Avenue. The City's urban grid of streets offers multiple points of access allowing for traffic distribution.

The site is already well served by local and regional bus routes and the closest MetroLink stop is only 1.5 miles from the site. In addition, 110 miles of Great Rivers Greenway (GRG) regional trails and 150 miles of trails and open space connect easily to transit, creating a well connected multi-modal network.

Approximately 2/3 of NGA employees currently reside in Missouri, so the existing commute for employees would be minimally affected and potentially improved at this location. In addition, it is in close proximity to Lambert St. Louis Airport and the NGA Arnold facility.



## NEW DEVELOPMENT PLANNED

The City of St. Louis has a strategy for infrastructure improvements, improved pedestrian and bicycle facilities, street lighting and security protocols. The **increase of access and safety** these improvements provide aims to stimulate private development of mixed-use neighborhood centers and a mix of residential opportunities.

Directly south of NGA, the former Pruitt-Igoe site has the potential to transform into a vibrant center for the community with **new urban streets**, mixed-use buildings and community services. As part of a connected network of multi-modal transportation, the street design will support a mix of uses such as retail, restaurants, service businesses, and offices. Storefronts are envisioned to line the streets providing a mix of amenities and places for social interaction where pedestrian safety is emphasized.



**Enhanced Cass Ave**, with shortened pedestrian crossings to the NGA site to the north and designated bike lanes.

**New Mixed-use Urban Street**, designed to provide for social interaction and pedestrian safety.

**New Development**, with a mix of restaurants, retail, services and office.

**Existing Fire Station.**

This illustration shows one potential site layout for the former Pruitt-Igoe site, immediately south of the proposed NGA site.

# EXCELLENT ACCESS TO THE SITE

## URBAN TRANSPORTATION NETWORK

- MetroLink Existing
- - - MetroLink Proposal
- Bus Routes
- Highway & Interchange
- Major Arterial
- Cass, Jefferson Enhancements
- Existing Bike Access
- Planned Bike Access
- Parks
- next NGA West site



## TRANSIT

This site has **exceptional transit** connections. The closest MetroLink stop serving both the red and blue lines, is only a mile and a half from the site and has direct connections by bus and bicycle. There are currently 4 bus routes directly adjacent, with two additional routes within close walking distance. Several other local and regional routes are located downtown, connecting to a central transit hub.

Previous transit studies have examined the possibility of extending the MetroLink light rail system in the City of St. Louis, including a light rail line on N. Jefferson Ave. The City, in cooperation with Metro and the MPO, are now preparing a scope of work to specifically examine a **MetroLink extension that would directly serve the NGA site**. Metro is committed to serving the site and will adjust routes accordingly.

-  MetroLink Existing
-  MetroLink Proposal
-  Bus Routes



## VEHICULAR

With 4 major highway interchanges in close proximity, this site has a **well-dispersed vehicular connection pattern**. It can be accessed directly from I-70 from N. Jefferson Avenue, by the new Stan Musial Veterans Memorial Bridge on Cass Avenue, and from I-64/40, I-44 and I-55 from the south along North and South Jefferson Avenue. The City intends to make substantial vehicular, bicycle and pedestrian enhancements to both Jefferson and Cass Avenues, which will further improve the travel experience.

Approximately 2/3 of NGA employees currently reside in Missouri, so the existing commute for employees would be minimally affected and potentially improved at this location. In addition, it is in close proximity to Lambert St. Louis Airport and the NGA Arnold facility, as well as numerous collaborative educational and technology opportunities.

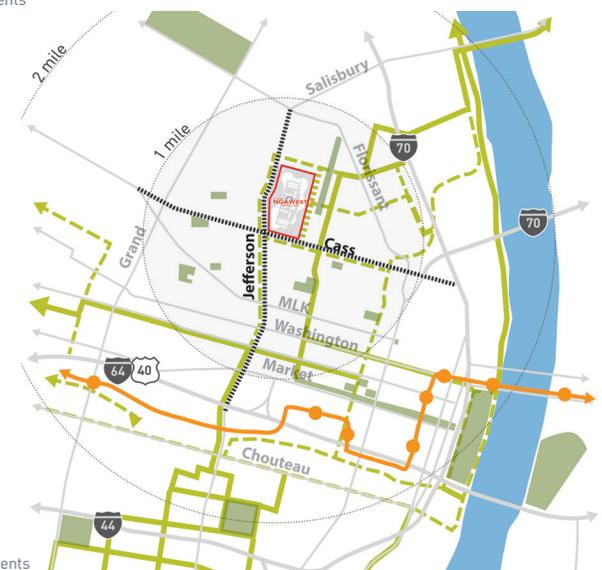
-  Highway Interchange
-  Highway
-  Major Arterial
-  Cass, Jefferson Enhancements



## BICYCLE

The next NGA West North St. Louis site is centrally located near existing and planned open space and bike routes and in the near future is planned to be connected to **110 miles of regional trails and 150 miles of on street bicycle facilities**. Since 2000 GRG has invested in parks, open space and trails that connect people and places. The character of the trails vary by neighborhood to create a unique and engaging experience that connect communities to each other and support a healthy lifestyle. The trails and open space connect easily to the MetroLink and MetroBus system, creating a well connected multi-modal network.

-  Existing Bike Access
-  Planned Bike Access
-  Parks
-  MetroLink Existing
-  Cass, Jefferson Enhancements



# ST. LOUIS HIGH-TECH INNOVATION CLUSTER SUPPORTS THE MISSION OF NGA

The City of St. Louis is the best strategic location for NGA to collaborate with the high-tech innovation community.



*"I see many more opportunities for greater collaboration between the private sector and the entire GEOINT community that can increase our impact for the public as well as our defense and intelligence missions."*

– **Robert Cardillo** NGA Director

## COLLABORATIVE OPPORTUNITIES

**Critical to the Mission.** The high density of excellent quality universities and innovation companies can help NGA develop a more robust, responsive command center. The number and quality of both existing and emerging St. Louis technology companies involved in cybersecurity, compliance, systems management and data management offer a unique opportunity for both collaboration and recruitment of future NGA employees.

Webster University's downtown "Gateway Campus", is the base of operations for **Webster's Cyber Research Institute** (CRI). Leading the program is Dr. Thomas Johnson, a nationally-known cybersecurity expert who has worked at the highest levels of cybersecurity in the Department of Homeland Security. The Institute is designed to help companies, utilities and other organizations test systems and share information with other companies in a secure environment. We feel certain if NGA employees are newly located just north of the Gateway Campus they will take advantage of the education offered at the CRI.

One of Webster's key collaborators, and a major contributor to the exponential growth in St. Louis, is **T-REX**, a non-profit technology business incubator located downtown. Partners include non-profit and for-profit organizations and accelerators, as well as universities. With over 150 companies and over 350 members, T-REX brings together a diversity of talent and opportunity, as well as tailored business assistance, mentoring and funding for startup companies.

**Cortex Innovation Community**, a growing innovation hub and technology district, is only two miles away from the St. Louis site, adjacent to the Washington University Medical Center. More than \$500 million has been invested in this 200 acre district since 2002, including the addition of Boeing, Square, TechShop, Pandora, CIC, and Wexford Science and Technology.

Other exceptional neighboring universities offer degrees in computer science, information technology and advanced certificates in cybersecurity, including **Washington University**, **Saint Louis University** (SLU), **Maryville University**, and the **University of Missouri at St. Louis** (UMSL).

In addition to recruitment and continuing education opportunities, a large number of **existing NGA contractors** that currently support the NGA mission are located in the St. Louis area. This cluster of innovation and expertise in technology offer remarkable assets for the NGA community.

## FUNDING APPROVED!

Funding from the Missouri Technical Corporation (MTC) has recently been received by T-REX to support the continued development of industry that capitalizes on the existing strengths in information technology and cybersecurity in St. Louis. This **\$200,000** in funding will create **opportunities for connections between and among business, university and government assets** to develop a genuine community of innovation and entrepreneurship.

T-REX has spent the last several months inventorying the region's cybersecurity assets; lining up partnerships with business, university and government organizations; and developing a plan focused on leveraging regional strengths by:

- a) facilitating collaborations between and among the public, private, and university financial technology and cybersecurity assets in the region;
- b) supporting the establishment and growth of new financial technology and cybersecurity companies;
- c) enhancing existing resources;
- d) increasing the number of jobs and the talent needed to fill them, and;
- e) developing greater awareness of the region's financial technology and cybersecurity cluster, enhancing regional competitiveness and thereby growing the 21st century economy of the region and the State of Missouri.

This work has not only secured funding to expand the already large high-tech network, but has also better defined the amazing amount of resources and collaborators in the City of St. Louis.

The St. Louis site, located within the vast defense industrial, engineering and technology base, including the headquarters of Boeing Defense, Space and Security, **offers the best opportunity for NGA to collaborate and embrace cutting edge technology to support its mission.**



St. Louis was ranked #1 by Business Insider for the fastest-growing startup scene in 2015. They calculated 340% deal growth in 2015, and a 33% average growth since 2012.

*"We want to cooperate with the private sector, not compete. You are members of Team NGA, and we can only succeed together."*

- Robert Cardillo NGA Director

# FIRST RESPONDERS SUPPORT NGA

The City of St. Louis is the best location to help NGA carry out its critical national security mission and provide a safe community for NGA employees.

- The **urban** fabric will be designed to promote a safe environment.
- New investments in **technology** will enhance security.
- Local **first responder** presence exists in the neighborhood.
- New **development** will provide safety through community.

## URBAN LOCATION

- **Resiliency.** An urban area, separated from other defense facilities, will increase NGA's resiliency in case of a natural disaster or attack.
- **Responsiveness.** Maintaining a location near existing employees and offering nearby living opportunities to future employees will improve employee response times during an emergent situation.
- **Safety.** The public realm will be designed to promote neighborhood safety, increased social interaction, and a healthy community.

## INVESTMENTS IN TECHNOLOGY

- **Neighborhood Safety Enhancements.** New street lighting equipped with energy-saving features and connections to a remote operations system is planned for the neighborhood.
- **Smart Cities.** Planning is underway for additional security cameras connected to the Police Real Time Crime Center and an enhanced traffic management system to increase road safety.
- **Public Security.** The Smart Cities technology will allow for a shared communications network to increase emergency response capability and enable predictive policing.

## LOCAL POLICE, FIRE & EMS PRESENCE

- **First Responder Proximity.** The Police Department's Central Patrol Division is located just blocks away with **270 commissioned staff**. Two fire stations, including the Fire Department Headquarters and training facility, are adjacent to the NGA site and house **nearly 600 firefighters and 150 EMS personnel**. This provides both redundancy and 24 / 7 / 365 response capability. The St Louis Fire / EMS Department is one of the most respected fire departments in this country always providing for the safety of the public who live and work in the City of St Louis.
- **Real Time Crime Center.** The City Police Department's 24-hour analysts compile streaming video, data analytics, resource tracking, social media, computer-aided dispatch systems and geospatial mapping information in order to reduce officer response times and improve agency efficiency.
- **PIER and SAVE Programs.** Focused on strategies for Prevention, Intervention, Enforcement, and Reentry, these programs include short, medium, and long-term strategies to make every neighborhood safer. In addition, a Community Crime Commission provides oversight and expertise.
- **Community Engagement and Organizational Development Division.** This division works with the community and includes designated hours for officers to engage with kids in parks, have coffee with seniors, and deploy neighborhood bike units, among other things.
- **The "St. Louis Model."** This organized multi-agency crime reduction initiative utilizes a strategic and customized approach by engaging the community as an active partner in the crime prevention process.



## NEW DEVELOPMENT WILL PROVIDE SAFETY THROUGH COMMUNITY

**A Revitalized Community.** New economic investment, jobs, and housing, will further enhance the success the City of St. Louis has had in public safety.

**Improved Critical Infrastructure.** The restoration of this community will be phased to coordinate with the next NGA West construction, community development projects and financing opportunities.

**Proven success.** Investment in infrastructure, improved pedestrian and bicycle facilities, street lighting and security protocols have been successful in the revitalization of blighted communities across the nation. The increase of access and safety these improvements provide will stimulate private development of mixed-use neighborhood centers and a mix of residential opportunities.

**Increased ‘eyes on the street.’** An increased population and properly designed spaces will deter criminal activity through application of Crime Prevention Through Environmental Design principles (CPTED).

**Public and Private Partnerships.** A common goal is critical to community growth, job creation and increased quality of life for the existing and future members of the community.



St. Louis Police and Fire Departments locations are highly visible in the neighborhood.

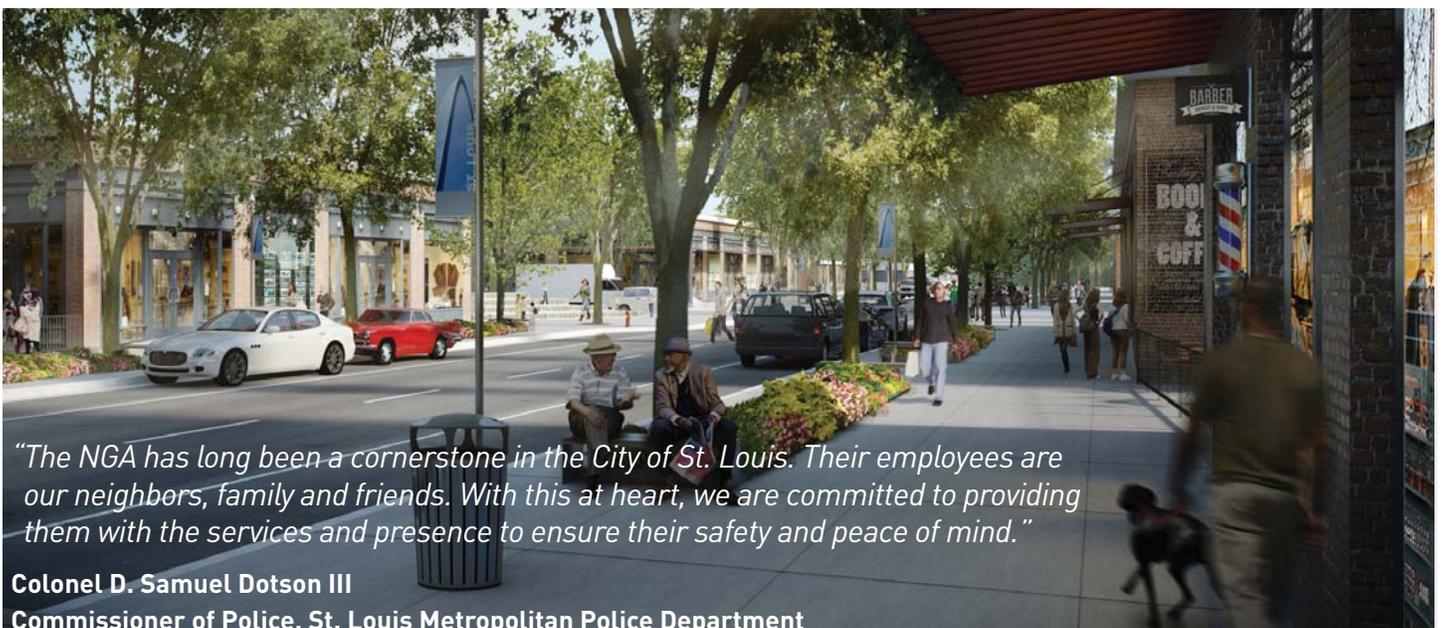
### Public Realm Investments = Increasing Public Safety.

Less than one mile from the site, the Renaissance Place at Grand, a 32 acre revitalization project, helped reduce crime 88% from 1989 to 2014 in the Grand Center Neighborhood.

### There Has Been a Substantial Decrease in Crime in Last 10 Years

	AROUND NGA SITE	DOWNTOWN
VIOLENT CRIME	↓54%	↓15%
PROPERTY CRIME	↓67%	↓37%

Source: SLMPD Crime Analysis Unit



*“The NGA has long been a cornerstone in the City of St. Louis. Their employees are our neighbors, family and friends. With this at heart, we are committed to providing them with the services and presence to ensure their safety and peace of mind.”*

**Colonel D. Samuel Dotson III**  
**Commissioner of Police, St. Louis Metropolitan Police Department**

# THE NORTH ST. LOUIS SITE SUPPORTS THE MISSION OF NGA



*“If we make it more possible to collaborate with the best minds in industry, we also make this country and our allies safer, and that’s my ultimate goal.”*

**Robert Cardillo** NGA Director

## ST. LOUIS & NGA: PAST, PRESENT, FUTURE

*For over 70 years the City of St. Louis has supported the NGA and its mission. With a proud history and a sustainable plan for the future, St. Louis is positioned to help NGA continue to grow and excel for the next 70 years and beyond.*

- 1943-1952 *Aeronautical Chart Plant (ACP)*
- 1952-1972 *Aeronautical Chart & Information Center (ACIC)*
- 1972-1996 *Defense Mapping Agency (DMA Aerospace Center or DMAAC)*
- 1996-2003 *National Imagery and Mapping Agency (NIMA)*
- 2004-Future *National Geospatial-Intelligence Agency (NGA)*

## PROXIMITY

The North St. Louis site location will help NGA adapt and continue to meet its mission because of proximity to critical data facilities, Lambert St. Louis International Airport, and numerous centers of business, education, and technology.

## WORKFORCE MORALE

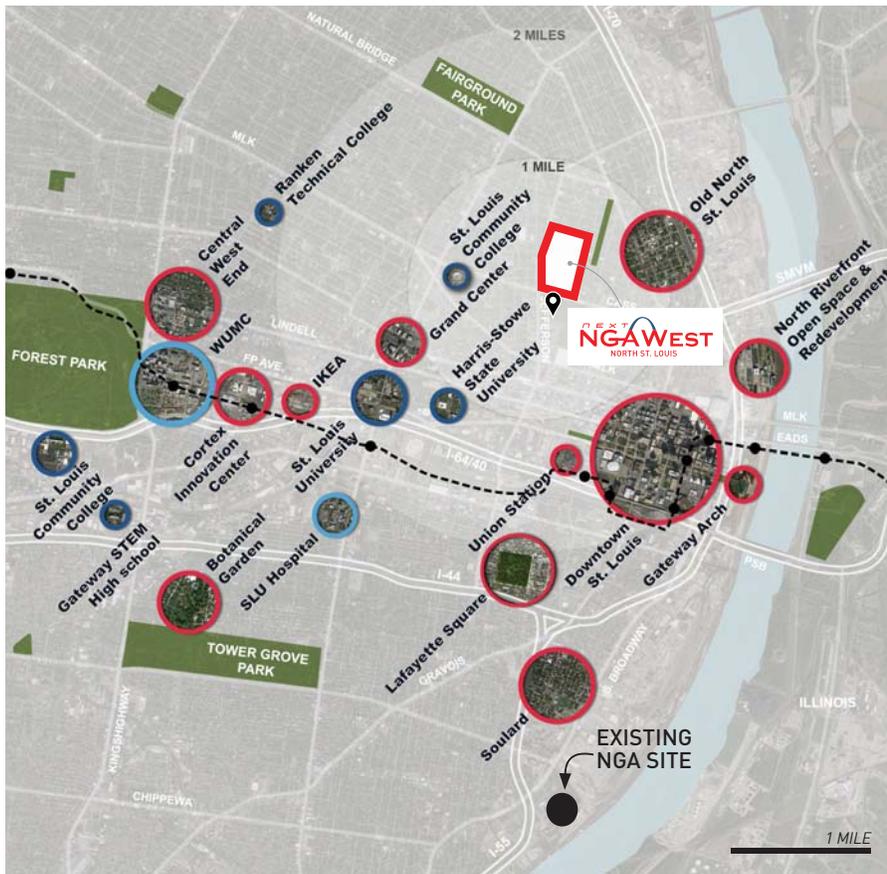
This site has the opportunity to maintain morale of NGA employees by offering the least impact on their commute and a work location near desirable amenities like childcare, dining, and entertainment venues.

## SECURITY

The North St. Louis site supports future national security needs and can provide security to the facility due to its location in an urban populated area.

## RECRUITMENT OPPORTUNITIES

NGA’s future workforce of technology-minded, innovative millennials prefer an urban lifestyle and its amenities.



Local amenities in close proximity to downtown St. Louis and the proposed NGA site.

**PROXIMITY**

The North St. Louis site is well connected to business, education, technology and innovation clusters, which are critical to private sector partnerships and transparency.

The location is near existing NGA data and printing facilities in the region, providing shorter commute times between these locations.

The location is close to Lambert St. Louis International Airport, adding convenience for traveling staff and visitors.

**WORKFORCE MORALE**

Two-thirds of current NGA employees live in Missouri. By limiting the affect on daily commute, NGA will demonstrate their commitment to their employees' health, personal and family time.

Adding to employees' commute times has the potential to create a negative effect on the morale of the workforce, which would, in turn, likely impact the NGA's overall mission accomplishment.

The educational, cultural, and community amenities and services that exist in the City of St. Louis provide conveniences that will improve workforce morale.

*"The Intelligence Community can't just stay in its own classified world anymore... we must succeed in the open."*

**Robert Cardillo** NGA Director

**SECURITY**

An urban area separated from other defense facilities will increase NGA's resiliency in case of a natural disaster or attack.

Maintaining a location near existing employees and offering nearby living opportunities to future employees will improve employee response times during an emergency situation.

New urban development planned adjacent to the North St. Louis site will help create a safe community by increasing 'eyes on the street'.

The expansion of current police outreach programs and security cameras throughout public areas will ensure safety in the neighborhood. In addition, St. Louis City police station and fire station headquarters are currently located adjacent to North St. Louis site.

**RECRUITMENT OPPORTUNITIES**

The members of the next generation of NGA's workforce are millennials who prefer urban environments for the lifestyle and cultural amenities they offer.

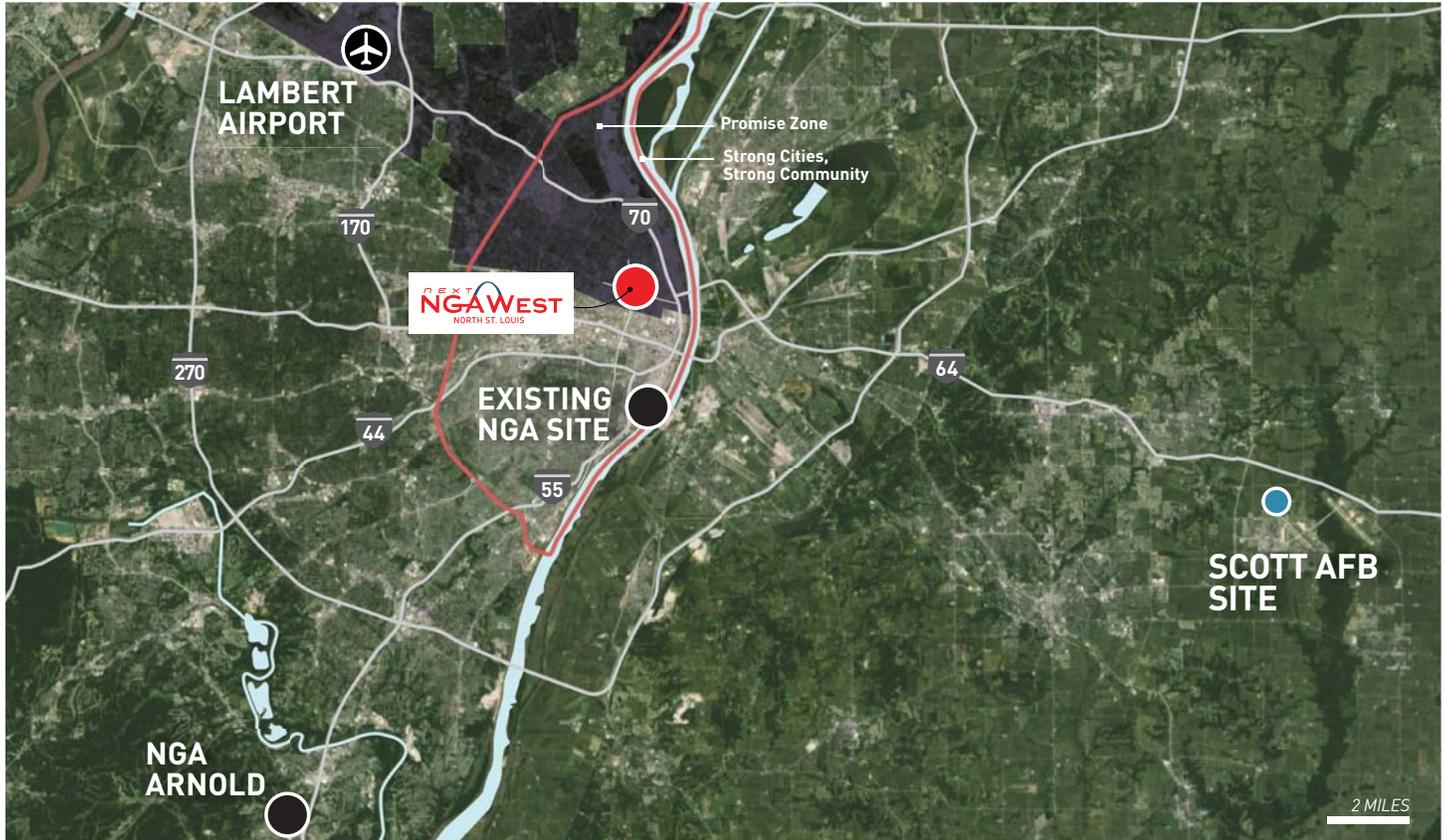
NGA can best recruit and retain the next generation workforce it needs by locating in a dynamic urban setting near unparalleled connections to businesses, top notch educational facilities and technology innovation communities.

NGA can leverage and weave itself into St. Louis' burgeoning technology cluster to help develop a more robust, responsive command by locating near facilities such as Washington University, St. Louis University, Webster Cyber Research Institute, Cortex Innovation Community, and T-REX Technology Incubator.



Transforming St. Louis with a collective vision.

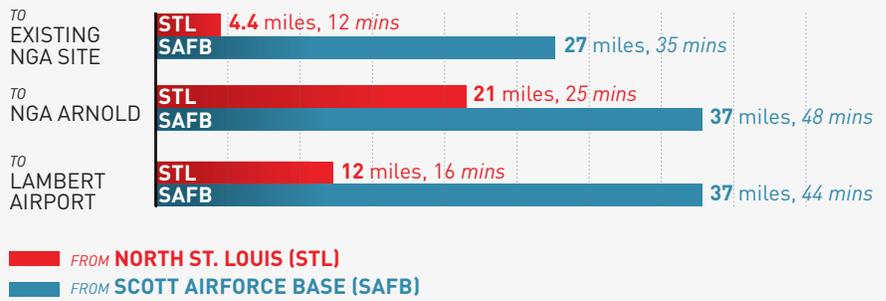
**A CENTRAL, URBAN LOCATION BEST SUPPORTS NGA OPERATIONS**



The North St. Louis site's central location is critical to:

- **minimize travel time** to facility.
- **minimize travel distance** for existing employees.
- support **future workforce recruitment**.
- **minimize distance** from existing data facilities and Lambert St. Louis Airport.
- **access to public transit and alternative modes of transportation**, which support the Department of Defense's sustainable initiatives.

**TRAVEL TIME COMPARISON** DISTANCE / TIME for 1-WAY TRIP



*Note: Distances and time derived from Google Maps*

**LEVERAGES FEDERAL & REGIONAL INITIATIVES**

The 1978 **Presidential Executive order** 12072, declared federal facilities should place priority to locating in urban areas.

**Strong Cities, Strong Communities (SC2)** is collaborating with the City of St. Louis providing technical expertise from federal interagency teams for City and Regional planning.

The Federal **Promise Zone** designation creates an opportunity for parts of the City to obtain federal assistance to address high levels of poverty for the next 10 years.

A \$500,000 **Choice Neighborhoods** planning grant was awarded to the City to guide the development of a comprehensive revitalization plan. The City is competing for a \$30 million Choice Neighborhoods grant for implementation.

**100 Resilient Cities.** The St. Louis Resilience Challenge will provide assistance to the City to address the physical, social, and economic challenges of the 21st century.

**EcoDistricts 2015** designation displays the area's commitment to environmental, economic and social well-being.

**DOWNTOWN ST. LOUIS** is the fastest growing neighborhood in the region with 133% growth since 2005. It offers a mix of housing types & price points, the largest office population in the region with 90,000 employees, and retail to support the ever-growing population.

### Planned Business Development Area

**Cass Avenue and St. Louis Avenue** streetscape and bicycle facility improvements by 2021.

**New Community Center** planned on a 35 acre parcel rezoned as Local Commercial and Office District in 2016. Envisioned as a vibrant urban center with retail, community services, and mixed-use office.

**Urgent Care Facility** approved in 2014. \$6.8 million project in early implementation.

**Jefferson Avenue** median, enhanced street-scape and bicycle facility improvements by 2021.

**City Parks:** more than \$820,000 improvements underway, completed 2018.

Within 1 mile of the site there are more than 20 **child care centers**, 15 public & charter **schools**, and multiple **fire & police stations**, including the fire department headquarters and training facility.

**Grand Center** entertainment & cultural district has more than 1.5 million visitors annually. Ongoing investments are expected to attract 2,300 new residents by 2018.

**Higher education facilities** nearby offer collaboration opportunities.

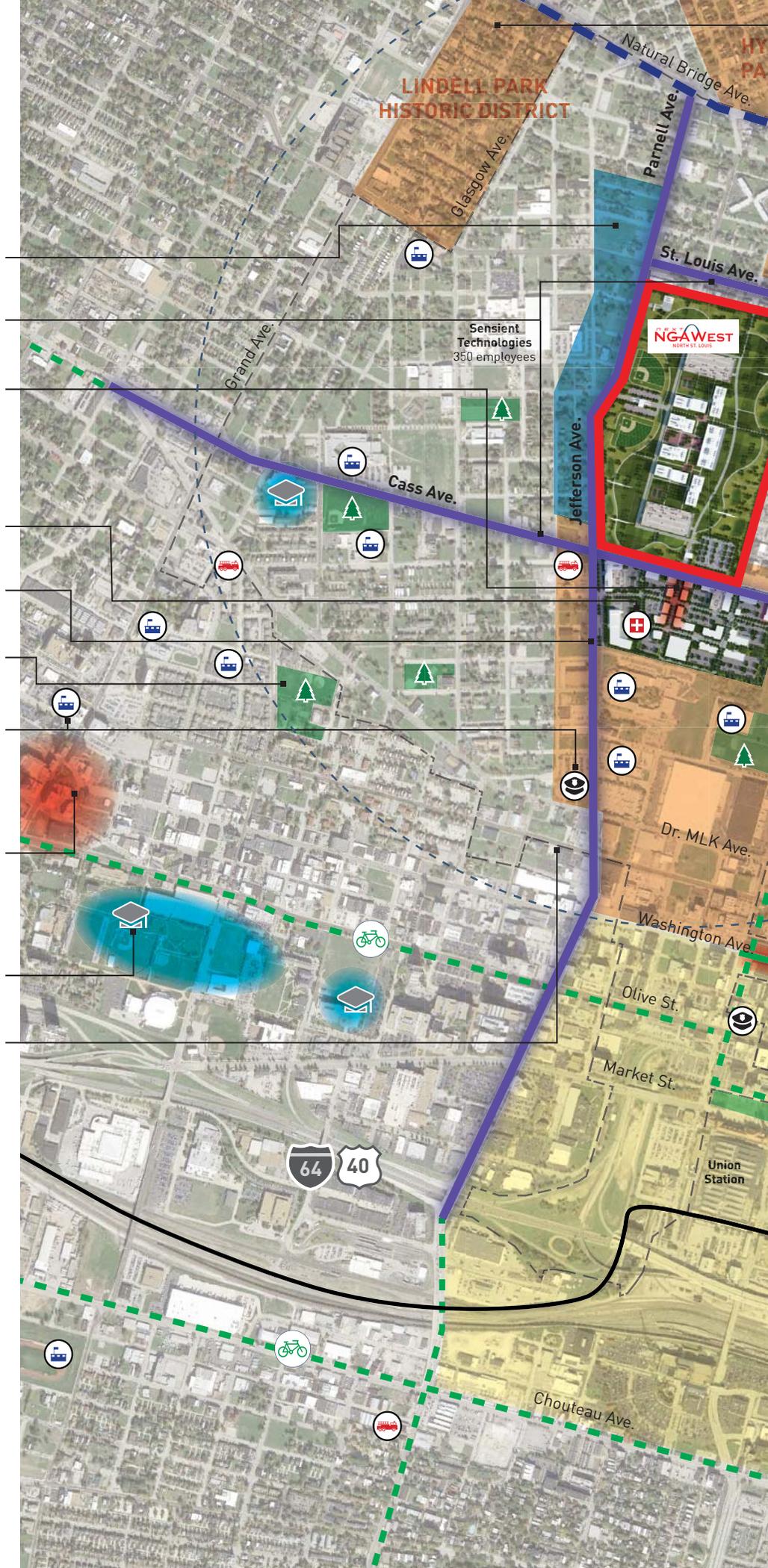
**NorthSide Regeneration, LLC** \$390 million TIF District, approved 2013.

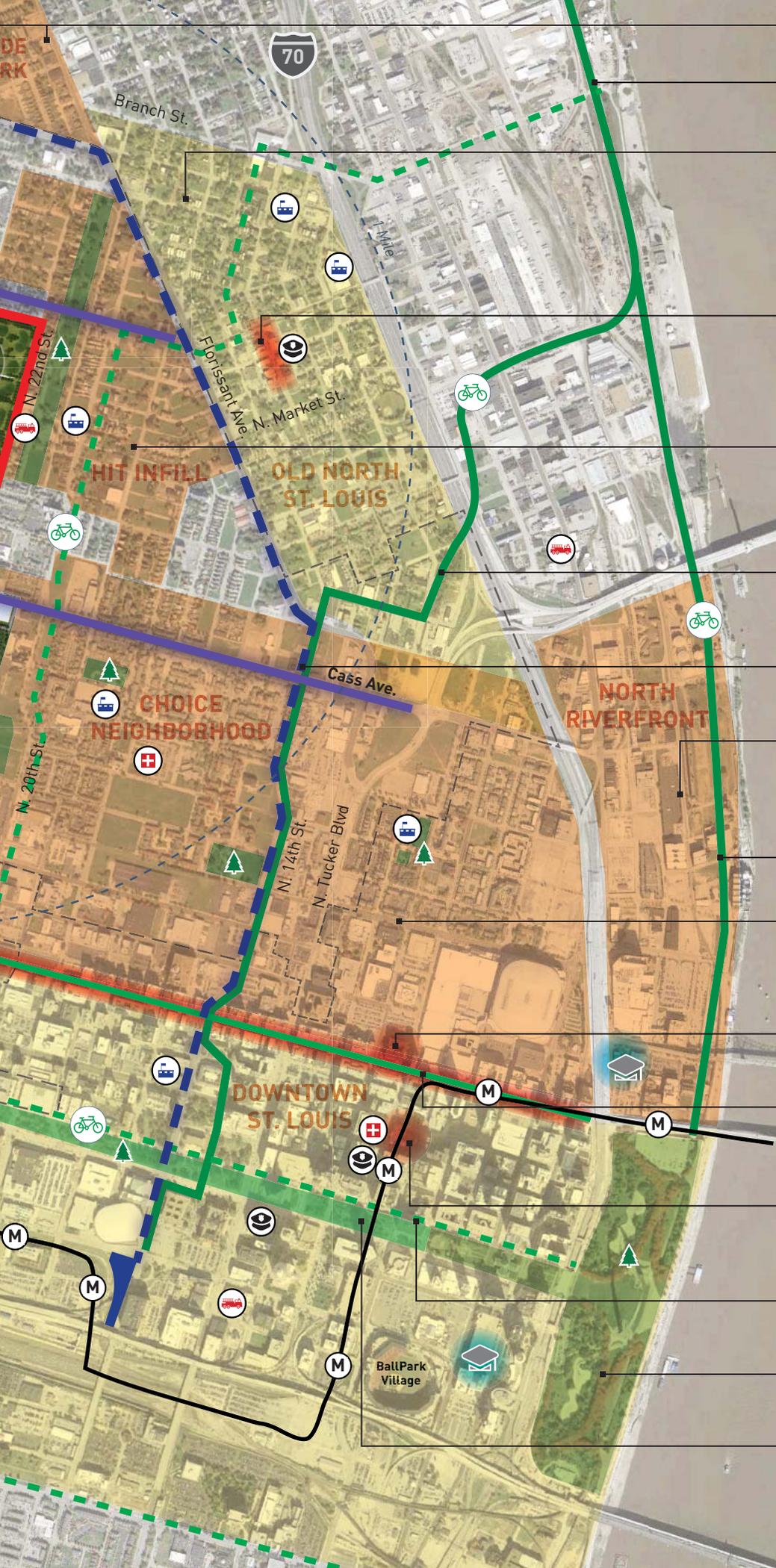
**Cortex Innovation Community** is a 200 acre tech district with nearly \$350 million invested since 2002, including Boeing and IKEA.

Adjacent to Cortex is the 200 acre **Washington University Medical Center**, which includes BJC Healthcare, St Louis Children's Hospital, Shriner's Hospital, Washington University School of Medicine, St. Louis College of Pharmacy, and Goldfarb School of Nursing.

**Lambert St. Louis International Airport** is just 15 minutes by car, 20 minutes by MetroLink.

**Smart Cities:** initiative to integrate city services with a focus on security through the use of cameras, improved communication and enhanced police presence.





**Hyde Park & Lindell Park** planning underway for new construction & renovation.

**GRG Riverfront Trailhead & Branch Street connection** planning underway.

**Old North St. Louis Neighborhood.** Grassroots revitalization helped this urban historic neighborhood gain the rating: "Best Place to Live in St. Louis" by Riverfront Times in 2015. 28% population growth in 5 years. 47% reduction in crime in 4 years.

**Crown Square:** 14th St. revitalized main street, historic building renovations & a new police substation. \$35 million project that has received national attention.

**Housing Investment Trust (HIT) Infill** planning underway for a \$52 million revitalization of a neighborhood with 250 new residential units.

**GRG 14th Street Connector & Trestle** implementation planning began 2015.

**Metro Northside-Southside** fixed-guideway planning begins 2016.

**N. Riverfront Open Space & Redevelopment Plan** approved 2015. 180 acre site, 1300 residential units, 3.1 million square feet of office & retail.

**GRG Riverfront Parks Master Plan** planning begins 2016.

**Choice Neighborhood Planning Initiative:** Final plan for neighborhood & home enhancements with application for implementation grant submittal in 2016.

**T-REX Technology Incubator** 110 start-ups & counting.

**Revitalized Washington Avenue** is a vibrant residential, business & mixed-use district.

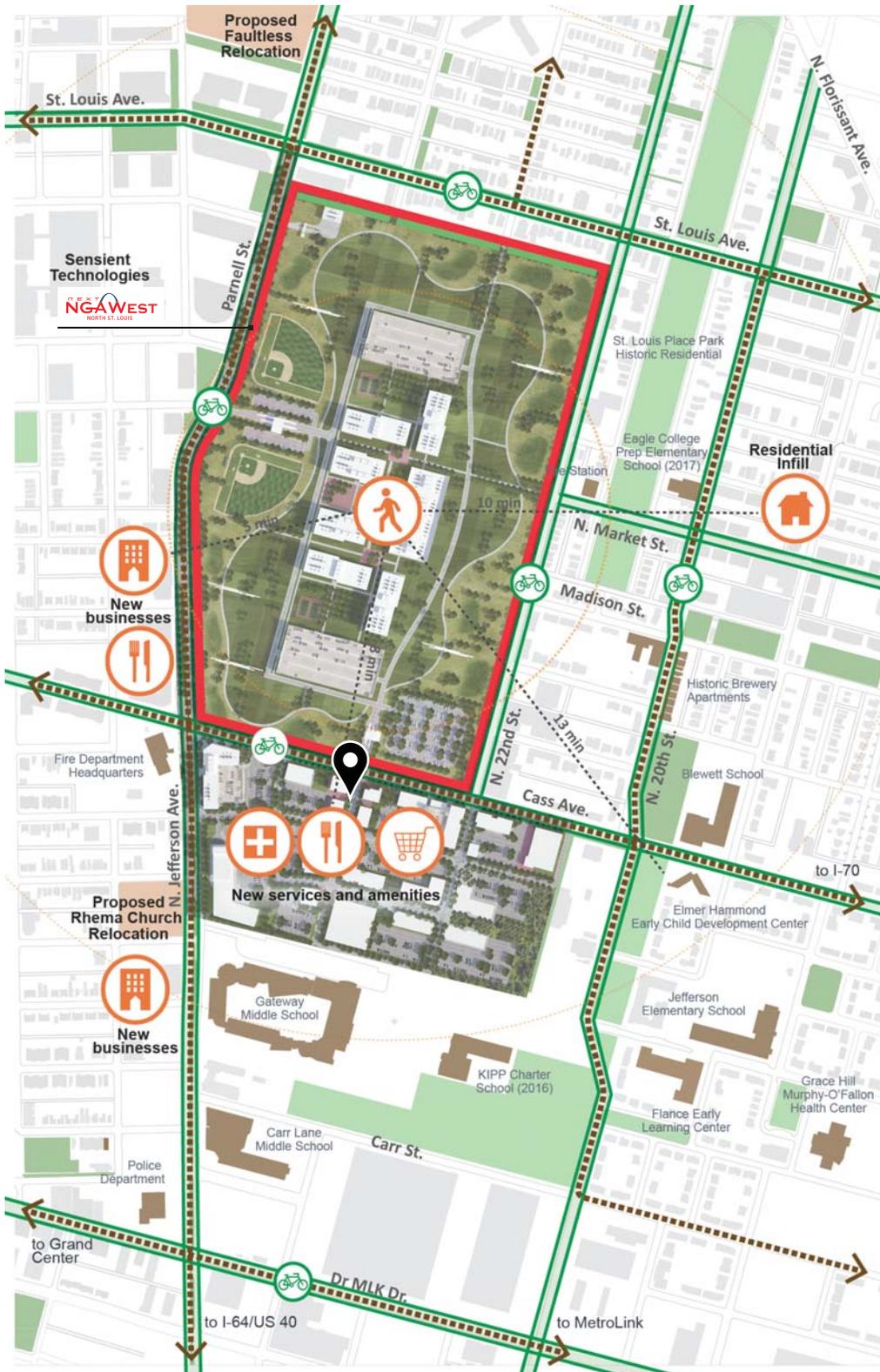
**Webster Cyber Research Institute (CRI),** fostering advancement in and understanding of cyberspace.

**On-Street bike routes** recently completed.

**CityArchRiver** under construction, completion in 2017.

**Gateway Mall,** including the recently completed CityGarden.

## ADJACENT AMENITIES, EXISTING AND PLANNED



**Walkable neighborhood amenities, nearby public open spaces** and connections to a strong bike network comprised of over 250 miles of **bike lanes** and greenway trails.

Multiple highly-rated **child care** centers in close proximity of the site, some within walking distance.

**Schools** exist within a one mile radius of the site. A new KIPP Charter School is opening in 2016 and a new Eagle College Preparatory School is planned for 2017.

**Diversity of housing options, existing and planned, for current and future residents.**

Planned community and retail **amenities** adjacent to the south.

Local **businesses** nearby, existing and planned.

**Police station** less than 1/2 mile away on N. Jefferson Avenue.

**2 fire stations** adjacent, including the Fire Department Headquarters and Training Center.

**MetroLink** station, 1.5 miles to the south at Union Station.

Existing **MetroBus** routes and a direct bike connection from the MetroLink station.

Connections to **four highways** within two miles of the site (I-64/40, I-70, I-44 and I-55).

- EXISTING METROBUS
- EXISTING & PLANNED ON-STREET BIKE FACILITIES
- PROPOSED AMENITIES
- EXISTING AMENITIES

## ADJACENT COMMUNITY DEVELOPMENT ENVISIONED



This illustration shows one potential site layout for the former Pruitt-Igoe site looking southeast towards downtown.

**New Mixed-use Street**, with pedestrian oriented urban development.

**Urban Streetscape**, providing for social interaction and pedestrian safety.

**New Development**, with a mix of restaurants, retail, services and office.

**Enhanced Cass Ave**, with shortened pedestrian crossings to the NGA site to the north and designated bike lanes.

A great neighborhood has a variety of attributes that contribute to a resident's day-to-day living. The North St. Louis NGA Initiative will allocate resources for infrastructure improvements, improved pedestrian and bicycle facilities, street lighting and security protocols. The increase of access and safety these improvements provide aims to stimulate private development of mixed-use neighborhood centers and a mix of residential opportunities.

Directly south of NGA, the former Pruitt-Igoe site has the potential to transform into a vibrant center for the community with new urban streets, mixed-use buildings and community services. As part of a connected network of multi-modal transportation, the street design will support a mix of uses such as retail, restaurants, service businesses, and offices. Storefronts are envisioned to line the streets providing a mix of amenities and places for social interaction where pedestrian safety is emphasized.

Locating the next NGA West within an urban setting is the only **environmentally responsible solution**, promoting economic equality, as well as environmental and social justice.



*“Our goal is to create a beloved community.  
This will require a qualitative change in our souls  
as well as a quantitative change in our lives.”*

— Dr. Martin Luther King